RAMK DISCOVERY CITY
THE CITY OF HAPPINESS
Near Hyderabad International Airport
www.ramkydiscoverycity.com

RAMK GROUP
Towards sustainable growth

BRING BACK THAT
NEIGHBOURLY FEELING

# THE HUDDLE

BETTER TOGETHER

At Ramky Discovery City, near Hyderabad International Airport



**Project by:**
**Ramky Integrated Township Ltd., a subsidiary of Ramky Estates & Farms Ltd.**
www.ramkyestates.com | www.ramkydiscoverycity.com

**RERA No: P02400000023**
RERA Website - (http://rera.telangana.gov.in)

## FACT SHEET

| | |
|---|---|
| Site Area | 9.98 Acre / 48298.22 Syd |
| Plotted Area | 25125 Syd |
| Plotted Area Percentage | 52% |
| No. of Villas | 125 |
| No. of Floors | G+1 |
| SBUA | 283320 Sft |
| Club House BUA | (G+1) 7932 Sft |

## TYPES OF VILLAS

| TYPE & BHK | FACING | PLOT AREA IN SQ. YDS. | NO. OF UNITS | CARPET AREA IN SFT | SALEABLE AREA IN SFT |
|---|---|---|---|---|---|
| TYPE - 1 (3BHK) | EAST | 174, 180, 191, 196 | 51 | 1575 | 2038 |
| TYPE - 2 (3BHK) | WEST | 174, 180, 193, 196 | 37 | 1573 | 2064 |
| TYPE - 3 (3BHK) | NORTH | 181 | 13 | 1702 | 2209 |
| TYPE - 4 (3BHK) | NORTH | 220 | 7 | 1983 | 2503 |
| TYPE - 5 (3BHK) | WEST | 220 | 5 | 2011 | 2570 |
| TYPE - 6 (4BHK) | EAST | 274 | 1 | 2777 | 3342 |
| TYPE - 7 (4BHK) | EAST | 402 | 3 | 3263 | 3838 |
| TYPE - 8 (4BHK) | EAST | 325 | 1 | 2953 | 3532 |
| TYPE - 9 (4BHK) | WEST | 402 | 3 | 3163 | 3790 |
| TYPE - 10 (4BHK) | NORTH | 400 | 1 | 3057 | 3802 |
| TYPE - 11 (4BHK) | EAST | 330, 344 | 2 | 3022 | 3581 |
| TYPE - 12 (4BHK) | EAST | 283 | 1 | 2678 | 3204 |

## FEATURES & USP

- Part of large integrated township
- Neighbouring a large reserve forest, offers the project a micro climate making the views more picturesque & serene
- Located on Srisailalam Highway, ORR-Exit 14. Close to Hyderabad International Airport, E-city, Adibatla IT Hub & Aerospace Park and well connected to all parts of the City
- Hyderabad's first Cluster Villa community
- Villa sizes range between 174 Sq Yds (SBUA 2038 Sq ft) to 402 Sq Yds (SBUA 3838 Sq ft)
- The design of the Villas is contemporary style with 3 & 4 bedrooms, open terrace and living area
- Well designed balconies facing the beautiful landscapes
- With style and functionality, these villas are set in a lush landscaped courtyard that offers the perfect space for outdoor entertainment and coziness of a private garden

## LOCATION ADVANTAGES

Being a part of large Integrated Township, **The Huddle** not only offers best lifestyle but also excellent location advantages. Located on **Srisailam Highway** it is just few minutes drive to **Outer Ring Road, Exit-14.** This destination of the future has a pristine environment that ensures peaceful living.

### IN CLOSE PROXIMITY TO:

- Rajiv Gandhi International Airport
- E-City
- Hardware Park
- Tata Teleservices
- Tata Advanced Systems
- TCS
- HCL
- Adibatla SEZ
- GMR Aerospace

# AMENITIES

| | |
|---|---|
| **ClubHouse** | Swimming Pool, Gymnasium, Multipurpose Hall, Guest Rooms in Club House, Provision for Salon, Provision for Yoga / Aerobics / Meditation Hall, Provision for Departmental Store, Provision for ATM, Provision for Medical Store |
| **Indoor Facilities** | Carroms, Billiards, Table Tennis, Chess |
| **Outdoor Facilities** | Tennis Court, Half Basketball Court, Landscaped Gardens, Children Play Areas |






# SPECIFICATIONS

| | |
|---|---|
| **Structure** | RCC framed structure |
| **Super Structure** | Block masonry / RCC Walls |
| **Walls** | **INTERNAL WALL FINISHES:** Smooth finished surface with paint over putty |
| | **EXTERNAL WALL FINISHES:** Sponge finished cement plaster with exterior weather proof paint |
| **Doors and Windows** | **MAIN DOOR:** Engineered wood / Hard wood frame with flush shutter (single) polished over veneer on both sides and fitted with Dorset / Godrej / Equivalent make hardware |
| | **INTERNAL DOORS:** Engineered wood / Hard wood frame with flush shutter painted / laminated on both sides fitted with Dorset / Godrej / Equivalent make hardware |
| | **TOILET / UTILITY DOOR:** Engineered wood/Hard wood frame with flush shutter laminated / painted on both sides fitted with Dorset / Godrej / Equivalent make hardware |
| | **SLIDING DOORS:** UPVC sliding doors with provision for mosquito mesh of NCL / Fenetre / Frame craft / Ambieance / magnus / Equivalent make |
| | **WINDOWS:** UPVC windows with mosquito mesh and grills in ground and first floors of NCL / Fenetre / Frame craft / Ambieance / magnus / Equivalent make |
| **Tiling & Granite** | Laminated Wooden Flooring for Master Bedroom<br>2'X2' Double charged Vitrified Tiles of RAK / Nitco/Varmora / Equivalent make for other Bedrooms, Dining & Drawing Rooms, Kitchen |
| | Anti skid Ceramic Tiles (1'X1') in Toilets of RAK / Nitco / Varmora / Kajaria / Equivalent |
| | Ceramic Tile Dado upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make |
| | **Kitchen counter:** Granite Platform with 2 Feet Height Ceramic Tile dado (RAK / Nitco / Varmora / Kajaria / Equivalent) and Sink with drain board (Nirali / Cera / Franke / Equivalent) |
| | **Balconies:** 1'x1' Anti-skid ceramic tiles (RAK / Nitco / Varmora / Kajaria / Equivalent) |
| | **Parking Area:** Paver Tiles/Stampede concrete |
| **Utility / Wash Area** | Ceramic Flooring with 3 feet height dado (RAK / Nitco / Varmora / Kajaria / Equivalent) |
| **Bathrooms** | Wash basins of CERA / Kohler / Hindware / Parryware / Equivalent make |
| | Wall mounted EWC of CERA / Kohler / Hindware / Parryware / Equivalent make |
| | Provision for Geysers, light point and exhaust fan points in all Bathrooms |
| **Electrical** | Power outlets for Air Conditioners in Living / Drawing and Bedrooms |
| | Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder, Washing machine in Utility Area |
| | Fan, Light & 5 amps sockets in all rooms<br>2 no.s of 5 amps sockets & provision for cable point in living area, Master and 2nd Bedroom |
| | 3 phase supply for each unit and individual Prepaid Energy Meters |
| | All electrical items of Legrand / Crabtree / Anchor / Panasonic / MK / Honeywell Equivalent |
| **Water Meters**<br>**Water Supply** | Water Meters shall be provided<br>Hydro-pneumatic system for water supply |
| **Telecom** | Telephone / Intercom Point in Ground Floor |
| **Internet** | Provision for Internet connection in each Villa |
| **WTP & STP** | Water Treatment Plant |
| | Sewage Treatment Plant |
| **Generator** | 100% Power back up for common Areas<br>Power backup of upto 1000W for each Villa |
| **Security / BMS** | Solar fencing over the boundary wall of the community |
| | Surveillance cameras at the main security entry / exit points |

# VILLA ELIVATION



# LAYOUT PLAN WITH VILLA NOS.




## AREA STATEMENT

| Type & BHK | Facing | Plot Area in Sq. Yds. | Saleable Area in Sft | No. of Units |
|---|---|---|---|---|
| TYPE - 1 (3BHK) | EAST | 174, 180, 191, 196 | 2038 | 51 |
| TYPE - 2 (3BHK) | WEST | 174, 180, 193, 196 | 2064 | 37 |
| TYPE - 3 (3BHK) | NORTH | 181 | 2209 | 13 |
| TYPE - 4 (3BHK) | NORTH | 220 | 2503 | 7 |
| TYPE - 5 (3BHK) | WEST | 220 | 2570 | 5 |
| TYPE - 6 (4BHK) | EAST | 274 | 3342 | 1 |
| TYPE - 7 (4BHK) | EAST | 402 | 3838 | 3 |
| TYPE - 8 (4BHK) | EAST | 325 | 3532 | 1 |
| TYPE - 9 (4BHK) | WEST | 402 | 3790 | 3 |
| TYPE - 10 (4BHK) | NORTH | 400 | 3802 | 1 |
| TYPE - 11 (4BHK) | EAST | 330, 344 | 3581 | 2 |
| TYPE - 12 (4BHK) | EAST | 283 | 3204 | 1 |

## IMAGE GALLERY


STREET VIEW


BALCONY VIEW


GARDEN VIEW


BIRDEYE VIEW

# AERIAL VIEW



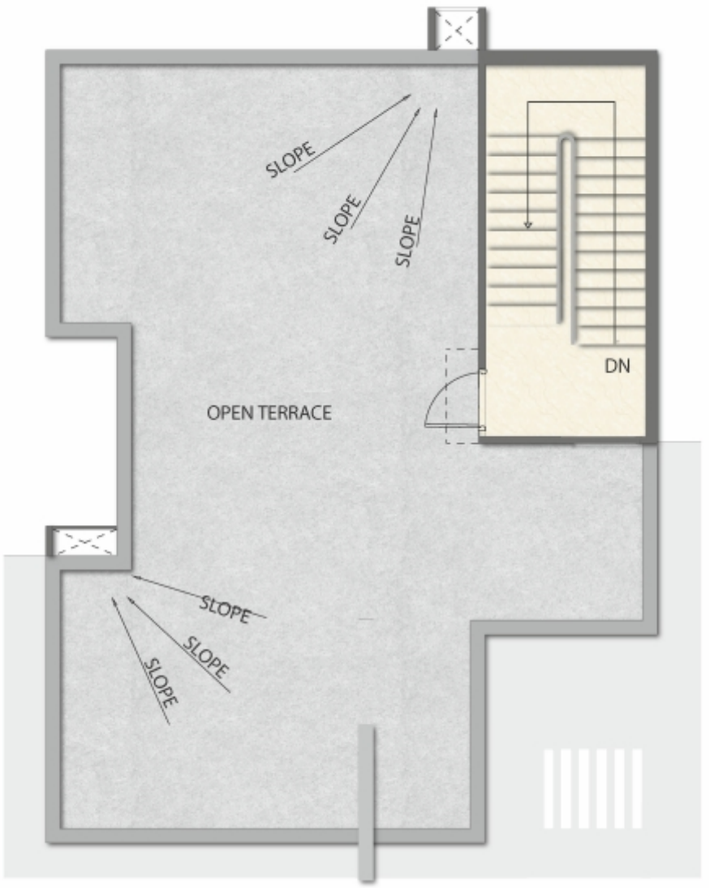
# FLOOR PLAN - EAST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 1 - 3 BHK - EAST - 174 SQ YDS - 2038 SFT**

**TYPE 1 - 3 BHK - EAST - 180 SQ YDS - 2038 SFT**

**TYPE 1 - 3 BHK - EAST - 191 SQ YDS - 2038 SFT**

**TYPE 1 - 3 BHK - EAST - 196 SQ YDS - 2038 SFT**

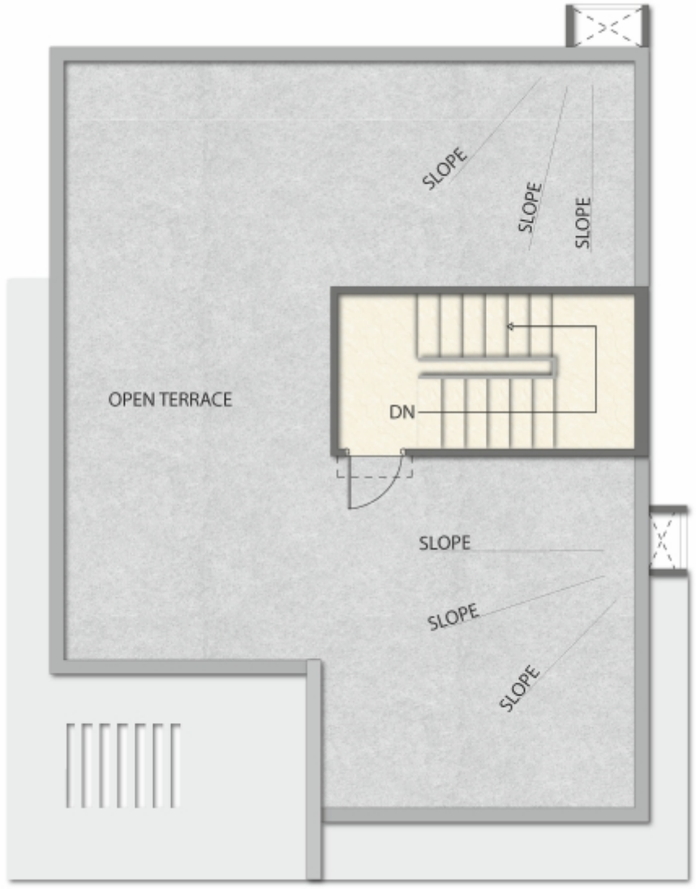
# FLOOR PLAN - WEST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 2 - 3 BHK - WEST - 174 SQ YDS - 2064 SFT**

TYPE 2 - 3 BHK - WEST - 180 SQ YDS - 2064 SFT

TYPE 2 - 3 BHK - WEST - 193 SQ YDS - 2064 SFT

TYPE 2 - 3 BHK - WEST - 196 SQ YDS - 2064 SFT

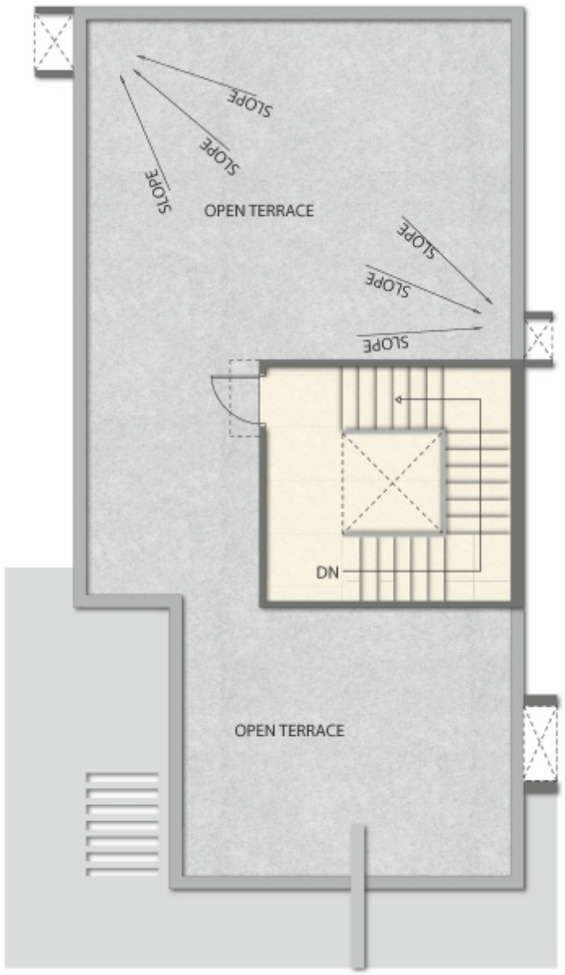
# FLOOR PLAN - NORTH FACING




Ground Floor




First Floor




Terrace Floor

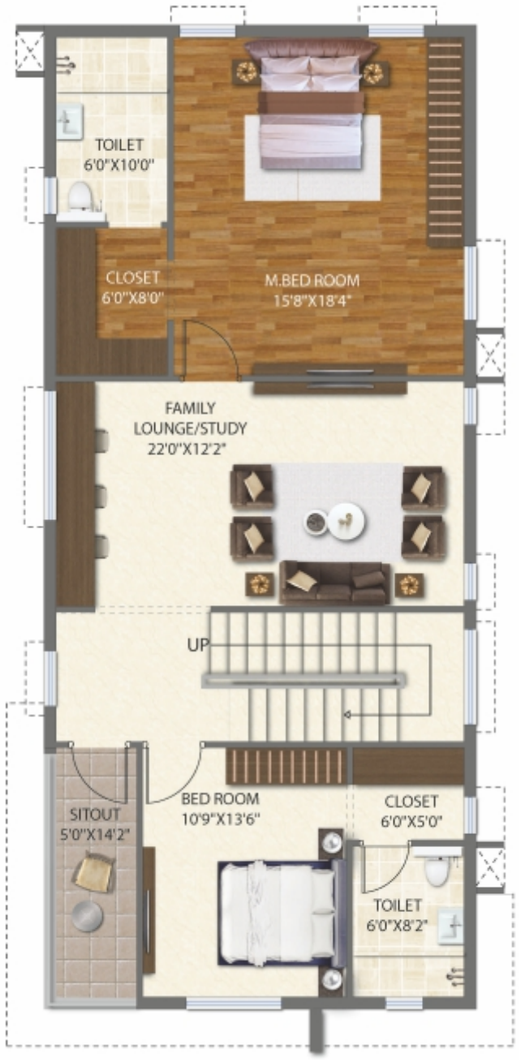



**TYPE 3 - 3 BHK - NORTH - 181 SQ YDS - 2209 SFT**

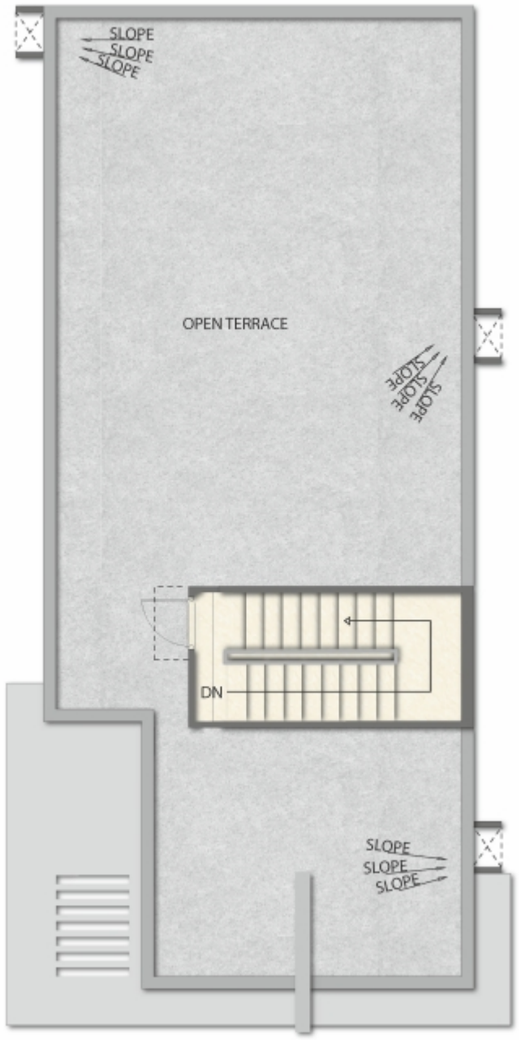
# FLOOR PLAN - NORTH FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 4 - 3 BHK - NORTH - 220 SQ YDS - 2503 SFT**

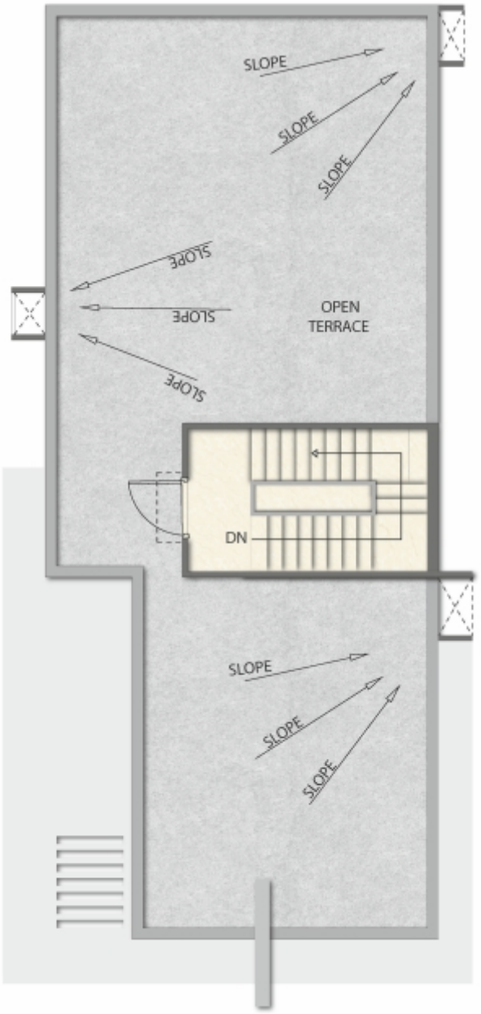
# FLOOR PLAN - WEST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 5 - 3 BHK - WEST - 220 SQ YDS - 2570 SFT**

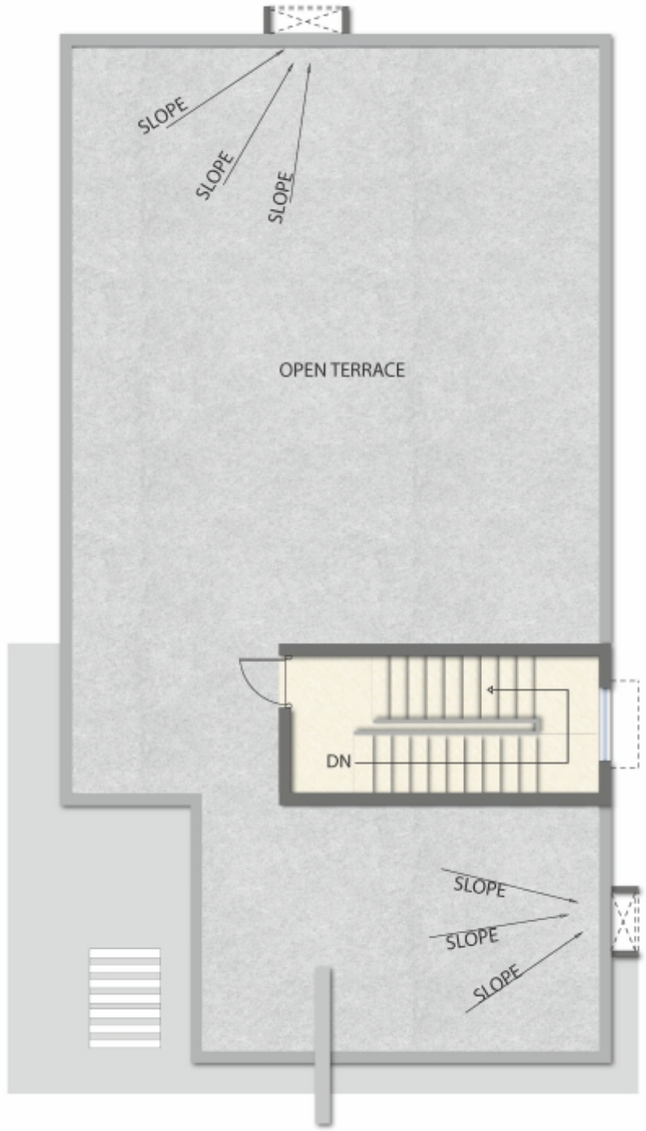
# FLOOR PLAN - EAST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 6 - 4 BHK - EAST - 274 SQ YDS - 3342 SFT**

# FLOOR PLAN - EAST FACING

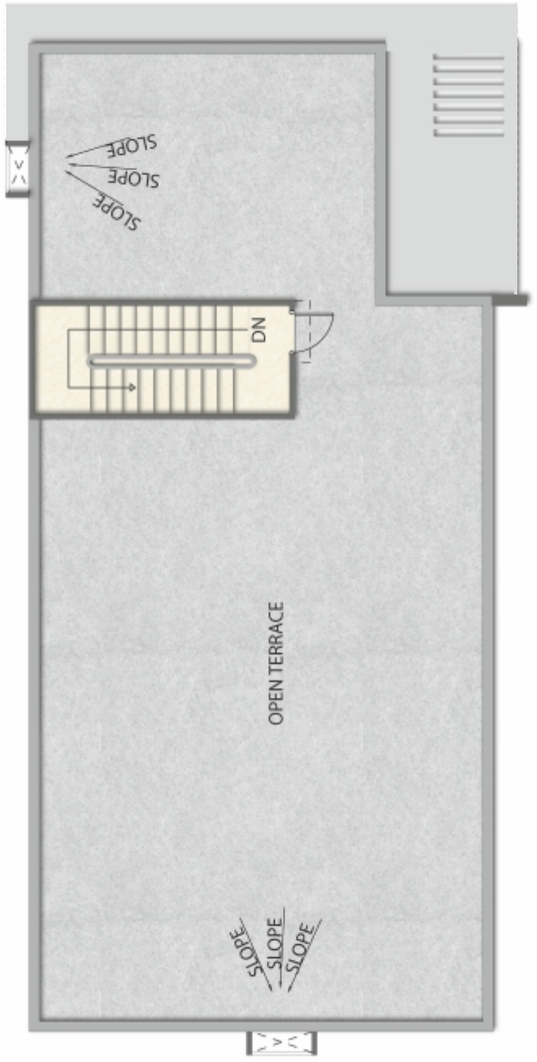






## TYPE 7 - 4 BHK - EAST - 402 SQ YDS - 3838 SFT

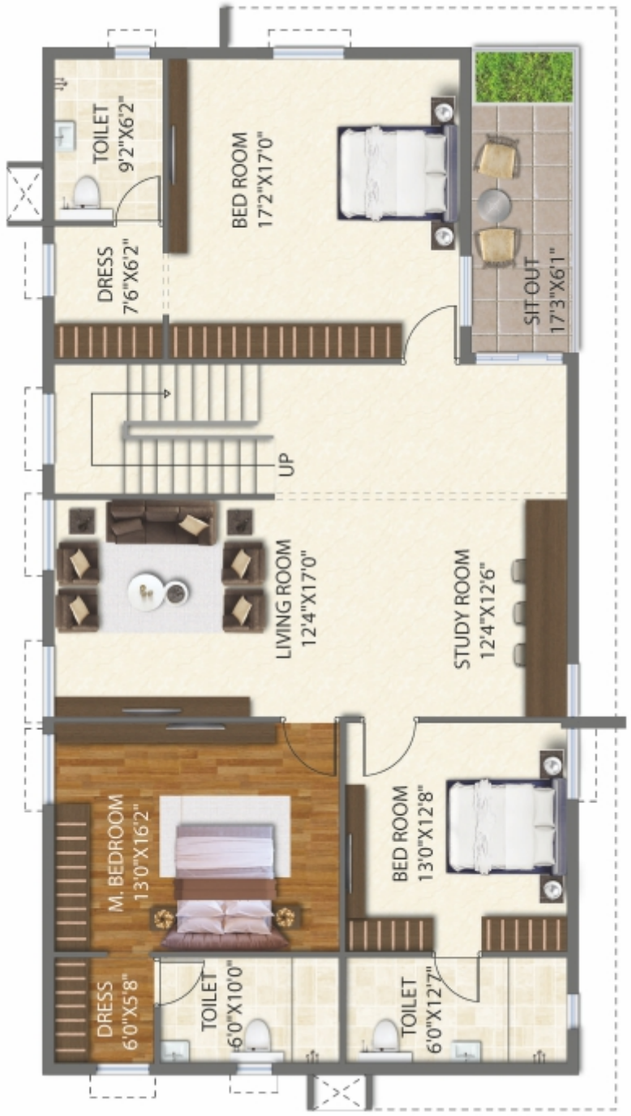


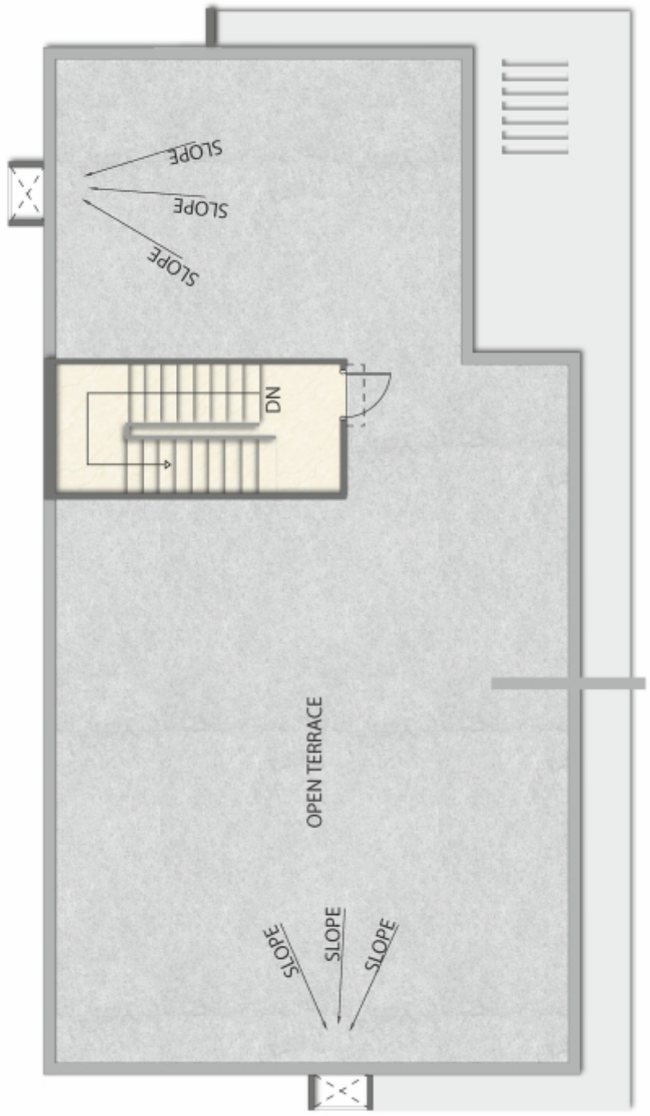
# FLOOR PLAN - EAST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 8 - 4 BHK - EAST - 325 SQ YDS - 3532 SFT**

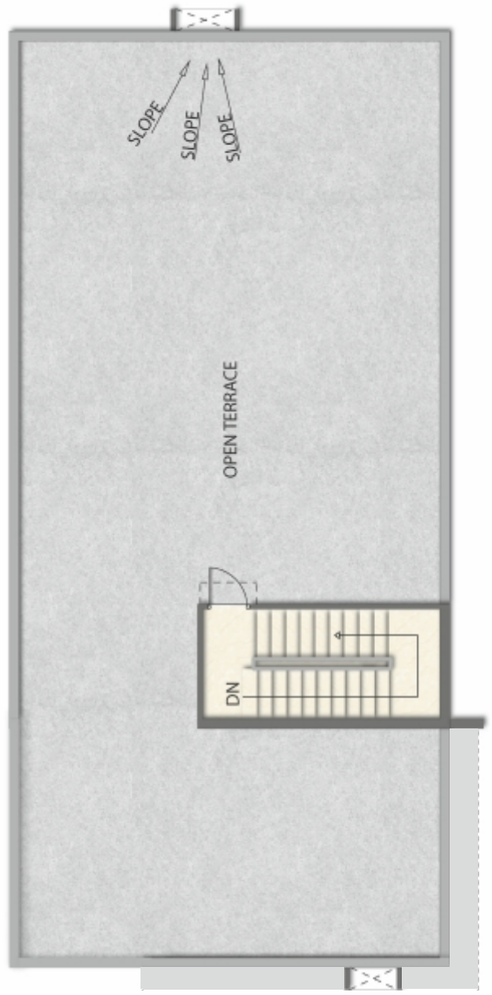
# FLOOR PLAN - WEST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 9 - 4 BHK - WEST - 402 SQ YDS - 3790 SFT**

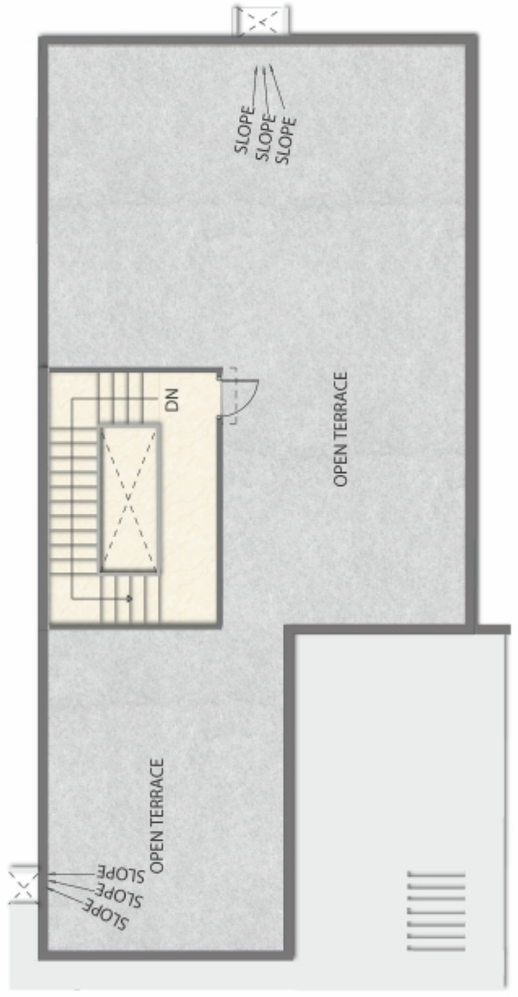
# FLOOR PLAN - NORTH FACING




Ground Floor




First Floor




Terrace Floor

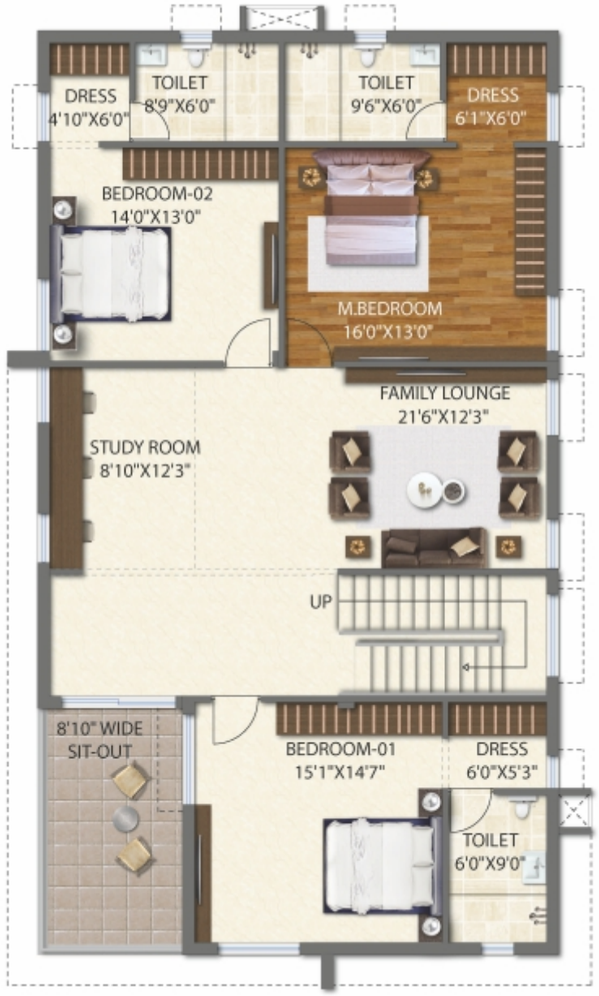



**TYPE 10 - 4 BHK - NORTH - 400 SQ YDS - 3802 SFT**

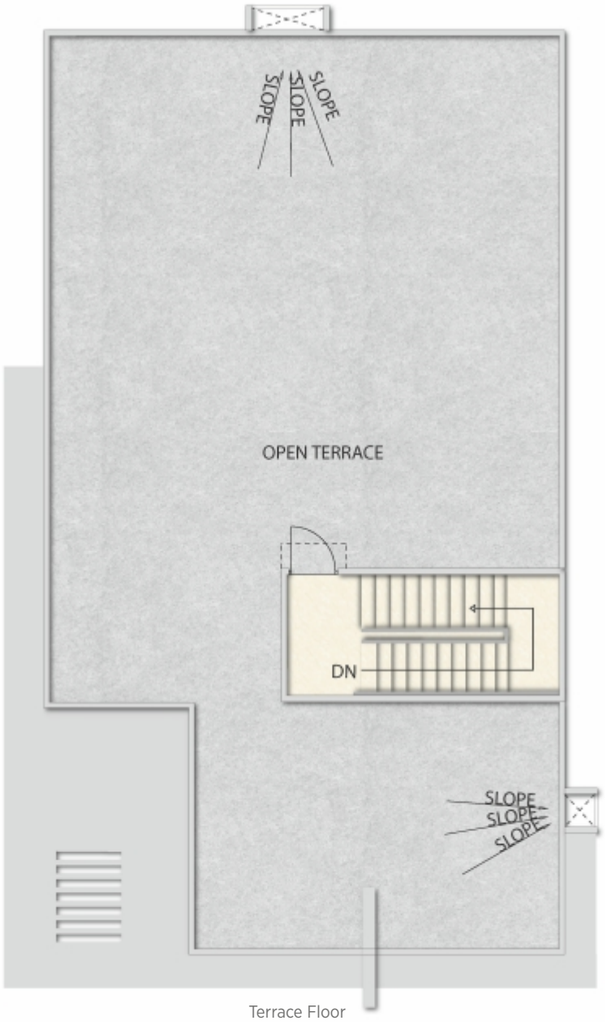
# FLOOR PLAN - EAST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 11 - 4 BHK - EAST - 330 SQ YDS - 3581 SFT**

**TYPE 11 - 4 BHK - EAST - 344 SQ YDS - 3581 SFT**

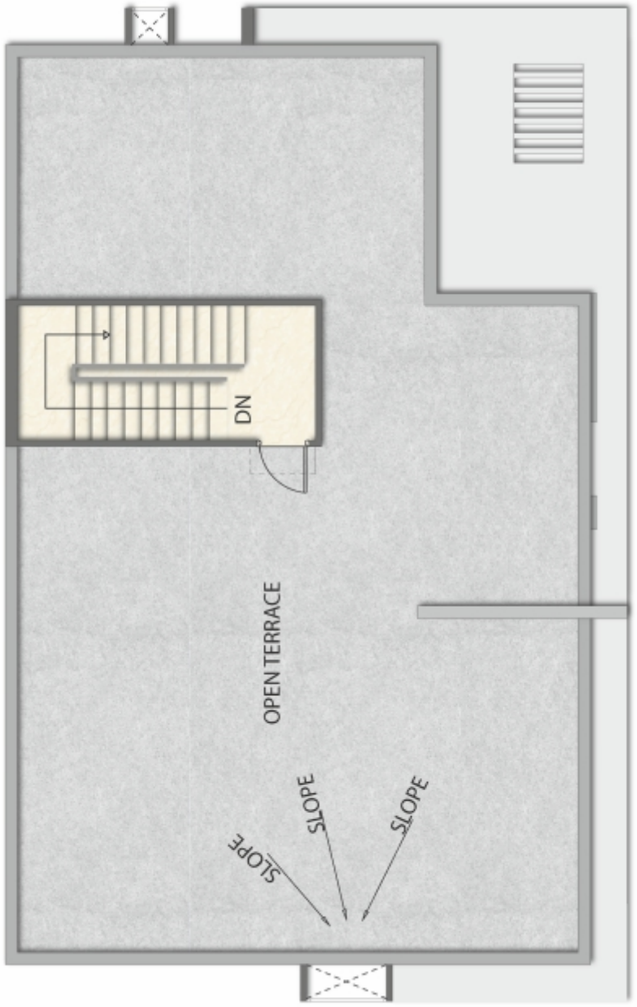
# FLOOR PLAN - EAST FACING




Ground Floor




First Floor




Terrace Floor




**TYPE 12 - 4 BHK - EAST - 283 SQ YDS - 3204 SFT**

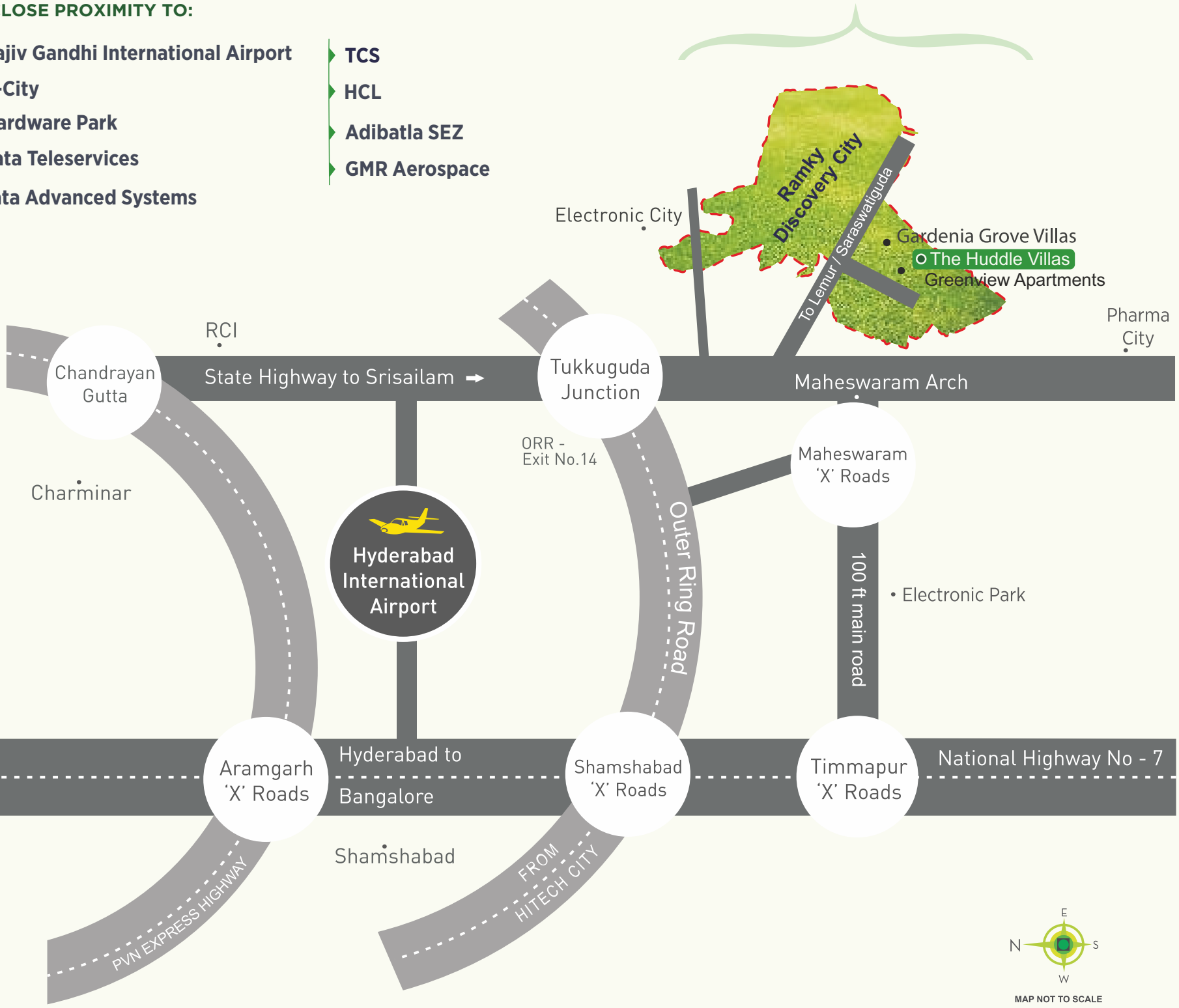
# LOCATION MAP

Being a part of large Integrated Township, **The Huddle** not only offers best lifestyle but also excellent location advantages. Located on **Srisailam Highway** it is just few minutes drive to **Outer Ring Road, Exit-14.** This destination of the future has a pristine environment that ensures peaceful living.

**IN CLOSE PROXIMITY TO:**

- **Rajiv Gandhi International Airport**
- **E-City**
- **Hardware Park**
- **Tata Teleservices**
- **Tata Advanced Systems**
- **TCS**
- **HCL**
- **Adibatla SEZ**
- **GMR Aerospace**

RAMKY DISCOVERY CITY
THE CITY OF HAPPINESS




**For details contact:**

**9582168888**

**sales@ramky.com**

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Member CREDAI

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