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To our cherished and esteemed Rurban Lofts community,

As the founder of Rurban Lofts, I'm immensely proud to introduce you to more than just a residence—it's an ecosystem designed to enrich, engage, and elevate the lives of the millennial generation. Crafting these lofts, we envisioned a lifestyle unburdened by excess, deeply connected to the environment, and in harmony with the ethos of community and simplicity.

Our design philosophy champions minimalism without compromising the vibrancy of a dynamic living space. The living roofs and verdant terraces, central to our narrative, aren't just aesthetic; they're functional, reducing heat load and conserving energy. They're also productive landscapes, with square foot gardens for cultivating green sanctuaries, bearing fruits, vegetables, and herbs. This connects our community with nature, encouraging a sustainable way of life that nurtures personal wellness and ecological consciousness.

In designing Rurban Lofts, we responded to the desire for connection, integrating a tapered and stepped form with a landscaped slope, allowing a seamless flow of interaction across co-living spaces. The structure becomes a living organism breathing with communal activities, all under the sustainable embrace of Agro-voltaic technology.

Our commitment extends to the master plan, concentrating development to accommodate a lush food forest, ensuring our ecological footprint is as light as the lives we uplift. Each aspect, from the ground floor lounge café to the terraces, is meticulously designed to enhance communal bonds and foster cooperative living.

Welcome to Rurban Lofts —a new chapter intentionally designed for simplicity, sustainability, and a profound connection to the world.

Warm regards,
Nagesh Battula,
Founder- Organo Eco Habitats





PROJECT OVERVIEW

Welcome to Organo Rurban Lofts, an exclusive luxury eco-community located on the serene outskirts of Hyderabad. Our 6.5-acre haven encompasses 201 thoughtfully designed, serviced studio apartments, providing a retreat for those dedicated to sustainable living, without compromise. Whether it's your weekend escape or primary residence, our community caters to diverse families, fostering a shared commitment to nature-centric living.

GENERAL INFORMATION :

Size of the project : **6.52 Acres**
Number of homes : **201**

Distance from

Gachibowli : **55 km**
RGI Airport : **65 km**

APPROACH ROADS:

Shankarpalli : **35 km**
Gandipet : **50 km**
TSPA Junction : **43 km**
Kokapet Exit : **50 km**
Financial District : **52 km**

NEAREST SCHOOLS :

Sloka : **45 km**
Sreenidhi International School : **40 km**
Rockwell International School : **45 km**
Indus International, Mokila : **43 km**
Delhi Public School, Kollur : **45 km**
Oakridge International School : **52 km**
The Gaudium International School : **52 km**

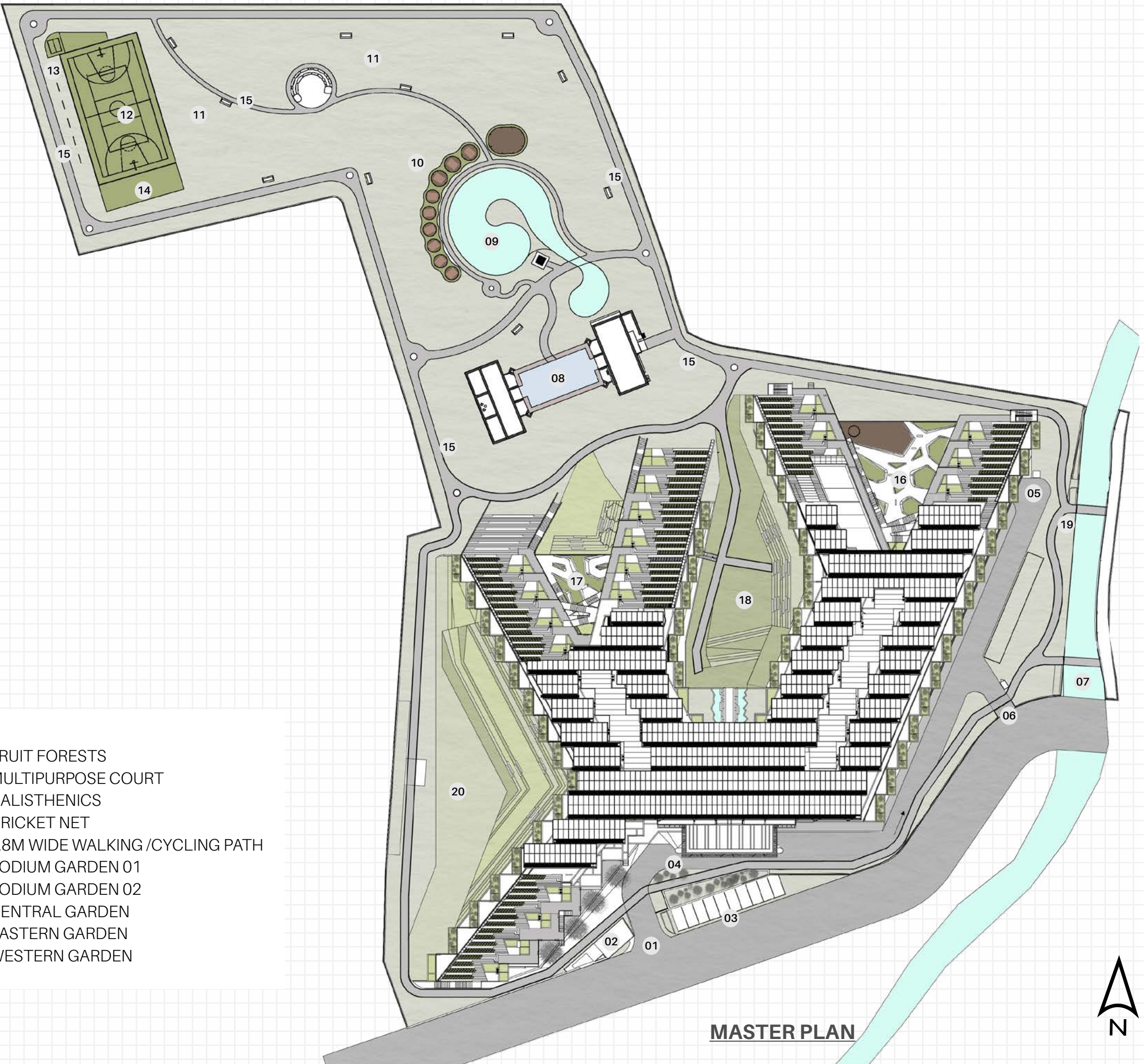
NEAREST HOSPITALS :

Dr. Patnam Mahender Reddy : **16 km**
Institute of Medical Sciences : **16 km**
Bhaskara Medical College : **34 km**
Continental Hospitals : **52 km**
Care Hospital : **55 km**
AIG : **55 km**



LOCAL ATTRACTIONS

75 MINS AROUND RURBAN LOFTS (BY CAR)



LEGEND

1. SITE ENTRY
2. SECURITY CABIN
3. VISITOR PARKING
4. DROP-OFF
5. BASEMENT ENTRY
6. SERVICE ENTRY
7. WATER BODY
8. GOD'S OWN OFFICE
9. POND
10. CAMPING AREA
11. FRUIT FORESTS
12. MULTIPURPOSE COURT
13. CALISTHENICS
14. CRICKET NET
15. 1.8M WIDE WALKING /CYCLING PATH
16. PODIUM GARDEN 01
17. PODIUM GARDEN 02
18. CENTRAL GARDEN
19. EASTERN GARDEN
20. WESTERN GARDEN

MASTER PLAN



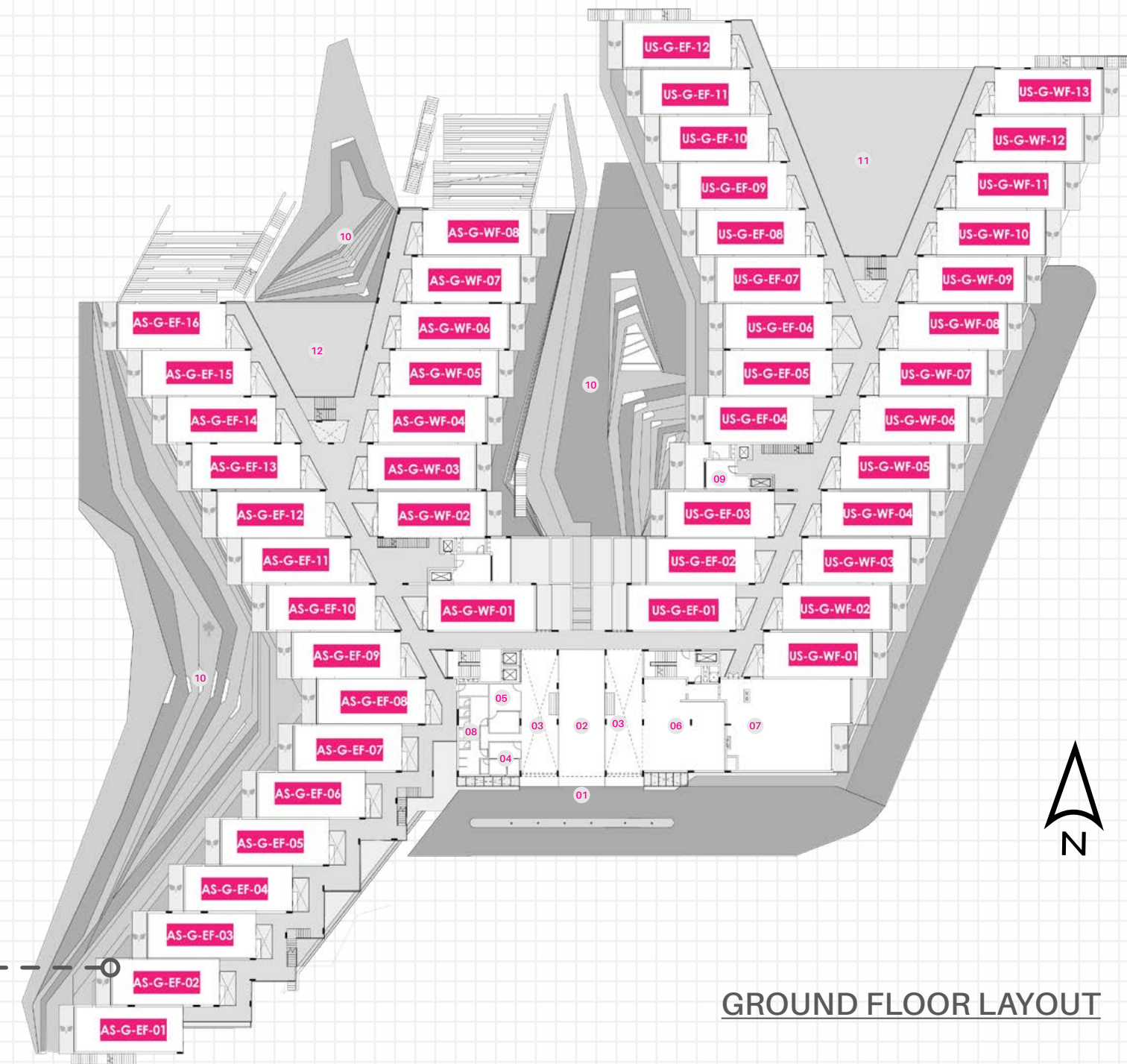
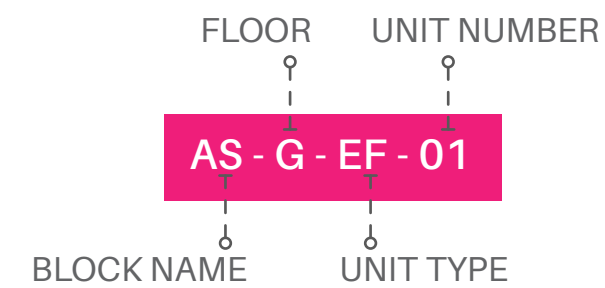


BLOCK PLAN

There are 5 floors and each floor is divided into blocks: Anvesana Saakha (AS) or the branch of exploration and Utpatti Saakha (US) or the branch of creation.

S.NO.	FLOOR	BLOCK	UNIT TYPE		TOTAL NO. OF UNITS
			EAST(EF)	WEST(WF)	
1.	GROUND FLOOR	AS	16	08	24
		US	12	13	25
2.	FIRST FLOOR	AS	14	07	21
		US	11	14	25
3.	SECOND FLOOR	AS	12	06	18
		US	10	13	23
4.	THIRD FLOOR	AS	10	05	15
		US	09	12	21
5.	FOURTH FLOOR	AS	08	04	12
		US	06	11	17
TOTAL NUMBER OF UNITS			108	93	201

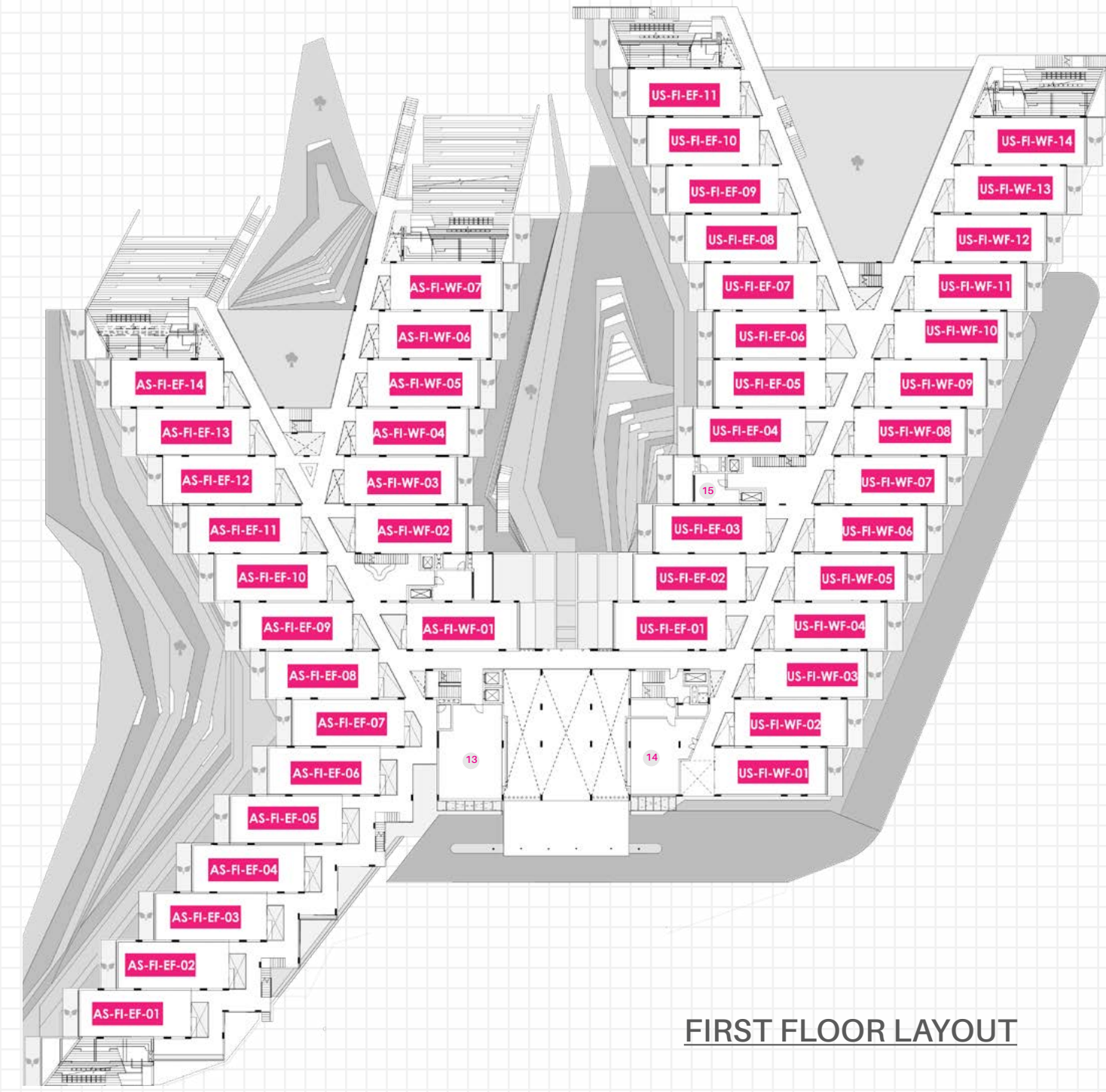
UNDERSTANDING THE NUMBERING SYSTEM



GROUND FLOOR LAYOUT

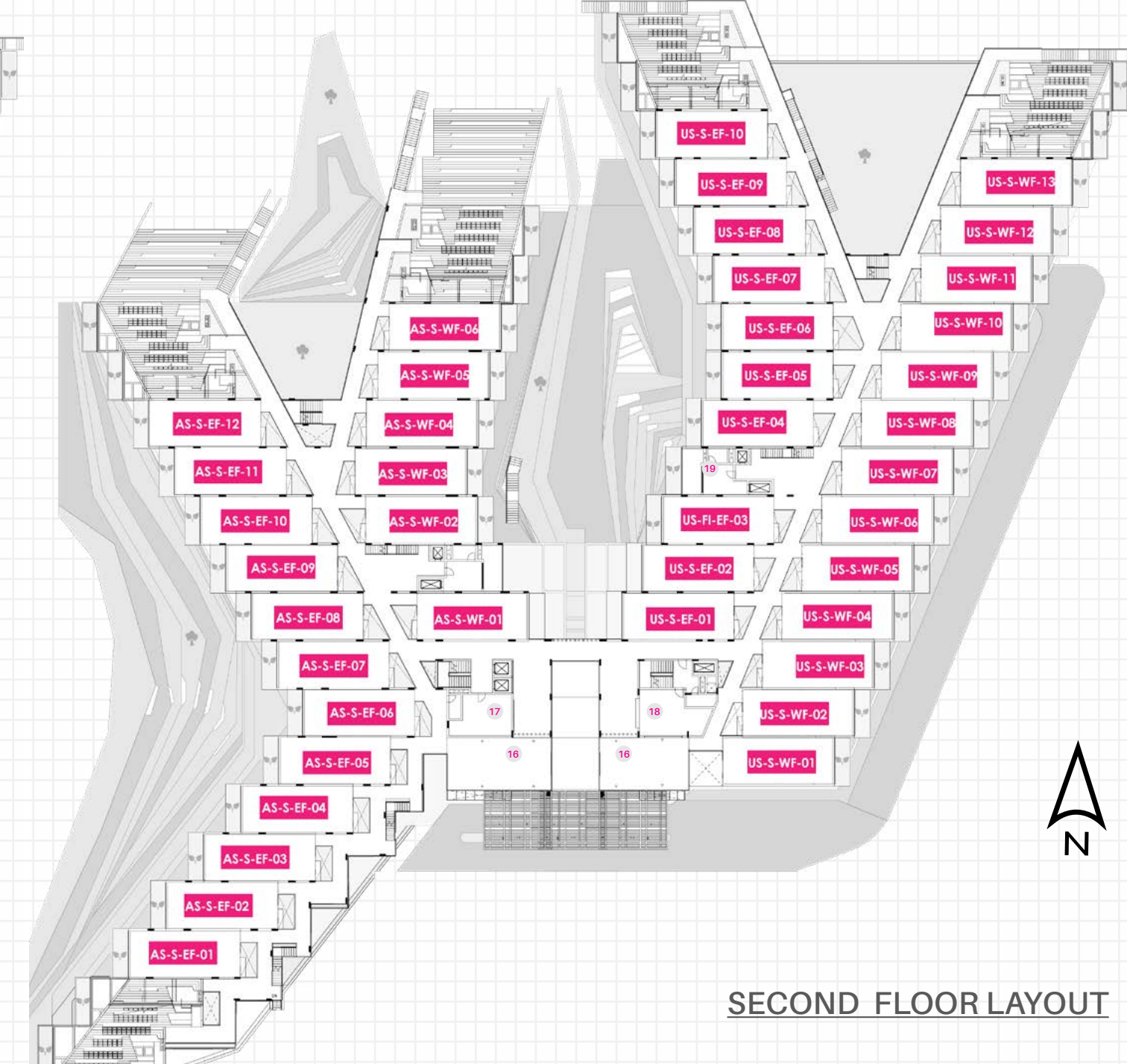
1. DROP-OFF
2. ENTRANCE WATER FEATURE
3. ENTRANCE LOBBY
4. HEALTH CENTER
5. INDOOR GAMES
6. COMMUNITY DINING
7. COMMUNITY KITCHEN
8. COMMON TOILETS
9. LAUNDROMAT
10. CONTOURED LANDSCAPE GARDENS
11. PODIUM GARDEN 01, TOT-LOT
12. PODIUM GARDEN 02

BLOCK PLAN



FIRST FLOOR LAYOUT

13. GYM
14. MULTI PURPOSE ROOM
15. LAUNDROMAT

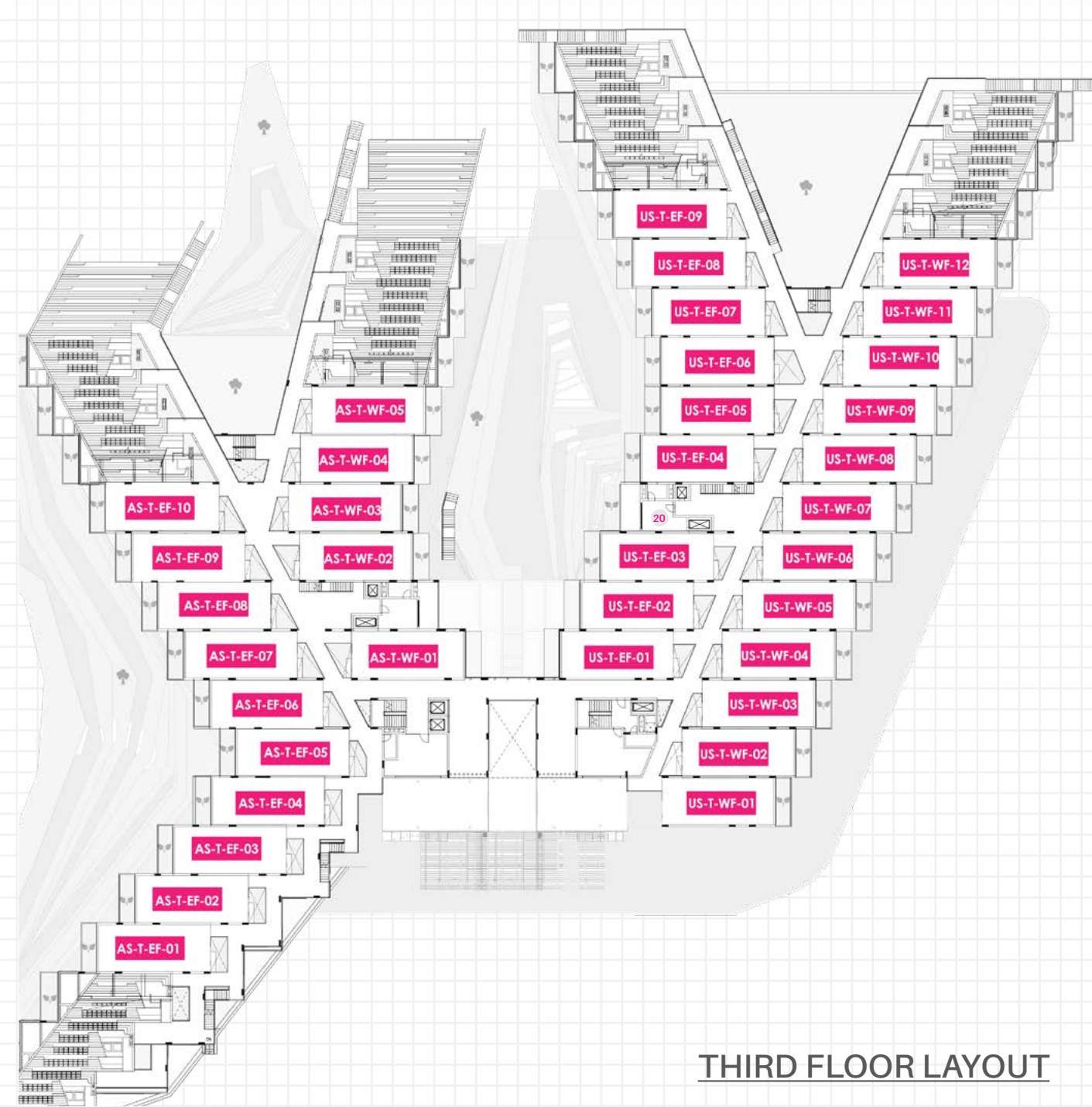


SECOND FLOOR LAYOUT

16. OUTDOOR PATIO
17. BOARD GAMES
18. LOUNGE
19. LAUNDROMAT

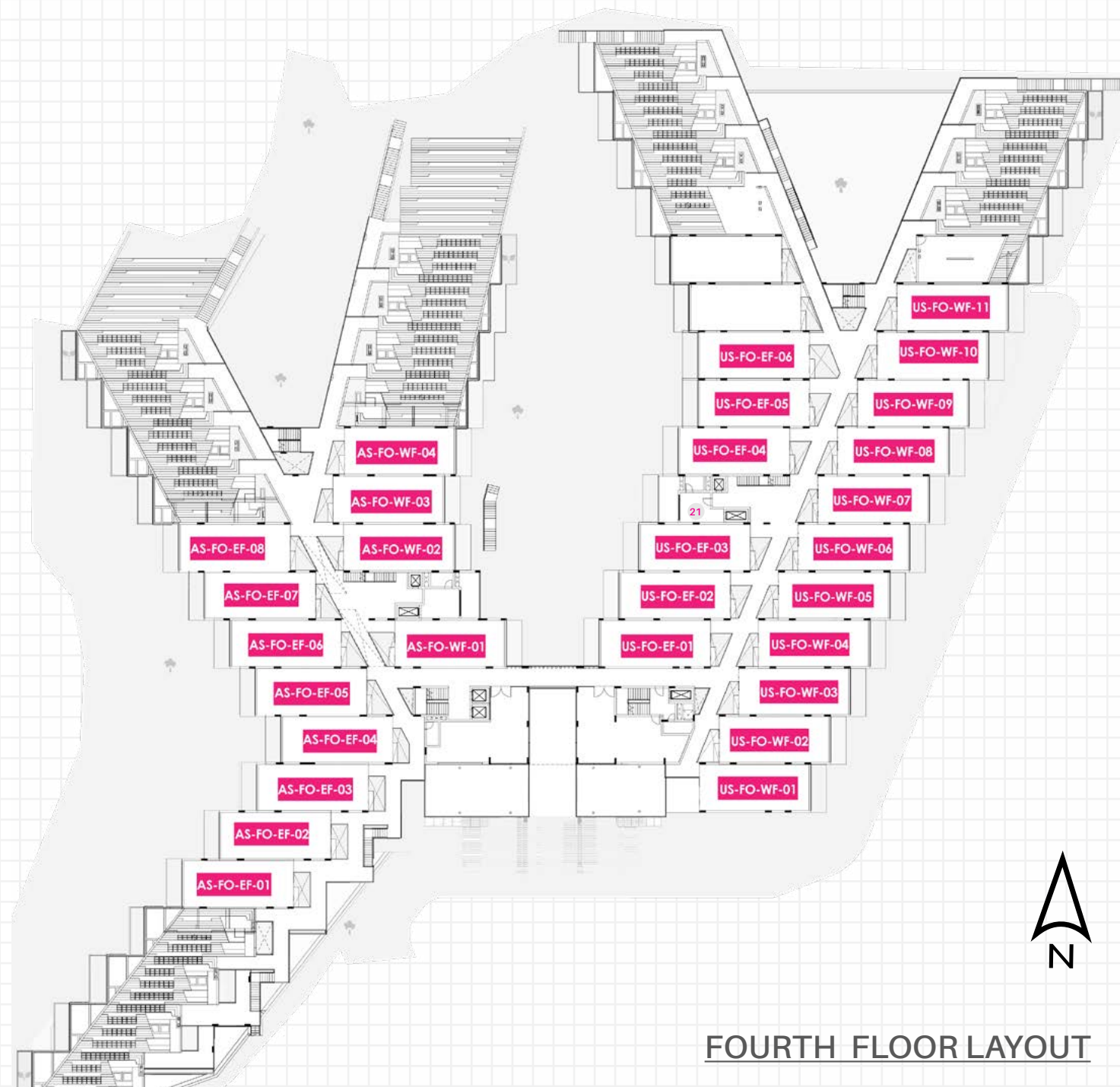


BLOCK PLAN



THIRD FLOOR LAYOUT

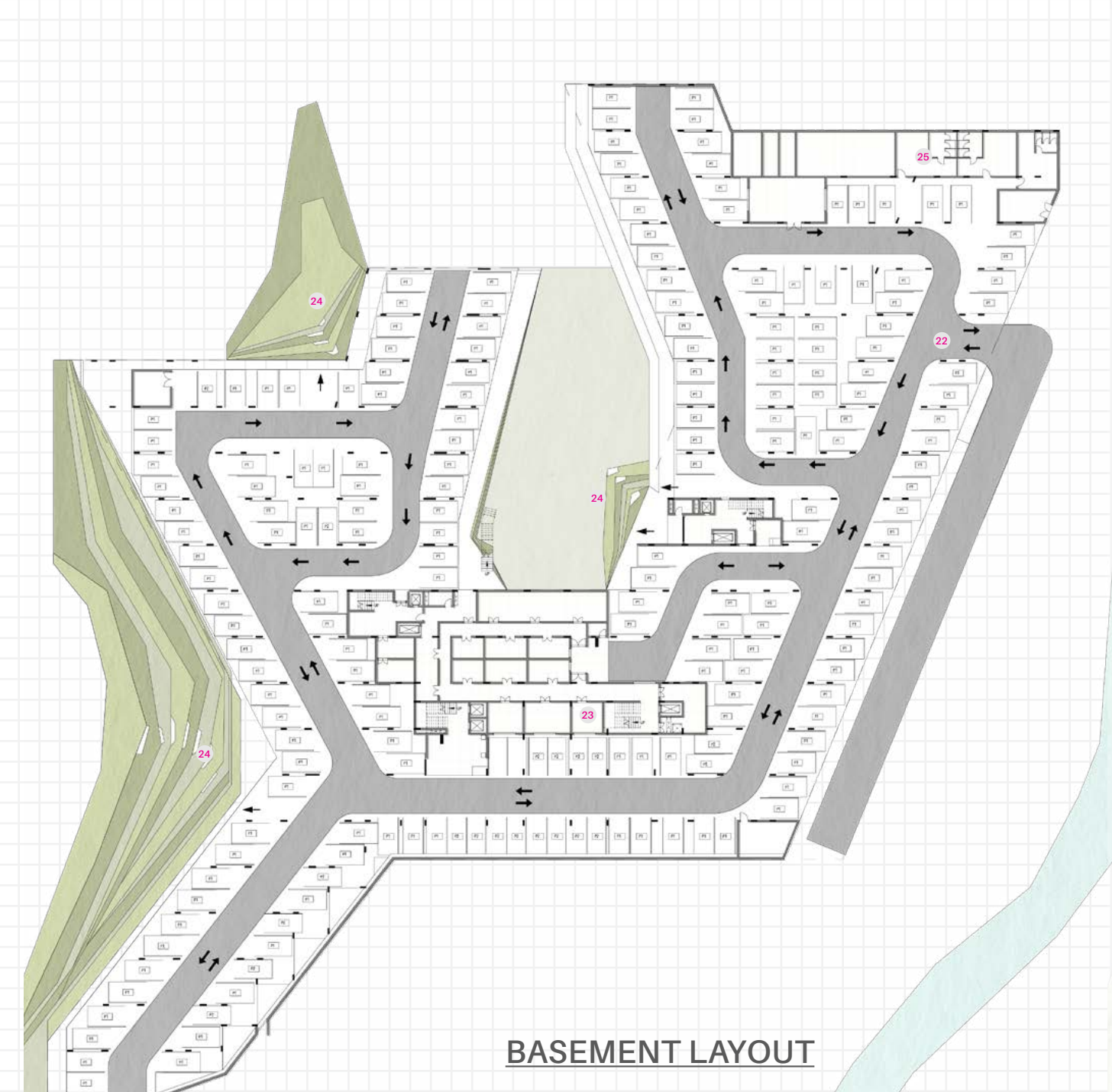
20. LAUNDROMAT



FOURTH FLOOR LAYOUT

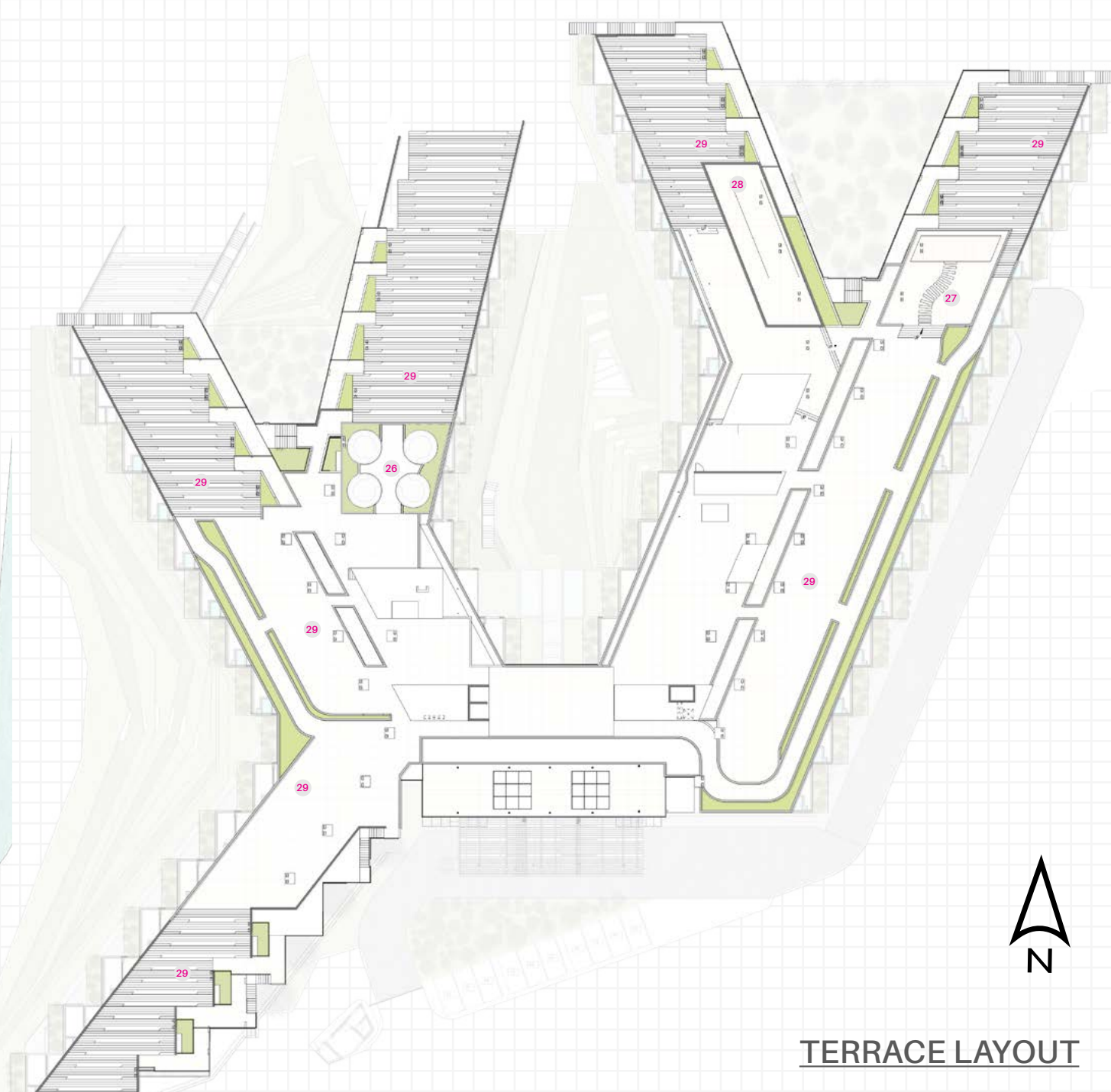
21. LAUNDROMAT

BLOCK PLAN



BASEMENT LAYOUT

22. BASEMENT ENTRY / EXIT
23. PROVISION STORE
24. CONTOURED LANDSCAPE
GARDENS
25. DRIVER'S LOUNGE



TERRACE LAYOUT

26. BARBECUE AREA
27. YOGA / MEDITATION DECK
28. SWIMMING POOL
29. TERRACE FARMING





INFRASTRUCTURE & AMENITIES

TABLE 1: AMENITIES & CONVENIENCES

S.NO.	SPACE	DESCRIPTION
1.1	Community Dining	Self-service dining area, with multi-cuisine food available for purchase. Free to use. Pay for food.
1.2	Multi-Purpose Rooms	For up to 40 pax. Used for events, meetings, and group fitness activities like yoga and aerobics. Pay & Use.
1.3	God’s Own Office	10 seater conference room. Free to Use. First come, first served. 2 Spa rooms. Pay & Use. - Alfresco Dining - 80 pax. Free to use. Pay for food & events.
1.4	Provision Store	Essential grocery, provisions & vegetable stall, as per design. Goods for purchase.
1.5	Agrivoltaics	- Rooftop solar power generation with terrace farming under it. - Farming is maintained by the FM team. Not for harvesting/individual claims. - Farm produce will be sold at lounge/store.
1.6	Rooftop Lounge	Informal lounge area for get-togethers. Free to use. First come, first served.

1.7	Barbeque Area	As per standard design. Free to use. First come, first served.
1.8	Laundromat	Laundromat at every level. Pay and use.
1.9	Parking	201 car parking areas + 20 visitor parking spaces (in basement/stilt as well as on surface) - No designated parking. Free to use. First come, first served.
1.10	Restrooms for Community Staff	Staff rooms with male & female toilets.
1.11	Social spaces	Reading space, children’s play area, yoga and meditation area. Free to use. First come, first served.



INFRASTRUCTURE & AMENITIES

TABLE 2: HEALTH & WELL-BEING AMENITIES

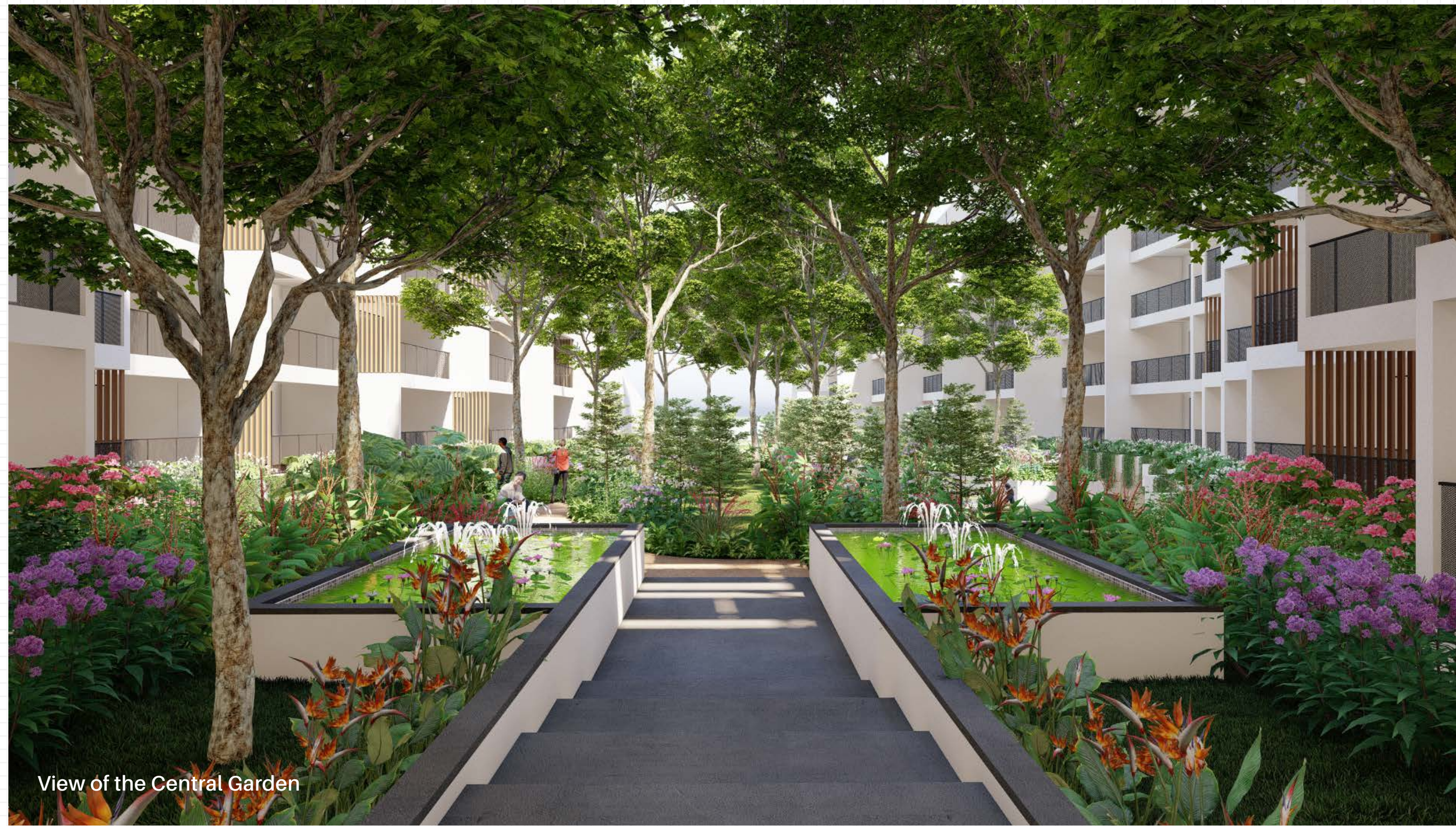
S.NO.	SPACE	DESCRIPTION
2.1	Health Lounge	Doctor’s desk, examination bed, essential first aid kits. Recovery bed for interim care. Defibrillator, Oxygen concentrator, Nebuliser, Medicine fridge, etc. as specified by the health care consultant. - On-site ambulance with external service provider, for emergency care. - Operator-run healthcare provided. - One-time maintenance charges included in enrollment (applicable for owners, but not applicable for short-term tenants).
2.2	Tot Lot	Play area for the little ones. Free to use.
2.3	Cricket Pitch	Practice pitch. Free to use.
2.4	Calisthenics	Deck with calisthenics equipment. Free to use.
2.5	Indoor gym	As per design. Free to use.
2.6	Natural Swimming Pool	60’ x 20’ size with changing rooms and filtration room. Free to use.
2.7	Multi-Play Court	Outdoor court for basketball and pickleball. Free to use.
2.8	Walking/Cycling Paths	As per design. Free to use.

TABLE 3: INFRASTRUCTURE

3.1	Food Forests	As per design
3.2	Eco-STP	Sewage Treatment Plant
3.3	WTP	Domestic Water Treatment Plant
3.4	Wi-Fi	In all common areas
3.5	Solar Power	400 kW of rooftop solar across the community
3.6	Rainwater harvesting	60 Lakh litres of rainwater captured and stored in sumps below the basement
3.7	Bio-Fence	Vegetation around the property to improve air quality as well as create biodiverse environment for the flora and fauna
3.8	Elevators	Kone or equivalent, 4 + 1 service elevator
3.9	CCTV	Camera surveillance in designated areas
3.10	Waste Management	Segregation and storage



Entrance courtyard experience



View of the Central Garden



Basement entry experience from ground level



Walkway along the eastern garden



Rooftop swimming pool and deck area



Agrivoltaics - Rooftop solar power generation with terrace farming





Experience on the slopes of Lofts



Aerial view of the God's Own Office & the pond area



Forest trails experience



Pond camping experience



Multi-purpose court & cricket net



Forest cycling experience



SAPTHAPATHA GOALS

Sapthapatha, the 7 strands of sustainability, is a framework through which we design & measure our impact across seven aspects of conscious living:



ENERGY



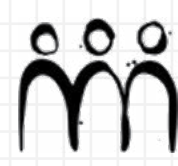
WATER



AIR



FOOD



PEOPLE



EARTH



SHELTER

1. ENERGY

- 400 kW of total installed solar capacity
- Net-zero-energy community
- 100% backup with generator
- Induction in kitchens
- Carbon-dioxide emissions reduction of 298 metric tons per year
This is close to saving 1.5 tons per household at Lofts. Each ton of carbon dioxide looks like
 - Driving once around the world in your car
 - Producing 25 million plastic straws
 - Saving 560 tons of coal from getting burned

2. WATER

- Water balanced and water secure community
- The total installed capacity of all rainwater harvesting structures is 60 lakh litres
- Zero discharge community - 0% sewage and waste water going out of the community
- 60 KLD of Eco-STP installed for treating sewage water, which is used for flushing in the WCs throughout the community.
- Water demand reduction–Water efficient fixtures will be installed throughout the community
- Forest-Treated STP water. Treated domestic water for rooftop farming



ECOHABITAT MINDSET

The Eco Habitat mindset is about living in harmony with all of planet Earth's inhabitants. It's for those who wish to live a fulfilled life, consciously and conscientiously. It's for those who believe that we have only one planet and one body, and that there are no substitutes for either of the two.

3. AIR

- 3 Acres of open area including afforested area, which is 45% of the total site area
- Well-ventilated living spaces in the unit as well as in common areas
- 3-meter bio-fence all around the community
- Utilisation of bio-pesticides and bio-fertilisers
- Pedestrian-friendly and car-free walkways

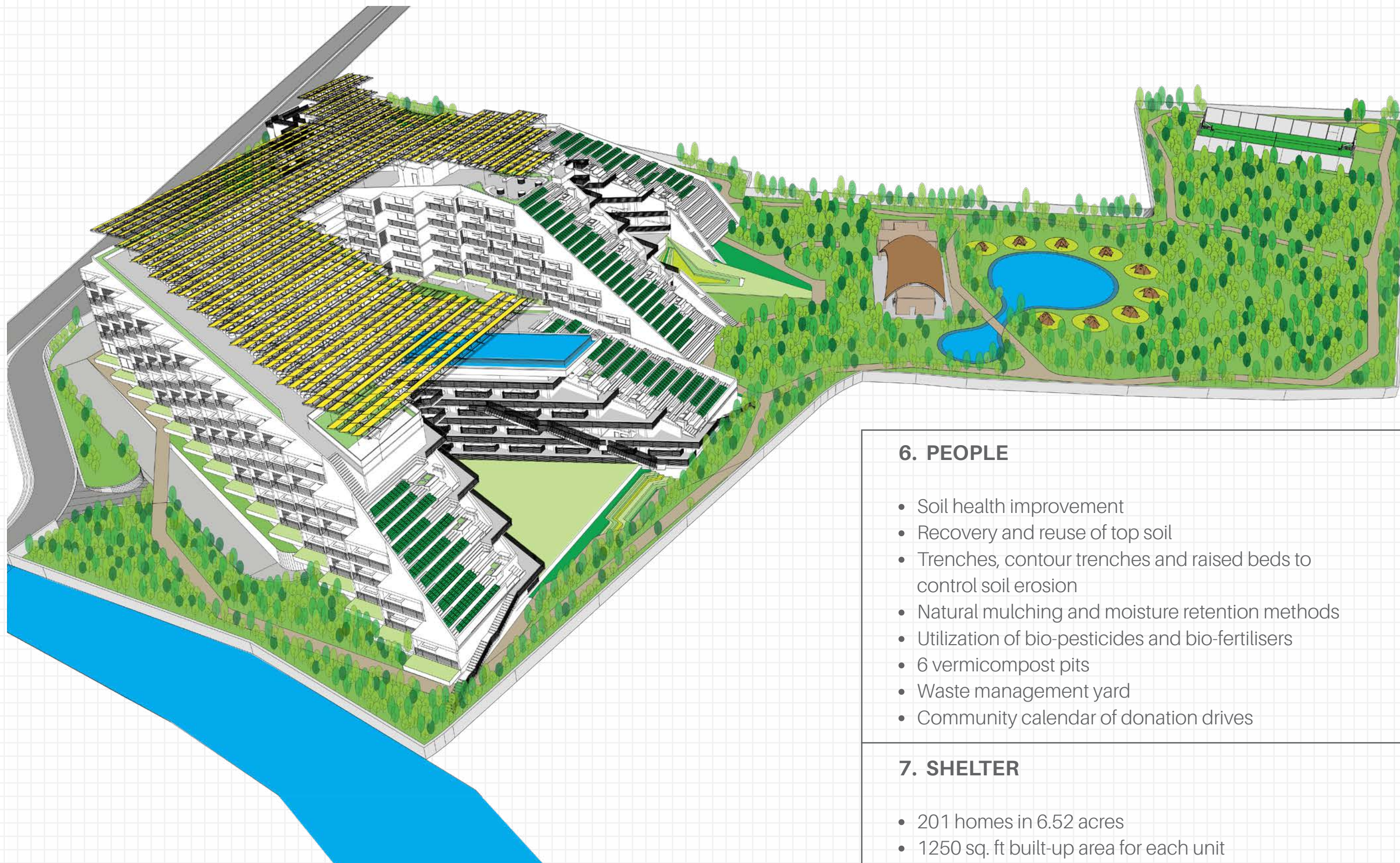
4. FOOD

- Rooftop farming–Local and seasonal leafy vegetables produced in the community
- Food forests–Local and seasonal fruit varieties
- Community kitchen with dine-in and takeaway facilities
- Organo Farm Store within the community

5. PEOPLE

Close to 70 staff working in maintenance within the community, trained in:

- Housekeeping
- Cooking
- Gardening
- Security
- Electrical and plumbing
- Farming Estate Administration



6. PEOPLE

- Soil health improvement
- Recovery and reuse of top soil
- Trenches, contour trenches and raised beds to control soil erosion
- Natural mulching and moisture retention methods
- Utilization of bio-pesticides and bio-fertilisers
- 6 vermicompost pits
- Waste management yard
- Community calendar of donation drives

7. SHELTER

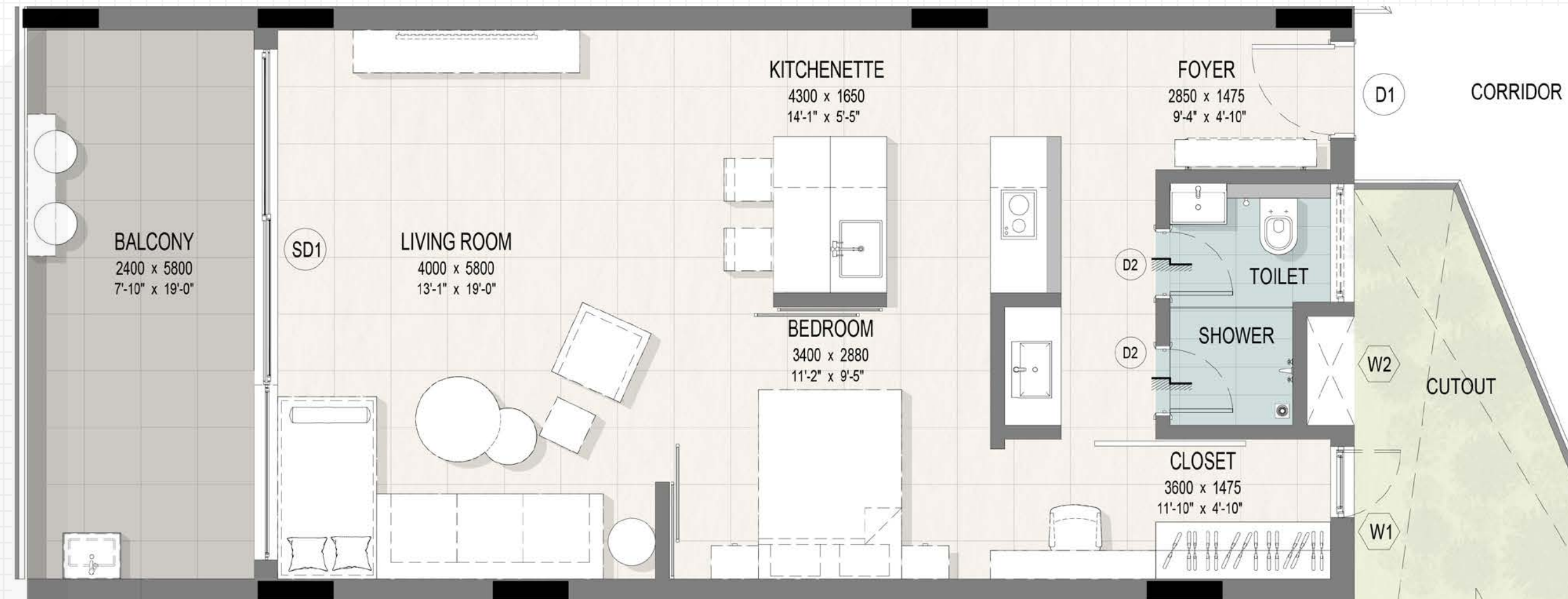
- 201 homes in 6.52 acres
- 1250 sq. ft built-up area for each unit
- All amenities such as spa, conference room, community dining, gym, work from home spaces, etc.
- Pedestrian-friendly community
- Basement car parking area
- Increased biodiversity





TYPICAL UNIT PLAN

EAST FACING UNIT



S.NO.	AREA TYPE	AREA	
		In sq. m	In sq. ft
1.	CARPET AREA	64	690
2.	BALCONY AREA	14	150
3.	BUILT-UP AREA	85-88	915-947
4.	SUPER BUILT-UP AREA	116	1250



TYPICAL UNIT PLAN

WEST FACING UNIT



S.NO.	AREA TYPE	AREA	
		In sq. m	In sq. ft
1.	CARPET AREA	64	690
2.	BALCONY AREA	14	150
3.	BUILT-UP AREA	85-88	915-947
4.	SUPER BUILT-UP AREA	116	1250





View of the living room



View towards the balcony



View towards bedroom and kitchenette



View from the bedroom towards living and kitchenette



RURBAN LOFTS @ANTHARAM



RURBAN LOFTS @ANTHARAM



UNIT SPECIFICATIONS

TABLE 1: STRUCTURE

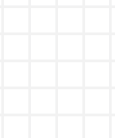
S.NO.		DESCRIPTION
1.1	Structure	G+4 RCC Structure with Basement Parking
1.2	Floor to Floor Height	3000 mm (3m)
1.3	Internal Walls	100mm thick cement block walls or equivalent, as per structural design
1.4	External Walls	200mm thick cement block walls or equivalent, as per structural design
1.5	Internal Plastering	Cement plaster
1.6	External Plastering	2 coats of Cement Plaster
1.7	Internal Wall Paint	Smooth finish with lead-free, odor-free, low-VOC, make of Asian Acrylic Emulsion or equivalent
1.8	External Wall Paint	Apex Ultima or Asian Paints or equivalent

TABLE 2: FLOORING & DADO

Foyer / Living / Dining / Kitchen/ Bedroom 600 mm x 600 mm vitrified tiles of reputable make.
Balcony 600 mm x 600 mm anti-skid double-charged vitrified tiles, laid as per standard design.
Bathroom (WC & Shower Stalls) 600 mm x 300 mm anti-skid ceramic tiles of reputable make. Wall cladding up to 7'.

TABLE 3: PLUMBING & FIXTURES

Wall-Hung Water Closet Fixture will be of reputable make (1 unit).
Wash Basin with Vanity (in WC stall) Fixture will be of reputable make (1 unit).
Wash Basin with Vanity (in toilet passage) Fixture will be of reputable make (1 unit).
Balcony Washbasin Fixture will be of reputable make.
Kitchen Sink Stainless Steel 24" x 18" satin finish single bowl of reputable make.



UNIT SPECIFICATIONS

TABLE 4: ELECTRICAL AND COMMUNICATIONS SYSTEMS

S.NO.	SPACE	ELECTRICAL PROVISION
4.1	External foyer	6A socket (1 unit) for decorative lights outside main door - Bell point (1 unit) - Unit number light (1 unit)
4.2	Internal foyer	- Bell buzzer point (1 unit) 6A socket (1 unit) - Distribution box
4.3	Kitchenette	- Undercounter-16A sockets for induction hob, mini refrigerator, microwave and water purifier (4 units.) - Above counter-16A sockets for juicer/toaster (2 units) - Above breakfast counter-6A socket (1 unit)-laptop/mobile charging - Electrical provision for ducted hood
4.4	Living Area	- TV Point (1 units), LAN point (1 unit) - Below TV-6A (1 unit), 6A sockets (3 units) - Near seating area-6A sockets (2 units) - Fan (1 unit) 1.5 TR AC (1 unit) - Wifi router
4.5	Balcony	6A sockets in balcony (2 units) - Fan (1 unit)
4.6	Bedroom	6A sockets in bedroom (2 units) 16A socket for room heater (1 unit) - Fan (1 unit) 1.5 TR wall mounted split AC (1 unit)
4.7	Closet	6A socket- For hair dryer, straightener etc (1 unit) - Mirror light point (1 unit)
4.8	WC stall	6A near washbasin (1 unit) - Mirror light point (1 unit) - Exhaust fan (1 unit)
4.9	Shower stall	16A socket for geyser mounted in the false ceiling
4.10	Toilet passage	6A near washbasin (1 unit) - Mirror light point (1 unit)

Power Supply - 3 Phase power supply with MCBs and electrical switches, make of Legrand or equivalent

Electrical Cabling - Polycab or Equivalent

Electrical Wiring - Concealed conduit wiring with PVC insulated FRLS copper cables

Energy Metering - Digital Energy Meter, make of Elmeasure or equivalent 1 unit. 2400 Units per home are available to use annually. Additional units will be charged and to be paid. Minimal Demand Charges to be paid to EB will be applicable and included in Maintenance Charges. Refer to maintenance SLAs.



TABLE 5: INTERIOR WORKS

Kitchen Counter -

- Granite countertop or equivalent as per standard design

Kitchen Under-Counter Cabinets -

- Modular below-counter cabinetry with plywood/cement board carcass and laminate/glass shutters, as per standard design
- Cabinets with running length (5' 8" and 2' 8" height) - 2 units
- Components include 1 bottle pull-out, 3 tandem boxes. Rest are shutters with ply/glass shelves
- Storage below breakfast counter as per standard design

Kitchen Above-counter Cabinets -

- Modular ceiling-hung above-counter cabinets with open/closed shelves with plywood carcass and laminate plywood shutter, as per standard design
- Cabinets with running length (4' and 2' height)- 2 units

Kitchen appliances -

- Built-in Induction hob, make of Hafele or equivalent
- Mini-Fridge - make of Faber or equivalent
- Cabinet mounted ducted hood- make of Hafele or equivalent
- Under-counter water purifier - provision of waterline and electrical points only
- Undercounter microwave/ oven - provision of electrical points

Wardrobes -

- Modular wardrobes of running length 6' and height of 8', as per standard design
- Plywood/eco-board/cementfibre board carcass and sliding doors with coloured glass in aluminum profiles, as per standard design
- One shelf at 6'6" height and one mid-level shelf with 4 units of lockable drawers below

False-Ceiling - Minimal False-Ceiling as per standard design. Standard toilet false-ceiling. Wooden Finish false ceiling in the balcony.

Interior Light Fixtures - LED Light Fixtures, as per standard design

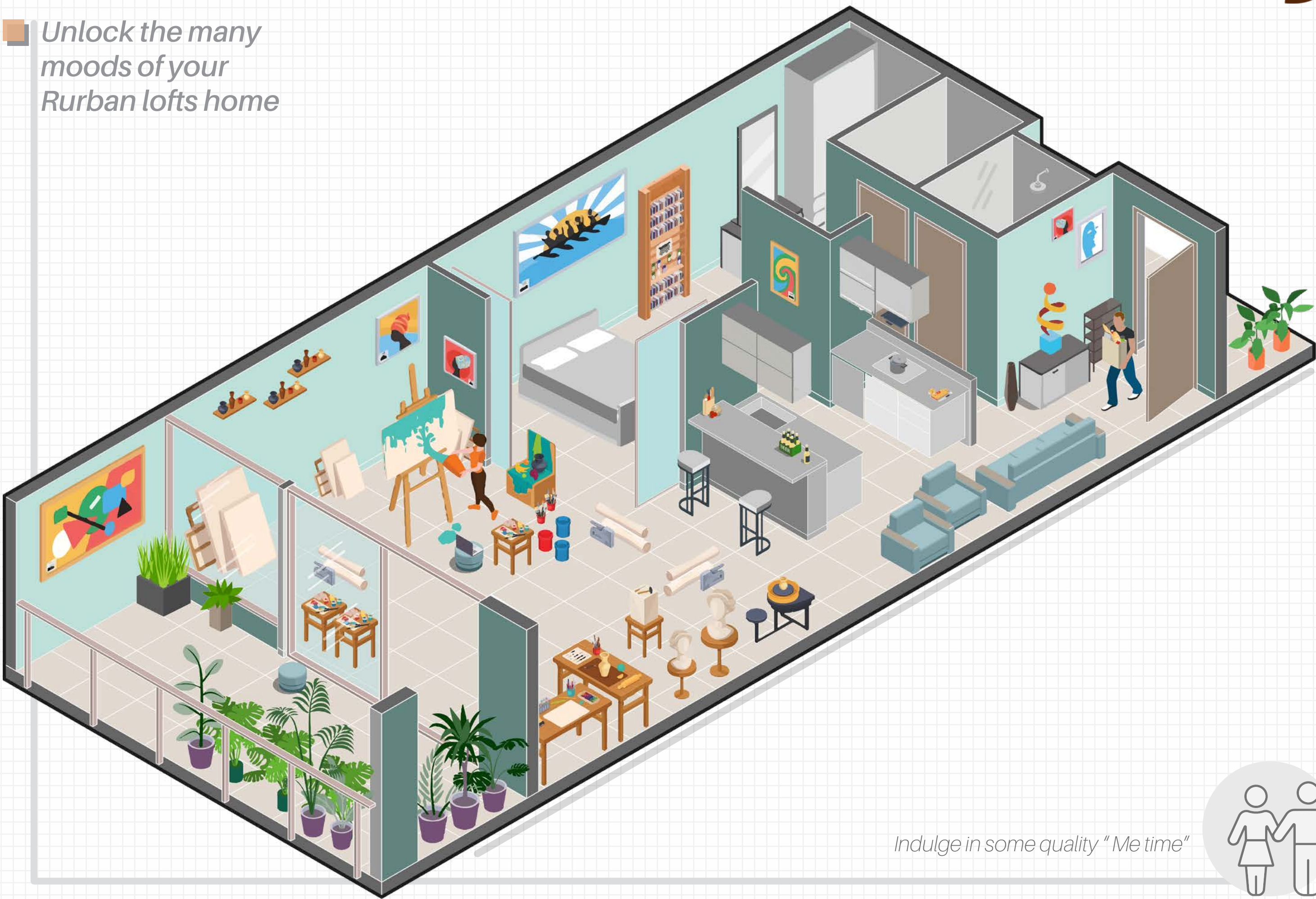
External Light Fixtures - LED Light Fixtures, as per standard design

Mirrors - Above WC wash basin and above toilet passage Washbasin, as per design (2 units)

Notes:

1. Exclusion includes loose furniture, furnishings and electronics
2. Gas/LPG-based cooking stoves are prohibited
3. In the brands mentioned above, the Developers may use equivalent brands at their discretion
4. All specifications above shall be provided for the spaces in the default layout of the home and do not apply to any changes to spaces or additional spaces created
5. The above numbers are applicable for price consideration
6. All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding

Unlock the many
moods of your
Rurban lofts home

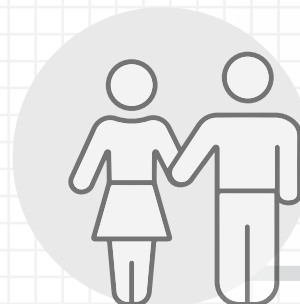


Indulge in some quality "Me time"





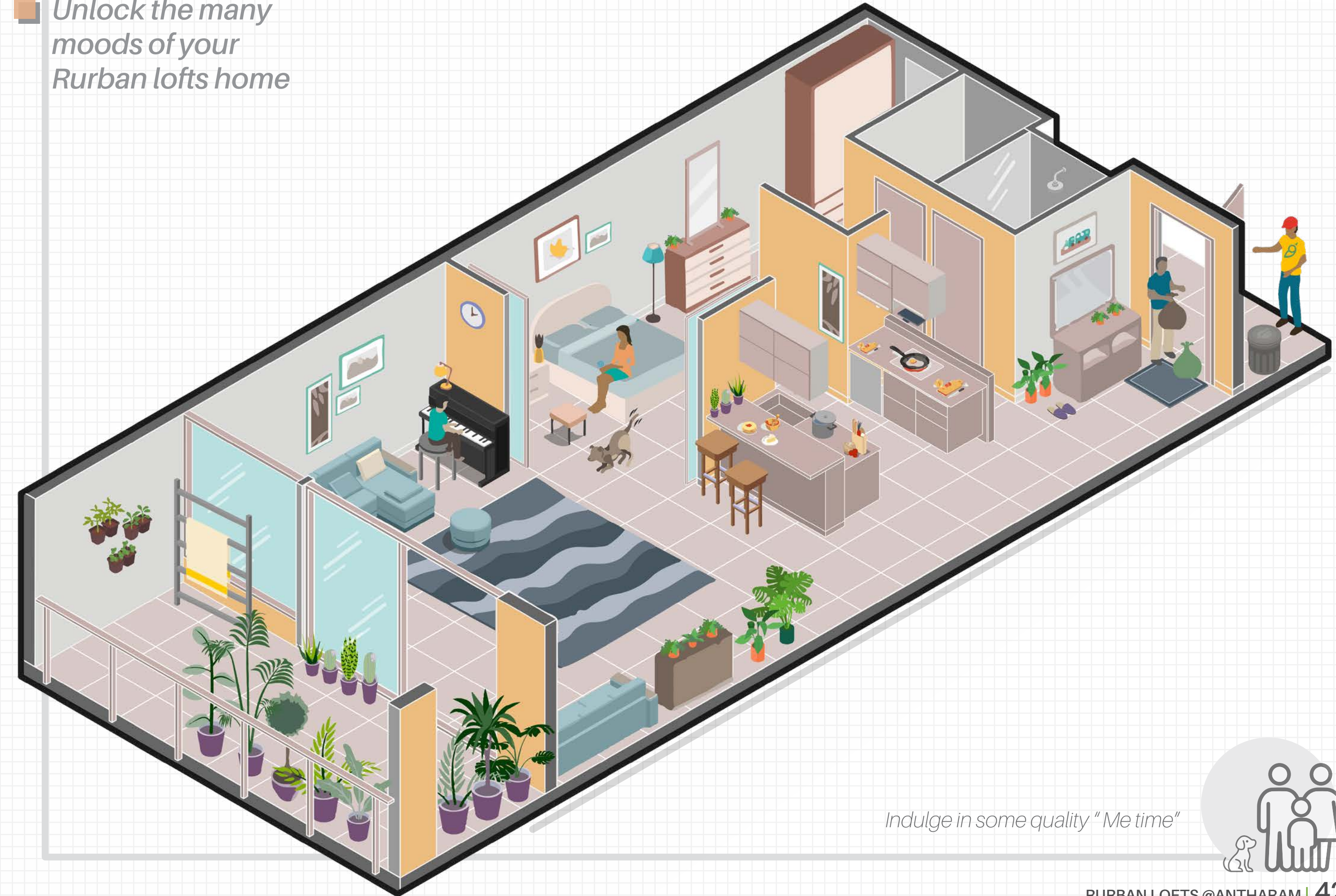
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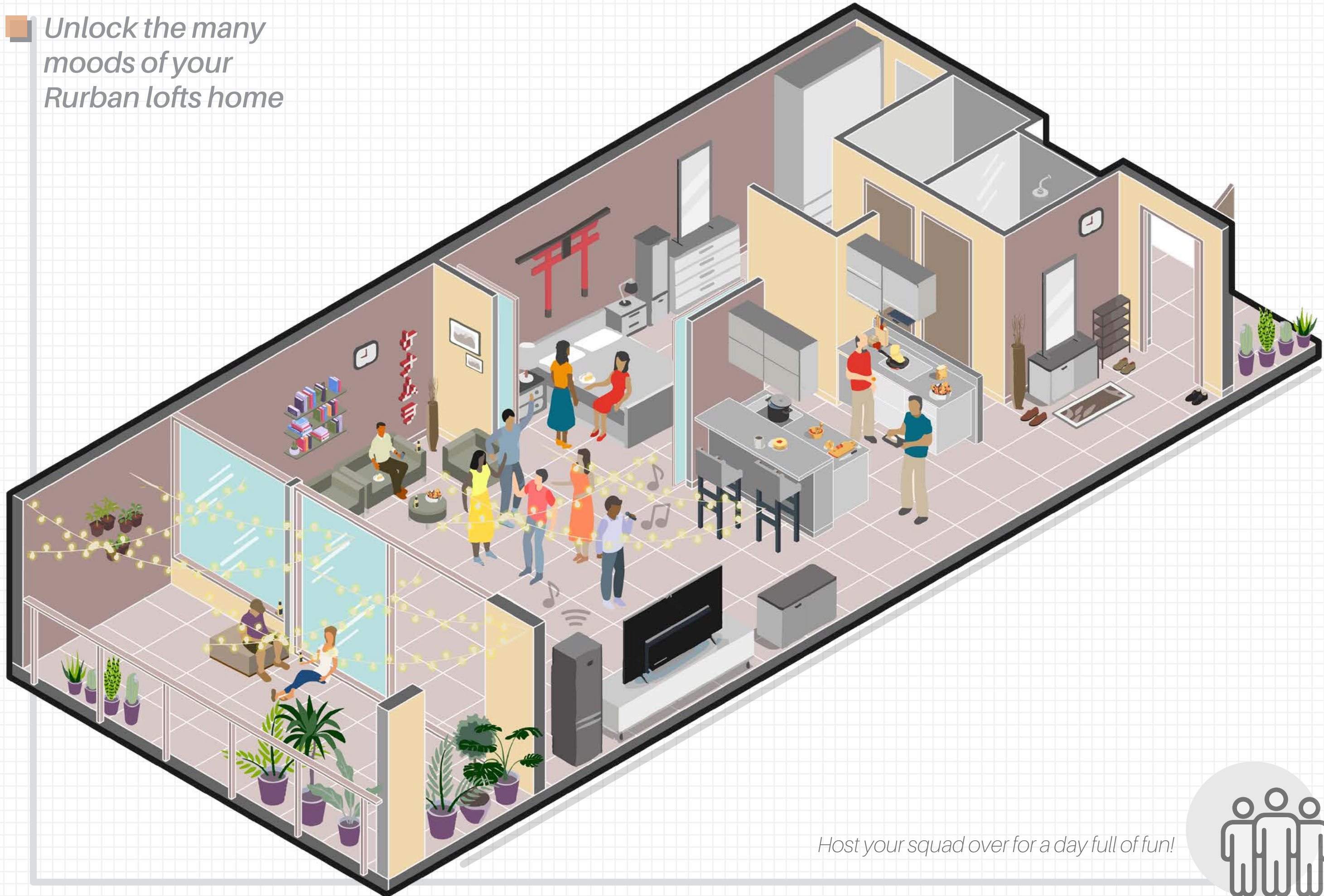
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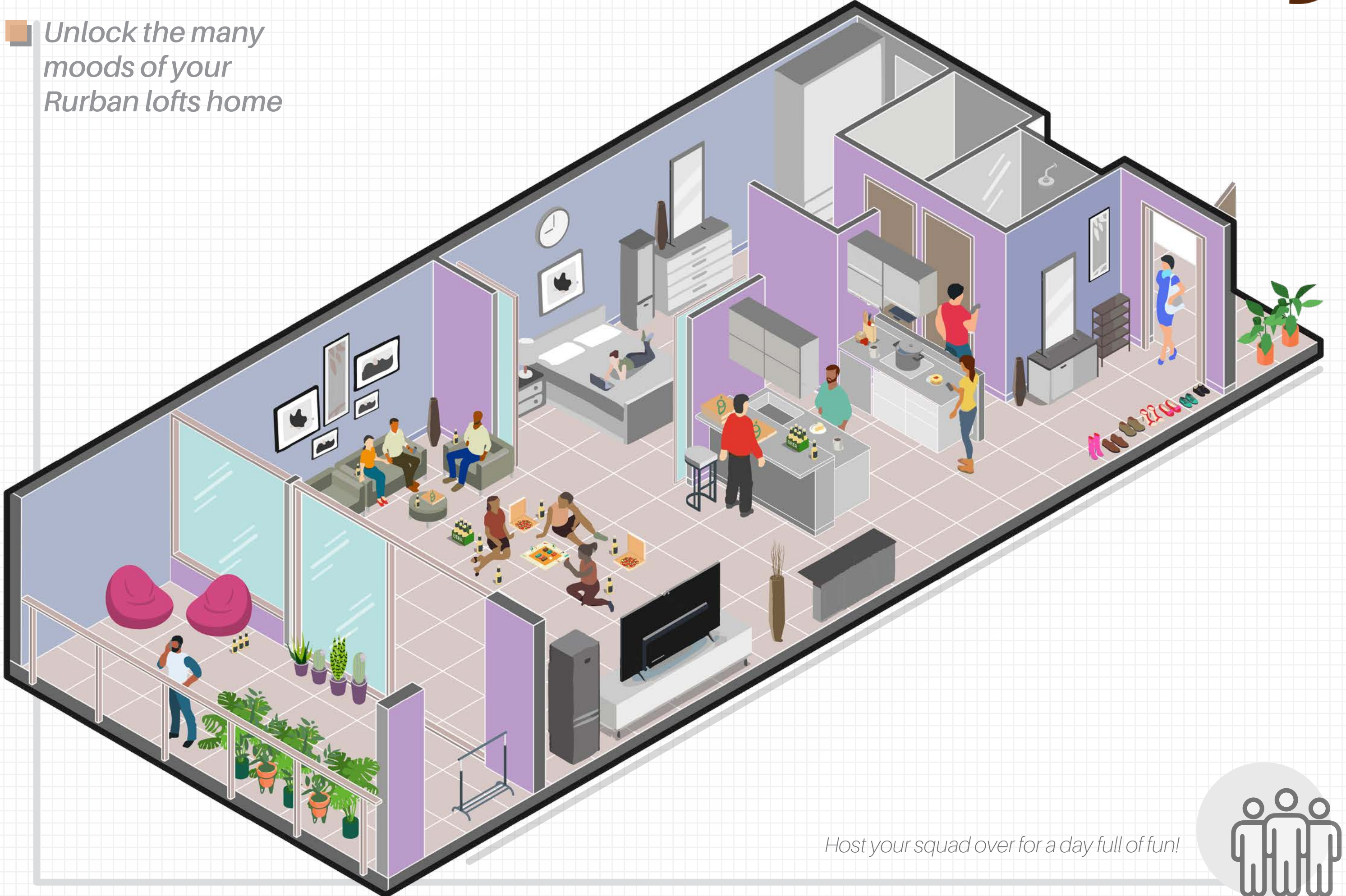
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