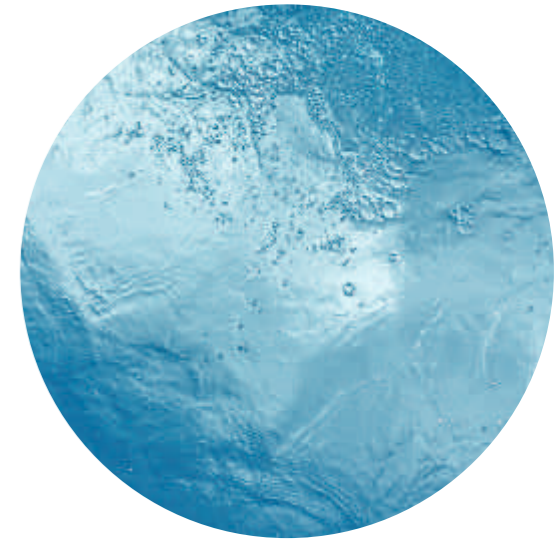


S T E P I N T O
H A R M O N Y





TATVA

तत्व तत्त्व

Tatva means reality, principles, and the truth behind our existence.
History explains that the universe is comprised of 5 Tatvas/elements.

We, with Tatva, present you with a community that is in perfect harmony with all the five elements of life. The **earth**, at Tatva, is represented by the green spaces everywhere you walk. Greenery in communities is proved to lower stress levels and improve the quality of life. Elements of **water** can be found in the water bodies around the community that are designed to calm your mind. We have dedicated spaces to **fire** up your fitness goals. We have designed the blocks and homes in a way that fresh **air** is always a part of your life. Last but not least, you will always have a clear view of the **sky** to gaze into the endless possibilities of life.

THE EARTH

A rich cultivated area with lush greenery all around



THE WATER

Water calms and soothes. Find yourself feeling good about life while you stroll around beautifully designed water bodies.



THE FIRE

Dedicated sports and fitness facilities to fire up your day

THE SKY

Staggered balconies for every home that offer a clear view of the sky and beyond



THE AIR

Well-ventilated homes and corridors to fill your life with freshness





Sukhii
Tatvā



Homes that are planned
with principles

The Birth of **Tatvā**



For 28 years, we have been creating the happiest places called homes and the safest spaces called communities. And, suddenly, we put on the brakes. We took a step back. We gazed at the golden horizon of possibilities to build a sustainable bubble. And, that moment is the birth of 'Tatva.'



1.4 Acres | 136 Units



1275 sq ft to 2375 sq ft



Doctor's Colony, Nalagandla, Hyderabad.



The first steps of

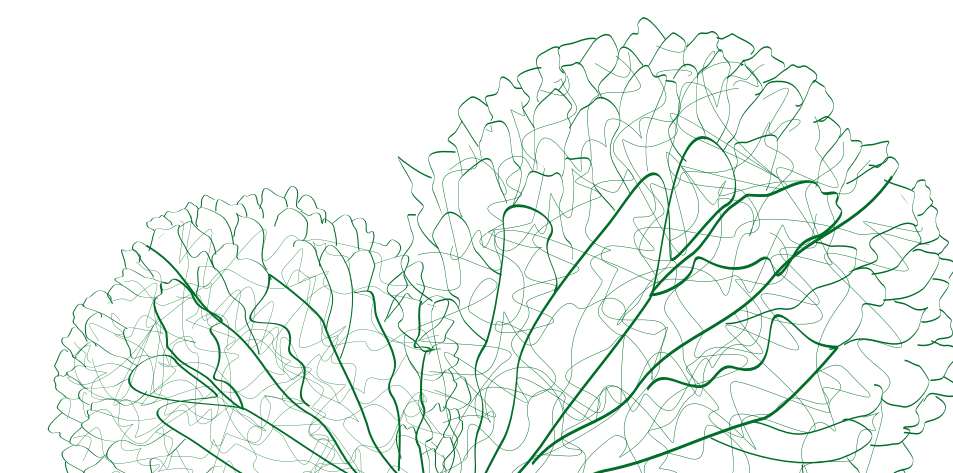
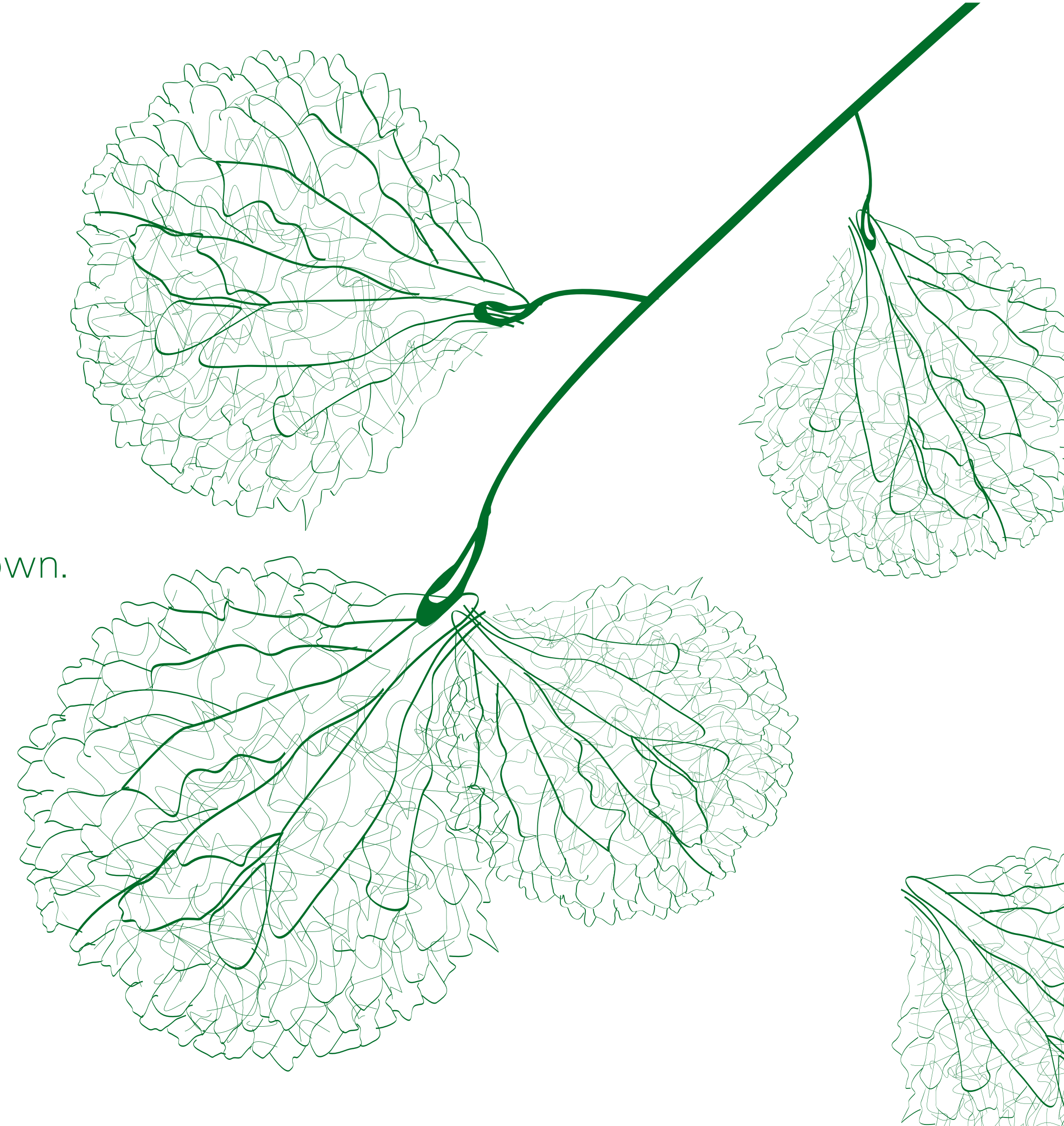
Tatvā



Let's think of the underlying truth for a minute. The Universe is home to 5 elements. The blend of these 5 elements is the core reason behind life. Life gave birth to the beautiful nature around us. And, we, as humanity, constantly depend on nature to build a future.

At Tatva, you'll find yourself in a state of wonder from the moment you step in. Here, each element constantly supports one another to build together a sustainable life. The perfect harmony of these elements is what makes Tatva more than just a project.

It's a world of its own.





The first words of

Tatvā

Nature & Green



At Tatva, you're surrounded by the goodness of nature. Be it a walkway or your balcony, the sweet rustling of leaves will always greet you. Savour the warm embrace of nature as you spend your time doing all the things you love to do. After a long day of work, Tatva lights up a serene atmosphere to welcome you back home, to enjoy the calmness of the lush green envelope.





Everyday

Life

of

Tatvā



Communities are not just a way of living, but they deliver a sense of safety, a sense of belonging, and a sense of faith. That is why every project we design proves the theories of community-living while embracing the concepts of socialisation. Life at Tatva introduces you to the sweetness of a joint family. Being a mini gated community, Tatva is where you're known to everyone. Fill your every day with hellos, greetings, and warm smiles as you stroll around the blocks. Catch-up with your neighbours in the terrace gardens surrounded by familiar faces and flourishing flora. Discuss the community, suggest new ideas, or propose celebrations over in the community centre. Take part in gardening activities, pottery making and many more as you include yourself within the tight-knit community.



Life at Tatva seamlessly integrates science and emotion, giving way to a fuller and affluent lifestyle. The verdant green spaces are filled with different trees that provide a dome of shade over the walk paths. Take a casual stroll around the project and find yourself in awe of the natural beauty of various exotic plants and flowers.

Not just that, the real difference that Tatva brings you is the vertical landscaping. And, by that, we don't mean just the walls. Tilt your head up and look at our blocks and find lush greenery along with every balcony. We designed the blocks such that every balcony gets more than enough fresh air, not just for you but also for your own little garden to breathe and blossom. Staggered balconies enable the home's design to be open to the sky. At Tatva, you can welcome life as is without any obstructions, literally. What better way to enjoy the sunrise and sunsets than in a high garden, right?

Lifestyle of **Tatvā**



Elemental doesn't always necessarily mean basic. So, we've integrated the best modern amenities that bode well with modern lifestyles.



AC Gym



Skating Rink



Banquet Hall



AC Indoor Games Room



Library



Rooftop Swimming Pool



Creche



Terrace Gardens



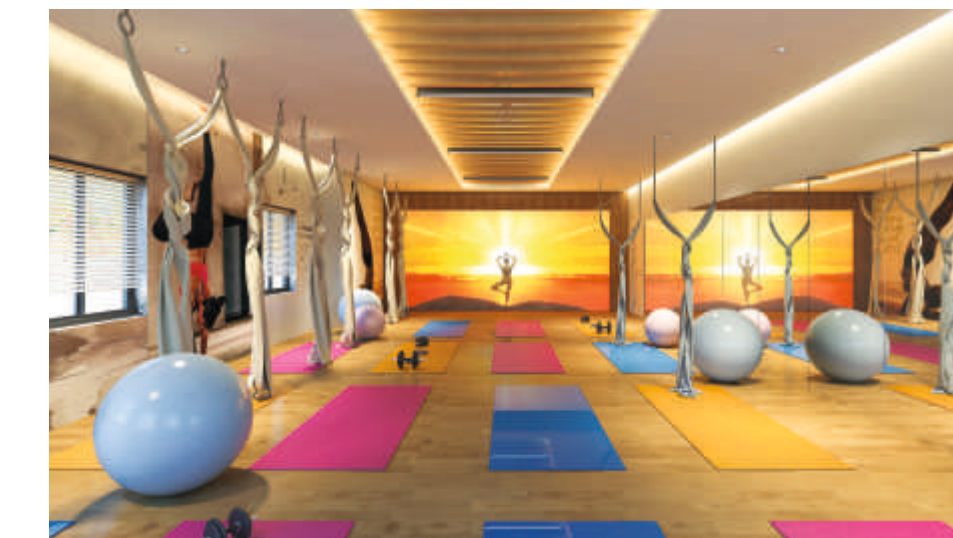
Badminton Court



Walking & Jogging Tracks



Grand Entrance Lobby

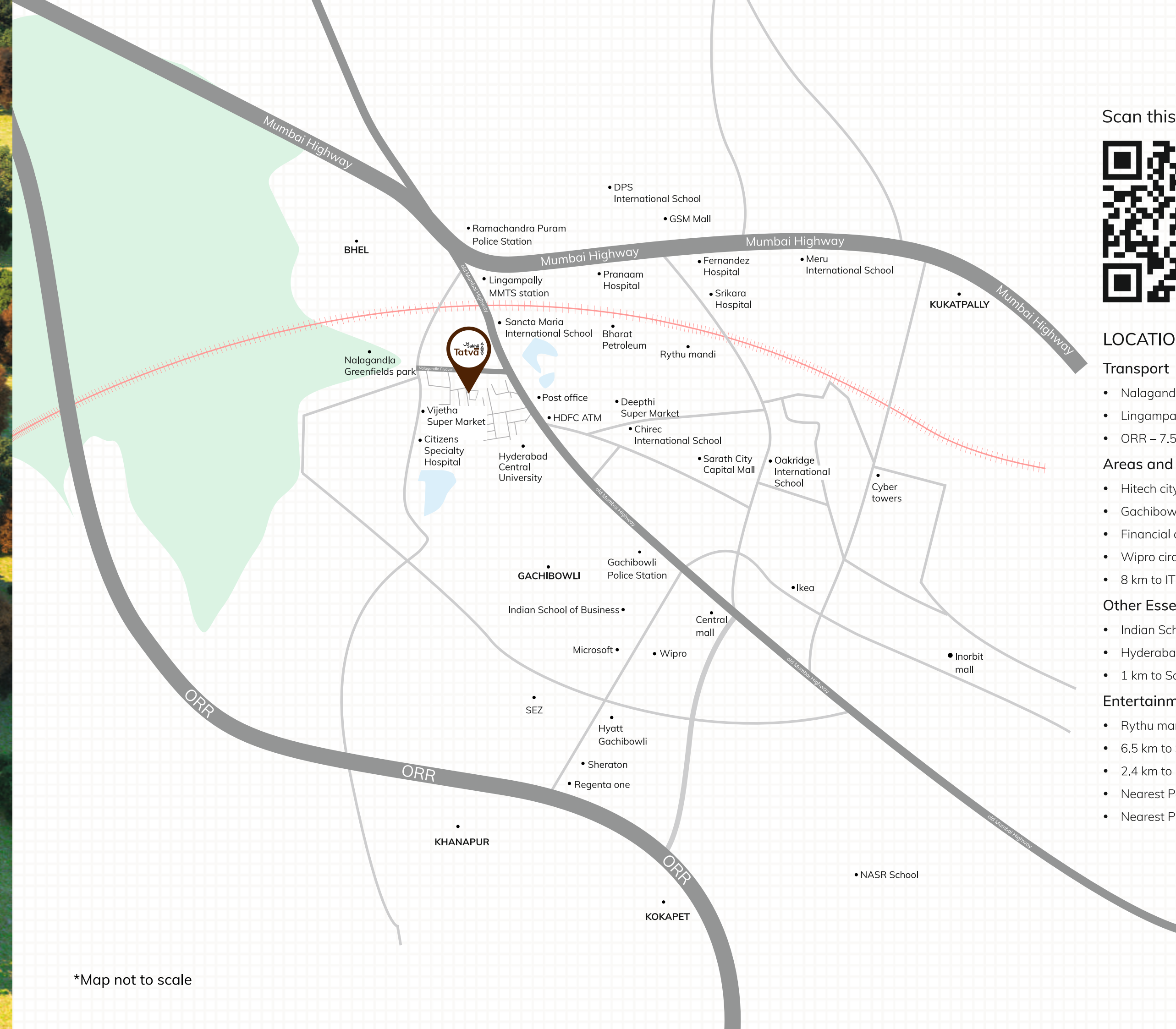


Yoga Area



Friends and neighbours of
Tatvā

Step into one of the rapidly developing residential suburbs of Hyderabad-Nalagandla. Tatva is located in the heart of this vast residential area that is home to peace and serenity like nowhere else in the city. Stationed close to the railway, you can be on the move into or out of the city within minutes. You'll always be a short drives' reach to the emergency, essential, and entertainment services.



Scan this for Location Info



LOCATION HIGHLIGHTS

Transport

- Nalagandla Flyover – 0.5 km, 2 min
- Lingampally MMTS station – 1.6 km, 6 min
- ORR – 7.5 km, 15 min

Areas and Workspaces

- Hitech city – 10 km, 18 min
- Gachibowli – 6 km, 10 min
- Financial district – 11 km, 20 min
- Wipro circle – 8 km, 15 min
- 8 km to IT hub

Other Essentials

- Indian School of Business – 8 km, 20 min
- Hyderabad Central University – 3.5 km, 8 min
- 1 km to Sancta Maria International School

Entertainment & Essentials

- Rythu mandi – 5 km, 10 min
- 6.5 km to Sharat City Capital Mall
- 2.4 km to Nalagandla Greenfields Park
- Nearest Police Station- 3.2 km
- Nearest Pharmacy- 650 m

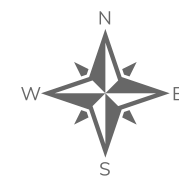
*Map not to scale



Master Layout



- 1 Entry & Exit
- 2 Security Cabin
- 3 Entrance Paving
- 4 Waterbody
- 5 Feature Wall
- 6 Jogging Track
- 7 Driveway
- 8 Badminton Court
- 9 Children's Play Area (foam)
- 10 Cricket Net
- 11 Multipurpose Lawn With Seating
- 12 Pavilion
- 13 Water Feature
- 14 Skating Rink
- 15 Seating Zone for the Elderly
- 16 Swimming Pools With Changing Rooms
- 17 Terrace Turf
- 18 Deck Under Pergola
- 19 Featured Seats
- 20 Vertical Organic Farming
- 21 Grid Organic Farming
- 22 Terrace Party Lawn



First Floor Plan

Area Statement			
Flat No.	Configuration	Facing	Super Built-up area (in sqft)
1	3 BHK + Home Theatre	West	2265
2	2 BHK	North	1115
3	3 BHK	North	1575
4	3 BHK	East	1730
5	3 BHK	East	1730
6	3 BHK	East	1730
7	3 BHK	East	1430
8	3 BHK	West	1550
9	3 BHK	West	2065
10	3 BHK	West	2065



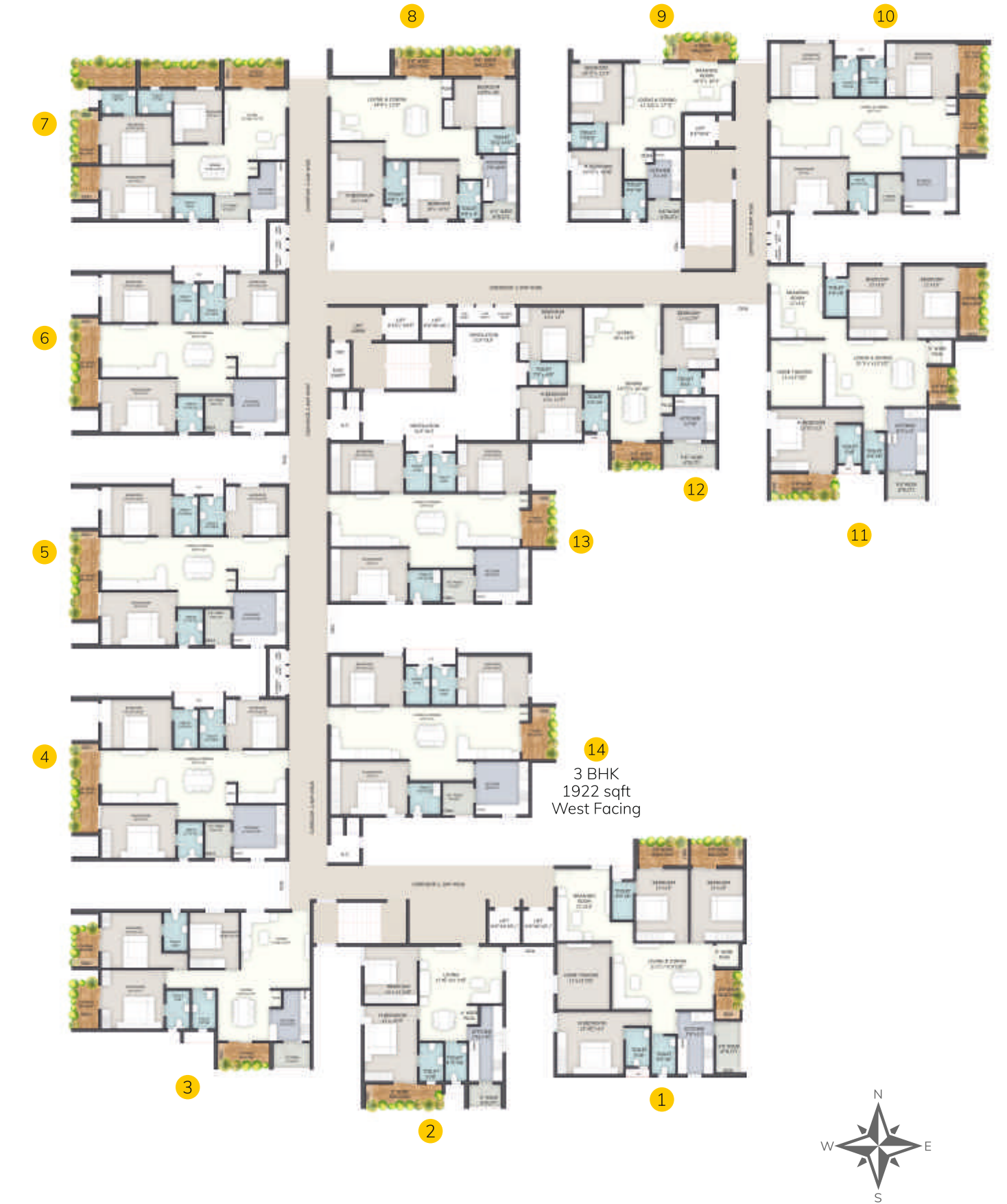
Floor Plan for Floors- 2, 4, 6, 8, & 10

Area Statement			
Flat No.	Configuration	Facing	Super Built-up area (in sqft)
1	3 BHK + Home Theatre	West	2350
2	2 BHK	North	1275
3	3 BHK	North	1790
4	3 BHK	East	1930
5	3 BHK	East	1930
6	3 BHK	East	1930
7	3 BHK	East	1650
8	3 BHK	West	1730
9	2 BHK	East	1275
10	3 BHK	West	2000
11	3 BHK + Home Theatre	West	2375
12	3 BHK	North	1700
13	3 BHK	West	1920
14	3 BHK	West	1920

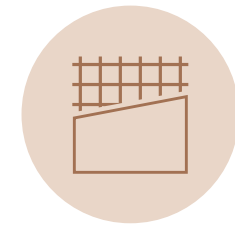


Floor Plan for Floors- 3, 5, 7, & 9

Area Statement			
Flat No.	Configuration	Facing	Super Built-up area (in sqft)
1	3 BHK + Home Theatre	West	2350
2	2 BHK	North	1275
3	3 BHK	North	1790
4	3 BHK	East	1865
5	3 BHK	East	1865
6	3 BHK	East	1865
7	3 BHK	East	1650
8	3 BHK	West	1730
9	2 BHK	East	1275
10	3 BHK	West	2000
11	3 BHK + Home Theatre	West	2375
12	3 BHK	North	1700
13	3 BHK	West	1920
14	3 BHK	West	1920

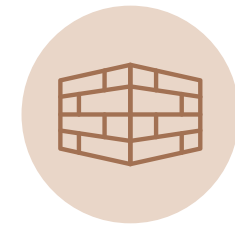


Specifications



Structure

R.C.C Framed structure designed as per prescribed wind and seismic loads



Superstructure

Masonry Walls with AAC Blocks



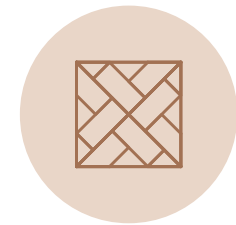
Doors & Windows

Main Door
Main Door Wooden Frame with aesthetically designed teak veneered flush door shutter and melamine finish with reputed make SS Hardware

Internal Doors
Flush doors fixed with reputed make SS Hardware

French Doors
UPVC sliding door with clear glass & mosquito mesh

Windows
UPVC sliding window shutters with clear glass & mosquito mesh



Flooring

Living/Dining Area
Vitrified tiles of reputed make

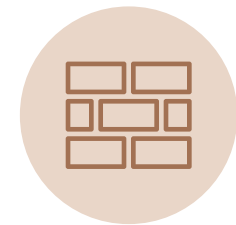
Master Bedroom
Vitrified tiles of reputed make

Other Bedrooms
Vitrified tiles of reputed make

Kitchen
Anti-Skid Vitrified tiles of reputed make

Staircase & Corridors
Combination of stone, granite & vitrified tiles of reputed make

Bathrooms
Anti-Skid Vitrified tiles of reputed make



DADO

Kitchen
Ceramic tiles dado up to 2' height above kitchen platform

Bathrooms
Designer tiles for walls and floor and dadoing up to 7' height

Utility/Wash area
Glazed ceramic tiles up to 3' height near the wash area



Kitchen

Polished Granite Platform with stainless steel sink, provision for ishwasher/water filter and washing machine in the utility area



Painting

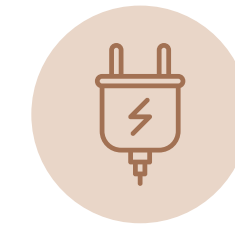
External
Textured finish and two coats of acrylic emulsion paint of reputed make over a coat of primer

Internal
Smooth putty finish with two coats of acrylic emulsion paint of reputed make over a coat of primer



Bathrooms

- Wall-mounted washbasin EWC with concealed flush
- Valves of reputed make
- Single lever fixtures with wall mixer Cum Washer
- All C.P & Sanitary fittings from reputed brands like Toto, Grohe, and Kohler.



Electrical

- Miniature circuit breaker (MCB) for each distribution board of reputed make
- Modular electrical switches of reputed make,
- Concealed conduit wiring with copper cables in all rooms for light, fan and plug points
- Power points for indoor units of air conditioners in living/dining and all rooms
- Sub-meters in each apartment and common area
- Solar power with capacity suitable for all common areas/external lights



Telecom / Internet / Cable Tv

Provision for internet, DTH, telephone, intercom, & video door phone



False Ceiling

Toilets
Modular False Ceiling



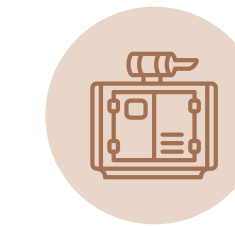
Lifts

- Automatic passenger lifts with rescue device and V3F for energy efficiency of reputed make
- Dedicated lift for goods/services



Security, Surveillance & BMS

CC Cameras around the property for surveillance



Generator

100% Power backup



Fire Safety

Fire Hydrant and fire sprinkler system in the basements; fire alarm and public addressed system on all floors and parking areas



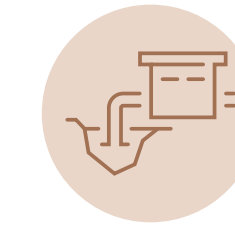
LPG Reticulation

Supply of gas from centralised gas bank to all individual flats with meters



Water Supply

24-hour hydropneumatic system



WTP & STP

- Water treated to potable water standards centrally
- Sewage treatment plant with filtration as per norms
- The treated sewage water is used for landscaping and flushing
- Rainwater harvesting pits as per the norms for recharging groundwater

Know more about



Happy you.
Happy us.

Sukhii is a state of being happy. We deliver the happiness that will be remembered forever and beyond.

We proudly say that each member of the team at Sukhii is a Civil Engineer. Why? You'd ask. Well, because who better understands the needs of a residential space than a Civil Engineer, right? We go the extra mile to provide you with amenities that other developers don't. We believe that little details make an enormous impact. Our passion for integrating these little details is what drives us to bring you simply extraordinary facilities.

Completed Projects



Ongoing Projects



Sukhii Vanam



Here's your
dream home.
Own it!

Sukhii Tatvā

Gulmohar Park Colony,
Nalagandla, Hyderabad.

Developer



Plot No. 59, Road No. 2,
Sagar Society, Sri Nagar
Colony, Kamalapuri Colony,
Banjara Hills, Hyderabad,
Telangana-500073

Architect



No. 1, Park Ave Rd,
Leelanagar, Ameerpet,
Hyderabad, Telangana
500016

Structural Consultant



7th main, Hal 2nd stage,
Indiranagar, Bangalore
560008

MEP Consultant



7, Laxmi Narasimha
Complex, 100 Feet Ring
Road, 15th Cross Rd, JP
Nagar 4th Phase,
Bengaluru, Karnataka
560078

Landscape Consultant



43, Kavuri Hills Phase 1,
Beverly Hills, Kakateeya hills,
Road.07, Madhapur,
Hyderabad, Telangana
500081



Happy you.
Happy us.

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www.sukhii.group

Note:
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The promoters reserve the right to alter and make changes in elevations, specifications, and plans as deemed fit.