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TSRERA No : P02400001510

FORMERLY NAMED: GANGIDIS ROYAL ABODE

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

JIVA

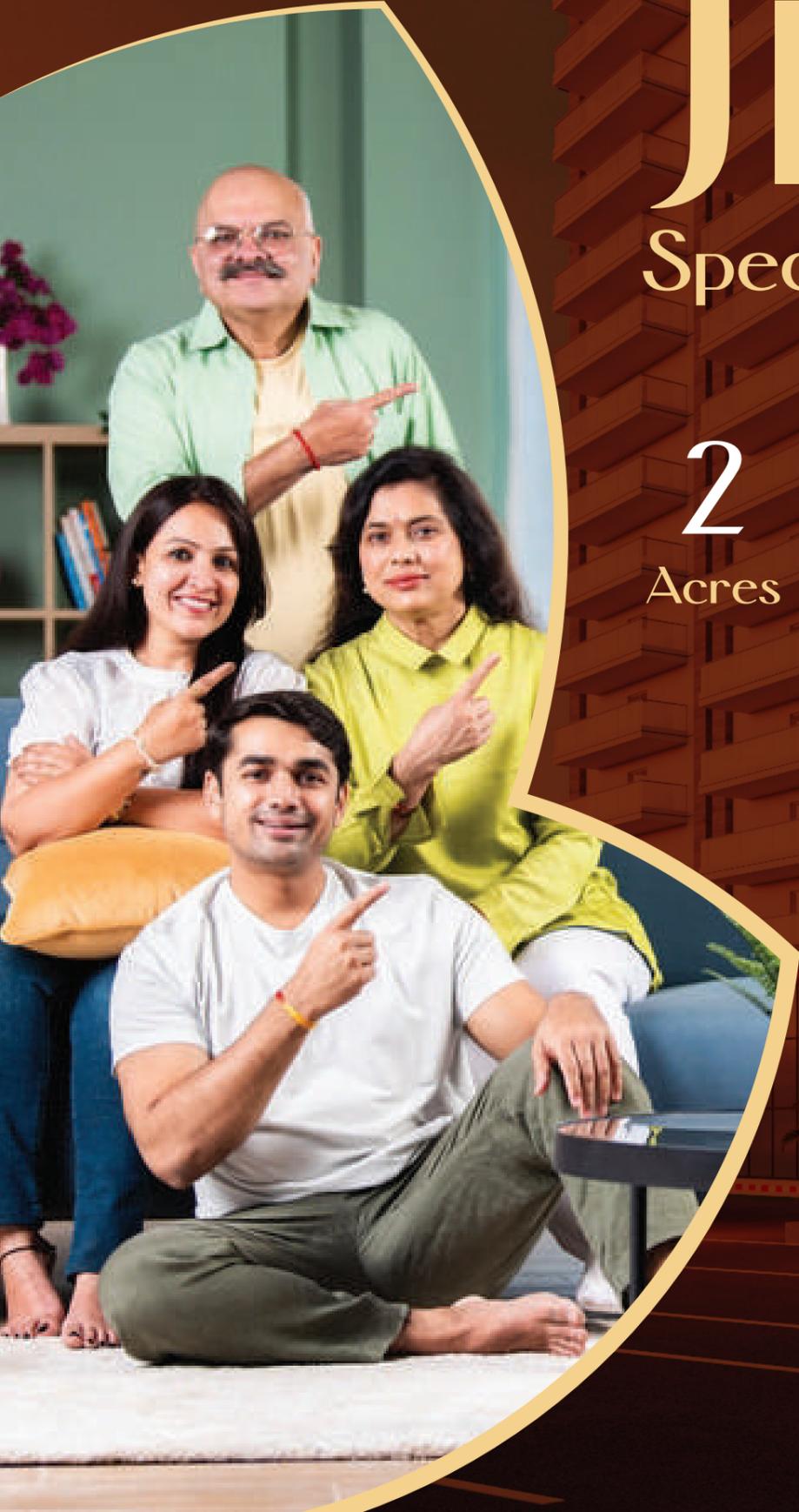


Unveiling

The EXTRAORDINARY

In the ordinary





JIVA

Specifications

2
Acres

G+16
Floors

ONE
Sky High
Tower

244
Exclusive
Units

2 BHK
1436 sft to 1459 sft

3 BHK
1921 sft to 2509 sft

LAVISH
GREEN
Oxygen Spaces

70%
Open Area

40,000 sft
Clubhouse

10 Mins
Drive from Gachibowli

LUXURIANT SERENITY

IN A WORLD OF ITS OWN





50+
Amenities

40,000 SQ. FT
CLUBHOUSE

INTERNAL AMENITIES

- Club house with Swimming Pool
- Grand Entry lobby with Help Desk
- Landscaped garden with adequate children's play area
- Sewerage treatment plant
- Air-conditioned banquet hall with Dining and Kitchen
- Water Treatment Plant
- Security Kiosk
- Provision for Indoor games
- Senior citizen room
- Outdoor Swimming Pool & Children's Pool
- Admin and maintenance office
- Conference room
- Cards room
- Well designed and equipped Gym
- Yoga/Meditation/Aerobics and Dance Hall
- CCTV cameras along boundary
- Indoor Badminton court
- Squash Court
- Air-conditioned Guest Rooms
- Toddler room
- Provision for Grocery Store
- Library



CLUB HOUSE

TVA



EXTERNAL AMENITIES - LEGEND

- Entrance gateway
- Fire Driveway with granite paving
- Security cabins
- Bus bay
- Children waiting area
- Tennis court
- Half basketball court
- Seating plaza
- Cycle track
- Walkway
- Bicycle stand
- Gazebo
- Feature wall with planter & waterbody
- Lawn
- Temple seating plaza
- Temple
- Interactive court
- Yoga lawn
- Pet park
- Stepped planter
- Mini Skating rink
- Cricket practice nets
- Grand Walk
- Amphi Theatre
- Sand pit play area
- Toddlers play
- Children play area
- Outdoor gym
- Jogging track
- Waste management area
- Two wheeler parking
- Transformer yard
- Water feature @clubhouse
- Drop off
- Swimming pool viewing deck
- Organic Garden





TYPICAL FLOOR PLAN

Flat No.	Flat Type	Facing	Typical Floor	Flat No.	Flat Type	Facing	Typical Floor
Flat 01	3 BHK	West	2153 sft	Flat 09	3 BHK	East	2355 sft
Flat 02	3 BHK	North	1996 sft	Flat 10	3 BHK	East	2355 sft
Flat 03	3 BHK	North	1969 sft	Flat 11	3 BHK	East	2183 sft
Flat 04	3 BHK	West	1921 sft	Flat 12	3 BHK	East	2509 sft
Flat 05	3 BHK	West	1921 sft	Flat 13	3 BHK	East	1953 sft
Flat 06	3 BHK	West	1921 sft	Flat 14	2 BHK	West	1459 sft
Flat 07	3 BHK	West	1953 sft	Flat 15	2 BHK	West	1436 sft
Flat 08	3 BHK	East	2149 sft				





FIRST FLOOR PLAN



Flat No.	Flat Type	Facing	Typical Floor
Flat 02	3 BHK	North	1805 sft
Flat 03	3 BHK	North	1749 sft
Flat 12	3 BHK	East	2274 sft
Flat 13	3 BHK	East	1833 sft
Flat 14	2 BHK	West	1355 sft

SPECIFICATIONS



STRUCTURE

RCC Framed Structure

R.C.C Framed structure to withstand wind and Zone II seismic loads.

Super Structure: Brick masonry with first-class AAC blocks in cement mortar.



PLASTERING

Internal

15 mm thick cement plaster with smooth finishing.

External

20mm thick cement plaster with smooth finishing.



PAINTING

External walls

Textured finish and two coats of exterior emulsion paint of reputed make.

Internal walls

Smooth putty finish with 1 coat Primer & 2 coats of premium acrylic emulsion paint of reputed make.



GARBAGE DISPOSAL

Two Garbage shafts provided at every floor for easy access.

Garbage collection rooms provide in cellar



DOORS, WINDOWS & RAILINGS

Main Door

Manufactured teak veneered door frame & shutter, finished with good quality melamine polish with hardware of reputed make.

Internal Doors

Manufactured hard wood door frame & laminate shutter with hardware of reputed make.

Utility Door

UPVC door frame of reputed profile sections with combination of tinted float glass.

French Doors

UPVC sliding door frames with float glass panelled sliding shutters and with provision for mosquito mesh tracks

Windows

UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh tracks.

Balcony Railings

12mm thk. Toughened glass with SS railing

Staircase

MS railing in enamel paint finish of reputed make



BATHROOMS

Premium quality wash basins of reputed make.

Wall mounted EWC with concealed flush valve of reputed make.

Single lever fixtures with Diverter cum shower of reputed make.

All C.P. fittings are of reputed make.

SPECIFICATIONS



FLOORING

Living/dining

Premium vitrified tiles of 800mm X 1600mm.

All bed rooms – and Kitchen

Double charged vitrified tiles of 800mm X 1600mm.

Staircase

Granite stone.

Corridors

600x1200 Vitrified tiles.

Sit-outs/ Balcony

Wooden finish vitrified tiles of 600mm X 600mm.



KITCHEN

Provision for municipal water connection.

Provision for fixing of water purifier, exhaust fan and chimney.

Provision of plumbing points for sink and water purifier.

Note

Granite platform/counter, sink and kitchen dado tiles are not under the scope of the builder's work.

Utility

Provision for washing machine and one tap for general washing.



TELEPHONE, CABLE TV & INTERNET

Telephone points in living room.

Intercom facility via Smart Security App to all the units connecting Security and neighbourhood.

Provision for cable connection in living Room.

Provision for high speed internet connection in living room.



ELECTRICAL SYSTEM

Concealed copper made wiring (FRLS Grade) in conduits for lights, fans and Power plug points.

Internal geyser provision in all bathrooms.

Exhaust Fans provision in all bathrooms.

Drain piping for air conditioning units for all Apartments.

Power outlets for air conditioners in all bed rooms & living room.

Plug points for TV & audio systems.

Three phase supply for each unit with individual prepaid meters

Miniature circuit breakers (MCB) for each distribution boards of reputed make

Concealed copper wiring of reputed make.

3 phase supply for unit and individual meter boards

Switches of reputed make.

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen washing machine and dish washer in utility area.



ELEVATORS/LIFTS

Six high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the Lifts.

Granite/Tile cladding on lift entrance.

SPECIFICATIONS



CAR PARKING

Car parking in basement -1 and 2 levels.
Mechanical Lift parking in Sub cellar
Two charging point for electric cars shall be provided at common area.
Car washing facility will be provided.



PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car parks provided. Parking signages and equipment at required places to ease the traffic Flow



FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.



WTP & STP

Domestic water made available through an exclusive water softening plant. A sewage treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose Rain water harvesting at regular intervals provided for recharging ground water levels.



BILLING SYSTEM

Automated billing system for water, power supply.



POWER BACKUP

100% DG set backup with acoustic enclosure & AMF
100% power backup in common areas.
100% power backup for flats.



SECURITY/BMS

Sophisticated round-the-clock security/surveillance system.
Surveillance cameras at the main security and entrance of each block.
Panic button and intercom is provided in the lifts connected to the security room.
Solar power fencing all-round the compound
CC cameras around the campus for surveillance



FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements
Fire alarm and public address system in all floors and parking areas (basements).



TILE CLADDING

Bathrooms

Glazed / Matte finish 600x1200mm tiles best quality designer glazed for wall
dado up to 7' height of reputed make and 600x600 acid resistant and anti-skid tiles
for
flooring

Utility

Glazed ceramic tiles Dado up to 3 height of reputed make.

LOCATION



SCAN
FOR LOCATION



CONNECTIVITY

Wipro Circle, Gachibowli.
Nehru Outer Ring Road
Lingampally Railway station
Citizen Hospital, Nallagandla
H.C.U & Gachibowli Stadium.



COMMERCIAL & IT HUB

Hi-Tech City
Gachibowli
Financial District



EDUCATIONAL INSTITUTES

IIIT Hyderabad
Indian Immunological Limited
Kendriya Vidyalaya
Dr. Y.S.R. National Institute of
Tourism & Hospitality Management
Maulana Azad National Urdu University

Home Loans



kotak
Kotak Mahindra Bank



LIC HFL



Project Approved by