

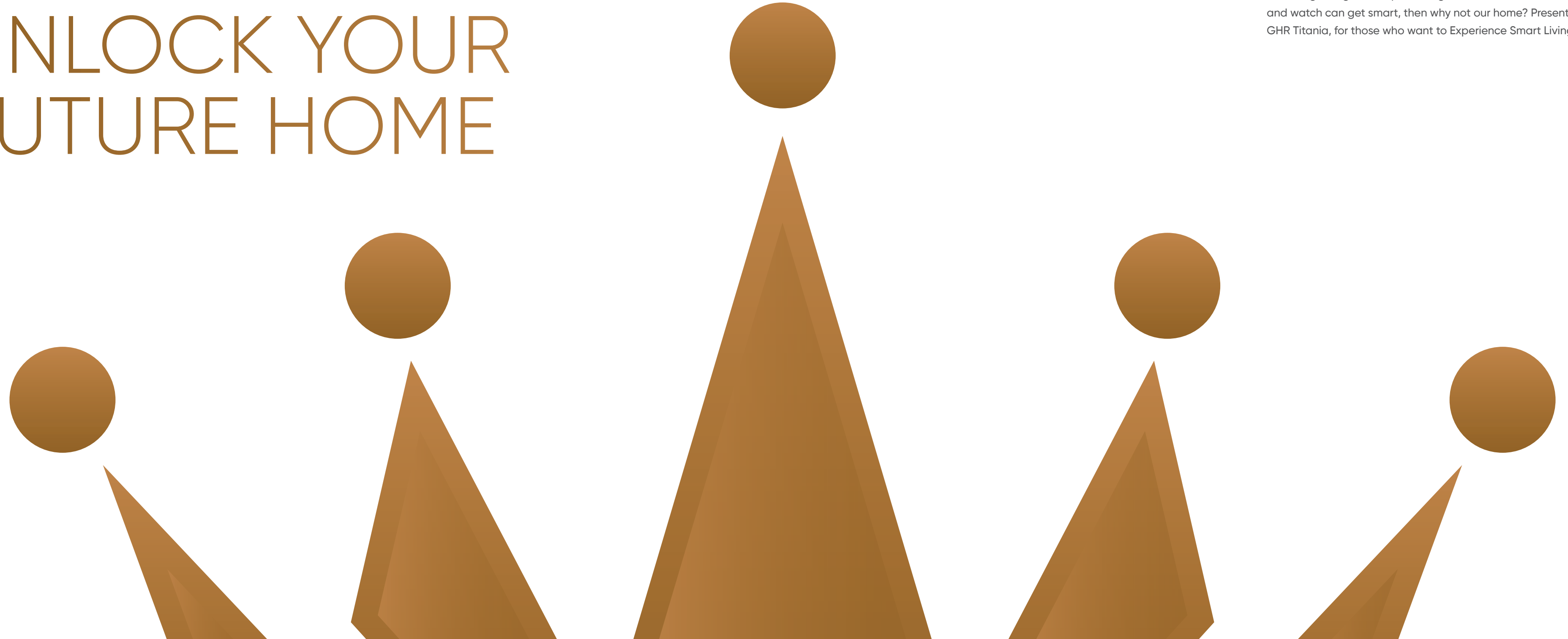
TITANIA

EXPERIENCE SMART LIVING

KONDAPUR, HYDERABAD

UNLOCK YOUR FUTURE HOME

In this digital age, we expect things to be fast and smart. If our phone and watch can get smart, then why not our home? Presenting, GHR Titania, for those who want to Experience Smart Living.





GHR Titania is a premium gated community at Kondapur, Hyderabad.

GHR Titania is designed to delight its residents with new age smart-living features.

While staying smart, GHR Titania is also committed to protecting the environment. We have been pre-certified with the Gold rating by Indian Green Building Council (IGBC) as recognition of us adopting several sustainability initiatives. GHR Titania is one of the rare gated community projects in and around Kondapur, Hyderabad, to carry this distinction.

4.7
Acres in Kondapur

4
Blocks

1270 – 2509_{sq ft}

10
Floors

480
Apartments

2, 2.5 & 3
BHK Flats

23,700
Sq. ft Clubhouse

IGBC
Pre-Certified Gold Rated



ADD A LITTLE MORE TO YOUR LIVING

Smart living means doing more with less. To customise surroundings with lifestyle choices, we have married smart technology with the superior designs of a home.



Control from Smart
Phone or Tablet



Lighting and Fan
Automation



Motion Sensors for
Bathrooms



Extendable to more
smart appliances



Voice based
control



Remote Access
across the word



Scene based
control



Schedule and
automate scenes


*Smart Home features are not a standard offering across all units





SUSTAINABLE WAY FORWARD


We believe in taking care of our planet and future generation by using the available resources responsibly. With the IGBC pre-gold certified rating, every step we take will contribute towards optimising the usage of scarce resources like water and electricity. We do our part in making the planet a better place to live in.


OUR SUSTAINABLE INITIATIVES


- 


Rainwater harvesting system
Saves more natural water for future use and improves water sustainability
- 


Greywater treatment
Used water is treated and reused safely to decrease usage of freshwater
- 

Electrical car charging point
For the convenience of the next-generation electrical vehicles
- 

Water-efficient fixtures
Optimises water consumption and reduces the water bill by about 40%
- 

Recycling for waste reduction & management
For conservation and handle in an eco-friendly manner
- 

Solar photovoltaic
This technology uses solar energy to light up common areas.
- 

Smart lighting system
LED lights consume less electricity, reducing electricity bill by about 25%
- 

Health-safe paints
Low Volatile Organic Compound (VOC) paints, adhesives and sealants for interior fixtures ensure your health and safety



CLUB HOUSE AND AMENITIES

HEALTH SPORTS & FITNESS



Aerobics Centre



Badminton Court



Basketball Half Court



Cricket Pitch



Billiards



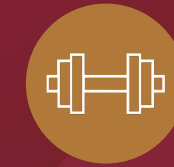
Indoor Games



Jogging Track



Lawn Tennis Court



Gymnasium



Squash Court



Swimming Pool



Toddler Pool



Yoga/Meditation Area



Kids Play Area



Guest Room

ENTERTAINMENT & SOCIALIZING

- Amphitheatre
- Banquet hall
- Barbecue
- Conference room
- Multipurpose hall
- Party lawn
- Pergola
- Senior citizen sit-out
- Sun deck
- guest room

PROVISIONAL SERVICES

- Cafe
- Day care
- Grocery shop
- Reading rooms
- ATM
- Pharmacy
- Laundry

CONVENIENCE & SECURITY

- 24x7 security personnel
- Car wash area
- CCTV camera security
- Gated community
- Piped gas
- Security cabin
- Vaastu compliant
- Water softener plant
- Wi-fi connectivity

ECO-LIVING

- Organic waste composting
- Terrace gardens
- Garbage disposal
- Landscape garden
- Rainwater harvesting
- Sewage treatment plant
- Electric car charging
- Water treatment plant
- Rooftop solar for common lighting
- LED lighting for common area



Safety

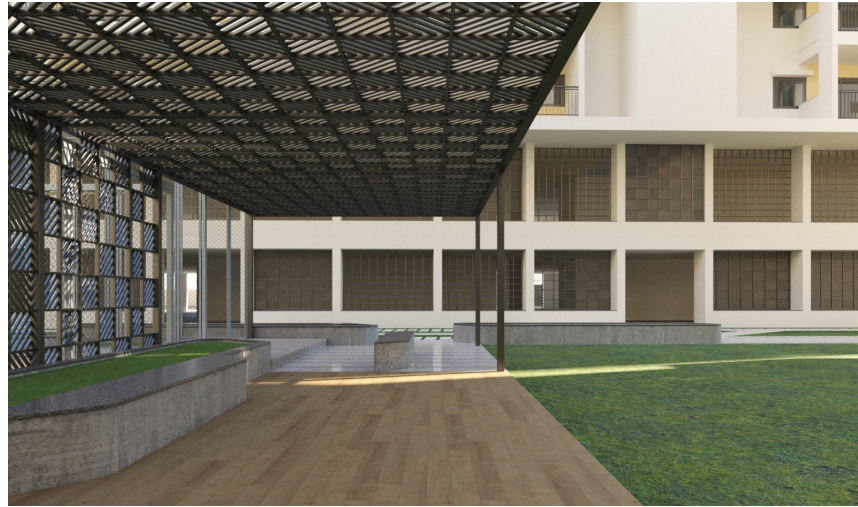
Along with 24x7 security services, we have installed CCTV cameras across the whole community.

Terrace Garden

Be one with nature at our lush green terrace garden while watching your little ones get amused by beautiful butterflies and flowers.

Banquets

We believe in celebrating every moment of your life. Be it a small get together with your relatives or a neighbourhood party; our banquet hall will make your guests feel at home.



THE STAGE IS SET

Experience grandeur at our encapsulating amphitheatre. A fine blend of Roman aesthetics and modern craft, the stories and performances witnessed will leave you with a truly cathartic experience.

UNWIND WITH EASE

With 24x7 security, you have the freedom to sit back and relax while we take care of your safety.



IT'S IN THE GAME

We take sports seriously. Everyone must have the resources available to play what they love. From cricket pitches to indoor games, we have everything to keep you entertained and in shape.



ALL WORK AND NO PLAY MAKES JACK A DULL BOY

We believe that playgrounds are an open canvas. One where your kids can play, make friends, let loose, and truly enjoy the spirit of childhood.



LOCATION MAP AND HIGHLIGHTS

IT/ITES Offices

CENTRAL PARK-5 MINS
TCS KOHINOOR PARK – 13 MINS
GOOGLE – 14 MINS
DLF CYBERCITY – 17 MINS
INOSYS – 18 MINS
TECH MAHINDRA – 19 MINS
WIPRO – 20 MINS
DELL INTERNATIONAL – 21 MINS

Schools / Educational Institutions

NARAYANA JUNIOR COLLEGE KONDAPUR – 5 MIN
ARBOR INTERNATIONAL SCHOOL – 8 MIN
CHIREC INTERNATIONAL SCHOOL – 8 MIN
EURO KIDS PLAY SCHOOL – 9 MIN
MAHARISHI VIDYA MANDIR SCHOOL – 17 MIN

HOTELS

LE MERIDIAN – 13 MIN
RADISSON – 14 MIN

Shopping And Entertainment

HERITAGE FRESH SUPERMARKET – 8 MIN
VIJETHA SUPER MARKET – 8 MIN
MORE SUPER MARKET – 11 MIN
RATNADEEP SUPER MARKET – 13 MIN
SPAR HYPERMARKET – 13 MIN
Q MART – 14 MIN
SARATH CAPITAL MALL / AMB CINEMAS – 13 MIN
SLN MALL / PLATINUM CINEMA – 18 MIN

Hospitals

SAI NEHA HOSPITAL – 6 MIN
KIMS KONDAPUR – 11 MINS
APOLLO CRADLE & BIRTH RIGHT HOSPITAL – 12 MIN
RANJITHA HOSPITAL – 13 MIN

Scan QR code for
distance calculator



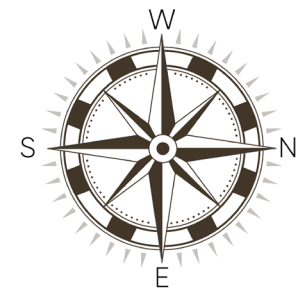
EXPLORE A NEW
PERSPECTIVE TO
SMART LIVING



SPECIFICATIONS – BLOCK A

STRUCTURE	RCC framed structure to withstand wind & seismic loads
WALLS	AAC blocks of reputed make with 8” thick for external walls and 4” thick for internal walls
	Smoothly plastered internal walls & sponge finish external walls
PAINTING	External: textured finish with weather proof paint of reputed make.
	Internal :putty & acrylic emulsion paint of reputed make.
FLOORING	MASTER BEDROOM: Engineered wooden Flooring of reputed make.
	Living/drawing, dining, bedrooms & kitchen : 800 x 800 mm size double charged vitrified tiles of reputed make.
	Bathrooms/balcony/utility : anti-skid vitrified/ceramic tiles of reputed make
	Corridors : double charged vitrified tiles of reputed make
	Staircase : tandur stone / cement tiles
DADOING	Kitchen : ceramic tiles up to 2’-0” height above kitchen countertop of reputed make.
	Bathrooms : ceramic tiles of reputed make up to 7’-0” height.
	Utilities : ceramic tiles of reputed make upto 3’-0” height.
DOORS	Main door : manufactured teak veneered door frame & shutter finished with good quality melamine polish and hardware of reputed make.
	Internal doors : manufactured hard wood door frame & laminate shutter and hardware of reputed make.
	Balcony: upvc sliding doors with plain float glass with mosquito mesh provision
WINDOWS / GRILLS	Windows: upvc sliding windows with plain float glass with mosquito mesh provision.
	Grills – aesthetically designed, mild steel (m.S) grills with enamel paint finish. (Shall be provided at extra cost)
KITCHEN /UTILITIES	Granite counter top with single bowl stainless steel sink with bore and muncipal water connection. Provision for water purifier, washing machine and dish washer.
BATHROOMS	Vanity type wash basin / counter top / under counter
	Single lever fixtures with wall mixer cum shower
	Wall mounted wc with concelaed cistern tank for all toilets
	All c.P. & Sanitary fittings are of reputed make
	Power provision for geysers in all bathrooms.

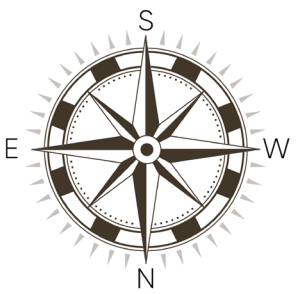
ELECTRICAL	Concealed copper wiring of reputed make.
	Power outlets for air conditioners in living and all bedrooms.
	Power outlet for Cooking Range Chimney, Refrigerator, Microwave oven, Mixer / Grinders, dishwasher in Kitchen.
	Power supply for each unit with dual source energy meter
	Miniature circuit breakers (mcb) for each distribution boards of reputed make
	Premium modular switches of reputed make.
TV/TELEPHONE/DATA	One T.V. / data point in living/drawing and all bedrooms
	Telephone & intercom provision in living/drawing
LIFTS	High speed automatic passenger/service lifts with rescue device with v3f for energy efficiency of reputed make.
	Lift lobby with vitrified tile / granite cladding.
WTP & STP	Water treatment plant for bore well water and metered water for each unit.
	A sewage treatment plant provided, treated sewage water shall be used for the landscaping and wc flushing purpose.
	Rain water harvesting provided for recharging ground water levels as per the norms.
POWER BACKUP	D.G backup for all units for lights and fans (excluding acs and geysers)
	100% Dg back up for common areas and service/utility area.
LPG	Piped gas from centralized gas bank to all flats with gas meters.
FIRE & SAFETY	Fire alarm, hydrants and sprinklers as per fire regulations and norms
PARKING	Entire parking well designed to suit the requisite number of car parks at stilts and base-ments
	Provision of parking /signages at required places for ease of driving.
	Provision for common car wash facility
	Provision for electric car charging points (shall be provided at extra cost)
SECURITY	Sophisticated round the clock security system
	Surveillance cameras at the main security gate, entrance of each tower, passenger lifts and children play area, and appropriate common areas.



BLOCK - B
2.5 & 3 BHK Residences
East and West Facing
1284 - 1992 sq ft.



BLOCK - C
2.5 & 3 BHK Residences
East and West Facing
1284 - 1992 sq ft.



BLOCK - D

2 & 3 BHK Residences
North, East and West Facing
1284 - 1949 sq ft.

SPECIFICATIONS – BLOCK B. C & D

STRUCTURE	Rcc framed structure to withstand wind & seismic loads
WALLS	Aac blocks of reputed make with 8" thick for external walls and 4" thick for internal walls
	Smoothly plastered internal walls & sponge finish external walls
PAINTING	External: textured finish with weather proof paint of reputed make.
	Internal :putty & acrylic emulsion paint of reputed make.
FLOORING	Living/drawing, dining, bedrooms & kitchen : 800 x 800 mm size double charged vitrified tiles of reputed make.
	Bathrooms/balcony/utility : anti-skid vitrified/ceramic tiles of reputed make
	Corridors : double charged vitrified tiles of reputed make
	Staircase : tandur stone / cement tiles
DADOING	Kitchen : ceramic tiles up to 2'-0" height above kitchen countertop of reputed make.
	Bathrooms : ceramic tiles of reputed make up to 7'-0" height.
	Utilities : ceramic tiles of reputed make upto 3'-0" height.
DOORS	Main door : manufactured teak veneered door frame & shutter finished with good quality melamine polish and hardware of reputed make.
	Internal doors : manufactured hard wood door frame & laminate shutter and hardware of reputed make.
	Balcony: upvc sliding doors with plain float glass with mosquito mesh provision
WINDOWS / GRILLS	Windows: upvc sliding windows with plain float glass with mosquito mesh provision.
	Grills – aesthetically designed, mild steel (m.S) grills with enamel paint finish. (Shall be provided at extra cost)
KITCHEN /UTILITIES	Granite counter top with single bowl stainless steel sink with bore and muncipal water connection. Provision for water purifier, washing machine and dish washer.
BATHROOMS	Vanity type wash basin / counter top / under counter
	Single lever fixtures with wall mixer cum shower
	Wall mounted wc with concealed cistern tank for all toilets
	All c.P. & Sanitary fittings are of reputed make
	Power provision for geysers in all bathrooms.

ELECTRICAL	Concealed copper wiring of reputed make.
	Power outlets for air conditioners in living and all bedrooms.
	Power supply for each unit with dual source energy meter
	Miniature circuit breakers (mcb) for each distribution boards of reputed make
	Modular switches of reputed make.
TV/TELEPHONE/DATA	One t.V / data point in living/drawing and all bedrooms
	Telephone & intercom provision in living/drawing
LIFTS	High speed automatic passenger/service lifts with rescue device with v3f for energy efficiency of reputed make.
	Lift lobby with vitrified tile / granite cladding.
WTP & STP	Water treatment plant for bore well water and metered water for each unit.
	A sewage treatment plant provided, treated sewage water shall be used for the landscaping and wc flushing purpose.
	Rain water harvesting provided for recharging ground water levels as per the norms.
POWER BACKUP	D.G backup for all units for lights and fans (excluding acs and geysers)
	100% Dg back up for common areas and service/utility area.
LPG	Piped gas from centralized gas bank to all flats with gas meters.
FIRE & SAFETY	Fire alarm, hydrants and sprinklers as per fire regulations and norms
PARKING	Entire parking well designed to suit the requisite number of car parks at stilts and basements
	Provision of parking /signages at required places for ease of driving.
	Provision for common car wash facility
	Provision for electric car charging points (shall be provided at extra cost)
SECURITY	Sophisticated round the clock security system
	Surveillance cameras at the main security gate, entrance of each tower, passenger lifts and children play area, and appropriate common areas.

UNIT PLANS



BLOCK - A

Flat no. 101

3 BHK, West Facing

2451 sq. ft.

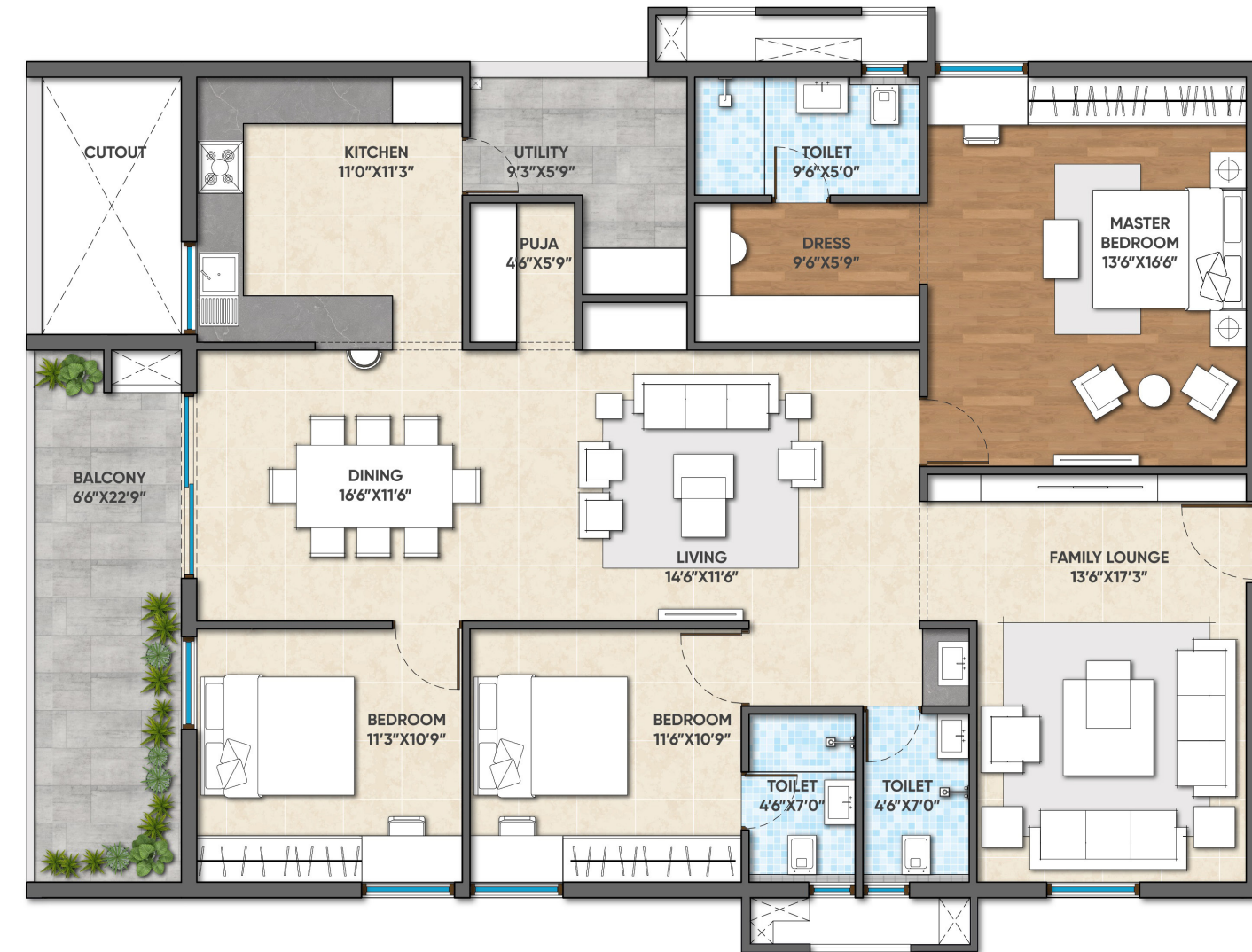


BLOCK - A

Flat no. 102

3 BHK, East Facing

2437 sq ft.



BLOCK - A

Flat no. 107

3 BHK, West Facing

2235 sq ft.

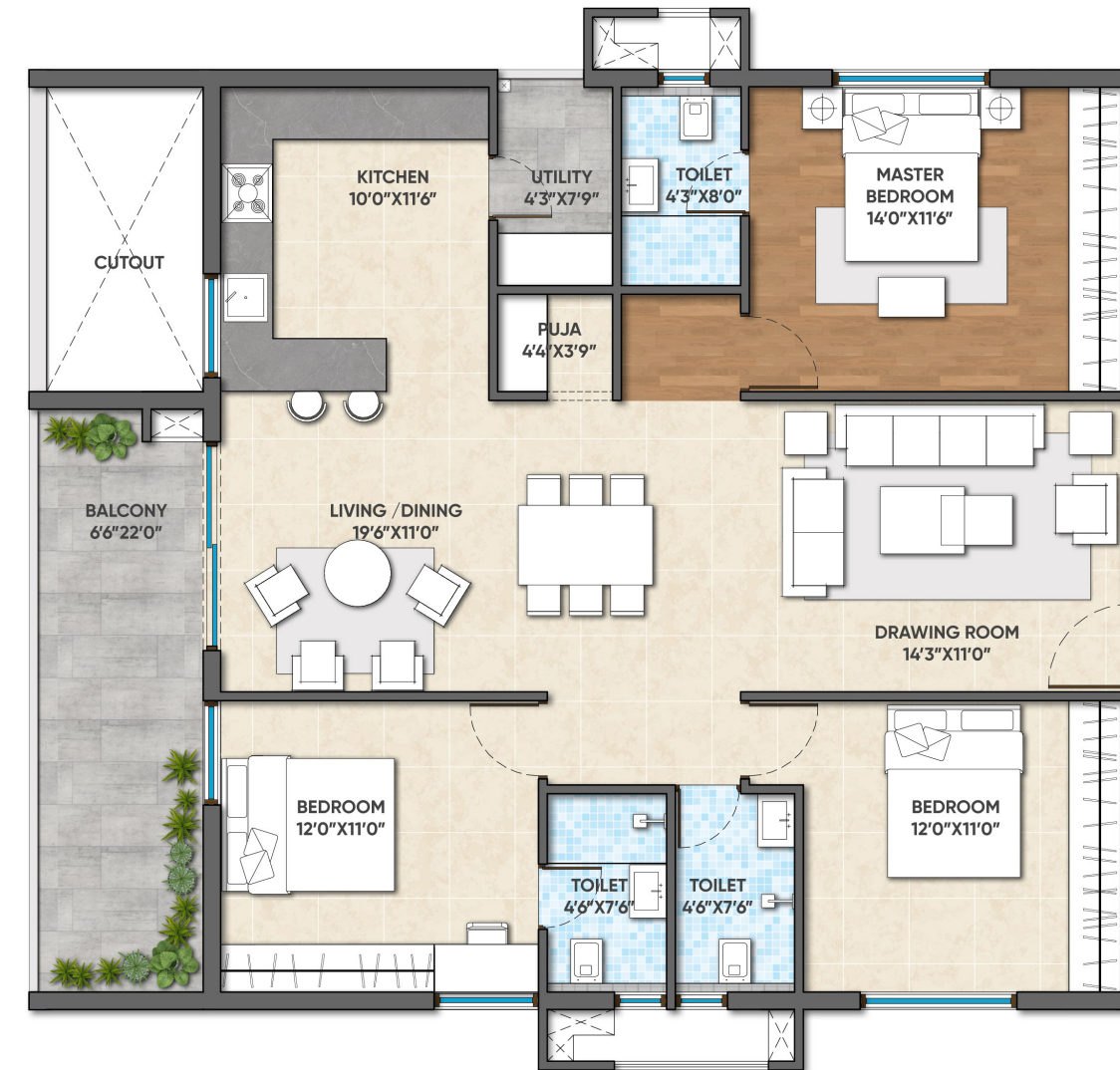


BLOCK - A

Flat no. 104, 106, 108

3 BHK, East Facing

2229 sq ft.



BLOCK - A

Flat no. 103, 105

3 BHK, West Facing

1742 sq ft.

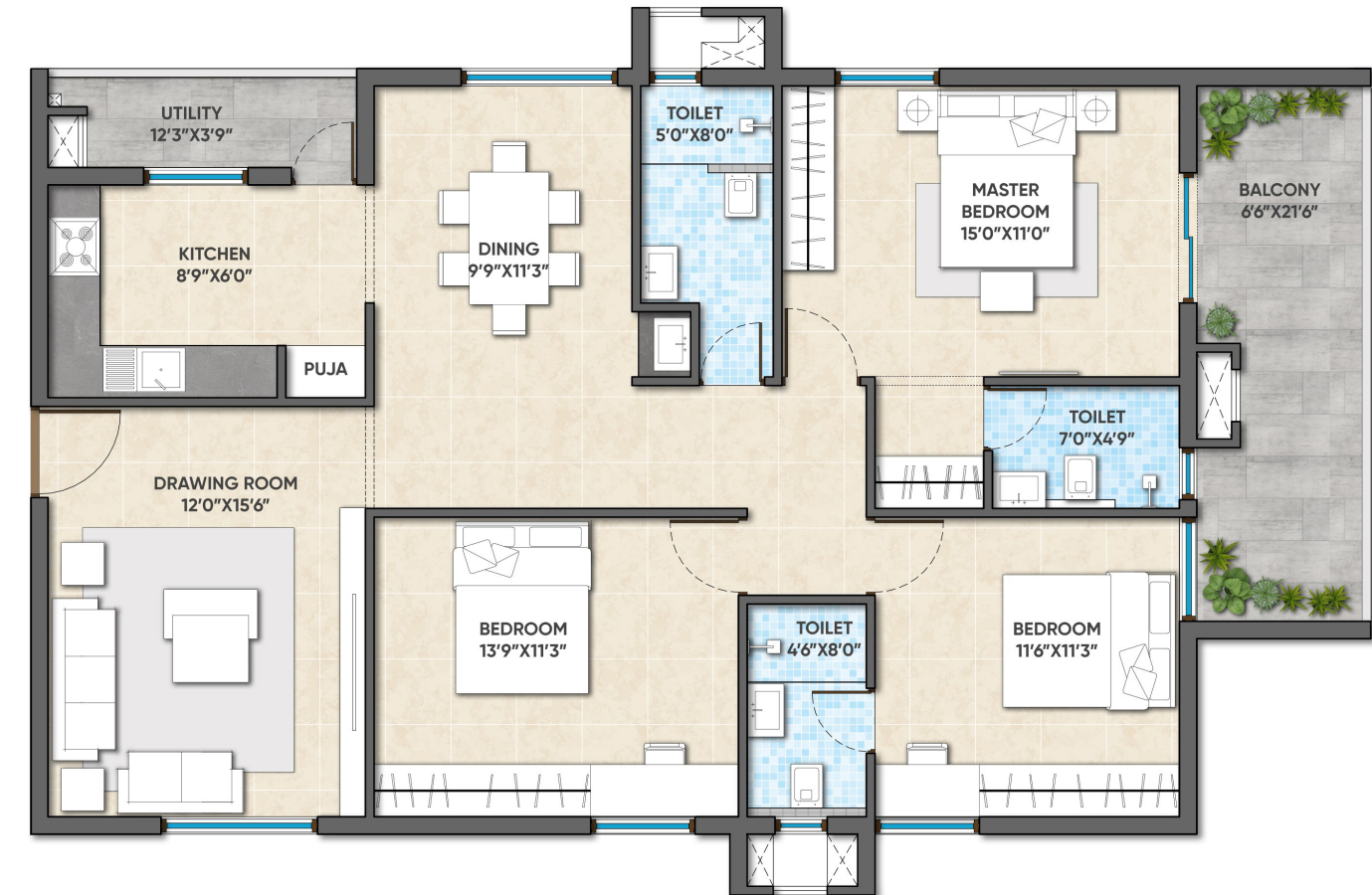


BLOCK – B & C

Flat no. B - 101, 112 & C - 112

3 BHK, West Facing

1788 sq ft.



BLOCK – B & C

Flat no. B - 102, 104, 106, 107, 109, 113, 119

Flat no. C - 104, 106, 107, 109, 111, 113

3 BHK, East Facing

1742 sq ft.



BLOCK - B & C

Flat no. B - 103, 105, 108, 110

Flat no. C - 103, 105, 108, 110

2.5 BHK, West Facing

1284 sq ft.



BLOCK - C

Flat no. 101

3 BHK, West Facing

1992 sq ft.



BLOCK - C

Flat no. 102

3 BHK, East Facing

1941 sq ft.



BLOCK - C

Flat no. 107

3 BHK, East Facing

1949 sq ft.



BLOCK – D

Flat no. 106

3 BHK, East Facing

1938 sq ft.



BLOCK – D

Flat no. 101

3 BHK, West Facing

1938 sq ft.



BLOCK - D

Flat no. 114

3 BHK, West Facing

1933 sq ft.



BLOCK - D

Flat no. 102, 104

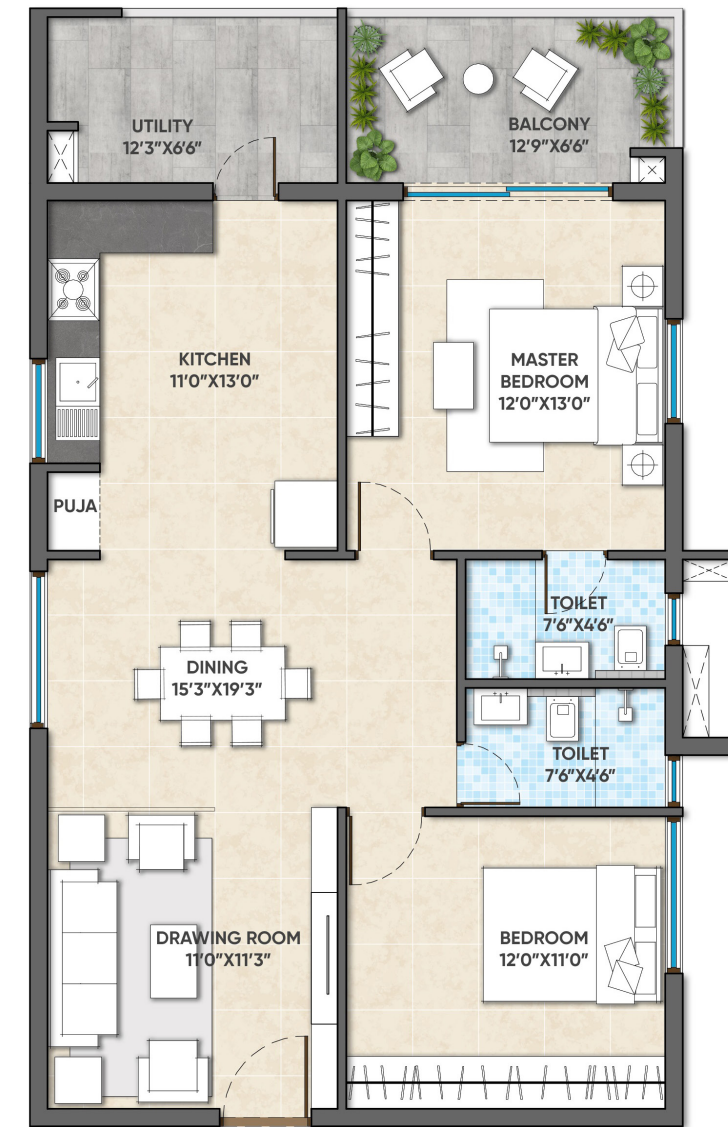
3 BHK, East Facing

1688 sq ft.



BLOCK - D

Flat no. 103, 105
3 BHK, West Facing
1688 sq ft.



BLOCK - D

Flat no. 108, 109, 110, 111, 112, 113
2 BHK, North Facing
1284 sq ft.

LIST OF STATUTORY PERMISSIONS & APPROVALS					
S. No.	List of Approvals	Sanction Authority	Current Status	Date of Approval/ Application	Approval No. / File No.
1	AAI - NOC	Airport Authority of India, Hyderabad Airport, Hyderabad	APPROVED	27-03-2019	NOC ID: HYDE/SOUTH- /B/031319/377430
2	FIRE - NOC	STATE DISASTER RESPONSE & FIRE SERVICES DEPART- MENT	APPROVED	31-10-2019	CLUB HOUSE: 21721021002019, TOWER 1: 21720021002019, TOW- ER 2: 242070002019
3	EC - NOC	STATE LEVEL ENVIRONMENT IMPACT ASSESMENT AU- THORITY, TELANGANA	APPROVED	08-11-2019	PROPOSAL NO: SAI/TG/ MIS/106310/2019 , ORDER NO: SEIAA/TS/OL/RRD- 311/2019
4	WATER FEASABILITY	HYDERABAD METROPOLI- TAN WATER SUPPLY & SEW- ERAGE BOARD	APPROVED	25-10-2019	FEASABILITY CERTIFICATE NO: 041910219/2019-20
5	GHMC - BUILDING PERMIT ORDER	GREATER HYDERABAD MUNICIPAL CORPORATION, HYDERABAD, TELANGANA	APPROVED	19-12-2019	FILE NO: 1/C20/11598/2019 PER- MIT NO: 1/C20/18425/2019
6	RERA	TELANGANA REAL ESTATE REGULATORY AUTHORITY	APPLIED	08-01-2020	REA02400013413
7	IGBC - PRE CERTI- FICATION	INDIAN GREEN BUILDING COUNCIL, CII, HYDERABAD	APPLIED	02-01-2020	Registration No: IGBCGH190339

CONSULTANTS & PARTNERS



PMC
CBRE South Asia Pvt Ltd



Architect
Form Studios



Structural & MEP
Design Tree Consultants Pvt Ltd



Landscape
Anjuna Architects



BIM
Suvih Engineering Services



IGBC
Godrej & Boyce



Home Automation
EDOMOTICS




**BUILDING
RESPONSIBLY.**

ABOUT GHR INFRA

GHR Infra came into existence when three renowned real estate players from Hyderabad, namely: Gauthami Developer, Hirize Projects and RR Builders, collaborated. With a collective experience of over 30 years, GHR Infra comes with an in-depth understanding of the real estate sector and a strong execution capability.

At GHR Infra, we take pride in our uncompromising integrity when providing the customer with quality and best service. Our motto; Building Responsibly, comes from our unwavering belief in doing the right thing always. We adhere to our core beliefs by making sure that our products are of the highest standard.



 **040 - 43936789**

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 www.ghrinfra.com



Sy.No.218/11, Kondapur Village,
Serilingampally Mandal,
Ranga Reddy Dist,Telangana-500084.



2A, Avalon CourtPlot No. 83 & 84,
Camelot LayoutMasjid Banda,
Kondapur, Hyderabad, TS – 500084

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Approved by

