

LIFE'S ON
@


APARNA
Lead the future

APARNA
ZENON

@ Puppalaguda, Nanakramguda

• 2&3 BHK • 1326 – 2257 Sft. • 3664 Apts • 33 FLOORS • 30.15 Acres



TS RERA Reg. No.: P02400003722

Land Owner Share Reach us on: 9390058082

If you're looking to live the extraordinary, look no further. For, here's a gated community designed just for you. With amenities and experiences like never before, look forward to living the one-of-a-kind life. It's on at **APARNA ZENON**.

UNIQUE EXPERIENCES ON

- Aqua Gym
- Camping and Bonfire
- Kund Seating
- Outdoor Motion Pictures Area with Seating





- Dog Park
- Kinetic Sculptures
- Water Stream with Sculptures
- Water Cascade
- Electrical Vehicle Charging



- Rock Garden
- Butterfly Garden
- Bamboo Grove
- Zen Garden



AMAZING AMENITIES ON

AWESOME CLUBHOUSE

- Grand Entrance Lobby
- Temperature Controlled Swimming Pool
- Kids' Pool
- Gym / Spa / Aerobics / Yoga / Meditation
- Business Lounge / Coffee Lounge
- Kitty Party Zone
- Mini Banquet Hall
- Multi-purpose Hall
- Crèche
- Hobby Room
- 24 Guest Rooms
- Reading Lounge
- Preview Theatre
- Senior Citizens' Room

LANDSCAPING GALORE

- Medicinal Garden
- Aroma Garden
- Rock Garden
- Butterfly Garden

OUTDOOR AMENITIES

- Multi-height Kids' Play Area
- Beach Volley Ball
- Futsal Court
- Splash Pad
- Tennis Courts / Half Basketball Court / Cricket Practice Pitch
- Cycle Parks
- Outdoor Motion Pictures Area
- Amphitheatre / Party Lawn / BBQ Zone

...AND MUCH MORE!

Club@ZENON



COMFORT ON @ COMMERCIAL COMPLEX

- Supermarket
- Tiffin Center
- Clinic
- Pharmacy
- Utility Office
- Bank



EXCITEMENT ON @ SPORTS COMPLEX

- Squash Courts
- Badminton Courts
- Table Tennis
- Billiards
- Chess / Carrom
- Gaming Area
- Mini Futsal Court
@ Terrace Level





APARNA ZENON

LIFE'S ON!
@Puppalaguda, Nanakramguda

SUPER CONNECTIVITY ON

- Adjacent to ORR & Financial District
- Oakridge School: 5 mins
- Delhi Public School: 6 mins
- Gachibowli Flyover Junction: 6 mins
- Wipro Circle: 7 mins
- CARE Hospital: 10 mins
- Phoenix Green International School: 10 mins
- AMB Mall: 10 mins
- Kondapur: 12 mins
- Sunshine Hospital: 12 mins
- Continental Hospital: 12 mins
- Raidurgam Metro Rail: 12 mins
- Inorbit Mall: 12 mins
- Chirec School: 15 mins
- RGI Airport: 30 mins

*ETAs approximate as per Google Maps



Towards ORR
Service Road

Towards
Manikonda

Towards
Financial District
/ Kokapet



APARNA ZENON

@ Puppalaguda, Nanakramguda

UNIT PLANS



3 BHK West Facing	(Sft.)
Carpet Area	1228
Balcony Area	61
Utility Area	56
Saleable Area	1826



3 BHK + PDR RM East Facing	(Sft.)
Carpet Area	1520
Balcony Area	91
Utility Area	61
Saleable Area	2257



3 BHK West Facing	(Sft.)
Carpet Area	1318
Balcony Area	85
Utility Area	59
Saleable Area	1982

3 BHK East Facing	(Sft.)
Carpet Area	1318
Balcony Area	85
Utility Area	59
Saleable Area	1982



PLAN NOT TO SCALE

APARNA ZENON

@ Puppalaguda, Nanakramguda

UNIT PLANS



3 BHK+2T North Facing	(Sft.)
Carpet Area	990
Balcony Area	58
Utility Area	56
Saleable Area	1514



3 BHK North Facing	(Sft.)
Carpet Area	1140
Balcony Area	65
Utility Area	53
Saleable Area	1712



2 BHK West Facing	(Sft.)
Carpet Area	855
Balcony Area	53
Utility Area	56
Saleable Area	1326



2 BHK East Facing	(Sft.)
Carpet Area	855
Balcony Area	53
Utility Area	56
Saleable Area	1326

Other West Facing	(Sft.)
3 BHK+PDR RM	2257
3 BHK	1982
3 BHK	1829
3 BHK	1734
3 BHK	1690
3 BHK+2T	1560
2 BHK	1341

Other East Facing	(Sft.)
3 BHK	1829
3 BHK	1826
3 BHK	1734
3 BHK	1690
3 BHK+2T	1560
2 BHK	1342



PLAN NOT TO SCALE

PROJECT SPECIFICATIONS

1 STRUCTURE

RCC Framed Structure

R.C.C. shear wall framed structure to withstand wind & seismic loads.
Concrete blocks for non-structural members (wherever needed).

2 PAINTING

External Textured finish with two coats of exterior emulsion paint of reputed make
Internal Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

3 DOORS, WINDOWS & RAILINGS

Main Door Manufactured teak veneered door frame & shutter finished with good quality melamine polish with hardware of reputed make.
Internal Doors Manufactured hard wood door frame & laminate shutter with hardware of reputed make.
Utility Door uPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & SS mesh at bottom.
French Doors uPVC door frame of reputed profile sections, with tinted toughened / HS glass panelled shutters and designer hardware of reputed make with provision for mosquito mesh. (Mesh & fixing shall be at extra cost)
Windows UPVC window of reputed profile sections with tinted toughened / HS glass with suitable finishes as per design with mosquito mesh for all sliding windows. (Mesh will not be provided for casement windows)
Grills for Windows Aesthetically designed, mild steel (M.S) window grills with enamel paint finish in all windows. (Shall be provided at extra cost)
Balcony Railings MS railing in enamel paint finish of reputed make.

4 FLOORING

Drawing, Living, Dining, Pooja 800 x 800 mm size double charged vitrified tiles of reputed make.
All Bedrooms & Kitchen 800 x 800 mm size double charged vitrified tiles of reputed make.
Entrance Lounge Granite/Marble flooring with designer false ceiling.
Bathrooms Acid-resistant, anti-skid ceramic tiles of reputed make.
Corridors Double charged vitrified tile of reputed make.
All Balconies Rustic ceramic tile of reputed make and granite sill at bottom of the railing.
Utility Rustic ceramic tile of reputed make.
Staircase Tandoor / Kota stone

5 TILE CLADDING

Dadoing in Kitchen Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at extra cost)
Bathrooms Glazed ceramic tile dado up to 8'-0" height of reputed make.
Utility Glazed ceramic tiles dado up to 3' height of reputed make.

6 KITCHEN

Counter Granite platform with stainless steel sink. (Shall be provided at extra cost)
Water Provision Separate municipal water provided by GHMC along with borewell water.
Other Accessories Provision for fixing of water purifier, exhaust fan or chimney.

7 UTILITY

Washing Machine Provision for washing machine / dishwasher & wet area for vessel washing, etc.

8 CP & SANITARY FIXTURES

Bathrooms Vanity type wash basin / granite counter top. EWC with concealed flush tank of reputed make. Single lever fixtures with wall mixer cum shower of reputed makes. Towel rod, soap tray & door hangers of reputed make. All C.P. fittings are of reputed make. PVC false ceiling in all bathrooms.

9 ELECTRICAL FIXTURES

Internal Electrical Fixtures Geysers in all bathrooms. Exhaust fans in all bathrooms. Copper piping for air conditioning units for all flats. Power outlets for air conditioners in all bed rooms & living room. Plug points for T.V. & audio systems etc. 3 phase supply for each unit with individual meter boards Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. Concealed copper wiring of reputed make. Switches of reputed make.
Kitchen/ Utility Area Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.

10 TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points Telephone points in all bed rooms, drawing / living rooms.
Intercom facility Intercom facility to all the units connecting security.
Cable TV Provision for cable connection in master bed room & living room.
Internet One internet connection provision for all bedrooms.

11 ELEVATORS / LIFTS

Passenger Lifts Specifications: Four high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.
Flooring and Car Finish: Entrance with granite / marble cladding.
Fire / Service Lifts Specification: Two high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.
Flooring and Car Finish: Entrance with granite / marble cladding.

12 WSP & STP

Domestic water made available through an exclusive water softening plant (not RO Plant). A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose. Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms. Water meters for each unit for domestic & municipal water.

13 CAR PARKING	1 BHK & 2 BHK+ 1T: 1 Car park for each apartment 2 BHK & 3 BHK + 2T 3 BHK & 3 BHK + PDR RM: 2 Car parks for each apartment Car parking shall be in cellar 1, 2 & 3 levels
14 CHARGING POINTS FOR ELECTRIC CARS	Charging point for electric cars shall be provided for each flat.
15 CAR WASHING FACILITY	Car washing facility shall be provided as per the vendor's specifications.
16 PARKING MANAGEMENT	Entire parking is well designed to suit the number of car parks provided. Parking signages and equipment at required places to ease the traffic flow.
17 FACILITIES FOR DIFFERENTLY ABLED	Access ramps at all block entrances shall be provided for the differently abled.
18 POWER BACK UP	100% DG set backup with acoustic enclosure & A.M.F.
19 SECURITY / BMS	Sophisticated round-the-clock security / surveillance system. Surveillance cameras at the main security and entrance of each block to monitor. Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing all around the compound.
20 CENTRALIZED BILLING	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.
21 FIRE & SAFETY	Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms. Fire alarm and public address system in all floors and parking areas (basements) as per NBC Norms. Control panel will be kept at main security.
22 LPG Gas	Supply of gas from centralised gas bank to all individual flats / Bhagyanagar Gas.
23 SOLAR POWER	50 KW Solar power shall be provided and shall be connected to common area grid for optimization of common area power consumption.
24 SOLAR HOT WATER	Solar hot water shall be provided for all bedroom toilets in 32nd floor (last floor only).
25 CLUBHOUSE & AMENITIES	
A State-of-the-Art Clubhouse Amenities	Grand Entrance Lobby Multipurpose Hall Crèche Senior Citizens' Room Hobby Room Kitty Party Space Mini Banquet Hall Coffee Shop /Reading Lounge Preview Theatre Gym

	Spa Aerobics Yoga/Meditation Guest Rooms - 24 Nos. Swimming Pool Temperature Controlled Pool Kids' Pool Business Lounge Coffee Lounge
B Indoor Sports Facilities	Squash Courts Badminton Courts Table Tennis Billiards Chess / Carroms Gaming Area Mini Futsal Field @ Terrace Level
C Commercial Block Facilities	Supermarket Tiffin Center Clinic Pharmacy Bank Utility Office
D Outdoor Amenities	Entrance Island Water Feature Cycle Track School Bus Parking with Shelter Block Entrance Drop Off Area Skating Tracks Cycle Parks Water Stream with Sculptures Free Standing Sculptures Elevated Seating Deck Zen Garden Party Lawn Amphitheatre Kund Seating Under Covered Structure Water Cascade Aqua Gym Barbeque Counter Elderly Seating Deck Yoga Pavilion & Meditation Area Tree's Grove Children's Play Area Multi Height Children's Play Area Tennis Courts Camping Area with Kinetic Sculptures Bonfire Area Bamboo Groove Outdoor Motion Pictures Area with Seating Dog Park Multi-purpose Court Beach Volleyball Court Splash Pad Cricket Practice Pitch Fitness Zone Half Basketball Court Skating Rink Futsal Wall Climber Kid's Cycle Park Butterfly Garden Medicinal Garden Aroma Garden Rock Garden Reflexology Zone

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