



Site Address:

Elite Homes Yashoda's Gokulam
Sy.25,26P,27P, Opp : GHMC DRF Training - Centre, Near Golden Leaves Villas,
Fathullaguda, Bandlaguda-Nagole, Hyderabad, TS - 500 068.

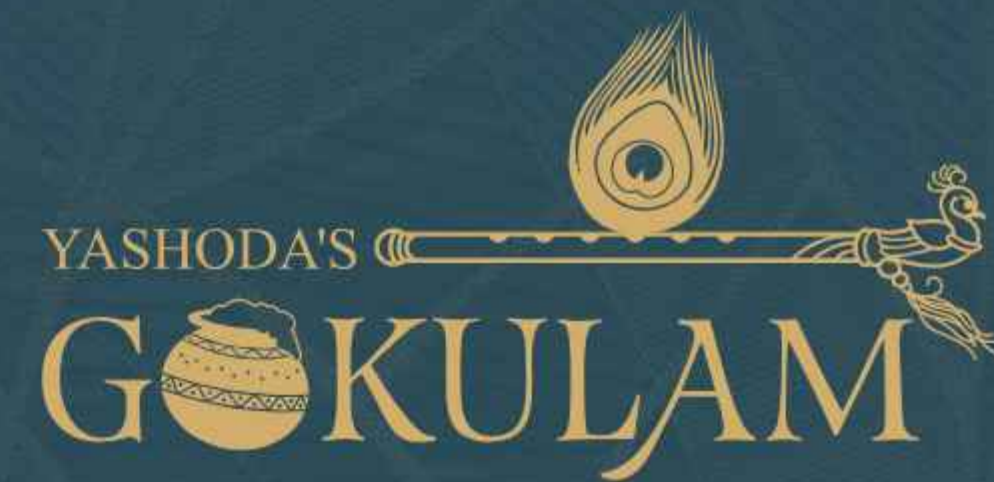
www.elitehomesinfracon.com

TEAM

3D Renders & Walkthrough	Design & Branding
VISIONCRAFT VISUALISING FUTURE	TRIOCHI ARCHITECTS
7997179972 / www.visioncraft.in	9052755731 / www.triochi.com

RLA # 199257

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising therefrom. Images shown are Artist Impression and shown for illustrative purposes only. This plans are based on the current design for this development. Charges will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the facade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.



Gated Community @ Nagole, Hyderabad.

A project by



NEW BEGINNINGS

Welcome to Gokulam, where city life and nature embrace in perfect harmony. Nestled between the vibrant energy of the city and the serenity of the central reserve forest, this is more than a home. It is the bridge between two worlds, a sanctuary where modern comforts meet nature's tranquility. Gokulam offers the best of both, blending urban convenience with the timeless beauty of the wild. This is your Gokulam.



GHMC Approved

TG RERA Regd. Project

2.6 Acres

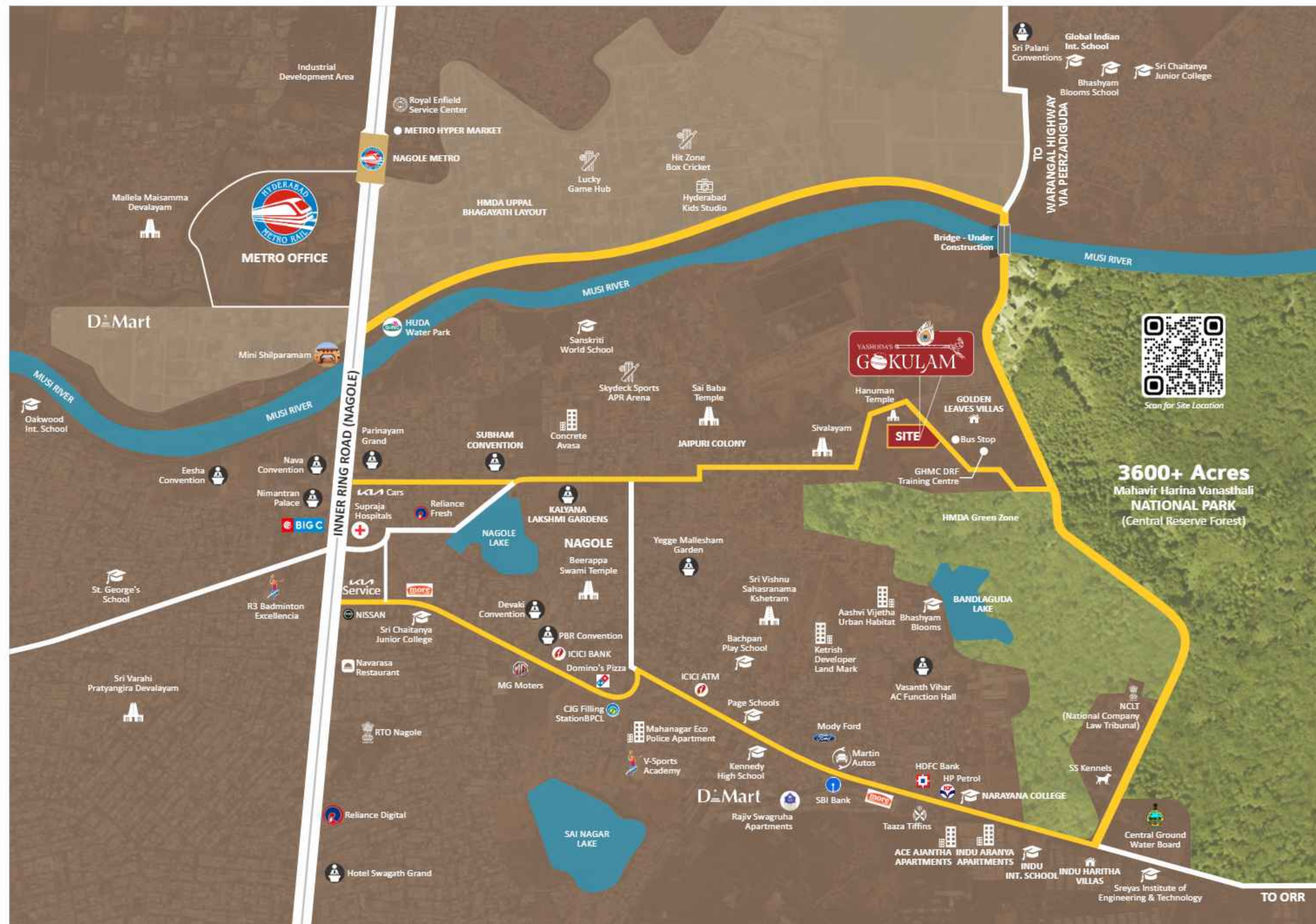
3 Blocks

G+4 Floors

173 Flats

State-of-art Clubhouse (11500 Sft.)





HERE & GREEN

Where paths converge effortlessly connecting nature to convenience.



- 2 kms - Global Indian Int. School
- 2 kms - Subham Convention
- 2 kms - Trends
- 2 kms - D-Mart
- 2.5 kms - Indu International School
- 3 kms - V-Sports Academy
- 4 kms - Nagole Metro Station
- 4 kms - Mini Shilparamam Park - Uppal
- 4.5 kms - Hotel Swagath Grand - Nagole
- 6 kms - Kamineni Hospitals
- 7 kms - LB Nagar
- 12 kms - O.R.R. Peddamberpet
- 13 kms - Secunderabad Railway Station



FIND YOURSELF

Spread across 2.6 acres, our gated community resides in peaceful harmony with nature. Just a breath away from a vast 3600-acre forest reserve, here the forest whispers its timeless story. Surrounded by trees, birds, and the pulse of the earth, this is where the tranquility of nature becomes your everyday companion. A life of peace, beauty, and simplicity, as nature intended.





G+4 Floor | 173 Units

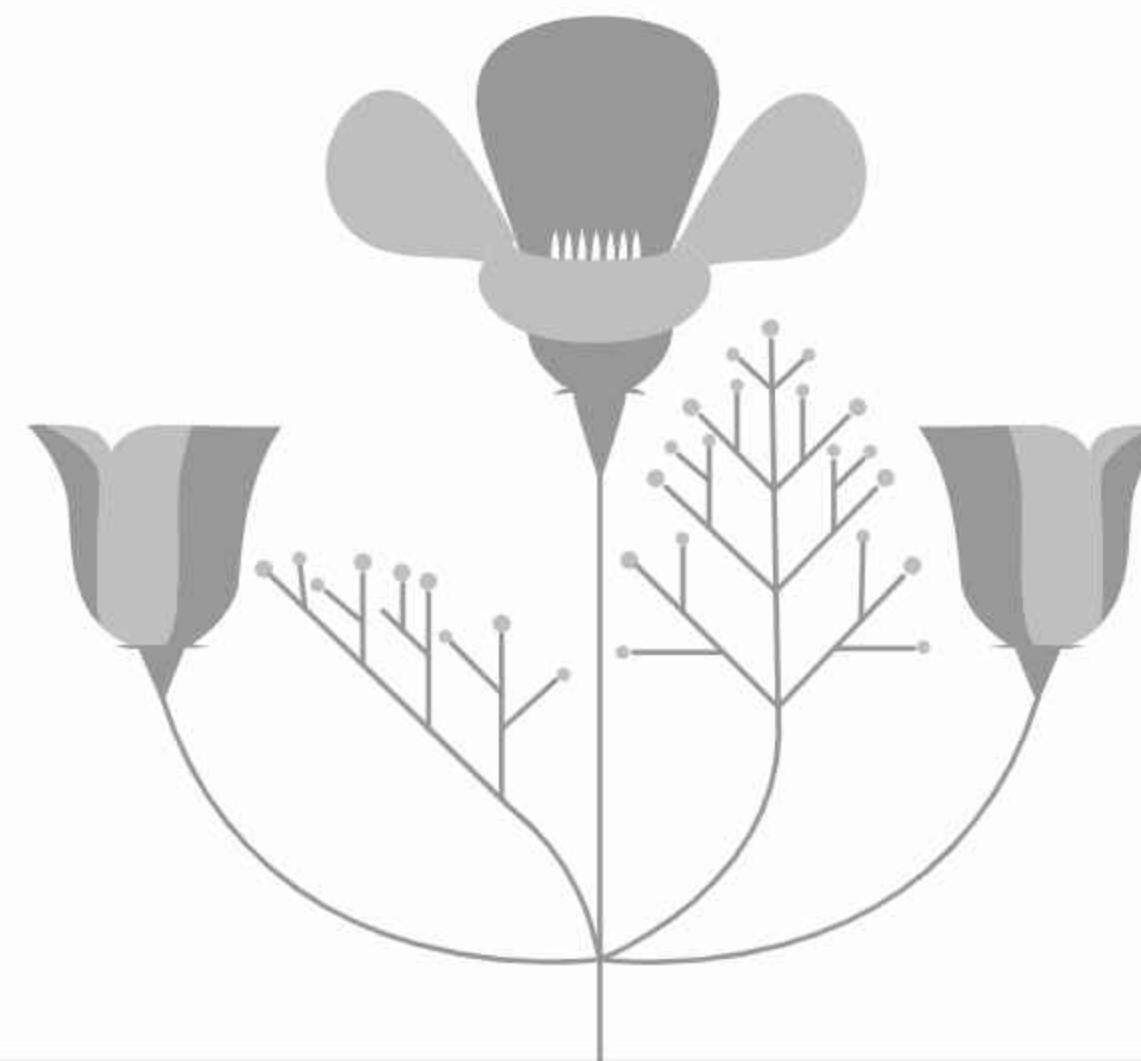
— 2, 2.5 & 3 Bhk Flats
Range from (1085 sft. to 2435 Sft.)

- Shuttle Court
- Skating Rink
- Green Sky Walking Track
- Cycling Track
- Outdoor Gym
- Party Lawn
- Seating Plaza / Recreational Zone
- Amphitheatre / Stepped Seating
- Farmer's Market Place



PROJECT FEATURES

- Designed Entrance Arch
- 100% Vaastu
- 24/7 Security
- CC Camera Surveillance
- Cellar Parking with Green Setbacks
- Visitor Parking
- Excellent Ventilation
- Kids Play Area
- Outdoor Yoga / Meditation Deck



- 24 hrs. Water Facility
- Rainwater Harvesting
- Water Fountain
- Lush Green Land Scaping
- Car Wash Area
- WiFi Enabled Club Lounge & Sitting Area
- 100% Power Backup
(Except AC's and Geysers...)



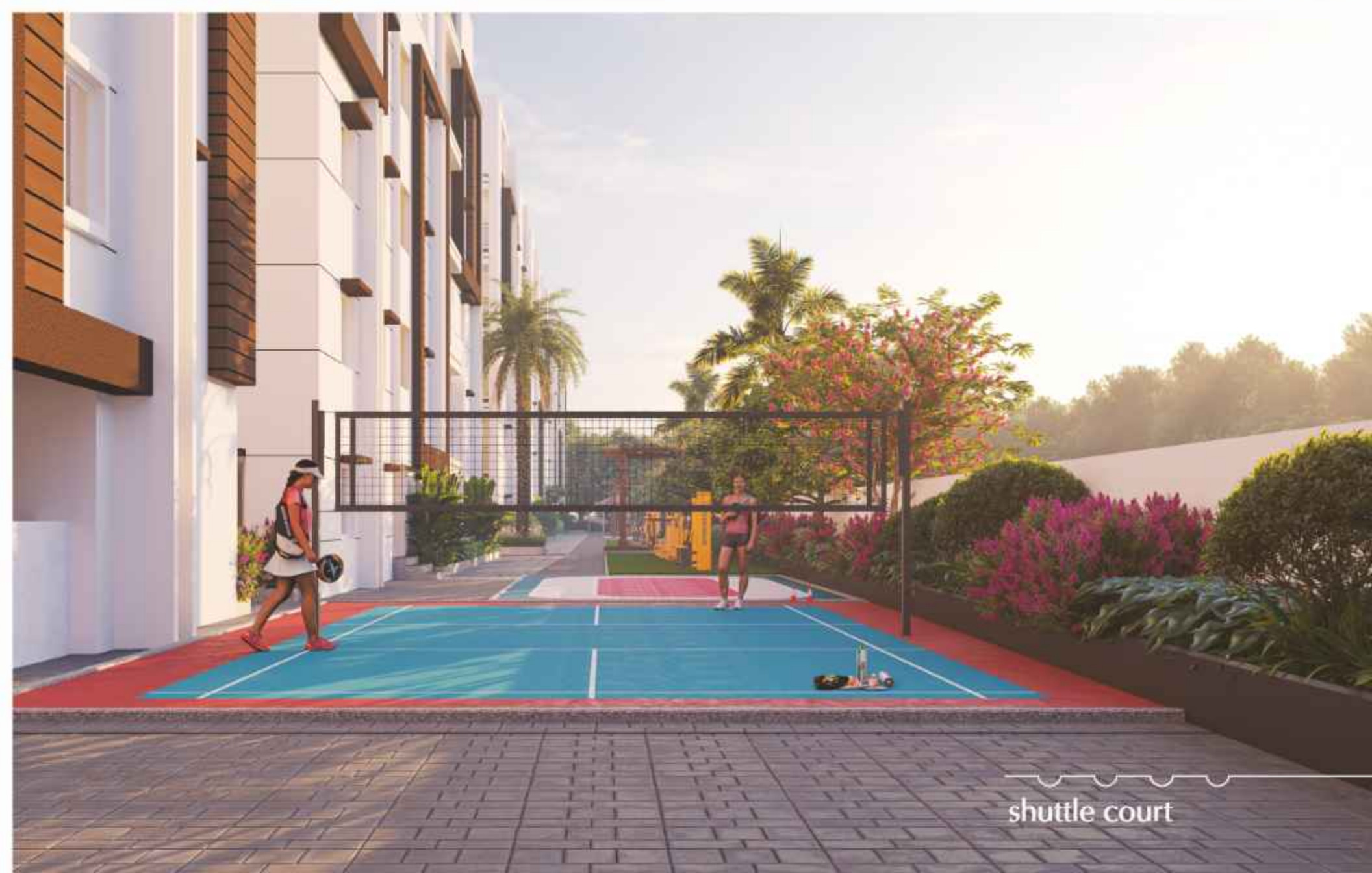
kids play area



seating plaza / recreational zone



outdoor yoga / meditation deck



shuttle court

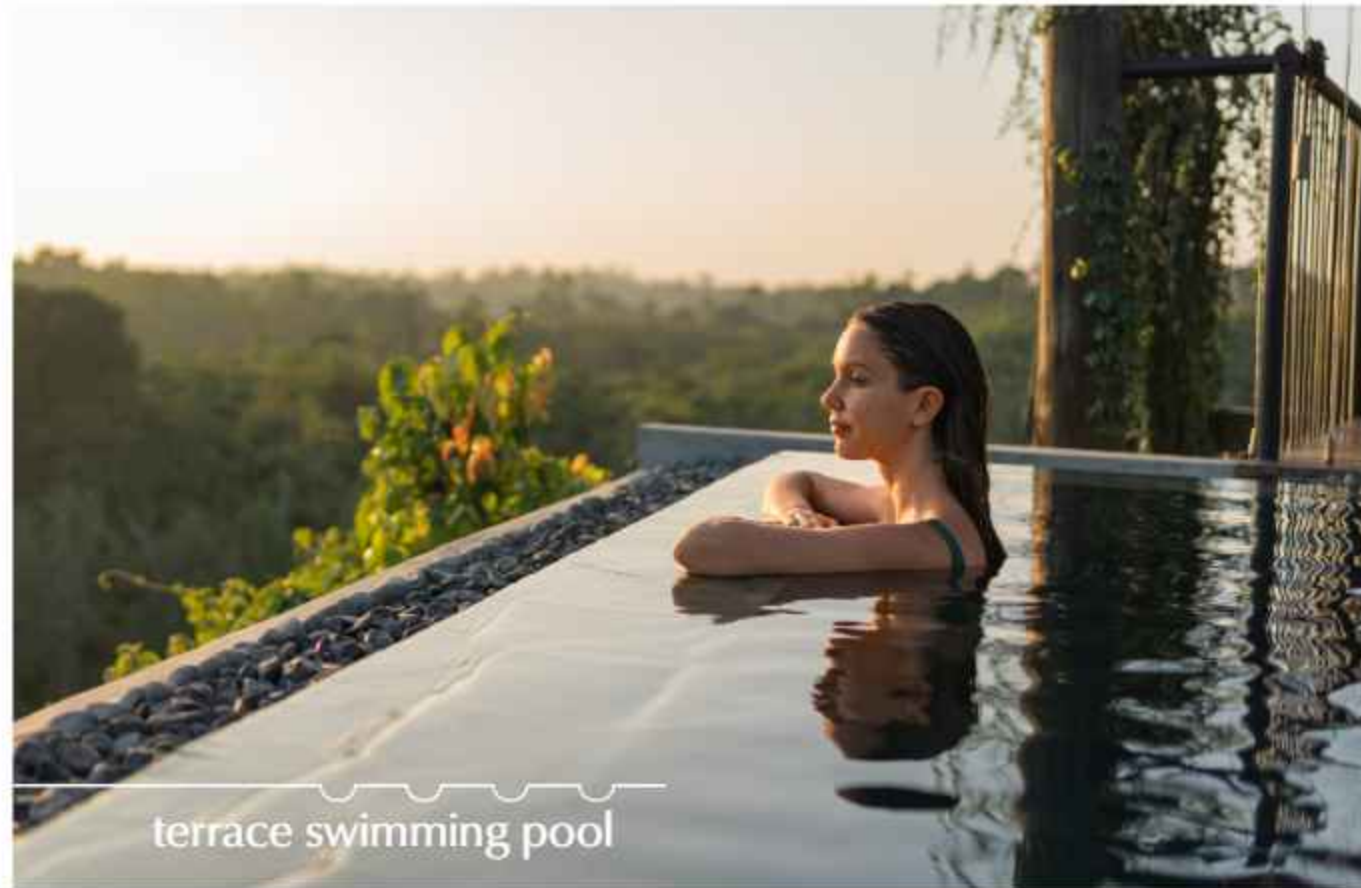
State-of-art Clubhouse in
11500 *sft.*

UNWIND YOURSELF

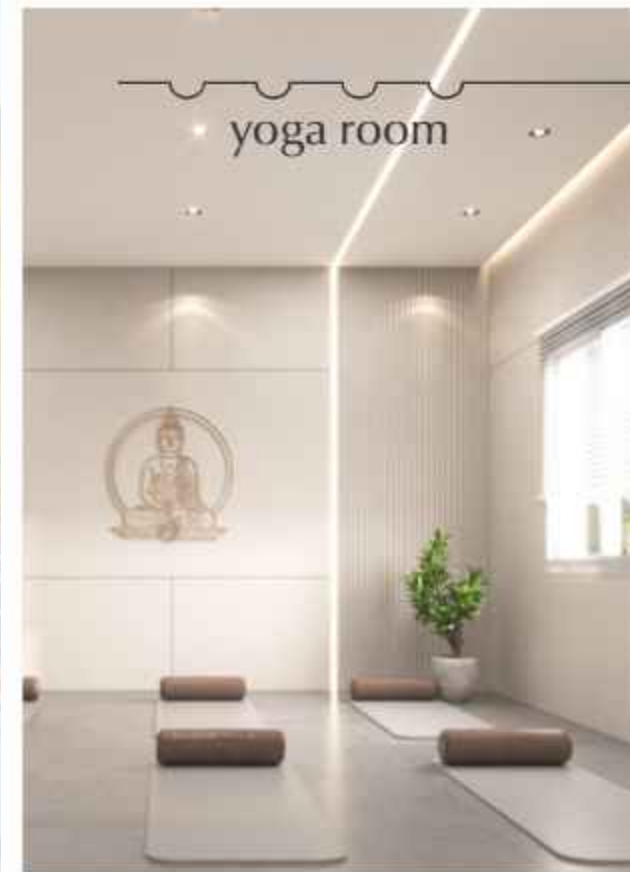
Where luxury embraces tranquility, our clubhouse unfolds like a haven. Above, a terrace pool reflects the endless sky. Below, spaces for mindfulness, celebration, and connection bloom. In every corner, the rhythm of well-being resonates from quiet moments in the yoga room to joyful gatherings in the banquet halls. This is not just a clubhouse, it's a sanctuary where time slows and life's finest moments unfold.



Club
Amenities



terrace swimming pool



yoga room

LEISURE
AND
BEYOND



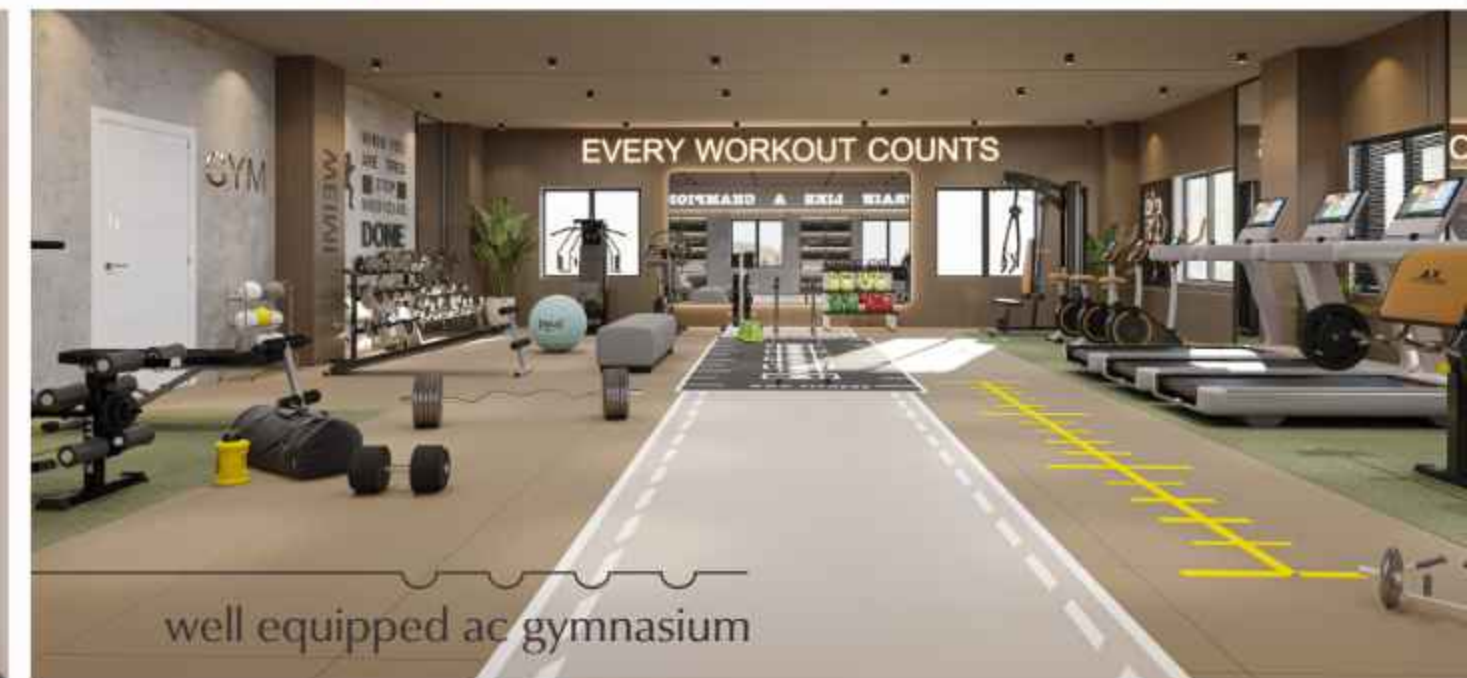
guest bedroom



a/c multipurpose and dining hall



reception &
clubhouse lounge



well equipped ac gymnasium



multipurpose banquet halls



indoor games



PURE HARMONY

Wake up to breathtaking forest views, where nature stretches endlessly before you. Unwind in the rooftop swimming pool, floating under open skies with the lush greenery as your backdrop. Here, modern luxury meets the tranquility of nature, offering a lifestyle that soars above the ordinary. At Gokulam, every moment is an invitation to relax, refresh, and reconnect with the world around you.



LIFE
UNBOUND





DESIGNED ELEGANCE

This is your Gokulam, where life blooms in harmony with nature. Wander through lush flower beds, relax by the tranquil Buddha statue, and feel the peace beside the gentle flow of the water fountain at grand entrance arch. In every corner, find moments of joy – whether on the yoga deck, in the children's play area, or under the shade of the avenue plantation. Here, you live more than a community, but in serenity itself.

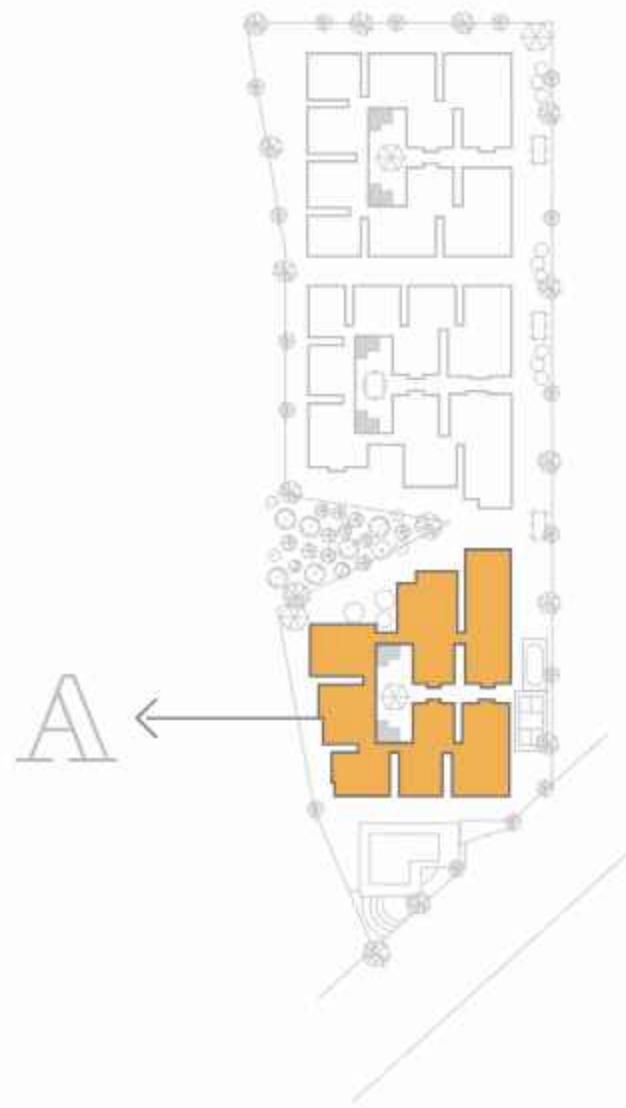
Master Plan



BLOCK



typical floor



area statement

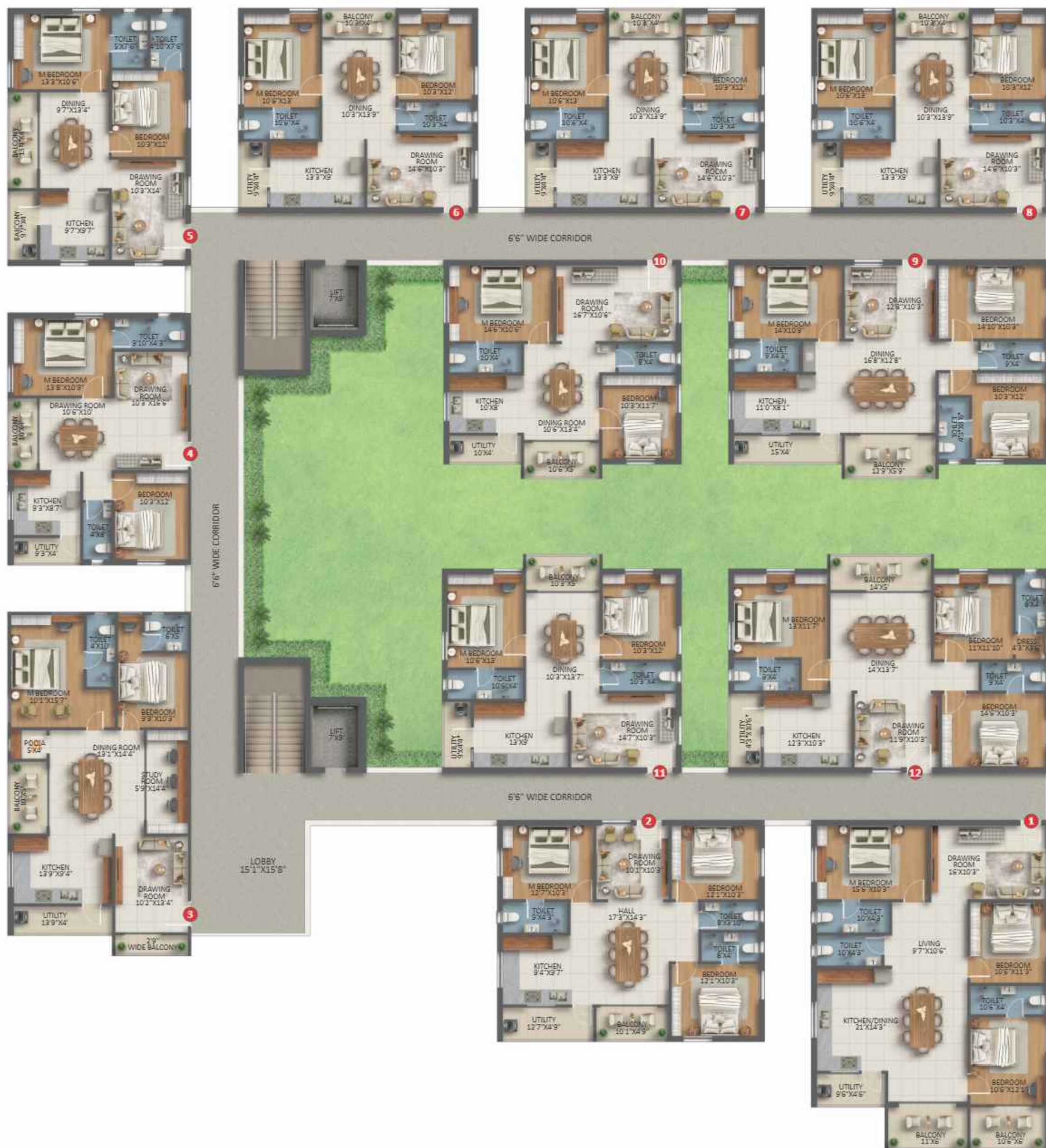
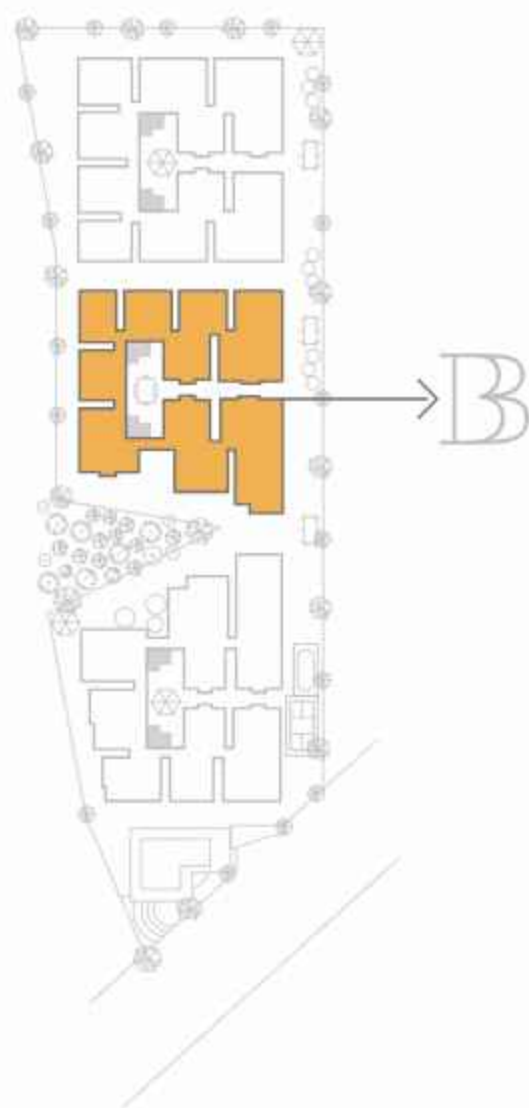
01	1555 sft.	3 bhk	west
02	1190 sft.	2 bhk	west
03	1600 sft.	3 bhk	west
04	1700 sft.	3 bhk	north
05	1740 sft.	3 bhk	north
06	2230 sft.	3 bhk	east
07	2435 sft.	3 bhk	east
08	1200 sft.	2 bhk	west
09	1110 sft.	2 bhk	west
10	1085 sft.	2 bhk	east
11	1225 sft.	2 bhk	east

BLOCK
B typical floor



area statement

01	1835 <i>sft.</i>	3 bhk	west
02	1425 <i>sft.</i>	3 bhk	west
03	1460 <i>sft.</i>	2.5 bhk	north
04	1110 <i>sft.</i>	2 bhk	north
05	1130 <i>sft.</i>	2 bhk	north
06	1180 <i>sft.</i>	2 bhk	east
07	1180 <i>sft.</i>	2 bhk	east
08	1180 <i>sft.</i>	2 bhk	east
09	1625 <i>sft.</i>	3 bhk	west
10	1200 <i>sft.</i>	2 bhk	west
11	1205 <i>sft.</i>	2 bhk	east
12	1625 <i>sft.</i>	3 bhk	east



typical floor



area statement

01	1655 <i>sft.</i>	3 bhk	west
02	1655 <i>sft.</i>	3 bhk	west
03	1290 <i>sft.</i>	2.5 bhk	west
04	1505 <i>sft.</i>	3 bhk	north
05	1505 <i>sft.</i>	3 bhk	north
06	1505 <i>sft.</i>	3 bhk	east
07	1925 <i>sft.</i>	3 bhk	east
08	1925 <i>sft.</i>	3 bhk	east
09	1240 <i>sft.</i>	2 bhk	west
10	1210 <i>sft.</i>	2 bhk	west
11	1205 <i>sft.</i>	2 bhk	east
12	1245 <i>sft.</i>	2 bhk	east



FOUNDATION & STRUCTURE

Structure: RCC Framed Structure

Super Structure: Red Brick as per Architectural Design.

Plastering: 18mm Double Coat Cement Plaster with Smooth Finish.

FLOORING

Living: Double Charged Vitrified tiles size 30"X30" of Reputed Make.

Bedrooms, Dining, Kitchen: Double Charged Vitrified tiles size 30"X30" of Reputed Make.

Balconies, Utility Areas: Rustic Vitrified Tiles of Reputed Make.

Bathrooms: Antiskid and Acid Resist Ceramic tiles of Reputed Make.

Tile Cladding, Dadoing: Glazed Ceramic tiles Up to 24" height above Kitchen Platform of Reputed Make.

Glazed Ceramic tiles Up to Lintel Height in all Bathrooms.

KITCHEN

Platform: Granite Platform at Standard Height.

Sink: Stainless Steel Sink.

BATHROOMS

> EWC With Flush Valve of Best Brands.

> Single Lever Fixtures With Wall Mixture Cum Shower of Best Brands.

> Provision for Geyser in All Bathrooms.

> Provision for Exhaust Fans in All Bathrooms.

Sanitary: All Sanitary fixtures of HINDWARE or Reputed Make.

CP Fittings: All CP fittings Chrome Plated of JAQUAR or Reputed Make.

RAILING

Stainless Steel / Mild Steel(MS) Railing with Enamel Paint of Reputed Make for Stair Case.

Stainless Steel / Mild Steel(MS) Railing with Enamel Paint of Reputed Make for Balconies.

SPECIFICATIONS

JOINERY WORKS

Main Door: Teak Wood Frame with Veneered Flush Shutter, Melamine Finished With Reputed Hard Ware.

Internal Doors: Teak Wood Frame, Skin Door Shutter With Reputed Hard Ware.

French Doors: 3 Track UPVC Door Frames with Clear Float Glass Panelled Sliding Shutter and Mosquito Mesh.

Windows: 3 Track UPVC Door Frames with Clear Float Glass Panelled Sliding Shutter and Mosquito Mesh.

Grills for Windows: Aesthetically Designed Mild Steel (MS) Window Grills With Enamel Paint Finish.

ELECTRICAL

> Three Phase Power Supply for each Flat with Individual Meter Boards.

> Concealed Copper Wiring of FINOLEX or Equivalent Make.

> Switches of PHILIPS or Equivalent Make.

> Power Outlets for Air conditioners in all Bedrooms and Living Room.

> Plug Points for Television and Audio System Etc... in Living Room.

> Miniature Circuit Breakers (MCB's) for Each Distribution Board of Reputed Make.

> Power Outlet for Washing Machine in Utility Area.

> Power Outlet for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixture/Grinder in Kitchen.

> Power Outlet for Water Purifier near Utility Sink in Kitchen.

> Provision for Internet and Cable TV.

> Telephone Points in Living and Master Bedroom.

> Power Back up for Lights, Fans of Living Room, Bed Rooms and Kitchen in All Flats.

PAINTS

Exterior: Textured / Smooth Finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

Internal: Smooth Lappam finish With Two Coats of Premium Emulsion Paint of ASIAN or Reputed Make over a Coat of Primer.

WATER SUPPLY

Sump and Overhead Tanks for Water Supply of Bore Water.

Provision for Separate Municipal Water Supply by HMWSSB in Kitchen.

ELEVATORS

Two 8 Passenger Automatic Elevators of JOHNSON / KONE or Reputed Brand in Each Block and One 4 Passenger Automatic Elevator in Club House.

SECURITY

> 24/7 CC TV Surveillance.

> Electric Fencing on Compound Wall.

> Panic Button and Intercom is Provided in Elevators Connected to Main Security.

FIRE & SAFETY

> Automatic Fire Sprinklers in Parking and Basement Areas.

> Fire Hydrant System and Outlet Valves Covering Specified distance as per norms in all Floors of Each Block.

> Fire Alarm and Public Addressing System in all Floors and Basement Areas. Control Panel at Main Security.

PARKING MANAGEMENT

> Entire Parking is Well Designed to Suit the Number of Car Parks Required.

> Parking Signages and Equipment at Required Places to ease of Driving.

> Rubber Fenders on Pillar corners of drive ways of Parking Area.

> Drivers Toilets in Basement.

SEWAGE TREATMENT PLANT

Sewage Treatment Plant of Adequate Capacity as per norms will be Provided inside the Project, Treated Sewage Water Shall be used for Landscaping Purpose.

RAIN WATER HARVESTING

Rain Water harvesting at Regular Intervals Provided for Recharging Ground Water Levels as per the norms





TRUST ASSURED

Rooted in a passion for sustainability, our real estate expertise centers around creating eco-friendly spaces that harmonize with nature. We are dedicated to designing homes that embrace green living, with every project reflecting our commitment to preserving the environment. Through thoughtful planning and the use of sustainable materials, we craft homes that not only offer comfort but also contribute positively to the planet. Our focus on energy efficiency, green spaces, and nature-inspired designs ensures that each project fosters a peaceful, balanced lifestyle. With a deep respect for the earth, we bring to life homes that serve as a sanctuary, providing a lasting connection to nature while prioritizing the future of our environment.