

RAJAPUSHPA'S
Cannon Dale

LUXURY VILLAS AT KOKAPET



Dare to **Imagine!**

Imagine The Future !

The golden stretch of Gachibowli, Financial District, Kokapet and its SEZ's are the future of Hyderabad, developed as a global destination. Infrastructure here is designed for future skylines and upscale living environments to emerge as the "New Hyderabad" with an international feel and outlook. The young and intelligent, the passionate and the ambitious, the cosmopolitan crowds define Kokapet.

Cannon Dale emerges as a tribute to the spirit of this new Hyderabad.

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Inspired by **you.**

Cannon Dale is inspired by your imagination. Set against the tamed highland of Kokapet, **Cannon Dale** rises to match your imagination. Experience joy at every step, as landscapes invite you to laze, outdoors that inspire you to soar, and an ambience is built around you. It's the recognition of your free spirit and intolerance to mediocrity. Rajapushpa presents grand living in a gated community of beautiful villas to celebrate your accomplishment in life. It's the final frontier of your imagination.



Your **Imagination** is the limit...

The gated community of luxury Triplex villas offers nothing but happy living in its well-defined spaces. Thoughtfully designed, executed to perfection, the large indoors are a symphony of spaces that enrich every moment. Breezy and sunlit with excellent ventilation and large windows, the spacious rooms connect with outdoors through sit outs and open terraces gracefully. **Cannon Dale** offers a perfect backdrop for great family bonding. At last, here is a home that matches your imagination and expectations.



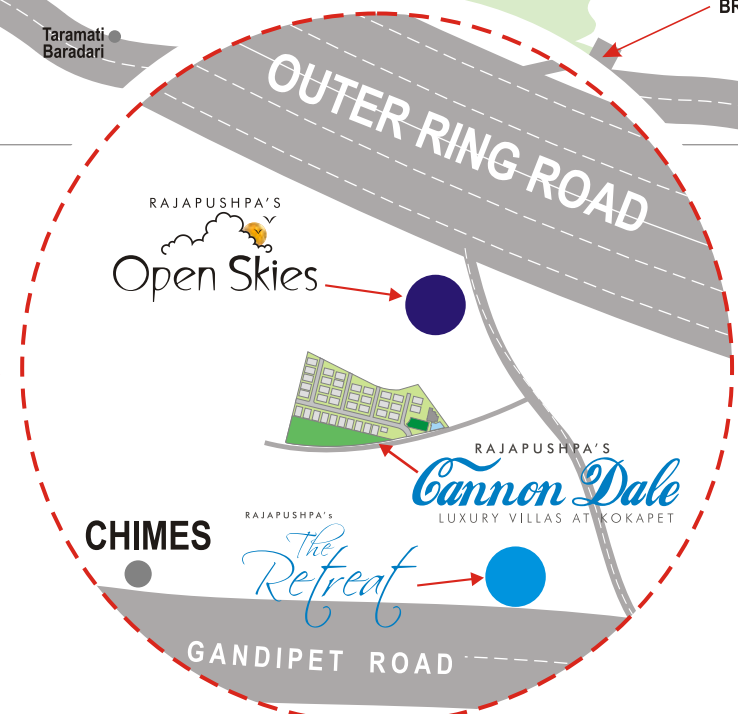
Let the environment match your **Imagination**...

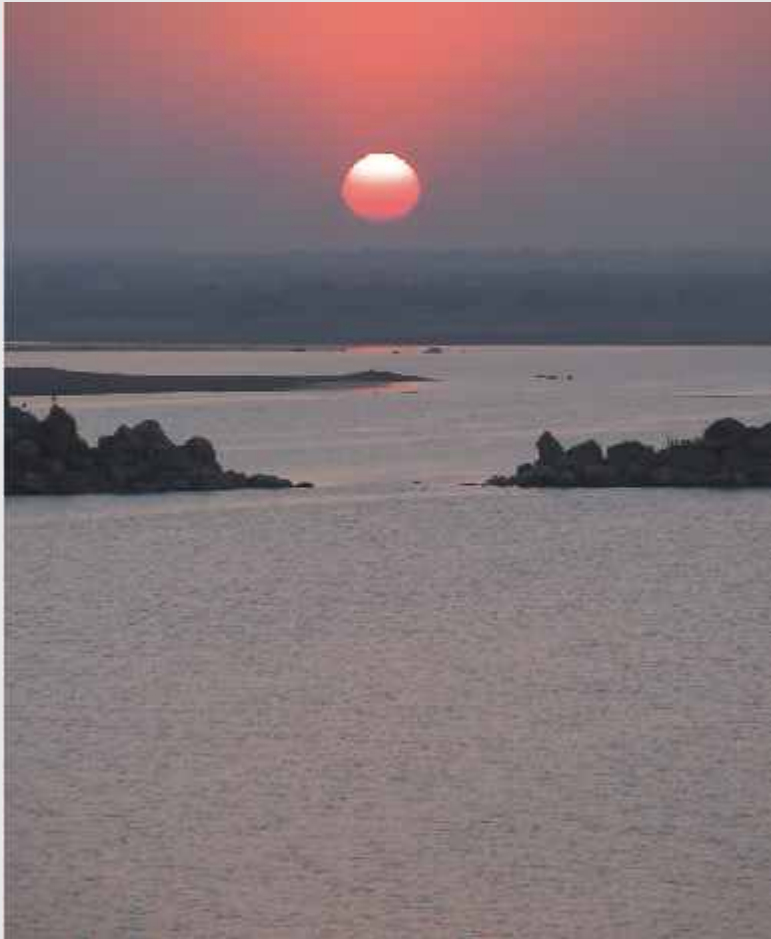
If indoors cater to your needs, the outdoors listen to the yearning of your soul. Give your imagination a free hand as the outdoors is replete with hedge plantation, landscaping as they will accentuate the life with freedom. Watch your children play and grow in a secure and clean environment. Shade giving trees, flawless internal roads, jogging track and greenery as far as eye can see are a treat for the **Cannon Dale** residents.



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Location Map (Not to Scale)









SUNSET OVER GANDIPET LAKE

THE DISTANCES FROM THE CANNON DALE

- ORR Junction - 200 Mts
- Phoenix Greens School - 200 Mts
- Financial District - 2 Kms
- Wipro X Roads - 3 Kms
- Microsoft - 3 Kms
- Delhi Public School - 3 Kms
- Oakridge International School - 3 Kms
- Hyderabad Central University - 8 Kms
- Shilparamam - 9 Kms
- Apollo Hospitals - 9 Kms
- Durgam Cheruvu - 10 Kms
- HITEC City - 10 Kms
- Jubilee Hills - 12 Kms
- International Airport - 19 Kms

ORR & EXPRESS HIGHWAY GACHIBOWLI STADIUM

Explore!

Kokapet is strategically located with every highway leading to it. With easy access to offices in Gachibowli, Kondapur and Madhapur, Kokapet has developed into preferred residential destination to the leaders in Industry. **Cannon Dale** is located five minute drive from Wipro X Roads and Narsingi Junction of ORR. International schools like Oakridge and DPS, IT companies like Microsoft, Infosys, Wipro, CA and Financial District and a plethora of MNCs in Madhapur are reachable in a pleasant drive without traffic hassles. The neighborhood is constantly evolving. Rajapushpa's **Cannon Dale** is a lucrative investment option that invites you to make a winning decision.

Welcome to the address of Future!



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PROJECT HIGHLIGHTS

- Luxury gated community
- 37 high-end Triplex villas
- An exclusive Clubhouse
- Vaastu compliant
- 100% Power back-up for all villas
- Swimming Pool
- Piped cooking gas
- All round compound wall with solar fencing
- 24-hr Security with Intercom
- Wide internal roads & Avenue plantation
- Jogging track
- Children play area
- Excellent landscaping
- Water treatment plant
- Underground cabling
- Solar water heating
- Controlled entry & exit

Get what you **Imagine...**





CLUBHOUSE

- Multi-purpose hall
- Indoor games
- A/C Gymnasium
- Yoga & Aerobics
- Swimming pool
- Library
- Health Spa

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Do what you **Imagine...**

Life is fun as you make it. Punctuate your work life with relaxing times at clubhouse. **Cannon Dale** spreads out leisure options and boredom has no place in your address. Discover the pleasures of socializing and the pursuit of fitness regimen. Play a game at Indoor games room with neighbors or flex your muscles at modern gymnasium. The swimming pool is the best place to unwind and the library provides an ideal place to read and stay composed. Life is measured in experience and not as passing moments. You'll discover that you are living a proactive lifestyle at **Cannon Dale**.



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WEST FACING STREET VIEW

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Site Layout Plan

AREA STATEMENT

PLOT NO	FACING	PLOT AREA IN SQ.YDS	BUILT UP AREA IN SFT	PLOT NO	FACING	PLOT AREA IN SQ.YDS	BUILT UP AREA IN SFT
1	Clubhouse	802.17		20	West	411.00	4450
2	West	357.72	4450	21	West	357.72	4450
3	West	357.72	4450	22	West	357.72	4450
4	East	444.84	4200	23	West	498.98	4450
5	East	336.83	4200	24	East	381.42	4200
6	East	387.00	4200	25	East	322.50	4200
7	West	411.00	4450	26	East	322.50	4200
8	West	357.72	4450	27	East	322.50	4200
9	West	369.07	4450	28	East	351.17	4200
10	East	411.86	4200	29	North	353.50	4200
11	East	336.83	4200	30	North	353.50	4200
12	East	387.00	4200	31	North	329.00	4200
13	West	411.00	4450	32	North	329.00	4200
14	West	357.72	4450	33	North	329.00	4200
15	West	554.73	4450	34	North	329.00	4200
16	East	355.69	4200	35	North	329.00	4200
17	East	336.83	4200	36	North	329.00	4200
18	East	336.83	4200	37	North	329.00	4200
19	East	387.00	4200	38	North	329.00	4200

North Facing Villa



AREA STATEMENT	
GROUND FLOOR	1720 SFT
FIRST FLOOR	1720 SFT
SECOND FLOOR	760 SFT
TOTAL BUILTUP AREA	4200 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NORTH

East Facing Villa



AREA STATEMENT	
GROUND FLOOR	1720 SFT
FIRST FLOOR	1720 SFT
SECOND FLOOR	760 SFT
TOTAL BUILTUP AREA	4200 SFT



West Facing Villa



AREA STATEMENT	
GROUND FLOOR	1800 SFT
FIRST FLOOR	1700 SFT
SECOND FLOOR	950 SFT
TOTAL BUILTUP AREA	4450 SFT



SPECIFICATIONS

FOUNDATION & STRUCTURE: R.C.C. framed structure to withstand seismic loads for Zone- II

SUPERSTRUCTURE: Solid cement block bricks in cement mortar

PLASTERING: Double coat sponge finished plastering to internal & external walls.

DOORS:

MAIN DOOR: B.T. wood door frame & shutter with aesthetically designed with melamine polishing and designer hardware of reputed make.

INTERNAL DOOR: B.T. wood frame & solid core flush shutter with both sides veneer, polished of reputed make and standard hardware.

TOILET DOOR: B.T. wood frame & solid core flush shutter with one side veneer, polished and other side synthetic enamel paint of reputed makes and standard hardware.

WINDOWS: UPVC sliding windows system with mosquito net provision

AIR CONDITIONS: Split A/C provision for all bed rooms and halls.

PAINTING:

INTERNAL: Smooth finish with luppum or equivalent over a coat of primer and top finish with two coats of plastic emulsion paint over a pop/gypsum plaster.

CEILING: Smooth finish with luppum or equivalent over a coat of primer and top finish with two coats of plastic emulsion paint.

EXTERNAL: Premium exterior texture emulsion paint.

FLOORING:

DRAWING, DINING, LIVING, FOYER & STAIRCASE:

Imported marble slabs with 4" height skirting.

MASTER BEDROOM: Wooden flooring.

OTHER BED ROOMS/KITCHEN: Best quality vitrified porcelain tiles in size 24"x24" with 4" height skirting.

TOILETS/UTILITY AREA: Best quality acid resistant anti skid ceramic tiles.

COVERED TERRACE & BALCONIES: Best quality rustic series ceramic tiles.

TILES CLADDING & DADOING:

KITCHEN PLATFORM: Glazed ceramic tile dado upto 2'-0" height, above kitchen platform.

TOILETS: Designer make glazed ceramic tile dado upto 7'-0" height toilets.

UTILITY/WASH: Glazed ceramic tile dado upto 3'-0" height.

KITCHEN:

Granite platform with Carasil / stainless steel sink with drain board and soft water connection & provision for fixing Aqua Guard.

Provision for exhaust fan and chimney.

WATER SUPPLY & SANITARY SYSTEMS:

Water supply points in kitchen/toilets as required.

Water supply is through Hydro Pneumatic System.

Separate water meter for Individual units.

UTILITIES/WASH: Provision for washing machine & wet area for washing utensils etc.

TOILETS:

All the toilets will consist of

a) Imported marble counter top wash basin with hot and cold basin mixer valve.

b) Cascade EWC with health faucet.

c) Hot and cold wall mixer with shower.

d) Provision for geyser in all toilets.

e) All C.P. fittings are chrome plated of Hans Grohe / Toto/ Jaquar make.

ELECTRICAL SYSTEM:

Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of Finolex / Anchor or equivalent make.

a) Power outlets for Air-conditioners in all bed rooms.

b) Power outlets for geysers in all bath rooms.

c) Power plug for cooking range, refrigerator, microwave ovens, mixer & grinder in kitchen.

d) Plug points for refrigerators, TV & audio systems etc, wherever necessary.

e) 20 amps 3-phase supply for each unit and individual meter boards.

f) Miniature Circuit Breakers (MCB) & ELCB for each distribution board of standard make.

g) All electrical fittings of MK / Northwest / Legrand or equivalent make.

HOT WATER SYSTEM: Solar water heating system to be provided to individual villas.

COMMUNICATION SYSTEM:

a) Telephone points & TV points in all bedrooms, drawing & dining areas.

b) Telephone cable with high speed CAT 6 cable.

c) Provision for DTH TV service.

d) Video phone, intercom facility in all units connecting to security & amenities.

e) Internet provision in master bed room and using CAT 6 cable.

f) Wi-Fi near clubhouse and park.

We judge ourselves by stringent yardsticks. Whatever the achievement, we strive to improve. And by merging discipline with talent, we have delivered outstanding real estate projects in Hyderabad. Our core team consists of technocrats from various disciplines having one thread in common - the passion for excellence. The high quality of construction of residential and commercial ventures in locations of strategic importance has won us the trust of demanding customers.

Live in an elite community !



RAJAPUSHPA HOUSE, CORPORATE OFFICE AT MADHAPUR



AERIAL VIEW OF SILICON RIDGE



SILICON RIDGE, A LIFESTYLE COMMUNITY AT ATTAPUR.
300 APARTMENTS ARE DELIVERED PROMPTLY



THE RETREAT PROJECT AT KOKAPET IN PROGRESS



OPEN SKIES PROJECT AT KOKAPET IN ADVANCED STAGE

Rajapushpa's Apartment Project under construction



THE RETREAT, A NEW BENCHMARK IN LIFESTYLE LIVING AT KOKAPET (UNDER CONSTRUCTION)



HIGHLIGHTS

- Earthquake resistant design
- Strategic location
- Premium quality construction
- Vaastu compliant
- No common walls
- Well connected to express highways
- Excellent ventilation
- Internal roads & avenue plantation
- Jogging / walking track
- Exquisite landscaping
- Water cascade & attractive green lawns
- Water softening plant
- Provision for creche space
- Wi-Fi enabled environment
- Children play area
- Tot lot
- Terrace party area
- High-speed automatic passenger lifts & goods lift
- Car wash area
- Sewage treatment plant
- Visitors' lounge
- Visitors' parking

CLUB FACILITIES

- Multi-purpose hall with party lawn
- Terrace swimming pool with deck area
- Indoor games
- Well designed A/c fitness center
- Meditation hall
- Library

SECURITY

- Sophisticated fire fighting system
- Round-the-clock security system
- Solar fencing



BEAUTIFUL LANDSCAPING & OPEN SPACES IN PREMISES

PROMOTERS



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Shaping Innovations

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NOTE : All the floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.