



EASTERN SKY

a place in harmony with nature



LOCATION MAP
(Not to Scale)



METRO STATIONS

- NAGOLE METRO STATION
- UPPAL METRO STATION
- NGRI METRO STATION
- LB NAGAR METRO STATION



EDUCATIONAL INSTITUTES

- KENDRIYA VIDYALAYA
- HYDERABAD PUBLIC SCHOOL
- OSMANIA UNIVERSITY
- INDU INTERNATIONAL SCHOOL



PARKS & SPORTS CENTER

- SHILPARAMAM
- SHALIVAHANA PARK
- PRIYADARSHINI PARK
- SUNDARAYYA PARK
- WALKERS PARK
- RAJEEV GANDHI INTERNATIONAL CRICKET STADIUM



HOSPITALS

- KAMINENI HOSPITALS
- YASHODHA
- OZONE HOSPITALS
- SANJEEVINI HOSPITALS
- SUPRAJA HOSPITALS
- RAMANTHAPUR HOSPITALS



MALLS & MULTIPLEXES

- DSL VIRTUE MALL
- D MART
- PVR CINEMA
- CINEPOLIS
- SREE RAMANA THEATRE
- ASIAN SHIVA GANGA
- SRI LAKSHMI THEATRE



IT PARKS

- NSL ARENA
- DSL ABACUS IT PARK



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Enter a haven of peace which is envisioned to be the home you always dreamed of. Beautiful living spaces combining luxe living and modern functionality, designed by the world's leading architect.

We believe that luxury is what luxury does.

SOULFUL LIVING

An island of bliss where children play, families live in harmony and elders can enjoy peace and tranquility. We aim to create a perfect balance between man and nature, so our residents can get a break from the stressful world outside without feeling disconnected.

Welcome to THE KKRAO FAMILY

MASTERING SPACE:

GV Associates is our principal architect with over 35+ years of crafting spaces that nurture life's moments; Mr. **Manga Rao's** expertise shines through in the floor plan's flow and connection.



PEACE OF MIND BUILT IN:

Zaki Associates, the unwavering backbone of the project, have meticulously designed the structural integrity, ensuring your peace of mind for years to come.



EFFORTLESS LIVING WITH SUSTAINABLE SOLUTION:

SUVIH has woven a web of smart technologies and sustainable systems into the project's infrastructure, with attention to every detail, offering peace of mind and effortless living.



FROM VISION TO REALITY:

Driven by a team of internationally-renowned experts in complex construction, **Knight Frank** delivers meticulous attention to detail and uncompromising quality, guaranteeing your project's success from conception to completion.



DREAM HOME, FLAWLESS JOURNEY:

47 years of visionary leadership. Under the guidance of our Founder Mr **KKRAO**, **KKRAO** Constructions boasts a hand-picked team of award-winning architects, engineers, and seasoned construction experts and a legacy of financial stability built over 4+ decades of diverse business ventures, understands the emotions tied to building your dream home. We are dedicated to making your journey flawless and unforgettable.





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HOMES PLANNED WITH AN EYE FOR DETAIL

When you build the kind of passion we do at KKRAO Constructions every single details is nurtured with love. From backward integration to assure the best quality, to ensuring a perfect finish in each aspect of special planning and landscaping. So that when we are done, we can stand back and be proud of having created the best for you. KKRAO Constructions built with love.



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LEGEND

1. ENTRY & EXIT GATE
2. JOGGING TRACK
3. E.V CHARGING PROVISION
4. BAMBOO GROOVE
5. PERGOLA WITH SEATING
6. SHUTTLE COURT / PICKLE BALL
7. REFLEXOLOGY PATH
8. WALKING TRACK
9. BARBEQUE CORNER
10. STEPPED SEATING
11. BOULEVARD GARDEN
12. SEATING BENCHES
13. STEPPING STONES
14. AROMA GARDEN
15. OPEN LAWN
16. BUDDHA STATUE
17. HOPSCOTCH
18. CHILDREN PLAY AREA
19. WALL CLIMBING
20. TERRACE BASKET BALL COURT
21. TERRACE CRICKET PITCH

CLUB HOUSE:

- A/C GYM
- GUEST ROOMS
- CRECHE & YOGA / AEROBICS
- BANQUET HALL
- YOGA HALL
- INDOOR GAMES
- CO WORKING SPACE

TYPICAL FLOOR PLAN (2nd to 10th Floors)



WEST FACING 3BHK-2200 sqft



WEST FACING 3BHK-1860 sqft



WEST FACING 3BHK-1860 sqft.



WEST FACING 3BHK-1860 sqft.



WEST FACING 3BHK-2200 sqft.



EAST FACING 4BHK-2455 sqft.



EAST FACING 4BHK-2465 sqft.



EAST FACING 3BHK-2205 sqft.



EAST FACING 3BHK-1850 sqft.



EAST FACING 3BHK-1850 sqft.



EAST FACING 3BHK-1850 sqft.



EAST FACING 3BHK-2205 sqft.



* Reference Tot-lot Area is from stilt floor

3D VIEWS



EAST FACING
3 BHK
2205 Sqft



EAST FACING
3 BHK
2205 Sqft



EAST FACING
3 BHK
1850 Sqft



EAST FACING
4 BHK
2465 Sqft



WEST FACING
3 BHK
2200 Sqft



WEST FACING
3 BHK
2200 Sqft

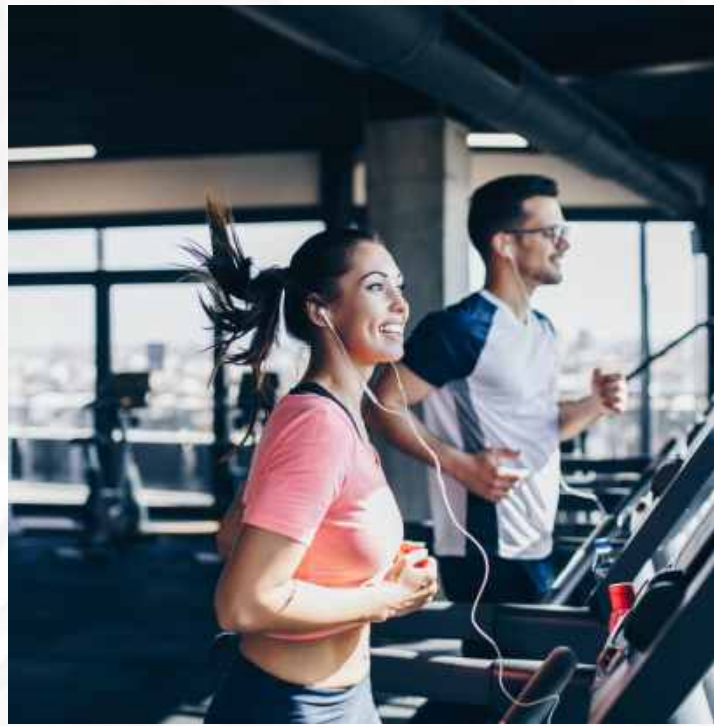


WEST FACING
3 BHK
1860 Sqft



EAST FACING
4 BHK
2455 Sqft

* For First Floor & Flat No 3, 4 of Typical Floor Plan Refer Builder



CLUBHOUSE & AMENITIES

1. Banquet Hall
2. Indoor Games
(Carroms, Table Tennis, Pool Table, Foos Ball)
3. Creche & Yoga / Aerobics
4. A/C Gym
5. Guest Rooms
6. Co working Space



SPECIFICATIONS



1. RCC FRAMED STRUCTURE

RCC framed structure to withstand Wind and Seismic loads.



2. SUPER STRUCTURE

- **Internal walls:** 4" thick with AAC bricks.
- **External walls:** 8" thick with AAC bricks.
- **Plastering:** Double coat cement plastering with smooth sponge finish.



3. DOORS, WINDOWS & RAILINGS

Main Door

- Teakwood / Engineered wood door frame & designer veneered door shutter finished with melamine polish and Hardware of Reputed Make.

Internal Doors

- Engineered wood door frame with Veneered Door shutter finished with melamine polish and Hardware of Reputed Make.



Windows

- UPVC Windows with toughened glass along with Mosquito mesh for sliding windows.
- Grills: MS Grills for windows with enamel paint finish.



Balcony Railings

- MS Railing with enamel paint finish.



4. FLOORING

- Drawing, Living, Dining, Pooja, kitchen & all bedrooms: 800x800 Premium Vitrified Tiles.
- **Bathrooms:** Anti-Skid Tiles.
- **Corridors:** Granite/ Anti-skid Vitrified Tiles.
- **Staircase:** Granite / Kota stone
- **ALL Balconies:** Design vitrified Tiles
- **Utility:** Anti-Skid vitrified Tiles



5. TILE CLADDING

- **Kitchen:** Glazed Ceramic Tiles dado (Rs.45/sft) above 2'8" height from floor level and up to 2'-0" height.
- **Bathrooms:** Glazed Ceramic Tile Dado up to 7'-0" height.
- **Utility:** Glazed Ceramic Tiles Dado up to 3' Height.



6. PAINTING

- **External:** Textured finish and Two Coats of Exterior Emulsion Paint.
- **Internal:** Smooth putty finish with 2 Coats of Premium acrylic Emulsion Paint.



7. SANITARY FIXTURES

- All CP fittings & Sanitary fitting of CERA/ JAGUAR brand or equivalent.
- Wall mounted EWC and Health faucet in all toilets.
- Diverter for water mixing with Overhead shower and Geyser water provision in all toilets.



8. KITCHEN

- Granite slab (Rs140/sft) with Stainless Steel Sink shall be provided or Reimbursement of Rs.12000 (Twelve thousand only).
- Tap Provision for water purifier.
- Tap Provision for washing machine in utility area.



9. ELECTRICAL

- Modular electrical switches of reputed brand like Panasonic/ Legrand or equivalent.
- Concealed copper wiring of Reputed make like Finolex, polycab or equivalent.
- Power outlets for geyser and exhaust fans in toilets.
- Power outlets for AC in all bedrooms and in Hall. Home theatre where applicable.
- TV provision in Drawing and Master bedroom. Home Theatre, where Applicable.
- Power points for cooking hob, Chimney, refrigerator, water purifier, Oven/ mixer-grinder in kitchen.
- Power point for washing machine in utility area.
- 3 phase power supply for each flat.
- Miniature Circuit Board for each Distribution board of reputed brand..



10. TELECOMMUNICATIONS, CABLE TV & INTERNET

- **Intercom facility:** Intercom facility to all the flats connecting to Security.



- Cable TV Provision for Cable Connection in Master Bedroom, Drawing & Home theatre where applicable.
- Internet provision in hall.
- Power back up for one light and one fan point in all bedrooms, hall kitchen & one light point in all toilets in flats along with common areas.



11. ELEVATORS / LIFTS

- Passenger/service lifts of reputed brand.
- Vitrified Tiles / Granite wall cladding for lift entrance.



12. WTP & STP

- Domestic Water made available through an exclusive Water Softening Plant.
- A Sewage Treatment plant of adequate capacity will be used for landscaping & flushing purpose.
- Rainwater Harvesting through recharge pits to improve ground water levels.
- **Water Supply:** A centralized underground sump will be provided for the entire community.



13. SECURITY

- Round the clock Secured visitor entrance.
- Surveillance Cameras will be provided at strategic locations for monitoring.



14. LPG

- Piped Gas from centralized gas bank to all individual Flats



15. FIRE SAFETY

- Fire hydrants system in all floors and sprinklers system in Basements as per Norms.
- Control panel will be kept at designated locations.
- Fire alarm and public address system shall be provided as per norms.



16. GREENERY AND LANDSCAPING

- Landscaping in the tot lot & setback areas wherever feasible as per the consultant design.

****NOTE:** ALL MATERIAL, SIZES, FINISHES ARE SUBJECT TO AVAILABILITY & PREVAILING MARKET CONDITIONS OR AS PER BEST PRACTICES AT THE TIME OF EXECUTION. BUILDER HAS THE RIGHT TO MAKE CHANGES AS DEEMED FIT.