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SOIL TESTING REPORT

PROPOSED BUILDINGS

**AT RAMARAM
KEESARA (M), RR DT.**

MODI PROPERTIES & INVESTMENTS PVT LTD.

Report Prepared by

**DR. D. BABU RAO
M.E., Ph.D.(USA), MIGS**

MCH Panellist No. 2490 /TP/2000-2

**CONSULTING GEO TECHNICAL ENGINEER
FORMER PROFESSOR & HEAD OF CIVIL ENGINEERING
OSMANIA UNIVERSITY**

**Phone / Fax : 66638830
Mobile : 98490 - 39337**

Email : *dbaburao2000@yahoo.com*

REPORT OF SOIL INVESTIGATIONS FOR PROPOSED BUILDING AT RAMPALLY

1. INTRODUCTION :

M/s Modi Properties and Investments Pvt Ltd. are proposing to construct Buildings in Sy No. 128 to 136, at Rampur (v), Keesara (M), RR Dt.

Fig.1 gives the site plan. The area of the site is 6 acres.

The aim of this Report is to evaluate the nature and depth of the soils and strata at the site, and to determine the safe bearing capacity of the foundations, accordingly.

2. FIELD INVESTIGATIONS

Five Trial Pits were examined at the site. This is adequate in accordance with IS : 2720 (Code of Practice for Subsurface Investigation of Foundations).

The sub soil comprises top loose soil (fill / clay) to 1.5 m depth, followed by silty morum. There is a stream on the North side of the site. The low lying area near the stream has been filled with morum.

Fig. 2 gives the sub soil profile.

The samples were properly packed & transported to the Testing lab at Hyderabad.

3. LABORATORY TESTING

The samples were tested at the Soil Testing Laboratory at Hyderabad. The following Engineering Tests were conducted:

- Specific gravity Bulk density
- Grain size distribution Direct shear test

All the Tests were conducted in accordance with IS: 2720 (Methods of Tests for Soils)

4. RESULTS

Table 1 gives the results of physical and engineering tests on samples from the bottom of the Pits

The bottom soils are classified as SM as per IS Classification.

Appendix gives the calculations for SBC.

5. RECOMMENDATIONS

Based on Field Investigations and Laboratory Testing, the following

Recommendations are made for the proposed structure.

a) The sub soil comprises top loose soil (fill / clay) to 1.5 m depth, followed by silty morum. There is a stream on the North side of the site. The low lying area near the stream has been filled with morum.

b) SBC is recommended as 20 t / sq m.

c) The actual size of the foundations will be based on loads from the super structure.

d) All foundation pits should be filled back with well – compacted morum.

e) All foundations should rest on natural morum. Footings should not be placed on filled –up material.



(DR. D. BABU RAO)
M.E., Ph. D. (USA), MIGS

CONSULTING GEOTECHNICAL ENGINEER

FORMER PROFESSOR

Dr. D. BABU RAO
M.E., Ph.D. (U.S.A.)
Consulting Geotechnical Engineer

SOIL TESTING LABORATORY

TABLE 1

SUMMARY OF SOIL PROPERTIES

BUILDINGS AT RAMPUR

Property / Sample No.	1	2	5	
Soil	SM	SM	SM	
Specific gravity	2.65	2.66	2.66	
Density, KN / cu m	17.5	17.7	17.7	
<i>Grain size distribution</i>				
Gravel > 4.75 mm	10	12	16	
Coarse sand, 4.75 – 2 mm	21	12	20	
Medium sand 2 - 0.425 mm	10	17	11	
Fine sand, 0.425 – 0.075 mm	13	20	11	
Silt, 0.075 – 0.002 mm	37	29	30	
Clay < 0.002 mm	9	10	12	
<i>Shear Parameters</i>				
Cohesion, KN / sq m	38	37	27	
Angle of internal friction, Φ degrees	29	30	30	

Samples are from the bottom of the Pits. Samples fro TP 3,4 are filled soils.



DR. L. S. SINGH
 M. Sc., Ph. D. (U.P.)
 Consulting Geotechnical Engineer

APPENDIX

CALCULATION OF SAFE BEARING CAPACITY

BUILDINGS AT RAMPUR

Assumed depth of foundation $D = 1.5$ m

Assumed Width of foundation $B = 1.5$ m (resting in natural morum)

Unit wt. = 17.5 kN / cu m

Cohesion = 38 kN / sq m

$\Phi = 29$ degrees

Using IS Code 6403 -1981 formula :

$N_c' = 15.18$ $N_q' = 6.91$ $N_r' = 6.07$

Net ult B.C. = $1.3 c' N_c' + r D (N_q' - 1) + 0.4 r B' N_r'$
= 713 kN / sq m

With a FS of 3, SBC = 237 kN / sq m

Recommended Safe Bearing Capacity is 20 tonnes per sq m.

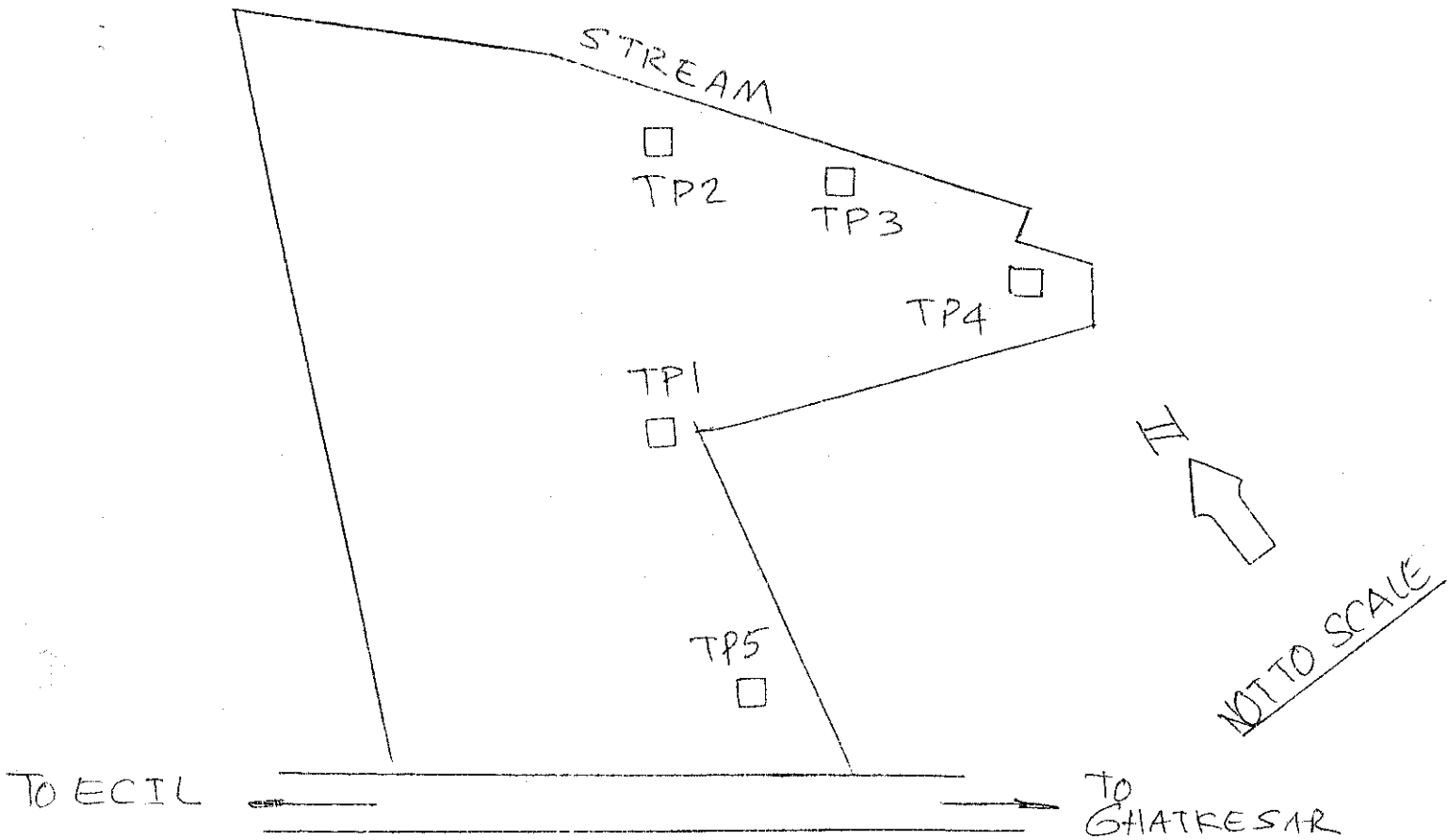


FIG. 1: SITE PLAN OF PROPOSED BUILDINGS AT RAMPALLY, KEESARA (M), R.R.D.T.

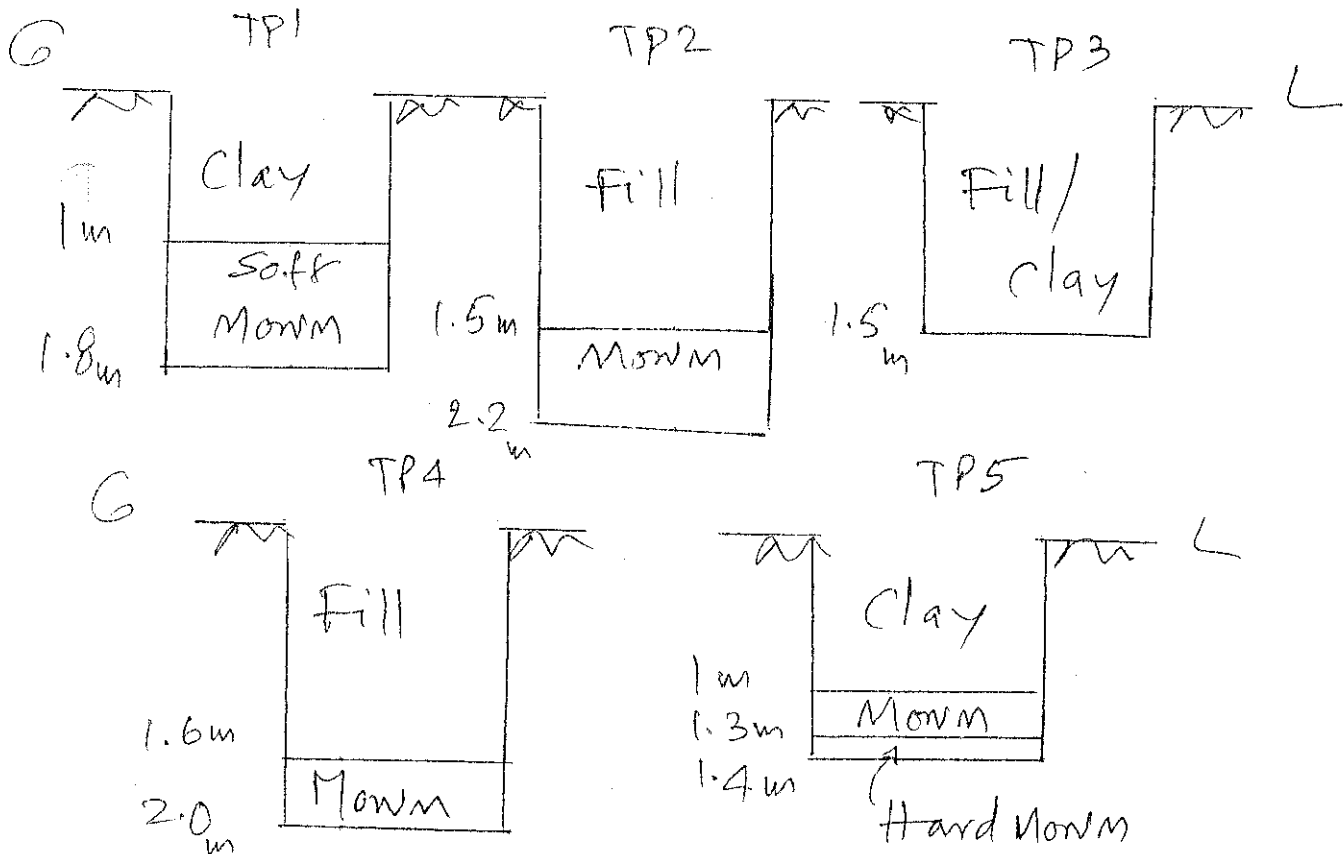
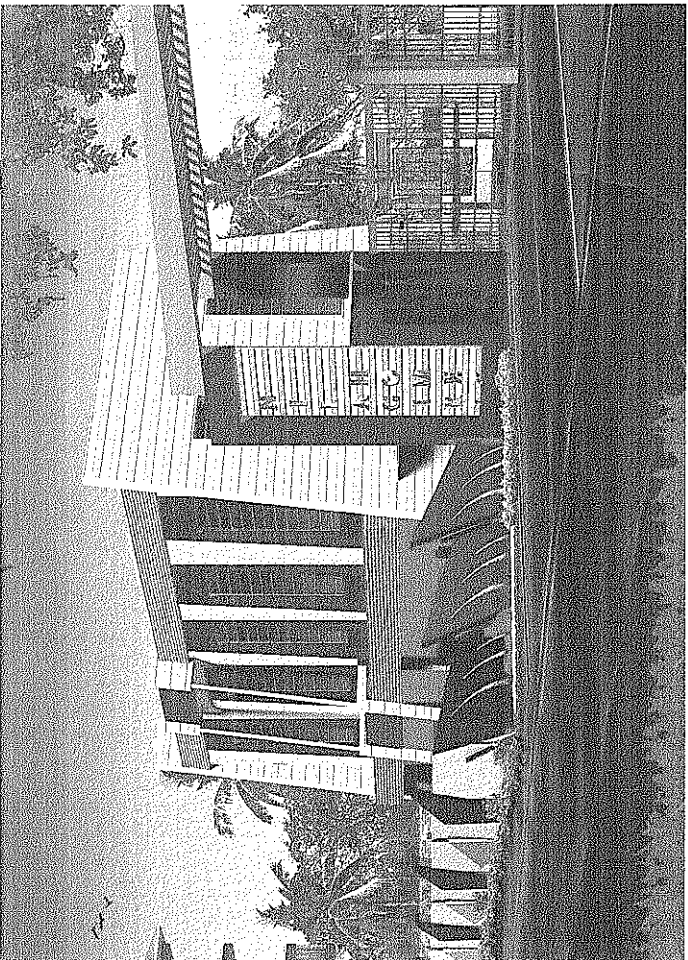
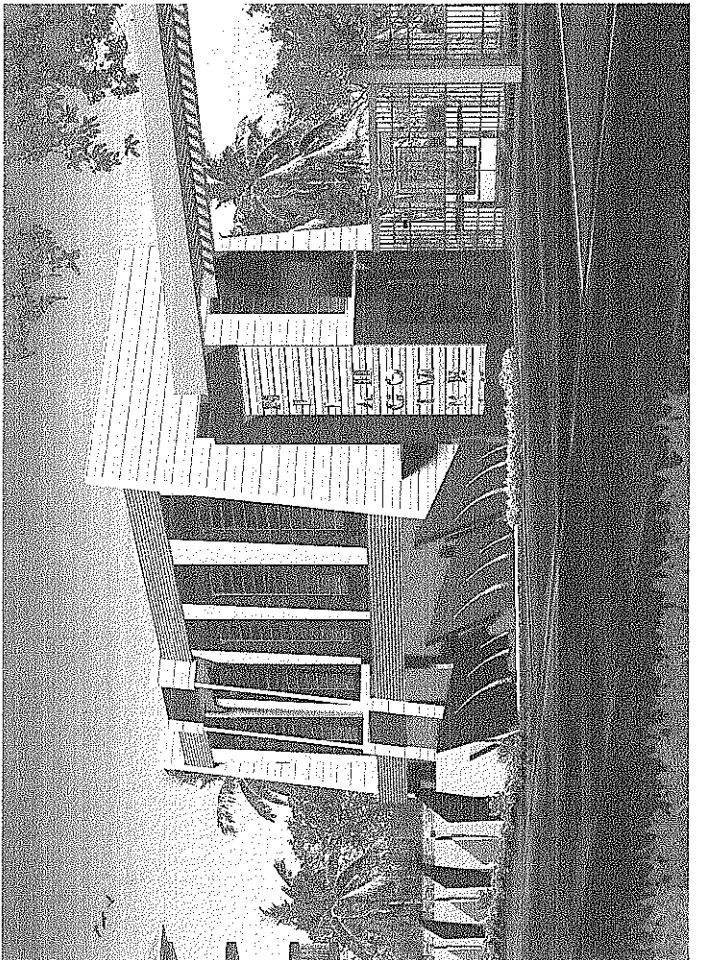
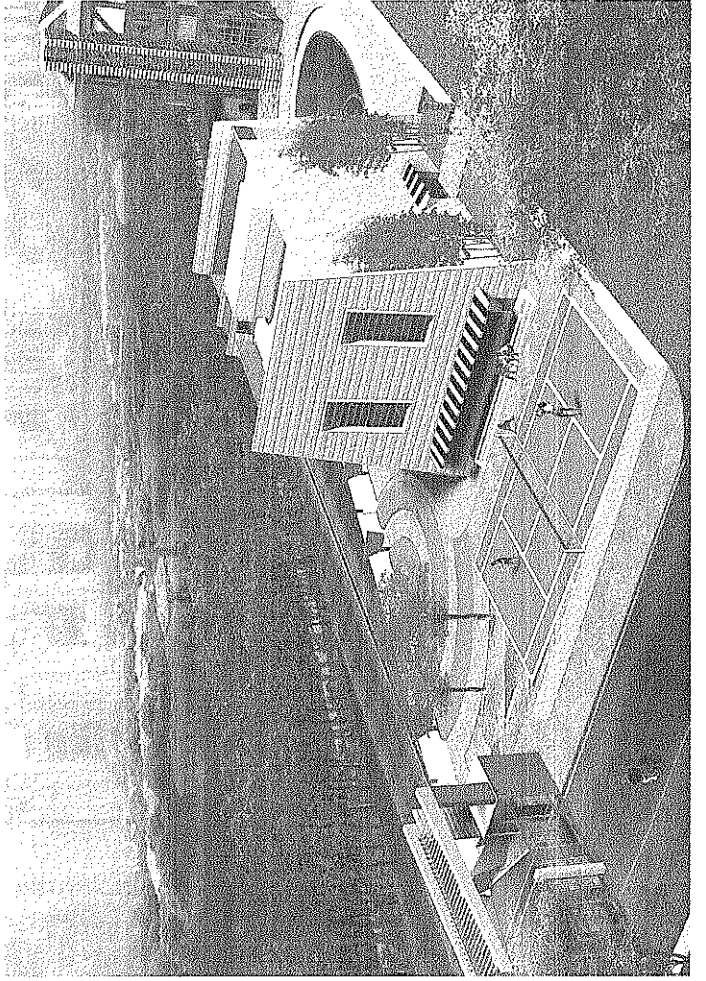


FIG. 2: LOGS OF TRIAL PITS



Handwritten notes in the left margin, including the word "wall" and a signature.

HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

2004

Application No :-9390/P5/ HUDA/2004.

Dated :9-7-2004

To,

Sri. K.Prabhakar Reddy,
5-4-187/3 & 4,
M.G.Road,
Secunderabad-500003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application dated :06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **ZONAL DEVELOPMENT PLAN** is furnished hereunder:

Survey No.	Land Use
135	: Conservation (Dry Agriculture).

VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
- (2) This information shall not be used as the proof of any title to the Land.
- (3) This information shall not be used as the sole reason for obtaining exemption from the provisions of U.L.C Act. 1976.
- (4) This information does not purport to be any development permission under the APUA (Dev) Act. 1975.
- (5) This Letter is solely for information purpose only.

Yours faithfully


9/7/04
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.

HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Application No :-9389/P5/ HUDA/2004.

Dated :9-7-2004

To,
Sri. K.Prabhakar Reddy,
5-4-187/3 & 4,
M.G.Road,
Secunderabad-500003.



Sir,

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Ref:- Your application dated :06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **Zonal Development Plan** is furnished hereunder:

Survey No.	Land Use
134	: Conservation (Dry Agriculture)

VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

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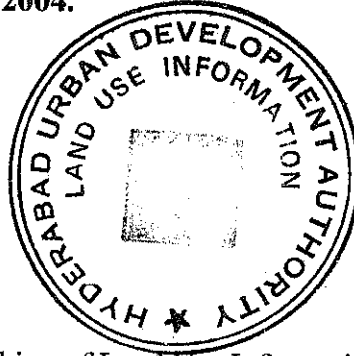
HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

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To

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M.G.Road,
Secunderabad-500003.



Sir,

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Ref:- Your application dated :06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **Zonal Development Plan** is furnished hereunder:

Survey No.	Land Use
133	: Conservation (Wet Agriculture)

VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

- (1) This information does not bar any public agency or department including the HUDA from acquisition of Lands for public purpose or from converting the Land Use at any time as per the Law.
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HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Application No :-9387/P5/ HUDA/2004.

Dated :9-7-2004

To,

Sri. K.Prabhakar Reddy,
5-4-187/3 & 4,
M.G.Road,
Secunderabad-500003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information

Ref:- Your application dated :06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **Zonal Development Plan** is furnished hereunder:

Survey No.	Land Use
132	: Conservation (Wet Agriculture)

VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

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HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Application No :-9386/P5/ HUDA/2004

Dated :9-7-2004

To,

✓ Sri. K.Prabhakar Reddy,
5-4-187/3 & 4,
M.G.Road,
Secunderabad-500003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application dated :06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **Zonal Development Plan** is furnished hereunder:

Survey No.	Land Use
131	: Conservation (Wet Agriculture), 100 feet Road
VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

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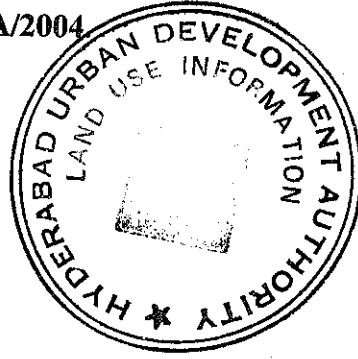
HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Application No :-9391/P5/ HUDA/2004

Dated :9-7-2004

To,

Sri. K.Prabhakar Reddy,
5-4-187/3 & 4,
M.G.Road,
Secunderabad-500003.



Sir,

Sub:-HUDA - Furnishing of Land Use Information
Ref:- Your application dated : 06-7-2004

With reference to your application cited, the details of Land Use Information as per statutory provisions of **ZONAL DEVELOPMENT PLAN** is furnished hereunder:

Survey No.	Land Use
136	: Conservation (Dry Agriculture).

VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

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9/7/04
for VICE CHAIRMAN

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Copy to the Collector for kind information.

PROCEEDINGS OF THE MANDAL REVENUE OFFICER
KEESARA MANDAL, RANGA REDDY DISTRICT.

PRESENT: MYENKATESHAM.

Progs.No.B/1321//2004.

Date:15 -06-2004.

- Sub: Lands- R.R.District-Keesara Mandal Rampally Village- Sy.Nos.128 (2-14), 129(1-30), 132(0-16), 133(1-17), 134(1-33), 135(0-13) and 136(1-23)- total extent Ac.9-23 gts. – mutation on partition deed - orders-issued.
- Ref: 1. Sri.Muniganti Hanumanth Rao, S/o.Late: China Rama Chary and (4) others . Dt28-05-2004.
2. This Office notification no. even, dt: 29-05-2004

*** **

ORDER :

(1) Sri.Muniganti Hanumanth Rao, (2) Sri.Muniganti Kashinatham, (3) Sri.Muniganti Venunadham, (4) Sri.Muniganti Srinivasa Chary and (5) Sri.Muniganti Narayana sons of Late: Chinna Rama Chary, R/o.Rampally Village, Keesara Mandal have filed a petition for grant of mutation of lands stands in the name of their father as per Regd. partition deed No.4838/2002, 05-09-2002 as their father died and the (5) sons are his legal heirs..

In this connection the notification under section 5(3) of A.P. Record of Right Act. 1971 has been issued through reference 2nd cited, calling objections for the grant of mutation & succession in favour of the said petitioner. During the stipulated period of (45) days of said notification no objection have been received. Hence the request of the petitioners have been considered to record their names in the revenue records i.e., village pahani as Pattadars of Sy.Nos.128 (2-14), 129(1-30), 132 (0-16), 133(1-17), 134(1-33), 135(0-10) and 136(1-23)- total extent Ac.9-23 gts situated in the limits of Rampally Village of this Mandal equally as shown below duly taking the necessary entries in the amendment register of said village while deleting the names of existing pattadar as shown below.

Sy.No	Total extent	Name of the present pattadar	Name to be incorporated	Sy.No.	Extent
128	2-14	Late: Chinna Rama Chary	1. Sri.Muniganti Hanumanth Rao	128	0-18
129	1-30			129	0-14
132	0-16			132	0-03
133	1-17			133	0-11
134	1-33			134	0-14
135	0-10			135	0-02
136	1-23			136	0-12
TOTAL	Ac.9-23 gts.				
			2. Sri.Muniganti Kashinath	128	0-19
				129	0-14
				132	0-03
				133	0-12
				134	0-15
				135	0-02
				136	0-13
			TOTAL	Ac.1-38 gts.	

(Contd..2).



GOVERNMENT OF ANDHRA PRADESH / ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT / రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY / ఆస్తిపై లోకావకట్టు భార ధృవీకరణ పత్రము

CARD
 Visit us at: <http://ra.ap.gov.in>

SRO / ప. ర. శా. SHAMIRPET Certificate No. / ధృవీకరణ పత్రము సంఖ్య: Application No. / రిజిస్ట్రేషన్ సంఖ్య: Date / తేదీ Page / పుట: 1 / 1

20-05-2004

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 శా. దిగువవివరించిన ఆస్తి సంబంధించిన రిజిస్ట్రేషన్ మరియు లోకావకట్టులను గురించి ధృవీకరణ పత్రము కోసం దరఖాస్తు చేసిన మీదట

G.N. REDDY VILL/COL: RAMPALLERAMPALLE W-B: 0-0 SURVEY: 128,129,132,133 EXTENT: 237 NORTH: VAGU SOUTH: LAND OF SY.NO.127 AND 113 EAST: LAND OF B.MALLA REDDY WEST: LAND ALLOTTED TO SECOND PARTY

2004

I hereby certify that a **దరఖాస్తుదారుని కోరికను అనుసరించి** ఆస్తిపై లోకావకట్టు భారాలను గురించి ధృవీకరణ పత్రమును జారీ చేస్తున్నాను మరియు ఆ ఆస్తిపై లోకావకట్టు భారాలను గురించి ధృవీకరణ పత్రమును జారీ చేస్తున్నాను.

DATE & TIME: 20-05-2004 14:10:01 20-06-1996 19-05-2004

అధికారి నామం: పం. రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ, శా. దిగువవివరించిన ఆస్తి సంబంధించిన రిజిస్ట్రేషన్ మరియు లోకావకట్టులను గురించి ధృవీకరణ పత్రమును జారీ చేస్తున్నాను.

Sl.No	(a) Description of Property	Date of (Ex)secution (R)egistration	(b) Nature & Value of Document	Names of the Exequeres and Claimants (of the property)	Vol. No. Page No. Document No. Year
(1)	(2)	(3)	(4)	(5) (6)	(7) (8) (9) (10)
1	VILL/COL: RAMPALLE RAMPALLE W-B: 0-0 SURVEY: 128 129 132 133 PLOT: HOUSE: 237 G . AGRI Boundires: [N]: VAGU OF SY.NO.127 AND 113 [E]: LAND OF B.MALLA REDDY [W]: LAND ALLOTTED TO SECOND PARTY	(R) 05-09-2002 SURVEY: EXTENT: (P) 05-09-2002 [S] LAND OF SY.NO.127 AND 113 [E]: LAND OF B.MALLA REDDY [W]: LAND ALLOTTED TO SECOND PARTY	0401 Mkt.Value:Rs. 740625 Cons.Value:Rs . 0	1 (CL)MUNIGANTI VASUDEVA CHARY 1 (EX)MUNIGANTI HANMANTH RAO 10 (CL)MUNIGANTI RAMESH 11 (CL)MUNIGANTI SURESH 12 (CL)MUNIGANTI SUDHAKAR 13 (CL)MUNIGANTI MURALI 14 (CL)MINIGANTI SUMANTH 2 (CL)MUNIGANTI RAMAKRISHNA CHARY 2 (EX)MUNIGANTI KASHINATHAM 3 (CL)MUNIGANTI NAGARAJUNA CHARY 3 (EX)MUNIGANTI VENKATACHARY 4 (CL)MUNIGANTI SHYVADRA 4 (EX)MUNIGANTI SREEMVASA CHARY 5 (CL)MUNIGANTI SURESH 5 (EX)MUNIGANTI NARAYANA 6 (CL)MUNIGANTI SRINIVASA CHARY 7 (CL)MUNIGANTI SHATRUGHNA CHARY 8 (CL)MUNIGANTI KRISHNAIA CHARY 9 (CL)MUNIGANTI ASHOK KUMAR	0/0 4838 CD_Volume 2002 105 of SRO SHAMIRPET A

I also certify that except the abovesaid acts and encumbrances no other act and encumbrances affecting the said property have been found.

Sl. No.	Sy.No.	Total Extent In Ac.	Mr. Hanmanth Rao & Brothers Land				Pedda	
			Modi	Sanjeeva	Owners Land	Road	Ramachary	
1	128	4.34	0.33	0.26	-	0.35	2.20	
2	129	2.03	1.09	0.21	-	-	0.13	
3	131	0.27	-	-	-	-	0.27	
4	132	1.21	0.06	0.10	-	-	1.05	
5	133	1.17	1.15	0.02	-	-	-	
6	134	1.33	-	-	1.33	-	-	
7	135	0.13	-	-	0.10	-	-	
8	136	1.23	0.37	0.21	0.05	-	-	
		14.11	4.20	2.00	2.08	0.35	4.25	

1 - 40 gms

1 gram = 121 gms

~~1.15 gms~~

1.15 gms = 1.15

1.15 gms = 1.15

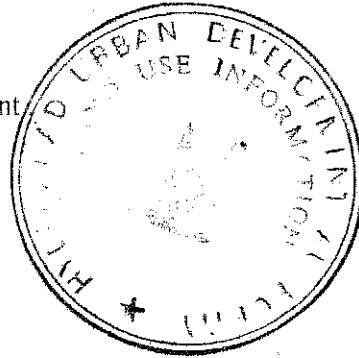
2004

HYDERABAD URBAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Letter No. --11275-LU /P5/HUDA/2007.

Dated: 17-08-2007.

To,
Sri. M.Malla Reddy,
Admini Assistant,
Modi Properties,
H.No.5-4-187/ 3 & 4,
II Floor,
M.G.Road,
Secunderabad.



Sir,

Sub:- HUDA - Furnishing of Land Use Information.
Ref:- Your application No. 10045 , dated : 16-08-2007.

With reference to your application cited, the details of Land Use Information as per statutory provisions of **ZONAL DEVELOPMENT PLAN** is furnished hereunder:

Survey No.	Land Use
128.	: Conservation (Wet Agriculture) & 100ft Wide Road.
129,132 & 133.	: Conservation (Wet Agriculture).
134.	: Residential (Major Part) i.e., Vide G.O.MS.No.98,MA,Dt.20-02-2007 & Conservation (Wet Agriculture) Minor Part.
135.	: Residential (Major Part) i.e., Vide G.O.MS.No.98,MA,Dt.20-02-2007 & Conservation (Wet Agriculture) Minor Part; Water Body (i.e., Nala) Touching..
136.	: Conservation (Wet Agriculture) Major Part & Residential (Part) i.e., Vide G.O.MS.No.98,MA,Dt.20-02-2007; Water Body (i.e., Nala) Touching.
VILLAGE	: RAMPALLY
MANDAL	: KEESARA
ZONE	: KEESARA
DISTRICT	: RANGA REDDY

NOTE:

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Yours faithfully
B. Detha
17/8/2007
for VICE CHAIRMAN

Copy to the Special Officer, ULC, Hyderabad for kind information.
Copy to the Collector for kind information.


Norm South length

As Per	Actual	Sy. No.	As per Tippan
78		128	163
242		129	183
269		133	68+241
95		136	95*
<u>98*</u>		Road	0
<u>792</u>			<u>750</u>

length of Sy. No. 128.

Actual — $78 + 98 = 176$

Tippan = 163


29/10/05

2007

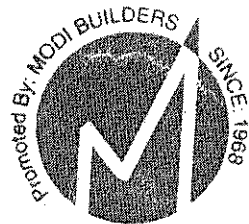
A place you'll love
to call your own.



Nilgiri Homes

Rampally, Keesara, Hyderabad

Promoted by:



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PROPERTIES &
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SALIENT FEATURES

- HUDA approved project.
- Clear title.
- 95 row-houses and bungalows on 6.5 acres of land.
- 3 bedroom duplex bungalows from 1,461 o 1,946 sft.
- Plot sizes from 117 to 240 sq. yds.
- Gated community with bungalows having similar elevation, colour, size, compound wall & landscaping.
- Underground cabling for power, phone & cable TV.
- Housing loans available.
- Pollution free environment.
- Eco-friendly development – more than 70% open area.
- Possession from July 2009 onwards.
- Design as per Vaastu.

SURROUNDING DEVELOPMENT.

- Singapore Township (Sanskriti).
- 100 acres Raheja IT Park (MindSpace).
- 450 acres Infosys Campus.
- Srinidhi Engineering College.
- Industrial Estates: Cherlapally, Kushaiguda, Mallapur, Nacharam, Uppal, Malkajgiri.
- Petroleum Giants: IOC, GAIL, BP, HPCL, etc.
- 2,000 acres GIGA City at Jawaharnagar.
- 50 acres Genpact Campus at Jawaharnagar.

APPROVED BY
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AMENITIES

➤ Club House:

- ❖ Swimming pool.
- ❖ Air conditioned fully equipped gymnasium.
- ❖ Recreation room with pool & TT Table.
- ❖ Air conditioned banquet hall with projection TV.
- ❖ Lawns for banquets.
- ❖ Crèche.
- ❖ Library.
- ❖ General Store

➤ Tennis court.

➤ Open air badminton courts.

➤ Basketball court.

➤ Beach volleyball court.

➤ Children's park.

➤ Landscaped gardens.

➤ Amphitheater.

➤ 1 KVA backup power for each bungalow

➤ Cement concrete roads and street lighting.

➤ Gated community with solar/electric fencing with 24 hrs security.

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SPECIFICATIONS

Item	Description
Structure	RCC.
Walls	4"/6" solid cement blocks.
Exterior painting	Exterior emulsion.
Internal painting	Luppam finish with OBD.
Flooring	Marble slabs in all rooms.
Door frames	Teak wood.
Doors	Panel doors with branded hardware.
Electrical	Copper wiring with modular switches.
Windows	Powder coated aluminum / PVC open-able windows with grills.
Sanitary	Parryware / Hindware or similar make.
C P fittings	Branded ceramic disk quarter turn.
Staircase railing	MS railing with wooden banister.
Kitchen platform	Granite slab, 2 ft dado, SS sink.
Plumbing	GI & PVC pipes.
Bathrooms	7' dado with designer tiles.
Water supply	24 hrs water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.

Note:

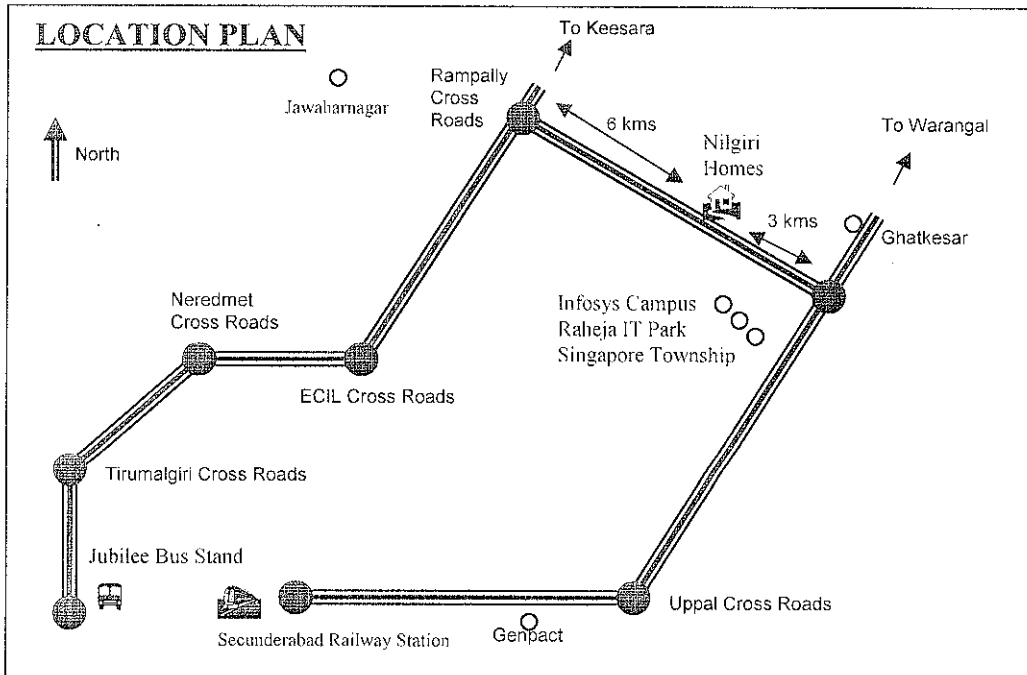
1. Choice of 2 colours for interiors, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Changes to external appearance and colour shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. Specifications / plans subject to change without prior notice.

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LOCATION

- ❖ 10 minutes drive from Singapore Township, Raheja IT Park & Infosys Campus – 2 kms (via proposed roads).
- ❖ 10 minutes drive from Warangal highway. – 3 kms.
- ❖ 10 minutes drive from Rampally cross roads – 6 kms.
- ❖ 20 minutes drive from ECIL cross roads – 11 kms.
- ❖ 30 minutes drive from Uppal cross roads – 17 kms.
- ❖ 45 minutes drive from Secunderabad – 21 kms..
- ❖ Close to proposed Outer Ring Road.
- ❖ Close to proposed MMTS station.



Marketed by:



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PROPERTIES &
INVESTMENTS PVT.LTD.

Head Office:
5-4-187/3&4, II floor, M G Road,
Secunderabad. 500 003
Phone: +91-40-66335551
Eax: +91-40-27544058
email: info@modiproperties.com
Website: www.modiproperties.com

Site Office:
Sy. No. 128, 129, 132-136,
Rampally, Keesera, Hyderabad 501 301.
Phone: +91-40-64530888
email: mnm@modiproperties.com

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E 3 DEC 2007

2