



The best things in life are not to be heard about,
but almost always to be lived.



OM SREE[®]
BUILDERS AND DEVELOPERS LLP
Experience Happiness



OMSREE
SKY PARK
KOMPALLY

aspire

**A LIFESTYLE...
ABOVE ORDINARY...**



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PASSION MAKES US SEEK,
WAY ABOVE ORDINARY.

Good enough is NEVER ENOUGH!



aspirations

ABOVE ORDINARY

A LIFESTYLE,
40 FEET
ABOVE
ORDINARY
(TO BEGIN WITH...)



Great aspirations lead to lifestyle of higher altitudes. True to that, life at Sky Park begins at 40 feet above the ground offering you that majestic feeling of living, a notch higher in a truest sense.



**For those
who dream
of a life
above ordinary,
Sky Park
is where
they
should be.**


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40

FEET

GROUND FLOOR STARTS HERE

Sky Park is an expression of passion for life where conventional norms are challenged and broken to offer a unique SKYPARK lifestyle. A lifestyle that has a home at its heart where your ground floor itself starts, 4 levels above an ordinary life. The raised floor opens you to an unmatched experience of being engulfed with natural light and air and opening your world to the outside as never before.



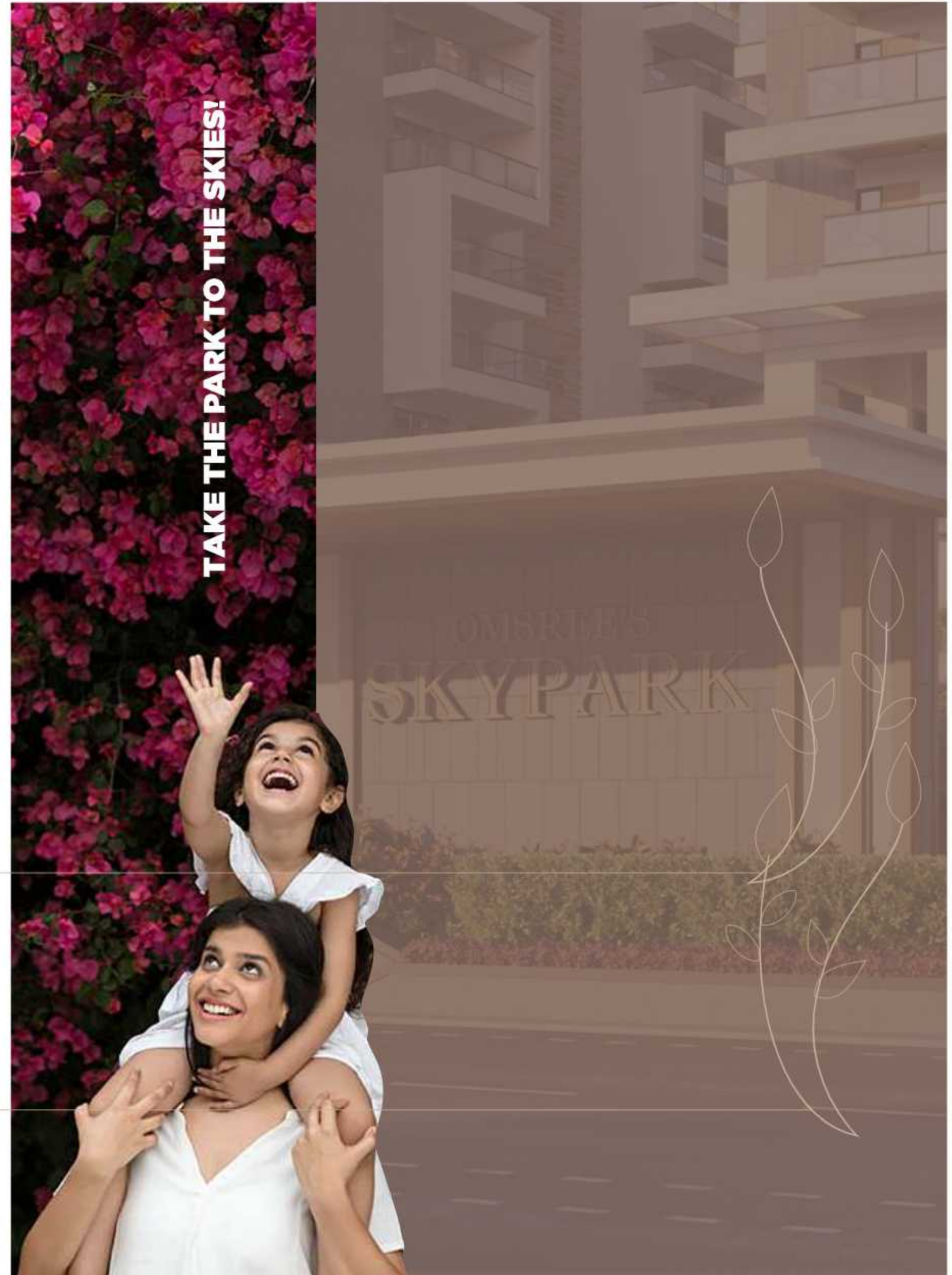
EXPLORE THE ELEVATED
SIDE OF LIVING
EXPLORE THE ELEVATED
SIDE OF LIVING
EXPLORE THE ELEVATED
SIDE OF LIVING
EXPLORE THE ELEVATED
SIDE OF LIVING

have you ever imagined, Parks in the sky?

Sounds like a dream, isn't it? Well, that dream is a reality now. Experience the presence of parks at every floor and enjoy Nature at your doorstep.



Own a home where greenery engulfs you at every floor, where trees follow u as you rise to each floor, where light and ventilation drench your spirit and an exclusive up-market aura and design take you to an elevated living, way above ordinary.



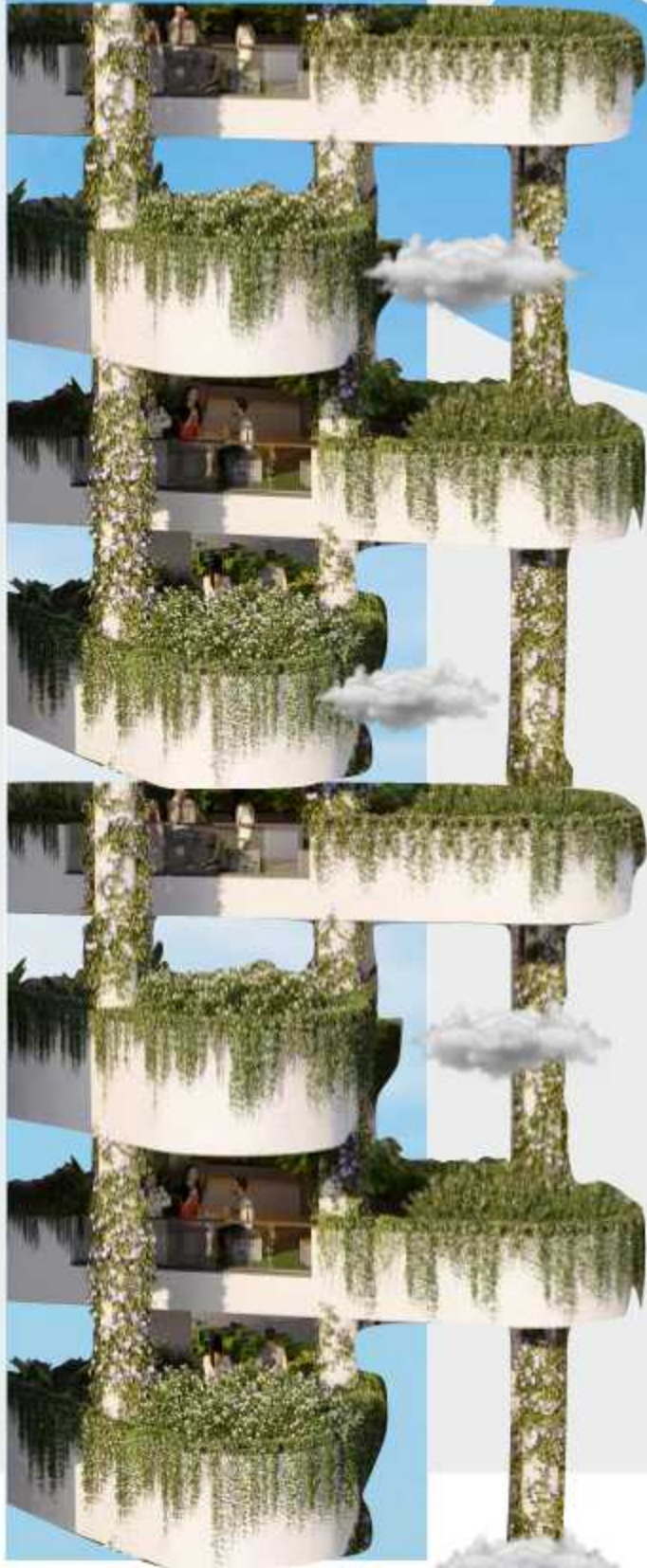
A LIFESTYLE,
40 FEET
ABOVE
ORDINARY
ENGULFED
WITH PARKS AT
EVERY FLOOR


OMSREE
SKY PARK
KOMPALLY



UPTO

A lifestyle... above ordinary.



150

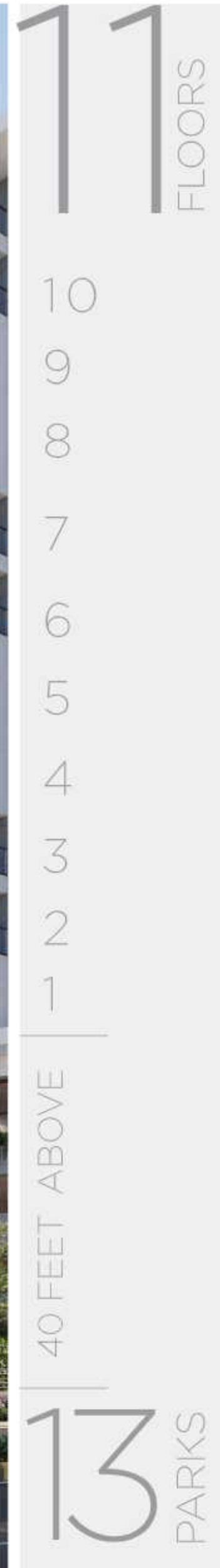
WHERE
PARKS
FOLLOW
YOU

**150FT
ABOVE
GROUND
RIGHT TO YOUR
FLOOR,
EVERY FLOOR!**


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KOMPALLY



Here's a bird's-eye view of how the beauty of Nature can be experienced at a place that is beyond the realm of imagination. Presenting the large 'Sky Sit-outs' at every floor endowed with abundance of sky views. Come...caress the clouds....



WE
BROUGHT
THE PARK
RIGHT
TO YOUR
FLOOR !



A LIFESTYLE OF
CONVERSATIONS...
COFFEE...BONDING...
AT A PARK RIGHT AT
YOUR DOORSTEP!

*A gorgeous green corridor where your elders
can rejuvenate...and your little ones can rejoice....*




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OF DOOR STEP PARK



Safe zone for children



More life for senior citizens



Enhanced social life



More oxygen rich



extended morning yoga zone



work from home zone



Neighbours meeting zone.



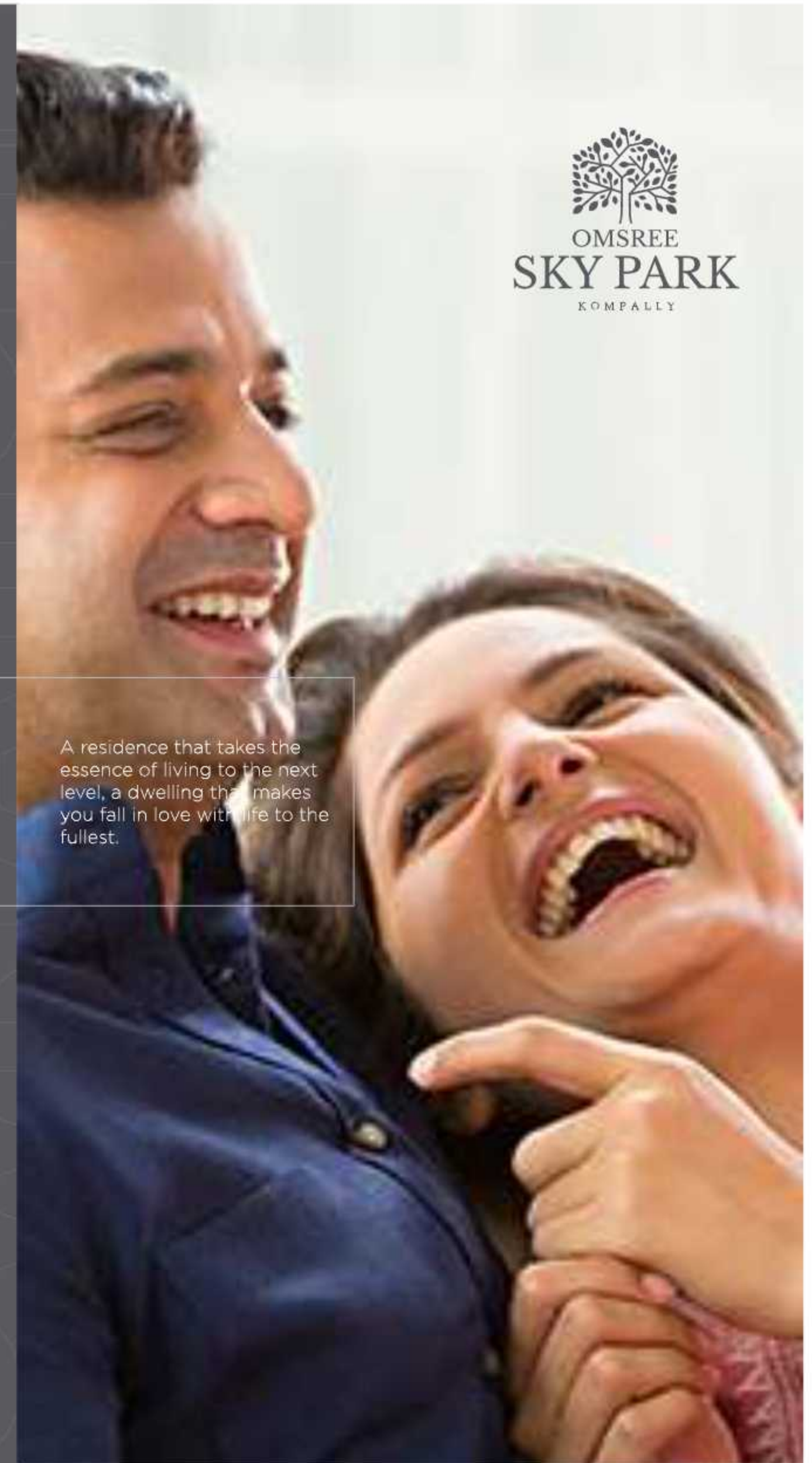

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KOMPALLY

POSSESS
A HOME
THAT FULFILLS
THE FEELING
YOU HAD,
THAT
SOMEDAY



**I SHALL
OWN A
HOME
LIKE
THIS
FEELING**

A residence that takes the essence of living to the next level, a dwelling that makes you fall in love with life to the fullest.





A picturesque entrance embellished with sculptural beauty that welcomes you with passion, grandeur and a larger-than-life design.




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ENGULF
YOURSELF IN
AN ECLECTIC
ENVIRONMENT!!





LIVE A LIFE HIGHER **40** FEET ABOVE ORDINARY. (TO BEGIN WITH)

MORE SUN
FOR YOUR
SUNSHINE.
MORE AIR
FOR HER
FLAIR.




OMSREE
SKY PARK
KOMPALLY

UN-
COM-
PRO-
MISE

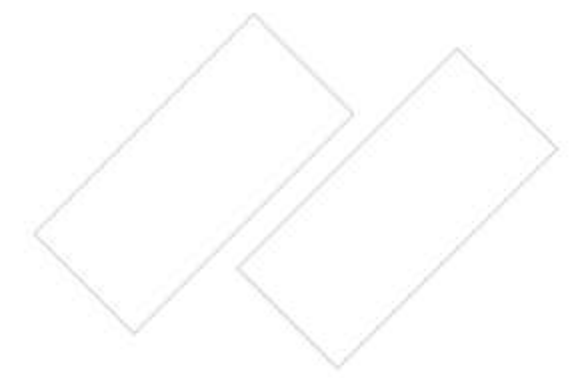
*Exclusivity
is about that
absolutely
uncompromised
light and
ventilation*



passion
moves
mountains

WE MOVED THE BLOCKS FOR YOU!

An abundance of light and ventilation fills your heart with delight and ecstasy. Cognizant of that, Sky Park is designed with staggered blocks comprising of large gaps in-between enabling maximum penetration of the two elements.





GROUND FLOOR
STARTS
AT 40 FT HEIGHT



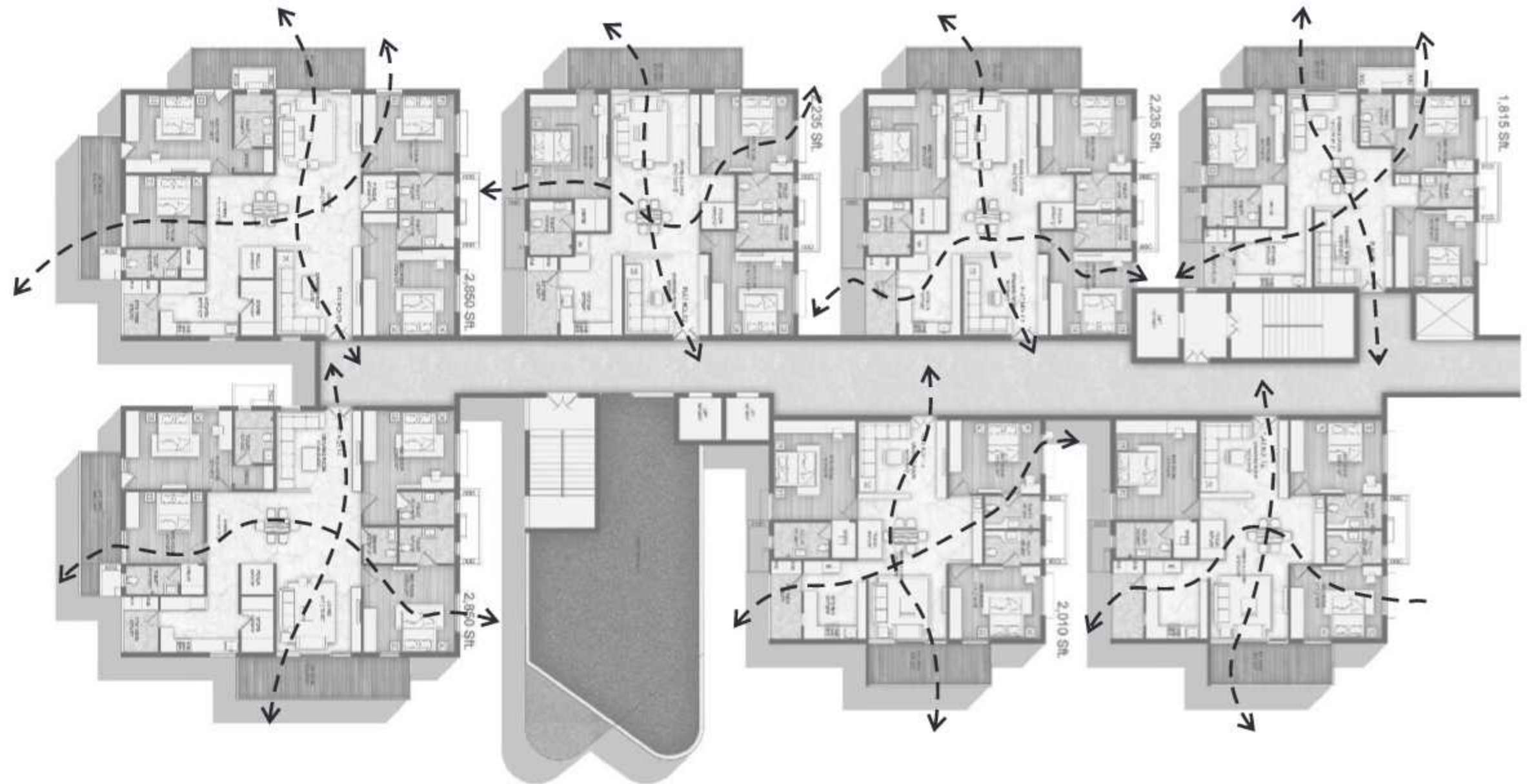
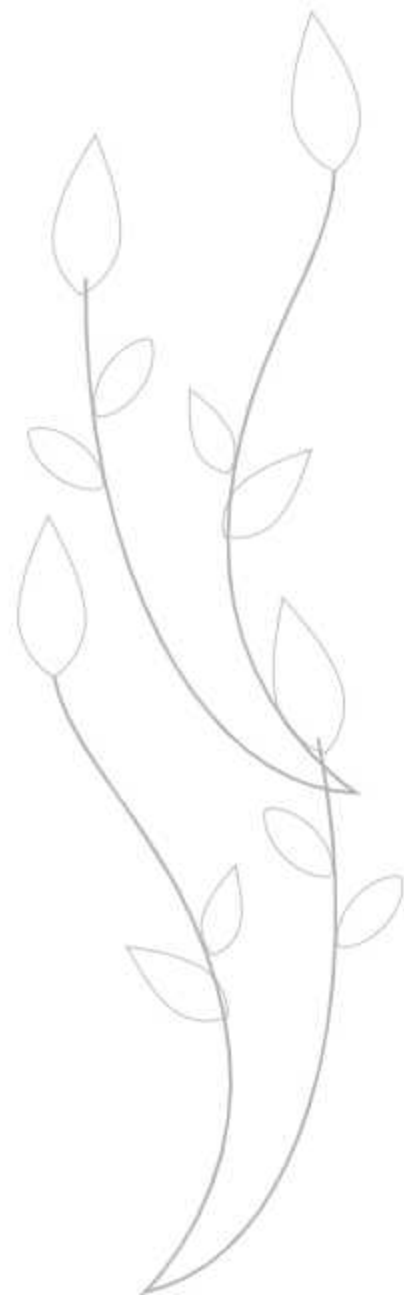
STAGGERED
BLOCKS



DOUBLE HEIGHT
PARKS AT
EVERY FLOOR



DESIGNED FOR
ACHIEVING
BETTER
**LIGHT AND
VENTILATION**





UNCOMMON

An unrestricted view to one side...
An uninhibited space of play area to the other....



Live a life Higher
40 feet above ordinary.
(to start with)

HAPPINESS
CANT BE
NEGOTIATED
ON

DO

MORE

OF
WHAT
**MAKES
YOU
HAPPY**



PLAY
REST
LAZE
FEL
LIVE



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*Live a life Higher
40 feet abover ordinary.
(to start with)*

PLAY ZONES



UNLEASH
YOUR
ENERGY
FROM
WITHIN!

A well planned sports arena and play areas catering to the needs of all age groups and creating that right impetus for stimulation and large doses of dopamine.



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A picture-perfect venue filled with green cover that inspires and sculptures that set the right ambience. Be it a casual stroll, a phase that requires contemplation, a spot that demands solitude...this is the place to be.



SOCIALISE

Life is all about taking time out to spend with yourself, with those that you love and especially the extended social circles to build a bond of harmony. Be a part of that community which is built on the thread of sharing thoughts, aspirations and collective happiness.



smart lighting
and smart home systems

THE
PERKS
OF FINE
LIVING,
JUST
GOT
FINER.

Indulge yourself in
a space that
motivates you to
be your best, that
initiates you to go
beyond the last
mile...and
channelize your
energies to the
fullest.

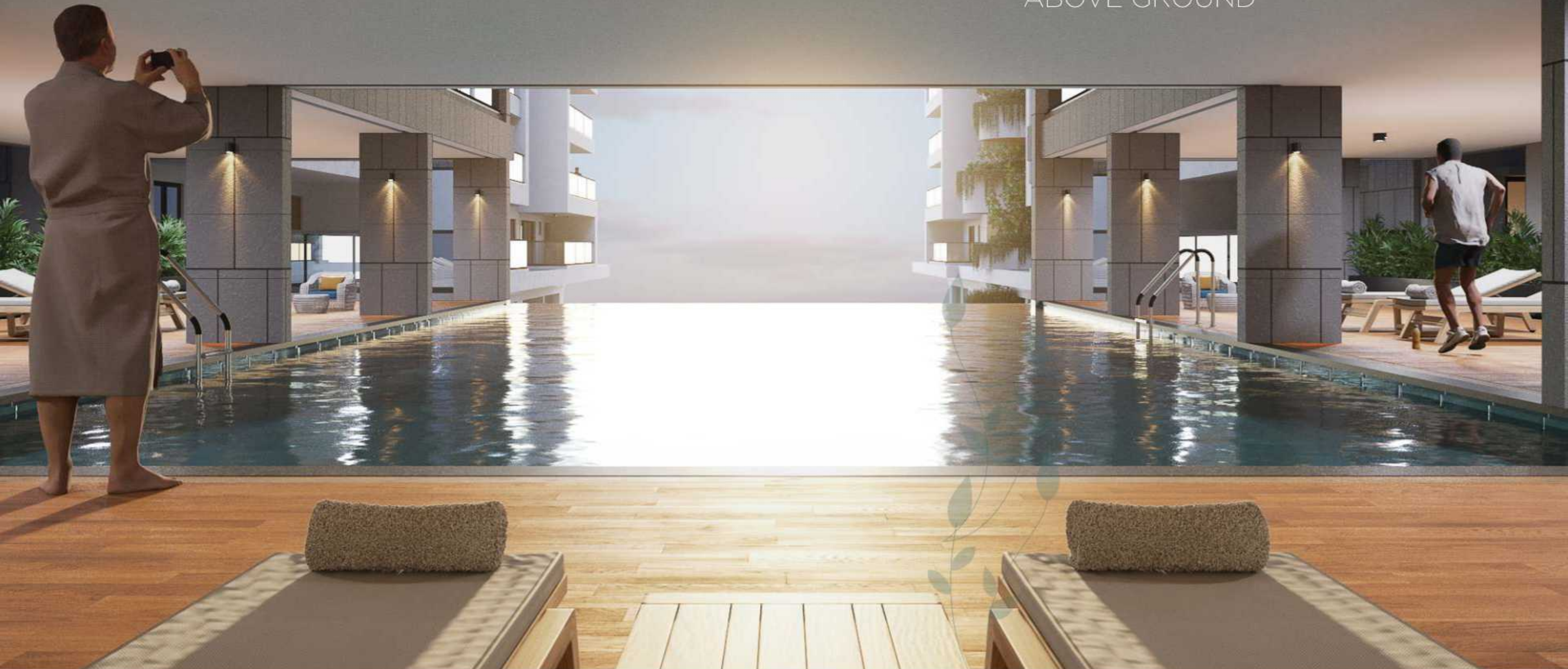
INTEGRAATED
CLUBHOUSE



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SKY PARK
KOMPALLY

*Live a life Higher
40 feet above ordinary.
(to start with)*

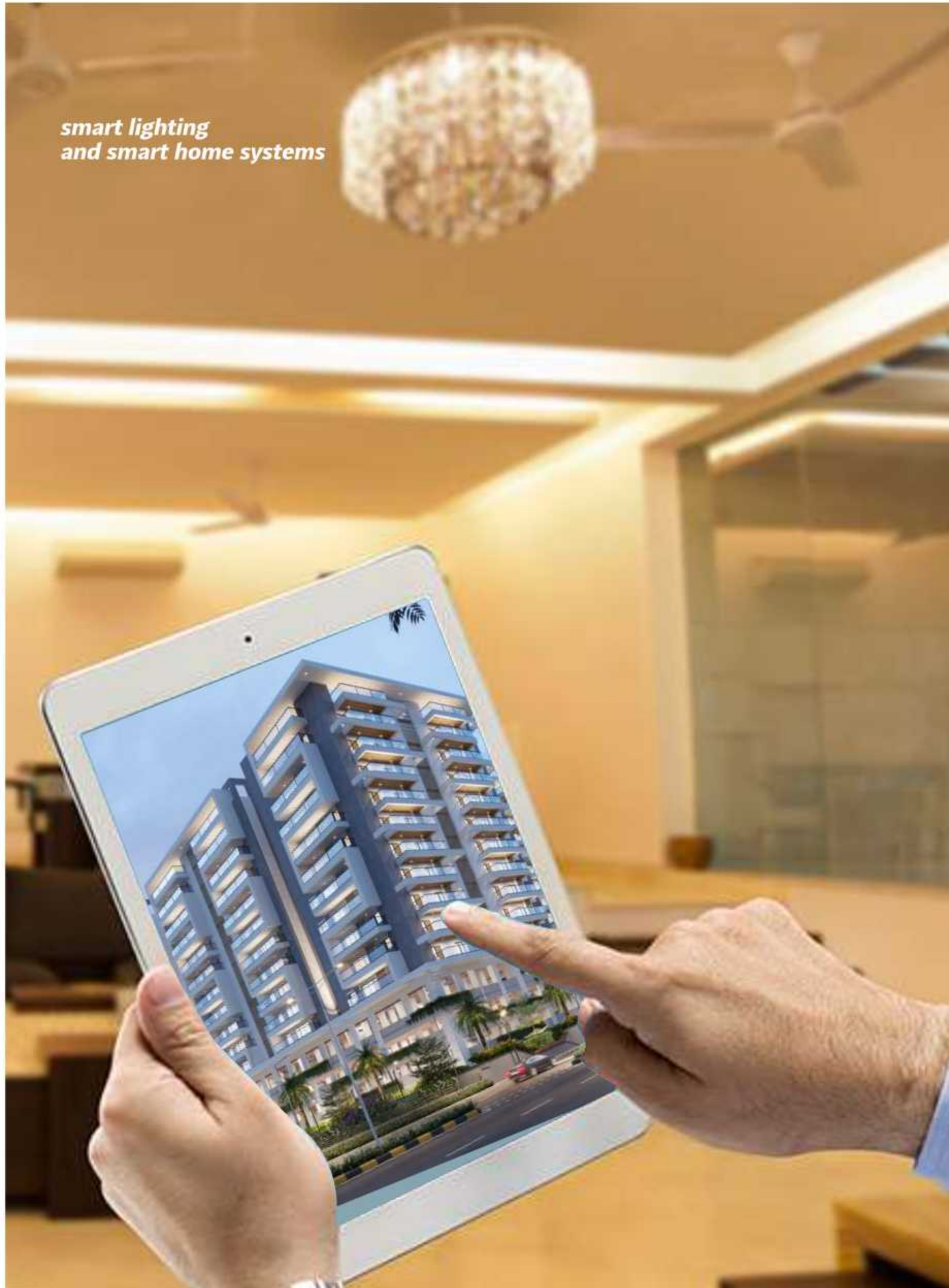
CLUB SKY
50 FT
ABOVE GROUND



YOUR VIEW TO
THE INFINITY!!

Set at 50 feet above the ground, this is the infinity pool which is one-of-its-kind. It is part of a state-of-the-art integrated clubhouse that gives a whole new meaning to entertainment and recreation. Shaped towards a direction which gives you an unimaginable view of the open sky, the bright sunshine, it feels as if you are at a place where you float and discover that infinity is the only truth!

smart lighting
and smart home systems



YOUR SMART ABODE!!

Technology creates wonders when used rightly and Sky Park has implemented this mode for the lighting and home systems at every unit. With remote controlled options at your fingertips, you get to decide how you want your nest to look. Get set for a tech-enabled style of smart living.


SMART HOME AUTOMATION



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*Live a life Higher
40 feet above ordinary.
(to start with)*




OMSREE
SKY PARK
KOMPALLY

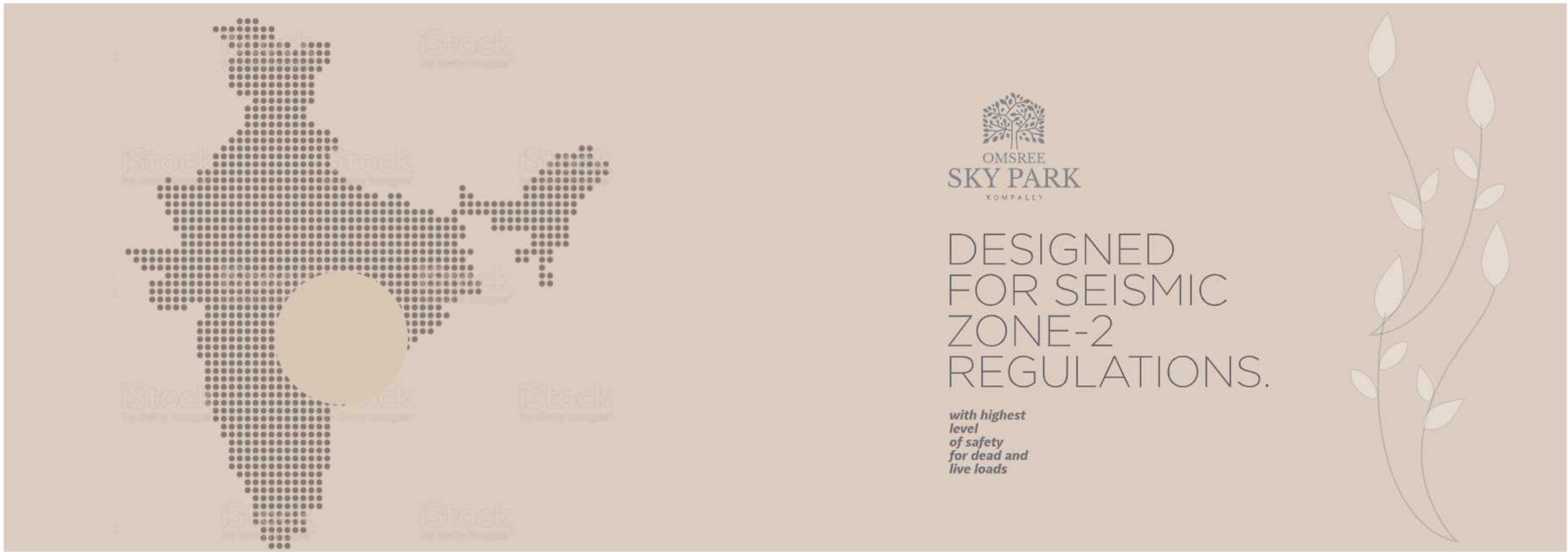
*Live a life Higher
40 feet above ordinary.
(to start with)*

ASSIMILATE
YOUR JOY WITH
ILLUMINATION!

Sky Park is adorned with some designer lighting around its avenues which illuminate your paths and energize your movement. The common light points and points in balconies are connected for festive lighting too!

ILLUMINATION AND LIGHTING





DESIGNED
FOR SEISMIC
ZONE-2
REGULATIONS.

*with highest
level
of safety
for dead and
live loads*

SAFETY...THE NAME IS SKY PARK!

Designed and built with regulations that can withstand natural calamities, safety is the priority at Sky Park and this is spruced with element of beauty and Nature's appeal. It is the road to an elevated living which redefines the essence of 'height'ened happiness.





TIME TO BE
HOME TO THE
ETERNAL
FLOURISHING
GARDEN OF
HAPPINESS

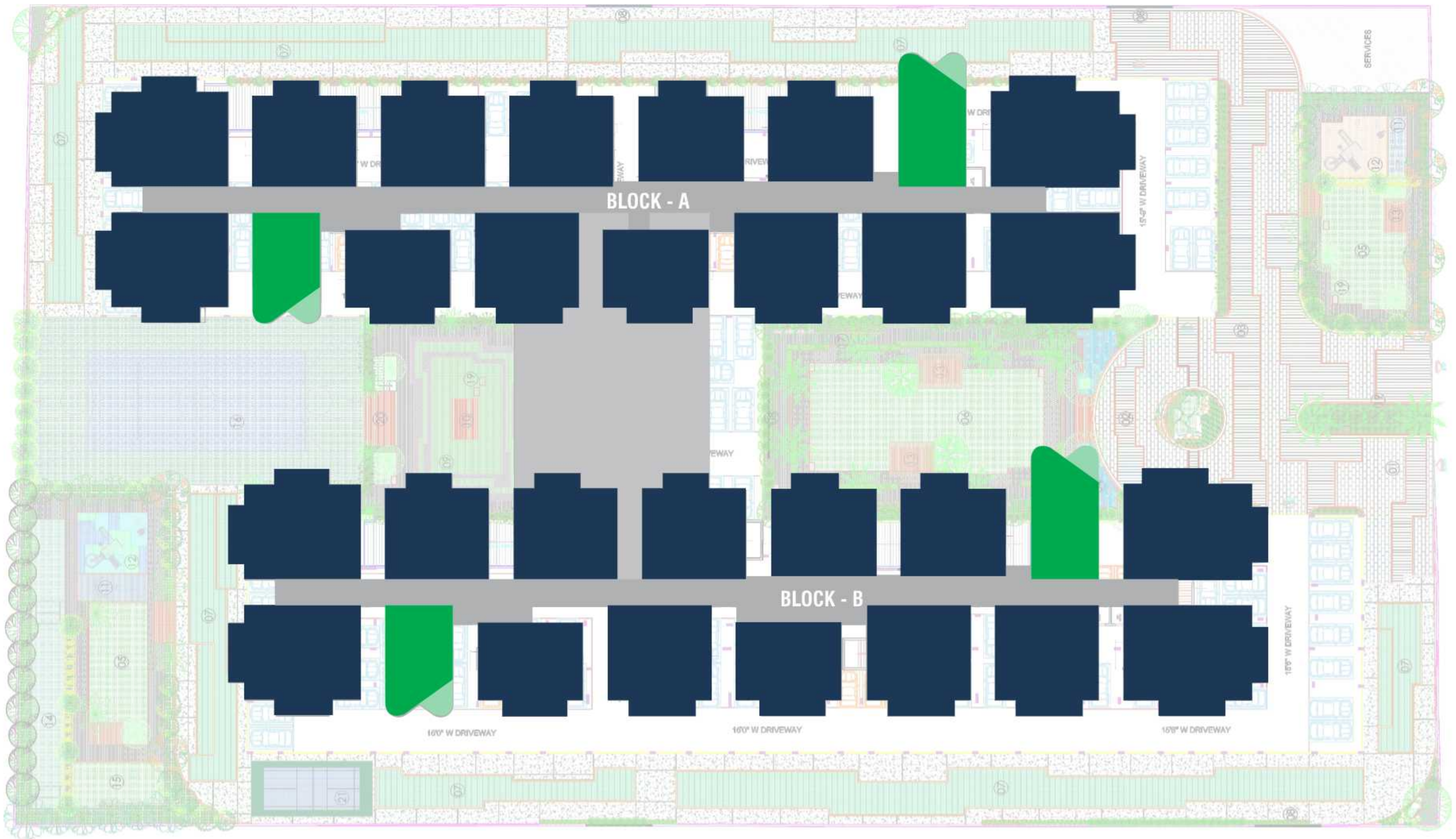
A lavish amalgam
of luxurious
bedrooms fitted
with large french
doors and windows,
plush living
room,
well planned
kitchen
and a park
to step out
at your own floor.
This is
no ordinary living.



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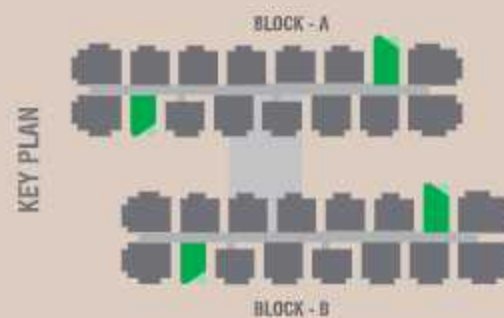



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Typical Floor plan

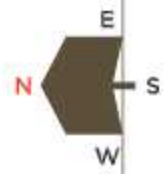




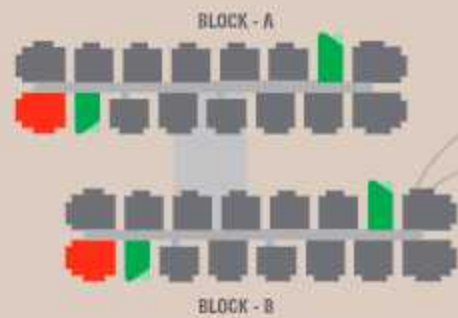
4 BHK | EAST FACING | 2600 SFT.



4 BHK | WEST FACING | 2600 SFT.



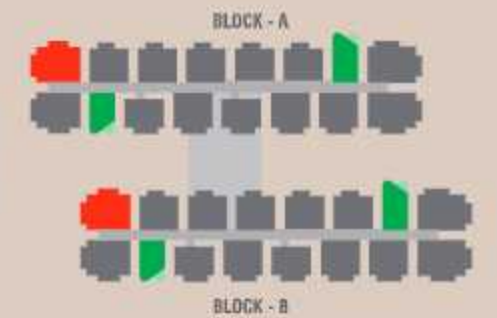
KEY PLAN



Type - 3

Type - 4

KEY PLAN

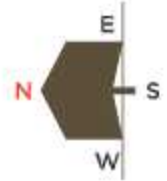




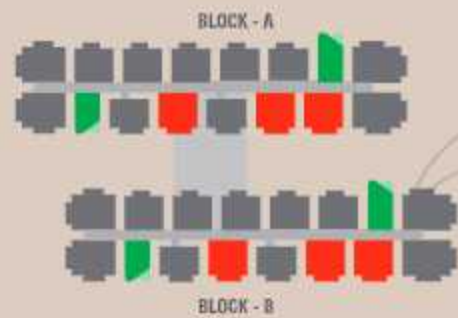
3 BHK | EAST FACING | 2235 SFT.



3 BHK | WEST FACING | 2165 SFT.



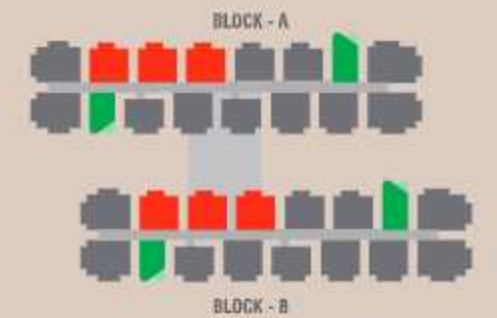
KEY PLAN



Type - 5

Type - 6

KEY PLAN

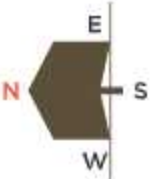
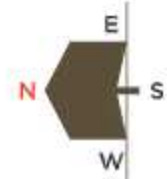




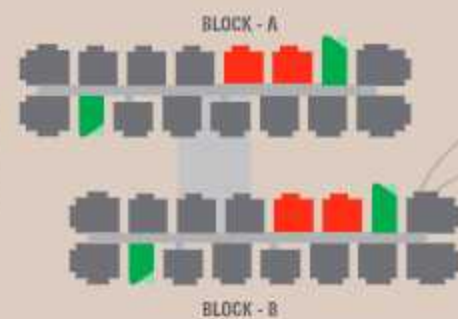
3 BHK | WEST FACING | 2010 SFT.



3 BHK | EAST FACING | 1815 SFT.



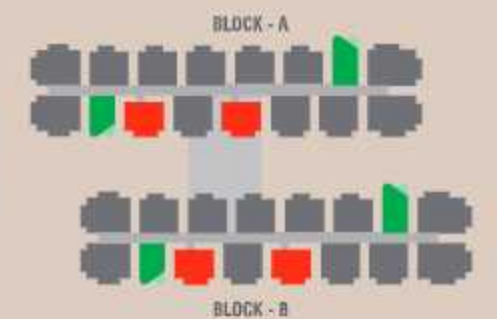
KEY PLAN



Type - 7

Type - 8

KEY PLAN





COMPLETED PROJECTS

- 1 PATEL'S WISDOM
- 2 PATEL'S GOLF LINKS
- 3 PATEL'S MANI RESIDENCY
- 4 PATEL'S GREEN PARK
- 5 PATEL'S RAINBOW VILLA
- 6 PATEL'S GREEN FRONT
- 7 PATEL'S BRIGHT VIEW
- 8 OM SREE MALABAR GREENS
- 9 OM SREE SIGNET
- 10 OM SREE GRAND

ONGOING PROJECTS

- 1 OM SREE DELIGHT
- 2 OM SREE HEIGHTS
- 3 OM SREE BRILLIANCE
- 4 OM SREE SKY PARK
- 5 OM SREE PRITHVI
- 6 OM SREE GALAXY





RCC STRUCTURE

R.C.C framed structure to withstand Wind & Seismic Loads

SUPERSTRUCTURE

9" thick Solid Red bricks/Concrete blocks for external walls & 4" thick red bricks/Concrete blocks for internal walls.
Common areas and elevation elements with fly ash brick

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 cement plaster with smooth finish excluding the plastering of Internal Ceiling.

DOORS, WINDOWS, RAILING & FRENCH DOORS

Main Door: Teak Wood Frame with Engineered Wood Shutter of 50 mm thickness clad with Natural Veneer. The Frame and the Shutter will be of PU Polish. Digital door lock with biometric fingerprint of reputed make.

Internal Doors: Teak Wood Frame with Engineered Wood Shutters clad with Veneer/High End Laminate. Reputed hardware fittings. The door frame will be of PU Polish. Hardware Fittings of Reputed Make.

French Doors: Internal French Doors – High End Premium Aluminum Sections, tinted toughened glass paneled shutters & high-quality hardware. Mosquito mesh shutters will be provided based on the technical feasibility.

WINDOWS: High End Premium Aluminum Sections, tinted toughened glass paneled shutters & Hardware of reputed make. Mosquito mesh shutters will be provided based on the technical feasibility.

Ventilators: Powder Coated Aluminum Frame with glass at all toilets and wherever applicable.

Windows Grills: Aesthetically designed, mild steel (M.S.) window grills with enamel paint finish.

Balcony Railings: Designer Glass railing as suggested by the architect.

PAINTING / CLADDING

DRAWING, LIVING, DINNING, KITCHEN & all BEDROOMS: 1200*1200 vitrified tiles of reputed make with spacer joints

KITCHEN: Granite platform with Stainless steel sink of Nirali or Equivalent make. (Shall be provided at extra cost)

UTILITY: Anti-skid ceramic/Vitrified tiles for flooring of reputed make

Basin to be provided

BALCONY & SIT OUT AREA: Wooden finish Premium Vitrified Tile Flooring with spacer joints

BATHROOMS: Acid resistant & Anti-skid Premium Ceramic Tiles of reputed make.

STAIRCASE: Natural Stone/Tile

Corridor: Granite/Vitrified tiles of reputed make with spacer joints

TILE CLADDING

BATHROOMS: Premium Digital Printed Ceramic tiles up to 8' Height.

UTILITIES: Ceramic Tile dado up to 4' Height with Matt Finish Acid Resistant Flooring tiles of Reputed Make.

KITCHEN: Wall tile cladding up to 2' above the platform of reputed make (at extra cost)

PARKING: Vitrified Tile cladding on all the columns.

GRANITE SILLS

WINDOWS: Four side Granite/Full Body Vitrified Tile Cladding in the window aperture

BALCONY & UTILITY CORRIDOR PARAPET: Granite/Full Body Vitrified Tile Sills on the top of the wall



WATER SUPPLY

KITCHEN: Municipal Water Provision from HMDA for washing and cooking.

Soft Water Tap of Mixed water from Borewell and Municipal (For Provision of RO)

UTILITIES / WASH: Dish Washer Provision. Washing Machine provision. Tap with treated water from WTP for washing and cleaning purpose.



BATHROOMS

- Granite/Premium Vitrified Tiles Countertop (To be finalized) with Washbasin of premium brand like Kohler/Duravit/TOTO/Vitra

- Wall Hung EWC of Kohler/Duravit/TOTO/Vitra

- Concealed Flush tank of Viega/Geberit/Vitra or equivalent make.

- Single lever Diverter for mixing of hot and cold water of Kohler/Jaquar/Grohe/Vitra or equivalent make.

- Provision for Geysers in all Bathrooms

- All C.P. Fittings are Chrome Plated of Kohler/Jaquar/Grohe or equivalent make

- Glass Partition for Shower Area in Master Bathrooms

- False ceiling in all washrooms.



ELECTRICAL

- Concealed Copper Wiring of Havells/Finolex/ LAPP/ Polycab or equivalent make

- Power outlets for Air Conditioners in all bedrooms/ living/ drawing rooms

- Power outlets for Geysers in all Bathrooms

- Power plugs for Cooking Range, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine & Dish Washer in Utility Area

- Plug Points for TV in all bedrooms and Living rooms

- 3 phase supply for each unit & individual Meter Boards

- Miniature Circuit Breakers (MCB) for each distribution boards of Havells/Schneider/Legrand

- Elegant designer Modular Electrical Switches of Legrand /Schneider/Havells

- H.T connection with individual sub meters for every flat



TELECOM

Telephone points in Master Bedroom, Living Room, Drawing Room.

DOOR VIDEO SECURITY SYSTEM

A videophone to be installed in each flat to have connection with the security cabin at the main gate.

CABLE TV

Provision for DTH/ IP TV in all Bedrooms, Living Room & Drawing room

INTERNET

Wired Internet provision in Drawing, Living and master bedroom

WTP & STP

- Domestic Water is made available through an exclusive Water Softening plant. (Not RO Plant)

- Municipal water and bore well water to be mixed and supplied to the softening 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



GENERATOR

100% D.G Set backup with Acoustic enclosure including AC's and Geysers. Make Kirloskar or Cummins

FACILITIES FOR DIFFERENTLY ABLED

Common Areas in landscape is been provided with Access Ramps for Differently Abled



SECURITY / BMS

- Sophisticated round-the clock security / Surveillance Systems

- Solar power fencing all-round the compound

- Surveillance cameras at the all the important points as suggested by subject matter expert

- Video Door Phone for each Flat connected to Security for screening of visitors

- Boom Barriers at Entry Gate with mechanical operation

- Panic Button and Intercom is provided in the lift which is connected to the security room



LPG

Supply of gas from centralized Gas bank to all Flats with individual gas meters

CENTRALIZED WATER SUPPLY

- A Centralized Underground Sump will be provided for the entire community.

- The Water shall be supplied to individual Flats by means of hydro pneumatic pressurized system

- Municipal Water and Borewell water will be mixed and softened to be supplied to all the Flats



FIRE AND SAFETY

Fire Systems will be provided at the common areas and the parking areas with Fire Hydrant system, Fire Safety equipment and water sprinkler system wherever required based on the Fire department norms.



PARKING MANAGEMENT

- Parking's will be in 4 levels

- Entire Parking is well designed to suit the number of Car Parks with Parking signages and equipment's at strategic locations to ease the traffic flow.



ELEVATORS/LIFTS

- Passenger lifts shall be provided of Schindler/Kone/Thyssenkrupp/Johnson or equivalent make

- Service lifts to be provided based on the consultant design

HVAC

- Provision of Air Conditioners in all the rooms like Living Area, Drawing Area, Dinning Area, and Bedrooms

- AC Copper Piping to given for all the AC Points

- Drain Pipes to be given for all the AC Points

- Designated place for AC Outdoor Units



Om Sree Signet, Yapral



Om Sree Malabar Greens, Yapral



Om Sree Grand, Yapral



Patel's Wisdom, Madhapur



Patel's Golf Links, Yapral



Patel's Mani Residency, Yapral



Patel's Rainbow Ville, Yapral



Patel's Green Park, Yapral



Patel's Green Front, Yapral



Om Sree Bright View, Yapral

COMPLETED PROJECTS



20+
Years of
Experience



4 M
Sq. ft. of Life Spaces
Delivered



10 Landmark
Projects Completed
6 Ongoing Projects



2200+
Happy Families
& Counting



7.5 M
Sq. ft. Under
Construction

Om Sree Group was incorporated in 2003 by Sri Mansukh Bhai Patel, Sri Vasantlal Patel and Sri Bharat Bhai Patel with a view to build quality homes to discerning clientele. Futuristic designs, unrivaled quality and attentive service make the company the first choice of customers.

The Group has built over 4 million Sft area and 7.5 Million Sft under construction with several projects under various stages of development.



Om Sree Heights, Yapral



Om Sree Brilliance, A. S. Rao Nagar



Om Sree Delight, Yapral



Om Sree Skypark, Kompally



Om Sree Prithvi, Yapral

ONGOING PROJECTS



Team



OM SREE[®]

BUILDERS AND DEVELOPERS LLP
Experience Happiness





Safe zone for children



More life for senior citizens



Enhanced **social life**



More **oxygen rich**



extended morning **yoga zone**



work from home zone



Neighbours **meeting zone.**



OMSREE
SKY PARK

