

Project Codename

ATMOS VILLAS

Patancheruvu, Hyderabad

WHERE YOUR
STORY BEGINS...

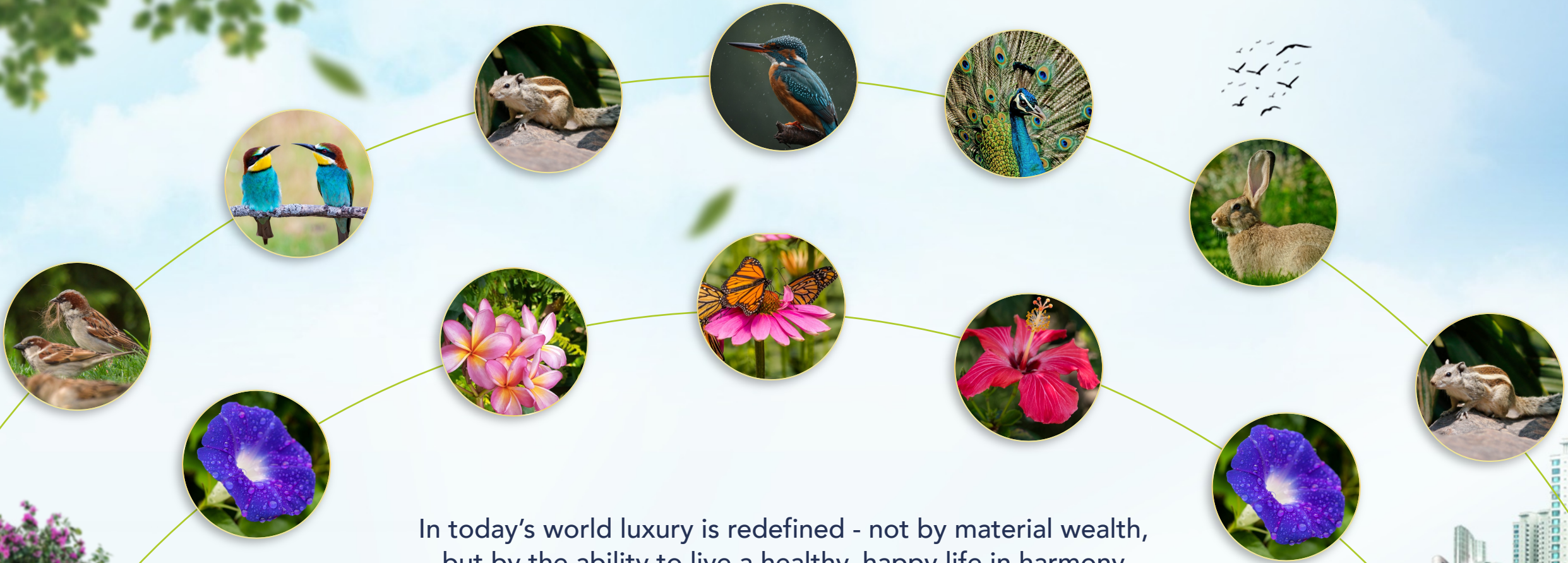


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Clubhouse Concept
(Representation Purpose Only)

MEET YOUR NEIGHBOURS



In today's world luxury is redefined - not by material wealth,
but by the ability to live a healthy, happy life in harmony
with nature...

PROJECT SNAPSHOT

Project Name

Codename: ATMOS Villas

Zoning

Residential

Total Project Area

50 Acs Apx.

Planning Philosophy

Self-Sustained Eco Conscious Living

Total Villas

650 Apx.

USP

Net Zero Community with Ultra-Premium Clubhouse

Sizes

200 Sq.Yds | 2448 Sq.ft

Architects

Reputed Indian/ International Architects



ecoconscious
LIVING



SUSTAINABLE ELEGANCE: RICH AMENITIES



NATURE

- Eco scaping
- Community Park
- Indigenous Tree species
- Herbal gardens
- Floral Avenues
- Butterfly Park
- Edible Garden
- Laughing Park



HOBBIES

- **Outdoor Sports**
Volleyball, Tennis,
Basketball, Cricket Nets
- **Indoor Sports**
Badminton, Squash,
Billiards, Table Tennis
- **Play & Grow** - Kids Play
area & Sandpit
- Arts & Crafts Studio,
Music and Dance Studio,
Library, Yoga, Meditation



HEALTH

- Air-Conditioned Gym
- Swimming Pool
- Health Spa
- Walking Trails
- Cycling Trail
- Reflexology Path
- Nature Gym
- First-Aid Centre
- Pharmacy



SOCIAL

- Amphitheatre & Party
Lawns
- Banquet Hall with Parking
- Senior Citizen Club
- Al Fresco Dining/Cafe
- BBQ Pit
- Gazebo/Pergola
- Rachabanda

AND MANY MORE ...

ECO LUXURY FEATURES



Grand Entrance Arch



Premium Club



3 Tier Security



80' & 40' Internal
Avenue Roads



Designer Street Lighting



School Bus Bay



First-Aid Centre



Bare Foot Trails



Convenience Store



Outdoor Seating



Rachabanda



Grid connected
solar provision



Disabled friendly
community



Rainwater Harvesting



AI Fresco Dining



Re-Use Network

IN TOUCH WITH NATURE

Avenues lined with sacred
native trees within the
community...



Ficus Religiosa -
Peepal



Ficus Bengalensis -
Banyan



Santalum Album -
Sandal Wood



Bauhinia Purpurea -
Indian Orchid



Adansonia Digitata -
Kalpvriksh



Syzygium
Jambulanum - Jamoon



Azardirachta
Indica - Neem



Anthocephalus
Cadamba - Kadamba



Magnifera Indica -
Indian Mango



Pinus Longifolia -
Pine

THE HERBAL GARDEN

Over 80 varieties
of herbal plants in
the community...



randiflorum –
Jaji Patram



Solanum Indicum –
Brihari Patram



Aegle Mameolus –
Bilva Patram



Cyanodon Dactylon –
Durvara Patram



Stramonium –
Dattura Patram



Cedrus Deodar –
Devadaaru Patram



Achyranthus Aspera –
Apamarga Patram



Ocimum Sanctum –
Tulasi Patram



Nerium Indicum -
Karaveera Patram



Punica Granatum –
Daadimee Patram

LOCATION HIGHLIGHTS

HON'BLE PRIME MINISTER SRI. NARENDRA MODI

Virtually laying Foundation stone for 6-Lane
Expressway from Miyapur to Sangareddy.



This region is poised to be the upcoming focal point for the Government, following the Financial District and Neopolis.

Linked by a 100 Ft Masterplan Road, the development is located only 5 minutes from ORR Exit No. 3, with plans for a nearby down ramp and the expansion of the current service road.

The State Government has already sanctioned expansion of Metro Rail from Miyapur up to Patancheru under Phase 2 (71 Kms) of Hyderabad Metro Rail expansion plan with future expansion up to IIT Kandi.

This area is blessed with abundant ground water and geographical advantages suitable for natural living.

The Government has recently put forth a plan to establish two IT Parks, modeled after Hitech City, with one park intended to be located near Patancheru area, which presents a once in a lifetime opportunity for Home seekers and investors.

The Government has recently proposed 60 Grid Roads connecting ORR to RRR with two roads connecting the project.

SPECIFICATIONS



STRUCTURE

- **Foundation & Structure:** R.C.C Framed Structure for G+2 Floors on footing over hard strata with plinth beams by using steel (FE-550) and cement (53 Grade) of reputed make.
- **Super Structure:** Solid/Hollow Cement / Fly Ash/ Concrete Blocks for Non-structural Members (Wherever needed)
- **Compound wall** — RCC/Blockwork as per the Design proposed.



PLUMBING & SANITARY

- Concealed good quality PVC/CPVC pipes
- C.P fittings and Sanitaryware of reputed make
- Wall-mixer cum shower with Hot and Cold water in all bathrooms
- Wall-mounted Western Commodes in all Toilets
- Provision for Geysers in Bathrooms (except in Powder Toilet)



PLASTERING & PAINTING

- **Internal Walls/Ceiling:** Single coat of cement plastering with 2 coats of putty finished with two coats of Acrylic Emulsion Paint of a Reputed make.
- **External Walls:** Double coat of cement plastering for external walls, RCC and masonry surfaces with texture coat finish with two Coats of Acrylic Exterior Emulsion Paint of Reputed Make.



ELECTRICAL & COMMUNICATION

- "3 Phase" power supply for each unit with dual meter
- Concealed copper wiring of reputed makes with Sufficient Power Outlets and Light Points.
- Miniature Circuit Breakers (MCB) of reputed make for distribution boards.
- Electrical Provision for Installation of Split ACS in the living room and all bedrooms.
- Modular Switches of reputed make
- **100% Generator (DG)** Back up for common areas and select lighting load for each Villa
- Provision for Cable & Internet connection at appropriate locations



WTP & STP

- Water treatment plant only for bore-well water supply.
- Distribution within each unit from Individual Overhead tank
- A sewage treatment plant of adequate capacity as per norms will be provided inside the Project. Total Sewage water will be used for Landscaping and flushing purposes.
- Rainwater harvesting as per relevant byelaws



FLOORING

- **Living, Dining, Kitchen, Store, Family/Study, Multi Purpose Room & All Other Bedrooms:** Vitrified floor tiles of Superior Quality
- **All Bathrooms:** Anti-skid /Acid-resistant/ Vitrified / Ceramic floor tiles of Superior Quality till Lintel.
- **Utility/Balcony Areas:** Anti-Skid, Acid Resistant Vitrified / Ceramic floor tiles of Superior Quality
- **Staircase:** Granite Flooring
- **Car Parking:** Parking Tiles /Concrete Flooring

SPECIFICATIONS



KITCHEN

- Granite platform with inbuilt Steel Sink (18 x 24 without drain board) of Superior Quality
- 5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Microwave, Mixer /grinder, and water purifier)



TILE CLADDING

- **Kitchen Dado:** Vitrified/Ceramic tiles of Superior quality
- **Bathrooms:** Vitrified tiles up to lintel height of Superior quality
- **Utility:** Vitrified/Ceramic tiles up to sill height of Superior quality



DOORS

- **Main Door:** Engineered wood frame with engineered Shutters aesthetically designed with reputed hardware.
- **Internal Doors:** Engineered Door Frames & Shutters (Toilet door hinges of 304 SS grade).
- **Balcony Door:** UPVC sliding Door with Clear Glass.



SECURITY

- **3 Tier Security**
 - CCTV Surveillance
 - Manned Security
 - Solar Fencing



SOLAR & EV CHARGING

- Provision for Grid-connected Solar power
- EV Charging Provision



RAILING

- **Balcony:** Aesthetically Designed MS/SS/Glass Railing.
- **Internal Staircase:** Aesthetically Designed SS Railing



WINDOWS

- UPVC framed Window system with Clear glass



LIFT

- Provision for Indoor Hydraulic Lift



UTILITY/WASH

- Provision for Washing machine and wet area for washing utensils etc.

EASE OF CONNECTIVITY



A proposed 100-foot Masterplan Road aims to link the ORR Service Road to the project, reducing travel time to just 5 minutes.

This area is endowed with multiple existing and Masterplan roads providing direct connectivity to Mumbai Highway and ORR.

Important landmarks that can be reached within 5 - 40 mins from project:

- ORR
- Upcoming Patancheru Metro Rail
- Logistics Park
- Research Park
- TRR Medical College & Hospital
- TSIIC Shiva Nagar LED Park
- Sultanpur Medical Devices Park
- GITAM University
- IIT Kandi
- BHEL
- Bhashyam Blooms School
- Candiidus International School
- ICRISAT
- Gaudium School
- NEOPOLIS
- Kokapet
- Financial District
- Hitech City
- Continental Hospitals
- Apollo Hospital
- Yashoda Hospital
- Rajiv Gandhi International Airport
- Kandlakoya IT Park
- Fab-City
- E-City