

**24** YEARS  
OF TRUST &  
TRANSFORMATION



WHEN  
THE GREENS  
TOUCH,  
LIFE IS  
NEVER  
THE SAME  
AGAIN



THE NEW  
LIFESTYLE  
DESTINATION OF  
HYDERABAD IS  
RISING IN EAST



Hyderabad today is seeing a great thrust towards eastern side. Uppal Bhagayath is the new epicentre of development with satellite town being planned parallel to the HITEC City. As you can see, opportunity has come knocking!



When you open your windows,  
you allow good fortune to enter your home.  
When you open TO THE OPPORTUNITY,  
you invite the future into your life today.

Our latest venture TNR VAISHNAVI PHOOL DEEP GREENS is all set to transform the tranquil suburb of Uppal Bhagayath near the Uppal-Warangal Highway.





CITY IS MOVING  
TO THE EAST!  
ARE YOU TOO?

WELL DEVELOPED METRO  
EFFICIENT ORR  
THE NEW IT HUB

A DEFINING  
LIFESTYLE  
IN EASTERN  
HYDERABAD  
AT UPPAL-  
BHAGAYATH



THE GREENER SIDE OF LIVING





FOR US,  
DESIGN IS  
THE WAY TO  
CREATE JOY

TNR VAISHNAVI PHOOL DEEP GREENS is a design-centric project which is fully loaded with amenities and fully equipped to take your lifestyle to new heights. The towers are minimalist, the interiors are open and naturally lit up, the landscaped grounds are all about beauty and practicality. We had you in mind when we designed your home.

# CELEBRATING MOMENTS OF TOGETHERNESS INSIDE AND OUTSIDE



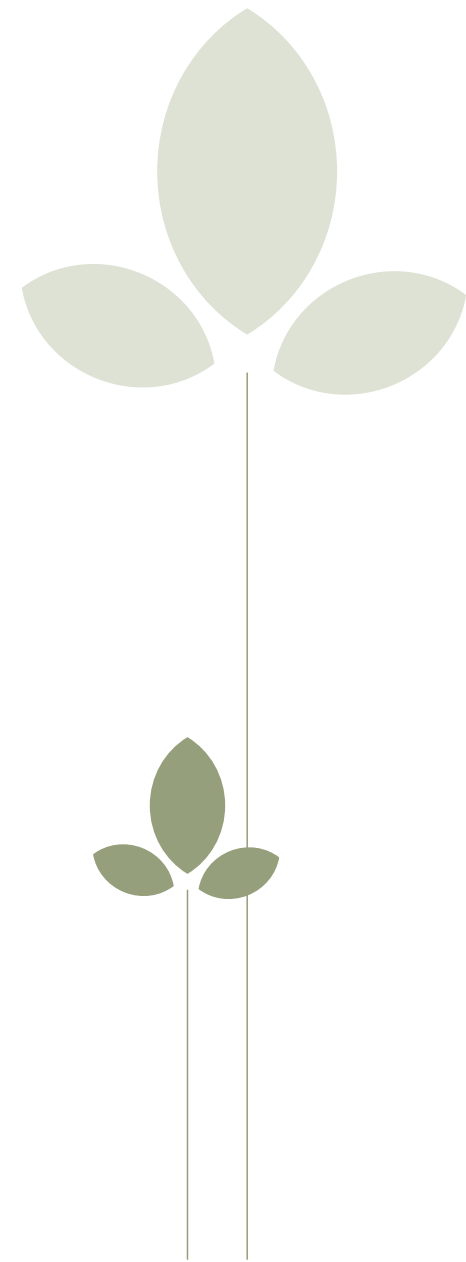
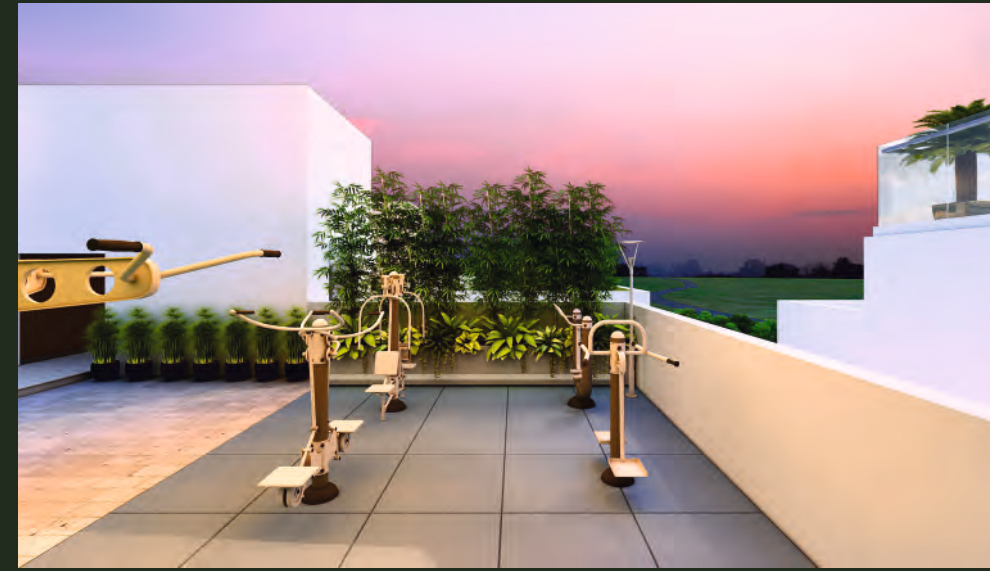
BE IT ON  
GROUND  
OR ON  
TERRACE,  
LIFE WILL  
BE LIVELY

The flow of openness extends right from landscaped lawns, the entrance driveways and gets extended to the magnificence of the terrace that's full of lively pockets to entertain, explore and bond with family and friends.





JOYS THAT  
STRETCH ON  
THE GROUND  
AND UPWARDS  
ALL THE WAY



FEEL ON  
THE TOP

WITH A TERRACE  
SO BEAUTIFUL  
AND ENGAGING  
IT'S LIKE  
ANOTHER WORLD  
ATTACHED TO  
YOUR HOME

The terrace has been passionately designed for the family that chills together. It's the place to relax, refresh and recharge your batteries amidst a host of caring nuances.





**6000**  
SQ. YDS

**10**  
FLOORS

**98**  
UNITS

**PREMIUM**  
**3 BHK**

**1441 TO**  
**3822 SFT**

**TNR** **VAISHNAVI**  
**PHOOL DEEP**  
**GREENS**  
@ UPPAL BHAGAYATH, HYDERABAD



## TIME FOR A BREAK. EXERCISE ENJOY LEISURE FUN

You are not going to be indoors all the time, so what about leisure? Living at TNR VAISHNAVI PHOOL DEEP GREENS gives you direct access to facilities like a gym and multi-purpose banquet hall, apart from a terrace loaded with fun. And of course, you can be assured of the finest elevators, car parking space and round-the-clock security here. For outdoor enthusiasts, the landscaped grounds are heaven on earth!

### HIGHLIGHTS

- Premium Quality Construction
- Elegant Landscaping
- Strategic Location
- Value for Investment
- Vastu Compliant
- Grand Entrance Gate
- Seating Areas & Pergola

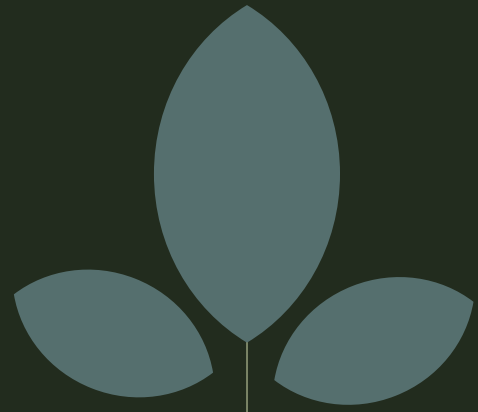
### AMENITIES

- Adequate Water Supply
- 24-hr Security with Intercom
- 100% Power Back up except A/Cs & Geysers, Refrigerators
- Water harvesting pits
- Sewage Treatment Plant
- Street Lighting
- Terrace Swimming Pool
- Indoor Games
- Children's Play Area
- Car Charging Point



UP ON  
THE TERRACE,  
FEEL  
THE MAGIC

We've added zing to the terrace. Move up and watch the stars. Or swing by at the dazzling swimming pool for a splash. On the other side of the terrace is a pretty blend of open-air seating, a gazebo, a green lawn and a lovely party area.



UMPTEN  
ACTIVITIES  
TO KEEP  
YOU EXCITED  
HAPPY  
FULFILLED  
ALL THE DAY  
AROUND





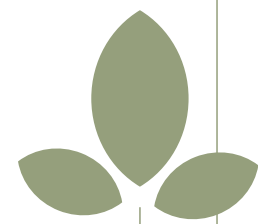
A SPECIAL  
FEELING MADE  
MORE SPECIAL



UNRESTRICTED  
VIEW FROM  
BALCONY  
WITH GLASS  
RAILS



Apart from well designed spaces, at TNR VAISHNAVI PHOOL DEEP GREENS, you are welcome to a treat of well detailed architecture. All small details add to give a wholesome experience, the balcony spaces with glass railing, provision for modular kitchens, and toilets that can take a shower cubile. All these elevate life to a life of stylisation.



SPACES  
TO  
NURTURE  
BEAUTIFUL  
LIVING

Cool and contemporary TNR VAISHNAVI PHOOL DEEP GREENS is an example of what space planning should be. The apartments don't limit your creativity. The interior is sophisticated, cheerful and sensitive to your needs. The large french windows and spacious balconies bring greenery, blue skies and cool breeze into the homes, letting you dance in the rain!





The finesse makes all the difference. The spaces should be designed to accommodate the finest of your taste where you make the home more and more like you in spirit and essence. Kitchens are well laid out to accommodate your dream kitchen that you can plan or just enjoy the plushness of the toilets with their functional and appealing layout.



YOUR HOME IS INCOMPLETE WITHOUT FINER DETAILS TO ACCOMODATE DELIGHT





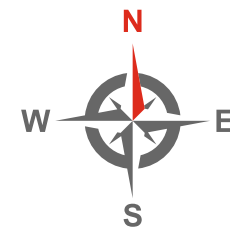
IT'S  
TIME TO  
STEP IN





### FIRST FLOOR PLAN AREA STATEMENT

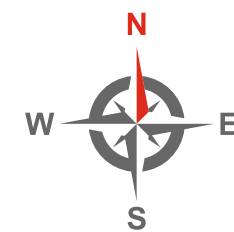
FLAT NO	FACING	SBUA (in Sq.ft.)
1 - 3 BHK	WEST	2010
2 - 3 BHK	NORTH	2117
3 - 3 BHK	NORTH	1441
4 - 4 BHK	EAST	3822
5 - 4 BHK	EAST	3822
6 - 3 BHK	WEST	1509
7 - 3 BHK	WEST	1509
8 - 3 BHK	WEST	1524





### TYPICAL FLOOR PLAN AREA STATEMENT

FLAT NO	FACING	SBUA (in Sq.ft.)
1 - 3 BHK	WEST	2938
2 - 3 BHK	NORTH	2552
3 - 3 BHK	NORTH	1441
4 - 3 BHK	EAST	2390
5 - 3 BHK	EAST	2053
6 - 3 BHK	EAST	2011
7 - 3 BHK	EAST	2395
8 - 3 BHK	WEST	2079
9 - 3 BHK	WEST	1711
10 - 3 BHK	WEST	1728





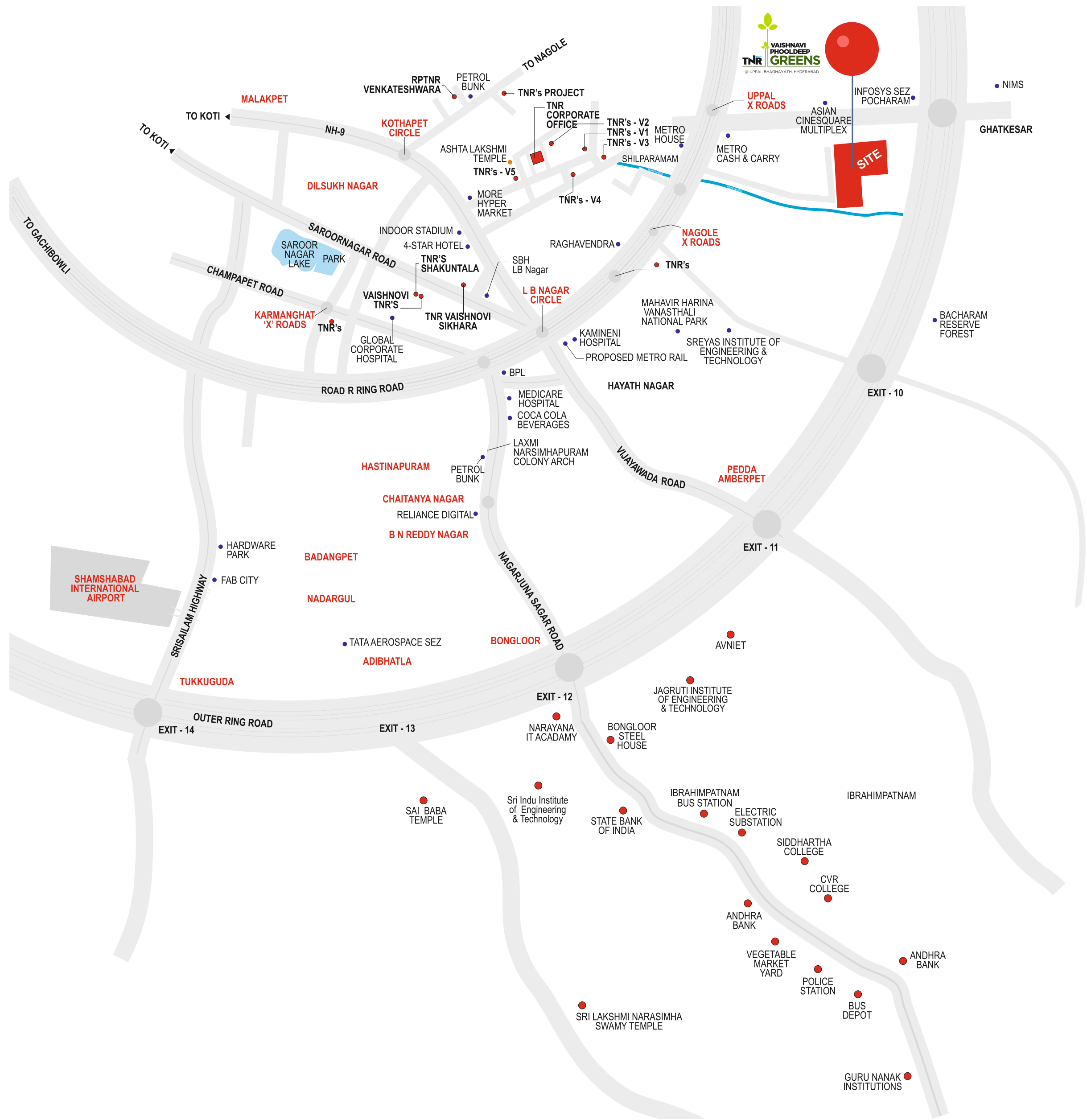
YOUR  
DREAM HOME  
AT YOUR  
DREAM  
LOCATION  
IS ALL SET  
TO RISE.

PLAN  
YOUR TODAY  
FOR A  
GREATER  
TOMORROW



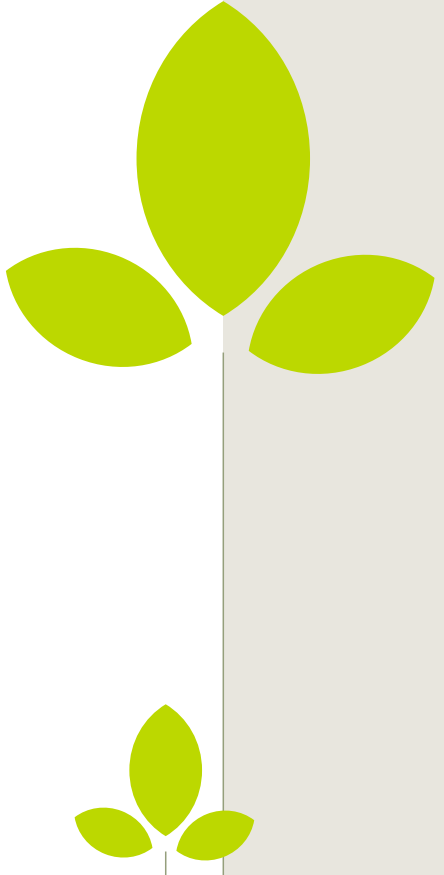
**TNR** VAISHNAVI  
PHOOL DEEP  
**GREENS**

@ UPPAL BHAGAYATH, HYDERABAD



# GET THE FIRST MOVERS ADVANTAGE

Welcome to Uppal Bhagayath, clearly the most high-potential area on the Uppal-Warangal highway. A short drive from the centre of the city, Uppal Bhagayath is the latest epicentre of development. Highrise residential complexes, hospitals, malls and educational institutions will complement the needs of the growing IT presence in the region.



- Mall cum Multiplex

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- International Education Institutions

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- Hospitals

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- Sports & IT Park

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- Metro Station

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- Many more





#### FOUNDATION & STRUCTURE

RCC framed structure to withstand seismic loads RMC: TNR Ready Mix Concrete



#### SUPERSTRUCTURE

SOLID/AAC Blocks with Inner wall 4", External walls 8" with Cement mortar

#### PLASTERING

INTERNAL: One coat of plastering in CM 1:6 for walls and 1:4 for ceiling.  
EXTERNAL: 2 coats of plastering in CM 1:6



#### DOORS

MAIN DOORS: Teakwood frame & Teak Veneered shutter aesthetically designed and finished with melamine matte polish fixed with reputed make hardware

INTERNAL DOORS: Teakwood frame & Teak Veneered shutter aesthetically designed and finished with melamine matte polish and other side emulsion 10

FRENCH DOORS: TNR Views uPVC door frames with float glass panelled shutters & hardware of the best brand.



#### WINDOWS

TNR Views uPVC window system with float glass as per design, with provision for mosquito mesh track.

#### PROVISION DOOR

Aesthetically designed, Mild Steel (M.S) with enamel paint finish.

#### AIR CONDITIONING

Power points provision for Split A/C for all bed rooms



#### PAINTING

External: Textured / sponge finish & two coats of exterior emulsion / Weather proof paint of the best brand as per design of Architects.

Internal: Smooth putty finish with two coats of premium Acrylic emulsion paint of the best brand over a coat of primer



#### FLOORING

Vitrified tiles of good quality for living, dining all bedrooms & Kitchen.

All Balconies: Rustic / Anti-skid ceramic tiles of good quality.

Bath rooms: Acid Resistant, Anti-skid Ceramic Tiles of good quality.

Corridors size rustic / anti-skid vitrified tiles of the good quality.

Staircase: Natural stone.



#### TILES CLADDING & DADOING

Dadoo in Kitchen: Glazed ceramic tile dado up to 2'-0" height, above kitchen platform of good quality.

Toilets: Glazed/Matt finish ceramic tile dado up to 7'-0" height of good quality.

Utility/wash: Glazed ceramic tile dado up to 3'-0" height.



#### KITCHEN

Granite platform with stainless steel sink and municipal water point in kitchen

Provision for fixing of RO system, exhaust fan & chimney

#### UTILITIES/WASH AREA

Provision for washing machine & Wet area for washing utensils etc



#### TOILETS

All the toilets will consists of Cera /Hindware or Equivalent sanitary fittings cascade EWC with health faucet.

All toilets consists wash basins

Hot and cold wall mixer with shower. Provision for geyser in all toilets.

All C.P fittings are chrome plated of Jaguar or Century or Equivalent.



#### ELECTRICAL SYSTEMS

Concealed copper wiring of reputed make

Power outlet for air conditioners in living and bed rooms Power outlet for geysers in living and bathrooms

Power Plug for cooking ranges chimney, refrigerator, micro ovens, mixer / grinders in kitchen, washing machine / dish washer in utility area.

3 Phase power supply in each unit

Miniature Circuit breaker (MCB) for each distribution boards of reputed make, Elegant designer modular electrical switches



#### TELECOM

Telephone point in living room and master bedroom

Intercom facility to all the flats connecting security and neighborhood

#### CABLE TV

Provision for Cable connection in living room and bedrooms



#### PROVISION FOR INTERNET

Internet connection in each flat



#### LIFT

High-speed automatic elevators with V3F for Energy efficiency with granite/tile cladding.

#### CAR WASH FACILITY

Car wash bays at vantage points



#### GENERATOR

D.G backup with acoustic enclose & A.M.F 100% power backup except for A/Cs, geysers and refrigerators.



#### CAR PARKING

Spacious car parking in cellars and still



#### SECURITY / BMS

Sophisticated round-the-clock security system Solar street lights

Boom barrier for efficient traffic management.

# SPECIFICATIONS

# PROMOTERS

## EXPERIENCE THE TRUST OF PROMOTERS!

TNR Constructions follows and abides by the Quality Management System in all ventures. The scope of our Quality System is in planning, development, marketing and management of properties. This system includes departmental guidelines and work instructions for the quality management covering all requirements of ISO 9001:2008 and 14001-2004 certified standards. To this effect, Quality Records are methodically maintained.

**1**  
ONE  
MILLION  
SFT AREA  
UNDER  
CONSTRUCTION

### SOME OF ONGOING PROJECTS

- TNR Preston Mall & Megaplex, Kharmanghat
- TNR Jagadamba Mallplex, Ibrahimpatnam
- DVN Towers, Narayanguda

### SOME OF OUR COMPLETED PROJECTS

- Vaishnovi Sikhara TNR (LB Nagar)
- TNR - Sulakshna, Hastinapuram, LB Nagar

MALLS & MULTIPLEXES

CORPORATE SPACES

APARTMENTS

VILLAS

LAYOUTS



TNR Group wins an award for TNR's Shakuntala under "Affordable Homes Category" in 2013 from Sri N. Kiran Kumar Reddy, then Chief Minister of A.P.



TNR constructions with a pedigree of over 25 years has emerged as one of the most dependable construction groups of Hyderabad. With several prestigious awards and a credible trust that the customers have vested in them, today TNR is defining the skyline of Hyderabad with over 70 completed projects and an array of forthcoming lifestyle ventures.

### Quality & Customer Service

TNR Ready-Mix is a leading company manufacturing Ready-Mix Concrete at our state-of-the-art, fully automated concrete batching plants in compliance with Indian Standards. TNR RMC brand is built upon quality, leading technologies and committed staff. TNR has the ability to design, produce and deliver a wide range of Ready Mix Concrete variants at customer site. The company prides on delivering appropriate quantities in time with in-house quality control.

### World class uPVC Windows & Doors

TNR Views are IGBC-certified uPVC windows & doors known for superior performance and aesthetics. The largest plant in South India manufactures a wide range of uPVC windows, doors which guarantee low maintenance costs. The windows are fire, sound and burglar-proof manufactured with state-of-the-art multi-chambers technology. TNR Views is equipped with automated German machinery to bring superior products to customers. The company is tied up with VEKA, Saint-Gobain, Pulse and Roto for world class products.

### TNR Banquets & Conventions

TNR Group has entered Hospitality segment to bring a qualitative difference in the field. TNR Banquets & Conventions offers 5-Star Banquet and Convention spaces with a capacity from 200 to 2000 people for memorable experience. Host parties gracefully in a rich ambience where delectable food and superior services make every function a grand success. Corporate conventions will be held for enhanced productivity. State-of-the-art facilities and the latest audio-visual equipment will meet all corporate communication needs.

### A Social Cause

TNR Foundation was established with the aim of helping the underprivileged in the society as a part of TNR's corporate social responsibility. It would be gratifying for our customers to know that by being a part of TNR family, they contribute indirectly for this social cause. A sizable part of TNR earnings go into TNR's charitable activities that include monetary support for deserving poor students, food and shelter for the orphaned and the destitute old people.



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R1/U6/HMDA/160320



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TNR WEBSITE



SITE LOCATION

#### PROMOTERS



An ISO 9001 : 2008 Certified Company  
An ISO 14001 : 2004 Certified Company

#### TNR VAISHNAVI INFRA PVT. LTD.

Ph: 99494 44343, 95536 93456, 72880 71666  
Land Line No: 040-24145151, 040-24145577  
Email: vaishnaviinfra001@gmail.com  
www.tnrconstructions.in

#### Site Address

Sy.Nos. 1 to 40, 282 to 368, 369(P), 370 to 373, 374(P),  
375 to 387, 395 to 401, 454, 456 to 459, 505(P), 510 to 564  
Situating at Uppal Bhagayath Village, Uppal Revenue Mandal  
Medchal Malkajgiri District.

#### ARCHITECTS



**Vistaas Architectural Consultants**  
• MUMBAI • HYDERABAD • PUNE • VIZAG

#### STRUCTURAL ENGINEERS

Zaki & Associates  
Hyderabad

#### MEP CONSULTANT

Synergy Infra Consultants  
Hyderabad

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.