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A Project by

ENGINEERS ASSOCIATES PRIVATE LIMITED

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Structural Engg:
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GHMC Approved | TS RERA | Member CREDAI HYDERABAD | BANGLORE

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the rights to make changes in plans, specifications and elevation as deemed fit.

SCAN ME

EAPL GROUP



YOUR KEY TO HAPPINESS IS HERE



A PERFECT WAY OF LIFE

Happiness is a state of mind and an orientation of the heart and mind. It is a settled state of contentment and confidence. Happiness is also what happens to us when we allow ourselves to recognise how good things and life really is.

Happiness is to smile, to care, to share, to laugh, to celebrate and to reward. In every aspect of our lives and in every moment of our doing, happiness can always be felt within us and in the smiles of our loved ones.

Well ! Sri Tirumala Millennium believes in offering this experience that is nothing but pure bliss. A smart haven that offers all the amenities and luxuries that one desires towards living the good life. A planned marvel built on decades of trusted experience to make sure you and your loved ones live in good energy and happy surroundings.

Explore living life at Sri Tirumala Millennium, it's here for the new age living.



LIVE LIFE... REFRESHED

Situated at Mallarpur, Secunderabad, one of the most premium locations that will very soon become the new IT Hub announced by the Govt. of Telangana with 5 IT Projects already allotted, Sri Tirumala Millennium is a perfect blend of modern architecture, culture and spirit. Enveloped with a world of conveniences and very close to your workplace, this project is surrounded by greens and daily necessities.

Here, You can stroll, relax, read, work out, swim, play a sport, meditate and also celebrate under the stars, the way you've always wanted to. You and your family can take happy breaths of air and smile at your success while your loved ones and you enjoy the good things of life. Welcome to the Millennium...Live refreshed.

PERFECT MASTER PLAN



COMFORT AND CONVENIENCE AT ITS BEST

Sri Tirumala Millennium comprises 2 and 3 bedroom homes that also offer a plethora of comforts for you and for your family. Comforts that are a perfect blend of what nature has to give and what we have designed, with you in mind.

Architecturally speaking, Sri Tirumala Millennium is perfectly ventilated to let in adequate light and air. Windows and doors are strategically placed to let interiors have more natural light. Our well designed pathways have done away with unnecessary passages which means while you and your family enjoy the smart utilisation of space inside, the plush surroundings and thoughtful amenities will envelop you with pride.

At EAPL Group, we have always kept convenience and comfort as our basic standards of must haves to offer you with a fresh approach towards living life.

AMAZING AMENTIES



STATE-OF-THE ART CLUB HOUSE



Proposed Club House

PLAY AND PEACE, A RARE COMBINATION

At Sri Tirumala Millennium, privacy, smart space and well organised amenities form the crux of what we have to offer. It is our belief that a home should not just consist of beautifully spaced rooms, but also have all the amenities and comforts of day to day life. And that's what sets us apart from anyone else in the vicinity.

Right from children's play area to cricket nets, indoor gaming to natural landscaped lawns, you will find it all at Sri Tirumala Millennium. So go ahead, explore the finer side of Sri Tirumala Millennium before you make a happy investment that is only bound to give you greater joys towards happy living or ROI.

SPRAWLING SWIMMING POOL







CLUB HOUSE PLANS

Club House Features

Ground Floor
- Creche / Baby Care
- Super Market Provision
- Medical Shop Provision
- ATM Provision
- Office Provision

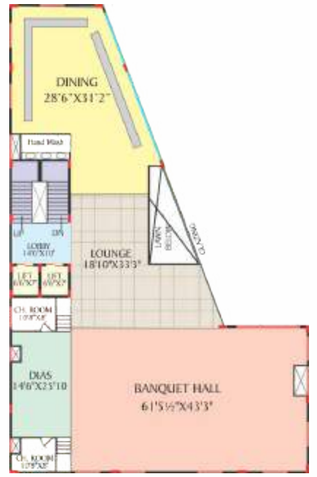
1st Floor
- Banquet Hall Provision
- Dinning & Changing Rooms

2nd Floor
- Gym Provision
- Indoor Games Provision

3rd Floor
- Yoga / Aerobics / Meditation Room
- Spa Provision
- Guest Rooms Provision



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

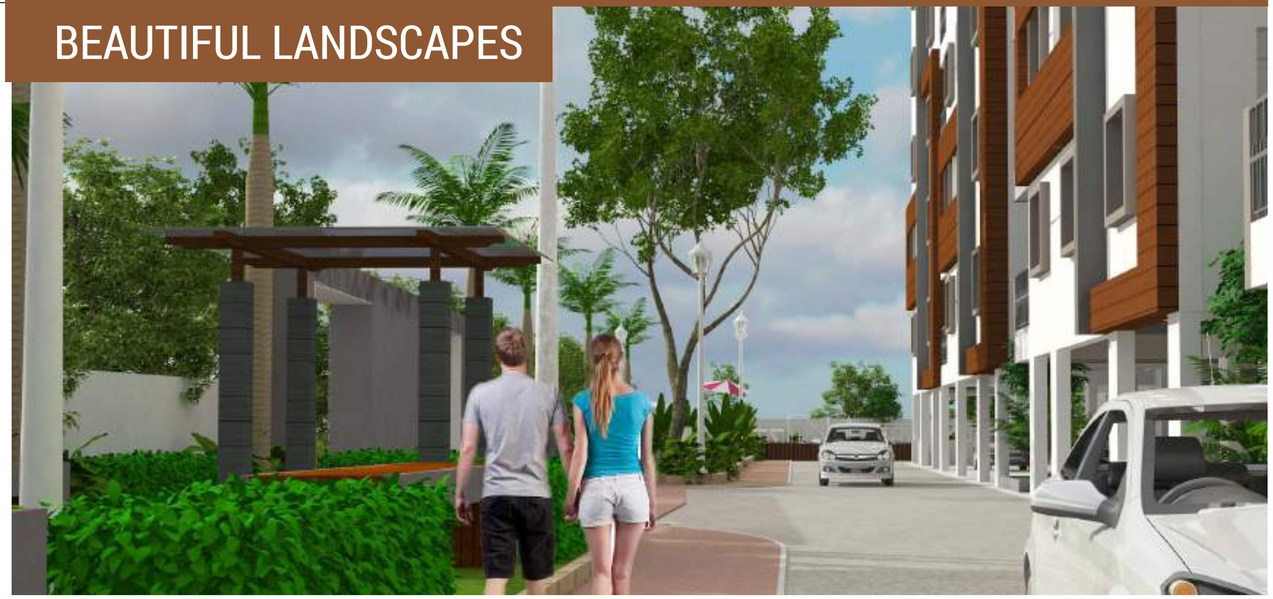


CUTTING COSTS AND ADDING JOYS

Sri Tirumala Millenium believes that life must exist alongside nature, not at the cost of it. The reason why, the apartments has been designed in such a way that there is minimal alteration to natural green spaces.

And we have also made sure that energy is conserved in whichever best way possible. Sewage water is recycled and used to water the plants and landscaping thereby cutting the costs of maintenance, yet keep the nature green for a healthy living surrounding. To help improve depleting ground water levels, rain water harvesting pits have been set up at every important areas to make use of every drop of water possible. May we call this Smart thinking and Smart Savings??

BEAUTIFUL LANDSCAPES







SHUTTLE COURTS



CRICKET NETS



SPORTY OUTDOORS



A GLORIOUS LIFESTYLE AWAITS YOU



LAYOUT MASTER PLAN

N

40'0" Road

SHUTTLE COURT

SWIMMING POOL

PHASE-3

BLOCK-E

AMENITIES BLOCK

PHASE-2

BLOCK-A

30'0" Road

BLOCK-D

TEMPLE

SHUTTLE COURTS

BLOCK-C

BASKET BALL COURT

BLOCK-B

CRICKET NET PRACTICE

PHASE-1 COMPLETED

PHASE-1

100'0" Road











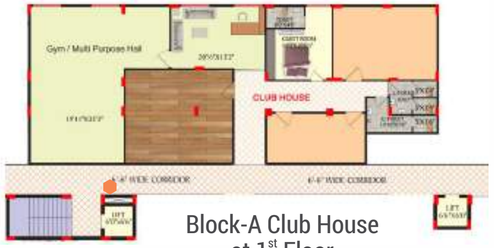
TYPICAL FLOOR PLAN

TS RERA
NO:P02200001779

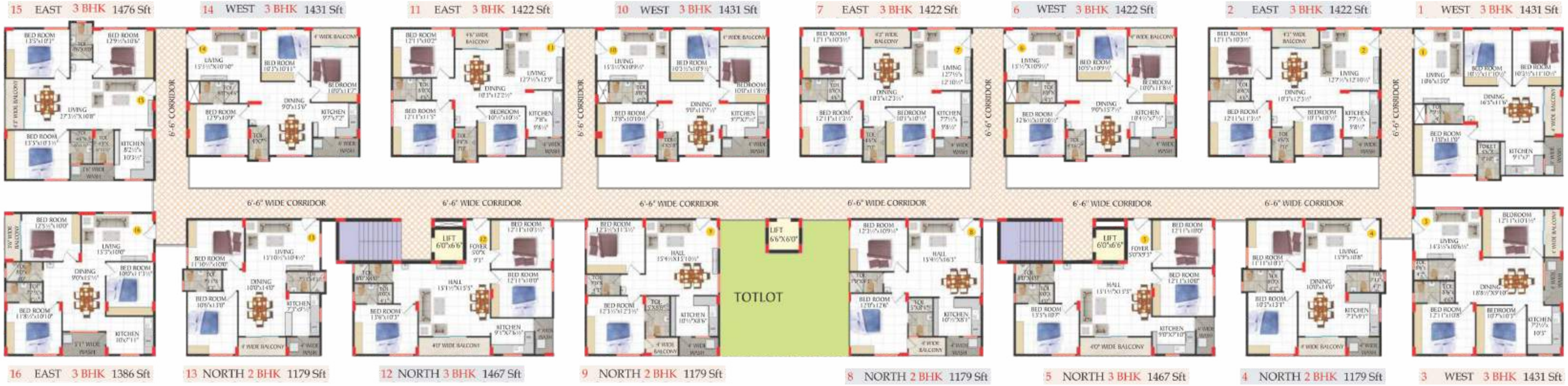
Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
1	WEST	3 BHK	1431
2	EAST	3 BHK	1422
3	WEST	3 BHK	1431
4	NORTH	2 BHK	1179
5	NORTH	3 BHK	1467
6	WEST	3 BHK	1422
7	EAST	3 BHK	1422
8	NORTH	2 BHK	1179
9	NORTH	2 BHK	1179
10	WEST	3 BHK	1431
11	EAST	3 BHK	1422
12	NORTH	3 BHK	1467
13	NORTH	2 BHK	1179
14	WEST	3 BHK	1431
15	EAST	3 BHK	1476
16	EAST	3 BHK	1386

PHASE-2, A-BLOCK



Block-A Club House at 1st Floor





TYPICAL FLOOR PLAN

TS RERA
NO:P02200001780

Block-B Club House at 1st Floor

N

PHASE-2, B-BLOCK

Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
1	WEST	2 BHK	1098
2	EAST	3 BHK	1467
3	WEST	2 BHK	1089
4	WEST	2 BHK	1107
5	EAST	3 BHK	1521
6	NORTH	3 BHK	1521
7	NORTH	3 BHK	1323
8	WEST	3 BHK	1467
9	EAST	3 BHK	1467
10	NORTH	2 BHK	1179
11	EAST	2 BHK	1098
12	WEST	3 BHK	1476
13	EAST	3 BHK	1530
14	EAST	2 BHK	1098
15	EAST	2 BHK	1098
16	WEST	2 BHK	1116
17	EAST	3 BHK	1530



TYPICAL FLOOR PLAN

C-BLOCK



Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
1	WEST	3 BHK	1494
2	EAST	3 BHK	1593
3	WEST	3 BHK	1557
4	WEST	3 BHK	1557
5	EAST	2 BHK	1143
6	WEST	3 BHK	1557
7	WEST	3 BHK	1701
8	EAST	3 BHK	1683
9	WEST	3 BHK	1251
10	EAST	2 BHK	1188
11	EAST	2 BHK	1152
12	WEST	2 BHK	1143
13	EAST	3 BHK	1557
14	EAST	3 BHK	1692
15	WEST	3 BHK	1350
16	NORTH	3 BHK	1800



PHASE-2, C-BLOCK

N

TS RERA
NO:P02200001536



TYPICAL FLOOR PLAN D-BLOCK



N

PHASE-3, D-BLOCK

Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)	Flat No.	Facing	Type	Super Built-up Area (incl. Common)
1	WEST	3 BHK	1998	21	EAST	3 BHK	1899
2	EAST	3 BHK	1512	22	EAST	3 BHK	1899
3	WEST	3 BHK	1701	23	EAST	3 BHK	1512
4	EAST	3 BHK	1287	24	EAST	3 BHK	1287
5	EAST	3 BHK	1287	25	EAST	3 BHK	1287
6	WEST	3 BHK	1431	26	EAST	3 BHK	1287
7	WEST	3 BHK	1449	27	EAST	3 BHK	1287
8	EAST	3 BHK	1287	28	EAST	3 BHK	1287
9	WEST	3 BHK	1449	29	WEST	3 BHK	1512
10	EAST	3 BHK	1287	30	EAST	3 BHK	1647
11	WEST	3 BHK	1458	31	WEST	3 BHK	1287
12	EAST	3 BHK	1323	32	EAST	3 BHK	1647
13	EAST	3 BHK	1512	33	WEST	3 BHK	1287
14	EAST	3 BHK	1287	34	EAST	3 BHK	1647
15	EAST	3 BHK	1287	35	EAST	3 BHK	1647
16	EAST	3 BHK	1503	36	WEST	3 BHK	1287
17	EAST	3 BHK	1899	37	EAST	3 BHK	1647
18	EAST	3 BHK	1512	38	WEST	3 BHK	1287
19	EAST	3 BHK	1287	39	WEST	3 BHK	1602
20	EAST	3 BHK	1287	40	EAST	3 BHK	1647

Proposed Block - D Elevation



TYPICAL FLOOR PLAN E-BLOCK



N

PHASE-3, E-BLOCK

Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
1	WEST	3 BHK	1278
2	EAST	3 BHK	1251
3	WEST	3 BHK	1278
4	EAST	3 BHK	1251
5	WEST	3 BHK	1278
6	WEST	3 BHK	1278
7	EAST	3 BHK	1251
8	WEST	3 BHK	1278
9	EAST	3 BHK	1251
10	WEST	3 BHK	1278
11	EAST	3 BHK	1251
12	EAST	3 BHK	1251
13	EAST	3 BHK	1251

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
14	EAST	3 BHK	1251
15	EAST	3 BHK	1251
16	EAST	3 BHK	1251
17	EAST	3 BHK	1251
18	EAST	3 BHK	1251
19	EAST	3 BHK	1251
20	EAST	3 BHK	1251
21	EAST	3 BHK	1251
22	EAST	3 BHK	1548
23	EAST	3 BHK	1548
24	EAST	3 BHK	1548
25	EAST	3 BHK	1548
26	EAST	3 BHK	1548

Proposed Block - E Elevation



THOUGHTFUL SPECIFICATIONS

Civil works

RCC Column Framed structure.
AAC Block Masonry walls.

Reinforced Cement Concrete Foundation, Plinth, Cut Lintels, Beams & Roof slab.All Internal Walls plastering with Sponge finish.

All External exposed walls Sponge Finish plaster.

Flooring

Living, bedrooms, dinning area & Kitchen are with Vitrified tiles.

Toilets: Anti skid tiles flooring with ceramic tiles dado up to door height in all toilets.

Balconies: Anti skid ceramic tiles with water proofing treatment.

Kitchen

Granite cooking platform with stainless steel sink.

CP fittings of Jaguar or equivalent make.

Electricals

Wiring concealed with fire resistant wires. Provision for split AC in all bed rooms. Adequate points for lights, fans & other plugs in bed rooms, toilets and kitchen with modular switches of reputed brand.

Exhaust fans & geysers points in toilets and kitchen. Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen. TV points in living & master bad roms. Telephone points in living & master bed rooms.

Doors

Main Door: Teak wood door frame with elegantly finished flush shutters.

Bed Rooms & Toilet Doors: Teak wood door frames with flush shutters.

Windows

UPVC Sliding windows with safety grills.

Water

24 hours water supply from Bore well and Drinking water provision in kitchen.

Toilets

CP fittings of Reputed make.
Concealed piping system for cold & hot water with provision for geysers.

Porcelain sanitary wares of reputed brand. White WC of reputed brand.

External and Internal Paint

External Wall: One coat of primer & Two coats of ACE / APEX.

All Internal Walls: Emulsion paint with 2 coats of wall putty.

Lobby & Lifts

Entrance lobby finished with Marble/Granite flooring.

Lifts of Kone / reputed make of 6 passenger capacity.

Security Features

Round the clock security. CCTV with recording system. Intercom facility with nearest Entrance Gate from each apartment.

Note

Note: Registration charges, GST and any duties levied by Govt. bodies should be borne by the Flat Owners.

ISOMETRIC VIEWS





LOCATION AT ITS BEST

Apparel Park, ECIL, NGRI, NMDC, CCMB, GAIL

BEST SURROUNDINGS:

- Well developed residential locality.
- 3.6 kms from Metro Rail, Hubsiguda.
- 10 min. drive from Tarnaka `X' Roads.
- 20 min. drive from Secunderabad Railway Station.
- Corporates - Infosys, Genpact, GVK Biotech.
- SEZ - Raheja IT Park, NSL IT Park.
- PSUs - ECIL, NFC, GAIL, HP, IOL, BP, BEL NGRI, NIN, CCMB, IICT, NMDC, Railways.
- IDAs - Nacharam, Mallapur, Cherlapally, Kushaiguda, Malkajgiri, Apparel Park.
- Schools - DPS, Johnson Grammar, St. Peter, St. Anns, KVP.
- Colleges - St. Anns, Little Flower, St. Pious.
- Universities - Osmania University.



KTR: 5 IT parks to come up in Eastern side of city

S.A. ISHAQUI | DC
HYDERABAD, JULY 18

Information Technology and industries minister K.T. Rama Rao on Wednesday announced that five IT parks will be coming up in the eastern corridor of the city along Uppal, Mallapur and Nacharam.

Speaking at NSC Arena in Uppal after handing over letters approving conversion of industrial parks into IT parks, he said that the five parks will come up over about 25 lakh square feet and will generate direct employment for about 30,000 people.

KTR announced that the state government will soon bring out a "Hyderabad Growth in Dispersion (GRID)" policy to attract new investments for eastern side of the city. Stating that the policy is awaiting Cabinet nod, he said the new policy will ensure development of Hyderabad on all four sides.

The minister said more such GRIDs are being planned to focus on creating and enhancing employment and residential opportunities with adequate infrastructure.

Referring to the government's plans to develop infrastructure in eastern parts of Hyderabad, he said recently, a review meeting was held with different stakeholders to understand the various requirements of this region.

He said that one skywalk between Uppal and Nariapally, and a flyover from Aesherpet to Ramanthapur are in various stages of construction.

LOCATION PLAN
(NOT FOR SALE)



SRI TIRUMALA MILLENNIUM HIGHLIGHTS:

- All amenities and services designed by renowned consultants
- Impressive main entrance and pathways
- Concrete/paved internal roads
- Ample Car Parking
- Demarcated Visitors Parking
- Rain Water Harvesting Pits
- Sewage Water Treatment Plant
- Dedicated Car Washing Area
- Branded Multi-Functional Lifts
- Durable Exterior Painting
- 100% Power Backup for Common Areas
- Emergency Power Back-up for one light & fan in each flat
- Superior Manned and Surveillance Security
- Sanitation Facilities to Drivers & Servants
- 30 Feet Internal Roads
- Project is Facing 100 Feet External Road

SRI TIRUMALA MILLENNIUM LUXURIES:

- Cricket Practice Area
- Provision for State of the Art Gymnasium
- Provision for Smart tucked in supermarket and pharmacy area
- Internationally styled swimming pool
- Provision for a well equipped Club House with indoor amenities
- Multipurpose Hall
- Chit Chat Corners
- Lush Landscaping
- Secured Compound Wall with Solar Fencing

Note: The developer constructing the residential bocks independently with separate permissions / sanction plans in the land covered by 8 acres. Roads and other common facilities / amenities that will be provided in all the blocks will be treated as single project as agreed among all the land owners and the developer. The same is mentioned in all the agreements of sale with the flat buyers

TRUST COMES WITH EXPERIENCE

EAPL GROUP

EAPL Group embarked on as a modest-sized but customer focused construction company in 1998. A strong, consistent, multifaceted, multi-disciplinary company, EAPL founded its grass roots with sheer dedication towards quality construction. EAPL Group has always banked on teamwork and a high degree of innovation and technical excellence which helps us maintain and meet the finest standards of living for our customers. Our ethos has been in maintaining relationships with every customer of ours and it has been this facet that has made us provide more than a 2000 happy homes to customers all over Hyderabad and Bangalore. Our projects have spurt up all across Tarnaka, Jubilee Hills, Gachibowli, Whitefield, Hosur, Marathahalli and we have completed more than 50 residential buildings and 5 commercial ventures till date. Our upcoming ventures include luxurious residences at Khajaguda, Gachibowli and we are almost half way through to competion of our 2 commercial complexes at Gachibowli. Founded by the visionary Praveen Adhikam, EAPL Group today, is a renowned name in residential and commercial construction and is acclaimed for introducing smart living concepts that are innovative in design and structure, modern in outlook and amenities and come with a guarantee of timely delivery. We have an enviable track record of completing 97% of our projects on-time and it comes as no wonder that all our projects have been well appreciated as a great return for investment which has made us a trusted name in South India and we give the credit of this to our customers with pride.