



VIPASA

Where luxury meets serenity...

Where
Luxury
Meets
Serenity



LP NO:-
000188/LO/PLG/HMDA/2021



RERA REG. NO.
P02400003373





Designed With Passion

It is time to move away from the life of concrete slabs, closed doors, and safety frills. It's time to embrace a new way of living. 'NDR's Vipasa' is designed to offer a lifestyle that's unmatched by anything.

A community created to let humans and nature coexist in harmony. And most importantly, a gated community that offers a safe, a contemporary and healthy environment to let you enjoy the best that life has to offer.



@ Shankarpally

GET READY TO BELIEVE LOVE AT FIRST SIGHT

FOR ALL THOSE WHO DESERVE A GRAND WELCOME

The brilliance of 'NDR's Vipasa' starts even before you enter the premises. A stunning entrance gate with designer project signage welcomes you to a world of inspiration.





Cuddling up to the Greens

The moment you drive into 'NDR's Vipasa' you are greeted by the essence of contemporary urban living, with spectacular landscape of trees right at the entrance, abundant open areas to unlock the purity within you. Let's erase the boundaries between nature and our everyday life. The natural atmosphere and a contemporary sense of style are trademark of 'NDR's Vipasa'.

- >> 15 Acres Villa Community
- >> Shankarpally, Near Mokila



Welcome To



**ITS NOT JUST AN ADDRESS
BUT A STATEMENT.**



Experience The Complete Living

'NDR's Vipasa' is a complete living experience lifestyle villas. Abounding in opulent comforts, these homes are exquisitely crafted to experience exclusivity, comfort and most importantly more space. 'NDR's Vipasa' is equipped with World class clubhouse, swimming pool, children's & toddlers play area, sit-outs, sense of security and much more.

- >> **151 Luxury Villas**
- >> **2.0 Acres Landscape Area**
- >> **30' Blacktop Roads**





Where Life is Better and Brighter

Efficient design, elegant aesthetics and sheer luxury come together to create the perfect residence at 'NDR's Vipasa'. It's a subtle design sensibility that creates a seamless visual experience, blending the indoors with the outdoors and providing you with a constant connection with the external environment.





LARGE • LAVISH • LUXURIOUS

- G+1 Duplex Villas
- 3 BHK + Home Theater
- 240 Sq. Yds. Plot Area
- Built-up area 3325 Sft.
- East & West Facing Villas
- Vaastu Compliance
- Separate Utility and Powder Room
- Covered Car Parking
- First Floor Private Seating Area / Bar Counter
- Courtyard Seating Area



The Sole of The Home

'NDR's Vipasa' takes you to the pinnacle of leisure living with luxurious interiors and spacious hallways that rise above the ordinary. Innovation coupled with the practical design creates an unmatched level of comfort and convenience. A unique blend of practicality and elegance, resulting in the most beautiful homes you'll ever find.

LIVING ROOM

The typical living room at 'NDR's Vipasa' is immensely large and airy, incomparable to most other projects. These lavish living spaces are meticulously designed for you where you can spend the best moments of your life with your loved ones.





MASTER BEDROOM

There is no match for the super-sized bedrooms at 'NDR's Vipasa'. These massive bedrooms will spoil you with unparalleled comfort and privacy.



KITCHEN

Simple, bold, and functional spaces really are everyone's favourite. This captivating kitchen is masquerading with its fresh, clean & stylish personality that adds space and relaxation to your mundane cooking ritual.



Step into the
Breathtaking
private retreat
of your own

**CLEAR SKIES, OPEN SPACES,
FRESH AIR, STUNNING VISTAS
AND LOTS OF
BEAUTIFUL MEMORIES.**





Master Layout

LEGEND

- | | | |
|-----------------------------------|-------------------------|---------------------------|
| 1. MAIN ENTRANCE | 7. SWIMMING POOL | 13. WEST ZONE ENTRY |
| 2. CHILDREN PLAY AREA | 8. CLUBHOUSE | 14. BADMINTON COURT |
| 3. LEISURE PARK WITH AMPHITHEATRE | 9. VILLAS | 15. HALF BASKETBALL COURT |
| 4. NORTH & SOUTH ZONE ENTRY | 10. SENIOR CITIZEN PARK | 16. VOLLEY BALL COURT |
| 5. PARTY LAWN | 11. SERVICES | 17. TENNIS COURT |
| 6. VISITORS PARKING | 12. URBAN FORESTRY | |



Envisaging The Future of The Home

- >> 24/7 Security with Multi Level Security Posts
- >> CC Camera Surveillance
- >> Sewage Treatment Plant
- >> 70% Open Spaces
- >> Landscape Garden

- >> Rainwater Harvesting
- >> 100% Power Back-up
for Villas & Common Areas
- >> Underground Electricity
- >> School Bus Bay Near Entrance

- >> 30' Blacktop Roads
- >> Ample Water Supply
- >> Solar Fencing
- >> Visitors Car parking





EAST FACING VILLA



EAST FACING
240 SQ. YDS.

BUILT-UP AREA - 3325 SQ. FT.

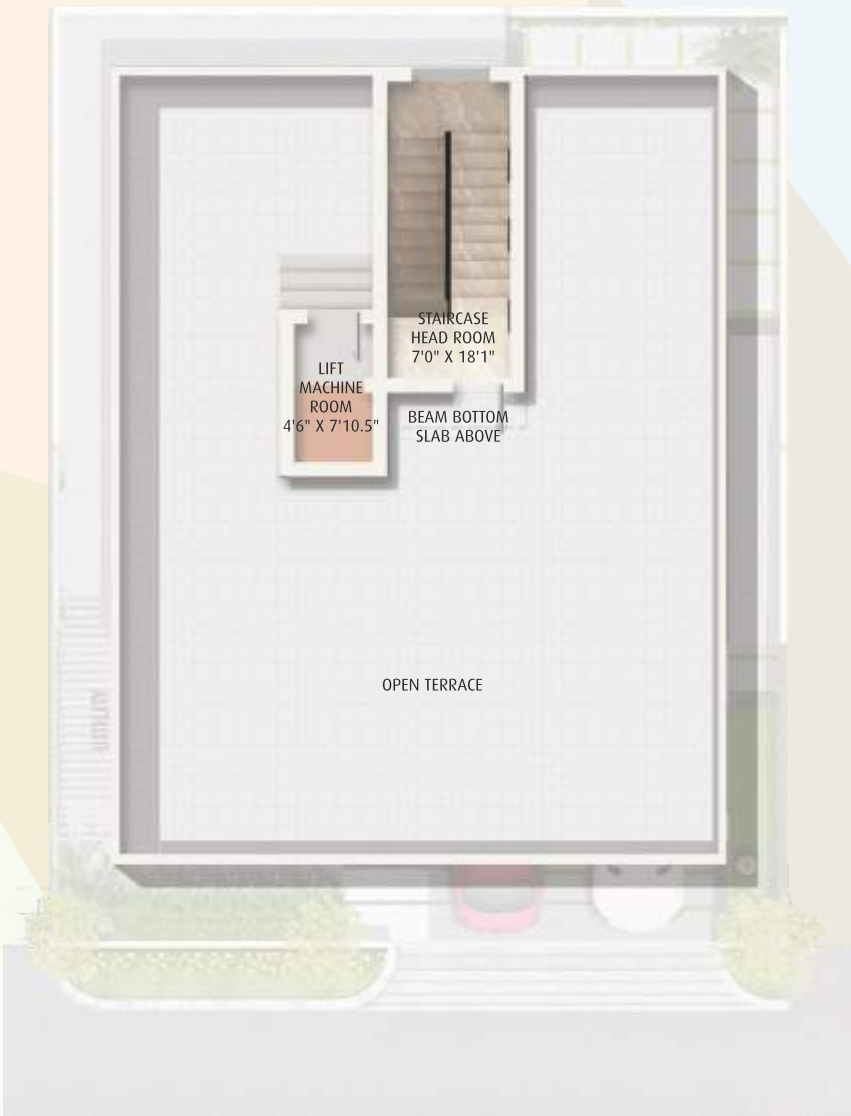
GROUND FLOOR PLAN - 1525.50 Sft.
FIRST FLOOR PLAN - 1566.00 Sft.
TERRACE FLOOR PLAN - 233.50 Sft.
3325.00 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





WEST FACING VILLA



WEST FACING
240 SQ. YDS.

BUILT-UP AREA - 3325 SQ. FT.

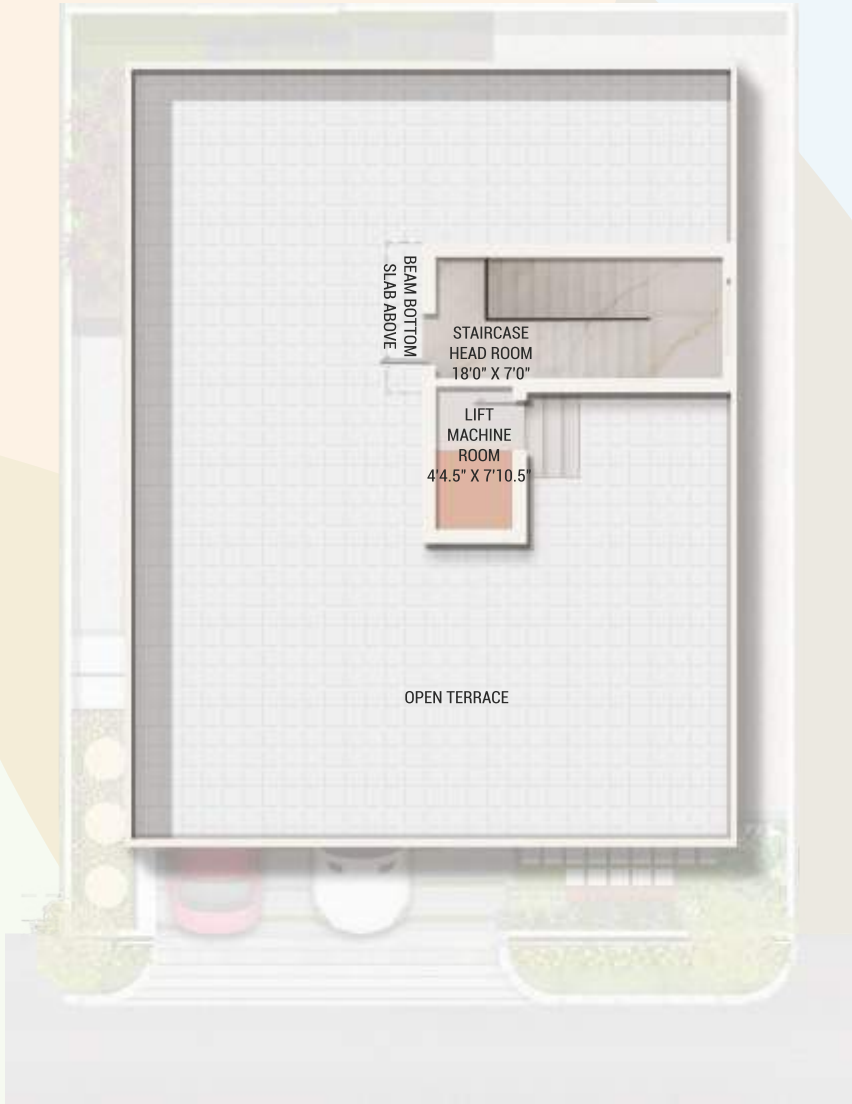
GROUND FLOOR PLAN - 1525.50 Sft.
FIRST FLOOR PLAN - 1566.00 Sft.
TERRACE FLOOR PLAN - 233.50 Sft.
3325.00 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



LOOSEN THOSE
TIRED KNOTS
AT THE END OF
THE DAY

CLUBHOUSE





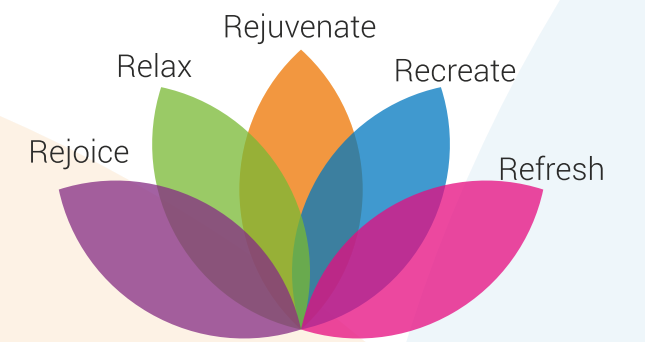
Relax and Rejuvenate

The multipurpose gym is a great option to achieve a fit body. It's absolute heaven for the health and fitness enthusiasts with all the latest training equipment.

CLUB



VIPASA



FROM SPORTS TO LEISURE, FOR THE YOUNG AND OLD

While looking for some amusement on the free time you can choose from various indoor and outdoor game options at our state-of-the-art clubhouse. A variety of game options like Chess, Table Tennis, Carrom, Badminton, Volley Ball, Tennis, Billiards, Basketball, etc. will be there for your recreation. Space for Provisional Store, Salon, and Spa within the complex.





GYMNASIUM

GET PAMPERED, ON DEMAND.

To us, you are no less than a movie star. This is why, you also shouldn't need an appointment for your grooming needs. Just walk into the salon and spa in the complex, and get yourself a pampering session.



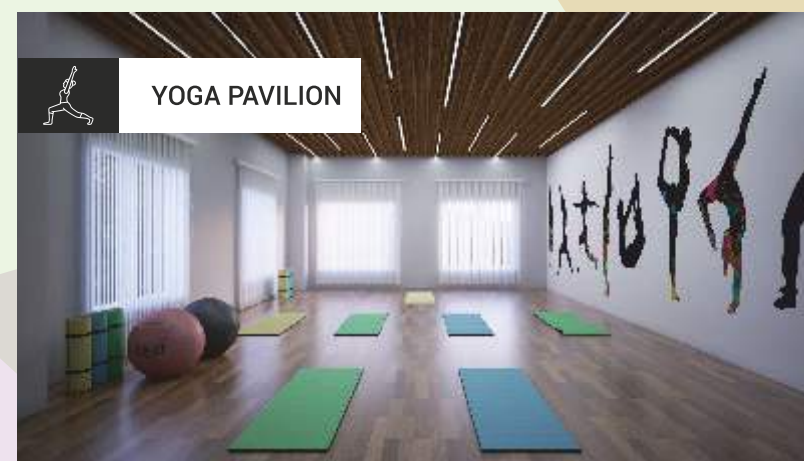
SPA / PARLOUR



UNISEX SALON



MEDITATION HALL



YOGA PAVILION



Win the Hearts

Life just doesn't stop getting better at 'NDR's Vipasa'. With an exhaustive array of modern lifestyle amenities, set in a luxurious Clubhouse.



TABLE TENNIS



BOARD GAMES



SNOOKERS



FOOSBALL



BUSINESS LONGUE



CONFERENCE ROOM



Business, Life and The Perfect Balance

EVEN MORE AMENITIES TO GET MORE OUT OF LIFE

At times, business intervenes with your personal time. Thankfully at 'NDR's Vipasa', the Business Lounge / Conference Room provides the necessary space to conduct business meetings. Go ahead, impress your clients.



COFFEE SHOP / SNACK BAR

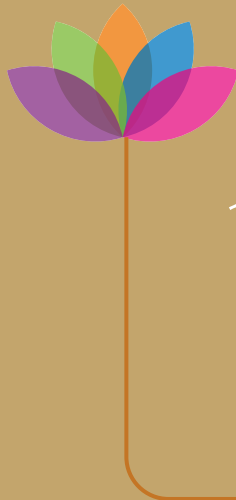


MULTIPURPOSE HALL



GUEST ROOMS

Reminiscence Rejuvenation and the Peaceful Life



SENIOR CITIZEN'S ZONE WITH AROMA GARDEN

They have dedicated the best part of their lives to raising you. They have sacrificed and compromised a lot for you. The Senior Citizen's Zone is a dedicated area, designed for them to socialise, relax and enjoy life without any worries.

Fun

Frolic and the joy of Growing



CHILDREN'S PLAY AREA WITH MODERN EQUIPMENT

Children need to discover life outside consoles and 'NDR's Vipasa' offers the ideal avenue for your kids. Let them play around in the open space, discover nature's bounty, experience the joy of slides & swings. If yours was a happy childhood, let your kids have the same.



CHILDREN'S PLAY AREA

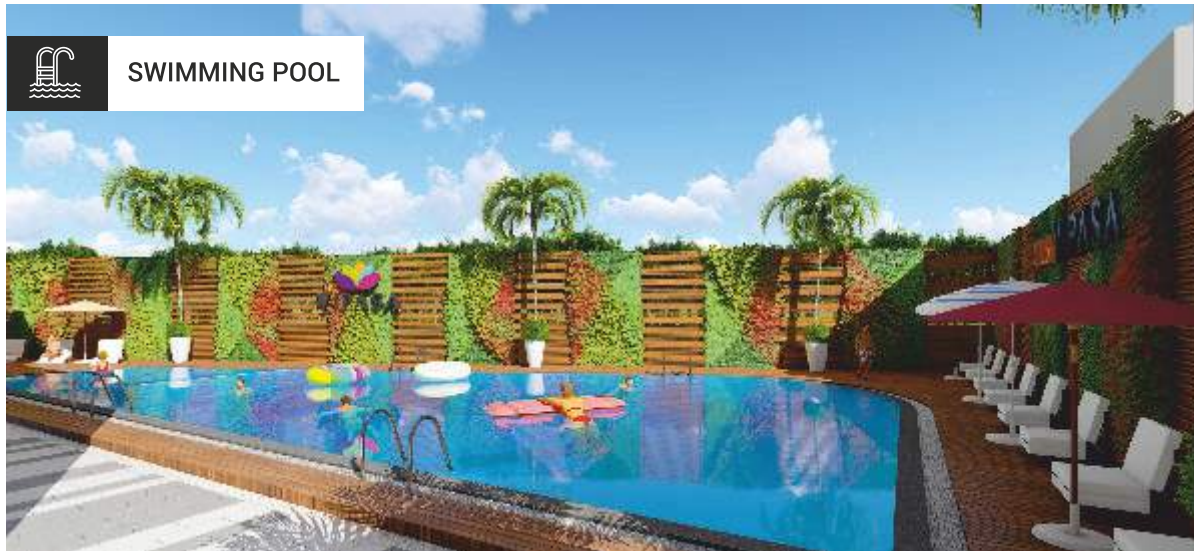


CRECHE

Swim under the sun and the moon



We have crossed the proverbial extra mile, and then some more, just to give you an out-of-the-world experience. And you will see it when you take a dip in the infinity pool.



SWIMMING POOL



BASKETBALL COURT



VOLLEYBALL COURT

Ball
is in
your
Court



Why limit yourself to one sport when you can play many. you can enjoy different activities and games at this smartly planned residential heaven.



TENNIS COURT



BADMINTON COURT



WHERE LIVING IS A JOY

Have some time for leisure and solitude. Indulge in the scent of flowers, hear the birds chirp, watch the pretty little butterflies fluttering from one blossom to another, watch the morning sun rise over the distant hill, feel the balmy breeze brush against your skin, just enough to set the wind chimes into a soft soothing music and let it stroke your imagination. Walk in the grass barefoot without a care in the world, sit around and relax amidst the lush green spaces lined with manicured shrubs, enjoying the tete-a-tete with friends.

2 ACRE
LANDSCAPE
GARDEN



SENIOR CITIZEN SEATING



JOGGING TRACK



AMPHITHEATER



THE SCIENCE

People who are exposed to greenery are more friendly and supportive and less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990).

Patients with a view of greenery healed faster and needed lesser pain medication than patients who instead saw a brick wall. (Roger Ulrich, 1984).



PARTY LAWN

Specifications

SPECIFICATIONS THAT MEASURE UP TO THE BEST

We decided to create a home for you and ensure to create it with the best elements - materials, fixtures and finishes. We used only the reputed brand cement, steel and iron everything that goes inside the wall and gets affixed in it.



STRUCTURE

RCC Framed structure.

SUPER STRUCTURE

Red Bricks/ Table Moulded Bricks for external and internal walls.

External walls -9" Thick.

Internal walls -4 1/2" Thick.



PLASTERING

INTERNAL: Double coat internal plastering 12 mm thick with 6 mm smooth finish.

EXTERNAL: Double coat cement plaster with a combination of the texture of 16 mm waterproof plastering.

WATERPROOFING: Open terrace and bathrooms.



DOORS AND HARDWARE

MAIN DOOR: Teak wood frame with PU Polish, Flush Shutter with veneer on both sides with PU Polish Finish with hardware of reputed make.

INTERNAL DOORS:

FRAMES: Hardwood/ Engineered wood.

SHUTTER: Flush shutter with veneer on both sides with PU polish with hardware of reputed make.

TOILET DOORS: WPC Frame with WPC door shutter of standard size and hardware of reputed make.

FRENCH DOORS: UPVC sliding door with clear glass & provision for mosquito mesh

WINDOWS: UPVC windows with clear glass & provision for mosquito mesh for sliding windows.



FLOORING

DRAWING, LIVING/DINING:

800 mm X 800 mm vitrified tiles of reputed make.

ALL BEDROOMS, KITCHEN & HOME THEATRE:

600 mm X 600 mm vitrified tiles of reputed make.

SIT OUT & BALCONY: Anti-skid ceramic tiles flooring.

BATHROOMS: Anti-skid vitrified tiles / ceramic tiles of reputed make.

TERRACE: Waterproofing screed with cement, river sand and chips/ Anti-skid vitrified tiles of reputed make.

PARKING AREA: Natural stone combination with design floor patterns.



DADO:

KITCHEN: 600 mm height Glazed ceramic tiles above kitchen platform.

BATHROOMS: Glazed Ceramic tiles of reputed make upto door level.

UTILITY/WASH AREA: Glazed Ceramic tiles of reputed make upto sill level.



KITCHEN

Granite Platform with stainless steel sink with provision for one municipal water tap and one bore well connection tap.



PAINTING

EXTERNAL : Texture finish and Two coats of weatherproof apex paint of reputed make.

INTERNAL : Two coats of plastic / acrylic emulsion paint over the smooth putty finish.

BALCONY : Front side balcony with toughened glass railing of 300 mm height and remaining balcony with brick parapet and SS handrail on top of 300 mm height.



STAIRCASE

RCC Staircase with Granite Flooring with SS Railing of Reputed Make.



SANITARY

a. All Toilets consist of one piece of EWC of CERA / HINDWARE / JAGUAR makes or Equivalent.

b. Wash Basin of CERA / HINDWARE / JAGUAR make or Equivalent.



CP FITTINGS

a. Hot and Cold wall mixer with over head showers.

b. All CP fittings of CERA / HINDWARE / JAGUAR make or equivalent.

c. Provisions for Geysers in all toilets. Except maid room



ELECTRICAL

a. Concealed copper wiring of reputed make.

b. Power socket for Air Conditioners system in all rooms.

c. Power socket for geyser in all bathrooms and kitchen.

d. Power socket for cooking range, chimney, exhaust fan, refrigerator, microwave oven, mixer/grinder, water purifier etc.



e. Power socket for washing machine in utility area.

f. Three-phase supply for each unit with individual dual source energy meter.

g. MCB (MINIATURE CIRCUIT BREAKERS) for each distribution board of reputed make.

h. Modular switch boards of reputed make.

TV / TELEPHONE

a. Provision for DTH & TV services in living room and master bedroom.

b. Provision for the telephone in the drawing room and master bedroom.



SECURITY SYSTEM

a. Round-the-clock security system.

b. Solar fencing throughout the boundary.

c. Intercom facility to all units connecting to the main security.



WATER SUPPLY

Centralized water distribution by hydro-pneumatic system for all villas with an individual water meter for each villa.



STP

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 purpose.

b. Rainwater harvesting provided for recharging ground water levels.



BACK UP FOR POWER

100% DG power back up.

.....



LIFT

Lift Provision Only.

.....

BILING SYSTEM

PREPAID BILLING SYSTEM FOR ELECTRICITY,
DG , WATER & MAINTAINENCE.

Our Cornerstones

PRIVACY

That no experience of a home holds true without Privacy. With that as a basis, we ensure that every project we envision, ensures that you would never be in view to any prying eyes- every development would be enclosed and secure that no villa would look into another.

EASE

We believe that complexity is antithetical to experiences. We go the extra mile to ensure that everything is as uncomplicated and easy to use as possible. This reflects both in the spaces we build, and the processes that must be followed.

EXPANSE

Having space is the basic building block of luxury. We ensure that all our projects are created with an abundance of space, with enough left over to allow for each area to flow into the other creating a sense of expanse.

TRANSPARENCY

We abhor fine prints. We are committed to keeping all the cards on the table, so you always know each aspect of your villa's construction. We deliver what we commit to, and we do it keeping you informed every step of the way

LOCATION

We are committed to creating spaces that explore the best natural assets of the destination we build into ensure that your villas will always have the best views and allow you to be close to those experiences that you most cherish.

QUALITY

We go the extra mile to ensure that everything that we create is of optimum quality, whether it's tracking down obscure suppliers or researching the newest materials. No corners are ever cut. No compromise was ever made.

Jaquar
experience bathing

hindware
Start with the expert

CERA



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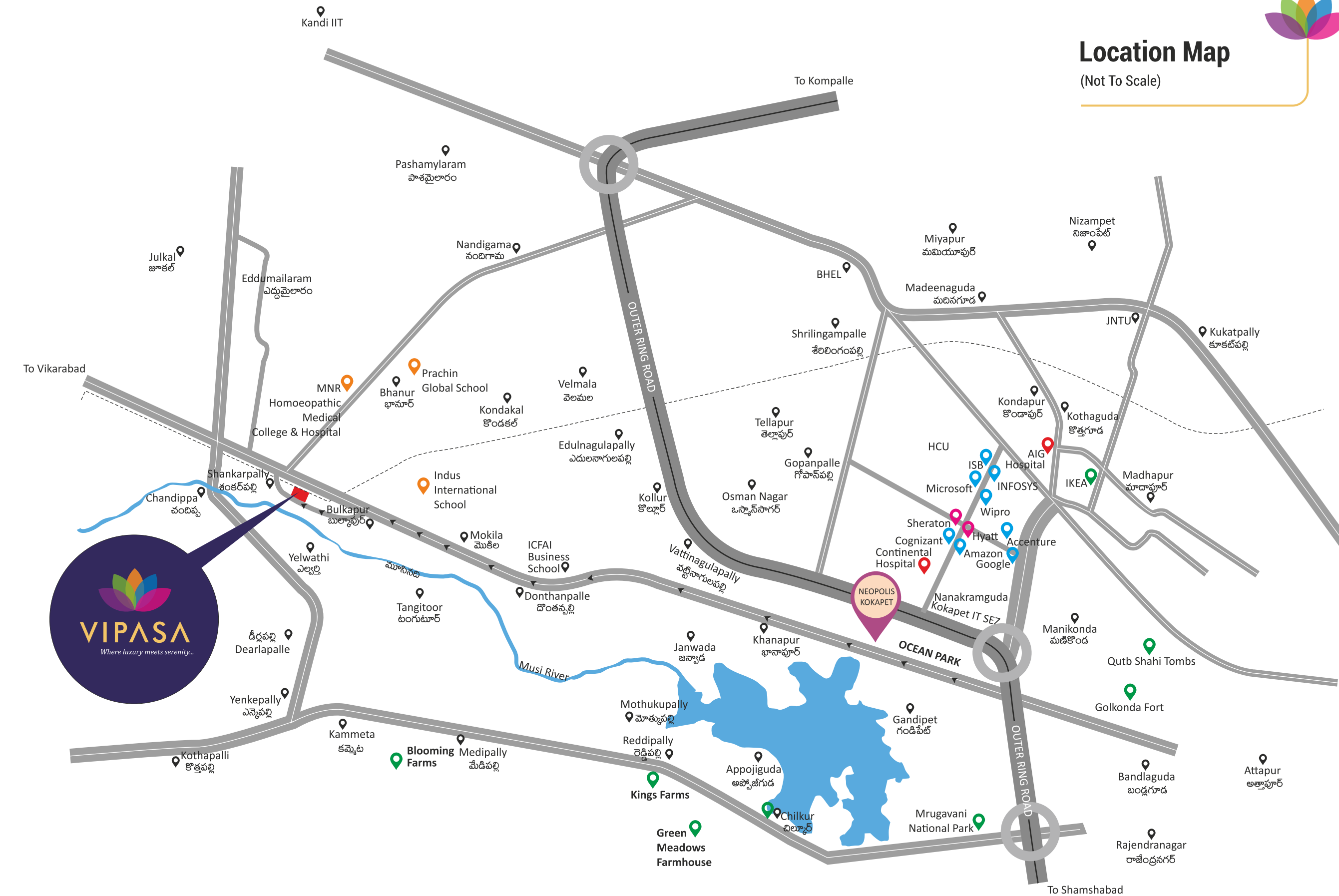


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Location Map

(Not To Scale)



- Health Care
- IT & Work Zone
- Entertainment
- Schools & Colleges

Life comes closer...

Nestled in the serene surroundings away from the commotion and noise of the city 'NDR's Vipasa' makes way to a pollution-free zone. Its close proximity to schools and workplaces makes it the most preferred choice while looking for a home with excellent connectivity. It is in close proximity to the prestigious educational institutes, hospitals, health clinics, and recreational destinations around Mokila & Shankarpally. 'NDR's Vipasa' promises every day to be a rendezvous. Dine and shop in the chic neighbouring city centres, or head to the exclusive restaurants for a fabulous night that you won't forget. And when the day is through, come home to find leisure and comfort that is sure to stir your soul.



GANDIPET LAKE



OUTER RING ROAD



SCHOOLS & COLLEGES

- >> Indus International School
- >> Global Indian International School
- >> Prachin Global School
- >> Sri Vivekananda Jr. College
- >> MNR Homeopathic Medical College
- >> ICFAI Business School



ENTERTAINMENT

- >> Palm Exotica Boutique Resort & Spa
- >> Golkonda Resorts & Spa
- >> Lahari Resorts
- >> AHO Mini Resorts
- >> Gandipet Lake



HEALTH CARE

- >> Medicure Hospital
- >> Lalitha Hospital
- >> Continental Hospitals
- >> Care Hospital
- >> AIG Hospital
- >> Citizen Hospital

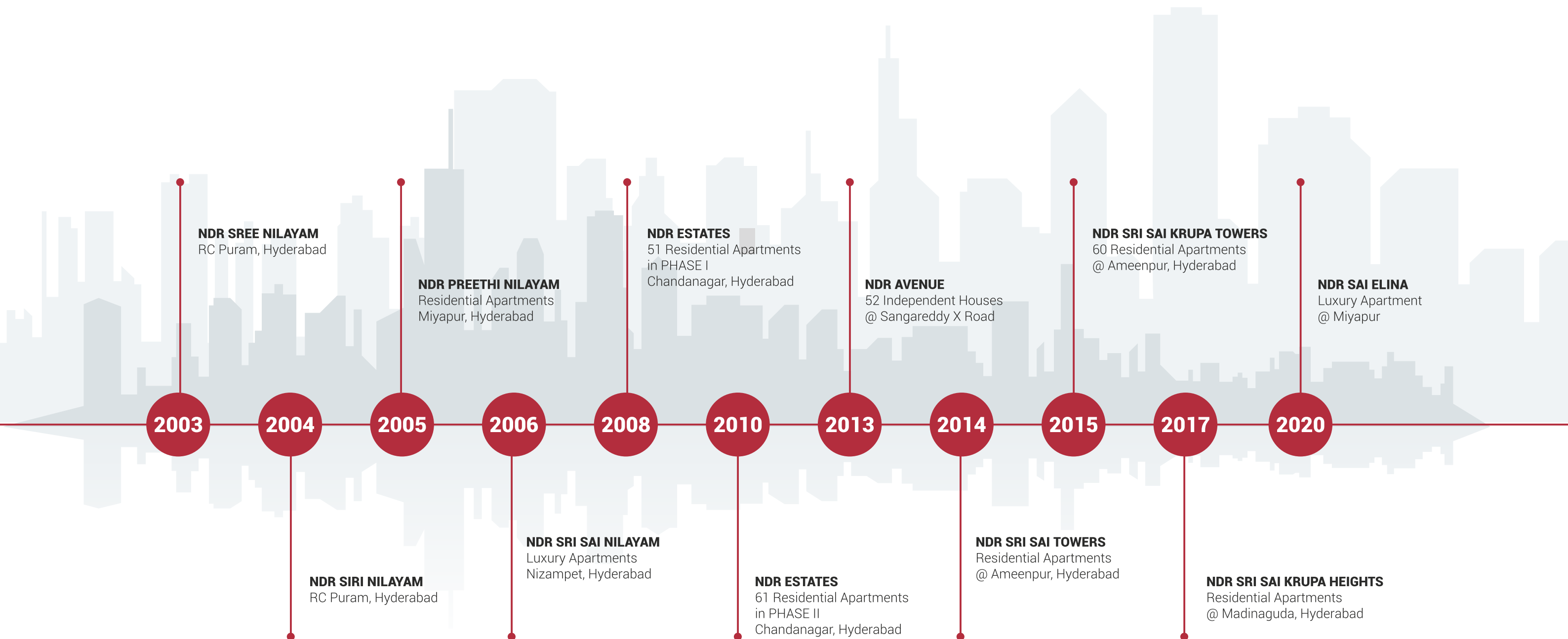


IT COMPANIES

- >> Cognizant
- >> Accenture
- >> Wipro Gachibowli
- >> Amazon
- >> Google

OUR PASSION LIES IN CREATING LIVING SPACES THAT DEFINE LUXURY & COMFORT

NDR Developers & Constructions has revolutionized the Real Estate arena in Commercial and Residential Projects over the period of last 19 years. The Group has developed and successfully completed various projects in Hyderabad. NDR Developers & Constructions is a trusted name in real estate business under the leadership of Mr. Durga Reddy (Chairman & Managing Director). The Group is managed by professionals of long-standing in real estate development. The mission of the organization is not just to focus on the quality of construction but also the safety of investment and integrity of commitment by providing people with improved quality of life and living standards. The Group builds a loyal relationship with its customers and works with the virtues of reliability, stability, sound business ethics, honesty, integrity, and transparency. The Group is proud of its commitment of timely deliveries which has contributed towards its immense trust and confidence. NDR Developers & Constructions is committed to create, construct and manage world-class lifestyles.



FOUNDER'S MESSAGE



NDR Developers & Constructions is founded on a vision that seeks to usher in a better tomorrow by providing people with improved quality of life and living standards. Since its inception, the Company has always strived for benchmark quality, customer-centric approach, robust engineering, uncompromising business ethics, timeless values and transparency in all spheres of business conduct, which have contributed to making it a preferred real estate brand in Twin Cities.

The Company's operations encompass various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing, and execution. We have endeavoured to commit ourselves to provide comprehensive solutions to all our valued customers across the Real Estate Industry; solutions that combine high-end technology, design and aesthetics and meet customer aspirations and expectations through superior standards of performance and service.

The Company's mission as a real estate company is to develop and deliver unique, integrated lifestyle and workplace environments through its focus on high-quality architecture, strong project execution and our customer-centric approach.

N Durga Reddy

Founder & Managing Director

HOME LOANS AVAILABLE FROM



ARCHITECTS, STRUCTURES, LANDSCAPE, INTERIORS & COMPLETE 3D VISUALIZATION



ENVIN DESIGN STUDIOS

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SCAN FOR WEBSITE

