

Developer:



Site Address:

Plot Nos. 1 to 7, Reliance Enclave, Near Ayyappaswamy Temple, Shankerpalli (V) (M), R.R. (Dist), Telangana 501 203

Office Address:

Plot No. 2, Krishna Abode Road, Behind Aryamithra Florina, Narsingi (V), Gandipet (M), R.R. (Dist), Telangana 500 075

P: +91 89776 11911 | +91 70322 81888

E: reliancehome@rediffmail.com | **W:** www.reliancebuilders.in

TS RERA NO.: P02400004491



Come home to oneness

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as they deem fit.

A Project by





COURTYARD

Heart of
Community living

A hundred stories are yet to be narrated.
A thousand moments are yet to be lived.

All in a home, named

RELIANCE
COURTYARD

SHANKARPALLI





RELIANCE
COURTYARD
SHANKARPALLI

Beyond the closed doors and the thresholds,
a hundred stories unfold.

The courtyard is going to get filled
with the sweet noises of childhood.

The windows are going to be wide open for hours,
sharing the laughs and cries.

Can you hear the knocks on the door?
It's joy, waiting to share the greatest bonds of life.

Open the door.

Live. Laugh. Bond.

COURTYARD

A home of togetherness.

How far do we live from our people we fondly call 'home'? How often we talk to them, we hold them or we express ourselves to them? Nowadays, being enclosed in a four-wall-apartment, it is difficult to share bonds with people, bonds that matter.

Thus, Reliance Courtyard.

With wide open courtyards inside the project, it is a perfect home of harmony where everyone can feel like they belong in their own extended family.

Come home to togetherness.

Come home to Reliance Courtyard.



Binding hearts and more.

- 1 Tower, G+7 storied
- Apartments that welcome a lot of light & air
- Airy passageways to help create that precious neighbourly bond
- Wide open central courtyard in the centre of the project
- Strategically located at the futuristic node of Shankarpalli



RELIANCE
COURTYARD
SHANKARPALLI





Unfold the best courtyard stories of your life.

From hearing spontaneous laughter to serious conversations, from watching the kids share the last slices of pizza together to helping them hide behind the wall during hide and seek, from watching the young toddler taking his first steps to watching them grow in the course of time - the courtyard witnesses it all.

Reliance Courtyard is all set to make you revisit the stories of togetherness, which fondly take birth at the wide open angans or long verandas.



AMENITIES



Gymnasium
1,124 sqft.



Tot Lots



Kid's Play Area



Reading Room



Guest Room



Indoor Games Room
765 sqft.



Jogging Pathway



AC Function Hall
3,130 sqft.



Basket Ball Area



Provision Store



24X7
Power Back-up



Waste Water
Treatment Plant



Get close to everything

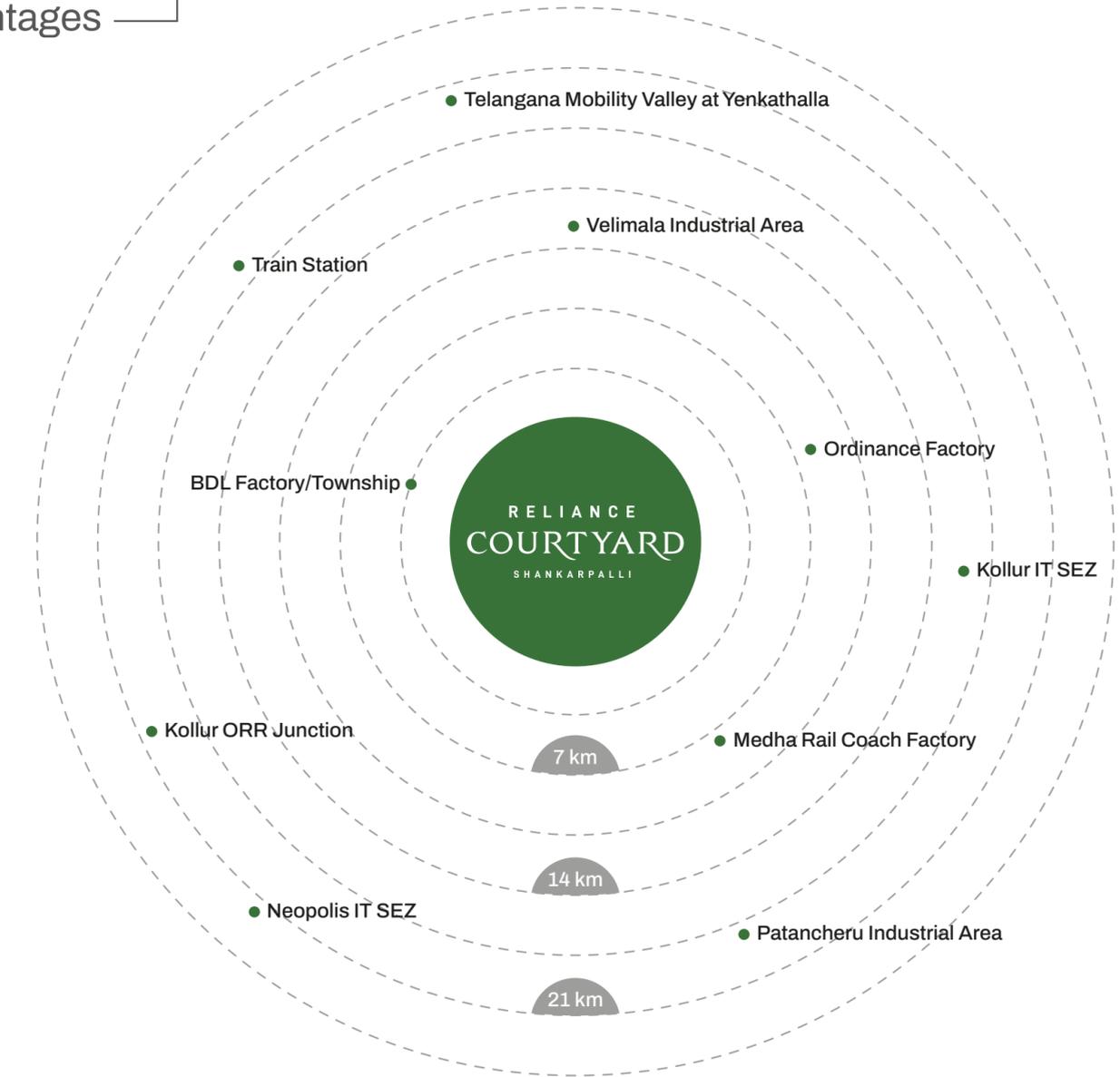
Immerse yourself in lush greenery and serene waters, yet stay connected to the outside world.

Perfectly nestled between the city and the greens, Reliance Courtyard is the cynosure of Shankarpalli. Located in the Plots West Zone of Hyderabad and close to the mainstream areas, Shankarpalli has been a rapidly growing residential area for the past few years. The abundance of commercial facilities, including supermarkets, schools, restaurants, fitness centres, banks, and more, makes Shankarpalli properties most popular among home buyers.

• Shankarpally Bus Station	2 KMs	5 Min
• Shankarpally Railway Station	2 KMs	5 Min
• Edulangulapalli Railway Station	14 KMs	20 Min
• Lalitha Hospital	1.5 KMs	5 Min
• Shivraaj Hospital	2 KMs	5 Min
• Gayathri Hospital	1.5 KMs	5 Min
• Medicure Hospital	2.5 KMs	10 Min
• Vijay Diagnostics	7 KMs	15 Min
• Lucid Diagnostics	8 KMs	15 Min
• Vijetha Super Market	7 KMs	15 Min
• Prachin Global School	6 KMs	15 Min
• Indus International School	7 KMs	15 Min
• Resonance Gurukulam Campus	7 KMs	10 Min
• Delhi Public School-Kollur	18 KMs	25 Min
• Gaudium School	18 KMs	25 Min
• Samishthi International School	17 KMs	20 Min
• ICFAI University/IBS Campus	9 KMs	15 Min
• IIT Hyderabad Campus	20 KMs	20 Min



Location Advantages



MASTER PLAN

12.0 M WIDE EXISTING ROAD



Legend

- A. Entry & Exit Gate
- B. Basement Entry & Exit
- C. Indoor Game Room
- D. Gymnasium
- E. Multipurpose Hall
- F. Pre-functional Hall
- G. Pantry
- H. Reading Room
- I. Provisional Store
- J. Basketball Court
- K. Jogging Pathway
- L. Children's Play Area
- M. Courtyard
- N. Underground Parking Zone
- O. Guest Rooms





Area Statement

Ground Floor

Flat No.	Carpet Area	Balcony Area	Plinth Area	Super Builtup Area
	Sft.	Sft.	Sft.	Sft.
G1	799	16	890	1198
G2	809	16	890	1198
G3	808	16	890	1198
G4	809	16	890	1198
G5	808	16	890	1198
G6	809	16	890	1198
G7	808	16	890	1198
G8	800	16	890	1198
G9	764	-	835	1123
10				
11				
12			Club House	
13				
14				
G15	804	66	939	1263
G16	797	60	926	1246
G17	757	110	938	1262

Typical Floor

Flat No.	Carpet Area	Balcony Area	Plinth Area	Super Builtup Area
	Sft.	Sft.	Sft.	Sft.
1	800	64	939	1263
2	809	64	939	1263
3	808	64	939	1263
4	809	64	939	1263
5	808	64	939	1263
6	809	64	939	1263
7	808	64	939	1263
8	800	64	939	1263
9	764	89	924	1243
10	764	89	920	1237
11	793	78	939	1262
12	804	66	943	1268
13	804	66	943	1268
14	804	66	943	1268
15	804	66	939	1263
16	797	60	926	1246
17	757	110	938	1262

FIRST FLOOR PLAN



Area Statement

First Floor

Flat No.	Carpet Area	Balcony Area	Plinth Area	Super Builtup Area
	Sft.	Sft.	Sft.	Sft.
101	799	16	890	1198
102	809	16	890	1198
103	808	16	890	1198
104	809	16	890	1198
105	808	16	890	1198
106	809	16	890	1198
107	808	16	890	1198
108	800	16	890	1198
109	764	-	835	1123
110	764	-	830	1117
111	710	41	819	1101
112	804	66	943	1268
113	804	66	943	1268
114	804	66	943	1268
115	804	66	939	1263
116	797	60	926	1246
117	757	110	938	1262

Flat 5
East Facing



Flat 6
West Facing



Flat 13
North Facing



SPECIFICATIONS

STRUCTURAL DESIGN

Foundation & Structure: RCC framed structure to withstand wind and seismic loads as per BIS.

Super Structures: Solid cement blocks.

PLASTERING

Internal: Gypsum plastering in bedrooms and hall, cement plastering in kitchen, wash area and toilets.

External: Cement plastering.

PAINTS

Internal: Two coats of plastic emulsion paints.

External: Waterproof emulsion paint as per the elevation.

DOORS & WINDOWS

Main Door: Metal frame and metal shutter with wood finish on both sides fitted with quality hardware of reputed make.

Internal Doors: Spray painted wooden frame and moulded skin shutter fitted with quality hardware of reputed make.

French Doors: UPVC sliding door with mosquito mesh provision wherever necessary.

Windows: UPVC sliding door with a provision for mosquito mesh.

Ventilator: Powder coated aluminium with glass louvres with exhaust provision.

FLOORING

Drawing / Living / Bedrooms / Kitchen: 600 x 600mm glazed vitrified tiles with 4" skirting of reputed make.

Sit out/Toilets/ utility: Good quality anti-skid, acid resistant tiles.

Common areas & Staircase: Vitrified tiles with inlay work as per design and tandur or kadappa stone for staircase.

DADOING & CLADDING

Toilets: Good quality acid resistant designer tiles 300 x 600mm dado upto lintel height of reputed make.

Kitchen: Granite platform and tiles dado upto 2 ft. height above the kitchen platform.

Utility: Glazed ceramic tiles dado up to 3 ft. height.

SANITARY & C.P. FITTINGS

- All sanitary fittings of Jaquar or equivalent make
- All CP fittings of Jaquar or equivalent make
- Ceramic wash basin in all bathrooms
- Concealed diverter in all bathrooms
- Single piece or flush valve connected to floor mounted WC in all bathrooms
- Provision for water heaters in bathrooms
- SS steel sink of Cera or equivalent make in kitchen

ELECTRICAL

- Concealed copper wiring of Polycab or equivalent make in conduits for lights, fan, plug and power plug points wherever necessary
- Power outlets for air conditioners in bedrooms
- Power outlets for geysers in bathrooms
- Power plug for chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen
- Plug points for TV in living and master bedroom
- Miniature Circuit Breakers (MCB) & ELCB for each distribution board of standard make
- 2-Way electrical switches for light and fan in bed rooms
- All electrical fittings of Anchor or equivalent make

COMMUNICATION SYSTEM

- Telephone point in the drawing room
- Intercom connected to security
- Internet CAT 6 cable for broadband at an appropriate place

SECURITY FACILITIES

- CCTV cameras at appropriate place for surveillance

LIFTS

- V3F lifts for energy efficiency with automatic doors of reputed make

DG POWER

- 100% D.G. back up for common areas and 1 KVA for each flat

WATER SUPPLY

- Bore water for domestic use
- Common RO unit for drinking water

The makers of wonders in Hyderabad



Through our heritage spanning over three decades, we have built an enviable portfolio of homes, offices, new-age IT parks, integrated towns, and malls across Telangana. Established in the year 1988 and led by Sri M. Stinivasa Rao, our group is driven by forward-looking plannings, futuristic designs and high-end creation. Being the proud maker of landmark residential and commercial projects in the twin cities of Hyderabad & Secunderabad, we pledge to not only build real estate spectacles but craft greater lifestyles and well-being for all.

A strong foresight to change the cityscapes led to creating benchmarks in the areas of construction and contemporary lifestyle. We, at Reliance Builders, believe that home is always more than mere four walled space. And that is how we are constantly reinventing ourselves to meet the ever changing expectations of the new generation.

Principal Architect
M/S Design Associates

Structural Engineers
Zaki Associates

Financial Partner

LIC HOUSING FINANCE LTD

