

LAKE FRONT SAINIKPURI

SECUNDERABAD

5.83 ACRES | 5 BUILDINGS | 2 & 3 BHK | 920 HOMES



SITE LAYOUT

LAKEFRONT



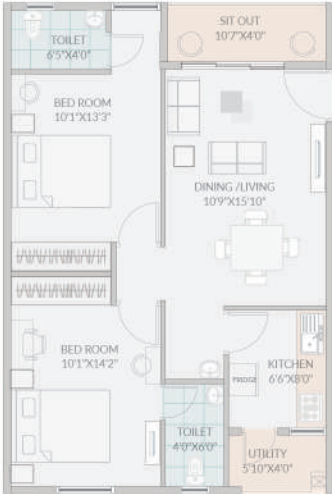
LAKE FRONT FLOOR PLANS



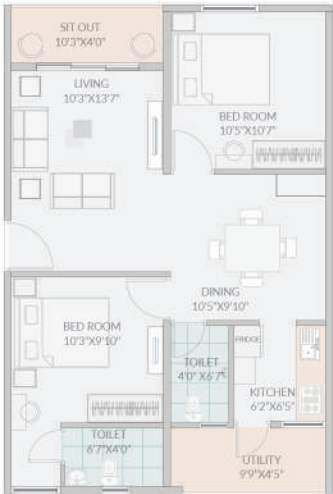
West Facing
Saleable Area 810 sq.ft (75.25 sq.m)
Carpet Area 568.71 sq.ft (52.83 sq.m)



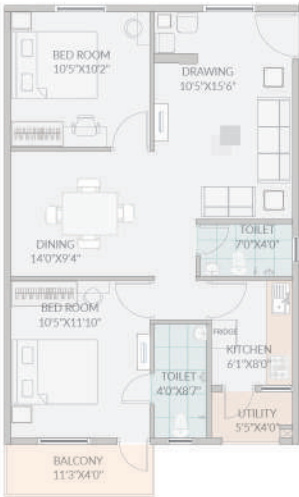
West Facing
Saleable Area 830 sq.ft (77.10 sq.m)
Carpet Area 589.26 sq.ft (54.74 sq.m)



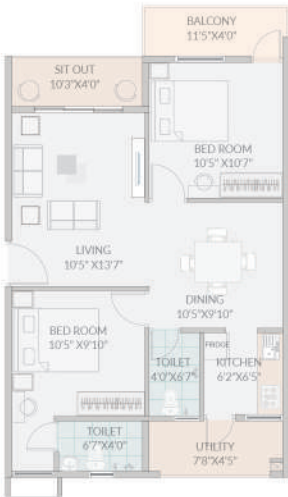
East Facing
Saleable Area 890 sq.ft (82.68 sq.m)
Carpet Area 615.21 sq.ft (57.15 sq.m)



West Facing
Saleable Area 890 sq.ft (82.68 sq.m)
Carpet Area 591.03 sq.ft (54.91 sq.m)

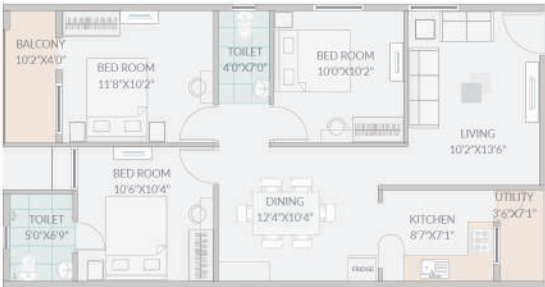


East Facing
Saleable Area 945 sq.ft (87.79 sq.m)
Carpet Area 653.30 sq.ft (60.69 sq.m)



West Facing
Saleable Area 945 sq.ft (87.79 sq.m)
Carpet Area 592.28 sq.ft (55.02 sq.m)

LAKE FRONT FLOOR PLANS



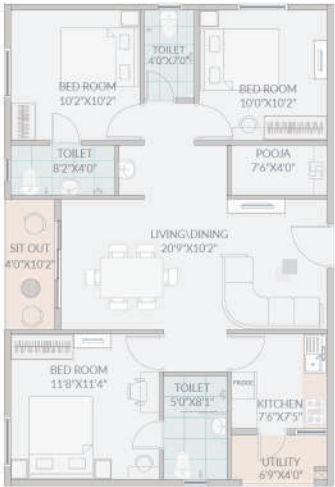
East Facing
Saleable Area 1095 sq.ft (101.73 sq.m)
Carpet Area 765.95 sq.ft (71.16 sq.m)



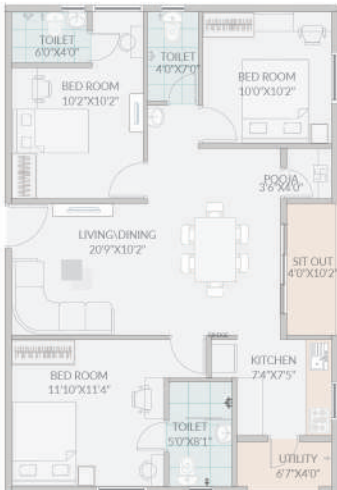
East Facing
Saleable Area 1115 sq.ft (103.59 sq.m)
Carpet Area 776.32 sq.ft (72.12 sq.m)



East Facing
Saleable Area 1150 sq.ft (106.83 sq.m)
Carpet Area 776.37 sq.ft (73.95 sq.m)



East Facing
Saleable Area 1195 sq.ft (111.02 sq.m)
Carpet Area 837.50 sq.ft (77.81 sq.m)



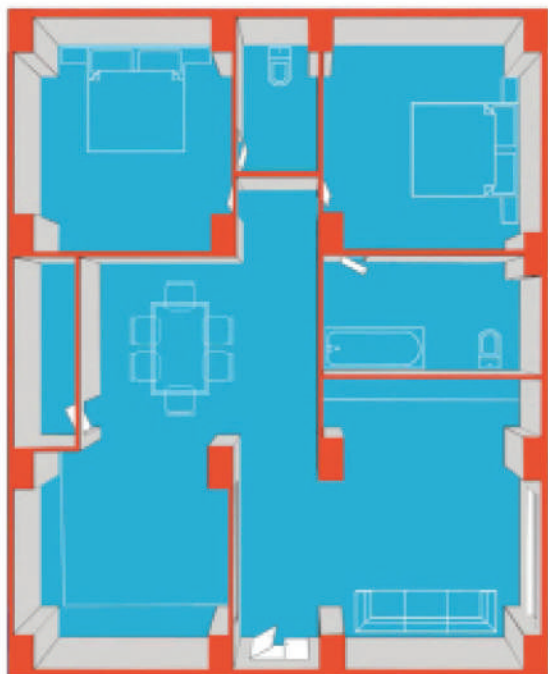
West Facing
Saleable Area 1195 sq.ft (111.02 sq.m)
Carpet Area 838.11 sq.ft (77.86 sq.m)



East Facing
Saleable Area 1200 sq.ft (111.48 sq.m)
Carpet Area 840.08 sq.ft (78.05 sq.m)

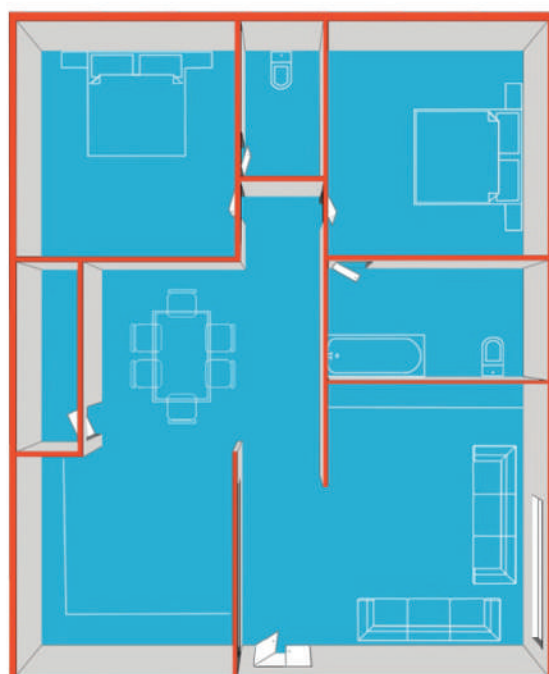
OUR TECHNOLOGY

We build with German Formwork & Precast Technology
So you get 3% More Carpet Area!



Conventional Point-Load Structures

The walls occupy only 12% of the house 9" external Brick walls & 6" internal Brick walls plus pillars & beams



Our Uniform-Load Structures

The walls occupy only 9% of the house 6" external Shear walls & 4" internal Shear walls no pillars or beams

Here's How We Build Without Pillars...

1 Reinforced Concrete Shear Walls

The entire structure is built of Reinforced Concrete Shear Wall, which mean every wall is as Strong and Enduring as a Pillar

2 Uniform Transfer of Load

The Shear walls act as the pillars and beams of the structure, Thus the load get transferred uniformly from the Slab to the Shear Walls

3 Zero Protrusions

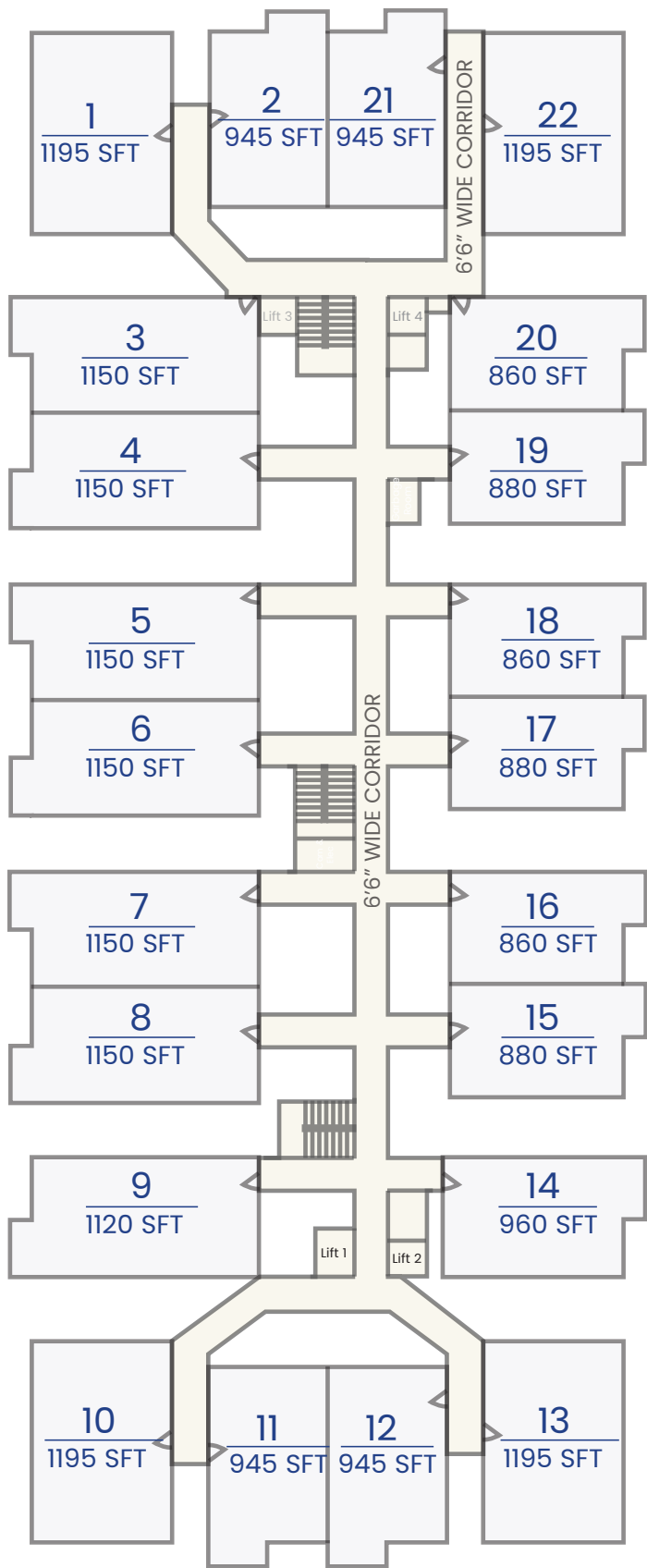
Hence, There would be no Pillar & beam protrusions which means more space in the room & 3% more carpet area

4 3% More Space for Carpet Area

For Every 1000sft Build-Up House You Get 30sft More Carpet Area!

Visit: www.janapriyaupscale.com/technology to learn more about our technology

SMART LAYOUT



Attention To Detail To Save Your Money



Light Well

Our consciously widened Light well go all the way through to the ground floor to ensure natural light and ventilation, which reduces the cost of maintenance by 35%



Ergonomic

We lay special emphasis planning a utilitarian & ergonomic living space even in the smallest of homes, considering your day-to-day interaction with the essentials at home



Common Areas

We make sure that the common areas are well planned to minimize any wastage of space or your money.



Maximized Space

We make certain that the balconies are sized aptly to maximize the space in your actual living area, where you need it more.

SPECIFICATIONS

FLOORING : Hall, Bedroom & Kitchen : Vitrified Tiles | Balcony : Ceramic Tiles

DOORS & WINDOWS : Main Door : Teak wood door frame + flush door shutter | Internal Doors : Non-teak wooden frames with flush door shutters
Door Painting: Enamel paint for doors | Windows : UPVC sliding
Hardware : Door set or equivalent

KITCHEN & UTILITY : Platform : 30MM Thick Granite Stone with Nirali
Stainless Steel Sink | Utility Area : Ceramic Tiles

BATHROOMS : Flooring & Dado : Ceramic Tiles | Sanitary Ware & Fixtures : Aqua Plumber CERA or Equivalent | Plumbing : CPVC pipes

ELECTRICAL SYSTEM : Electrical : Fixtures : ABB (or) Equivalent

PAINTING : External : Exterior putty 2 coats + primer 1 coat + 2 coats
Emulsion Asian Apex paint | Internal : Acrylic Emulsion paint

COMMON AREAS : Lift : OTIS or equivalent | Corridors : Industrial Vitrified tiles
PARKING Area Finish : VDF flooring | Power Backup : Backup For Corridors and Elevators

RAILING : MS Railing

COMMUNITY

KNOWLEDGE CENTRE : School Buses from Indus, Bhavans, DPS, Regal Ford, Cal Public School, etc. | Organised community gatherings for all cultural or festive events. | Many residents are employees from Hi-Tech City, ECIL & NFC.

ACCESSIBILITY : Rythu Bazar on every Wednesday | Children's Play Area is pretty lively in the evening hours. | Gym and Outdoor games see good participation of Adults & Children, between 5am to 9am in the morning & 5pm to 9pm in the evening.

A HOME WHERE EVERYTHING IS WITHIN REACH

35000 SQ.FT. CLUB HOUSE
GYMNASIUM
SWIMMING POOL
CHILDREN'S PARK
INDOOR GAMES
OUTDOOR GAMES
COMMUNITY BANQUET HALL

CABLE TV PROVISIONS
INTERNET PROVISIONS

AMPLE PARKING SPACE
24X7 SECURITY

1 KM FROM SAINIKPURI
MAIN ROAD

3 KM FROM ECIL

7 KM FROM TIRUMALAGIRI
X ROAD

8 KM FROM SEC-BAD CLUB

9 KM FROM TARNAKA

9 KM FROM JUBLEE
BUS STATION

9 KM FROM SEC-BAD
RAILWAY STATION

12 KM FROM PARADISE



K. RAVINDER REDDY

Chairman & Managing Director

BUILT OVER 40,000+ HOMES IN
39 YEARS & VOTED SOUTH INDIA'S
"MOST PREFERRED BUILDER"

LOCATION MAP



REACH US



VISIT OUR OFFICE

3rd Floor, Keerthi & Pride Towers,
Road #2, Banjara Hills, Hyderabad-34.



GIVE US A CALL

Office : 92402 54969



SEND US AN EMAIL

connect@janapriyaupscale.com



www.janapriyaupscale.com

Connect us on



NOTE: THIS BROCHURE IS ONLY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS AND DEVELOPERS RESERVE THE RIGHT TO CHANGE ANY/ALL OF THESE SPECIFICATIONS/ELEVATION SHOWN HERE.

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