

YID

YASHODA  
INFRA DEVELOPERS

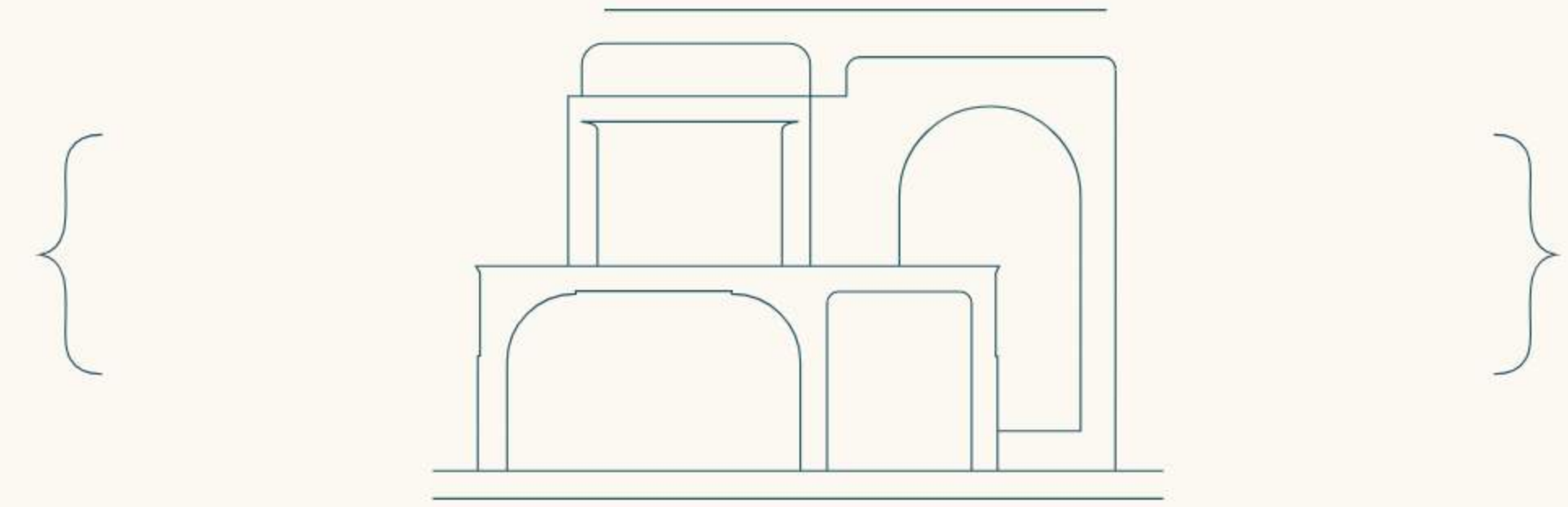
FIORA

by YASHODA



WHERE LIFE LEARNS TO BREATHE





MEDITERRANEAN  
THEMED VILLAS



# *Before*

there were walls,  
there was earth.

Before there were rooms,  
there was light.

Before there was FIORA,  
there was a question:

*Can a home slow the world down?*



TALLER  
CITIES GREW  
FASTER  
LIVES GREW  
LOUDER  
DAYS GREW



In the race to live better,  
we forgot how to

*pause*





# *The Search Begins*

The search begins with a thought of a home that feels alive. Where sunlight fills rooms, balconies catch the breeze, gardens invite wandering and spaces that hold laughter.

Paths lined with trees, open lawns where children run freely, corners that remember life. Kitchens that welcome activity, bedrooms that cradle rest, and living rooms that hold moments without effort.

The search began in the questions we carry about  
What a home should truly feel like.





*What if we built less,*



# *But build it right?*

That one thought changed everything. It shifted the focus from quantity to care, from filling land to respecting it.

Less noise.  
More light.  
More openness.  
More life.

Not 50 amenities, just the right ones.  
Not 500 villas, just enough to feel like a neighbourhood.  
Not maximum density, maximum life.

This is where the search ended.  
This is where Fiora began.





# *Tukuguda*

Open skies.  
Breathing ground.  
A rare calm close to the city.

 *Chosen, Not Found!*





# *The Soul Behind Fiora*

Fiora didn't begin on paper.  
It began in the quiet thoughts of two men.

They had built homes. Delivered projects on time. Handed over keys. Received applause. And yet... something gnawed at them. A small awareness that most people overlook.

People don't need more. They need meaning.

They waited. They observed. They imagined.

And through these thoughts,  
The first foundation of Fiora was laid.



Fiora is not built for  
applause, it's built for living



VAMSHI VARAGANI

## *A Mind That Values Precision*

A graduate in Computer Science and Engineering, Vamshi spent a decade building technology solutions across international markets. With a Bachelor's in Computer Science and Engineering and a decade in international IT, he brings precision, innovation, and strategic insight to every project.

For six years, he led the development of over one million square feet of residential spaces. Yet, amidst the success and admiration, he often wondered about the quiet life in these neighbourhoods. Vamshi believes homes should feel effortless, not because they are simple, but because they are thoughtfully planned. Strength lies in structure, comfort lies in precision.

He reflects, "I think good homes don't announce themselves. They reveal themselves slowly in how they hold you, protect you, and stay reliable long after the first impression fades."

He believes a home should simplify life, not complicate it. Fiora reflects this belief. A place designed to feel reliable on day one, and reassuring decades later.



Homes should feel like a conversation  
you never want to end



SIDDARTH REDDY KANDUKURI

## *A Vision Shaped by Experience*

Siddarth's perspective comes from seeing the world, how people live, gather, and belong across cities and cultures. Holding a Master's degree in Construction Management in Civil Engineering and with over a decade of proven expertise, he has successfully led and delivered large-scale residential projects. With deep roots in construction and a global outlook, Siddarth brings balance to the vision.

Siddarth believes homes should age gracefully, growing richer with memories, not outdated by trends. The neighbourhoods he imagines feel human in scale, never overwhelming, never crowded. Every villa, every path, every corner is chosen to hold life, not just fill space.

"Homes should feel like a conversation you never want to end," he says.

Fiora carries this belief in its openness, its layout, and its sense of proportion. Here, life is not scheduled. It unfolds, just as a home should.

"We never designed Fiora to follow trends. We designed it to outlast them."





# *Mediterranean Theme*

*Wasn't Chosen for Luxury.*

There are places in this world where time moves differently. Small towns in Italy, Coastal streets in Spain, these places weren't built to impress. They were built to last. And they last because they understood something we've forgotten:

A home isn't about the first photograph. It's about the ten-thousandth morning.

Mediterranean design is an act of patience. The arches aren't for decoration. It's distributing weight. Inviting light. Creating flow between rooms, between moments, between people. The stone isn't imported for status. It's chosen because it breathes with the seasons. The Mediterranean theme makes you earn affection, slowly, deeply, and permanently.



# Six Villa Clusters

Instead of building in rows, Fiora offers six villa clusters, small neighbourhoods within the larger community, each with its own personality. Positioned to capture light, views, and connections, some nestle by the skating rink, and a few overlook the swimming pool. Every villa and cluster nurtures family, friendship, and lasting memories.



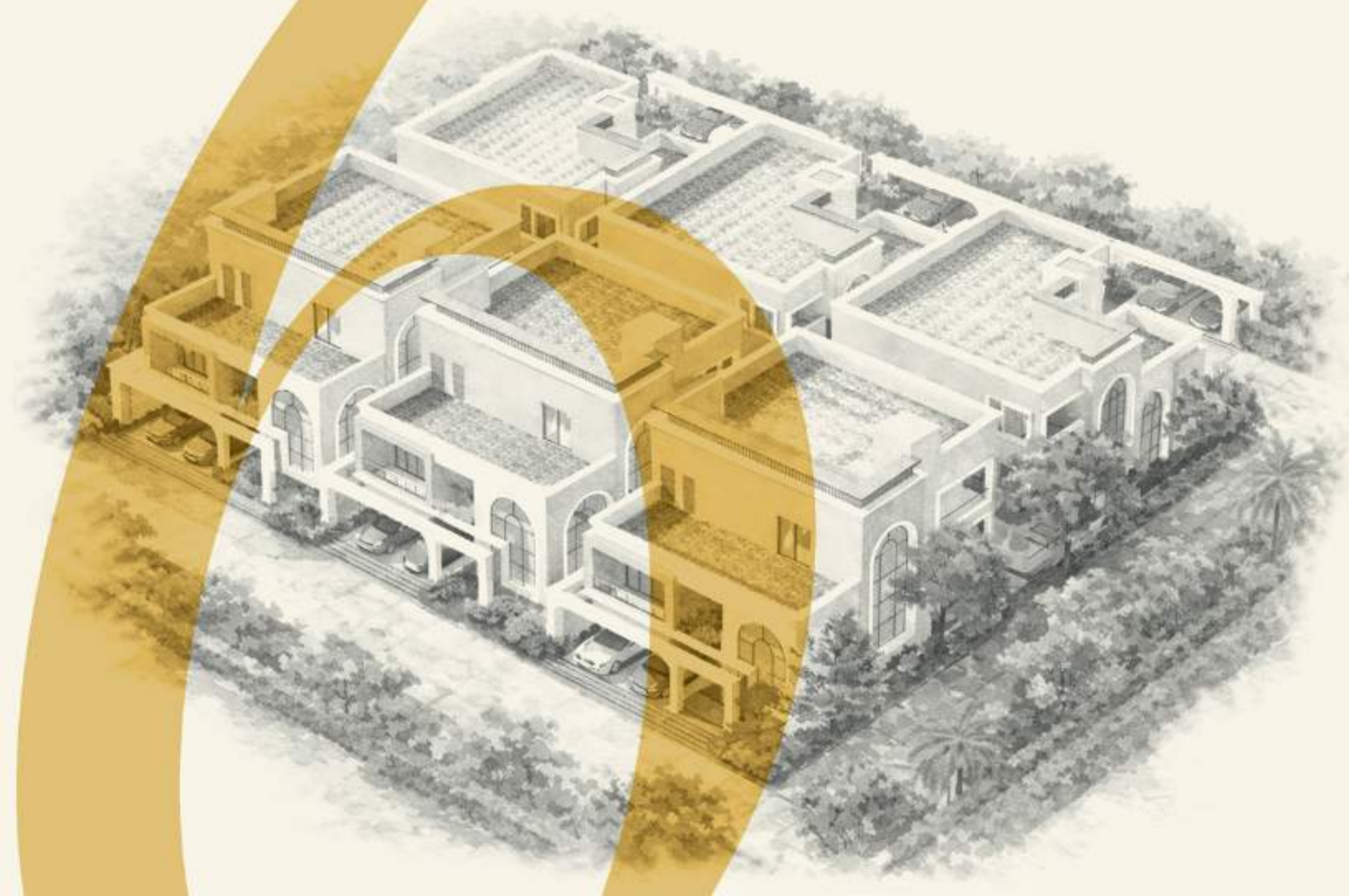
9 ACRES  
LAYOUT

# Neighbourhood of Just 72 Villas

Fiora is intentionally limited to just 72 villas, not for exclusivity, but to preserve intimacy. With fewer homes, faces become familiar. This restraint lets life breathe, relationships form naturally, and the community feel balanced. Nothing feels rushed. Just enough homes and space to feel at ease.



2 WINGS  
CLUB HOUSE





# Rooms That Tell A Story

Trends fade. Materials either endure or decay.  
At Fiora, we chose the former.

Italian marble wears like leather, better with time.

Mediterranean arches don't go out of style.  
They've been beautiful for 500 years.  
They'll be beautiful for 500 more.

The wood we use doesn't splinter or warp.  
It's chosen for durability, for the way it holds up  
under monsoons and summers.

Fiora is designed to endure  
when your grandchildren inherit this home.



## LIVING ROOMS

That Invite Conversation

Living rooms at Fiora are designed to bring people closer.  
Open proportions create comfortable spaces where  
conversations flow naturally and moments feel unhurried.



## KITCHENS

That Welcome Rituals

Kitchens are thoughtfully designed for efficiency, ample  
storage, and seamless workflow. Well-placed openings and  
natural light enhance the everyday cooking experience.



## BATHROOMS

as Private Pauses

Bathrooms are designed for comfort and functionality,  
with proper ventilation and carefully finished shower  
areas that keep the space clean



## DINING SPACES

Where Time Slows

Dining spaces are designed for shared moments, where  
meals become meaningful pauses and conversations linger.



## BEDROOMS

That Quiet the World

Peaceful spaces with soft light and thoughtful design,  
created for deep rest and relaxed mornings.



## BALCONIES

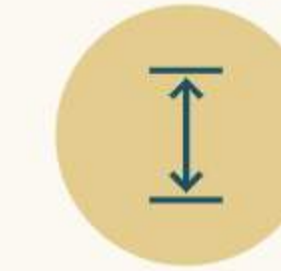
Fits Your Moments

Spacious balconies for morning coffee, evening tea, and  
quiet conversations, designed for everyday living.



### The Ten-Foot Main Door

Most doors are seven feet. At Fiora, they are ten. Not for grandeur, but for feeling. The door is your first greeting when you return home. The way it opens, the way light flows in, the way a child looks up at it, and the way guests pause before entering — all of it feels thoughtful, warm, and quietly magical.



### Double-Height Drawing Rooms

Some rooms are walked through. Some are lived in. Fiora's drawing room belongs to the latter. Its double-height ceiling gives conversations space to breathe. Laughter travels freely, voices rise naturally, and silence feels comfortable. From dawn to dusk, the room evolves with light, letting life unfold effortlessly.



### Windows That Frame Memories

Windows are more than openings. They are frames for life. Every window at Fiora is placed with purpose. What you see while reading, what your child gazes at while dreaming, what the evening light highlights — all of it is carefully composed. Inside and outside speak gently to each other.



### Proportions You Feel, Not Measure

Comfort is built into every dimension. Hallways are wide enough for two people. Staircases rise gently, never tiring you. Bedrooms feel spacious, not crowded. Kitchens flow naturally, making cooking effortless. You may not notice these details — but you will feel them every day.



### East and West, Intentionally

At Fiora, villas face only east or west. Mornings belong to the east — soft sunlight fills your bedroom and energizes your home. Evenings belong to the west — golden hues paint your terrace as the sun sets. Each direction has its own mood, its own rhythm, and its own beauty.



### Materials That Age With Grace

Trends fade, but true materials endure. Italian marble grows richer with time. Mediterranean arches remain timeless. Stone facades stay strong through seasons. The wood resists warping in monsoons and heat. Fiora is built not just for you, but for generations to come.





**Root Chakra (Muladhara)**  
Grounding · Safety · Stability

The Root Chakra is awakened through spaces that create routine, reassurance, and a deep sense of being held by the place you live in.

**Arrival Courts & Villa Entrances**

Thoughtfully scaled entrances that create a feeling of welcome and certainty every time you return home.

**Well-Lit Internal Roads**

Quiet streets designed for slow movement, safety, and peace of mind, day and night.

*Amenities  
Beyond  
Today*

Balancing Your Seven Chakras

More than amenities, Fiora is designed to support the body, calm the mind, and uplift the spirit.





**Sacral Chakra (Svadhithana)**  
Joy · Movement · Play

The Sacral Chakra opens through movement and play, where joy comes naturally without instruction or planning.

**Half Basketball Court**

A casual play space that encourages friendly games, physical movement, and everyday interaction without the pressure of formal competition.

**Cricket Practice Net**

A focused yet relaxed area where children and adults practice skills, build patience, and develop confidence through regular play.

**Skating Ring**

Designed for safe movement and balance, this space allows children to gain coordination while enjoying energetic, carefree activity.

**Children's Play Area**

Everyday play zones that support imagination and freedom, allowing children to explore while parents feel comfortable watching nearby.



**Solar Plexus Chakra (Manipura)**  
Energy · Confidence · Vitality

This Chakra is strengthened by spaces that support physical energy and personal progress through consistent daily use.

**Outdoor Gym**

An open-air fitness space that makes exercise feel natural and accessible, encouraging residents to stay active as part of their daily routine.

**Indoor Badminton Court**

A dedicated court for regular play that supports fitness, coordination, and friendly competition within the community.





**Heart Chakra (Anahata)**  
Connection · Care · Belonging

The Heart Chakra grows through shared spaces that allow relationships to form naturally over time.

**Central Community Greens**

Open lawns where neighbours cross paths easily, children play freely, and everyday interactions turn into lasting connections.

**Pet Park**

A shared space where pets are welcomed as part of community life, helping residents connect naturally during walks and daily routines.



**Throat Chakra (Vishuddha)**  
Expression · Sharing · Communication

This Chakra opens in spaces where people gather, celebrate, and share experiences comfortably.

**2 Banquet Halls**

Flexible event spaces designed to host celebrations, family functions, and community gatherings of different scales.

**Indoor Games Area**

A relaxed recreational space that encourages conversation, casual play, and social interaction across age groups.





**Crown Chakra (Sahasrara)**  
Openness · Light · Perspective

The Crown Chakra is supported by spaces that open upward and outward, offering light, air, and a broader sense of perspective.

**Swimming Pool**

A central water space that shifts from calm morning laps to relaxed evening use, offering both movement and mental refreshment.

**Open Terraces & Stargazing Decks**

Elevated open spaces designed to slow the mind, invite fresh air, and create moments of pause under open skies.



**Third Eye Chakra (Ajna)**  
Calm · Reflection · Clarity

Clarity emerges through quieter spaces that allow focus, reflection, and mental ease.

**Library**

A calm reading space that offers silence, focus, and a break from daily distractions within the community.

**Snooker Room**

A leisure space that blends quiet concentration with relaxed interaction, allowing residents to unwind at their own pace.

**Meditation & Wellness Spaces**

Sanctuaries for stillness. Soft light, calm ambience, and deliberate design support inner clarity and focus.



# Master Plan



- 1 Entry/Exit
- 2 Grand Paving
- 3 Security with Frisking Room
- 4 Pet Park
- 5 Services
- 6 Barbeque Area
- 7 Children Play Area
- 8 Half Basketball Court
- 9 Pickleball Court
- 10 Amphitheatre
- 11 Party Lawn
- 12 Swimming Pool
- 13 Eco-trail with Seating Plaza
- 14 Floral Garden
- 15 Mound Garden
- 16 Miyawaki Forest
- 17 Outdoor Gym
- 18 Skating Ring
- 19 Cricket Practice Net

V-72 208 SQ. YDS	V-60 300 SQ. YDS		V-59 300 SQ. YDS	V-48 300 SQ. YDS		V-47 300 SQ. YDS	V-36 300 SQ. YDS		V-35 350 SQ. YDS TYPE-01	V-25 435 SQ. YDS	
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GROUND FLOOR



**300 SQ YARDS**  
**EAST FACING** 4BHK + HT  
**4523 SFT**



**300 SQ YARDS**  
**WEST FACING** 4BHK + HT  
**4482 SFT**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR





GROUND FLOOR



**350 SQ YARDS (TYPE-1)**  
**EAST FACING** 4BHK + HT  
**5365 SFT**



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



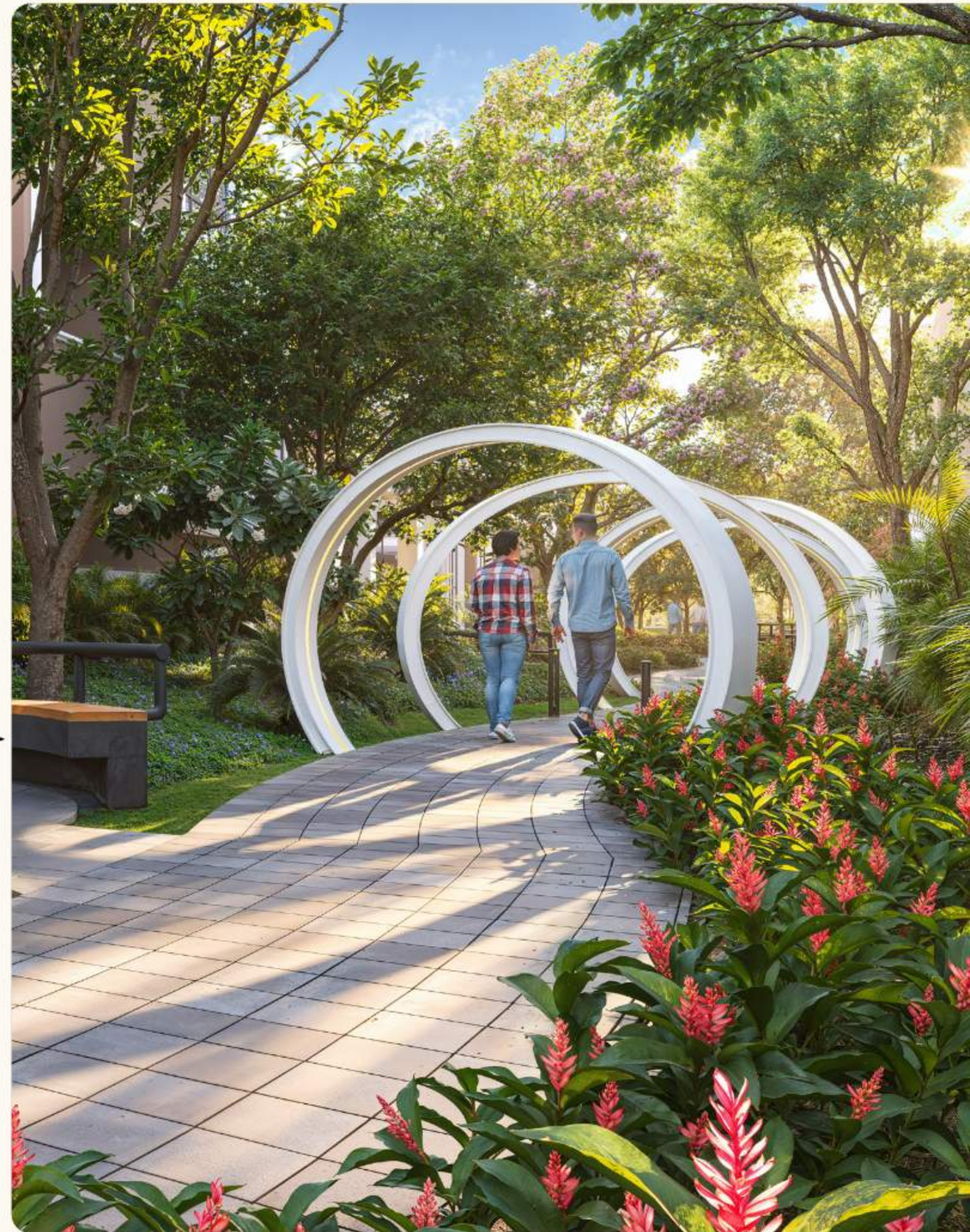
SECOND FLOOR

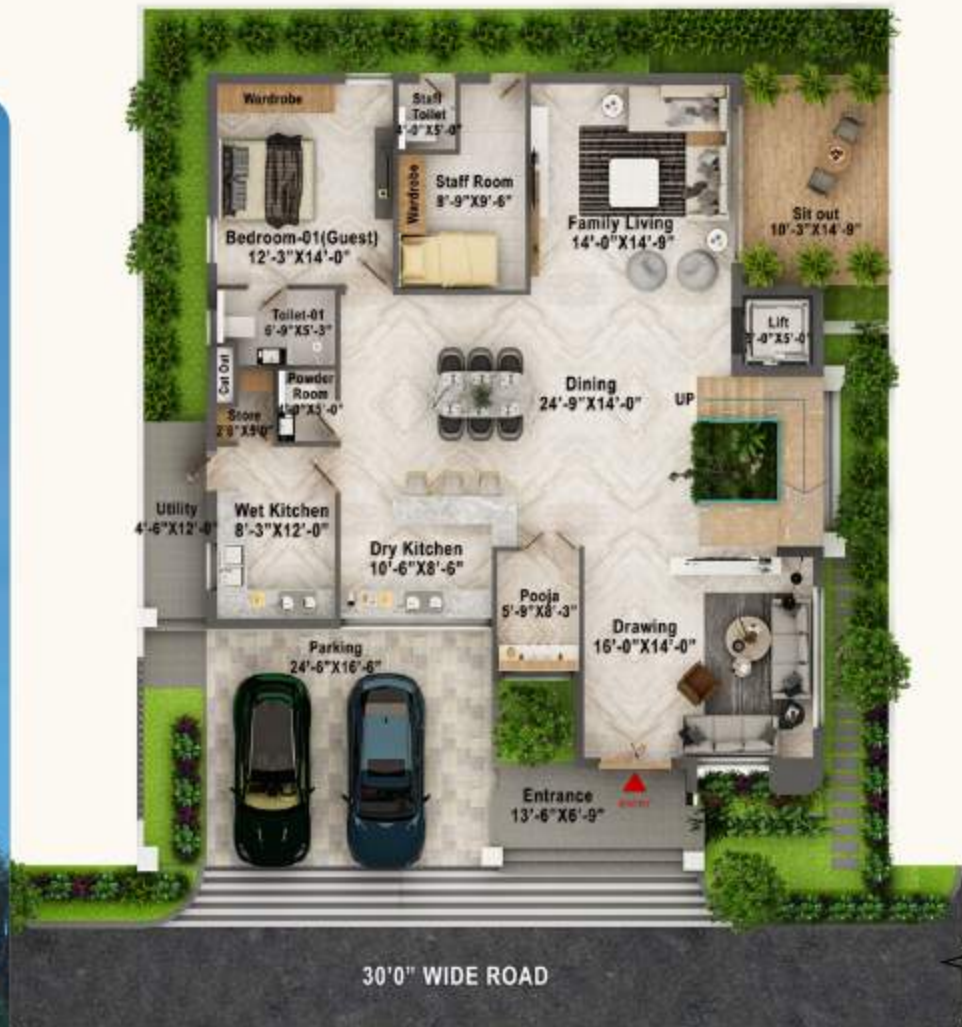


GROUND FLOOR



**350 SQ YARDS (TYPE-1)**  
**WEST FACING** 4BHK + HT  
**5303 SFT**





**350 SQ YARDS (TYPE-2)**  
**EAST FACING 4BHK + HT**  
**5319 SFT**



**350 SQ YARDS (TYPE-2)**  
**WEST FACING 4BHK + HT**  
**5308 SFT**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





*Villa Interiors*





# *The Club Fiora*

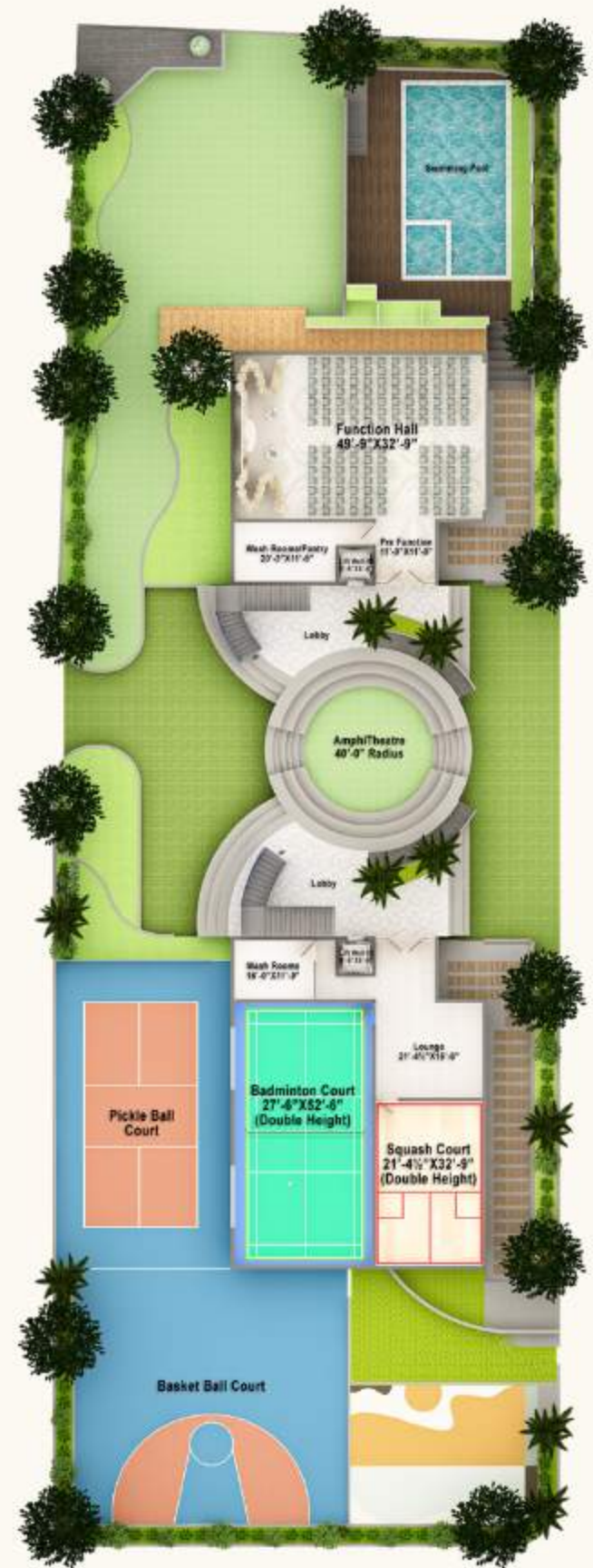
The 2 Wings clubhouse at Fiora is not designed to impress at first glance. It is designed to be returned to, again and again.

It's where mornings stretch a little longer, where evenings soften, and where everyday life quietly expands beyond the walls of home. A space that belongs to everyone, yet never feels crowded. Conversations happen naturally here. Time slows down without trying.

Supported by solar power, the clubhouse also reflects a thoughtful commitment to sustainable living.

More than a facility, the clubhouse becomes the shared living room of the neighbourhood, familiar, welcoming, and easy to be part of.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Clubhouse Floor Plans









*Your Search Ends Here!*  
*Your Story Begins!*

Somewhere inside, you've always known what you've been searching for.

You've found it.  
Your home is waiting.

To hold you,  
The way home should.

Come see it.  
Come feel it.  
Come home.



# Everything you need!



GRAND PAVING



PARTY LAWN



AMPHITHEATRE



LIBRARY



PET PARK



CRICKET PRACTICE NET



INDOOR BADMINTON COURT



SQUASH COURT



PICKLEBALL COURT



OUTDOOR GYM



BARBEQUE AREA



SWIMMING POOL



CHILDREN PLAY AREA



HALF BASKETBALL COURT



VISITOR'S PARKING IN CLUB HOUSE BASEMENT



MOUND GARDEN



ECO-TRAIL WITH SEATING PLAZA



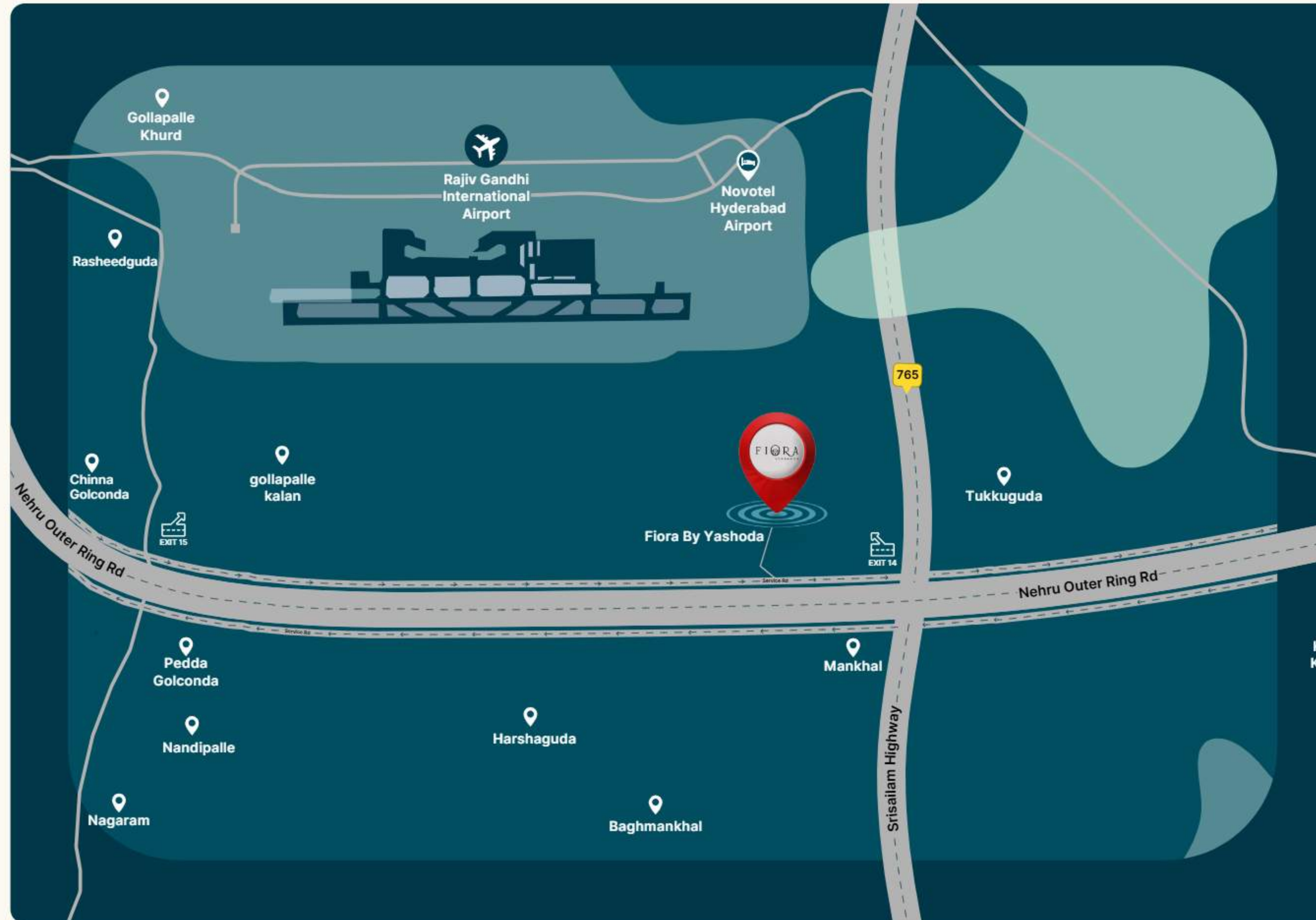
FLORAL GARDEN



SKATING RING



GUEST ROOMS



# Minutes Away From Everything

Just 400 meters from the ORR service road in Tukkuguda, you're connected to Hyderabad's entire ecosystem, IT hubs, international schools, world-class hospitals, and entertainment zones, all within a 30-minute radius.

You're surrounded by 450 acres of urban forest on one side and thoughtfully planned residential calm on the other. You don't have to choose between career and peace at Fiora, you get all of it.

- CONNECTIVITY**
  - 400 meters from ORR Service Road
  - 3 minutes to Tukkuguda Exit (Exit 14)
  - 10 minutes to Shamshabad International Airport (RGIA)
- WORKSPACES**
  - 30 minutes to Gachibowli
  - 30 minutes to the Financial IT District
  - 35 minutes to LB Nagar
- EDUCATION**
  - 15 minutes to Manchester Global School
  - 15 minutes to Delhi Public School (DPS), Aerocity
  - 18 minutes to Chirec International School
  - 30 minutes to ISB (Indian School of Business)
- HEALTHCARE**
  - 22 minutes to AIG Hospitals, Gachibowli
  - 30 minutes to Continental Hospitals
  - 30 minutes to Aware Gleneagles Global Hospital, LB Nagar
- ENTERTAINMENT & LIFESTYLE**
  - 10 minutes to Wonderla Amusement Park
  - 10 minutes to Novotel Hyderabad Airport
  - 30 minutes to Inorbit Mall, Cyberabad
  - 30 minutes to IKEA Hyderabad



## SPECIFICATIONS

### Structure:

- R.C.C. Framed Structure to withstand wind and seismic loads.
- Super Structures Masonry work with Red Bricks/ Solid CC Blocks (9" thick External Walls & 4" thick Internal Walls) or as per Architect Inputs.
- Internal and External Double coat Cement Plastering.

### Doors and Windows:

Main Door:  
10-foot height Teakwood Frame Veneered Shutter with Melamine/PU finish with Reputed Hardware Fittings and Digital Lock.

Internal Doors:

8-foot height Teak Wood Frames with Veneered Shutters.

Windows:

Aluminium sections for Frames and Shutters with glass.

### Flooring:

- Living, Dining, Drawing, Kitchen: Italian Marble / Imported Marble / Large Size Tiles
- Bedrooms: Italian Marble / Wooden Laminated Flooring / Large Size Tiles
- Bathrooms: 800 x 1600 mm Wall Tiles Cladding
- Balcony: Anti-skid Tiles
- Staircase: Granite / Italian Marble with Glass Railing.

### Kitchen / Utilities:

- Provision for fixing the water purifier, exhaust fan & chimney
- Provision for Municipal/Softener Water
- Utilities: Washing machine provision.
- Provision for Dishwasher

### Gas:

- Gas pipeline from the kitchen to the outside Cylinder Area

### Bathrooms:

- Wall-mounted EWC in all bathrooms
- Hot and Cold wall mixer with shower of reputed make (Kohler or equivalent)
- All C.P fittings are chrome plated of reputed make (Kohler/Grohe or equivalent)
- Vanity type washbasin in Master Bedroom

### Painting:

- Internal: Premium emulsion with Wall putty finish for Interior walls and ceiling (Asian or equivalent)
- External: Textured/Smooth finish and two coats of exterior paint of Asian make or equivalent

### Electrical:

- Three-phase power supply for each unit & individual meter boards
- Concealed copper wiring with ISI mark
- Plug points for the chimney, refrigerator, microwave oven, Mixer/grinder in the kitchen and TV wherever necessary
- Modular Electrical Switches of Premium make (Legrand or equivalent)
- Miniature Circuit Breakers (MCB) of premium make (Legrand or equivalent)
- Power outlets for Air Conditioners in all Rooms and a heat pump provision in the terrace

### Telecom/Internet/Cable TV:

- Video Door Calling Bell
- Provision for Internet in Living Room
- Provision for Cable Connection in the Living Room and Bedrooms

### Lifts:

- Provision for Lifts in each Villa.

### Security:

- Surveillance Cameras at all major entry/exit points.
- Solar Power Fencing all over the Project
- Sophisticated round-the-clock Security/ Surveillance System

### Power Back-up:

- 100% DG backup with Acoustic enclosure & A.M.F Panel.

### STP & WTP:

- A Sewage Treatment Plant of adequate capacity as per norms will be provided.
- Centralized Under Ground Sump will be provided for the entire community with a Water Softening Plant with a Water Meter for Each Villa
- The water shall be supplied to Individual Villas by means of a Hydro-Pneumatic Pump.

### Landscape:

- Beautifully Designed Landscaping with Exclusive Footpath, lighting, Children's Play Area, etc. are provided for the Community.



ARCHITECT



MEP CONSULTANT



LANDSCAPE ARCHITECT



STRUCTURAL CONSULTANT



ConStructE Associates  
Structural Consultants



TG RERA  
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# YID

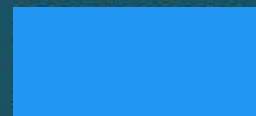
YASHODA  
INFRA DEVELOPERS



Scan For  
WhatsApp



Scan For  
Site Location



Email:  
sales.yidprojects@gmail.com  
Address:  
Tukkuguda

#### CORPORATE OFFICE

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Gandipet Road,  
Kokapet - 500075.