

APPROVED LAYOUT

Phase - 1 LP No. 000040/LO/PIg/HMDA/2020

Phase - II LP No. 000029/LO/PIg/HMDA/2021

Villa Open Plots



**Prakash group**

Sustainable future... We deliver

Developed by : UNIQUE PROPERTIES

# GREEN AVENUES

Mumbai Highway Facing Project

### Location Highlights

- Mumbai Highway NH - 65 Facing Project
- Beside IIT Kandi, Hyderabad
- Near by 100' Ft Sanga Reddy Ring Road
- Close to Nanded - Akola NH-161
- 2 Min Drive From Gitam University
- 5 Min Drive From Isnapur Junction
- 8 Min Drive From Muttangi Junction Exit No. 3
- 10 Min Drive From Patancheruvu Bus Stand
- 15 Min Drive From JNTU, KPHB
- 25 Min Drive from Hitech City & Financial Dist.
- 40 Min Drive from Shamshabad International Airport



### Venture Features

- 18 acres - HMDA Approved Layout
- 40 & 30" Black Top Roads
- Under Ground Drainage
- Water Pipes on all Roads
- Parks with land Scaping
- Avenue Plantation
- Modern Modular Street lights
- Water Harvesting Pits
- Entrance Gate
- 24x7 Security Facilities
- 100 % Vaastu

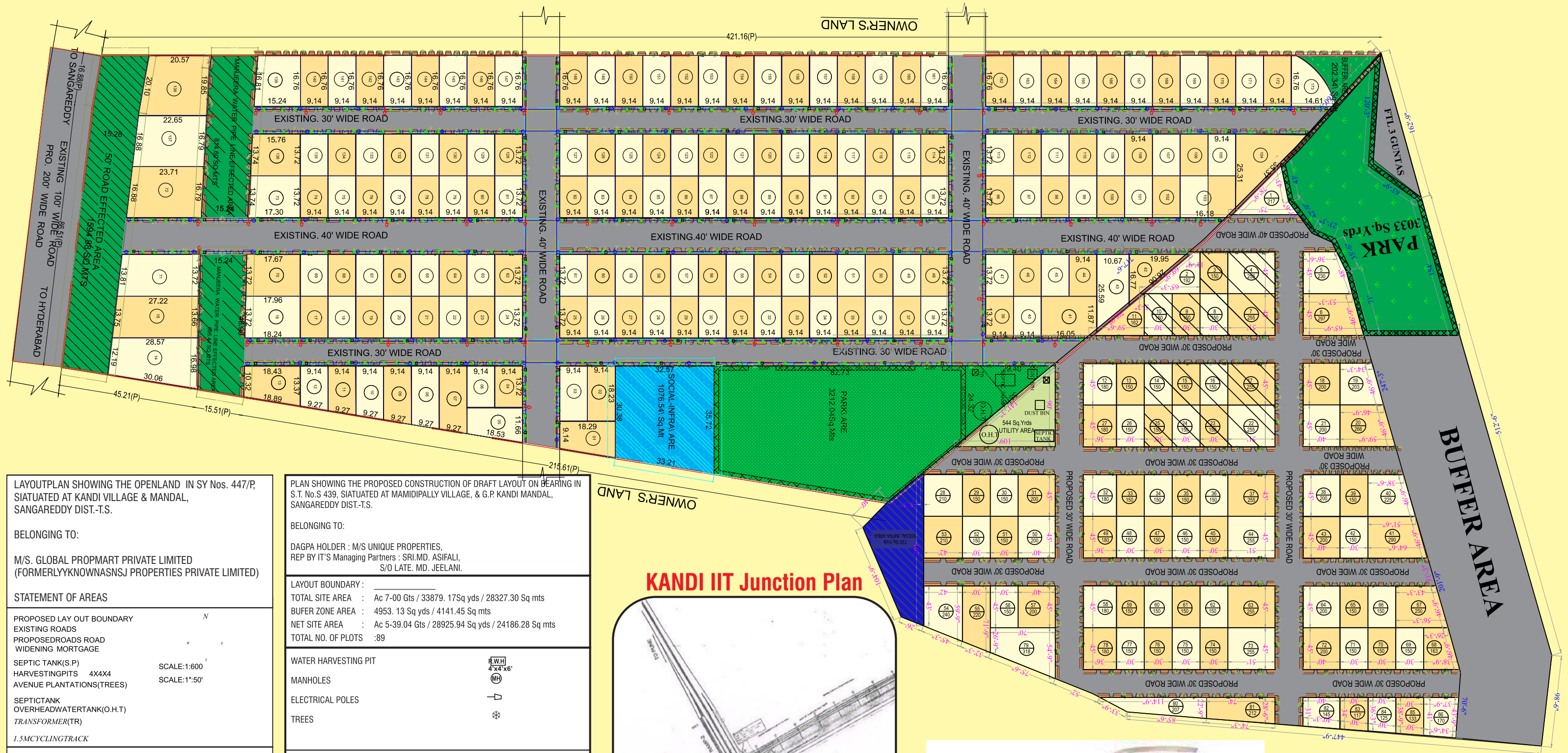
Note : This Brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



Thousands of Happy Customers



H.O. : Flat No. 101, Plot No. C - 61, D.No. 8-3-222/4, Mahitha Enclave, MADHURA NAGAR, Hyderabad - 500 038.



LAYOUT PLAN SHOWING THE OPENLAND IN SY Nos. 447/P, SIATUATED AT KANDI VILLAGE & MANDAL, SANGAREDDY DIST.-T.S.

BELONGING TO:  
M/S. GLOBAL PROPMART PRIVATE LIMITED (FORMERLY KNOWN AS NSJ PROPERTIES PRIVATE LIMITED)

STATEMENT OF AREAS

PROPOSED LAY OUT BOUNDARY	N
EXISTING ROADS	#
PROPOSED ROADS	x
WIDENING MORTGAGE	
SEPTIC TANK (S.P)	S
HARVESTING PITS 4X4X4	SCALE: 1:600
AVENUE PLANTATIONS (TREES)	SCALE: 1:50'
SEPTIC TANK OVERHEAD WATER TANK (O.H.T)	
TRANSFORMER (TR)	
1.5M CYCLING TRACK	

TOTAL LAYOUT AREA: Ac. 11-15.57 gts / 55124.84 Sqyds / 46089.88 Sq.mts  
 MANJEERAWATER PIPELINE EFFECTED AREA: 1806.00 Sqyds / 1510.00 Sq.mts  
 ROAD EFFECTED AREA: 1907.52 Sqyds / 1594.88 Sq.mts  
 WATER BODY BUFFER AREA: 242.00 yds / 202.33 Sq.mts  
 NET LAYOUT AREA: Ac. 10-22.88 gts / 51169.32 Sqyds / 42782.67 Sq.mts

DESCRIPTION	SqYds	%
PLOTTED AREA	31077.50	61.73
ROAD AREA	14520.75	28.38
PARK AREA	3841.71	07.52
SOCIAL INFRASTRUCTURE	1287.58	02.51
UTILITY AREA	441.78	0.86
TOTAL AREA	51169.32	100.00%
PRO. 15.50% MORTGAGE AREA	4820.10 SqYds	OR 4030.08 Sq.Mts

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DRAFT LAYOUT ON BEARING IN S.T. No.S 439, SIATUATED AT MAMIDIPALLY VILLAGE, & G.P. KANDI MANDAL, SANGAREDDY DIST.-T.S.

BELONGING TO:  
DAGPA HOLDER : M/S UNIQUE PROPERTIES, REP BY IT'S Managing Partners : SRI.MD. ASIFALI, S/O LATE. MD. JEELANI.

LAYOUT BOUNDARY:  
 TOTAL SITE AREA : Ac 7-00 Gts / 33879. 17Sq yds / 28327.30 Sq mts  
 BUFER ZONE AREA : 4953. 13 Sq yds / 4141.45 Sq mts  
 NET SITE AREA : Ac 5-39.04 Gts / 28925.94 Sq yds / 24186.28 Sq mts  
 TOTAL NO. OF PLOTS : 89

WATER HARVESTING PIT	R.W.H 4'x4'x6'
MANHOLES	MH
ELECTRICAL POLES	⏏
TREES	🌳

LAND USE ANALYSIS		
TOTAL LAY OUT AREA 28327.30 SQ Mts		
	SQ. Mts	PERCENTAGE
PLOTTED AREA	13145.81	54.35 %
ROADS AREA	7137.35	29.51 %
OPEN SPACES AREA	2840.22	11.75 %
UTILITY AREA	455.19	1.88 %
SOCIAL INFRASTRUCTURE AREA	606.86	2.51 %
TOTAL AREA	24185.43	100.00 %
MORTGAGE AREA REQUIRED	: 1972 SQ.MTS (15%)	
MORTGAGE AREA PROVIDED	: 2107.33 SQ MTS (16.03%)	
SCALE : 1 : 100		

KANDI IIT Junction Plan

