



Join Anvaya for a
Visionary Tomorrow



RERA No. P02400008311
Luxury Living @ Kongarakalan, Telangana.





Project Information

Site area	30 Acres
No. of villas	300+
No. of floors	G+2
SBUA	-
Club house BUA	50,000 sft



Project Information

Type of Villas	Facing	Plot area in sq. yrds.	No. of Units	Carpet area in sft.
Type 1	East	222	56	3100
Type 2	East	200	100	2821
Type 3	East	400		4539
Type 4	West	222	55	3100
Type 5	West	200	101	2819
Type 6	West	400		4654



Join Anvaya for a
Gleaming Future



ARIAL VIEW

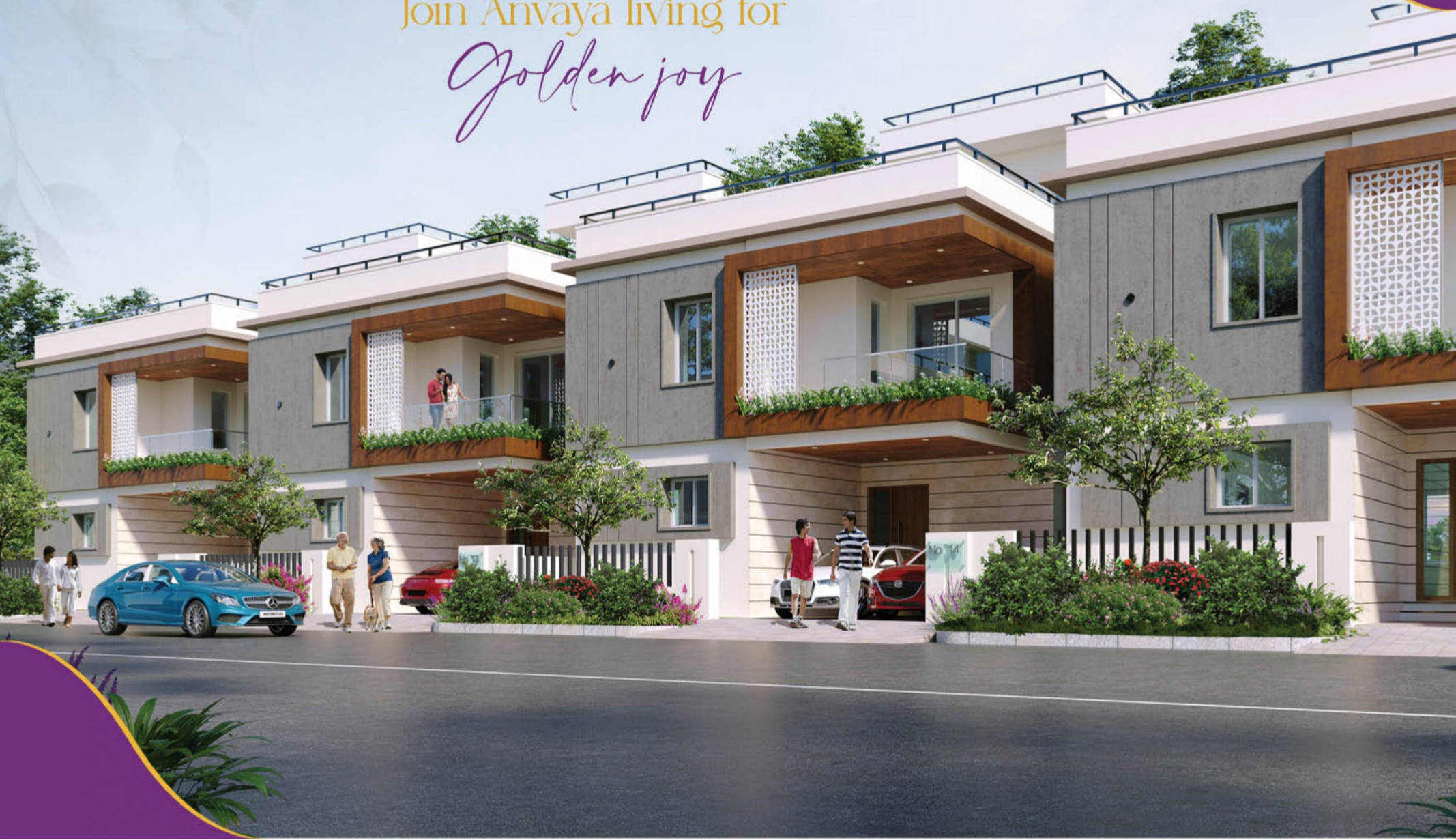


Join Anvaya for an
Unmatched life

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STREET VIEW

Join Anvaya living for
Golden joy



EAST VILLA



WEST VILLA



EAST VILLA



Legend

01. Entrance / Exit
02. Meditation Space
03. Multipurpose Court
04. Cycle Parking Areas
05. Multiple Seating Areas
06. Open Gym
07. Walking Area
08. Water Fountains
09. Luxurious Landscape
10. Children's Play Area
11. Sand Pit
12. Stage
13. Party Lawn
14. Pergolas
15. Amphitheatre
16. Cycle Track
17. Jogging Track
18. Rock & Water Fountains
19. Gazebos
20. Club Anvaya
21. Plaza Area
22. Swimming Pool
23. Amphitheatre
24. Play ground
25. Tranformar Yard
26. Water Tank
27. Pet Area



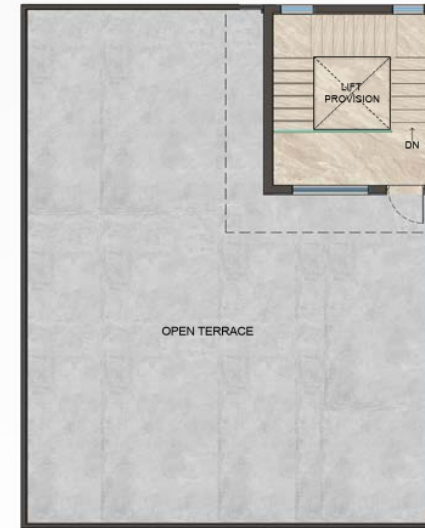
40X50
EAST VILLA
 222 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	- 1395 SFT.
FIRST FLOOR	- 1395 SFT.
TERRACE FLOOR	- 310 SFT.
TOTAL SLAB AREA	- 3100 SFT.



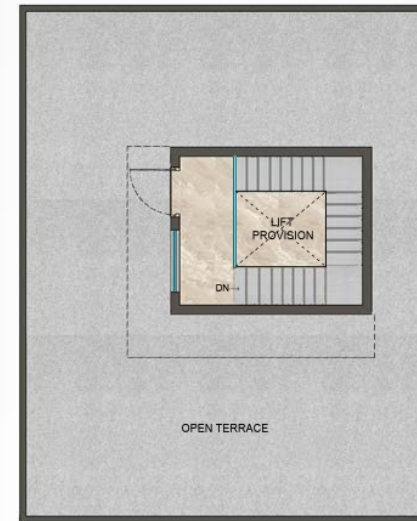
40x50
WEST VILLA
 222 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
 FIRST FLOOR
 TERRACE FLOOR
TOTAL SLAB AREA

- 1395 SFT.
 - 1395 SFT.
 - 310 SFT.
 - **3100 SFT.**



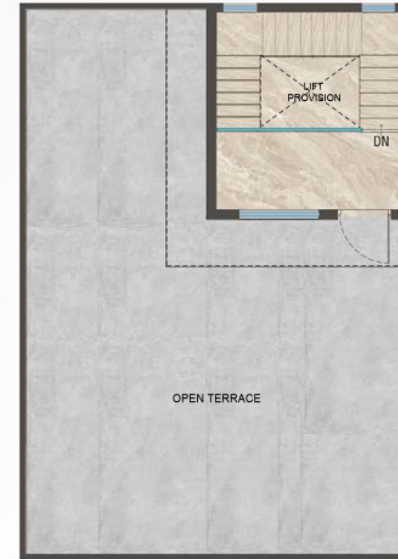
36x50
EAST VILLA
 200 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

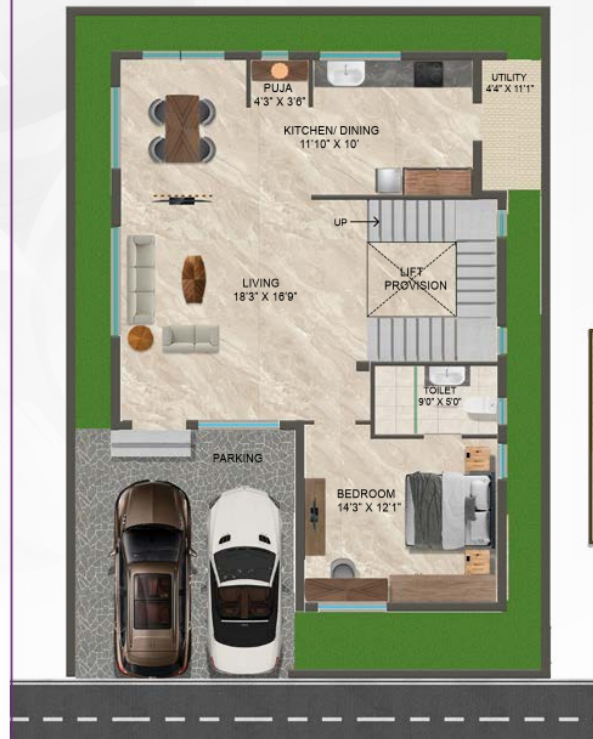


GROUND FLOOR
 FIRST FLOOR
 TERRACE FLOOR
TOTAL SLAB AREA

- 1228 SFT.
- 1228 SFT.
- 365 SFT.
- **2,821 SFT.**



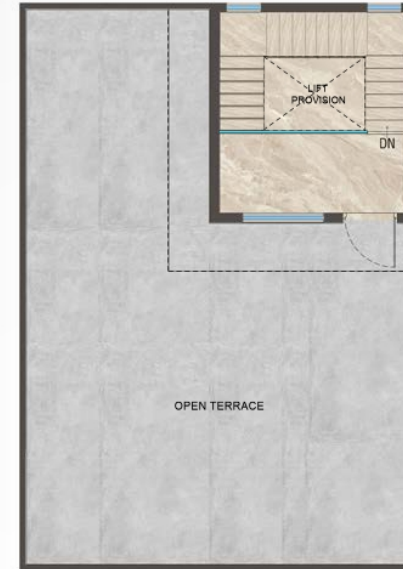
36X50
WEST VILLA
 200 Sq. Yds.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
 FIRST FLOOR
 TERRACE FLOOR
TOTAL SLAB AREA

- 1227 SFT.
- 1227 SFT.
- 365 SFT.
- **2819 SFT.**



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



72X50
EAST VILLA
 400 Sq. Yds.

GROUND FLOOR	- 1,645 SFT.
FIRST FLOOR	- 1,645 SFT.
TERRACE FLOOR	- 1,099 SFT.
TOTAL SLAB AREA	- 4,539 SFT.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



72X50
WEST VILLA
 400 Sq. Yds.

GROUND FLOOR	- 1,644 SFT.
FIRST FLOOR	- 1,644 SFT.
TERRACE FLOOR	- 1,213 SFT.
TOTAL SLAB AREA	- 4,654 SFT.

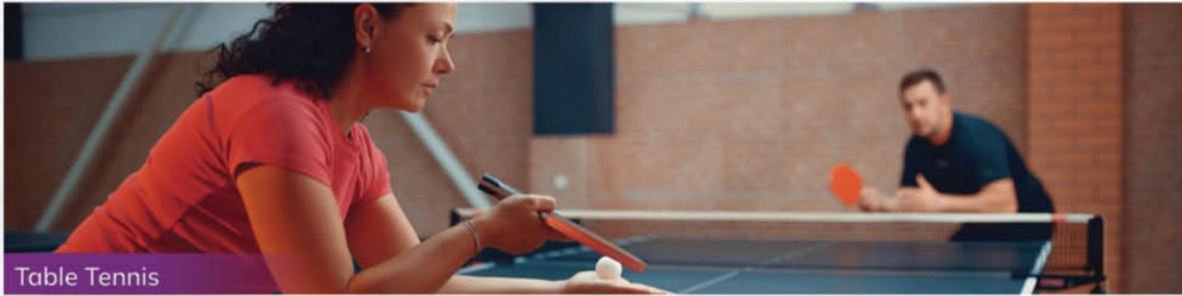
CLUB ANVAYA



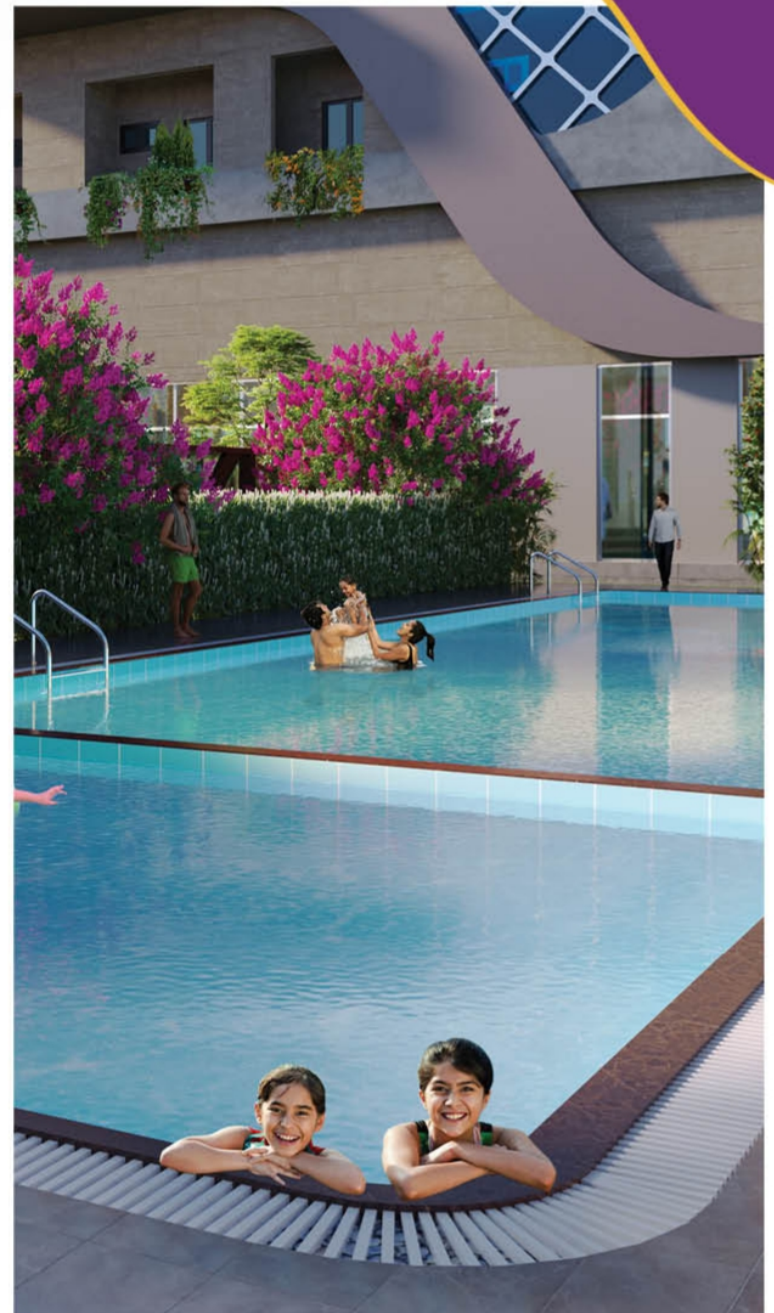
Amenities



- Half Basketball Court
- Sand Pit
- Banquet Lawn
- Kids' Swimming Pool
- Outdoor Yoga Center
- Multipurpose Court
- Children's Play Areas
- Kids Activity Zone
- Water Fountain
- Reception & Waiting Lounge
- Walking/Jogging Track
- Intercom
- Badminton Court
- Interactive Seating Zone
- Children Waiting Bay/ Amphitheater
- Common Wi-Fi Zones
- Grand Entrance Plaza
- Beautifully Planned Landscapes
- Gazebos
- Pet Area
- Yoga / Meditation
- Outdoor Seating Lounge
- Adult Swimming Pool
- Outdoor Gym
- STP Plant
- Guest Rooms
- Crèche
- Indoor Games
- Super Market
- Coffee shop
- Maintenance Office
- Clinic & Pharmacy
- Guest lounge
- CCTV Surveillance
- State-of-the-art Clubhouse
- 24x7 Security
- Solar Fencing
- Cycle Parking Areas



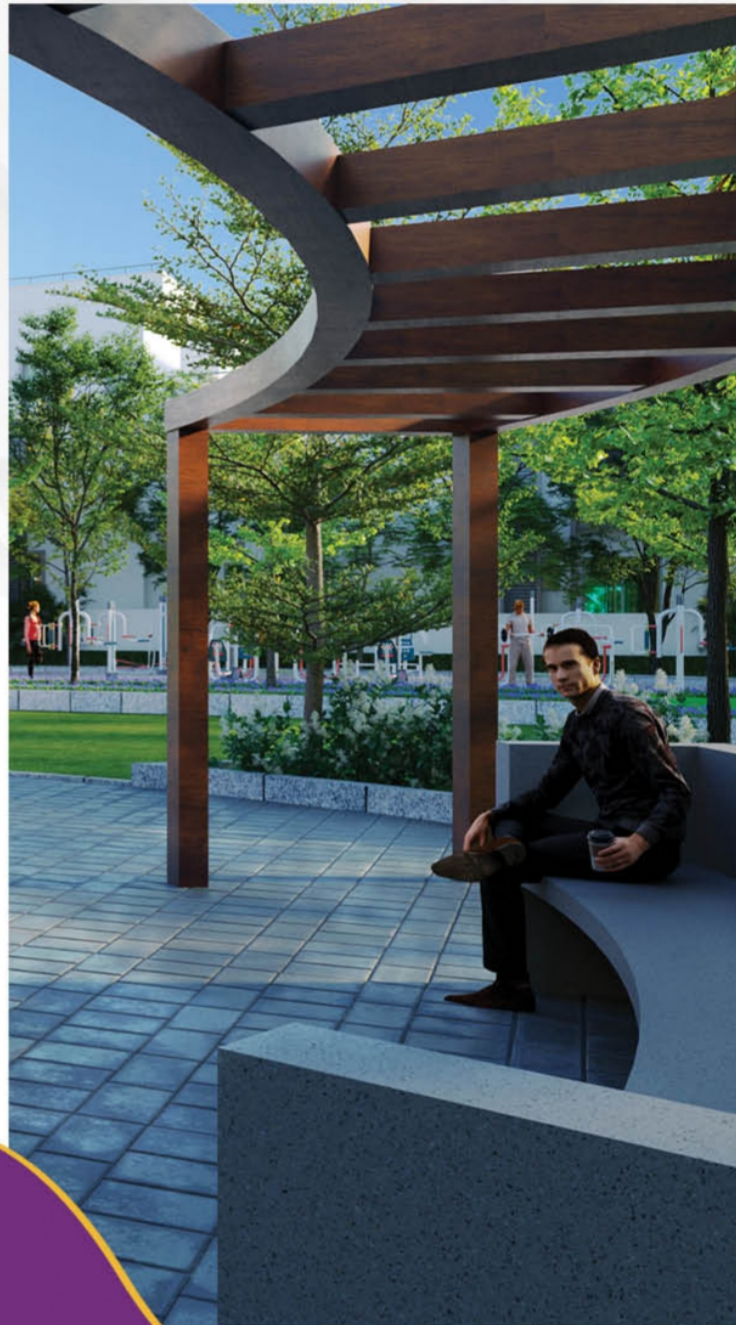
IN DOOR
Amenities





Join Anvaya living for
Breath of fresh air







SPECIFICATIONS



STRUCTURE :

RCC framed structure

SUPER - STRUCTURE :

Brick/RCC Walls

WALLS :

Internal Wall Finishes : Smooth finished surface with paint over putty

External Wall Finishes : Sponge finished cement plaster with exterior weather proof paint.

DOORS AND WINDOWS :

Main Door : Engineered wood, hard wood frame with flush shutter (single) polished over veneer on both sides and fitted with Dorset/Godej/ equivalent make hardware.

INTERNAL DOORS : Engineered wood, hard wood frame with flush shutter (single) painted/ laminated on both sides and fitted with Dorset/Godej/equivalent make hardware.

WINDOWS :

UPVC windows with mosquito mesh and grills in ground & first floors of NCL/WINTECH/ FRAME CRAFT/ or equivalent make.

TILING & GRANITE :

Laminated wooden flooring for master bed room

2X2' Double charged vetrified tiles of AGL/SOMANY/or equivalent make for other bedrooms, dining & drawing room, kitchen.

Anti-skid ceramic tiles (1'X1') in toilets of AGL/SOMANY or equivalent make.

Ceramic tile dado upto 7" height in all toilets of AGL/SOMANY/Eq.

ELECTRICAL :

Power out lets for air conditioners in living/drawing and bedrooms Power plug for cooking range chimney, refrigerator, microwave oven, mixer/ grinder and washing machine in utility area. Fan, light and 5Amps sockets in all rooms, Two 5 Amps sockets & Provision for cable point in living area and master bedroom.

3 Phase supply for each unit in the two bedrooms and individual prepaid energy meters of Legrand/ Crabtree/ Anchor or equivalent make.

TOILET/UTILITY DOOR :

Engineered wood/ hardware wood frame with flush sides and fitted with Dorset Godrej/ equivalent make hardware.

SLIDING DOORS :

UPVC sliding doors with provision for mosquito mesh of NCL/WINTECH/FRAME/CRAFT/ or equivalent make.

KITCHEN COUNTER :

Required plumbing & electrical points will be provided.

Balconies :

1'X1' Anti skid Ceramic tiles (AGL/SOMANY/Eq.)

PARKING AREA :

Paver tiles /Stamped concrete.

UTILITY/WASH AREA:

Cermic flooring with 3' height dado (AGL/SOMANY/Eq.)

BATHROOMS:

Wash basins of Cera/Jaquar/ Hindware/Parryware or equivalent make.

Wall mounted EWC of Cera/ Jaquar/ Hidnware/ Parryware or equivalent make. Provisiobn for geysers, light point and exhaust fan points in all bathrooms.

TELECOM : Telephone/intercom point in Ground floor.

INTERNET: Provision for Internet connection in each Villia

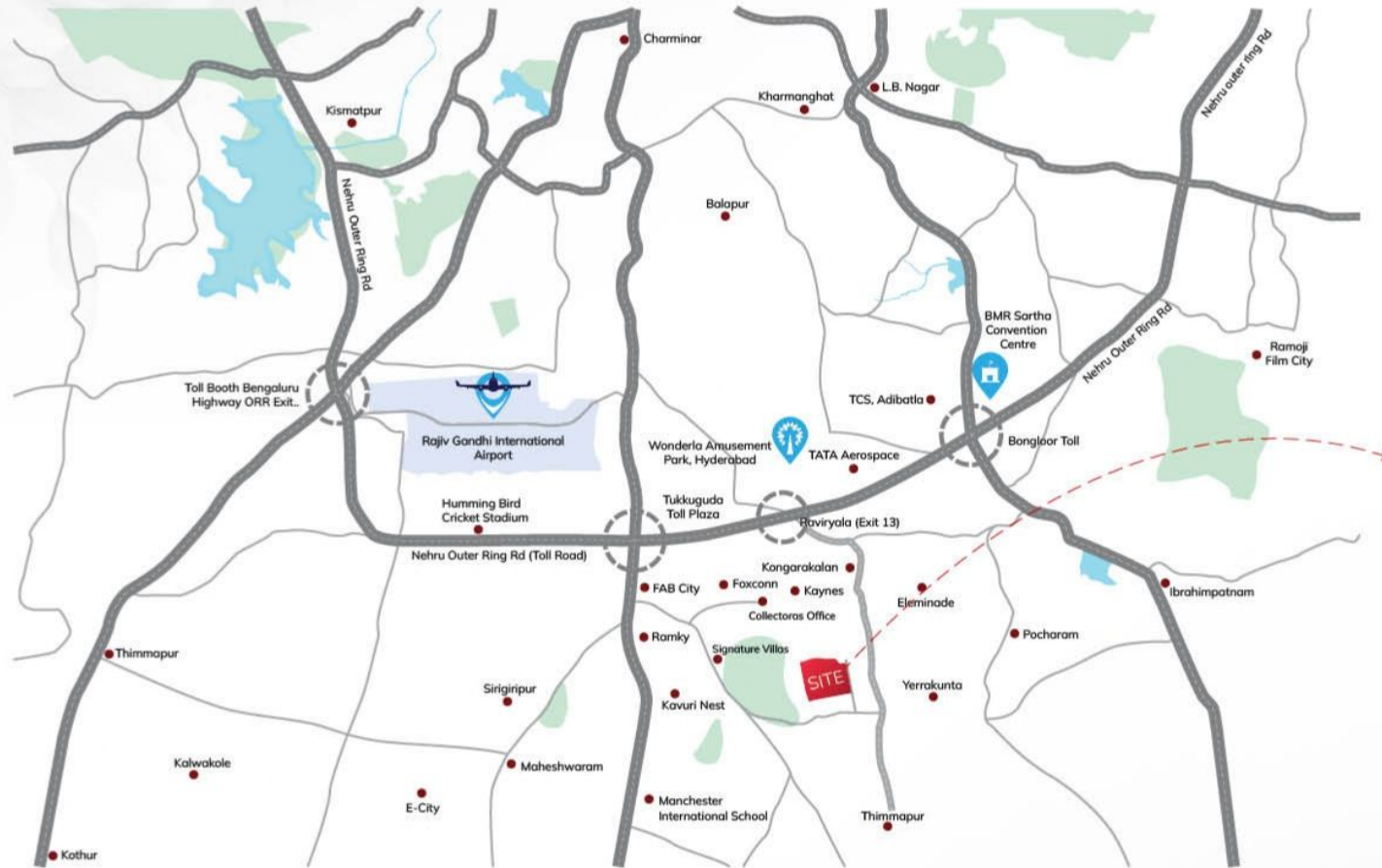
STP: Sewage Treatment Plant.

SECURITY/BMS:

Solar fencing over the boundary wall of the community.

Surveillance cameras at the main security entry/exit points.

Location Map



RAGIV GANDHI INTERNATIONAL AIRPORT
GACHIBOWLI / KOKAPET / FINANCIAL DIST.

- 36 MIN
- 55 MIN

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Proximity



CONNECTIVITY

Foxconn Manufacturing	16 min
Collector Office	19 min
Fab City	26 min
TATA Aerospace	27 min
TCS Adibatla	30 min

HOSPITALS

Ankith Multi Specialty Hospital	28 min
Anireddy Ramaraksha Hospital	30 min
Govt. Hospital	30 min
Mahonia Multi Specialty Hospital	29 min
New Sunlight Hospitals	28 min
Sunitha Hospital	30 min
Prathyusha Hospital	35 min
St. Joseph's Hospital	35 min

SUPER MARKETS

Nihal Supermart	26 min
Mega D Mart	29 min
M Mart	30 min
Sri Krishna Super Market	33 min
RRR Super Market	37 min
G-Mart Super Market	36 min

EDUCATION

Manchester International School	18 min
Bhashyam Blooms The School	25 min
Sloka International School	30 min
Kakatiya Group of Schools	33 min
Krishnaveni Talent School	33 min
Nishitha College of Eng & Tech	20 min
Guru Nanak Institutions	30 min
Siddhartha Institute of Eng & Tech	40 min



Tap here for
SITE LOCATION

Thimmapur Village, Kandukur Mandal.



A Project by

Head Office Address:

#114, Road No. 6, Vanasthali Hills
Opp. Adithya School, Vanasthalipuram,
Hayathnagar, Mandal, R.R. Dist -74.

+91 8886 4446 49



Site Address:

Thimmapur Village, Kandukur Mandal,
Ranga Reddy Dist, Telangana.



3D Renders, Design & Branding:

Raja Vilas, Behind Bheemas, Manikonda,
Hyderabad. Call: +91 9989 11 9900.

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.