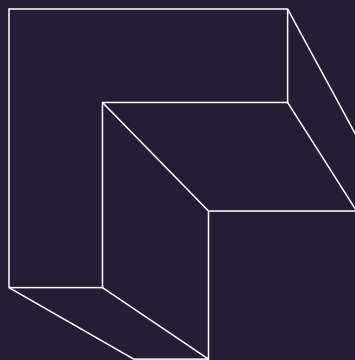
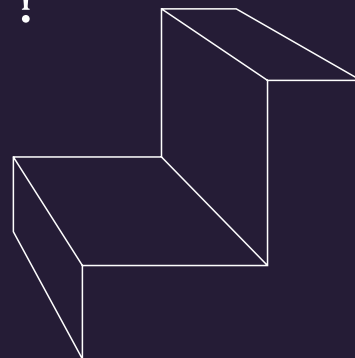




EVERY
CORNER
HAS A
STORY!





We want you to know that you make a difference to our way of thinking, you make a difference by being demanding.
In being demanding, you make us push the limits, and encourage us to make Special homes in return.

THE MOST
MEANINGFUL
DESIGN
DECISION!



“SECUNDERABAD’S FIRST ALL-CORNER UNITS GATED COMMUNITY”

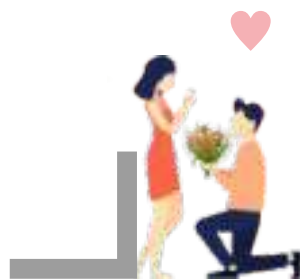


OM S R E E
BRILLIANCE

LUXURY LIFE NEAR A S RAO NAGAR, SECUNDERABAD



LIVE



CONNECT



PLAY



ENJOY



“ MAKE THAT “ONCE-IN-A-LIFETIME DECISION”

Space to live, privacy to keep windows open, sunshine into all corners.
Inviting open spaces to connect, play areas to set yourself free, facilities to enjoy. . .

From every corner of your heart there is different voice that says home is it?. When all these converge together uncompromisingly, we call it brilliance! “A most meaningful design decision.”

GOOD LIFE
BY DESIGN!

BRILLIANCE





Say good bye to Mundane. Step into the Brilliance!

ALL CORNERS
OF THE HEART
RESERVED
FOR THE
SPECIAL YOU!



OMSREE

BRILLIANCE

You feel special when your concerns are understood!

WE PUT
OUR HEART
IN YOUR
HOMES!

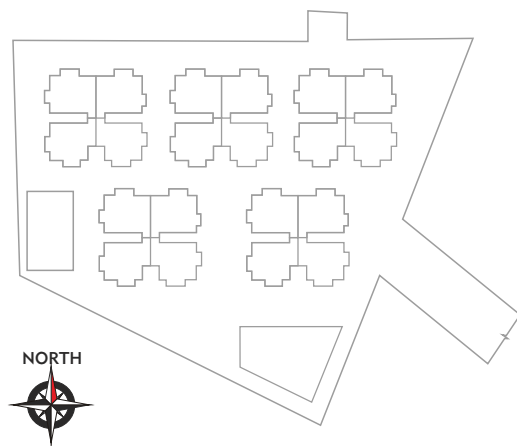


At the heart of Om Sree lies that sensitivity, that makes us listen and respond to your deep rooted, heart felt aspirations and needs. We understand that and go that extra step to conceive, craft and create your kind of home that you truly deserve. From all corners of our heart we work for your home to create your corner of joy.



WE HAVE
RESERVED
THE CORNER
FOR YOU!

Each Home a Corner Home.



The promise of special starts with a corner. A corner reserved for the coveted, for the privileged. At Om Sree Brilliance, it's a corner home RESERVED all the way with no exception. We strive to bring you that unique design experience that would impact and add a new dimension to the quality of life that you would explore on a day today basis.



MORE LIFE
PER SFT.




O M S R E E
BRILLIANCE

Undisturbed and tranquil, your home in Brilliance is about more sunshine and breeze, more open space and greenery. It's all about more life per sft. There are 5 blocks in this exquisite cluster, and every floor in the 10-storey tower will have four residences - one in each corner and aloof. So whether you look inwards or outwards, your home gives you an exclusive view of life!



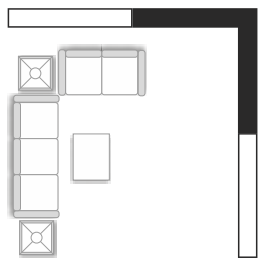




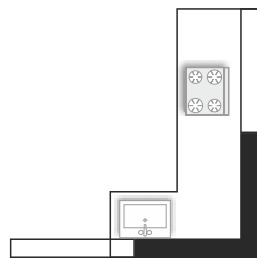
MORE HAPPINESS PER STRIDE

Look beyond to the landscaped grounds and parks. Look forward to a lifetime of joys in the lush outdoors, vast sitouts, magical kitchen and private nooks. Go on, be the master of your own destiny!

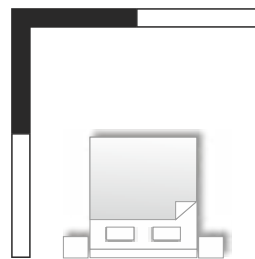
WHICH PART
OF THE HOUSE
YOU LIVE IN?



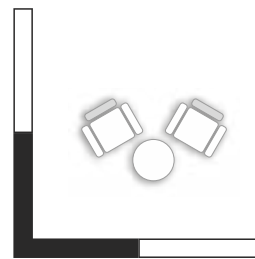
LIVING



KITCHEN



BEDROOM



BALCONY



All of it!

Then why should any part be a compromise?

GOOD LIFE BY DESIGN!



CORNER ALWAYS
COMES WITH
PRIDE



PROJECT HIGHLIGHTS

- 3 Acres Approx.
- High End Luxury Residences
- Five Towers on whole
- 10 Storey Blocks with Two Level Parking
- 200 Corner Residencies
- Clubhouse with 19,500 Sft Approx.
- All units with two sides Natural Ventilation.
- LED Lighting in Common Area's
- Four Layered Security System
- Wide Corridors with approx. 20' distance between two Residences
- Concealed Copper Piping with Drains for AC units
- 100% Power Backup
- Designer Landscape Gardens
- CCTV Surveillance of Common Areas (As recommended by Architect)
- Multi-purpose court
- Infinity Swimming Pool on Terrace of club with temperature control
- Shower enclosure in the Master bathroom for separating dry and wet areas
- Video Camera connectivity between the main door of the house and security cabin



Owning a home always marks a sense of achievement. Om Sree Brilliance is a tribute to your zest of uncompromising attitude that facilitates to achieve your vision of a PRIDE OF POSSESSION. A tremendous lifestyle and a beautiful living experience integrated into one community that spells care and sophistication in design and detail. This is where you would see moments of life come alive. Om Sree Brilliance is in essence a mark of prestige, fulfilment and pride.





A positive
Neighbourhood
for the like-minded.





“SECUNDERABAD’S FIRST ALL
CORNER UNITS GATED COMMUNITY”





WHERE WALLS
ARE NOT
THE BARRIERS



The landscape is the new Moodscape

Nature when flows in sync with designs, it transforms a good home into a great home by its magical power to elevate your mood, soothen your stress and create that positive vibe in you. At Om Sree Brilliance experience the magic of seamless integration of outdoors with the indoors with detailed flowing landscape of greenery, lawns, plantation and water bodies.





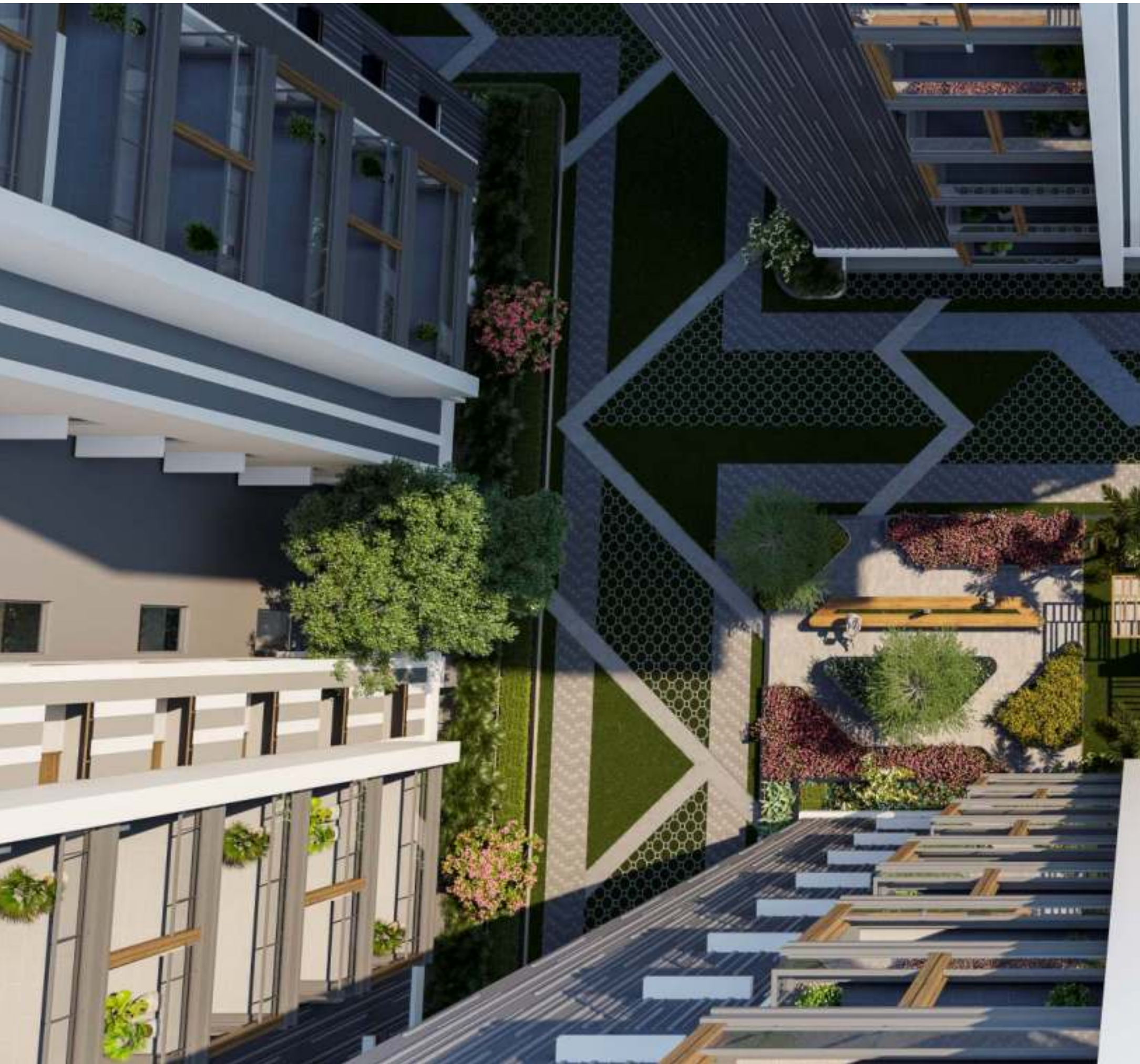
SOOTHING. SERENE. PLAYFUL. MEDITATIVE.





LANDSCAPE FOR EVERY MOODSCAPE







PICTURE YOURSELF HERE!

A CORNER THAT PROMISES A FULL CIRCLE OF LIFE

CLUBHOUSE AMENITIES

- Reception & Lounge
- Office room
- Multipurpose Hall for Get-togethers
- Infinity Swimming Pool with temperature control
- Squash court
- Indoor games
- Yoga room
- Guest rooms
- AC gymnasium

PROVISION FOR

- Supermarket
- Clinic
- Unisex Salon
- Mini theatre
- Restaurant / Cafeteria



The clubhouse is warm and inviting. It's where you forge new friendships, work out at the gym, take a splash in the swimming pool or go for a jog in the mornings. For the little ones, there are secure tot lots and parks.



OM S R E E

BRILLIANCE CLUB HOUSE



CLUB HOUSE





A PERSONAL HOBBY, A DE-STRESS CORNER.





A SOCIAL CONNECT, A HEALTHY LIFESTYLE.



WHERE EARTH AND SKY TANGO TOGETHER





LEGEND:

1. Entry
2. Exit
3. Linear Water Feature With Water Bubbles
4. Party lawn
5. Promenade
6. Multi use play court
7. Stepped Gallery
8. Central Pergola With Designer Feature Wall
9. OAT
10. Jogging Track
11. Children's Play Area

SITE LAYOUT

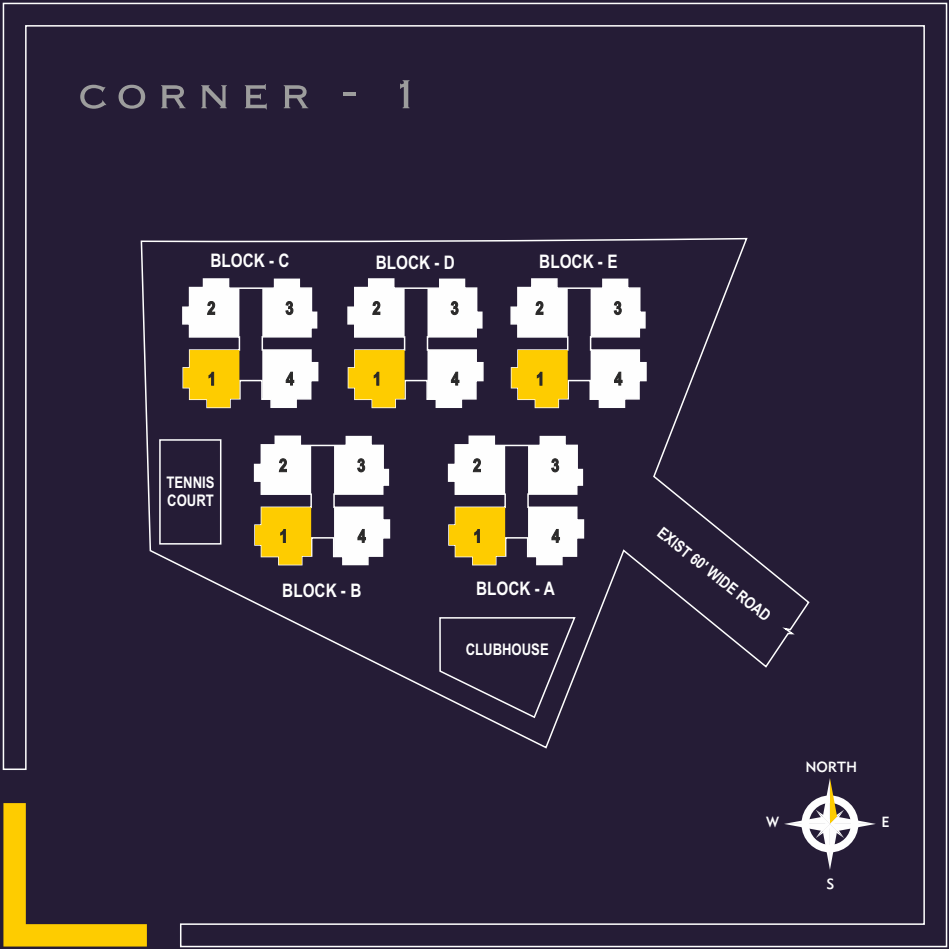


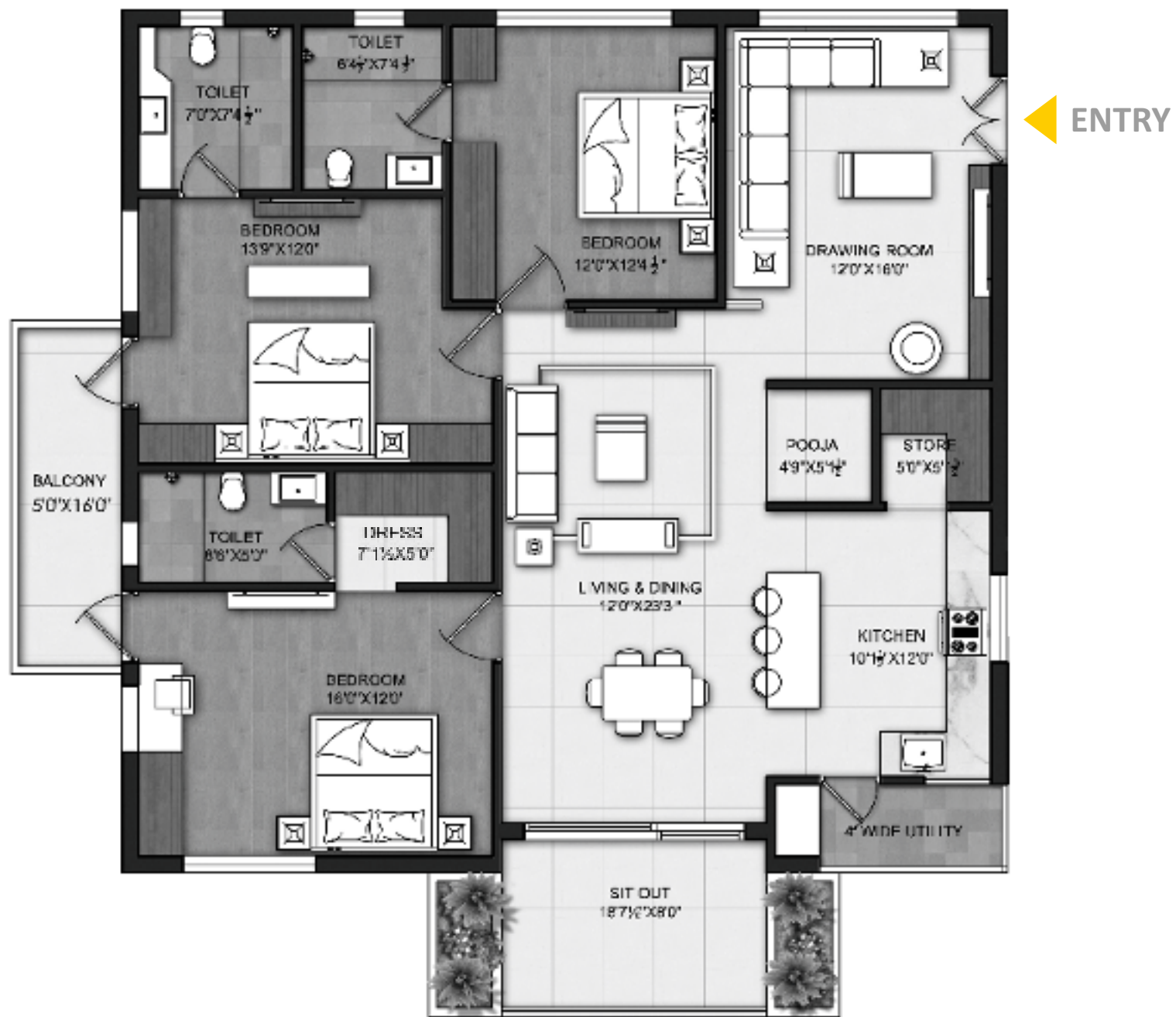
PICK YOUR MAGIC CORNER



BLOCK - A, B, C, D & E TYPICAL FLOOR PLAN





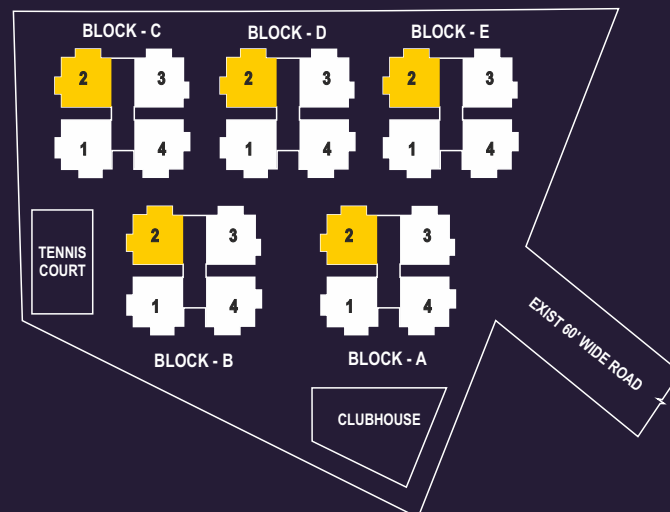


BLOCK - A, B, C, D & E
TYPICAL FLOOR PLAN

CORNER UNIT - 1
2200 Sq.Ft



CORNER - 2

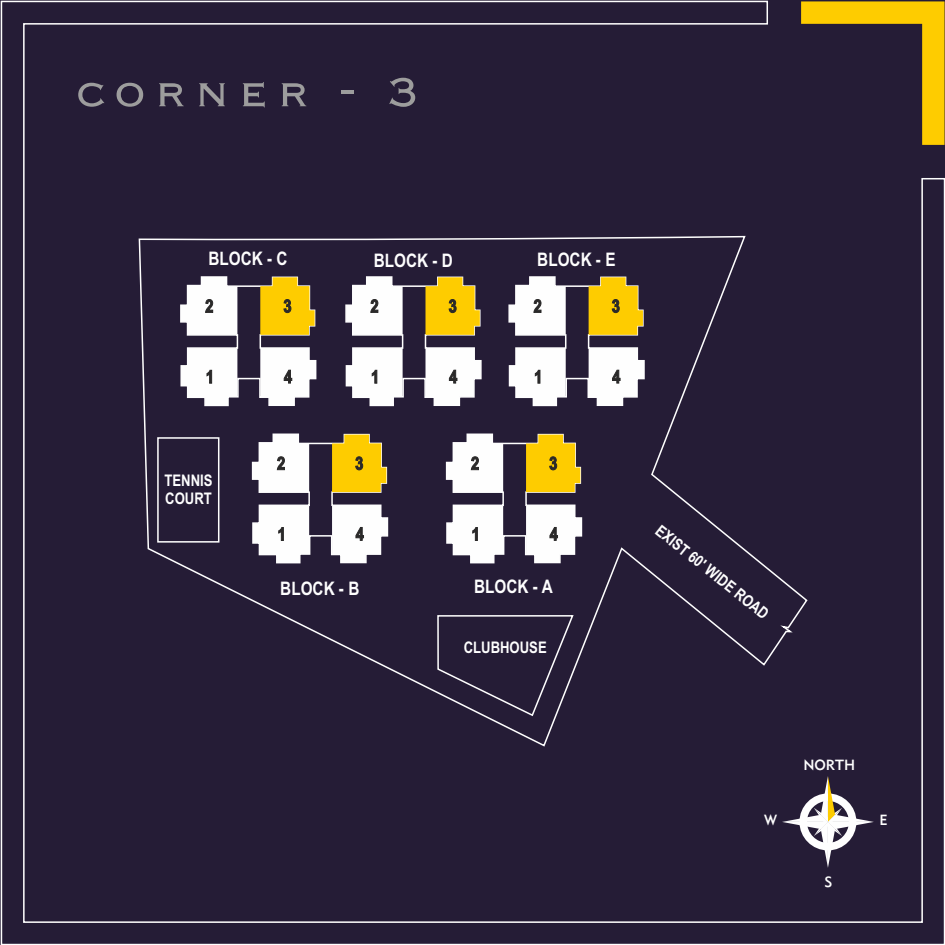




BLOCK - A, B, C, D & E
TYPICAL FLOOR PLAN

CORNER UNIT - 2
2195 Sq.Ft



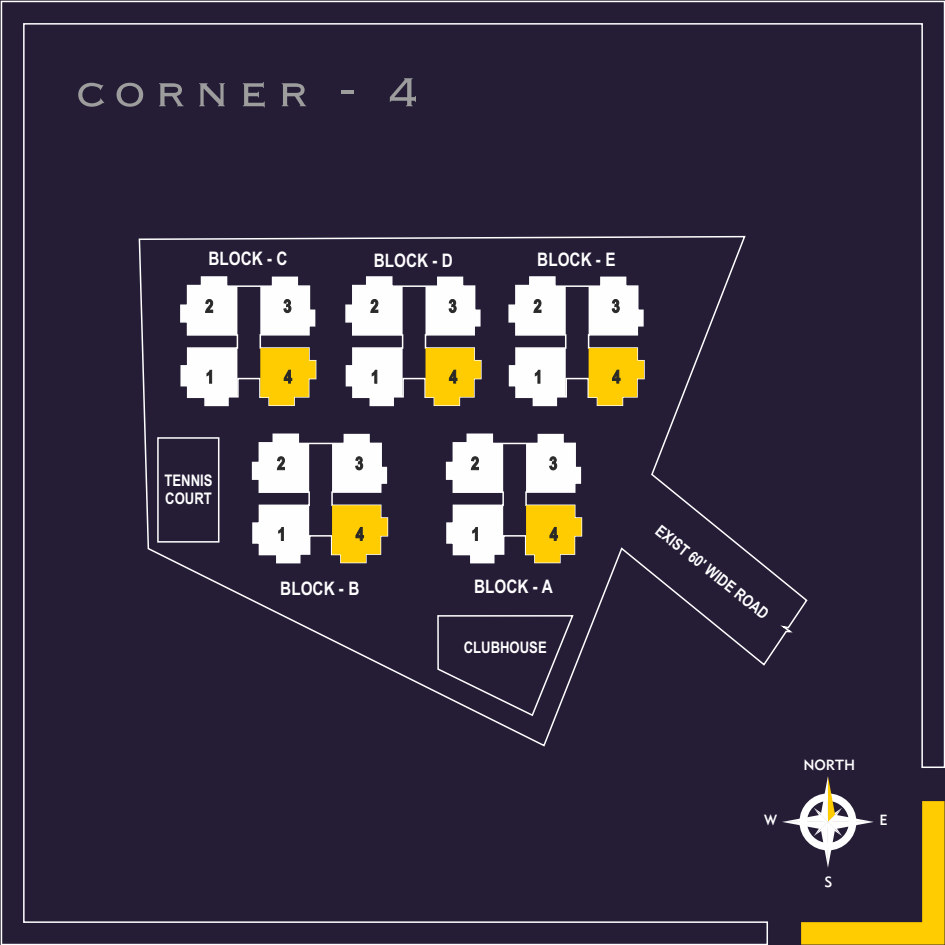




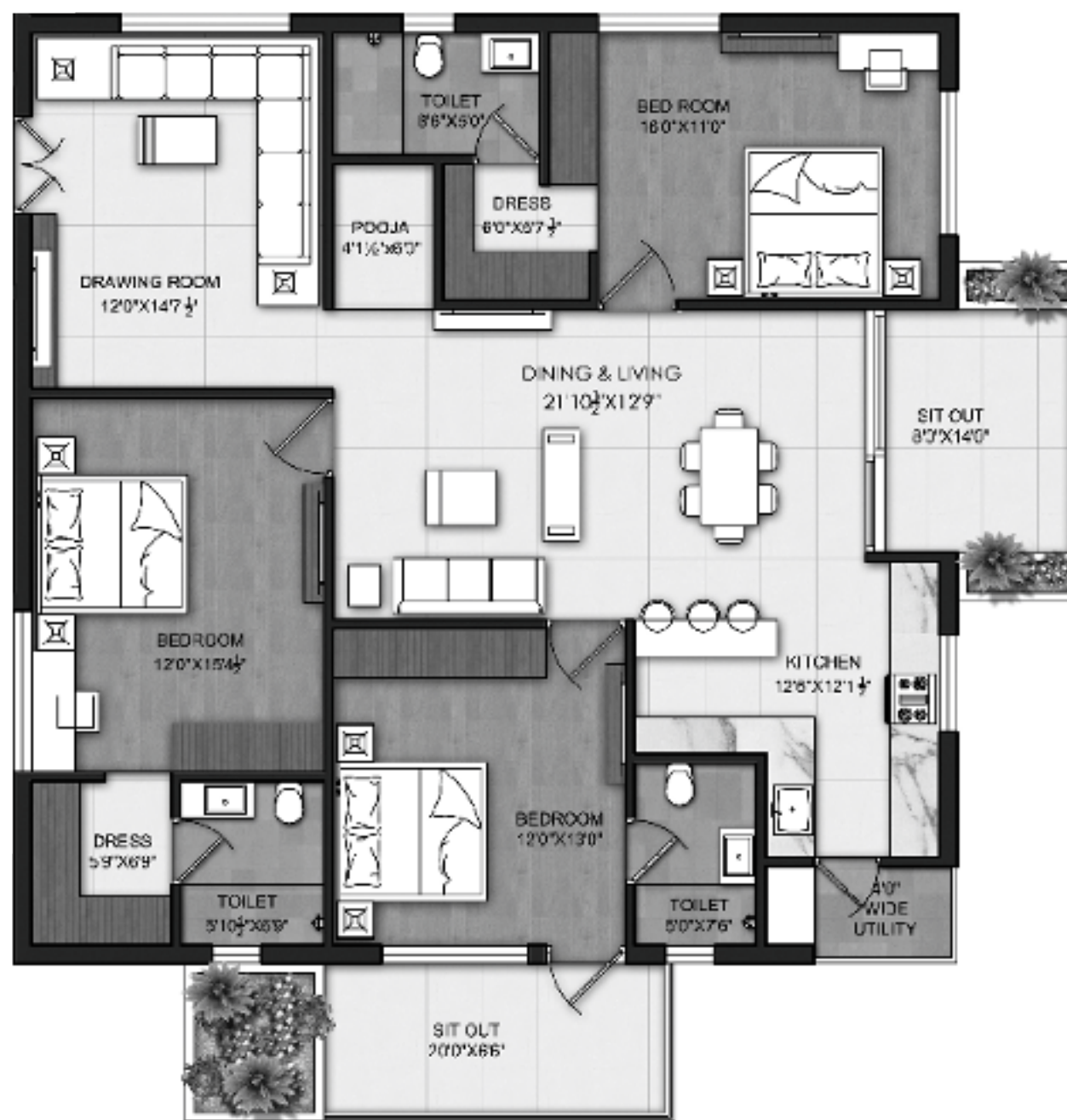
BLOCK - A, B, C, D & E
TYPICAL FLOOR PLAN

CORNER UNIT - 3
2130 Sq.Ft





ENTRY



BLOCK - A, B, C, D & E
TYPICAL FLOOR PLAN

CORNER UNIT - 4
2140 Sq.Ft



ADDING MORE PRESTIGE
TO AN ADDRESS
NEAR TO A.S.RAO NAGAR.



Educational
Institutions

Indus Universal School
DRS International
DPS Nacharam
Reqelford International School
Bhavans Sri Ramakrishna Vidyalyaya
Kendriya Vidyalyaya
Army Public School
Valerian Grammar School



Hospitals

Yashoda Clinic
Apollo Speciality Clinic
Poulomi Hospital
Rainbow Hospital
Military Hospital
ECHS Polyclinic
Ankura Hospital for Women & Children
Mayflower Hospital



Work
Places

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



Leisure and
Entertainment

Asian Multiplex
Radhika Mall
Cinepolis CCPL Mall
Garuda Badminton Academy
RSI Club
BEPTA Golf Course
Secunderabad Club
Leonias Resorts
Alankrita Resorts



Excellent
Connectivity

A S Rao Nagar
Sainikpuri
ECIL 'X' Roads
Trimulgherry 'X' Roads
Yapral Junction
Kompally
Airport via ORR

DISTANCES FROM SITE

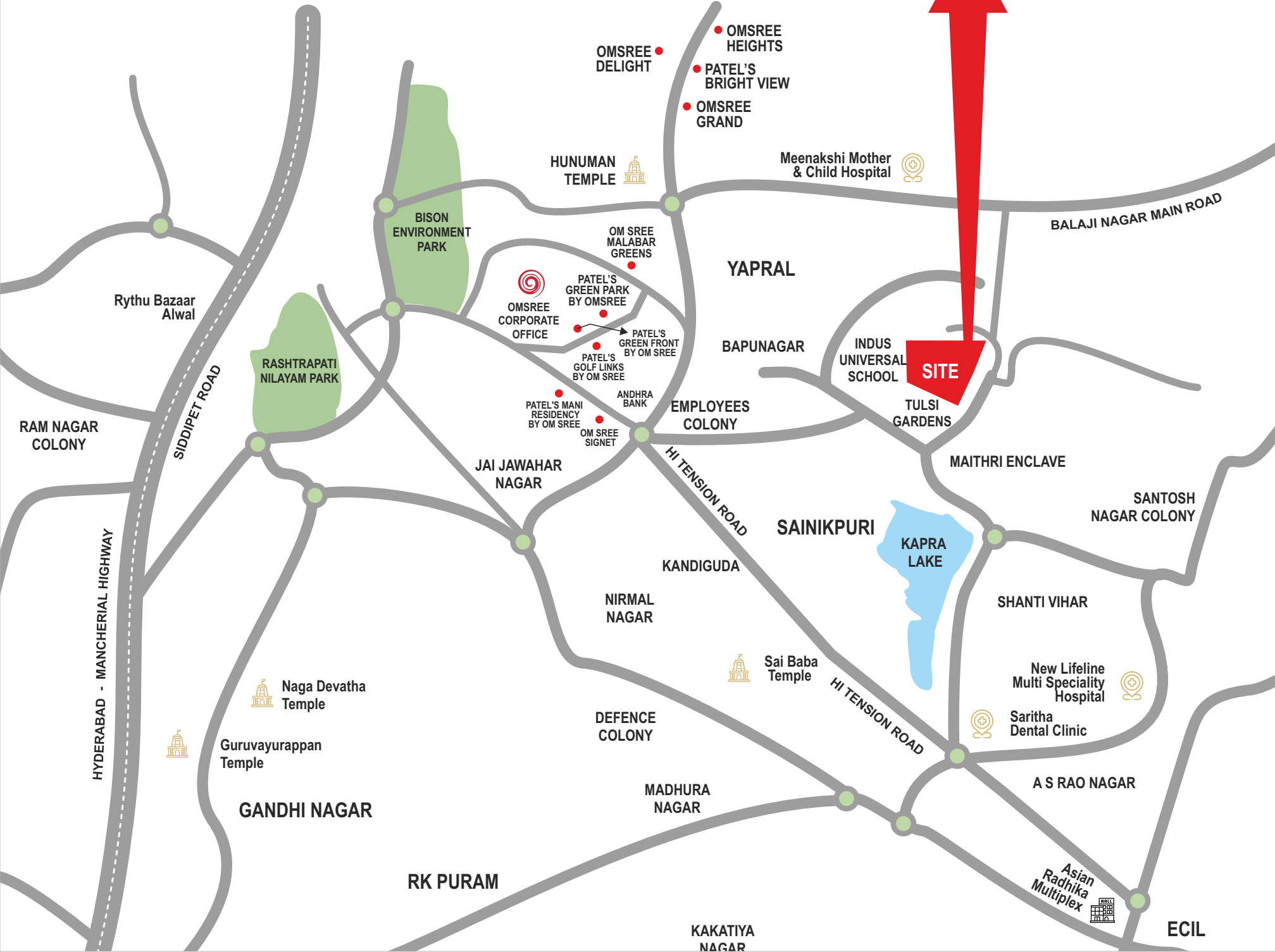


LOCATION MAP
(Not to Scale)

OMSREE
BRILLIANCE



SITE



SPECIFICATIONS



RCC FRAMED STRUCTURE

- RCC framed structure to withstand wind & seismic loads



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’ 6” height with premium designer hardware fittings.
- Internal Door**
 - Designer internal Door Frame & Shutter of 7’ 6” height with premium designer hardware fittings.



WINDOWS AND FRENCH DOORS

- Windows**
 - Anodized aluminum OR UPVC frame with toughened glass with mosquito mesh & grills.
- French Doors**
 - Anodized aluminum OR UPVC frame with toughened glass with mosquito mesh.



FLOORING AND WALL CLADDING

- Drawing, Living, Dining, all Bedroom & Kitchen**
 - Premium Large size vitrified tiles of 800mm X 800mm with skirting and spacers.
- Balconies**
 - Premium Anti Skid vitrified tiles.
- Bathrooms**
 - Acid resistant & anti skid premium wall tiles and wall cladding up to Lintel Height.
- Utility**
 - Anti Skid tiles and wall cladding.
- Staircases**
 - Vitrified tiles or Granite Flooring as per Architect design.
- Stilt**
 - Tile cladding for Columns.
- Fire Staircase**
 - Tandur Stone / Kota Stone/ Premium Tiles.
- Corridor & Elevator lobbies**
 - Vitrified tiles/Granite combination as per architect design.



PAINTING

- External**
 - Textured finish with 2 coats of Weather-Proof external emulsion paint of Asian/ICI Dulux/Berger make.
- Internal**
 - Smooth putty finish with 2 coats of Premium Plastic emulsion paint of Asian/ICI Dulux/Berger make over a coat of primer.
- Sit-outs**
 - Weather proof paint of Asian/ICI Dulux/Berger make over external putty finish at utility / sit out walls & ceiling.
- Stilt Parking**
 - Weather proof paint over a base coat of primer with two coat putty finish for entire ceiling roof.
- Basement Parking**
 - Two coats of Distemper over a coat of primer for ceiling and columns.



PLUMBING

- Bathrooms**
 - All CP fitting and sanitary fixtures of Kohler/Jaquar/QUEO/TOTO or Equivalent make.
 - Counter 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.
- 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 Sink in utility area.



AIR CONDITIONING

- Provision for Air Conditioning drain outlet for living, Drawing, and all Bedrooms.
- Concealed Copper Piping along with concealed wiring to be provided for connection of AC Indoor Unit to Outdoor Unit.
- Designated space is provided for Outdoor unit for every apartment.



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 Living ,Drawing room and Master Bedroom.
- Intercom Facility to all units connecting Security Cabin, Club House, and Maintenance office.



Cable

- Provision for DTH / Cable connection for TV in Drawing, Living, all bedrooms.

Internet

- Wired internet provision in Drawing, Living and all Bedrooms.



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

- One Passenger Lift shall be provided of Schindler per Block.
- One Service Lift shall be provided of Schindler per Block.
- Designer Ceiling for Lift Lobby.

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.

RAIN WATER HARVESTING

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



WATER SUPPLY

- 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).
- Video Phone in every apartment with direct connection with security cabin.
- 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

- Video Phone in every apartment with direct connection with security cabin.

CCTV

- CCTV Cameras will be provided at all 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 on all floors and in basements as per Fire Department norms.
- Fire sprinkler system in basement as per Fire department Norms.
- Manual Alarming System.
- Control panel at main security 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 fencing.



LIGHTING

- LED lighting for all common areas incl. indoors and outdoors.

GREENERY AND LANDSCAPE

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

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.
- 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.

ONGOING PROJECTS



Om Sree Heights, Yaprak



Om Sree Signet, Yaprak



Om Sree Malabar Greens, Yaprak



Om Sree Grand, Yaprak



Om Sree Brilliance, A. S. Rao Nagar



Om Sree Delight, Yaprak

COMPLETED PROJECTS



Patel's Wisdom



Patel's Golf Links



Patel's Mani Residency



Patel's Rainbow Ville



Patel's Green Park



Patel's Green Front



Om Sree Bright View, Yaprak

Om Sree Group was incorporated in 2003 by Sri Mansukh Bhai Patel, Sri Vasantlal Patel and Sri Bharat Bhai Patel with a view to build quality homes to discerning clientele. Futuristic designs, unrivalled quality and attentive service make the company the first choice of customers. The group has built over 1.9 million sft area with 2 Million sft under construction with several projects under various stages of development.



1.9 MILLION
Sq. ft. of Life Spaces Delivered



7

Landmark Projects Completed



1000+

Happy Families & Counting



PROMOTERS

H No: 5-8-40, Rainbow Farm
Beside Valerian Grammar School
Yapral, Secunderabad, Telangana - 500087
Ph: **+91 88824 45566**
Email: info@omsree.com, marketing@omsree.com
www.omsree.com



SITE ADDRESS

Om Sree Brilliance
Beside Indus Universal School,
Near A. S. Rao Nagar,
Secunderabad.



ARCHITECTS

Design Space Architects & Interior Designers
Road No. 12, Banjara Hills, Hyderabad - 500034
Ph: +91 40 2333 5353, 99483 35353
Email: designspaceaid@gmail.com



STRUCTURAL CONSULTANTS

#5-10-194, Office No.3, 2nd floor,
Chakrapani Estates, HillFort Road,
Saifabad, Hyderabad - 500004
Ph: +91 40 2321 2846, 89773 52846
Email: Masconsultingengineers@gmail.com



MEP CONSULTANTS

ESVE Design Solutions Pvt Ltd
B#495, Sanmathi, 9th Main, 11th CROSS,
ISRO Layout Bangalore - 560078
Email: info@esvedesigns.com



LANDSCAPE ARCHITECTS

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8-2-277/10, 2nd Floor, Banjara Hills Rd No-03,
Hyderabad - 500034
Email: Isquaredarchitects@gmail.com
Ph: 040 2355 6264
Email: Isquaredarchitects@gmail.com



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