



AN ICON LUXURY,
A PANORAMA OF GRANDEUR



LATE DR. K.K. BIRLA

AN ICONIC LEGACY BUILT BY VISION AND EXCELLENCE

Few founders leave behind a legacy that continues to inspire and empower future generations to dream bigger and achieve greater. The late Dr. Krishna Kumar Birla (K.K. Birla) was one such visionary industrialist and philanthropist, instrumental in shaping the contours of India's industrial and economic landscape.

Our journey of growth and progress began as early as 1939—well before India gained independence—laying the foundation for a legacy built on resilience, innovation, and a deep commitment to nation-building.





HELMED BY
MR. SAROJ KUMAR PODDAR

SHAPING TOMORROW WITH
INTEGRATED BUSINESS EXCELLENCE

Adventz Group, a Saroj Poddar-led conglomerate, brings together esteemed entities such as Zuari and Texmaco under a unified brand. With a strong pan-India presence, the Group operates across core sectors including fertilizers, engineering, infrastructure, real estate, and consumer durables. It manages several major manufacturing facilities across the country and employs a large workforce of professionals.





TAKING THE ICONIC 8+ DECADES OF LEGACY TO A NEW BENCHMARK

Helmed by Mr. Saroj Kumar Poddar, Adventz Group is a progressive enterprise centering its focus on excellence, trust & sustainability. Topday, the group has diversified into agribusiness, engineering, infrastructure, lifestyle and real estate, thus proving the mettle to create inspiring stories of success and growth-led endeavours.

AGRIBUSINESS



ENGINEERING & INFRASTRUCTURE



LIFESTYLE & SERVICES





MAKING URBAN SKYLINES TRANSFORM INTO ICONIC MASTERPIECE

The real estate arm of the Adventz Group, Zuari Infra World India Limited, is dedicated to delivering world-class residential and commercial spaces that redefine urban living. With a strong legacy of excellence, the company is known for its innovation, quality, and customer-centric approach. Zuari has successfully delivered landmark projects across various cities, establishing itself as a trusted name in the real estate sector. Our projects emphasize sustainability, modern design, and cutting-edge technology to create extraordinary living experiences.





6 Mn Sq. Ft. Delivered



17 Mn Sq. Ft. Under Construction



Homes to **1500** Families

SHAPING THE REFLECTIONS OF FINER LIVING

OUR COMPLETED PROJECTS



MYSORE

ZUARI GARDEN CITY

1st integrated township
spread over 73.5 acres



GOA

ZUARI RAIN FOREST

7 Acres of Luxury Living with
20 Acres of Forest
Serenity – by AEDAS, Singapore



DUBAI

ST. REGIS RESIDENCES

High-Rise Tower, Residential
Apartments and Serviced
Residences

Gangotri[®]

BUILDING MORE THAN HOMES,
SHAPING EXPERIENCES.

At Gangotri, we are committed to creating thoughtfully designed living spaces that embody a seamless blend of modern luxury and natural serenity. Each project is a testament to our vision—where contemporary architecture meets cultural richness, and every detail is crafted to enhance both comfort and lifestyle.

Inspired by the timeless spirit of the Himalayas, our developments are more than just structures; they are enduring sanctuaries that reflect stability, grace, and purpose. With a focus on quality, aesthetics, and sustainability, Gangotri stands as a trusted name in delivering environments that resonate with both aspiration and authenticity.





3 Mn Sq. Ft. Delivered



Homes to 1400 Families

SHAPING THE REFLECTIONS OF FINER LIVING

OUR COMPLETED PROJECTS



MANIKONDA

NAKSHATRA PRIDE

3 BHK apartments with
top notch amenities

ALKAPUR TOWNSHIP

NAKSHATRA ADOBE

Integrated residential enclave with
gated community living

MADHAPUR

NAKSHATRA CAPITAL

A world of unparalleled
comfort and sophistication

**STRENGTH THAT TOGETHER
CREATES A DRIVE
TOWARDS GREATNESS**

Zuari Infracore and Gangotri Developers have come together to envision iconic landmarks that redefine the way lifespaces are conceived and crafted.

This collaborative venture is set to transform Hyderabad's skyline with marquee projects designed for progressive and ambitious home seekers.

With deep expertise in planning, execution, branding, and design, Zuari Infracore will elevate every benchmark—ensuring the end product is nothing short of a gem to own.

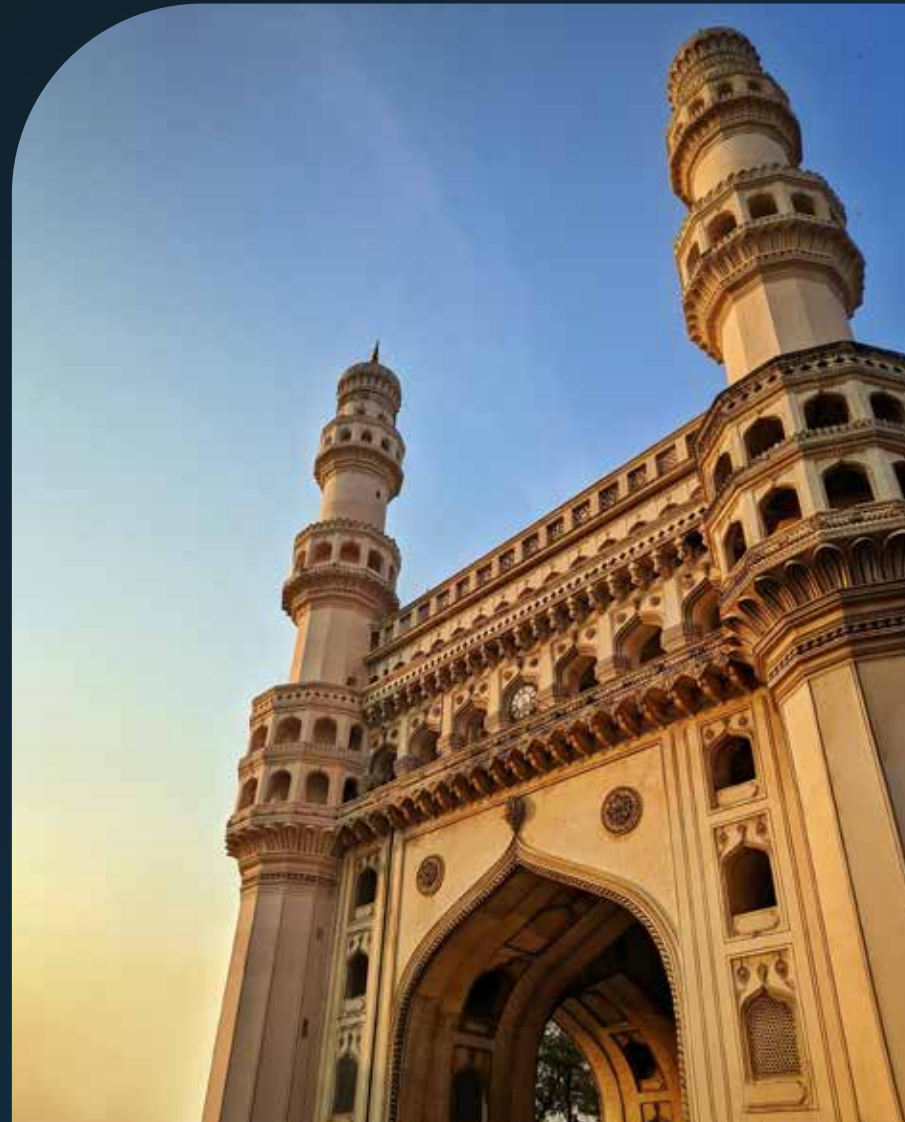


HYDERABAD: THE CENTER OF THE NEXT URBAN GROWTH

With its bright and thriving IT sector and demand for premium lifestyle projects, Hyderabad is expected to continue attracting both buyers and investors alike. The city is poised to take over national real estate growth rate with urban developments now spreading the satellite regions.



WHY HYDERABAD TOPS THE CHART?



CULTURAL HARMONY

Cosmopolitan yet rooted in tradition; diverse and inclusive environment.

SAFE & PEACEFUL

Ranked among the safest cities in India with stable law and order.



PLEASANT CLIMATE

Moderate weather year-round, avoiding extreme heat or cold.



CULINARY CAPITAL

Iconic Hyderabadi biryani to global cuisine – a food lover's paradise.

HIGH ROI IN REAL ESTATE

Fast-growing property market with strong rental and resale value.



WHY HYDERABAD TOPS THE CHART?

THRIVING JOB MARKET

Home to top IT, Pharma, and Aerospace hubs like HITEC City and Genome Valley.



AFFORDABLE LIVING

Lower cost of living compared to other metros with high quality of life.



TOP-NOTCH HEALTHCARE

Global standard hospitals and medical tourism destination.

WORLD-CLASS INFRASTRUCTURE

Seamless connectivity via Outer Ring Road, Metro, and RGIA Airport.



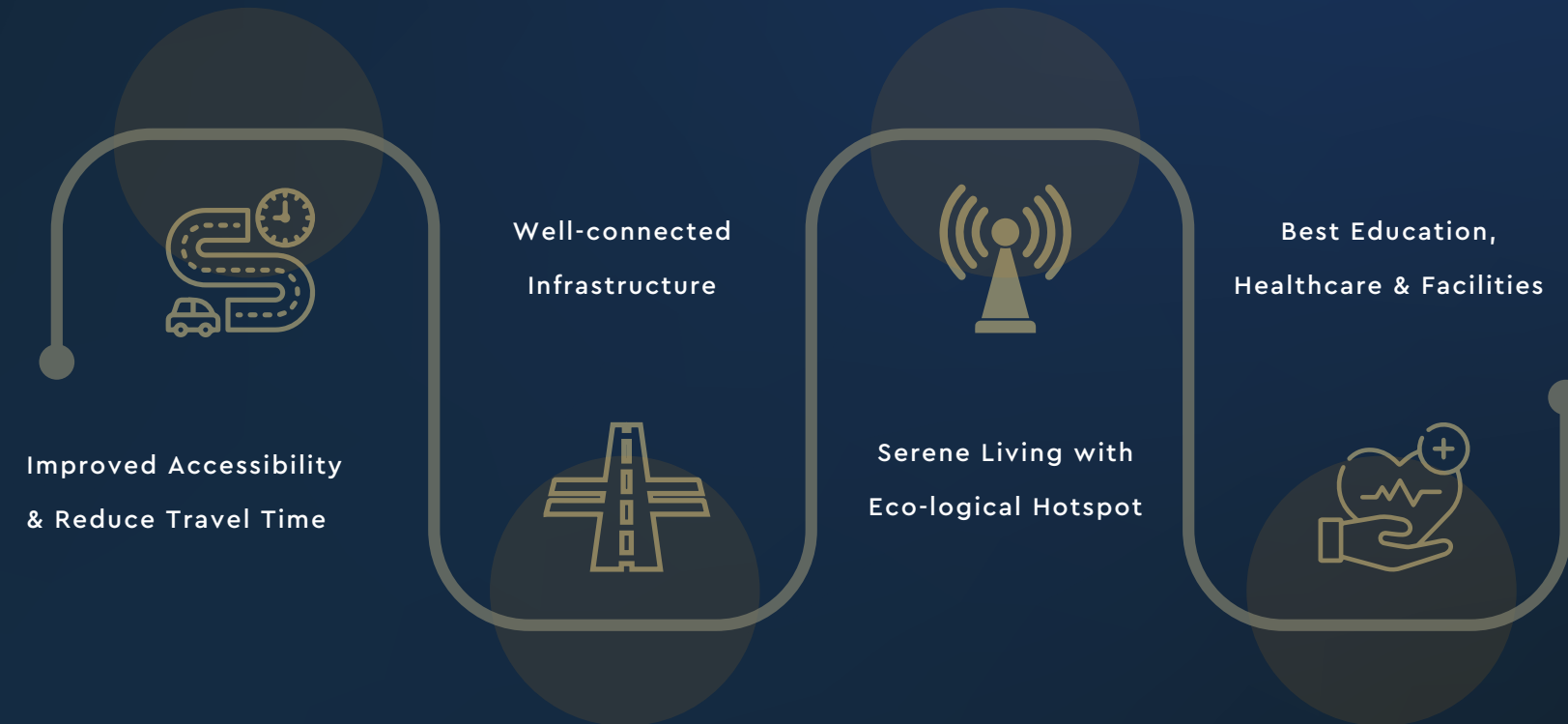
EXCELLENT EDUCATION

Premier institutions like ISB, IIIT-H, BITS, and top international schools.

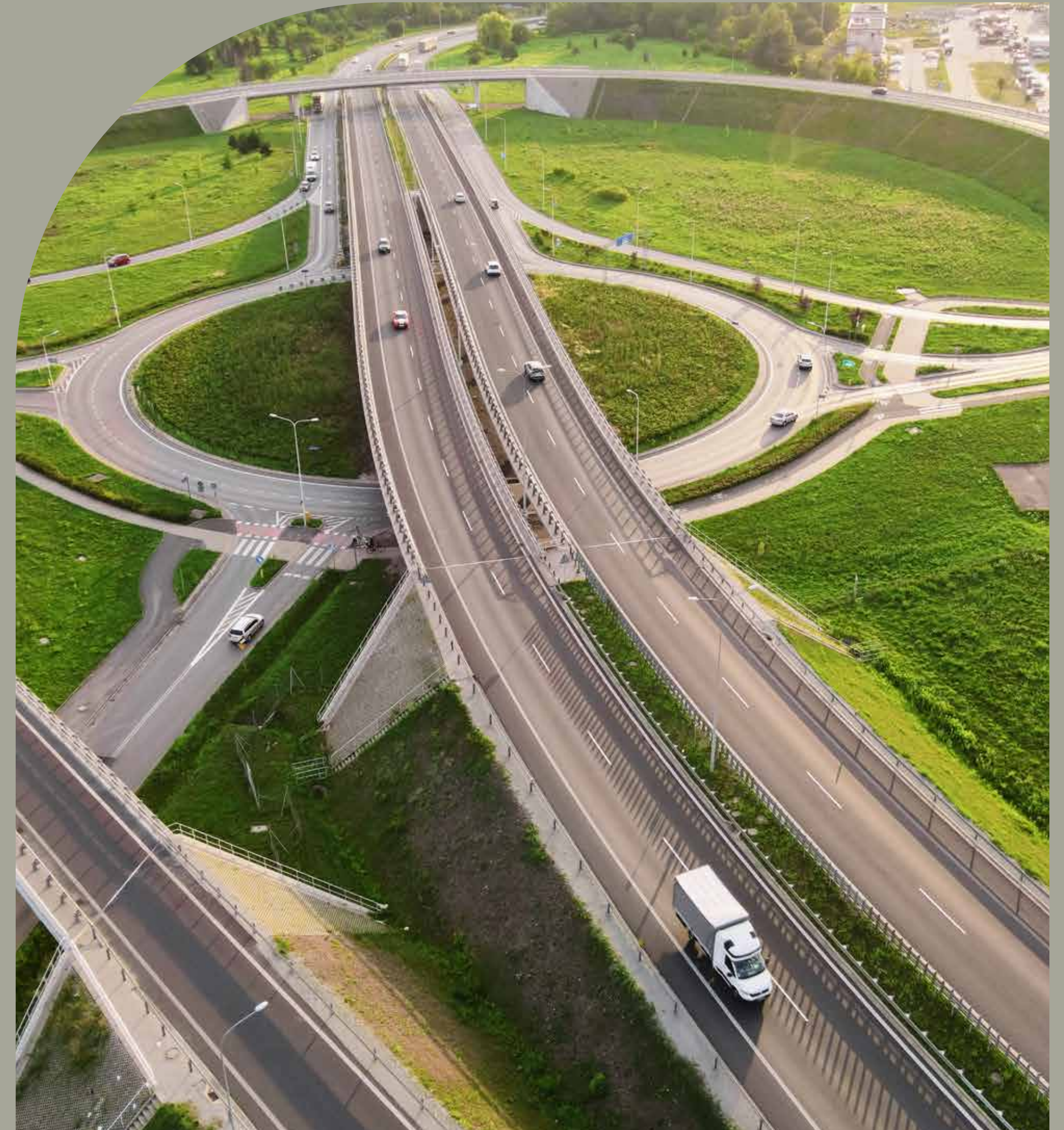
THE HIGHWAY OF TOMORROW'S POTENTIAL

Outer Ring Road Exit 2 connects Kollur and Nagulapally to the rest of the adjoining areas thus improving and impacting connectivity as a whole.

THE GAME-CHANGER FOR KOLLUR



Source: <https://greenmarkdevelopers.com/the-top-5-reasons-to-invest-in-kollur-hyderabad/#:~:text=Affordable%20Prices&text=Villas%20in%20Kollur%20Velimela%20can%20be%20a%20worthwhile%20investment%20for,which%20has%20made%20commutes%20easier>



Outer Ring Road

Seamless connectivity to multiple key locations of the city such as financial District, Gachibowli, Rajiv Gandhi International Airport, Kokapet, Patancheru, etc.

IT Sector

Presence of many IT companies like Amazon, Microsoft, google, ISB, Infosys, TCS, Cognizant, this project offers unparalleled convenience with easy access to the IT sector, the development boasts seamless connectivity to major tech hubs, ensure work-life balance in modern lifestyle.

Premium Schools

Presence of many international schools such as Meru, The Gadium, DPS, Glendale, and Birla Open Minds in proximity, which is a key factor for residential demand growth.

Cycling Track

Cutting-edge solar-covered cycling track extending approximately 23 kilometers from Kollur to Narsingi and continuing towards TSPA Junction.



LUXURY FINDS ITS MASTERPIECE IN KOLLUR



THE SHAPE OF TOMORROW'S LUXURY BEGINS IN KOLLUR





WHEN PERFECTION MEETS
PASSION AN ICON OF
LUXURY TAKES SHAPE

Zuari Gangothri Tribhuja - A luxury high-rise residential project located in Kollur, Hyderabad with finest of lifestyle and space to embrace modern quality life. The project with its privacy, openness, amenities, green spaces and impeccable planning, stands tall amongst the many.



PROJECT HIGHLIGHTS

- 9 residential towers, each rising to 37 storeys
- Premium **3 & 4 BHK** apartments, totaling **1,730** units
- 76%** of the apartments are designed as corner units, offering enhanced light and ventilation
- Spacious interiors with a ceiling height of **9.8** feet in all units
- Over **1 lakh** Sq. Ft. of clubhouse space featuring a wide range of lifestyle amenities
- Efficient lift-to-unit ratio ensures minimal waiting time
- All units are Vastu Compliant



PRIME LOCATION & CONNECTIVITY



Located in kollur, hyderabad,
just 2 minutes from orr (exit 2)



Seamless access to hitech city,
financial district, gachibowli,
kokapet sez



Near 23 km solar-powered
cycling track, ideal for fitness lovers



Upcoming metro phase 2
(patancheru to kokapet)
to boost connectivity

LUXURY LIVING AT SCALE



Spread across 9.4 acres, with
9 high-rise towers and 1,730 units



Spacious 3 & 4 BHK homes
designed with natural light and
ventilation (76% corner units)



High-speed elevators, home automation,
and large balconies in every unit

1,00,000 SQ. FT. MASSIVE CLUBHOUSE & PREMIUM AMENITIES



Gym, Spa & Wellness Center



Mini Theatre, AV Room & Party Lawn



Indoor & Outdoor Sports
(Cricket, Tennis, Squash, Basketball)



50+ lifestyle amenities for all age groups including:
Kids' Play Area & Senior Citizen Park
Amphitheatre, Cafeteria, Meditation Pod
Retail shops within the community

SMART & SUSTAINABLE DESIGN



Smart home features: Automation for lights, fans & security



Eco-friendly initiatives: Rainwater harvesting Solar-powered common areas, Landscaped gardens and open green spaces

TRUSTED DEVELOPERS



Jointly developed by
Gangothri Group & Zuari Infraworld
(Adventz Group)



RERA-approved & scheduled for
on-time possession



Backed by strong legacy and
proven delivery track record

HIGH APPRECIATION & RENTAL POTENTIAL



Located in a fast-growing
residential hub



Strong demand from IT
professionals and families



Attractive for both end-users and investors



6 TOWERS FACING UNINTERRUPTED VIEWS

INTELLIGENT CORNER LAYOUTS MEET ENDLESS VISTAS — WITH 76% CORNER FLATS OFFERING NATURAL LIGHT, ENHANCED PRIVACY, AND A SENSE OF BOUNDLESS LIVING.



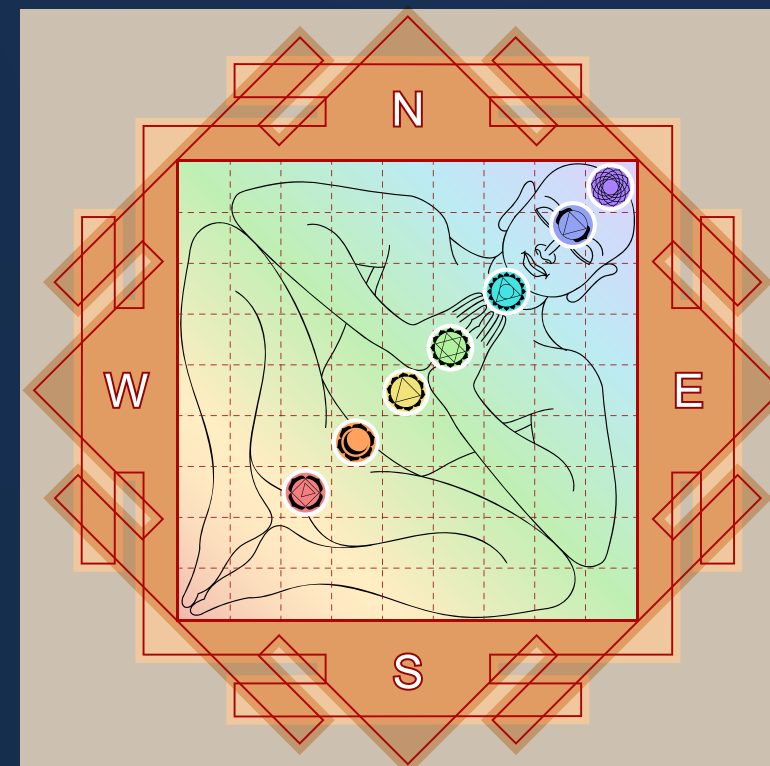
AERATION VENTILATION AND PRIVACY

ENGINEERED FOR OPTIMAL AIRFLOW, EACH HOME ENSURES GENTLE BREEZES AND BREATHABLE SPACES, SETTING A NEW STANDARD IN LUXURY VENTILATION.



SUN PATH ANALYSIS

MORE THAN ARCHITECTURE, IT'S A DIALOGUE WITH NATURE. GUIDED BY SUN PATH ANALYSIS, YOUR HOME BECOMES A CANVAS FOR SUNLIGHT, ENERGY, AND EFFORTLESS COMFORT.



VASTU ALIGNED HOMES

CRAFTED AS PER VASTU, THESE HOMES ARE MORE THAN JUST WELL-DESIGNED SPACES, THEY ARE SANCTUARIES OF POSITIVE ENERGY, PEACE, AND HOLISTIC WELL-BEING.

MASTER PLAN



LEGEND:

- 1 ENTRY
- 2 EXIT
- 3 ARRIVAL PLAZA
- 4 CYCLE TRACK
- 5 BROADWAY/JOGGING TRACK
- 6 SENIOR CITIZEN NOOK
- 7 TEMPLE
- 8 TRAMPOLINE PARK/TODDLER PARK
- 9 SMART/MEDITATION DECK
- 10 KIDS PLAY AREA
- 11 SWIMMING POOL
- 12 FINTESS POOL
- 13 WADING POOL
- 14 KIDS POOL
- 15 DRY LOUNGE
- 16 SMART POLE
- 17 FUTSAL COURT
- 18 HALF BAKSETBALL COURT
- 19 VOLLEYBALL COURT
- 20 PET PARK
- 21 COMMUNITY GARDEN
- 22 SENSORY GARDEN
- 23 ALFRENSCO PICNIC ZONE
- 24 OUTDOOR GYM
- 25 HERBAL GARDEN



FLOOR PLANS

4 BHK
UNIT 2
EAST FACING
3125 SQ. FT.



4 BHK
UNIT 3
WEST FACING
3126 SQ. FT.

4 BHK
UNIT 1
EAST FACING
3125 SQ. FT.

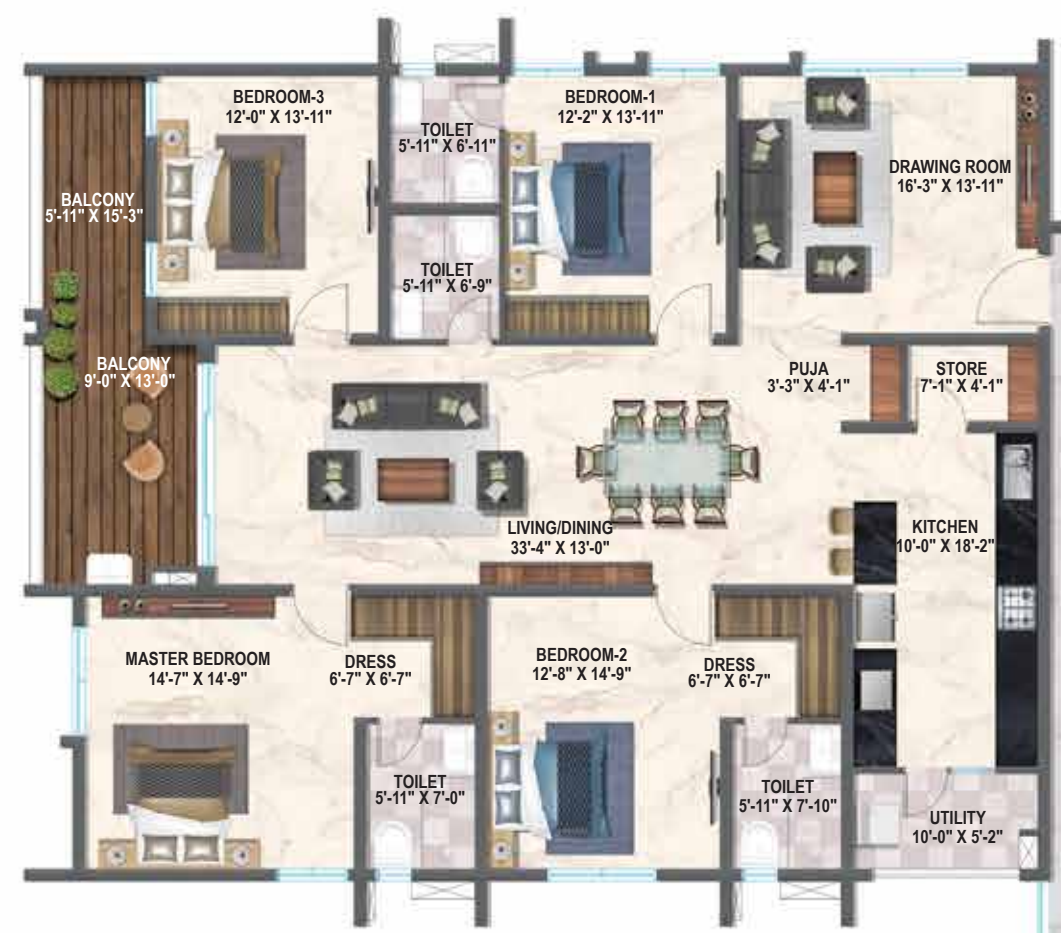


4 BHK
UNIT 4
WEST FACING
3126 SQ. FT.

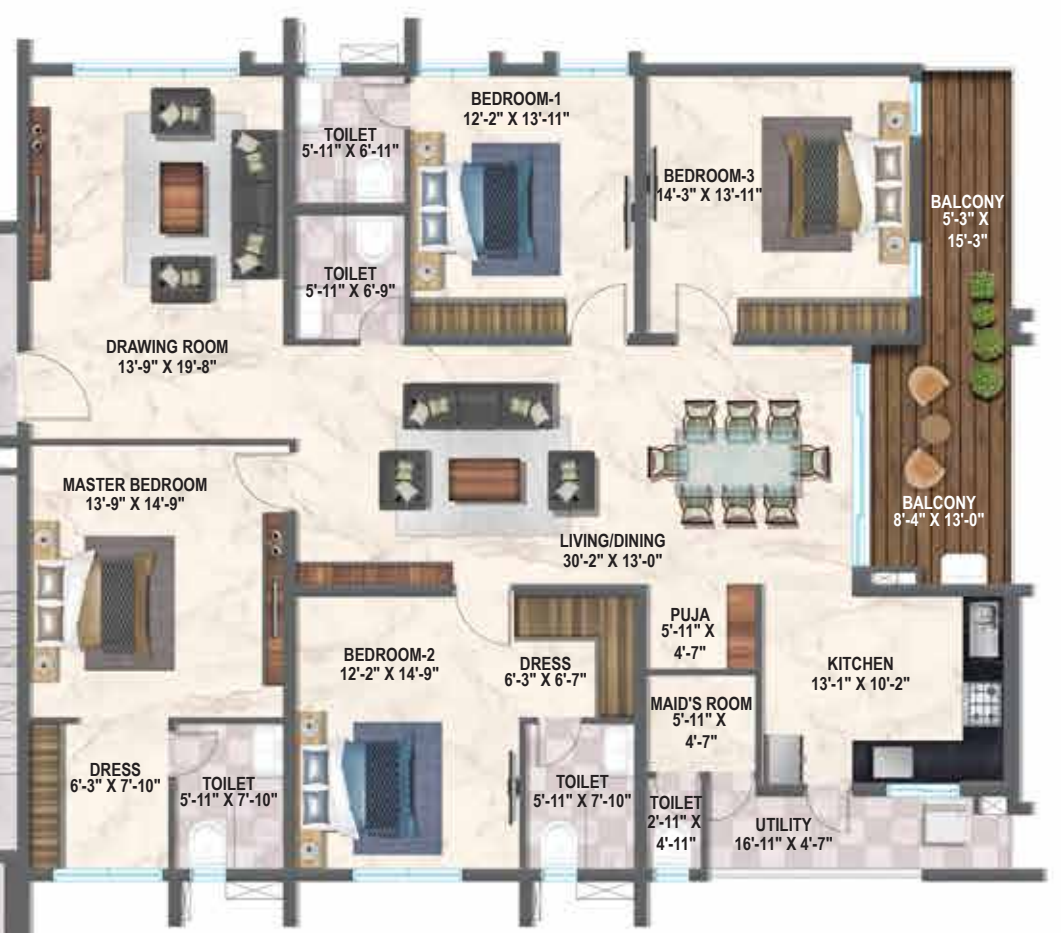
TYPICAL FLOOR PLAN - TOWER A



4 BHK
UNIT 2
EAST FACING
3125 SQ. FT.



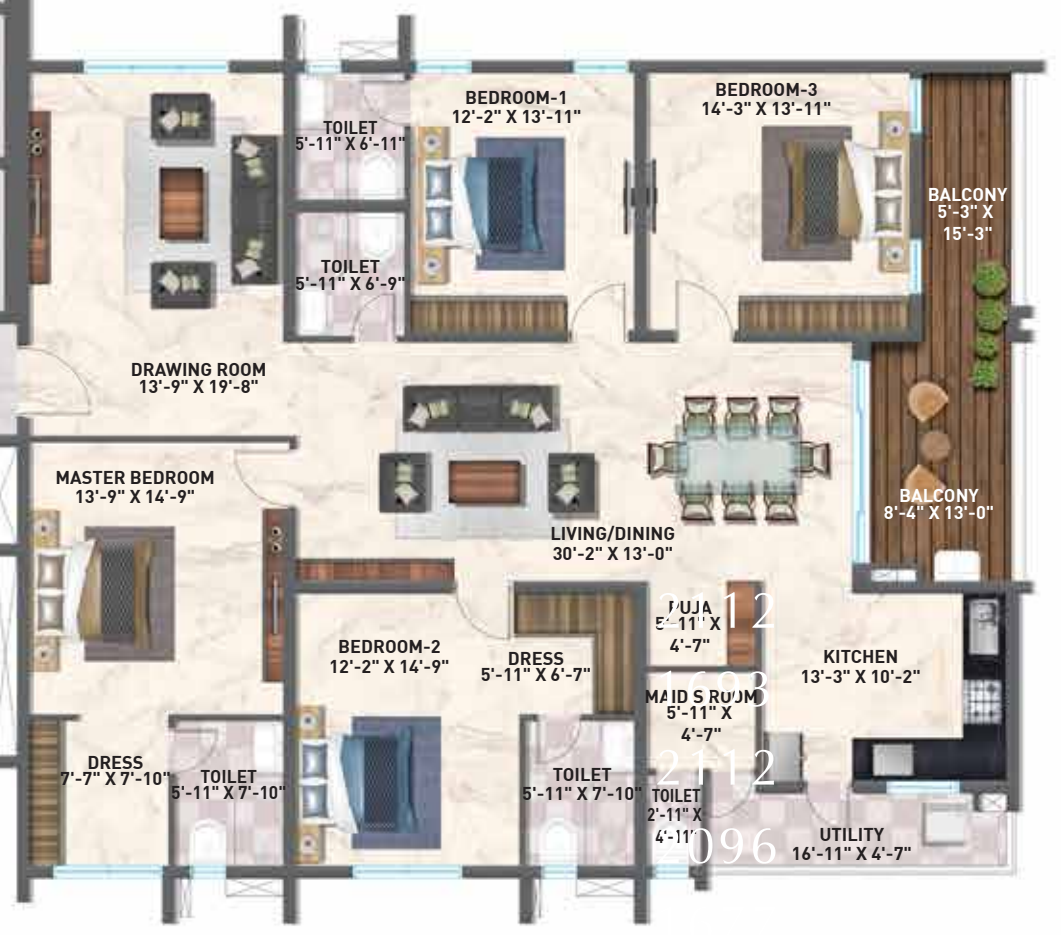
4 BHK
UNIT 3
WEST FACING
3126 SQ. FT.



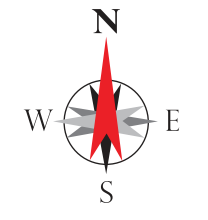
4 BHK
UNIT 1
EAST FACING
3125 SQ. FT.



4 BHK
UNIT 4
WEST FACING
3126 SQ. FT.



TYPICAL FLOOR PLAN - TOWER B



3 BHK
UNIT 2
EAST FACING
2314 SQ. FT.



3 BHK
UNIT 3
WEST FACING
2289 SQ. FT.

3 BHK
UNIT 1
EAST FACING
2314 SQ. FT.

3 BHK
UNIT 4
WEST FACING
2289 SQ. FT.

3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1679 SQ. FT.
BALCONY & UTILITY
82.34



3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
101.50

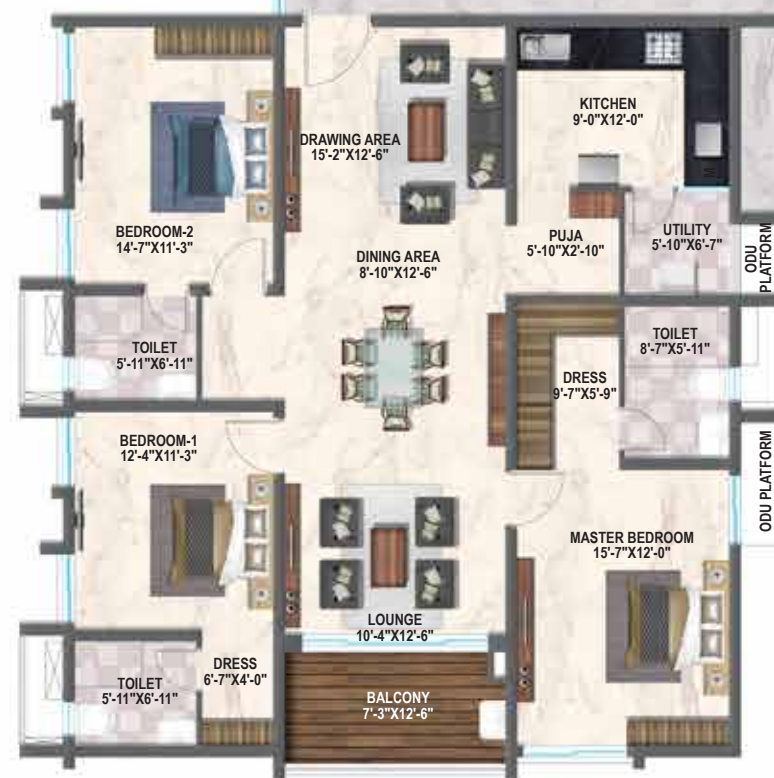


LOBBY
2400MM WIDE

LOBBY
2400MM WIDE

TYPICAL FLOOR PLAN - TOWER E

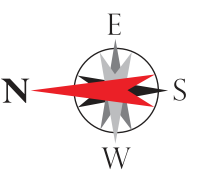
3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71



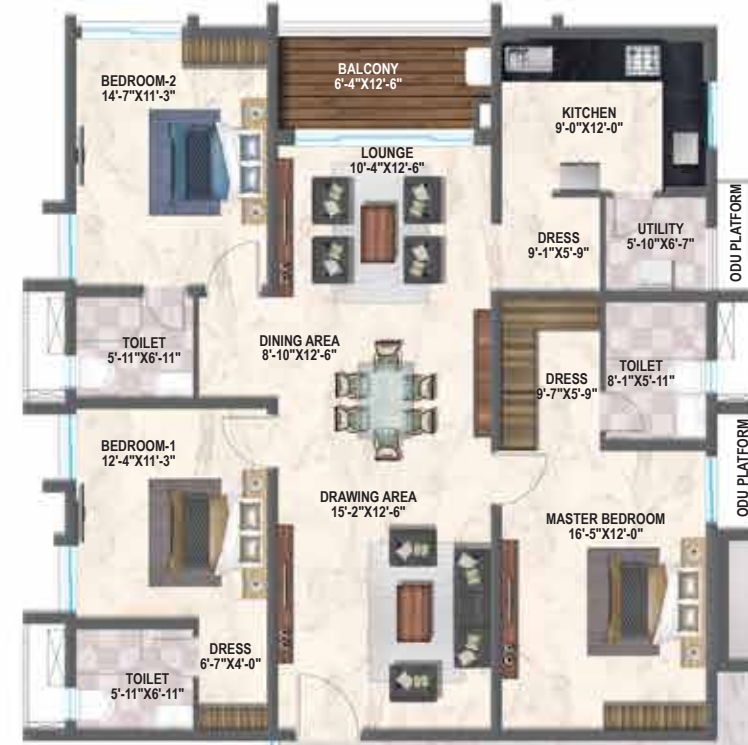
3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74



3 BHK
UNIT 1
EAST FACING
1776 SQ. FT.
BALCONY & UTILITY
87.73



3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1677 SQ. FT.
BALCONY & UTILITY
80.84

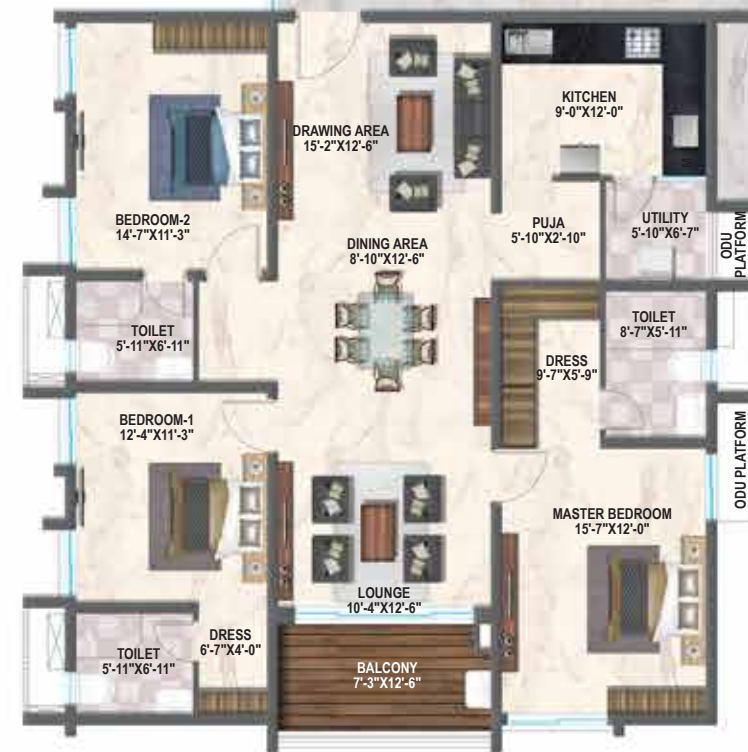


3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
99.89



LOBBY
2400MM WIDE

LOBBY
2400MM WIDE

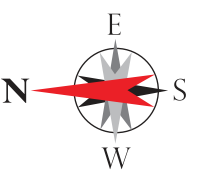


3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71

3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74

3 BHK
UNIT 1
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71

TYPICAL FLOOR PLAN - TOWER F, G & H



3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1677 SQ. FT.
BALCONY & UTILITY
80.84



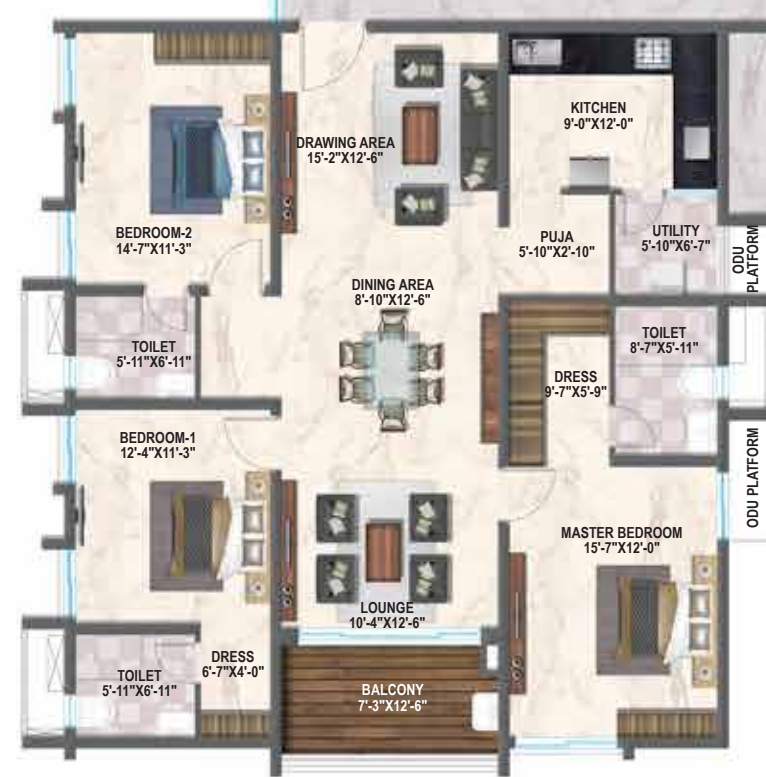
3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
99.89



LOBBY
2400MM WIDE



LOBBY
2400MM WIDE



3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71

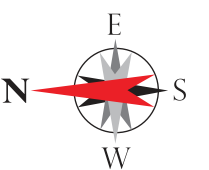


3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74



3 BHK
UNIT 1
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71

TYPICAL FLOOR PLAN - TOWER I



AREA STATEMENT

FLAT NO		FACING	BHK TYPE	SBA IN SFT	CARPET AREA IN SFT	BALCONY & UTILITY IN SFT
A	UNIT 1	EAST	4BHK	3125	2141.07	236.38
	UNIT 2	EAST	4BHK	3125	2141.17	236.38
	UNIT 3	WEST	4BHK	3126	2148.60	227.55
	UNIT 4	WEST	4BHK	3126	2152.91	239.71
B	UNIT 1	EAST	4BHK	3125	2141.07	236.38
	UNIT 2	EAST	4BHK	3125	2141.17	236.38
	UNIT 3	WEST	4BHK	3126	2148.60	227.55
	UNIT 4	WEST	4BHK	3126	2150.75	227.55
C & D	UNIT 1	EAST	3BHK	2314	1563.58	123.57
	UNIT 2	EAST	3BHK	2314	1562.93	123.57
	UNIT 3	WEST	3BHK	2289	1548.29	116.25
	UNIT 4	WEST	3BHK	2289	1549.69	116.25
E	UNIT 1	EAST	3BHK	1776	1178.34	87.73
	UNIT 2	EAST	3BHK	1693	1141.63	66.74
	UNIT 3	EAST	3BHK	2112	1435.27	115.71
	UNIT 4	WEST	3BHK	2096	1422.68	103.23
	UNIT 5	WEST	3BHK	1679	1127.96	82.34
	UNIT 6	WEST	3BHK	2096	1416.43	101.50
F,G,H & I	UNIT 1	EAST	3BHK	2112	1433.01	115.71
	UNIT 2	EAST	3BHK	1693	1141.63	66.74
	UNIT 3	EAST	3BHK	2112	1435.27	115.71
	UNIT 4	WEST	3BHK	2096	1420.96	103.23
	UNIT 5	WEST	3BHK	1677	1125.38	80.84
	UNIT 6	WEST	3BHK	2096	1414.82	99.89

Specifications

STRUCTURE

RCC FRAMED STRUCTURE

R.C.C shearwall framed structure to withstand Wind & Sesimic loads / Autoclaved Aerated Concrete block / Cellular Concrete blocks , where ever required (like lift areas etc)

DOORS, WINDOWS , RAILINGS

Main doors Frame
Hardwood frame with teak veneer wrapping finish with melamine or PU Polish

Main door shutter
Both sides teak venner shutter with PU polish
Internal doors Frame
Hardwood frame with PU finish or paint finish
Internal door shutter
Both sides laminated shutter

Windows

UPVC Window of reputed profile section with tinted toughened / HS glass panel shutter and designer hardware with Mosquito mesh provision. Mesh will not be provided for Casement windows.

Grills for windows

Aesthetically designed ,mild steel (M.S)Window grills with enamel paint finish in all windows (shall be provided with extra cost)

Utility doors

Hardwood frame with PU finish or paint finish
Balcony Railings
MS Railing in Enamel paint finish of reputed make

PAINTING

External

Textured/ Paint 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

Drawing , Living , Dining , All Bedrooms & Kitchen
Double sized Vitrified tiles of 800*800 mm size or bigger size
Entrance Lounge Granite/ Marble flooring with designer vitrified tiles
Bathrooms
Acid - resistant , antic - skid ceramic tiles of reputed make
All Balconies
Rustic Ceramic Tiles of Reputed make and Granite sill at bottom of the railing
Utility
Rustic Ceramic Tile of Reputed make
Corridors
Double charged Vitirified tile of reputed make
Staircase
Tandoor/ Kota Stone

TILE CLADDING

Glazed Ceramic Tiles dado upto to 2'-0" height above Kitchen Platform of reputed make (Shall be provided at Extra cost)
Bathrooms Glazed Ceramic Tiles upto 7'-0" height of reputed make
Utility Glazed Ceramic Tiles upto 3'-0" height of reputed make

KITCHEN

Counter Granite Platform with Stainless Steel Sink (Shall be provided at extra cost)
Water Provision Separate Muncipal Water Provided by GHMC along with bore well water
Other Accessories Provision for fixing of water purifier exhaust fan or chimney.

UTILITY

Washing Machine Provision for Washing Machine / Dish washer & Wet area for Vessel washing etc.,

CP & SANITARY FITTINGS

Bathrooms

Vanity Type wash basin/ granite counter top
Wall Mounted EWC with flush valve of reputed make
Single lever fixtures with wall mixer cum shower of reputed makes
All C.P Fittings are of reputed make
False Ceiling in all bathrooms

ELECTRICAL & HVAC

Fixtures

Sleeves provision for Copper Piping for air conditioning units for all flats.
Power outlets for air conditioners in all bed rooms & living roome

ELECTRICAL & HVAC

Plug points for T.V Unit Living and all bedrooms
3 phase supply for each unit with individual meter boards
Minitature Circuit Breakers (MCB) for each distribution boards of reputed make
Concealed FRLS Copper Wiring of reputed make
Modular Switches of Reputed make



Kitchen

Power plug for Cooking range, Chimney & Refrigerator, Micro oven, Mixers/ Grinders in kitchen

Utility Area

Power Plug for Washing machine and dish wash area in Utility area .
Balcony

Power Point with Switch control

TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points Intercom Points in Living/Drawing Room
Intercom Facility Intercom Facility to all the Units
Connecting Security
Cable TV Provision for Cable Connection in Drawing & Living Room all Bed Rooms
Internet One Internet connection provision in Living/Drawing room.

ELEVATORS / LIFTS

Passenger lifts Specifications : Six high Speed automatic passenger lifts , with rescue device with V3F for Energy efficiency of reputed make and CCTV's inside the lift
Flooring and Car Finish Entrance with Granite / Marble Cladding
Fire /Service Lifts Service lift with rescue device with V3F for energy efficiency of reputed make with CCTV's inside the lift

WTP & STP

Domestic water made available through an Exclusive water softening plant (Not RO Plant)
A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the Landscaping & Flushing Purpose.
Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
Water meters for each unit for domestic & Municipal water.
Grabage Chute will be provided

CAR PARKING

Car parking shall be in 4 Basments

CHARGING POINTS FOR ELECTRIC CARS

Charging Point for electric Vehicles shall be provided with extra cost.

CAR WASHING FACILITY

Car Washing Facility will be provided

PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car's Provided Parking Signage's and relevant safety equipment at required places to Ease the traffic flow

FACILITIES FOR PHYSICALLY CHALLENGED

Access Ramp at all block entrances shall be provided for the differently abled.

POWER BACK UP

100% DG set back up with Accoustic Enclosure & AMF

SECURITY /BMS

Sophisticated round- the - clock security/ Surveillance system.
Surveillance cameras at the Main Security and Entrance of Building to monitor.
Panic button and intercom is provided in the lifts connected to the security room.
"Proposed BMS is an IoT enabled system complying with latest security standards for secured connection."
Solar power fencing all around the compound.

CENTRALIZED BILLING

Billing shall be done for consumption of electricity , water & LPG with prepaid meters system

FIRE & SAFETY

"Fire Hydrant system near staircase includes fire towers. Fire sprinkler system in all floors, including all flats and basements as per approved NBC norms."
Fire alarm and public address system in all floors and parking areas (Basement) as per NBC Norms.
Smoke detectors in all Crititcal rooms & Typical floor corridor, includes all flats, fire tower lobbies as per approved NBC norms.
Control panel will be kept at Main security.
Portable fire extinguishers in all floor common areas as per approved NBC norms.

LPG GAS

Supply of Gas from Centralised Gas bank to all individual flats