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INDRAPRASTHA
YOUR OWN KINGDOM

Exclusive piece of
LandCraft

home is where heart is

your heart has a voice.

a voice you should particularly listen to when dreams are at stake. It quietly tells not to settle for anything mediocre. more so, when it's about owning a home. and so the golden rule: *when dream home is on mind, never overlook what the heart says.*

luxury in space...royal pampering... serenity of greens...private setting ... far-off from the hustle bustle of city... ease in everything, everyday... your heart may be yearning all of them. listen to it.

when you go with your heart, you dreams are realised in true sense. also, such decisions will set you apart from the crowd.

we have put in our heart and soul in creating abodes that go beyond your dreams. it is as if we decoded your dreams to the tiniest detail.

honestly, we did. and are confident that these abodes will touch your heart.

presenting



INDRAPRASTHA
YOUR OWN KINGDOM

50-Acre DTCP Approved Gated Community,
400 plus Ultra Luxury Duplex & Triplex Villas at
Wyra Road, Khammam, Telangana





Enviably Exclusivity

Indraprastha is more than just an address. It is a statement of enviable exclusivity. A 50-acre gated community, it is where intricate detailing comes alive, an air of luxury resides all over, thoughtful features accentuate envy quotient. Such craft can only have affect. It may make your heart may skip a beat in awe!

Enticing Entrance

The majestic entrance at Indraprastha is a showstopper in itself. The whole of Khammam will be floored by the sheer structure. Every on looker will stop to stare and envy the majestic entrance. And you can take pride in the princely feeling it evokes every time you room in and out.





Regal Entrance





1000 Sq. Yds.

EAST

Total Area 5289 sq. ft.



Size matters. More so with your dream home. The bigger the better. Everyday living can't get a much bigger canvas than our 1000-sq.yd. east facing villas. Honestly, such lavish abodes aren't a common sight.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1000 Sq. Yds.
EAST
Total Area 5289 sq. ft.



Aqua-View





1000 Sq. Yds.

WEST

Total Area 5489 sq. ft.



This 1000-sq.yd. west facing villa is an epitome of rarity. That's because, you will hardly find villas this huge that blend elegant design with seamless features.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1000 Sq. Yds.

WEST

Total Area 5489 sq. ft.



Blissful Rest





Leisure Lane



500 Sq. Yds.

EAST

Total Area 3607 sq. ft.



All your dreams of a colossal space to yourself will come true with this 500-sq.yd. east facing villa. After all, it has everything that you yearned for and even more.



GROUND FLOOR



FIRST FLOOR



500 Sq. Yds.
EAST
 Total Area 3607 sq. ft.

Living Turns Alive





500 Sq. Yds.

WEST

Total Area 3791 sq. ft.



Comfort? Check. Class? Check. Contemporary? Check.
Presenting, 500-sq.yd. west facing villa that's a holistic
statement of what a modern day abode should be. It is
sure to appeal to the tasteful like you.



GROUND FLOOR



FIRST FLOOR



500 Sq. Yds.
WEST
 Total Area 3791 sq. ft.



Personal Home Theatre

Catch on entertainment as a family right from the comfort of your home.
Courtesy: a lavish personal home theatre space.

Entrance Plaza Night View





300 Sq. Yds.

EAST

Total Area 2440 sq. ft.



If you are a mid-sized family looking for a home that is self sufficient, this is it. With ample style and space, every little detail of this 300-sq.yd. east facing villa exudes the charm of your dream home.



GROUND FLOOR



FIRST FLOOR



300 Sq. Yds.
EAST
 Total Area 2440 sq. ft.





300 Sq. Yds.

WEST

Total Area 2555 sq. ft.



For a family that is moderate in size, this makes for a perfect abode. With its sheer size, space & comfort, space, this 300-sq.yd. west facing villa is everything that you fancied for your dream home.



300 Sq. Yds.
WEST
 Total Area 2555 sq. ft.





200 Sq. Yds.

EAST

Total Area 1800 sq. ft.



If you are a nuclear family then you will love our little abode crafted just for you. This 200-sq.yd. east facing villa spells maximum comfort.



GROUND FLOOR



FIRST FLOOR



200 Sq. Yds.
EAST
 Total Area 1800 sq. ft.





200 Sq. Yards

WEST

Total Area 1800 sq. ft



They say, good things come in small sizes. And our 200 sq.yard west facing villa is precisely that. If you are a family of two or three, you are in for some good living at these fine abodes.



GROUND FLOOR



FIRST FLOOR



200 Sq. Yards
WEST
 Total Area 1800 sq. ft

Villa Specifications



CONSTRUCTION

STRUCTURE

RCC framed structure with termite controlled, withstand wind and seismic loads.

SUPER STRUCTURE

Solid Concrete blocks masonry in C.M 1:6 with 8" thickness for external walls and 4" thickness for internal walls.

PLASTERING

In CM 1:5 for 1st Coat, 1:4 for second coat with sponge finish.

CEMENT

53 Grade for entire building such as Ultratech / ACC / Ambuja / KCP / JSW cement or equivalent for Concrete works and 43 Grade cement for brick work and plastering.



WATER PROOFING

Water proofing treatment for areas exposed to water such as toilets, balconies and terraces.



PAINTING

EXTERNAL: Two coats of waterproof acrylic exterior emulsion with wall care putty.

INTERNAL: Two coats of acrylic emulsion paint over smooth putty finish.

PARKING AREA: Washable acrylic emulsion.



FLOORING

Marble Slabs of size 5' x 3' with Tin oxide Polish / Sonara / Johnson / RAK or equivalent vitrified tiles for entire building.

Wooden flooring will be provided in Master bedroom and Home theatre.



TOILETS

Anti skid tiles for flooring of reputed make Asian / Sonara or equivalent. Wall Tiles of reputed make Asian / Sonara or equivalent. Wash Basin, WC, Sanitary fixtures of reputed make Parryware / Hindware / RAK or equivalent.



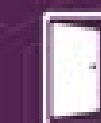
FAUCETS

2-way Health Faucets of Jaguar or equivalent make in all bathrooms.



CISTERNS

Water saving Dual Flush concealed cisterns in all Bathrooms



DOORS

Entrance Door: 200 & 300 Syds. 7'-0" height main door in Solid Teak wood frame and shutter, Godrej / Dorset or equivalent hardware

Internal Door: 7'-0" height Solid teak wood frame with Membrane skin flush doors, Godrej / Dorset or equivalent hardware.

Entrance Door: 500 & 1000 Syds. 8'-0" height main door in Solid teak wood frame and shutter, Godrej / Dorset or equivalent hardware

Internal Door: Solid teak wood frame 8'-0" height with Veneer pressed panel doors, Godrej / Dorset or equivalent hardware.



CAR PARKING & WALK WAYS

Heavy duty tiles / cement precast plates.



STAIRS

RCC made steps enveloped by wooden veneer or marble, railing with wooden / SS support



WINDOWS

Pre-manufactured material of reputed make UPVC / Teak wood windows. 10 mm squarish rods deck-up the grills for windows and MS gates.



KITCHEN

Black Granite slabs with half-round finish for platform with stainless steel sink and reputed make tiles dadoing upto 2'-6" height.



POWER

Underground cabling with copper cables with 3-phase meter provided for each villa. Miniature circuit breaker (MCB) and ELCB for each distribution board.

10KW and 12KW of power for a standard unit of 3 & 4 bedroom villas.



ELECTRICAL

Finolex or equivalent electrical wiring is concealed with PVC insulated flame retardant copper wires with modular switches power points for all required appliances in respective areas.

ELCB and MCB of Havells or Legrand equivalent. Switches Schneider / Legrand or equivalent.



GENERATOR BACK-UP

100% power back-up facility for entire common areas in colony, from a centralized DG power source.



SHOWER SPECIFICS

Overhead showers of Jaguar or equivalent make in all bathrooms.



COMMUNICATION & CABLE

TV, Telephone and data points in kitchen, living, family and all bedrooms.



WATER SUPPLY

Underground water supply to each villa through hydro pneumatic system.



RAILINGS

SS based/MS powder coated based railing with glass partitions of Saint Gobain or equivalent make.



ELEVATOR / LIFT

Provision for Lift in 1000 Syds villa.



AIR CONDITIONING

Provision for Split AC's Electrical Points in all bedrooms.



SOLAR WATER HEATER

Every villa is equipped with solar water heater.



COCKROACH TRAPS

Detachable SS traps with lids in all bathrooms and the kitchen.

Simplifying
Life



Creating
Smiles



Touching
Lives



Experience
Class



Delightful
Affair



Healthy
Living



Inspiring
Spaces





Central Park





Indulge the Royal Way


KHAMMAM CLUB

... BE PRIVILEGED

Entices the interest of connoisseurs of good life with a plush and suave Khammam Club spread around 5 acres.

Modelled on the lines of the famed Clubs across India, this is the best place to come over, network, relax and enjoy. And it is where leisure leaps to the next level.



Swimming Pool

This Olympic-sized ultramodern swimming pool will tempt you to test the waters, literally! Replete with features, it's your new networking, relaxing & playing zone.

Play Areas

If you love sport, you can have a go at about 6 kinds of sport. Beach Volleyball, Cricket, lawn tennis, Basketball, Mini Football, Skating... whatever your pick, go out and play hard.

Mini Golf

Come, swing in style at the mini golf course amidst a designer-landscaped garden .

Gymnasium

Let's admit it. Life today is fast-paced & mercilessly hectic. The trick is to ensure you are never energy-drained. And the tip is to head for a workout at the air-conditioned and fully-equipped gymnasium.

Indoor Game Zones

Like sweating it out indoors? Go for it at an array of indoor game options available. Be it shuttle badminton, squash, snooker, table tennis, carom and mini bowling alley...you can enjoy the most staying indoors too.

Library

You know how it feels when you are well-read. Or even the feeling of leafing through pages. Make it a point to visit this well-stocked library.



Open Air Theatre

Be it witnessing the 70mm screen or partying hard in the open spaces, you have ample space to realise your idea of fun.

FACILITIES

- Smart & scenic lifts
- Guest rooms
- Super Market
- Mini Medical Store
- 2 bedded mini hospital with ambulance
- Safety Locker facility
- Creche sitting Room
- Private Lounge (exclusively for members)
- Coffee Lounge
- Wi-Fi access for entire club area
- Cards Room
- Banquet Halls for functions
- Tutition Rooms for children
- Rooms for music and Dance classes
- Meditation / Yoga Centre
- Mini Party Rooms
- Mini Movie Theatre (14 -16 seating capacity)
- Business Centre
- Mini Spa
- Video Gaming Zone
- Full-fledged Family Restaurant
- Roof Top Party Places
- Ample Car Parking
- Semi Automatic Car & Bike Washing Centre

Elegance Enablers



ROADS

Within the community, it's a smooth ride for you. Courtesy: 33,40 & 60 ft BT Roads,; CC Kerbs; Reflector Studs, Lane Marking, Paved Walkways, Street & avenue lighting



UNDERGROUND

You don't get to see some things here. Like the drainage, electrical lines and water lines. That's because they're all intelligently tucked underground.



ENVIRON-FRIENDLY

With Rainwater harvesting, water sprinkler system, drip irrigation & STP (Sewerage Treatment Plant,)... green concepts are put to good use.



MINERAL WATER

The elixir of life is in abundance with a captive mineral water plant



BORE WATER

Supplied through hydro pneumatic system



TRACKS & PARKS

Jogging tracks, lustre-green designer parks, children play areas, recreation area for the elderly... ample avenues for joyful escapades



WI-FI CONNECTIVITY

The entire community is Wi-Fi enabled so that everyone keeps pace with today's fast-paced nature of work & lives.



CHAUFFEUR LOUNGE

A first-of-its-kind, drivers can relax and catch-up some fun on TV. Being intercom-enabled, they are just a call away.



PHYSICAL & DIGITAL SURVEILLANCE

Villa-to-security intercom facility, Villa-to-Villa intercom facility, security guard rooms 24/7 validated entry, exit points with intercom, 24/7 video surveillance along with biometric log



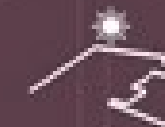
SERVICE YARDS

Transformer yard, Generator Room and Electrical Room ensure that there's never an interruption in services.



FACILITY MAINTENANCE

Upto 3 years maintenance of generators, pumps and other electrical equipment.



DESIGNER PERIPHERY

A solar-fencing-enabled designer compound wall running through the the entire periphery guards and heightens the beauty of the address.



VISITOR PARKING

Ample parking space earmarked for visitors

Take the road less travelled

Take a close look at the city that you swear by. Yes, you will love its sheer size and glitz. But somewhere you will feel - *this place is all done*. Truth is, the cities have outgrown their length and breadth. And the next wave of growth will be witnessed by tier II places. The only smart solution then is to move to a soon-to-be-hot destination. Precisely why, Khammam makes the cut. With the confluence of educational, entertainment and business centers, you are in for the urbane life you have been longing for.

Part of the newly formed state Telangana, Khammam is all set to ride the next wave of growth. Soon, the investments will happen. The business dynamics will change. And before you know, the prices head the sky. Delay now and realising your dream only becomes difficult and dearer!

Effortless Ease

Hours of commute. Or a 10-minute drive. Thankfully, Indraprastha's strategic location helps you take on everyday living with ease. With ease in connectivity, life opens-up many avenues to explore and experience.

