



**THE**  
**ANANDA**  
INFINITE JOY



## THE ANANDA INFINITE JOY

Welcome to The Ananda - your abode to happiness, peace and fun.

Aesthetically designed 2 & 3 BHK apartments, imagined and crafted with attention to detail, set the foundation for premium luxury living in Annojiguda, Pocharam on Hyderabad-Warangal highway and 11 km from Uppal circle.

### OUR VALUE PROPOSITION

- 3.5 acres of prime property
- Over one acre reserved for outdoor amenities and landscaping
- Only 280 apartments
- 76% open space
- High undivided share of land
- More privacy
- Wide corridors
- Larger than mandated offsets
- Excellent connectivity

More joy per square foot

Project Financed by



STATE BANK OF INDIA





## OVERVIEW

SITE AREA  
**3.5**  
ACRES

STRUCTURE  
**G + 14**  
FLOORS

NUMBER OF  
TOWERS  
**2**

NUMBER OF  
UNITS  
**280**

APARTMENTS  
TYPE  
**2 & 3**  
BHK

RANGE FROM  
**1358** TO  
**1942** SFT.

WELL-EQUIPPED  
**CLUBHOUSE**



# MASTER PLAN



## LEGEND:

- |                   |                        |                         |                          |
|-------------------|------------------------|-------------------------|--------------------------|
| 1. ENTRY / EXIT   | 6. MULTIPURPOSE COURT  | 11. SWIMMING POOL ENTRY | 16. TRANSFORMER YARD     |
| 2. BASEMENT ENTRY | 7. CHILDREN PLAY AREA  | 12. SWIMMING POOL       | 17. WALKWAY              |
| 3. BASEMENT EXIT  | 8. AMPHITHEATRE        | 13. KIDS POOL           | 18. CRICKET PRACTICE NET |
| 4. SECURITY       | 9. BANYAN TREE RETREAT | 14. DECK AREA           | 19. GAZEBO               |
| 5. PARKING        | 10. NATURE WALK        | 15. SEATING AREA        | 20. STORE                |



## AN ELEVATED SENSE OF EXUBERANCE

Experience thoughtfully designed spaces that become the source of your infinite joy. Contemporary designs complimented by timeless sophistication make it a true sensation of craftsmanship.







## EMBRACE THE BRIGHT, WELCOMING LIFE.

Enjoy wide-entrance spaces and the refreshingly green environment of a vibrant gated community. Experience safe, secure environment for family and loved ones. The grand entrance is directly from the national highway.





### JOY OF INDULGING OUTDOORS

Discover wide open recreational areas with a collection of inspiring outdoor amenities designed for joy, balance and well being. Explore the wide-variety of play options, have a refreshing yoga session amidst greenery and experience the simple joys of being outdoors.



### BLISSFUL AND PLAYFUL ADDITION TO LIFE

Make the most of your leisure time at our fun play-spaces. Take your kids out into the open and let them run joyfully, build and make shapes all in their very own dedicated play area.





## HAPPINESS IN MANY FORMS, ON MANY LEVELS

Get your mind off of work by spending time with friends at the Amphitheatre. Enjoy shows, events, and gatherings with your neighbours and have some fun. See how joyful life can be with the perfect venues.





## AN EXHIBIT OF THE MANY CHARMS OF NATURE

Take in a breath of fresh air on your Nature Walk. Take a stroll through the over one kilometer long jogging track, explore the nature trails and bond with your friends over the multiple socializing spaces.



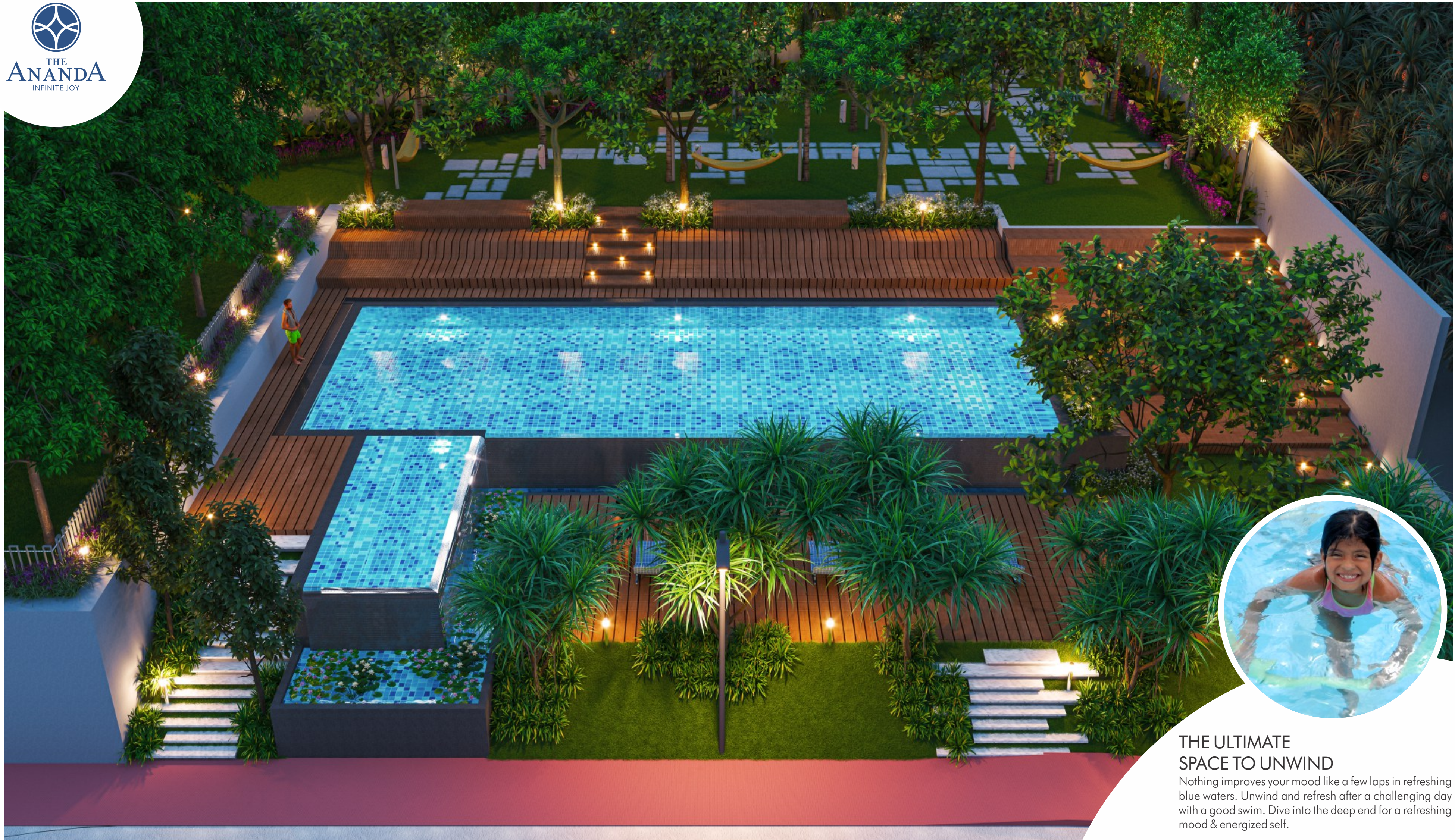


## JOY OF A PLEASANT LANDSCAPE

Immerse yourself in gorgeously carved out lush green landscapes, right next door. Cultivate moments of joy and find tranquility amidst city life. Step into your natural garden when you need to relax and spend some time in your favourite corner at the Banyan tree retreat. Feel like you are on vacation swinging into relaxation.







Swimming pool

## THE ULTIMATE SPACE TO UNWIND

Nothing improves your mood like a few laps in refreshing blue waters. Unwind and refresh after a challenging day with a good swim. Dive into the deep end for a refreshing mood & energized self.



## JOY OF A WELL-EQUIPPED CLUBHOUSE

Spend the best quality time with your loved ones with 'a getaway within the gates'. The 3-storey tall clubhouse has everything you can dream of - seamless leisure, luxuries and other amenities.





## A SPACE FOR GATHERING AND BEYOND

Get together for a happy commemoration with your friends, neighbours at a perfect, tailor- made space for all kind of purposes like casual gatherings, community meetings, kitty parties, festival or any other event.





## FOR THOSE WHO FIND JOY IN FITNESS

Do your favourite things like working out, stretching or challenge your friends on fitness, all in the comfort of our fully equipped Gymnasium. Enjoy the fit and healthy lifestyle that Ananda brings to you.



## A SANCTUARY FOR READING

Step away from the business of life and relax, reading your favourite books and recommending them in your immediate circle. Get inspired by a peaceful room you'll love to spend time in, a sanctuary for reading. .







### IMMERSIVE PLAY EXPERIENCES, INDOORS.

Rediscover a natural state of health and happiness through our plethora of indoor games. Unwind in dedicated spaces that keep you entertained actively or soak in your favourite games with your loved ones.



### A SAFE HAVEN FOR KIDS

Gift your child the best environment to discover their talents and improve skills. Making learning fun and cherishable, the children crèche has all the facilities to nurture your kids life. Rest assured, your child is in good hands.





## SPACES THAT EVOKE LIFE'S SIMPLE PLEASURES

Live in a world where joy becomes an extension of your home. Mindfully crafted apartments with extraordinary corners of socializing, bonding and relaxing, address the brief for a joyful home. The living spaces, like the project name, instill a sense of joy and happiness into your life.





## JOY OF A BESPOKE HOME

Experience the luxury of togetherness, comfort and joy of bonding over food and family moments. Along with the delightfully appointed kitchen and dining areas, these homes offer that perfect mix of efficient and functional spaces to make it modern.



## CRAFTING QUIET MOMENTS OF SOLACE

Quench your thirst for extraordinary and personal spaces with large homes at the Ananda. Airy, well-ventilated homes come with large balconies and are vastu-compliant, breathing life into the space. Wide corridors along with cozy and private spaces create a true retreat experience and give the glimpse of an oasis of joy.





TOWER - A



EAST  
3 BHK-1833 Sft.



WEST  
3 BHK-1833 Sft.



EAST  
2 BHK-1364 Sft.



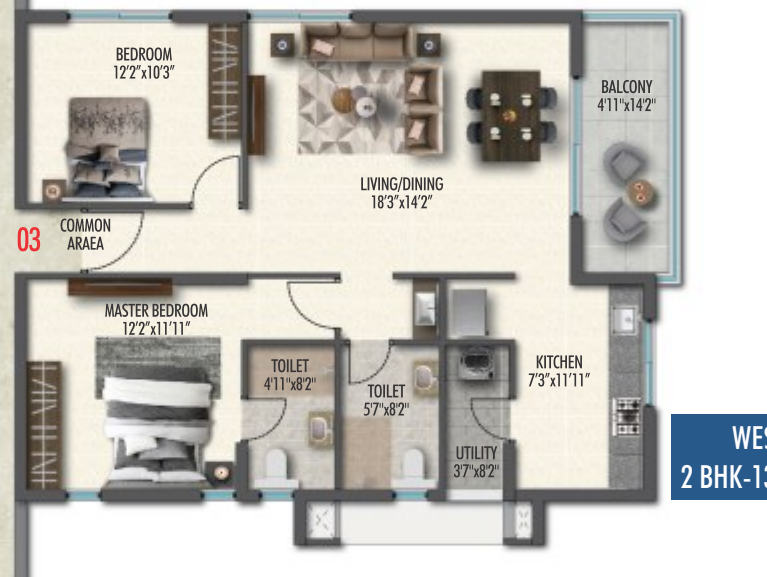
WEST  
3 BHK-1942 Sft.



EAST  
2 BHK-1358 Sft.



WEST  
2 BHK-1358 Sft.



NORTH  
3 BHK-1623 Sft.



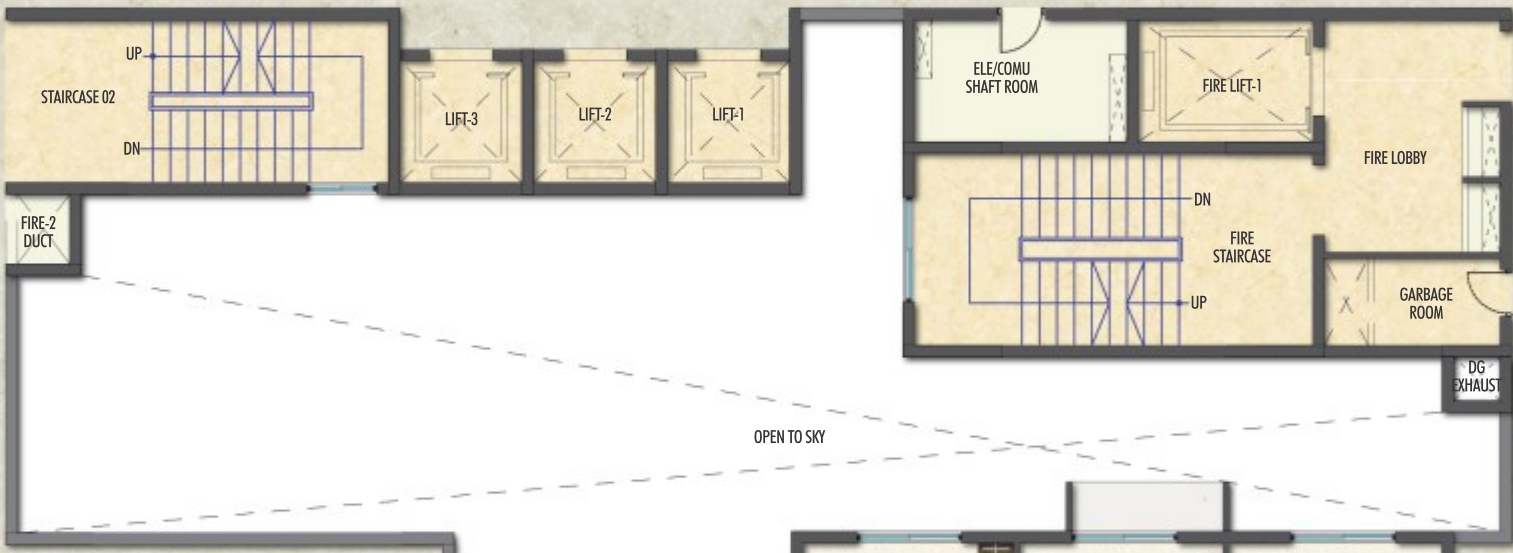
NORTH  
3 BHK-1623 Sft.



EAST  
3 BHK-1856 Sft.



WEST  
3 BHK-1942 Sft.



OPEN TO SKY

OPEN TO SKY

9'10" WIDE CORRIDOR

9'10" WIDE CORRIDOR

6'7" WIDE CORRIDOR

6'7" WIDE CORRIDOR

6'7" WIDE CORRIDOR

9'10" WIDE CORRIDOR

6'7" WIDE CORRIDOR



TOWER - B



EAST  
3 BHK-1942 Sft.



WEST  
2 BHK-1364 Sft.



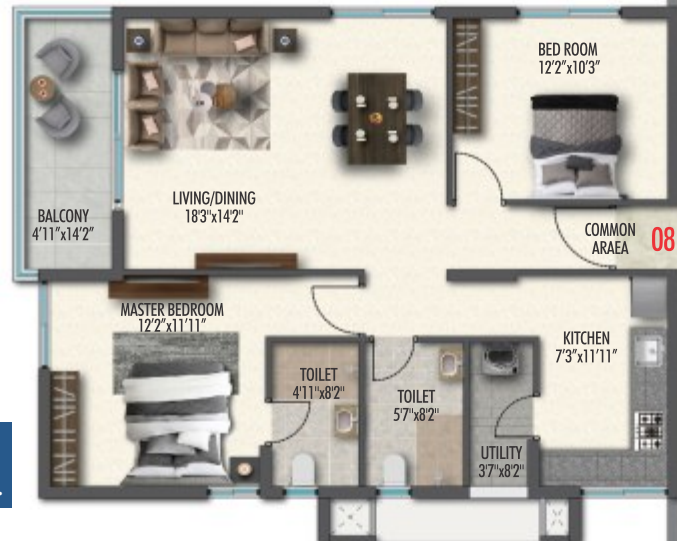
EAST  
3 BHK-1833 Sft.



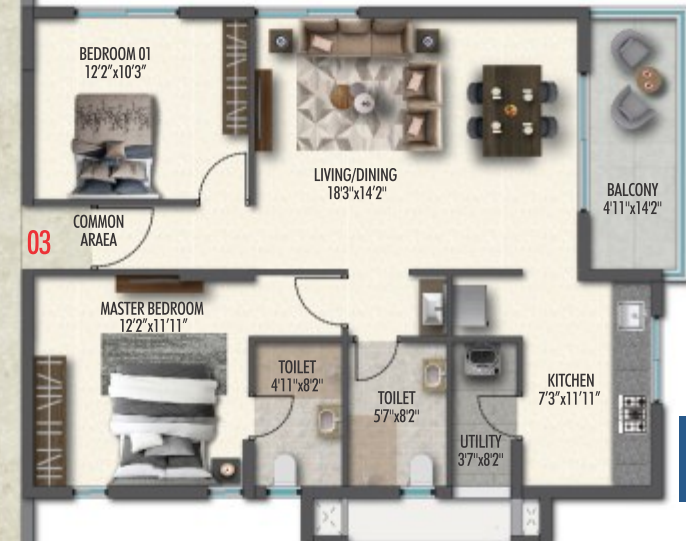
WEST  
3 BHK-1833 Sft.



EAST  
2 BHK-1358 Sft.



WEST  
2 BHK-1358 Sft.



EAST  
3 BHK-1942 Sft.



WEST  
3 BHK-1856 Sft.



NORTH  
3 BHK-1623 Sft.



NORTH  
3 BHK-1623 Sft.



9'10" WIDE CORRIDOR

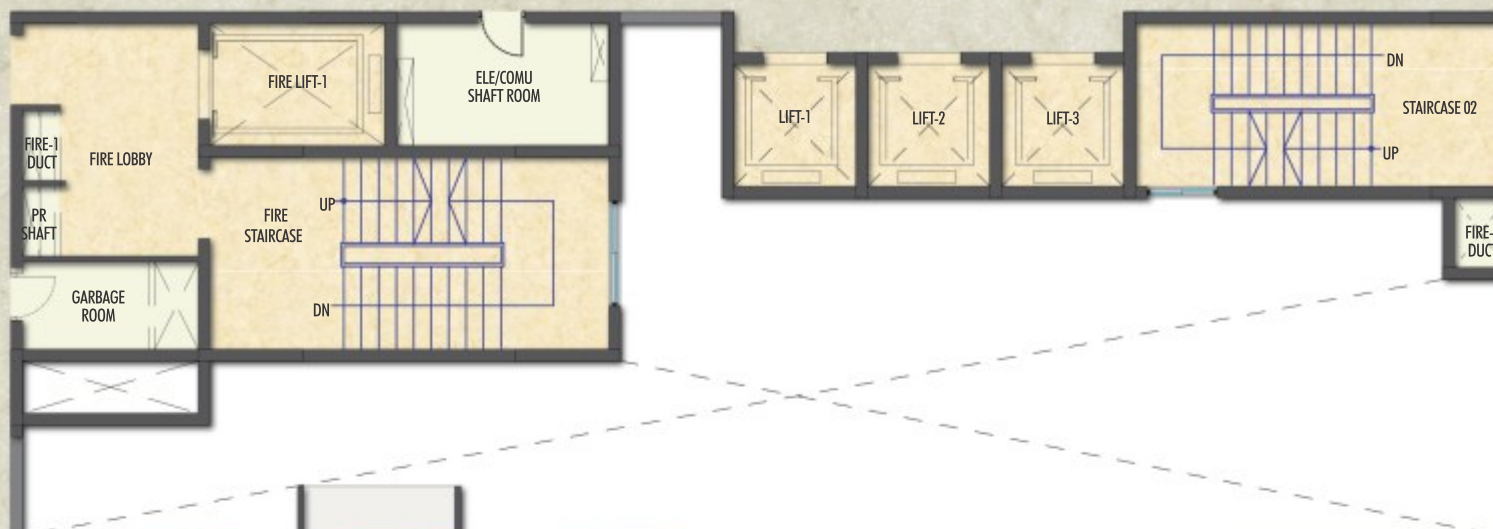
6'7" WIDE CORRIDOR

9'10" WIDE CORRIDOR

9'10" WIDE CORRIDOR

6'7" WIDE CORRIDOR

6'7" WIDE CORRIDOR



6'7" WIDE CORRIDOR



UNIT PLANS  
TOWER - A



2 BHK-1364 Sft. - E

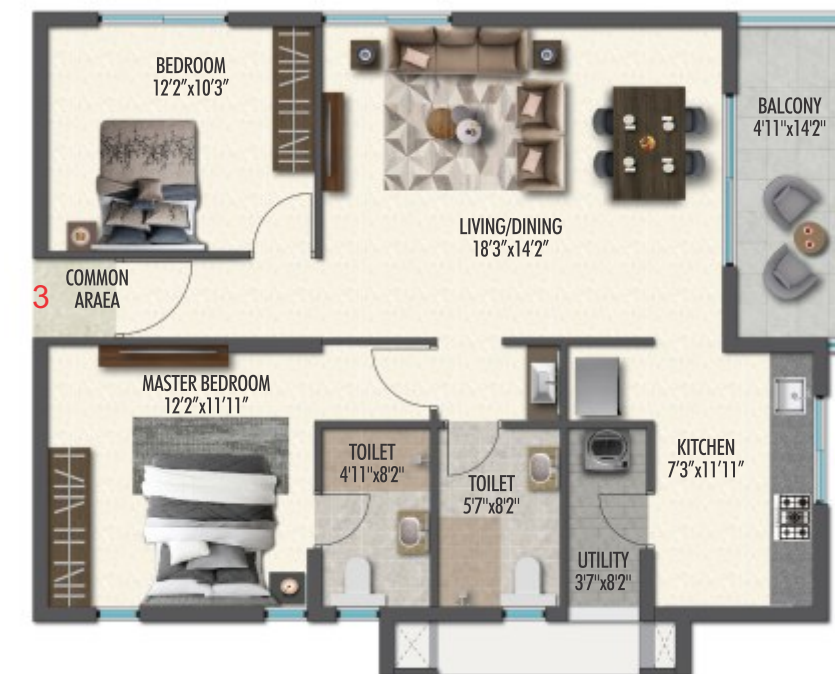


3 BHK-1942 Sft. - W

UNIT PLANS  
TOWER - A & B



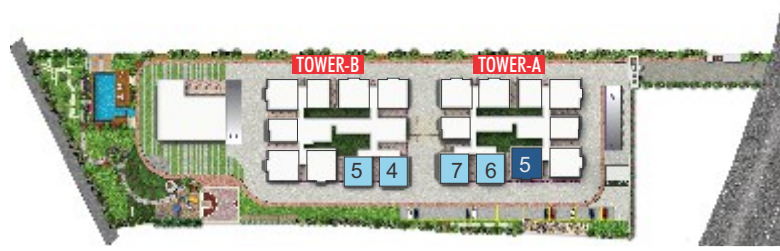
2 BHK-1358 Sft. - E



2 BHK-1358 Sft. - W



UNIT PLANS  
TOWER - A & B



3 BHK-1856 Sq. Ft. - E



3 BHK-1623 Sq. Ft. - N

UNIT PLANS  
TOWER - A & B



3 BHK-1833 Sq. Ft. - E



3 BHK-1833 Sq. Ft. - E





UNIT PLANS  
TOWER - A & B

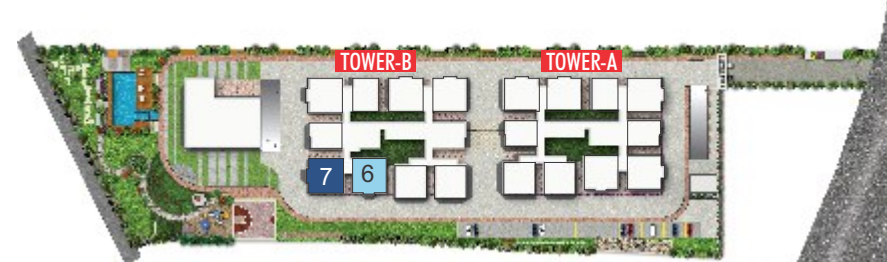


3 BHK-1833 Sft. - W



3 BHK-1833 Sft. - W

UNIT PLANS  
TOWER - B



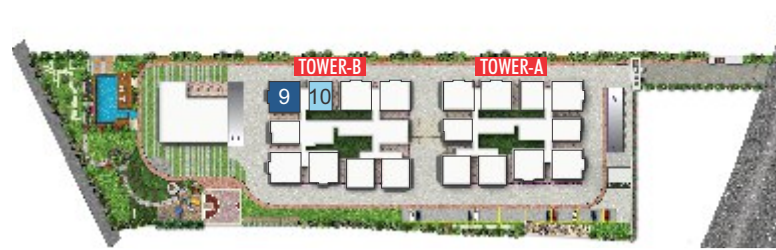
3 BHK-1856 Sft. - W



3 BHK-1942 Sft. - E



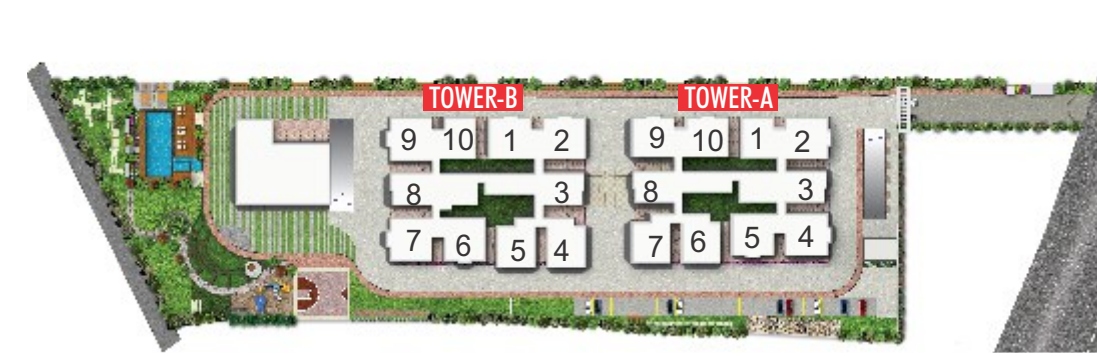
UNIT PLANS  
TOWER - B



3 BHK-1942 Sft. - E



2 BHK-1364 Sft. - W



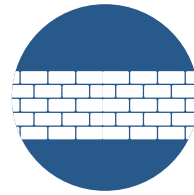
AREA STATEMENT

UNIT TYPES	CARPET AREA (Sft.)	EXTERNAL WALL AREA (Sft.)	BALCONY AREA (Sft.)	UTILITY AREA (Sft.)	BUILT-UP AREA (Sft.)	SALEABLE AREA (Sft.)
A-101 - 2 BHK - E	831	85	57	36	1,009	1,364
A-102 - 3 BHK - W	1,201	105	90	39	1,434	1,942
A-103 - 2 BHK - W	805	87	83	32	1,008	1,358
A-104 - 3 BHK - W	1,201	105	90	39	1,434	1,942
A-105 - 3 BHK - E	1,156	100	68	48	1,372	1,856
A-106 - 3 BHK - N	993	97	59	52	1,200	1,623
A-107 - 3 BHK - N	993	97	59	52	1,200	1,623
A-108 - 2 BHK - E	805	87	83	32	1,008	1,358
A-109 - 3 BHK - E	1,143	103	72	37	1,355	1,833
A-110 - 3 BHK - W	1,143	103	72	37	1,355	1,833
B-101 - 3 BHK - E	1,143	103	72	37	1,355	1,833
B-102 - 3 BHK - W	1,143	103	72	37	1,355	1,833
B-103 - 2 BHK - W	805	87	83	32	1,008	1,358
B-104 - 3 BHK - N	993	97	59	52	1,200	1,623
B-105 - 3 BHK - N	993	97	59	52	1,200	1,623
B-106 - 3 BHK - W	1,156	100	68	48	1,372	1,856
B-107 - 3 BHK - E	1,201	105	92	39	1,436	1,942
B-108 - 2 BHK - E	805	87	83	32	1,008	1,358
B-109 - 3 BHK - E	1,201	105	92	39	1,436	1,942
B-110 - 2 BHK - W	831	83	57	38	1,009	1,364



## SPECIFICATIONS

### (SPECIFICATIONS, AMENITIES & FACILITIES WHICH ARE PART OF THE APARTMENT)



#### WALLS

Internal & External : Concrete block / AAC blocks / fly ash bricks.

#### CEILING FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen and Balcony

: Smoothly finished with putty and acrylic emulsion paint.

Bathroom

: False ceiling.

#### WALL FINISHING

Smooth putty finish with 2 coats of acrylic emulsion paint of reputed make.

#### DADOING

Kitchen

: Dado up to 2'-0" height above the kitchen platform with ceramic tiles of reputed make.

Bathrooms

: Dado up to 7'-0" height with ceramic tiles of reputed make.

Utility

: Dado up to 3'-0" height with ceramic tiles of reputed make.

#### FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen

: 2'X2' size vitrified tiles of reputed make.

Balcony / Bathrooms / Utility

: Anti-skid vitrified/ceramic tiles of reputed make.

#### DOORS

Main doors

: Wooden door frame finished with melamine polish & flush shutter, fixed with good quality hardware and locking system of reputed make.

Internal doors

: Wood / engineered wood door frame with flush shutter fixed with reputed hardware.

Bathrooms

: Wood / engineered wood door frame with flush door fixed with reputed hardware.

Balconies

: UPVC sliding doors with provision for mosquito mesh.

#### WINDOWS

All windows are of UPVC sliding/openable shutters, with provision for mosquito mesh for sliding shutters.

#### BATHROOMS

Sanitary fixtures in the toilets of reputed make.

C.P. fittings of reputed make.

#### KITCHEN

Granite platform with stainless steel sink.

Provision for drinking water purifier.

#### TV/INTERNET

Fiber to the home wi-fi, internet, DTH

: Living room.

: Master bedroom and living.

#### ELECTRICAL

Concealed copper wiring of reputed make.

Plug points for TV etc.

Bathrooms

: Power outlets for geysers in all bathrooms.

Kitchen/ utility area

: Power outlets for cooking range chimney, refrigerator, microwave oven, mixer / grinders, aqua guard in kitchen, washing machine in utility area.

Power outlet for air conditioners in all bed rooms and living.

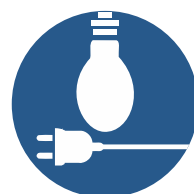
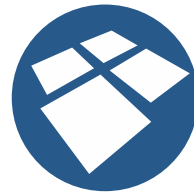
03 phase supply for each unit and individual prepaid meters.

Miniature circuit breakers (MCB) for each distribution board of reputed make.

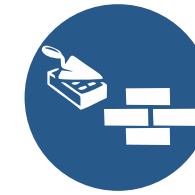
Modular Switches of reputed make.

#### WATERPROOFING

Waterproofing shall be provided for all bathrooms, utility area & roof terrace.

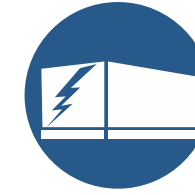


### (SPECIFICATIONS, AMENITIES & FACILITIES WHICH ARE PART OF THE PROJECT)



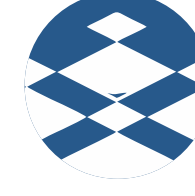
#### FOUNDATION & STRUCTURE

R.C.C framed structure to withstand wind and seismic loads



#### EXTERNAL WALL FINISH

Finish with exterior paint



#### FIRE SAFETY

Fire equipment as per fire regulations



#### POWER BACK UP

100% power backup for common areas and lifts

Power backup for limited fans and lights in apartments

DG sets of adequate capacity with acoustic enclosure.



#### CORRIDOR'S FLOORING

Vitrified tiles of reputed make.



#### STAIRCASE

Natural Stone/ staircase tiles.



#### LIFTS

Lifts of reputed make.



#### WTP & STP

Water treatment plant for bore-well water

A sewage treatment plant of adequate capacity as per norms will be provided

Treated sewage water to be used for landscaping and flushing purposes



#### SECURITY

Round the clock security system.



#### AMENITIES IN LANDSCAPE

Landscaped areas with lawn, planter boxes and plants

Swimming Pool / toddler's pool

Kids play area and sand pit

Multipurpose court for badminton / half basketball

Gazebo

Amphitheater

Cricket nets

Jogging track

Nature walk

Banyan tree retreat

Transformer yard

Common EV charging points



#### AMENITIES IN CLUBHOUSE

Multipurpose hall / yoga hall

Indoor board games

Gym

Space for Library

Table tennis & Billiards lounge

Banquet hall

Creche



## NEIGHBORHOOD BLISS

Discover the joy of living in a charming suburb. Own a home that is away from the maddening crowd yet close to everything. Positioned bang on the Hyderabad-Warangal Highway, The Ananda connects you to the Outer Ring Road and Uppal Metro Station within minutes. Yadadri, projected to be the Tirupati of Telangana, is a few minutes drive from the Ananda. With developments like AIIMS, Ramoji Film City, Infosys, Genpact, reputed schools & colleges, this neighborhood is surely going to be the nerve centre of all the action.



Ramoji Film City



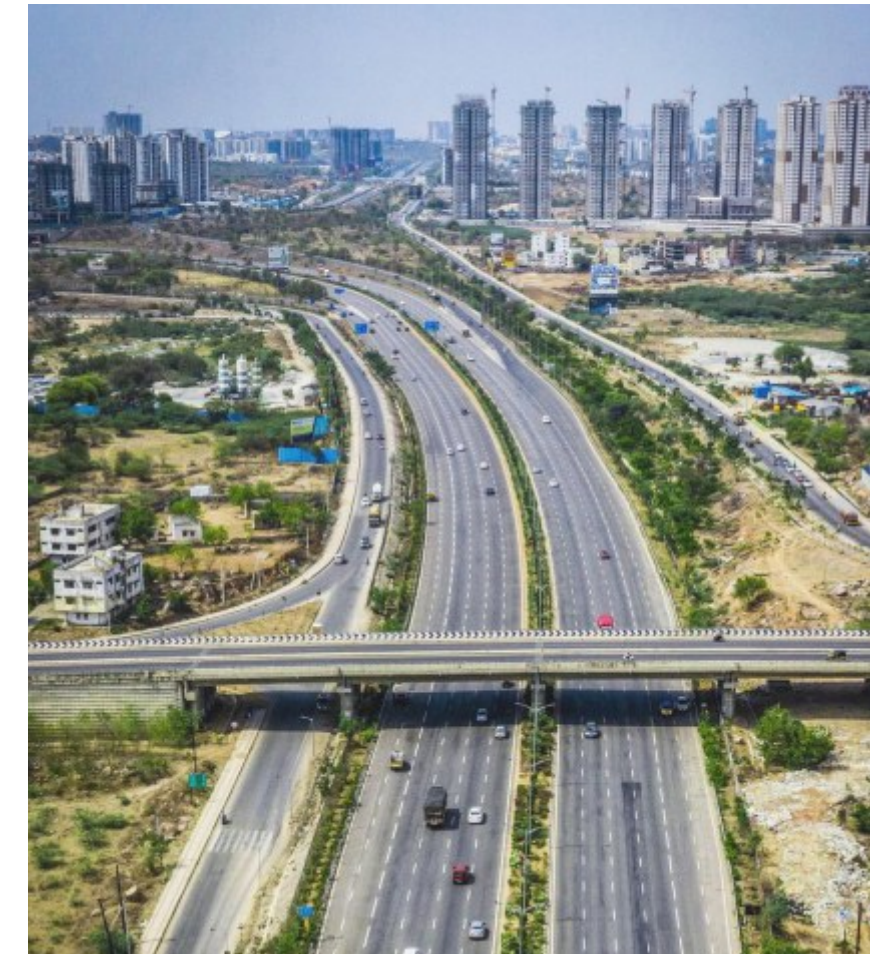
Yadadri Temple



Bhongir Fort



Outer Ring Road



Infosys SEZ



Nandanavanam Park





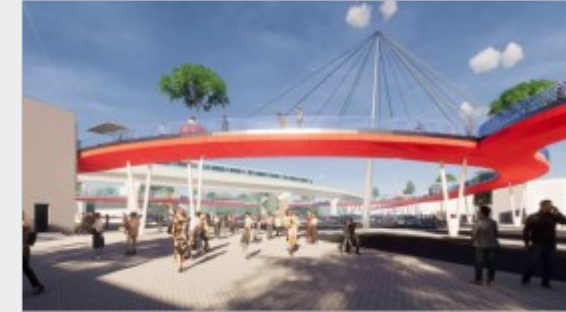
Rotterdam Intl. School



Delhi World School



MJR Mall



Uppal Junction Skywalk



Ghatkesar Railway Stn.



Raheja Mindspace



AIIMS Bibinagar



Sree Vidyaniketan Intl. School



Warangal Highway

## JOY OF BEING WELL-CONNECTED

Create your 'infinite joy' and take advantage of a well-connected neighborhood. The Ananda is located bang on national highway and nearby to the Outer Ring Road giving you easy access to reach any part of the city without breaking a sweat.



### SCHOOLS

Sree Vidyaniketan Intl. School  
Narayana College  
Rotterdam Intl. School  
Delhi World Public School  
Rockwoods Intl. School



### OFFICES

Infosys Campus  
Raheja Mindspace IT Park  
Genpact  
Medha Servo Drives



### ACCESS CONNECTIVITY

Outer Ring Road  
Warangal Highway  
Ghatkesar Railway Stn.  
Uppal Metro Stn.



### HOTELS

Tulip Hotel  
McDonald's



### SHOPPING MALLS

MJR Mall  
Reliance Digital



### HOSPITALS

Cure Hospital  
All India Institute of Medical Science

## PROXIMITY

- 2 min walk from Upcoming Tulip Hotel
- 3 min walk from MJR Mall
- 4 min walk from Vidhyanikethan International School
- 4 min drive from Cure Hospital
- 4 min drive from Singapore Township
- 4 min drive from Raheja Mindspace IT Park
- 4 min drive from Outer Ring Road
- 4 min drive from Rotterdam International High School
- 5 min drive from Nandanavanam Park
- 5 min drive from Genpact
- 8 min drive from Rockwoods International School
- 10 min drive from Infosys Campus
- 10 min drive from Upcoming 6 Lane Uppal Elevated Corridor
- 28 min drive from AIIMS
- 50 min drive from Ramoji Film City
- 70 min drive from Hyderabad Intl. Airport



## PROJECT CONSULTANTS

ARCHITECTS



STRUCTURE & MEP



LANDSCAPING



NEWMEDIA



Project Financed by



STATE BANK OF INDIA

Project Approved by



STATE BANK OF INDIA | ICICI BANK | AXIS BANK



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**DISCLAIMER:**

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