



TLP No : 10/2023/H



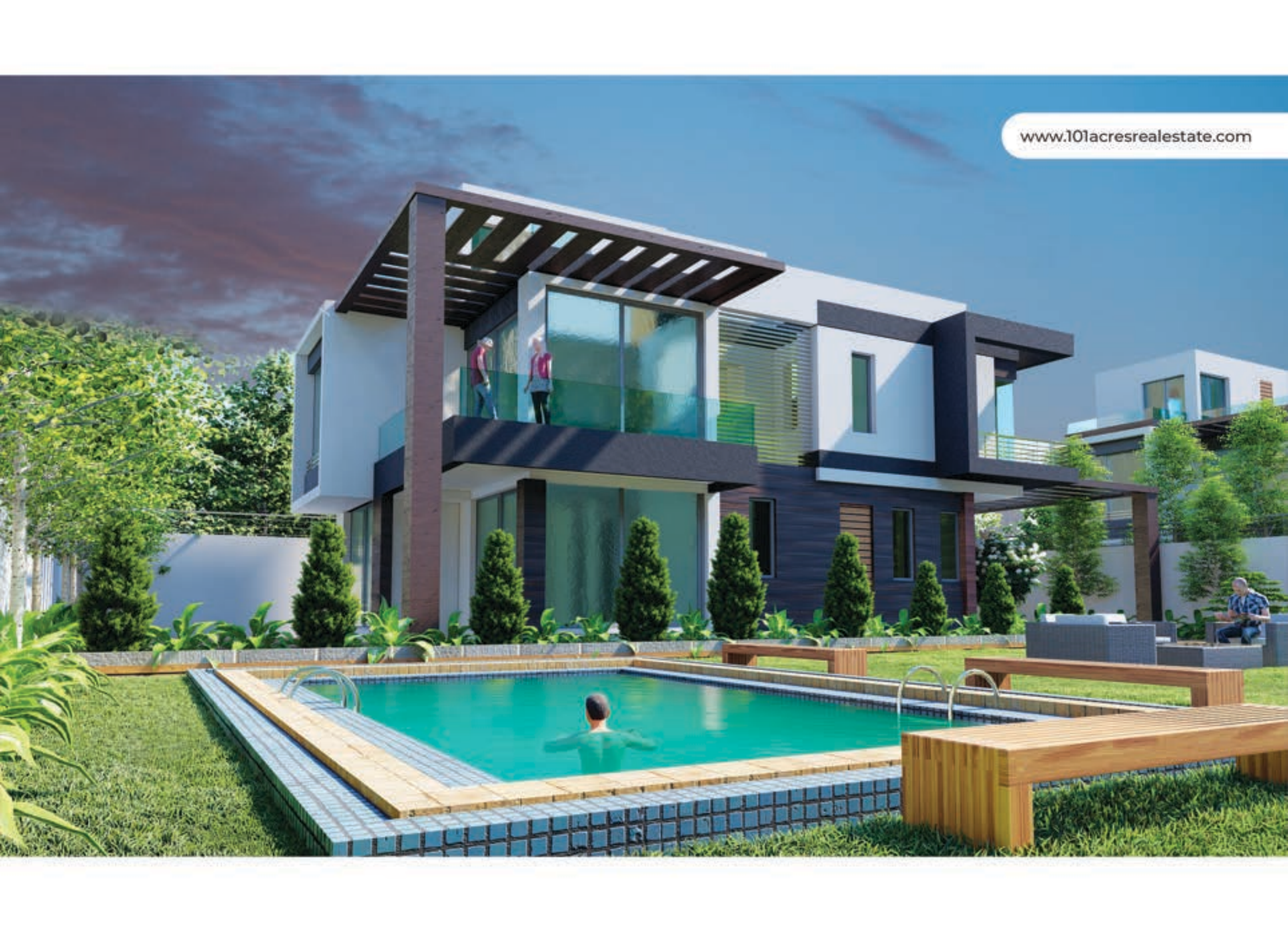
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[www.101acresrealstate.com](http://www.101acresrealstate.com)



101 Acres Real-estate and Infra Developers, headquartered in Hyderabad, is formed with strong-core Team pillars with 20 plus years of real time domain experience. With a core value of providing high quality services to its customers, starting from Open Plots, Farm Lands, Residential plots to premium Villa plots, no stone is being unturned in choosing a right venture. while synonymously developing and delivering state of the art projects both in real estate and infrastructure, it is expanding its wings, while becoming the leader in the domain industry. 101 Acres Real-estate and Infra Developers not just focus on the present quality standards but envisage the tomorrow to bring in a more meaningful lifestyle for future needs, while constantly striving for developing high-quality projects that provide both value for money and customer satisfaction.

Thus, building a trust in the customer.



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# FULLY FURNISHED VILLAS

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An aerial view of a residential development. The central area is a grid of brown plots, each with a white outline. The plots are separated by dark grey roads. To the left, there is a white building with a dark square on its roof. The surrounding area is green with scattered trees. The overall layout is organized and planned.

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**OPEN PLOTS AVAILABLE  
IN MULTIPLE SIZES**

# VILLA HIGHLIGHTS

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**AUTOMATED GATE ENTRY**



**AMPLE CAR PARKING SPACE**



**PERSONALISED BEDROOM**



**PRIVATE GARDEN**



**PRIVATE SWIMMING POOL**



**COMPOUND WALL**



**MODULAR KITCHEN**



**SPACIOUS LIVING ROOM**



**GUEST BEDROOM**



**PRIVATE OFFICE SPACE**



**SPACIOUS BALCONY**



**COCKTAIL BAR/LIBRARY**



## STOP STAYING - START LIVING

Every room is being designed by understanding the whole purpose of the room.

Living rooms, Bedrooms, lounges, drawing rooms are well designed and decorated with elite colour combinations and proper space and amenity management.



## BLISSFUL INTERIORS

Blissful living just not comes with good Interior designs, added to the best modern designs our professional team works on space management and creates more room for all your needs.

The Fully furnished Villas will stand as live example of space efficiency, modern architecture, stylish furniture and much more



## SPECIFICATIONS



### STRUCTURE

RCC frame superstructure  
External walls - 8 inch  
Internal walls - 4 inch



### PLASTERING

Internal Walls - One coat of plastering  
in CM 1:6 for walls and ceiling  
External Walls - Two coats of plastering  
in CM 1:6 for walls and ceiling



### FLOORING

Drawing, Living & Dining: Marble/Vitrified  
Other Areas: Vitrified tiles  
Terrace/Balcony/Sit-outs: Anti-skid tiles

## BLISSFUL QUALITY

Quality is what separates the good from the bad. Both in our lives and in our work, quality is the defining factor in how we evaluate and are evaluated by others. In short, it determines how we feel about our efforts at the end of each day.

Construction is no different, and the secret for achieving the highest level of quality for any job starts with having standards. We'll take a deep dive into all the ways to ensure our construction project excels in quality. We'll examine the construction quality management in all phases, which will stand in the way of quality programs and ensures the highest quality of job done.



### KITCHEN

Provision for water purifier, exhaust & chimney

Platform: Granite platform with stainless steel sink with faucet



### TILE CLADDING

Kitchen Dado: 2 ft above kitchen platform

Bathrooms Dado: 7 ft glazed ceramic tiles  
Utility : Rustic vitrified/ anti-skid ceramic tiles



### ELECTRICAL

Concealed copper wiring of reputed make  
Power outlets for AC's in living and bedrooms  
Power outlets for cooking range, chimney, refrigerator, Microwave oven, mixer/grinder & dishwasher in the kitchen

MCB for distribution board of reputed make  
Modular electrical switches of reputed make



### PAINTING

External: Weather shield paint

Internal: Premium acrylic emulsion paint over smooth finished putty



### TERRACE

Provision for washing machine

Provision for solar power



### DOORS & WINDOWS

Main Door

Frame- Teak wood with melamine polish

Shutter- Flush shutter with veneer on both sides with melamine polish

Internal Doors

Frame: Hard/Engineered wood

Shutter: Hard/Engineered wood

Flush shutter with Veneer/Laminate UPVC

French windows and doors



### SECURITY

Round the clock security

Solar fencing compound wall



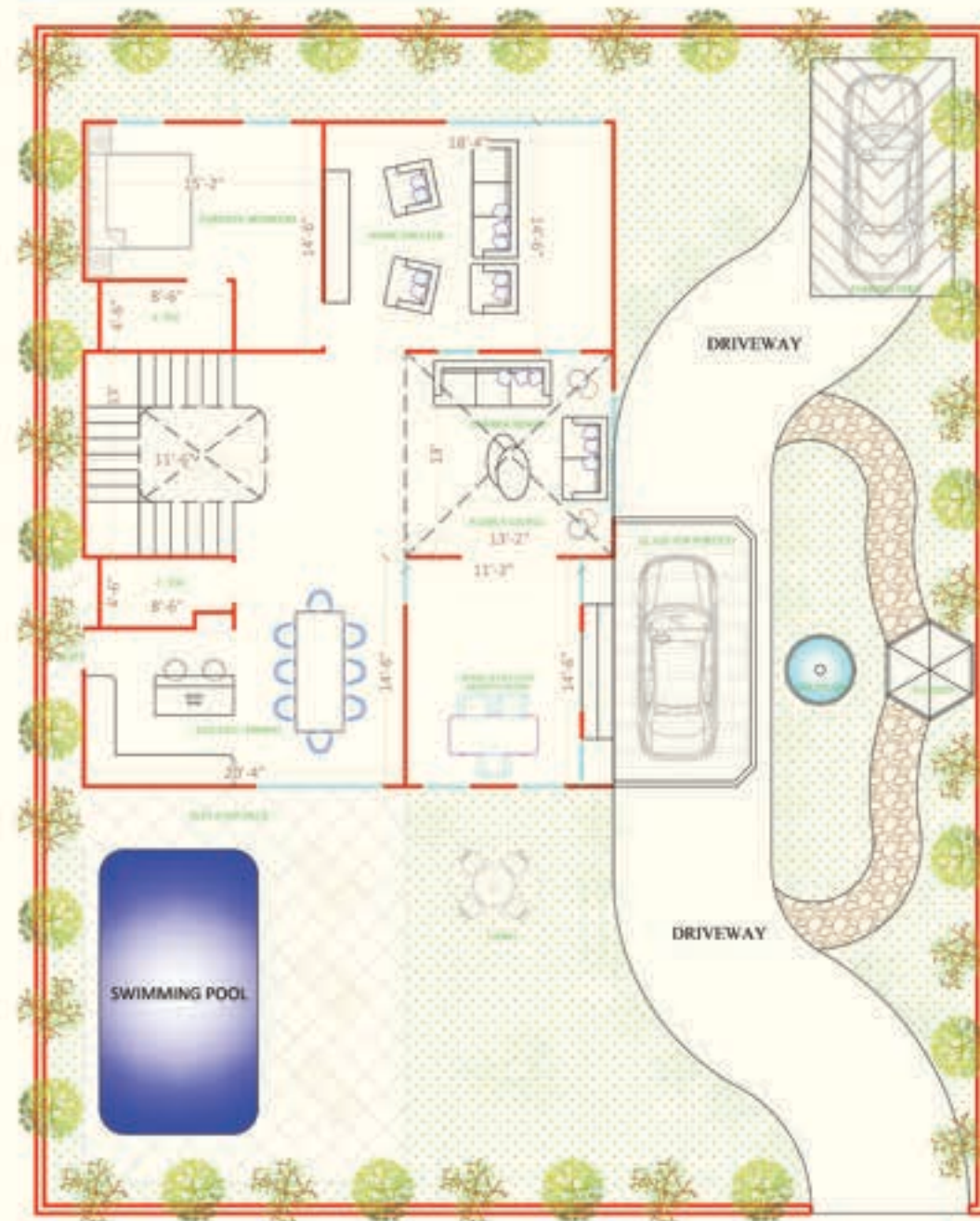
### CABLE/INTERNET

Intercom connectivity to villas and security cabin  
Provision for cable connection in all bedrooms & living areas

Fibre-to-home connection



SITE & GROUND FLOOR PLAN



# VENTURE AMENITIES

[www.101acresrealestate.com](http://www.101acresrealestate.com)



CLUB HOUSE



RESTAURANT



PARKS



TENNIS COURT



BT ROADS



KID'S PLAY AREA



GYM



BASKETBALL COURT



CRICKET GROUND



WATER HARVESTING PIT



ENTRANCE ARCH



CC CAMERA



UNDERGROUND DRIANGE



SOLAR STREET LIGHTS



OVERHEAD TANK

**& MANY MORE**

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# ABOUT HYDERABAD PHARMA CITY

## BIGGEST PHARMA CITY IN THE WORLD

Hyderabad Pharma City, is the "world's largest pharmaceuticals industrial park" being established near Hyderabad, India by the Government of Telangana. Spread over 19,333 acres, the Park is touted to be the biggest of its kind industrial cluster for the pharmaceuticals, acting as a one-stop solution for pharmaceutical companies in manufacturing and development needs.

Telangana Government has embarked on this mission to help pharmaceuticals companies optimize on their CAPEX and OPEX investment by about 30% making them more cost-competitive and increase their speed to market. It is expected to attract USD 9.7 billion Investment and generate employment for 560,000 people. Hyderabad Pharma City is planned to provide smart infrastructure solutions and is expected to set a new international benchmark for sustainable industrial cities.

## PHARMA COMPANIES AT PHARMA CITY

 Dr.Reddy's

 NOVARTIS

 Johnson & Johnson

 SANOFI

 **Lonza**  
Pharma & Biotech

 Mylan®

 GE Healthcare

 gsk  
GlaxoSmithKline

 **BE**  
Biological E. Limited  
Celebrating Life Every Day

 LAURUS Labs  
Knowledge. Innovation. Excellence.

 amri  
Complex Science. Rapid Solutions.

 BHARAT  
BIOTECH

 GVK BIO

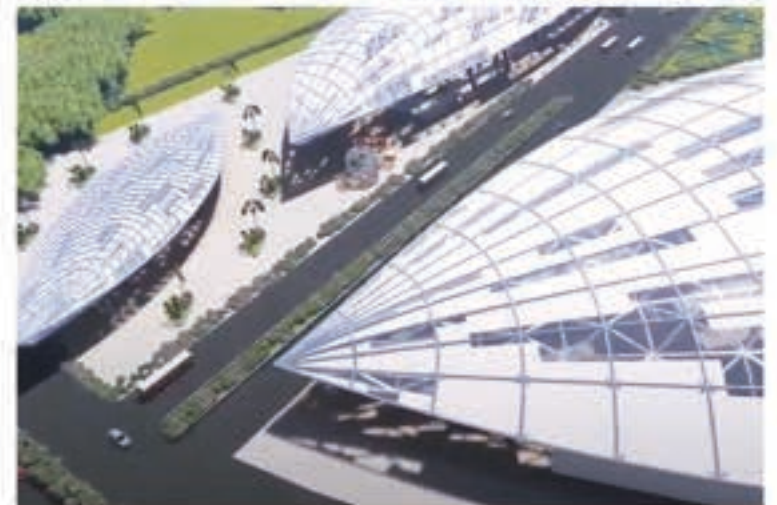
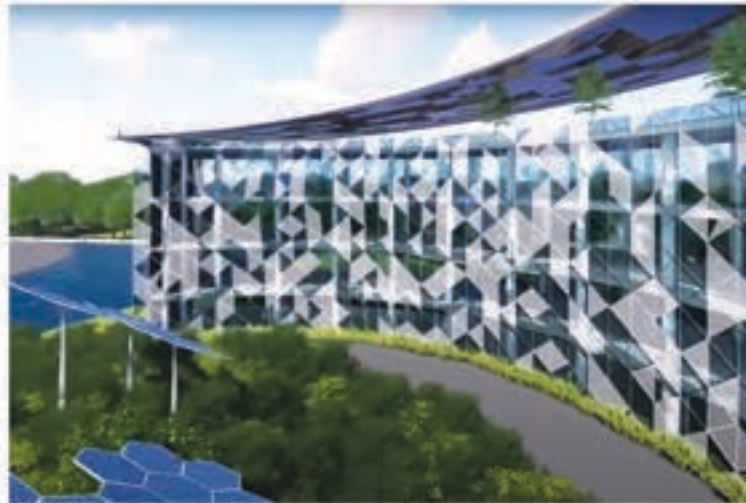
 HETERO

 AUROBINDO

 NATCO



# HYDERABAD PHARMA CITY



# LOCATION HIGHLIGHTS

[www.101acresrealestate.com](http://www.101acresrealestate.com)



5 Min. Drive to Pharma City



20 Mins. Drive to ORR  
Very nearer to Proposed RRR



25 Mins. Drive to TCS Adibatla



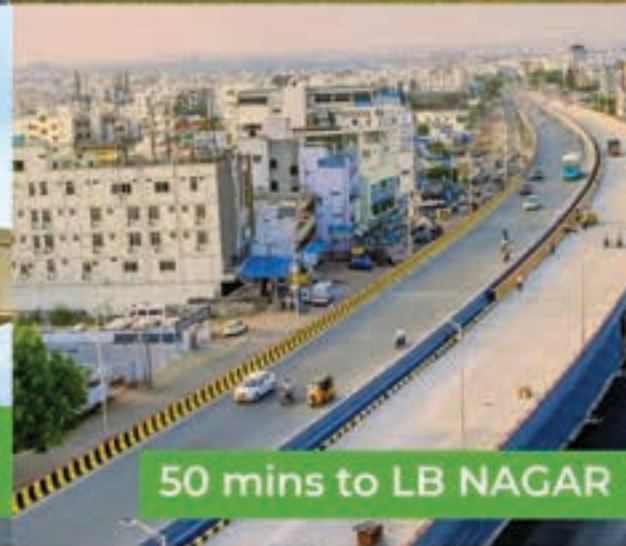
25 mins drive to WONDERLA



35 Mins Drive to Airport



35 mins to  
RAMOJI FILM CITY



50 mins to LB NAGAR



60 Mins Drive to Gachibowli



FOXCONN TECHNOLOGY GROUP



FOOD PROCESSING UNIT

TELANGANA  
FOOD PROCESSING  
POLICY

# LOCATION MAP





**HEAD OFFICE :**

MAIN OFFICE, H.no: 8-260/7, 1st & 2nd Floor,  
Mandamallamma X Roads, Karmanghat, Hyderabad,  
INDIA - 500079

**CORPORATE ADDRESS :**

7-3-1, Sy. No: 23, Shreshta Magnus, Level II, Sagar X Roads,  
Bairamalguda, L B Nagar, Hyderabad - 500 079 - INDIA

**BRANCH OFFICE (ATTAPUR)**

#202, 2nd Floor, Bhulaxmi Aprts, Pillar No. 141,  
Pai Electronics Line, Attapur, Hyderabad - TS



FOR MORE DETAILS CONTACT:



Scan for more Details

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The promoters reserve the right to alter and make changes in the layout & plans as deemed fit.



PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT IN SY.  
 NOs.111/P,112Part,113,114 AND 115 Part SITUATED KOTHAPALLY VILLAGE  
 YACHARAM MANDAL RANGAREDDY DIST. TELANGANA



**E.P NO : 3680/741/2022/E.P**  
**REF. NO : 741 OF P.S. KOTHAPALLY G.P**  
**TLP NO : 10/2023/H**



**PHASE-II (AREA STATEMENT)**

| REFERENCE:               |                          |
|--------------------------|--------------------------|
| PROPOSED LAYOUT BOUNDARY | =====                    |
| PROPOSED ROADS:          | =====                    |
| EXISTING ROADS           | =====                    |
| OPEN SPACE               | : 7447 SQ.Yds.           |
| ROADS AREA               | : 25815 SQ.Yds.          |
| PLOTTED AREA             | : 45637 SQ.Yds.          |
| NO OF PLOTS              | : 253 No's               |
| TOTAL LAYOUT AREA        | : <b>78899 SQ.Yds</b>    |
|                          | <b>OR Ac. 16-12 Gts.</b> |

**PHASE-I (AREA STATEMENT)**

| REFERENCE:               |                               |
|--------------------------|-------------------------------|
| PROPOSED LAYOUT BOUNDARY | =====                         |
| PROPOSED ROADS:          | =====                         |
| EXISTING ROADS           | =====                         |
| OPEN SPACE               | : 12390.40 SQ.Yds.(10.00%)    |
| ROADS AREA               | : 35670 SQ.Yds.(28.78%)       |
| PLOTTED AREA             | : 75842 SQ.Yds.(61.21%)       |
| NO OF PLOTS              | : 257 No's                    |
| MORTGAGE AREA            | : 11657 SQ.Yds.(15.37%)       |
| MORTGAGE PLOTS           | : 116 TO 123.                 |
|                          | 135 TO 143,198 TO 218         |
| TOTAL LAYOUT AREA        | : <b>123904 SQ.Yds (100%)</b> |
|                          | <b>OR Ac. 25-24 Gts.</b>      |