



**NAVAYUGA**  
**GODAVARI**

AN OASIS OF LUXURY

OPP. HPS, BEGUMPET

Ultra-Luxe 4 BHK Apartments

*A project developed by*

**NAVAYUGA**



INTERCONTINENTAL  
INFRASTRUCTURE LTD.





**NAVAYUGA**



Navayuga Engineering Company Limited (NEC) is one of the leading infrastructure companies in India. A flagship company of the Navayuga Group, NEC is founded in 1984 with the sole objective of meeting the nation's ever-increasing need for improved infrastructure. Our expertise includes turnkey solutions for ports & marine structures, special foundations, roads & bridges, irrigation projects, thermal & hydel power projects, defence projects and similar works that are considered the lifeline of the nation.

We have contributed to many of India's iconic projects, including Dhola-Sadia Bridge in Assam, the Polavaram irrigation project in Andhra Pradesh. We also have set a GUINNESS WORLD RECORD for the 'most concrete continuously poured in 24 hours' and the 'largest continuous concrete pour' at the Polavaram project. We aim for sustainable infrastructure development by handling resources without compromising on the future needs and our legacy is underpinned by an unwavering commitment to provide a premium client experience.

**INTERCONTINENTAL  
INFRASTRUCTURE LTD.**



Intercontinental Infrastructure Ltd., is a multi domain infrastructure development organization, led by Mr.C L Rajam and Mr. C Srikanth, and with experience of executing the construction of high value projects across segments such as Highways, Airports, Bridges, Power Projects, Dams, Tunnels Work Shops, Godowns, Buildings, Reservoirs etc.,

Mr.C L Rajam, Ex-Chairman Managing Director of "Namasthe Telangana Paper". Mr. C Srikanth was earlier onsite project Head for a 105 Floor premium building - "Palais Royale" at Worli, Mumbai. IIL has completed and leased around 330,000 Sft, Luxury Grade A+ Office Space at Nanakramguda "Intercontinental Tower" which is an Epitome of Design, Workspace Environment and Construction Quality.



# GRACEFUL GLORIOUS GODAVARI

Making the lands fertile wherever it flows, the Godavari is an abode in flow to infinite lives and an everlasting flow of prosperity. Renowned as the 'Dakshina Ganga' and worshipped as a Goddess, it is a source of numerous nature blessed locations, great cities and millions of lives. With endless supply of water over centuries, it has become an interface for sustaining life and livelihoods. The natural bliss along the banks of river Godavari is enough to soothe the body, mind and soul.





**NAVAYUGA**  
**GODAVARI**  
AN OASIS OF LUXURY

Some like to be pampered with luxury, some like to be surrounded by nature. But, when you get an atmosphere with a revitalizing calm, an evocative and stimulating space that's mix of both opulence and nature, it becomes your oasis of luxury.

Welcome to Navayuga Godavari, an oasis of luxury!

Navayuga Godavari is an awe-inspiring blend of art and architecture, an epitome of modern luxury and a fitting new addition to Hyderabad's most prestigious developments. Charming in style and luxe in detail, it redefines the concept of luxury homes and offers an exhilarating experience of urbane living.



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Fusion of contemporary & classic homes

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Heart of the city

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Spacious homes

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Metro Station



KIMS Hospital



Necklace Road



ITC Kakatiya



CM Camp Office



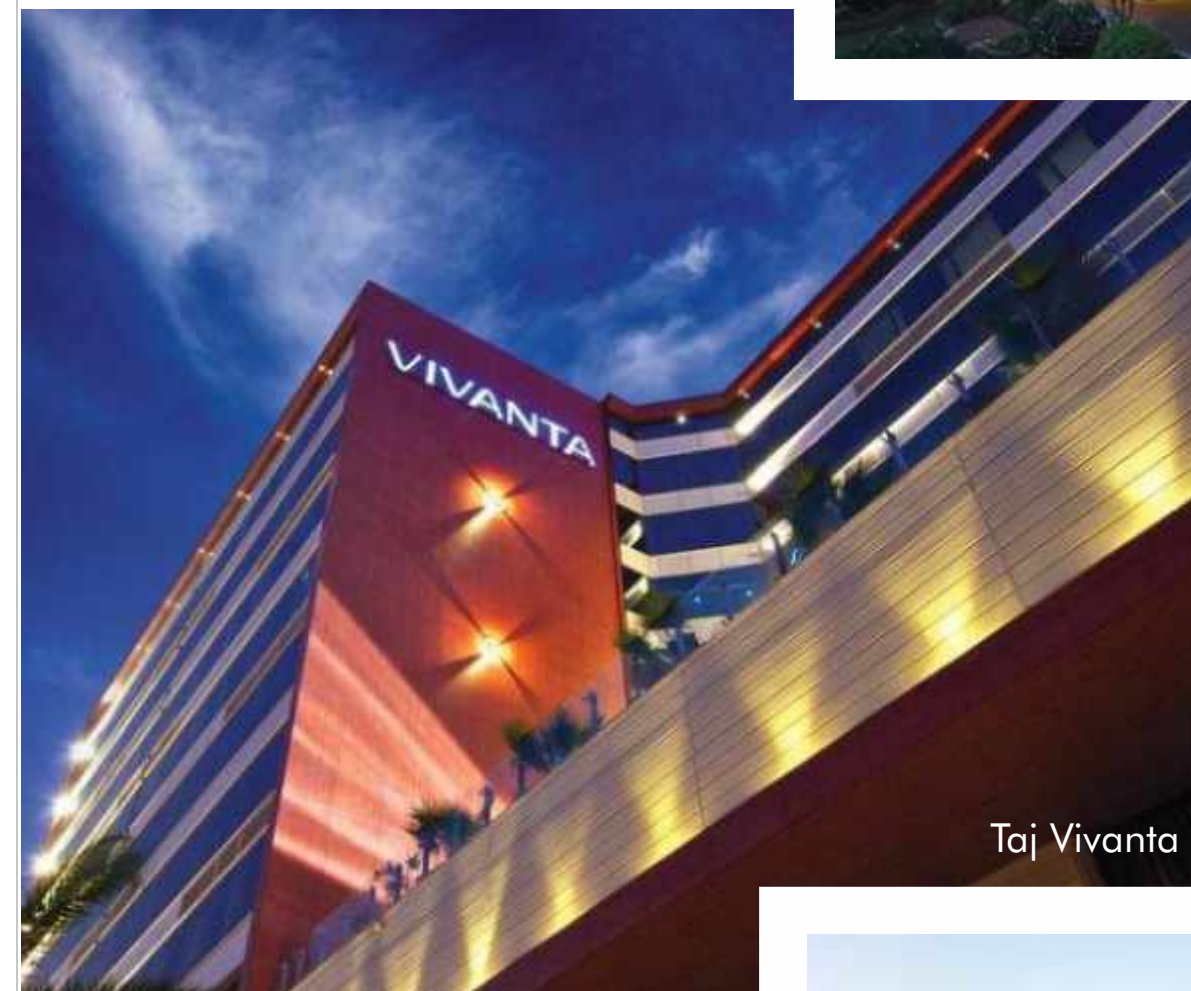
Secunderabad Railway Station



Hussain Sagar



VIVANTA



Taj Vivanta



Yashoda Hospital



Begumpet Airport



Hyderabad Public School

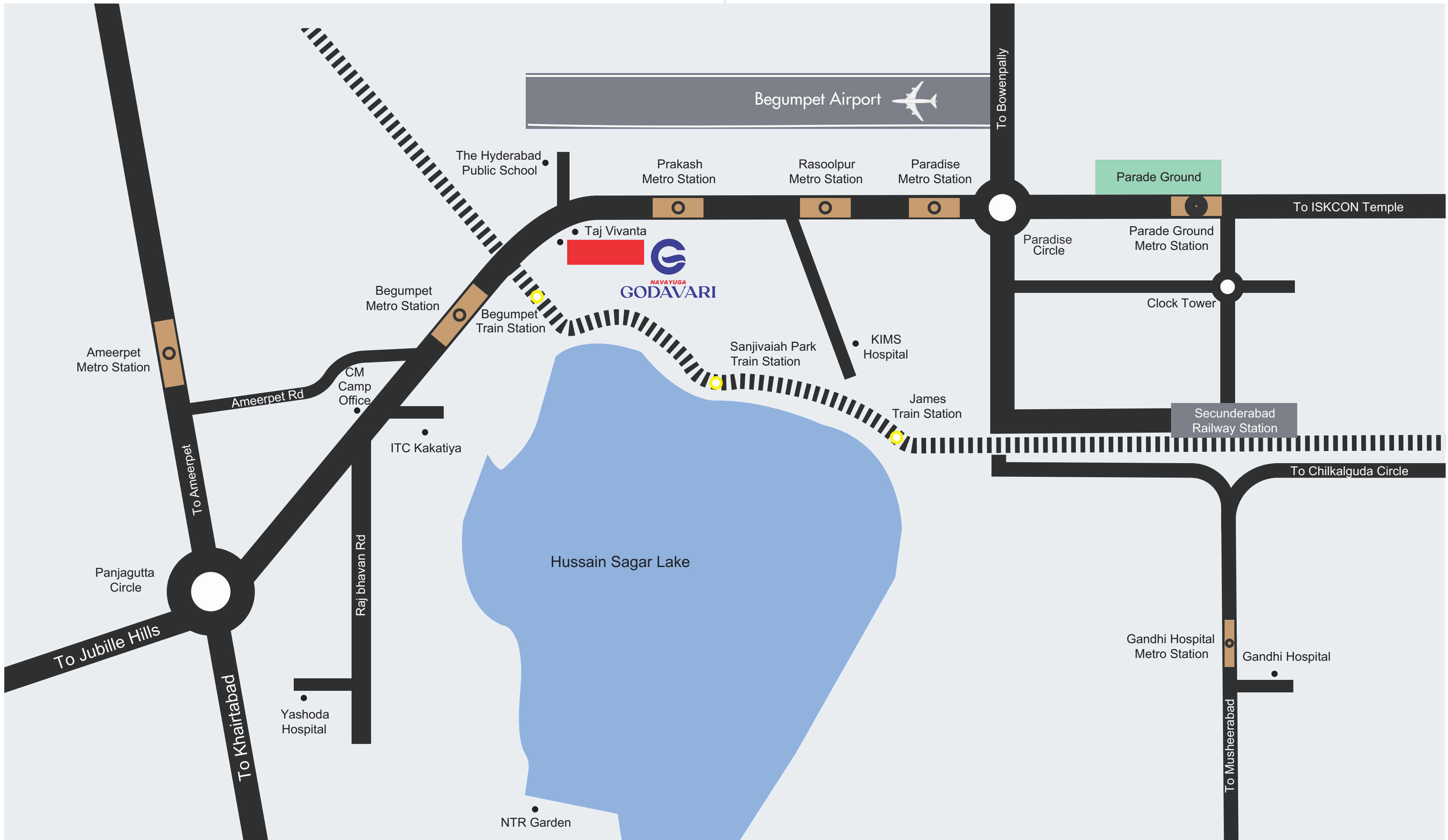


Sanjeevaiah Park



# INDULGE IN THE HEART OF HYDERABAD

Experience the finest shopping and dining at Lifestyle, White House, Taj Vivanta, ITC Kakatiya, and several high-end restaurants, while enjoying your night out with friends and colleagues at the various upscale clubs on offer.







## OVERVIEW

Site Area: 2.65 Acres | Structure: 4C + G + 12 Floors

Type of Units: 4 BHK | Units Range: 4025 to 6050 Sft. | Clubhouse: 32,550 Sft.



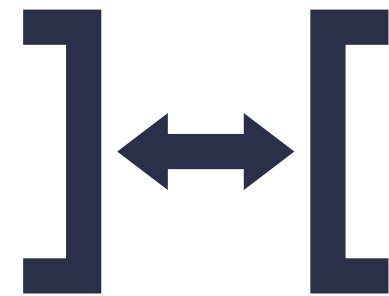




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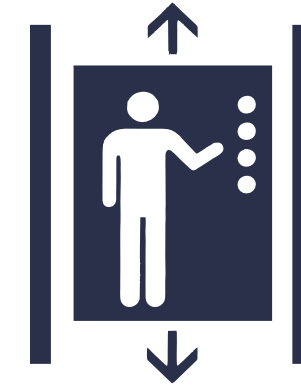
## Tower

dedicated only to the  
vegetarian community



## 18 ft. Space

between each flat,  
against 10 ft. prescribed by GHMC.  
(First time in Hyderabad)



## 10 Passenger lifts 2 Service lifts

for 10 flats / floor



## Lounge area

in every floor  
for meeting visitors



## Nakshatra Trees

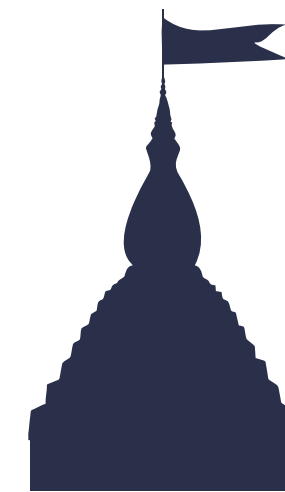
Integral part of landscape



4

## Basements

Designated space for parking  
Ample space for visitor car parking  
Provision for EV charging at B1  
Provision for Car wash at B1



3

## Temples

Lord Ganesh, Lord Mahaveer  
and Lord Hanuman



## Bellboy Service

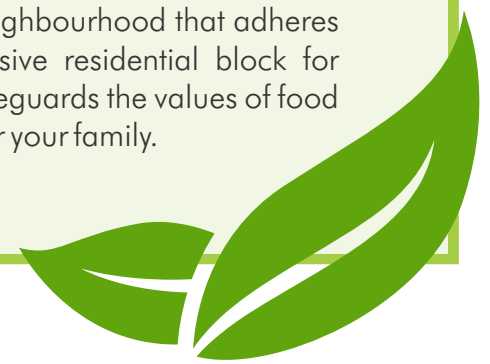
at the  
Main Lobby





## Live the way you like it @ 'Vegetarians-only' Tower

Enjoy the experience of living in a neighbourhood that adheres to your food habits. With an exclusive residential block for vegetarians, Navayuga Godavari safeguards the values of food choices as well as creates a cocoon for your family.







### Project Highlights



- Play area for kids
- Elderly seating areas
- Swimming pool with lounge area
- Terrace gardens and lounges

- Nakshatra trees
- Car wash and car charging points
- Invisible grill above the compound wall
- Fully backed by up DG





# EMBRACE MODERN HOMES IN AN URBAN SETTING

Explore homes that are the epitome of luxury. With innovative architecture, breathtaking views and thoughtfully designed spaces, the beautifully crafted homes of Navayuga Godavari capture the spirit and character of vibrant Hyderabad.







## ENTER A WORLD INSPIRED BY ELEGANCE

Step into this magnificent community and you enter a world of taste, elegance and luxury. The stunning entrance creates a sense of arrival and transitions into a home of style, privacy and more.



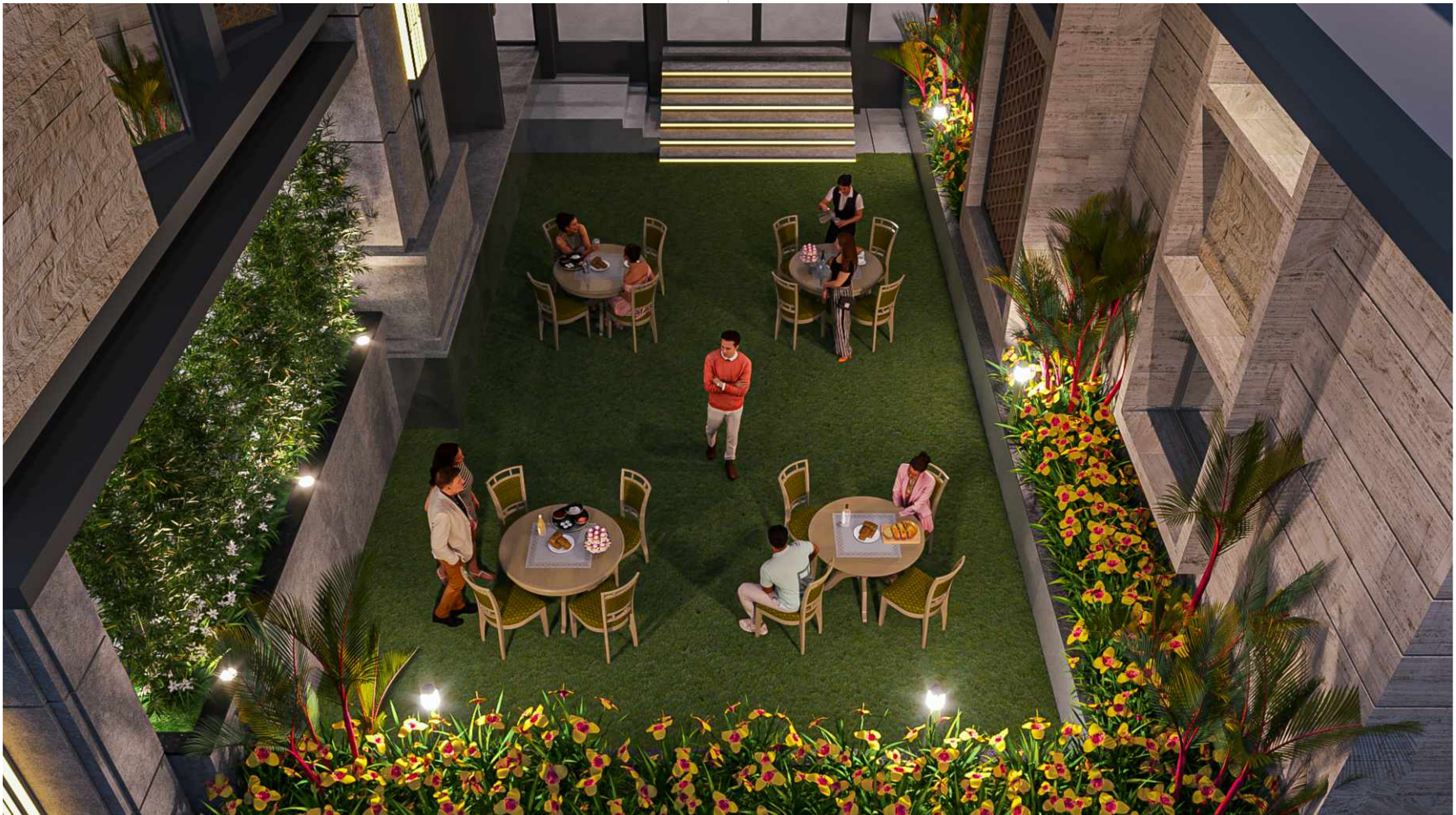


LAWN

# SNUGGLE UP INTO A HAVEN OF SERENITY

Escape the bustle of city life by retreating into Godavari's beautifully landscaped private garden. Framed by greenery, Navayuga Godavari is an ideal retreat for those looking to get close to nature.





SEATING SPACES



## TAKE A SEAT IN THE LAP OF NATURE

Grab yourself a seat and enjoy the cool breeze. Get inspired by the multiple seating spaces that keep you close to nature, let you relax in complete solace, gather with friends and enjoy an atmosphere of serenity





CHILDREN'S PLAY AREA



## GIVE YOUR KIDS A HOME WITHIN HOME

Let your children play, learn and grow in the comfort of dedicated play areas, engage them in physical activities and give them a fun-filled childhood. Embrace a wholesome urban lifestyle and simply relax in the comfort of our exclusive children creche.



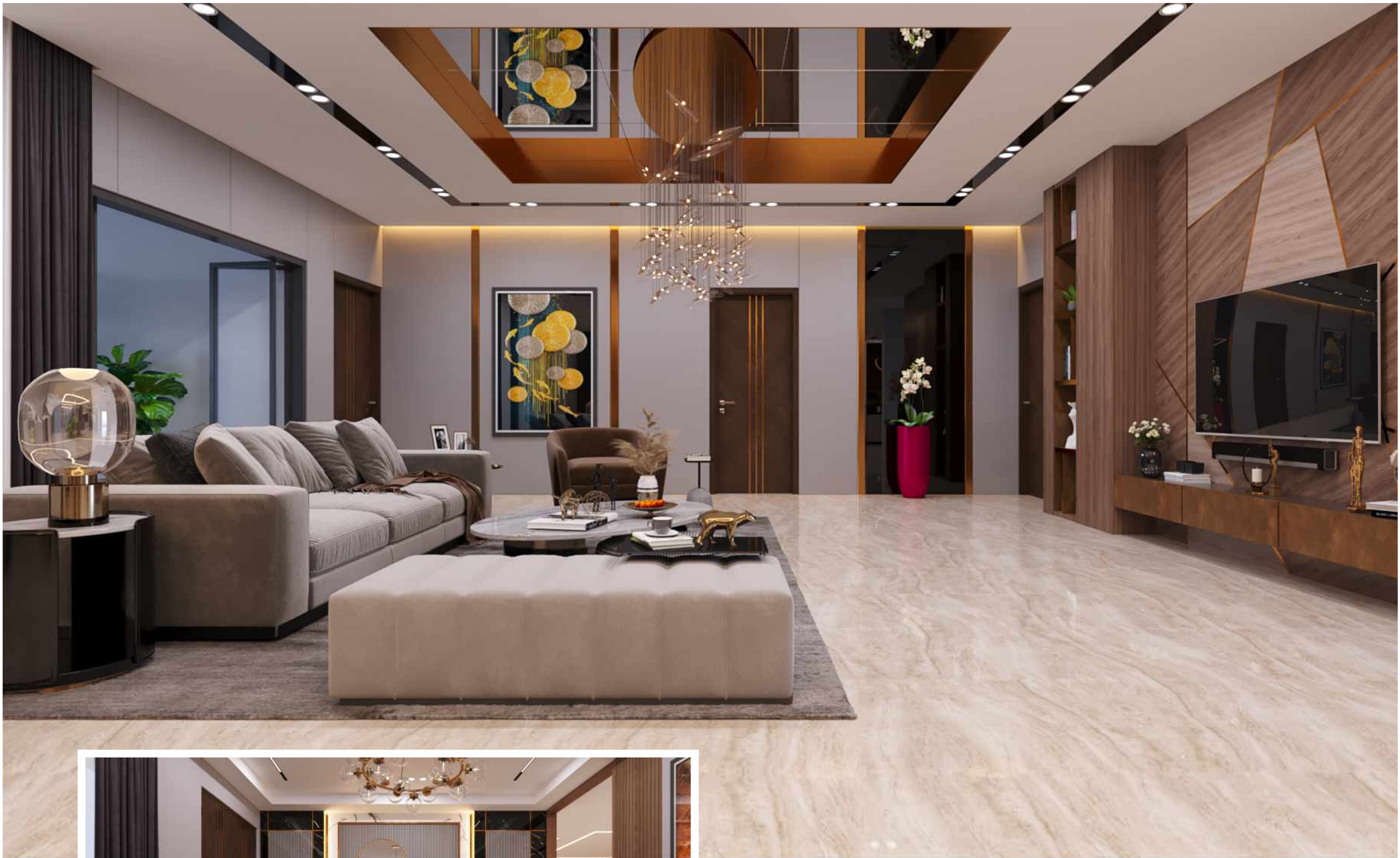


TEMPLE

FIND SPIRITUAL  
FULFILLMENT AT HOME

Explore your beliefs and live a life filled with love and divinity. Guiding people of all faiths and cultures to greater fullness of life, the temples in the neighborhood foster an awareness of god and sacredness.





LIVING AREA



## TREASURE THE FEELING OF A BESPOKE HOME

Entertain friends and family or simply relax while reading your favourite book, watching your favourite show. Spacious rooms blending elegant classic style with contemporary luxury make way for a new wave of living and bring a sense of sophistication to the life.





BEDROOM

## CUDDLE UP IN PURE OPULENCE

Come home to your private world, a blissful place that liberates you from the routine of a busy life. Dreamy living spaces representing luxury, privacy and exclusivity are set to enchant and inspire you from the moment you step in.







BALCONY

## WAKE UP REFRESHED TO NOSTALGIC VIEWS

Take in the pretty view of you're the city and community from the spacious balcony. Create a seating space by adding hanging chairs to your balcony and turn it into a green, lush escape with beautiful blooming plants.



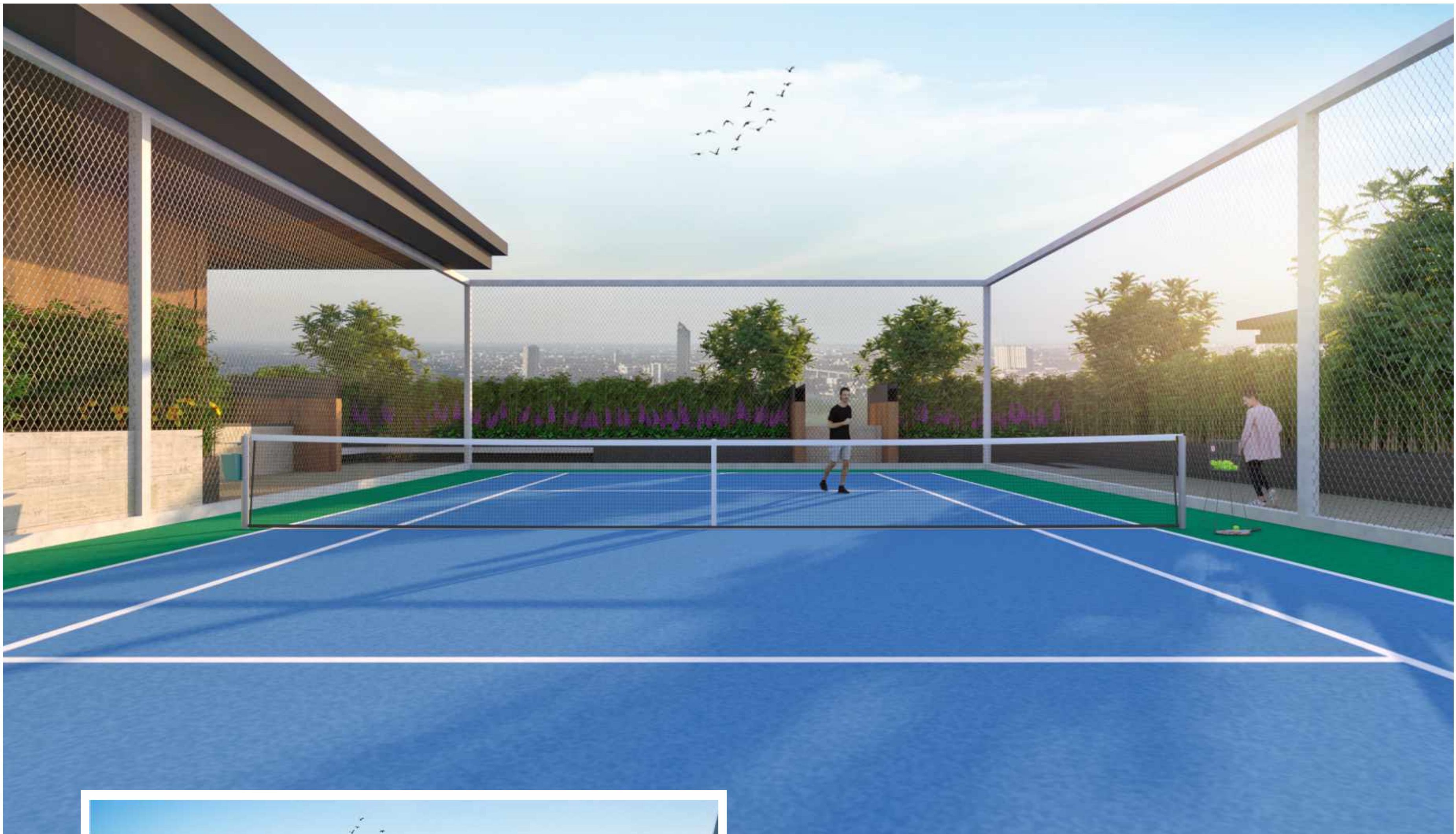




## COOK SOME DELIGHTFUL STORIES

Find spacious kitchen and dining spaces that suit your hosting needs and your home perfectly. Tailored and comfortable spaces create a lavish display and serve as intimate space for gathering with close friends, a warm space to share stories with family and a hub to wine and dine.





TENNIS COURT



HALF BASKETBALL COURT

## EXPERIENCE ROOFTOP FUN WITH SPORTS BUDDIES!

Engage in your favorite sports and continue your healthy lifestyles on the rooftop. Dedicated to creating a happier and healthier community, the terrace Multiplay Court, with all your favorite sports in one space, is the best place to kill your boredom.





EVENT AREA



GATHERING AREA



FAMILY GATHERING AREA

## ELEVATE YOUR EVENTS WITH A ROOFTOP LAWN

Gather with your loved ones and celebrate the most special of occasions with a stunning venue on the terrace. Promoting a family atmosphere, the event lawn offers you an opportunity to bring the outdoors inside.





SEATING AREA



SEATING AREA



PERGOLA

## UNWIND UNDER THE OPEN SKY

Take a break from the indoors and enjoy a breath of fresh air with your loved ones on the terrace. With multiple seating spaces, the terrace offers the perfect place to spend time walking, connecting with friends and enjoying the expansive views of the city.





YOGA DECK

FIND THE PERFECT PLACE TO  
PRACTICE YOUR YOGA

Practice your sun salutations or bring your mind, body and soul back into balance in a wonderful environment. Creating a blissful oasis of calm, the terrace yoga provides a unique experience under the open sky.



# MASTER PLAN



## LEGEND:

1. MAIN ENTRANCE
2. EXIT
3. LONG BENCHES
4. SHRUB BED
5. GRASS PAVERS
6. LORD GANESH TEMPLE
7. TEMPLE GARDEN
8. MEDITATION CENTRE
9. LORD HANUMAN TEMPLE
10. LORD MAHAVEER TEMPLE
11. CHILDREN PLAY AREA WITH EPDM FLOORING
12. REFLEX OLOGY PATH
13. LAWN AS PLAY GROUND
14. GRAVEL BED

# TERRACE PLAN



1. TENNIS COURT
2. SEATING SPACES
3. PLANTATION
4. NATURAL STONE FLOORING
5. MULTI PLAY COURT
6. WALKWAY
7. OPEN YOGA AREA
8. FAMILY GATHERING SPACE
9. OUTDOOR SEATING
10. SENIOR CITIZEN SPACE
11. OPEN EVENT SPACE
12. ROOF-TOP SWIMMING POOL (Clubhouse Block)





GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



Plans above are for illustration purpose only. Column positions are subjected to change as per structural design.



# GROUND FLOOR UNIT PLAN



4 BHK - 5165 Sft.



4 BHK - 4025 Sft.



4 BHK - 4750 Sft.



4 BHK - 5165 Sft.





# GROUND FLOOR UNIT PLAN



4 BHK - 5165 Sft.



4 BHK - 4025 Sft.



Plans above are for illustration purpose only. Column positions are subjected to change as per structural design.



4 BHK - 4750 Sft.



4 BHK - 5165 Sft.





# TYPICAL UNIT PLAN



5 BHK - 6050 Sft.



4 BHK - 4455 Sft.

# TYPICAL UNIT PLAN



5 BHK - 5290 Sft.



5 BHK - 6050 Sft.





# TYPICAL UNIT PLAN



5 BHK - 6050 Sft.



4 BHK - 4455 Sft.



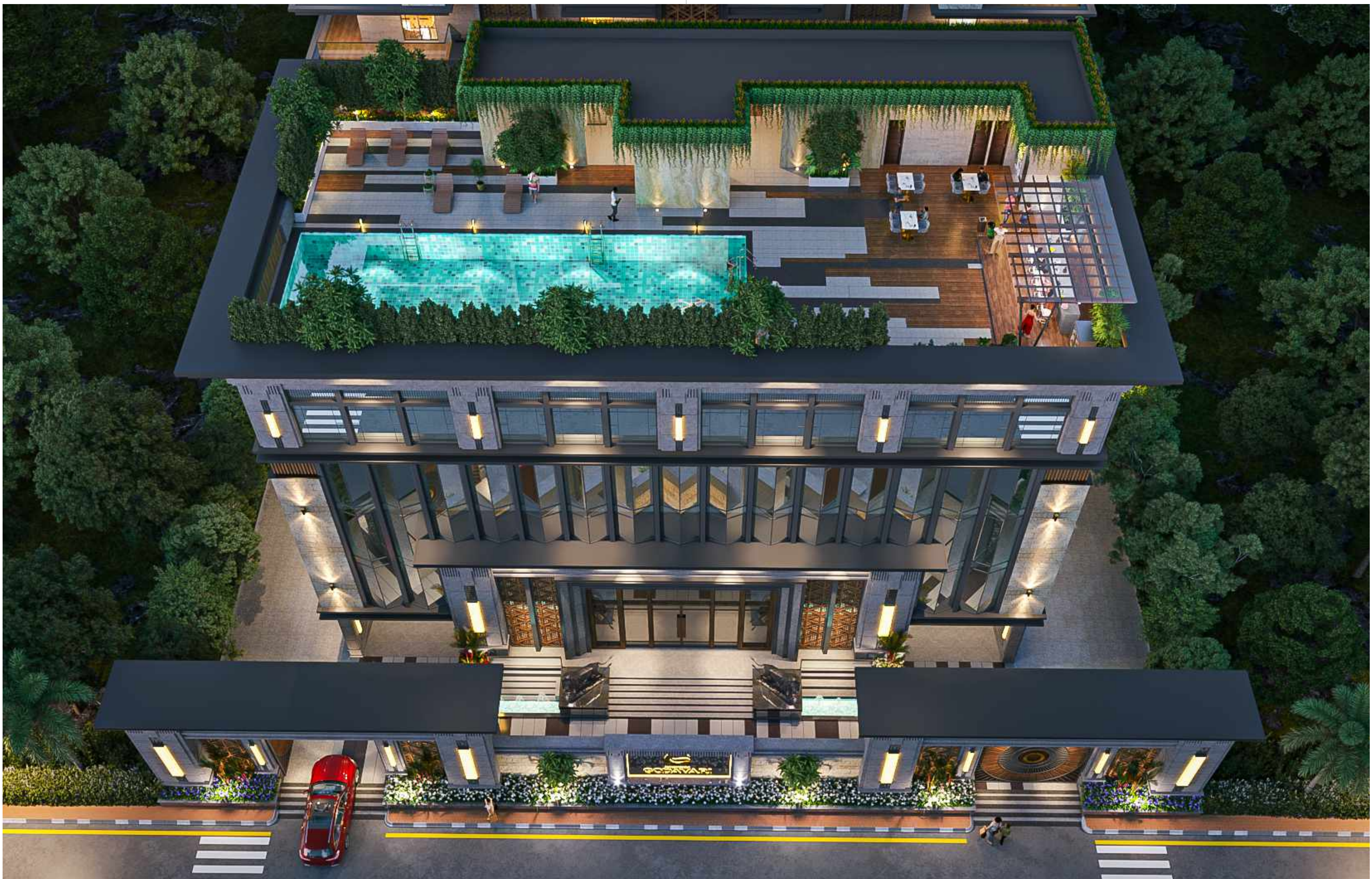
5 BHK - 5290 Sft.



5 BHK - 6050 Sft.







CLUBHOUSE

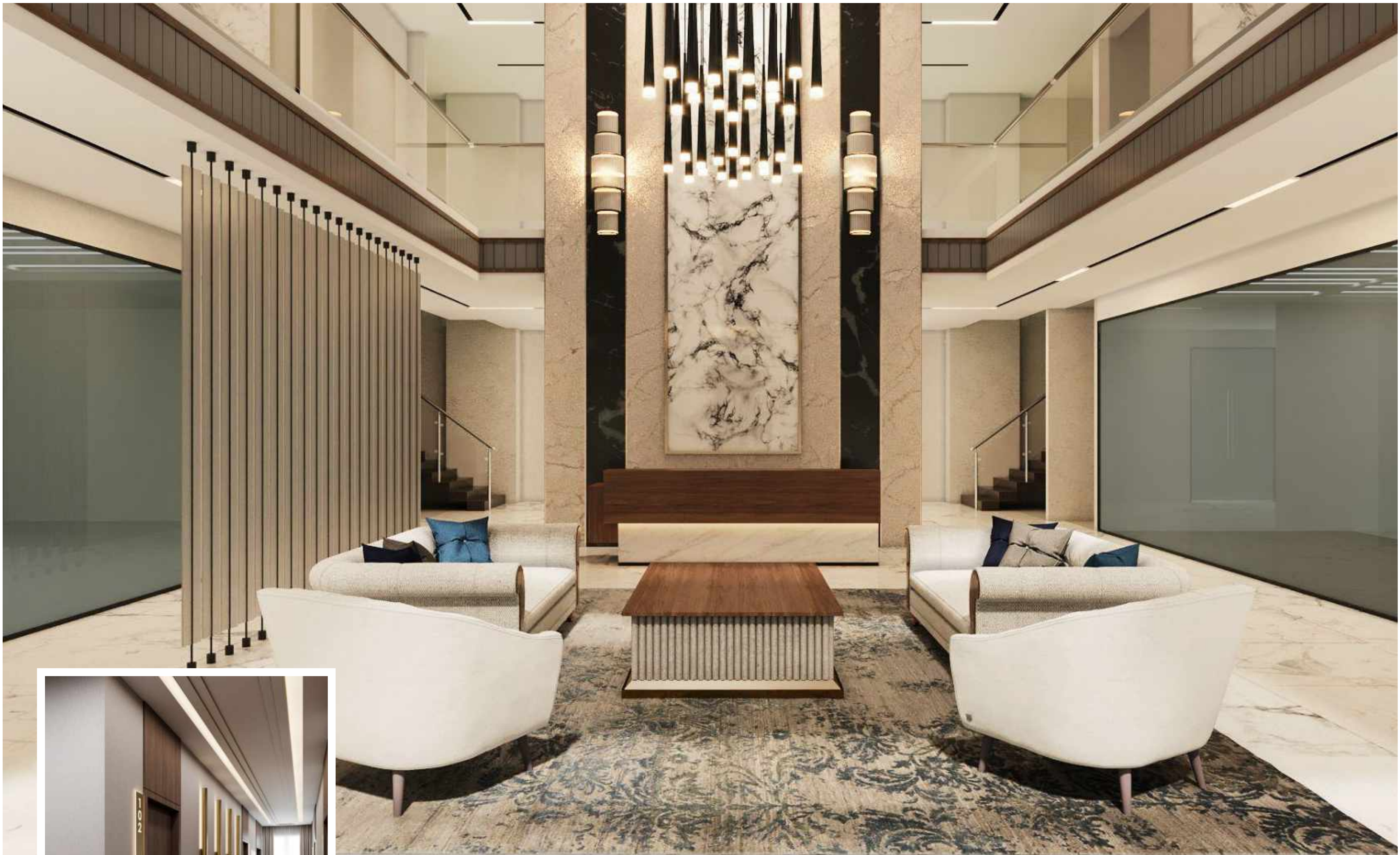
# LIVE A SPACE THAT UPGRADES YOUR LIFESTYLE

Discover an array of charming and comfortable places to fit your lifestyle. Feel like you are in your own permanent resort with a wealth of luxury leisure amenities to ease the city stress away

## Clubhouse Amenities

- Grand Entrance Lobby
- Double Height Cafeteria
- Roof-Top Swimming Pool
- Gym
- Yoga Room / Meditation Room
- Spa
- Squash Court
- 8 Bedrooms For Guests
- Business Centre
- Cards Area
- Kitty Party Rooms / Meeting Rooms
- Party Hall With Attached Kitchen Facility
- Badminton Courts (Basement)

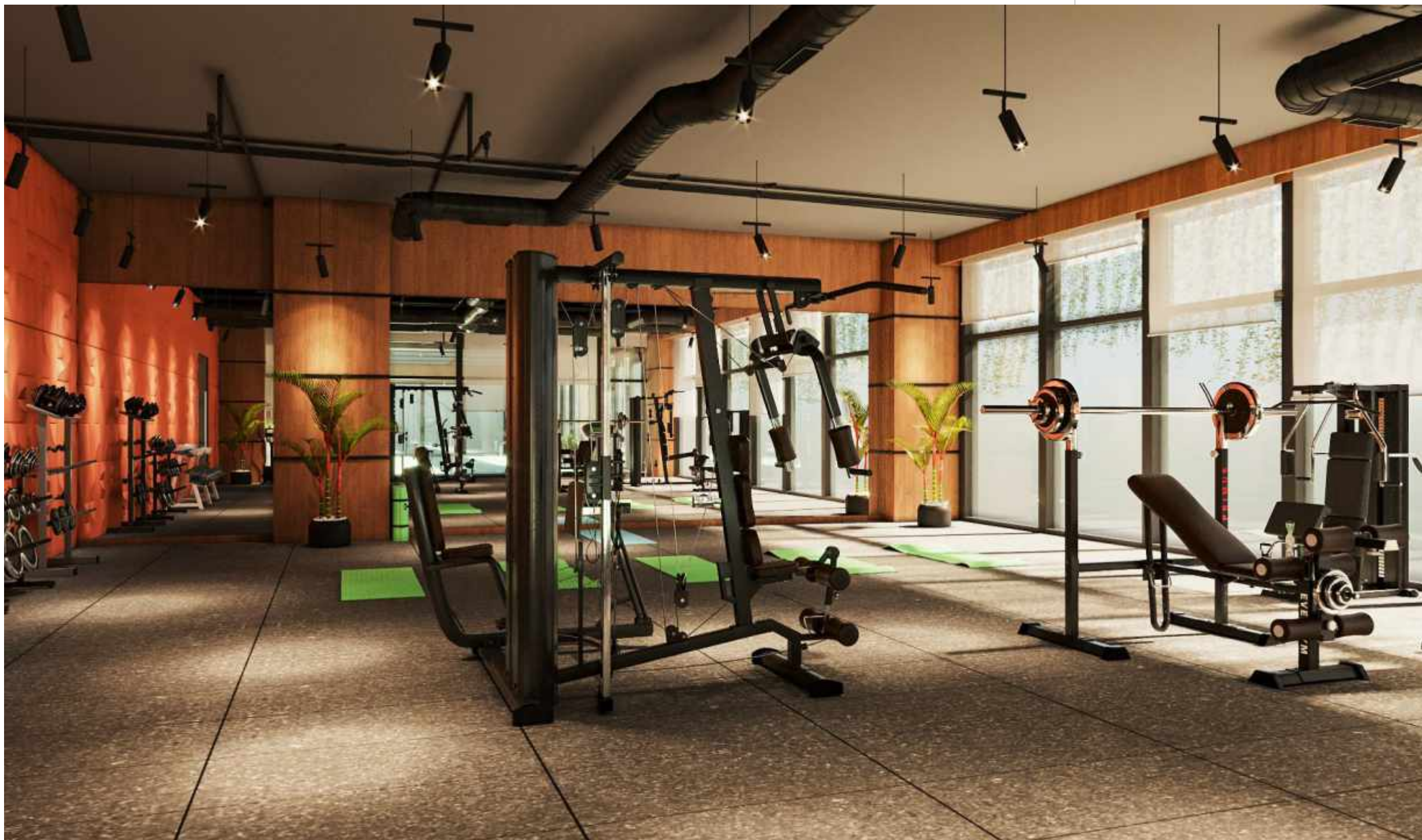




## STEP IN AND LIVE THE FAIRYTALE

Enjoy coming home to an exclusive and expansive clubhouse beautifully designed to give you a 'secret hideaway' feeling. With cosy spaces and everlasting ambience, the clubhouse greets you to the lifestyle of your dreams.





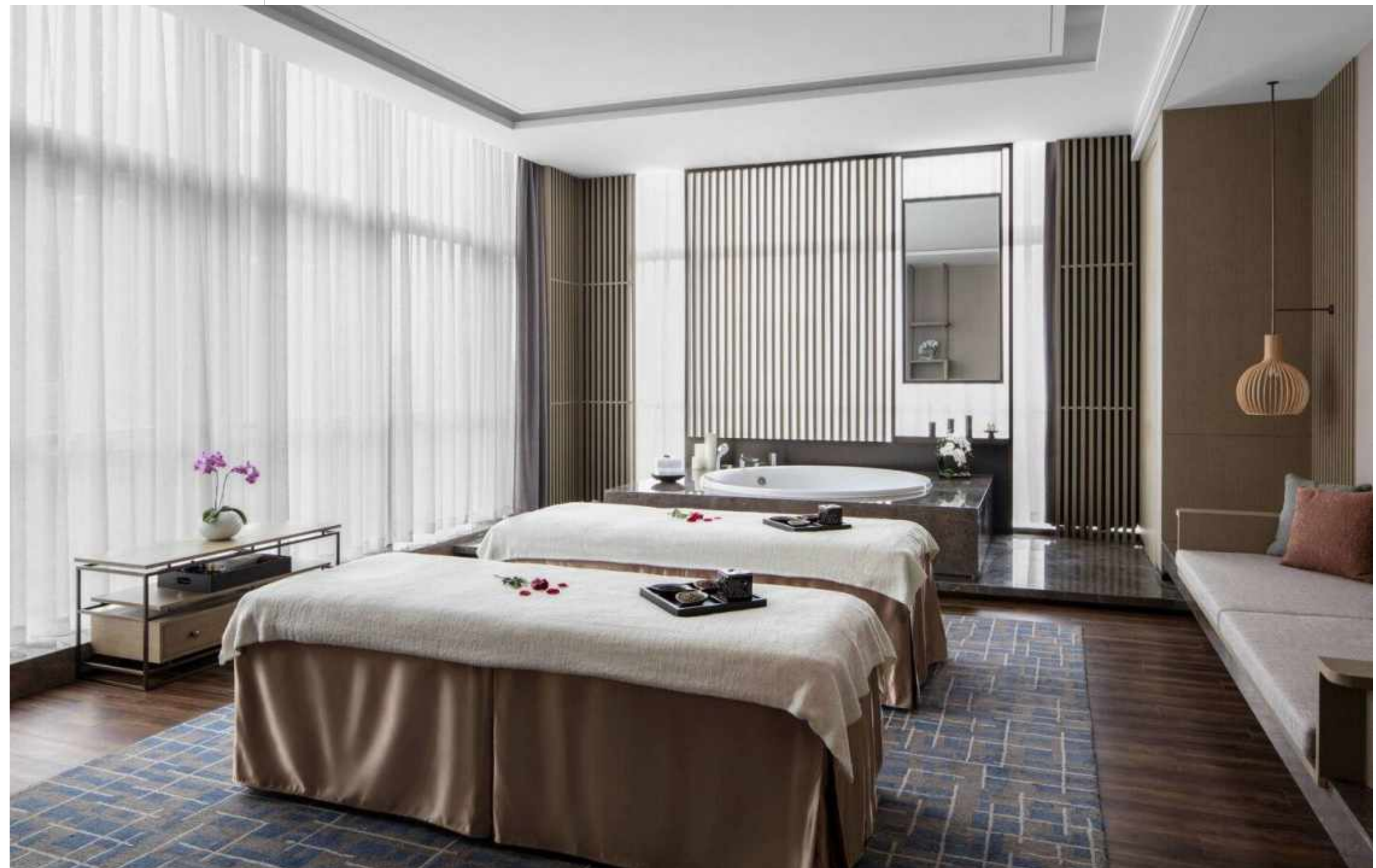
GYM

## JUMP-START YOUR FITNESS JOURNEY

Start your day on a relaxing note as you explore yourself with a peaceful yoga, meditation session. Indulge in an active aerobics session, just minutes away. And as the day gives way to night, spend time working out in the gym, burning calories and getting fit.

## PAMPER YOURSELF AT THE PERFECT SPOT

Revel in the glamorous ambience and nourish the body and mind at the comfort of your home. Indulge in exclusive body treatments, wellness treatment while saving time and travel.



SPA





CAFETERIA

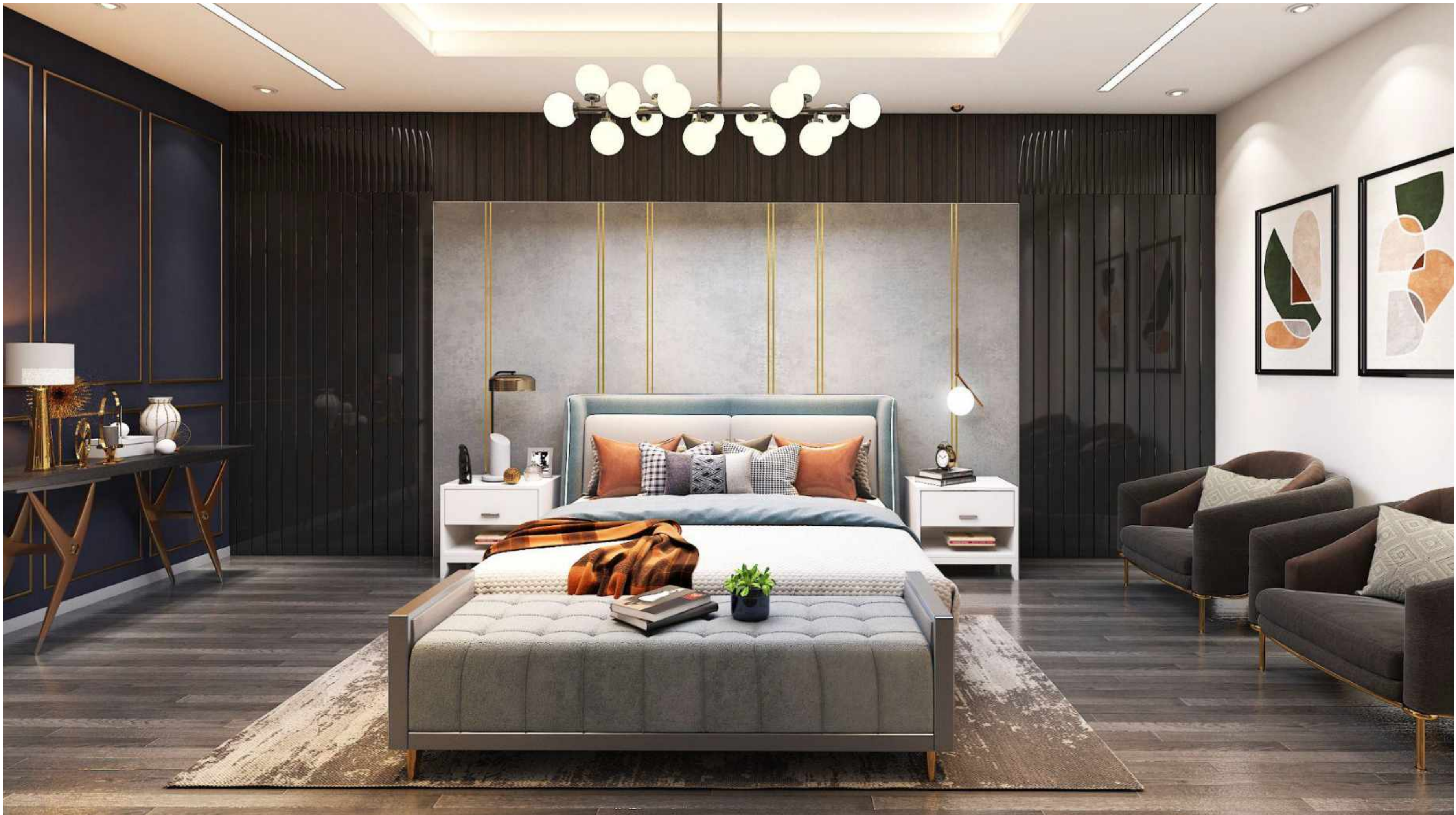
## SAVOUR A PLACE TO DINE & UNWIND

Experience a unique dining venue, ideal for your after-work gatherings or friends reunions. Relax with a glass of fresh juice or a light meal, enjoy a fresh coffee or fine tea and let time simply slip away.



DOUBLE HEIGHT  
CAFETERIA





GUEST SUITES



## GIVE YOUR GUESTS A WELCOMING HAVEN

Impress your guests by treating them to cozy and comfortable spaces during their stay. Creating an inviting space to relax in, guest bedrooms provide the necessary privacy, give overnight guests a cozy escape and make their stay a happy one.





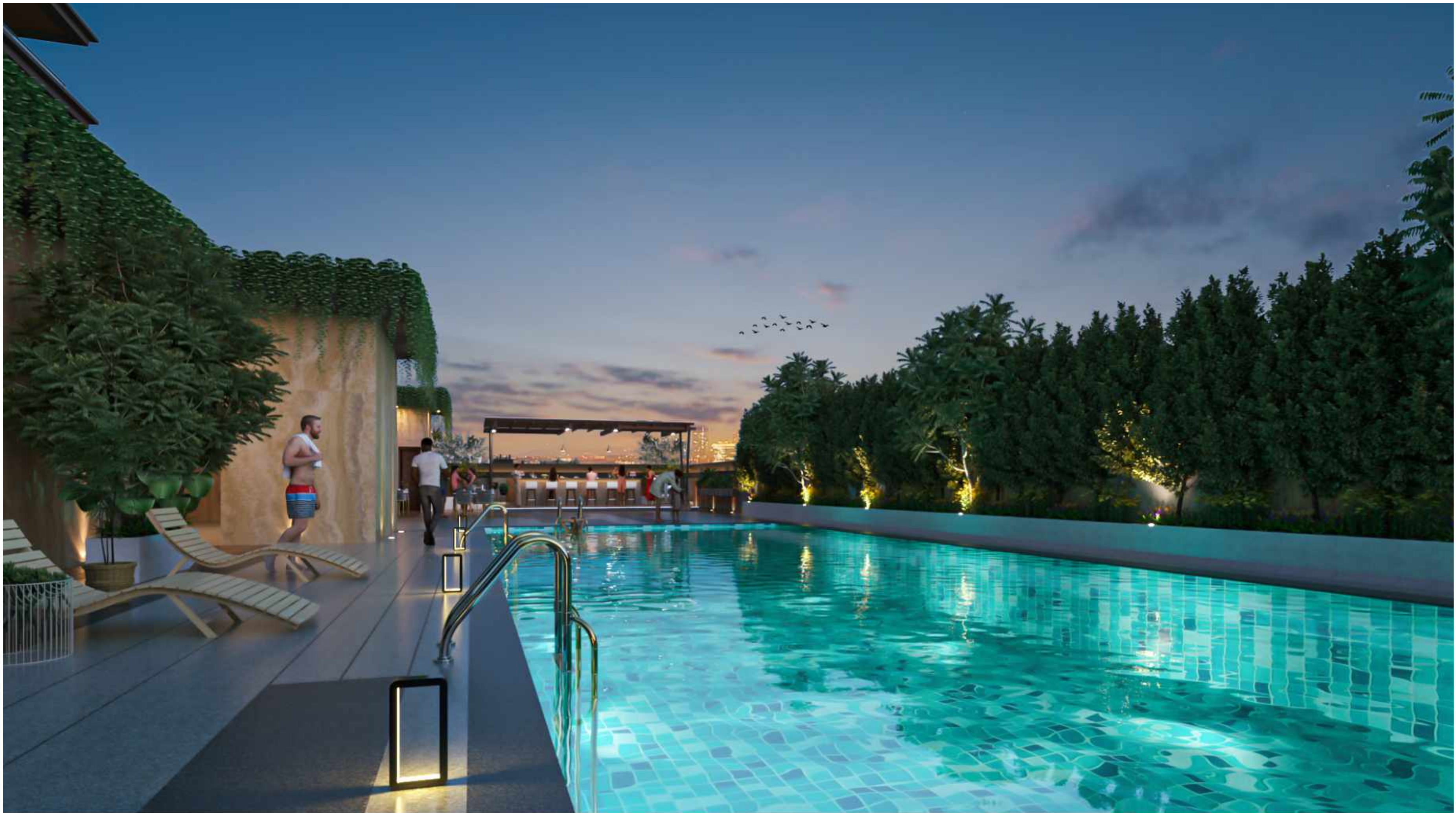
CONFERENCE ROOM



## WORK OUT OF SPACES DESIGNED TO IMPRESS

Host meetings, events, conferences etc. and keep your clients engaged with ideal workspaces. The work lounge at Navayuga Godavari is designed to be a relaxing and comfortable space so that you can perform and function at your best.





ROOF-TOP SWIMMING POOL



## TREAT YOURSELF TO THE ULTIMATE INDULGENCE

Simply switch off, take a deep breath and take a jump into the pool for a refreshing swim. Cool down from the sweltering heat and relax your mind and body. Play hide and seek with your friends or enjoy some relaxing pool time with yourself.



# SPECIFICATIONS

## STRUCTURE

RCC Framed structure designed to resist wind and seismic loads.

## WALL

8"/4" AAC bricks of reputed make.

## PLASTERING

Internal: One coat of cement plaster with Gypsum Plastering.

External: Double coat cement plastering.

## WALL PUNNING

Internal wall: Putty with smooth finish.

## PAINTING

Internal: Two coats of acrylic emulsion paint over a primer.

External: Textured finish with two coats of weatherproof exterior emulsion paint.

Sit-out/Deck: Weatherproof paint of reputed make over external putty finish.

Parking areas: Basement 4, 3, &2 – Two coats of Paint by grinding the joints and finished with Plastic paint. Basement 1: Two coats of paint over smooth putty surface.

## DOORS

Main Door: Premium Wood Main Door Frame of 8' height With Premium Hardware Fittings. Processed Wood shutters aesthetically designed and finished with Green Veneer/Laminate / polish and fitted with Premium Hardware.

Internal Doors: Premium wood Door Frame of 8' height. Flush Door shutters aesthetically designed and finished with Veneer/ Laminate / polish and fitted with Premium Hardware.

Toilet Doors: Premium Wood Door Frame of 8' height. Flush door shutter made of solid block board core construction, cross bonds aesthetically designed and finished with Green Veneer /Laminate / Polish with Premium Hardware fittings.

## WINDOWS AND FRENCH DOORS

Windows: Powder coated Aluminium frame with double glass (DGU) with a provision for Mosquito mesh.

French Doors: Powder coated Aluminium frame with double glass (DGU) with a provision for Mosquito mesh.

Ventilators: UPVC/Aluminium ventilators for all Toilets, Stores, Servant toilets, Maid room etc.,

Balcony Railing: Aesthetically designed railing of good quality.

## FLOORING

Drawing, Living, Dining, Puja, Bed Rooms: Premium Marble Tiles.

All Toilets: Designer flooring with antiskid tiles and Cladding up to door height with tiles of reputed make.

Balconies: Granite

Store, Kitchen, Utility: Vitrified tiles / Granite

Servant Room & Servant toilet: Vitrified tiles / Granite

Corridors & Lobbies: Granite or Equivalent

Staircase: Granite

Utility: Cladding with Glazed Ceramic tiles of reputed make

## DADDING

Provision for well designed tiles of reputed make up to door height in Kitchen areas will be given.

## KITCHEN

Separate tap Provisions for Softener water and Hot water.

Double Stainless Steel Sink.

Provision for Water purifier.

Provision for Dish Washer and Washing Machine at Utility area.

Power points for Cooking Range, Refrigerator, Micro woven, Mixer/Grinder, Water purifier etc will be given.

## PLUMBING

Bath Rooms: All sanitary fixtures and CP fittings are of Toto/ Villeroy & Boch/ Grohe/ Duravit or equivalent make.

Wall mounted WC with flush valves.

Shower Cubical, showers, Washbasin with vanity spaces, Mirror, Exhaust Fan of reputed make.

Thermostat / Single lever diverter with shower of reputed make.

Bath Room accessories: Towel Rod, Soap case, Health Faucet, Paper holder etc.,

Heat pumps for each flat is provided for 24/7 hot water.

For Servant Bath Room: All CP fittings & sanitary fixtures, Wall mounted WC, Exhaust fan, Wash Basin, Hot & Cold Wall mixture with provision for Geysers.

## AIR CONDITIONING

VRV system in drawing room, living room, dining room and all bedroom of Daikin/O General/Toshiba/LG or equivalent make.

## ELECTRICAL

Designed Energy distribution for both AC & DC supply.

Modular Electrical Switches of Legrand/ Schneider or equivalent make.

Concealed Copper Wiring with Cable of Havells/ Finolex / RR Cables or equivalent make.

Necessary Plug points and TV, Audio, Laptop plug points etc. in all Bed Rooms, Hall and Balcony.

## HOME AUTOMATION

Provision of Sensor Controlled Lights for Powder room and Toilets.

Biometric Door Lock/open facility.

Network cabling for LAN.

Video/Audio door phone for Main Door.

## TELECOM

Telephone points in drawing room, living room and in all Bedrooms.

Intercom provision within the community and for Maid room.

LAN Cable for all Bedrooms and Hall.

## LIFTS

10 High-speed automatic passenger elevators and 2 Service elevators of Mitsubishi/ Schindler/ Toshiba or equivalent make.

## WTP & STP

Treated water is made available through exclusive water softener plant.

Sewerage treatment plant of adequate capacity as per norms will be provided & treated water is supplied for flush and LandScaping.

## CAR WASH AND VEHICLE CHARGING POINT

Suitable provision for car washing will be given.

Suitable provision for electric charging will be given.

## GENERATOR

Acoustic enclosed 100% DG backup for all dwelling units and common areas.

## LPG

Centralised Gas supply/ Bhagya Nagar gas Supply for all individual Flats.

## CAR PARKING AND MANAGEMENT

Each Flat will have designated Car parking as per agreement. Exclusive Visitors' parking is provided. All parking slots and driveways are designed scientifically for ease of movement with traffic signages. Boom barriers at entry/Exit levels with automatic security checking facility.

## WASTE MANAGEMENT

Garbage collection and disposal is managed by collecting from each flat by exclusive agency.

Separate bins to collect Dry waste, Wet Waste and e-Waste (Batteries, lamps, electronic waste etc.

## LANDSCAPE

Landscape in the setback and open areas as per Consultant's design.

## RAINWATER HARVESTING

Rainwater harvesting through recharge wells / Pits.

## EXTERNAL LIGHTING

Light Posts with lamp fittings in open areas, Driveways and Landscaping areas, Staircases and corridors.

## SECURITY & BMS

24 x 7 Sophisticated Security System.

Video door phone facility at Main door for every Flat Intercom facility from Security to each Flat.

Panic button & intercom in Lifts to connect to Security.

Adequate Surveillance Cameras at all strategic and vulnerable points of the complex.

## FACILITIES FOR DIFFERENTLY ABLED

Anti-skid access ramps at all entrances. Provision of Toilet for differently abled at Club House.

## COMPOUND WALL

Aesthetically Designed compound wall with Security fencing.

## CLUB HOUSE AMENITIES

- Reception / Waiting Lounge
- Multipurpose Hall
- Mini Party Hall
- Mini-Grocery store
- ATM
- Gym
- Spa/Salon
- Aerobics/Yoga/Meditation Hall
- Conference Room
- Coffee Lounge/Cafeteria
- Guest bedrooms
- Indoor Badminton court
- Squash court
- Mini Theatre
- Indoor Games with: Caroms Table Tennis Cards etc

## COMMON AMENITIES

- Multiplay Court
- Yoga Deck
- Special Party Lounge
- Meditation Lawn
- Lord Ganesh, Lord Hanuman, Lord Mahaveer temples
- Children Play Area
- Tennis Court
- Open Event Space
- Family Gathering Space
- Counter for courier Parcels



## PROJECT CONSULTANTS

ARCHITECTURE & STRUCTURAL



LANDSCAPING



MEP



PMC



NEW MEDIA



**NAVAYUGA**



INTERCONTINENTAL  
INFRASTRUCTURE LTD.



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