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UPPAL, HYDERABAD.

**Branch Office:** Jayasree Apartments, 4th floor,  
High School Road, Gurunanak colony,  
Vijayawada - 520008.

**Site Address:** Turkapally village, Shameerpet Mandal,  
Medchal District-500078.

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RERA NO : P02200002803  
L.P. NO : 000011/LO/PLG/HMDA/2021

Your Gateway to Sweet Home, Sweeter Memories

Note: This Brochure is only a conceptual presentation and not legal offering. The promoters and developers reserve the right to change any / all the specifications shown here.



#### Home building – sweet home, sweeter memories

Turkapally, located in Shamirpet, is rapidly becoming one of Telangana's fastest-growing towns. Situated along the Hyderabad-Karimnagar route 10 mins drive from ORR EXIT-7. It's renowned for its strategic position. Landmarks like BIOTECH Park, Genome Valley, Bharat Biotech, Neovantage with potential of 100,000 employees. Premier Institutes like Nalsar law University, Sri Konda Laxman Telangana State Horticultural University, Forest College and Research Institute (FCRI), With excellent connectivity to ORR EXIT-7, Gachibowli, Hitech City, Regional Ring Road, Medchal, Hyderabad, Siddipet, Karimnagar other major towns in Telangana.

Its proximity to quality educational institutions adds to its appeal, making it a top choice for families seeking to build homes or those looking for prime real estate investment opportunities. Chandra's Green Park, a gated community residential Villa project by Chandra Groups, offers an ideal solution for homebuilders and investors alike, blending modern living with the promise of a thriving future.





CHANDRA'S  
**GREEN PARK**  
Live Your Dream  
Luxury Villas @ Turkapalli

**Experience Elevated Living with  
World-Class Amenities**

Chandra's Green Park offers a lifestyle of luxury and comfort, designed to provide residents with top-tier facilities that enhance daily living. The gated community boasts spacious, well-planned Villas surrounded by lush greenery, creating an atmosphere of serenity and exclusivity. Residents can enjoy state-of-the-art amenities, including a modern clubhouse equipped with a gym, swimming pool, and indoor games. There are also dedicated spaces for relaxation and social gatherings, such as landscaped gardens, jogging tracks, and an amphitheatre, fostering a sense of community while promoting a healthy lifestyle.

In addition to these leisure facilities, Chandra's Green Park emphasizes security and convenience. The community is protected with 24/7 surveillance, controlled access points, and professional security services, ensuring a safe environment for all residents. Power backup, well-maintained roads, and ample parking spaces make daily life easier, while the project's proximity to educational institutions, hospitals, and commercial hubs adds an extra layer of convenience, making it a perfect choice for families and investors looking for a luxurious living experience.



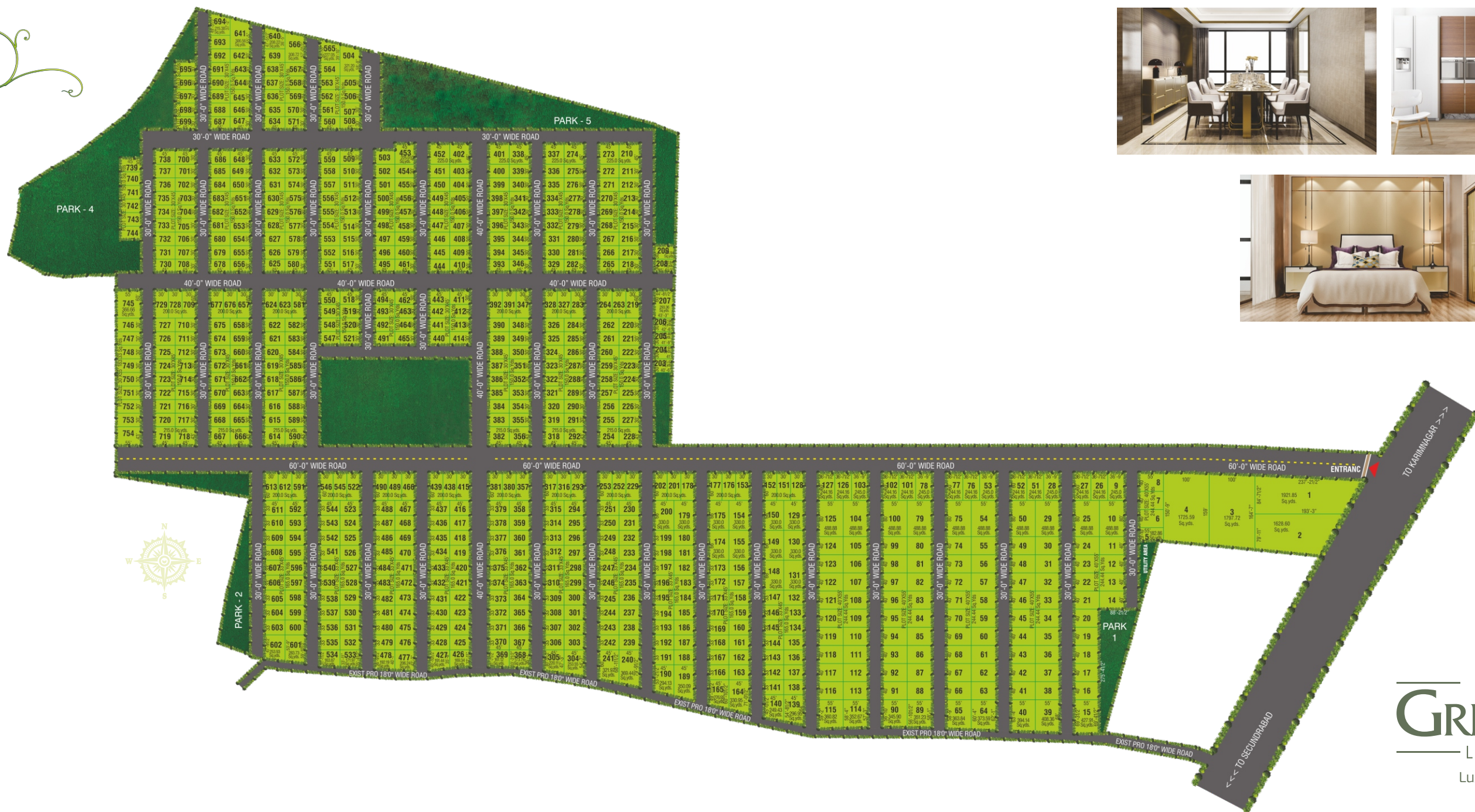
  
CHANDRA'S  
**GREEN PARK**  
Live Your Dream  
Luxury Villas @ Turkapalli

GREEN PARK  
**BIRD VIEW**  
— 53 Acres —





53 Acres



CHANDRA'S  
**GREEN PARK**  
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**EXCLUSIVE  
RESIDENCES  
THAT EMBRACE  
GREEN LIVING**



  
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CHANDRA'S  
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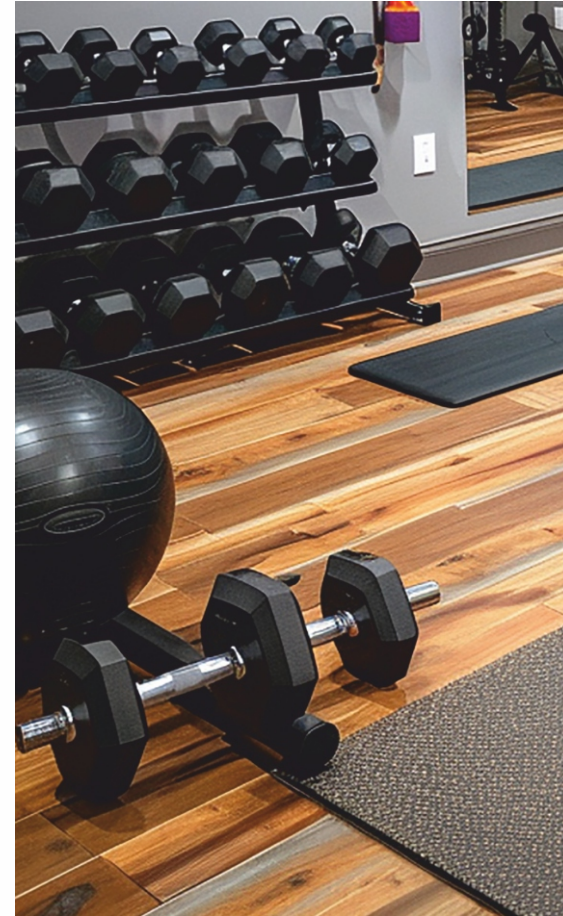






**EXCLUSIVE  
RESIDENCES  
THAT EMBRACE  
GREEN LIVING**

**The  
CLUB**



CHANDRA'S  
**GREEN PARK**  
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Luxury Villas @ Turkapatti

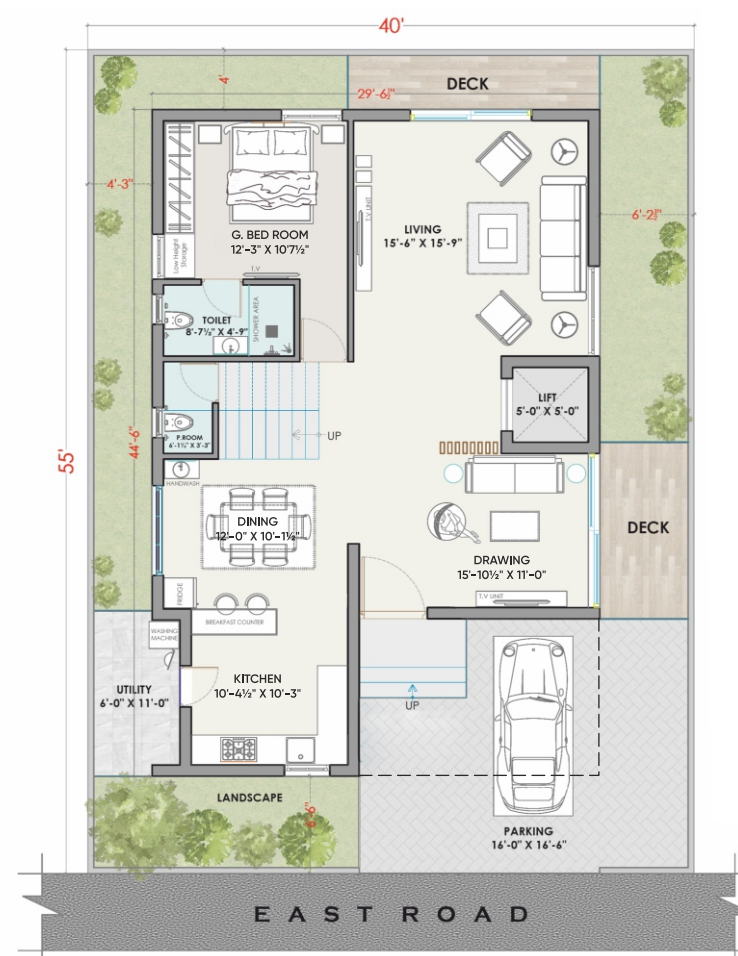


# EAST FACING VILLA



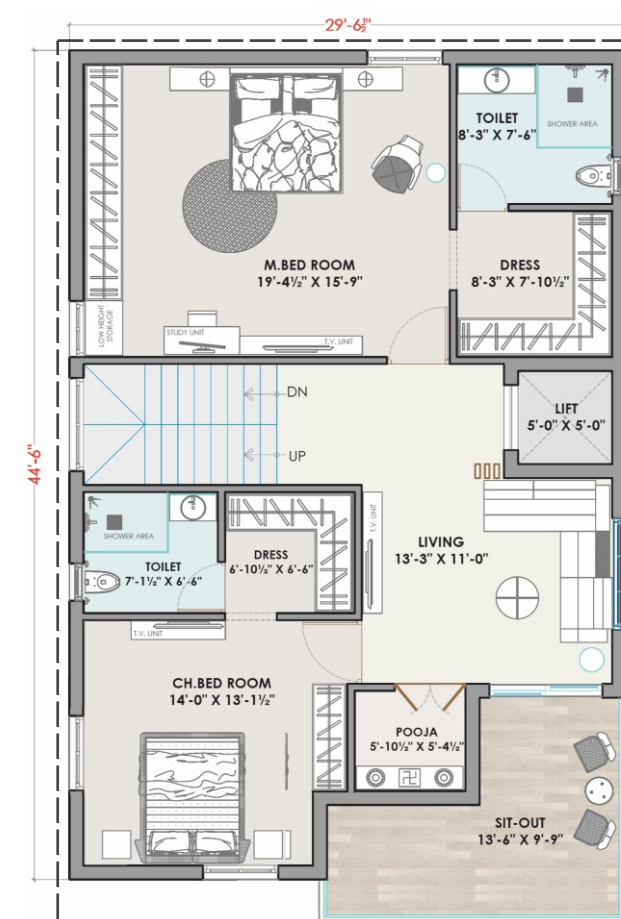
PLOT AREA : 244.44 Sq.Yd  
 TOTAL AREA : 3811 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1352 SFT



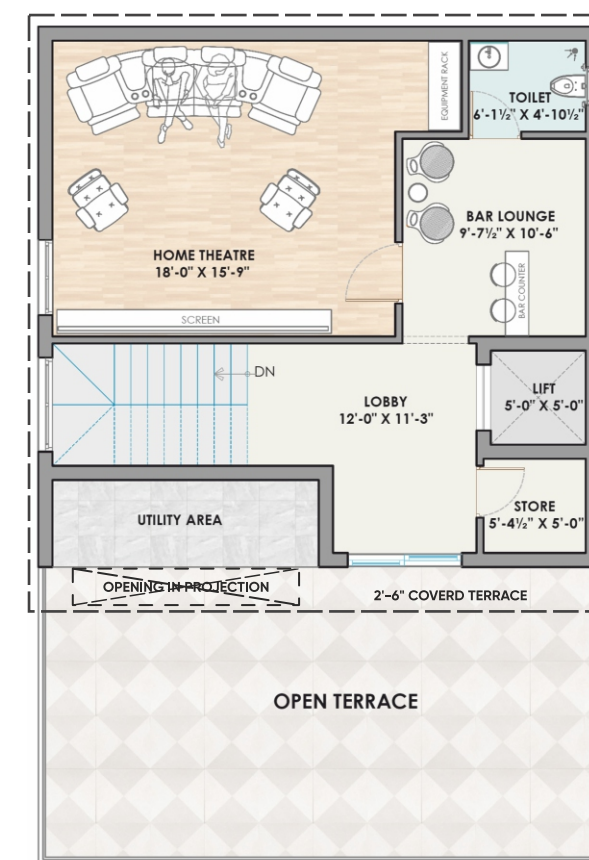
GROUND FLOOR PLAN

FIRST FLOOR - 1467 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 992 SFT



SECOND FLOOR PLAN

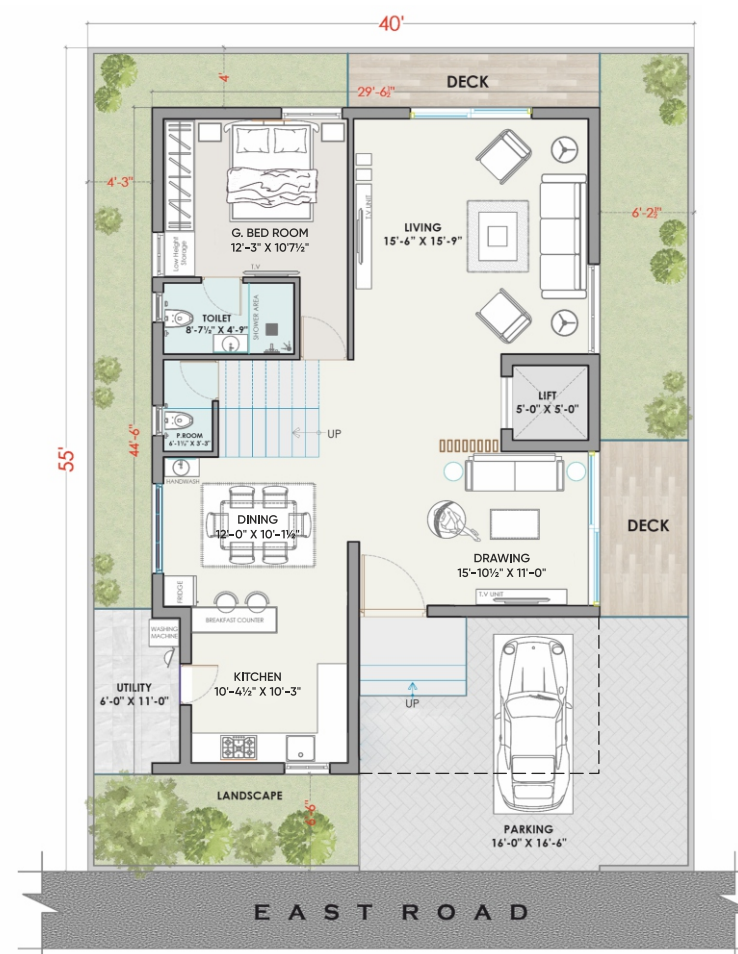
EAST FACING VILLA : 40 X 55

# EAST FACING VILLA



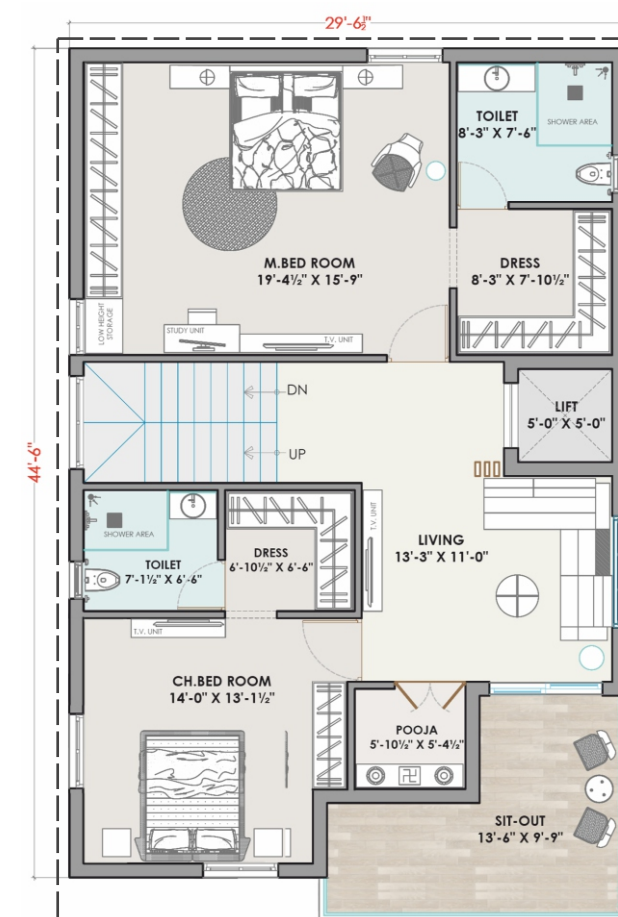
PLOT AREA : 244.44 Sq.Yd  
 TOTAL AREA : 3811 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1352 SFT



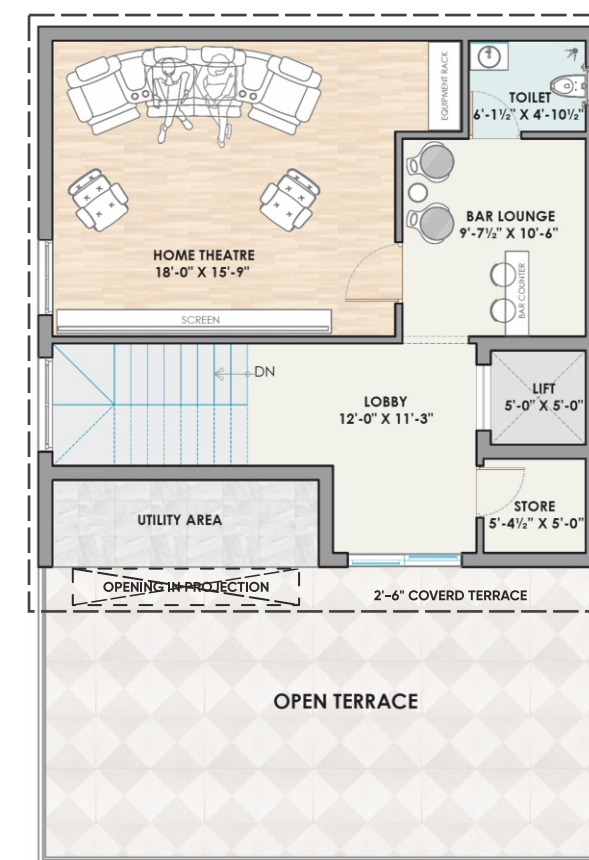
GROUND FLOOR PLAN

FIRST FLOOR - 1467 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 992 SFT



SECOND FLOOR PLAN

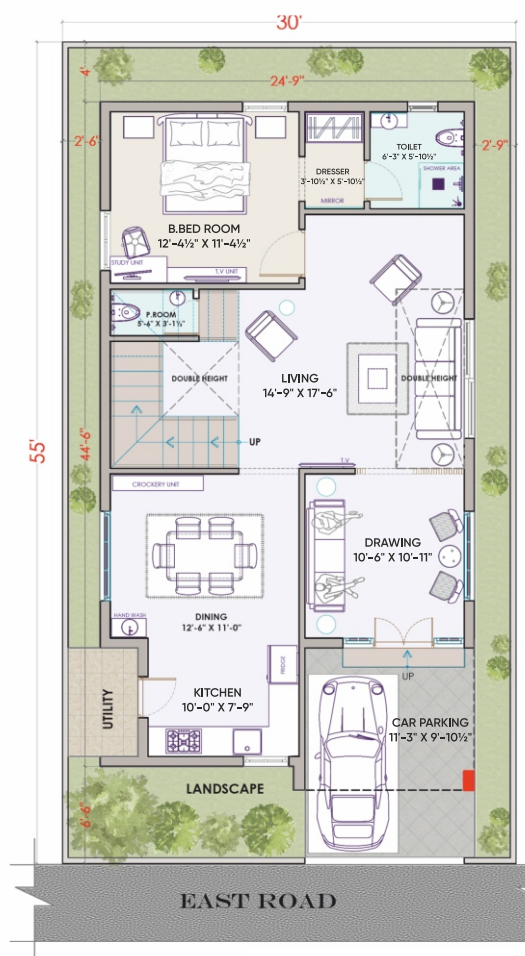
EAST FACING VILLA : 40 X 55

# EAST FACING VILLA



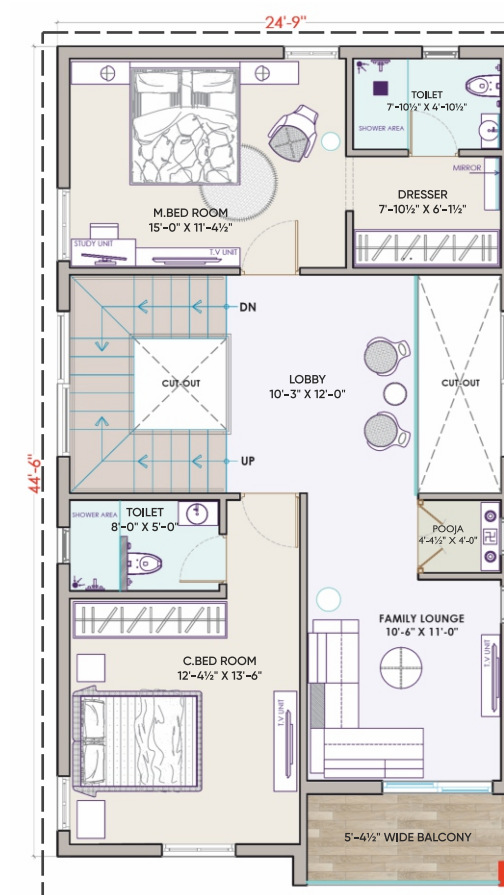
PLOT AREA : 183.33 Sq.Yd  
 TOTAL AREA : 3117 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1126 SFT



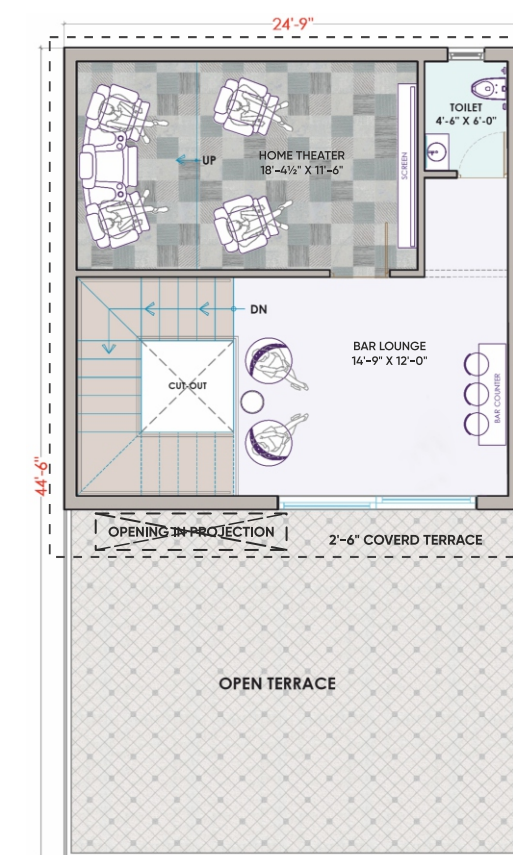
GROUND FLOOR PLAN

FIRST FLOOR - 1241 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 750 SFT



SECOND FLOOR PLAN

EAST FACING VILLA : 30 X 55

# EAST FACING VILLA



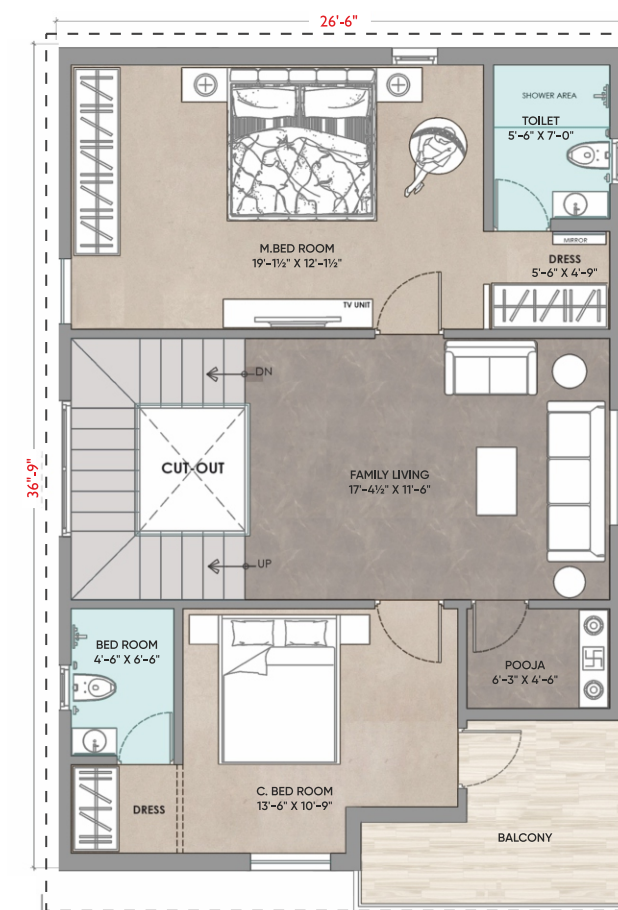
PLOT AREA : 165 Sq.Yd  
 TOTAL AREA : 2920 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1006 SFT



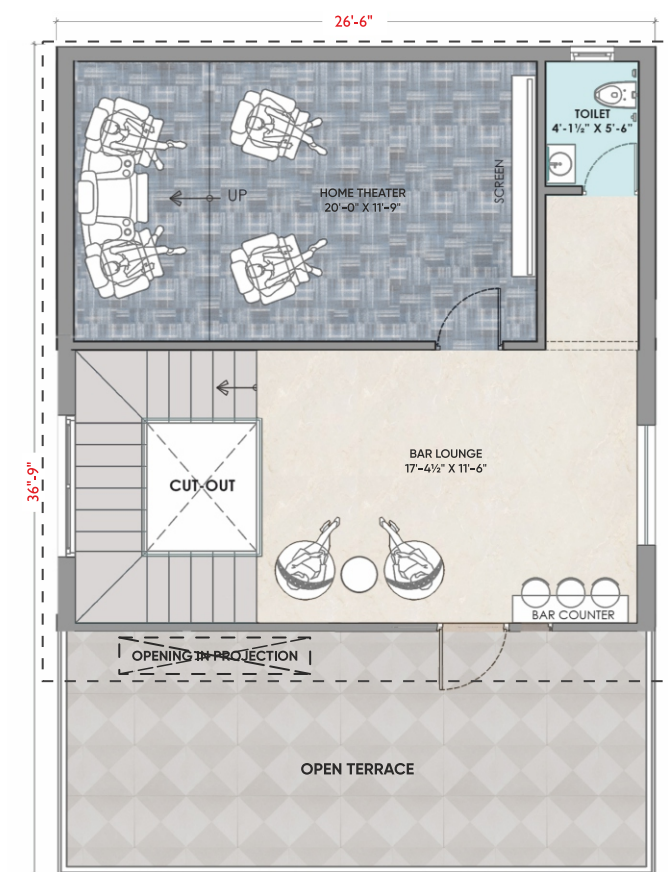
GROUND FLOOR PLAN

FIRST FLOOR - 1106 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 808 SFT



SECOND FLOOR PLAN

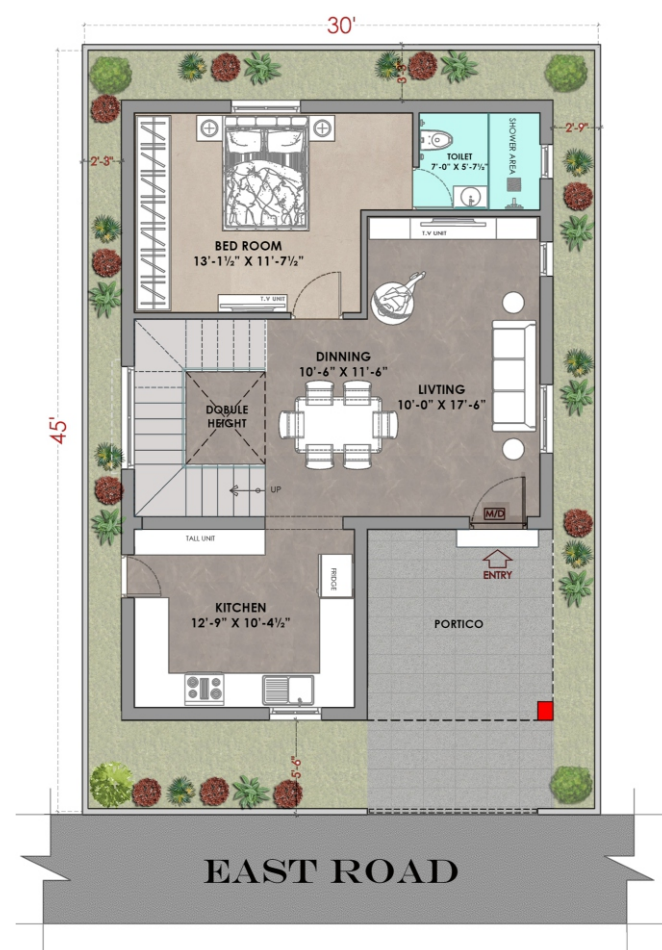
EAST FACING VILLA : 33 X 45

# EAST FACING VILLA



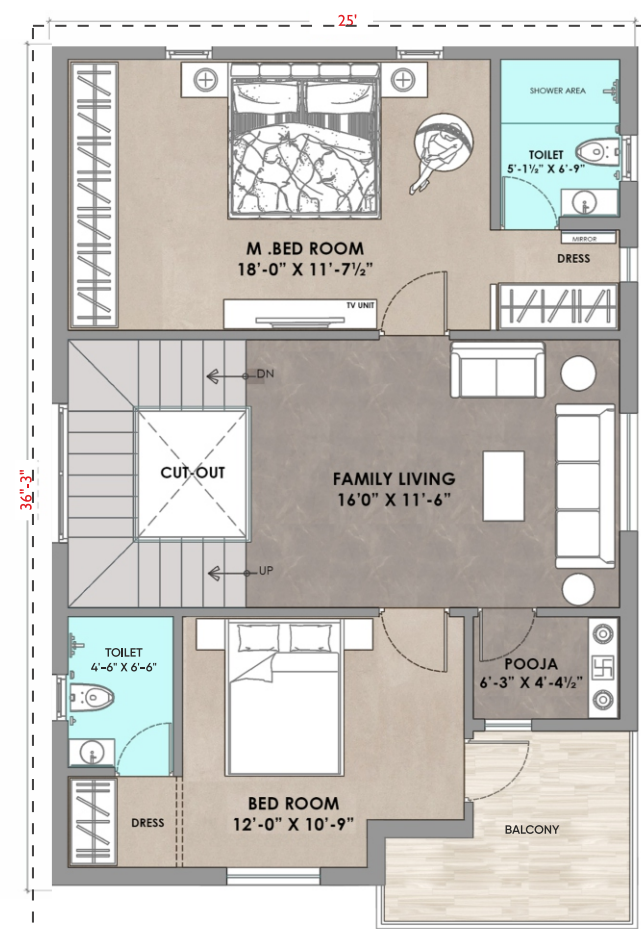
PLOT AREA : 150 Sq.Yd  
 TOTAL AREA : 2722 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 936 SFT



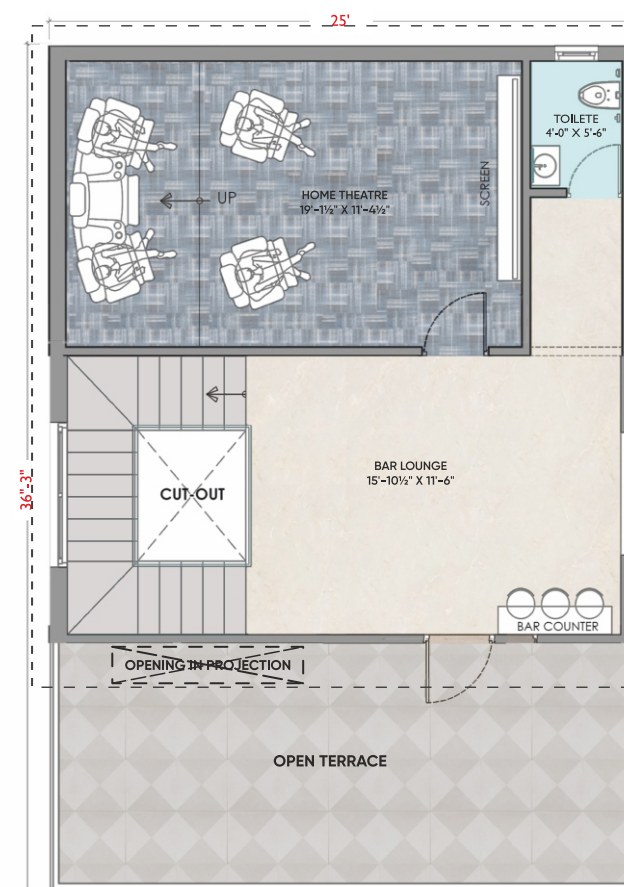
GROUND FLOOR PLAN

FIRST FLOOR - 1034 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 752 SFT



SECOND FLOOR PLAN

EAST FACING VILLA : 30 X 45

# WEST FACING VILLA



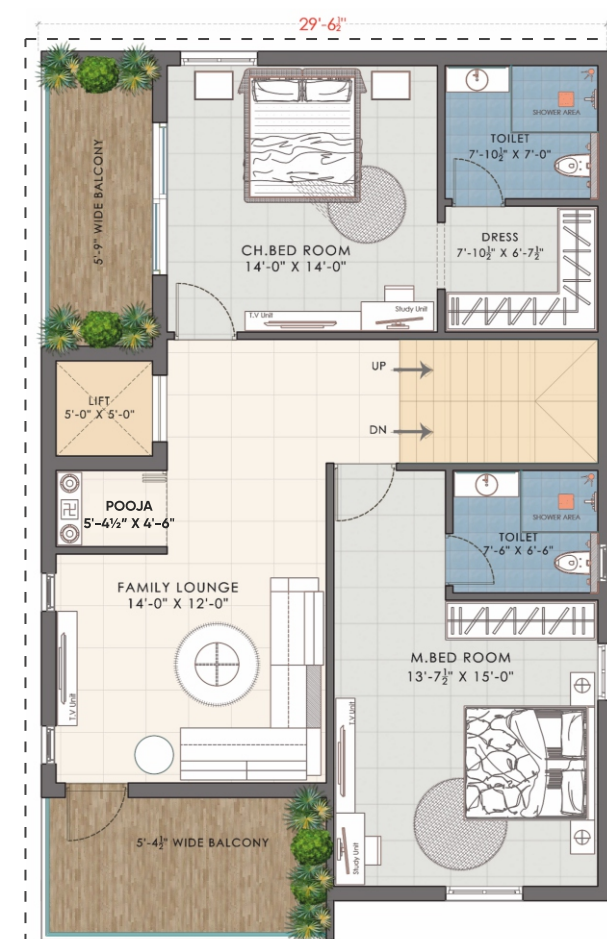
PLOT AREA : 244.44 Sq.Yd  
 TOTAL AREA : 3353 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1350 SFT



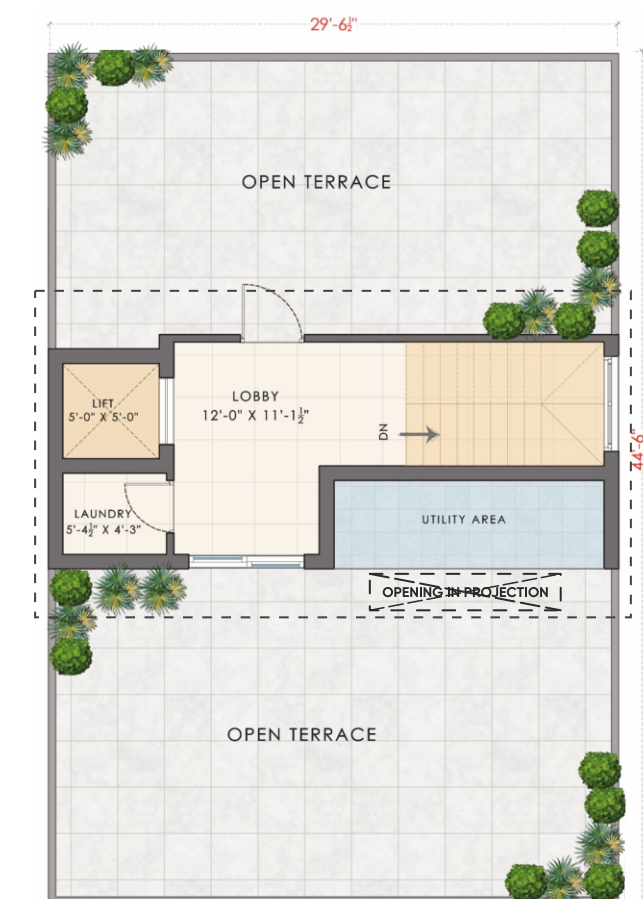
GROUND FLOOR PLAN

FIRST FLOOR - 1467 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 536 SFT



SECOND FLOOR PLAN

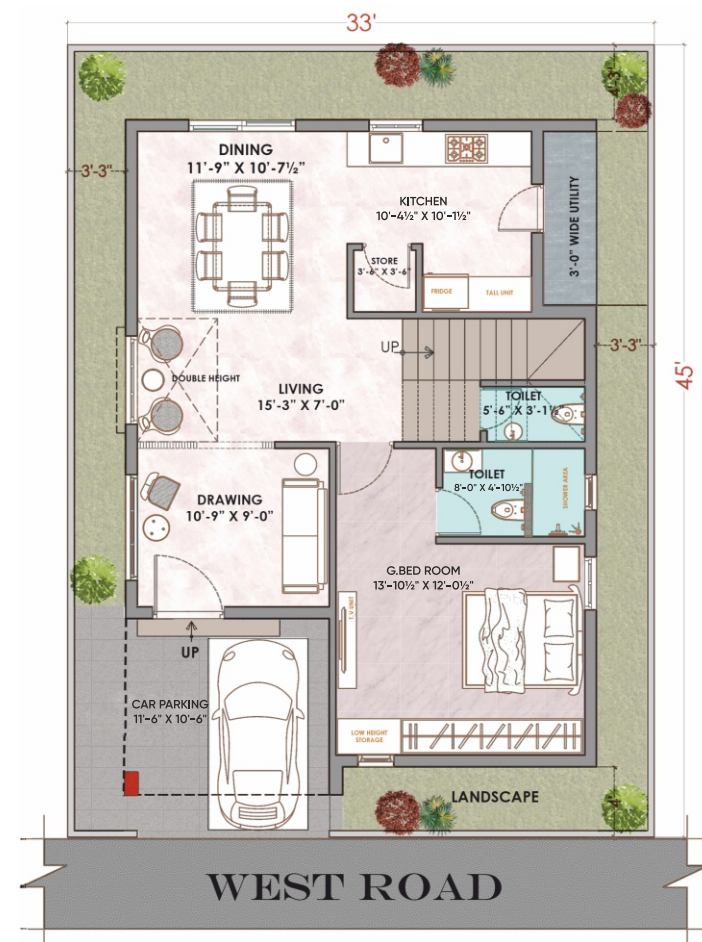
WEST FACING VILLA : 40 X 55

# WEST FACING VILLA



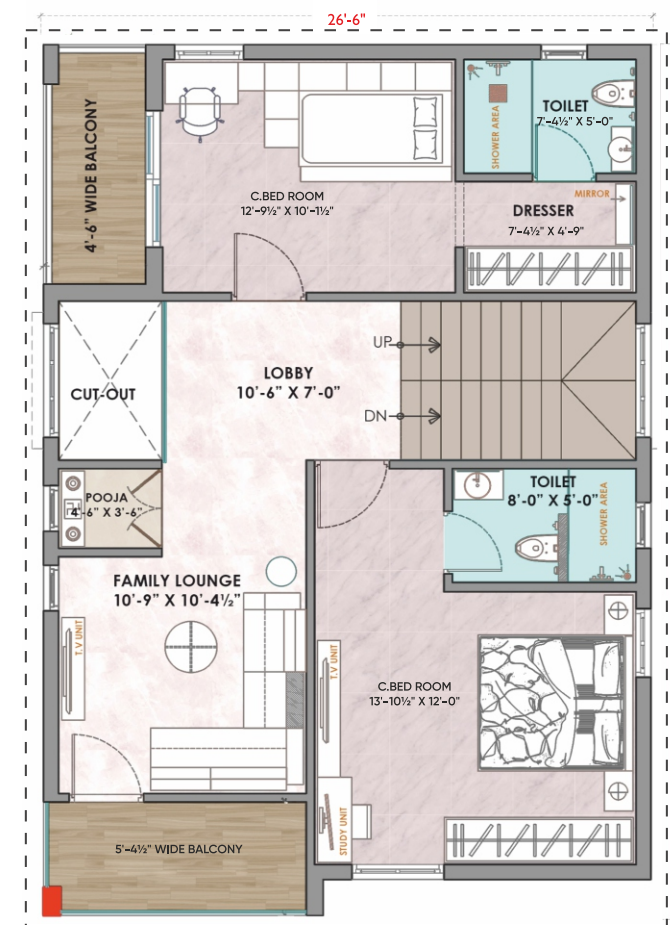
PLOT AREA : 165 Sq.Yd  
 TOTAL AREA : 2294 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 1004 SFT



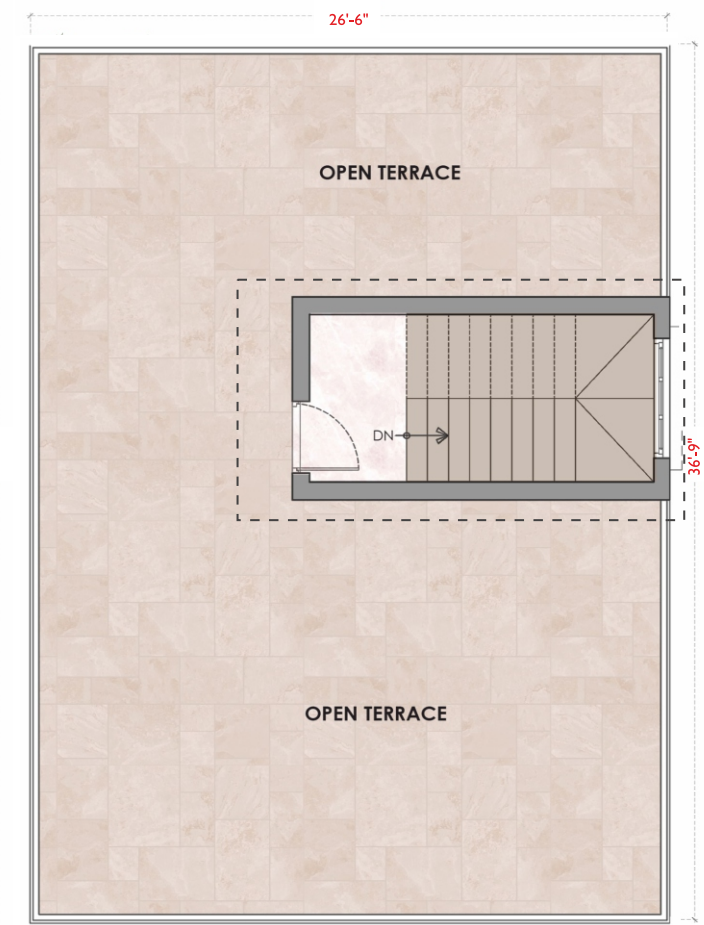
GROUND FLOOR PLAN

FIRST FLOOR - 1106 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 184 SFT



SECOND FLOOR PLAN

WEST FACING VILLA : 33 X 45



# WEST FACING VILLA



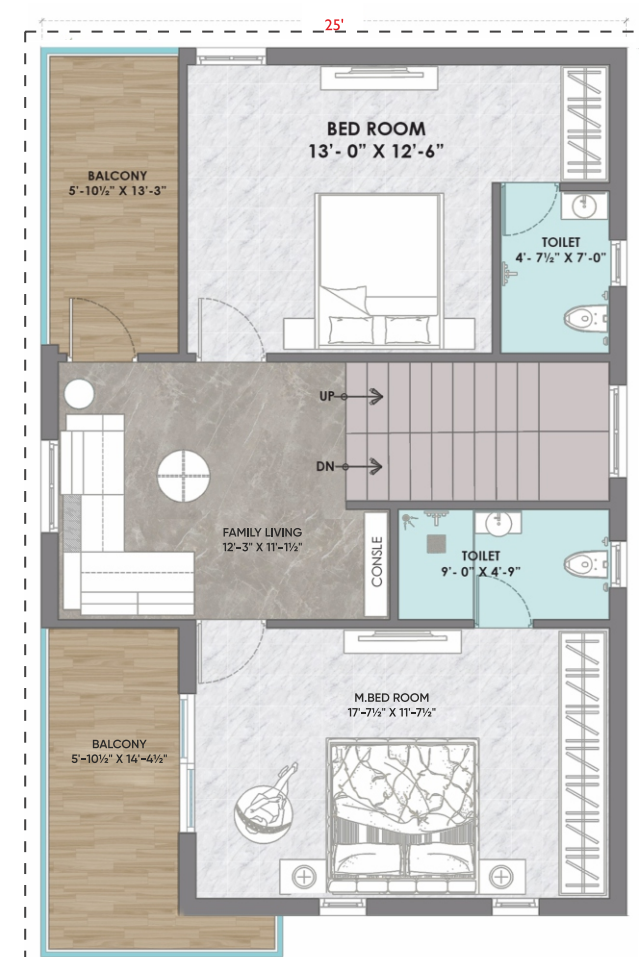
PLOT AREA : 150 Sq.Yd  
 TOTAL AREA : 2301 SFT  
 NO OF FLOORS: G+2

GROUND FLOOR - 961 SFT



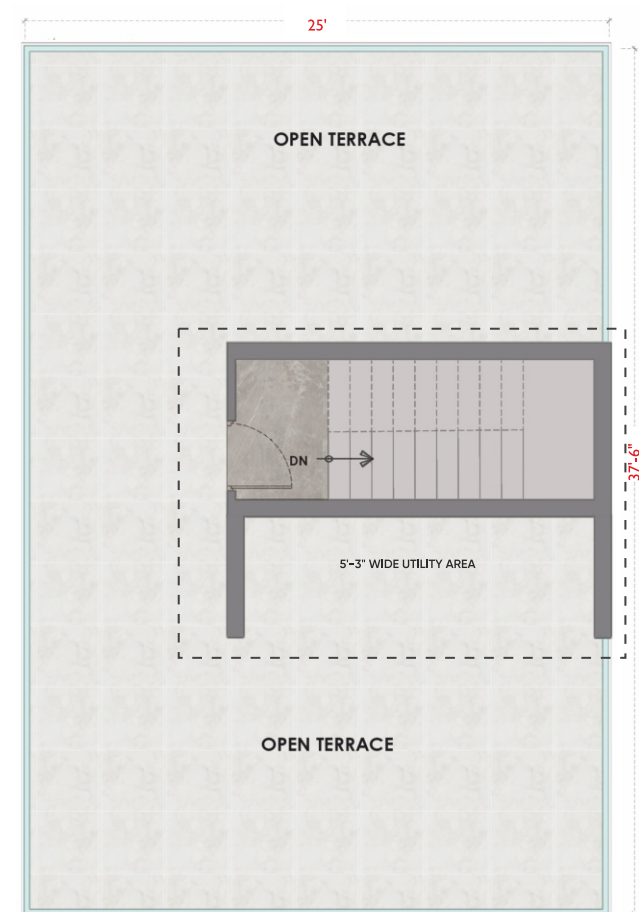
GROUND FLOOR PLAN

FIRST FLOOR - 1067 SFT



FIRST FLOOR PLAN

SECOND FLOOR - 273 SFT



SECOND FLOOR PLAN

WEST FACING VILLA : 30 X 45



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Luxury Villas @ Turkapalli



## AMENITIES

Quality is paramount to us and you can purchase the Villa with your eyes closed. From the basic brick to the end finishes, all the features and facilities of the project have been built with superior grade materials. We have left no stone unturned to give the project its deserved class.

- Main Entrance & Exit Gate
- Road Paving with C.C Pavers
- Free Standing Pylons
- Grand Entrance
- Footpath
- Entrance Deck with Pergola
- Pathway / Jogging Track
- Lawn
- Seating Area
- Seating Deck Under Pergola
- Entrance Deck with Feature Wall
- Half Basket Ball Court
- Children's Play Area
- World Class Club House
- Lawn with Stepping Stones
- Stage Under Pergola
- Amphitheater
- Party Lawn
- Fitness Station
- Junction Paving





#### STRUCTURE

- **FRAMED STRUCTURE:** R.C.C Framed structure resistant to wind and earthquake (zone-2).
- **SUPER STRUCTURE:** 9", 6" and 4.5" red brick blocks for external and internal walls as applicable.



#### PLASTERING

- **INTERNAL:** Double coat cement plastering (or) Pop punny over one coat of cement plastering
- **EXTERNAL:** Double coat cement plastering for rcc and masonry surface



#### DOORS AND WINDOWS

- **MAIN DOOR:** FRAMES: Teak wood with melamine polish  
SHUTTER: Flush shutter with veneer on both sides with melamine polish
- **INTERNAL DOORS:** FRAMES: Teak wood with melamine polish  
SHUTTER: Flush shutter with veneer on both sides with melamine polish
- **BATHROOM DOORS:** FRAMES: Teak wood with melamine polish  
SHUTTER: Flush shutter with veneer on one side melamine polish and laminate on other side
- **HARDWARE:** Hardware of reputed make
- **FRENCH DOORS:** UPVC Sliding doors with provision for mosquito mesh of reputed make
- **WINDOWS:** UPVC Windows with provision for mosquito mesh for sliding doors of reputed make



#### PAINTING

- **EXTERNAL:** Texture and Texture Paint with two coats of acrylic exterior emulsion as per architech design  
Front elevation as per architech design
- **INTERNAL:** Smooth putty finish with two coats of acrylic emulsion paint over a coat of primer



#### FLOORING

- Drawing, living, family lounge, kitchen, dining & All bedrooms of 2'6" x 5'0" verified tiles of reputed make
- **Home Theater:** Wooden laminated flooring
- **BATHROOMS:** Anti-skid verified tiles of reputed make
- **TERRACE:** Anti-skid verified tiles of reputed make
- **STAIRCASE:** Granite Flooring
- **UTILITY:** Anti-skid verified tiles of reputed make
- **BALCONIES:** Anti-skid verified tiles of reputed make



#### DADO

- **BATHROOM:** Verified tiles of reputed make up to lintel level
- **UTILITY:** Verified tiles of reputed make up to sill level



#### KITCHEN

- Bare shell kitchen with provision for Fixing water purifier, chimney, taps, refrigerator, grinder and adequate points



#### PLUMBING AND SANITARY

- Vanity type wash basin
- EWC Concealed flush tank of duravit / kohler / equivalent make/ Grohe
- Single lever fixtures with wall mixer-cum-shower of grohe / kohler / hansgrohe / equivalent make/Jaguar/Esso
- All C.P fittings are chrome plated of grohe / kohler / hansgrohe / equivalent make/Jaguar/Esso



#### WATER SUPPLY

- Centralized water distribution by hydro-pneumatic system for all villas with individual water meter for each villa



#### CABLE TV

- Provision for cable connection in ground floor living room, first floor family lounge, master bedroom and second floor home theater



#### SECURITY

- Sophisticated round the clock security system
- Solar fencing through the boundary
- C.C. Cameras in identified common areas and club house



#### ELECTRICAL

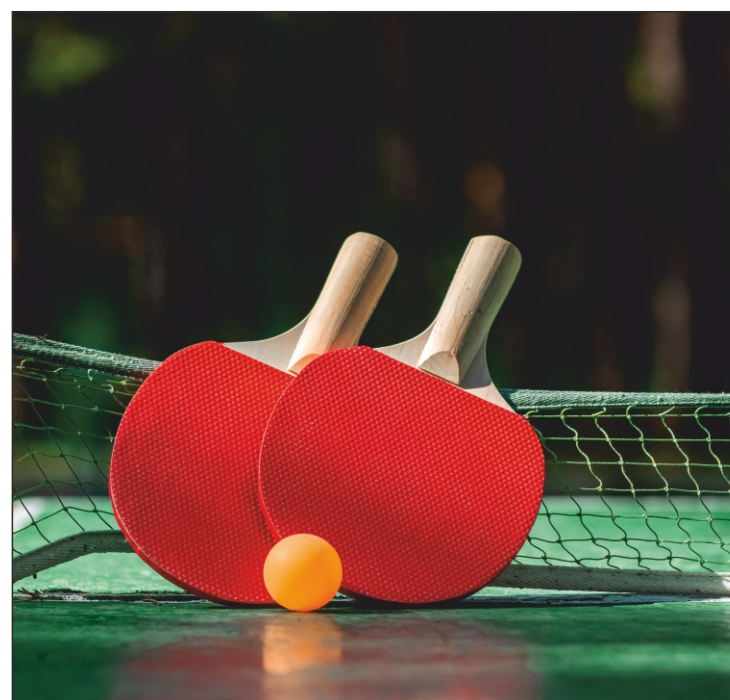
- Concealed copper wiring of finolex / havells / lapp / equivalent / Polycab
- Power socket for air conditioners in all rooms
- Power socket for geysers in all bathrooms and kitchen utility
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen, washing machine in utility area
- 3-Phase supply for each unit and individual meter boards
- Miniature circuit breakers (mcb) for each distribution boards of reputed make
- Modular switch boards of legrand / havells / equivalent make



#### WTP & STP

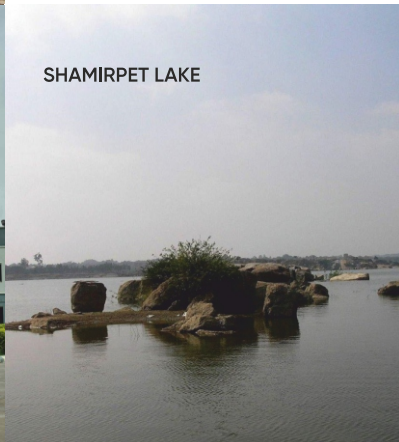
- Domestic water made available through an exclusive water softening plant with water meters for each unit (not ro plant)
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated water will be used for landscaping purpose only
- Rainwater harvesting pits provided for recharging ground water levels

## SPECIFICATIONS

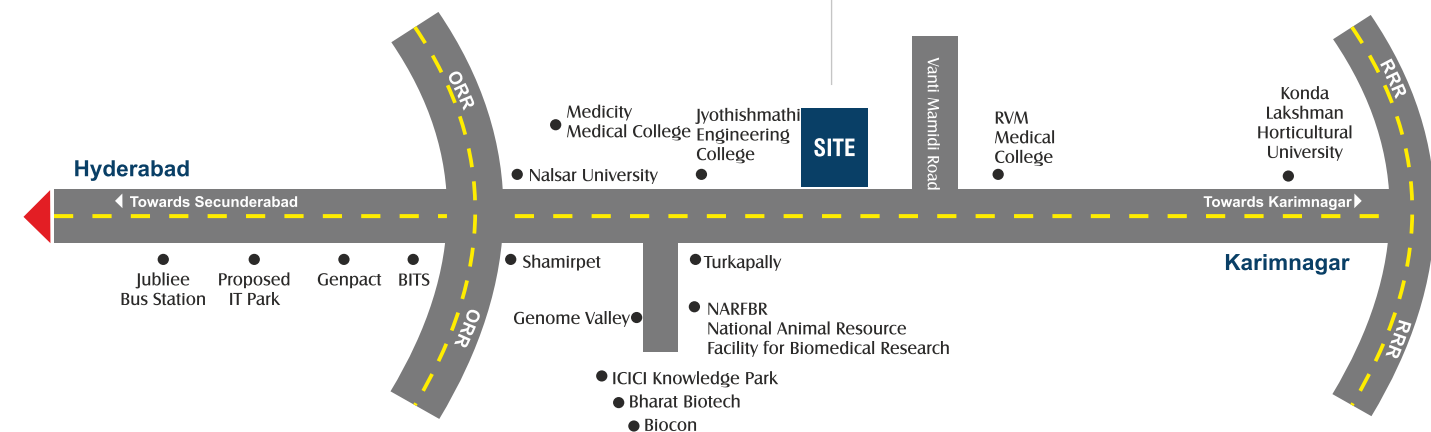




  
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### Location Advantage

- 5 mins from Bharat Biotech
- 20 mins from Kompally
- Near Proposed IT Park
- 5 mins from Genome Valley
- 30 mins from Jubilee Bus Station
- Near Konda Lakshman Horticultural University
- 5 mins from Schools and Colleges
- 40 mins from Secunderabad
- Near NARFBR National Animal Resource Facility for Biomedical Research
- 10 mins from ORR
- 60 mins from International Airport