



BRING BACK THAT
NEIGHBOURLY FEELING

THE HUDDLE

BETTER TOGETHER

At Ramky Discovery City, near Hyderabad International Airport



Project by:
Ramky Integrated Township Ltd., a subsidiary of Ramky Estates & Farms Ltd.
www.ramkyestates.com | www.ramkydiscoverycity.com

RERA No: P0240000023
RERA Website - (<http://rera.telangana.gov.in>)

DDI FACT SHEET

Site Area	9.98 Acre / 48298.22 Syd
Plotted Area	25125 Syd
Plotted Area Percentage	52%
No. of Villas	125
No. of Floors	G+1
SBUA	283320 Sft
Club House BUA	(G+1) 7932 Sft

DDI TYPES OF VILLAS

TYPE & BHK	FACING	PLOT AREA IN SQ. YDS.	NO. OF UNITS	CARPET AREA IN SFT	SALEABLE AREA IN SFT
TYPE - 1 (3BHK)	EAST	174, 180, 191, 196	51	1575	2038
TYPE - 2 (3BHK)	WEST	174, 180, 193, 196	37	1573	2064
TYPE - 3 (3BHK)	NORTH	181	13	1702	2209
TYPE - 4 (3BHK)	NORTH	220	7	1983	2503
TYPE - 5 (3BHK)	WEST	220	5	2011	2570
TYPE - 6 (4BHK)	EAST	274	1	2777	3342
TYPE - 7 (4BHK)	EAST	402	3	3263	3838
TYPE - 8 (4BHK)	EAST	325	1	2953	3532
TYPE - 9 (4BHK)	WEST	402	3	3163	3790
TYPE - 10 (4BHK)	NORTH	400	1	3057	3802
TYPE - 11 (4BHK)	EAST	330, 344	2	3022	3581
TYPE - 12 (4BHK)	EAST	283	1	2678	3204

DDI FEATURES & USP

- ▶ Part of large integrated township
- ▶ Neighbouring a large reserve forest, offers the project a micro climate making the views more picturesque & serene
- ▶ Located on Srisaialam Highway, ORR-Exit 14. Close to Hyderabad International Airport, E-city, Adibatla IT Hub & Aerospace Park and well connected to all parts of the City
- ▶ Hyderabad's first Cluster Villa community
- ▶ Villa sizes range between 174 Sq Yds (SBUA 2038 Sq ft) to 402 Sq Yds (SBUA 3838 Sq ft)
- ▶ The design of the Villas is contemporary style with 3 & 4 bedrooms, open terrace and living area
- ▶ Well designed balconies facing the beautiful landscapes
- ▶ With style and functionality, these villas are set in a lush landscaped courtyard that offers the perfect space for outdoor entertainment and coziness of a private garden

DDI LOCATION ADVANTAGES

Being a part of large Integrated Township, **The Huddle** not only offers best lifestyle but also excellent location advantages. Located on **Srisaialam Highway** it is just few minutes drive to **Outer Ring Road, Exit-14**. This destination of the future has a pristine environment that ensures peaceful living.

IN CLOSE PROXIMITY TO:

- | | |
|--------------------------------------|-----------------|
| ▶ Rajiv Gandhi International Airport | ▶ TCS |
| ▶ E-City | ▶ HCL |
| ▶ Hardware Park | ▶ Adibatla SEZ |
| ▶ Tata Teleservices | ▶ GMR Aerospace |
| ▶ Tata Advanced Systems | |

AMENITIES

ClubHouse

Swimming Pool, Gymnasium, Multipurpose Hall, Guest Rooms in Club House, Provision for Salon, Provision for Yoga / Aerobics / Meditation Hall, Provision for Departmental Store, Provision for ATM, Provision for Medical Store

Indoor Facilities

Carroms, Billiards, Table Tennis, Chess

Outdoor Facilities

Tennis Court, Half Basketball Court, Landscaped Gardens, Children Play Areas



DI SPECIFICATIONS

Structure	RCC framed structure
Super Structure	Block masonry / RCC Walls
Walls	INTERNAL WALL FINISHES: Smooth finished surface with paint over putty
	EXTERNAL WALL FINISHES: Sponge finished cement plaster with exterior weather proof paint
Doors and Windows	MAIN DOOR: Engineered wood / Hard wood frame with flush shutter (single) polished over veneer on both sides and fitted with Dorset / Godrej / Equivalent make hardware
	INTERNAL DOORS: Engineered wood / Hard wood frame with flush shutter painted / laminated on both sides fitted with Dorset / Godrej / Equivalent make hardware
	TOILET / UTILITY DOOR: Engineered wood/Hard wood frame with flush shutter laminated / painted on both sides fitted with Dorset / Godrej / Equivalent make hardware
	SLIDING DOORS: UPVC sliding doors with provision for mosquito mesh of NCL / Fenetre / Frame craft / Ambieance / magnus / Equivalent make
	WINDOWS: UPVC windows with mosquito mesh and grills in ground and first floors of NCL / Fenetre / Frame craft / Ambieance / magnus / Equivalent make
Tiling & Granite	Laminated Wooden Flooring for Master Bedroom 2'X2' Double charged Vitrified Tiles of RAK / Nitco/Varmora / Equivalent make for other Bedrooms, Dining & Drawing Rooms, Kitchen
	Anti skid Ceramic Tiles (1'X1') in Toilets of RAK / Nitco / Varmora / Kajaria / Equivalent
	Ceramic Tile Dado upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make
	Kitchen counter: Granite Platform with 2 Feet Height Ceramic Tile dado (RAK / Nitco / Varmora / Kajaria / Equivalent) and Sink with drain board (Nirali / Cera / Franke / Equivalent)
	Balconies: 1'x1' Anti-skid ceramic tiles (RAK / Nitco / Varmora / Kajaria / Equivalent)
	Parking Area: Paver Tiles/Stampede concrete
Utility / Wash Area	Ceramic Flooring with 3 feet height dado (RAK / Nitco / Varmora / Kajaria / Equivalent)
Bathrooms	Wash basins of CERA / Kohler / Hindware / Parryware / Equivalent make
	Wall mounted EWC of CERA / Kohler / Hindware / Parryware / Equivalent make
	Provision for Geysers, light point and exhaust fan points in all Bathrooms
Electrical	Power outlets for Air Conditioners in Living / Drawing and Bedrooms
	Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder, Washing machine in Utility Area
	Fan, Light & 5 amps sockets in all rooms 2 no.s of 5 amps sockets & provision for cable point in living area, Master and 2 nd Bedroom
	3 phase supply for each unit and individual Prepaid Energy Meters
	All electrical items of Legrand / Crabtree / Anchor / Panasonic / MK / Honeywell Equivalent
Water Meters	Water Meters shall be provided
Water Supply	Hydro-pneumatic system for water supply
Telecom	Telephone / Intercom Point in Ground Floor
Internet	Provision for Internet connection in each Villa
WTP & STP	Water Treatment Plant
	Sewage Treatment Plant
Generator	100% Power back up for common Areas Power backup of upto 1000W for each Villa
Security / BMS	Solar fencing over the boundary wall of the community
	Surveillance cameras at the main security entry / exit points

VILLA ELIVATION

3 BHK - TYPE 1
EAST



3 BHK - TYPE 2
WEST



3 BHK - TYPE 3
NORTH



LAYOUT PLAN WITH VILLA NOS.



AREA STATEMENT

Type & BHK	Facing	Plot Area in Sq. Yds.	Saleable Area in Sft	No. of Units
TYPE - 1 (3BHK)	EAST	174, 180, 191, 196	2038	51
TYPE - 2 (3BHK)	WEST	174, 180, 193, 196	2064	37
TYPE - 3 (3BHK)	NORTH	181	2209	13
TYPE - 4 (3BHK)	NORTH	220	2503	7
TYPE - 5 (3BHK)	WEST	220	2570	5
TYPE - 6 (4BHK)	EAST	274	3342	1
TYPE - 7 (4BHK)	EAST	402	3838	3
TYPE - 8 (4BHK)	EAST	325	3532	1
TYPE - 9 (4BHK)	WEST	402	3790	3
TYPE - 10 (4BHK)	NORTH	400	3802	1
TYPE - 11 (4BHK)	EAST	330, 344	3581	2
TYPE - 12 (4BHK)	EAST	283	3204	1

IMAGE GALLERY



BIRDEYE VIEW



GARDEN VIEW



BALCONY VIEW



STREET VIEW

 AERIAL VIEW



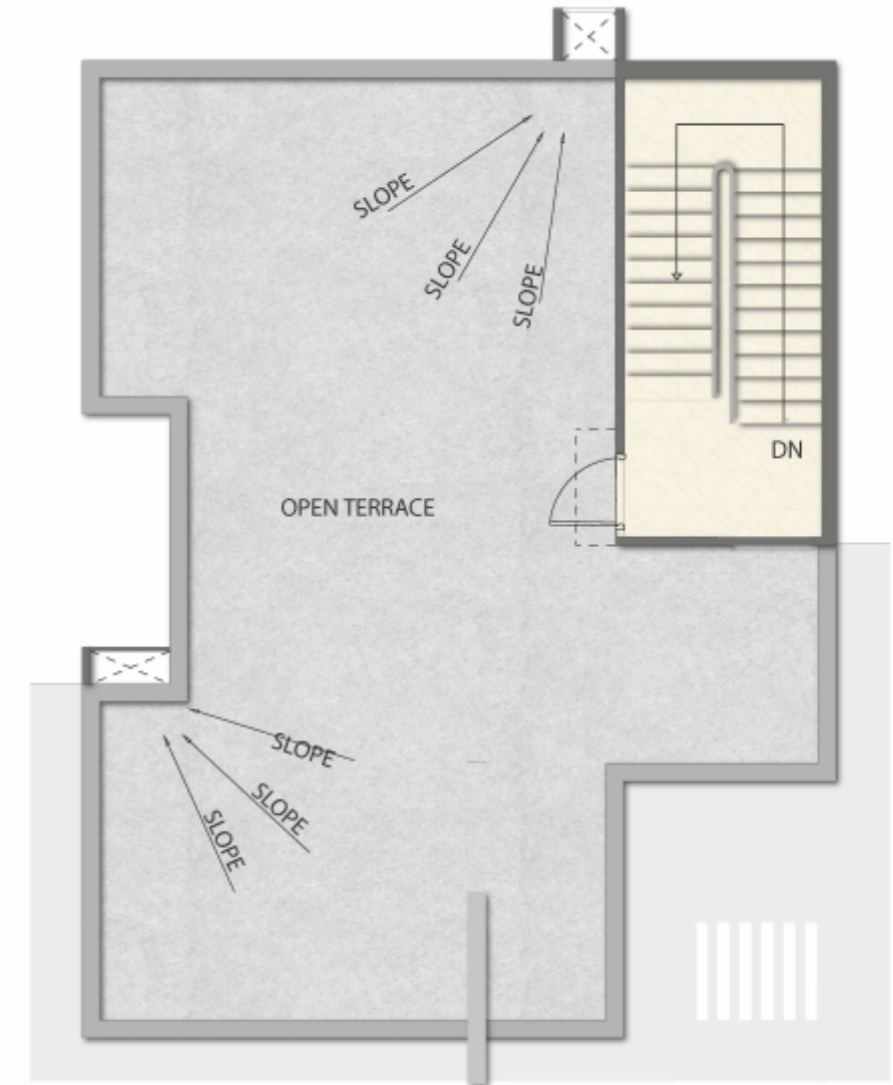
DDI FLOOR PLAN - EAST FACING



Ground Floor



First Floor



Terrace Floor



- TYPE 1 - 3 BHK - EAST - 174 SQ YDS - 2038 SFT**
- TYPE 1 - 3 BHK - EAST - 180 SQ YDS - 2038 SFT**
- TYPE 1 - 3 BHK - EAST - 191 SQ YDS - 2038 SFT**
- TYPE 1 - 3 BHK - EAST - 196 SQ YDS - 2038 SFT**

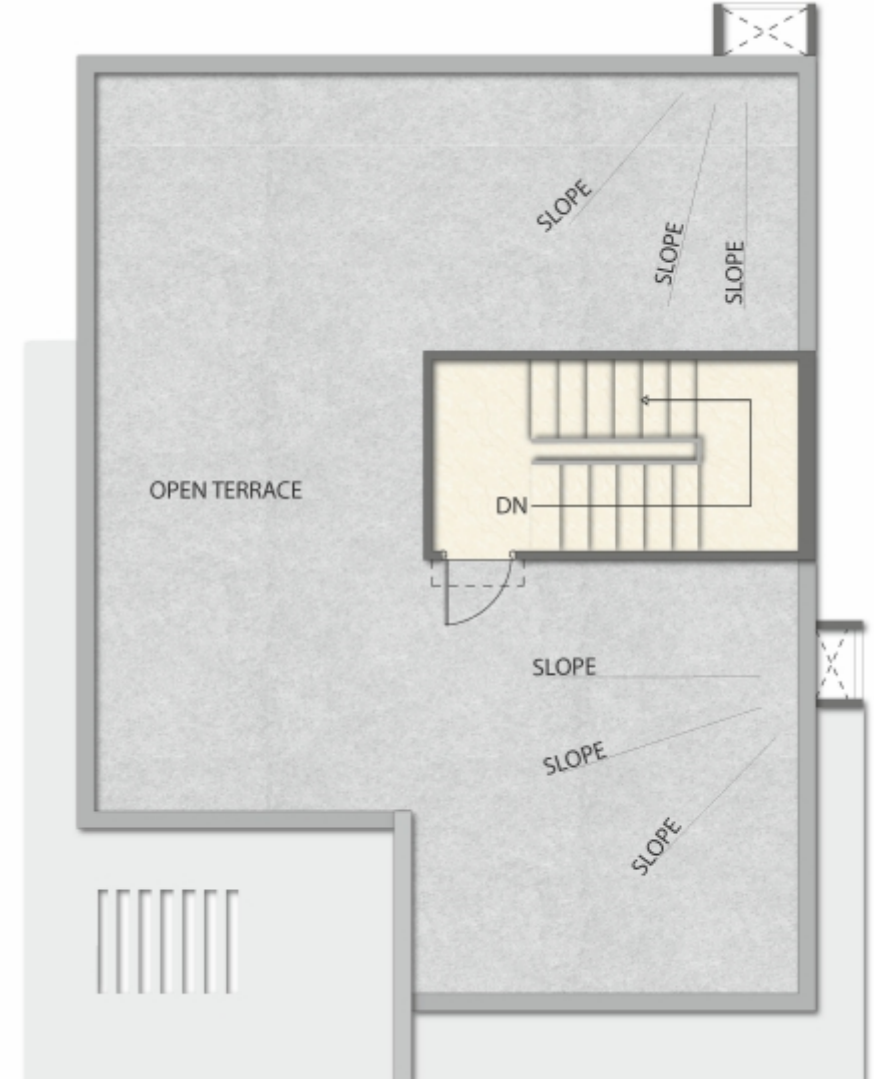
FLOOR PLAN - WEST FACING



Ground Floor



First Floor

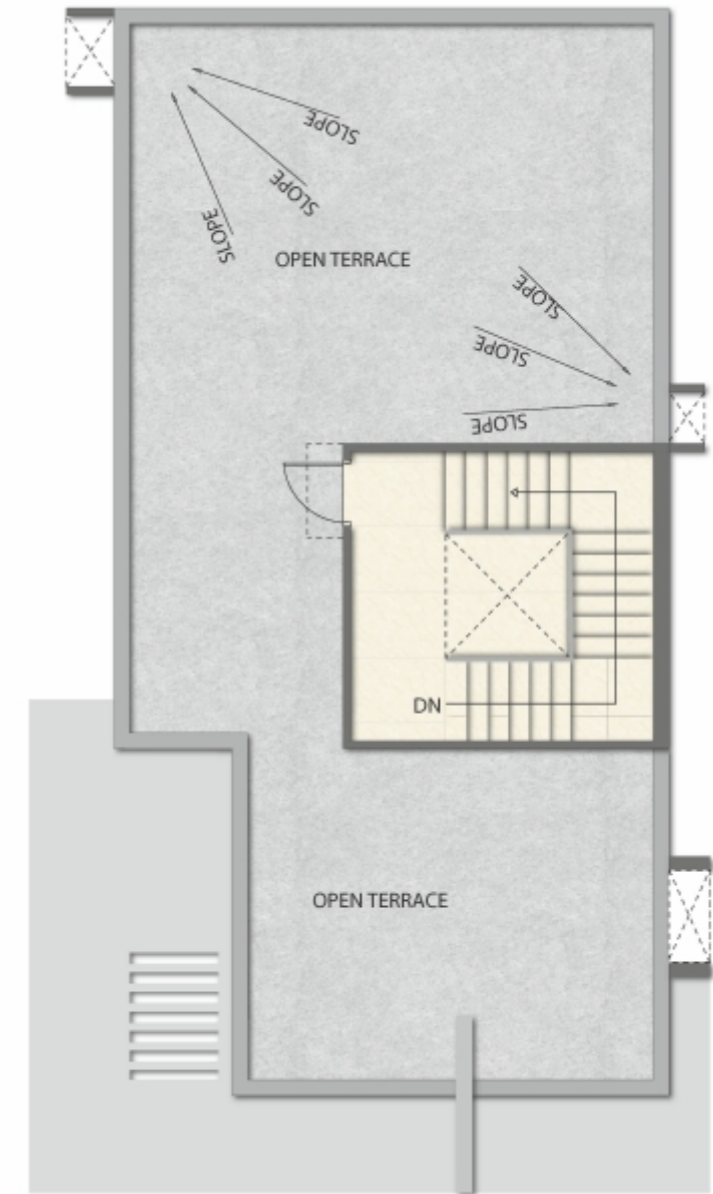


Terrace Floor



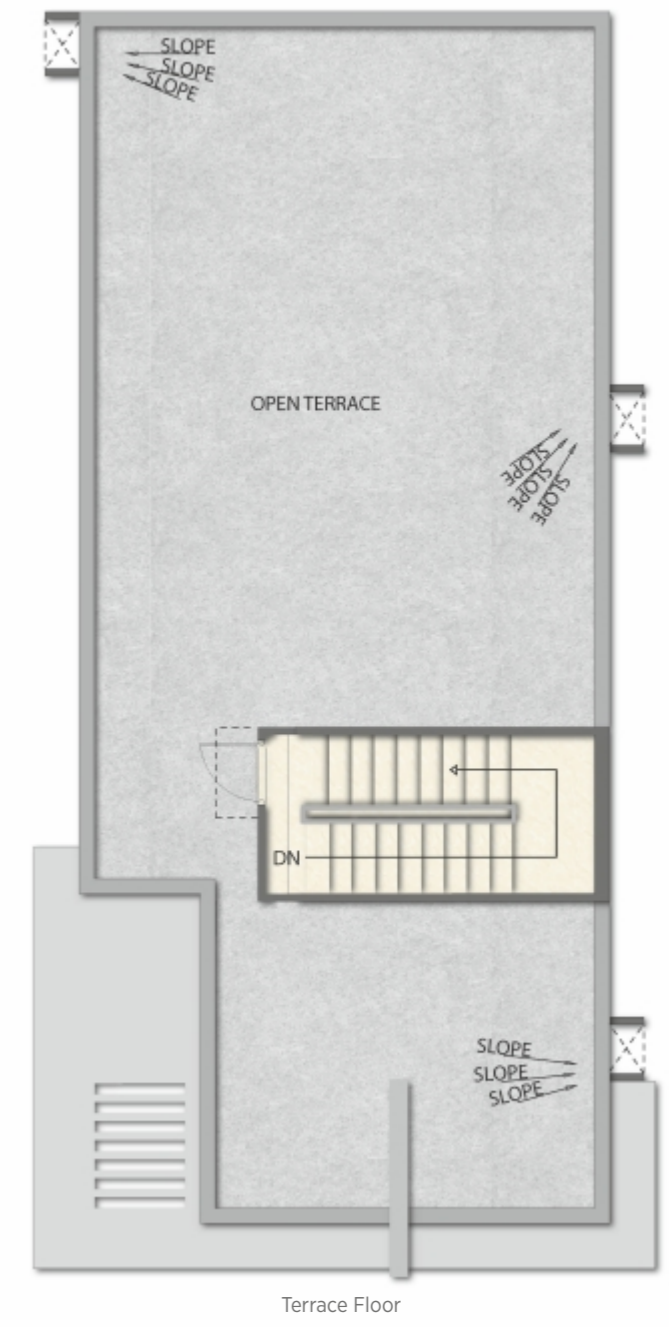
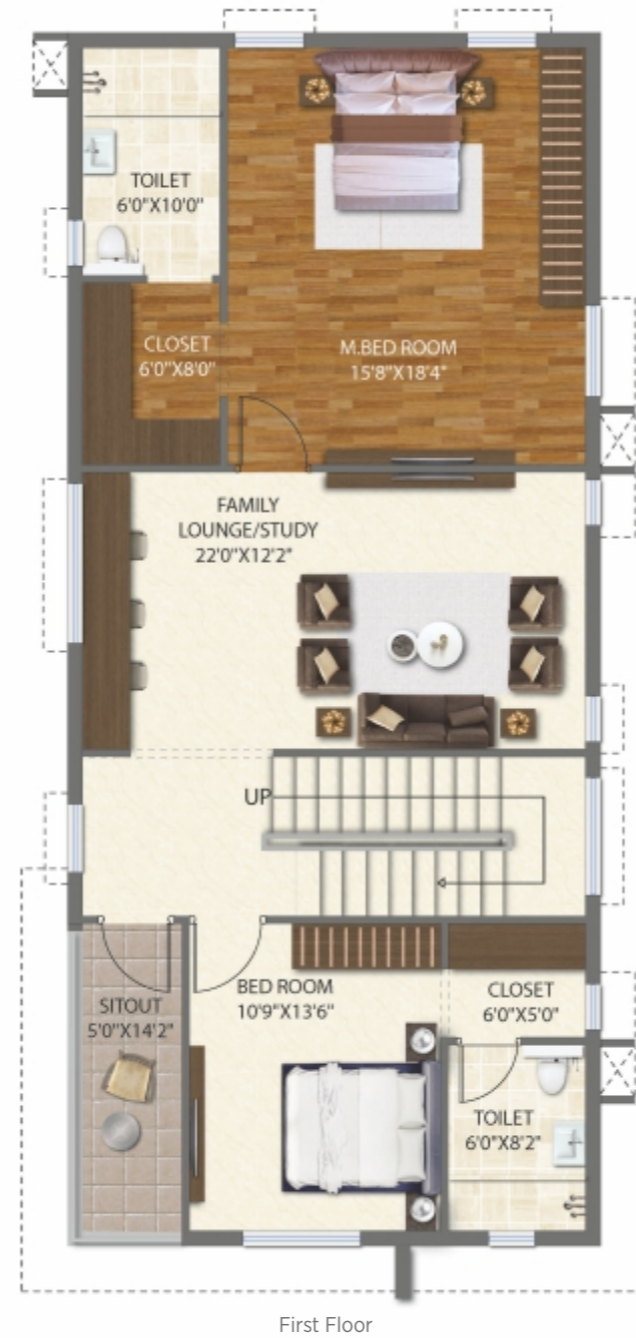
- TYPE 2 - 3 BHK - WEST - 174 SQ YDS - 2064 SFT
- TYPE 2 - 3 BHK - WEST - 180 SQ YDS - 2064 SFT
- TYPE 2 - 3 BHK - WEST - 193 SQ YDS - 2064 SFT
- TYPE 2 - 3 BHK - WEST - 196 SQ YDS - 2064 SFT

FLOOR PLAN - NORTH FACING



TYPE 3 - 3 BHK - NORTH - 181 SQ YDS - 2209 SFT

FLOOR PLAN - NORTH FACING



TYPE 4 - 3 BHK - NORTH - 220 SQ YDS - 2503 SFT

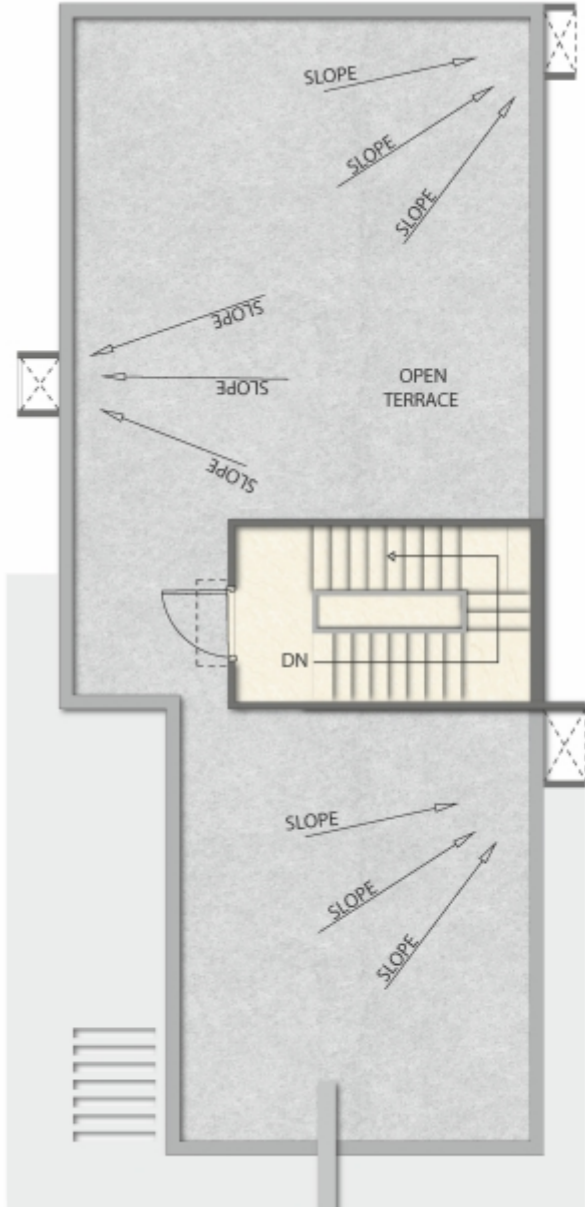
FLOOR PLAN - WEST FACING



Ground Floor



First Floor

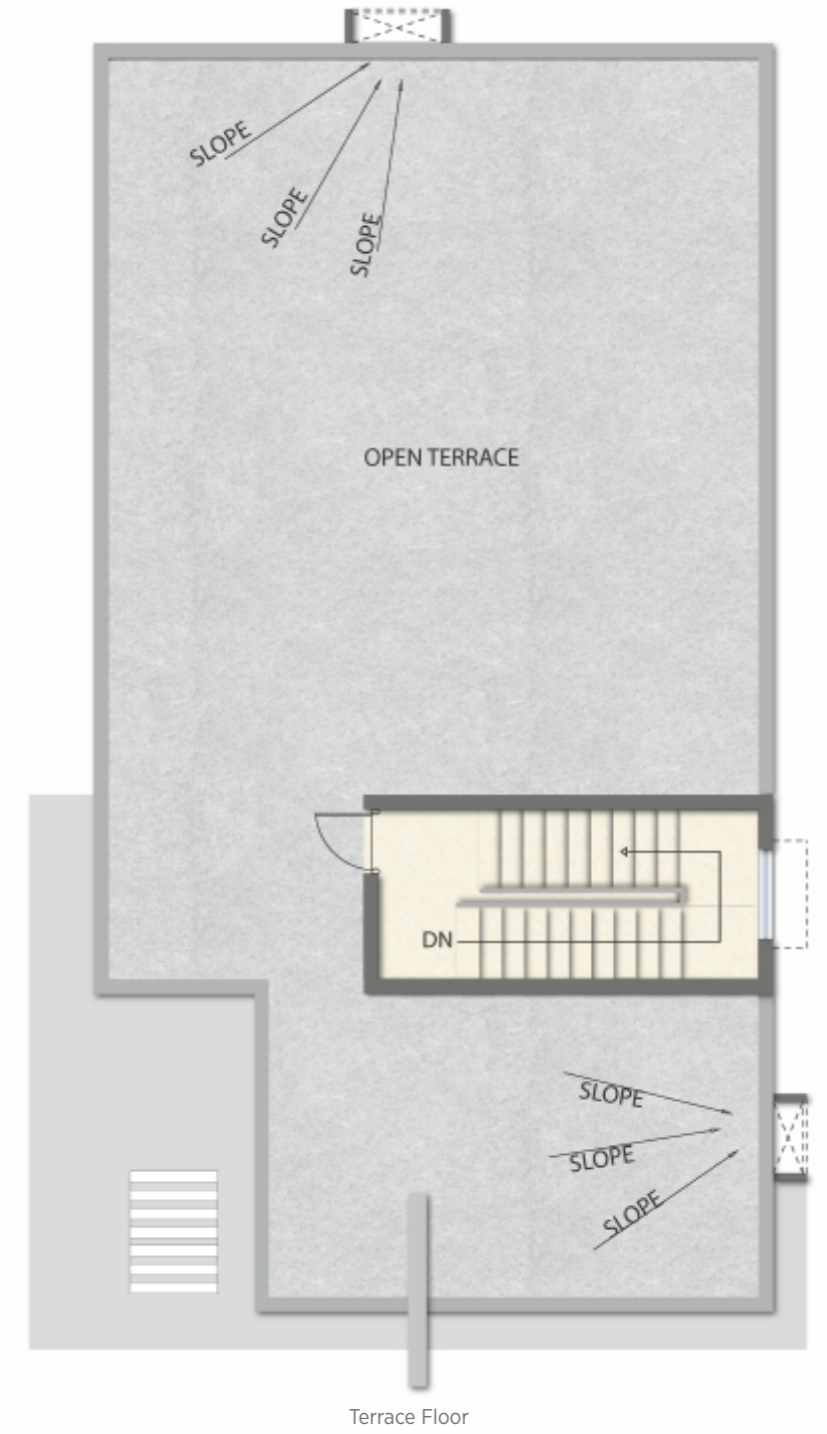
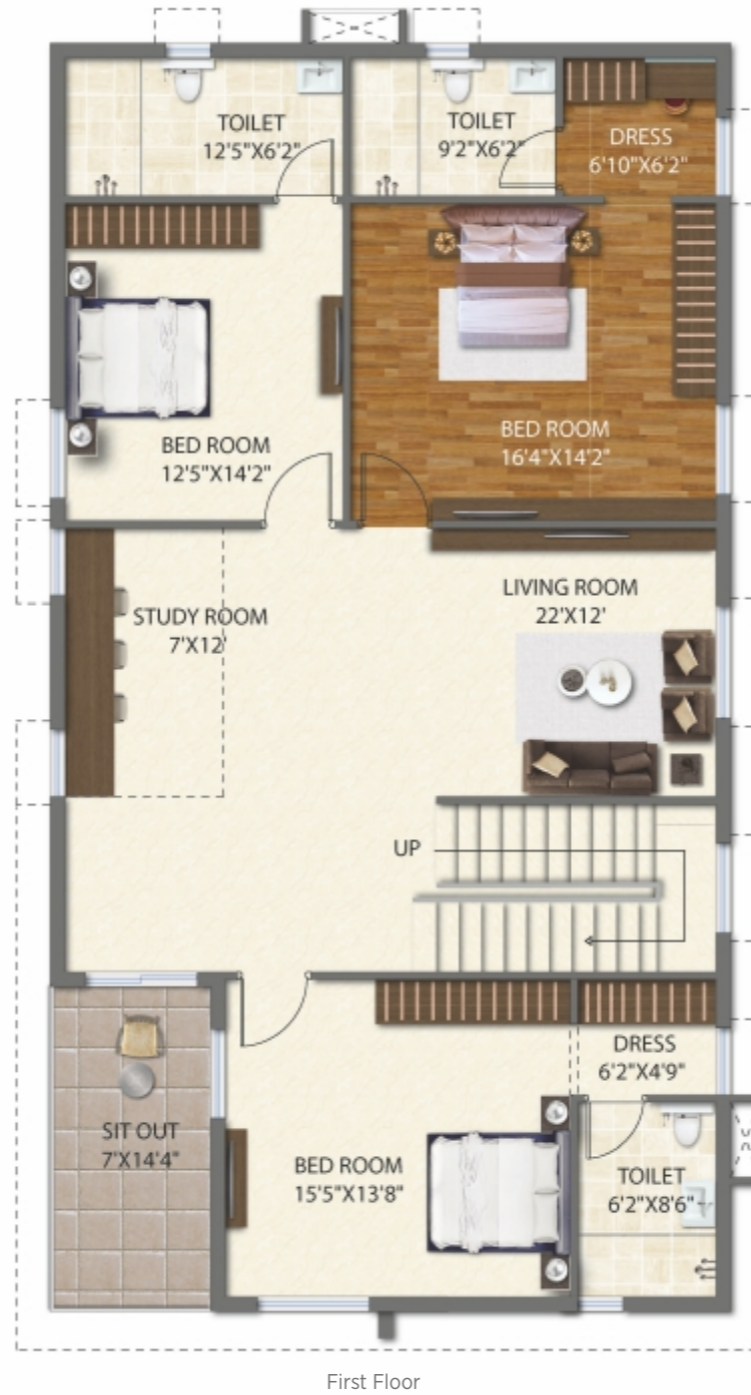


Terrace Floor



TYPE 5 - 3 BHK - WEST - 220 SQ YDS - 2570 SFT

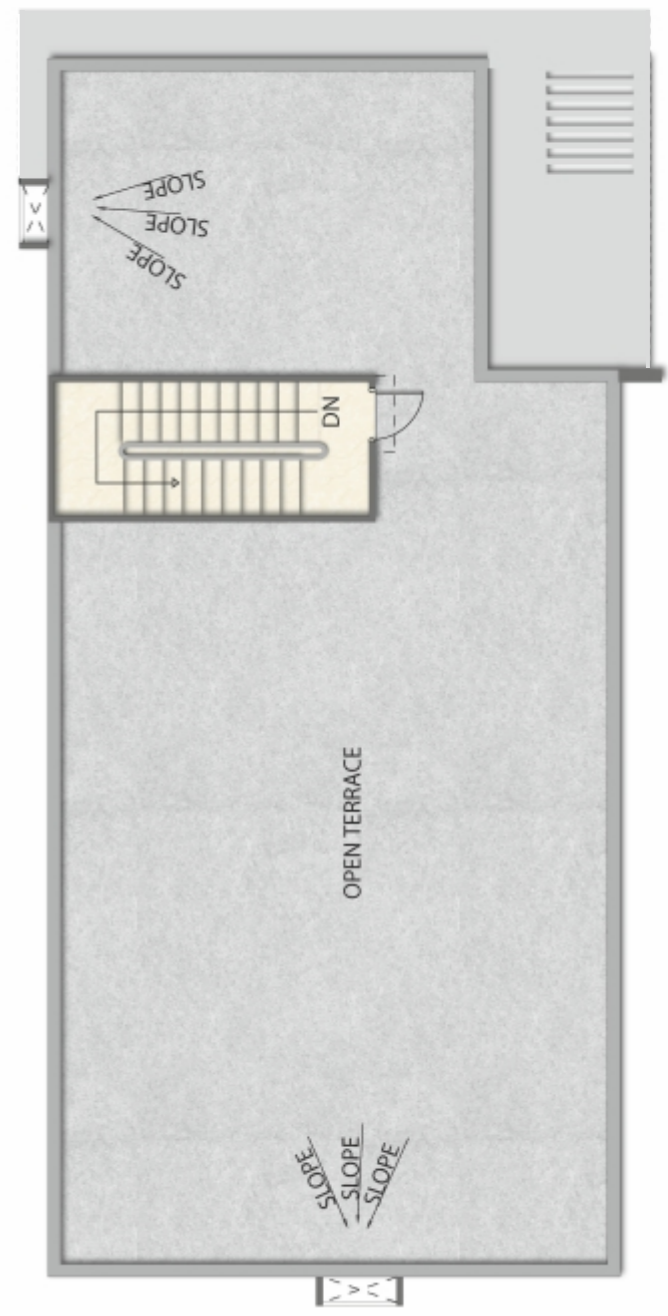
FLOOR PLAN - EAST FACING



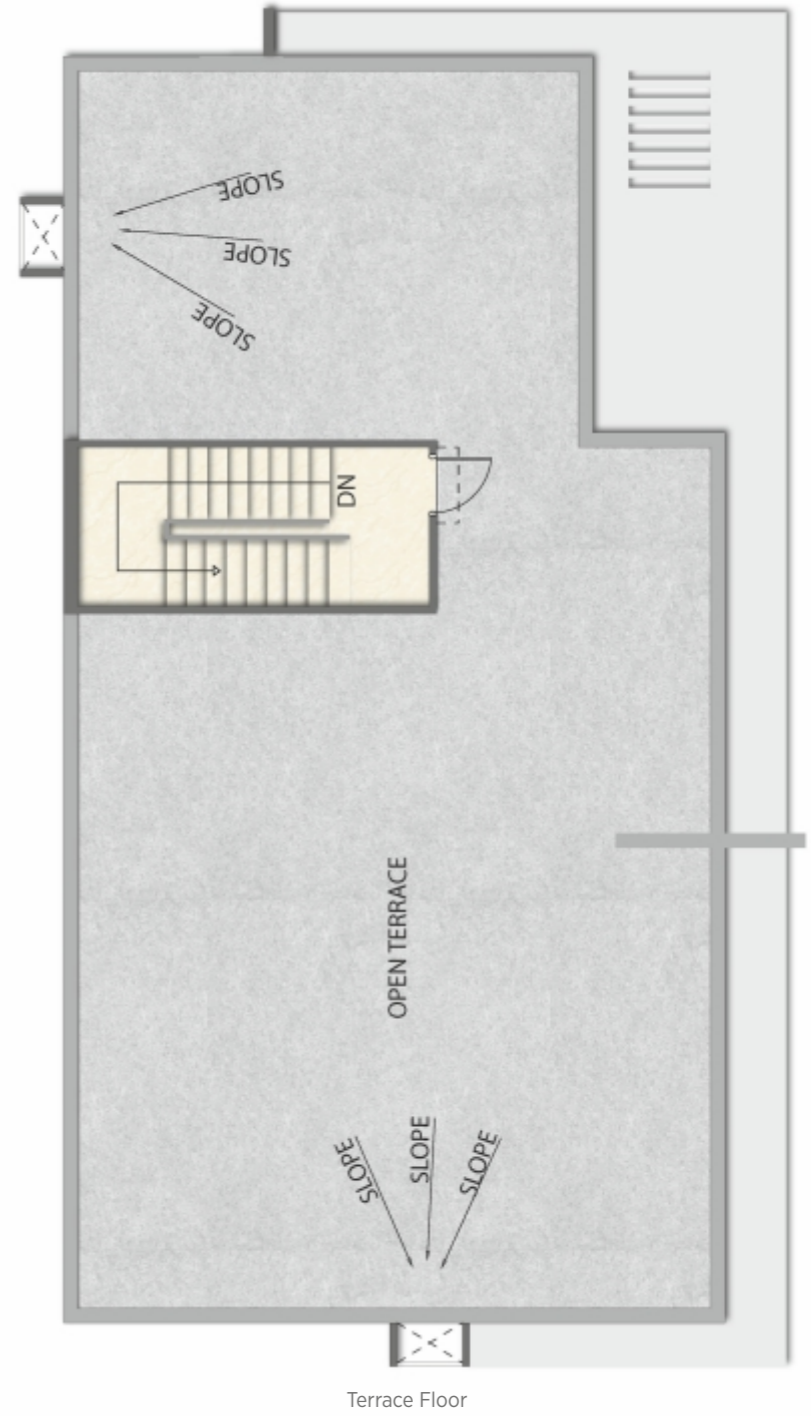
TYPE 6 - 4 BHK - EAST - 274 SQ YDS - 3342 SFT

FLOOR PLAN - EAST FACING

TYPE 7 - 4 BHK - EAST - 402 SQ YDS - 3838 SFT

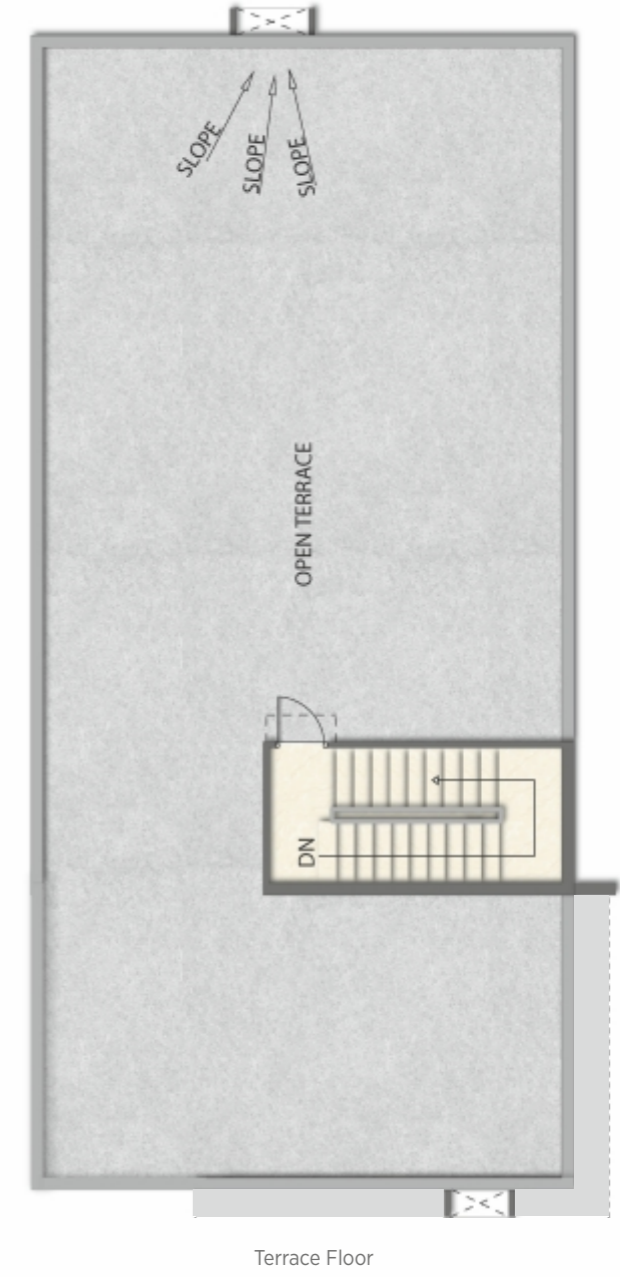


FLOOR PLAN - EAST FACING



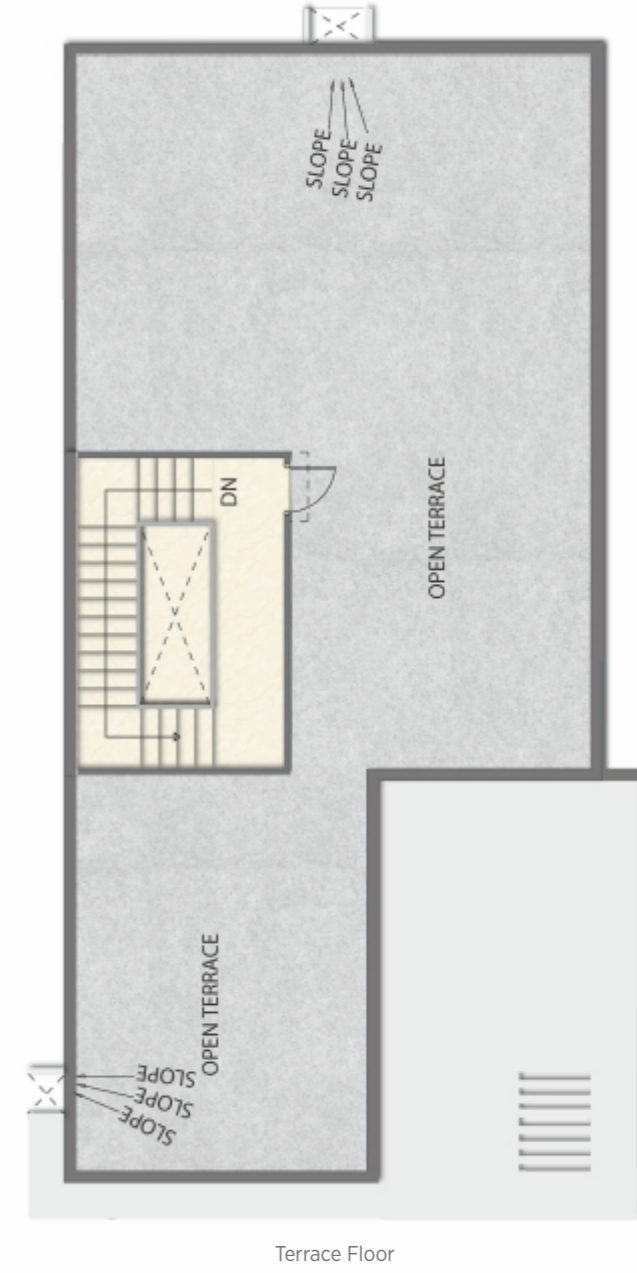
TYPE 8 - 4 BHK - EAST - 325 SQ YDS - 3532 SFT

FLOOR PLAN - WEST FACING



TYPE 9 - 4 BHK - WEST - 402 SQ YDS - 3790 SFT

FLOOR PLAN - NORTH FACING

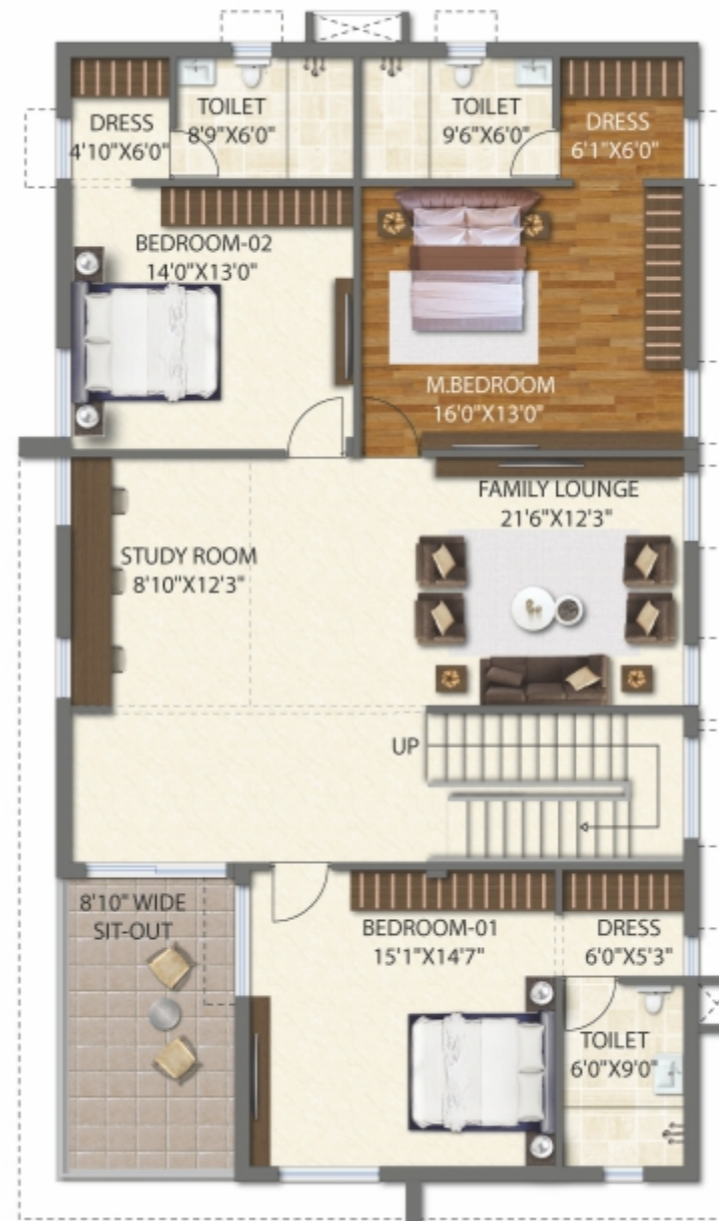


TYPE 10 - 4 BHK - NORTH - 400 SQ YDS - 3802 SFT

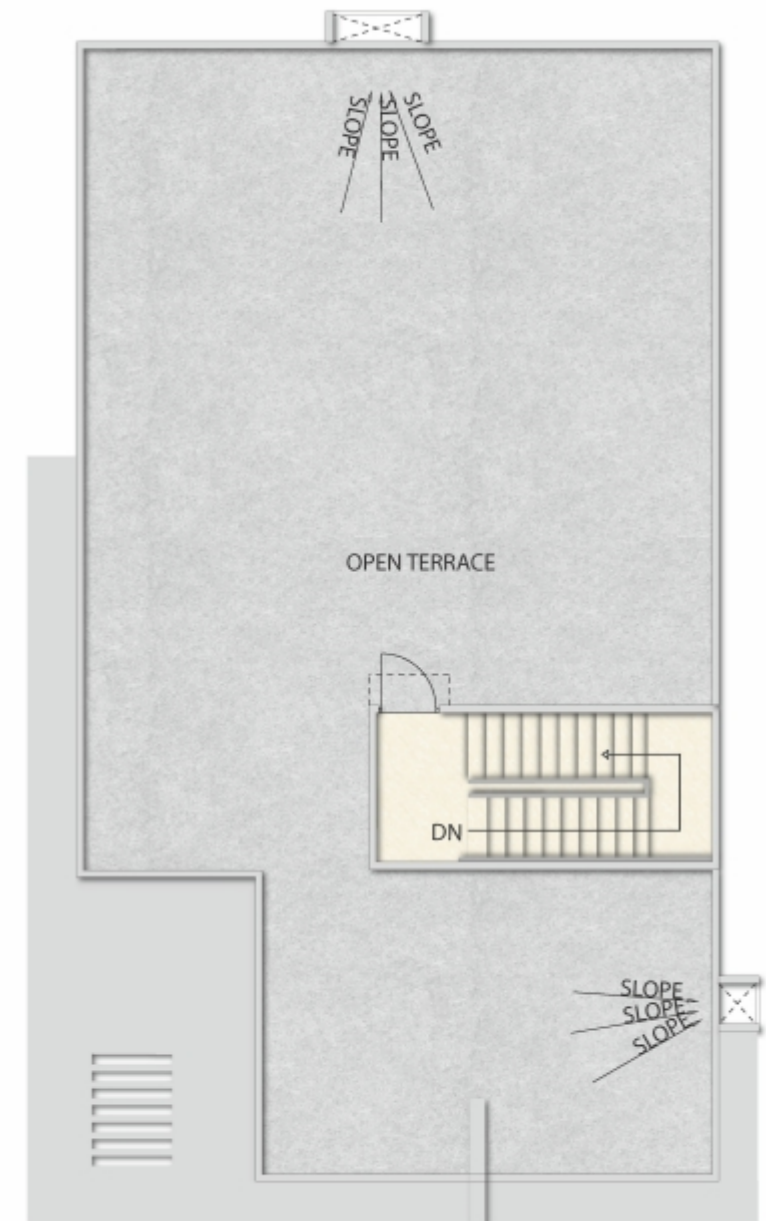
FLOOR PLAN - EAST FACING



Ground Floor



First Floor

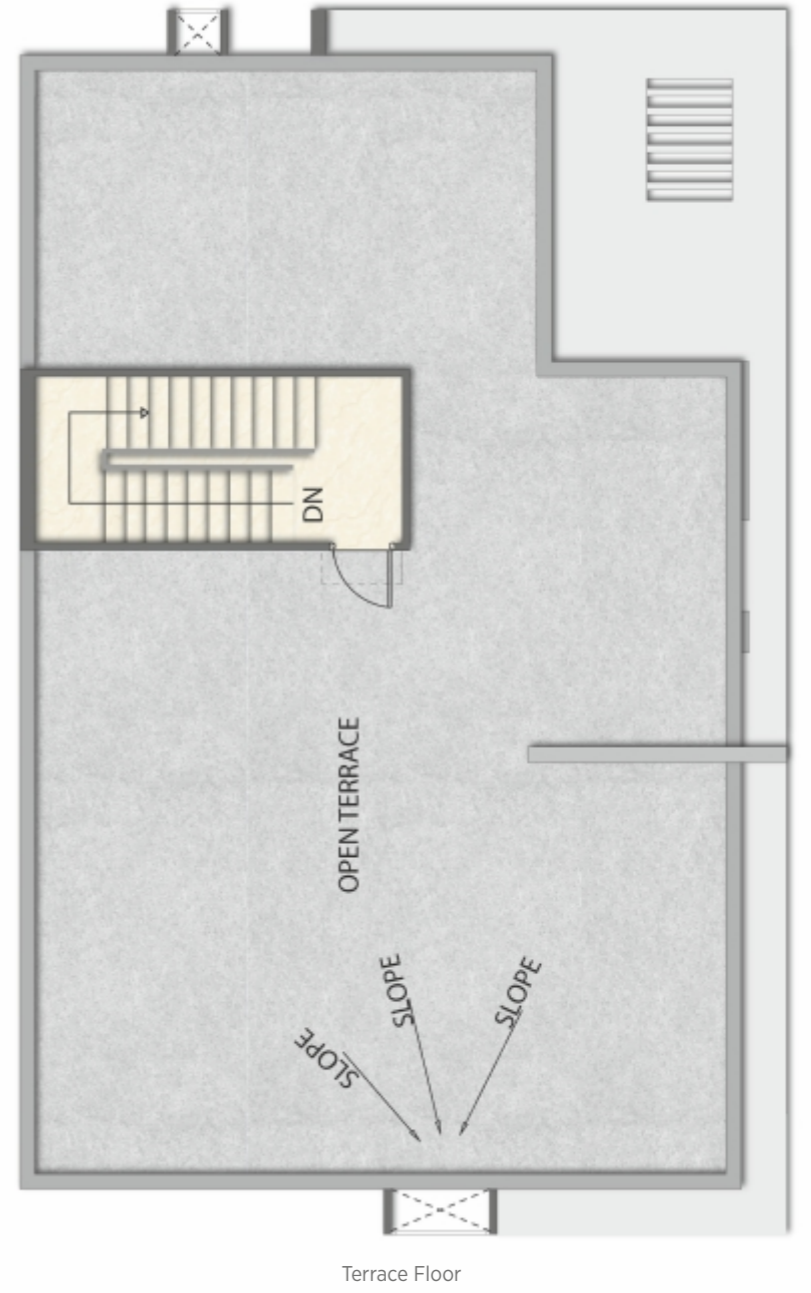


Terrace Floor



TYPE 11 - 4 BHK - EAST - 330 SQ YDS - 3581 SFT
TYPE 11 - 4 BHK - EAST - 344 SQ YDS - 3581 SFT

FLOOR PLAN - EAST FACING



TYPE 12 - 4 BHK - EAST - 283 SQ YDS - 3204 SFT

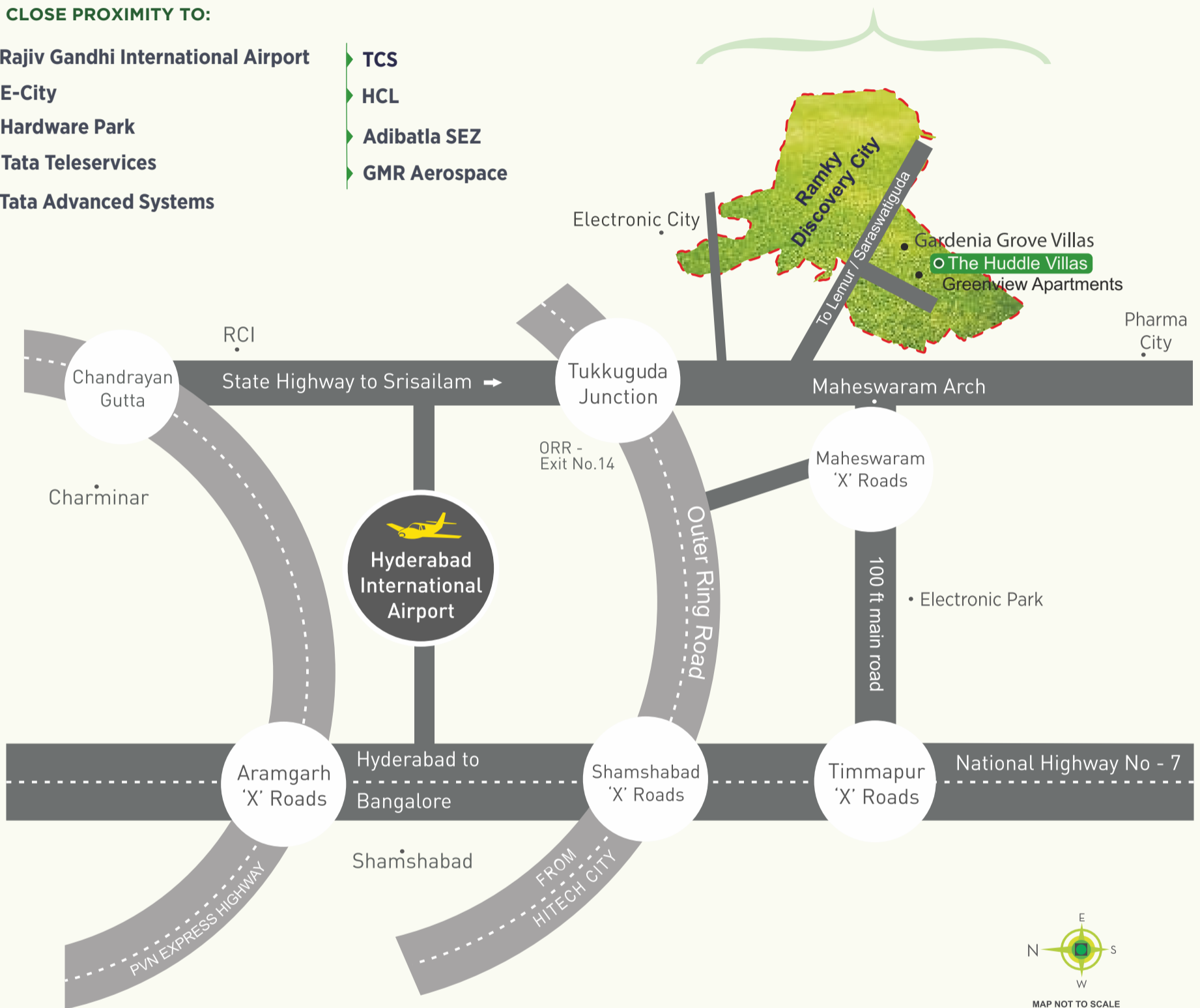
LOCATION MAP

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- ▶ **E-City**
- ▶ **Hardware Park**
- ▶ **Tata Teleservices**
- ▶ **Tata Advanced Systems**
- ▶ **TCS**
- ▶ **HCL**
- ▶ **Adibatla SEZ**
- ▶ **GMR Aerospace**



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LIVE | ACHIEVE | THRIVE | UNWIND



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The leaflet is purely a conceptual presentation only and doesn't carry any legal offering. Landscaping inside the villa is not a standard offering.