



# MY HOME UDYAN

T E L L A P U R



MY HOME  
UDYAN

LIVE  
WITHIN  
THE  
PARKS





LOOKING  
FOR A LIFE  
AMIDST  
NATURE?

MY HOME  
UDYAN

\*Images are illustrative



## MY HOME UDYAN

Udyan is a sense of liberation - from concrete to open spaces. It is not just about square feet, but about a lifestyle that begins with expansive green spaces spread across curated landscapes, inducing calm and balance that bring you closer to nature. It's life amidst the parks.

COME  
HOME  
TO  
THE  
PARK  
LIFE



\*Images are illustrative.

MAKE  
EVERGREEN  
MEMORIES

My Home Udyan gives you a quiet sense of liberation from concrete to canopy and life expands beyond square feet. Say hello to nature everyday.

MY HOME  
UDYAN



LAND AREA

24.12  
ACRES

NO. OF TOWERS

08

NO. OF FLOORS

G + 48

FLOOR TO FLOOR HEIGHT

3.15 MTS

OPEN AREA

83%

CLUBHOUSE

1,00,000  
SFT

**2, 2.5, 3 & 4 BHK**  
Premium lifestyle Apartments

**UNIT SIZES IN SFT**

2 BHK : 1350

2.5 BHK : 1675

3 BHK : 1810, 2095, 2180 & 2405

3 BHK + HT : 2660 & 2770

4 BHK : 2910 & 2915

**Total No of Apartments: 3766**



LIFE  
RISING  
FROM  
GROUND  
TO THE  
SKIES

As you traverse through acres of this well-thought and finely curated landscape, Udyan unravels like a private urban garden. And the magic doesn't stop there. The elegant towers that stand amidst the landscaped gardens allow every home to open out to refreshing views, natural light, and the serenity of the Park Life.

MY HOME  
**UDYAN**

# THE SOUL OF UDYAN

# 9 FEATURE GARDENS

## MY HOME UDYAN

Experiencing Nature in Udyan is not about a stroll in a single park. It is a constellation of multiple themed gardens - each crafted for moment, and a memories.



**GARDEN OF MOUNDS**  
An unusual and ethereal stretch of textured undulating terrain for the adventure seeker.



**GARDEN OF STILLNESS**  
Quiet and reflective, the garden features meditation desks and calm acoustics, designed for reflection.



**GARDEN OF LEISURE**  
A picturesque landscape of water features, promenades and natural greenery for everyday leisure.



**PODIUM GARDEN**  
A vibrant space with open spaces and expansive lawns offering a safe leisure haven for young and old.



**FLOWER GARDEN**  
Fresh, fragrant and changing with the seasons, this is a floral paradise in every hue.



**WELLNESS GARDEN**  
A liberating kaleidoscope of fitness zones, play areas and joyful activity spaces for promoting wellness.



**SCULPTURE GARDEN**  
Where art meets landscapes, the sculpture garden turns everyday walks into moments of imagination.



**CHILDREN'S GARDEN**  
A childhood that blooms outdoors, joyful play areas that spark imagination and discovery.



**HEALTH GARDEN**  
Drawing from ancient wellness practices, the garden features medicinal and culinary plants.

# LEAFY GARDENS GARDENS

MY HOME  
UDYAN

# GARDEN OF STILLNESS

Luxury here is quiet, reflective and deeply personal set amidst a garden of waters.

At Udyan, you are welcome in to venerated gardens with culturally significant plants and meditation decks, a garden of sound with natural and crafted acoustic elements and the mist garden creating calming micro climates.

MY HOME  
UDYAN

# GARDEN OF LEISURE



Stroll amidst spaces punctuated by water features, tree-lined promenades, and layered landscapes that transform daily walks into calming experiences inspired by the park life.

MY HOME  
**UDYAN**

\*Images are illustrative



# PODIUMS GARDENS

A vibrant podium with 83% open space & two expansive lawns designed as a green social hub - it is a haven where leisure, play and everyday moments unfold in safe, vehicle-free landscaped spaces.

MY HOME  
**UDYAN**

\*Images are illustrative



The uniqueness of Udyan is its thoughtful ecology. The blooms are here for the entire year. The colour, the aroma and the vibrancy of the environment makes you embrace and feel nature all around the year.

# FLOWER GARDEN

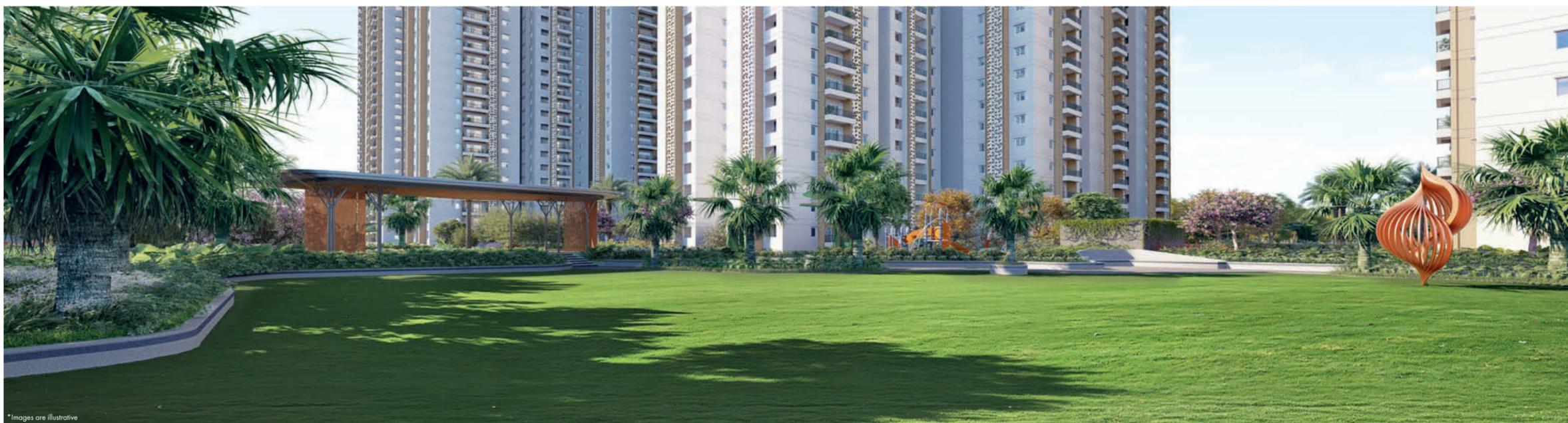
MY HOME  
**UDYAN**

\*Images are illustrative



\*Images are illustrative

OUTDOOR GYM



\*Images are illustrative

# WELLNESS GARDEN

Physical & Mental Health is what makes life happy and peaceful! Engage in liberating yourself in the fitness zones, play areas, and outdoor activity spaces. It is time to gear up for an active lifestyle embraced by greenery.

MY HOME  
**UDYAN**

# SCULPTURE GARDEN

Sculptural installations and thoughtfully crafted structures blend creativity with nature, elevating everyday surroundings.

MY HOME  
UDYAN



\*Images are illustrative



\*Images are illustrative

# CHILDREN'S GARDEN

FOR A CHILDHOOD THAT GROWS  
OUTDOORS, MY HOME UDYAN  
OFFERS NATURAL SPACES  
TO SPARK IMAGINATION AND PLAY.  
ALLOW YOUR LITTLE ONE  
TO DISCOVER LIFE CLOSE TO NATURE.

MY HOME  
UDYAN

\*Images are illustrative



\*Images are illustrative

BALCONY



SKATING RINK

\*Images are illustrative

A BALCONY SEAT  
TO WATCH YOUR  
LITTLE ONE  
BLOOM IN FULL  
GLORY

MY HOME  
UDYAN



## OUTDOOR AMENITIES

- Basketball Court
- Volleyball Court
- Tennis Court/Pickleball Marking
- Pickleball Courts
- Cricket Practice Nets
- Outdoor Gym
- Swimming Pool
- Jogging / Walking Tracks
- Ludo
- Seating Areas
- Amphitheatre
- Pet Zone
- Cycle Track
- Children's Play Areas
- Skating Rink

# HEALTH GARDEN



PLAY-WALK-PAUSE

CRICKET PRACTICE NETS

MY HOME  
UDYAN



TENNIS COURT/PICKLEBALL MARKING

\*Images are illustrative

Spaces crafted for the body,  
mind and soul. Play your best  
game amidst nature.

# ACTIVE LIFE



PET ZONE

\*Images are illustrative



LUDO

\*Images are illustrative

MY HOME  
UDYAN



# TOGETHER WITH TIME

Connections grow best when they feel natural. At Udyan, the clubhouse becomes a shared living space, welcoming, and thoughtfully designed. A place where conversations begin, communities form, and everyday life comes together.

MY HOME  
UDYAN

\*Images are illustrative



NO. OF FLOORS

# G+5

## CLUBHOUSE

### CLUBHOUSE/INDOOR AMENITIES

- Grand entrance lobby
- Gym
- Multipurpose Hall
- Yoga/ Aerobics Hall
- Indoor Badminton courts
- Indoor Games
- Guest Rooms
- Futsal Court (on Clubhouse Terrace)

### Provision for

- Convenience Store
- F&B
- Pharmacy
- Spa & Salon
- Bank/ATM
- Health Centre

MY HOME  
**UDYAN**



\*Images are illustrative

OUR LAVISH CLUBHOUSE SPREAD OVER 1 LAKH SFT WELCOMES YOU WITH LIGHT, VOLUME AND A DASH OF GREEN. WHO SAYS NATURE CAN'T BE GRAND!

MY HOME  
**UDYAN**



\*Images are illustrative

CLUB ENTRANCE LOBBY



\*Images are illustrative

INDOOR BADMINTON COURTS

# LEISURE TIME

MY HOME  
UDYAN



YOGA ROOM

\*Images are illustrative



GUEST ROOM

\*Images are illustrative



GYM

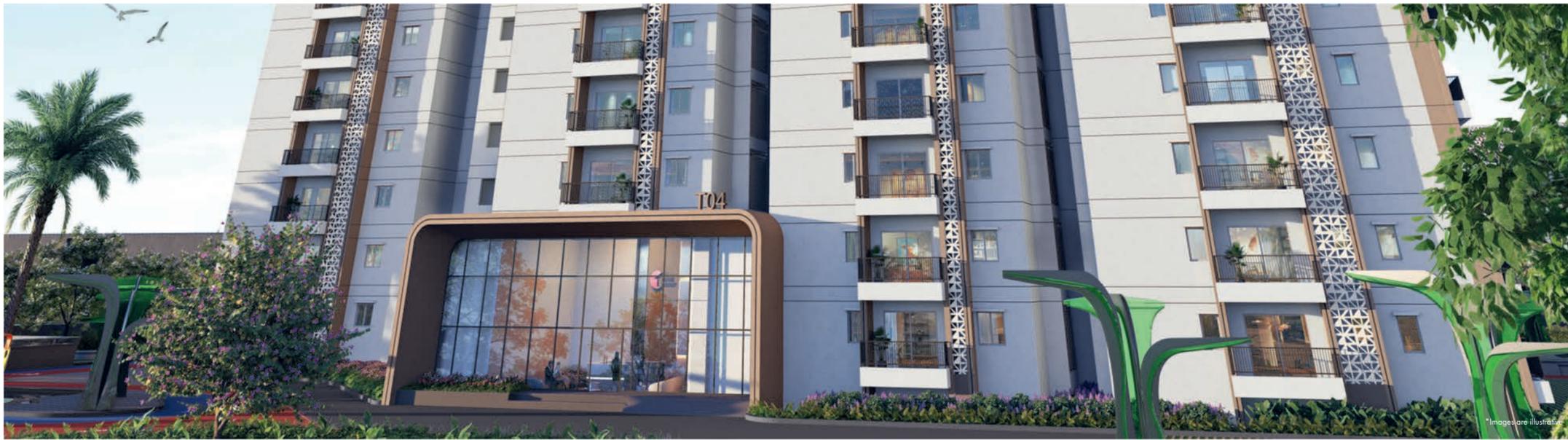
\*Images are illustrative

MY HOME  
UDYAN

WE  
WANT  
TIME

## BLISSFUL LIVING

Every residence is adorned with large windows, deep balconies and thoughtfully ventilated layouts. It is a home that opens into a layered landscape, ensuring that nature is never distant.



# MY HOME UDYAN

## MAKE A GRAND ENTRANCE

Double-height entrance lobbies create a sense of space, light, and quiet distinction. A first impression designed to impress, and to last.



DOUBLE HEIGHT TOWER ENTRANCE LOBBY

\*Images are illustrative



A SPACE THAT  
AWAITS  
YOUR  
EXPRESSION  
TO CREATE A  
BEAUTIFUL  
HOME

DRAWING AREA

MY HOME  
UDYAN

\*Images are illustrative



MASTER BEDROOM

\*Images are illustrative



KITCHEN

\*Images are illustrative

SPACES  
WAITING  
TO BE FILLED  
WITH LOVE  
AND  
LAUGHTER

MY HOME  
UDYAN



FRESH AIR  
ALONGSIDE  
3000+ ACRES  
OF GREEN.

With balconies opening towards the icrisat campus, nature becomes part of everyday living. A rare openness that brings light, air, and uninterrupted green views right inside your home.

MY HOME  
**UDYAN**

WITH ICRISAT  
**OXY TIME**



ARRIVE

\*Images are illustrative

MY HOME  
**UDYAN**

# SITE LAYOUT PLAN



## LEGEND

- |                                     |   |
|-------------------------------------|---|
| 01. ARRIVAL PLAZA                   | 15. STAGE                               |
| 02. ENTRY/EXIT                      | 16. CHILDREN'S PLAY AREA                |
| 03. ENTRY/EXIT RAMP                 | 17. SKATING RINK                        |
| 04. WALKING /JOGGING TRACK          | 18. PET ZONE                            |
| 05. CYCLE TRACK                     | 19. BICYCLE PARKING                     |
| 06. SEATING ZONE                    | 20. SWIMMING POOL                       |
| 07. BASKETBALL COURT                | 21. OUTDOOR GYM                         |
| 08. CRICKET PRACTICE NETS           | 22. YOGA & MEDITATION ZONE              |
| 09. VOLLEYBALL COURT                | 23. ARTIFICIAL POND                     |
| 10. PICKLEBALL COURT                | 24. AMPHITHEATRE                        |
| 11. LUDO                            | 25. TRANSFORMER YARD                    |
| 12. TENNIS COURT/PICKLEBALL MARKING | 26. GAS BANK                            |
| 13. WATER FEATURE                   | 27. FUTSAL COURT (ON CLUBHOUSE TERRACE) |
| 14. LAWN                            | 28. MEDITATION ZONE                     |



MY HOME  
**UDYAN**





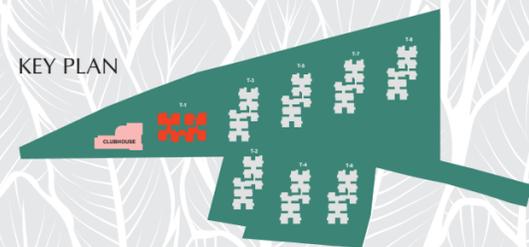
KEY PLAN



FIRST FLOOR PLAN  
TOWER 01



KEY PLAN



TYPICAL FLOOR PLAN

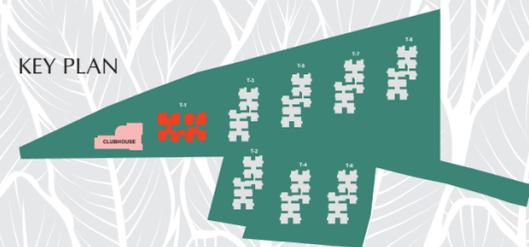
2<sup>ND</sup> TO 17<sup>TH</sup>, 19<sup>TH</sup> TO 26<sup>TH</sup>,  
29<sup>TH</sup> TO 35<sup>TH</sup>, 37<sup>TH</sup> TO 44<sup>TH</sup> &  
46<sup>TH</sup> TO 48<sup>TH</sup> FLOORS

TOWER 01





KEY PLAN



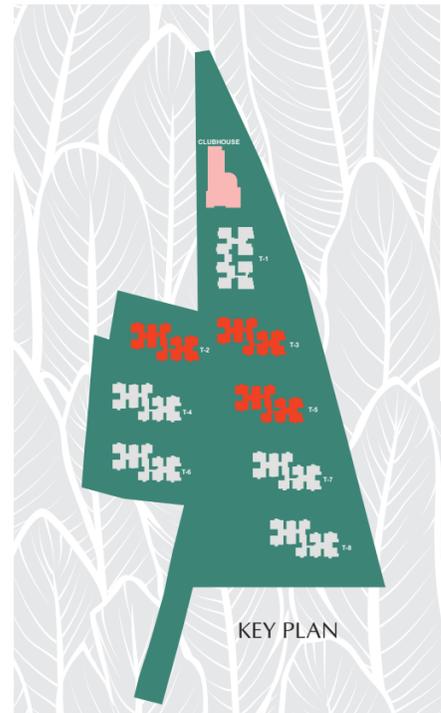
SERVICE FLOOR PLAN

28<sup>TH</sup> FLOOR

TOWER 01

GROUND FLOOR PLAN

TOWER 02, 03 & 05



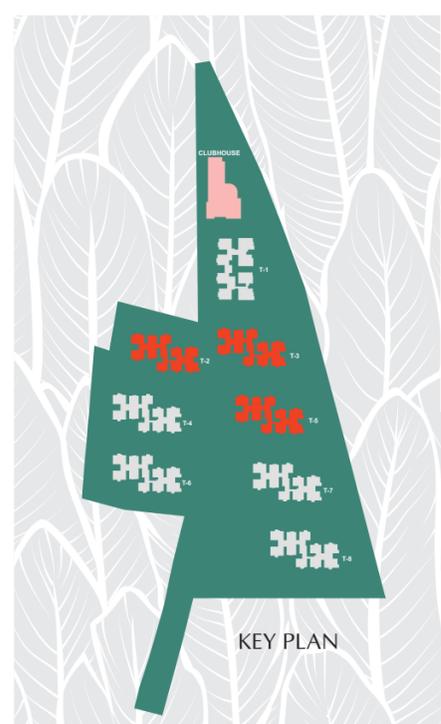
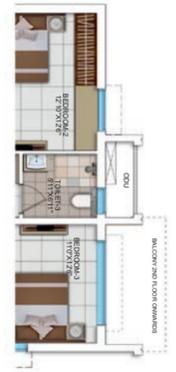
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FIRST FLOOR PLAN

TOWER 02, 03 & 05



TOWER-02  
FLAT-09  
FIRST FLOOR  
PART PLAN  
2095 SFT



MY HOME  
UDYAN

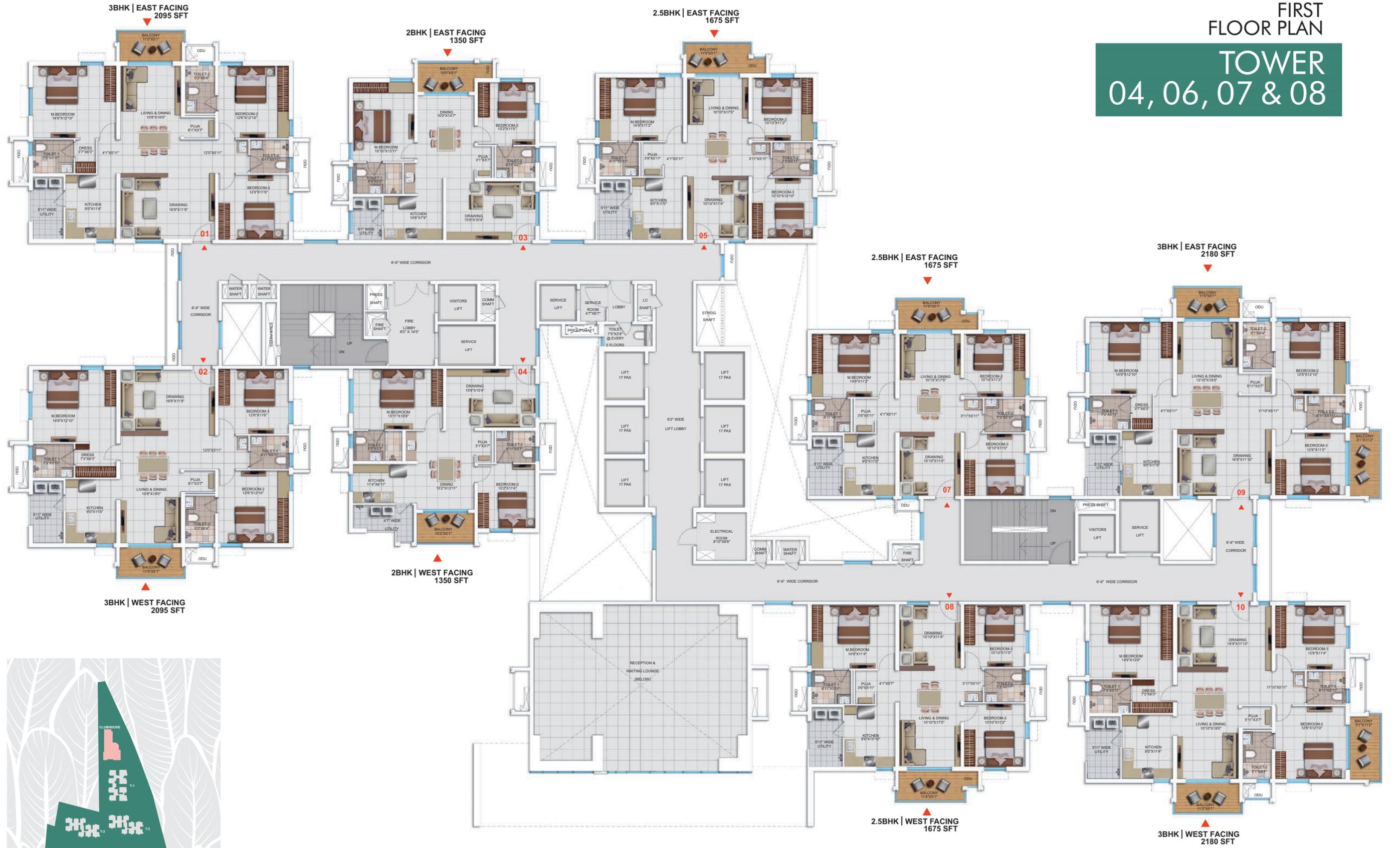
GROUND FLOOR PLAN

TOWER  
04, 06, 07 & 08



FIRST FLOOR PLAN

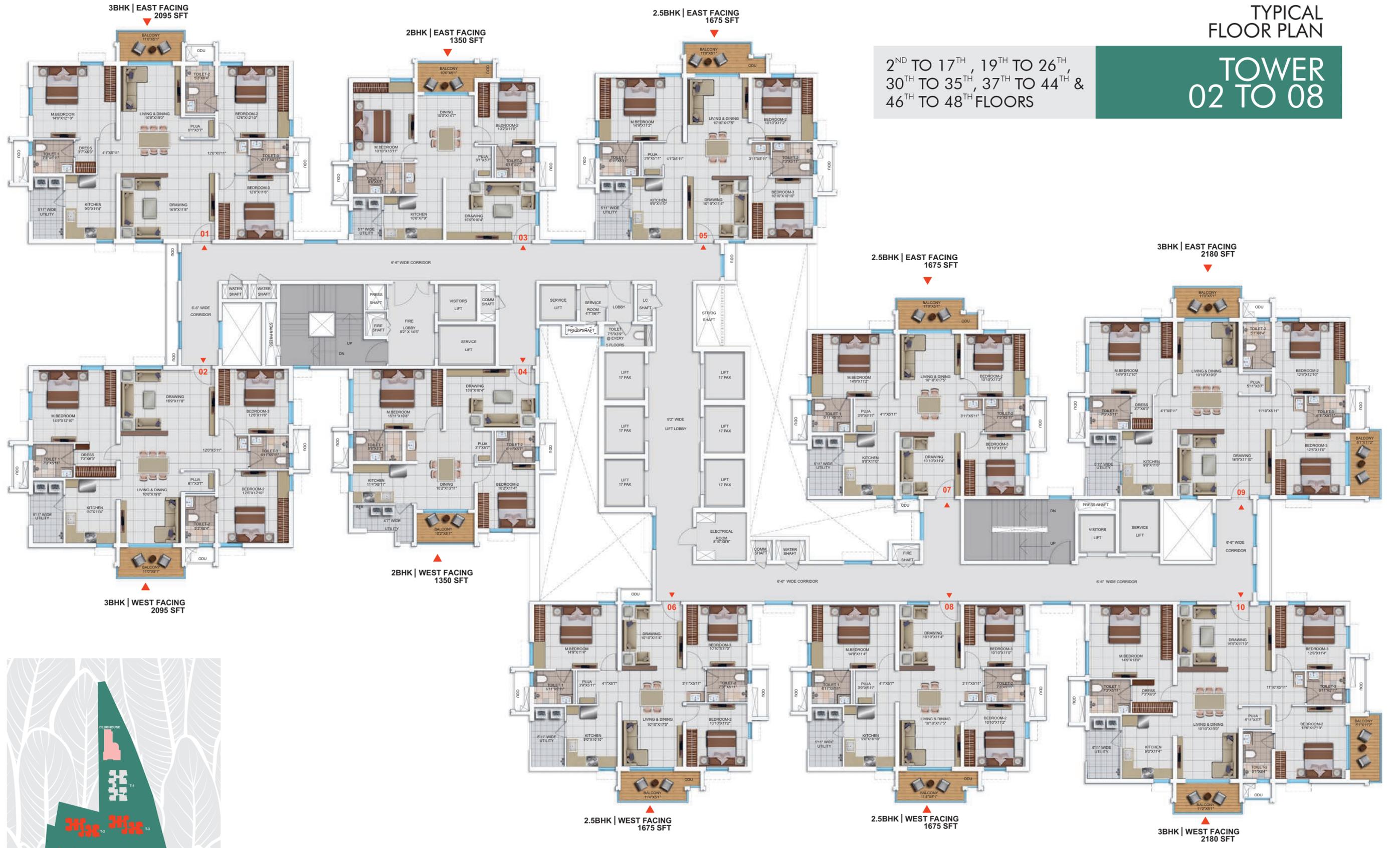
TOWER 04, 06, 07 & 08



TYPICAL FLOOR PLAN

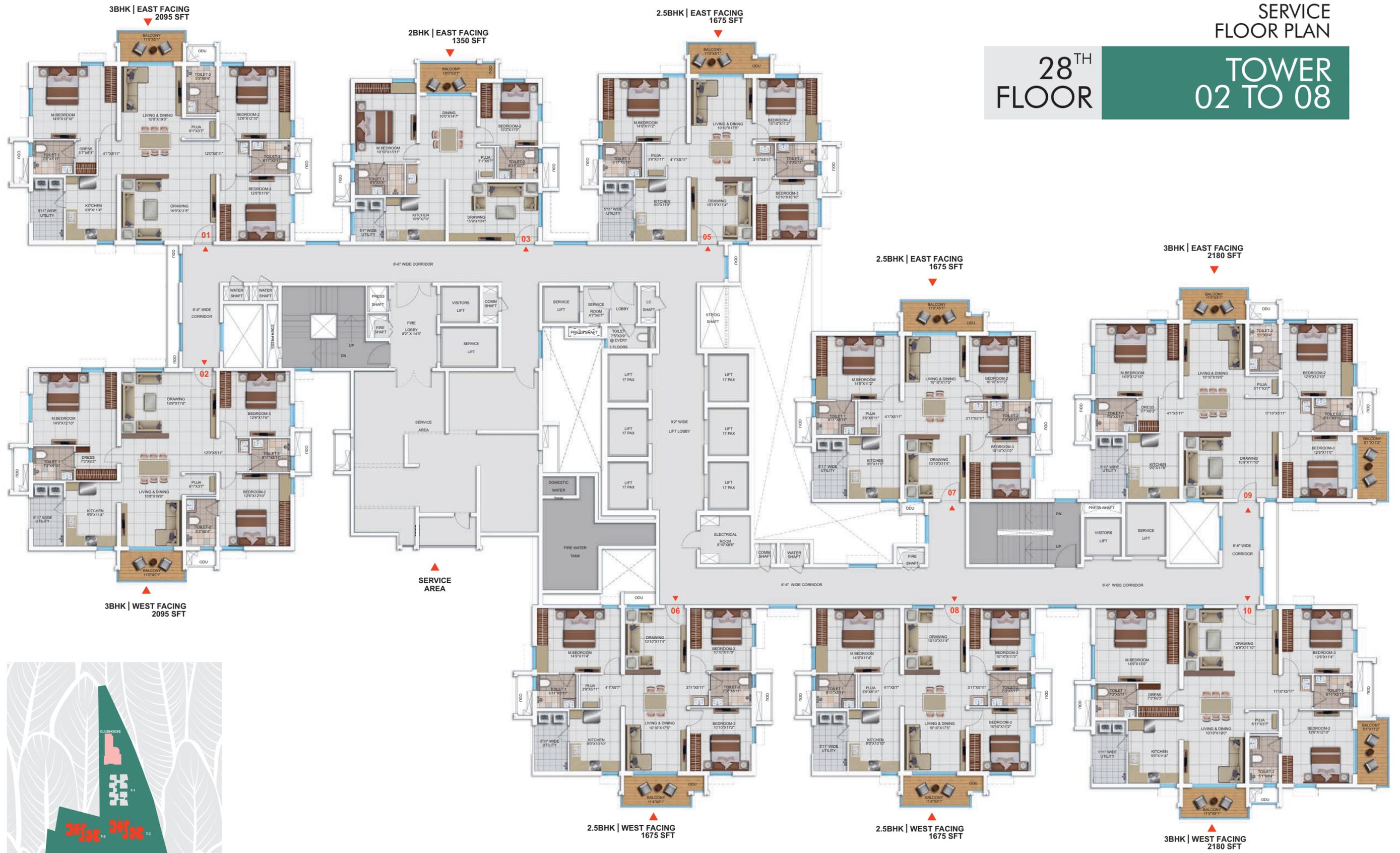
TOWER 02 TO 08

2<sup>ND</sup> TO 17<sup>TH</sup>, 19<sup>TH</sup> TO 26<sup>TH</sup>,  
30<sup>TH</sup> TO 35<sup>TH</sup>, 37<sup>TH</sup> TO 44<sup>TH</sup> &  
46<sup>TH</sup> TO 48<sup>TH</sup> FLOORS



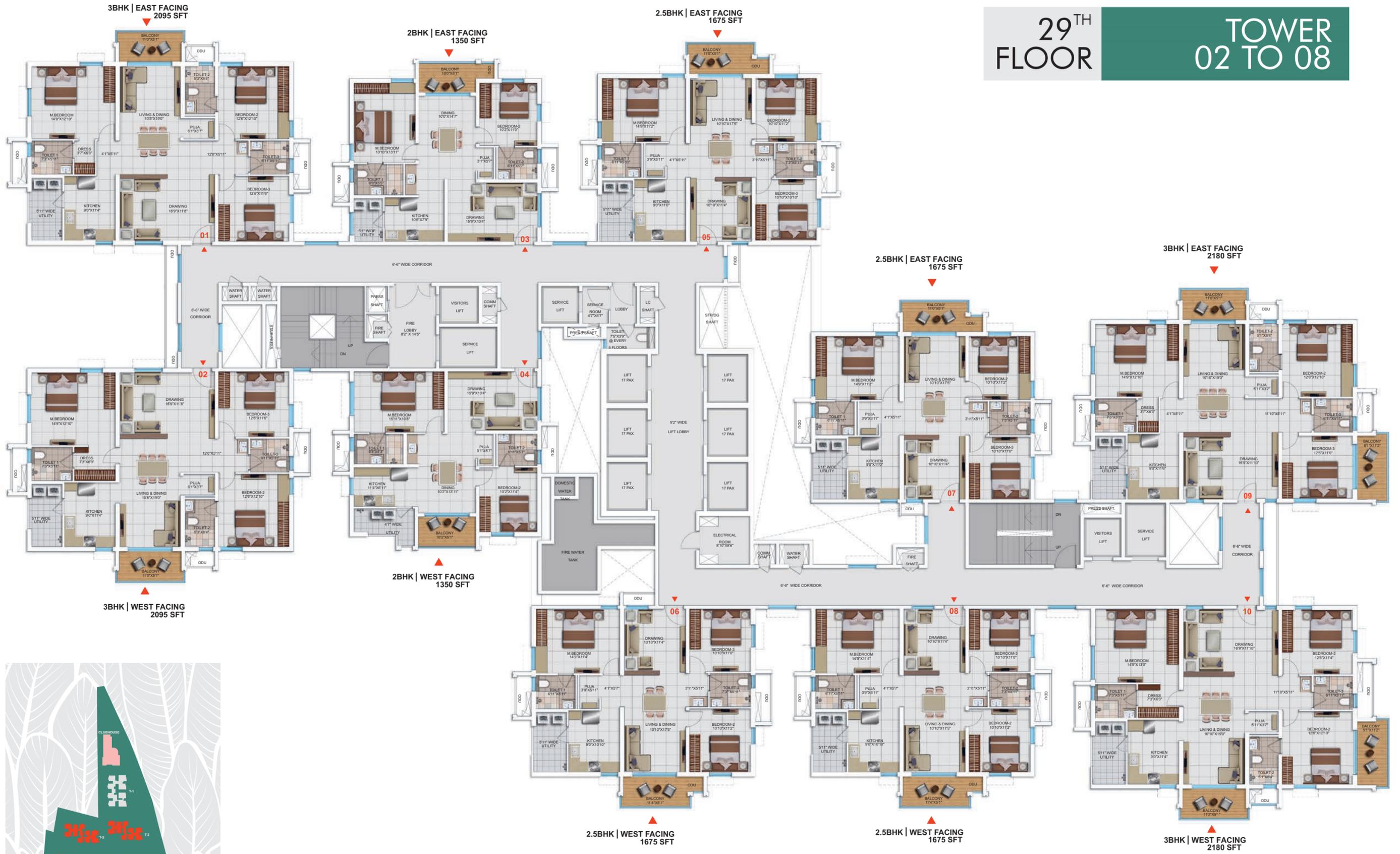


28<sup>TH</sup> FLOOR  
TOWER 02 TO 08



# 29<sup>TH</sup> FLOOR

## TOWER 02 TO 08





**FLAT 01**  
3 BHK  
EAST FACING  
2405 SFT

KEY PLAN  
TYPICAL TOWER



TOWER 01



**FLAT 03**  
4 BHK  
EAST FACING  
2910 SFT

KEY PLAN  
TYPICAL TOWER

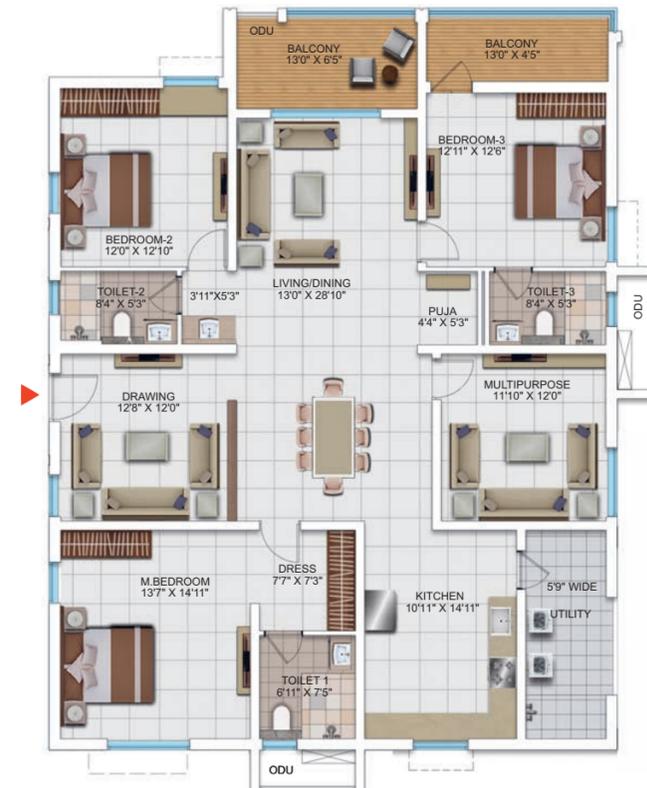


TOWER 01



**FLAT 02**  
3 BHK  
NORTH FACING  
1810 SFT

KEY PLAN  
TYPICAL TOWER



**FLAT 04**  
3 BHK + HT  
WEST FACING  
2770 SFT

KEY PLAN  
TYPICAL TOWER





2<sup>ND</sup> FLOOR PART PLAN FOR FLAT-05

**FLAT 05**  
3 BHK  
NORTH FACING  
1810 SFT

KEY PLAN TYPICAL TOWER



**TOWER 01**



**FLAT 07**  
3 BHK+HT  
EAST FACING  
2660 SFT

KEY PLAN TYPICAL TOWER

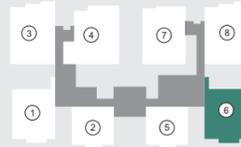


**TOWER 01**



**FLAT 06**  
3 BHK  
WEST FACING  
2405 SFT

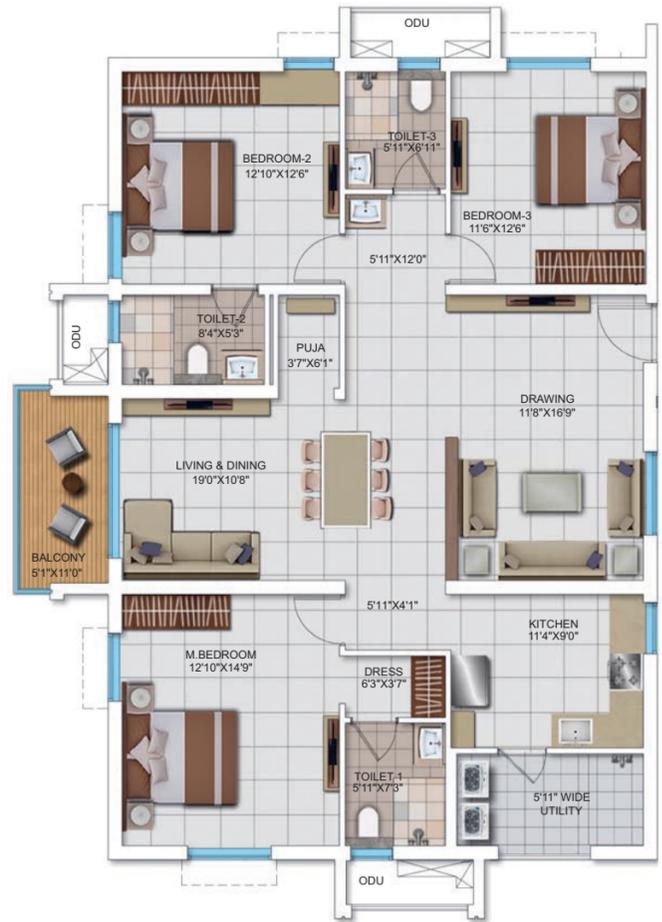
KEY PLAN TYPICAL TOWER



**FLAT 08**  
4 BHK  
WEST FACING  
2915 SFT

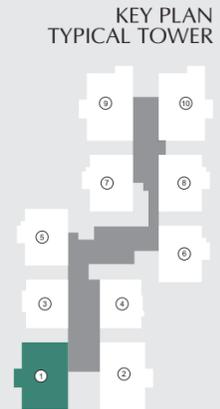
KEY PLAN TYPICAL TOWER





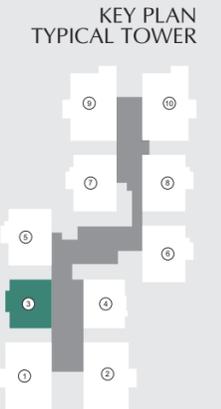
TOWER 02 TO 08

**FLAT 01**  
3 BHK  
EAST FACING  
2095 SFT

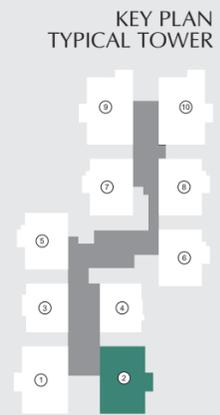


TOWER 02 TO 08

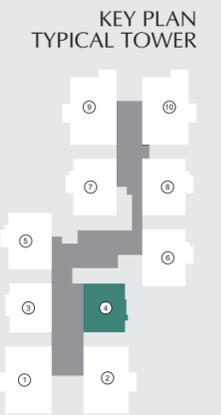
**FLAT 03**  
2 BHK  
EAST FACING  
1350 SFT



**FLAT 02**  
3 BHK  
WEST FACING  
2095 SFT



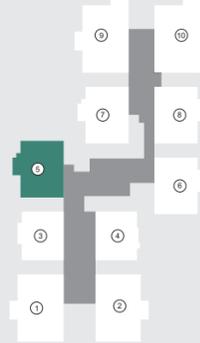
**FLAT 04**  
2 BHK  
WEST FACING  
1350 SFT





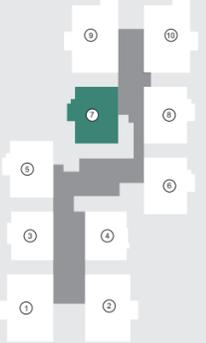
**FLAT 05**  
2.5 BHK  
EAST FACING  
1675 SFT

KEY PLAN  
TYPICAL TOWER



**FLAT 07**  
2.5 BHK  
EAST FACING  
1675 SFT

KEY PLAN  
TYPICAL TOWER



TOWER 02, 03 & 05  
2<sup>ND</sup> FLOOR PART PLAN  
FOR FLAT-05

**TOWER 02 TO 08**

**TOWER 02 TO 08**



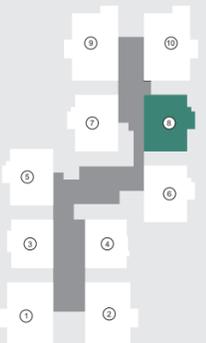
**FLAT 06**  
2.5 BHK  
WEST FACING  
1675 SFT

KEY PLAN  
TYPICAL TOWER



**FLAT 08**  
2.5 BHK  
WEST FACING  
1675 SFT

KEY PLAN  
TYPICAL TOWER

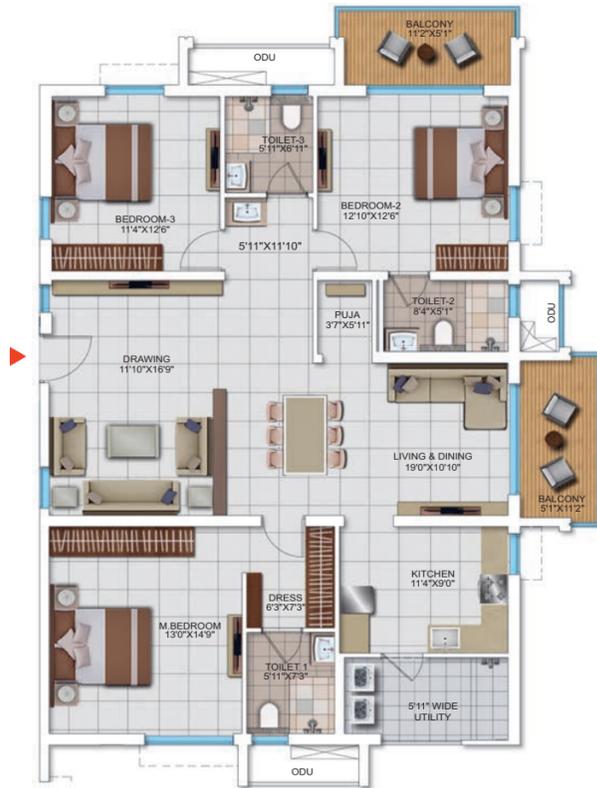


TOWER 04, 06, 07 & 08  
2<sup>ND</sup> FLOOR PART PLAN  
FOR FLAT-06

TOWER-02  
FLAT-09  
GROUND &  
FIRST FLOOR  
PART PLAN  
2095 SFT



## TOWER 02 TO 08



FLAT  
**09**  
3 BHK  
EAST FACING  
2180 SFT

KEY PLAN  
TYPICAL TOWER



FLAT  
**10**  
3 BHK  
WEST FACING  
2180 SFT

KEY PLAN  
TYPICAL TOWER



# SALEABLE AREA STATEMENT (IN SFT)

## TOWER - 01

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	1586.00	96.00	723.00	2405
FLAT-02	3BHK	1186.00	64.00	560.00	1810
FLAT-03	4BHK	1895.00	154.00	861.00	2910
FLAT-04	3BHK +HT	1804.00	144.00	822.00	2770
FLAT-05	3BHK	1186.00	64.00	560.00	1810
FLAT-06	3BHK	1586.00	96.00	723.00	2405
FLAT-07	3BHK +HT	1734.00	136.00	790.00	2660
FLAT-08	4BHK	1909.00	148.00	858.00	2915

## TOWER - 02 TO 08

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	1408.00	56.00	631.00	2095
FLAT-02	3BHK	1408.00	56.00	631.00	2095
FLAT-03	2BHK	878.00	52.00	420.00	1350
FLAT-04	2BHK	878.00	52.00	420.00	1350
FLAT-05	2.5BHK	1099.00	65.00	511.00	1675
FLAT-06	2.5BHK	1100.00	67.00	508.00	1675
FLAT-07	2.5BHK	1099.00	65.00	511.00	1675
FLAT-08	2.5BHK	1100.00	67.00	508.00	1675
FLAT-09	3BHK	1418.00	110.00	652.00	2180
FLAT-10	3BHK	1418.00	110.00	652.00	2180

## TOWER - 02 GROUND AND FIRST FLOOR

Flat No.	Type	Carpet Area (in SFT)	Exclusive Balcony Area (in SFT)	Common area including external walls (in SFT)	Saleable Area (in SFT)
FLAT-09	3BHK	1411.00	57.00	627.00	2095



## Location Highlights

### Connectivity

- Outer Ring Road (Exit-2) - 1 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
- Delhi Public School, Kollur - 5 min
- ISB - 10 min

### Hospitals

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

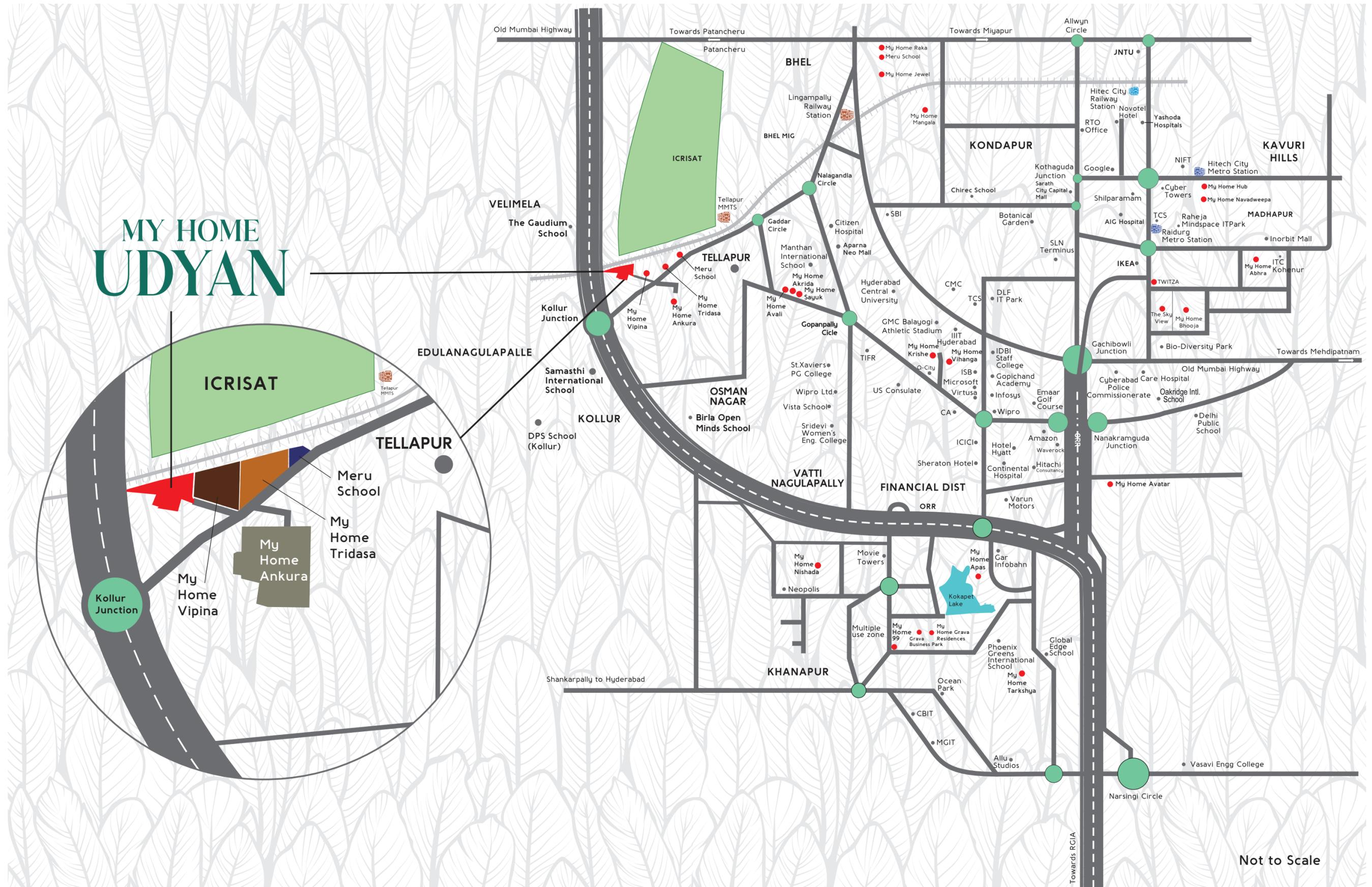
Udyan offers seamless access to the city while remaining wrapped in calm. Connectivity that works quietly in your favour.

Located next to  
ORR Exit 2

ACCESS

MY HOME  
UDYAN

# LOCATION MAP





1

## SUPER STRUCTURE

- RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)



2

## WALLS

### EXTERNAL WALLS

- Reinforced shear walls

### INTERNAL WALLS

- Reinforced shear walls



3

## CEILING FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY
- Smoothly finished with putty and acrylic emulsion paint of reputed brand

### BATHROOMS

- Grid ceiling to cover all service lines



4

## WALL FINISHING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY
- Smoothly finished with putty and acrylic emulsion paint of reputed brands

### BATHROOMS

- Glazed Vitrified tile cladding of reputed make up to false ceiling

### EXTERNAL FINISHING

- Texture finish & two coats of exterior emulsion paint of reputed brands with Architectural features



5

## 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 with spacer joint

### CORRIDORS FLOORING

- Vitrified tiles with spacer joint

### STAIRCASE

- Granite Flooring



6

## WINDOWS / GRILLS

- All windows are of UPVC glazed sliding/openable shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter



7

## DOORS

### MAIN DOOR

- Hard wood frame, finished with melamine spray polish, Teak finished flush shutters with reputed hardware

### INTERNAL DOORS

- Hard wood frame or factory-made wooden frame with both sides laminated flush shutter with reputed hardware

### BATHROOMS

- Granite frame with both sides laminated flush shutter with reputed hardware

### UTILITY

- UPVC frame with glazed openable shutter with reputed hardware

### BALCONIES

- UPVC glazed French sliding doors with mosquito mesh provision



8

## KITCHEN

- Granite platform with single bowl stainless steel sink
- Provision for water purifier in kitchen



9

## ALL BATHROOMS

- 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



10

## ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlet for Air Conditioners in all Bedrooms and Living room
  - Copper piping will be done for all Bedrooms only
- 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 & 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



11

## TV/TELEPHONE

- Telephone point in drawing room
- Intercom facility to all units connecting security
- Provision for cable TV connection in drawing and living rooms
- One Internet connection provision in drawing, living and all bedrooms



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## WATER PROOFING

- Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace



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## SECURITY

- Round the clock security/surveillance system
- Comprehensive security system with cameras at main security, entrance of the Tower, Lift lobby & Lift cabins



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## FIRE SAFETY

- Fire alarm, automatic sprinklers and wet risers as per fire authority regulations



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## POWER BACK UP

- Metered DG backup with acoustic enclosure & AMF



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## PNG/LPG

- Supply of LPG / PNG with piped gas system



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## LIFTS

- V3F drive high speed Lifts of reputed make
- Lift lobby cladding with vitrified tiles /granite



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## WTP & STP

- Water treatment plant for borewell 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 landscaping and flushing purpose



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## BILLING SYSTEM

- Automated prepaid billing system for Water, Power, Gas, & Maintenance.



MY HOME  
UDYAN



My Home Infrastructures Pvt. Ltd  
8th Floor, Block - 3, My Home Hub, Madhapur  
Hyderabad - 500 081, Telangana  
Ph: + 91 99895 55777

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✉ [mktg@myhomeconstructions.com](mailto:mktg@myhomeconstructions.com)

🌐 [www.myhomeconstructions.com](http://www.myhomeconstructions.com)

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**TG RERA NO. P01100010613**

**<https://rera.telangana.gov.in>**

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.