

A project by



Desire
to live the
choicest.



Indraprastha

THE NEXT IN IMAGINATION

2, 3 & 3.5 BHK | FIRST HIGHRISE GATED
COMMUNITY APARTMENTS @ TARNAKA





7 Blocks **7.5** Acres **650** Units **36,000** Clubhouse



Spaces for the entire family.

Every family has its own ways of unwinding and relaxing. While some like it outdoors, there are many who like it indoors and right within the community they have made home. So at Indraprastha, everything for an entire family is right here, what with a Clubhouse meaning 36,000 sft.

1250 sft TO 2505 sft



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CLUBHOUSE AMENITIES

<ul style="list-style-type: none"> Party/Bar Lounge Bar Deck Squash Court Art Gallery Outdoor Art Gallery Open Exhibition Gallery Creche Conference Work Station 	<ul style="list-style-type: none"> Reception & Waiting Grocery Store Pharmacy Clinic Indoor Games Gallery Squash Court Central Court Yard Yoga / Aerobics Male & Female Gym 	<ul style="list-style-type: none"> Outdoor Gym Deck Double Ht. Landscape Court Circulation Space Dining Lounge Area Banquet Hall Library/Conference Open Cafeteria Spa/Salon
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AMENITIES & FACILITIES

Badminton Court	
Cricket Pitch	
Seating Zones	
Children's & Toddler Play Areas	
Walking Track	
Half-Basket Ball Court	
Skating Rink	
Out Door Gym	



LEGEND

- 1) Main Entrance
- 2) Security Room With Arch
- 3) Granite Stone & Cobbles Paving
- 4) Fire Tender Movement
- 5) Walking Track - 900 M
- 6) Badminton Court
- 7) Skating Track
- 8) Basket Ball Court - Sports Flooring
- 9) Kids Running Track - 100 M With Sports Flooring
- 10) Seating
- 11) Fitness Station In Lawn Area
- 12) Cricket Practicing Pitch
- 13) Children's Play Area With Sand Bed
- 14) Fitness Station In Sand Bed
- 15) Lawn Mound With Plantation
- 16) Park Entrance Paved Area
- 17) Water Feature With Bubblers
- 18) Multipurpose Lawn (Yoga, Meditation With Tree Lines)
- 19) Seating In Gravel Beds
- 20) Kids Play Area With EPDM Flooring
- 21) Lap Pool
- 22) Pool Deck Area
- 23) Feature Wall Near Deck Area
- 24) Seating Under Pergola Structure
- 25) Avenue Planting
- 26) Cobble Stones Paving To Cellar Ramp Area
- 27) Cobble Stones Paving @ Park Entry
- 28) Clubhouse

TYPICAL FLOOR PLAN (2ND TO 10TH FLOOR)

BLOCK-1 Area Statement

Flat No.	1	2	3	4	5	6	7	8	9
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	West	West	West	West	West	West
Total Saleable Area in (sqft)	1890	1760	1760	1890	2140	2005	2005	2005	2140

BLOCK-2 Area Statement

Flat No.	1	2	3	4	5	6	7	8	9
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	East	West	West	West	West	West
Total Saleable Area in (sqft)	1840	1760	1545	1545	1890	1890	1760	1760	1890

BLOCK-3 Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13
Type	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	West	West	East	East	West	West	West	North	North	North
Total Saleable Area in (sqft)	1890	1300	1545	1545	1300	1300	1545	1545	1300	1890	1315	1315	1890

BLOCK-4 Area Statement

Flat No.	1	2	3	4	5	6
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	West	West	West
Total Saleable Area in (sqft)	2505	1760	1890	1890	1760	1935

BLOCK-5 Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	North	East	East	West	West	East	East	West	West	West	North	North	North
Total Saleable Area in (sqft)	1935	1760	1890	1890	1440	1440	1890	1890	1760	1935	1875	1875	1875

BLOCK-6 Area Statement

Flat No.	1	2	3	4	5
Type	3.5 BHK	3.5 BHK	3.5 BHK	3.5 BHK	3.5 BHK
Facing	East	East	East	West	West
Total Saleable Area in (sqft)	2500	2280	2505	2505	2280

BLOCK-7 Area Statement

Flat No.	1	2	3	4	5	6	7	8	9
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	East	East	East	West	West	West	West	West	West
Total Saleable Area in (sqft)	2140	2005	2005	2005	2140	1890	1760	1760	1760

Multiples homes for many minds.

Everybody has a home of their own taste and size, according to the family and the kind of investment they wish to make on a property. The beauty of homes at Indraprastha is the seven blocks that will give you a choice of asset to pick from.



STRUCTURE

R.C.C framed structure to withstand wind & seismic loads.
Super Structure: Walls with premium quality Solid concrete blocks.

SPECIFICATIONS

PLASTERING & PAINTING

Internal Finish: Cement mortar plastering with Smooth Putty finish and 2 coats of premium Acrylic Emulsion paint of Asian / Berger or equivalent over a coat of Primer of reputed make.
External Finish: 2 Coats of Smooth Cement plastering with Textured finish and two coats of exterior Emulsion paint of Asian / Berger or equivalent.

DOORS, WINDOWS & RAILINGS

Main Door: Best quality engineered wooden frame & flush door shutter with Godrej / Dorset equivalent make hardware.
Internal Doors: Good quality WPC / laminated Flush Doors with wood finishing & Godrej / Dorset equivalent make hardware fittings.
Sliding Doors: UPVC Door frame of reputed profile sections, glass paneled shutters with provision for mosquito mesh.
Windows: 2.5 track UPVC Windows of reputed profile sections, glass paneled shutters with provision for mosquito mesh.
Railings: Aesthetically designed railing system as per design intent.

KITCHEN

Provision of one tap for treated water.
Provision for water purifier / RO system, exhaust fan and chimney point.

FLOORING

Drawing, Living, Dining, Pooja, Kitchen & all Bedrooms: Double charged vitrified tiles flooring with skirting as per design.
Entrance Lounge, Lift Lobbies & Staircase: Vitrified flooring / Natural stone flooring.
Toilets: Anti-skid vitrified tiles / Ceramic tiles for flooring and dado of reputed make.
Corridors: Double charged vitrified tiles of reputed make.
All balconies & Utilities: Anti skid vitrified tiles / Ceramic tiles of reputed make.

PLUMBING

C.P. & Sanitary Fixtures: Wash basins in all bedroom toilets, Wall hung WC with flush valve.
All sanitary fittings are of Cera / Parryware or equivalent make.
Provision for Washing machine in Utility.
Provision for one tap in wet area for washing utensils.
CPVC water supply lines brands are - Ashirvad / Astral / Sudhakar or equivalent make.



ELECTRICAL FIXTURES

Electrical Fixtures: Concealed wiring of Havells / Polycab or equivalent make. MCB for each distribution boards & Modular switches of Anchor / Legrand or equivalent make.
Telecommunications: Intercom point per unit.
Internet & Cable T.V.: Provision for Cable / DTH connection in master bedroom & living / drawing room.
Broad band / Wi-Fi internet connection provision in living / drawing room.
AC provisions in all bedrooms and living room.
Geyser provision in all bathrooms.
Provision for chimney, refrigerator, microwave oven, mixer / wet grinder.

SAFETY & SECURITY

Power Backup: 100% DG set backup with acoustic enclosure & A.M.F for common areas and Clubhouse. (Flats-All rooms lights and fans are covered under DG Backup).
Security / BMS: Sophisticated round the clock security / surveillance system at all important locations. Panic button and intercom is provided in the lifts connected to the security room.
Solar power Fencing around the compound.
LPG: Pipe line gas supply to all individual apartments with pre-paid gas meters..
Centralized Billing: Prepaid meter system for Electricity (EB), DG, LPG.
Fire & Safety: Will be provided as per Statutory norms.
EV: Provision for electrical charging points for EV Vehicles in parking area.

ELEVATORS

Passenger Lifts: High speed automatic passenger lifts with ARD of Johnson / Kone or equivalent make, with Panic Button & Intercom connected to security.

OTHERS:

Safety and security
24/7 security services
CCTV Surveillance
Automatic entry and exit system

WTP & STP

Water Treatment Plant: Will be provided for domestic usage (not RO Plant) through an exclusive water softening plant.
Sewage Treatment Plant: STP of adequate capacity as per norms will be provided inside the project, treated water to be used for landscaping and flushing.

NOTE

1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.
2) Flat will be handed over for wood work / Interiors after receiving 100% payment only.



LOCATION MAP

(Not to scale)



SCAN FOR LOCATION



BUILDERS

Site Address:
12-13-894, Hanuman Nagar,
Near Sports Square, Tamaka, Hyderabad

Email : ssbuilders.indraprastha@gmail.com
Contact : 99851 666 37, 9703 7676 36, 99595 770 35

PROJECT CONSULTANTS

Architects



PR ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
Anand Banjara Enclave, Road No.12,
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Structural Engineers & MEP Consultants



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CREATIVE
SQUARE
project management consultants

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.