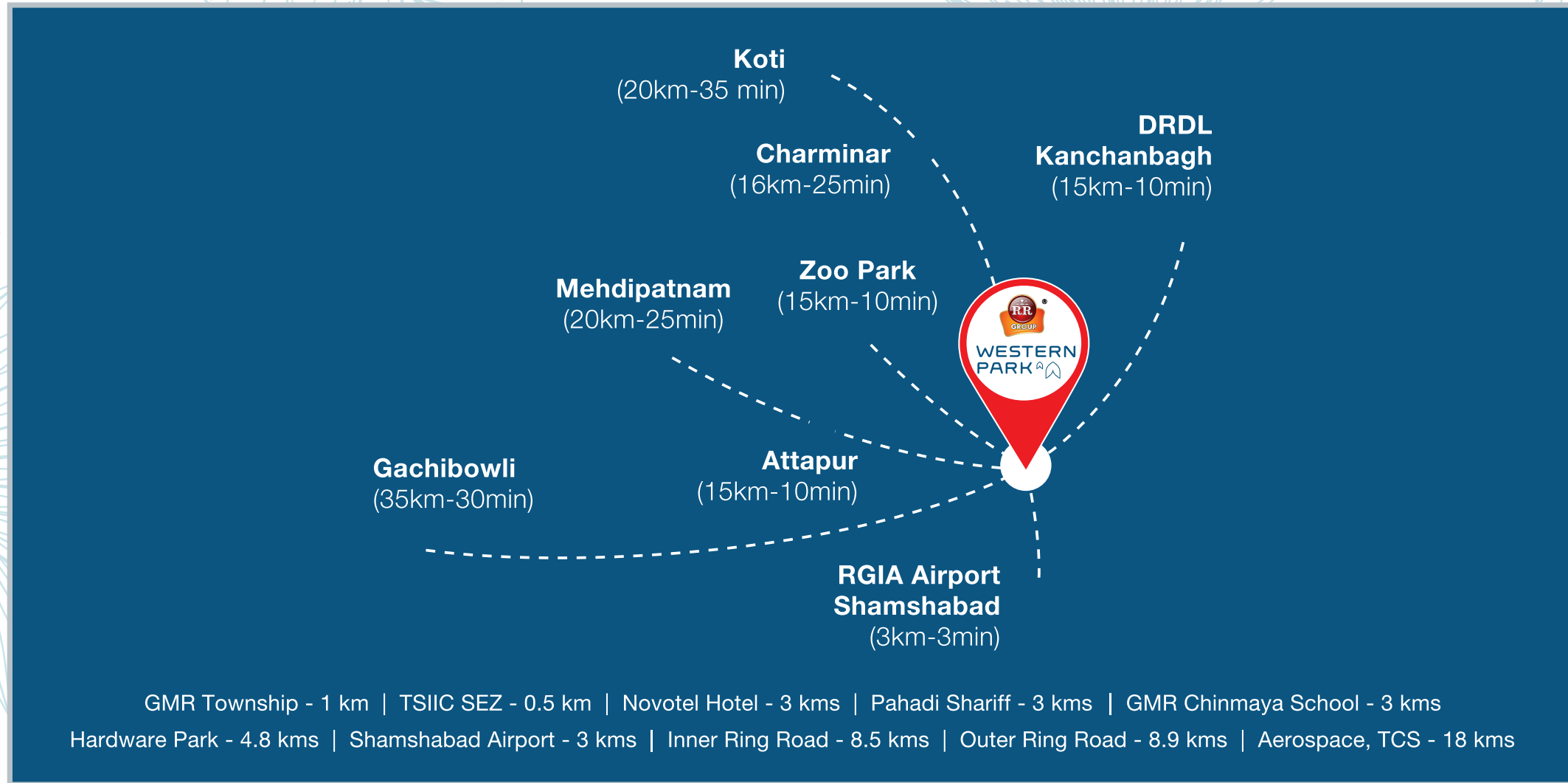


Luxury villas within the vicinity of your reach

A union of luxury & leisure



A Project by



Note: This brochure is only presentation of the project and not a legal offering. Developers reserve the right to change, alter, modify plan, elevation & specifications from time to time as deemed fit. | Conditions apply.

Luxury villas within the vicinity of your reach



GMR Township - 1 km | TSIC SEZ - 0.5 km | Novotel Hotel - 3 kms | Pahadi Shariff - 3 kms
 GMR Chinmaya School - 3 kms | Hardware Park - 4.8 kms | Shamshabad Airport - 3 kms
 Inner Ring Road - 8.5 kms | Outer Ring Road - 8.9 kms | Aerospace, TCS - 18 kms



RGIA Airport Shamshabad (3km-3min)



Gachibowli (35km-30min)



Outer Ring Road (8.9km-10min)



Western Park

For a rich and elite lifestyle

RR Group brings to you a landmark – Western Park - with villas that showcase class and taste.

Invest in Western Park and own a villa of pride and prestige. Gift your family a home of royal comfort and luxurious lifestyle.

Western Park is set to be an example for architectural brilliance and new definition for modern global living, in a gated community of safety and security – celebrating joyous moments with family, friends and neighbours.

Come be part of a Luxurious & Happy Community!





Exceptional homes for an extraordinary lifestyle

Attractive contemporary architectural design that enhance comforts of modern life. Western Park is a world in itself, making life exciting and fulfilling.





Majestic villas set amidst magnificent nature

International Airport is just 3 kilometers away, while the HITEC City and Financial District of Gachibowli are easily accessible through the nearby PVNR Express- way, making Western Park an ideal choice for software professionals. Even the Hardware Park and E-City are easily accessible.

The proposed Metro Phase - III from Inner Ring Road to Hyderabad International Airport, plans for relocation of Malakpet Race Course, acquisition of land bank by TSIC are a few indicators of future growth in this area, and Western Park stands as the best option for investment and future dividends too.

Come make an investment for the generation next!

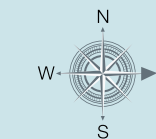


East facing villas (200 Sq Yds)



Villa Numbers	Area (Sq Yds)
9, 10, 11, 12, 13, 14, 15, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64	200

Ground Floor Built Up Area:	1116.5 sft.
First Floor Built Up Area:	1025.0 sft.
Second Floor Built Up Area:	518.5 sft.
Total Built Up Area:	2660.0 sft.

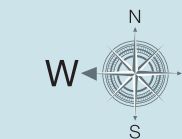


West facing villas (200 Sq Yds)



Villa Numbers	Area (Sq Yds)
22, 23, 24, 25, 26, 27, 28, 29, 40, 41, 42, 43, 44, 45, 46, 47, 48, 56, 57, 58, 59	200
67	219
68	223
69	227

Ground Floor Built Up Area: 1116.5 sft.
First Floor Built Up Area: 1025.0 sft.
Second Floor Built Up Area: 518.5 sft.
Total Built Up Area: 2660.0 sft.



Majestic Villas and Unmatched Luxury

Western Park lives up to its name. With each villa exhibiting architectural finesse, artistic richness and aesthetics - right from the elevation to the interiors. The beauty of the villas is the starting point for the sophisticated and the high-end lifestyle that is your own.

Set in 6 acres of spacious land, with a green carpet of lawns, trees and plantation, life here is soothing and enriching.

Your next door neighbour, being as interested as you are in exploring heights of social life, Western Park is the place for the modern families who seek growth, happiness and social recognition that gives them a unique identity of their own.

Come live a life of great success and high social status!



Experience Luxury Living

Western Park villas are a treat for your senses and soul.
Making every moment of life a pleasant and inspiring experience.



WESTERN PARK

CLASS 'A' VILLAS

Layout Plan

5.28
Acres

62
Villas



Area Statement

Total Layout Area :	5.28 Acres
Total No. of Villas :	62
Total No. of Commercial Plots :	5

Plan showing the proposed residential H.M.D.A. layout situated at Mamidipally, Balapur (M), R.R. Dist. Telangana

Location Highlights

Easy connectivity through PVNR Expressway

Well connected to Gachibowli through outer ring road

3 minutes drive from Hyderabad International Airport

Well connected to all parts of the city through wide roads

Surrounded by major Educational Institutions, Hospitals

Many eateries and entertainment options at Aramgarh and bordering localities

Built-in Home Automation at your service*

Western Park makes best use of technological advancements to make life easy. Switch on/off lights, control temperature, manage video entry system or burglar alarm systems wherever you are.

Security is further ensured with automatic messages on doors and windows that are not locked or bolted, on your tablet or smartphone. In addition, you can make sure your living space is secure, preventing fire or other accidents.

Integration of burglar alarm and video entry systems, access control and the management of technical alarms. You can get instant feedback on the status of individual doors and windows in your home on your tablet or smartphone, averting the risk of theft or break-ins linked to forgetfulness. In addition, you can make sure your living space is secure, preventing dangerous events in your home.



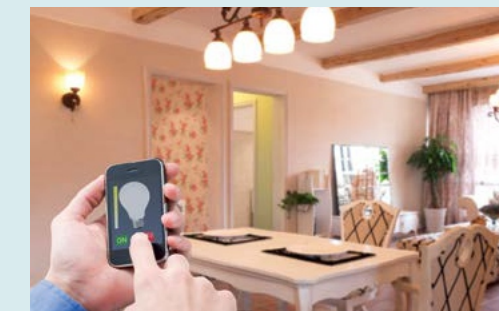
Video Door Phone



Remote Surveillance



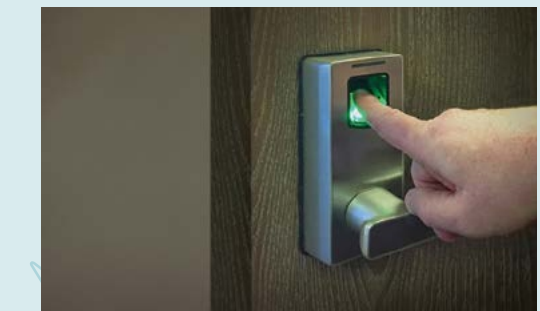
Smoke / Fire Sensor



Intelligent Home Lighting



CCTV Surveillance



Biometric Door Lock



Promising a pleasurable lifestyle while exuding warmth and moments of enchantment

A perfect blend of interior aesthetics and the beauty of furnishings that make a real royal home that will be cherished by generations. At the luxury Villas at Western Park, where the feeling is sublime and the freedom of privacy is enhanced with new age architecture. With emphasis placed on open spaces to bring the outdoors inside, each Villa promises a pleasurable lifestyle while exuding warmth and moments of enchantment. Luxury takes centre stage as the myriad amenities and contemporary facilities bring alive the experience of living.



Refresh and reinvent yourself at the ultra-modern club house

Western Park features an exclusive club house in a built-up area of 6900 sft. with a swimming pool overlooking deck areas, a fully equipped Gymnasium, Multipurpose Hall, Cafeteria, Library, Reading Hall, Yoga and Indoor Games.

Club House offering the delights of a resort.

You can experience a taste of the high life at the classy club house of Western Park. Located in the heart of the gated community, it offers luxury, leisure and sport - all year round.

The best part - only the privileged residents like you can benefit from the use of the lavish indulgences here. Socialising with like-minded neighbours and quality time with family and friends are all assured at the resort-like hub.



Club house facilities*



Air-Conditioned
Multi-Purpose Hall



Swimming pool with
Toddlers pool



Library and
Reading Hall



Meditation /
Yoga



Party Lawn
Area

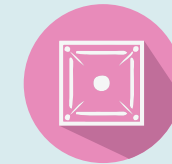


Entrance
Lounge



Air-Conditioned
Gym

Indoor games



Caroms



Table Tennis

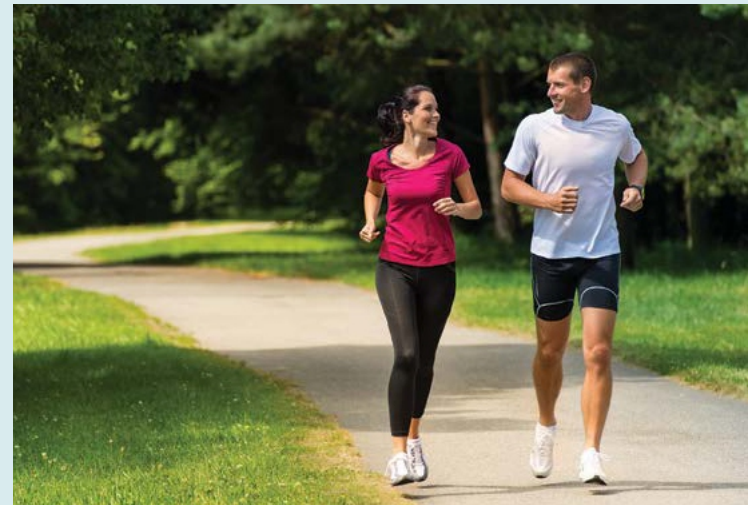


Chess



Billiards / Snooker





Amenities



ROAD

Within the community, it's a smooth ride for you. Courtesy: 30, 40 & 60 ft BT Roads, CC Kerbs, Reflector Studs, Lane Marking, Paved Walkways, Street & avenue lighting.



UNDERGROUND

You don't get to see some things here. Like the drainage, electrical lines and water lines. That's because they're all intelligently tucked underground.



ENVIRON-FRIENDLY

With Rainwater harvesting, water sprinkler system, drip irrigation & STP (Sewerage Treatment Plant)... green concepts are put to good use.



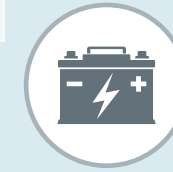
BORE WATER

Supplied through hydro pneumatic system.



TRACKS & PARKS

Jogging tracks, lustre-green designer parks, recreation area for the elderly... ample avenues for joyful escapades.



SERVICE YARDS

Transformer yard, Generator Room and Electrical Room ensure that there's never an interruption in services.



TOT LOT

Well-equipped children play area



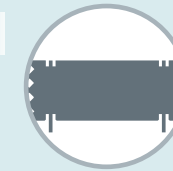
PHYSICAL & DIGITAL SURVEILLANCE

Villa-to-security intercom facility, Villa-to-Villa intercom facility, security guard rooms 24/7 validated entry, exit points with intercom, 24/7 video surveillance along with biometric log.



FACILITY MAINTENANCE

Upto 1 year maintenance of generators, pumps and other electrical equipment.



DESIGNER PERIPHERY

A solar-fencing-enabled designer compound wall running through the entire periphery guards and heightens the beauty of the address.



CHAUFFEUR LOUNGE

A first-of-its-kind, drivers can relax and catch-up some fun on TV. Being intercom-enabled, they are just a call away.



VISITOR PARKING

Ample parking space earmarked for visitors.



WI-FI CONNECTIVITY

All common areas are Wi-Fi enabled.

Note: Subject to practical conditions, promoters reserve the right to make changes in plans without any prior notice



*Characterised by
attention to detail
and master
craftsmanship*

Specifications



CONSTRUCTION

Structure: RCC framed structure with termite controlled to withstand wind and seismic loads.

Super Structure: Solid concrete blocks masonry in C.M 1:6 with 8" thickness for external walls and 4" thickness for internal walls.

Plastering: In CM 1:5 For 1st Coat, 1:4 for second coat with sponge finish.

Cement: 53 grade cement of reputed make for entire building and concrete works, 43 grade cement of reputed make for brick work and plastering.



STAIRS

RCC made steps enveloped by wooden veneer or marble railing with wooden / SS support.



RAILINGS

SS based/MS powder coated based railing with glass partitions of Saint Gobain or equivalent make.



TOILETS

Anti skid tiles for flooring, wall tiles, wash basin, WC, sanitary fixtures of reputed make.



FAUCETS

2-way health faucets of reputed make in all bathrooms.



CISTERNS

Water saving Dual Flush concealed cisterns in all bathrooms.



SHOWER SPECIFICS

Overhead showers of branded quality make in all bathrooms.



WATER PROOFING

Water proofing treatment for areas exposed to water such as toilets, balconies and terraces.



PAINTING

External: Two coats of waterproof acrylic exterior emulsion with wall care putty.

Internal: Two coats of acrylic emulsion paint over smooth putty finish.

Parking Area: Washable acrylic emulsion.



DOORS

Entrance Door: 8ft height main door in solid teak wood frame and shutter with hardware of reputed make.

Internal Door: 8ft height solid teak wood frame with membrane skin flush doors with hardware of reputed make.



WINDOWS

Pre-manufactured material of reputed make UPVC / Teak wood windows. 10 mm squarish rods deck-up the grills for windows and MS gates.



FLOORING

Vitrified tiles of reputed make for entire villa. Wooden flooring will be provided in master bedroom.



KITCHEN

Black Granite slabs with half-round finish for platform with stainless steel sink and reputed make tiles dadoing upto 2'-6" height.



CAR PARKING & WALK WAYS

Heavy duty tiles / bituminous road.



POWER

Underground cabling with copper cables with 3-phase meter provided for each villa. Miniature circuit breaker (MCB) and ELCB for each distribution board. 10KW and 12KW of power for a standard unit of 3 & 4 bedroom villas.



ELECTRICAL

Finolex or equivalent electrical wiring is concealed with PVC insulated flame retardant copper wires with modular switches power points for all required appliances in respective areas.



AIR CONDITIONING

Provision for split AC's electrical points in all bedrooms.



GENERATOR BACK-UP

100% power back-up facility for entire common areas in colony, from a centralized DG power source.



COMMUNICATION & CABLE

TV, Telephone and data points in kitchen, living, family and all bedrooms.



WATER SUPPLY

Underground water supply to each villa through hydro pneumatic system.



MINERAL WATER

The elixir of life is in abundance with a captive mineral water filter.



SOLAR WATER HEATER

Every villa is equipped with solar water heater.



COCKROACH TRAPS

Detachable SS traps with lids in all bathrooms and the kitchen.



VAASTU COMPLIANT

The project planned according to vaastu

WESTERN PARK

CLASS 'A' VILLAS

Location Map



Where every moment is a celebration of life

