

MY HOME VIPINA





*Images are illustrative



Come home to
Nature

MY HOME
VIPINA



Move to the
Next Level



Come home to
Elegance

My Home Vipina is an unusual narrative of urban luxury in a natural setting of green and blue. Right from the entrance to the upscale community within, Vipina ushers you into a healthy lifestyle. Breathe in the freshness, give your batteries a much needed boost and break free from the mundane. The extraordinary is calling!



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Tranquillity

My Home Vipina is inspired by the grandeur of forests, and natural elements that bring the flora and fauna alive. Our passionately crafted living space pays homage to the scenic surroundings. The homes are a celebration of natural light and breeze, an aesthetic building technique with tons of caring. Here life is like never before! It is a privileged invite to transcend to new heights of serenity and calm.

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A tropical paradise under a
Blue Canopy





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Inspired by the
illuminated night skies

The scintillating towers take on a dreamy aura after sundown,
and exude a classical charm. Succumb to the magic spell.

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Welcome to a project of

Rare Stature



Land extent of
20.6l acres

8 sky-high
towers

Number of flats
3720

G+46
floors

2, 2.5 & 3 BHK
premium lifestyle apartments

2bhk - **1325 sq.ft**

2.5bhk - **1655 sq.ft**

3 bhk - **2095 & 2180 sq.ft**

Double height entrance
lobby in each tower

Outdoor Amenities

- I. Cricket Practice Net
2. Tennis Courts
3. Open Gym
4. Temperature Controlled Swimming Pool
5. Jogging / Walking Track
6. Cycle Track
7. Children's Play Area
8. Basketball Court
9. Seating Areas
10. Pet Zone
- II. Skating Rink



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Come home to Freshness

Nature dominates the flow of concrete, so you are always in sync with bougainvillea and cherry blossoms, dewdrops and a nightingale's song. The grounds on which the towers rise have their own character. There is aesthetic sculpture, lovely walkways and seating, lush green lawns and picturesque spots to feast your senses.



81%
Open spaces


Come home to
Open Space

Exclusive **fun** for everyone

My Home Vipina has been planned as an exotic retreat for every age group, every kind of taste and all kinds of people. There are play areas for children that echo with laughter, as well as quiet escapes for the elderly. There are nooks for those who like to sit with nature, as well as for those who love activity in the green. The ideal home is one that includes everyone!



*Images are illustrative



The bridge to an **Unmatched Vista**

The attention to detail is amazing, especially when you look at the thoughtful crafting of amenities. Lose your heart to the picture-perfect sky walk that walks you into a world of sophistication. The sky walk gives you a wide-angle view of the proliferation of greenery across gardens, lawns and seasonal blossoms.

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An open narrative of **Active Living**

Sometimes, all you need to put your happy hormones on an overdrive is to set yourself free. The outdoors and indoors are harmoniously blended. The shaded pathways, manicured carpets of green and manmade sculpture create a world of fantasy like no other.



The true meaning of **Joy**

Have you experienced the purest kind of happiness? It is about mindful minimalism, where pops of colour enhance the openness of space. Nature plays a key role in creating a luxury gated community that is all serenity.

*Images are illustrative



Temperature Controlled Swimming Pool

A Stretch of Blue you can call your own

The day may be fraught with challenges but the morning can start off right! The azure swimming pool is temperature-controlled and breathtakingly beautiful. Dive into the languid water for a relaxing swim, or read your favourite novel at the deckside seating. There is more to life when you live at My Home Vipina.

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*Images are illustrative



*Images are illustrative

Tennis Court



*Images are illustrative

Basketball Court



*Images are illustrative

Children's Play Area

A million ways to Spread Your Wings

While your exquisite apartment is your happy place, the gorgeous central courtyard is game for action. Let the children have the time of their lives at the colorful and safe Kids' Play area. Smash and serve with a friendly neighbour at the expansive Tennis Court. Get into your best form at the Basketball Court designed for enthusiasts. Have it all your way!



Nature

Nature's Architecture

The essence of My Home Vipina revolves around forging a deep bond between Nature and Human life, to create abodes of abundant light and space, earthy patterns, and shapes. Nature is at her uninterrupted best in Vipina and virtually redefines a tropical paradise.



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1 Lakh sft

4 Floors

Physical & Mental Recreation at Club Vipina

Club Vipina is a **Celebration of Life**

And that's why this stunning clubhouse built over one lakh sft encompassing 4 sprawling floors is a work of art. Recognising the fluidity of daily life, the Clubhouse offers a host of amenities for physical and mental rejuvenation. Whether you take to the gym or prefer a meditation session, there is an answer to every mood and need.



Club Vipina



Take a pause and
Revel in the Peace

There is an old-world charm about our landscape architecture. The pockets around the clubhouse are a canvas for our designers to do their magic. Every square foot of My Home Vipina is conceived and executed in a way that displays a keen eye for beauty.



Clubhouse / Indoor Amenities

1. Grand entrance lobby
2. Gym
3. Multipurpose Halls
4. Yoga / Aerobics Halls
5. Tennis Court (on Clubhouse terrace)
6. Futsal Court (on Clubhouse terrace)
7. Indoor Badminton Courts
8. Squash Court
9. Indoor Games
10. Guest Rooms

Provision for

1. Convenience Store
2. F&B
3. Pharmacy
4. Spa & Salon
5. Bank / ATM

*Images are illustrative



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Gym

Guest Rooms

To indulge your whims & Pamper Your Guests

There's a little extra awaiting you in the amenities planned out. The fully-equipped gym and multi-purpose hall are obviously spaces you need regularly. Going beyond, we have provided Guest Rooms where you can put up your guests without disturbing your home setting. The grand guest accommodation is such a treat for your near and dear ones.



*Images are illustrative



Tower Entrance



Double Height Tower Entrance Lobby

A lovely life starts from the **Inviting Lobby**

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Let the balcony bring

Your fantasies alive

Come home to the skies

How would you like your mornings to be? We suggest the super-large and utterly enchanting balconies to engage in dialogues with nature. This is where you can be alone with the stars at night or gather the family around for a mini party. The idea is to let sunlight and breeze play in a way that makes the indoors feel natural yet exclusive.



A home you'll return to.

No matter how far you go

The essence of a home is the warmth its interiors exude. Our exceptional space planning makes the bedrooms and living hall, the kitchen and dining space, the private corners and the togetherness spots co-exist and flourish. There is no room for the mundane, no scope for the boring, no moment to waste in this priceless abode.

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Towering above the skyline to
Elevate The Future

Site Layout Plan

Legend

- 01. ENTRY/EXIT
- 02. ARRIVAL PLAZA
- 03. CYCLE TRACK
- 04. WALKING /JOGGING TRACK
- 05. SEATING ZONES
- 06. PET ZONE
- 07. YOGA/ MEDITATION ZONE
- 08. SKY WALK WITH SEATING PODS
- 09. MINI GOLF PUTTING
- 10. SWIMMING POOL
- 11. TENNIS COURT
- 12. OUTDOOR GYM
- 13. LAWN
- 14. SKATING RINK
- 15. STAGE
- 16. BASKETBALL COURT
- 17. CHILDREN'S PLAY AREA
- 18. TODDLER'S PLAY AREA
- 19. CRICKET PRACTICE NET
- 20. TRANSFORMER YARD
- 21. GAS BANK
- 22. FUTSAL COURT (ON CLUBHOUSE TERRACE)
- 23. TENNIS COURT (ON CLUBHOUSE TERRACE)



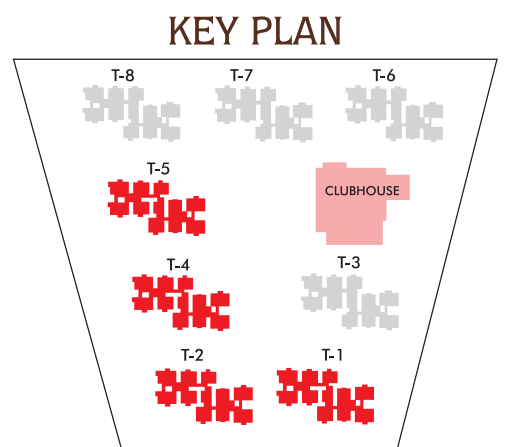
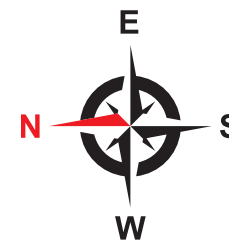
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My Home Vipina



TOWER - 1, 2, 4, 5
GROUND FLOOR PLAN



3BHK W.F.
2095 SFT

2.5 BHK W.F.
1655 SFT

2.5 BHK W.F.
1655 SFT

3BHK W.F.
2095 SFT

2BHK W.F.
1325 SFT

3BHK E.F.
2095 SFT

2.5 BHK E.F.
1655 SFT

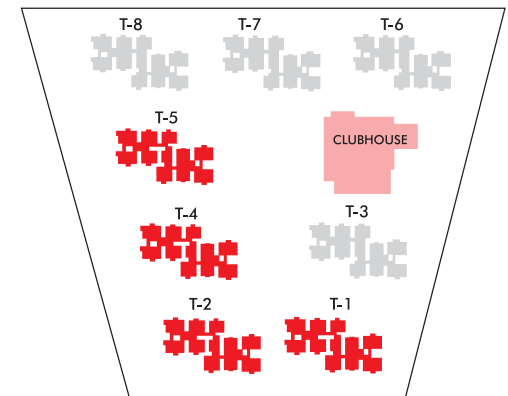
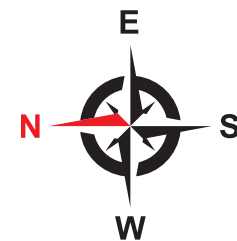
2BHK E.F.
1325 SFT

3BHK E.F.
2095 SFT

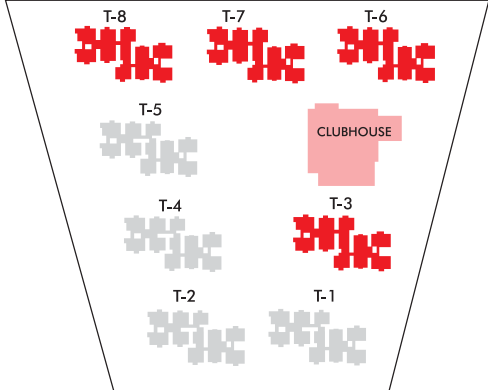
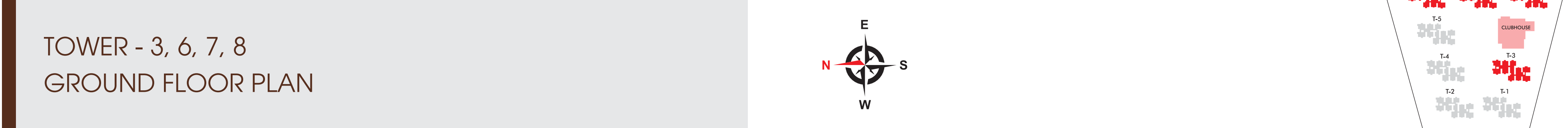
ENTRANCE
LOBBY

KEY PLAN

TOWER - 1, 2, 4, 5
FIRST FLOOR PLAN



TOWER - 3, 6, 7, 8
GROUND FLOOR PLAN



3BHK W.F.
2095 SFT

2.5 BHK W.F.
1655 SFT

ENTRANCE
LOBBY

3BHK W.F.
2095 SFT

2BHK W.F.
1325 SFT

3BHK E.F.
2095 SFT

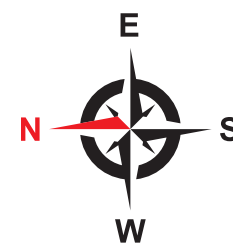
2.5 BHK E.F.
1655 SFT

2.5 BHK E.F.
1655 SFT

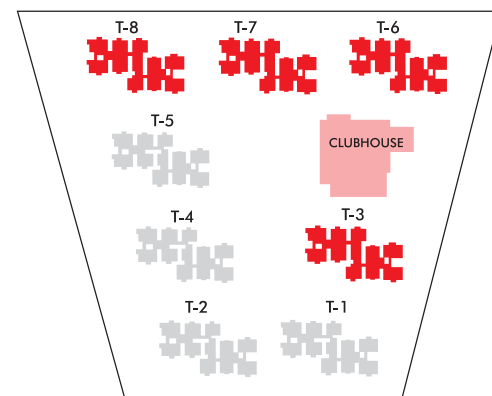
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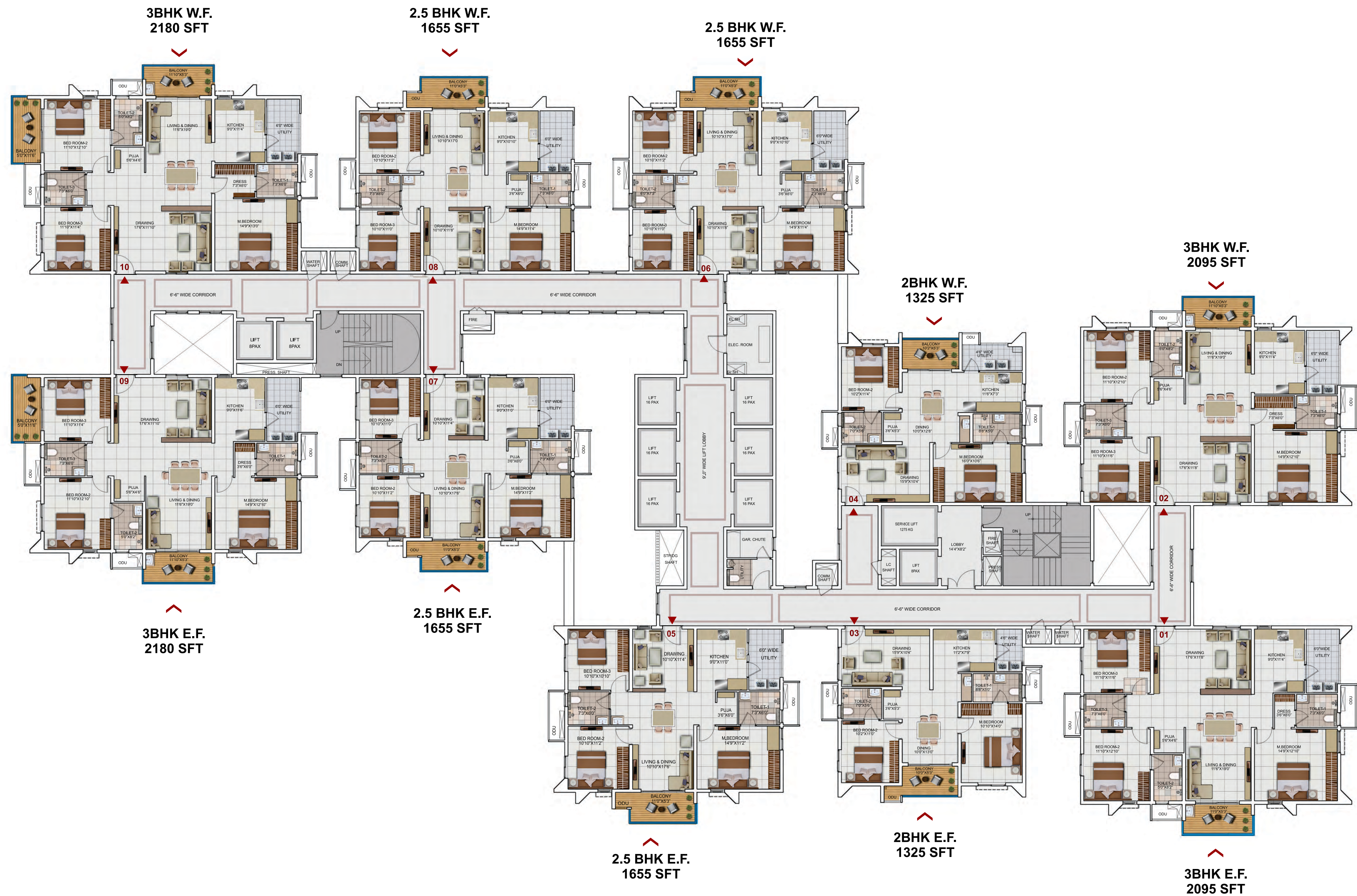
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2095 SFT

TOWER - 3, 6, 7, 8
FIRST FLOOR PLAN



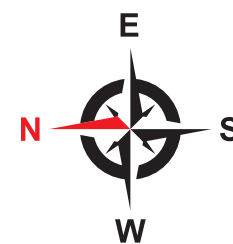
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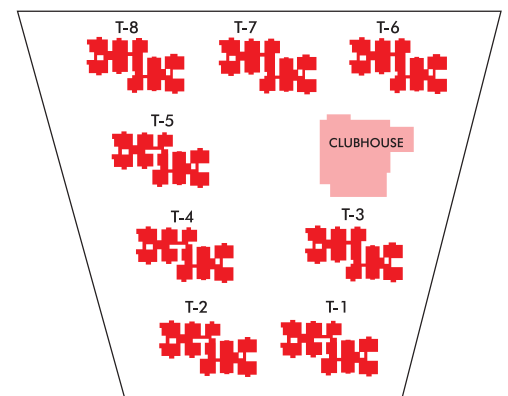


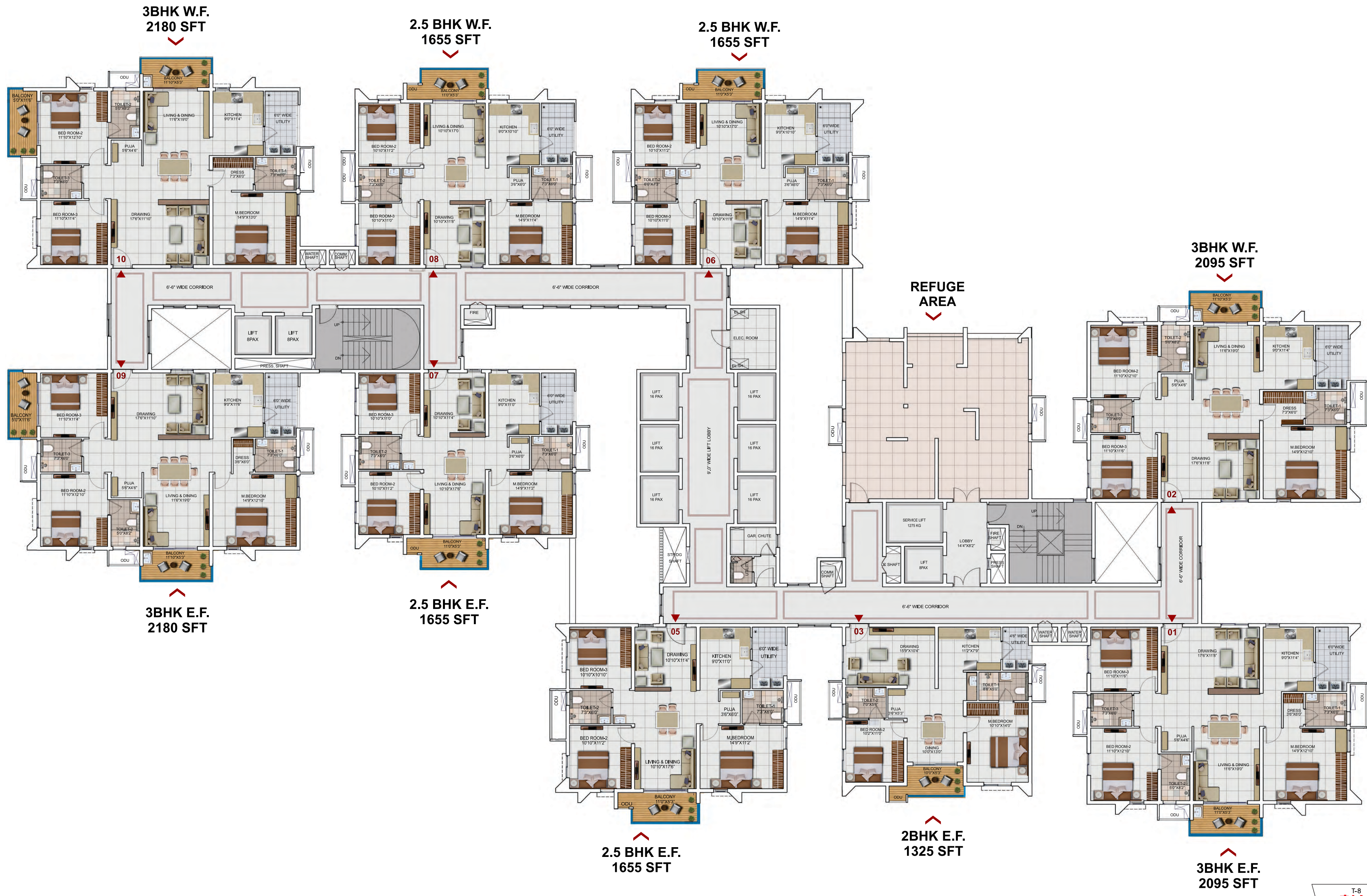
TYPICAL FLOOR PLAN

2ND TO 18TH, 20TH TO 28TH, 30TH TO 38TH, 40TH TO 46TH
FLOORS

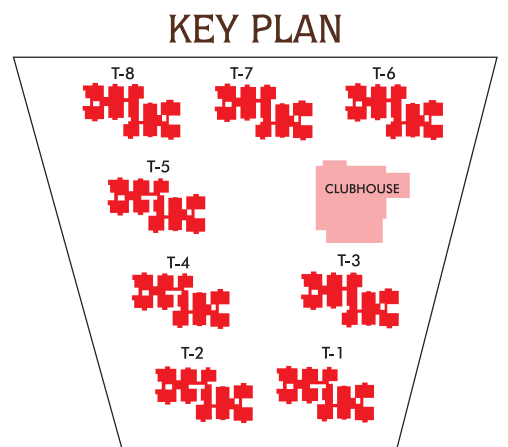
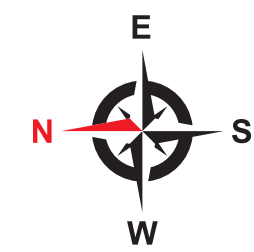


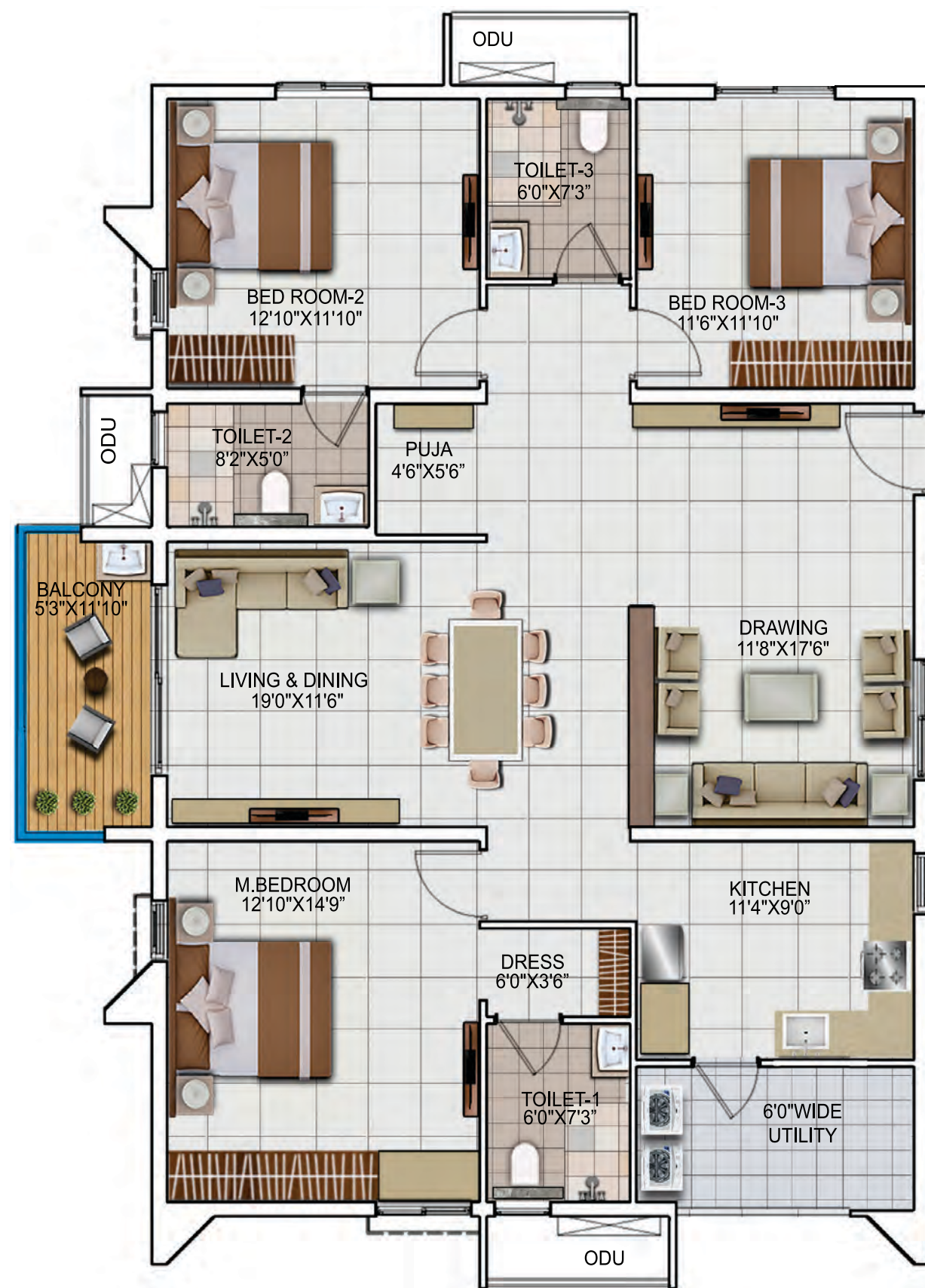
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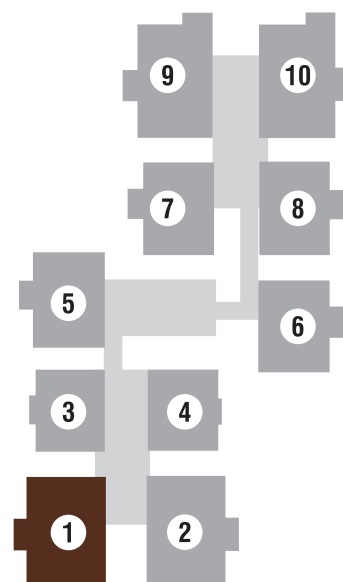


REFUGE FLOOR PLAN
19TH, 29TH & 39TH FLOORS

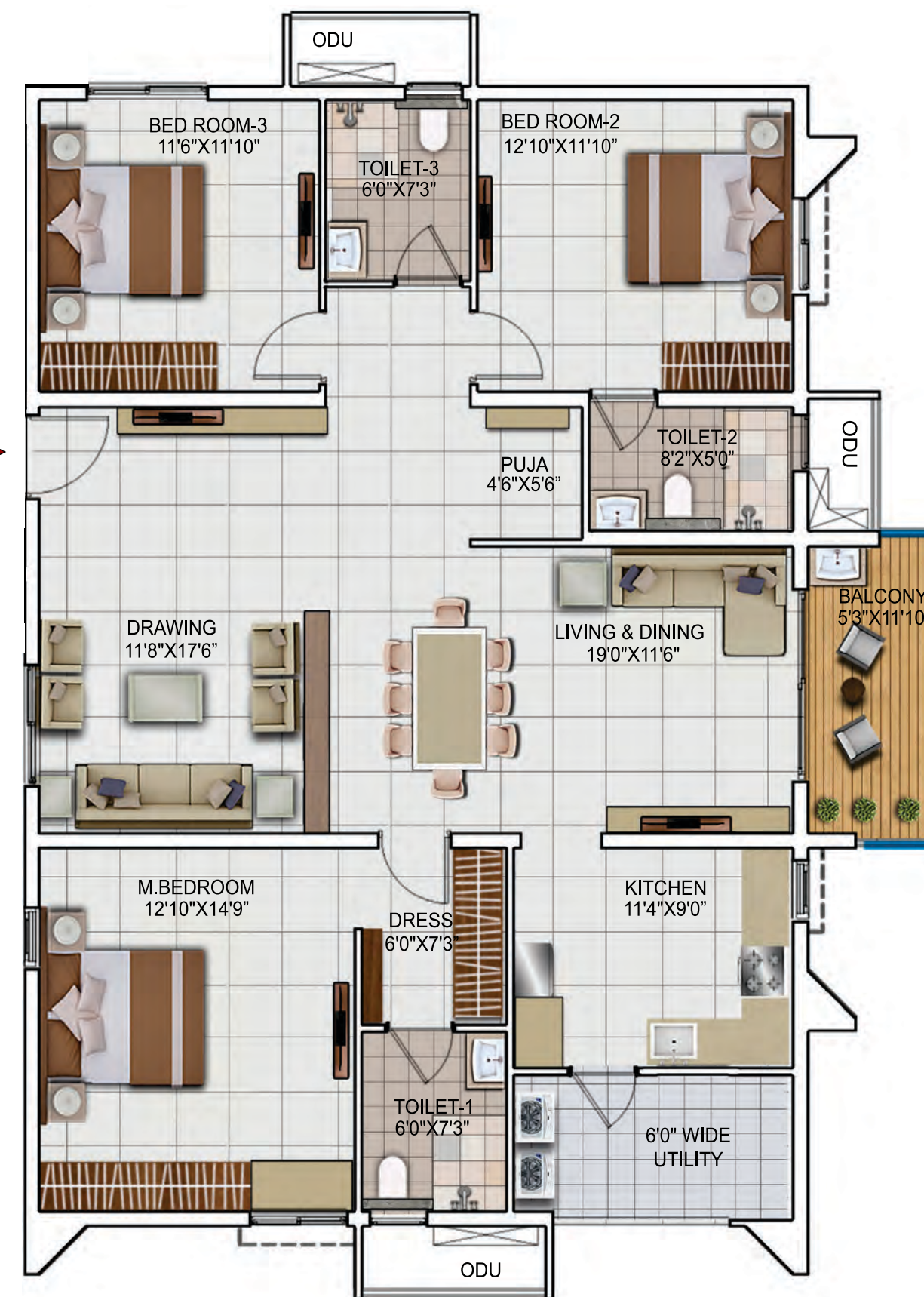
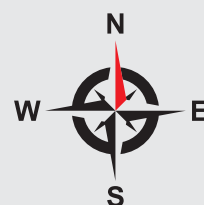




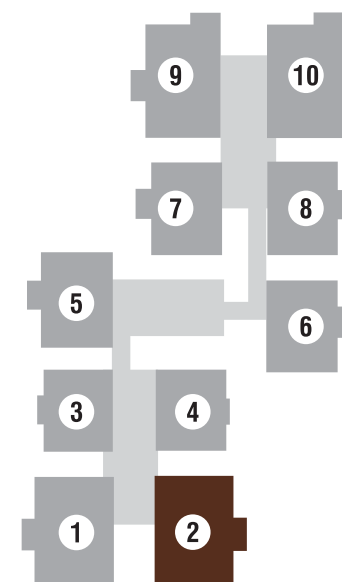
KEY PLAN
TYPICAL TOWER (1 TO 8)



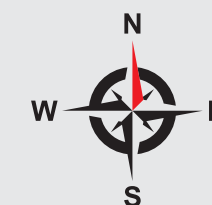
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EAST FACING | 2095 SFT

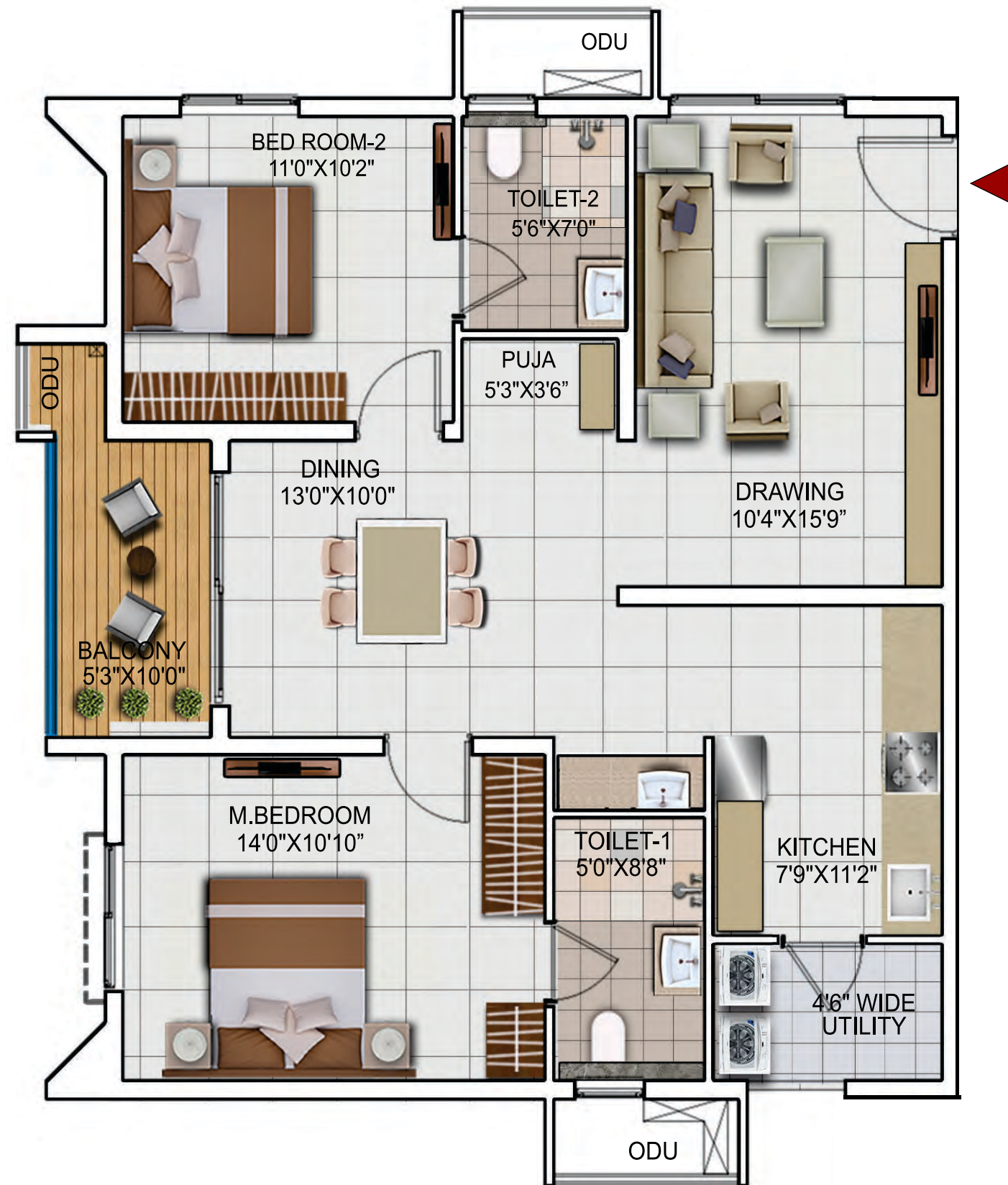


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TYPICAL TOWER (1 TO 8)

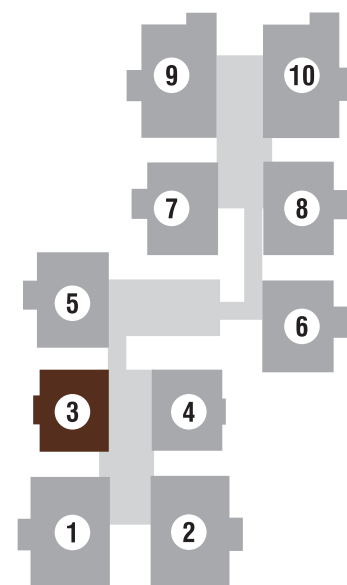


FLAT NO. 2 | 3 BHK
WEST FACING | 2095 SFT

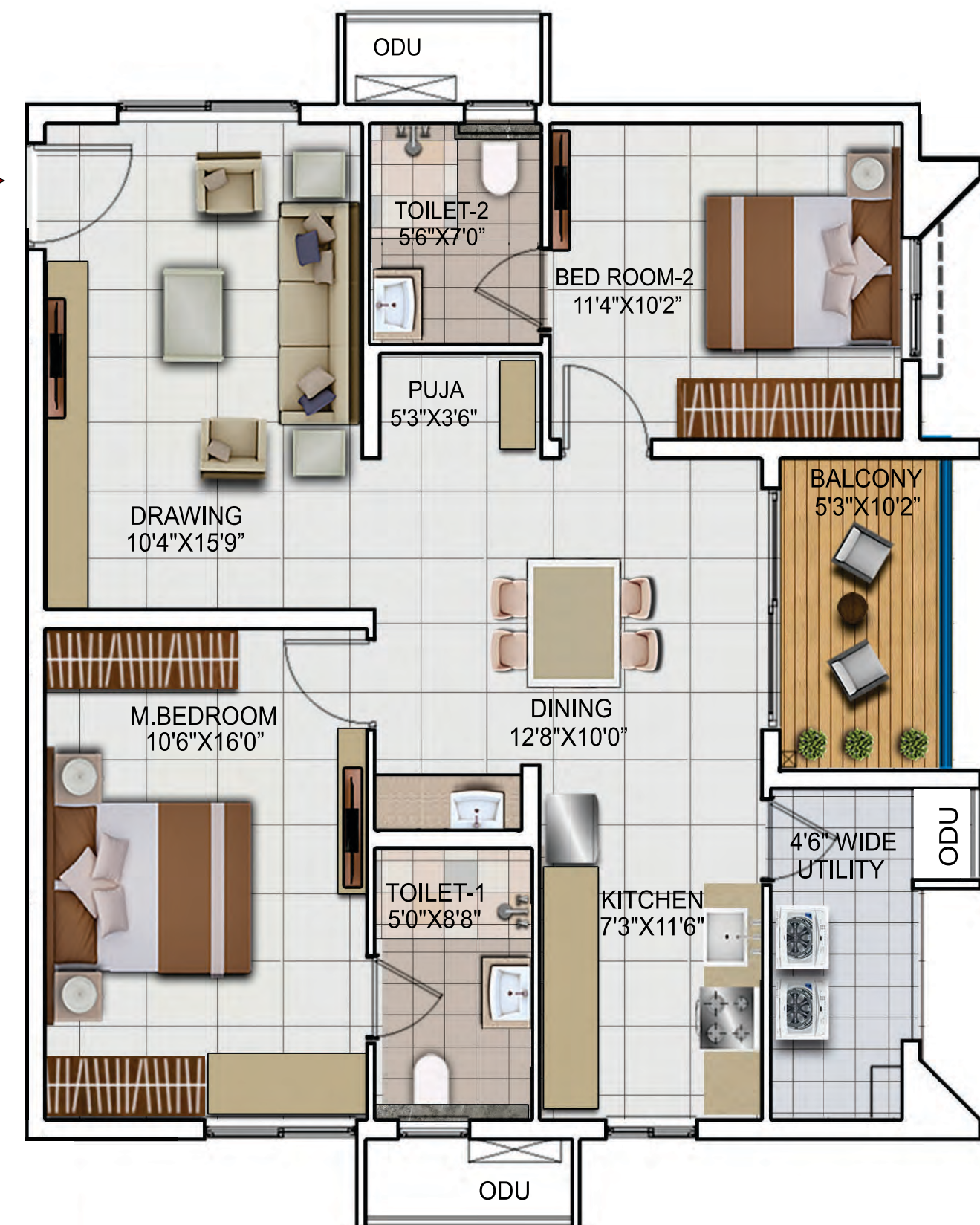
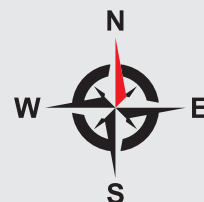




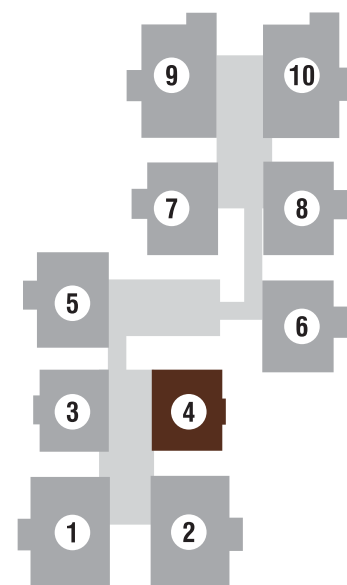
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TYPICAL TOWER (1 TO 8)



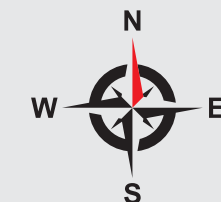
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EAST FACING | 1325 SFT

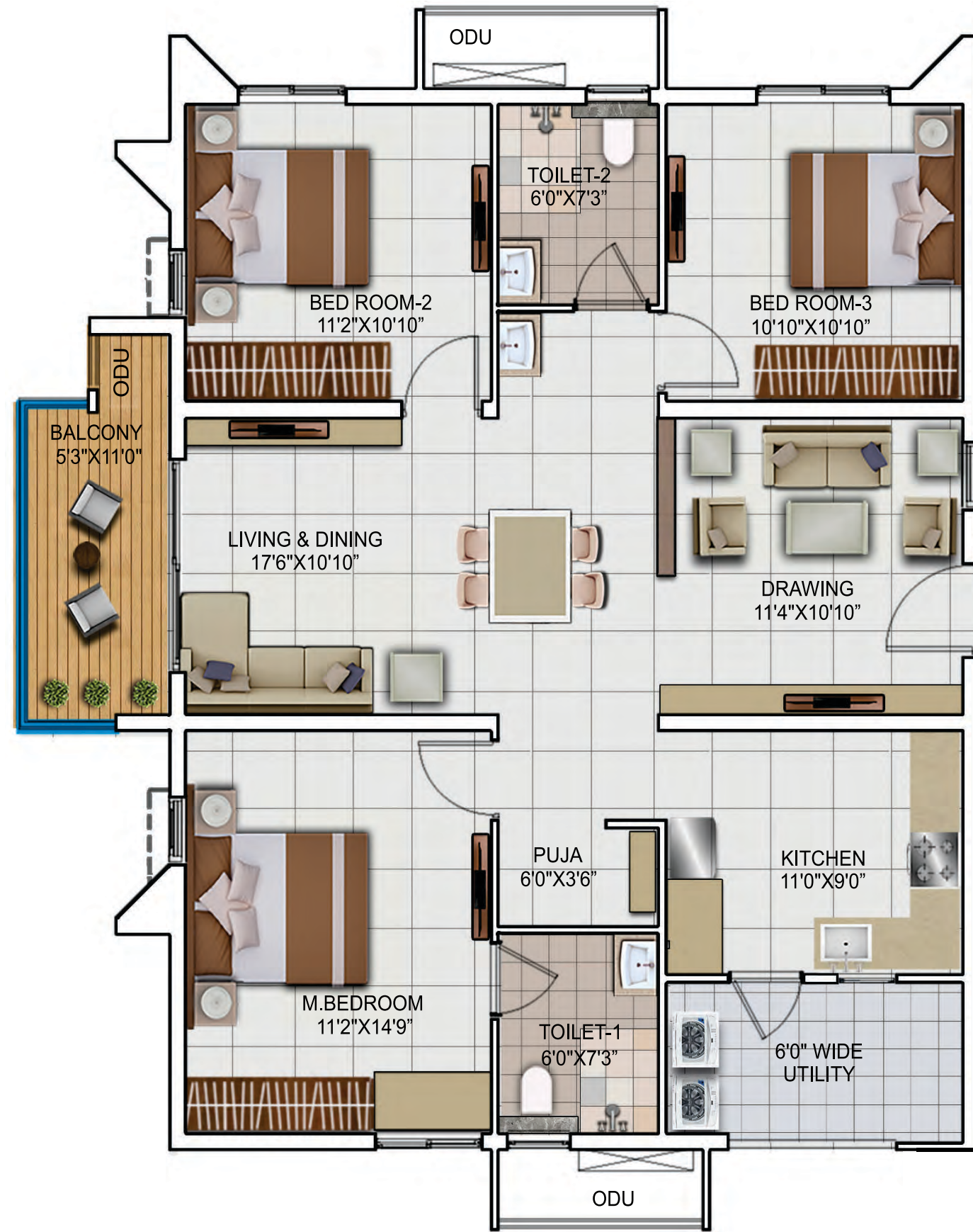


KEY PLAN
TYPICAL TOWER (1 TO 8)

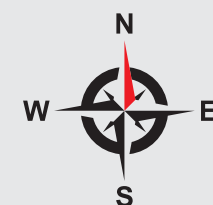
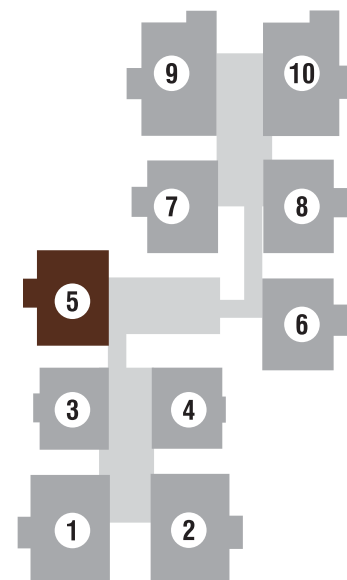


FLAT NO. 4 | 2 BHK
WEST FACING | 1325 SFT

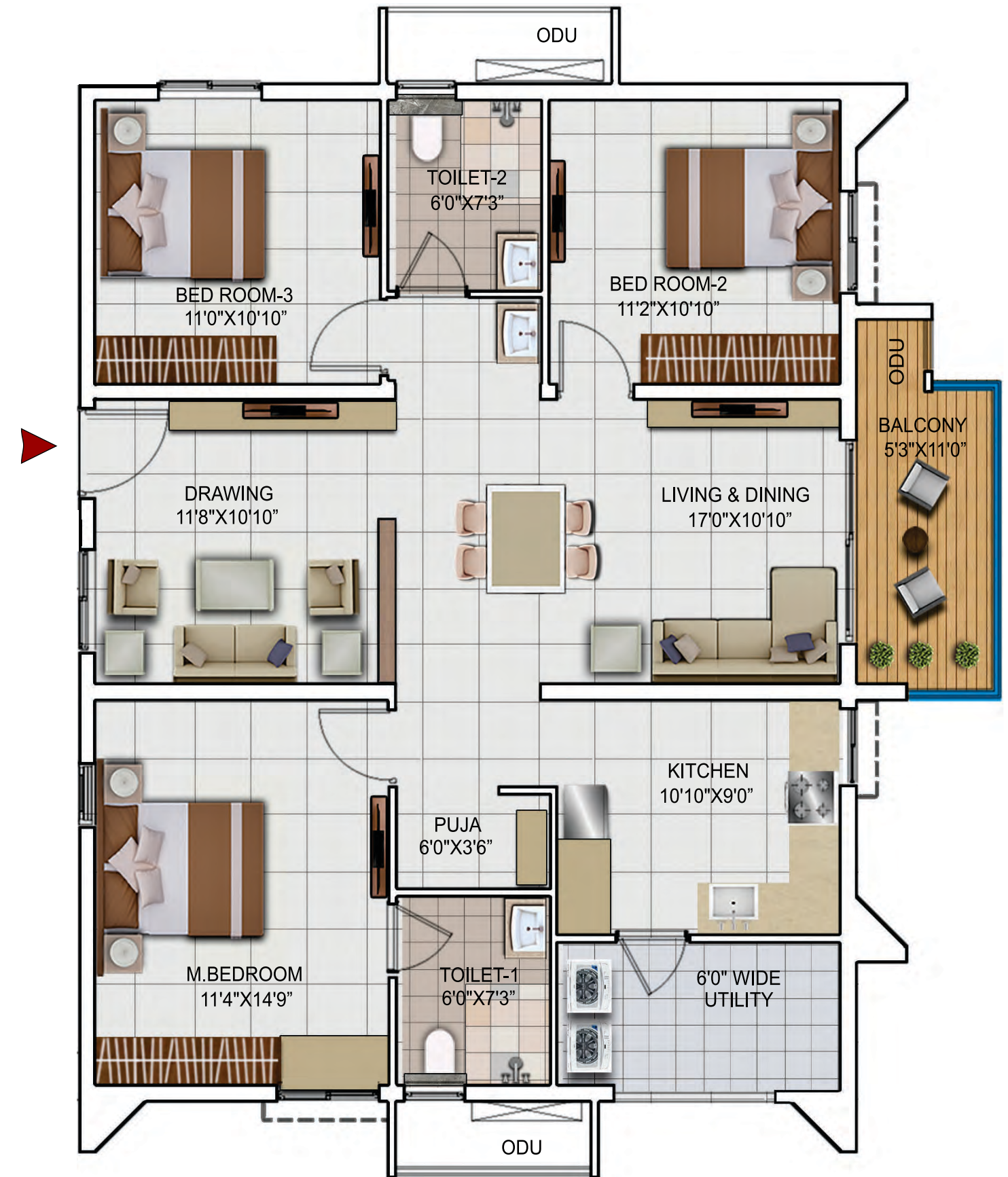




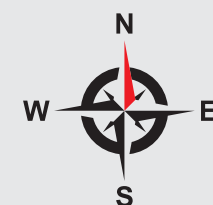
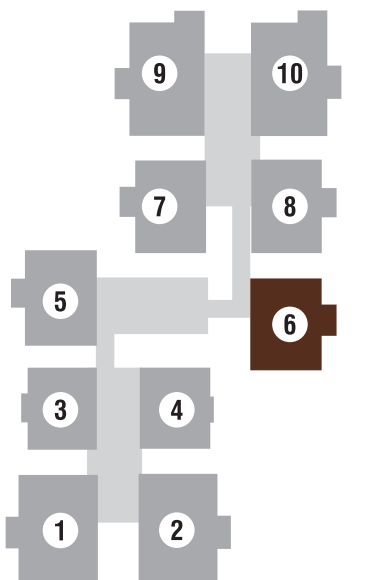
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TYPICAL TOWER (1 TO 8)



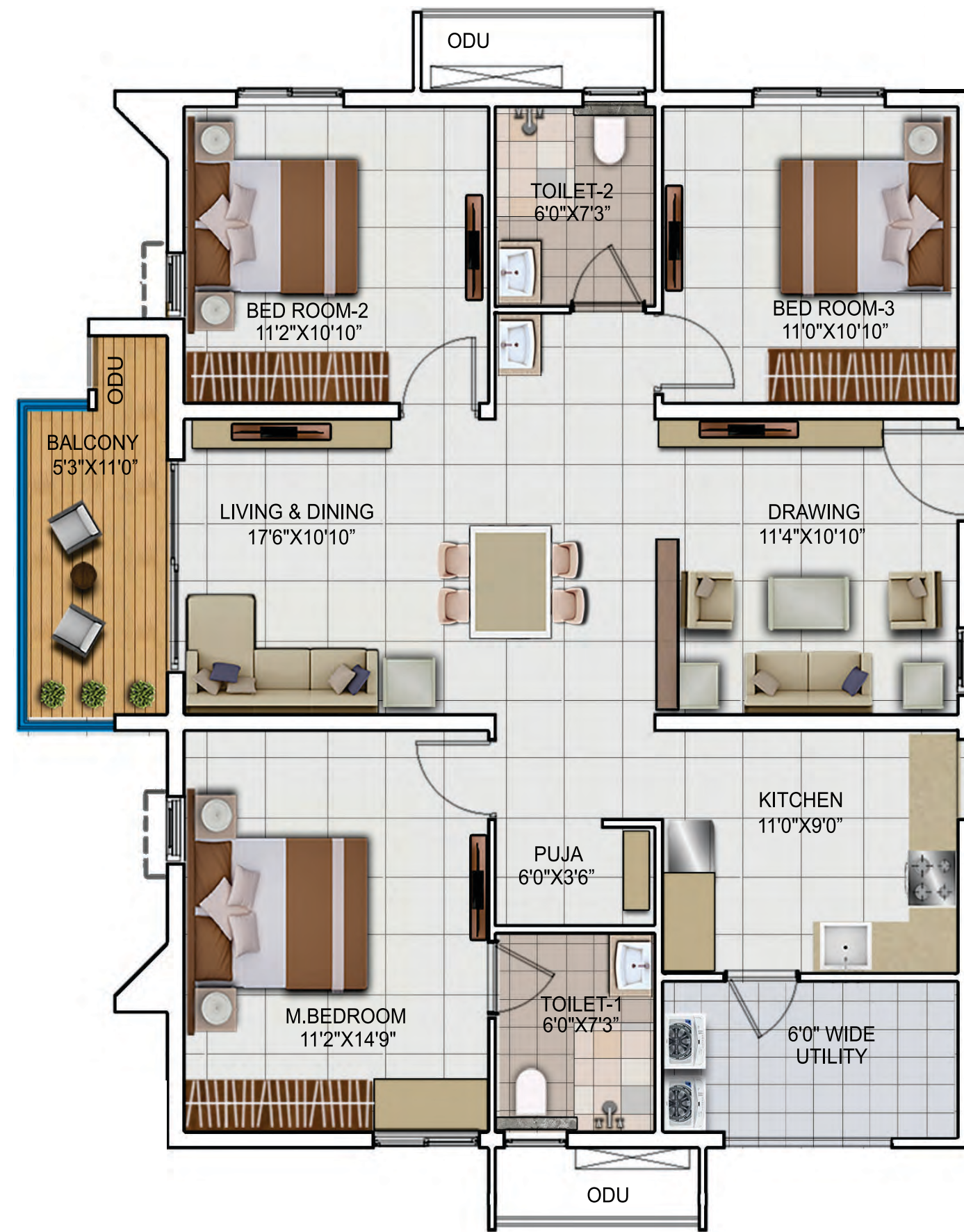
FLAT NO. 5 | 2.5 BHK
EAST FACING | 1655 SFT



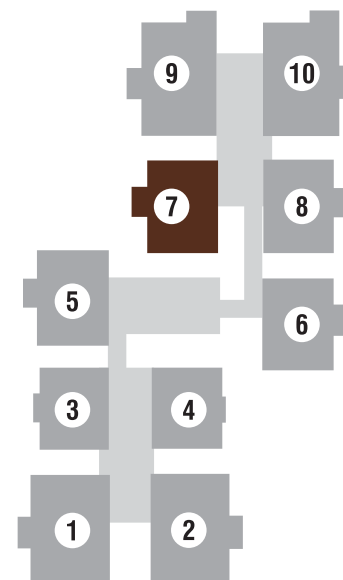
KEY PLAN
TYPICAL TOWER (1 TO 8)



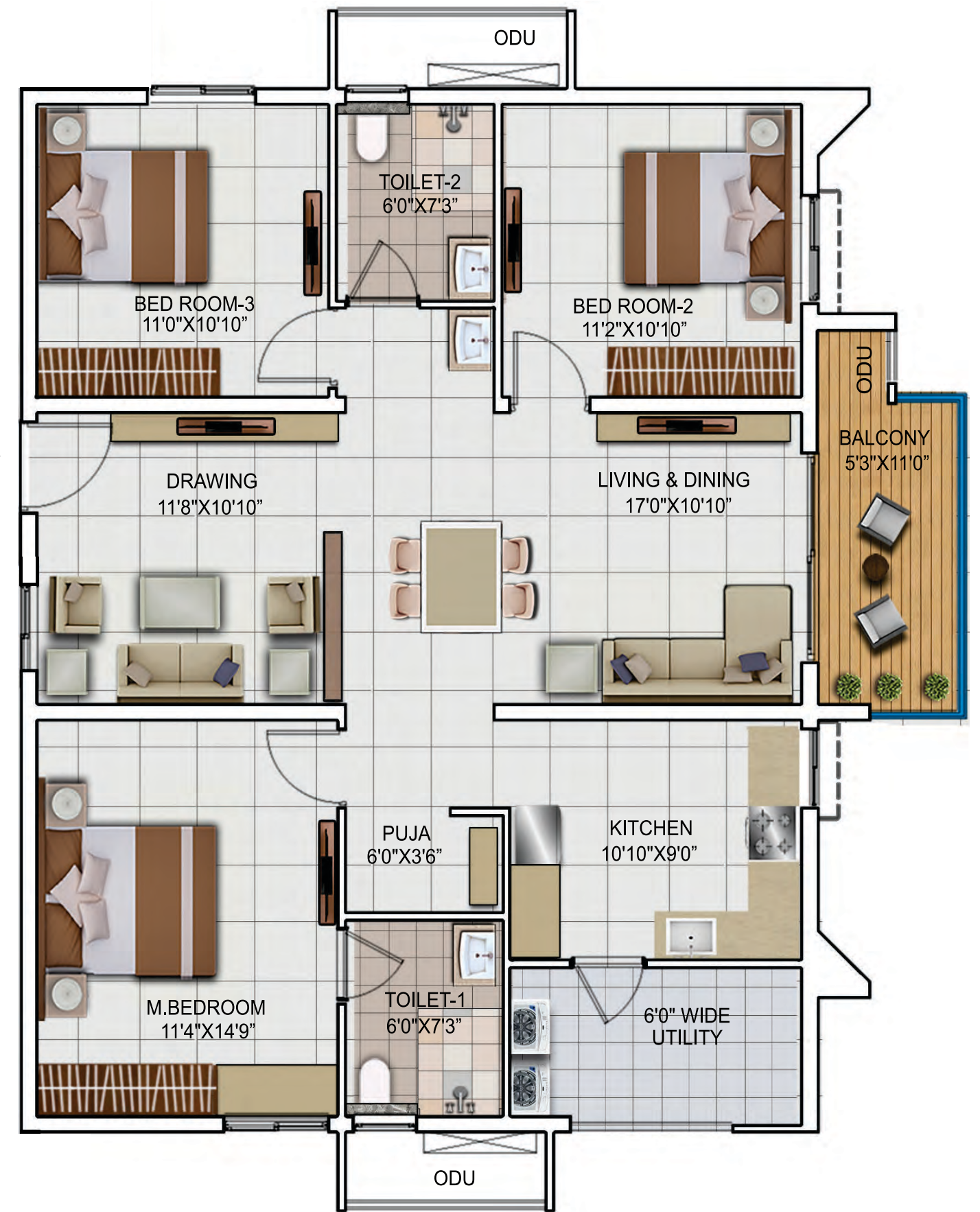
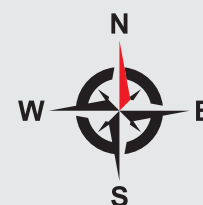
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WEST FACING | 1655 SFT



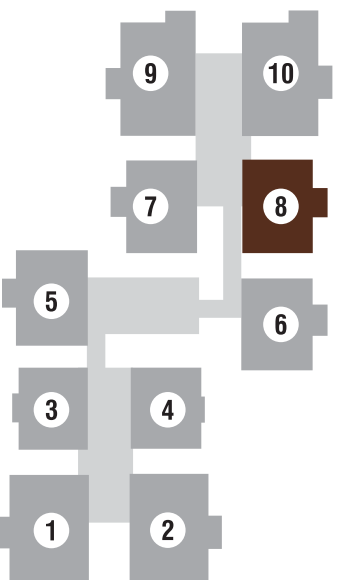
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TYPICAL TOWER (1 TO 8)



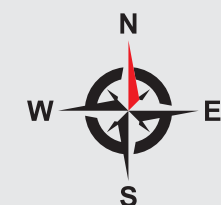
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EAST FACING | 1655 SFT

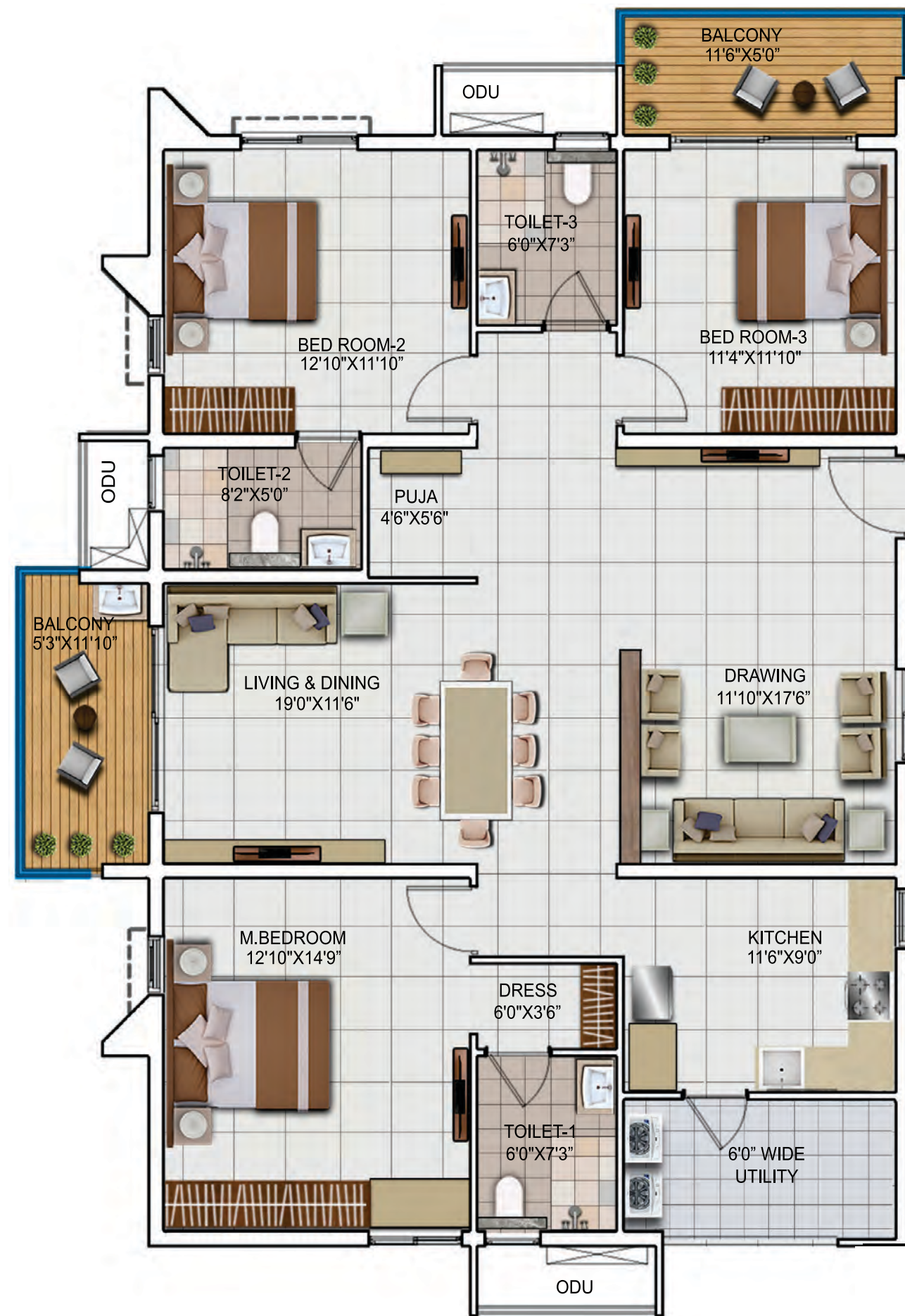


KEY PLAN
TYPICAL TOWER (1 TO 8)

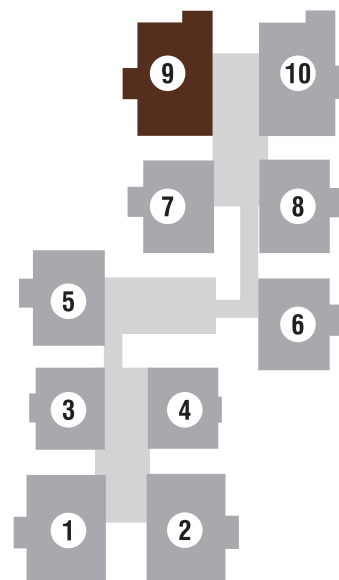


FLAT NO. 8 | 2.5 BHK
WEST FACING | 1655 SFT

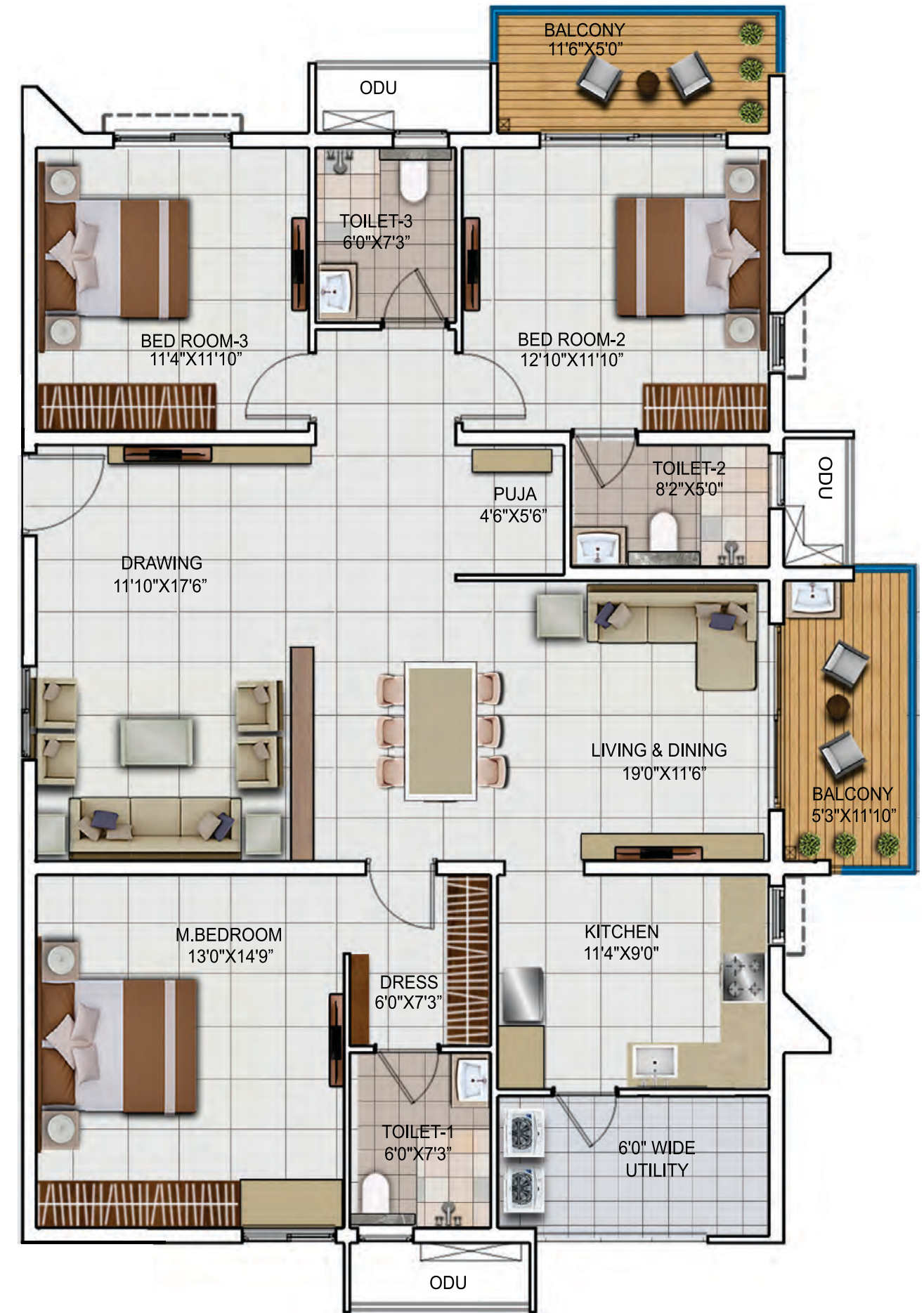
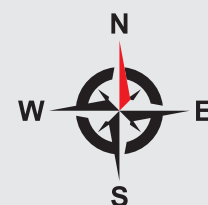




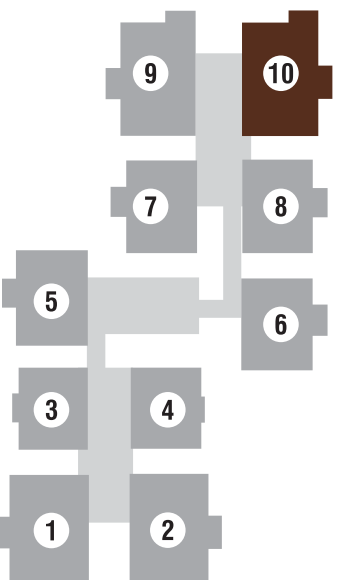
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TYPICAL TOWER (1 TO 8)



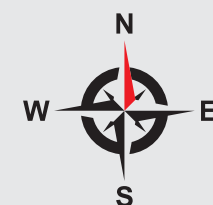
FLAT NO. 9 | 3 BHK
EAST FACING | 2180 SFT



KEY PLAN
TYPICAL TOWER (1 TO 8)



FLAT NO. 10 | 3 BHK
WEST FACING | 2180 SFT

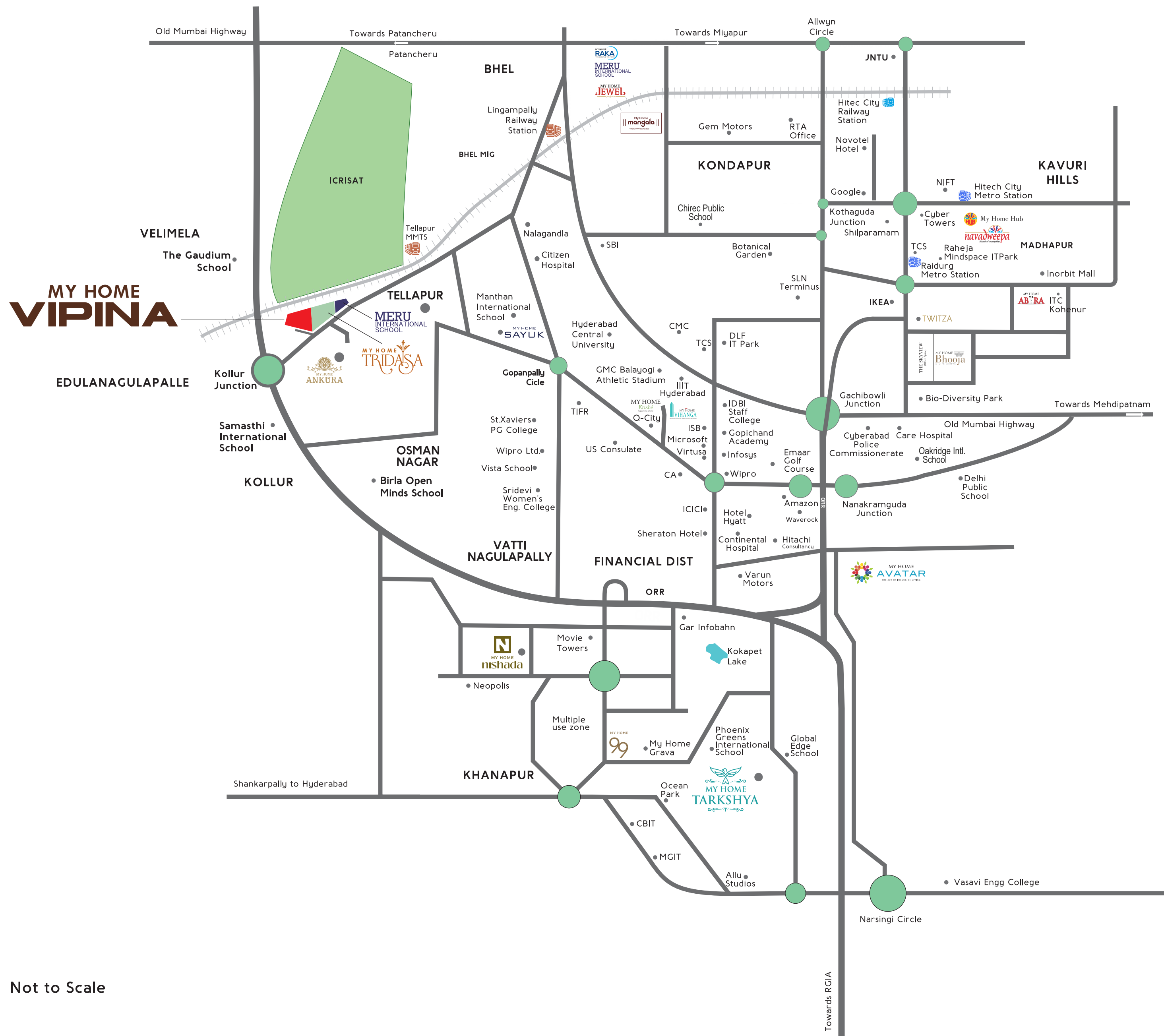




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USP's of the Project

- 3 min drive from ORR(Exit-2)
- 4.5- meter wide cycle track along side the ORR from kollur junction to Telangana State Police Academy (TSPA) Junction
- Adjacent to over 3000 acres of lush greens (ICRISAT)
- 10 min drive to Financial District
- Close proximity to International Schools and Corporate Hospitals



Not to Scale

Location Map

Location Highlights

Connectivity

- Outer Ring Road (Exit-2) - 3 min
- Tellapur MMTS - 5 min
- BHEL - 10 min
- Lingampally Railway Station - 10 min
- RGI Airport - 30 min

Commercial & IT Hubs

- Financial District - 10 min
- Kokapet - 10 min
- Gachibowli - 12 min
- Hitech City - 22 min

Educational Institutions

- Meru International School - 2 min
- Samasthi International School - 5 min
- The Gaudium School - 5 min
- Birla Open Minds International School - 5 min
- Birla Open Minds International School- 5 min
- ISB - 10 min
- ICFAI Business School

Hospitals

- Citizen's Hospital - 10 min
- Continental Hospital - 10 min
- Star Hospital - 10 min
- Care Hospitals, Gachibowli - 20 min

Specifications

SUPER STRUCTURE	RCC shear wall-framed structure. resistant to wind and earthquake (Zone -2).
WALLS	
EXTERNAL WALL	Reinforced shear wall
INTERNAL WALL	Reinforced shear wall
CEILING FINISHES	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with putty and acrylic emulsion paint.
BATHROOMS	Grid ceiling to cover all service lines.
WALL FINISHING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with punning and acrylic emulsion paint.
BATHROOMS	Glazed vitrified tiles cladding up to lintel height.
EXTERNAL FINISHING	Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.
FLOORING	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN	800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint.
BALCONY/ BATHROOMS / UTILITY	Anti-skid GVT tiles
CORRIDORS	Vitrified tiles with spacer joint
STAIRCASE	Natural stone/Granite
WINDOWS / GRILLS	All windows are of Aluminum alloy/ UPVC glazed sliding / open-able shutters with EPDM gaskets. necessary hardware with M.S. Grill and provision for mosquito mesh shutter.
DOORS	
MAIN DOOR	Hardwood frame. finished with melamine spray polish. Teak finished flush shutters with reputed hardware.
INTERNAL DOORS	Hardwood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
BATHROOMS/UTILITY DOORS	Granite frame with both side laminated flush shutter with reputed hardware.
BALCONIES	Aluminum/UPVC glazed French sliding doors with mosquito mesh provision.

ALL BATHROOMS	Vanity type wash basin with single lever basin mixer. EWC with flush valve of reputed brand. Single lever bath and shower mixer. Provision for geysers in all bathrooms. All faucets are chrome plated of reputed brands.
KITCHEN	●Granite platform with single bowl stainless steel sink.
ELECTRICAL	●Concealed copper wiring of reputed make. ●Power outlet for Air Conditioners in all Bedrooms and Living. ●Power outlets for geysers in all bathrooms and utility. ●Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder/water purifier in kitchen. ● Washing machine and dishwasher point in utility area . ●Three phase supply for each unit and individual prepaid meters. ●Miniature circuit breakers (MCB) for each distribution board of reputed make. ●Modular switches of reputed make.
TV/TELEPHONE	●Provision for internet connection & DTH. ●Telephone point in drawing. ●TV points in all bedrooms, drawing & living.
WATER PROOFING	Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace.
SECURITY	●Intercom facility to all units connecting security. ●Comprehensive security system with cameras at main security, Entrance of the Tower & Lift cabins
FIRE SAFETY	Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.
POWER BACK UP	Metered DG backup with acoustic enclosure & AMF
LPG/PNG	Supply of gas from LPG/PNG.
LIFTS	● V3F drive high-speed lifts of reputed make. ● Lift lobby cladding with vitrified tiles/granite.
WTP & STP	● Water treatment plant for bore-well water and water meter for each unit. ● A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. ●Treated sewage water will be used for the landscaping and flushing purpose.
BILLING SYSTEM	Automated billing system for water, power, gas and maintenance.



Saleable Area Statement (In Sft.)

GROUND & FIRST FLOOR - SALEABLE AREA STATEMENT TOWER (1 TO 8)

Flat No.	Type	Carpet Area (In sft.)	Exclusive Balcony Area (In sft.)	Common area including external walls (In sft.)	Saleable Area (In sft.)
FLAT-01	3BHK	1410.00	64.00	621.00	2095
FLAT-02	3BHK	1410.00	64.00	621.00	2095
FLAT-03	2BHK	861.00	53.00	411.00	1325
FLAT-04	2BHK	861.00	53.00	411.00	1325
FLAT-05	2.5BHK	1110.00	60.50	484.50	1655
FLAT-06	2.5BHK	1110.00	60.50	484.50	1655
FLAT-07	2.5BHK	1110.00	60.50	484.50	1655
FLAT-08	2.5BHK	1110.00	60.50	484.50	1655
FLAT-09	3BHK	1410.00	64.00	621.00	2095
FLAT-10	3BHK	1410.00	64.00	621.00	2095

TYPICAL FLOORS (2nd to 46th) - SALEABLE AREA STATEMENT TOWER (1 TO 8)

Flat No.	Type	Carpet Area (In sft.)	Exclusive Balcony Area (In sft.)	Common area (Including external walls in sft.)	Saleable Area (In sft.)
FLAT-01	3BHK	1410.00	64.00	621.00	2095
FLAT-02	3BHK	1410.00	64.00	621.00	2095
FLAT-03	2BHK	861.00	53.00	411.00	1325
FLAT-04	2BHK	861.00	53.00	411.00	1325
FLAT-05	2.5BHK	1110.00	60.50	484.50	1655
FLAT-06	2.5BHK	1110.00	60.50	484.50	1655
FLAT-07	2.5BHK	1110.00	60.50	484.50	1655
FLAT-08	2.5BHK	1110.00	60.50	484.50	1655
FLAT-09	3BHK	1420.00	121.00	639.00	2180
FLAT-10	3BHK	1420.00	121.00	639.00	2180

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