



# — THE — CAPITAL

THE GATEWAY TO PHARMA CITY  
KANDUKUR

**PREMIUM GATED COMMUNITY VILLA PLOT**



**SECURE YOUR FUTURE  
IN TELANGANA'S NEW WORLD**



## Presenting a Smart Investment Choice



AMAAN DHARANI  
CHAIRMAN & MANAGING PARTNER

I am honoured to address you as the Chairman and Managing Director of TRINITY Builders and Developers, a company dedicated to excellence and innovation in the realm of real estate. Your steadfast support has been instrumental in our journey thus far, and I extend my heartfelt gratitude.

In line with our commitment to innovation, I am thrilled to introduce our latest venture, THE CAPITAL - a stunning villa plots project at Kandukur. This exceptional development embodies our vision to create classy and luxurious living spaces. Nestled amidst the picturesque landscape of Kandukur, this grand project is designed to provide a harmonious blend of modern amenities and the serenity of nature.

THE CAPITAL reflects our unwavering commitment to meeting the evolving needs of our esteemed clients. We have spared no effort in ensuring that every aspect, from architectural design to environmental sustainability, is meticulously crafted to offer you the utmost elegant and exclusive way of life.

Our dedication to transparency and ethical practices remains unshaken. We see immense potential in this venture and believe it will not only enhance our portfolio but also provide our investors with an exceptional opportunity for growth and prosperity.

I invite you to explore this exciting journey with us as we embark on this new chapter of real estate excellence.

Warm regards,  
AMAAN DHARANI

## — THE — CAPITAL

THE GATEWAY TO PHARMA CITY  
KANDUKUR



## PROSPERITY Guaranteed

\*artistic impressions of the project



**RAJIV GANDHI INTERNATIONAL AIRPORT**  
GMR Aerocity

**OUTER RING ROAD**

**TUKKUGUDA TOLL PLAZA - EXIT 14**

**SRISAILAM HWY NH 765**

**MAK Club**

**MAHESHWARAM**

**Mankhal Industrial Development Area**

**Towards RGIA**

**E-City**

**Fab City Industry**

**The AGA KHAN Academy**

**TCS Adibatla**

**HOME TO A Flourishing Location**

**— THE —  
CAPITAL**  
THE GATEWAY TO PHARMA CITY  
**KANDUKUR**

**Proposed 200' road**

**SITE**

**KANDUKUR**

**Amazon Data Centre**

**Meerkhanpet**

**Towards Yacharam**

**PHARMA CITY TOWNSHIP**

**Mucherla**

**PHARMA CITY**

**PHARMA MANUFACTURING**

**Maheswara Maha Pyramid**

**PHARMA CITY UNIVERSITY**

**Kadthal**

**Maisigandi**

**Maisigandi Maisamma Temple**

**R & D and ANCILLARY HUB**

**Towards Srisailem**

**KEY DISTANCES FROM THE CAPITAL**

- 2 Min - Gowthami Model High School
- 2 Min - Kandukur Police Station
- 3 Min - PHC Kandukur
- 4 Min - Amazon Data Centre
- 5 Min - Pharma City
- 5 Min - State Highway 19 (Nagarjuna Sagar)
- 5 Min - Mankhal Industrial Development Area
- 10 Min - Proposed Regional Ring Road
- 10 Min - Maheswara Maha Pyramid
- 15 Min - E-City
- 15 Min - FAB city
- 15 Min - Outer Ring Road
- 22 Min - GMR Aerocity
- 22 Min - The Aga Khan Academy
- 25 Min - Rajiv Gandhi International Airport
- 28 Min - TCS, Adibatla

**SCAN FOR LOCATION**

Experience a  
**SUCCESSFUL LIFE**  
in an accessible location & lucrative neighbourhood



**Extension of Hyderabad Metro Rail to Kandukur.**

Telangana Chief Minister  
Sri K. Chandrashekar Rao



**Construction of the medical college and hospital at Kandakur**

Sri T. Harish Rao,  
Minister for Finance,  
Health, Medical, and  
Family Welfare.



Hyderabad Pharma City



Maheswara Maha Pyramid



Amazon Data Centre

Land development projects have been on the rise for the last three years around the NH 765-Srisailem Highway.



**Close proximity** to  
Rajiv Gandhi  
International Airport



Developed infrastructure  
and excellent connectivity  
assure **exceptional**  
**returns on investment.**

**Land rate appreciation**  
because of mega industrial  
projects like the  
Information Technology  
Investment Region,  
Hyderabad Pharma City,  
and Education Hub



Close to the TCS Special  
Economic Zone (SEZ) at  
Adibatla, **boosting**  
**economic growth**



**SRISAILAM HIGHWAY**

A perfect destination  
for long-term investment



**— THE —  
CAPITAL**  
THE GATEWAY TO PHARMA CITY  
**KANDUKUR**

Located just 5 minutes from NH 765 and 30 minutes from the international airport at Shamshabad, THE CAPITAL straddles the growth corridor of south Hyderabad.

Kandukur has been undergoing unprecedented growth. With the presence of Hyderabad Pharma City (HPC), land value will increase, which has been crucial in transforming the neighbourhood into a business and real estate powerhouse. Even though Kandukur has always had great road connectivity, the ongoing development of a comprehensive social infrastructure would be advantageous.

Given the diversity of its offerings, Kandukur guarantees tremendous investment potential, making THE CAPITAL an unrivalled investment choice.

# HYDERABAD – the Life Science Capital of India

A favourite destination for pharma investments



## HYDERABAD: NUCLEUS OF LIFE SCIENCES IN ASIA

Hyderabad, the capital city of Telangana, has a thriving life sciences industry, and the city is regarded as a leading life sciences hotspot in Asia.

It is our vision to become the leading life-sciences hub in Asia through innovation-driven and tech-enabled growth, while doubling the sectoral value to US\$ 250 billion and adding 400,000 new jobs by 2030.



**Sri K. Chandrashekar Rao**  
Hon'ble Chief Minister of Telangana State

According to government statistics, 215 companies have invested Rs. 6,400 crore in Telangana's life sciences sector between 2021 and 2022. This translates to enormous career opportunities.



the world's largest integrated cluster for pharmaceuticals

The Telangana government's Hyderabad Pharma City (HPC) near Kandukur, Rangareddy district, will be the world's largest integrated cluster for pharmaceuticals.

Located 25 minutes from ORR and 29 minutes from Rajiv Gandhi International Airport, the cluster has been designated by the Indian government as the National Investment and Manufacturing Zone (NIMZ). HPC will cover Kandukur, Yacharam, and Kadthal Mandals in

Ranga Reddy District.

Hyderabad Pharma City aims to promote the development and manufacture of high-quality, life-saving medicines in order to boost and save lives.

Pharma City's land will be used to establish a university for the pharmaceutical industry, a centre for research and development, and a township with all of the necessary physical and social infrastructure.



Telangana is one of the best states in the country in terms of infrastructure development and attracting investments.

Hyderabad Pharma City will be the World's largest Pharmaceutical cluster.



**Sri K. T. Rama Rao**

Minister for Municipal Administration and Urban Development; Industries and Commerce; and Information Technology, Electronics and Communications of Telangana





**IT and Industries Minister Shri. KT Rama Rao**  
at Telangana Parishramika Pragathi Dhinotsavam  
(The Industrial Development Day)

“  
Pharma City, the largest pharmaceutical cluster in the world in the making, has received all the required clearances and is getting ready to be launched shortly. The work on the 19,333-acre project, which will help the pharma companies achieve economies of scale, is progressing rapidly.  
”



a first of its kind sustainable and smart industrial park



**HYDERABAD PHARMA CITY**  
will have the  
**BEST-IN-CLASS INFRASTRUCTURE**

- Approach roads, internal roads and rail linkages
- Power supply and street lighting
- Water supply
- Power substation
- Health care facilities
- Housing facilities
- Parks and library for recreation
- Security services
- Steam linkages
- Freshwater, recycled water and wastewater conveyance
- Exclusive zone for SMEs
- Logistic hub with container terminals
- Common Facilities such as banks, post offices, hospitals, schools and shopping complexes.

**HYDERABAD PHARMA CITY**



Setting a new international benchmark for the pharmaceutical value chain, thus making **Kandukur** (10 min from Pharma City), a perfect destination for long-term investment.



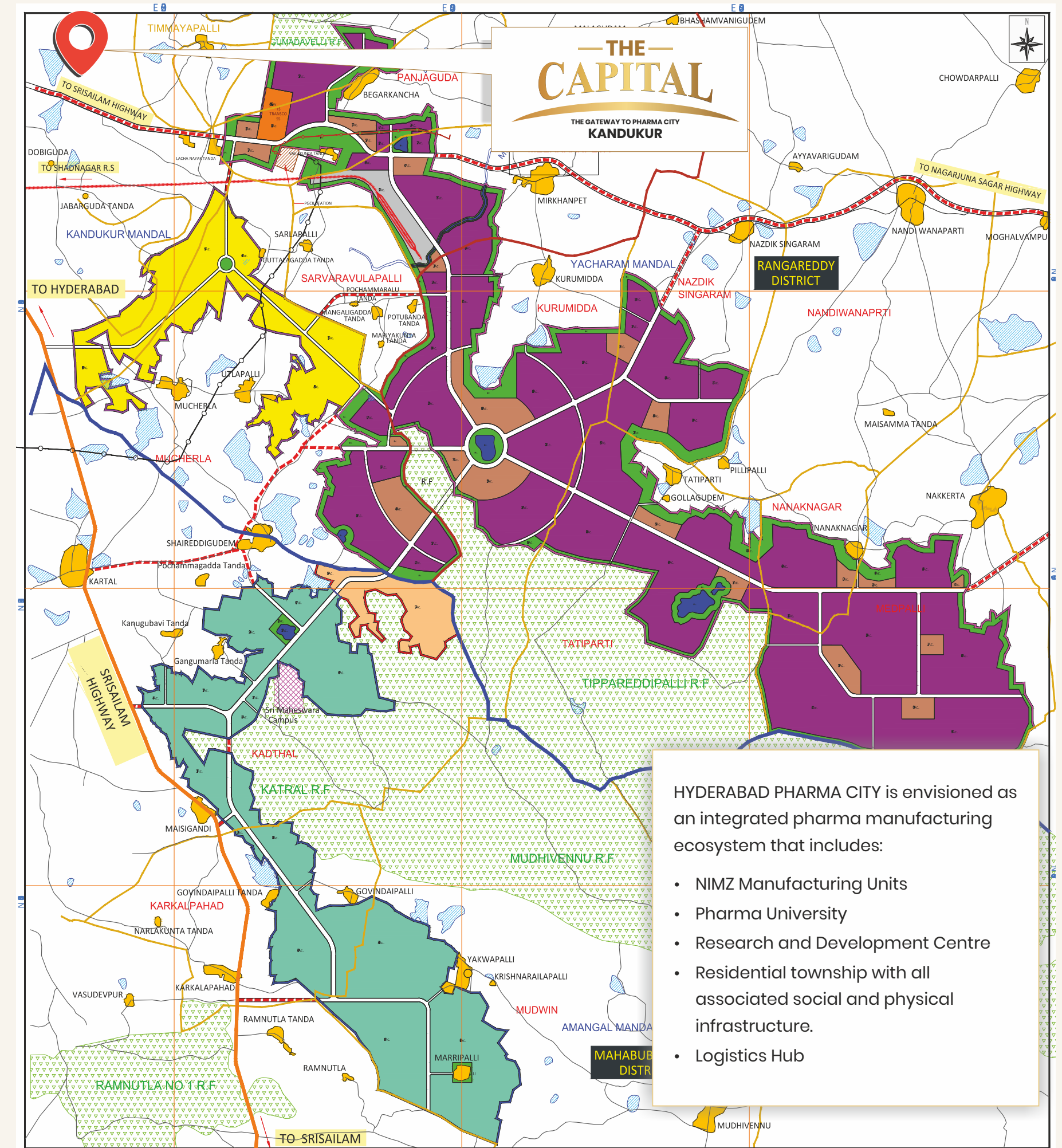
# HYDERABAD PHARMA CITY - Location Highlights



- HYDERABAD PHARMA CITY covers Kandukur, Yacharam, and Kadthal Mandals in Ranga Reddy District.
- Connecting NH 765 Srisaillam Highway and SH 19 Nagarjuna Sagar Road
  - 16 min - Nehru Outer Ring Road/the south of the express highway
  - 29 min - Rajiv Gandhi International Airport
  - 30 min - Proposed freight terminal
  - 48 min - Nearest railway station at Shadnagar
- Rail-road connectivity with major regional growth centers: Hyderabad, Bengaluru, Nagpur, Warangal, Vijayawada, Vishakhapatnam, and Pune
- Near the proposed Regional Ring Road



A highly attractive destination for global life sciences companies

Experience a  
**CONVENIENT LOCATION**  
 with state-of-the-art infrastructure  
 & attractive investment destinations

- The excellent position of THE CAPITAL project next to Hyderabad Pharma City facilitates **greater investment**.
- The project is located in a **residential zone**.
- With the **state-of-the-art infrastructure** and amenities of such a developing neighbourhood, the location becomes appealing and valuable to investors.
- The location will have **excellent transport facilities**, premier educational institutions, and essential facilities such as banks, post offices, hospitals, and shopping complexes.



— THE —  
**CAPITAL**  
 THE GATEWAY TO PHARMA CITY  
**KANDUKUR**

HOME TO  
 An Iconic Address

in a  
**RESIDENTIAL ZONE**



- Residential Zone: zones that share their borders with growth corridors or are located just outside of a growth corridor
- The Outer Ring Road (ORR) and the upcoming Regional Ring Road (RRR) are considered growth corridors.
- Kandukur lies in residential zone 3.

near  
**HYDERABAD PHARMA CITY**



- 9,200 acres are under development as part of Hyderabad Pharma City (HPC).
- Global and national pharmaceutical companies are expected to relocate to HPC.
- Total estimated employment generation of 6 lakh+ through HPC in the next 10 years.
- Potential employment generation of 1 lakh in the next 3 years.
- Large pharmaceutical companies are increasingly buying land in Hyderabad.
- HPC is expected to attract approximately 840 crore in investment.

ensuring a  
**POLLUTION-FREE LOCALITY**



- The Zero Liquid Discharge (ZLD) at Hyderabad Pharma City ensures no liquid waste will discharge to neighbouring areas, lakes, or canals.
- The Common Effluent Treatment Plant (CETP) collects and treats toxic and non-toxic industrial liquid waste from Pharma City.
- A STP (Sewage Treatment Plant) will also be built to remove contaminants from sewage discharged by households.
- Green belts for odour management and pollution control.

near the  
**KANDUKUR - YACHARAM ROAD**



- The project is near the 22-kilometre road connecting Kandukur and Yacharam.
- The existing 22-km, single-lane Kandukur-Yacharam road is being upgraded to six lanes in phase 1.
- The road development process is almost complete.
- The Kandukur-Yacharam connecting road, which runs through HPC, is regarded as one of the best places to invest.
- The government of Telangana has proposed residential townships adjacent to the Kandukur-Yacharam Road.

in the vicinity  
**AMAZON DATA CENTRE**



- Amazon Web Services (AWS) is investing approximately Rs. 20,761 crore to set up three data centres near Hyderabad in Telangana state.
- One of the three data centres is in Meerkhanpet. The project will spread over 48 acres of land.
- This will result in the establishment of medium- and small-scale IT industries in the surrounding areas.

availability of  
**DEVELOPED INFRASTRUCTURE**



- Uninterrupted supply of water and electricity.
- The site is near NH 765 and well connected to the International Airport, the Outer Ring Road, and NH 44, making it favourable for the establishment of necessary backward and forward linkages.
- An industrial eco-system already exists in this region (e.g., electronics, IT, aerospace, etc.).
- The state government assured the beautification of water bodies present in the surrounding areas.
- The proposed Regional Ring Road will also be connected to Hyderabad Pharma City.

HOME TO  
An Unparalleled Lifestyle

— THE —  
**CAPITAL**  
THE GATEWAY TO PHARMA CITY  
KANDUKUR

A stunning entrance gate and a 70' access road welcome you into this beautiful venture.

THE CAPITAL is an HMDA and RERA-approved premium villa plot project located on a picturesque landscape of 32.6 acres. It offers 403 plots with clear titles that range in size from 150 to 433 square yards. The vastu-approved layout includes all the conveniences required for a comfortable and secure life.

An exclusive clubhouse is tucked away among the meticulously maintained greens. It is completely furnished with modern recreational amenities. The project also includes facilities that improve quality of life, like a jogging or walking track, badminton courts, an open-air theatre, gazebos, and plenty of space for your kids to play.



HOME TO  
World-class Amenities

32.6 ACRES | 403 PLOTS | EXTENSIVE GREEN SPACE | WELL-PLANNED LAYOUT | ESSENTIAL AMENITIES







## PROJECT HIGHLIGHTS

HMDA and RERA Approved

32.6 acres

403 Plots

East and West Facing Plots

A Sophisticated Clubhouse

Facilities of International Standards

Meticulously-planned Layout

Comfortable and Convenient Ambience

## LOCATION HIGHLIGHTS

5 minutes from NH 765

Project connects to the 200 feet approach road leading to Srisailem Highway

# — THE — CAPITAL

THE GATEWAY TO PHARMA CITY  
KANDUKUR

## HOME TO International Standards



For a life  
OVERFLOWING  
with adventure, fun, & lifelong happy memories



TRINITY BUILDERS & DEVELOPERS presents a world-class residential villa plot project in the enviable location of Kandukur, near Hyderabad Pharma City.

Facing the Srisailem Highway, THE CAPITAL is a 32.6-acre project featuring 403 plots. Each plot has its own access to the social infrastructure, and with the convenience of close proximity to educational, industrial, transportation, and recreation hubs, you can build the dream home you have always wanted.

THE CAPITAL has within itself a world-class club: THE PREMIER. Envisioned as a lavish mini-resort spread across 3+ acres, it provides wholesome entertainment with indoor and outdoor facilities, a swimming pool, a cafeteria, guest rooms, a banquet hall, and retail space to ensure a lifestyle that meets international standards.

THE CAPITAL is absolutely distinctive due to its unique fusion of accessibility, luxury amenities, and natural surroundings.

Discover life in a  
**VERDANT PARADISE**  
 with serene tree-lined avenues  
 & the amenities a modern life needs.




**— THE —**  
**CAPITAL**  
 THE GATEWAY TO PHARMA CITY  
**KANDUKUR**

THE CAPITAL offers a charming community with lush open spaces, contemporary amenities and facilities, and a pollution-free environment in a naturally serene locality.

Everything is planned for the utmost comfort of the residents. From security to waste management, from sporting facilities to salons and spas, from water features to gazebos, it's all here.

THE CAPITAL will be a gated community you will be proud to call home. The project is a fine blend of nature and urban amenities. This development provides a welcome retreat from the clamour and commotion of everyday life, allowing you to live in harmony and comfort.




  
 Well-planned  
 Layout

  
 100%  
 Clear Titles

  
 40' And 30'  
 Wide Internal Roads

  
 Street  
 Lights

  
 Underground  
 Drainage

  
 Underground  
 Cabling

  
 Open Air  
 Theatre

  
 Landscaped  
 Parks

  
 Elegant  
 Gazebos

  
 Overhead  
 Water Tank

  
 Sewage  
 Treatment Plant

  
 Septic  
 Tank

  
 Children's  
 Play Area

  
 Garbage  
 & Compost Bins

  
 Rainwater  
 Harvesting Pits

  
 24x7  
 Secure Venture

  
 Jogging/  
 Walking Track

  
 Well-laid  
 Footpaths

  
 Outdoor  
 Badminton Courts

  
 Avenue  
 Plantations

## HOME TO World-class Amenities



- HMDA and RERA-approved Layout
- Project Faces Sagar Highway
- Villa Plots Project
- 32.6 Acres
- Vasthu Compliant
- Stunning Entrance Gate
- East and West Facing Plots
- Proposed 30' and 40' Road
- Proposed 40' Road That Connects The 200' Approach Road Leading To NH 765 In 4 Km
- 70' Access Road Into Project
- Ample Open Green Space Through-Out The Layout
- Exclusive and Elite Clubhouse



artistic impressions of the project



— THE —  
**CAPITAL**  
 THE GATEWAY TO PHARMA CITY  
 KANDUKUR

**VILLA PLOTS  
 HIGHLIGHTS**

Vasthu Compliant

403 Plots

East and West Facing Plots



Delight in a  
**HARMONIOUS LIFE**  
 without compromises

Thoughtfully designed and innovatively planned, THE CAPITAL is a mega project where every plot is large enough to house your dreams and more.

Built according to vasthu, the layout offers you a host of features and amenities to make your life more comfortable. Each plot has a well-demarcated boundary and ample space to ensure abundant natural light and breeze. The best infrastructure facilities are offered to you here.

HOME TO  
**Peace & Prosperity**

artistic impressions of the project



# Welcome to the Crown Jewel of The Capital **THE PREMIER**

The Premier -The clubhouse at THE CAPITAL- is a world of opulent leisure. This world-class club offers a plethora of opportunities for a revitalised and energising lifestyle. Be it a game of badminton or snooker, a dip in the pool, a leisurely stroll around the gardens, or chit-chatting in the gazebos, you will always find plenty of fulfilling ways to spend your leisure time here. The gym, spa, and salon are top-notch.

The clubhouse features every leisure facility you might possibly need.



\*artistic impressions of the clubhouse



## CLUBHOUSE HIGHLIGHTS

G+2 Floors

3 Acres

Exceptional leisure facilities

### GROUND FLOOR

Reception Lounge  
Swimming Pools  
Restaurant / Bar  
Spa / Salon

### FIRST FLOOR

Business Centre  
Lounges Creche  
Indoor Games  
Guest Rooms

### SECOND FLOOR

Indoor Badminton Courts  
Gymnasium  
Dance / Zumba / Yoga

— THE —  
**CAPITAL**  
THE GATEWAY TO PHARMA CITY  
**KANDUKUR**



\*artistic impressions of the clubhouse

# THE PREMIER

Proposed Facilities At The Clubhouse



## WELLNESS & HOSPITALITY

- clubhouse reception & lounge
- pantry / rest rooms
- branded salon
- spa facilities
- pharmacy
- 3 hotel standard rooms



## SPORTS HUB

- adult swimming pool
- children swimming pool
- changing rooms and rest rooms
- world-class gymnasium
- outdoor play zones
- 2 outdoor tennis courts
- 2 indoor badminton courts
- snooker tables



## EVENT SPACE

- separate banquet entry lobby
- lounge seating
- pre-function lobby
- banquet hall (2300 sft/ 250+ people)
- outdoor event space (8600 sft/ 720+ people)
- kitchen and pantry



## BUSINESS CENTRE

- business centre
- business lounge
- meeting rooms
- pantry



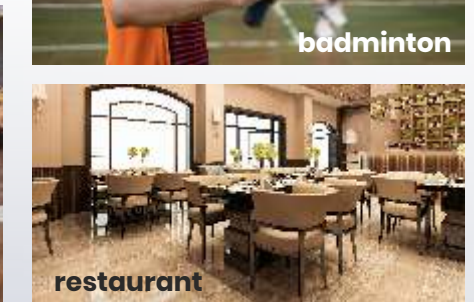
## CONVENIENCES

- retail
- creche/ play school
- senior kids lounge

HOME TO  
Enviably Amenities

# — THE — CAPITAL

THE GATEWAY TO PHARMA CITY  
KANDUKUR



## VISION

Building a Better Tomorrow, Today.

## MISSION

At Trinity, our mission is to deliver exceptional value, service, and results.

### Empowering Dreams

We help our clients achieve their dreams of home ownership, investment, and financial security.

### Building Trust

We build lasting relationships with our clients, partners, and communities through honesty, transparency, and integrity.

### Enhancing Communities

We are dedicated to enhancing the quality of life in the communities we serve.

### Fostering Innovation

We embrace innovation and technology to stay at the forefront of the real estate industry.

### Empowering Our Team

We nurture talent, provide growth opportunities, and foster a culture of excellence.



## THE COMPANY

TRINITY BUILDERS AND DEVELOPERS is a team of young and energetic professionals with a zeal for excellence, building its foundation on strong trust and a faithful belief in providing outstanding service with integrity in every aspect. The stepping stones in their journey of success lie in their creative design approach and innovative technology with sustainable reach.

TRINITY BUILDERS AND DEVELOPERS are focused on quality in construction—time commitment and exemplary space planning that stand as inspiration in the fervour of excellence and professionalism.

## WE DELIVER ON PROMISES THROUGH:

- meticulous research
- understanding the significance of location
- connectivity
- convenience
- prioritising client requirements and budgets
- supported by quality materials
- on-time project execution and after-sales support.



Turning blueprints  
into lifestyles.

## OUR PROJECTS



TRINITY ZAR at KING KOTI



PLATINUM WINGS at KOMPALLY



TRINITY PLAZA at TILAK ROAD, ABIDS



TRINITY ENCLAVE at CHENGUTA



TRINITY PLAZA at RED HILLS



ELEMENTS at LEMOOR



TRINITY VILLA (FARMHOUSE) at MOINABAD



TRINITY SQUARE at WARANGAL



A Luxurious Life Welcomes You

**AMAAN DHARANI**  
CHAIRMAN & MANAGING DIRECTOR

**TANIA DHARANI**  
DIRECTOR

BUILDERS & DEVELOPER



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Loan approved by All National Banks



SCAN FOR LOCATION

CONTACT FOR MORE INFORMATION :

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concept | design - CRYSTAL - 92461 53944

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