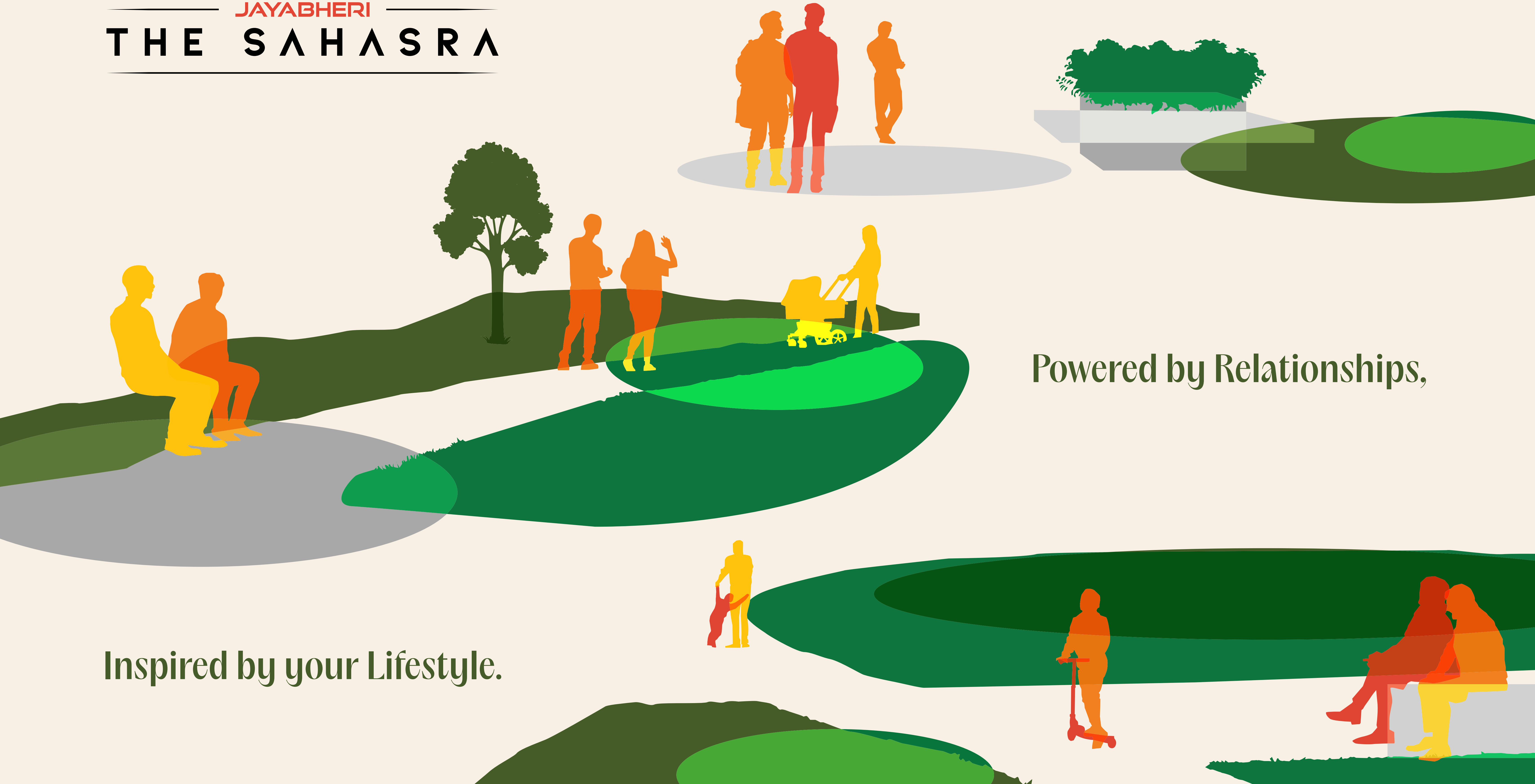


JAYABHERI  
THE SAHASRA



Powered by Relationships,

Inspired by your Lifestyle.



# A Yearning for Connection



Our innate desire for connection is deeply rooted in our evolutionary heritage of close-knit communities.

At Jayabheri, we understand this longing and believe that exceptional properties transcend mere shelter. They foster vibrant communities in harmony with nature, nurturing social interaction for a flourishing life.





With great pride, we present-  
**Jayabheri The Sahasra**

A visionary project that  
elevates the quality of life.





Embrace and experience a vibrant community that cherishes togetherness. Immerse yourself in lush green spaces, a sanctuary for the soul.

Step into Jayabheri The Sahasra, a symphony of connected living where every step brings purpose and belonging.



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# Our Vision



# A Symphony of Connected Living

Jayabheri The Sahasra aims to develop an exceptional property with rising real estate value in Hyderabad's coveted residential and commercial locale of Gopanpally.

Nestled within well-established infrastructure developments and excellent connectivity to major parts of the city such as Gachibowli, Financial District, and Hi-tech City, Jayabheri The Sahasra is the perfect step towards a wholesome life.





# Options to Suit Every Lifestyle



Spread across **9.76 acres**, Jayabheri The Sahasra boasts **over 80% open space** and consists of **7 towers** with **28 floors**.

With **966 lavish 2 and 3 BHK apartments** ranging between **1400-2510 sq ft**.







2

Architectural  
Design



# Realising Togetherness Through Visionary Design

The towers are carefully arranged to ensure privacy and unobstructed views. Well-defined vehicular and pedestrian zones make navigation effortless, while the ground floor provides convenient parking options. The central street, bazaar, and the Arena offer residents exclusive access to a wide array of amenities and recreational activities.





# Caressing Nature's Canvas



**20% GROUND COVERAGE**

For an enhanced open space quality.

**32% PODIUM LANDSCAPE**

For minimising heat absorption and reducing radiant surface.

**23% DEEP SOIL ZONE**

For a sustainable unhindered landscape.



# Optimised Urban Mobility

At Jayabheri The Sahasra, vehicle movement is directed towards the perimeter, creating an efficient flow. This thoughtful layout allows for expansive pedestrian zones, perfect for strolls amidst the serene surroundings.





# The Freedom of Unrestricted Flow

The ingenious design of double-height ground floors for each tower at Jayabheri The Sahasra are dedicated to public spaces that merge seamlessly with the surrounding landscaped open areas, fostering a sense of unrestricted flow, creating a vibrant and social atmosphere.





To further enhance your arrival experience, we have created a visitor parking lounge on the ground level with easy navigation and convenient parking options.

Designated drop-off points for residents and purposefully positioned entrances and exits in the basement, all contribute to smooth traffic within the sanctuary of Jayabheri The Sahasra.





# 3 Landscape Design



# Immerse into Nature's Welcoming Embrace

From the moment you step into the arrival plaza, the impeccable landscape design gracefully guides you towards the heart of the scenery—the Amphitheatre.



# The Heart of The Community

At the heart of Jayabheri The Sahasra's design  
lies a generously proportioned maidan







A central street adorned with a rich array of amenities interconnected with neighbouring courtyards and open spaces.

This concept embodies Sahasra's vision, creating a confluence of enchanting experiences and cultivating a thriving social community that resonates with esteemed residents.



# The Idyllic Landscape of Wholesomeness

The landscape design of Jayabheri The Sahasra exemplifies a refined fusion of diverse functions, effectively addressing broader ecological considerations. Outdoor spaces actively encourage pedestrian movement throughout the neighbourhood, offering a holistic design that rejuvenates your senses and fosters your physical and social well-being.

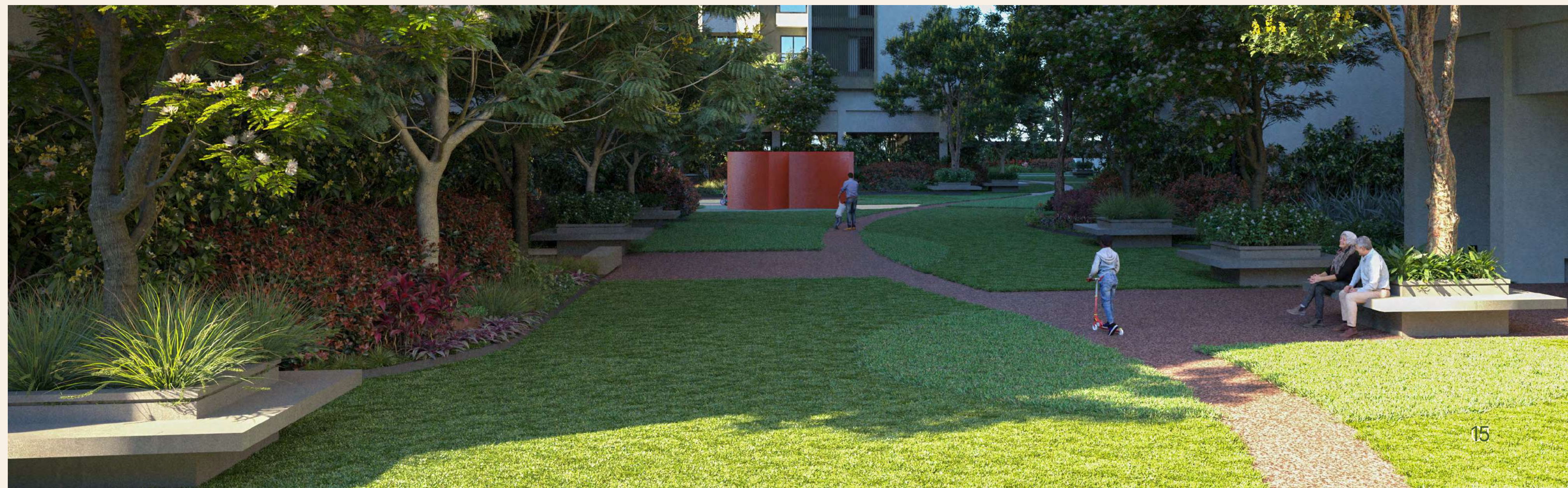


Wander along our wellness track and acupressure courts where you'll be accompanied by the gentle sound of trickling water. This soothing retreat is created to rejuvenate both health enthusiasts and esteemed senior members of our community.



Whether you prefer the elegant ambience of a paved central court, the refreshing embrace of lush green lawns,

or the comfort of shaded shelters, you'll find the perfect setting to host gatherings of any kind.



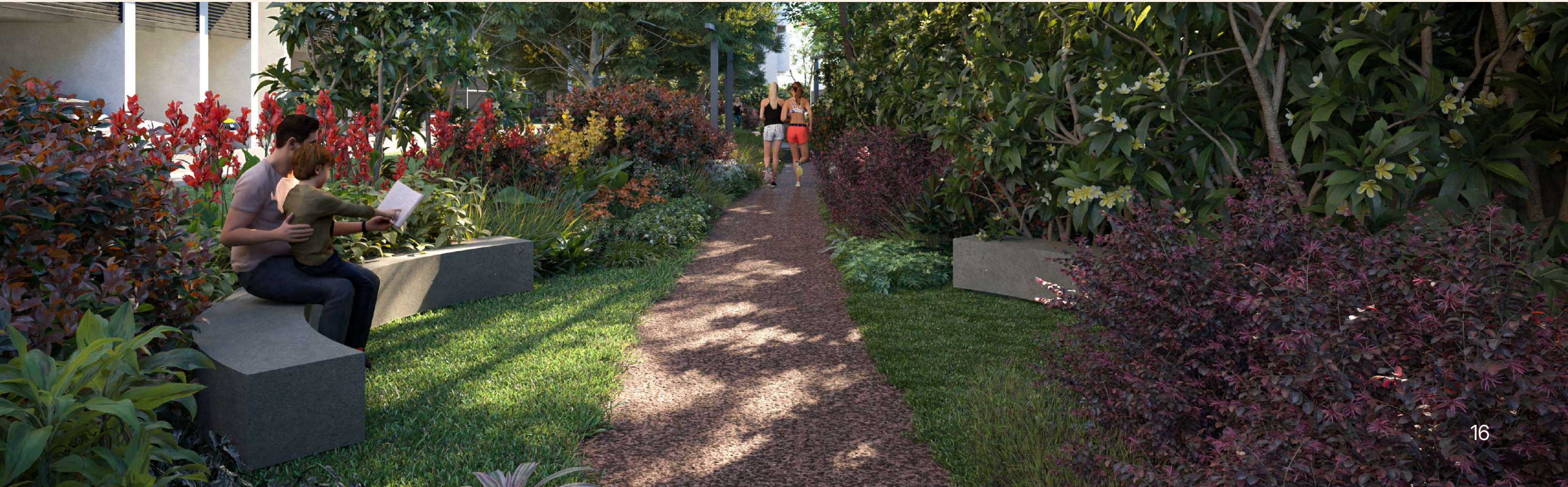


The Pet Park, designed for your furry companions, is a charming space that combines elements of pet-friendly design, ensuring a joyful, wholesome, and secure environment.



# De-stress & Elevate your Wellbeing

Find solace in the pages of your favourite book, whether huddled in a cosy corner or surrounded by cherished company.





As you bask beneath the shade of the majestic trees,  
let the fragrances of our herbal-themed garden envelop you.



Experience the allure of every season at Jayabheri The Sahasra.





# The Arena & The Amenities



## Reps & Repose

The Arena at Jayabheri The Sahasra epitomises an athlete's paradise. This facility spans four floors and offers an array of facilities to satiate the zeal of fitness aficionados. Positioned at the end of central street, which seamlessly connects all the community spaces, the Arena offers a location with excellent visibility and convenient access. As for times when you want to relax, meditate, or nurture bonds? our recreational amenities await, designed especially for those moments.







Dive into the refreshing pool, hit the well-equipped gym, challenge friends at indoor badminton courts or the terrace's multi-sport court. Want to kick back and relax? The ground floor open lounge is the spot!

### Discover The Range of Amenities

- Indoor Games Zone - Pool Tables, Table Tennis.
- Board Games & more.
- Day Care / Creche.
- Music, Dance, & Creative Arts area.
- Yoga / Aerobics / Meditation.
- Multipurpose Halls.
- Conference Room.
- Guest Rooms.
- Tennis Court.
- Basketball Court.
- Pet Play Area.







# 5 The Bazaar



# A Modern Bazaar

Discover The Bazaar: A one-of-a-kind, self-sustained masterpiece spanning 30,000 sq.ft of premium retail space. Not only does it offer unparalleled convenience to its residents, but its prime road frontage positioning enhances it's sustainability through easy accessibility for the wider public.





**Enjoy a range of facilities,  
which include:**

- Supermarket,
- Pharmacy,
- Convenience store,
- Ice cream parlour,
- Spa/salon,
- Restaurant with a banquet hall, & landscaped terrace banquet.



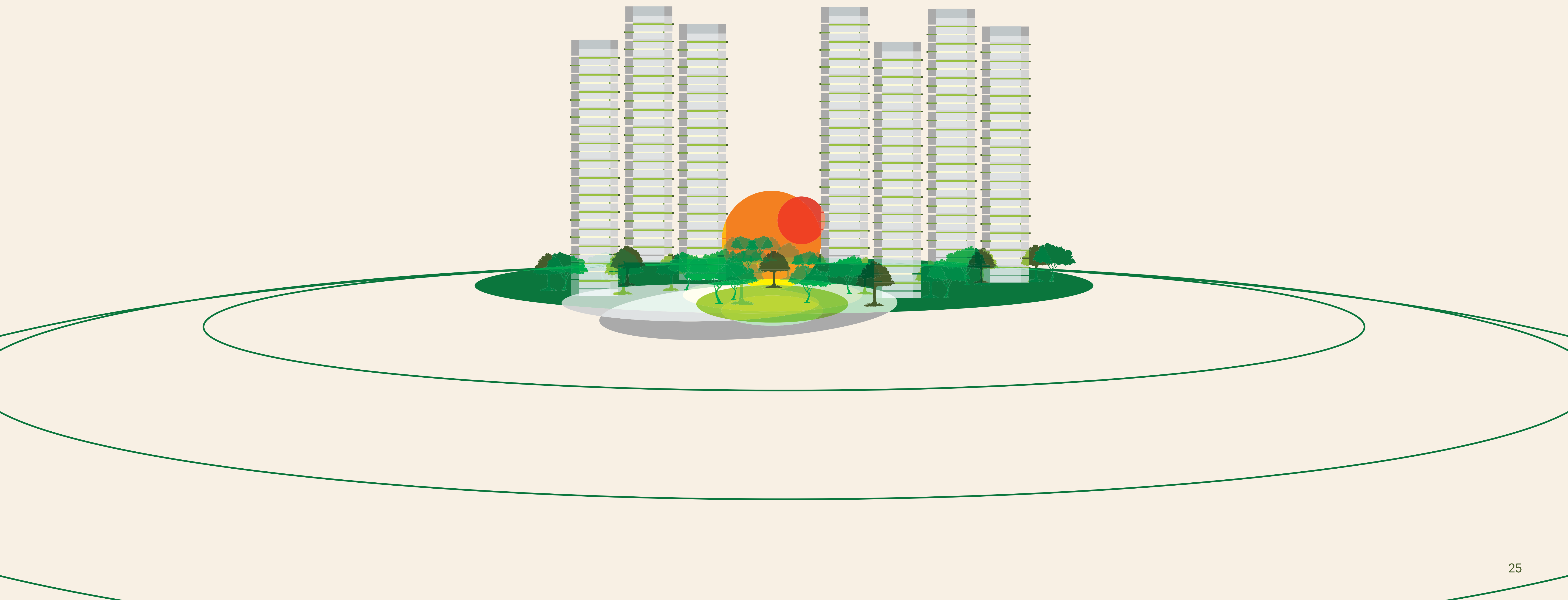




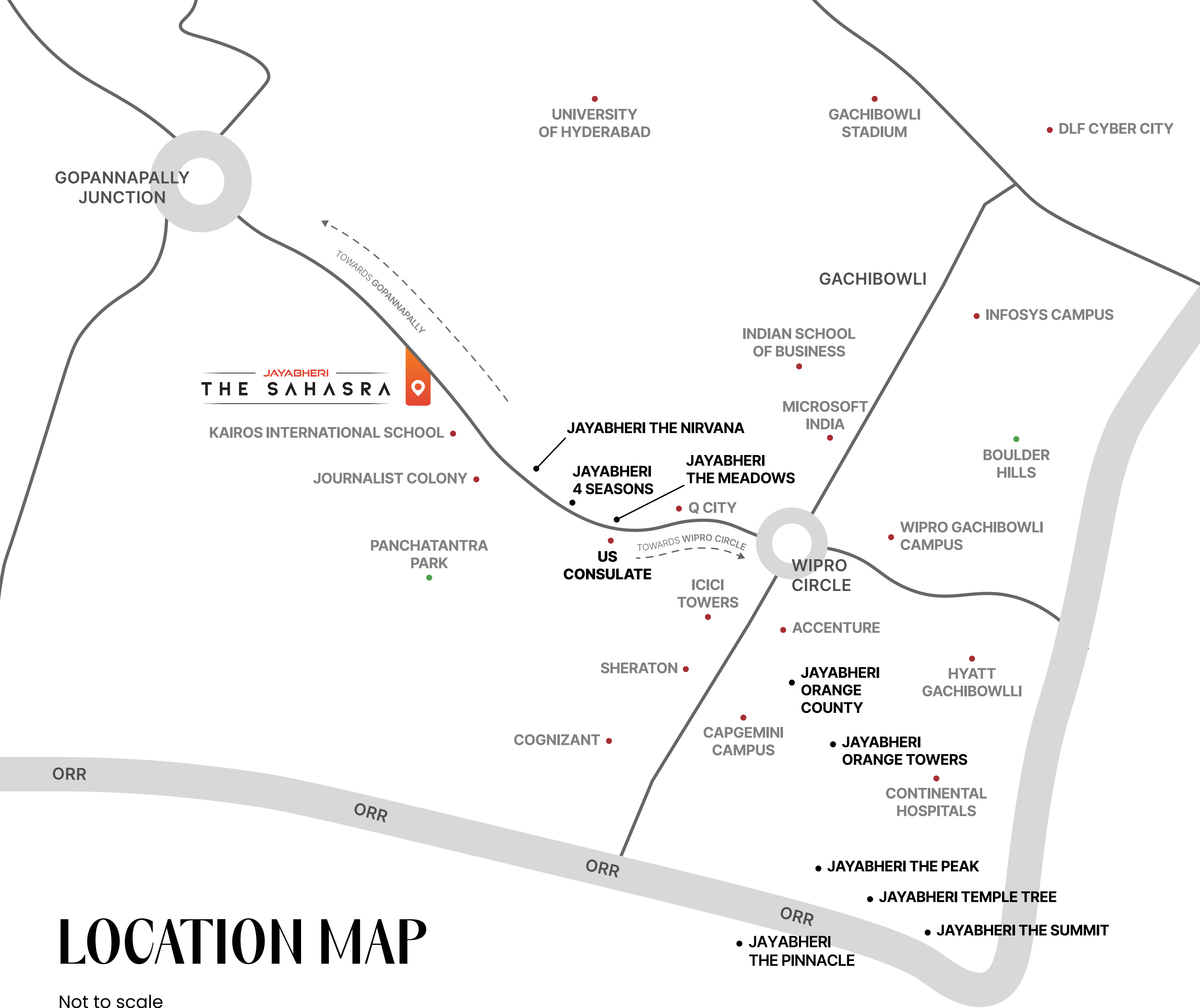
# 6 Location Map



Get to live in the **city's most sought-after address** where connectivity, convenience, and community coalesce.







**RECREATION**

- Botanical Garden - 7 km
- Sarath City Mall - 7.8 km
- Inorbit Mall - 9.6 km
- RGI Airport - 30.6 km

**WORK**

- Financial District - 1 km
- Gachibowli IT Hub - 4 km
- Kokapet Hub - 4.5 km

**HOSPITALS**

- Continental Hospital - 2.6 km
- Star Hospital - 4.8 km
- Rainbow Hospital - 4.8 km
- Citizens Hospital - 4.9 km
- AIG Hospital - 7.6 km
- Care Hospital - 7.9 km

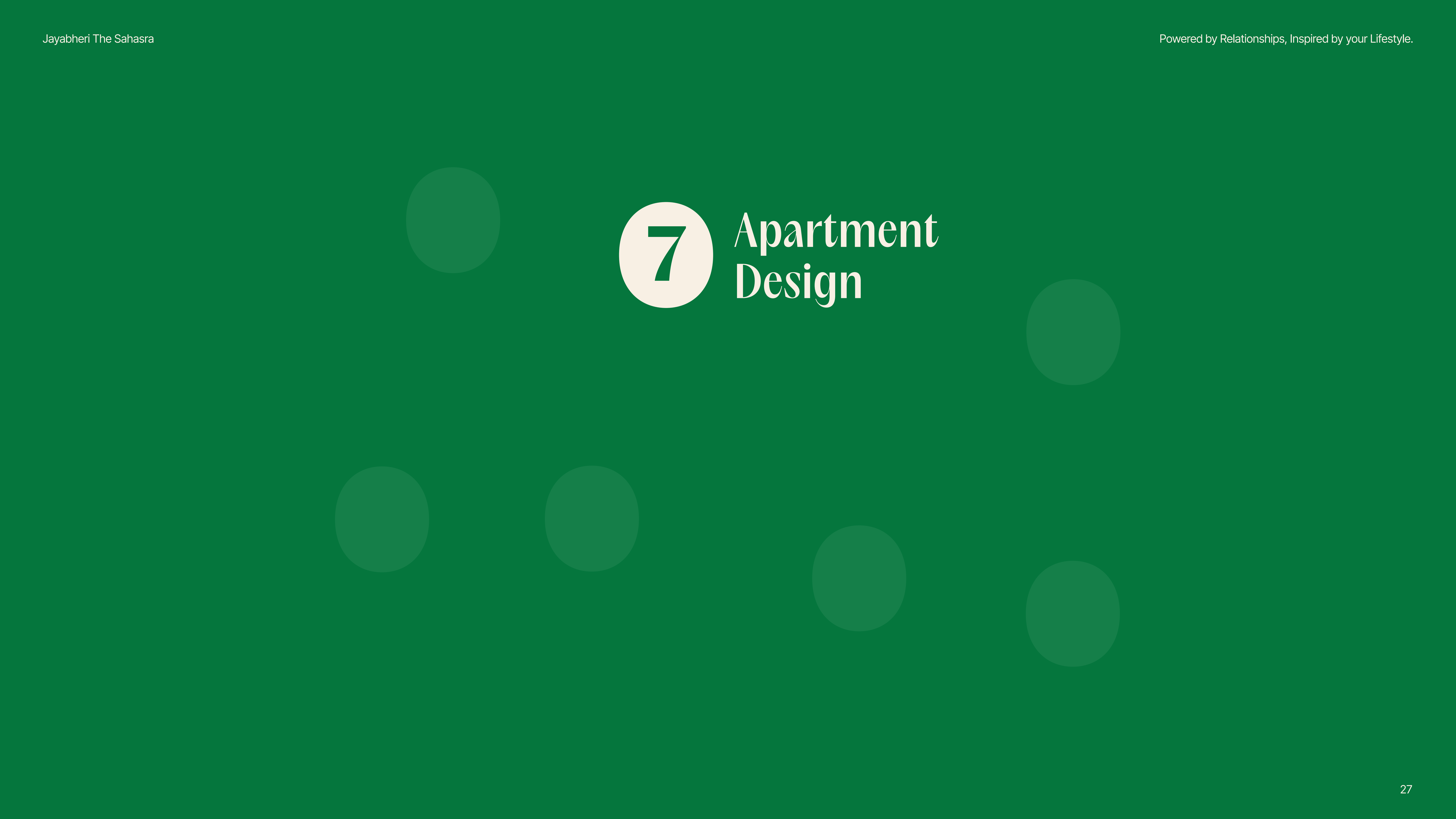
**SCHOOLS**

- Kairos International School - 0.1 km
- Keystone International School - 4.5 km
- The Shri Ram Universal School - 4.6 km
- Oakridge International School - 5.5 km
- Future Kids School - 5.6 km
- Delhi Public School - 5.9 km
- Phoenix Greens School - 6.9 km

# LOCATION MAP

Not to scale





# 7 Apartment Design





When people come close, something magical happens.  
Our apartments are designed with a keen eye for making  
this magic possible.



# Site Map

1. Entry Portal
2. Bus Stop
3. Entry Plaza
4. Culture Court (Amphitheater)
5. Orchard (Meditation + Yoga Space)
6. Maidan
7. Entry Court
8. Event Space
9. Children's Play-Scape
10. Outdoor Lounge
11. Health Plaza
12. Recreation Deck
13. Adult Pool
14. Toddler Pool
15. Bazaar Plaza
16. Fitness Trail

**Amenities**

- A. Indoor Games Zone
- B. - Snooker/pool  
Indoor Games Zone  
- Table Tennis, Board Games & Amenities
- C. Multifunctional Halls
- D1. Yoga & Aerobics
- D2. Creche
- E. Guest Rooms
- F1. Admin & Helpdesk, BEMS, BMS
- F2. Board Room & Developer's Property Management Services Office
- G1. Music And Dance
- G2. Creative Arts

17. Cycle Track
18. Organic Garden
19. The Cove
20. The Avenue
21. Sculpture Court
22. Rolling Landscape
23. Sensory Garden
24. Herbal + Medicinal Garden
25. Outdoor Fitness
26. Pet Play
27. Pavilion
28. The Grove (Lily Pond)
29. Walk In The Woods
30. Tennis Court
31. Basketball Court
32. Service

**Bazaar**

- Supermarket
- Ice-cream Parlour
- Convenience Store
- Pharmacy
- Café
- Spa & Salon
- Restaurant
- Banquet Hall
- Terrace Banquet / Restaurant

**Arena**

- Open Lounge
- Gymnasium
- Badminton Courts (x3)
- Sport Court

VP. Visitor Car Parking

▲ Vehicular Entry / Exit

▲ Ramp Entry / Exit





# Tower Floor Layout

At Jayabheri The Sahasra, every floor boasts five strategically positioned units, ensuring optimal sunlight and refreshing natural ventilation.





# Unrestricted Vistas with Privacy-Infused Design

The meticulously and creatively arranged towers of Jayabheri  
The Sahasra presents an **Unrivalled Living Experience**.



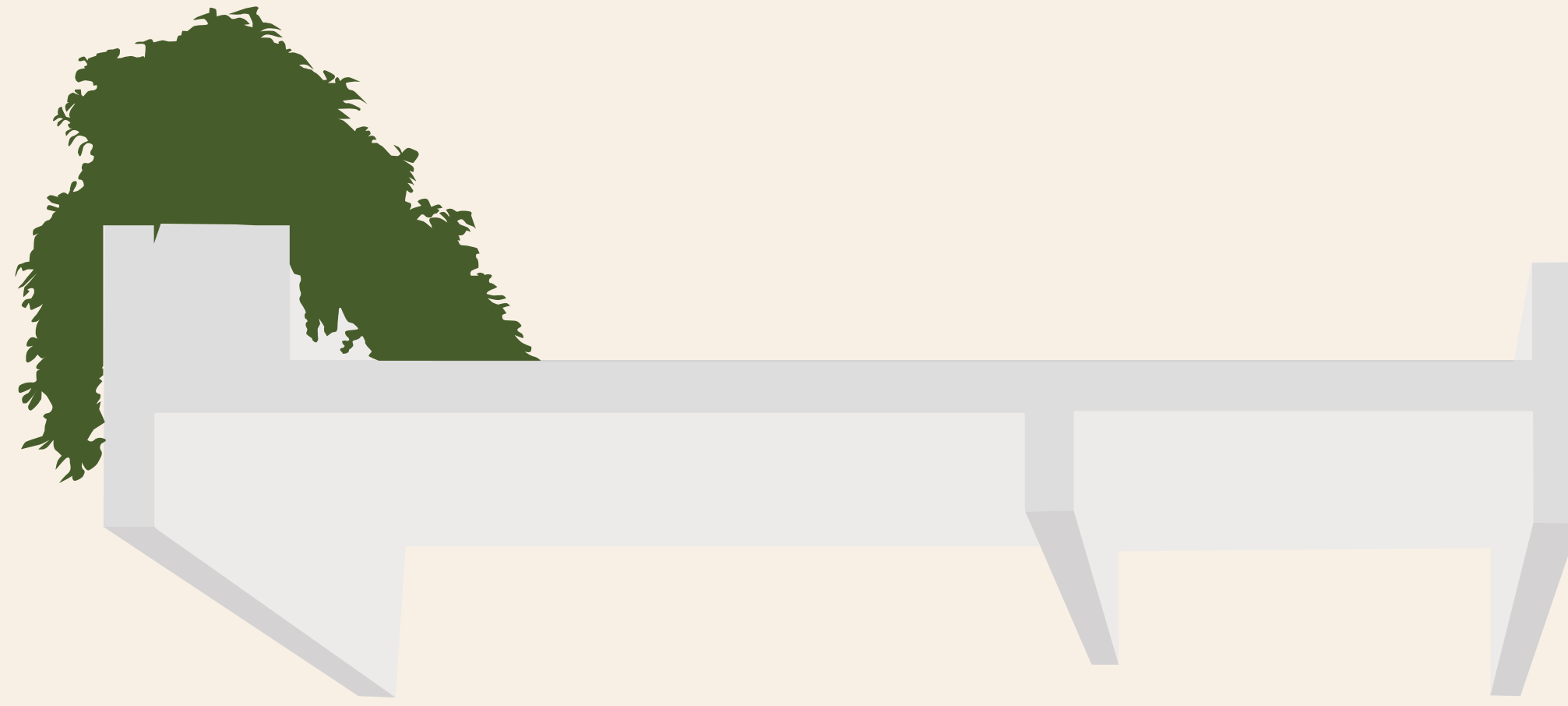


The double-height terraces serve as inviting spaces for intimate gatherings on every floor. These delightful break-out areas on each floor create a captivating visual link to the levels above and below.

Their strategically spaced and staggered positioning leaves open space, guaranteeing privacy and uninterrupted vistas for every apartment.

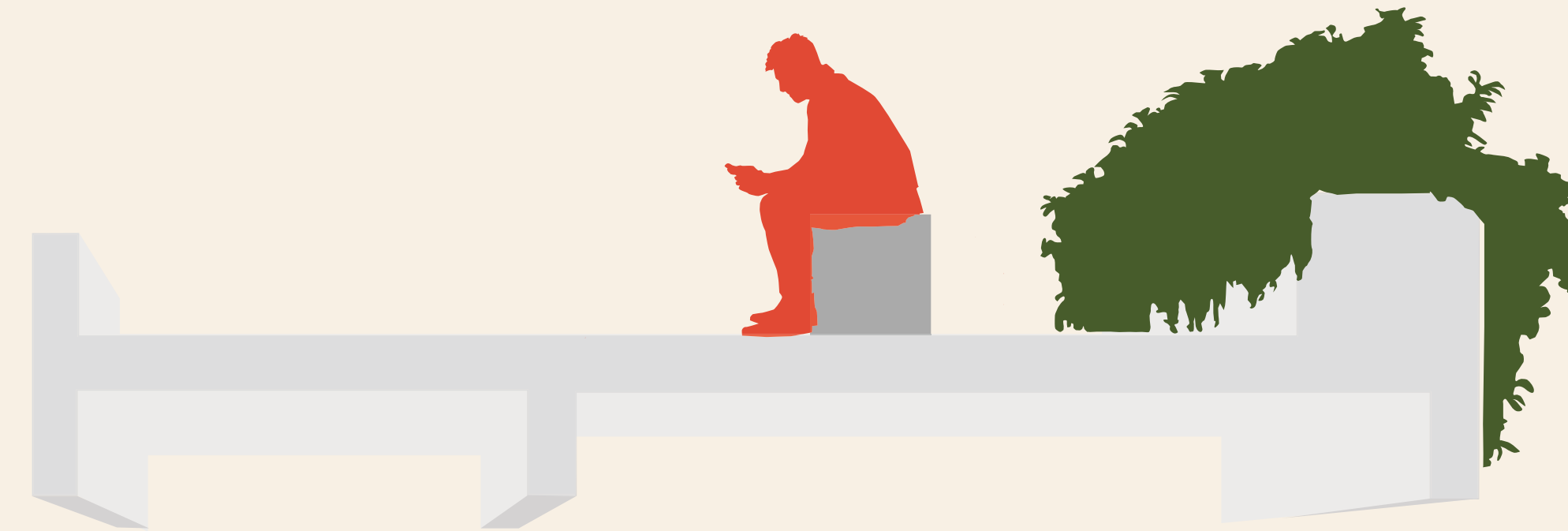


Whether you



yearn for tranquillity or

a harmonious connection



with fellow

residents & the



surrounding nature, Jayabheri

The Sahasra achieves the ideal



equilibrium.



# Unit Map

Each apartment unit's strategic positioning guarantees residents abundant sunlight, ventilation, and privacy. Additionally, the well-thought-out placement of the Bazaar and the Arena enhances convenience, offers exclusive resident access, ensures security, and serves as a central hub for fostering community interaction.

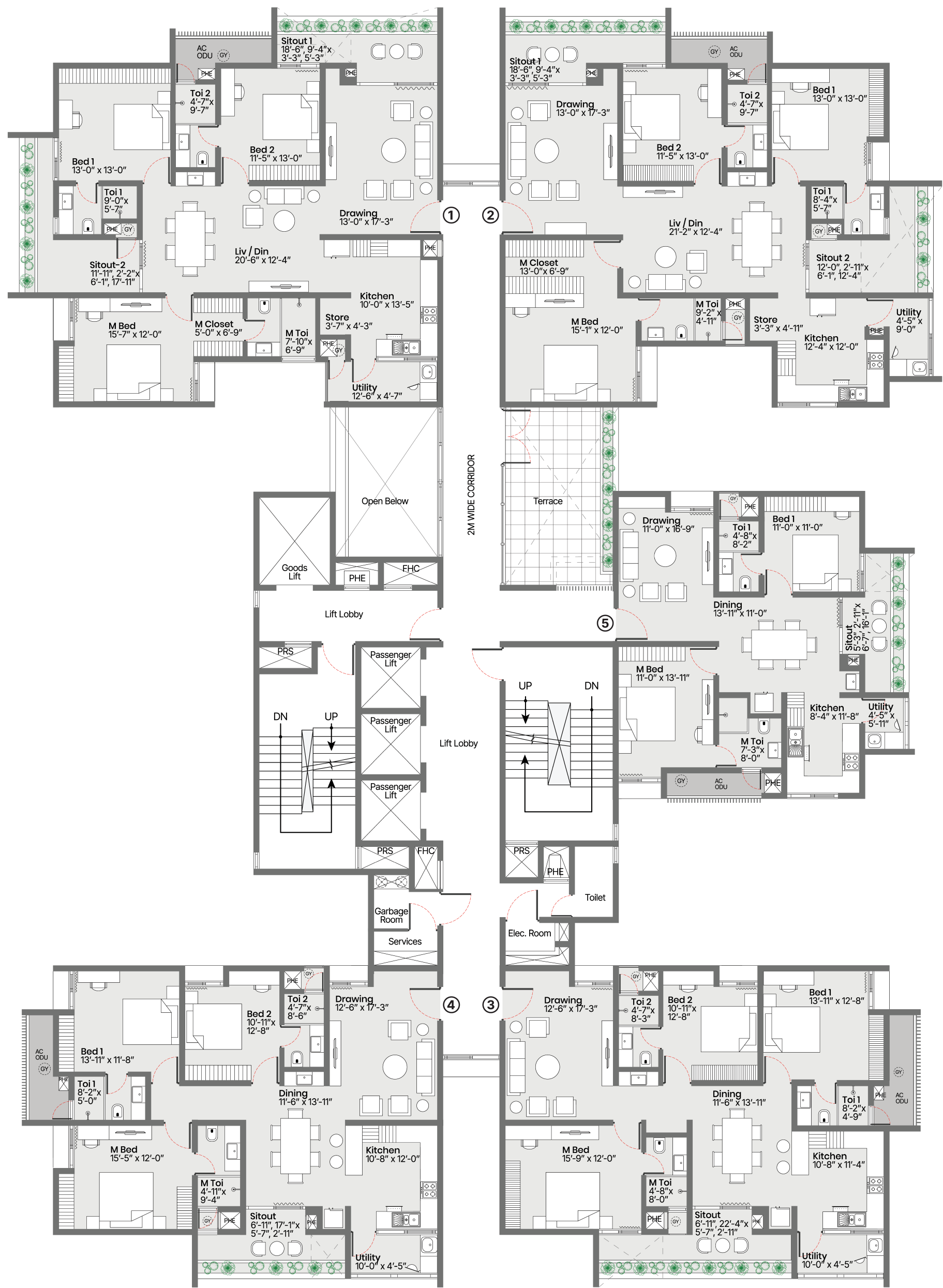
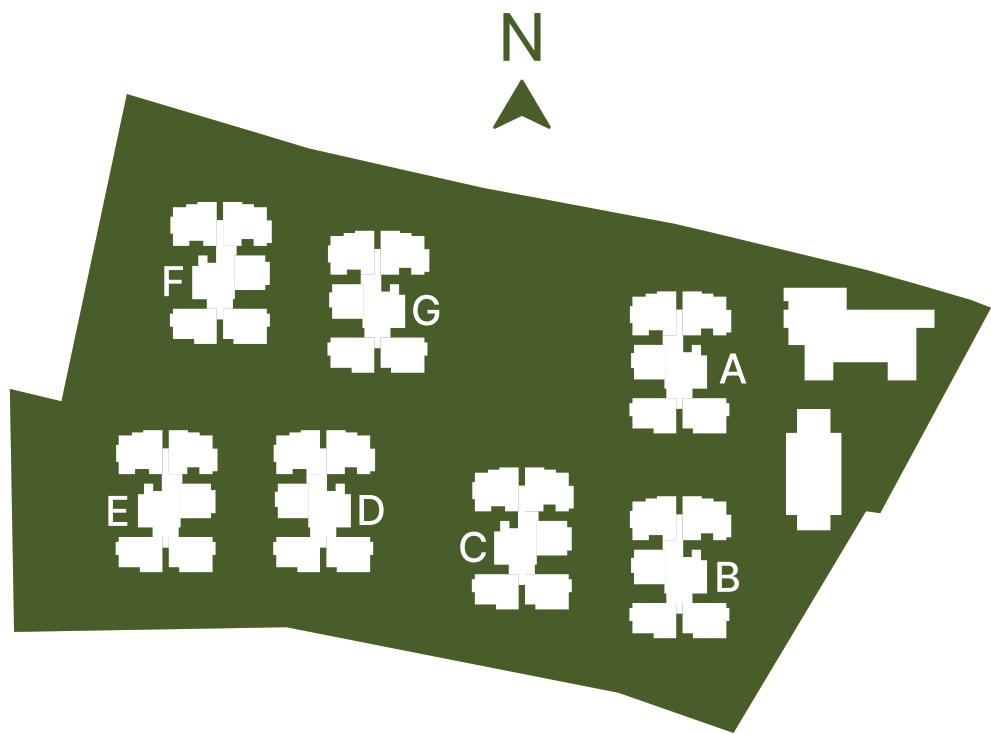
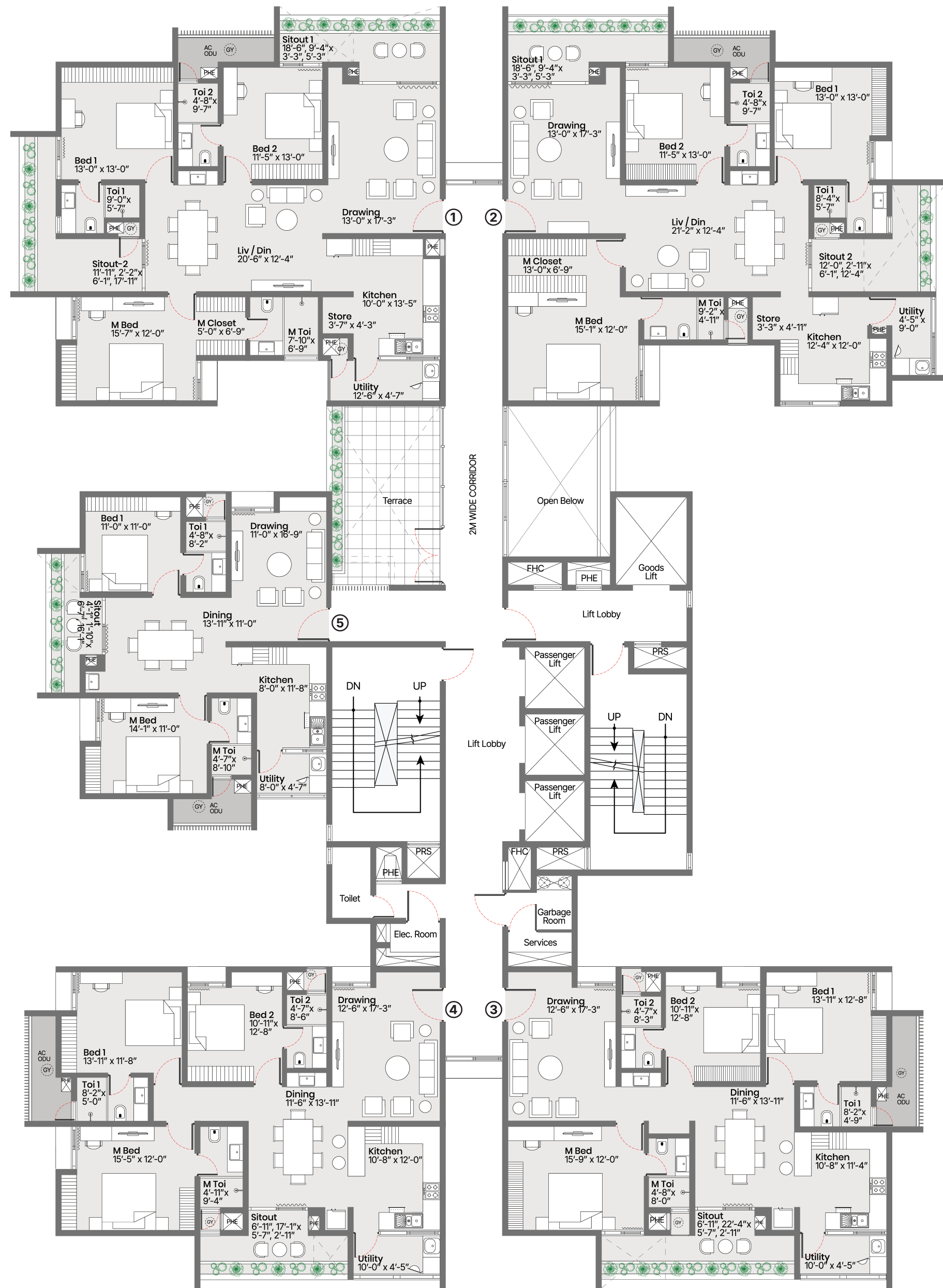




FIRST FLOOR

Tower - A | B | D | G

Tower - C | E | F



| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1424                  | 206               | 59                | 2465 Sft                |
| 2        | West   | 3 BHK | 1468                  | 196               | 53                | 2510 Sft                |
| 3        | West   | 3 BHK | 1256                  | 93                | 57                | 2055 Sft                |
| 4        | East   | 3 BHK | 1245                  | 76                | 57                | 2020 Sft                |
| 5        | East   | 2 BHK | 870                   | 52                | 46                | 1435 Sft                |

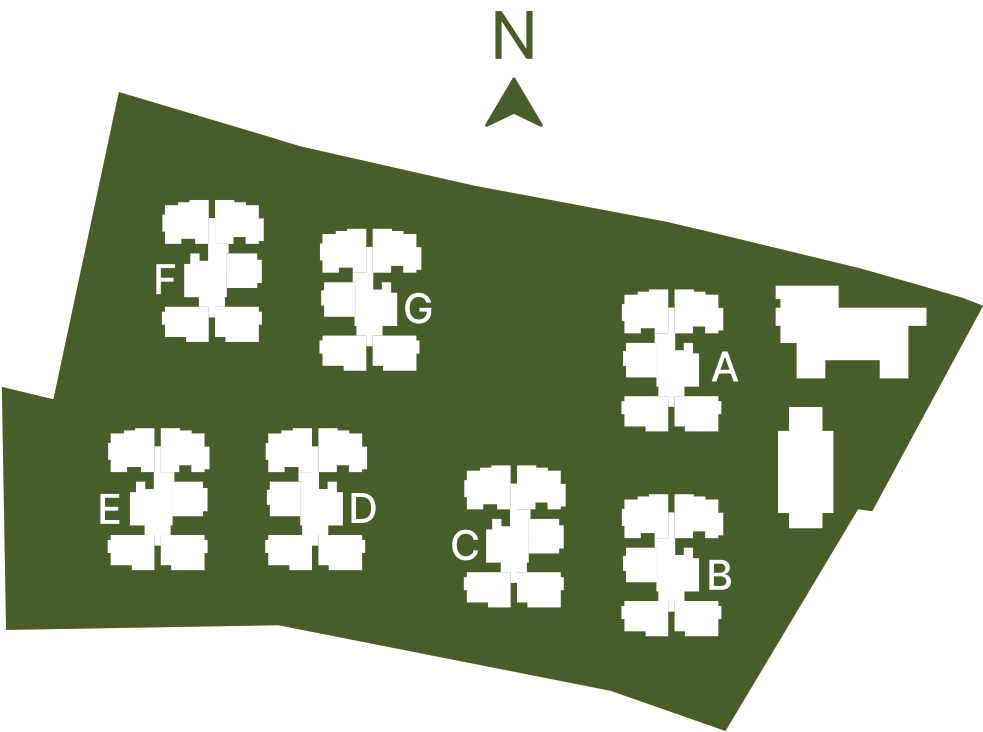
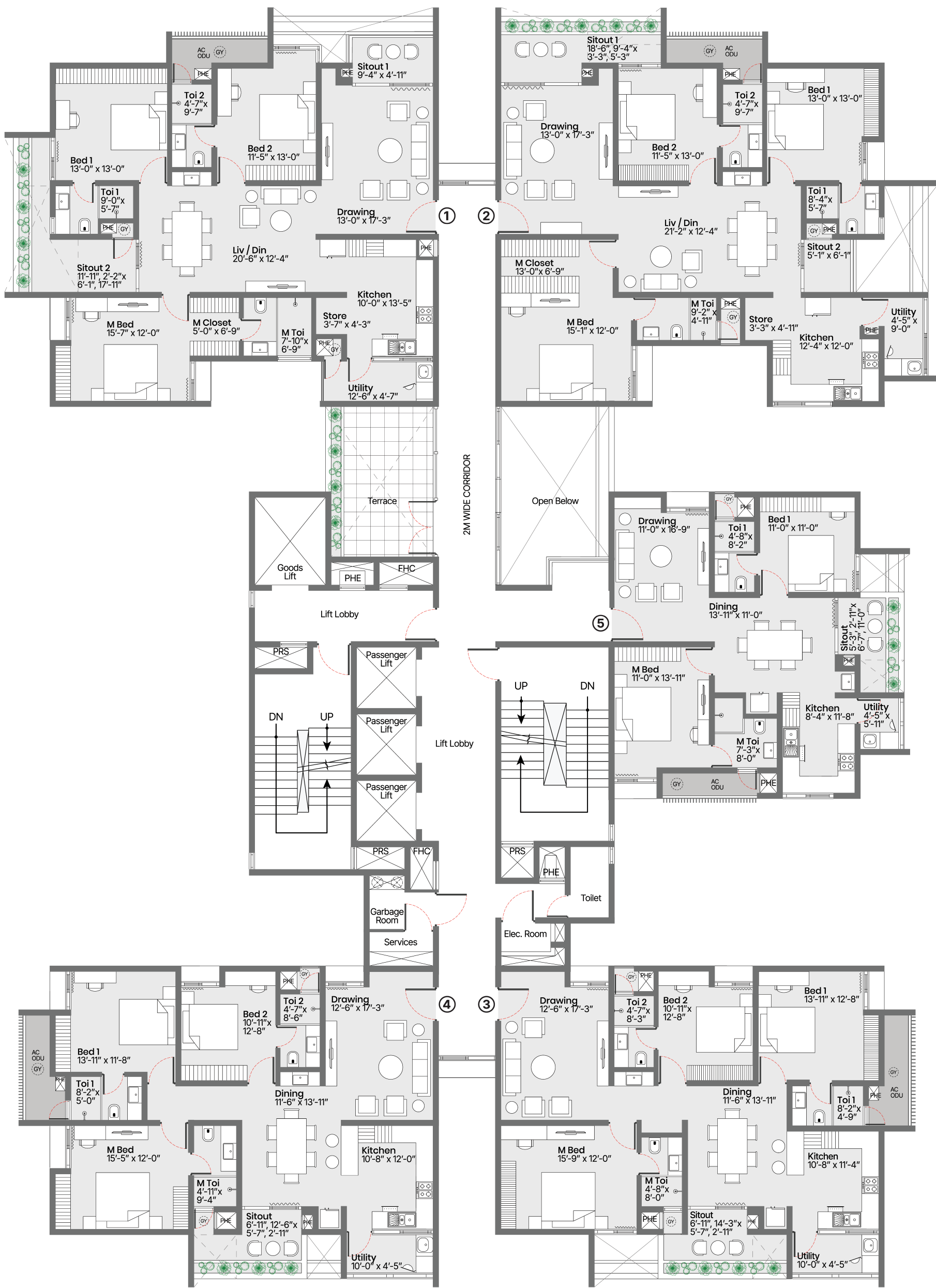
| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1424                  | 206               | 59                | 2465 Sft                |
| 2        | West   | 3 BHK | 1468                  | 196               | 53                | 2510 Sft                |
| 3        | West   | 3 BHK | 1255                  | 96                | 57                | 2055 Sft                |
| 4        | East   | 3 BHK | 1243                  | 78                | 57                | 2020 Sft                |
| 5        | East   | 2 BHK | 875                   | 70                | 34                | 1450 Sft                |



EVEN FLOOR

Tower - A | B | D | G

Tower - C | E | F



| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1435                  | 172               | 59                | 2435 Sft                |
| 2        | West   | 3 BHK | 1468                  | 133               | 53                | 2425 Sft                |
| 3        | West   | 3 BHK | 1256                  | 67                | 57                | 2020 Sft                |
| 4        | East   | 3 BHK | 1245                  | 63                | 57                | 2000 Sft                |
| 5        | East   | 2 BHK | 870                   | 41                | 46                | 1425 Sft                |

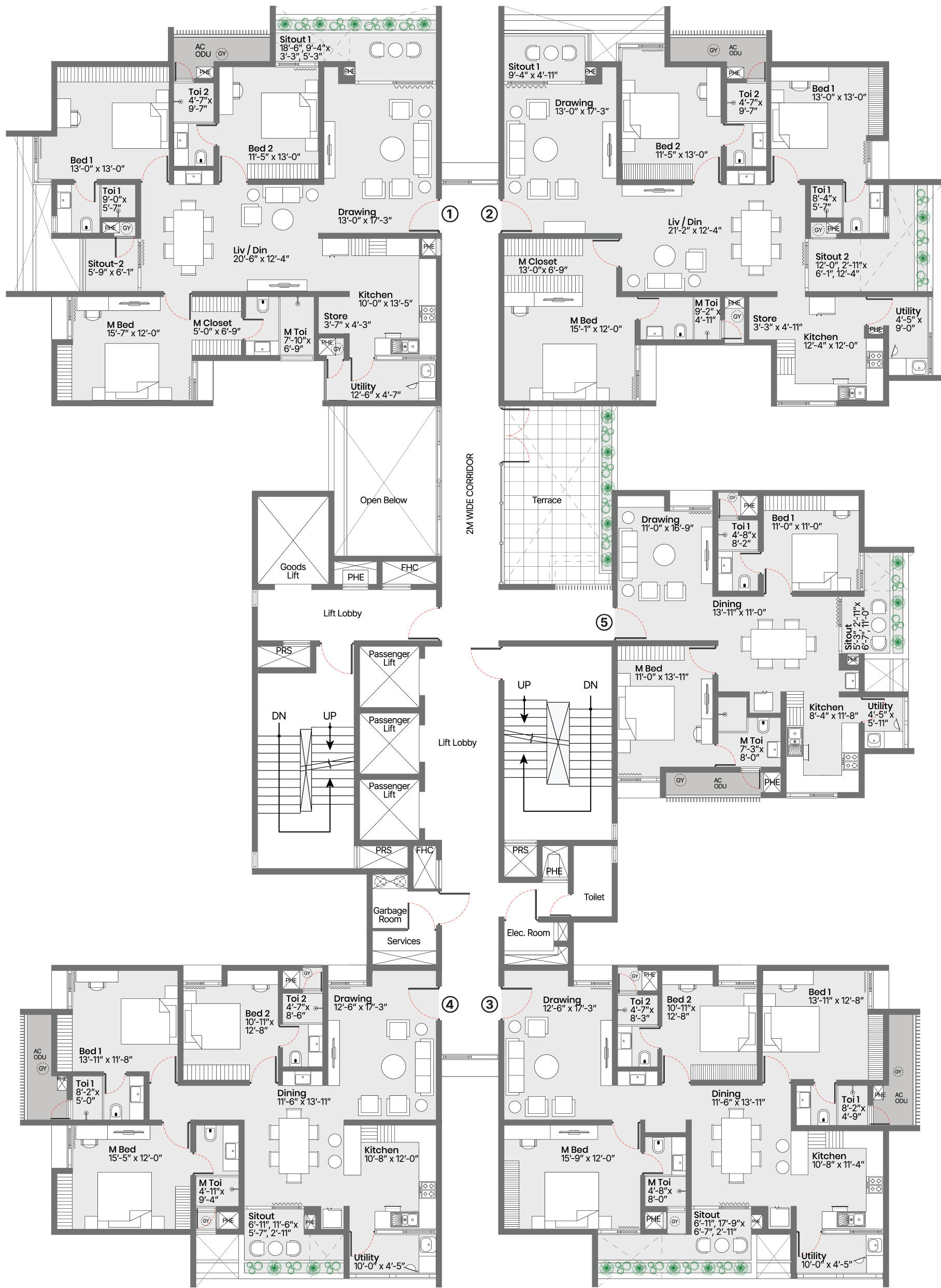
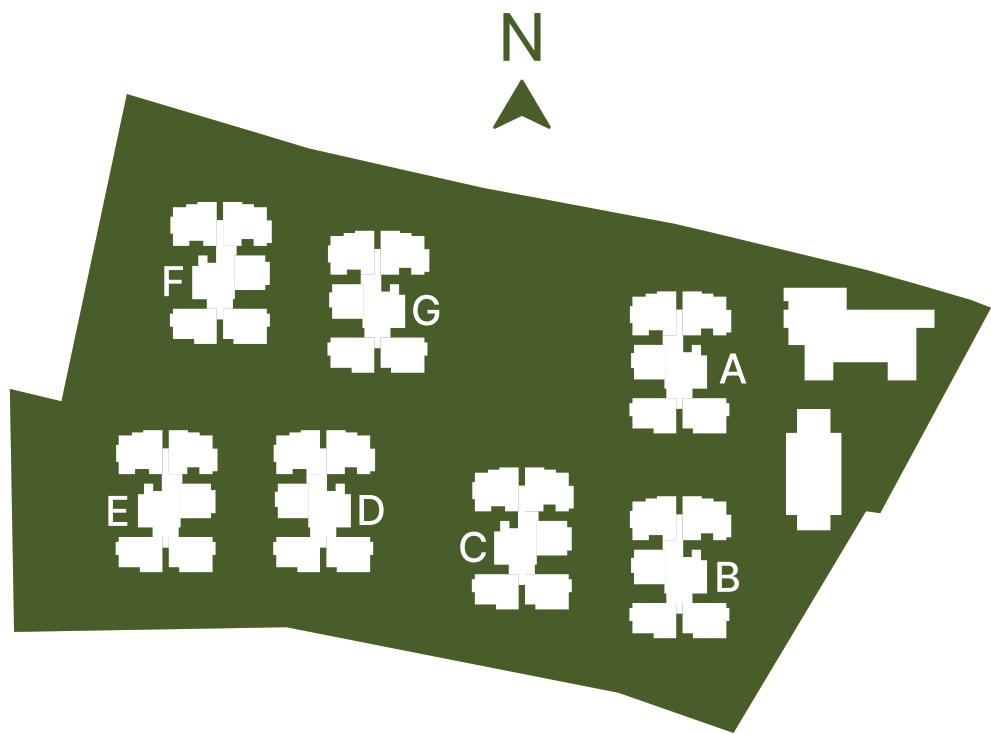
| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1435                  | 172               | 59                | 2435 Sft                |
| 2        | West   | 3 BHK | 1468                  | 133               | 53                | 2425 Sft                |
| 3        | West   | 3 BHK | 1256                  | 67                | 57                | 2020 Sft                |
| 4        | East   | 3 BHK | 1245                  | 63                | 57                | 2000 Sft                |
| 5        | West   | 2 BHK | 875                   | 53                | 34                | 1430 Sft                |



ODD FLOOR

Tower - A | B | D | G

Tower - C | E | F



| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1435                  | 137               | 59                | 2390 Sft                |
| 2        | West   | 3 BHK | 1478                  | 163               | 53                | 2485 Sft                |
| 3        | West   | 3 BHK | 1256                  | 81                | 57                | 2040 Sft                |
| 4        | East   | 3 BHK | 1245                  | 58                | 57                | 1995 Sft                |
| 5        | East   | 2 BHK | 870                   | 43                | 46                | 1425 Sft                |

| Flat No. | Facing | Type  | Carpet Area (Sq. Ft.) | Balcony (Sq. Ft.) | Utility (Sq. Ft.) | Saleable Area (Sq. Ft.) |
|----------|--------|-------|-----------------------|-------------------|-------------------|-------------------------|
| 1        | East   | 3 BHK | 1435                  | 137               | 59                | 2390 Sft                |
| 2        | West   | 3 BHK | 1478                  | 163               | 53                | 2485 Sft                |
| 3        | West   | 3 BHK | 1256                  | 81                | 57                | 2040 Sft                |
| 4        | East   | 3 BHK | 1245                  | 58                | 57                | 1995 Sft                |
| 5        | East   | 2 BHK | 875                   | 57                | 34                | 1435 Sft                |





## Unit Layout

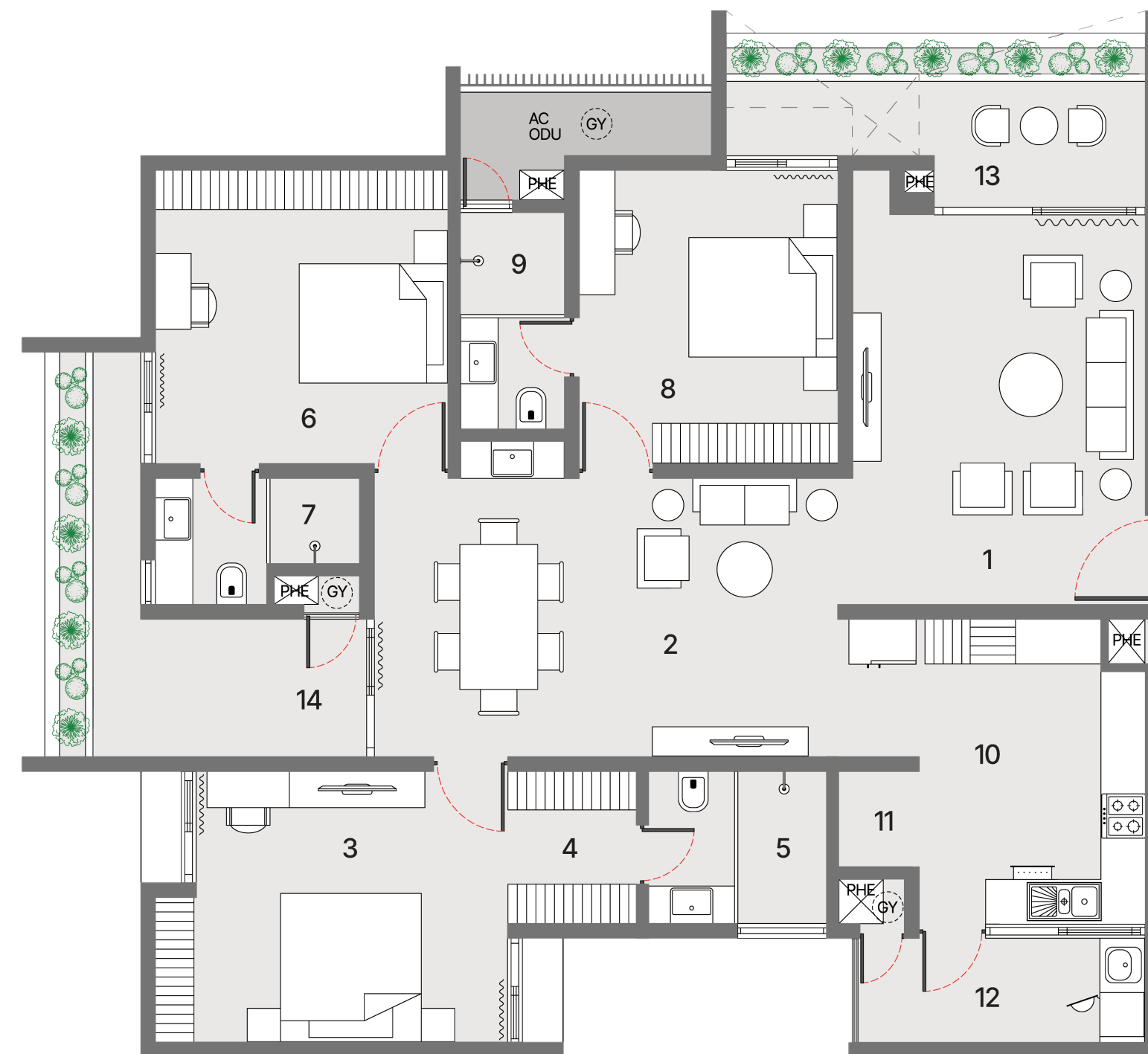
Jayabheri The Sahasra offers 966 units in total. The 18 variations in unit plans comprise 2BHK and 3BHK apartments with an area range of 1400-2500 sq ft.

A wide range of unit options offered to our customers indeed is a huge departure from the repetitive and mundane designs. All the apartments are independent, Vastu compliant, and open up their entrances facing east and west.

Experience the impeccable artistry of space optimisation at Jayabheri The Sahasra's apartments. Seamlessly transition from the foyer to living and dining areas, leading to double-height terraces and sit-outs.

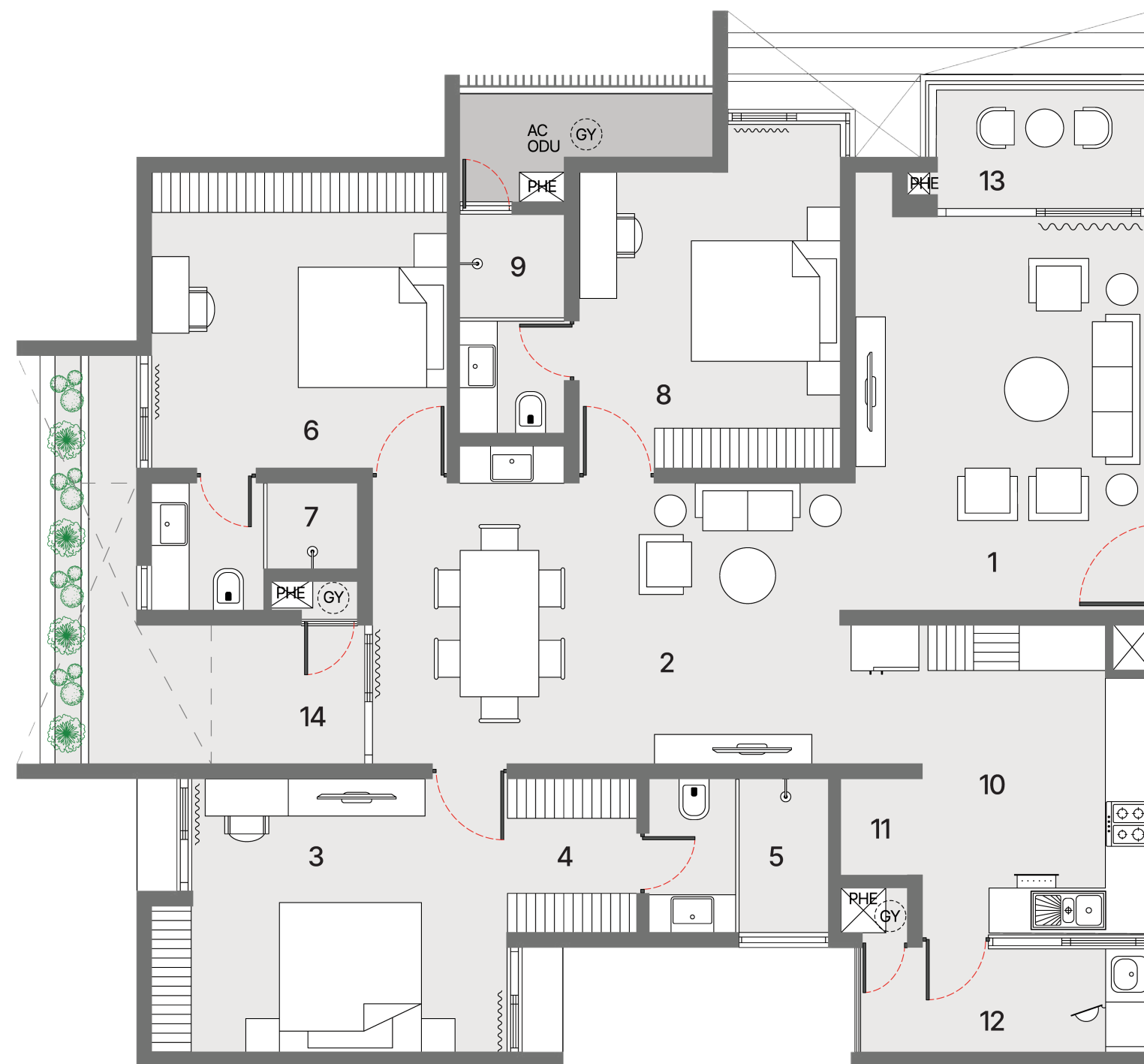


**UNIT 1**  
All Towers



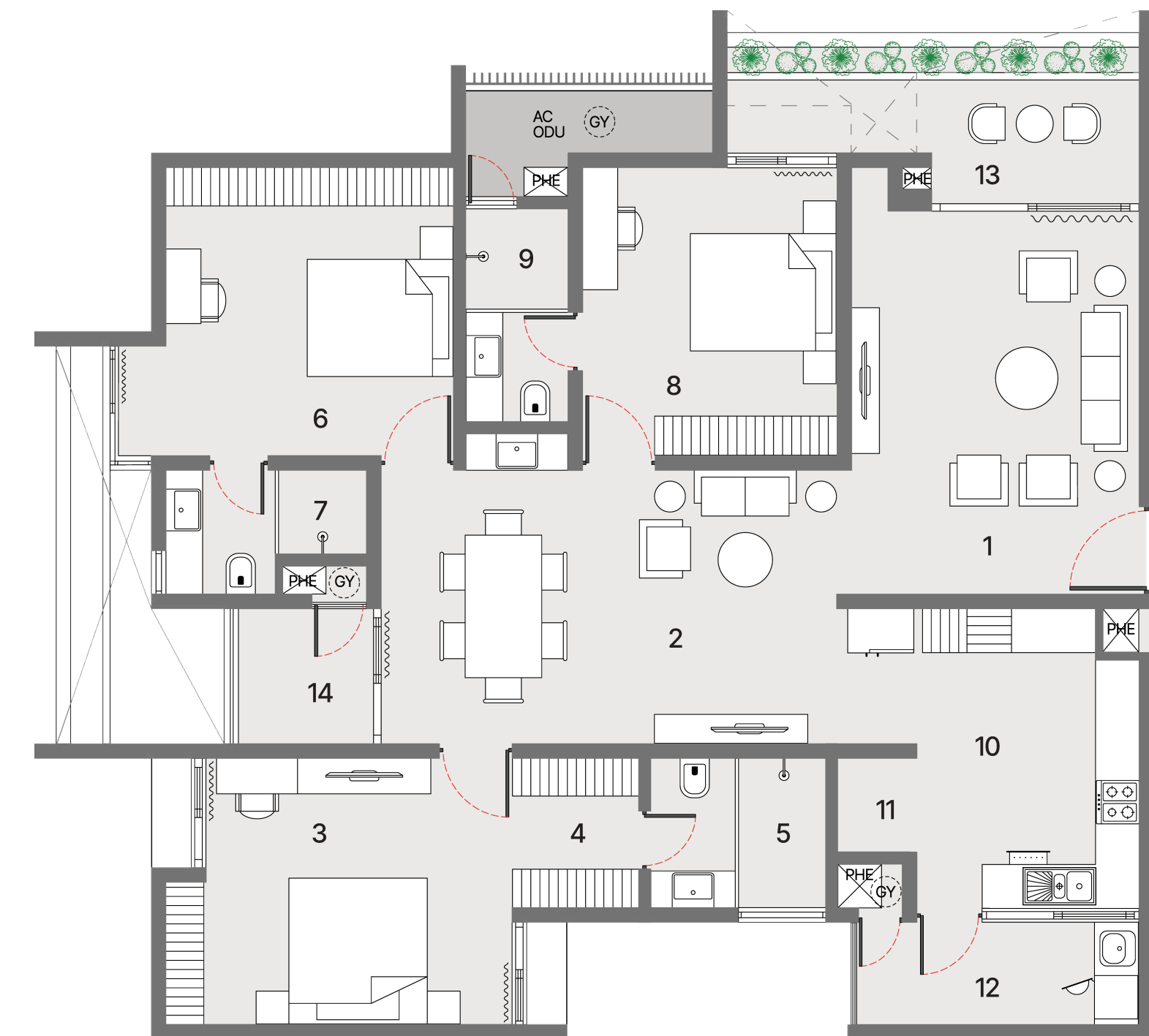
## First Floor

1. **Drawing** - 13'-0" x 17'-3"
2. **Liv/Din** - 20'-6" x 12'-4"
3. **M bedroom** - 15'-7" x 12'-0"
4. **M closet** - 5'-0" x 6'-9"
5. **M toilet** - 7'-10" x 6'-9"
6. **Bedroom 1** - 13'-0" x 13'-0"
7. **Toilet 1** - 9'-0" x 5'-7"
8. **Bedroom 2** - 11'-5" x 13'-0"
9. **Toilet 2** - 4'-8" x 9'-7"
10. **Kitchen** - 10'-0" x 13'-5"
11. **Store** - 3'-7" x 4'-3"
12. **Utility** - 12'-6" x 4'-7"
13. **Sitout 1** - 18'-6", 9'-4" x  
3'-3", 5'-3"
14. **Sitout 2** - 11'-11", 2'-2" x  
6'-1", 17'-11"



## Even Floor

1. **Drawing** - 13'-0" x 17'-3"
2. **Liv/Din** - 20'-6" x 12'-4"
3. **M bedroom** - 15'-7" x 12'-0"
4. **M closet** - 5'-0" x 6'-9"
5. **M toilet** - 7'-10" x 6'-8"
6. **Bedroom 1** - 13'-0" x 13'-0"
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10. **Kitchen** - 10'-0" x 13'-5"
11. **Store** - 3'-7" x 4'-3"
12. **Utility** - 12'-6" x 4'-7"
13. **Sitout 1** - 9'-4" x 4'-11"
14. **Sitout 2** - 11'-11", 2'-2" x  
6'-1", 17'-11"



## Odd Floor

1. **Drawing** - 13'-0" x 17'-3"
2. **Liv/Din** - 20'-6" x 12'-4"
3. **M bedroom** - 15'-7" x 12'-0"
4. **M closet** - 5'-0" x 6'-9"
5. **M toilet** - 7'-10" x 6'-8"
6. **Bedroom 1** - 13'-0" x 13'-0"
7. **Toilet 1** - 9'-0" x 5'-7"
8. **Bedroom 2** - 11'-5" x 13'-0"
9. **Toilet 2** - 4'-8" x 9'-7"
10. **Kitchen** - 10'-0" x 13'-5"
11. **Store** - 3'-7" x 4'-3"
12. **Utility** - 12'-6" x 4'-7"
13. **Sitout 1** - 18'-6", 9'-4" x  
3'-3", 5'-3"
14. **Sitout 2** - 5'-9" x 6'-1"

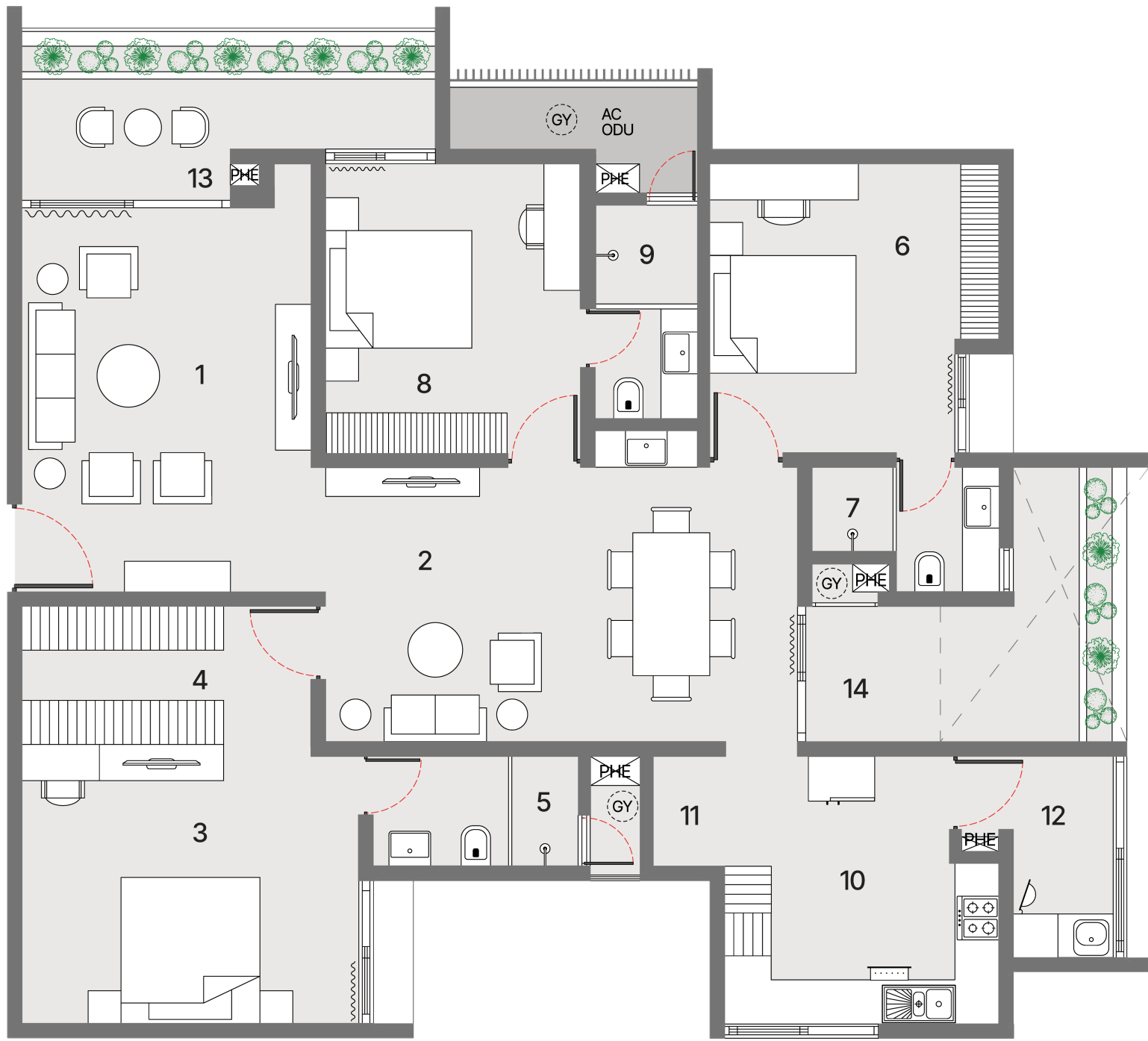


UNIT 2

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N

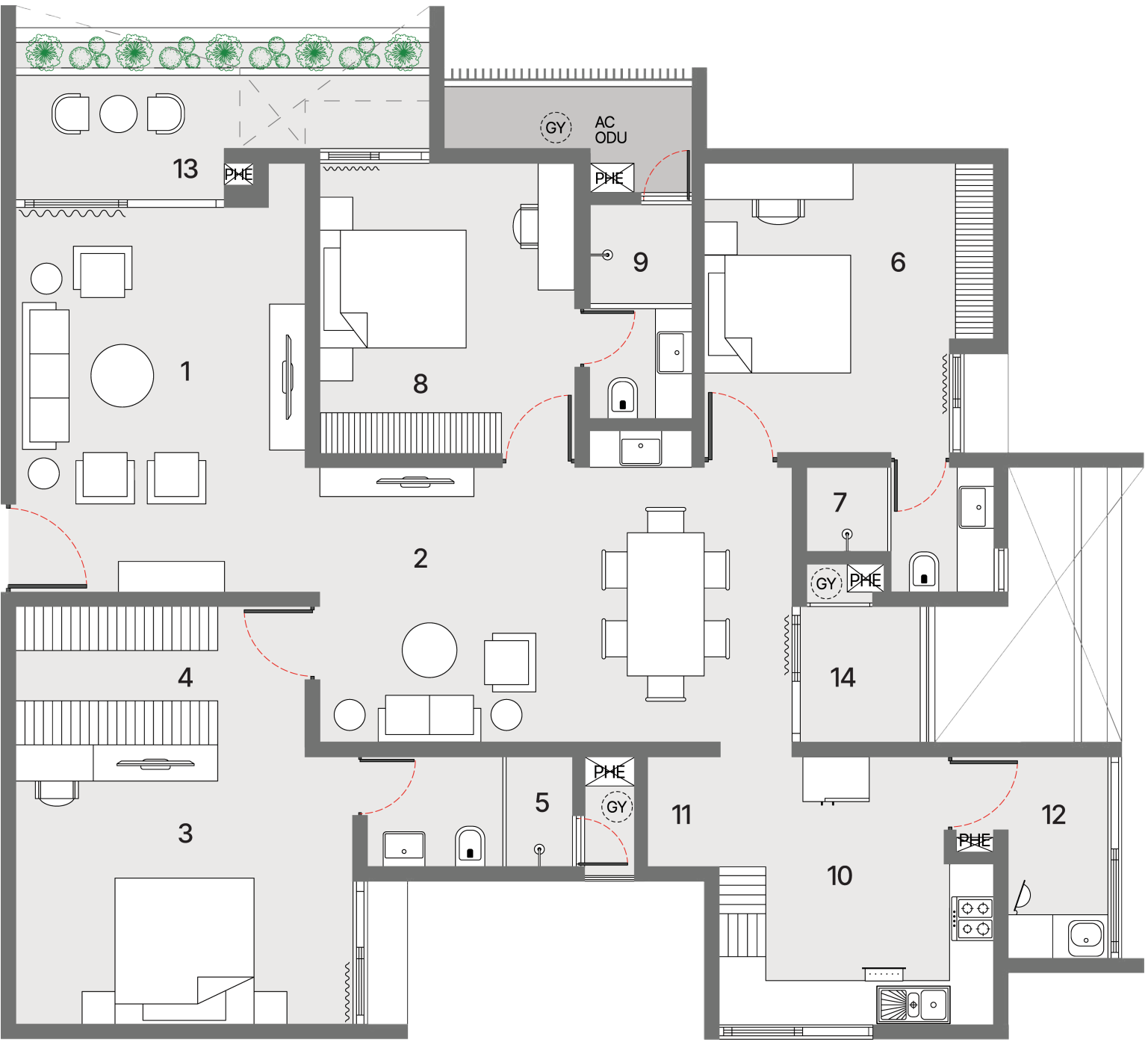


All Towers



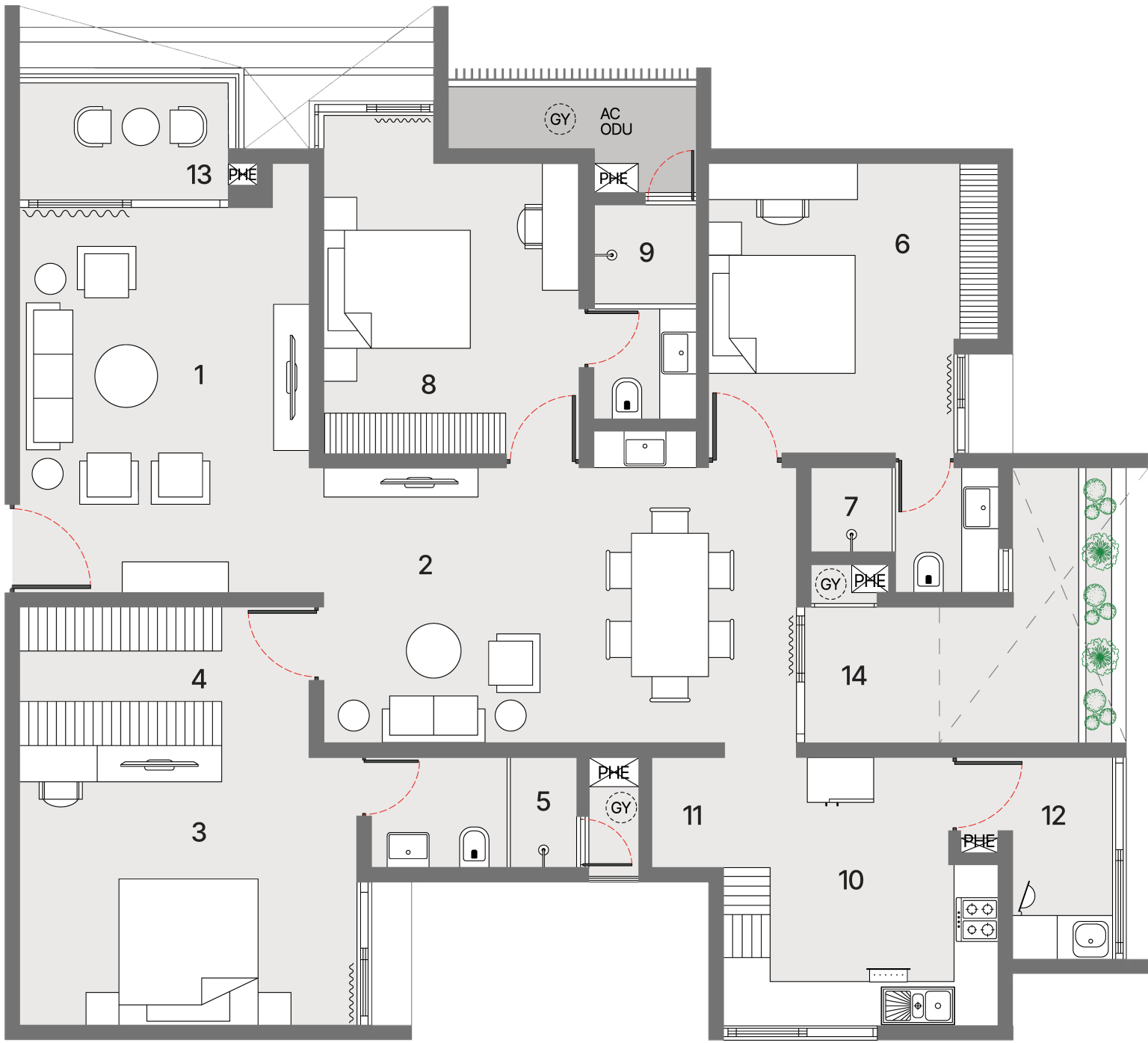
First Floor

- 1. Drawing - 13'-0" x 17'-3"
- 2. Liv/Din - 21'-2" x 12'-4"
- 3. M bedroom - 15'-1" x 12'-0"
- 4. M closet - 13'-0" x 6'-9"
- 5. M toilet - 9'-2" x 4'-11"
- 6. Bedroom 1 - 13'-0" x 13'-0"
- 7. Toilet 1 - 8'-4" x 5'-7"
- 8. Bedroom 2 - 11'-5" x 13'-0"
- 9. Toilet 2 - 4'-8" x 9'-7"
- 10. Kitchen - 12'-4" x 12'-0"
- 11. Store - 3'-3" x 4'-11"
- 12. Utility - 4'-5" x 9'-0"
- 13. Sitout 1 - 18'-6", 9'-4" x 3'-3", 5'-3"
- 14. Sitout 2 - 12'-0", 2'-11" x 6'-1", 12'-4"



Even Floor

- 1. Drawing - 13'-0" x 17'-3"
- 2. Liv/Din - 21'-2" x 12'-4"
- 3. M bedroom - 15'-1" x 12'-0"
- 4. M closet - 13'-0" x 6'-9"
- 5. M toilet - 9'-2" x 4'-11"
- 6. Bedroom 1 - 13'-0" x 13'-0"
- 7. Toilet 1 - 8'-4" x 5'-7"
- 8. Bedroom 2 - 11'-5" x 13'-0"
- 9. Toilet 2 - 4'-8" x 9'-7"
- 10. Kitchen - 12'-4" x 12'-0"
- 11. Store - 3'-3" x 4'-11"
- 12. Utility - 4'-5" x 9'-0"
- 13. Sitout 1 - 18'-6", 9'-4" x 3'-3", 5'-3"
- 14. Sitout 2 - 5'-1" x 6'-1"



Odd Floor

- 1. Drawing - 13'-0" x 17'-3"
- 2. Liv/Din - 21'-2" x 12'-4"
- 3. M bedroom - 15'-1" x 12'-0"
- 4. M closet - 13'-0" x 6'-9"
- 5. M toilet - 9'-2" x 4'-11"
- 6. Bedroom 1 - 13'-0" x 13'-0"
- 7. Toilet 1 - 8'-4" x 5'-7"
- 8. Bedroom 2 - 11'-5" x 13'-0"
- 9. Toilet 2 - 4'-8" x 9'-7"
- 10. Kitchen - 12'-4" x 12'-0"
- 11. Store - 3'-3" x 4'-11"
- 12. Utility - 4'-5" x 9'-0"
- 13. Sitout 1 - 9'-4" x 4'-11"
- 14. Sitout 2 - 12'-0", 2'-11" x 6'-1", 12'-4"

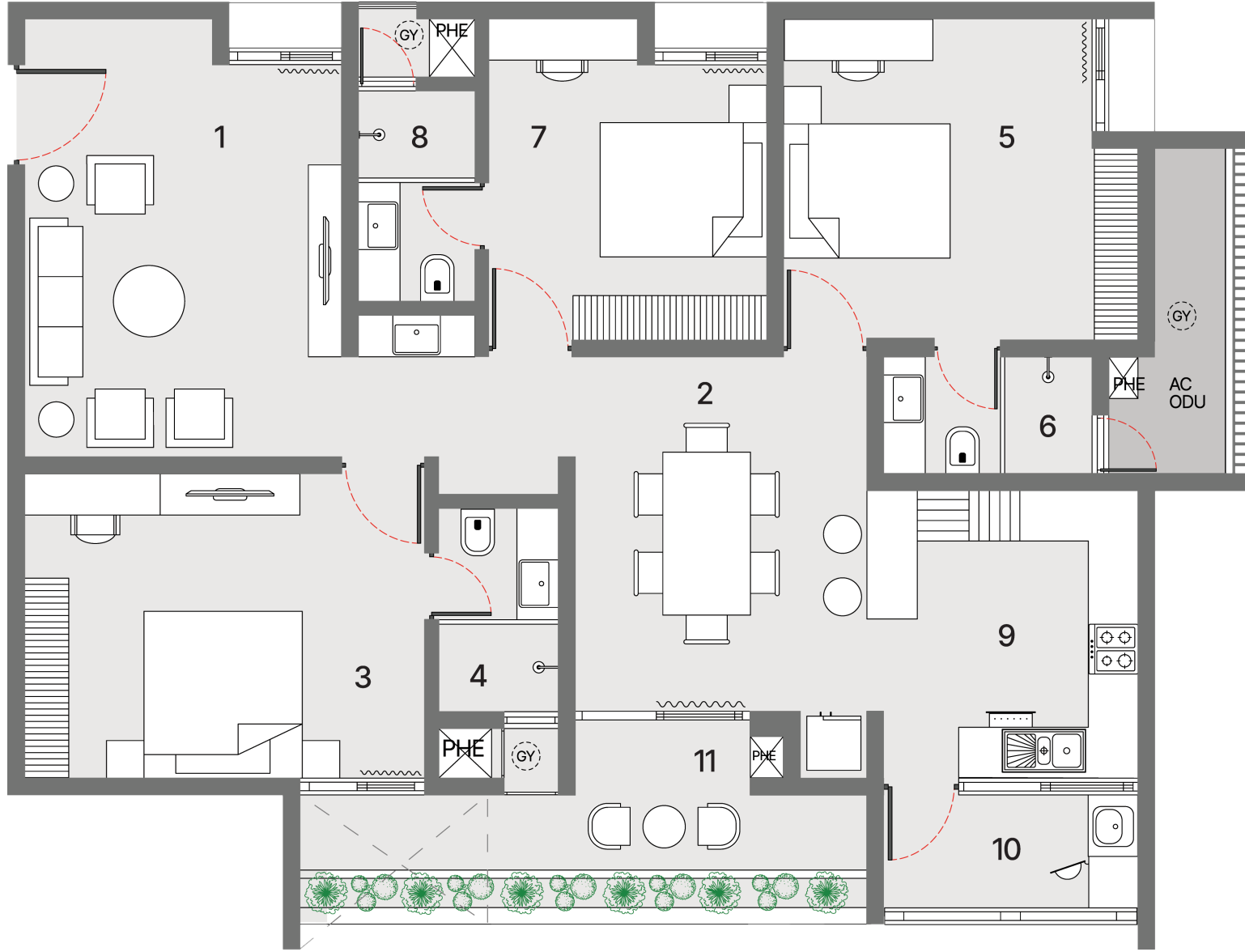


UNIT 3

↑  
N

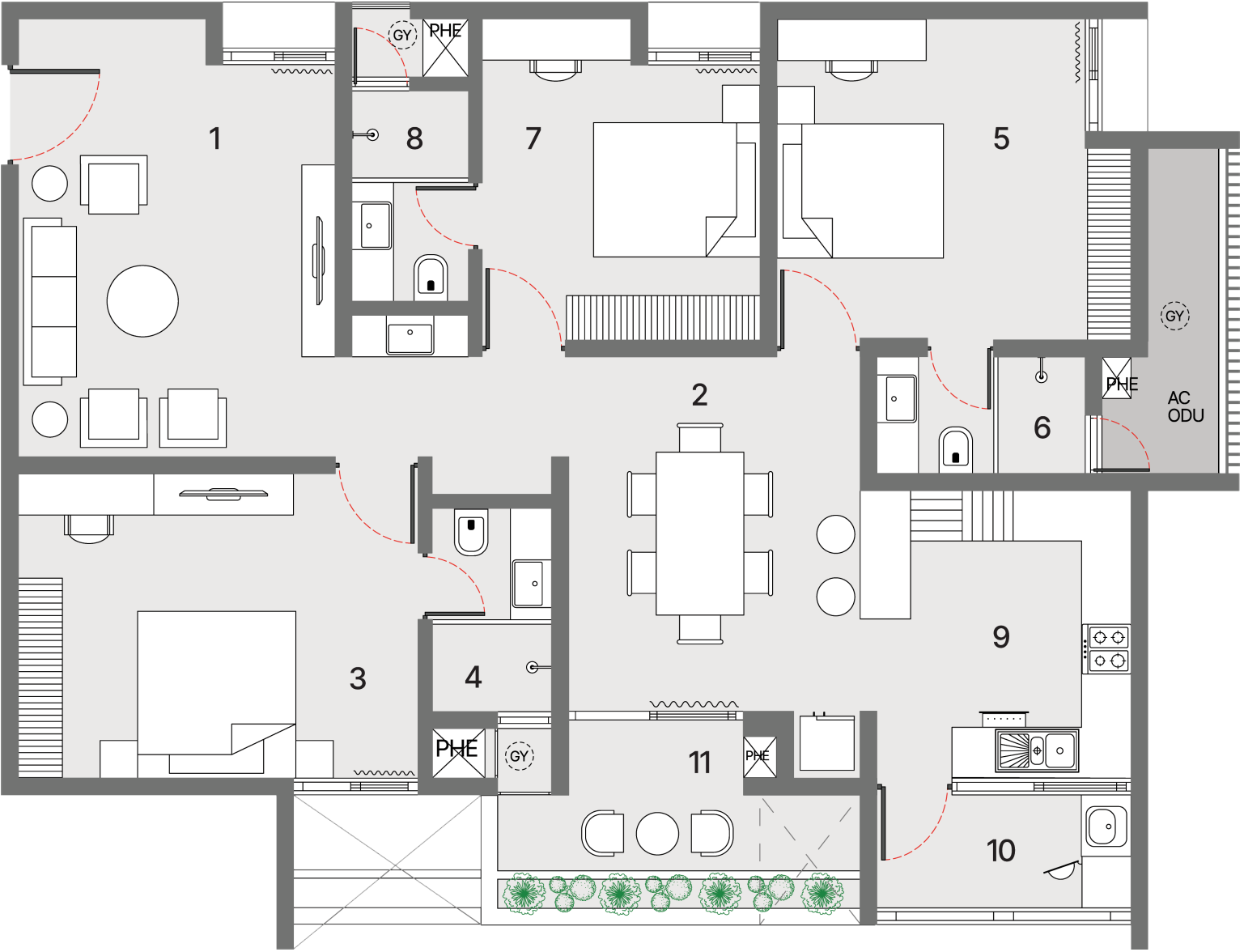


All Towers



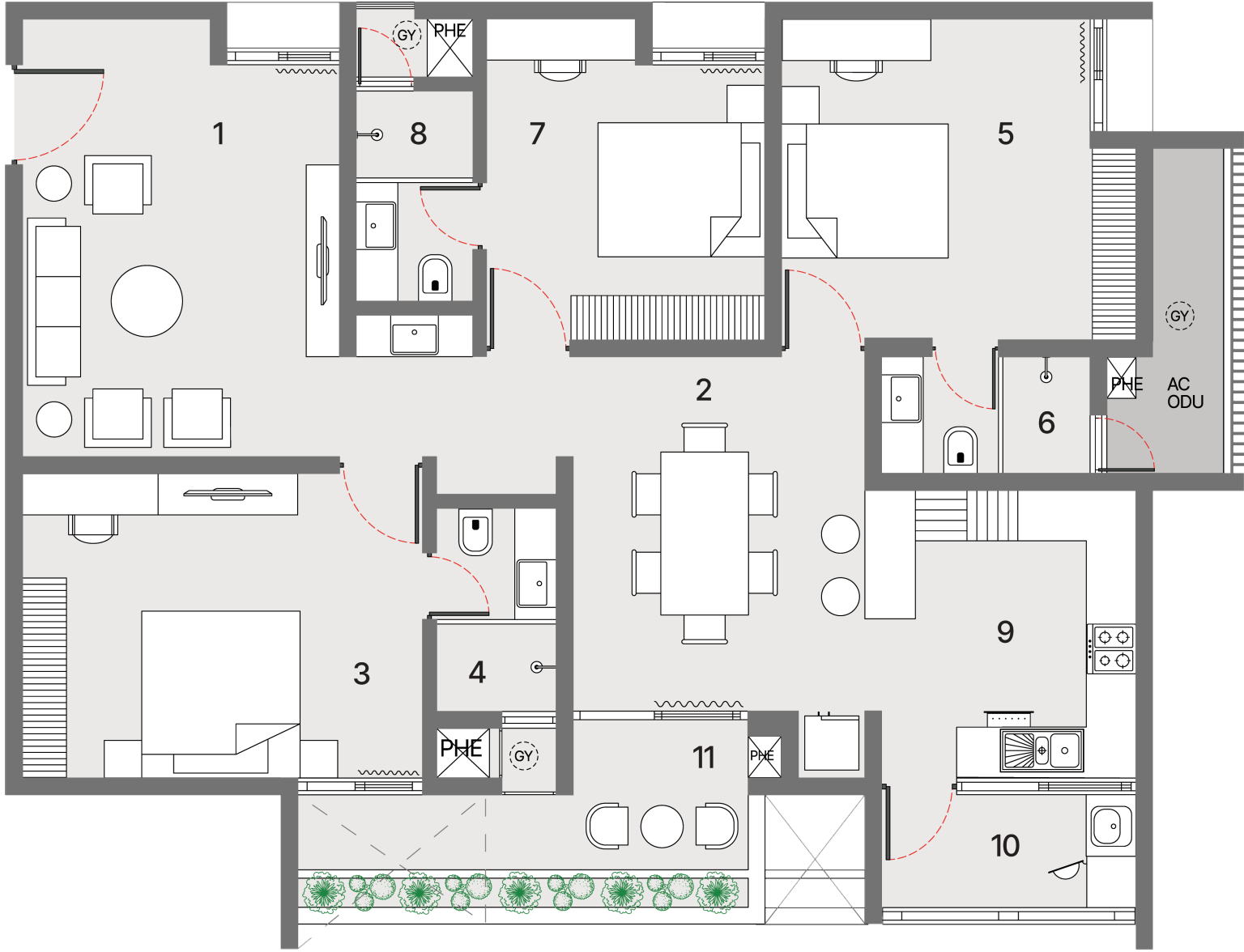
First Floor

- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-9" x 12'-0"
- 4. M toilet - 4'-8"x 8'-0"
- 5. Bedroom 1 - 13'-11" x 12'-8"
- 6. Toilet 1 - 8'-2" x 4'-9"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-3"
- 9. Kitchen - 10'-8" x 11'-4"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 22'-4" x 5'-7", 2'-11"



Even Floor

- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-9" x 12'-0"
- 4. M toilet - 4'-8" x 8'-0"
- 5. Bedroom 1 - 13'-11" x 12'-8"
- 6. Toilet 1 - 8'-2" x 4'-9"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-3"
- 9. Kitchen - 10'-8" x 11'-4"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 14'-3" x 5'-7", 2'-11"



Odd Floor

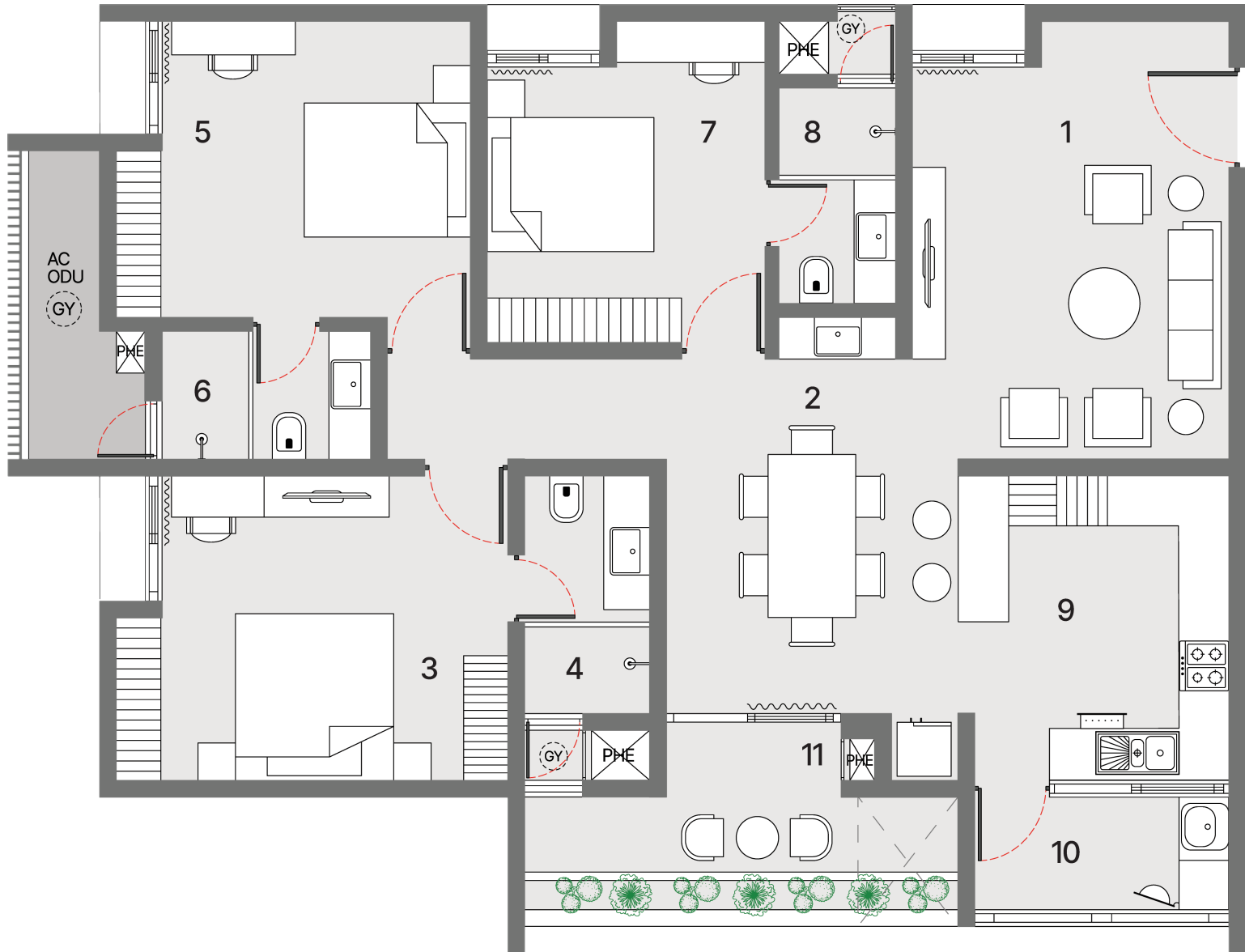
- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-9" x 12'-0"
- 4. M toilet - 4'-8" x 8'-0"
- 5. Bedroom 1 - 13'-11" x 12'-8"
- 6. Toilet 1 - 8'-2" x 4'-9"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-3"
- 9. Kitchen - 10'-8" x 11'-4"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 17'-9" x 6'-7", 2'-11"



UNIT 4

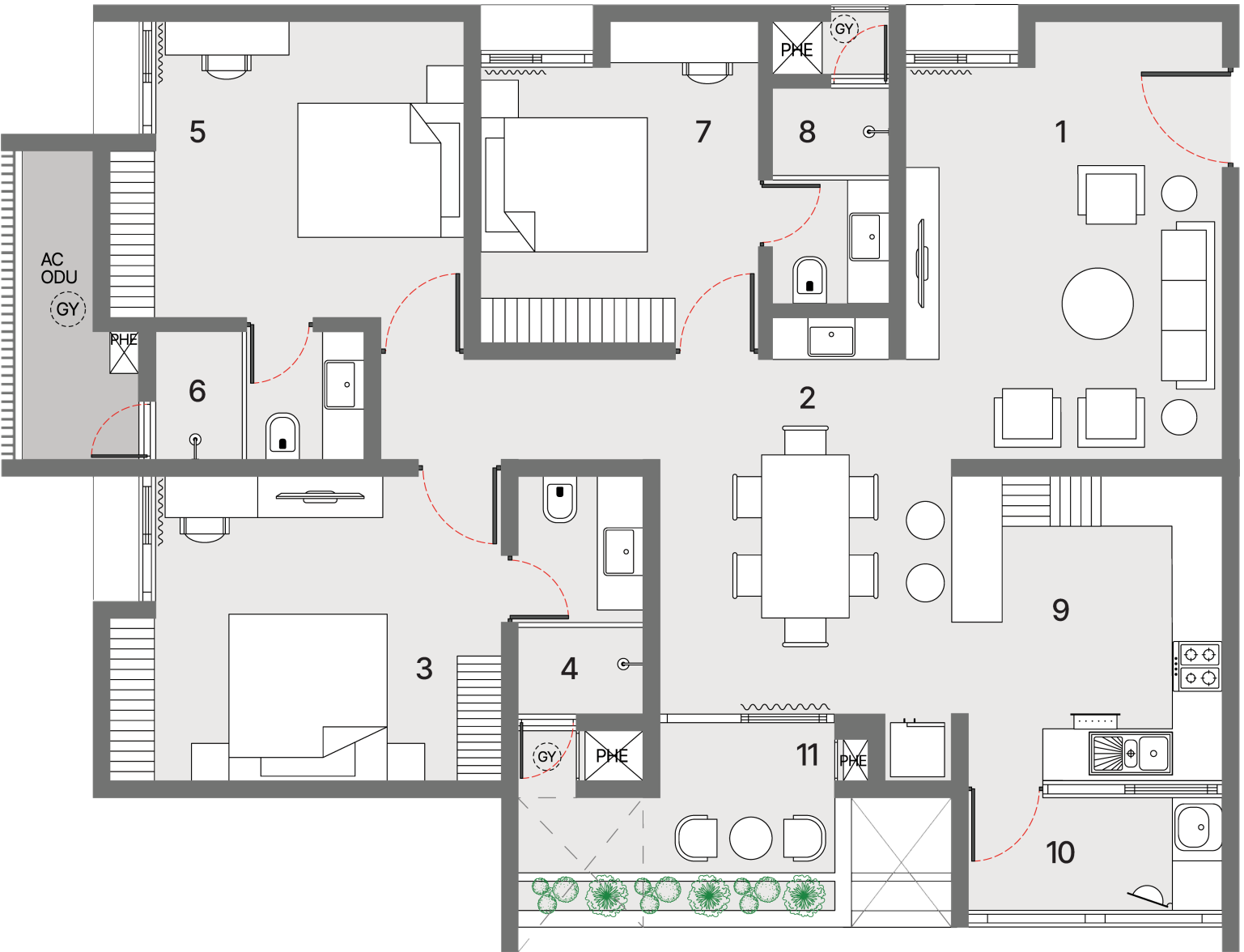
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All Towers



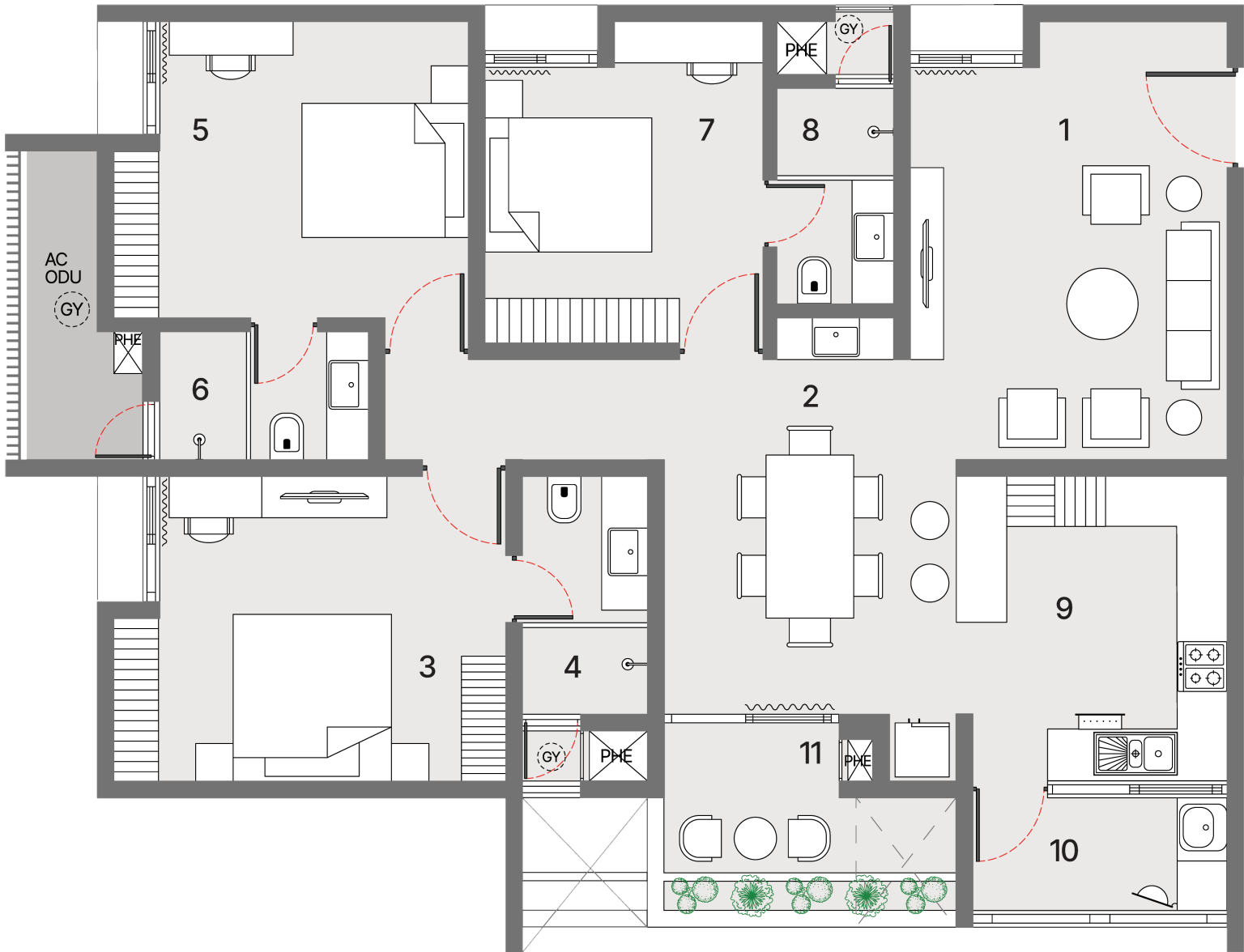
First Floor

- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-5" x 12'-0"
- 4. M toilet - 4'-11" x 9'-4"
- 5. Bedroom 1 - 13'-11" x 11'-8"
- 6. Toilet 1 - 8'-2" x 5'-0"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-6"
- 9. Kitchen - 10'-8" x 12'-0"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 17'-1" x 5'-7", 2'-11"



Even Floor

- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-5" x 12'-0"
- 4. M toilet - 4'-11" x 9'-4"
- 5. Bedroom 1 - 13'-11" x 11'-8"
- 6. Toilet 1 - 8'-2" x 5'-0"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-6"
- 9. Kitchen - 10'-8" x 12'-0"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 12'-6" x 5'-7", 2'-11"



Odd Floor

- 1. Drawing - 12'-6" x 17'-3"
- 2. Dining - 11'-6" x 13'-11"
- 3. M bedroom - 15'-5" x 12'-0"
- 4. M toilet - 4'-11" x 9'-4"
- 5. Bedroom 1 - 13'-11" x 11'-8"
- 6. Toilet 1 - 8'-2" x 5'-0"
- 7. Bedroom 2 - 10'-11" x 12'-8"
- 8. Toilet 2 - 4'-7" x 8'-6"
- 9. Kitchen - 10'-8" x 12'-0"
- 10. Utility - 10'-0" x 4'-5"
- 11. Sitout - 6'-11", 11'-6" x 5'-7", 2'-11"

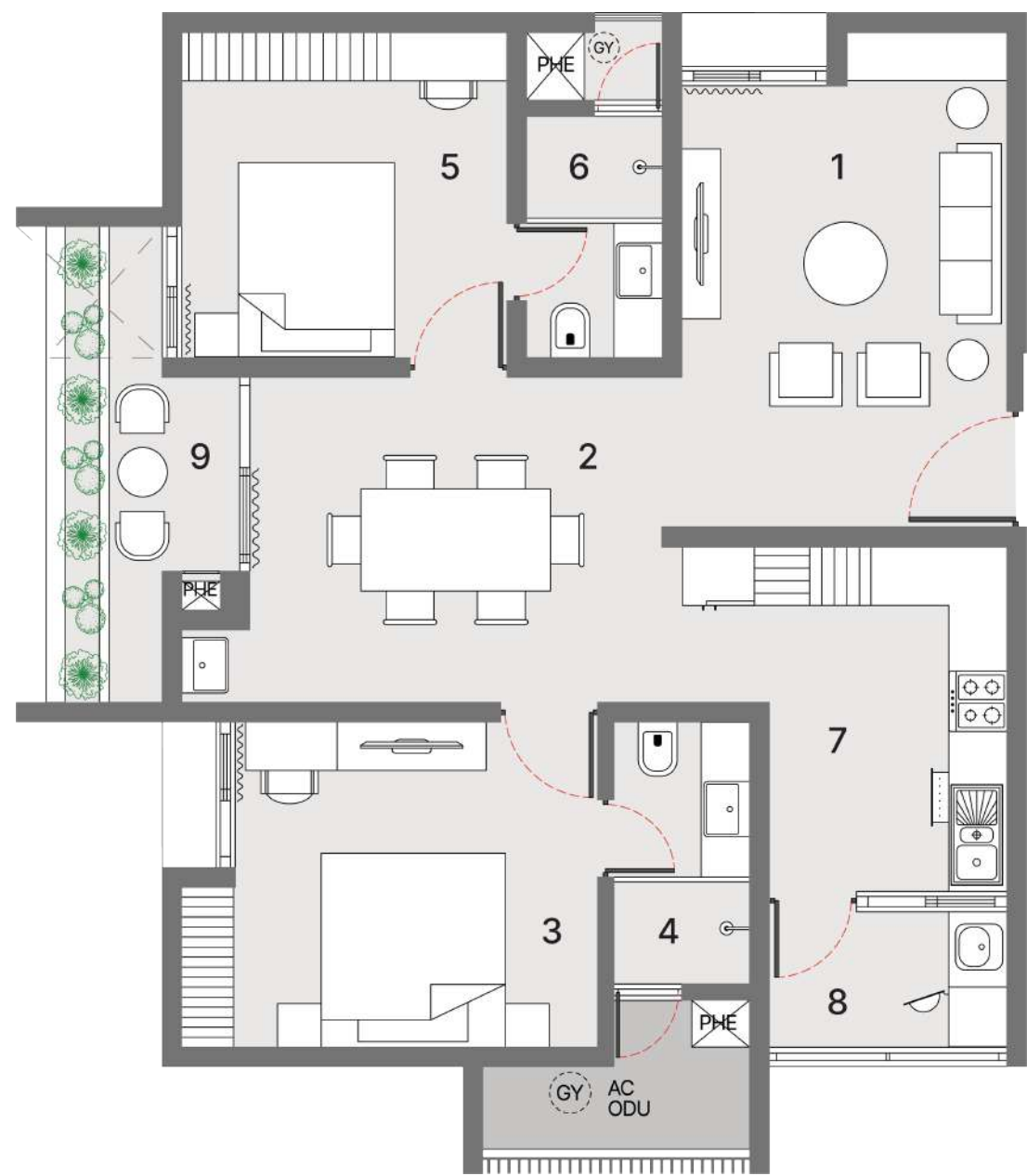


UNIT 5

Towers - A | B | D | G

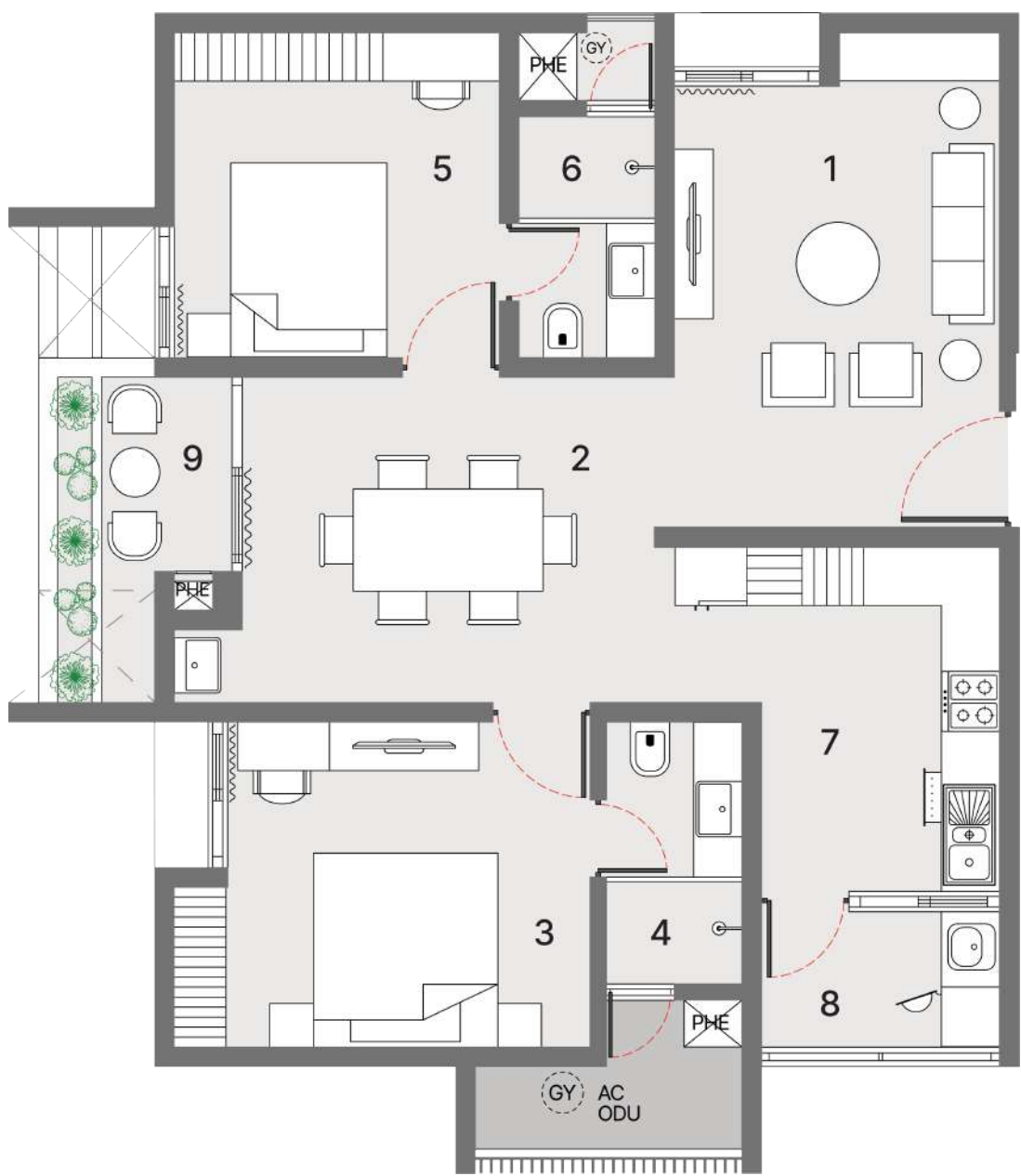
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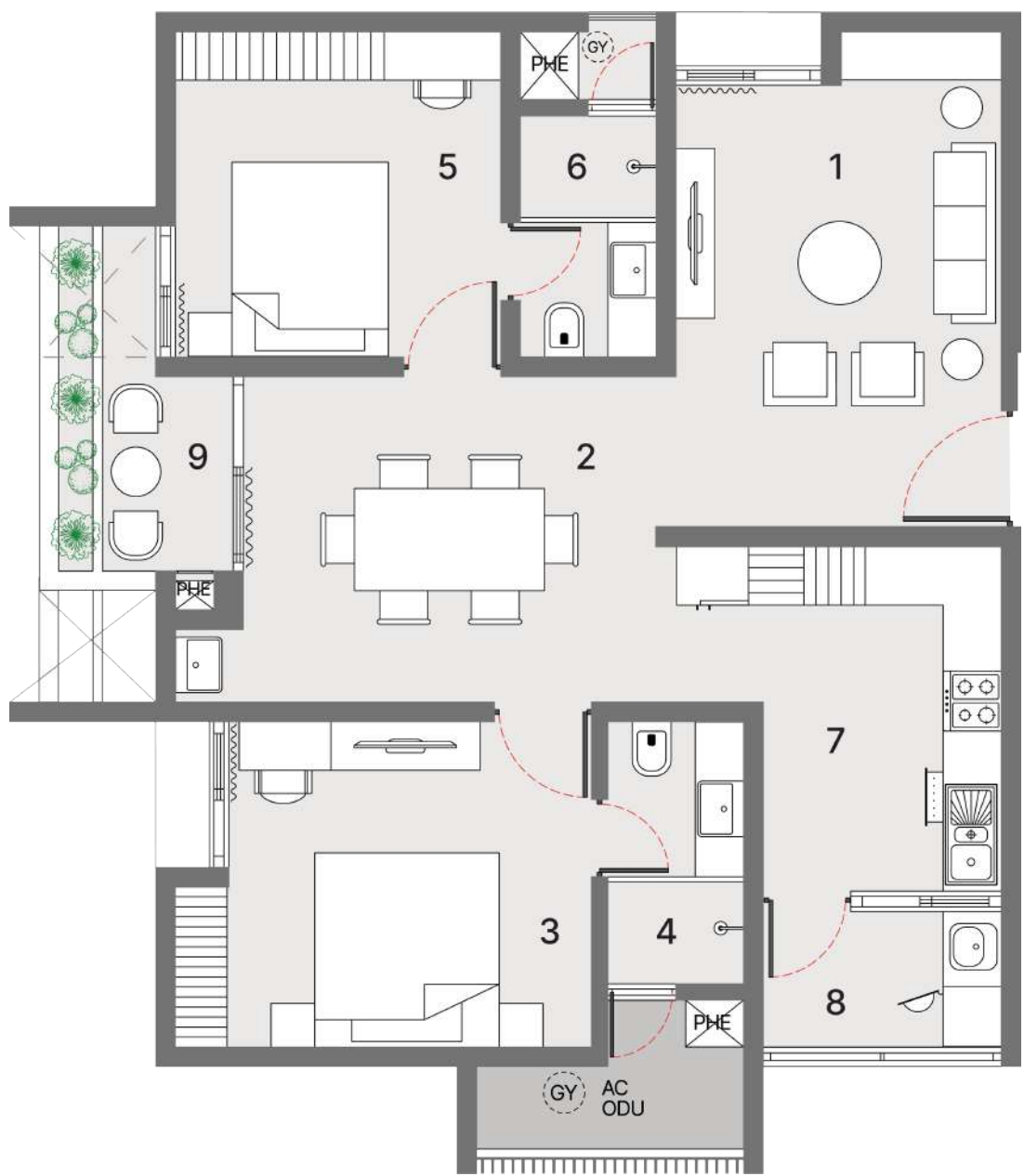
First Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 14'-1" x 11'-0"
- 4. M toilet - 4'-7" x 8'-10"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-0" x 11'-8"
- 8. Utility - 8'-0" x 4'-7"
- 9. Sitout - 4'-1", 1'-10" x 6'-7", 16'-1"



Even Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 14'-1" x 11'-0"
- 4. M toilet - 4'-7" x 8'-10"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-0" x 11'-8"
- 8. Utility - 8'-0" x 4'-7"
- 9. Sitout - 4'-1", 1'-10" x 6'-7", 11'-0"



Odd Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 14'-1" x 11'-0"
- 4. M toilet - 4'-7" x 8'-10"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-0" x 11'-8"
- 8. Utility - 8'-0" x 4'-7"
- 9. Sitout - 4'-1", 1'-10" x 6'-7", 12'-4"

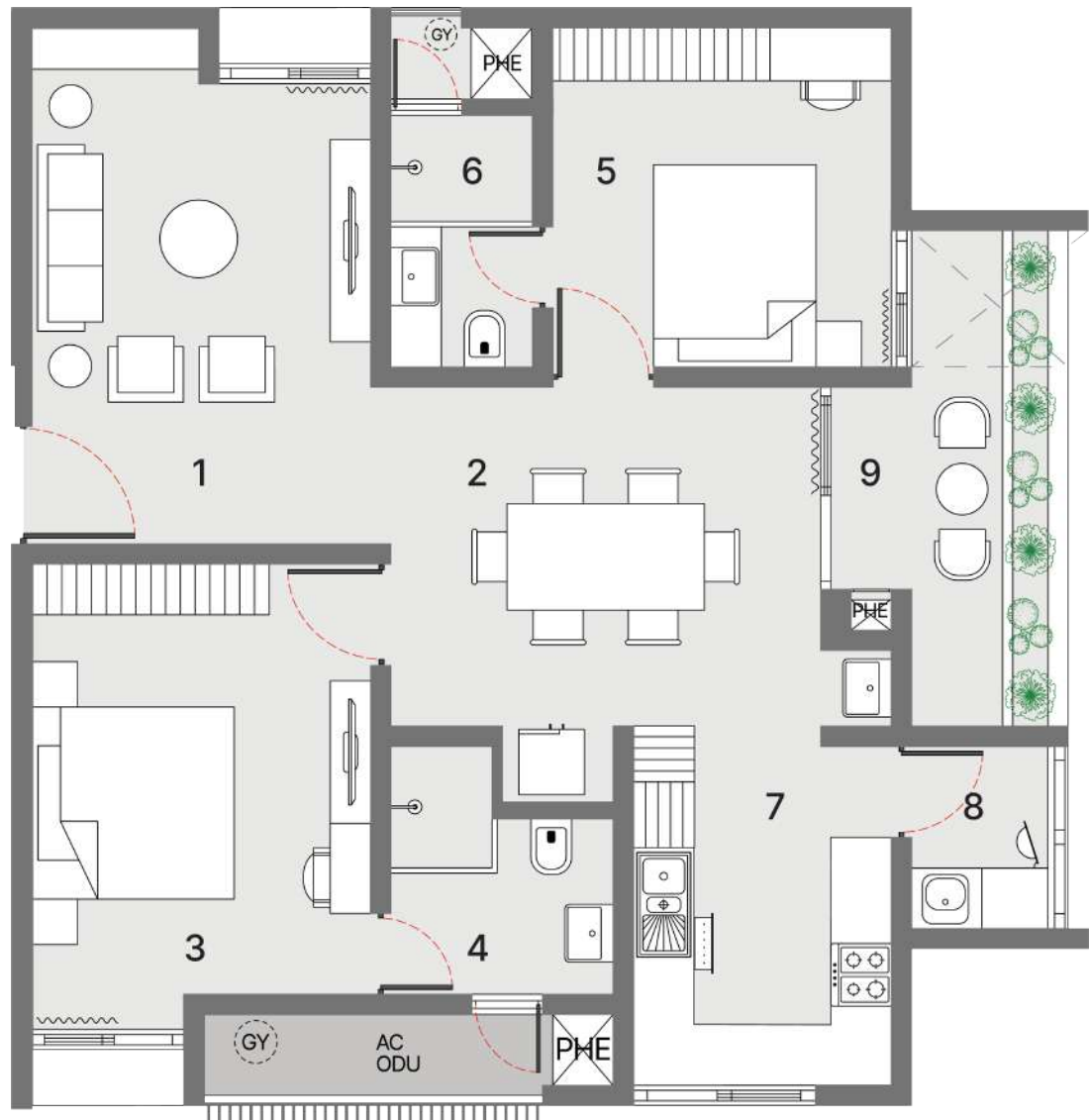


UNIT 5

Towers - C | E | F

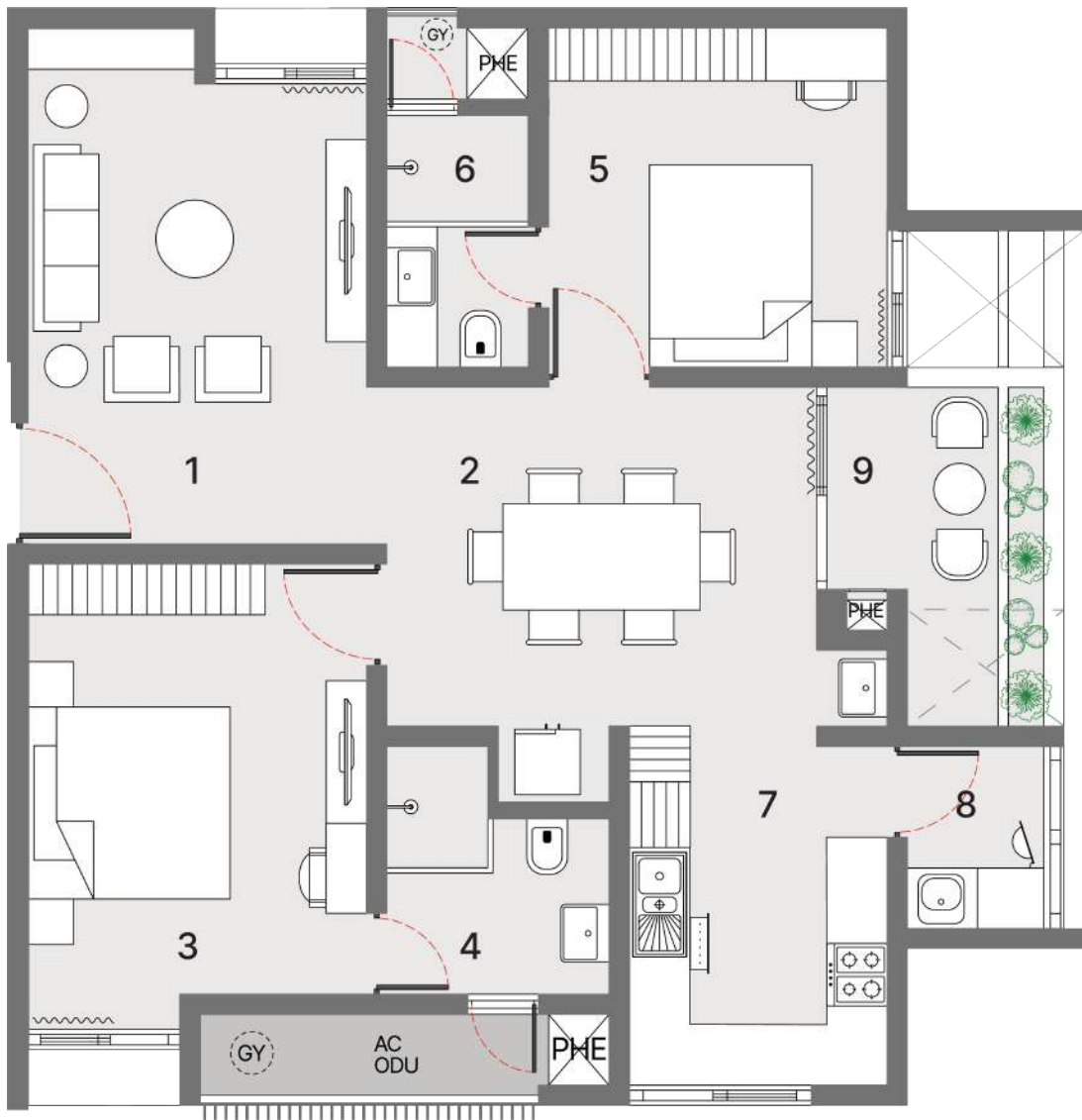
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N



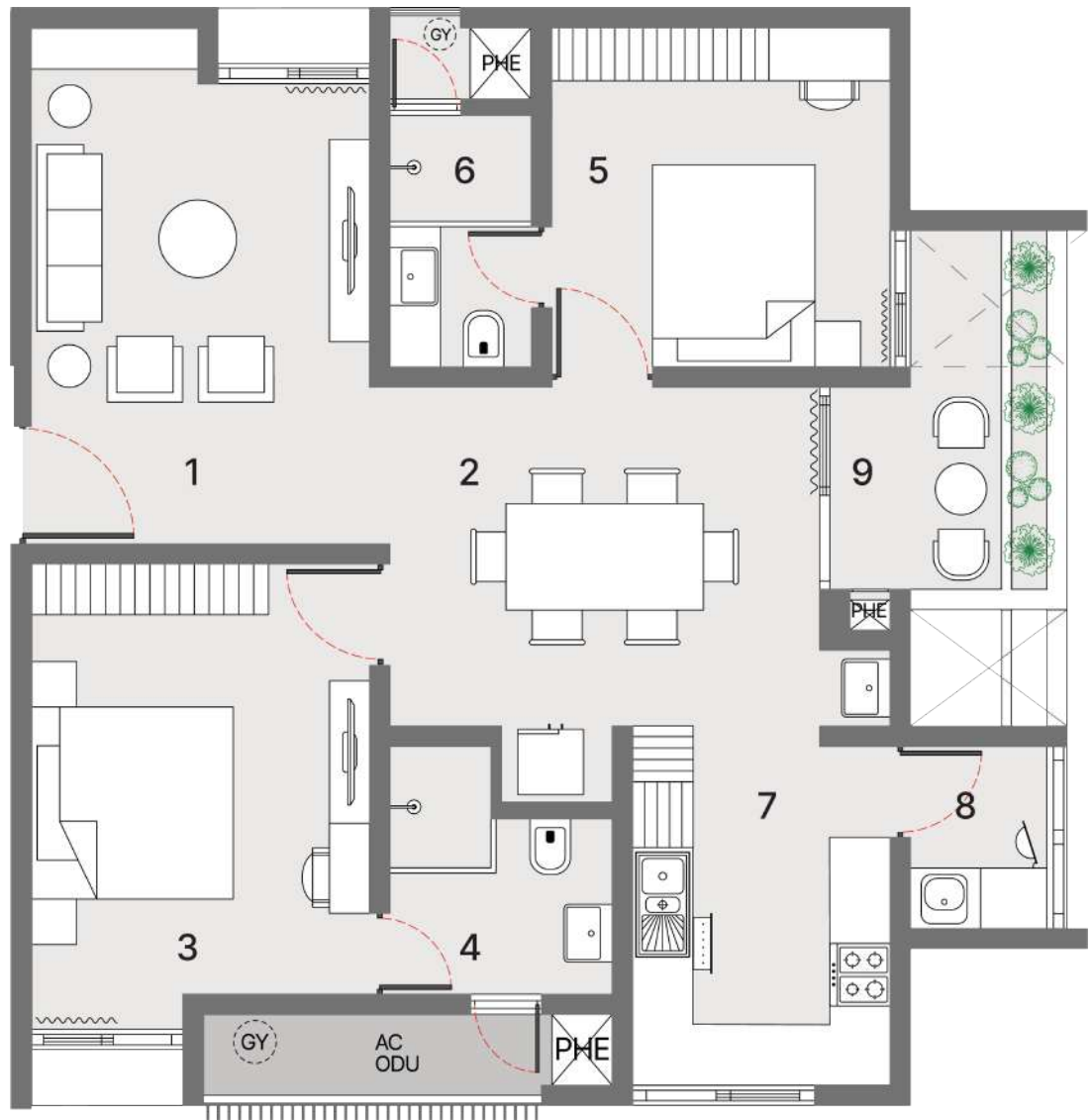
First Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 11'-0" x 13'-11"
- 4. M toilet - 7'-3" x 8'-0"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-4" x 11'-8"
- 8. Utility - 4'-5" x 5'-11"
- 9. Sitout - 5'-3", 2'-11" x 6'-7", 16'-1"



Even Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 11'-0" x 13'-11"
- 4. M toilet - 7'-3" x 8'-0"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-4" x 11'-8"
- 8. Utility - 4'-5" x 5'-11"
- 9. Sitout - 5'-3", 2'-11" x 6'-7", 11'-0"



Odd Floor

- 1. Drawing - 11'-0" x 16'-9"
- 2. Dining - 13'-11" x 11'-0"
- 3. M bedroom - 11'-0" x 13'-11"
- 4. M toilet - 7'-3" x 8'-0"
- 5. Bedroom 1 - 11'-0" x 11'-0"
- 6. Toilet 1 - 4'-8" x 8'-2"
- 7. Kitchen - 8'-4" x 11'-8"
- 8. Utility - 4'-5" x 5'-11"
- 9. Sitout - 5'-3", 2'-11" x 6'-7", 11'-0"



# Technical Specifications

## 1. STRUCTURE

|                      |                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------|
| RCC Framed Structure | RCC Shear Wall framed structure to withstand wind and seismic loads as per seismic zone specifications. |
|----------------------|---------------------------------------------------------------------------------------------------------|

## 2. DOORS & WINDOWS

|                          |                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| a Main Door              | Engineered wooden door frame with two-sided veneer face flush shutter, premium finish, and hardware fittings of reputed make.     |
| b Internal Doors         | Engineered wooden door frame with two-sided veneer face flush shutter, premium finish, and hardware fittings of reputed make.     |
| c Fenestration- Sit outs | 2.5 track colour laminated UPVC sliding system of reputed make with toughened performance glass & provision for fly mesh shutter. |
| d Fenestrations- Rooms   | 2.5 track colour laminated UPVC sliding system of reputed make with toughened performance glass & provision for fly mesh shutter. |
| e Toilets Fenestrations  | UPVC ventilator and service access door as per site conditions.                                                                   |

## 3. PAINTINGS

|                            |                                                                                                                                                                                                        |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a External                 | Texture finish with acrylic emulsion paint.                                                                                                                                                            |
| b Internal Walls & Ceiling | Acrylic emulsion paint over putty finish on gypsum punning.<br><br>Grid False ceiling system in Toilets.<br><br>Gypsum false ceiling in Parts of Kitchen, Utility & other spaces as per design intent. |

## 4. FLOORING

|                            |                                          |
|----------------------------|------------------------------------------|
| a Drawing, Living & Dining | Premium Vitrified Tiles of reputed make. |
| b Bedrooms & Kitchen       | Premium Vitrified Tiles of reputed make. |
| c Balcony                  | Premium Vitrified Tiles of reputed make. |
| d Bath Room/Utility        | Premium Vitrified Tiles of reputed make. |



|             |                                              |
|-------------|----------------------------------------------|
| e Corridor  | Vitrified tiles as per architectural design. |
| f Staircase | Kota / Tandoor / Granite in staircase area.  |

5. TILE DADO, WINDOW SILLS & PARAPET COPINGS

|           |                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a Kitchen | Kitchen will have Plumbing / Electrical provisions for exhaust hood, cooking hob, dish washer, RO unit, oven, microwave, refrigerator and wall shall be with bare finish. |
| b Toilets | Vitrified tiles up to False Ceiling.                                                                                                                                      |
| c Utility | Vitrified tiles up to 1200mm height in non-designated counter wall, up to false ceiling in designated counter wall.                                                       |
| d Coping  | Granite at windowsills & balconies coping.                                                                                                                                |

6. PLUMBINGS, C. P & SANITARY FIXTURES

|                     |                                                                                                                                                                                                                                                                                                                                                          |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a Toilets           | All sanitary fixtures and CP fittings are of Sirius/Vitra or equivalent make. Includes: <ul style="list-style-type: none"><li>• Wall mounted Washbasin with Basin Mixer (Hot &amp; cold).</li><li>• Floor Mounted EWC with concealed flush valve &amp; Health Faucet.</li><li>• Single lever Mixer &amp; diverter (Hot &amp; Cold) for shower.</li></ul> |
| b Kitchen & Utility | Drainage & Water Supply (cold water only) provisions for sink, dishwasher & RO unit in kitchen.<br><br>Provision for Sink & Washing machine in utility .                                                                                                                                                                                                 |

|          |                                                                                                                                                                                                                            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. LIFTS | Each tower is provided with 03 high-speed automatic passenger lifts (13-passenger capacity) and one service lift with V3F for energy efficiency. Elevators brands will include Toshiba / Schindler/ Johnson or Equivalent. |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. WTP & STP | Water output from the water treatment plant is distributed through a hydro-pneumatic system.<br><br>A sewage treatment plant of adequate capacity, as per norms, will be provided.<br><br>Treated sewage water will be used for landscaping and toilet flushing. |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                      |                                     |
|----------------------|-------------------------------------|
| 9. CAR WASH FACILITY | Located at basement 1 in four zones |
|----------------------|-------------------------------------|

|               |                              |
|---------------|------------------------------|
| 10. GENERATOR | 100% alternate power backup. |
|---------------|------------------------------|

|                    |                                                                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. SECURITY / BMS | Round-the-clock security at Main entrance. Surveillance cameras at the main security gate, entrance of each tower in Ground floor, Clubhouse and children play area, amenities, etc. |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                                       |
|----------------|---------------------------------------|
| 12. GAS SUPPLY | PNG / LPG in kitchen with gas meters. |
|----------------|---------------------------------------|

|                      |                                                                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. WASTE MANAGEMENT | Garbage chutes at every floor level for efficient garbage disposal. Separate bins to collect dry waste (paper, plastic, glass and metals), E- waste (Batteries, lamps) and wet waste (organic) in garbage collection room at each tower in Basement 1. |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| 14. COMPOUND WALL | Aesthetically designed compound wall will be constructed around the plot. |
|-------------------|---------------------------------------------------------------------------|

|                                    |                                                                                                                                                                                                                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. UTILITIES /<br>COMMON FEATURES | Includes admin office, BMS & BEMS facility, maintenance stores & office, janitor room and common toilet for house staff at alternative floors in each tower, centralised laundromat, staff lounge and toilets. |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SPECIFICATIONS AND DATA ARE SUBJECT TO CHANGE WITHOUT NOTICE TO IMPROVE RELIABILITY, FUNCTION, DESIGN, OR OTHERWISE.



# Credits

DEVELOPED BY:



**JAYABHERI PROPERTIES PRIVATE LIMITED**

PLOT NO.1 JAYABHERI ENCLAVE, NEXT TO BOTANICAL GARDENS, GACHIBOWLI, HYDERABAD - 500032.  
T : 91-40-29889966 / 77 | E : info@jayabherigroup.com | W : www.jayabherigroup.com

PRINCIPAL ARCHITECTS :

**KRUTHICA ARCHITECTS.** - HYDERABAD, TELANGANA.

STRUCTURAL & PMC CONSULTANTS :

**MANTHA CONSULTING SERVICES PVT. LTD.** - HYDERABAD, TELANGANA.

LANDSCAPE CONSULTANTS :

**INTEGRATED DESIGN.** - BANGALORE, KARNATAKA.

MEP CONSULTANTS :

**SYNERGY INFRA CONSULTANTS PVT. LTD.** - HYDERABAD, TELANGANA.

PROJECT FINANCED BY AND MORTGAGED TO :



**TS RERA NO: P 02400005088**

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