



Step into a world where luxury meets nature, nested near a lush green forest with a breath taking heritage view..

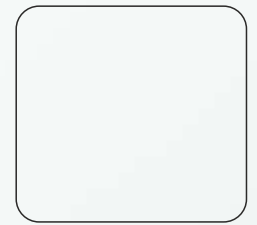


Site Address

Pl. No. 7-10, 7-11, 7-12 & 7-13, Road No.1,
Near Azra Public School, Golkonda Hills Colony,
Neknampura Village, Gandipet Mandal,
Hyderabad-500089, Telangana.
+91 99896 63106 | +91 90308 28727 | +91 99085 17327



Scan for
Location



Architects & Partners

ONE STONE RESIDENCY BY VARDHA

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make project changes in Elevation, Plans & Specification as deemed to fit



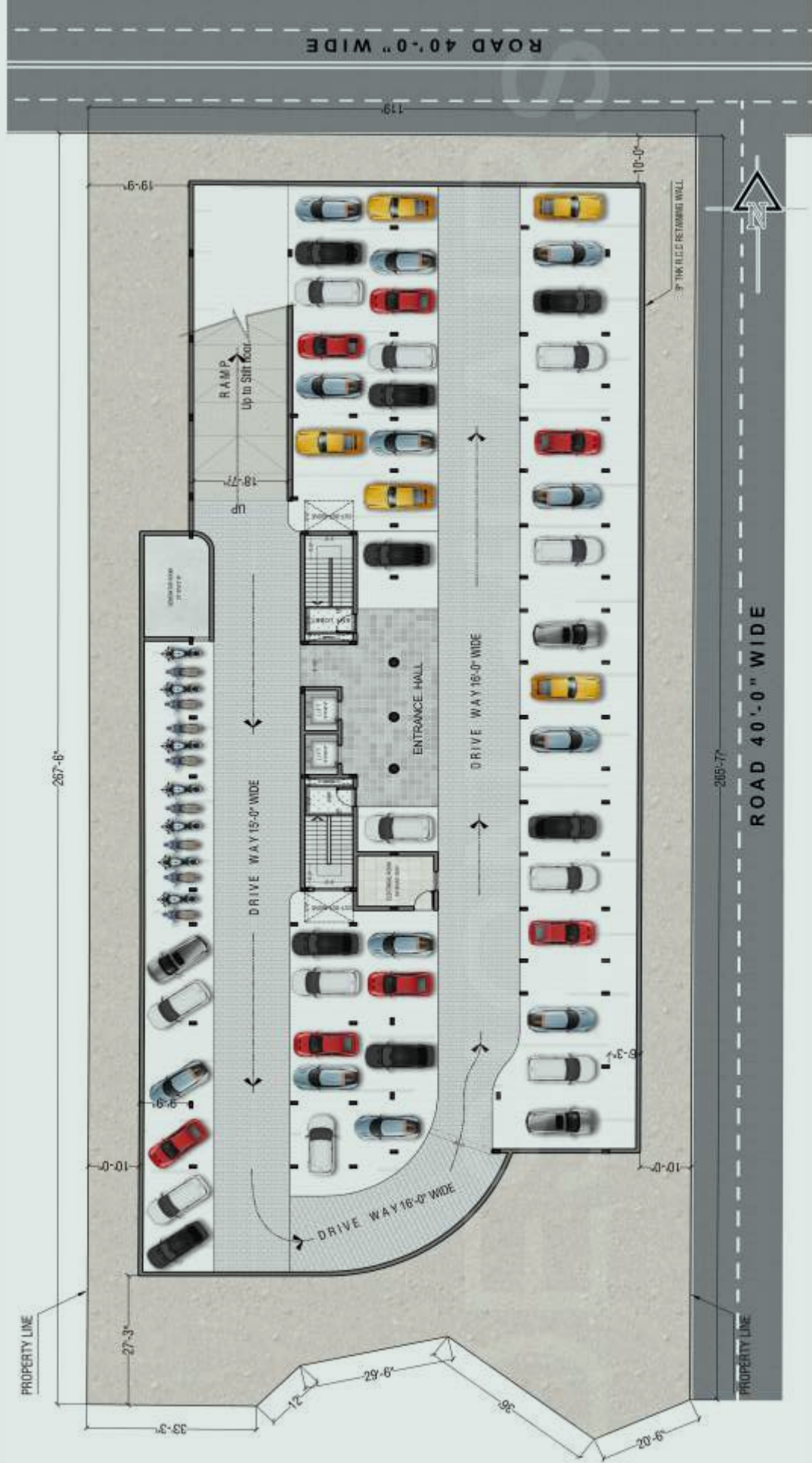
Nature living

wide spread forests 1180+Acre is like enjoying nature's song. see The peacock's beauty, the fresh air, and the comforting chorus create a delightful melody. Embrace this harmony, cherishing every moment of life's music.

Location and pollution free environment :

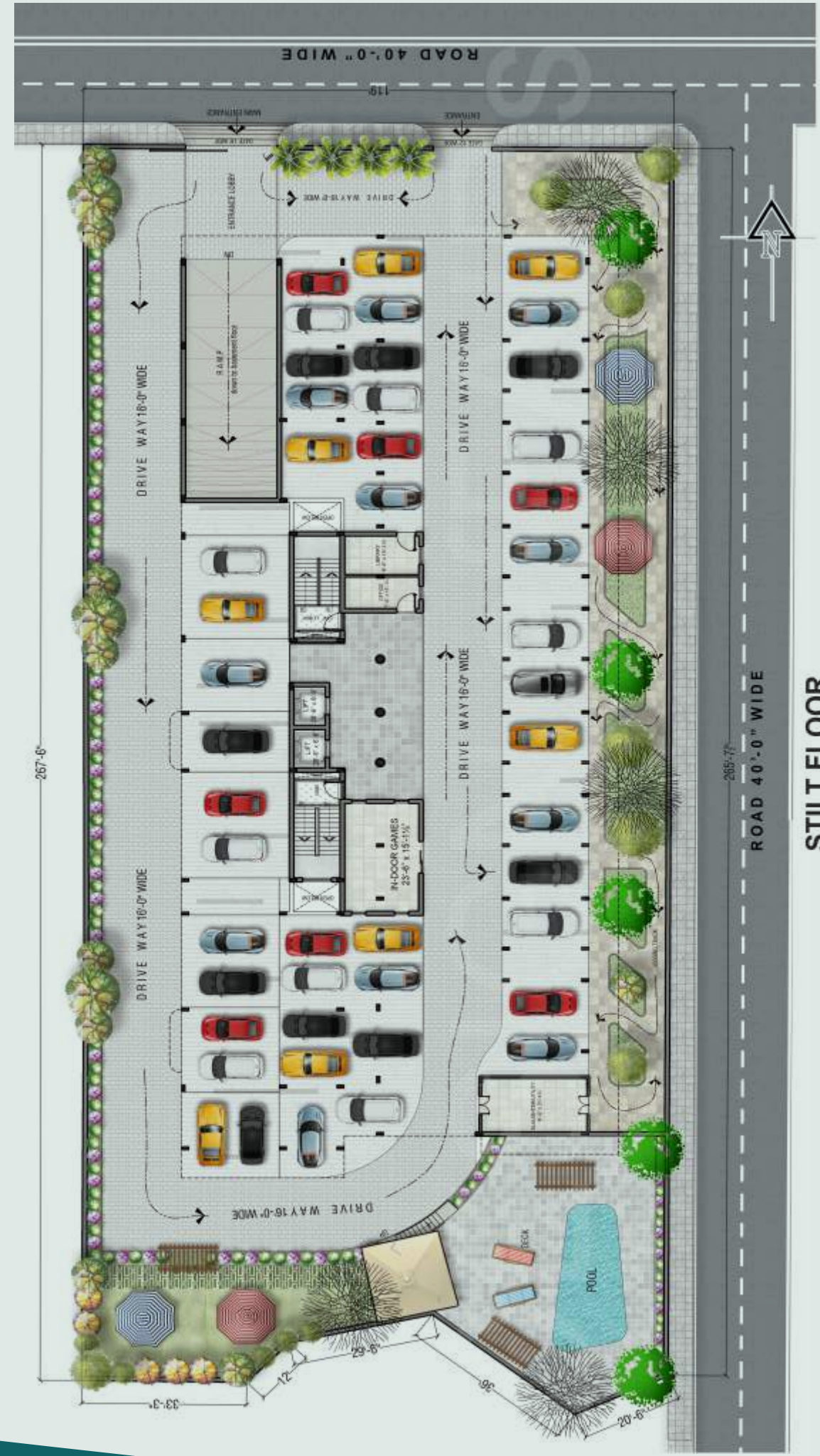
Our apartment neighbour to 1180+Acer conservation zone and its conveniently located near to Schools, Narsingi Outer Ring road, IT Hub Gachibowli, IT Hub KOKAPET, AirPort, horse Race course club, GOLF Club, Golconda Fort, Seven Tombs etc.,

Cellar Plan



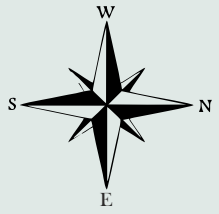
CELLAR FLOOR

Stilt Floor Plan



STILT FLOOR

Typical Floor Plan



TYPICAL FLOOR

PROJECT HIGHLIGHTS

- ◆ Clear Title HMDA Approved
- ◆ Independent 40 luxurious 3BHK residential flats
- ◆ 100% Vaastu compelled
- ◆ Ample parking space in Cellar and Stilt floor.
- ◆ Excellent Ventilation
- ◆ Modern Lift (2Nos)
- ◆ Wide Stare case
- ◆ Secured Compound Wall
- ◆ CCTV Surveillance system in place
- ◆ 24Hr Security
- ◆ Bore Water with sump
- ◆ Utility/ Slaughter area in Cellar
- ◆ Inverter provision for individual flats
- ◆ Anti-Electric Shock System
- ◆ Generator Backup
- ◆ Solar panel for common area supply
- ◆ Common EV Charging station
- ◆ Children play area
- ◆ Jogging Track
- ◆ Out door sitting
- ◆ Indoor games
- ◆ Swimming pool
- ◆ Common work place
- ◆ Community office
- ◆ Multipurpose Hall
- ◆ Gym/Fitness centre



Specifications

Structure :

- ◆ RCC framed Structure

Super Structure :

- ◆ Brick work : Light weight Red Brick 9" thk External wall, 4 1/2" thk Internal wall
- ◆ Plastering work : Two coats cement Plastering for internal and external walls

Window & Ventilator :

- ◆ Windows : UPVC Sliding windows white in color three track with mosquito mesh with Clear Glass panels with MS Safety Grill
- ◆ Ventilators : UPVC Ventilator in fix lowers pattern with exhaust fan opening.

Doors :

- ◆ Main Door : 8 feet height Teak Wood Frame with Teak Veneer Flush Shutter with necessary locking arrangement
- ◆ Internal Door : 8 feet height Teak Wood Frame with Teak Veneer Flush Shutter with SS hardware fitting
- ◆ Balconies : UPVC Sliding door white in color three track with mosquito mesh with Clear Glass panels

Electrical :

- ◆ Concealed Copper wiring of reputed make - Finolex / Polycab / RR Kabel / Equivalent.
- ◆ 3 phase supply for each flat and individual Meter boards.
- ◆ MCB's and Distribution board of Legrand.
- ◆ Power outlets for Air Conditioners in all the rooms.
- ◆ Power outlets for geysers, exhaust fans in all the bathrooms.
- ◆ Power Plug for cooking range exhaust fans, chimney, refrigerator, microwave ovens, mixer/grinder, water purifier, geyser in kitchen
- ◆ Power outlet for Washing machine & Dishwasher in utility areas
- ◆ DG backup for all the Common Areas & Emergency services.
- ◆ Standard Inverter wiring provisions in all the Flats.
- ◆ Dedicated Transformer and panel controls for stabilized Power supply.
- ◆ All fitting electrical modular switches of reputed make - Havell / Legrand / Anchor / Equivalent.
- ◆ One internet point for each flat with cable
- ◆ Tv point in Living area & Bed Rooms with cable

Flooring :

- ◆ Living, Dining, Bed Room & Kitchen : Flooring Vitrified Tile 4'x2'
- ◆ Toilet : Wall Vitrified Tile 2'x2' upto 8 feet height Flooring Anti Skid Tiles 2'x2'
- ◆ Common Area : (Lobby, Staircase, Lift Door Wall cladding) : Granite
- ◆ Balcony, Utility : Flooring Anti Skid Tiles 2'x2'
- ◆ Parking : Flooring cement Tile

Painting

- ◆ External : Combination of Texture / Smooth wall Birla putty Finish with Asian paint One Coa Damp proof Primer and Two Coat Apex Ultima Exterior
- ◆ Internal : Smooth wall Birla putty Finish with Asian paint interior One Coat Primer and TwoCoat Emulsion Asian paint
- ◆ All safety grill will be painted with Asian Enamel paint

Plumbing & Sanitation :

- ◆ Branded Sanitary Fixtures in all the Toilets - Hindware / Jaquar / Cera / Equivalent
- ◆ Branded Showers, Wall Mixers, Basin Mixer and other CP Fittings in all the Toilets - Jaquar/ Equivalent
- ◆ Provision for Geysers in all the Bathrooms
- ◆ Provision for inlet/outlet for Washing machine & Dishwasher in utility areas
- ◆ Provision of Aqua guard, Hot & Cold wall mixer, point in Kitchen area.
- ◆ 24 hrs pressurized Water Distribution system
- ◆ Branded PVC, CPVC & SWR pipes for Plumbing & Sanitation - Ashirvad / Prince / Equivalent

Fire Fighting:

- ◆ Standard Fire Safety provisions as per the Statutory regulations.
- ◆ Provision of Overhead storage tank as per requirement.

Hand Railing:

- ◆ MS railing for Staircase
- ◆ Glass railing with SS (Support & Top Handle) for Balcony

Amenities:

- ◆ 2 No's 8/10 passenger capacity lift of Reputed Brand
- ◆ Provision of Security CCTV camera
- ◆ 24 Hr Security
- ◆ 24 Hrs Bore Water with sump
- ◆ Generator Backup
- ◆ Common EV Charging station
- ◆ Children play area, Jogging Track, Indoor games, Common work place
- ◆ party hall on terrace, Gym/Fitness center on terrace.
- ◆ Swimming pool
- ◆ Solar panel for common area supply

Location Map

Not to Scale



Connectivity:-

Narsingi Circle-ORR, 6.5 km
Khajaguda - ORR, 7 km



Near by Attraction :-

7 Tombs & Deccan Park 2.0 km
Hyderabad Golf Course 2.0 km
Golconda Fort 2.1 km
Hyderabad Recreation 0.3km
Taramati Baradari Resort 4.5 km

Shopping / Entertainment:-

Inorbit Mall 10 km
IKEA 8 km



IT Corridor:-

Hitec City 10 km
T-Hub 8km
Mind Space 9km
Financial District 10 km



School / College

Scholar Academy 2.5 km
Birla open Mind Pre School 3km
Vasavi Engineering College 3km
Delhi Public School 6.5 km
Oakridge International School 6km



Hospital

Sun Shine / kims Hospital 6.0 km
Apollo Hospital 6.0 km
Care Hospital 10km
AIG Hospital 10km