



ORANGE
acacia 
AN ORANGE CHALLA VENTURE



Life in Harmony

Imagine a life where every corner
holds a secret, where in the sculpted spaces, carefully crafted
wonders bloom. Here, comfort and convenience coexist,
blending seamlessly into everyday life.

Welcome to Acacia. Welcome Home.
@ Madinaguda

Architecture should speak of its time and place, but yearn for timelessness
— Frank Gehry





The customer's dream is our reality.

Our mission is to sculpt premium living and working spaces that are fully customizable; tailored to reflect each customer's unique preferences. We are dedicated to delivering exceptional customer satisfaction, with personalized service ensuring every client's needs are met.

Our vision is to become a trusted builder in Telangana and Andhra Pradesh, recognized for our unwavering dedication to the customer. We are committed to delivering high-quality projects with excellent workmanship and professional services.



ORANGE

A Visionary's Next Chapter: Introducing Orange Constructions

Orange Constructions Pvt. Ltd., the newest venture of the esteemed Orange Group, is a sister concern of Orange Auto Pvt. Ltd., one of the largest and most prestigious auto dealerships in Telangana and Andhra Pradesh.

For over 20 years, Orange Auto Pvt. Ltd. has flourished under the visionary leadership of Ramakoteswara Rao Yalamanchili (fondly known as Ramu), growing from a single dealership to over 30 across AP and TS, representing multiple top automotive brands.

Driven by a long-standing passion for real estate, Ramu has successfully completed several independent projects in Vijayawada and Hyderabad over the past 15 years and collaborated with prominent builders on key projects in both cities.

This deep-rooted dedication to creating iconic buildings has led to the creation of Orange Constructions Pvt. Ltd., with the ambition to become a trusted real estate firm in Andhra Pradesh and Telangana.

As a newly launched subsidiary, Orange Constructions Pvt. Ltd., brings its expertise and passion to the construction industry, building on the strong legacy established by the parent company.

Where curiosity meets wonder

Step into a community crafted to ignite curiosity and inspire exploration. Expansive outdoor spaces connect you with nature, nurturing a sense of wonder. Peaceful pathways wind through lush landscapes, supporting relaxation and play. Thoughtfully designed areas invite contemplation and discovery, ensuring new experiences every day. Here, curiosity is not just welcome—it's celebrated.



AMPLE LIGHT &
VENTILATION

WALKING &
JOGGING
AREAS

OUTDOOR
ACTIVITIES &
AMENITIES



ALL ROUND
FULL LENGTH
BALCONY &
LARGE
SITOUTS

TERRACE
AMENITIES



SUSTAINABLE
LIVING

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Sculpting an Essence of Modern Life

Discover contemporary gated community apartments designed for modern living. Perfect for living and working, these apartments offer more than just elegance—they are a seamless blend of style and functionality. Each space sculpted by Orange Constructions reflects exceptional quality, offering your family joyful moments and a deep sense of well-being.

Elegant
Spaces
for a
Joyful
Life



HIGHLIGHTS

RERA & GHMC Approved Project

Vastu Compliant Units

No Common Walls

2+ Covered Car Parks

EV Charging Point for every Unit

Disabled Friendly Access

Potable Water supply through
a Water Treatment & Softening Plant

Grey water from the STP used for
Landscaping & Flushing Purposes

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ONE
ACRE GATED
COMMUNITY

**HIGH
RISE**

1 CELLAR
3 STILTS
10 RESIDENTIAL
FLOORS

2340 SFT. TO
3432 SFT.

EAST & WEST
FACING UNITS



80
3&4
BHK UNITS

40%

OPEN SPACES

100%
POWER
BACKUP

EXCEPT
AC/S AND
GEYSERS

EV
CHARGING
PROVISION
FOR EVERY UNIT

24/7 SECURITY
SERVICES

CCTV SURVEILLANCE
AUTOMATIC ENTRY &
EXIT SYSTEM



TOT-LOT



It all
adds up to
exceptional
living

**TERRACE
AMENITIES**

**OPEN
GYM**



**SOLAR
FOR
COMMON
AREAS**





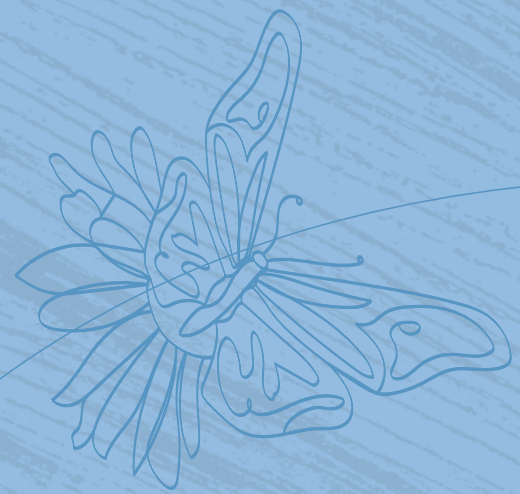
An
abundance of
well-being on
the terrace &
ground

Legend

- 01. Entry
- 02. Exit
- 03. Driveway
- 04. Boundary Plantation
- 05. Badminton Court / Lawn
- 06. Pergola
- 07. Mounds with Plantation
- 08. Children Play Area
- 09. Outdoor Gym
- 10. Reflexology
- 11. Seating
- 12. Modular Plantation with Seating
- 13. Plantation
- 14. Jogging / Walking track
- 15. Amphitheatre
- 16. Stage
- 17. Feature Wall
- 18. Party Lawn
- 19. Seating
- 20. Hammock Garden
- 21. Yoga / Meditation Lawn
- 22. Paved Area

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amphitheater



find
the secret
to serenity



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yoga lawns



seating zones



Effortlessly
elegant



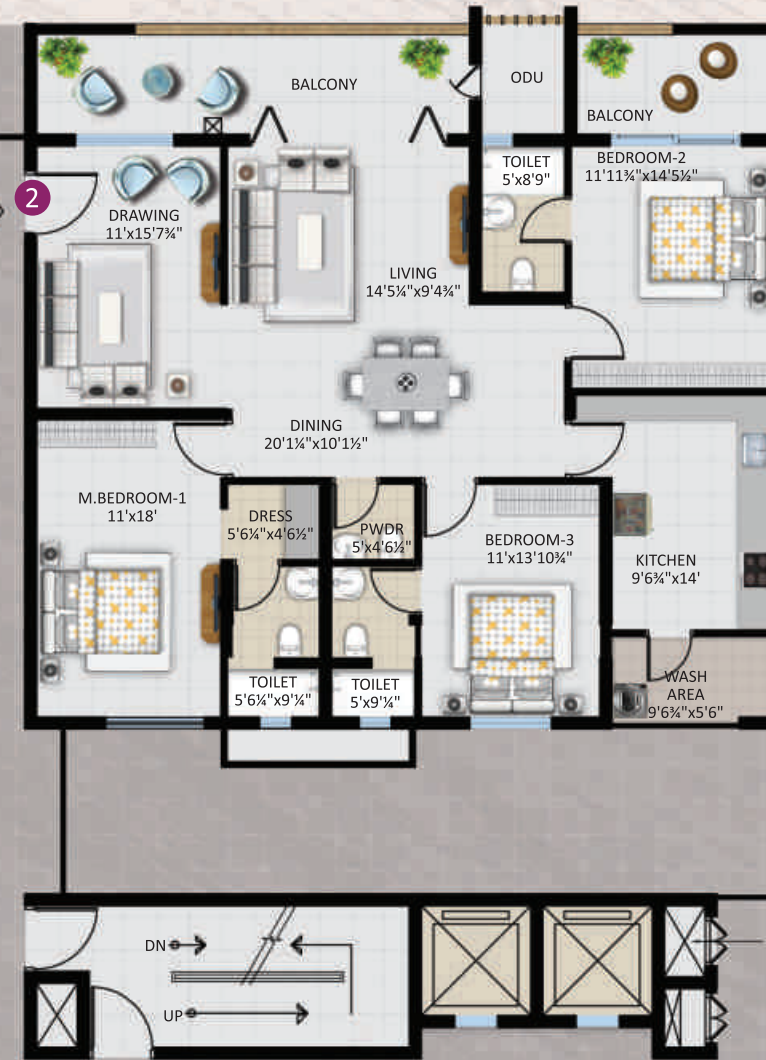
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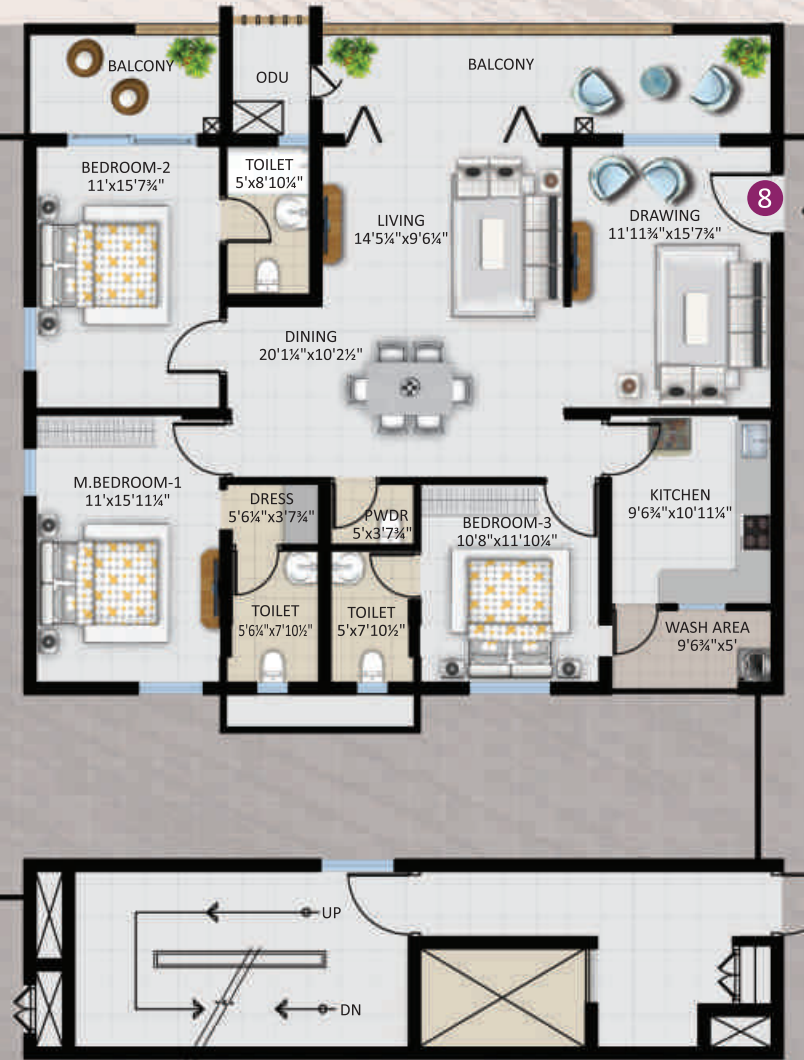
UNIT -1, NORTH EAST 3413 SFT



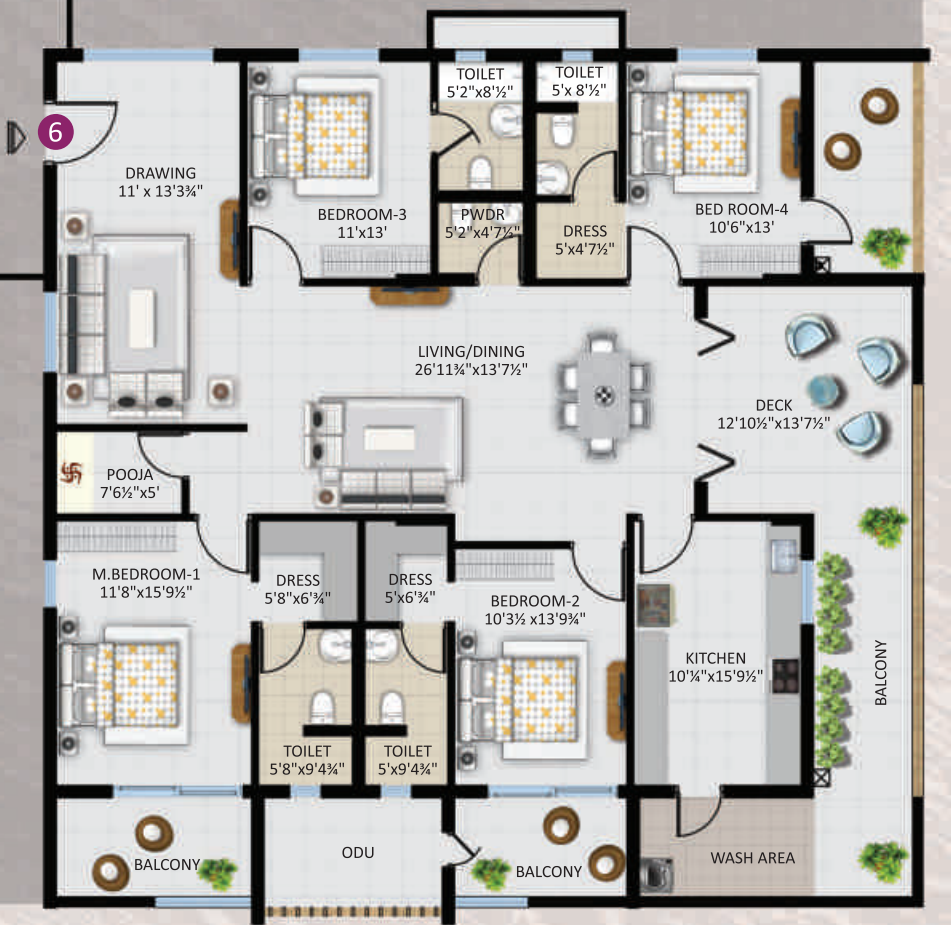
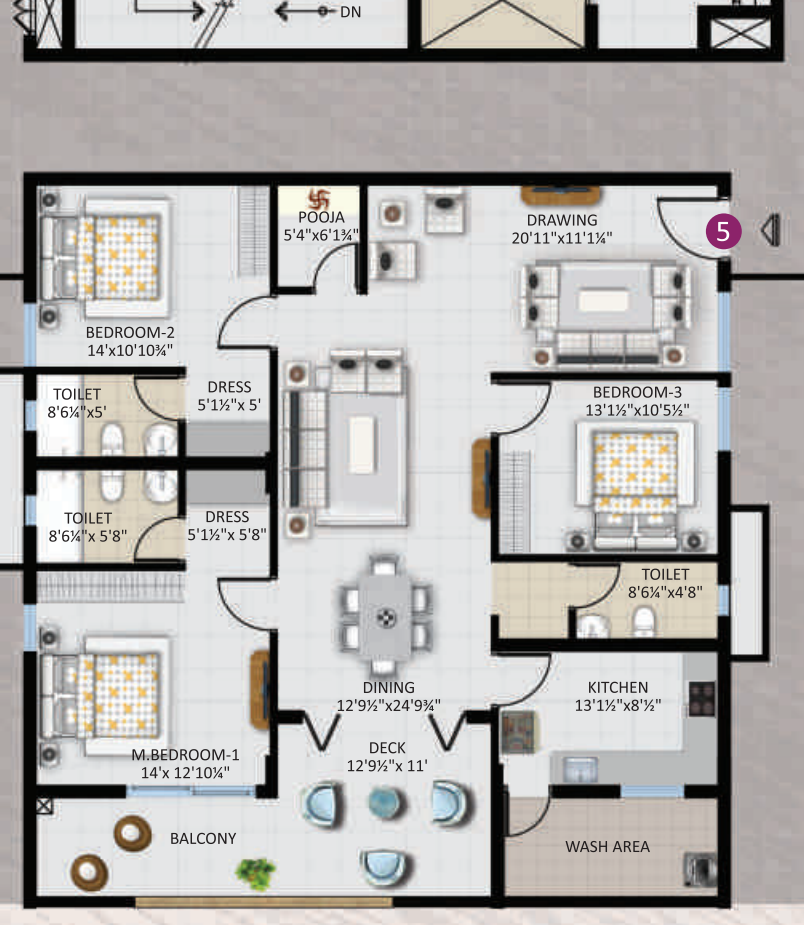
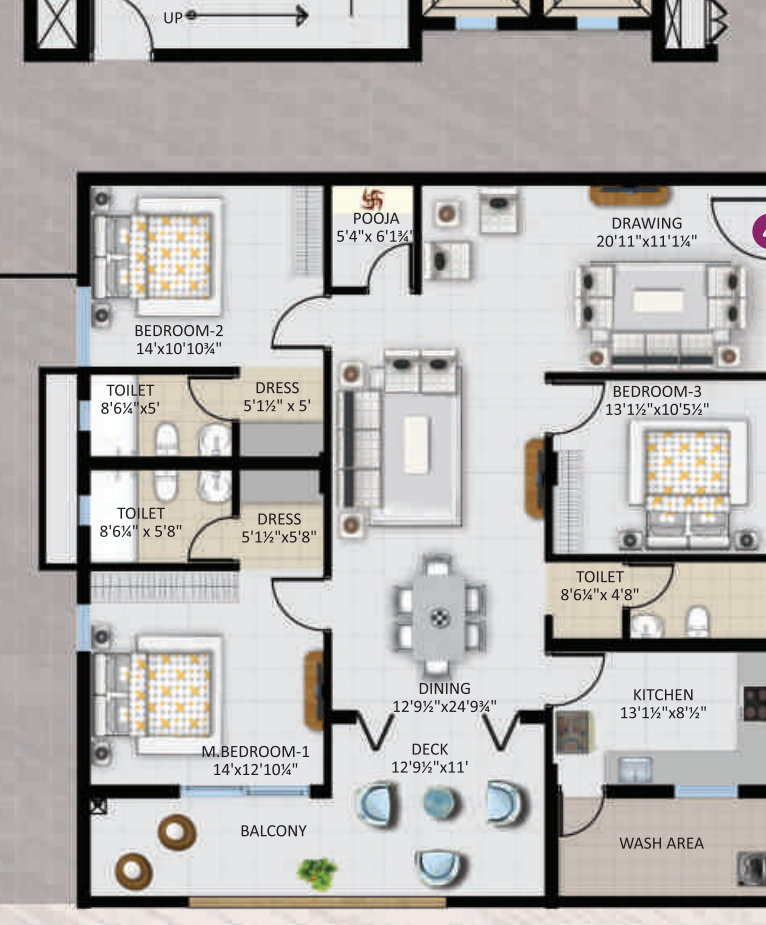
UNIT - 2, NORTH WEST 2455 SFT



UNIT -8, NORTH EAST 2340 SFT



UNIT -7, NORTH WEST 3411 SFT



UNIT -3, NORTH EAST 3422 SFT

UNIT -4, NORTH EAST 2423 SFT

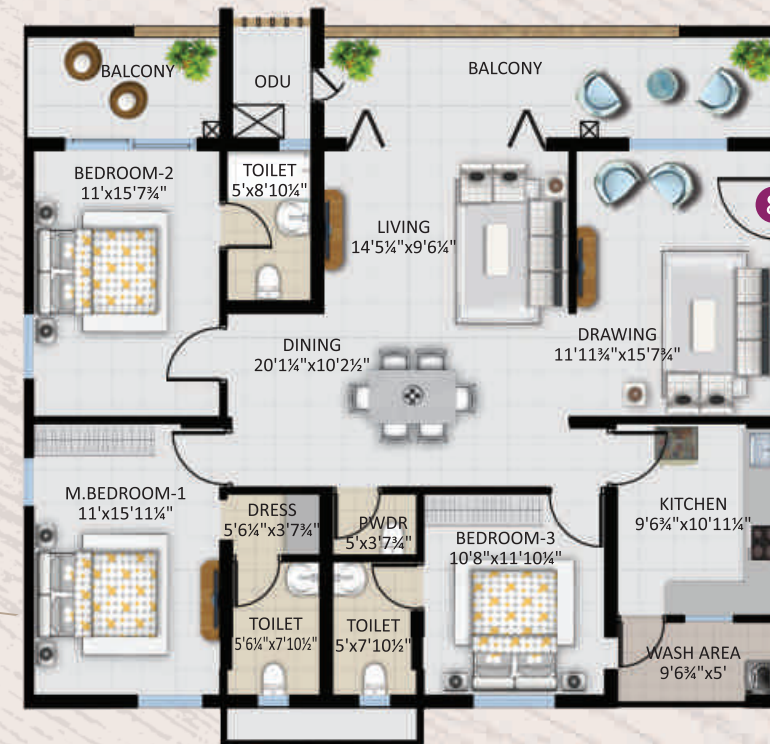
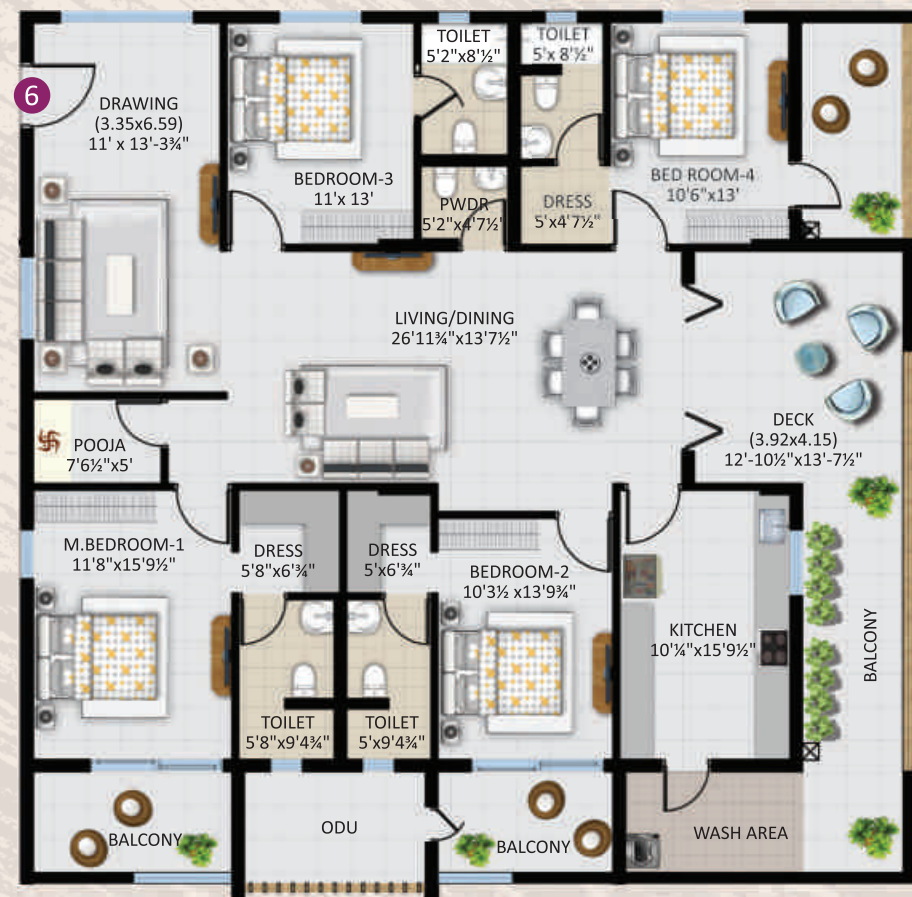
UNIT -5, NORTH EAST 2423 SFT

UNIT -6, NORTH WEST 3432 SFT





4 BHK
UNIT -6
NORTH WEST
3432 SFT.



3 BHK
UNIT -8
NORTH EAST
2340 SFT.



Specifications

STRUCTURE

- Conventional Framed Structure with Solid Concrete Block Masonry.

JOINERY WORKS

Main Door

- Teakwood/Hardwood frame and solid core flush doors with teak veneer finish and melamine matt polish with reputed make hardware

Internal Doors

- Hardwood door frame and flush shutter for bedrooms and laminated finish for bathrooms and utility with reputed make hardware

Sliding Door/French Windows

- UPVC/Aluminium door framed glass sliding door with provision for mosquito mesh track

Windows

- UPVC/Aluminium framed window with provision for mosquito mesh track

Balcony Railings

- Aesthetically designed MS railing to match the building elevations.

PAINTING

- Internal: Two coats of putty with smooth finish, one coat of primer and two coats of emulsion paint of reputed make
- External: One coat primer and two coats of water proof/acrylic paint of reputed make

DADOING

- Kitchen - ceramic tiles up to 900mm hight above kitchen platform
- Bathrooms - large format vitrified tiles with matt finish for walls up to false ceiling
- Utility - glazed ceramic tiles up to 5'0" height

FLOORING

- Living/Dining/Kitchen with double charged vitrified tiles of 800 x 800 mm of premium quality
- Bedrooms with wood finished double charged vitrified/ ceramic tiles of 800 x 800 mm of premium quality

- Bathrooms with anti-skid vitrified/ceramic tiles
- Balconies/Utility with wooden finish anti-skid vitrified/ ceramic tiles
- Staircase with anti-skid vitrified/ceramic step tiles
- Common & Lift Lobbies with large format granite/vitrified flooring

KITCHEN

- Granite platform with stainless steel single bowl sink
- Utility Area with provision for washing machine and sink
- 5 power points in kitchen with multi pin 6/16A sockets (chimney, refrigerator, microwave, mixer/grinder and water purifier)

BATHROOMS

- Counter top wash basin with premium fixtures
- Wall mounted EWC with concealed flush tank/flush valve
- Single lever bath and shower mixer of premium make
- Provision for geysers in all bathrooms
- C.P fittings chrome plated of reputed make

ELECTRICAL

- 3 phase supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Elegant modular electrical switches
- Concealed copper wiring of reputed make with sufficient power outlets and light points
- Provision for split AC in all bedrooms, living and dining

SOLAR POWER

- Solar power for 100% common areas which include parking, ground floor, corridors and terrace

TELECOM/INTERNET/CABLE TV

- Provision for internet with ethernet points, DTH, telephone & intercom

LIFTS

- 2 nos. automatic 10 passengers lifts with rescue device with V3F for energy efficiency of reputed make - Kone/ Schindler/ Fujitec. Entrance with granite cladding
- 1 no. automatic stretcher size service lift of reputed make - Kone/Schindler/Fujitec

SECURITY AND SURVEILLANCE

- Round the clock security
- Access control at main gate with access card reader
- CCTV cameras covering all main areas in and around the building for 24x7 surveillance
- Entry & Exit boom barriers operated with access card readers

WATER TREATMENT PLANT

- DM/softened water made available through an exclusive water purification and softening plant

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project
- Treated sewage water will be used for landscaping and flushing purposes

GENERATOR

- 100% DG backup with acoustic enclosure except for AC's and Geysers

PARKING

- 2+ parking slots available for each unit
- Optimally designed parking spaces with signages provided at all strategic locations for ease of parking
- EV charging point for each unit

FIRE SAFETY

- Fire Hydrant and Fire Sprinkler System in all floors and cellar
- Fire Control Panel will be kept at main security desk
- Fire Water Tank and Fire Pumps to be located at basement as per local guidelines



Live, Work, and Play in Perfect Harmony

Perfectly located to connect you with
Cyberabad's IT hubs, Kondapur's vibrant community,
and proximity to top educational institutions, healthcare facilities,
entertainment options and the metro.

1
(MIN)

MERU & GENESIS
INTERNATIONAL
SCHOOLS

5
(MIN)

GSM MALL
JP CINEMAS
PRK HOSPITAL

10
(MIN)

MIYAPUR METRO
KONDAPUR
BACHUPALLY
BHEL

15
(MIN)

AIG HOSPITAL
AMB CINEMAS
KUKATPALLY

20
(MIN)

ORR
GACHBOWLI (CBD)
PATANCHERUVU
MINDSPACE

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Location Plan
(Not to scale)



SCAN FOR LOCATION



Our Team:

Rama Koteswara Rao Yalamanchili

Ramu, Managing Director - Orange Group, leads the group by providing strategic vision and direction for the growth trajectory of the company.

Ramu, with a Master's in Business Administration, has 35 years of experience in the automotive dealership business. Starting his career from the sales floor with zeal, passion and an aggressive work ethic; rose to the position of Executive Director in a short span of 4 years.

He then took the entrepreneurial step of setting up his own dealership by opening his first Chevrolet showroom in Hyderabad and nurtured it to become the largest Chevrolet dealer in India by opening a chain of dealerships across AP & TS. Orange Auto, from this start has become what it is today, a Rs.1000 Crs. empire having a basket of multiple iconic brands.

On achieving the above milestone, he started a diversification process, catered to his long-term desire and passion of setting up a real estate business, by founding OCPL. His plan is to lead this company to become one of the leading real estate brands in AP & TS.

Sailendra Punukollu

S.P, Executive Director – S.P, Executive Director – OCPL, heads the real estate division, manages the enterprise for accomplishing business and growth objectives of the organisation.

S.P, with a Master's in Civil Engineering, has 35 years of experience in construction, straddling real estate, infrastructure, design consultancy and heavy industry. He specialises in enterprise management, design management, project management and construction management.

He has delivered real estate projects totalling to over 1 Cr. sft. of residential and commercial spaces for major companies like Purvankara, Total Environment and Arvind SmartSpaces. He has worked in large infrastructure projects worth billions and also has extensive experience in conception to completion of heavy industries mainly steel and petrochemical plants.



Registered Office :

1st Floor, Shankaramma Towers, # 8-3-164/2,
Opp. Bharath Petrol Bunk, Erragadda, Hyderabad - 500018

Site Office :

Sy. No. 97 & 98, Madeenaguda Village,
Seri Lingampally Mandal, R.R. District, Hyderabad - 500049

CALL TO KNOW MORE

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TEAM

ARCHITECTURE



STRUCTURE



ZAKI & ASSOCIATES

MEP



LANDSCAPE



BRANDING



98491 92657

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