

LOCATION HIGHLIGHTS	
❖ ORR - 2 Km	
❖ Bhagyanagar nandanavanam deer park	
❖ Narapally reserve forest	
❖ Elevated corridor flyover from uppal ring road to CPRI (TS Second longest corridor of 6.2 Km)	
❖ Flyover will be 3+3 Lane road, under flyover service road will be 3+3 Lane road.	
SPORTS MALL	
❖ Decathlon	21 mins
MALLS	
❖ MJR Square	7 mins
❖ Asian cinesquare multiplex	22 mins
UNIVERSITY	
❖ Anurag university less than	1 min
MEDICAL COLLEGE	
❖ AIIMS Institute of science & technology	23 mins
COLLEGES	
❖ Sreenidhi engineering college	17 mins
❖ VBIT	22 mins
❖ Nalla Narasimha Reddy Group of Institutions	10 mins
❖ Nalla Malla Reddy Engineering College	15 mins
❖ Little Flower Junior College	24 mins
HOSPITALS	
❖ AIIMS	20 mins
❖ Adithya Hospital	20 mins
SCHOOLS	
❖ Delhi public school	8 mins
❖ Reqelford international school	22 mins
❖ Nalla malla reddy foundation school	14 mins
❖ Rockwood International school	15 mins
❖ Rashtriya vidya Kendram	9 mins
❖ Sri Vidhya nikethan school	10 mins
❖ Sri Chaitanya Techno School	26 mins
❖ Narayana IIT Olympiad School	33 mins
IT CORRIDORS	
❖ Infosys	14 mins
❖ Raheja Mindspace	11 mins
❖ Genpact	29 mins
❖ Arena towers	28 mins



Approved by  
**hmda**  
 Growing Global  
**036924/GHT/R1/U6/HMDA/25062020**

Approved by  
**TS RERA**  
 Telangana Real Estate Regulatory Authority



EAST FACING **232** SQ.YDS.

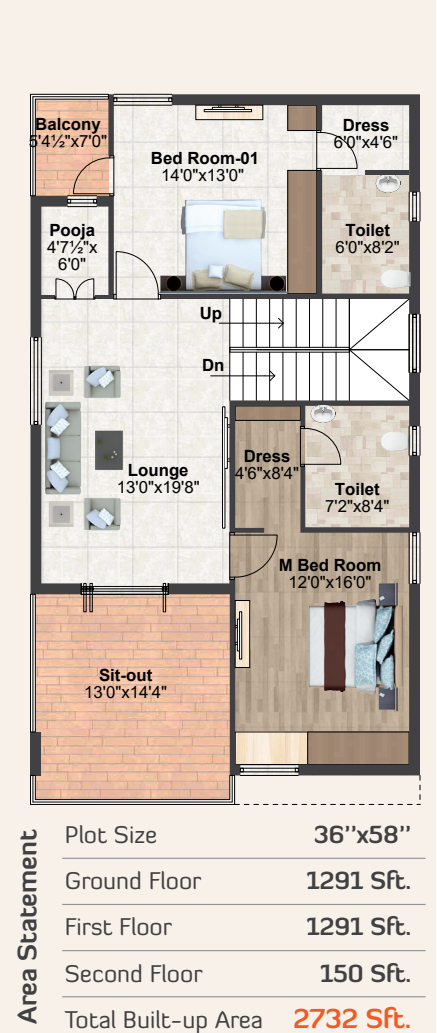
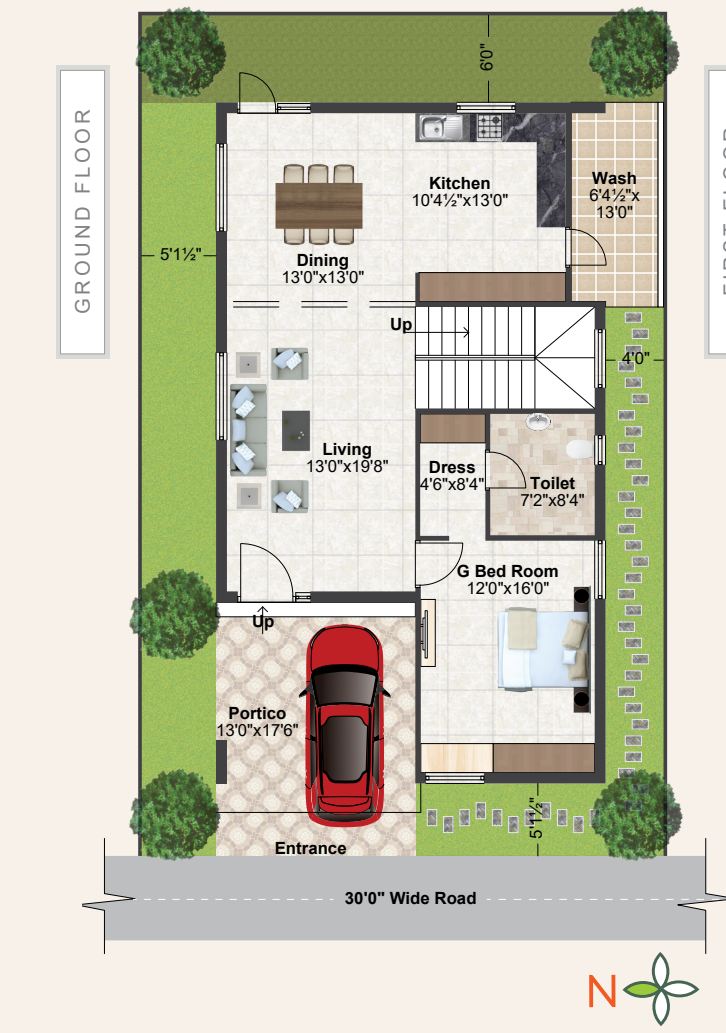


WEST FACING **232** SQ.YDS.

AREA STATEMENT				
Plot No.	Area (Sq.Yds)	Facing	Villa Type	Area (Sft)
1-9	328.28	EAST	TRIPLEX	5,009.32
10-16	208.00	WEST	DUPLEX	2,440.69
17-18	228.79	WEST	DUPLEX	2,789.31
19-20	203.21	EAST	DUPLEX	2,702.48
21-27	232.00	EAST	DUPLEX	2,745.95
28-33	208.00	WEST	DUPLEX	2,440.69
34	289.38	WEST	DUPLEX	3,207.88
35	219.04	EAST	DUPLEX	2,625.87
36-41	232.00	EAST	DUPLEX	2,745.95
42-46	208.00	WEST	DUPLEX	2,440.69
47	184.06	WEST	DUPLEX	2,301.46
48-52	232.00	EAST	DUPLEX	2,745.95
53-56	232.00	WEST	DUPLEX	2,732.72
57	220.31	EAST	DUPLEX	2,625.87
58-59	232.00	EAST	DUPLEX	2,745.95
60-61	209.95	WEST	DUPLEX	2,570.03
62	325.92	EAST	DUPLEX	3,592.01
63-68	290.11	EAST	TRIPLEX	4,171.22
69	341.23	EAST	TRIPLEX	5,302.64
70-77	208.00	WEST	DUPLEX	2,440.69
78	464.00	EAST	DUPLEX	4,386.74
79-84	232.00	EAST	DUPLEX	2,745.95
85-91	237.71	WEST	TRIPLEX	3,500.34
92-95	464.00	EAST	TRIPLEX	6,118.67
96-97	233.45	WEST	TRIPLEX	3,543.48
98	467.50	EAST	TRIPLEX	5,704.52
99-106	232.00	WEST	DUPLEX	2,732.72
107-114	232.00	EAST	DUPLEX	2,745.95
115-122	232.00	WEST	DUPLEX	2,732.72
123-133	232.00	EAST	DUPLEX	2,745.95
134-138	232.00	WEST	DUPLEX	2,732.72
139-142	237.00	EAST	TRIPLEX	3,532.62
143	198.84	WEST	TRIPLEX	3,152.46
144-146	236.93	WEST	TRIPLEX	3,584.80
147	1,447.67	EAST	TRIPLEX	14,934.66

Rising East is located in one of Hyderabad's Most exciting neighbourhoods, strategically located in Pocharam - East IT corridor, of the Warangal - Hyderabad Highway. The local promises fast-paced development activity for it allows quick access to Corporate Corridors, MNCs with full of Employment\* alike. We believe our Eco-conscious endeavor will benefit immensely from your patronage.

WELCOME TO SRIGDHA'S RISING EAST...



A Project by

**SRIGDHA INFRA DEVELOPERS**  
 S.No. 169 to 172, Venkatapuram, Korremula, Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana.  
 e-mail : srighdaprojectes@gmail.com, sales@srighdhaa.com.  
**CONTACT US: 741 951 9999, 741 961 9999.**  
**www.srigdhaa.com**

Scan QR Code  
  
 To View Website

SRIGDHA INFRA DEVELOPERS

<b>6.15</b> Acres Apartments	<b>20+</b> Pampering Amenities	<b>415</b> Residential Flats	<b>9</b> Blocks	<b>22,000+</b> Sft Clubhouse
AESTHETICALLY PLANNED GATED COMMUNITY APARTMENTS & VILLAS @ VENKATAPUR				
<b>14.30</b> Acres Villas	<b>25+</b> Pampering Amenities	<b>DUPLEX &amp; TRIPLEX VILLAS</b>	<b>145+</b> Independent units	<b>23,000+</b> Sft Clubhouse

## LUXURY FEATURES

**ENTRANCE ARCADE**  
Aesthetically designed by reputed Architect

**VIDEO DOOR PHONE**  
Samsung or equivalent colour LED video door phone (for villas only)

**UPVC FRENCH DOORS AND WINDOWS**

**POWER BACKUP**  
Required points

**SECURITY**  
CCTV provision for common areas such as entrance, exit, tot-lots & cellar parking area, clubhouse.

**BANQUET HALL / AUDIO VISUAL ROOM**

**SIGNAGES & DIRECTIONS**  
In & out signages at necessary locations in luminous paint.

**WATER TREATMENT PLANT**  
Bore water will pass through the water softener to remove the hardness in the water and supplied to villas

**RAIN WATER HARVESTING**  
All the rain water from the villas and landscape areas shall be used for proper & efficient rain water harvesting

**DUST BINS & GARBAGE**  
Dust bins shall be provided at convenient places

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



**SPECIFICATION**

**STRUCTURE R.C.C.**  
 framed structure to withstand wind & seismic loads.

**SUPERSTRUCTURE**  
 External walls 9" thick and internal walls 4.5" thick clay / cement solid blocks.

**PLASTERING**  
 Internal : Single coat plastering  
 External : Two coats of plastering using water proofing compound.

**DOORS**  
 Main doors : Teak wood frame with veneered flush shutter, melamine finished with reputed hardware. Internal doors : Teak wood frame, skin door shutter, with reputed hardware.  
 French doors (if any) : UPVC door frames with clear float glass panelled sliding shutters.  
 Windows : UPVC window system with clear float glass with provision for mosquito mesh track.

**PAINTINGS**  
 External : Textured / smooth finish and two coats of exterior emulsion paint of reputed make.  
 Internal : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

**FLOORING**  
 Living, Dining : 600x600 mm double charged vitrified tiles. Bedrooms & Kitchen : 600 X 600 mm size double charged vitrified tiles in all bedrooms & 600 X 600 mm size vitrified tiles in kitchen. Bathrooms : Anti-skid ceramic tiles - of reputed make.  
 Corridors / Staircases : Granite / vitrified.  
 All Balconies/Utilities : Rustic vitrified tile of reputed make.

**TILE CLADDING / DADOING**  
 Dadoing in Kitchen : Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. Bathrooms : Glazed ceramic tile dado of reputed make up to lintel height. Utilites : Tiles dado up to 3' Height.

**KITCHEN**  
 Granite platform with stainless steel sink.

**SECURITY / BMS**  
 Round-the-clock security system.  
 Panic button and intercom is provided in the lifts connected to the security room.  
 Solar power fencing around the compound.  
 Surveillance cameras at the main security and entrance of each block and in all lifts.

**BATHROOMS**  
 EWC with flush valve of best brands.  
 Single lever fixtures with wall mixer cum shower of best brands.  
 Provision for geysers in Master toilet.  
 All C.P. fittings are chrome plated of best brands.  
 Sanitary : Parryware / Hindware or equivalent make.  
 C.P. : Jaquar / Hindware or equivalent make.

**ELECTRICAL**  
 Concealed copper wiring of best brands.  
 Power outlets for air conditioners in 2BHK master bedroom, 3BHK master bedroom & children bedroom.  
 Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine in utility area.  
 Three phase supply for each unit and individual meter boards.  
 Miniature circuit breakers ( MCB ) for each distribution boards of best brands.  
 Provision for water purifier near utility sink.

**INTERNET / CABLE TV**  
 Provision for internet cable and cable TV.

**WTP & STP**  
 Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

**GENERATOR** : D.G set backup.

**FOR APARTMENT ONLY**

**CAR WASH FACILITY** : Car Wash Facility will be Available.

**CAR PARKING**: Car parking in 2 levels. Each apartment will have adequate car parking.

**PARKING MANAGEMENT** : Entire parking is well designed to suit the number of car parks required. Parking signage's and equipment at required places to ease of driving.

**FIRE & SAFETY**  
 Fire Safety: Automatic Sprinkler system shall be provided in Basements, Fire Extinguishers shall be provided as required.

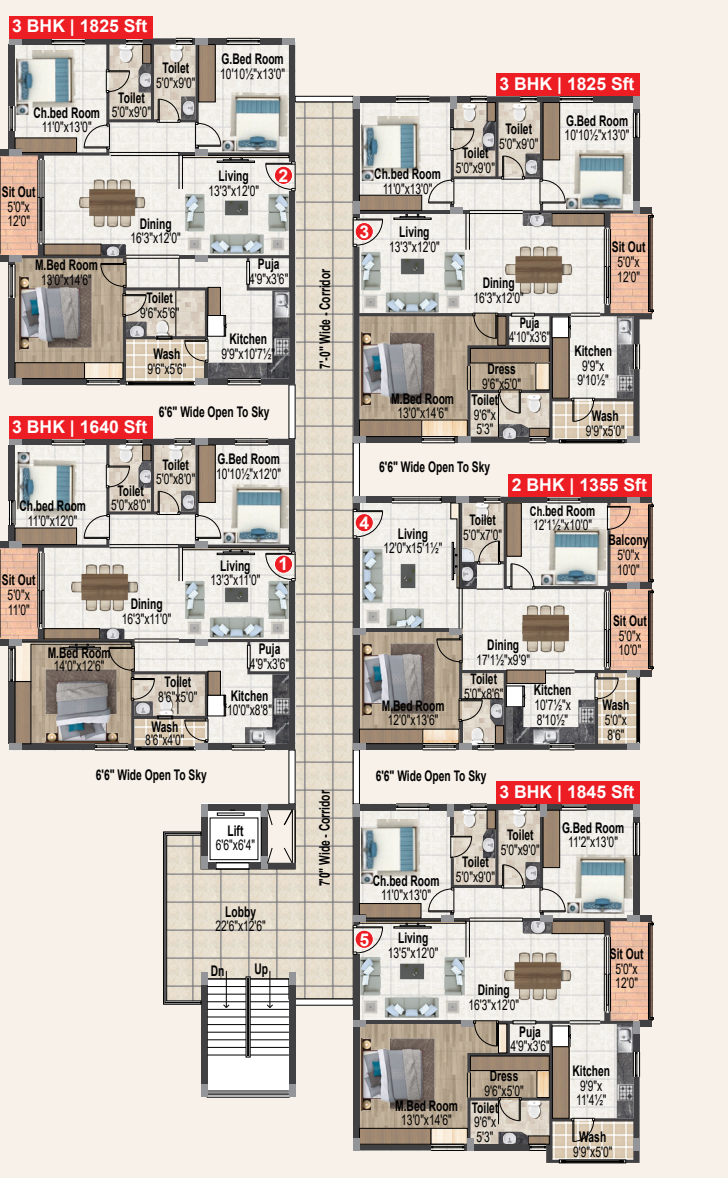
**LIFTS**  
 Automatic passenger lifts with rescue device with V3F for energy efficiency. Entrance with Granite / marble cladding.

**NOTE**  
 a) Allowable customization charges extra.  
 b) Charges for amenities not included in base price.  
 c) Registration & applicable taxes, GST any other are extra as on that date.

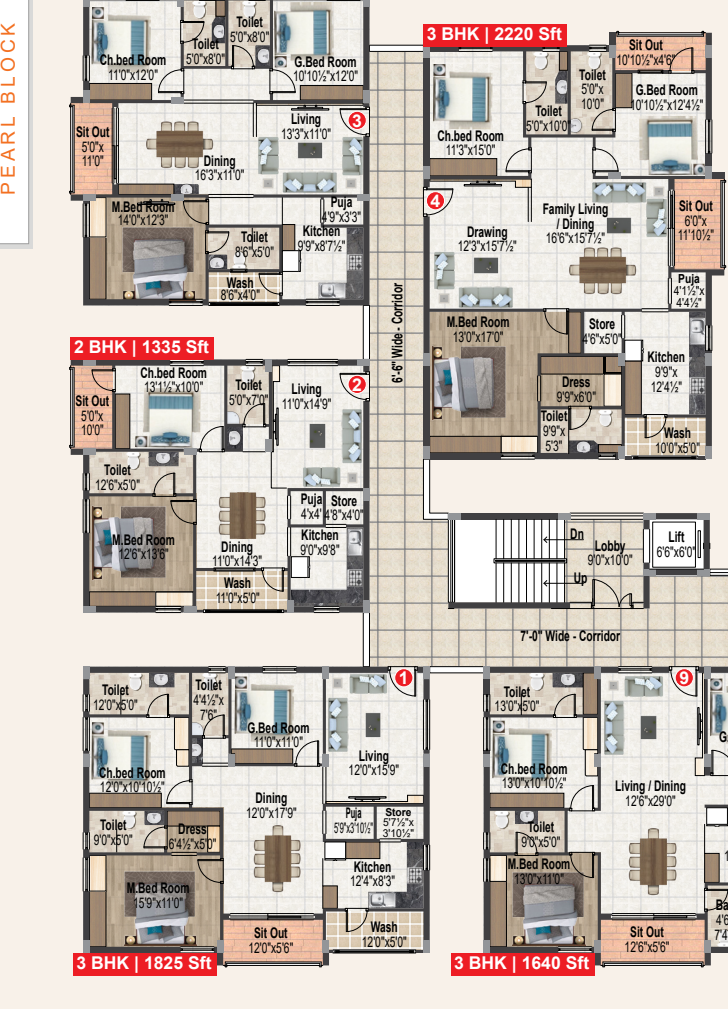
**KEY PLAN (Apartments)**



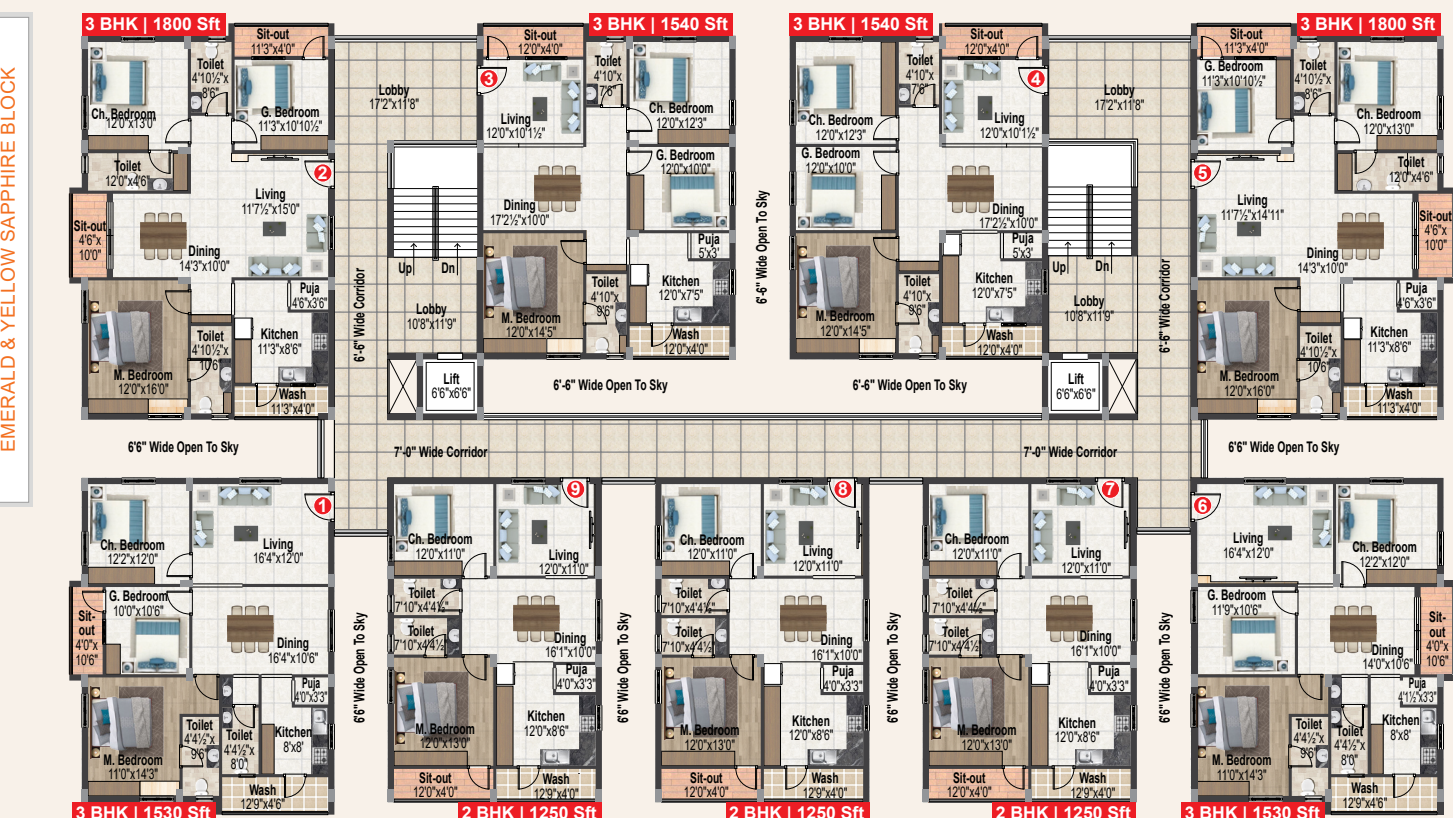
**RUBY BLOCK**



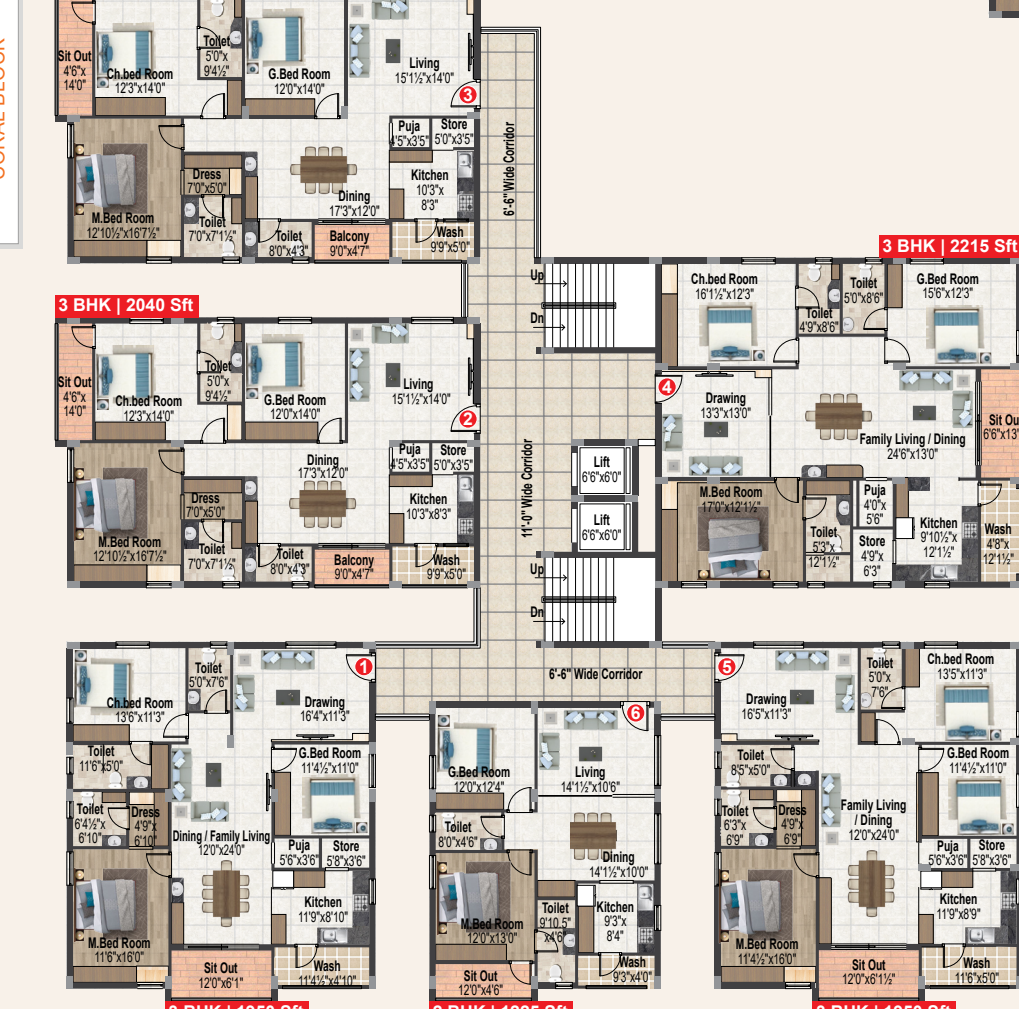
**PEARL BLOCK**



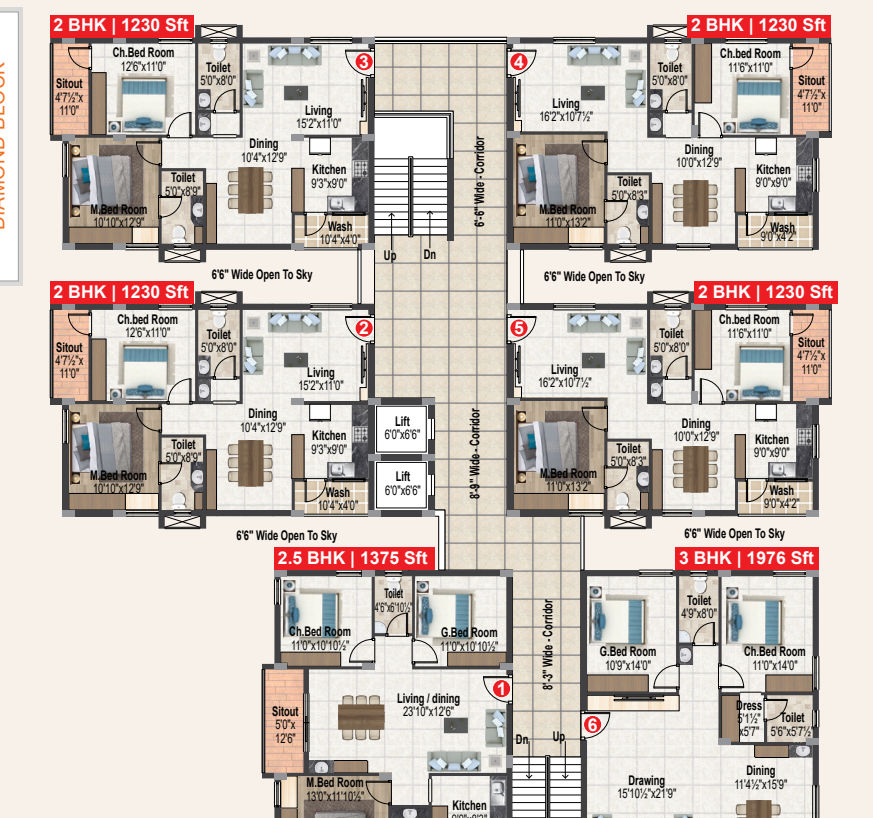
**EMERALD & YELLOW SAPPHIRE BLOCK**



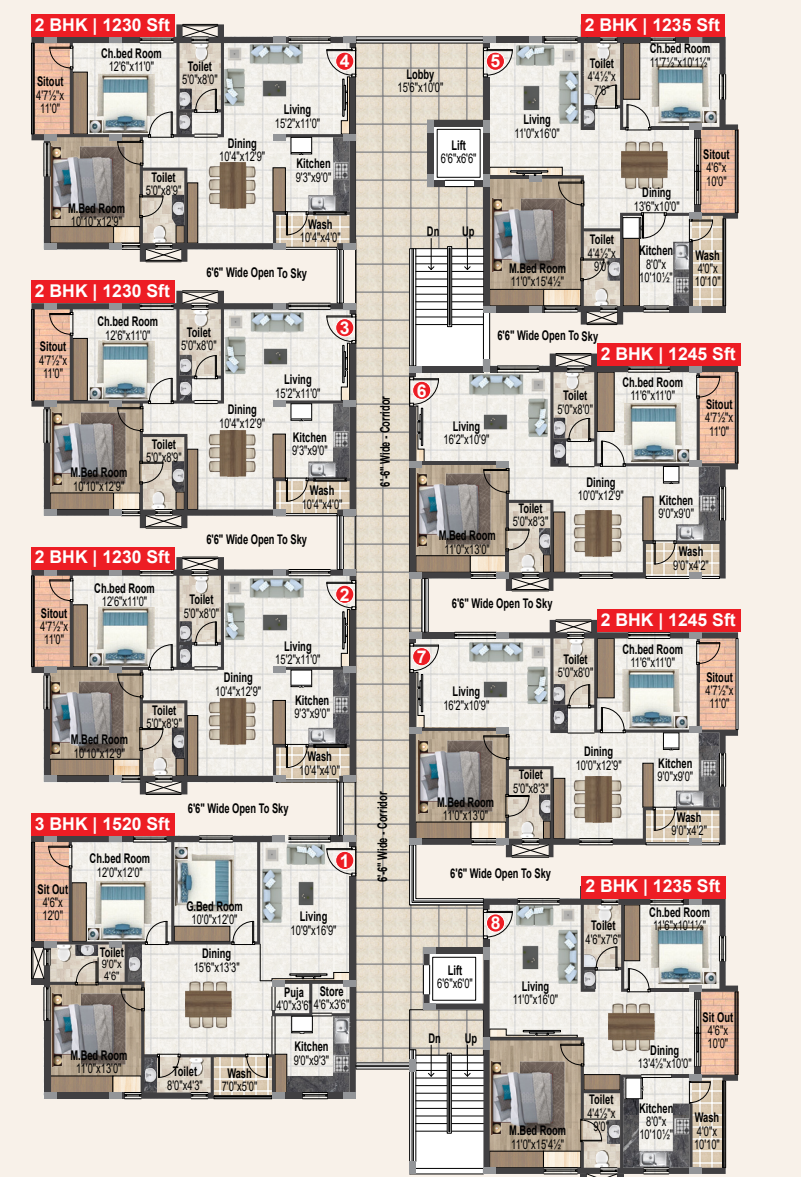
**CORAL BLOCK**



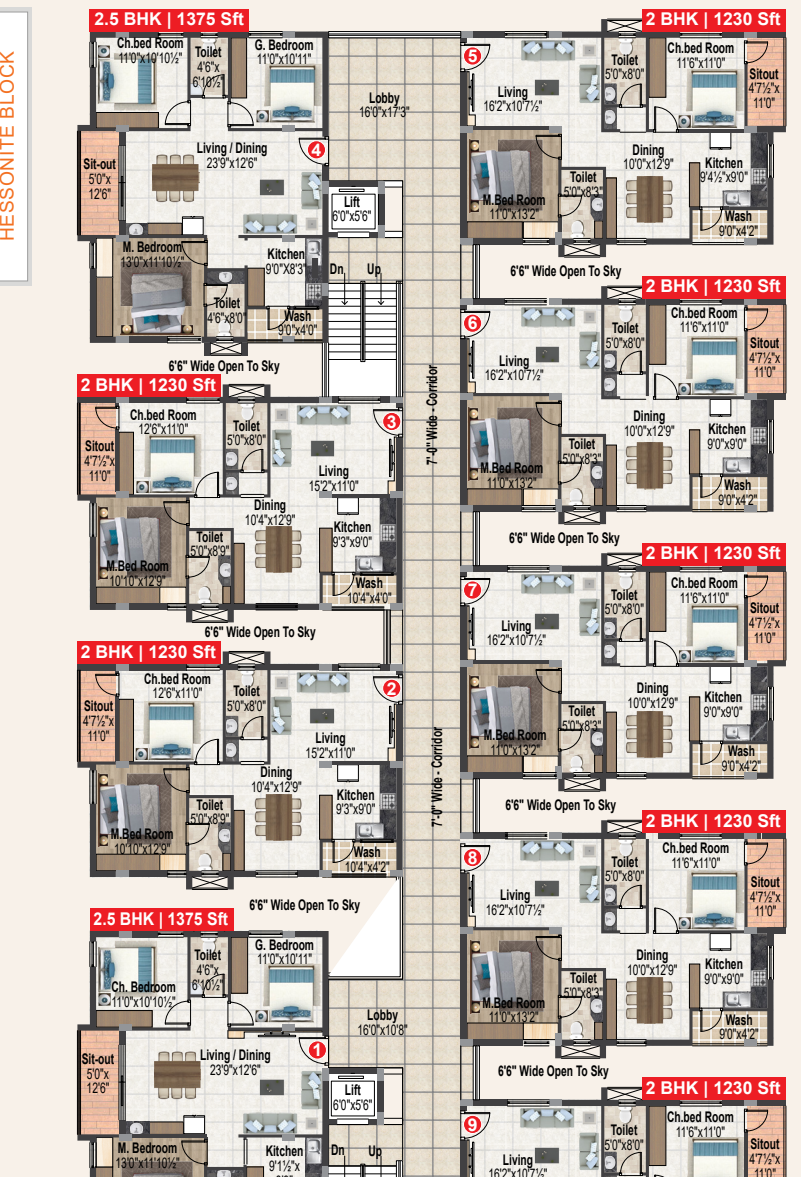
**DIAMOND BLOCK**



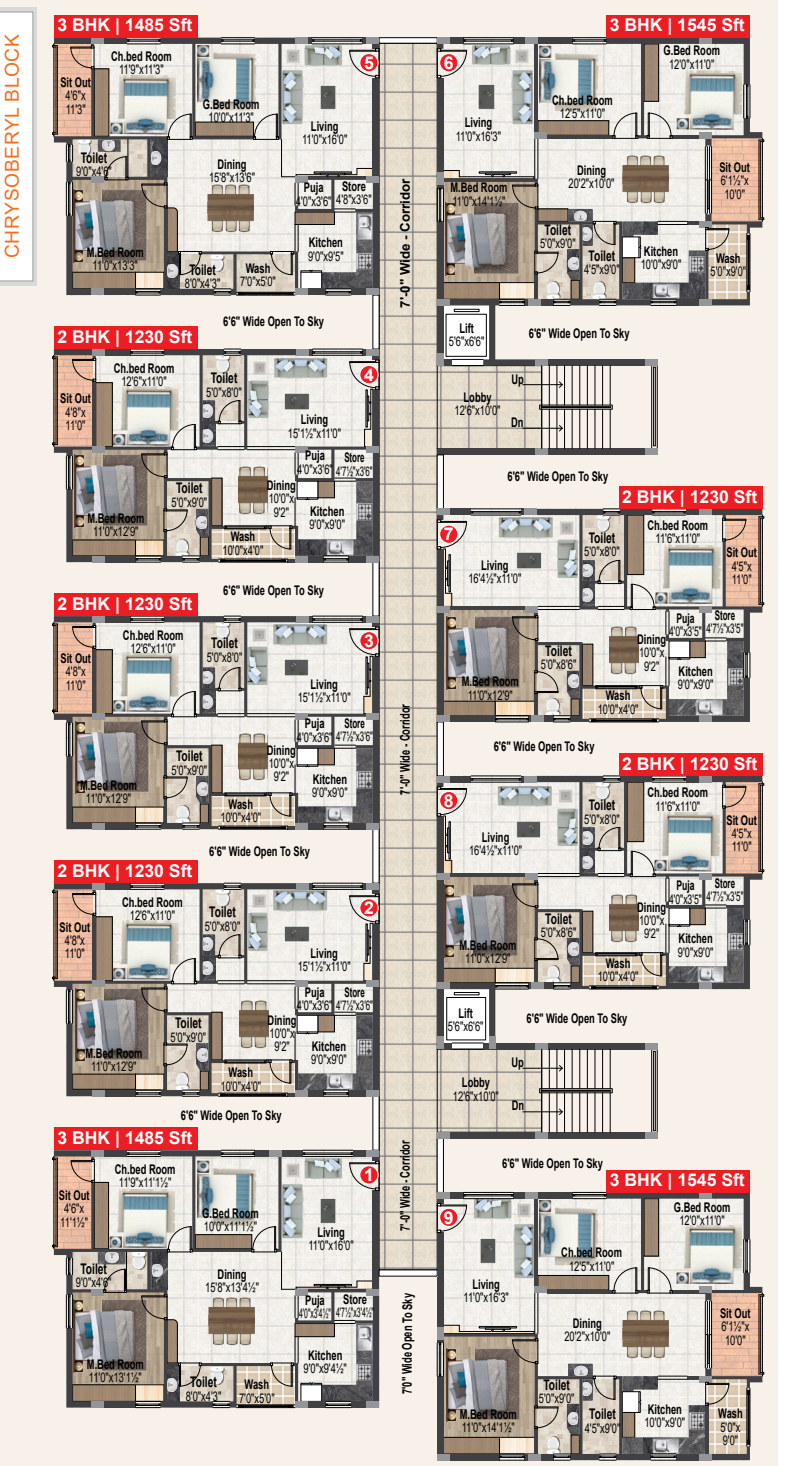
**BLUE SAPPHIRE BLOCK**



**HESSONITE BLOCK**



**CHRYSOBERYL BLOCK**



**CLUB HOUSE WITH SPORTS ARENA**

- A Welcome Lounge area
- Fitness centre with state of the art Gym
- Wellness centre with Spa, Steam & Sauna / Saloon
- Deck Area near the swimming pools
- Wi-Fi enabled club house
- Multipurpose Hall / Audio & video facility
- Deluxe Guest Rooms ■ Convenience store
- A Snacking Zone / Cafe ■ Clinic / Pharmacy
- Crech ■ Yoga ■ Library ■ Place for kitty party / CR

**INDOOR GAMES**

- Billiard or pool tables
- Speed Ball
- Mini indoor golf mat. (Size as available)
- Fools ball
- Phantom air hockey
- Children air hockey board
- Table games like Table tennis, carom, chess, etc.
- Squash court



**OUTDOOR GAMES / ACTIVITIES**

- Half Basket ball hoop
- Toddlers play area
- Swings for kids
- Cricket Nets
- Meditation/Healing gardens
- Swimming pools with wash & change rooms
- Toddlers pool

