

ROYALTY IS ALIVE AGAIN

**APARNA**  
**one**

The Royal Society @ Shaikpet

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## A MASTERPIECE OF ROYALTY

Most of us have grown up listening to tales of opulence from the bygone eras of the Maharajas and Nawabs. Tales about marvellous mahals that adorned artistic influences from across the globe, an army of royal guards at the behest of the emperor and his family, endless gardens that graced the palaces with a bouquet of colours, and of course, hospitality that has never been seen since. Kings who simply and truly lived larger than life. And inspired by this opulence, we bring Royalty back to Hyderabad.

Aparna ONE is an ambitious project that amalgamates rich royalty of the past with conveniences of the 21<sup>st</sup> century, seamlessly. It's Aparna's modern take on royalty that puts you back on the top of the world, where you truly belong. Because we believe that royalty no longer runs in the blood but runs in those who step up and conquer the world in their own unique way - achievers who know what they want and know how to get it. Aparna ONE simply celebrates this kingly spirit.

**Behold. For royalty is alive again.**

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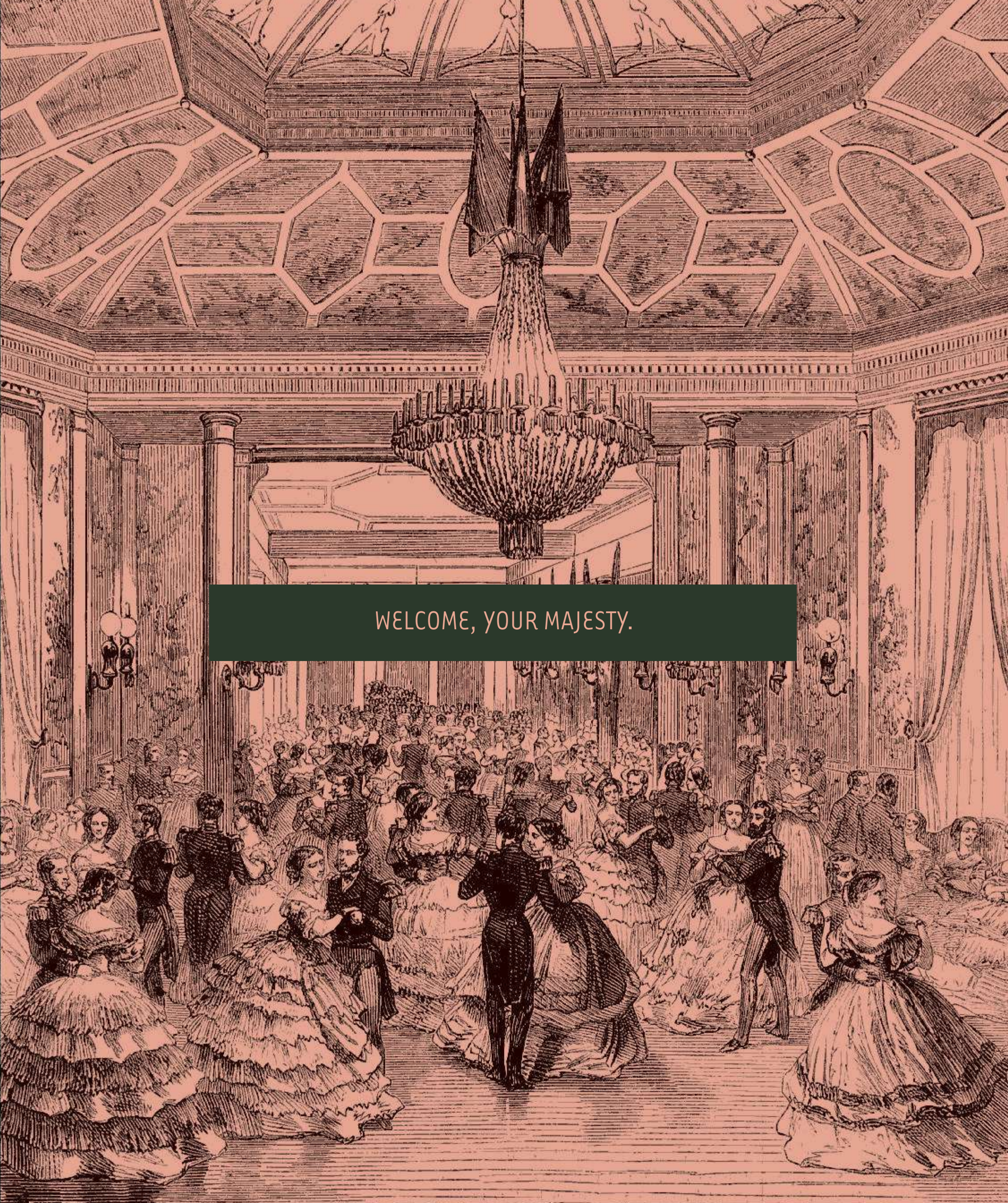




## APARNA CONSTRUCTIONS

22+ years in the business, 38 completed projects, over 20 million Sft. delivered with an equal amount under development, and 14,000+ happy families. It's the last number that swells our pride. And the reason why we've been Hyderabad's most beloved builder is because we care that your home is exactly how you expect it to be - of remarkable quality and with wholesome amenities. It also helps that there is only one way we know how to deal with our customers - transparently. Give us a call anytime, and we assure you, you will already feel at home.





WELCOME, YOUR MAJESTY.









**APARNA**  
Lead the future

**APARNA**  
**one**

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The Royal Society @ Shaikpet



HYDERABAD'S TALLEST RESIDENTIAL TOWERS

2 Emperor Towers | 36 Floors each  
4 BHK + Private Home Theater + Maid Room  
Elevator opens to exclusive personal lobby  
5216 SFT.  
East & West Facing





2 Princely Towers | 30 Floors each  
4BHK + Maid Room  
Elevator opens to exclusive personal lobby  
4155 SFT.  
East & West Facing





2 Noble Towers | 25 Floors each  
3BHK + Maid Room  
2876 SFT.  
East & West Facing

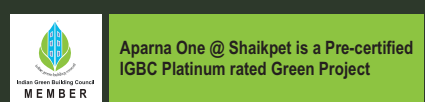




THE THRONE IS YOURS FOR THE TAKING



9.75 Acres  
6 Towers  
80% Dedicated Open Space




APARNA  
**one**

The Royal Society @ Shaikpet





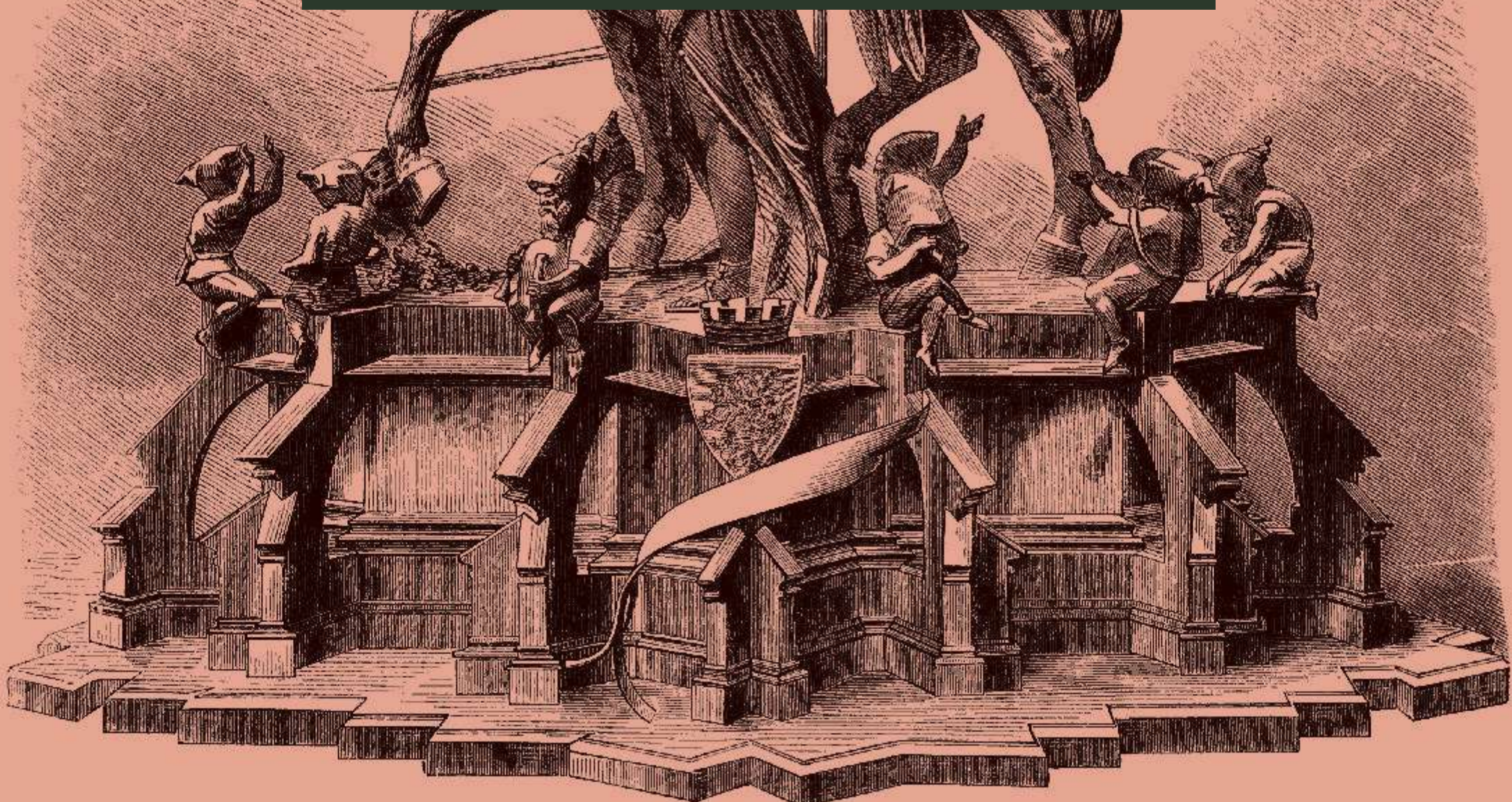


Hyderabad stands 1656 Feet above Sea Level.  
YOUR BEDROOM, AT 2100 FEET.





A KING NEVER LOOKS AROUND. HE LOOKS OVER.





## LOCATED FOR SUPERIOR CONVENIENCE



Aparna ONE is located in Shaikpet, on the cusp of Jubilee Hills. Which means it is the strategic point between the posh landscape of Hyderabad - Jubilee Hills & Banjara Hills, and close to the futuristic slice of the city - Gachibowli and Hi-Tech City.

Conveniently located close to:

SCHOOLS

HOSPITALS

AIRPORT

IT PARKS

RESTAURANTS

MALLS & ENTERTAINMENT

Grand Views from Aparna ONE

GOLCONDA FORT

HYDERABAD GOLF CLUB



Grand Views from Aparna ONE

QUTB SHAHI TOMBS







WHY WALK IN WHEN YOU CAN MAKE AN ENTRANCE?





DEDICATED CONCIERGE DESK



## GRAND ENTRANCE LOUNGES

Each tower at Aparna ONE welcomes you in a regal fashion with exclusively designed lounges and a dedicated concierge.







GRAND CORRIDORS





A TASTE OF SUPREMACY





LIVING ROOM



MASTER BEDROOM



These images are an artist's impression and for illustrative purpose only.

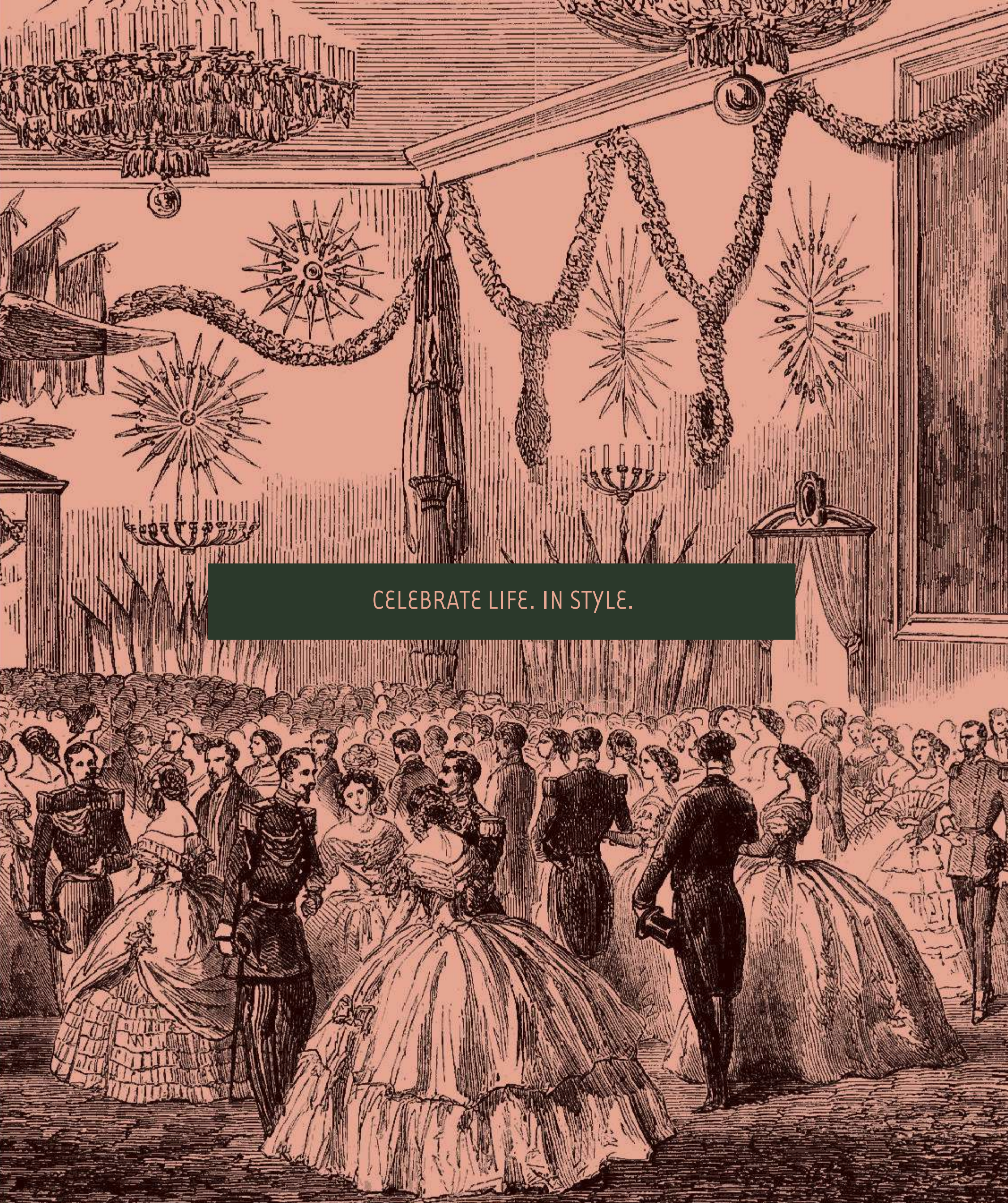




BATHROOM

This image is an artist's impression and for illustrative purpose only.





CELEBRATE LIFE. IN STYLE.



CLUB  
@  
APARNA ONE





SQUASH COURT



MODERN GYMNASIUM



SPA



SNOOKER & TABLE TENNIS ROOM



PRIVATE GUEST ROOMS



INDOOR TEMPERATURE-CONTROLLED SWIMMING POOL



ALSO IN THE CLUB: Badminton | Home Theatre | Aerobics / Hobby Room | Association Room | Outdoor Coffee Lounge  
Library / Reading Lounge | Terrace Swimming Pool | Kids Pool | Terrace Lawn | Outdoor Party Area



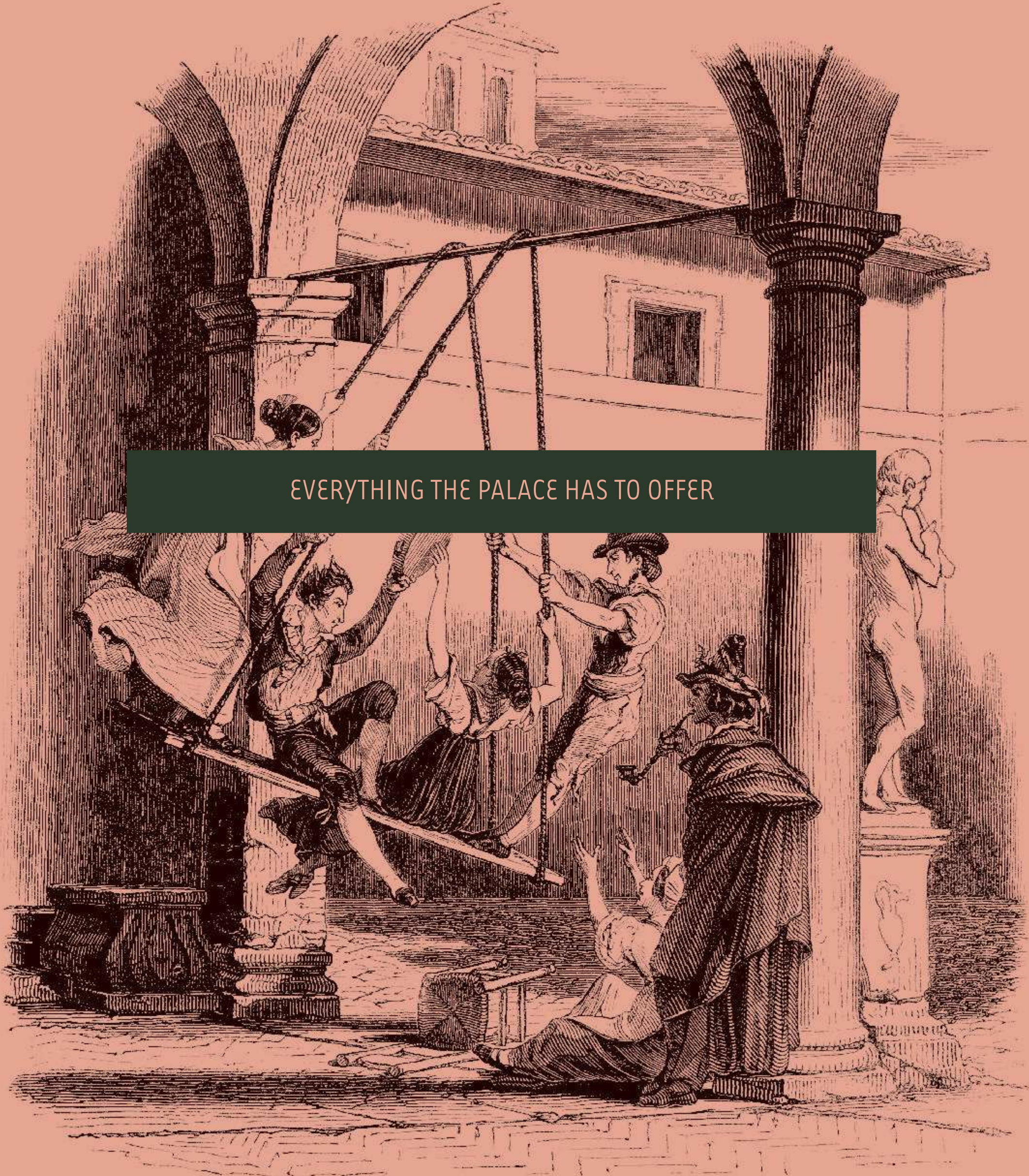




BANQUET SPACE

This image is an artist's impression and for illustrative purpose only.





EVERYTHING THE PALACE HAS TO OFFER





## OUTDOOR AMENITIES

Cricket Net

Tennis Court

Basketball Court

Kids Play Court

Cycler's Court

Jogging Tracks

Yoga / Meditation

Barbeque Zone

Amphitheatre



## ALL BASICS COVERED

Crèche

ATM Kiosk

Supermarket

Home Theatre

Laundry

Project Maintenance Office /  
Utility Payment Office

Association Room

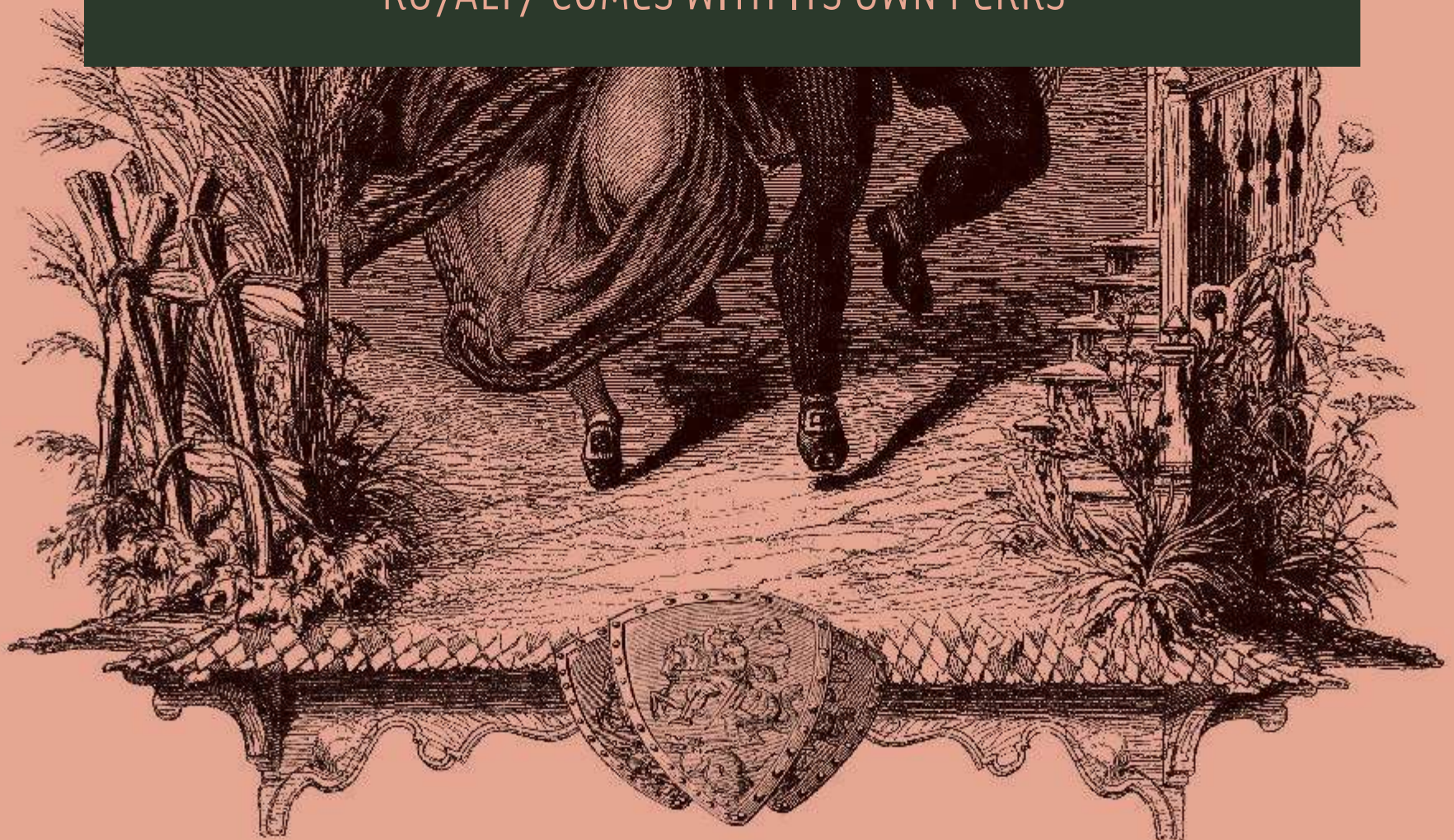
Silent 24/7 Power Backup for all Towers

Vaastu Compliant Apartments





ROYALTY COMES WITH ITS OWN PERKS







The landscaped designer Private Walkways allow you the luxury of a peaceful break at any hour within the privacy of the community.



You will always feel at home at Aparna ONE. Because you can be rest assured that it will be home only to Hyderabad's who's who... like-minded royals just like you.



The exclusive Club at Aparna ONE ensures that your privacy is not hampered by large crowds unlike most clubs today. This Club is reserved only for the residents of Aparna ONE.



Your royal abode in Aparna ONE is absolutely guarded with well spread-out CCTVs and by professionally trained security personnel.





# SITE PLAN

**APARNA**  
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## LEGEND

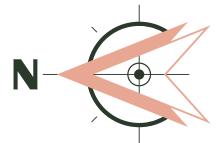
- |   |   |
|---|---|
| 1. SITE-MAIN ENTRY / EXIT                                 | 25. PERIPHERAL CYCLING TRACK              |
| 2. PEDESTRIAN PATHWAY                                     | 26. PERIPHERAL JOGGING TRACK              |
| 3. FEATURE WALL WITH WATER FEATURE                        | 27. CYCLE PARKING                         |
| 4. SERVICE ENTRY INTO SITE                                | 28. OUTDOOR BARBEQUE COURTS               |
| 5. ENTRY / EXIT GATES                                     | 29. TENNIS COURT WITH SEATING             |
| 6. SECURITY ACCESS POINTS                                 | 30. STEPPED SEATING ALONG PLAY COURTS     |
| 7. STAFF AMENITIES BLOCK                                  | 31. BASKETBALL COURT                      |
| 8. RAMPS TO / FOR BASEMENT                                | 32. KIDS PLAY COURT                       |
| 9. DROP OFF ZONE FOR BLOCK A                              | 33. SEATING PLAZA ADJOINING WATER BODY    |
| 10. WATER BODIES  | 34. YOGA / MEDITATION ZONE                |
| 11. CLUB PARTY LAWN                                       | 35. AMPHITHEATRE                          |
| 12. STEPS TO CLUB UPPER LEVELS                            | 36. OUTDOOR SEATING COURT                 |
| 13. CLUB PARTY HALL STEP-OUT DECKS                        | 37. GRASS PAVERS                          |
| 14. SEATING PLAZA   | 38. PEDESTRIAN PLAZA                      |
| 15. DROP OFF ZONE FOR BLOCK B                             | 39. SHRUB PLANTING ON PODIUM              |
| 16. INTERNAL DRIVEWAY TO BLOCKS                           | 40. PERIPHERAL TREE PLANTING              |
| 17. CENTRAL LAWN  | 41. ARRIVAL CIRCLE                        |
| 18. VISITOR PARKING SLOTS                                 | 42. CLUB DROP OFF ZONE WITH WATER FEATURE |
| 19. DROP OFF ZONE FOR BLOCK C                             | 43. TOT LOT                               |
| 20. DROP OFF ZONE FOR BLOCK D                             | 44. CRICKET PRACTICE STRIP                |
| 21. DROP OFF ZONE FOR BLOCK E                             | 45. OUTDOOR EXERCISE COURT                |
| 22. DROP OFF ZONE FOR BLOCK F                             | 46. TRANSFORMER YARD                      |
| 23. PEDESTRIAN ACCESS TO BLOCKS – CENTRAL, COURTYARD SIDE | 47. CYCLER'S COURT                        |
| 24. CLUB SERVICE ACCESS                                   | 48. GAS BANK                              |





TYPICAL FLOOR PLAN

NOBLE TOWER, BLOCK - A





TYPICAL FLOOR PLAN

PRINCELY TOWER, BLOCK - B & E





TYPICAL FLOOR PLAN

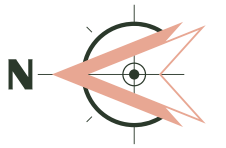
EMPEROR TOWER, BLOCK - C & D





TYPICAL FLOOR PLAN

NOBLE TOWER, BLOCK - F





# TYPICAL UNIT PLAN

NOBLE TOWER (Block A), 2876 Sft., EAST FACING (FLAT NO.1)





NOBLE TOWER (Block A), 2876 Sft., WEST FACING (FLAT NO.4)



3BHK + Maid Room

Carpet Area	Balcony Area	Utility Area	Saleable Area
1742.89 Sft.	303.45 Sft.	49.40 Sft.	2876 Sft.





# TYPICAL UNIT PLAN

NOBLE TOWER (Block F), 2876 Sft., EAST FACING (FLAT NO.2)





NOBLE TOWER (Block F), 2876 Sft., WEST FACING (FLAT NO.3)



3BHK + Maid Room

Carpet Area	Balcony Area	Utility Area	Saleable Area
1742.90 Sft.	303.45 Sft.	49.40 Sft.	2876 Sft.





# TYPICAL UNIT PLAN

PRINCELY TOWER, 4155 Sft., EAST FACING





PRINCELY TOWER, 4155 Sft., WEST FACING



4BHK + Maid Room

Carpet Area	Balcony Area	Utility Area	Saleable Area
2662.44 Sft.	245.73 Sft.	108.25 Sft.	4155 Sft.





# TYPICAL UNIT PLAN

EMPEROR TOWER, 5216 Sft., EAST FACING



4BHK + Home Theatre + Maid Room

Carpet Area	Balcony Area	Utility Area	Saleable Area
3506.59 Sft.	454.97 Sft.	53.27 Sft.	5216 Sft.



EMPEROR TOWER, 5216 Sft., WEST FACING



4BHK + Home Theatre + Maid Room

Carpet Area	Balcony Area	Utility Area	Saleable Area
3559.86 Sft.	303.05 Sft.	151.92 Sft.	5216 Sft.





# SPECIFICATIONS

Aparna ONE at Shaikpet, Hyderabad

<b>STRUCTURE</b>	<ul style="list-style-type: none"><li>• Tower Area: R.C.C. framed structure to withstand wind and seismic loads</li><li>• Non-Tower Area: R.C.C. PT / FLAT SLAB structure to withstand wind and seismic loads</li><li>• Super Structure: R.C.C. Monolithic structure with shear wall technology in line with the applicable codes with floor to floor height of 3.6 Mtrs.</li></ul>
<b>PLASTERING &amp; PAINTING</b>	
Internal	Putty over Gypsum plastering finished with premium quality of acrylic emulsion paints like ASIAN / BERGER / ICI or equivalent make over a coat of primer
External	Textured finish and two Coats of Exterior Emulsion Paint of Asian / Berger / ICI / SKK / JUTON/ equivalent make
<b>DOORS &amp; RAILINGS</b>	
Main Door	High-end imported engineered wooden door frame & shutter with premium finishes and hardware of reputed make
Internal Doors	High-end imported engineered wooden door frame & shutter with premium finishes and hardware of reputed make
Utility Doors	Imported Aluminium door frame of reputed profile sections with combination of tinted float glass & laminated MDF panel
French Doors	Imported Aluminium frames with energy efficient glass panelled shutters sliding / folding with provision of Mosquito track and designer hardware of reputed make
Windows	Imported Aluminium frames, DGU with energy efficient glass sliding / casement with provision of Mosquito track and designer hardware of reputed make
Balcony Railings	Aesthetically designed laminated glass railing systems with high-quality handrails, cap rails and railing base of reputed make like TECHNORAIL / QRAIL or equivalent
<b>ELEVATORS / LIFTS</b>	
<b>Passenger Lifts</b>	
Specification	High speed automatic passenger Lifts of Mitsubishi/Toshiba or equivalent make with group control and ARD with V3F for energy efficiency <ul style="list-style-type: none"><li>• For BLOCKS - A&amp;F - 3 Nos. of high speed lifts</li><li>• For BLOCKS - B&amp;E - 4 Nos. of high speed lifts</li><li>• For BLOCKS - C&amp;D - 4 Nos. of high speed lifts</li></ul>
Flooring	Aesthetically designed flooring with imported marble
Lift surrounding cladding	Imported Marble / large format tile cladding
<b>Fire / Goods lifts</b>	
Specification	High speed automatic passenger / goods lifts of reputed make with ARD with V3F for energy efficiency and group control
Flooring & Car finish	Flooring with Granite and the car internal finish with SS vandal proof finish
Lift surrounding cladding	Granite cladding



## ENTRANCE LOUNGE & CORRIDORS

Flooring & Skirting

Imported marble flooring & skirting

False Ceiling

Aesthetically designed false ceiling for entrance lounge

## DRAWING ROOM / LIVING & DINING ROOM/ HOMETHEATERS

- FLOORING & SKIRTING: Imported marble flooring

## MASTER BEDROOM

- FLOORING & SKIRTING: Engineered wooden flooring of reputed make

## BEDROOM

- FLOORING: Imported marble flooring
- SKIRTING: Imported marble flooring

## TOILETS & POWDER ROOM

Flooring

DRY AREA: Imported marble finish  
WET AREA: Imported marble / anti-skid, acid resistant premium vitrified tiles

Dado

Large format premium glazed tiles / imported marble / combination of tile & marble as per design

Sanitary Fixtures

Reputed make like Catalano / Flaminia / equivalent

CP Fittings

Reputed make like Fatini / Gessi / Grohe / equivalent

Vanity Counter

Reputed make of designer vanity counter

Wash Basin

Monolithic imported counter with wash basin of Reputed make like Catalano / Flaminia / equivalent

Mirror

Reputed make mirror with built in LED lights like IDEAL / equivalent

Shower Partition

Designer shower partitions like Jaquar / Kohler / equivalent

Exhaust Fan

Reputed make exhaust fan like Havells / Panasonic / equivalent

Geysers

Geysers of reputed make like AO Smith / Havells / Racold / equivalent

Accessories

Designer accessories of reputed make

## KITCHEN

Flooring

Imported marble flooring

Modular Kitchen

High-end modular kitchen of reputed make along with tile dadoing (shall be provided at extra cost)

Hot Water Provision

Geysers of reputed make like AO Smith / Havells / Racold / Stiebel Eltron / equivalent shall be provided in wet kitchen / utility area



# SPECIFICATIONS

Aparna ONE at Shaikpet, Hyderabad

<b>WET KITCHEN</b>	
Modular Kitchen	Factory finish designer kitchen with Hetich / equivalent hardware
Flooring	Flooring with anti-skid vitrified tiles
Dado	Glazed vitrified tiles above the kitchen platform up to door height
Ceiling	Exterior grade Gypsum / POP ceiling finish with premium emulsion paint over putty finish
Counter	Granite counter top with a sink of Carysil / equivalent
CP Fittings	Reputed make fittings of Grohe / Kohler / equivalent
Water Provision	Separate municipal water tap (Manjeera or municipal water along with treated borewell water) & hot water provision for sink
Water Purifier	Reputed make water purifiers like Kent / Pureit / Aquaguard / equivalent
Exhaust Fan	Reputed make exhaust fan like Havells / Panasonic / Lunos / equivalent
Chimney	Reputed make chimney like Hafele / Siemens / Miele / equivalent
<b>UTILITY</b>	
Flooring	Flooring with anti-skid vitrified tiles of reputed make
Dado	Vitrified tiles up to sill height
Dishwasher/Washing Machine	Provision for dish washer and washing machine
<b>MAID ROOM</b>	
	• FLOORING: Vitrified tile flooring
<b>MAID TOILETS</b>	
Flooring	Flooring with anti-skid, acid resistant vitrified tiles
Dado	Dado with ceramic tiles up to door height
Sanitary & CP Fittings	Sanitary and CP fittings of reputed make like Kohler / equivalent
<b>BALCONY/SIT-OUT FLOORING</b>	
	• FLOORING: Premium quality imported anti-skid tiles with wooden finish
<b>STAIRCASE</b>	
	• FLOORING: Granite for riser and thread





CEILINGS	<ul style="list-style-type: none"> <li>• CEILING: Gypsum / POP ceiling finish with premium emulsion paint over putty finish</li> </ul>
WINDOW SILL & BALCONY LEDGE COPING	<ul style="list-style-type: none"> <li>• SILL &amp; LEDGE WALL IN BALCONY: Imported marble / agglomerate marble / granite</li> </ul>
HOME AUTOMATION	<ul style="list-style-type: none"> <li>• SMART HOMES WITH DIGITAL PAD AND VOICE CONTROL: Digital Pad and Voice based smart digital assistant to help with lighting control, fan control, AC control, geyser control and video access control. Other facilities include Motion Sensor for toilet lighting, Panic Button and gas leak detectors</li> </ul>
AIR CONDITIONING	<ul style="list-style-type: none"> <li>• AIR CONDITIONING: Suitable capacity of VRV Air-Conditioning system of reputed make like Daikin / Mitsubishi / O'general / equivalent make shall be provided in all the units</li> </ul>
ELECTRICAL FIXTURES	
Internal Electrical Fixtures	<ul style="list-style-type: none"> <li>• Geysers of reputed make shall be provided in all bathrooms &amp; kitchen (except in powder room &amp; maid room toilet)</li> <li>• Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Washing machine / dishwasher in utility area</li> <li>• Plug points for T.V. &amp; audio systems etc</li> <li>• 3 phase Supply for each unit and individual meter boards</li> <li>• Miniature Circuit Breakers (MCB) for each distribution boards of reputed make</li> <li>• Modular Switches of reputed makes like Legrand / Schneider / equivalent</li> </ul>
Corridors and Landscapes	LED light fixtures for all common areas and landscaped area lighting
TELECOMMUNICATIONS, CABLE TV & INTERNET	
Telephone Points	Telephone points in living, dining areas, all bedrooms
Intercom facility	Intercom facility to all the units connecting security
Cable TV	Provision for cable connection in living and all bedrooms
Internet	Provision for internet connection in each flat
CAR PARKING	
3 BHK	Two car parks for 3 BHK Apartment
4 BHK	Three car parks for 4 BHK Apartment
4 BHK + HOME THEATER	Four car parks for 4 BHK + Home Theatre Apartment Car parking shall be in 2 levels
CAR WASHING FACILITY	<ul style="list-style-type: none"> <li>• Car washing facility shall be provided as per the vendor's specifications</li> </ul>



# SPECIFICATIONS

Aparna ONE at Shaikpet, Hyderabad

## FACILITIES FOR DIFFERENTLY-ABLED

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

## POWER BACK UP

- 100% DG Set backup with acoustic enclosure & A.M.F

## WSP & WTP

- Domestic water made available through an exclusive Water Softening Plant (Not RO Plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms

## SECURITY / BMS

- Sophisticated round-the-clock security / surveillance system
- BMS for electricity consumption with prepaid card system will be provided (Centralized billing)
- Panic button and intercom is provided in the lifts connected to the security room
- Solar power fencing all around the boundary
- Surveillance cameras at the main security, in open areas as per design and entrance of each block. CCTVs also provided inside the lifts

## PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided parking signages and equipment at required places to ease of traffic flow

## 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)
- Control panel will be kept at main security

## LPG

- Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters


## SOLAR POWER

- 50KW solar power is provided and is connected to common area grid for optimisation of common area power consumption

## SOLAR HOT WATER

- Solar hot water shall be provided for bedroom toilets in last floor flats
  1. Blocks A & F - 24<sup>th</sup> Floor
  2. Blocks B & E - 29<sup>th</sup> Floor
  3. Blocks C & D - 35<sup>th</sup> Floor





## CLUB HOUSE & AMENITIES

### STATE-OF-THE-ART CLUB HOUSE WITH AMENITIES LIKE:

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- Grand Entrance Lobby
- Creche
- ATM Kiosk
- 2 Nos Multipurpose Hall
- Supermarket
- Library
- Physiotherapy Room
- Home Theatre
- Yoga / Meditation Room
- Gym & Champions Gym
- Aerobics
- Spa
- Laundry
- Outdoor Coffee Lounge
- Library / Reading Lounge
- Project Maintenance Office / Utility Payment Office
- Association Room
- Guest Rooms - 08 Nos.
- Temperature Controlled Indoor Swimming Pool
- Terrace Swimming Pool with Rain Dance
- Kids Pool
- Terrace Lawn
- Outdoor Party Area

### INDOOR SPORTS FACILITIES:

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- Sports Lounge
- 2 Nos Badminton Courts
- 2 Nos Squash Courts
- 2 Nos Table Tennis Courts
- Billiards Table
- Chess / Carroms
- Putting Green Golf
- Air Hockey

### OUTDOOR SPORTS FACILITIES:

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- Outdoor Cricket Net Practice
- Tennis Court
- Full Size Basket Ball Court
- Kids Play Court

### OTHERS FACILITIES:

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- Amphitheatre
- Yoga/Meditation
- Jogging Track
- Barbeque
- Cyclers' Court



# APARNA ONE

The Royal Society @ Shaikpet

**Aparna One Marketing Office, Shaikpet**  
Diagonally opposite to -  
G. Narayanamma Institute of Technology & Science  
Hyderabad - 500 008



Map not to scale





Corporate Office: #802, Astral Heights, 6-3-352  
Road #1, Banjara Hills, Hyderabad - 500 034

Call: **70953 33335**  
[sales@aparnaconstructions.com](mailto:sales@aparnaconstructions.com)  
[www.aparnaconstructions.com](http://www.aparnaconstructions.com)





**APARNA INFRAHOUSING  
PRIVATE LIMITED**

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#802, Astral Heights  
6-3-352, Road #1, Banjara Hills  
Hyderabad - 500 034

[www.aparnaconstructions.com](http://www.aparnaconstructions.com)

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