



# ONE CITY

## KUKATPALLY

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2 & 3 BHK Apartments



**a thoughtfully designed, high-rise community of 1,361 homes situated a few minutes away from the IT district.**

One City is located in Kukatpally on the KPHB - HITEC City main road with convenient access to the best of retail destinations, schools and hospitals. The project comprises 2 & 3 bedroom apartments spread across 5 towers that soar between 28 to 33 floors into the sky.





# Master Plan

## Legend

- 01. Swimming Pool
- 02. Kids Pool
- 03. Pool Deck
- 04. Visitors Parking (Basement)
- 05. Changing Rooms
- 06. Feature Wall
- 07. Yoga Deck
- 08. Jogging Track
- 09. Cycling Track
- 10. Senior Citizen Plaza
- 11. Frangipani Court
- 12. Half Basketball Court
- 13. People Plaza
- 14. Banquet Lawn - 1
- 15. Banquet Lawn - 2
- 16. Seating Nook
- 17. Children's Play Area
- 18. Gazebo
- 19. Cricket Practise Nets

- 20. Outdoor Reading Lawn
- 21. Grass Mounds
- 22. Tennis Court
- 23. Adventure Play Area
- 24. Seating Plaza
- 25. Amphitheatre
- 26. Great Lawn
- 27. Play Area
- 28. Plaza
- 29. South - West Entrance
- 30. Waiting Plaza
- 31. North - East Entrance
- 32. Ladies Corner
- 33. Outdoor Equipment





# Tower - A (floor plan)



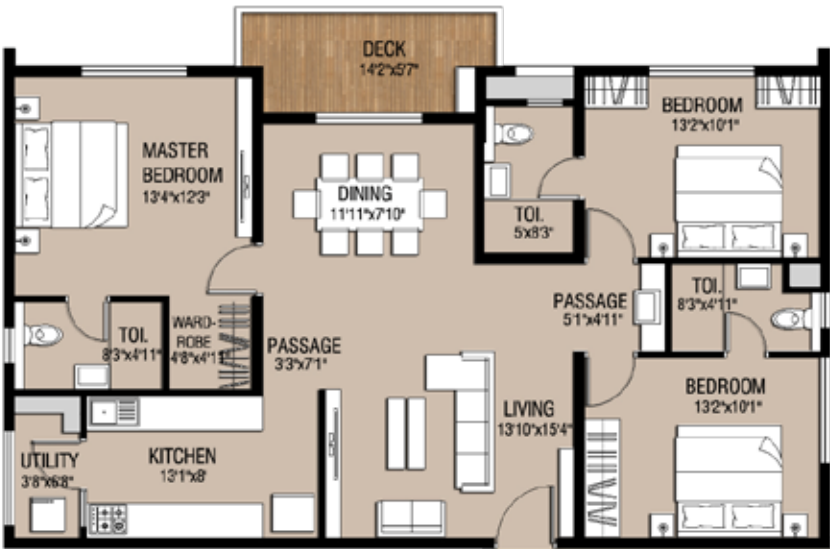
Tower - B (floor plan)



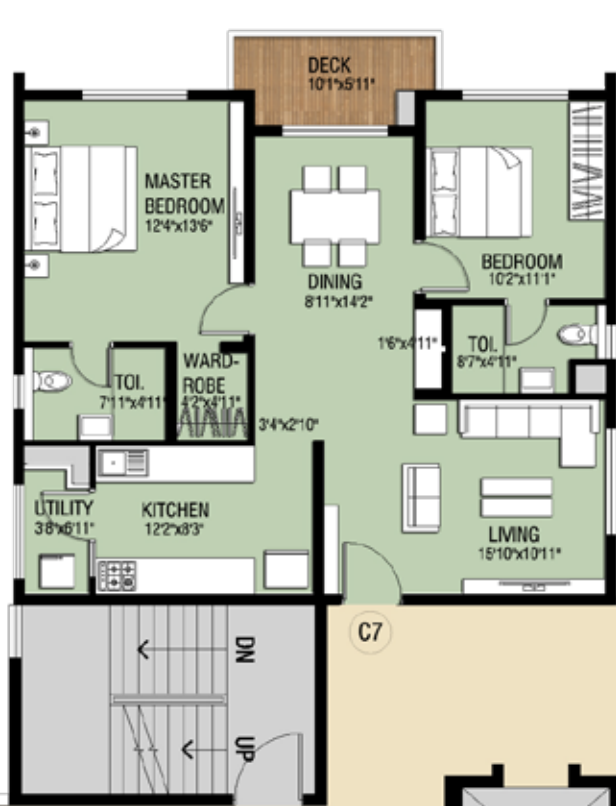


# Tower - C (floor plan)

Unit 6 : 3 BHK  
1,740 sft.



Unit 7 : 2 BHK  
1,366/1,442 sft.



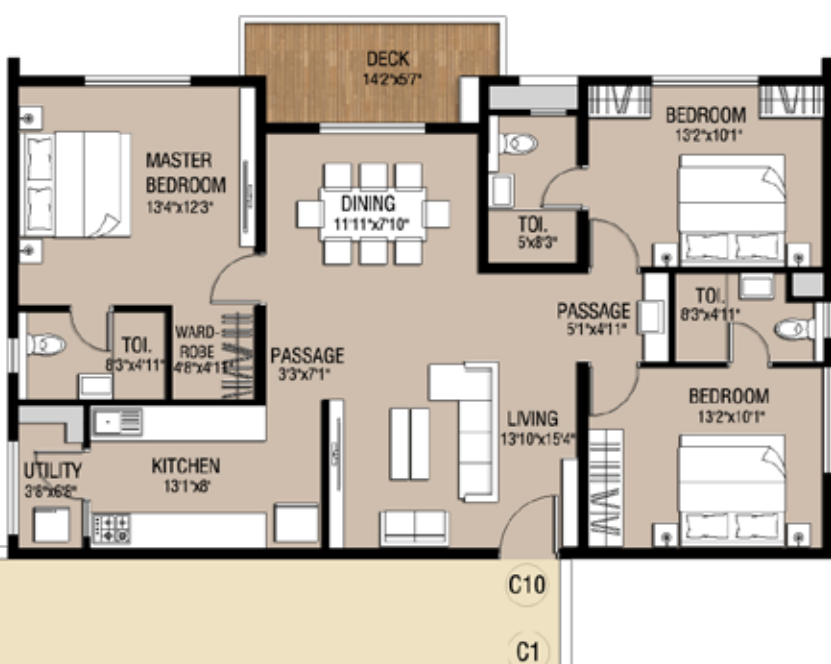
Unit 8 : 3 BHK  
1,592/1,672 sft.



Unit 9 : 2 BHK  
1,426/1,503 sft.



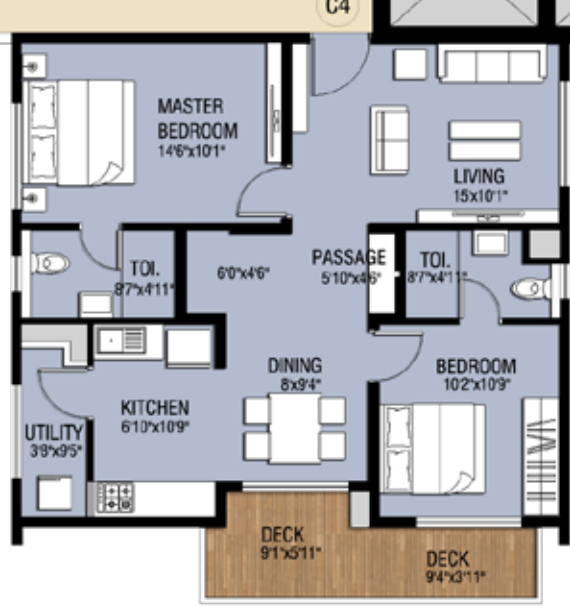
Unit 10 : 3 BHK  
1,740 sft.



Unit 5 : 3 BHK  
1,735 sft.



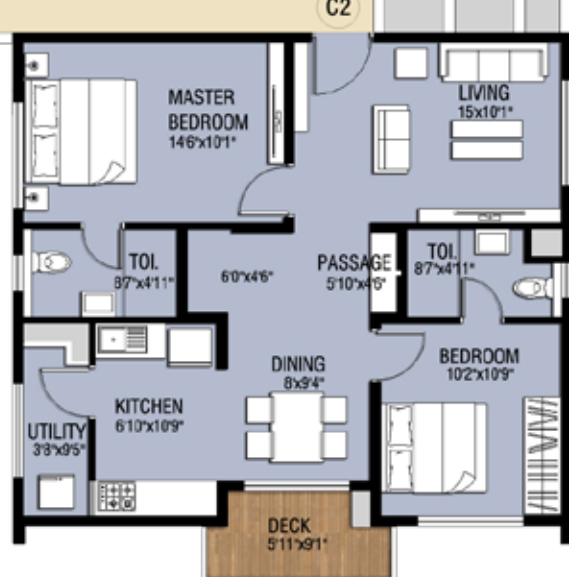
Unit 4 : 2 BHK  
1,216/1,279 sft.



Unit 3 : 3 BHK  
1,592/1,665 sft.



Unit 2 : 2 BHK  
1,216/1,279 sft.



Unit 1: 3 BHK  
1,735 sft.





# Tower - D (floor plan)





# Tower - E (floor plan)





# SPECIFICATIONS

## STRUCTURE

- RCC shear walls-framed structure, resistant to wind and earthquake (Zone-2).

## ENTRANCE LOBBIES

- Elegant and Double Heighted Entrance Lobby.

## WALL FINISHES

### Internal walls/ceiling

- Internal walls and ceiling painted with Asian Paints acrylic emulsion or equivalent over smooth (Lappam) finished surfaces.

### External walls

- Weatherproof Cement/Textured paint of Asian Paints or equivalent.
- Enamel Paint of Asian Paints or equivalent on all

M.S. Railings.

## KITCHEN

- Granite work top with S.S. Sink of superior quality.
- Ceramic tiles of superior quality above the kitchen platform 600mm high dadoing.
- 5 power points in kitchen with multi-pin 6/16A sockets.
- Provision for washing machine in utility area.

## FLOORING

- Vitrified floor tiles of superior quality in drawing, living, dining, bedrooms, kitchen areas, common areas and corridors.
- Anti-skid ceramic floor tiles of superior quality in bathrooms and in kitchen utility areas.

## MAIN DOOR

- Main doors with wooden door frame and polished flush shutters of superior quality.
- S.S. Hardware of superior quality.

### Internal Doors

- Wooden door frame and membrane pressed or flush shutters of superior quality with paint finish.
- UPVC framed glazed sliding/openable French door for balconies with toughened glass.

### Windows

- UPVC framed glazed sliding/openable shutters with toughened glass.

## ELECTRICAL

- PVC insulated copper wires of superior quality with modular switches of Legrand or equiv-

alent, with sufficient power outlets and light points.

- DBs with MCB and ELCB of superior quality in each apartment for safety.

- Lightning arrester for the tower & aviation lamp.

- Provision for installation of Spilt ACs in the living room and all bedrooms.

- Provision for geyser in all bathrooms.

## TELEPHONE/DATA CONNECTIONS

- TV outlets in master bedroom and living/drawing area. Telephone point in living/drawing room.

- Wi-Fi facility by reputed service providers. on subscription basis.

- Direct to Home (DTH) provision for TV by reputed service providers, on subscription basis.

## SANITARY FITTINGS

- Ceramic ware of American Standards or equivalent.

- CP fittings of GROHE or equivalent in all bedrooms.

- False ceiling with grid panels in all bathrooms.

## ELEVATORS

- High speed automatic passenger lifts of Mitsubishi or equivalent with rescue device and V3F for energy efficiency.

- One high speed automatic service lift of Schindler or equivalent with rescue device and V3F for energy efficiency.

- Lift Lobby area at ground floor with Granite/Vitrified tile cladding.

## FIRE SAFETY

- Fire water tank and fire pumps located at basement and terrace level.

- Fire detection; alarm system and public address system.

- Automatic sprinkler system at basement, lobby and apartments.

- Portable fire extinguishers in the common areas.

## BACK-UP FOR POWER

- 100% generator power back-up with acoustic enclosure and AMF for apartments, lifts, pumps and lighting in common areas.

- Common area lighting supported by inverter for uninterrupted power supply.

## WATER METERS

- Water meters are provided in each apartment.

## SEWAGE TREATMENT PLANT

- Sewage Treatment Plant will be provided.

- Treated sewage water will be used for Landscaping and WC flushing.

## SECURITY AND BUILDING MANAGEMENT SYSTEM (BMS)

- Round-the-clock security and Surveillance systems with surveillance cameras at the main security; entrance of each block.

- Panic button and intercom is provided in the elevators, which is connected to the security room.

- Centralised billing for water and electricity

consumption under BMS.

## PARKING MANAGEMENT

- Parking is optimally designed to suit the ease of parking. Parking signage and equipment are positioned to provide ease of maneuvering and parking.

## TERRACES

- All terraces finished with waterproofing & weather protection as per design.

## LANDSCAPING

- As per design.

## CONVENIENCES FOR THE ELDERLY

- Access ramps at all Main Entrances shall be provided for the differently abled and senior residents.

NOTE : All the works as noted above are designed, constructed and finished workmanship shall confirm to the applicable clauses of Bureau of Indian standards, Govt. Of India /NBC-2016 / State government gazette notifications as the case may be.



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PBEL CITY

TSPA JUNCTION

2 & 3 BHK Apartments



VB CITY

KOMPALLY - BOLARUM

2 BHK Apartments

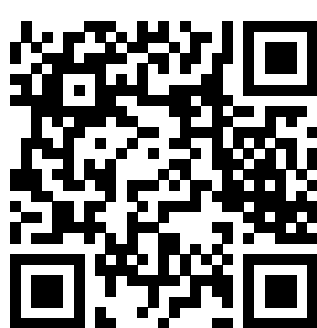


VIVA CITY

KONDAPUR

2 & 3 BHK Apartments

Scan for location



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**CREDAI**  
HYDERABAD