






TLP No : 10/2023/H



A02400002327



FOLLOW US ON   

www.101acresrealstate.com



101 Acres Real-estate and Infra Developers, headquartered in Hyderabad, is formed with strong-core Team pillars with 20 plus years of real time domain experience. With a core value of providing high quality services to its customers, starting from Open Plots, Farm Lands, Residential plots to premium Villa plots, no stone is being unturned in choosing a right venture. while synonymously developing and delivering state of the art projects both in real estate and infrastructure, it is expanding its wings, while becoming the leader in the domain industry. 101 Acres Real-estate and Infra Developers not just focus on the present quality standards but envisage the tomorrow to bring in a more meaningful lifestyle for future needs, while constantly striving for developing high-quality projects that provide both value for money and customer satisfaction.

Thus, building a trust in the customer.



www.101acresrealestate.com





FULLY FURNISHED VILLAS

www.101acresrealestate.com



An aerial photograph of a planned residential development. The central area is a grid of brown, rectangular plots, likely for houses, separated by dark grey roads. To the left, a white building with a black square on its roof is visible. The surrounding areas are green with scattered trees. The overall layout is organized and modern.

www.101acresrealestate.com

**OPEN PLOTS AVAILABLE
IN MULTIPLE SIZES**

VILLA HIGHLIGHTS

www.101acresrealestate.com



AUTOMATED GATE ENTRY



AMPLE CAR PARKING SPACE



PERSONALISED BEDROOM



PRIVATE GARDEN



PRIVATE SWIMMING POOL



COMPOUND WALL



MODULAR KITCHEN



SPACIOUS LIVING ROOM



GUEST BEDROOM



PRIVATE OFFICE SPACE



SPACIOUS BALCONY



COCKTAIL BAR/LIBRARY

STOP STAYING - **START LIVING**

Every room is being designed by understanding the whole purpose of the room.

Living rooms, Bedrooms, lounges, drawing rooms are well designed and decorated with elite colour combinations and proper space and amenity management.



BLISSFUL INTERIORS

Blissful living just not comes with good Interior designs, added to the best modern designs our professional team works on space management and creates more room for all your needs.

The Fully furnished Villas will stand as live example of space efficiency, modern architecture, stylish furniture and much more



BLISSFUL **QUALITY**

Quality is what separates the good from the bad. Both in our lives and in our work, quality is the defining factor in how we evaluate and are evaluated by others. In short, it determines how we feel about our efforts at the end of each day.

Construction is no different, and the secret for achieving the highest level of quality for any job starts with having standards. We'll take a deep dive into all the ways to ensure our construction project excels in quality. We'll examine the construction quality management in all phases, which will stand in the way of quality programs and ensures the highest quality of job done.

www.101acresrealestate.com

SPECIFICATIONS



STRUCTURE

RCC frame superstructure
External walls - 8 inch
Internal walls - 4 inch



PLASTERING

Internal Walls - One coat of plastering
in CM 1:6 for walls and ceiling
External Walls - Two coats of plastering
in CM 1:6 for walls and ceiling



FLOORING

Drawing, Living & Dining: Marble/Vitrified
Other Areas: Vitrified tiles
Terrace/Balcony/Sit-outs: Anti-skid tiles



KITCHEN

Provision for water purifier, exhaust & chimney

Platform: Granite platform with stainless steel sink with faucet



TILE CLADDING

Kitchen Dado: 2 ft above kitchen platform

Bathrooms Dado: 7 ft glazed ceramic tiles
Utility : Rustic vitrified/ anti-skid ceramic tiles



ELECTRICAL

Concealed copper wiring of reputed make
Power outlets for AC's in living and bedrooms
Power outlets for cooking range, chimney, refrigerator, Microwave oven, mixer/grinder & dishwasher in the kitchen

MCB for distribution board of reputed make
Modular electrical switches of reputed make



PAINTING

External: Weather shield paint

Internal: Premium acrylic emulsion paint over smooth finished putty



TERRACE

Provision for washing machine

Provision for solar power



DOORS & WINDOWS

Main Door

Frame- Teak wood with melamine polish

Shutter- Flush shutter with veneer on both sides with melamine polish

Internal Doors

Frame: Hard/Engineered wood

Shutter: Hard/Engineered wood

Flush shutter with Veneer/Laminate UPVC

French windows and doors



SECURITY

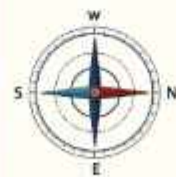
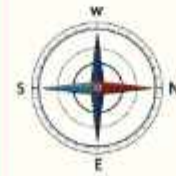
Round the clock security

Solar fencing compound wall

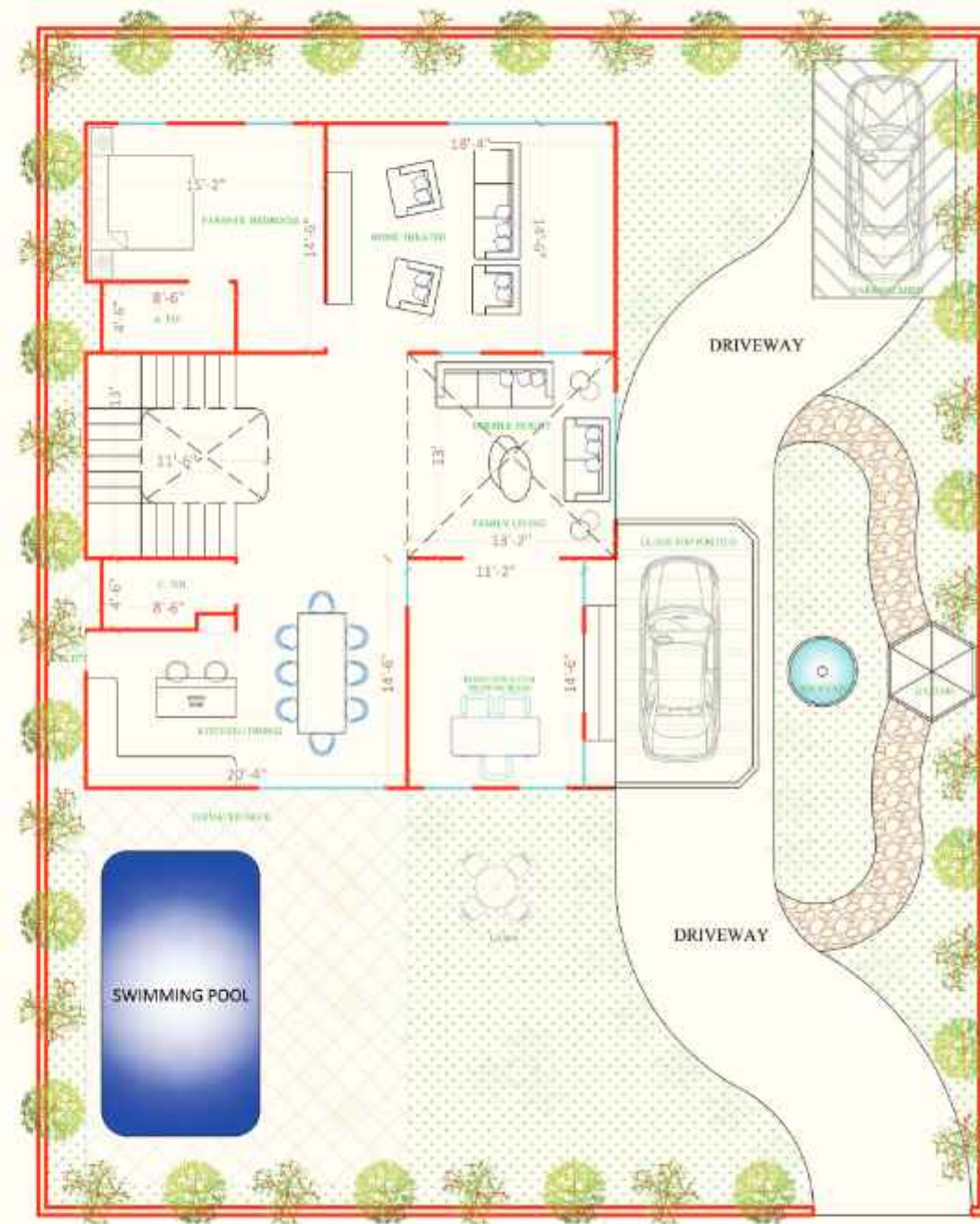


CABLE/INTERNET

Intercom connectivity to villas and security cabin
Provision for cable connection in all bedrooms & living areas
Fibre-to-home connection



SITE & GROUND FLOOR PLAN



VENTURE AMENITIES

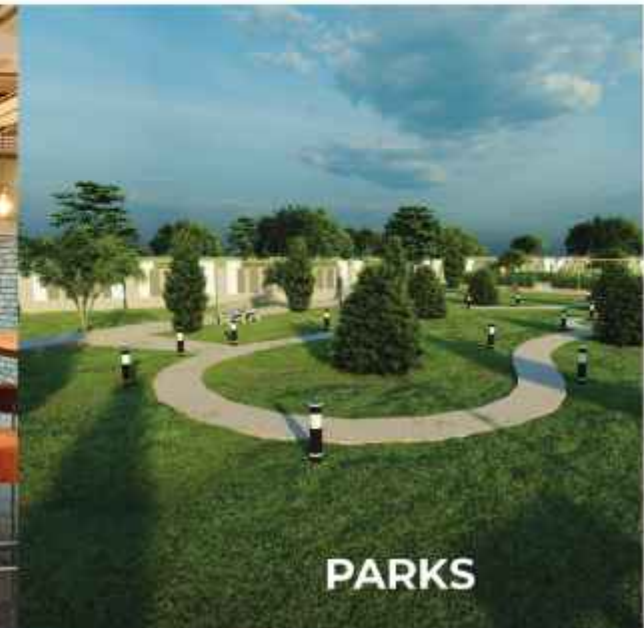
www.101acresrealestate.com



CLUB HOUSE



RESTAURANT



PARKS



TENNIS COURT



BT ROADS



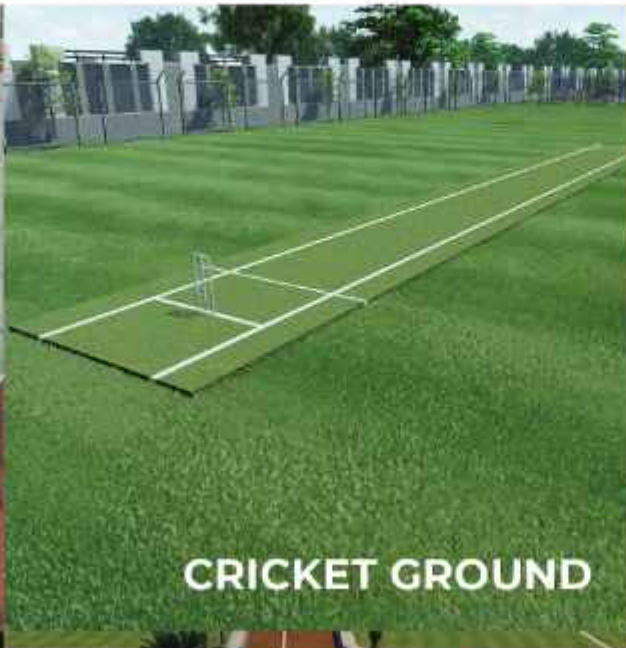
KID'S PLAY AREA



GYM



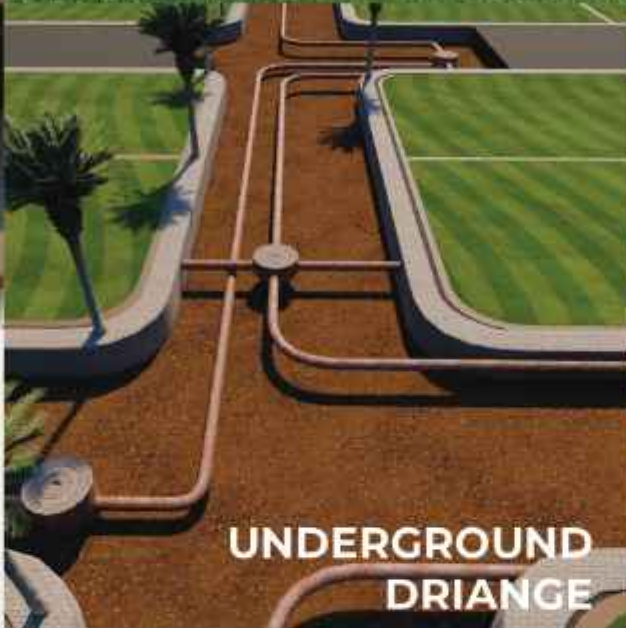
BASKETBALL COURT



CRICKET GROUND



CC CAMERA



**UNDERGROUND
DRIANGE**



WATER HARVESTING PIT



ENTRANCE ARCH



SOLAR STREET LIGHTS



OVERHEAD TANK

& MANY MORE

www.101acresrealestate.com

ABOUT HYDERABAD PHARMA CITY

BIGGEST PHARMA CITY IN THE WORLD

Hyderabad Pharma City, is the "world's largest pharmaceuticals industrial park" being established near Hyderabad, India by the Government of Telangana. Spread over 19,333 acres, the Park is touted to be the biggest of its kind industrial cluster for the pharmaceuticals, acting as a one-stop solution for pharmaceutical companies in manufacturing and development needs.

Telangana Government has embarked on this mission to help pharmaceuticals companies optimize on their CAPEX and OPEX investment by about 30% making them more cost-competitive and increase their speed to market. It is expected to attract USD 9.7 billion Investment and generate employment for 560,000 people. Hyderabad Pharma City is planned to provide smart infrastructure solutions and is expected to set a new international benchmark for sustainable industrial cities.

PHARMA COMPANIES AT PHARMA CITY

Dr.Reddy's

NOVARTIS

Johnson & Johnson

SANOFI

Lonza
Pharma & Biotech

Mylan

GE Healthcare

gsk
GlaxoSmithKline

BE
Biological E. Limited
Celebrating Life Every Day

LAURUS Labs
Knowledge. Wisdom. Evidence

amri
Complex Science. Expert Solutions

BHARAT
BIOTECH

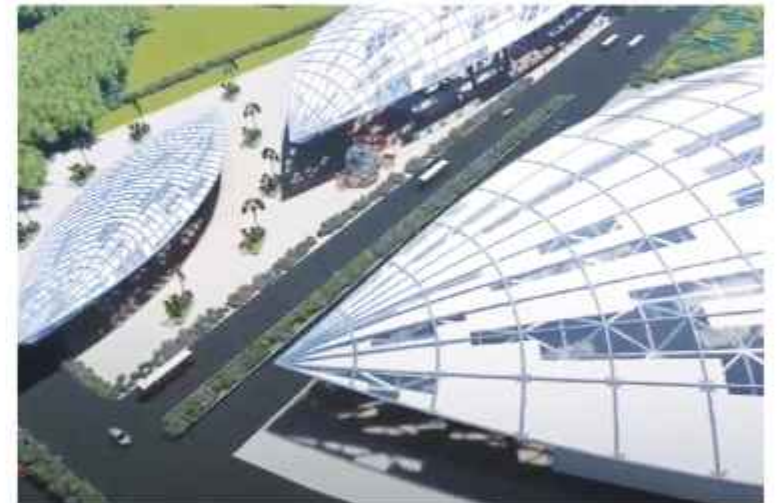
GVK BIO

HETERO

AUROBINDO

NATCO

HYDERABAD PHARMA CITY



www.101acresrealestate.com

LOCATION HIGHLIGHTS

www.101acresrealestate.com



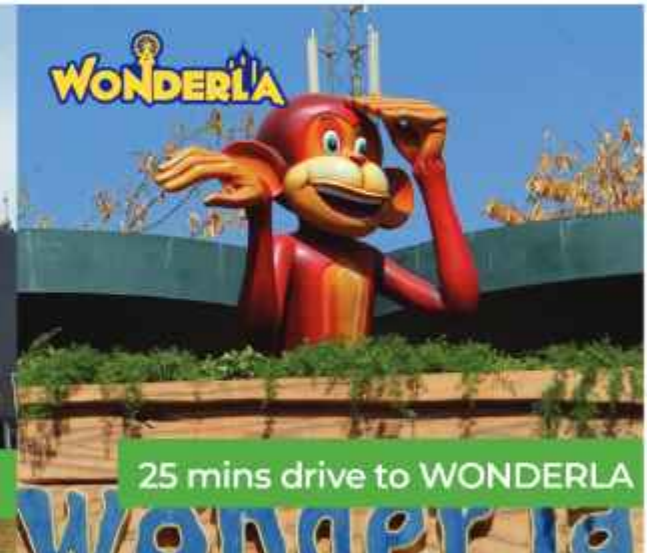
5 Min. Drive to Pharma City



20 Mins. Drive to ORR
Very nearer to Proposed RRR



25 Mins. Drive to TCS Adibatla



25 mins drive to WONDERLA



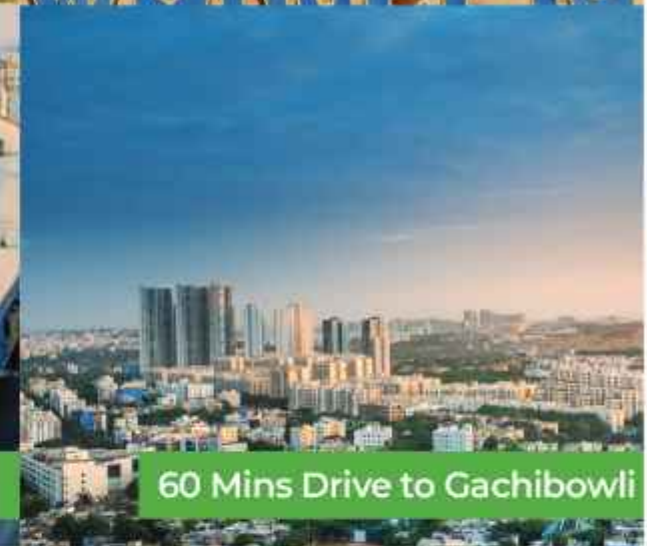
35 Mins Drive to Airport



35 mins to
RAMOJI FILM CITY



50 mins to LB NAGAR



60 Mins Drive to Gachibowli



FOXCONN TECHNOLOGY GROUP



FOOD PROCESSING UNIT

LOCATION MAP





HEAD OFFICE :

MAIN OFFICE, H.no: 8-260/7, 1st & 2nd Floor,
Mandamallamma X Roads, Karmanghat, Hyderabad,
INDIA - 500079

CORPORATE ADDRESS :

7-3-1, Sy. No: 23, Shreshta Magnus, Level II, Sagar X Roads,
Bairamalguda, L B Nagar, Hyderabad - 500 079 - INDIA

BRANCH OFFICE (ATTAPUR)

#202, 2nd Floor, Bhulaxmi Aprts, Pillar No. 141,
Pai Electronics Line, Attapur, Hyderabad - TS



FOR MORE DETAILS CONTACT:



Scan for more Details

This brochure is only a conceptual presentation and not a legal offering.
The promoters reserve the right to alter and make changes in the layout & plans as deemed fit.



PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT IN SY.
NOs.111/P,112Part,113,114 AND 115 Part SITUATED KOTHAPALLY VILLAGE
YACHARAM MANDAL RANGAREDDY DIST. TELANGANA



E.P NO : 3680/741/2022/E.P
REF. NO : 741 OF P.S. KOTHAPALLY G.P
TLP NO : 10/2023/H



PHASE-II (AREA STATEMENT)

REFERENCE:	
PROPOSED LAYOUT BOUNDARY	
PROPOSED ROADS:	
EXISTING ROADS	
OPEN SPACE	: 7447 SQ.Yds.
ROADS AREA	: 25815 SQ.Yds.
PLOTTED AREA	: 45637 SQ.Yds.
NO OF PLOTS	: 253 No's
TOTAL LAYOUT AREA	: 78899 SQ.Yds
OR Ac. 16-12 Gts.	

PHASE-I (AREA STATEMENT)

REFERENCE:	
PROPOSED LAYOUT BOUNDARY	
PROPOSED ROADS:	
EXISTING ROADS	
OPEN SPACE	: 12390.40 SQ.Yds.(10.00%)
ROADS AREA	: 35670 SQ.Yds.(28.78%)
PLOTTED AREA	: 75842 SQ.Yds.(61.21%)
NO OF PLOTS	: 257 No's
MORTGAGE AREA	: 11657 SQ.Yds.(15.37%)
MORTGAGE PLOTS	: 116 TO 123,
	135 TO 143,198 TO 218
TOTAL LAYOUT AREA	: 123904 SQ.Yds (100%)
OR Ac. 25-24 Gts.	