

**THE  
SQUARE** 

A NEW  
DIMENSION  
OF LUXURY

It's an intriguing invitation to explore a new dimension of luxury living, where boundaries are pushed and expectations exceeded, all within the confines of "The Square."

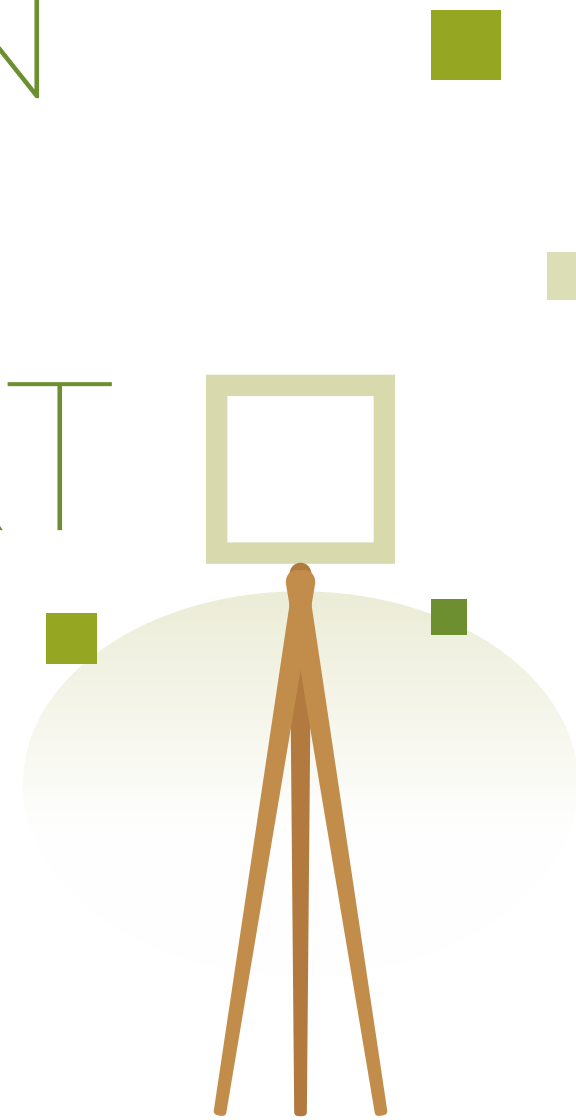


LUXURY VILLAS AT ADIBATLA



Give your lifestyle a makeover. Be ready to take off to next level. Take on a journey that promises a world of joy, and empowerment. Re-imagine your lifestyle, to transform it into the epitome of sophistication and freedom. A world of luxury and greenery awaits you, where your dreams become a reality. Let us welcome you to **The Square**, an address of refinement beyond compare.

# ADD A NEW DIMENSION TO LUXURY & COMFORT



Feel like a pioneer in an evolving global neighbourhood living in a cosmopolitan community.



A Million Memories of Leisure



THE SQUARE

Your Home is perfectly placed,  
just like your Achievements

Kongara Kalan Village

Kaynes Ltd.

Foxconn Facility for Apple

PSR SHLOKA Convention

District Collectorate

Fab City SEZ

Green Trails (Homeland Developers)

Narayana IIT Academy Raviryal

FAB City (E-City)

ORR Exit No. 13 Raviryal

Narayana Jr. & Sr. College

Raviryala Village

Tukkuguda

Wonderla Amusement Park

Raviryala Lake

RCI

Service Road to The Square

8-lane Outer Ring Road

TORG1 AIRPORT

Service Road to Adibatla TCS

GIVE YOURSELF  
A NEW EDGE  
& AN EXOTIC  
LIFESTYLE IN  
OXYGEN-RICH  
ENVIRONS



Your Villa - Undoubtedly the most beautiful place on this planet

The Grand Entrance Gate



Internal Road with Avenue Plantation



**Where Every  
Square Foot  
Exudes Luxury**

WHEN LUXURY  
IS LAVISH,  
AMENITIES  
ABUNDANT  
& SPACES  
ARE PROLIFIC



Find pampering nuances that are more than you asked for.  
Get a dream villa in an integrated environment built in a coveted location.



When time come to a standstill

Step into east and west facing duplex villas that display the finest space planning, where a symphony of indoors and outdoors charms you with thoughtful additions and meticulous craftsmanship. Lead your family to a world of ideal living in villa spaces that make every moment a rewarding experience. Unleash your energies and live life to the fullest. Get a dream villa in a close-knit community creating bonds that transcend time.

# LET RHYTHM OF LIFE FIND ITS MATCH



Plot sizes ranging from 267 Sq.Yds. to 330 Sq.Yds. with built-up area of 3700 Sft for all Villas

4-BHK Luxury Duplex Villas+ Terrace Garden\*

4-Level Exclusive Club house with 25,000 Sft area

Provision for Home Automation (Lights, Fans & A/C's)

Courtyard with sunken seating and lush foliage

Provision for Elevator

Wide tree-lined avenues

Provision for Home theater

100% Vaasthu compliant

Landscaped Gardens



East Facing Villa



Indulge in a lifestyle beyond the mundane, where luxury is tinged in greenery. **The Square** is a serene sanctuary in an evolving global neighbourhood. From the finest finishes to the most innovative amenities, you will find everything you need to make dream lifestyle a reality. Step into your home to snuggle in the warmth of living spaces as the world disappears from your mindscape. Be assured that the future blossoms from the foundations of your villa. Enjoy the freedom that's rooted in total security of The Square.

# WHERE RELATIONSHIPS RESONATE IN EVERY SQUARE FOOT



Sophistication in flooring, silken smooth walls, openness to outdoors and an ambience imbued in natural breeze and sunshine - It's truly a heaven at your home.



The warmth of indoors & views of outdoors

Enjoy your home life with smart home automation empowered by cutting-edge technology. Enhance home life with smart automation for comfort, convenience, and security. Control lighting, climate, and electronics effortlessly. Detect intruders with motion sensors. Create perfect ambiance with automatic illumination. Set curtains to open with the sun. Enjoy seamless living at your fingertips.

# THE MAGIC OF SMART LIVING AND HOME AUTOMATION



## CONNECT WITH SMART SOLUTION AT YOUR HOME



Smart Lighting



Fans



Air Conditioner



Mobile App Enable



Smart Door Lock System



Motion Sensor for Bathrooms



Mesh network



Light Dimmer



Universal IR Blaster



Living



Kitchen



Home Theater



Master Bedroom

Guest Bedroom

Bedroom



## PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury Villa Project
- 13.5 Acres of land
- 131 East & West facing Duplex Villas
- 267, 300, 330 Sq Yd plots
- 3700 Sft Areas
- Home Automation
- Two Car Parking spaces for each Villa
- 40' & 30' Wide Internal BT Roads
- 100% Vastu
- Avenue plantation
- Street Lighting
- Pedestrian Path
- Jogging Track
- 24-hr Water Supply
- Majestic Entrance Gate
- Parks & Play areas
- Designer Landscaping
- 24X7 Power Back-up

**Squarely  
in the Lap of  
abundance**

The outdoor views are an attractive blend of designer landscapes and plantation. Feel the sense of freedom as you watch children play and community connect in outdoors. Espouse the power of this beautiful environment, a place where modernity merges with the timeless quality of classic design. The Square is a sanctuary that is a true reflection of your personality and lets you be all yourself.

# MORE SQUARE YARDS AND FREEDOM THAN YOU CAN IMAGINE



Let loose your freedom and give wings to fantasies. Breathe easy and walk with elements in your stride. Stay connected to Mother Nature as your fountain of joys.







Amphitheatre



Yoga Deck Area



Party Lawn

When it comes to relaxation and rejuvenation, you'll find everything you aspire for in the pampering environment of The Square. Enjoy in a serene enclave that vibes with your every need, where you can leave all your cares behind and focus on the things that really matter.

# RECLAIM YOUR FREEDOM



Cricket Nets



Half Basketball & Fitness Station



Skating Rink & Covered Pavilion



Senior Citizens' Seating Plaza
















Street End Seating Under Pergola



Children Play Area



## OUTDOOR FACILITIES

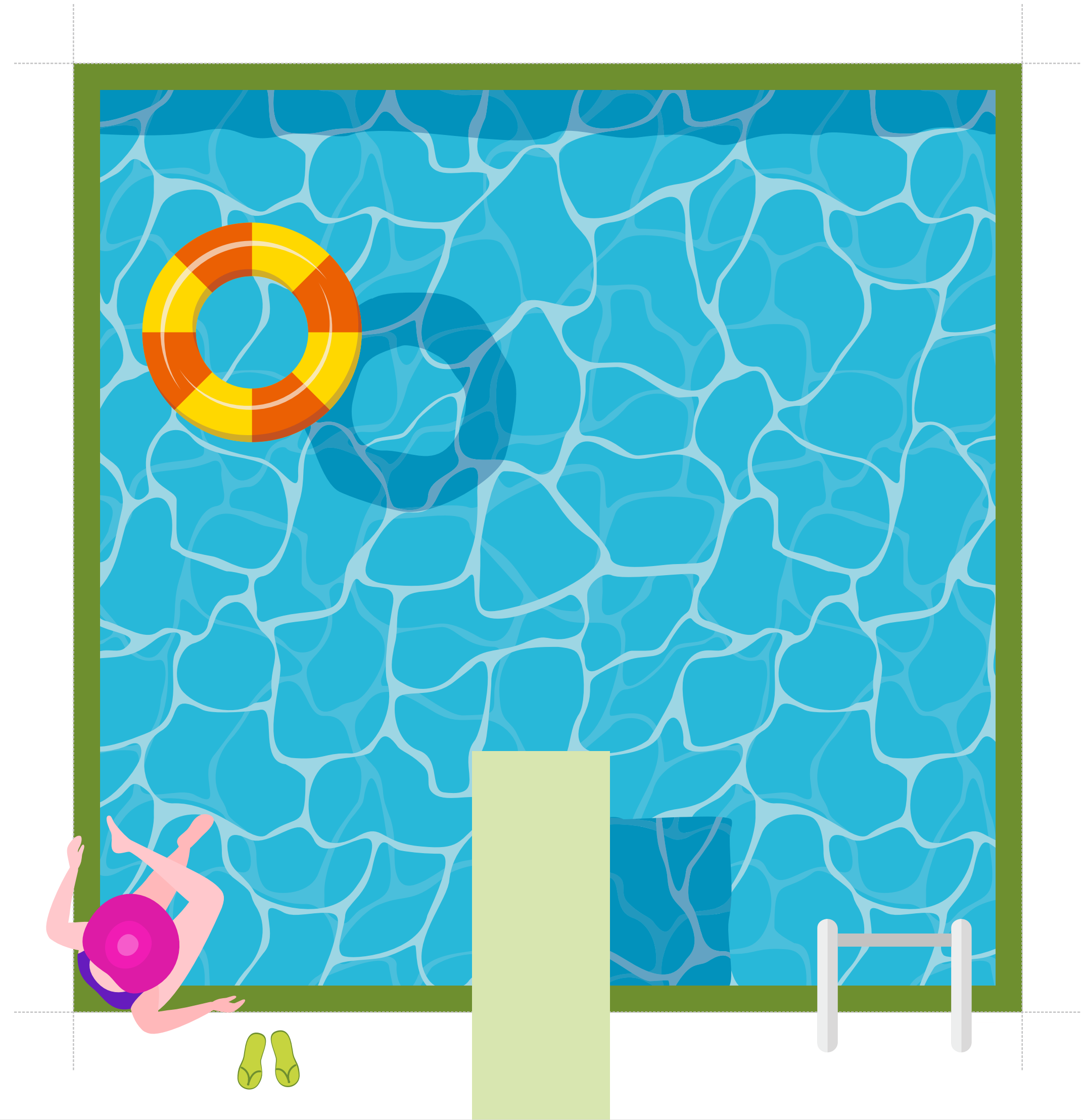
-  Half Basketball Court
-  Outdoor Gym
-  Children Play Area
-  Yoga Pavilion
-  Skating Rink
-  Cricket Nets
-  Rock Climbing
-  Open Stage with Lawn
-  Amphi-theater
-  Stepping Stones
-  Pet-Walking Zone
-  Senior Citizens' Seating Plaza
-  Seating under Trees & Pergolas



WHERE  
EVERY MOMENT  
IS EXCITEMENT  
& EVERYDAY  
FEELS LIKE A  
VACATION















You don't need to travel to reach a holiday destination when you live in The Square. Club The Square has all the trappings of a top class Clubhouse to entertain. Spend an exotic holiday with excitement right at your home.





## CLUB AMENITIES

-  4-Level Exclusive Clubhouse with 25,000 Sft+ area
-  Entrance lobby
-  Banquet Hall
-  Swimming Pool
-  Badminton Court
-  Gymnasium
-  Indoor Games Enclave
-  Multi-purpose Hall
-  Yoga & Meditation Hall
-  Creche
-  Provision for Grocery store
-  Guest Rooms



Our exclusive 4-level clubhouse is the perfect place to chill and have fun. It's the ultimate spot for residents to indulge in personal grooming, celebrate parties, and connect with friends over multiple features. The sprawling clubhouse is packed with excitement, and there's something for everyone. So, whether it's weekdays or weekends, the community hub lets you unwind with some Yoga, or indulge in excitement of festivities.

# RETREAT TO THE JOYS OF CLUBHOUSE AS PAST & FUTURE BLEND INTO THE PRESENT



"Club The Square" is virtually the center of the community. The haven attracts the residents to entertain and connect over a variety of avocations.

Fully Loaded Gymnasium



Semi Covered Swimming Pool

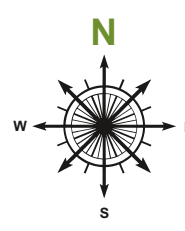
Where luxury villas  
match your esteemed stature



# SITE LAYOUT PLAN

## LEGEND

- 1. Entrance & Exit Plaza
- 2. Main Entrance Paving
- 3. Junction Paving
- 4. Pathway
- 5. Seating
- 6. Stage
- 7. Lawn
- 8. Amphi-theatre
- 9. Stepping Stones
- 10. Portal Frames
- 11. Seating
- 12. Half Basketball Court
- 13. Outdoor Gym Area
- 14. Children Play Area
- 15. EPDM Flooring
- 16. Yoga Pavilion
- 17. Seating Under Tree
- 18. Seating Under Pergola at Street
- 19. Covered Pavilion
- 20. Skating Rink
- 21. Cricket Nets
- 22. Pets Walking Zone
- 23. Elder Seating Plaza
- 24. Rock Climbing
- 25. Steps
- 26. Ramp



TYPE **EAST FACING VILLA**  
01

PLOT SIZES  
267, 300 & 330 Sq. Yds.

BUILT-UP AREA  
3700 Sft.

No of Floors : G+1  
Ground Floor : 1595 SFT  
First Floor : 1671 SFT  
Terrace Area : 434 SFT



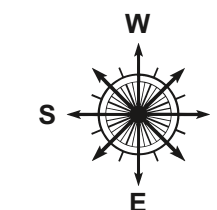
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR





**TYPE** WEST FACING VILLA  
**02**

**PLOT SIZES**  
267, 300 & 330 Sq. Yds.

**BUILT-UP AREA**  
3700 Sft.

No of Floors : G+1  
Ground Floor : 1595 SFT  
First Floor : 1488 SFT  
Terrace Area : 655.74 SFT



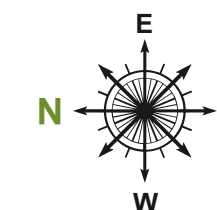
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



## SPECIFICATIONS



### STRUCTURE

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



### SUPER STRUCTURE

9" Thick external wall & 4.5" Internal walls with Fly ash bricks/Or Red bricks joined with 1:6 cement mortar



### PLASTERING

**EXTERNAL:** 20mm (total) Thick 2 coats of external plastering with cement mortar

**INTERNAL:** 12mm Thick single coat plastering with cement mortar.



### DOORS

**MAIN DOOR:** 8-feet Teak wood door frame, and engineered wood door shutters, with both sides veneered finish with reputed make hardware such as Yale/Dorset or equivalent.

**INTERNAL DOORS:** 8-feet Height hardwood frame and engineered wood door shutters, with both sides veneered finish with reputed make hardware such as Yale/Dorset or equivalent.

**FRENCH DOORS:** High-end anodized Aluminum sections for frames & shutters with clear glass of reputed make.



### WINDOWS

High-end anodized Aluminum sections for frames & shutters with clear glass of reputed make. Provision for mosquitoes mesh.



### PAINTING/CLADDING/FLOORING

**EXTERNAL:** Combination of micro-concrete/lime plasters/textured finish with top two coats of external emulsion paint of reputed make

**INTERNAL:** Smooth putty/lappum finish with top 2 coats of premium Acrylic emulsion of reputed make over a coat of primer



### FLOORING & DADO

**FLOORING & DADO:** Drawing, Dining, Living & Bedrooms, Multi-purpose hall

**KITCHEN:** 800mm x 800mm or higher glazed vitrified tiles/Double charged vitrified tiles of reputed make

**BATHROOMS:** 600mm x 300mm or higher premium vitrified tiles of reputed make on walls & floor

**STAIRCASE:** Combination of granite/marble; SS & glass combination railing  
**CAR PARKING:** VDF/Tandur Stone flooring.



### KITCHEN

Provision for designer modular kitchen with adequate

Electrical points for home appliances. Provision for Municipal & softener water

Provision for fixing of water purifier, exhaust fan & chimney.



### UTILITIES/WASH AREA

Provision for dish washer & washing machine in the Utility area.



### BATHROOMS

Washbasin with countertop

Wall Hung EWC of Duravit/Kohler or equivalent make with concealed flush-tank

Single-lever wall mixer with shower & spout of Grohe/Kohler or equivalent make

Single-lever basin mixer of Grohe/Kohler or equivalent make.

All CP fittings of Grohe/Kohler or equivalent make.  
Provision for water-heaters/geysers in all bathrooms



### ELECTRICAL

3-Phase power supply for each villa with individual meter boards  
Miniature Circuit Breakers (MCBs) for each distribution board of reputed make

Concealed copper wiring of Finolex / Polycab or equivalent make

Power outlets for air-conditioners (ACs) in all rooms

Power plugs for cooking range like chimney, refrigerator, micro-wave oven, mixer/grinder in kitchen; Washing machine & dishwasher in Utility area

Adequate plug points for TV, audio & electrical gadgets etc.

Elegant designer modular electrical switches of Legrand/Schneider or equivalent make.



### EV VEHICLE

Provision for EV vehicle charging point for each villa



### COMMUNICATION SYSTEM

**INTERCOM:** Intercom facility to all the units connecting with Security & FM office

**INTERNET:** Provision for Internet with OFC to villa & CAD-6 cable wiring internally in Ground & 1st floor.

**CABLE TV:** Provision for cable network in drawing, living, multi-purpose hall & all bedrooms.



### ELEVATOR/LIFTS

Provision for elevator/lift in the designated area with adequate

dimensions of shaft for any reputed make like Schindler/Kone etc.



### WTP & STP

**WTP:** Domestic water made available through an exclusive water softening plant with water meters for each villa (Not RO plant)

**STP:** Sewage Treatment Plant of adequate capacity as per norms will be provided inside the community; Treated sewage water would be used for landscaping purpose.

Rain-water harvesting pits shall be provided as per norms.



### GENERATOR

100% DG backup for entire villa community with acoustic enclosure & A.M.F.



### SECURITY

Sophisticated round-the-clock security/surveillance system.

Barbed wire fencing all around the community (above the boundary wall

CCTV cameras in identified common areas & clubhouse areas with monitoring & recording for security & maintenance at FM (Facility Manager) office.



### CENTRALIZED WATER SUPPLY

Centralized underground sump will be provided for entire community. The water shall be supplied to individual villas by means of HNS (hydro-pneumatic pump)



### MAIN LANDSCAPING WORK

Beautifully designed landscaping with Lighting, activity areas, children play area etc are provided for the community as per design.



# THE WORLD'S HAPPENING AT HYDERABAD'S SOUTH! COME DISCOVER



Imagine living in a global address in Hyderabad's South,  
a bold new frontier expanding fast with enviable infrastructure.

Every generation admires a certain lifestyle to live. Living in a city centre was a matter of pride earlier. The new trend defines lifestyle as living in exclusive communities in suburbs. Today, we deeply appreciate empowered living with an accent on corporate productivity. That's when Adibatla comes into the picture. The arrival of an International Airport, Aerospace SEZ at Adibatla on ORR, the proposed Foxconn Facility at Kongara Kalan make Hyderabad's South an eminently desirable place to settle down. The Square rises a few steps away from ORR on Kongara Kalan Road to explore the joys of living in lap of nature.



# TAKE OFF TO A BRAND NEW WORLD



## DISTANCE FROM THE SITE



### EDUCATIONAL INSTITUTIONS

|                               |           |
|-------------------------------|-----------|
| Sri Gayatri Jr College        | - 04 Mins |
| Narayana Jr College           | - 08 Mins |
| Sloka Intl. School            | - 11 Mins |
| TISS University               | - 15 Mins |
| Delhi Public School, Nadergul | - 17 Mins |
| Aga Khan Academy              | - 20 Mins |
| Around 20 Engg. Colleges      | - 20 Mins |
| Manchester Global School      | - 25 Mins |
| GMR School of Business        | - 27 Mins |
| GMR Chinmaya Vidyalaya        | - 30 Mins |



### WORK PLACES

|                                 |           |
|---------------------------------|-----------|
| Sri Gayatri Jr College          | - 04 Mins |
| Adibatla Aerospace SEZ          | - 08 Mins |
| Foxconn Facility, Kongara Kalan | - 08 Mins |
| TCS Campus, Adibatla            | - 10 Mins |
| Tata Aerospace                  | - 10 Mins |
| Tata Sikorsky                   | - 13 Mins |
| Fab City                        | - 15 Mins |
| RCI / ARCI                      | - 20 Mins |
| Hardware Park                   | - 20 Mins |
| Rajiv Gandhi Intl. Airport      | - 25 Mins |
| Proposed Pharma City            | - 35 Mins |
| Kokapet SEZ                     | - 40 Mins |



### SHOPPING & RECREATION

|                               |           |
|-------------------------------|-----------|
| Wonderla Amusement Park       | - 06 Mins |
| Proposed World Trade Centre   | - 06 Mins |
| Rangareddy Collectorate       | - 08 Mins |
| North Star Airport Boulevard  | - 15 Mins |
| Novotel Hotel, Airport        | - 20 Mins |
| TNR Jagdamba Mallplex         | - 20 Mins |
| Ramoji Film City              | - 25 Mins |
| Statue of Equality, Muchintal | - 30 Mins |
| GMR Aerocity Retail Hub       | - 40 Mins |



### CONNECTIVITY

|                                 |           |
|---------------------------------|-----------|
| Sri Gayatri Jr College          | - 04 Mins |
| Bonguluru ORR Exit No 12        | - 10 Mins |
| ORR Exit No 14                  | - 11 Mins |
| Tukkuguda                       | - 12 Mins |
| Ibrahimpatnam                   | - 18 Mins |
| Srisailem Highway               | - 19 Mins |
| LB Nagar Circle                 | - 30 Mins |
| DRDO Apollo Hospital            | - 35 Mins |
| Gachibowli / Financial District | - 50 Mins |

Imagine reaching your global office at Adibatla or Foxconn Facility in a hassle-free drive! Think of sending children to a reputed school located at a comfortable drive distance. Weekends will come alive with a visit to Wonderla Amusement Park located nearby. A growing infrastructure of shopping and a mall-multiplex at Ibrahimpatnam, you are privileged to enjoy comfort and convenience in the same extent.

SCAN FOR  
GOOGLE MAPS  
LOCATION



LOCATION MAP  
(NOT TO SCALE)





# AT LAST, AN ADDRESS THAT MEETS YOUR STATURE

Come, join and discover the essence of vibrant living at The Square, where luxury harmonizes with nature. Join our esteemed community of residents and share in our vision for a joyful living. Amidst lush greenery and expansive spaces, experience a promise of opulence and serenity. Begin your journey towards a redefined lifestyle, where abundance and fulfilment await around every corner.





MOONGLADE, NARSINGI



IRA ASPIRATION, KOLLUR



GATEWAY TOWERS, PUPPALAGUDA



IRA AEROCITY, SHAMSHABAD



IRA MIRACLE, KOLLUR



IRA FLOAT, SHAMSHABAD

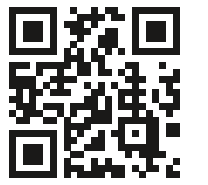


IRA M3, KOLLUR



IRA RIPPLE, CHEEMALDARI

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PROMOTERS



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TS RERA NO: P02400004595

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|--|---|--|--|
| <p>ARCHITECTS</p>  <p><b>SUDHIR ASSOCIATES</b><br/>ARCHITECTS &amp; INTERIORS</p> <p>Banjara Hills, Hyderabad</p> | <p>STRUCTURAL &amp; MEP ENGINEERS</p>  <p><b>esignTree</b><br/>Service Consultants Pvt Ltd</p> <p>Khajaguda, Hyderabad</p> | <p>LANDSCAPING CONSULTANTS</p>  <p><b>sld</b><br/>LANDSCAPE DESIGN</p> <p>Madhapur, Hyderabad</p> | <p>BRANDING</p>  <p><b>Amitha Designs</b></p> <p>Jubilee Hills, Hyderabad</p> |
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