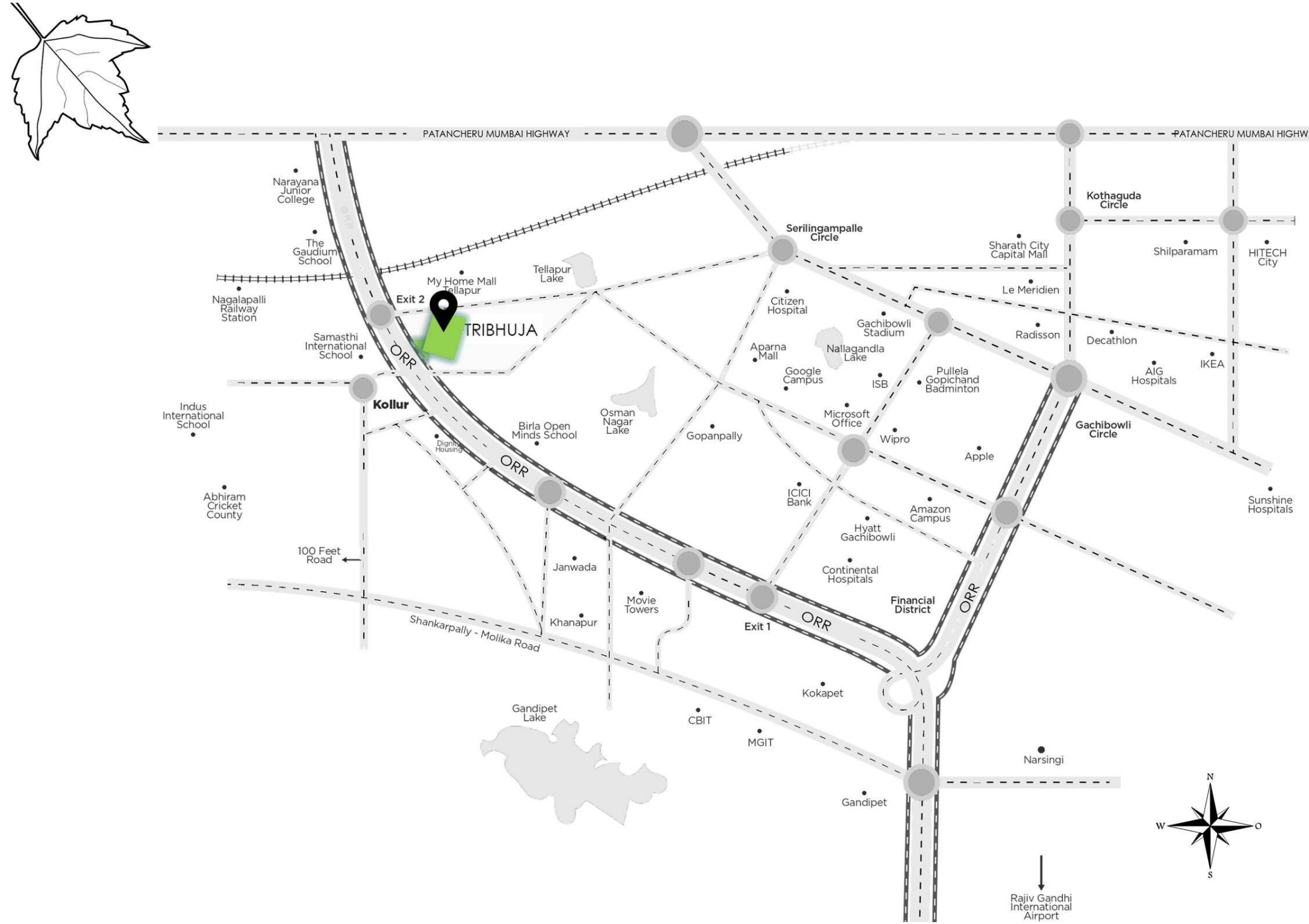
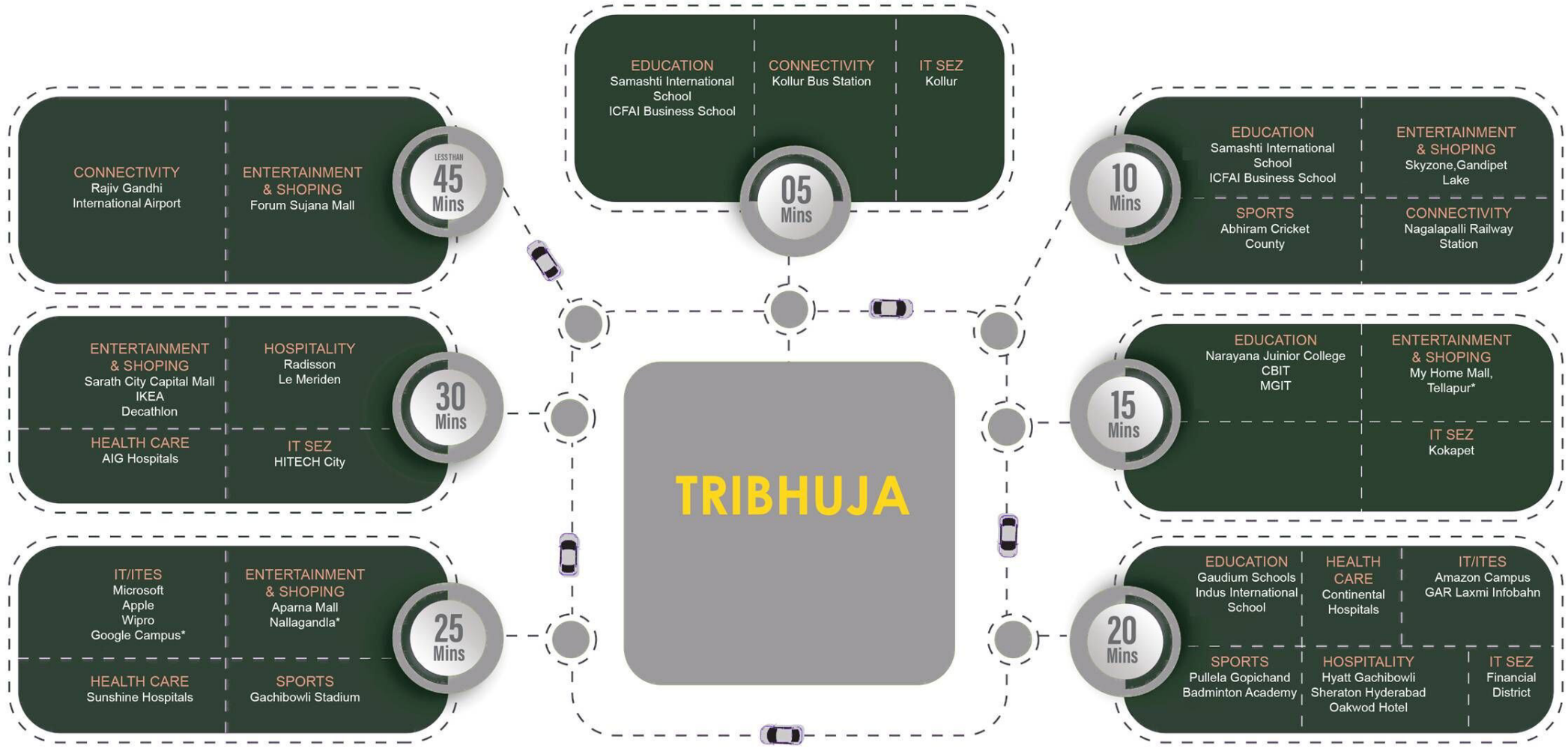
TRIBHUJA

A Highrise Premium Community at Kollur




PATANCHERU MUMBAI HIGHWAY
PATANCHERU MUMBAI HIGHW
Narayana Junior College
The Gaudium School
Nagalapalli Railway Station
My Home Mall Tellapur
Tellapur Lake
Exit 2
TRIBHUJA
Samasthi International School
ORR
Kollur
Indus International School
Dignity Housing
Birla Open Minds School
Osman Nagar Lake
Gopanpally
Abhiram Cricket County
100 Feet Road
Janwada
Movie Towers
Khanapur
Shankarpally - Molika Road
Gandipet Lake
CBIT
MGIT
Kokapet
Gandipet
Exit 1
Financial District
Narsingi
Rajiv Gandhi International Airport
Serilingampalle Circle
Citizen Hospital
Aparna Mall
Nallagandla Lake
Google Campus
ISB
Microsoft Office
Wipro
Apple
ICICI Bank
Amazon Campus
Hyatt Gachibowli
Continental Hospitals
Gachibowli Stadium
Pullela Gopichand Badminton
Sharath City Capital Mall
Le Meridien
Radisson
Kothaguda Circle
Shilparamam
HITECH City
Decathlon
IKEA
AIG Hospitals
Gachibowli Circle
Sunshine Hospitals
N
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SPLENDID NEIGHBOURHOOD

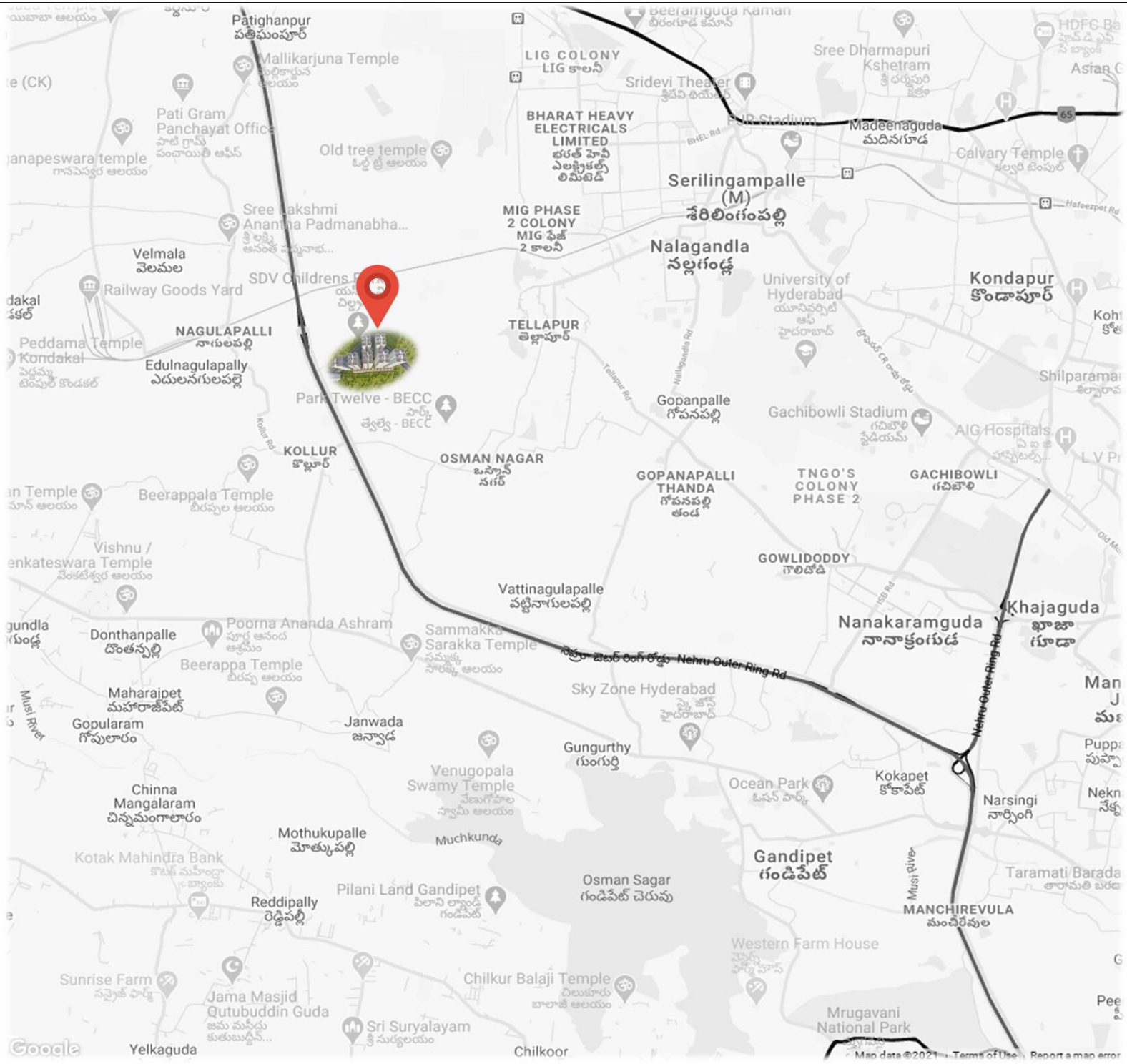


*PROPOSED PROJECTS

*TIME AS PER GOOGLE MAPS UNDER IDEAL CONDITION

INTRODUCTION

- PROPOSED SITE IS LOCATED IN KOLLUR, HYDERABAD
- KOLLUR IS LOCATED IN NORTH WESTERN PART OF HYDERABAD
- IT IS ONE OF THE SOUGHT AFTER INDUSTRIAL AND RESIDENTIAL AREAS IN THE CITY
- DUE TO ITS CONNECTIVITY TO HITEC CITY, IT IS WITNESSING RAPID GROWTH.



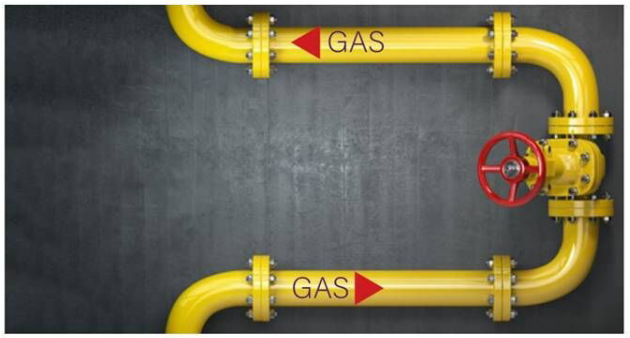
WHAT MAKES US STAND OUT

- 10.75 ACRES /81 % OPEN AREA
- 72000 SQ.FT CLUB HOUSE
- VAASTU COMPLAINT AND EV FAST CHARGING
- QUALITY SERVICES AND CENTRAL COURTYARD

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CONVENIENCE & SECURITY

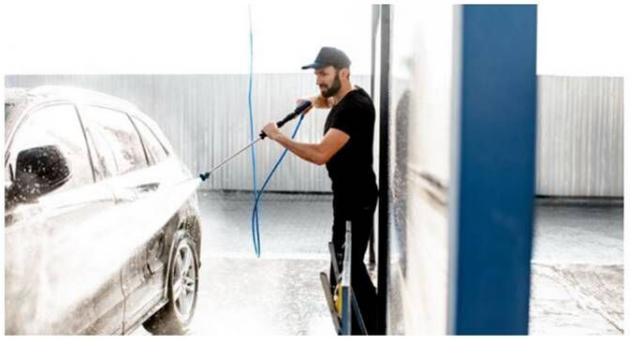
- Gated Community
- 24/7 Security
- Intercom Facility
- Garbage Chute
- Car Wash Area
- Driver's lounge& Dormitories
- Housekeeping
- Change Rooms& Toilets
- Separate Entry For Vendors &Housekeeping Staff
- Fiber Optic Internet
- Wifi Connectivity
- Cctv Camera Security
- DG Backup
- Water Softener Plants
- Bank /ATM
- Pharmacy
- Supermarket
- Cycle Parking At Entrance Lounge
- Laundry
- LPG Connections for Kitchen













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Play Areas



❑INDOOR

•Indoor Kids Arcade Area
•TV Lounge With Xbox/PS Facility
•Spa
•Gym
•Aerobics Centre
•Yoga/ Meditation Area
•Table Tennis
•Indoor Games-chess
•Carom- Foosball

❑OUTDOOR

•Swimming Pool
•Jogging track
•Outdoor Fitness Park
•skating court
•cricket pitch
•Volleyball Court
•lawn tennis court
•kids pool

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N
W
O
S
PROPOSED 100' WIDE ROAD
CLUB HOUSE
PROPOSED 100' WIDE ROAD
BLOCK-E
BLOCK-F
BLOCK-C
BLOCK-D
BLOCK-G
BLOCK-H
FIRE DRIVE WAY
SERVICE ROAD
OUTER RING ROAD

MASTER PLAN

SITE AREA

10.75 ACRES

NO OF TOWER'S

8 TOWER

NO OF FLOOR'S

33 FLOORS

FLAT AREA'S

1320 – 3060 Sq.ft

2&3 BHK
APARTMENTS

CLUB HOUSE AREA

72000 Sq.ft

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PROJECT HIGHLIGHTS

LAYOUT'S/PLAN'S

TOWER-A	
UNIT-1	2000 SFT-EAST
UNIT-2	1654 SFT-EAST
UNIT-3	1500 SFT-WEST

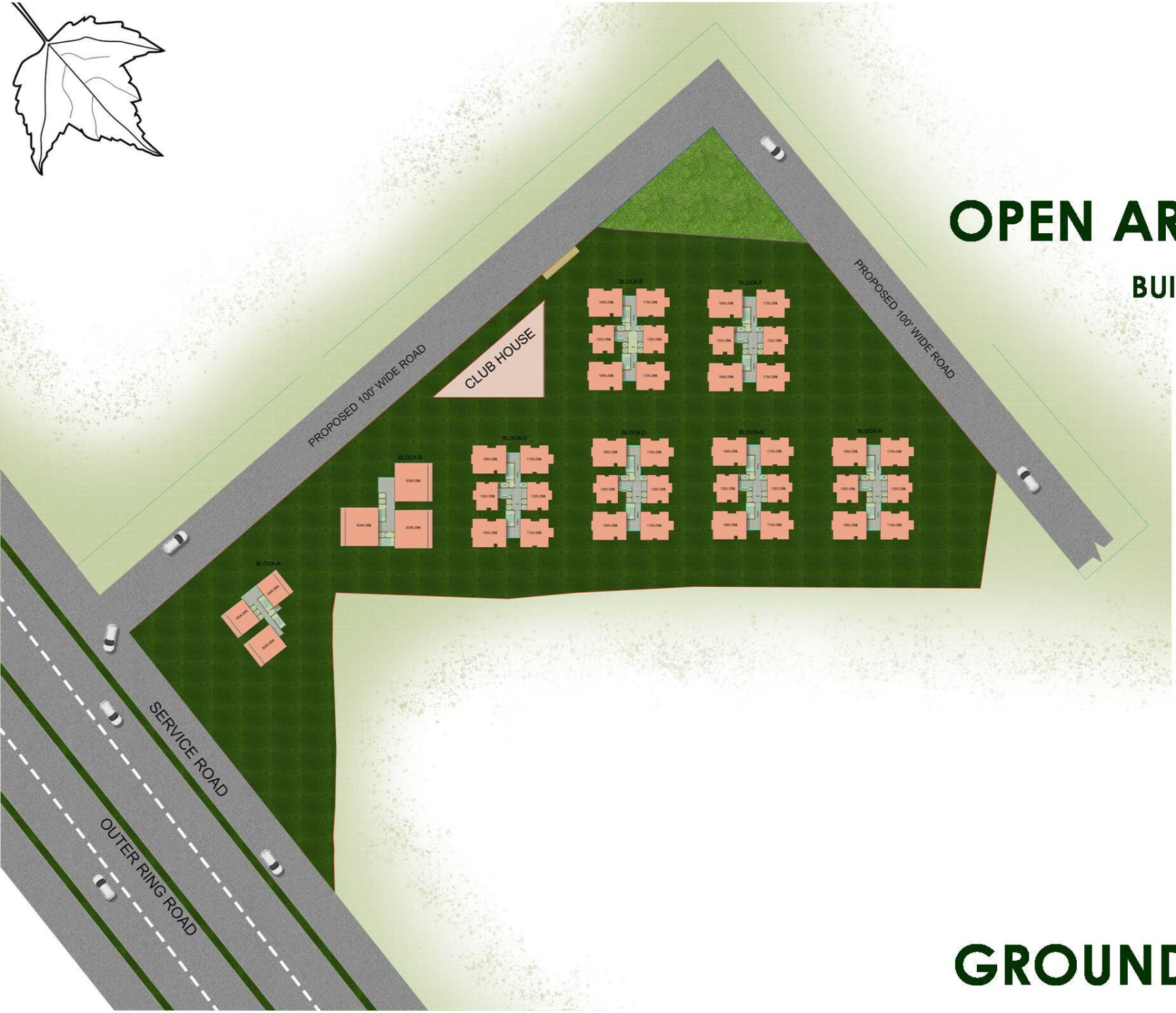
TOWER-B	
UNIT-1	3058 SFT-EAST
UNIT-2	3058 SFT-WEST
UNIT-3	3058 SFT-WEST

TOWER-C,D,E,F,G,H	
UNIT-1	1965 SFT-EAST
UNIT-2	1320 SFT-EAST
UNIT-3	1965 SFT-EAST
UNIT-4	1735 SFT-WEST
UNIT-5	1320 SFT-WEST
UNIT-6	1735 SFT-WEST

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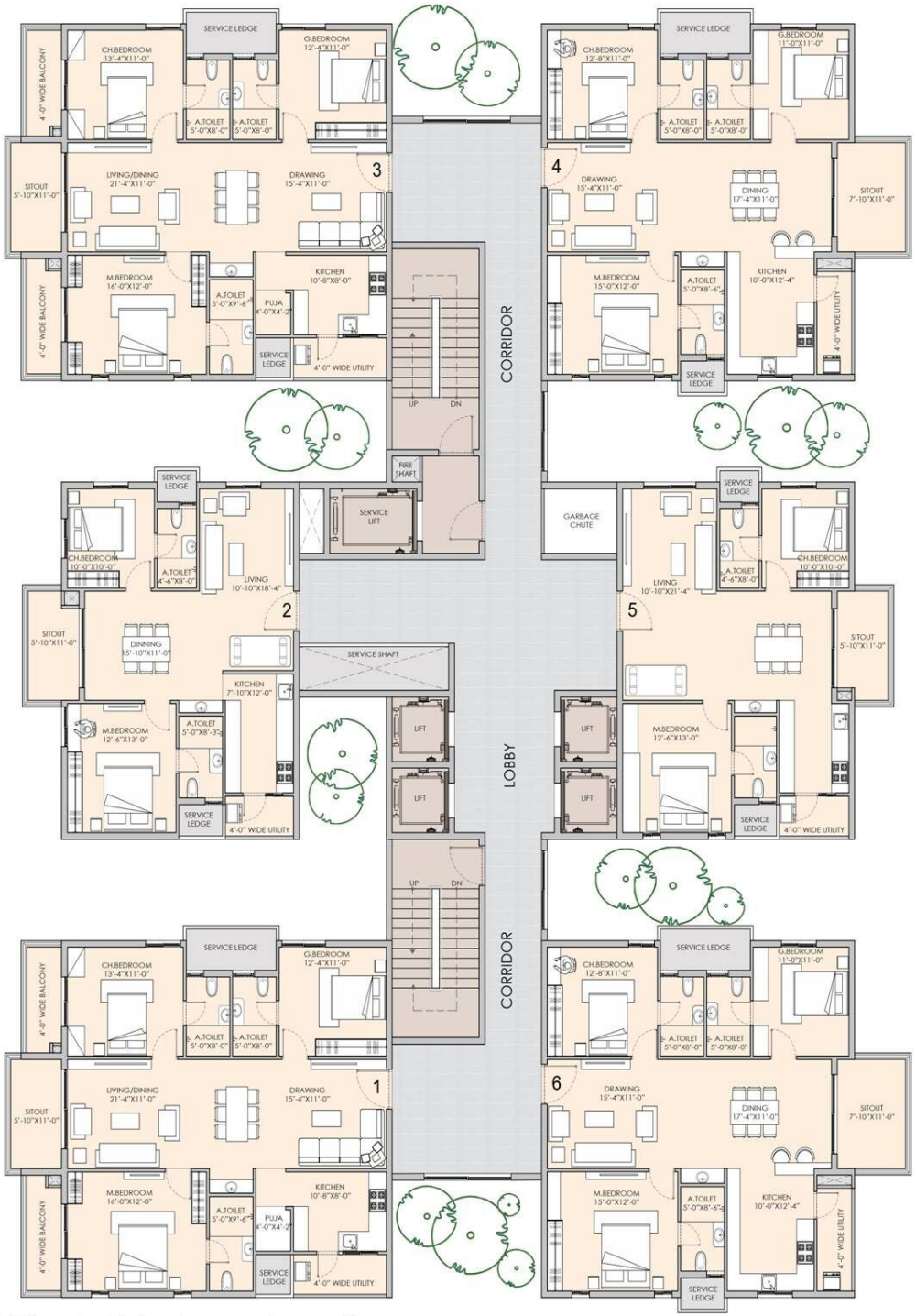
FIRE DRIVE-WAY

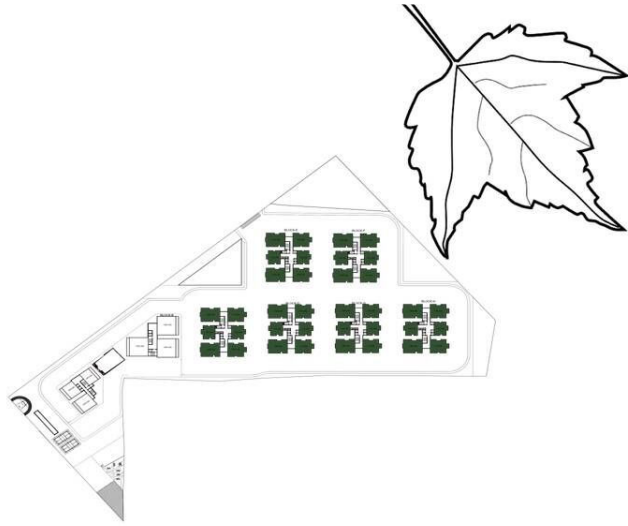


OPEN AREA-81 %

BUILT UP AREA-19%

GROUND COVER



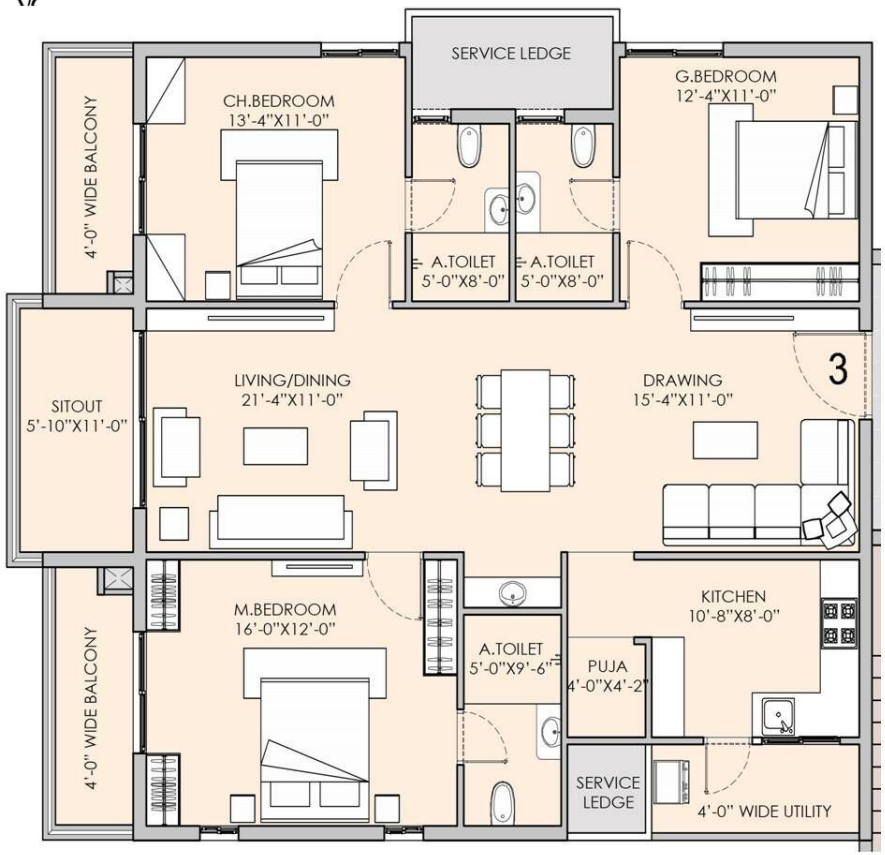


TOWER LAYOUT

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EAST FACING FLAT – TYPE 1



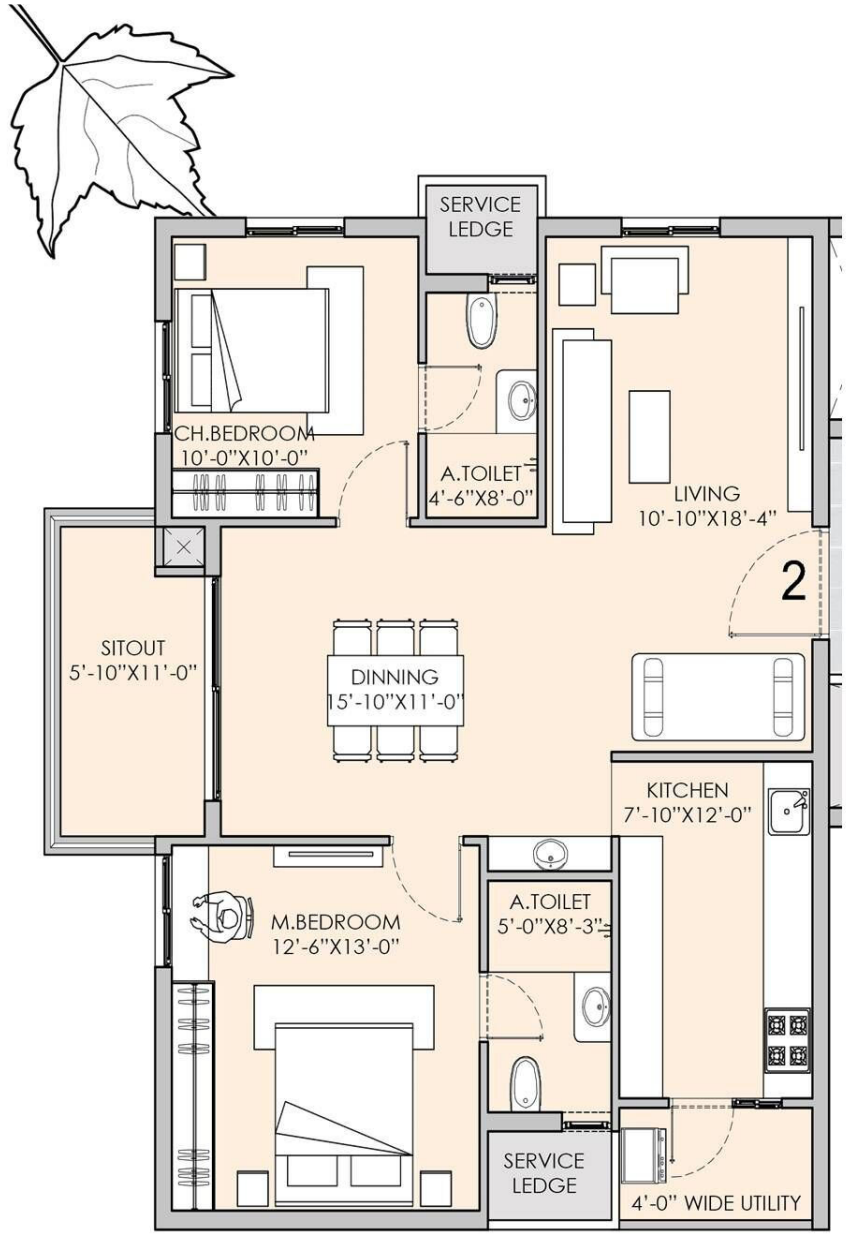


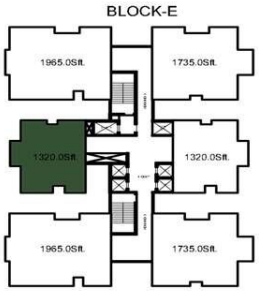


TYPE- 1	3-BHK
FLAT AREA	1965 Sq.ft
FACING	EAST

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EAST FACING FLAT – TYPE 2



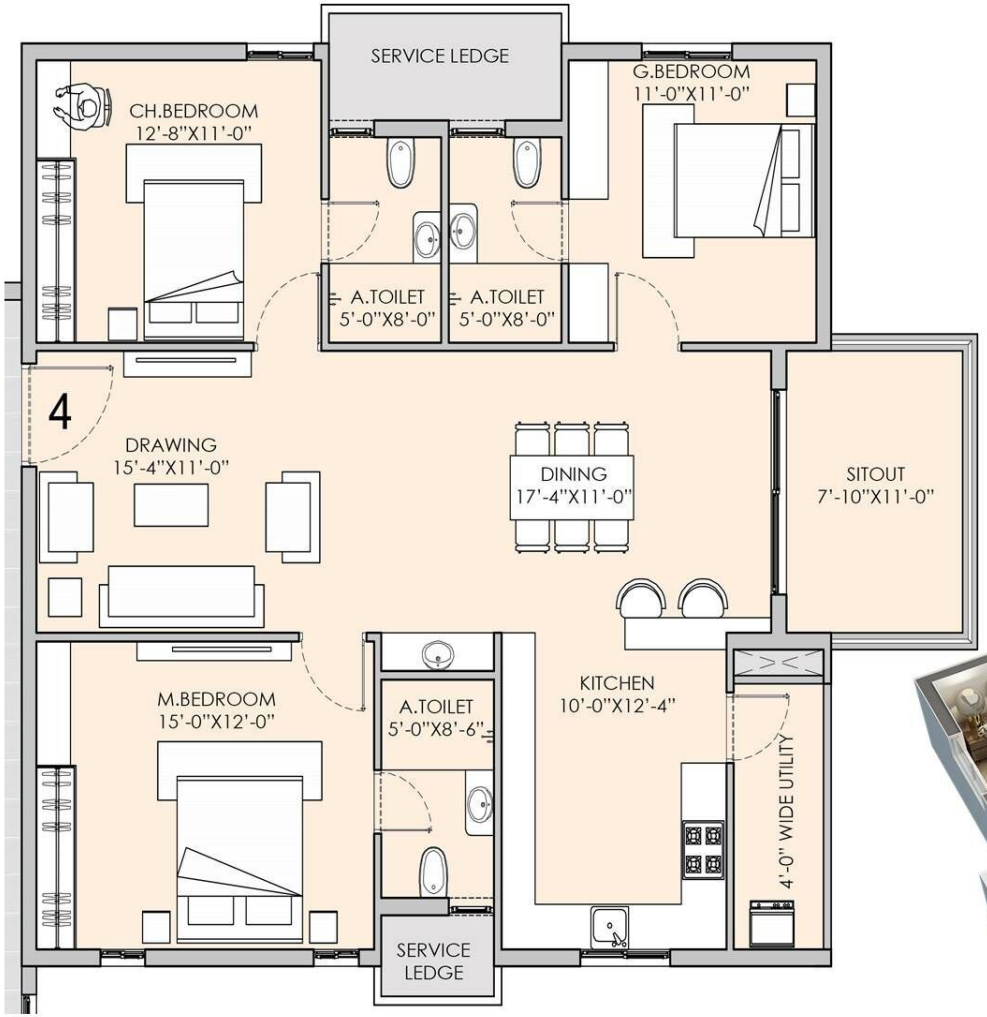


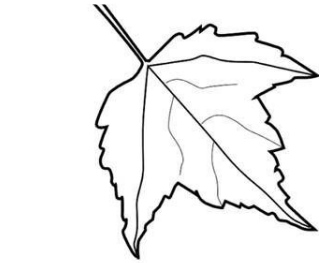


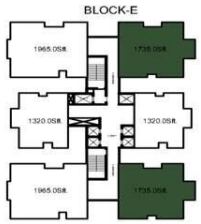
TYPE- 2	2-BHK
FLAT AREA	1320 Sq.ft
FACING	EAST

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WEST FACING FLAT – TYPE1





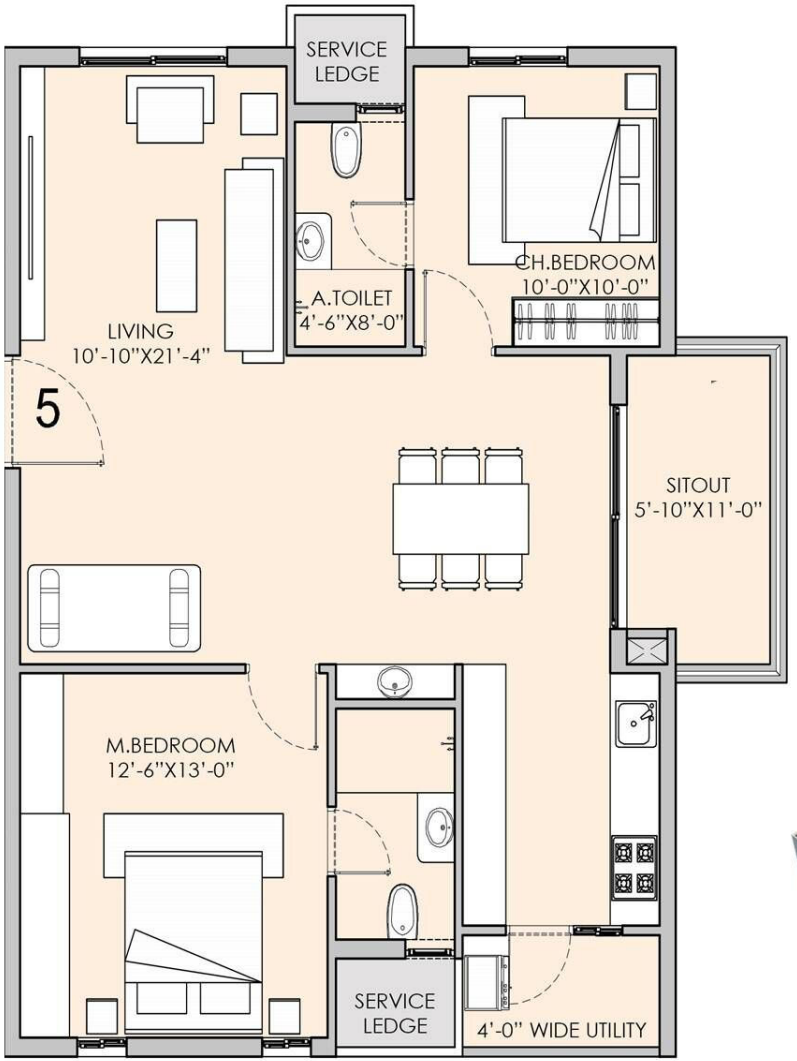


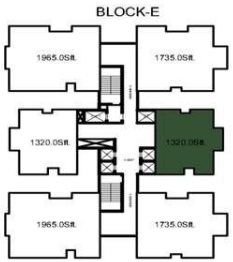


TYPE- 1	3-BHK
FLAT AREA	1735 Sq.ft
FACING	WEST

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WEST FACING FLAT – TYPE 2







TYPE- 1	2-BHK
FLAT AREA	1320 Sq.ft
FACING	WEST

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CONCEPTUAL VIEW

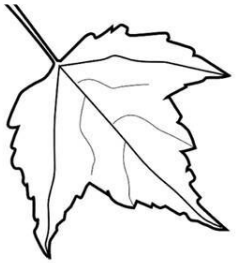


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CONCEPTUAL VIEW



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SPECIFICATIONS

STRUCTURE	RCC framed structure to withstand wind & seismic loads
WALLS	AAC/cement blocks of reputed make with 8" thick for external walls & 4" thick for internal walls
	Smoothly plastered internal walls & sponge finish external walls
PAINTING	EXTERNAL: Textured/sponge finish with weather proof paint of reputed make
	INTERNAL: Putty & acrylic emulsion paint of reputed make
FLOORING	LIVING/DRAWING, DINING, BEDROOMS & KITCHEN: 800 x 800 mm size double charged vitrified tiles of reputed make
	BATHROOMS/BALCONY/UTILITY: Anti-skid vitrified/ceramic tiles of reputed make
	CORRIDORS: Double charged vitrified tiles of reputed make
	STAIRCASE: Granite/tandur stone/kota stone
	ENTRANCE LOUNGE: Granite/marble flooring with designer false celing
DADOING	BATHROOMS: Ceramic tiles of reputed make up to 7'-0" height
	UTILITIES: Ceramic tiles of reputed make upto 3'-0" height
DOORS	MAIN & INTERNAL DOORS: Manufactured engineered wood frame & shutter with hardware of reputed make
	BALCONY: UPVC sliding doors with plain/tinted float glass with mosquito mesh provision
WINDOW GRILLS	WINDOWS: UPVC sliding windows with plain float glass with mosquito mesh provision
	VENTILATORS: UPVC ventilators with provision of exhaust fan
	GRILLS: Aesthetically designed, Mild Steel (M.S.) grills with enamel paint finish (shall be provided at extra cost)
KITCHEN UTILITIES	Provision for modular kitchen with bore and municipal water connection
	Provision for fixing of water purifier, exhaust fan or chimney
	Provision of washing machine, dishwasher & wet area in utility
BATHROOMS	Vanity type wash basin/counter top/under counter
	Single lever fixtures with wall mixer with hand shower
	Wall mounted WC with concealed cistern tank for all toilets
	All C.P. & sanitary fittings are of reputed make
	Power provision for geysers in all bathrooms
	Grid type flase ceiling in all bathrooms
ELECTRICAL	Concealed copper wiring of reputed make
	Power outlets for split ACs in drawing, dining and all bedrooms
	Power outlet for cooking range chimney, refrigerator, microwave oven, mixer/grinders in kitchen
	Power outlet for washing machine & dishwasher in utility
	Power supply for each unit with dual source prepaid energy meter
	Miniature circuit breakers (MCB) for each distribution boards of reputed make
	Modular switches of reputed make

TV/TELEPHONE DATA	Provision for cable connection in drawing and all bedrooms
	Provision for internet connection in drawing and master bedroom/study
	Telephone provision in drawing & master bedroom
	Intercom facility provision to all the units connecting security
SMART HOME AUTOMATION	Smart switches/points for one light & one fan in all bedrooms, drawing/dining/living & one light in kitchen
	One smart switch/point for geyser in all bathrooms
	One bathroom occupancy sensor for all bathrooms
	One voice control device (Alexa/Google)
	One standalone biometric lock at main door
	One standalone video door bell
FACILITIES FOR DIFFERENTLY ABLED	Access ramps at all block entrances shall be provided for differently abled
LIFTS	High speed automatic passenger/service lifts with rescue device with V3F for energy efficiency of reputed make
	Lift lobby with vitrified tile/granite cladding
WTP & STP	Water treatment plant for bore well water and metered water for each unit
	A sewage treatment plant provided, treated sewage water shall be used for the landscaping & WC flushing purpose
	Rain water harvesting provided for recharging ground water levels as per the norms
POWER BACKUP	100% DG set backup with acoustic enclosure & A.M.F.
LPG	Piped gas from centralised gas bank to all flats with prepaid gas meters
FIRE & SAFETY	Fire alarms, hydrants & sprinklers as per NBC, fire regulations & norms
PARKING	Entire parking well designed to suit the requisite number of car parks at stilt & basements
	Provision of parking/signages at required places for ease of driving
	Provision for common car wash facility as per vendor's specification
	Provision for electric car charging points at dedicated parking (shall be provided at extra cost)
SECURITY	Sophisticated round the clock security/surveillance system
	Surveillance cameras at the main security gate, entrance of each tower and appropriate common areas
	Solar power fencing all around the compound

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THANK YOU.

