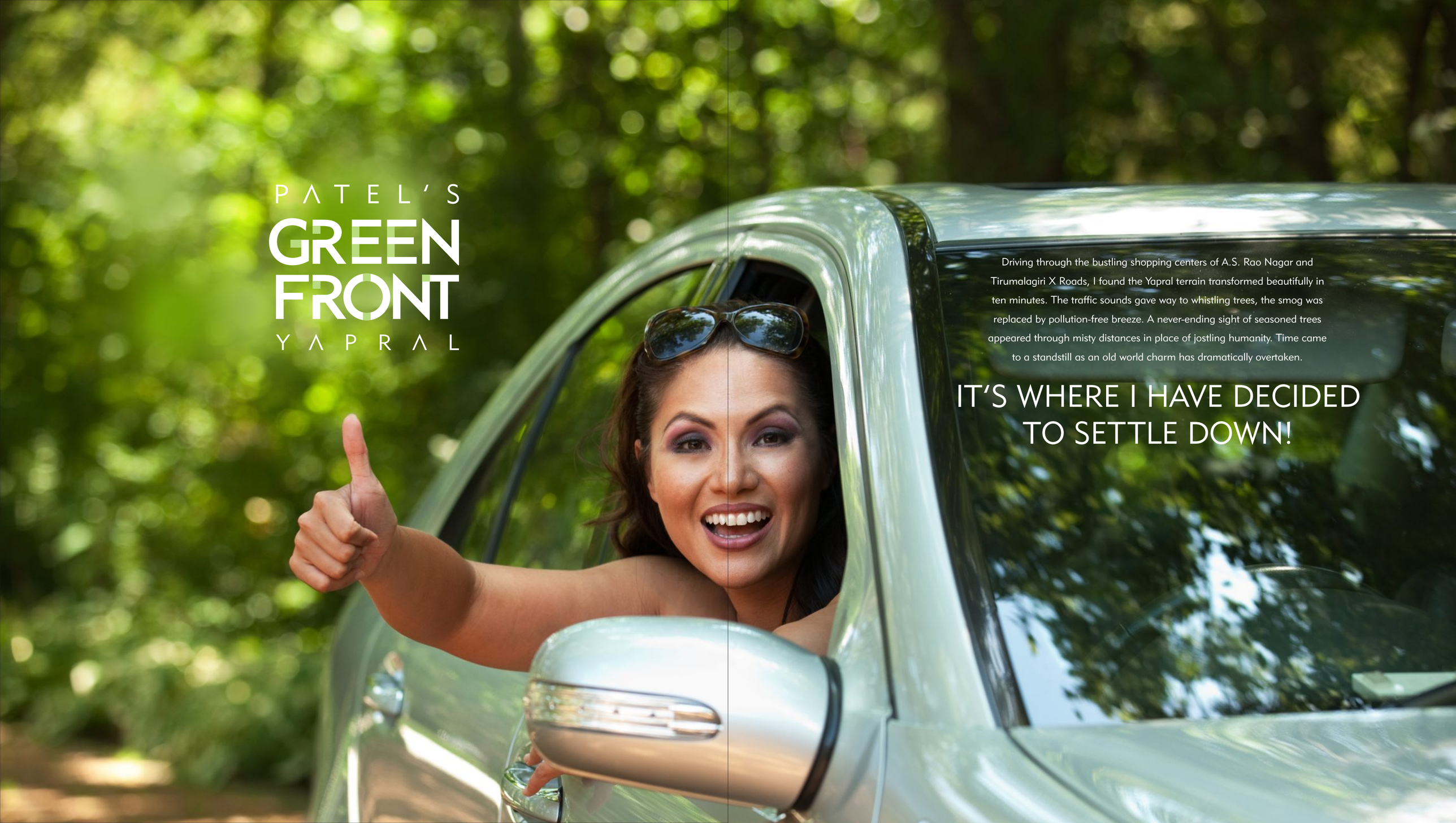
DISCOVER YOUR PARADISE



PATEL'S
GREEN FRONT
YAPRAL

A PROUD OFFERING FROM OM SREE BUILDERS AND DEVELOPERS



Driving through the bustling shopping centers of A.S. Rao Nagar and Tirumalagiri X Roads, I found the Yapral terrain transformed beautifully in ten minutes. The traffic sounds gave way to whistling trees, the smog was replaced by pollution-free breeze. A never-ending sight of seasoned trees appeared through misty distances in place of jostling humanity. Time came to a standstill as an old world charm has dramatically overtaken.

IT'S WHERE I HAVE DECIDED TO SETTLE DOWN!



As a resident of **Patel's Green Front** you are empowered to pursue a sport of elite kind. The most defining feature is the prestigious BEPTA Golf Course located at walking distance from your home. Unwind and relax teeing off in 18-hole Golf Course regularly. Enjoy fresh breeze, trod on the trimmed grass, to find out that money cannot buy this advantage elsewhere.

PATEL'S GREEN FRONT YAPRAL

Indeed, Yapral lying on the fringe of Cantonment, has been a special place in Secunderabad. Here the silence is blissfully loud. Lakhs of trees are spread around that bring down the searing heat by a few degrees every summer. The BEPTA Golf Course attracts the gentlemen and corporate bosses for a restful respite. Inspired by the terrain features and the omnipresence of nature at Yapral, the Promoters have promised to build a home like no other to like-minded people.

LIVE THE GREEN DIFFERENCE!

The promoters passionately drew a thematic development plan to ensure maximized green spaces. The driveways are tucked inside the parking spaces away from residents' view. Each apartment enjoys seamless views of indoor landscaping blending with the outdoor greenery. Serene ambience permeates around where cosmopolitan residents choose to live in tranquility.







Project Highlights

- GHMC-Approved Gated Community
- 24 x 7 Security
- 5 Blocks, 5 Floors each
- 3 BHK, 240 Units
- 1709 Sft - 2612 Sft areas
- Premium quality construction
- Vastu compliant
- No common walls
- Exclusive 3-level clubhouse
- 100% Power back-up except A/Cs & Geysers
- Approximately 60% open spaces
- uPVC windows with mosquito mesh shutters
- Cable TV facility in each bedroom
- Manjeera water connection provision
- 24 hrs Bore well water provision
- Water softening plant
- Hydro pneumatic pressurized water system
- Rain water harvesting system
- Sewage Treatment Plant
- Two-level parking
- Two assigned car parking spaces per unit

Security

- 24-hr Security with Intercom
- CC TV monitoring
- Smart Card Access for vehicles
- All round solar fencing

A LANDMARK PROJECT FOR FUTURE GENERATION!

Patel's Green Front is a mega residential project of three bedroom units in an enclave where everything is provided for. A gated community of 5 towers is rising to be a benchmark offering lifestyle to 240 families. An elaborate range of amenities, recreation facilities, green spaces and total security offers an enviable living in joy and contentment.

PATEL'S
GREEN FRONT
YAPRAL



Landscaped plaza that draw residents to outdoors

STYLISH AND SURPRISINGLY AFFORDABLE!

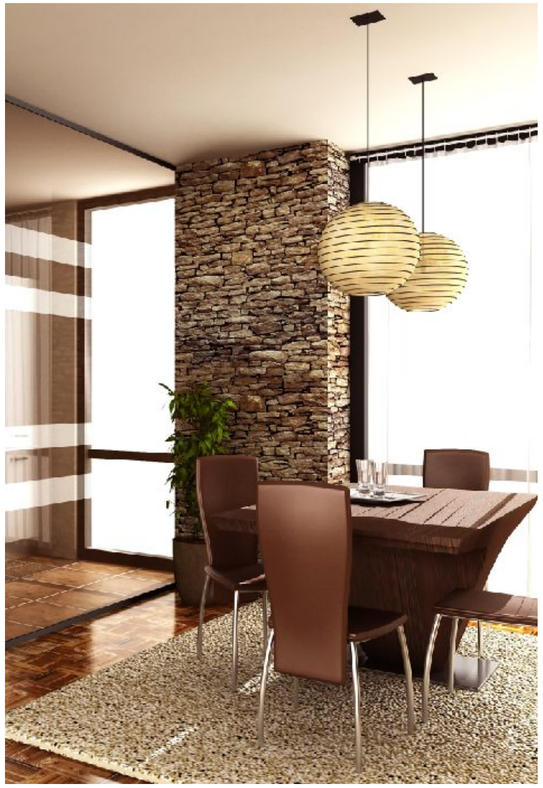
The quality is supreme, the designing is integrated, and the builders' reputation is formidable. The 3-bedroom residential units are still surprisingly affordable. Compared to prices in other parts of Secunderabad and Hyderabad, your hard earned money enjoys more value at Patel's Green Front.

PATEL'S
GREEN FRONT
YAPRAL















TRULY ONE-OF-A-KIND HOME!

PATEL'S
GREEN
FRONT
YAPRAL

SITE LAYOUT PLAN



PATEL'S
GREEN FRONT
YAPRAL





Special Features

- Eco-friendly development with 60% open area
- Every Unit overlooks greenery
- Jogging/Walking track
- Designer Landscaping with water bodies
- Tot lot with Children play area
- Senior citizens seating
- Gazebos
- Dedicated outdoor sports facility
- Amphi-theater
- Clubhouse with approx. 16,500 Sft area
- Open-Air Sports complex
- No Driveways in between blocks
- Wide driveways under the blocks
- Visitors' parking
- CC internal roads & solar street lighting
- Mosquito mesh shutters for all uPVC windows
- Piped gas supply



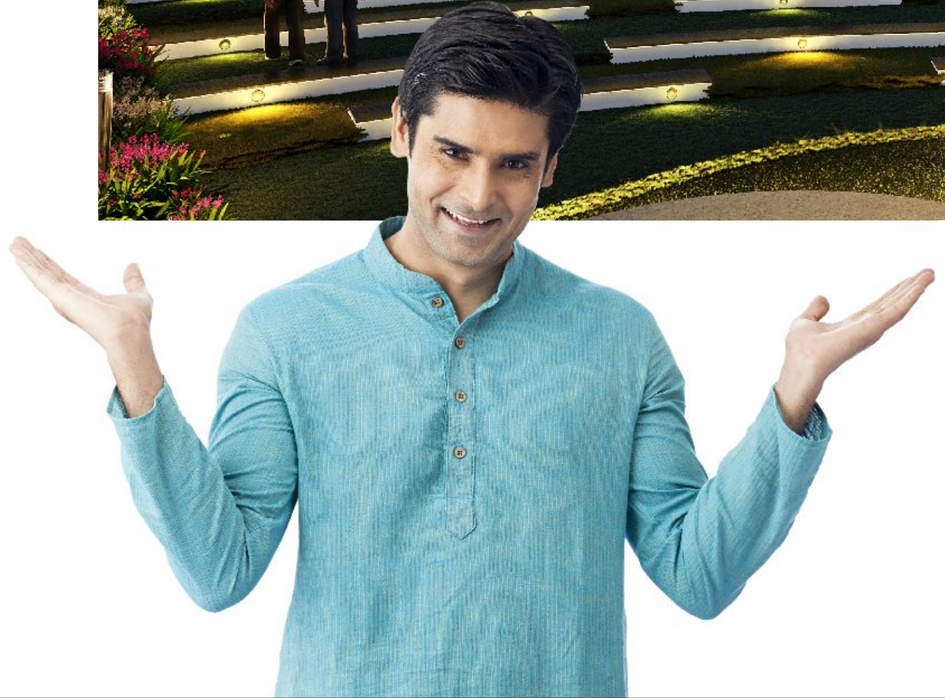
Amphi-theatre to showcase budding talent



Sync with elements at Central Gazebo



Exit Plaza



SO MUCH THAT I GET HERE

PATEL'S
GREEN FRONT
YAPRAL



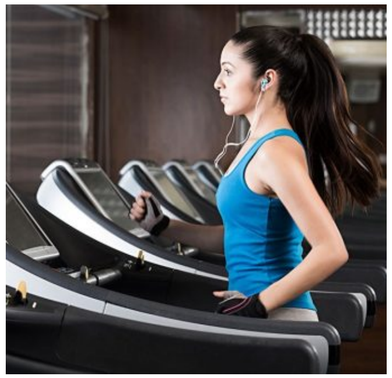
Clubhouse - The Fountain of Joy

SPEND HOLIDAY RIGHT AT HOME!

When recreation of every kind is enjoyed at your home, why go on holiday to a resort or a club membership elsewhere? Community bonding is high in this environment where an exclusive clubhouse offers indoor, outdoor recreation and refined spaces for leisure times. Jog in the premises, work out at gym everyday to stay fit. Swim in the pool, play a game with your neighbour and party hard at spacious multi-purpose hall. Life is momentous in this extended family of **Patel's Green Front**.

Exclusive Clubhouse

- **Exclusive G + 3 level clubhouse**
- **16,500 Sft area approximately**
- **Swimming pool with Toddlers pool & deck area**
- **A/C Gymnasium with latest equipment**
- **Indoor games – Table Tennis, Billiards etc**
- **Multi-purpose Hall with kitchen**
- **Provision for Cafeteria**
- **Wi-fi Environment**
- **Provision for Supermarket**
- **Provision for Clinic/Pharmacy**
- **Provision for ATM**
- **Provision for Beauty Parlor/Saloon for Men/Women**
- **Guest rooms**
- **Provision for laundry facility**



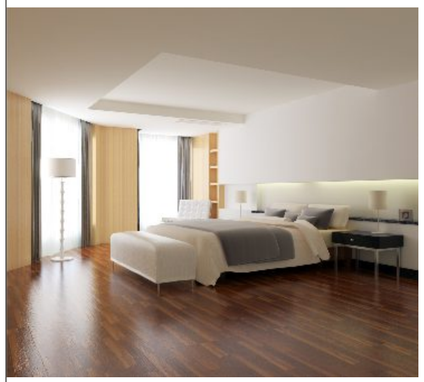
A/C Gymnasium



Indoor Games



Jogging



Guest Rooms





Enchanting Designer Landscaping



Statue of Buddha in Tranquil Home



All round Jogging Track

ALL THAT YOU CAN DREAM OF

PATEL'S GREEN FRONT YAPRAL



SPECIFICATIONS

STRUCTURAL DESIGN: To withstand wind & seismic loads.

FOUNDATIONS & STRUCTURE: R.C.C. frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provision for earthquake force and self-bearing capacity of strata. Foundation is being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" under strict control with rich concrete proportion of M20 and M25 grades with steel of reputed make.

SUPER STRUCTURE: Light brick masonry with red bricks or AAC blocks
Outside Wall - 9" thick
Internal Wall - 4.5" thick

PLASTERING: Joint of the R.C.C. structure and brick wall will be covered with mesh before commencing of the internal wall plastering. External and internal wall double coat cement plaster with smooth finish.

DOORS:
Main Doors: Teak wood frame & Engineer designed moulded doors and designer hardware of reputed make.
Internal Doors: Teak wood frame with moulded designer laminate doors and standard fittings.
French Doors: UPVC frame, shutters styles and rails with float glass panel shutters and designer hardware of reputed make.
Windows: UPVC window frames, shutters in glass panels and mesh shutter, fitted with elegantly designed MS enamel painted grills and standard hardware.

PAINTING:
External: Texture paint contains synthetic plaster chemicals applied on cement plaster having very mild keys/wire brush/sponge finish and plain finish, synthetic plaster by trowel plus two coats of chemical overcoat by brush in approved colours. Paint will be of Asian/Nerolac/Dulux or equivalent make.
Internal: Smooth finish with two coats of lappam/putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Asian/Nerolac/Dulux or equivalent make.
Parking Area: Two coats of waterproof cement paint over a base coat of primer.

FLOORING AND WALL TILING:
Dining, Drawing & Living, Bedrooms, Balconies & Kitchens: Vitrified tiles in size of 600 mm x 600 mm & skirting of reputed make.
Toilets:
- Acid resistant anti-skid ceramic tiles.
- Glazed ceramic wall tiles dado of quality make up to 7' height.

Utility/Wash:
- Glazed ceramic tiles dado up to 3' height.
- Wet area for washing utensils.

Master Bedroom:
- Wood finish vitrified tiles or plain vitrified tiles.

KITCHEN:
Dadoing: Glazed ceramic tiles dado up to 2' height above kitchen platform.
Platform: Granite platform with stainless steel sink. One RO water connection tap and one bore well water connection tap.
Gas Supply: Piped gas connection.

TOILETS:
Sanitary Fittings: All toilets will consist of:
- Wash basin of Kohler/Roca Parryware/Hindware or equivalent make.
- Wall EWC of Kohler/Roca Parryware/Hindware or equivalent make.
- Concealed flush tank of Geberit/Roca/Kohler or equivalent make.
- Hot & Cold diverter with overhead shower and spout
- Provision for geysers in all toilets
- All C.P. fittings are chrome plated of Kohler/Grohe/Jaquar or equivalent make.

Master Toilet: Shower enclosure to separate wet and dry areas.

ELECTRICAL:
Wiring and Switches: Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of FRLS Finolex/Havells/Anchor or equivalent make. Modular switches of Havells/Legrand/Anchor or equivalent make.
- Power outlets of air conditioners in all bedrooms
- Power outlets for geysers in all bathrooms
- Plug point for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen
- Plug point for refrigerator, television, audio system, etc.
- 3-Phase supply for each unit and individual meter boards
- Separate Miniature Circuit Breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

TELEPHONE/COMMUNICATIONS:
- Telephone point in Drawing rooms, Living rooms and all Bedrooms.
- Provision for cable connection in all Bedrooms, Drawing rooms and Living rooms.
- Intercom facility to communicate within the project

ELEVATOR:
- Automatic reputed make lift of Kone/Schindler/ equivalent make with V3F system for energy efficiency.
- Entrance with granite/marble/vitrified cladding of all levels.

GENERATOR:
Acoustic enclosed D.G. Set, backup for common areas of the project. 100% power back up for all the points inside the flat except the power points.

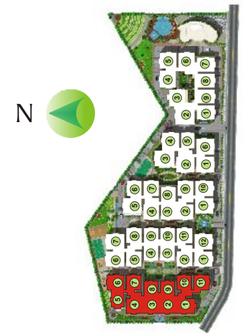
PLUMBING & SANITARY:
Water Supply: ISI mark GI/CPVC/PPR piping of Ashirwad or equivalent make. Plumbing work executed by professional plumbers.
Drainage: ISI mark Standard PVC/SWR sanitary piping of Prince/Sudhakar or equivalent make.
Rain Water disposal: The rain water from the terrace & open areas will be collected through rain water pipes, which will be discharged into the rain harvesting pits to recharge the underground water.
Sewage Treatment Plant: Waste water treated by STP and reused for gardening.

BLOCK - A

TYPICAL FLOOR PLAN

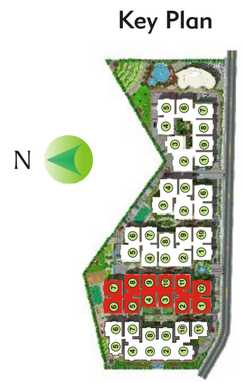


Key Plan



BLOCK - B

TYPICAL FLOOR PLAN





BLOCK - C

TYPICAL FLOOR PLAN





BLOCK - D

TYPICAL FLOOR PLAN



Key Plan







BLOCK - E

TYPICAL FLOOR PLAN





Key Plan



LOCATION ADVANTAGES

Schools
Kendriya Vidyalaya - 1 Km
Army Public School - 2 Kms
Bharatiya Vidya Bhavan - 2 Kms
Indus Universal School - 2 Kms

Medical Care
Military Hospital with ECHS facility - 4 Kms
Oxygen Hospitals - 4 Kms
Care Poulomi Hospitals - 4 Kms
Yashoda Hospitals - 10 Kms
Apollo Hospitals - 11 Kms
KIMS Hospitals - 12 Kms

Shopping
More Supermarket - Walking distance
Banks - Walking distance
Rytu Bazar - 2 Kms
AS Rao Nagar - 4 Kms
Tirumalagiri X Roads - 5 Kms
CSD Canteens - 5 minutes drive

Relax
RSI Club -Walking distance
BEPTA Golf Course - Walking distance
Secunderabad Club - 9 Kms

Important Destinations
College of Defence Management(CDM) - 2 Kms
Sainikpuri - 2 Kms
ECIL - 7 Kms
Paradise Circle - 10 Kms
Outer Ring Road - 11 Kms
Secunderabad Railway Station - 12 Kms
Shamirpet Biotech Park - 15 Kms

Metro Station at Jubilee Bus Station



R S I Club





BEPTA Golf Course

Indus Universal School





Apollo Hospitals

Location Map
(Not to Scale)



CLASSY ENCLAVE, YET WELL-CONNECTED!

Yapral is traditionally a home to a number of gated villa communities. Known for peaceful ambience and green surroundings, Yapral has attracted several hi-end projects around the Cantonment since long. In 5-10 minute drive through a maze of roads, you will reach elite schools, fine dining and shopping centers. The contrast is sharp and you will only thank yourself for deciding to settle in **Patel's Green Front** the rest of your life.

Shopping at A.S. Rao Nagar



Patel's Golf Links - Residential Apartments at Yapral





Patel's Mani Residency - Residential Apartments at Yapral



Patel's Wisdom - Residential Apartments at Kondapur



Patel's Green Park - Residential Apartments at Yapral



Patel's Rainbow Ville - Residential Apartments at Yapral

Completed Projects

Patel's Wisdom, Madhapur - 20 Exclusive Apartments

Patel's Golf Links, Yapral - 3 Blocks, 100 Apartments

Patel's Mani Residency, Yapral - 35 Exclusive Apartments

Ongoing Projects

Patel's Green Park, Yapral - 285 Apartments in 6 Towers

Patel's Rainbow Ville, Yapral - 61 Luxury Units of 3 & 4 BHK

Upcoming Project

Patel's Bright View, Yapral - 220 Two & Three BHK Apartments

Om Sree
BUILDERS & DEVELOPERS
Giving Shapes to your Dreams

Giving Shapes to your Dreams

Om Sree Group is a trusted name in construction field of twin-cities. It was incorporated in 2003 by Sri Mansukh Bhai Patel, Sri Vasantlal Patel and Sri Bharat Bhai Patel. Futuristic designs, unrivalled quality and attentive service makes the company the first choice of customers. The company has skilled and experienced professionals who stick to timelines and budgets to enhance customer satisfaction. The Group has built over 4 lac Sft area with 12 lac Sft under construction. The future is brighter with several projects under development.

Promoters

H No: 5-8-40, Rainbow Farm
Beside Valerian Grammar School
Yapral, Secunderabad - 500 087
Ph: 9533 193 503, 8008 494 950, 8008 492 020
Email: omsree.builders.developers@gmail.com
www.omsree.com

Site Address

Patel's Green Front
Beside Patel's Golf Links
Yapral, Secunderabad - 500 087

Architects

Design Space Architects & Interior Designers
Road No.12, Banjara Hills, Hyderabad - 500 034
Ph: +91 40 2333 5353
Email: designspaceaid@gmail.com

Structural Engineers

Raheem & Mukarram
Hyderguda, Hyderabad - 500 029

MEP Consultants

ESVE Design Solutions Pvt Ltd
Bangalore - 560 078, India
Email: info@esvedesigns.com
esvedesigns@gmail.com



Hitha Designs (+91-40-2330 6819) www.hitha.com

NOTE: All the floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.