



THE GOLD
STANDARD OF
VALUE HOUSING

2, 2.5 & 3 BHK Apartments



APARNA KANOPY
Marigold

Value Apartments @ Gundlupochampally, Kompally





APARNA DOES IT AGAIN @ APARNA KANOPY

The immense love received for Aparna Tulip (2 & 3 BHK Apartments) and Aparna Lotus (Premium Villas) has inspired us to launch Aparna Marigold in the same 72-acre integrated community - Aparna Kanopy.

A premium offering of 2, 2.5 and 3 BHK apartments, Aparna Marigold gives you the best of both worlds - an enviable world-class lifestyle at equally enviable pricing. With a long list of indoor and outdoor amenities, Aparna Marigold ensures fun for the entire family. An exclusive clubhouse features a full-sized swimming pool and coffee shop amongst other modern amenities.

Aparna Marigold is also big on greenery and features some special highlights like a butterfly garden, an aromatic garden, a rain garden and a dog park for nature lovers to indulge in their passion.

All this and much more - in the growing hub of Gundlapochampally, Kompally which means you're not far either from Secunderabad or HITECH city which is less than 40 minutes away, thanks to Aparna Marigold's proximity to the ORR.

Get ready
to upgrade to the **Gold
Standard**
of value housing

Club
**@ APARNA
MARIGOLD**

- Exclusive Clubhouse with Large Swimming Pool
- Indoor Games: Table Tennis, Billiards, Chess, Carrom, Squash & Badminton Courts
- Fully Equipped AC Gym
- SPA
- Yoga & Meditation Centre
- Aerobics Room
- Coffee Shop
- Multipurpose Hall
- AC Guest Rooms
- Crèche





THE GOLD
STANDARD OF
VALUE HOUSING

2, 2.5 & 3 BHK Apartments

More

TO DO EVERYDAY

- Tennis Court with seating gallery
- Beach Volleyball Court
- Basketball Court
- Cricket Practice Nets
- Outdoor Gym
- Rock Climbing Wall
- Skating Rink
- Jogging Track



- Special Highlights for nature lovers: Aromatic Garden, Rain Garden, Butterfly Garden and Dog Park
- Amphitheater & Party Lawn for your private events
- Part of a 72-acre truly green and lush community
- Special area for Flea / Farmer's market
- A world of like-minded neighbours from across the country

BETTER
Lifestyle
QUOTIENT





APARNA KANOPY
Marigold
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1930 sft.



BLOCKS - F, G, H, I, J, K CARPET AREA STATEMENT

Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Seleable Area (Sft)
Typical Floor (1,2,3,4,5,6,7,8,9,10 & 11 Floors)						
1	EAST	3 BHK + 3TOI	1237	144	60	1930



BLOCKS - F, G, H, I, J, K CARPET AREA STATEMENT

Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Seable Area (Sft)
Typical Floor (1,2,3,4,5,6,7,8,9,10 & 11 Floors)						
3	EAST	2 BHK	829	53	34	1250



BLOCKS - A, B, C, D, E CARPET AREA STATEMENT

Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Seleable Area (Sft)
Typical Floor (1,2,3,4,5,6,7,8,9,10 & 11 Floors)						
8	WEST	3 BHK + 3TOI	1188	63	50	1750





BLOCKS - A,B,C,D,E CARPET AREA STATEMENT

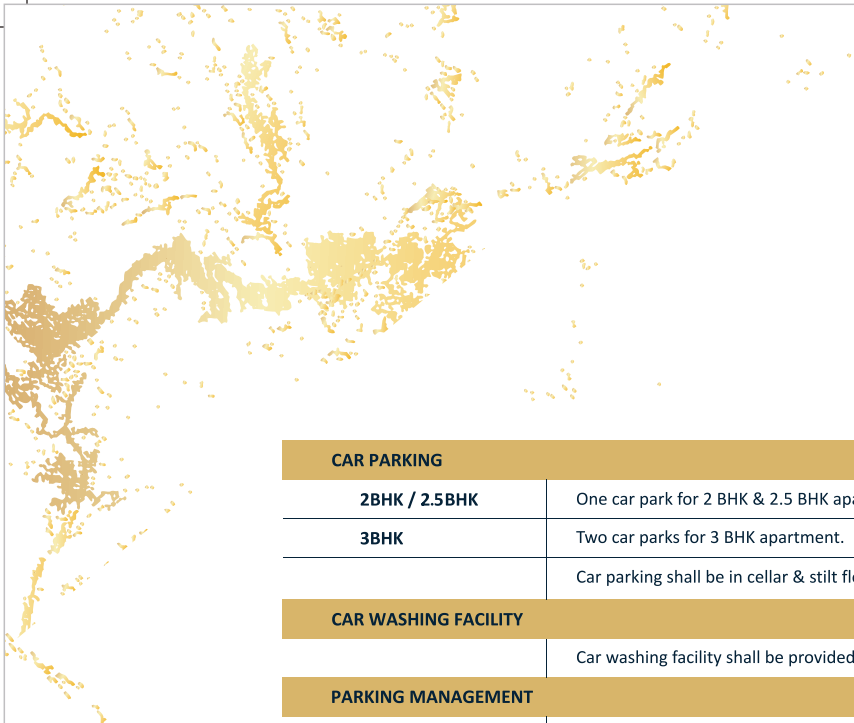
Flat No.	Facing	Type	Carpet Area (Sft)	Balcony (Sft)	Utility (Sft)	Seleable Area (Sft)
Typical Floor (1,2,3,4,5,6,7,8,9,10 & 11 Floors)						
7	WEST	3 BHK+2TOI	1016	63	47	1525



PROJECT SPECIFICATIONS

Description	Specification
STRUCTURE	
RCC Framed Structure	R.C.C. shear wall framed structure to withstand wind & seismic loads. Concrete blocks for non-structural members (wherever needed).
PAINTING	
External	Textured finish and two coats of exterior emulsion paint of reputed make.
Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
DOORS, WINDOWS & RAILINGS	
Main Door	Teak wood frame with HDF moulded panelled shutter doors with melamine polishing & reputed make hardware fitting.
Internal Doors	Manufactured hard wood frame with HDF moulded panelled shutter doors with painting & reputed make hardware fittings.
Utility Door	uPVC door frame with combination of tinted float glass & laminated MDF panel.
French Doors	uPVC door frame with tinted float glass panelled shutters and designer hardware of reputed make with mosquito mesh.
Windows	uPVC door frame with toughened tinted float glass with suitable finishes as per design with mosquito mesh.
Grills for Windows	Aesthetically designed, mild steel (MS) window grills with enamel paint finish shall be provided for all windows up to 2nd floor.
Balcony Railings	MS Railing with reputed enamel paint finish.
FLOORING	
Drawing, Living, Dining	600 x 600mm Double charged vitrified tiles of reputed make.
Pooja, All Bedrooms & Kitchen	600 x 600mm Double charged vitrified tiles of reputed make.
Bathrooms	Acid-resistant, Anti-skid ceramic tiles of reputed make.
Corridors	Vitrified tiles of reputed make.
All Balconies	Rustic ceramic tile of reputed make and granite sill at bottom of the railing.
Utility	Rustic ceramic tile of reputed make and granite sill at bottom of the railing.
Staircase	Tandoor / Kota stone.
TILE CLADDING	
Dadoing in Kitchen	Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make.
Bathrooms	Glazed ceramic tiles dado up to 8'-0" height of reputed make.
Utility	Glazed ceramic tiles dado up to 3' height of reputed make.
KITCHEN	
Counter	Granite platform with stainless steel sink.
Water Provision	Separate Municipal water provided by HMDA along with borewell water.
Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.
UTILITY	
Washing Machine	Provision for washing machine & wet area for washing utensils etc.

CP & SANITARY FIXTURES		
Bathrooms		Vanity type wash basin / granite counter top.
		EWC with concealed flush tank of reputed make.
		Single lever fixtures cum shower are of reputed make.
		PVC false ceiling in all bathrooms.
ELECTRICAL FIXTURES		
Internal Electrical Fixtures		Geysers in all bathroom.
		Exhaust fans in all bathrooms.
		Copper piping for air conditioning units for all flats.
		Power outlets for air conditioners in all bed rooms.
		Plug points for T.V.
		3-phase supply for each unit with individual meter boards.
		Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
		Concealed copper wiring of reputed make.
		Switches of reputed make.
Kitchen/Utility Area		Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.
TELECOMMUNICATIONS, CABLE TV & INTERNET		
Telephone Points		Telephone points in all bed rooms, drawing / living rooms.
Intercom facility		Intercom facility to all the units connecting security.
Cable TV		Provision for cable connection in master bed room & living room.
Internet		One internet connection provision in each apartment. .
ELEVATORS / LIFTS		
Passenger Lifts	Specification	Two high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.
	Flooring and Car Finish	Entrance with vitrified tile / granite cladding.
Fire / Service lifts	Specification	One High speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower.
	Flooring and Car Finish	Entrance with vitrified tile / granite cladding.
WSP & STP		
		Domestic water made available through an exclusive water softening plant (Not RO plant).
		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.
		Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
		Water meters for each unit for domestic & municipal water.



CAR PARKING	
2BHK / 2.5BHK	One car park for 2 BHK & 2.5 BHK apartment.
3BHK	Two car parks for 3 BHK apartment.
	Car parking shall be in cellar & stilt floor level.
CAR WASHING FACILITY	
	Car washing facility shall be provided as per vendor's specifications.
PARKING MANAGEMENT	
	Entire parking is well designed to suit the number of car parks provided; parking signage 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.
POWER BACK UP	
	100% DG set back-up with acoustic enclosure & A.M.F.
SECURITY / BMS	
	Sophisticated round-the-clock security / surveillance system.
	Panic button and intercom is provided in the lifts connected to the security room.
	Solar power fencing all around the compound.
	Surveillance cameras at the main security and entrance of each block to monitor.
FIRE & SAFETY	
	Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.
	Fire alarm and Public Address System in all floors and parking areas. (basements) as per NBC norms.
	Control panel will be kept at main security.
LPG	
LPG Gas	Supply of gas from centralised gas bank to individual flats with pre-paid gas meters.

CLUBHOUSE & AMENITIES

State-of-the-art Clubhouse with amenities	Grand Entrance Lobby
	Crèche
	Library
	Multipurpose Hall - 1 No.
	Coffee Shop
	Yoga / Meditation Room
	Gym
	Aerobics
	Spa
	Society Office
	Guest Rooms -05Nos.
	Swimming Pool
	Kids Pool
Indoor Sports Facilities	
	2 Nos. Badminton Courts
	1 No. Squash Court
	2 Nos. Table Tennis Courts
	2 Nos. Billiards Tables
	Chess / Carroms

Outdoor Sports Facilities	
	Basketball Court
	Tennis Courts with Seating Gallery - 2 Nos.
	Skating Rink
	Beach Volleyball Court
	2 Nos. Cricket Practice Nets
	Multipurpose Lawn for Picnic & Mini Soccer
	Outdoor Gym
	Kids Play Area
	Rock Climbing Wall
Other Facilities	
	Outdoor Yoga and Meditation
	Jogging Track
	Party Lawn
	Water Feature and Sculpture Court
	Amphitheatre
	Dog Park
	Aromatic Garden
	Rain Garden
	Butterfly Garden
	Covered Central Bus Stop
	Flea / Farmers Market

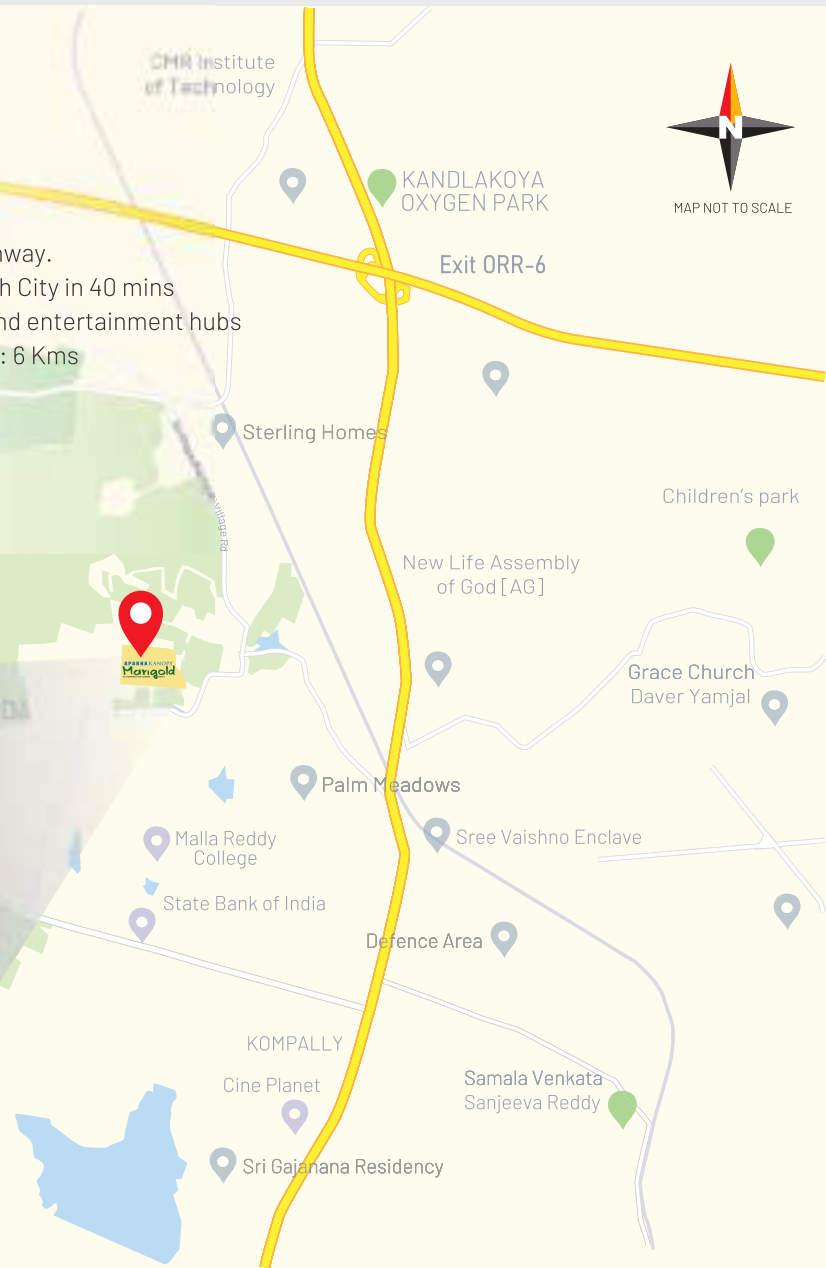
LOCATED FOR CONVENIENCE

- Located off the Hyderabad- Nagpur National Highway.
- Just 10 minutes from ORR that takes you to Hitech City in 40 mins
- Close to international schools, hospitals, banks and entertainment hubs
- Mahindra Satyam Training & Development Center: 6 Kms
- Bio-Tech Park: 5 Kms
- Jeedimetla Industrial Estate: 5 Kms
- Medchal Town: 10 Kms
- MMTS Station Gundlapochampally: 1.5 Kms
- ORR Exit- 6: 5.8 Kms



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*Distances indicated here are approximate

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TS RERA Reg. No.: P02200001827



Ample Greenery | Wide Open Spaces
High on Peace | Low on Pollution



For more details
please scan
this QR-Code



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Google map
navigation
to Aparna Marigold



*Conditions Apply. Distances indicated are approximate. All norms, requirements pertaining to environment, fire services, GHMC rules and regulations have been adhered to while designing Aparna Kanopy Marigold. This brochure is conceptual and not a legal offering for Sale/Agreement.

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