



LIVE IT
LOVE IT
EXPERIENCE IT





Welcome to Om Sree Heights the largest and most premium gated community project from Om Sree Group. Located in the scenic local of Yaprak, the project is designed to deliver happiness with out needing to step out of it. Complete self sufficient, Om Sree Heights is a world that caters to the elite.
Experience the Difference.



FEEL IT. CELEBRATE IT. EXPERIENCE IT.

Some relationships are just magic! Like the one between your home and you. It's not just four walls and a roof – here is an extension of your persona, a world where your children will be nurtured and cherished. Follow your senses home. Step into Om Sree Heights, and experience life in every color and texture. Let the celebration begin!



LIVE IN BLISS EXPERIENCE LUXURY

Om Sree Heights is the place to dream big and live in technicolor. Each 2/3BHK apartment is wonderfully spacious - making it perfect for your elderly parents and young children to find their own private corner. Whether you need peace or activity, solitude or companionship, nature or connectivity - you'll discover the essence of the good life in **Om Sree Group's upscale venture in future-ready Yaprak.**

FREE YOUR SOUL EXPERIENCE SPACE

The internal space planning of each unit is matched by the bespoke architecture and uber-stylish façade of the blocks. The sun-kissed balconies look out to the riot of colours in the garden. The blocks will be knit together by linking walkways at ranging heights, and will be criss crossed by shaded pavements and tree lined avenues. With **620 exquisite apartments** spread out over **8.35 acres**, this is the **most vibrant community design you've ever seen!**

RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS ELEVATION



DANCE IN THE RAIN EXPERIENCE THE RESORT LIFE

So close to the hub of Secunderabad and yet so tranquil, Om Sree Heights in Yapral is a blend of serenity and aesthetics. Apart from that, there are carefully laid out streets and play areas, activity zones and places to hang out with friends. And every season will bring new flora and fauna. **Why would you want to go on a vacation when you live in a resort?**

RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS COMMUNITY STREET VIEW



FORGE FRIENDSHIPS EXPERIENCE THE NEIGHBOURHOOD

The joys of living in a neighborhood are many, and forging new relationships is magic! When was the last time you sang to your spouse? Played cricket with your children? Chatted with a couple who stay in the next block? Chased a butterfly? **When your address is in Omsree Heights, you have the keys to a whole new world.**

RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS BLOCKS VIEW FROM MULTIPURPOSE COURT AREA



CONVENIENCES



CLOSE TO
HEALTHCARE



ATM
AT CLUB HOUSE

CLUB HOUSE



RECEPTION & LOUNGE



GYM



TEMPERATURE
CONTROLLED ROOFTOP
INFINITY SWIMMING POOL



GUEST ROOMS



INDOOR
BADMINTON COURT



SQUASH COURT



MULTI PURPOSE HALL



INDOOR GAMES



OUTDOOR SEATING
SPACE ON ALL FLOORS



TRAINING
ROOM



YOGA ROOM

PROVISION FOR OTHER CLUB HOUSE LUXURIES



CONFERENCE ROOM



SUPER MARKET
AT CLUB HOUSE



CRECHE



LIBRARY



RESTAURANT



SALON



BAR & LOUNGE



MINI MOVIE THEATER

SAFETY & SECURITY



24/7 SECURITY
SERVICES



CCTV
SURVEILLANCE



SOLAR FENCE



AUTOMATIC ENTRY
& EXIT SYSTEM

OUT DOOR SPORTS & ACTIVITIES



TENNIS



BASKET BALL



PET PARK



CRICKET PITCH



ELDERS SEATING
ZONES



CHILDREN'S
PLAY AREAS



JOGGING TRACK

OWN THE FINEST ADDRESS & EXPERIENCE PRIDE

Welcome to a lavish 8.35-acre property on which rises 10-storeyed towers. Om Sree Heights boasts one of the finest infrastructure, from power back up to sanitation, from security to internet facilities, to name a few. The attention to detail shows in the extras – dedicated sports areas, designated space for pets, disabled-friendly ramps at the entrance, bar counter at the clubhouse, **and many other caring nuances!**

- A spread of 8.35 Acres Gated community
- Stilt Plus 10 Floors of Configuration
- GHMC Approved Project
- Approx. 60 % of Area left open
- 620 Families in an area of 8.35 Acres approx.
- 2 and 3 BHK Premium Residences
- Vaastu Complaint Units
- Staggered Balconies for Better Feel
- Huge Cantilever Balconies
- Door Video camera's for each unit
- Access ramps at all the entrants for disable friendly
- 100% Power Back up for all Apartments except AC's and Geysers
- Centralised Gas Supply with Pre-paid Gas meters
- Domestic Water Available through a Water Softening Plant
- STP Provided for Landscaping purpose for Landscaping and Flushing Purpose only
- Separate Pet Areas in the Gated Communities
- Walking and Jogging Areas
- AC Copper piping for connecting indoor units to outdoor units.
- Rooftop infinite swimming pool with seating deck
- Clubhouse 40,000sft approximately
- CCTV surveillance of common area (as recommended by Architect)

RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS TWILIGHT ELEVATION



OM SREE
HEIGHTS 



ENLIVEN EVERY MOMENT EXPERIENCE AN EXTRAVAGANZA

The clubhouse is accessible to all residents of Om Sree Heights and is the largest private amenity space in Yaprak. What's your dream? Splash in the temperature controlled swimming pool on the club terrace. Work out at the gym. Burn calories at the squash court. Be a bookworm at the library. Have a drink at the bar counter. Win a cricket match. Or just sit back and watch the stars!

ENTER A 40,000 SFT CLUB HOUSE EXPERIENCE LEISURE

You will not need to step out of the enchanted world of Omsree Heights, thanks to the sprawling Clubhouse that stretches across 40,000sft. Fully equipped with all leisure facilities and designed to be your fun venue, the clubhouse has the whole spectrum – Supermarket, Crèche, Salon and ATMs for your daily needs and halls, Restaurant, Mini-movie theatre and more for your Entertainment.

RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS CLUBHOUSE ELEVATION





1



AIM HIGH
EXPERIENCE
EXUBERANCE

2



3



4



5



6



7



8

CLUB HOUSE FEATURES 1-10

- 1 RECEPTION & LOUNGE
- 2 ROOFTOP INFINITY SWIMMING POOL
- 3 MULTIPURPOSE HALL
- 4 PROVISION FOR ATM
- 5 PROVISION FOR MINI-MOVIE THEATRE
- 6 GUEST ROOMS
- 7 PROVISION FOR LIBRARY
- 8 PROVISION FOR RESTAURANT
- 9 PROVISION FOR SUPER MARKET
- 10 OUTDOOR SEATING SPACE ON ALL FLOORS



9



10

11



14



17



CLUB HOUSE FEATURES 11-20

- 11 INDOOR GAMES
- 12 SQUASH COURT
- 13 PROVISION FOR CRECHE
- 14 PROVISION FOR SALON
- 15 AC GYMNASIUM
- 16 PROVISION FOR CONFERENCE ROOM
- 17 YOGA ROOM
- 18 PROVISION FOR BAR & LOUNGE
- 19 INDOOR BADMINTON COURT
- 20 TRAINING ROOM

TRAIN TO WIN
EXPERIENCE
ENERGY



12



15



19

13



16



18



20





FIND YOUR ACTIVE ZONE EXPERIENCE THE ARENA

Wake up every morning to a brisk jog or hit the **tennis court** for invigorating match. Whether you are a yoga enthusiast or a meditation lover, this is the place for you. And that's not all. Hard-core sports addicts have basketball courts, tennis court, cricket nets and much more...so you can rejuvenate and revitalize yourself. You are actually living in a home that encourages you to **explore the outdoors!**



OUTDOOR FEATURES

- 1 KIDS PLAY AREAS
- 2 SINGLE TENNIS COURT
- 3 JOGGING TRACK/WALKING TRACK
- 4 PETS PARK
- 5 BASKET BALL COURT
- 6 OUTSIDE CRICKET PRACTICE NET
- 7 ELDERS SEATING AREAS

**MAKE SMART
MOVES
EXPERIENCE
WELNESS**



BREATHE IN FRESH EXPERIENCE NATURE

Healthy, glowing skin and a well toned body come from breathing in clean oxygen, staying away from pollution and being one with the sunrise. The well being of senior citizens tops our list of priorities. There are lovely seats on the pavements where the elderly can relax in. **Take in the beauty of the gardens and seasonal blooms while the sunset turns the sky to golden. Nature is calling!**

RIGHT TOP LEFT : ARTISTIC RENDER OF OM SREE HEIGHTS TRELLIS WALKWAY
RIGHT TOP RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS PERGOLA VIEW
RIGHT TOP BOTTOM : ARTISTIC RENDER OF OM SREE HEIGHTS SENIOR CITIZENS SEATING GALLERY VIEW

PLAY WITH THE LITTLE ONES EXPERIENCE HARMONY

The joys for your tiny tots are endless. There are play areas with all safety features in place so that children learn outside of classrooms, play team games, build stamina and have a great time. It's easy enough for mothers and nannies to keep a watchful eye on them and exchange notes, thanks to the extensive seating areas around the play pens. It's a sociable place for all you friendly people!

RIGHT TOP : ARTISTIC RENDER OF OM SREE HEIGHTS CHILDREN'S PLAY AREA 1
RIGHT BOTTOM : ARTISTIC RENDER OF OM SREE HEIGHTS CHILDREN'S PLAY AREA 2





ENJOY PICTURE PERFECT VIEWS EXPERIENCE MAGIC

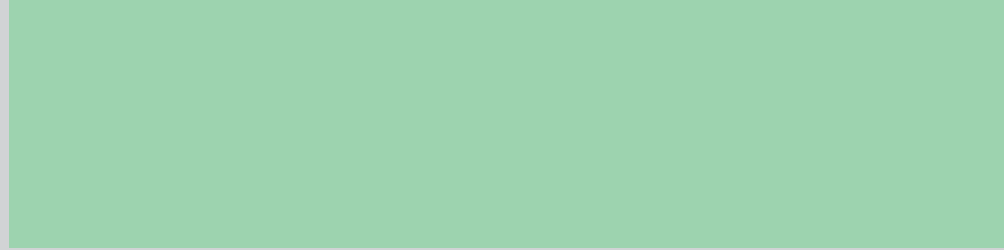
Stand at the balcony and watch the birds fly. Open the windows to sunshine. There are undulating spaces all around you, green lawns, landscaped parks and even an open amphitheater that can host sports events, cultural fests and community festivals. Om Sree Heights is a happy, positive place and offers a 360 degree, wholesome life!



MAKE PETS FEEL AT HOME EXPERIENCE FREEDOM

If you are an animal lover and have pets at home, it's often difficult to take your furry friends on a run in common areas. Having a dedicated pet park specially designed and developed for them is a rare blessing! Here, you don't have to worry about objections from other residents when you take the dog out. Give them the dignity and freedom they deserve in our pet park and have a great time interacting with other pet owners like you. **No worries, right?**

RIGHT TOP LEFT : ARTISTIC RENDER OF OM SREE HEIGHTS ENTRANCE LANDSCAPE
RIGHT TOP RIGHT : ARTISTIC RENDER OF OM SREE HEIGHTS LANDSCAPE
GALLERY WALK VIEW
RIGHT BOTTOM : ARTISTIC RENDER OF OM SREE HEIGHTS PETS PARK VIEW



FEEL THE PEACE AND EXPERIENCE TRANQUILITY

RIGHT TOP : ARTISTIC RENDER OF OM SREE HEIGHTS OUTDOOR FITNESS VIEW
RIGHT TOP : ARTISTIC RENDER OF OM SREE HEIGHTS TREES COURT VIEW



EXPERIENCE

A NEIGHBOURHOOD FOR ALL AGES, TO MEET AND LEARN FROM EACH OTHER

Find out what the neighbourhood has for you. The whole 8.35 acres is full of interesting spots for the whole family to enjoy. Named after flower names from that used to bring people and communities together, our walkways, gardens and neighbourly spots, Luxury club house, out door sports, cycling track aim to have the same effect to shape. The **Om Sree Heights** community design to experience what's good.



- | | | | | | | | | |
|---------------------------|---|--------------------------------|----------------------------------|---|-------------------------------------|---|--------------------------------|--------------------|
| 1 Entry | 2 Entrance landscape with designer pergola | 3 Club visitors parking | 4 Jogging Track | 5 Pergola | 6 Children's Play area | 7 Tree court | 8 Out door fitness area | 9 Pets Park |
| 10 Trellis walkway | 11 Single Tennis court | 12 Cricket Pitch | 13 Landscape Gallery walk | 14 Senior Citizens seating Gallery | 15 Community lawn with Stage | 16 Basket ball court/ with viewing Gallery | 17 Exist | |

LEGEND



A BLOCK 2,4,6,8TH FLOORS

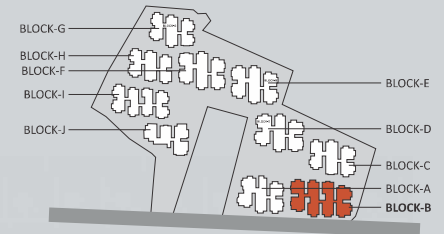


area statement (area in sqft)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2275		1995		2320		2245		1320		2275	
2nd, 4th, 6th, 8th Floor	2460	19'9"X6'6", 1'7½"X12'6"	2185	23'6"X6'6"	2600	18'9"X6'6", 5'X20'4½"	2520	18'9"X6'6", 5'X19'9"	1455	16'6"X6'6"	2460	19'9"X6'6", 1'7½"X12'6"
3rd & 7th Floor	2490	23'6"X6'6", 1'7½"X12'6"	2155	19'9"X6'6"	2655	22'6"X6'6", 5'X24'1¼"	2575	22'6"X6'6", 5'X23'9"	1455	16'6"X6'6"	2485	23'X6'6", 1'7½"X12'6"
5th & 9th Floor	2540	29'3"X6'6", 1'7½"X12'6"	2155	19'9"X6'6"	2735	28'3"X6'6", 5'X29'10½"	2670	29'10½"X6'6", 5'X29'3"	1455	16'6"X6'6"	2540	29'3"X6'6", 1'7½"X12'6"
10th Floor	2460	19'9"X6'6", 1'7½"X12'6"	2155	19'9"X6'6"	2600	18'9"X6'6", 5'X20'4½"	2520	18'9"X6'6", 5'X19'9"	1455	16'6"X6'6"	2460	19'9"X6'6", 1'7½"X12'6"



B BLOCK 2,4,6,8TH FLOORS

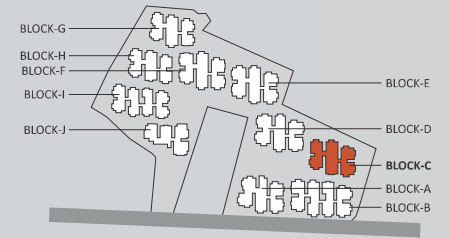


area statement (area in sq.ft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6		FLAT NO. 7		FLAT NO. 8	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2370		1910		1910		2375		2375		1895		1895		2370	
2nd, 4th, 6th, 8th Floor	2655	19'9"X6'6", 5'X9'9"	2105	23'6"X6'6"	2075	19'9"X6'6"	2565	19'9"X6'6", 1'7½"X13'6"	2565	19'9"X6'6", 1'7½"X13'6"	2055	19'9"X6'6"	1920	1'7½"X13'6"	2655	19'9"X6'6", 5'X19'9"
3rd & 7th Floor	2710	23'6"X6'6", 5'X23'6"	2075	19'9"X6'6"	2105	23'6"X6'6"	2595	23'6"X6'6", 1'7½"X13'6"	2595	23'6"X6'6", 1'7½"X13'6"	2085	23'X6'6"	1920	1'7½"X13'6"	2710	23'6"X6'6", 5'X23'6"
5th & 9th Floor	2810	29'3"X6'6", 5'X31'10½"	2075	19'9"X6'6"	2165	30'10½"X6'6"	2640	29'3"X6'6", 1'7½"X13'6"	2660	31'9"X6'6", 1'7½"X13'6"	2145	30'10½"X6'6"	1920	1'7½"X13'6"	2810	29'3"X6'6", 5'X31'10½"
10th Floor	2655	19'9"X6'6", 5'X19'9"	2075	19'9"X6'6"	2075	19'9"X6'6"	2565	19'9"X6'6", 1'7½"X13'6"	2565	19'9"X6'6", 1'7½"X13'6"	2055	19'9"X6'6"	1920	1'7½"X13'6"	2655	19'9"X6'6", 5'X19'9"



C BLOCK 2,4,6,8TH FLOORS

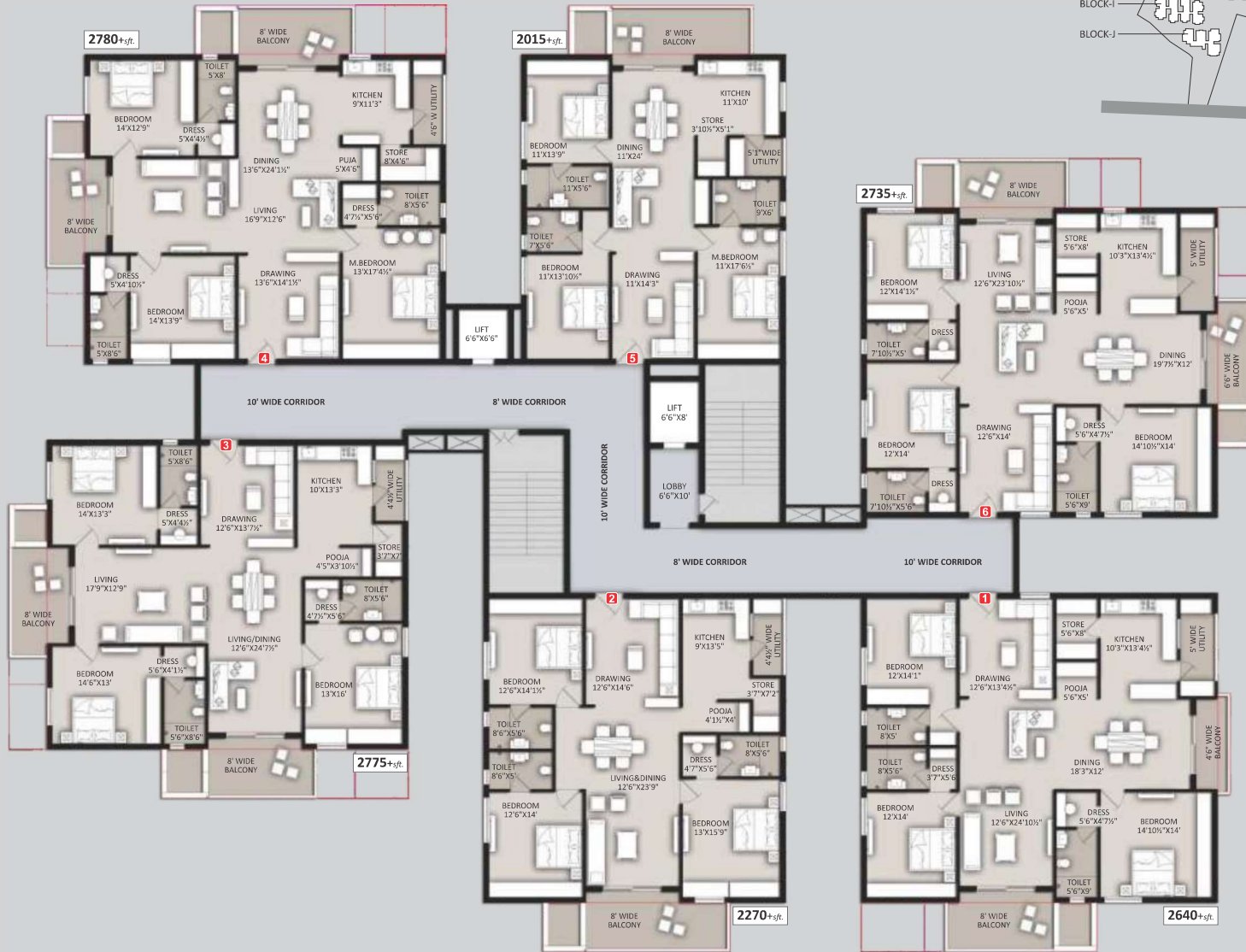
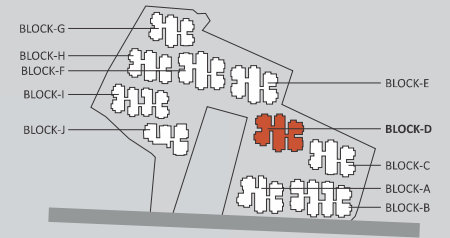


area statement (area in sqft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2270		1955		1955		1970		1970		2145	
2nd, 4th, 6th, 8th Floor	2545	19'9"X6'6", 5'X18'9"	1985	13'6"X1'7½"	2220	19'8½"X6'6", 5'X16'6"	2130	19'9"X6'6"	2160	23'6"X6'6"	2420	19'9"X6'6", 5'X18'9"
3rd & 7th Floor	2600	23'6"X6'6", 5'X22'6"	1985	13'6"X1'7½"	2265	23'6"X6'6", 5'X19'6"	2160	23'6"X6'6"	2130	19'9"X6'6"	2475	23'6"X6'6", 5'X22'6"
5th & 9th Floor	2690	29'3"X6'6", 5'X29'10½"	1985	13'6"X1'7½"	2380	31'10½"X6'6", 5'X26'1½"	2225	31'10½"X6'6"	2130	19'9"X6'6"	2565	29'3"X6'6", 5'X29'
10th Floor	2545	19'9"X6'6", 5'X18'9"	1985	13'6"X1'7½"	2220	19'8½"X6'6", 5'X16'6"	2130	19'9"X6'6"	2130	19'9"X6'6"	2420	19'9"X6'6", 5'X18'9"



D BLOCK 2,4,6,8TH FLOORS

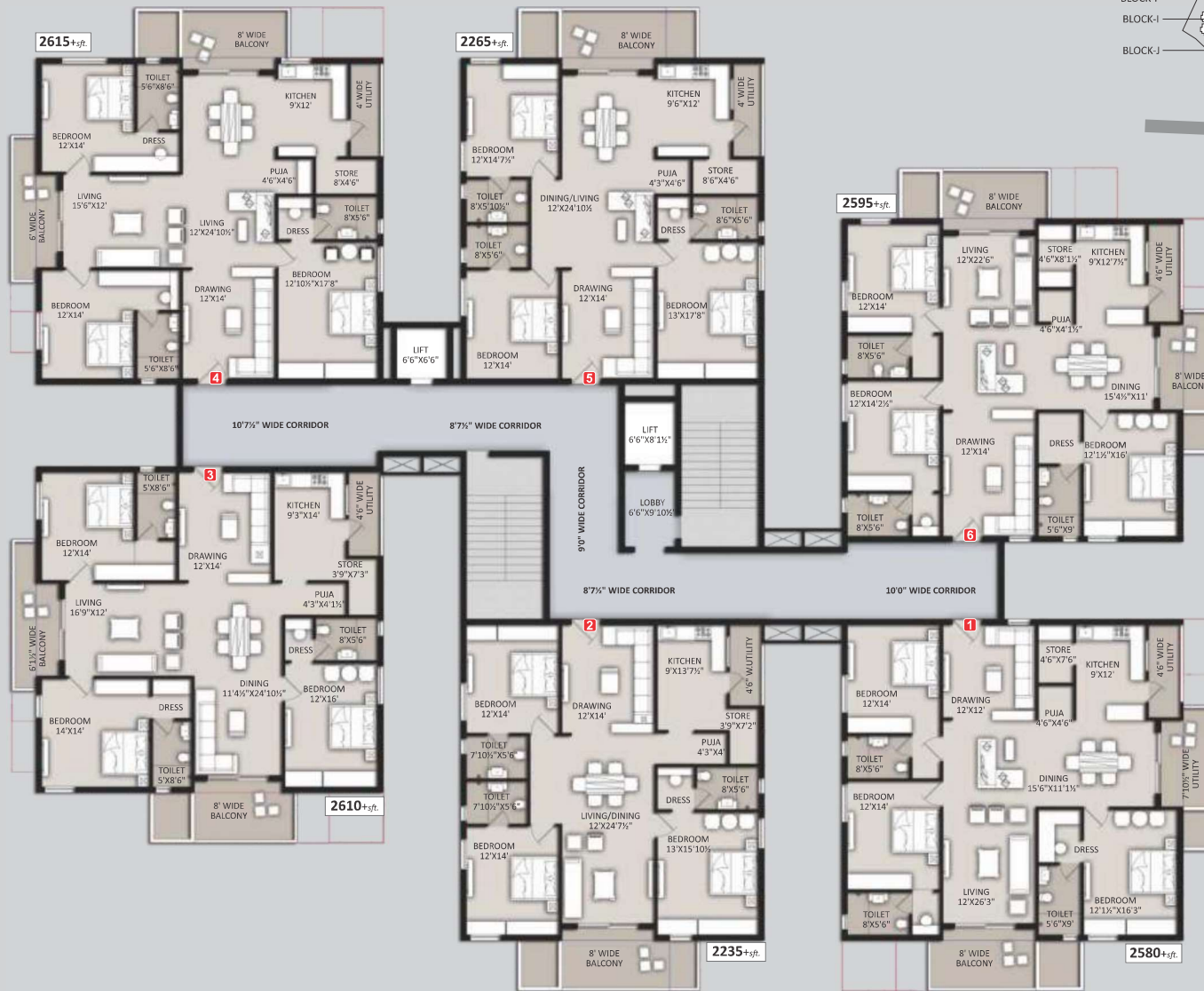


area statement (area in sqft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2450		2075		2480		2480		1815		2450	
2nd, 4th, 6th, 8th Floor	2640	20'3"X6'6", 1'7½"X13'6"	2270	24'X6'6"	2775	20'3"X6'6", 5'X20'6"	2780	21'3"X6'6", 5'X20'3"	2015	24'6"X6'6"	2735	20'3"X6'6", 5'X19'9"
3rd & 7th Floor	2670	24'X6'6", 1'7½"X13'6"	2240	20'3"X6'6"	2830	24'X6'6", 5'X24'3"	2835	25'X6'6", 5'X24'	1985	20'9"X6'6"	2790	24'X6'6", 5'X23'6"
5th & 9th Floor	2730	31'4"X6'6", 1'7½"X13'6"	2240	20'3"X6'6"	2950	32'4"X6'6", 5'X32'7½"	2940	33'4"X6'6", 5'X29'9"	1985	20'9"X6'6"	2890	29'9"X6'6", 5'X31'10½"
10th Floor	2640	20'3"X6'6", 1'7½"X13'6"	2240	20'3"X6'6"	2775	20'3"X6'6", 5'X20'6"	2780	21'3"X6'6", 5'X20'3"	1985	20'9"X6'6"	2735	20'3"X6'6", 5'X19'9"



E BLOCK 2,4,6,8TH FLOORS

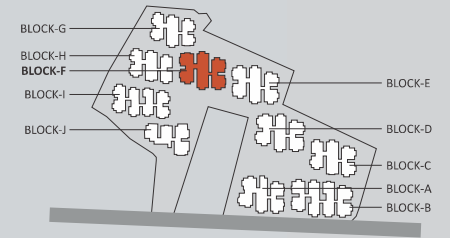


area statement (area in sft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2300		2040		2375		2375		2075		2315	
2nd, 4th, 6th, 8th Floor	2580	19'9"X6'6", 5'X18'9"	2235	23'6"X6'6"	2610	19'1½"X6'6", 3'3"X19'9"	2615	19'9"X6'6", 3'3"X19'1½"	2265	23'6"X6'6"	2595	19'9"X6'6", 5'X18'9"
3rd & 7th Floor	2635	23'6"X6'6", 5'X22'6"	2205	19'9"X6'6"	2660	22'10½"X6'6", 3'3"X23'6"	2660	23'6"X6'6", 3'3"X22'10½"	2235	19'9"X6'6"	2650	23'6"X6'6", 5'X22'6"
5th & 9th Floor	2740	30'10½"X6'6", 5'X29'10½"	2205	19'9"X6'6"	2740	30'3"X6'6", 3'3"X29'3"	2750	31'9"X6'6", 3'3"X28'7½"	2235	19'9"X6'6"	2745	29'3"X6'6", 5'X30'6"
10th Floor	2580	19'9"X6'6", 5'X18'9"	2205	19'9"X6'6"	2610	9'1½"X6'6", 3'3"X19'9"	2615	19'9"X6'6", 3'3"X19'1½"	2235	19'9"X6'6"	2595	19'9"X6'6", 5'X18'9"



F BLOCK 2,4,6,8TH FLOORS

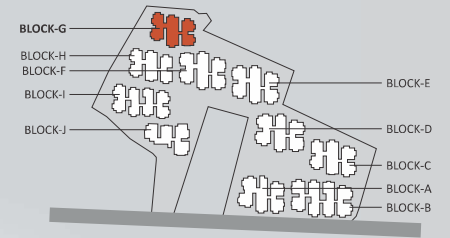


area statement (area in sft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2300		2040		2375		2375		2075		2315	
2nd, 4th, 6th, 8th Floor	2540	19'9"X6'6", 3'3"X18'9"	2235	23'6"X6'6"	2610	19'1½"X6'6", 3'3"X19'9"	2485	13'6"X1'7½", 3'3"X19'9"	2265	23'6"X6'6"	2555	19'9"X6'6", 3'3½"X18'9"
3rd & 7th Floor	2585	23'6"X6'6", 3'3½"X22'6"	2205	19'9"X6'6"	2660	22'10½"X6'6", 3'3"X23'6"	2500	13'6"X1'7½", 3'3"X23'6"	2235	19'9"X6'6"	2600	23'6"X6'6", 3'3½"X22'6"
5th & 9th Floor	2675	30'10½"X6'6", 3'3½"X29'10½"	2205	19'9"X6'6"	2740	30'3"X6'6", 3'3"X29'3"	2520	13'6"X1'7½", 3'3"X29'3"	2235	19'9"X6'6"	2675	29'X6'6", 3'3½"X30'6"
10th Floor	2540	19'9"X6'6", 3'3"X18'9"	2205	19'9"X6'6"	2610	9'1½"X6'6", 3'3"X19'9"	2485	13'6"X1'7½", 3'3"X19'9"	2235	19'9"X6'6"	2555	19'9"X6'6", 3'3½"X18'9"



BLOCK 2,4,6,8TH FLOORS



area statement (area in sft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	1850		1845		1850		1645		1455		1850	
2nd, 4th, 6th, 8th Floor	1970	13'6"X1'7½", 5'X15'	2025	22'6"X6'6"	2110	19'9"X6'6", 5'X16'3"	1900	18'9"X6'6", 5'X16'	1645	23'6"X6'6"	2105	19'9"X6'6", 5'X15'
3rd & 7th Floor	1995	13'6"X1'7½", 5'X18'9"	1995	18'9"X6'6"	2155	23'6"X6'6", 5'X18'9"	1945	22'6"X6'6", 5'X18'9"	1615	19'9"X6'6"	2155	23'6"X6'6", 5'X18'9"
5th & 9th Floor	2035	13'6"X1'7½", 5'X25'4½"	1995	18'9"X6'6"	2190	23'6"X6'6", 5'X23'10½"	2030	28'10"X6'6", 5'X23'10½"	1615	19'9"X6'6"	2250	32'X6'6", 5'X22'7½"
10th Floor	1970	13'6"X1'7½", 5'X15'	1995	18'9"X6'6"	2110	19'9"X6'6", 5'X16'3"	1900	18'9"X6'6", 5'X16'	1615	19'9"X6'6"	2105	19'9"X6'6", 5'X15'



BLOCK 2,4,6,8TH FLOORS



area statement (area in sqft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	1825		1570		1825		1800		1570		1825	
2nd, 4th, 6th, 8th Floor	1975	19'9"X6'	1645	17'1 1/2"X3'5"	2085	19'9"X6'6", 5'X16'3"	2060	19'9"X6'6", 5'X16'3"	1765	23'6"X6'6"	1980	19'3"X6'6"
3rd & 7th Floor	2000	23'6"X6'	1630	13'4 1/2"X3'5"	2135	23'6"X6'6", 5'X19'3"	2110	23'6"X6'6", 5'X19'3"	1735	19'9"X6'6"	2010	23'X6'6"
5th & 9th Floor	2060	31'6"X6'	1630	13'4 1/2"X3'5"	2230	31'6"X6'6", 5'X23'10 1/2"	2200	30'10 1/2"X6'6", 5'X23'10 1/2"	1735	19'9"X6'6"	2080	31'6"X6'6"
10th Floor	1975	19'9"X6'	1630	13'4 1/2"X3'5"	2085	19'9"X6'6", 5'X16'3"	2060	19'9"X6'6", 5'X16'3"	1735	19'9"X6'6"	1980	19'3"X6'6"



BLOCK 2,4,6,8TH FLOORS

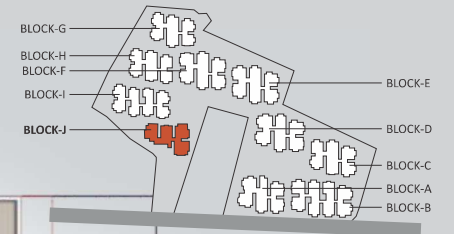


area statement (area in sqft)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4		FLAT NO. 5		FLAT NO. 6		FLAT NO. 7		FLAT NO. 8	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	1825		1280		1280		1825		1800		1240		1240		1825	
2nd, 4th, 6th, 8th Floor	2010	19'9"X3'4 1/2", 5'X16'	1430	21'6"X5'6"	1400	17'9"X5'6"	2090	19'9"X6'6", 5'X16'6"	2060	19'9"X6'6", 5'X16'6"	1390	18'1 1/2"X6'6"	1330	21'10 1/2"X3'3"	2065	19'9"X6", 5'X14'6"
3rd & 7th Floor	2055	23'6"X3'4 1/2", 5'X21'	1400	17'9"X5'6"	1430	21'6"X5'6"	2145	23'6"X6'6", 5'X20'2"	2130	24'9"X6'6", 5'X20'6"	1430	23'1 1/2"X6'6"	1315	18'1 1/2"X3'3"	2120	23'6"X6", 5'X18'6"
5th & 9th Floor	2120	31'6"X3'4 1/2", 5'X25'4 1/2"	1400	17'9"X5'6"	1485	26'10 1/2"X5'6"	2230	31'5 1/2"X6'6", 5'X23'10 1/2"	2200	30'10 1/2"X6'6", 5'X23'10 1/2"	1485	29'10 1/2"X6'6"	1315	18'1 1/2"X3'3"	2205	31'6"X6", 5'X22'6"
10th Floor	2010	19'9"X3'4 1/2", 5'X16'	1400	17'9"X5'6"	1400	17'9"X5'6"	2090	19'9"X6'6", 5'X16'6"	2060	19'9"X6'6", 5'X16'6"	1390	18'1 1/2"X6'6"	1315	18'1 1/2"X3'3"	2065	19'9"X6", 5'X14'6"



J BLOCK 2,4,6,8TH FLOORS



area statement (area in sqft.)

	FLAT NO. 1		FLAT NO. 2		FLAT NO. 3		FLAT NO. 4	
	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection	Saleable Area	Sitout Projection
1st Floor	2385		1970		1970		2140	
2nd, 4th, 6th, 8th Floor	2595	19'9"X3'3", 5'X20'9"	2250	19'9"X6'6", 5'X18'6"	2000	13'6"X1'7 1/2"	2400	20'3"X6", 5'X17'5"
3rd & 7th Floor	2635	23'6"X3'3", 5'X24'6"	2300	23'6"X6'6", 5'X22'3"	2000	13'6"X1'7 1/2"	2450	24'6"X6", 5'X20'9"
5th & 9th Floor	2705	29'3"X3'3", 5'X31'10 1/4"	2390	30'10"X6'6", 5'X26'10 1/4"	2000	13'6"X1'7 1/2"	2555	33'4"X6", 5'X26'6"



CHOOSE THE FINEST EXPERIENCE PERFECTION

SUPER STRUCTURE

RCC Shear wall framed structure, resistant to wind and earthquake. (zone-2)

WALLS

INTERNAL WALLS : 4" thick Solid Red Bricks or Aerated concrete blocks.
EXTERNAL WALLS : 9" thick Solid Red Bricks wall or Aerated concrete blocks.

PLASTERING

Joint of RCC structure and brickwork will be covered with mesh before commencing the internal wall plastering. External and Internal wall double coat cement plaster with smooth finish.

DOORS

MAIN DOOR : Designer Main Door Frame & Shutter of 7' (clear) height with premium designer hardware fittings.

INTERNAL DOORS : Designer internal Door Frame & Shutter of 7'(clear) height with premium designer hardware fittings.

WINDOWS AND FRENCH DOORS

WINDOWS : Anodized aluminum OR UPVC frame with toughened glass with mosquito mesh.

FRENCH DOORS : Anodized aluminum OR UPVC frame with toughened glass with aesthetically designed MS grills with enamel paint mosquito mesh.

FLOORING AND WALL CLADDING

Drawing, Living, Dining, all Bedroom & Kitchen
Premium Large size vitrified tiles of 800mm x800mm with 4 inch Skirting.

BALCONIES : Premium Anti Skid vitrified tiles.

BATHROOMS : Acid resistant & anti skid premium tiles and wall cladding up to Lintel Height.

UTILITY : Anti Skid tiles and wall cladding up to 4 ft.

STAIRCASES : Granite vitrified tiles Flooring as per Architect design.

FIRE STAIRCASE : Tandar / Kota Stone/ Premium Tiles.

CORRIDOR & ELEVATOR LOBBIES : Vitrified tiles/Granite combination as per architect design.

PAINTING

EXTERNAL : Textured finish with 2 coats, of external emulsion paint of reputed make.

INTERNAL : Smooth putty finish with 2 coats of Premium Plastic emulsion paint of reputed make over a coat of primer.

SIT-OUTS : Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.

STILT PARKING : Weather proof paint and over a base coat of primer for columns and one coat putty finish for entire ceiling roof.

BASEMENT PARKING : Two Coat of Painting along with one coat of Primer

PLUMBING

BATHROOMS

- All CP fitting and sanitary fixtures of Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Wash Basins of Premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Wall mounted EWC with concealed Flush Tank or Flush Valves and Health Faucets in all Bathrooms. The fixtures are of premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Over head shower in all washrooms.
- Glass Partition for shower area in the master bedroom washroom.
- Provision for geyser in all the washrooms.

Note :

A) Any locational changes in A/c outdoor and indoor units and elevational changes will not be allowed.

B) Outside grills for balconies are not allowed.

C) H.M.W.S. bulk water, NEDCAP standby Generator & Car parking charges are extra.

D) Registration, GST and Labour Cess are to be borne by the customer.

KITCHEN

- Soft Water Tap point of mixed water from Borewell and Municipal Water. This provision is given for Water Purifier Connection.
- Soft Water Tap point of mixed water from Borewell and Municipal Water for cooking and washing purpose.
- Provision for washing machine in utility area.
- Provision for a Sink in the Utility with area.
- Stainless steel kitchen with granite platform of Nirali & equivalent make.

AIR CONDITIONING

- Provision for Air Conditioning drain outlet for living, Drawing, and all Bedrooms. A Designated AC Shaft for the Outdoor unit with access to each flat for maintenance.
- AC copper piping for connection b/w indoor & outdoor unit.

ELECTRICAL

- Elegant designer modular electrical switches of Legrand/Havells/Schneider or equivalent make.
- Concealed copper wiring of Premium make like Havells/Finolex/RR
- Kabel/Polycab or equivalent make.
- Power outlets for Geyser and Exhaust fan in all bathrooms.
- Power Outlets for Air Conditioners in all bedrooms/living/drawing rooms
- Plug points for TV in Drawing, Living, and all bedrooms.
- Power plugs for Cooking Hob, Chimney, Refrigerator and Water Purifier.
- Plug Points to cater for Microwave Oven, Mixer, Grinders, and Juicer in kitchen.
- Power plugs for Washing machine in Utility area.
- Three phase power supply for each unit.
- Miniature Circuit Board (MCB) for each Distribution boards of reputed make.

COMMUNICATION

TELECOM

- Telephone points in all Bedrooms, Living and Drawing room.
- Intercom Facility to all units connecting Security Cabin, Club House, and Maintenance office.
- CABLES : Provision for DTH / Cable connection for TV in Drawing, Living, all bedrooms.
- INTERNET : Wired internet provision in Drawing rooms and Master Bedroom

GENERATOR

- 100% DG set backup with Enclosure and AMF Panel for all apartments and common areas.
- Separate DG Meter to given for each unit and the power usage charges are to be paid.

LIFTS

- Passenger Lifts shall be provided of Schindler/Kone/Thyssenkrupp or Equivalent Make.
- Service Lift shall be provided in all the Blocks.

FACILITY FOR DIFFERENTLY ABLED

- Anti Skid Access ramps at all block entrances, including basements and club house entry.
- Provision of Toilet for Differently abled in ground Floor of Club house.

WTP / STP

- Domestic Water made available through an exclusive water softening plant (Not RO Plant).
- Municipal Water and Borewell water mixed and feed to the softening plant.
- Sewage treatment plant of adequate capacity as per norms will be provided.
- Treated sewage water will be used for landscaping and flushing purposes.

SPECIFICATIONS

RAIN WATER HARVESTING

Rain water harvesting through recharge wells on site to improve ground water level.

WATERSUPPLY

- A centralized Underground Sump will be provided for the entire community
- The water shall be supplied to individual flats through pneumatic pressurized system
- Municipal Water and Borewell Water will be mixed and softened before supplying through pressurized system.

SECURITY & BMS

- Sophisticated round the clock security system.
- Solar Fencing all-around the compound wall.
- BMS for electricity consumption and Gas consumption with prepaid card system will be provided (centralized billing).
- Standalone Video door phone and Biometric access for main door for each apartment.
- Boom Barriers at Entry gate with mechanical operation
- Panic Button and Intercom is provided in the Lift that is connected to Security Room.

DOOR VIDEO SECURITY SYSTEM

Standalone Video door phone and Biometric access for main door for each apartment.

CCTV

CCTV Cameras will be provided in common areas as per consultant design.

LPG

Provision for piped gas from centralized gas bank to all Kitchens with individual gas meter.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system on all floors and in basements as per Fire Department norms.
- Control panel at main security as per Fire Department norms.
- Fire sprinkler system is basement as per fire department norms.

PARKING MANAGEMENT

Entire parking is well designed to suit the No. of car parks with parking signage's and equipment at strategic locations to ease traffic flow.

DRIVE WAY

All the drive ways are with VDF Flooring.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar / barbed fencing.

LIGHTING

LED lighting for all common areas including indoors and outdoors.

GREENERY AND LANDSCAPE

Landscaping in the setback areas wherever feasible as per the consultant design.

E) All room dimensions indicated are excluding finishing/plastering.

F) Columns & Shear walls subject to minor changes based on structural designs

G) Architectural features shown are indicative & subject to change.

DISCOVER DREAM LOCALE EXPERIENCE YAPRAL

Just off Secunderabad in a well planned development, Yapral is everything at once. It's well connected, unpolluted and quiet, yet offers all conveniences like markets, schools, hospitals, Golf course are in the vicinity and the whole range of public transport. Take a look!

LOCATION KEY FEATURES



Educational Institutions

Indus Universal School
DRS International
DPS Nacharam
Regelford International School
Kendriya Vidyalaya
Army Public School
Valerian Grammar School
Bhavan's Vidyalaya
Suchitra Academy



Hospitals

Yashoda Clinic
Apollo Speciality Clinic
Poulomi Hospital
Rainbow Hospital
Military Hospital
Ankura Childrens & Womens Hospital
Lucid Hospital



Work Places

ECIL
NFC
CCMB
Genome Valley
Cherlapally Industrial Area
Hakimpet Airforce Station
CDM
Secunderabad Cant



Leisure and Entertainment

Radhika Mall
RSI Club
BEPTA Golf Course
Secunderabad Club
Leonia Resorts
Alankrita Resorts
Cinepolis CCPL Mall
Asian Cinemas
Secunderabad Central



Excellent Connectivity

Yapral Junction
Trimulgherry 'X' Roads
Sainikpuri
AS Rao Nagar
ECIL X Roads
Airport Via ORR

(2 MINS.)



BEPTA Golf Course
RSI Club

(5 MINS.)



CSD Canteen
Multiplexes & Malls
School & Colleges
Sainikpuri
Yapral
Indus Universal School

(10 MINS.)



Military Hospital
CDM College
AS Rao Nagar
Alwal

(15 MINS.)



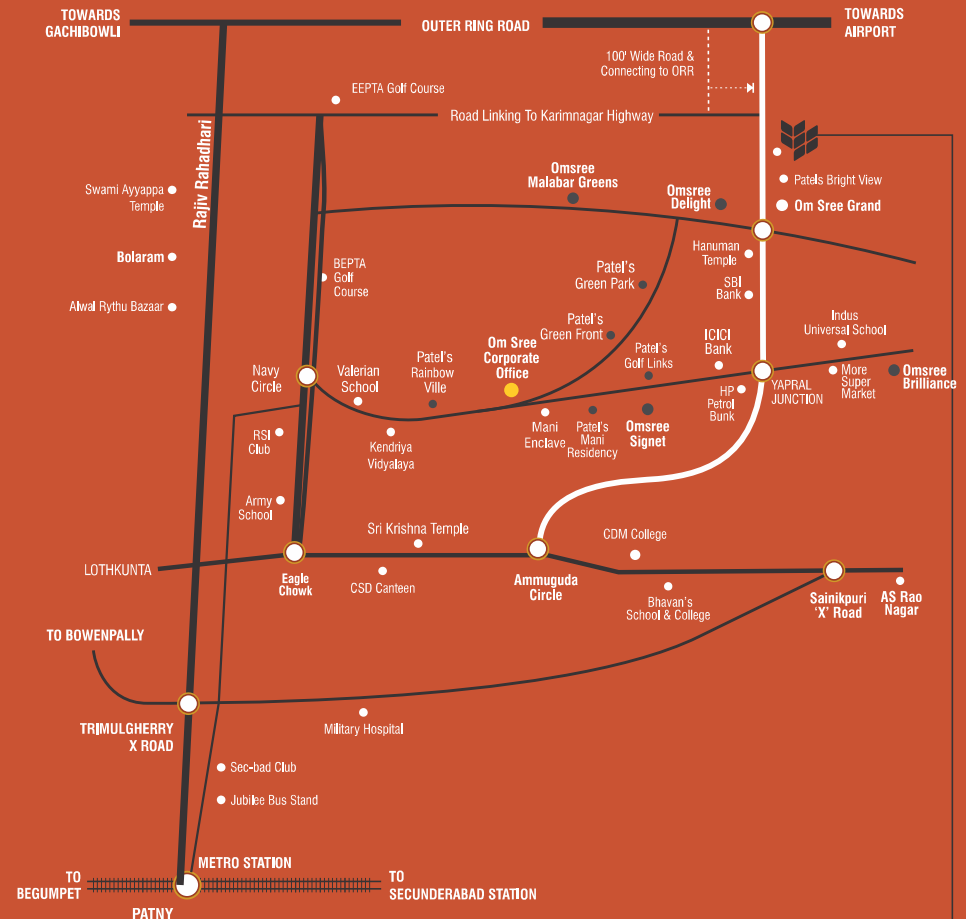
Moula Ali
ECIL
Trimulgherry "X"
Roads

(20 MINS.)



Metro Station
Secunderabad
Club
Kompally
Suchitra
ORR

LOCATION MAP



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Value addition to our customers through assistance in rentals

Extended support in proper functioning of society



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Mob. : +91 888 2 44 55 66

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Secunderabad-500087.

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ONGOING PROJECTS



Omsree Grand, Yapral



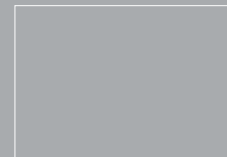
Omsree Signet, Yapral



Omsree Malabar Greens, Yapral



Omsree Brilliance, AS Rao Nagar



Omsree Delight, Yapral

COMPLETED PROJECTS



Patel's Brightview, Yapral



Patel's Green Front, Yapral



Patel's Green Park, Yapral



Patel's Rainbow Ville, Yapral



Patel's Mani Residency, Yapral



Patel's Golf Links, Yapral



Patel's Wisdom, Hitec City

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RLA

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