



Founded in the late 1980s under the visionary leadership of Mr. K. Ravinder Reddy, Janapriya Group set out to create ideal living solutions for homebuyers seeking quality & trust. Over the past 40 years we have delivered 40,000 homes across Hyderabad and Bengaluru, growing from an initial 700 units in 1985, now becoming one of South India's most trusted real estate developers.

From the early 1990s, our Chairman's foresight made homeownership accessible to all. By investing in high end construction technology & ensuring in-house engineering capabilities to win over construction costs. We made it possible for 40,000 families to own a home. Simply put, WE SIMPLIFIED THE PATH TO HOME OWNERSHIP.

Today, we continue to anticipate the evolving needs of discerning homeowners. Across our diverse portfolio of apartments, villas, and houses in Hyderabad and Bengaluru, every home is thoughtfully designed to reflect your lifestyle. At Janapriya, we don't just build homes. We create spaces where life beautifully unfolds.

SCAN FOR LOCATION



**Janapriya**UPSCALE  
Ask More of Life

Office address: Janapriya Upscale  
D. No: 8-2-120/86/1, 3rd & 5th Floors Road No: 2,  
Banjara Hills, Hyderabad, Telangana - 500034  
Phone No: 92402 79911 / 040 23 222 999 | Janapriyaupscale.com

Site Address: Survey No: 332/P, Kavya Avenue, Miyapur,  
Telangana - 500118. Phone No.: 9240279911

TG RERA Number: P02200003561


**Janapriya**UPSCALE  
Ask More of Life

**Low AQI Homes\***  
**HEALTHY HOMES,  
FOREST VIEWS,  
AND WARM SUNSETS.**

TG RERA Number: P02200003561

\*low air quality index homes

**FIRST  
LIGHT**  
MIYAPUR-  
BACHUPALLY RD.



Perched on a hill, where nature speaks in songs and whispers. Trees rustle with stories, birdsong echoes, and light dances through the leaves. Under an ever-changing sky, a sea of green below. Here, the air is rich and intoxicating. And as the forest breathes outside, inside, your home inhales cool, and renewed. Life slows, and every breath, a prayer to the Earth. Now imagine a home where all this is yours, first.



# WEL COME TO FIRST LIGHT

# A HOME WITH A DIFFERENT KIND OF AIR.

Overlooking an untouched forest, the homes at First Light harmonise luxury, tranquillity, and nature. Generous balconies invite breathtaking panoramas. And a central air-system breathing fresh, cool forest air brings that same purity indoors, lowering the AQI. Here, your private retreat rests above the world, where every breath feels like a quiet conversation with the trees. And every room feels as calm as the hill that cradles it.

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FOREST FACING EXCLUSIVE 3 BHKS

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CENTRAL AC WITH FRESH AIR INFUSION

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128 APARTMENTS

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1550 – 1880 SFT.

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10 FLOORS | LARGE BALCONIES



**LOW  
AQI HOMES.  
WHERE  
EVERY  
BREATH  
FEELS  
LIKE  
THE FIRST.**

**WITH CENTRAL AC  
WITH FRESH AIR  
INFUSION SYSTEM.**



The term 'air conditioning' has transformed from actually conditioning the air, to simply cooling a room. While Hyderabad's air quality has deteriorated over the years, the trend from 2020 to 2025 shows disturbing pollution levels. The data is presented below.

Year	Highest AQI (Month)	AQI Value	Lowest AQI (Month)	AQI Value
2020	December	151	August	49
2021	December	155	July	54
2022	November	139	July	59
2023	February	119	July	69
2024	January	125	July	58
2025	December	177	August	67

Source: aq.in

To control these parameters at Janapriya Upscale, we bring you Low AQI Homes. Simply installing ACs in the house doesn't lower AQI. So our team has worked extensively to engineer a fresh air induction system into your home. These contain filters that stop pollutants from entering your home. They control air pollutants that are smaller than 10 to 15 microns, and pollen sized particles between 10 and 200 microns. To reference this in real life, these particles are approximately the size of a pinhead's width.

These homes will keep your younger ones healthy as they grow, and will reduce impact of airborne viruses, ensuring a longer, healthier life. Such sophisticated systems must be planned & engineered at the design stage, as they cannot be reengineered and retro fitted later, once communities are formed. At Janapriya Upscale we take this value add to better your life.



# NOT FAR FROM WHERE YOUR HEART IS. BUT RIGHT WHERE IT WANTS TO BE.

A birds-eye view above the beautiful city of Hyderabad, First Light lies on the Miyapur-Bachupally main road. Here's where you come to dull the sounds, and elevate the senses.



Location Map  
(Not for scale)

## LANDMARKS AROUND

- Miyapur Metro Station – 10 mins
- Miyapur Bus Stop – 10 mins
- Lingampally Railway Station – 15 mins
- HITEC City – 20 mins
- Kondapur – 20 mins
- Outer Ring Road – 20 mins
- Gachibowli – 25 mins
- Financial District – 30 mins

## EDUCATION

- Kennedy High The Global School
- Vikas Concept School
- Silver Oaks school
- Delhi Public School
- Oakridge International School
- Mamatha Academy of Medical Science
- Gokaraju Rangaraju Engineering College
- VNR VBIT

## HEALTHCARE

- Rainbow Hospitals
- SLG Hospitals
- Pranaam Hospitals
- Relief Hospitals

## SHOPPING

- Manjeera Mall
- Forum Prestige Group
- AMB Mall
- Asian GPR Mall
- D-Mart
- Reliance Fresh
- Ratnadeep
- GSM Mall
- LULU Mall
- NEXUS Mall

COOL  
BREEZE.  
GOLDEN  
VIEWS.  
AND  
GREEN HUES.



10 FLOORS | 128 APARTMENTS | FOREST FACING EXCLUSIVE 3 BHKS

LARGE BALCONIES | NO COMMON WALLS | 1550 – 1880 SFT.

ULTRA MODERN CLUBHOUSE | CENTRALIZED AC WITH FRESH AIR INFUSION.

# THE FOREST HAS A PLAN FOR YOU

Find peace, find your centre, amidst nature.  
There's a plan for you right here at First Light. Take a look.



- Clubhouse
- Badminton Court
- Multipurpose Court
- Swimming Pool
- Seating Plaza
- Visitors Parking

# PLANTING THE SEEDS FOR LIFE TO BLOOM.

Just when you thought you had it all, there's more. At First Light, find elevated living experiences that make you glow. For your mind, for your body, for the interests you've cultivated, and the life you wish to sow.

AC gym

Multipurpose hall

Yoga & meditation hall

Swimming pool

Indoor games

Badminton court





# SPECIFICATIONS

## STRUCTURE & SUPER STRUCTURE

- Super Structure : RCC-framed structure
- External Walls : Masonry work with plaster
- Internal Walls : Masonry work with plaster

## FLOOR FINISHES

- Hall : 800 mm x 800 mm vitrified tiles of reputed brand with spacer joint
- Dining Room : 800 mm x 800 mm vitrified tiles of reputed brand with spacer joint
- Bedrooms : 800 mm x 800 mm vitrified tiles of reputed brand with spacer joint
- Kitchen : 800 mm x 800 mm vitrified tiles of reputed brand with spacer joint
- Toilets : 600 mm x 600 mm antiskid vitrified tiles of reputed brand with spacer joint
- Balconies : 600 mm x 600 mm antiskid vitrified tiles of reputed brand with spacer joint
- Utility : 600 mm x 600 mm antiskid vitrified tiles of reputed brand with spacer joint
- Corridors : 600 mm x 600 mm antiskid vitrified tiles of reputed brand with spacer joint
- Staircase : Basement to first floor – granite; 300 mm X 300 mm antiskid ceramic tiles for rest of the floors

## CEILING FINISHES

- Hall : Smoothly finished with putty and acrylic emulsion paint
- Dining Room : Smoothly finished with putty and acrylic emulsion paint
- Bedrooms : Smoothly finished with putty and acrylic emulsion paint
- Kitchen : Smoothly finished with putty and acrylic emulsion paint
- Balconies : Smoothly finished with putty and acrylic emulsion paint
- Corridor : Smoothly finished with putty and acrylic emulsion paint
- Utility : Smoothly finished with putty and acrylic emulsion paint
- Toilets : Grid ceiling to cover all service lines

## WALL FINISHES

- Hall : Smoothly finished with putty and acrylic emulsion paint
- Dining Room : Smoothly finished with putty and acrylic emulsion paint
- Bedrooms : Smoothly finished with putty and acrylic emulsion paint
- Kitchen : 300 mm x 300 mm glazed tiles, 2 feet height dadoing, 2 coats putty finish and 2 coats acrylic emulsion paint
- Toilets : 600 mm x 1200 mm glazed vitrified tiles up to height of false ceiling
- Balconies : Smoothly finished with putty and acrylic emulsion paint
- Corridor : Smoothly finished with putty and acrylic emulsion paint
- Utility : 600 mm x 600 mm glazed vitrified tiles of reputed brand with spacer joint

## DOORS & WINDOWS

- Main Door : Pre-laminated engineered door frame with architrave, shutter and reputed hardware
- Internal Doors : Pre-laminated engineered door frame with architrave, shutter and reputed hardware
- Balconies : UPVC glazed French sliding doors with mosquito mesh provision

## WINDOWS

- All windows are UPVC sliding with mosquito mesh provision

## ELECTRICALS

- Internal : Modular switches of reputed make
- Copper Wiring : Concealed copper wiring of reputed make
- Supply : Three phase supply for each unit with LT or HT as approved by authority
- MCB : Miniature Circuit Breakers (MCB) for each distribution board of reputed make

## FIRE FIGHTING SYSTEM

- Shall be provided as per NBC

## PLUMBING

- Water Line : CPVC Pipes
- Drainage : SWR Pipes

## SANITARYWARE & CP FITTINGS

- Sanitaryware : Reputed brand
- Toilets : EWC with flush valve of reputed brand
- Single lever bath and shower mixer
- Provision for geyser points in all bathrooms
- Baths : All bath fittings shall be chrome plated (CP) of reputed brand
- Kitchen : Provision for dishwasher, water purifier and hot water

## POWER BACK-UP

- 100% DG back-up

## WATERPROOFING

- Waterproofing shall be provided for all bathrooms and utility areas

## LIFTS

- SS passenger lifts of reputed make; aesthetically designed lift lobbies; MS service lifts with painted finish

## PAINTS AND FINISHES

- External Walls : Two coats of exterior lappam with two coats of Apex Exterior Paint

## PARKING AREA

- VDF floor finish

## MS & SS FINISHES

- Staircase : MS railing
- Balcony : SS glass railing
- Utility : Block work
- Corridor : MS railing

## INFRASTRUCTURE

- Pathways : Bitumen or concrete roads as applicable
- Sidewalk : Concrete VDF/interlocking pavers/tiles
- Kerb Stones : Concrete
- Electrical : Underground cable system

## HVAC

- Air conditioning : A suitable capacity VRF/VRV-based air-conditioning system of reputed make, complete with the required power outlets; Total Fresh Air (TFA) unit provisions for each flat

