

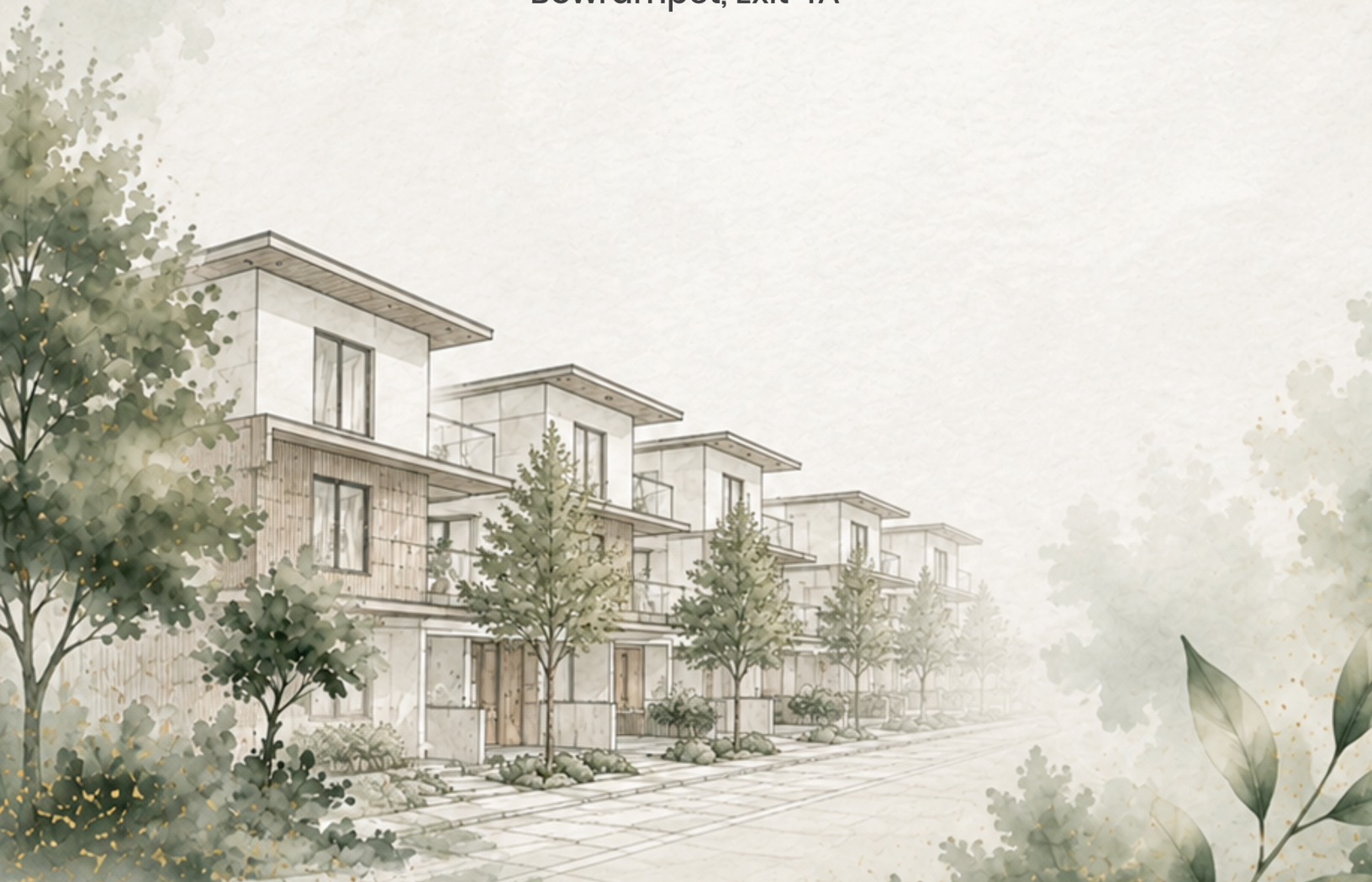


ASHOKA RUDHRA
PROJECTS

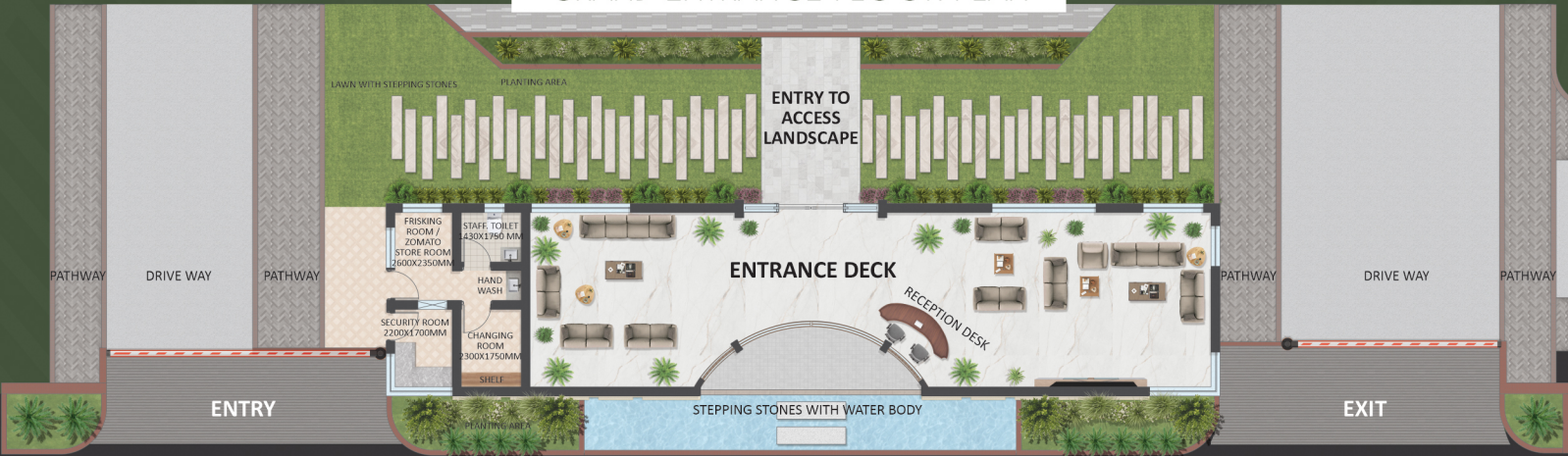
HMDA PERMIT NO
007008/HMDA/02095/
SWDL/MDL1/2025

ASHOKA RUDHRA
PARK
AVENUE

Luxury Gated Villa Community
Bowrampet, Exit 4A



GRAND ENTRANCE FLOOR PLAN



A SYMPHONY OF CALM

Beyond the physical dimensions and the structural geometry lies an elusive feeling that no blueprint can fully capture. It is found in the way the evening sun throws long shadows across your private terrace, the gentle whisper of the breeze through the trees, and the sudden, beautiful realization that you have finally found your forever sanctuary.

9.38 ACRES OF
GATED COMMUNITY

50+ 60%
AMENITIES OPEN SPACE

HMDA + TG RERA
APPROVED PROJECT

PROJECT HIGHLIGHTS

DESIGNED FOR A LIFE OF
COMFORT SECURITY & WELLNESS



GRAND ENTRANCE
& SECURITY CABIN



9.38 ACRES OF
GATED COMMUNITY



1 ACRE
CENTRAL PARK



138 TRIPLEX
LUXURY VILLAS



G+4
CLUBHOUSE



PEACEFUL
GREEN AREAS



DECORATIVE
WATER FEATURE



SWIMMING POOL
& KIDS' POOL



JOGGING /
WALKING TRACK



24x7
SECURITY



CHILDREN'S
ACTIVITY ZONE



MULTI-PURPOSE
COURTS



WHY BOWRAMPET ?



NATURE AT YOUR DOORSTEP

1,100 acres of urban reserve forest, preserved green surroundings, right beside your home.



HEALTHCARE, WHEN IT MATTERS

Quick access to leading multi-specialty healthcare facilities.



PRIVACY THAT FEELS EXCLUSIVE

Low-density villa living designed for peace, space and serenity.



30 MIN REACH TO ALL IT HUBS

Seamless access to Hyderabad's IT & Pharma powerhouses.



EDUCATION WITHIN EASY REACH

Leading institutions like DPS, Oakridge, Silver Oaks & VNR VJIEI nearby.



CONNECTIVITY THAT ADDS VALUE

Easy ORR access through Exits 4A & 5 - connecting you to the city and beyond.



ONE ADDRESS A LIFETIME OF PRIVILEGE

ASHOKA RUDHRA PARK AVENUE



33'X50'
183 SQ.YDS
EAST Facing Villa



33'X50'
183 SQ.YDS

EAST Facing Villa Floor Plan

Ground Floor	: 1,105.34 sft.
First Floor	: 1,105.34 sft.
Second Floor	: 1,105.34 sft.
Total	: 3,316 sft.



Ground Floor



First Floor



Second Floor

33'X50'
183 SQ.YDS
WEST Facing Villa



33'X50'
183 SQ.YDS
WEST Facing Villa Floor Plan

Ground Floor	: 1,105.34 sft.
First Floor	: 1,105.34 sft.
Second Floor	: 1,105.34 sft.
Total	: 3,316 sft.



Ground Floor



First Floor



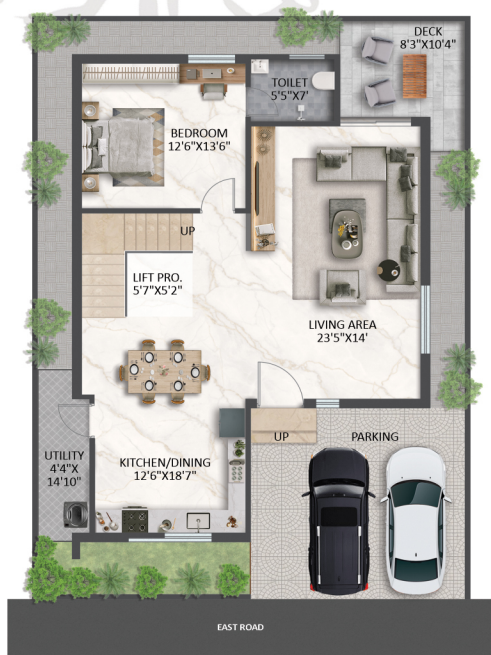
Second Floor

36'X50'
200 SQ.YDS
EAST Facing Villa



36'X50'
200 SQ.YDS
EAST Facing Villa Floor Plan

Ground Floor	: 1,231.17 sft.
First Floor	: 1,231.17 sft.
Second Floor	: 1,231.17 sft.
Total	: 3,694 sft.



Ground Floor



First Floor



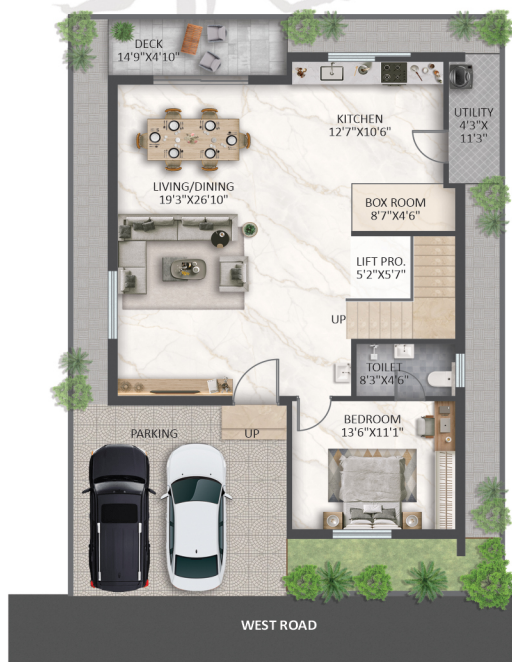
Second Floor

36'X50'
200 SQ.YDS
WEST Facing Villa

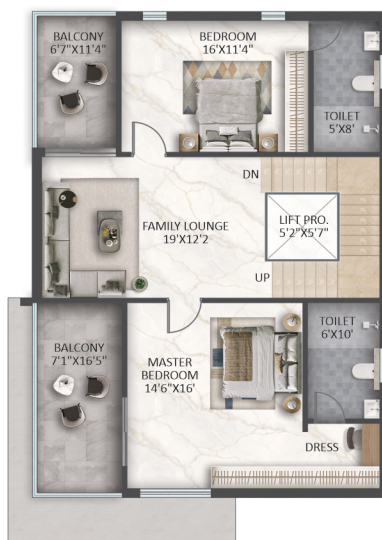


36'X50'
200 SQ.YDS
WEST Facing Villa Floor Plan

Ground Floor	: 1,231.17 sft.
First Floor	: 1,231.17 sft.
Second Floor	: 1,231.17 sft.
Total	: 3,694 sft.



Ground Floor



First Floor



Second Floor



LEGEND

1. V.D.F FLOORING WITH COBBLE STONES
2. VISITORS CAR PARKING
3. MULTI PURPOSE COURT
4. SWIMMING POOL
5. KID'S POOL
6. JACUZZI
7. CHILDREN'S PLAY AREA
8. FOREST PLANTING
9. FOCAL FRAME
10. AMPHITHEATER
11. STAGE UNDER PERGOLA
12. CONGREGATIONAL ZONE
13. YOGA DECKS/AEROBICS
14. SEATING PLAZA WITH PERGOLA
15. VIEWING DECK
16. CYCLE TRACK
17. JOGGING TRACK
18. REFLEXOLOGY PATHWAY
19. PARTY LAWN
20. PERIPHERAL TREE ZONE
21. BARBEQUE DECK WITH FIRE CAMP
22. OUTDOOR LAWN AREA
23. ENTRANCE AREA WATERBODY
24. ENTRANCE GATEWAY
25. MEDIAN PLANTING
26. BOX CRICKET
27. VOLLEY BALL COURT
28. SKATING RING
29. CHILDREN'S PLAY AREA
30. ELDERLY SEATING AREAS
31. OUTDOOR FITNESS STATION AREAS
32. PATHWAY
33. STEPS ACCESS TO CLUBHOUSE
34. STREET PLANTING
35. STREET ENDS LANDSCAPE
36. SEATING ALCOVES
37. BOUNDARY PLANTING
38. SERVANT TOILETS

ASHOKA RUDHRA
PARK AVENUE

A COMMUNITY THAT
GROWS WITH YOUR DREAMS



SPECIFICATIONS

- FOUNDATION & STRUCTURE FRAME**
- 1. Framed Structure
 - 2. RCC Framed structure resistant to wind and earthquake stresses.
 - 3. Super Structure
 - 4. Exterior Walls – 9 inch-thick walls built with red bricks.
 - 5. Interior Walls – 4 1/2 inch-thick walls built with red bricks.
- PLASTERING INTERNAL & EXTERNAL**
- 1. Interior Plastering
 - 2. Coat of sand-faced cement plasters for walls.
 - 3. Exterior Plastering
 - 4. 2 Coats of sand-faced cement plastering.
- KITCHEN**
- 1. We've got you both covered with provisions for both municipal and softer water, so you can enjoy clean and fresh water anytime.
 - 2. We've also made arrangements for easy installation of a water purifier and chimney.
 - 3. We've also included provision for a modular kitchen to cater to all your cooking needs.
- JOINERY WORKS**
- 1. Main Door
 - 2. Frame: Steam beech solid wood full frame
 - 3. Shutter: Solid particle core with veneer finish
 - 4. high-quality UV polish Reputable brand hardware
 - 5. Frame: 8 feet height
 - 6. Shutter: 4 feet width
 - 7. Internal Door
 - 8. Frame: Steam beech solid wood frame
 - 9. Shutter: Solid particle core with veneered/laminate shutters of reputed brand Premium brand hardware
 - 10. Frame: 8 feet height
 - 11. Shutter: 3 feet width
 - 12. Toilet Doors
 - 13. Hard wood frame and Designer Veneered/ laminate shutter/WPC/NFC frame and shutter.
 - 14. French Doors
 - 15. Aluminum section for frames and shutters with 6mm toughened glass of reputed make with mosquito mesh fitted.
 - 16. Utility Doors
 - 17. Aluminum doors as per design.
 - 18. Ventilators
 - 19. UPVC frame and glass ventilators with hardware.
- INTERNET/CABLE TV/TELECOM**
- 1. Provision for Internet/Television/Intercom
- PAINTING**
- 1. Internal
 - 2. Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
 - 3. External
 - 4. For the external surface a blended of Natural stone texture/ Texture is applied, and balance by 2 layer of exterior emulsion paint for added protection and aesthetics of reputed make.
 - 5. Elevation
 - 6. Elevation with ACP sheets and aluminum claddings as per architects' design.
- WATER SUPPLY SYSTEM/STP**
- 1. WTP: Treated water to be made available through exclusive water softening for domestic in all units with water meters (pneumatic system)
 - 2. STP: A sewage treatment plant of adequate capacity as per norms to be provided inside the project. Treated sewage water to be used for the landscaping & harvesting jobs.
 - 3. Municipal Water: Municipal water provision will be provided.
- GENERATOR POWER BACK UP**
- 1. 100% DG set backup in common areas up to 1kVA DG power to each villa.

- FALSE CEILING**
- 1. False ceiling and false ceiling lights will be provided in living/dining and all bedrooms.
- HAND RAILING**
- 1. Staircases: Aluminum toughened glass railing of reputed make.
- CP AND SANITARY**
- 1. Wash basin with granite counter top.
 - 2. Wall mounted VCs in all bathrooms of Jaguar or equivalent brand.
 - 3. 3 way diverter in master bedroom (shower, spout & hand shower) of Jaguar or equivalent brand.
 - 4. Hot and cold taps and shower mixer in other toilets (shower, spout) of Jaguar or equivalent brand.
 - 5. All CP and sanitary fixtures of Jaguar or equivalent brand.
 - 6. Concealed CPVC piping with ashtray/austral or equivalent brand.
 - 7. PVC for external & internal pipe line.
 - 8. All plumbing pipes will be pressure tested.
- LIFT**
- 1. Provision for lifts.
- FLOORING**
- 1. Main Flooring
 - 2. Drawing & Living: 1200x1800 mm vitrified tiles of reputed make.
 - 3. Lobby, Home Theater
 - 4. 600x1200 mm glazed vitrified tiles flooring with skirting as per design, of reputed make.
 - 5. All Bedrooms, Kitchen, Walkins
 - 6. 600x1200 mm vitrified tiles of reputed make.
 - 7. Balcony & Sit Outs
 - 8. 600x1200 mm vitrified tiles in wooden Matte finish as per architects' intent.
 - 9. Toilets & Utility Flooring
 - 10. Antiskid vitrified tiles.
 - 11. Toilets & Utility Dadoing
 - 12. 600x1200 mm glazed vitrified tiles for toilet wall dado up to 7 feet of reputed make. vitrified tiles dado for the utility.
 - 13. Staircase
 - 14. Italian granite flooring with skirting.
 - 15. Parking and Driveway
 - 16. Rough finished granite/pavers as per architects intent
- ELECTRICAL**
- 1. Use of concealed copper wiring sourced from top brands Havels/legrand/ poly cab or equivalent, to ensure the highest quality and durability.
 - 2. Every bedroom and living room and dining room is fitted with power outlets for airconditioners, while every bathroom has power outlets and provision for geysers.
 - 3. The kitchen is equipped with power plugs for cooking range chimneys, refrigerators, microwave ovens, mixer/grinders and the utility area has provisions for washing machines and dishwashers.
 - 4. For your entertainment needs, we've included plug points for TVs and audio systems, among other things.
 - 5. Home automation provision.
 - 6. Each unit is supplied with 3-phase power and has an individual meter board that meets IS:5989 standards.
 - 7. The distribution boards are fitted with miniature circuit breakers (MCB) from legrand or equivalent brands, and ELCBs from reputable Manufacturers.
 - 8. The switches and sockets in your home are sourced from brands such as legrand/havells or equivalent brand to ensure reliable performance.
 - 9. And for the environmentally conscious, we've even included provision for electric vehicle charging point at each villa.
 - 10. Solar power provision.
- SECURITY**
- 1. Security cabins at all entrances and exits with peripheral CCTV coverage.
 - 2. CCTV at vantage points-project entry/exit, sports areas, clubhouse entry/exit, clubhouse are parking as per consultant recommendation.
 - 3. Access control system (provision) for clubhouse, main entry/exit passage, boom barriers proposed.



AN ELEVATED ESCAPE

18,500 sft. Clubhouse

An extraordinary lifestyle demands an equally magnificent setting to gather and unwind. The expansive 18,500 sft clubhouse serves as the social anchor and energy center of this community, offering a beautifully appointed retreat designed for active weekends, refreshing swims, or simply sharing a conversation with neighbors who value the finer things in life.

CLUB AMENITIES

- > SWIMMING POOL
- > KID'S POOL
- > JACUZZI
- > CAFÉ
- > INDOOR GYM
- > GUEST ROOMS
- > 2 MULTI-PURPOSE HALLS
- > WELL EQUIPPED GYMNASIUM
- > INDOOR GAMES
- > BADMINTON COURT
- > BILLET ROOM

