



celebrate  
**life**  
every day



An amenity rich community - Tellapur, Hyderabad

TS RERA Regn. No. - P01100005595



11 Acres of Joy  
7 Towers  
DS + 28 Floors  
1561 Units  
Bang on 100ft Road  
90+ Amenities  
Enchanting Views



FRONT ELEVATION

Welcome to  
Arsha....

Where life is a  
celebration  
every day.

ARSHA – A heavenly abode of premium residences for those who seek the urban life and at the same time yearn for the cool serenity that nature offers. Built around abundant lush green open space, this amenity rich community is an ideal forever home in the lap of nature.

Located in the heart of financial district at Tellapur on the 100 feet road, ARSHA is ideal for those who seek the dual benefit of living in the city and still find peace and tranquility of the outskirts. Its design incorporates global best practices of environment and ecology preservation to give you a truly well-planned home.

VISION'S ARSHA offers versatility with a promise of a GREAT LOCATION, GRAND LIFESTYLE & PRODIGIOUS INVESTMENT.

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Central Park – Aerial View



Jungle Play Area – Stilt

90+ AMENITIES



Outdoor Gym

EXCLUSIVE  
SPORT COMPLEX

OUT DOOR AMENITIES

CLUB HOUSE AMENITIES

STILT AMENITIES

CO-WORKING SPACES



Adventure Play area & Half basket ball court



Pet Park



Bouncing Den – Stilt

Experience the EXTRA-LARGE living experience at ARSHA, homes set in a 11-acre paradise, bejewelled with over 90 amenities that will make sure you experience a resort like living. A fully loaded 45000 Sft. club house, 10000 Sft. sports complex, stilt & outdoor amenities, promise an elevated and enhanced living experience for you and your family.

**Arsha is an epitome of joyful living with every convenience at an arms reach.**

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Club House



Outdoor Gym – Stilt

10000 SFT. SPORTS COMPLEX

**Indoor Sports**

- 2 Badminton Courts
- 2 Squash Courts

**Outdoor Sports**

- Outdoor Gym
- Tennis Court
- Half Basket Ball Court
- 2 - Cricket Practice Nets
- Volley Ball Court
- Skating Rink
- Kids / Children's Play Area
- Jogging Track
- Cycling Track and more...

45000 SFT. CLUB HOUSE

**Ground Floor**  
 Out door party area  
 Swimming pool / Kids pool  
 Multipurpose hall  
 Holding area and ATM

**First Floor**  
 Outdoor party area  
 Toddlers play deck  
 Yoga & Aerobics  
 Grocery / Super market  
 Pharmacy  
 Waiting lounge

**Second Floor**  
 Gym & indoor games:  
 Billiards  
 Table tennis  
 Chess etc.

**Third Floor**  
 SPA  
 Fish therapy / Nail art  
 Ladies SPA  
 Saloon  
 Hobby room  
 Library / Reading lounge

**Fourth Floor**  
 Business / Waiting lounge  
 Preview theatre  
 Billiards lounge  
 Guest rooms - 6 nos.

**Fifth Floor**  
 Meeting conference room  
 Cafe / Bar counter  
 Roof top restaurant  
 Co-working spaces  
 Open terrace party area



Roof top restaurant



Tennis court



Sports Complex



Swimming Pool



Zen garden & pavilion



Adventure Play Area

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### Enchanting views forever

Views that some might call overrated but are for real. One side is a 100 feet road, while on the other three sides are villa communities. Get greeted by the chirping birds and green panoramic views every day. Life is blissfull.

## An unique blend of luxury & serenity

Welcome to the most complete living experience

### Homes that come attached with divinity and tranquillity

This Habitat of premium residences is immaculately conceived and expertly crafted to deliver a bold definition of luxury living. Arsha is a vibrant mix of contemporary lifestyle set amidst bountiful Nature.. Arsha ... A home where God keeps you company.

### 3.5 acres central courtyard

Space to welcome ease into your life. Enjoy priceless moments with your loved ones. Every inch of this 3.5 acre landscape is carefully crafted to home your happiness and wellbeing.

### Amenity rich community

90+ Amenities, Something for everybody. Say goodbye to boredom. Live a joyful life.

### Sports centric homes

Live an active life be it indoor or outdoor.

### Child centric homes

A LIVE LEARN GROW WIN experience for Kids. At ARSHA, nurturing a child's dreams and passions is truly a child's play. A plethora of indoor and outdoor amenities makes it immensely easy for a child to achieve his/her dream and come out as a Winner. Giving wings to dreams is what we do here at ARSHA.

### Stilt amenities

Fun Unlimited. First-of-its-kind double-height stilt is perfect for your family looking for a fun filled home.

### Dedicated EV charging car park

Future ready homes. Live life on a fast track.

### Eight feet corridor

Each home opens out to an elegantly large 8 feet corridor which are pleasantly airy and well ventilated. An ideal welcome to your dream home.

### Vision's commitment

A home for every dream.

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# LEGEND

## Master Layout Plan

1. Entrance gateway
2. Security cabin
3. Bus bay
4. Children waiting area
5. Pickle ball court
6. Tennis court
7. Half basketball court
8. Outdoor table tennis
9. Seating plaza
10. Trellis walk
11. Cycle track
12. Walkway
13. Bicycle stand
14. Gazebo
15. Woods
16. Feature wall with planter & waterbody

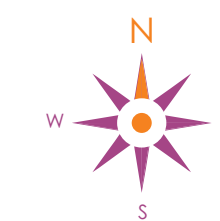
17. Lawn (100-150 people capacity)
18. Zen garden
19. Herbal garden
20. Temple seating plaza
21. Temple
22. Infinity walk
23. Sensory walkway
24. Aroma garden
25. Interactive court
26. Yoga lawn (20-30 people capacity)
27. Pet park
28. Bleachers
29. Stepped planter
30. Tree court
31. Skating rink
32. Cricket practice nets

33. Grand walk
34. Amphitheater (80-100 people capacity)
35. Pool deck
36. Banquet lawn (100-150 people capacity)
37. Hammock park
38. Great lawn (200-250 people capacity)
39. Toddlers play (20-30 people capacity)
40. Children play area (40-50 people capacity)
41. Fitness trail
42. Fitness plaza
43. Trim trail
44. Drop off
45. Driveway
46. Frangipani court
47. Adventure play area
48. Mini amphitheater (50-70 people capacity)
49. Outdoor gym
50. Volleyball

### Still amenities

- S1. Hangout den
- S2. Reading lounge
- S3. Contour climbing
- S4. Kids play
- S5. Adventure play area
- S6. Gathering zone
- S7. Outdoor gym
- S8. Game area
- S9. Fly zone
- S10. Jungle play area
- S11. Bouncing den
- S12. Board games
- S13. Outdoor library
- S14. Art zone
- S15. Tone zone
- S16. Flea market



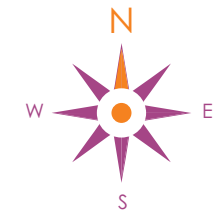


# BLOCKS A&G

## TYPICAL FLOOR PLAN

### AREA STATEMENT (IN SFT) | BLOCKS - A & G

Flat No.	Flat Type	Facing	Carpet Area	Outer Wall Area	Balcony Area	Utility Area	Salable Area
1	2BHK	East	884.675	85.831	64.066	61.849	1390
2	3.5BHK	West	1452.998	104.948	225.956	54.067	2355
3	3.5BHK	West	1753.365	114.431	161.232	81.515	2700
4	3BHK	North	1199.013	95.142	83.667	62.043	1845
5	3BHK	North	1199.013	95.142	83.667	62.043	1845
6	3.5BHK	East	1753.365	114.431	181.651	61.095	2700
7	3.5BHK	East	1452.998	104.948	225.956	54.067	2355
8	2BHK	West	890.982	94.205	64.066	47.167	1390



# BLOCKS B, C, E & F TYPICAL FLOOR PLAN

## AREA STATEMENT (IN SFT) | BLOCKS - B, C, E & F

Flat No.	Flat Type	Facing	Carpet Area	Outer Wall Area	Balcony Area	Utility Area	Salable Area
1	3BHK	East	1066.875	93.840	64.067	42.808	1625
2	3BHK	West	1198.421	95.928	206.150	61.849	2000
3	3BHK	West	1337.136	100.384	155.743	58.954	2115
4	2.5BHK	North	902.209	86.122	58.609	51.204	1390
5	2.5BHK	North	902.209	86.122	58.609	51.204	1390
6	3BHK	East	1337.136	100.384	154.807	58.954	2115
7	3BHK	East	1198.421	95.928	205.860	61.849	2000
8	3BHK	West	1058.760	95.917	64.067	48.847	1625



# SPECIFICATIONS

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## STRUCTURE

RCC shear wall framed structure to withstand wind & seismic Loads.

**Super structure:** All internal and external walls are RCC Shear walls and concrete blocks for non structural members (Wherever needed).

## PAINTING

**External walls** - Textured finish and two coats of exterior emulsion paint of reputed make.

**Internal walls** - Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make.

## 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 with aluminium louvers & S S mesh at bottom.

**French doors** - UPVC sliding door frames with float glass paneled sliding shutters and with provision for mosquito mesh tracks.

**Windows** - UPVC window glazing system with sliding / casement shutters with mosquito mesh tracks.

**Grills for windows** - Aesthetically designed, Mild Steel (MS) window grills with enamel paint finish all windows.

**Balcony railings** - MS railing in enamel paint finish of reputed make.

## TILE CLADDING

**Bathrooms** - Glazed / Matte finish

ceramic tiles dado up to 7' height of reputed make.

**Utility** - Glazed ceramic tiles Dado upto 3' height of reputed make.

## FLOORING

**Living / dining** - Premium vitrified tiles of 1200mm X 1600mm.

**All bed rooms and Kitchen** - Double charged vitrified tiles of 800mm X 800mm.

**Staircase** - Tandur / Kota stone.

**Corridors** - Vitrified tiles with granite inlays.

**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.

## BATHROOMS

Premium quality wash basins of reputed make.

Wall mounted EWC with concealed flush valve of reputed make.

Single lever fixtures with wall mixer cum shower of reputed make.

All C.P. fittings are of reputed make.

PVC false ceiling in all bathrooms.

## TELEPHONE, CABLE TV & INTERNET

Telephone points in living room and master bedroom.

Intercom facility to all the units connecting Security and neighbourhood.

Provision for cable connection in all Bed Rooms & living Room.

Provision for high speed internet connection in all bed rooms & living room.



## ELECTRICAL FIXTURES

Internal - geyser provision in all bathrooms.

Exhaust Fans provision in all bathrooms.

Copper piping for air conditioning units for all Apartments / drain pipes for all units.

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

Plug points for T.V. & audio systems etc.

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.

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.

One high speed automatic passenger cum service lift per block 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.

## CAR PARKING

Car parking will be in basement -1 and 2 levels.

One charging point for electric cars shall be provided for each apartment.

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.

## WSP & 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.

## POWER BACKUP

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

## 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.

## BILLING SYSTEM

Automated billing system for water, power and LPG supply.

## 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).

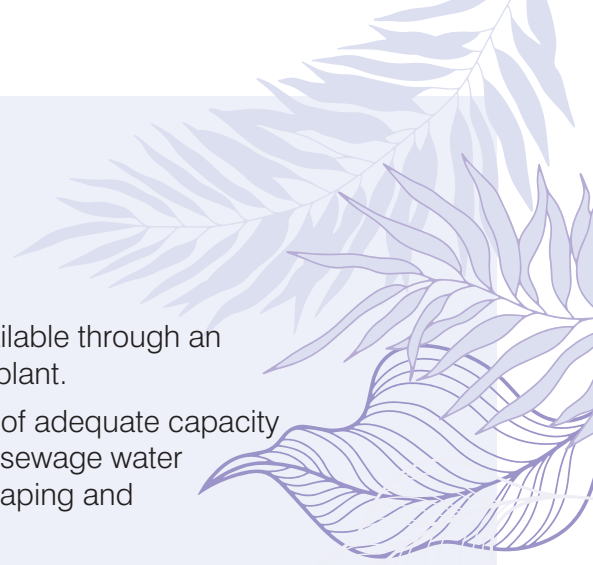
## LPG

Supply of gas from centralised Gas bank to all individual flats.

## SOLAR POWER

Solar power shall be provided and shall be connected to common area grid for optimization of common area power consumption.

Solar hot water shall be provided for all bedroom toilets in 28th floor (Last floor only).



# Location

(Not to scale)

Scan for the location



## Completed Projects

**COUNTY @ Hafeezpet**  
A 20 Acres Luxury Villa Project

**INFINITI HOMES @ Tellapur**  
A 23 Acres Ultra Luxury Villa Project

**Urjith @ Tellapur**  
A 40 Acres Luxury Villa Project

**Sales Office:** Vision's ARSHA, Beside Visions Urjith, Tellapur, Hyderabad-502032

**Corporate Office:** R.V. Insignia, Plot No. 28, 29 & 30, 2nd Floor, Silicon Valley Layout, Madhapur, Hyderabad - 500081

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Project Funded by:



Project Approved by:  
**All Major Banks**

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