



PARK ROYAL   
by KRANTI

NATURE INSPIRED  
GATED COMMUNITY  
*@ Sainikpuri*





## A PLACE TO PAUSE

Over the last two decades, from inception in the 90's, Kranti has grown to become home to modern architecture and a place of joy.

It has been evolving and diversifying and designing a space that's not only built to last, but to transform to the next level of living. Now to this endurance, we are proud to introduce our latest development, Kranti Park Royal at Kandiguda, part of Sainikpuri.

The Park Royal Community spread across 3.31 acres offers a unique opportunity to live in one of the most desirable, secure and well-connected community in Secunderabad, surrounded by high-quality lifestyle and neighbourhood.

We are looking forward to welcoming our residents to Park Royal.





WHERE  
YOUR LIFE  
BLOSSOMS  
NATURALLY

PARK ROYAL 

A PLACE TO  
EXPERIENCE



PARK ROYAL RESIDENCES BECKON YOU TO A BETTER WAY OF LIFE. DISCOVER A CLOSER RELATIONSHIP WITH NATURE, WITH ROAD SIDE WALKS UNDER SPREADING TREES AND OPEN SKIES. EXPAND YOUR THOUGHTS IN A SPACIOUS CONTEMPORARY HOME. AND SHARE IN OUR VISION, FOR A WHOLE NEW COMMUNITY AT SAINIKPURI – A PLACE WHERE THE FUTURE IS UNFOLDING WITH LIMITLESS POTENTIAL.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
GRAND ENTRY  
ARCH

# AN URBAN MEADOW INSPIRED BY NATURE'S BEST

SITE PLAN



PARK ROYAL RESIDENCES IS A UNIQUE AND BEAUTIFULLY CRAFTED 185 UNIT GATED COMMUNITY BASKING IN THE SPLENDOURS OF LUSH GREEN FOLIAGE AND NATURE. DRAW INSPIRATION AS YOU STALL THROUGH THE GENEROUS GROUNDS AND FILL SENSES WITH A POTPOURRI OF WONDROUS SIGHTS AND SMELLS WITH ELEGANTLY DESIGNED LANDSCAPING INSPIRED BY THE NATURE'S BEST.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
MASTER PLAN





## YOUR HOME IS YOUR SANCTUARY AT PARK ROYAL RESIDENCES.

AT PARK ROYAL RESIDENCES, NATURE AND COMMUNITY GO HAND-IN-HAND. IT'S IMPRESSIVE PUBLIC DESIGN AT THE CENTRE PROVIDES A FOCUS FOR ACTIVITIES FROM CYCLING AND JOGGING TO SIMPLY ENJOYING NATURE, AND CHILDREN CAN EXPLORE BOTH NATURAL AND STRUCTURED PLAYGROUNDS.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
AERIAL VIEW

PARK ROYAL 



WHERE  
YOUR  
PASSION

FOR LIVING  
BLOOMS

PARK ROYAL 



THE COMBINATION OF WELCOMING GESTURE,  
GREAT DESIGN, GENEROUSLY APPOINTED INTERIORS  
OF SOCIAL SPACES AND AESTHETICS IS HARD TO  
FIND ELSEWHERE

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
FRONT ELEVATION

BELOW  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
LANDSCAPE

PARK ROYAL 



## GLIMPSES OF PARK ROYAL

### Four blocks

185 Signature style apartments

2 & 3 BHK apartments

1200 to 2150 Sq.ft areas

Clubhouse with swimming pool

Excellent landscaping

Covered parking for all apartments

Visitor's parking

Intercom Facility

Sewage treatment plant

24 hours water supply

24 hours security

Rain water harvesting pit

Generator backup

Driver's restroom

### BUILDING & RESIDENCES FEATURES

#### ARCHITECTURE AND DESIGN

Welcoming with a stunning work of architecture. An incomparable feat of engineering. A symbolic beacon of progress. Excellence in landscape design.

Spacious, exquisitely designed residences with wrap-around exotic woods, greenery and ponds of aqua blue.

#### RESIDENCES

Signature designer residences

Spectacular uninterrupted views

Privileged lifestyle and amenities with private gardens and pools.

Enhanced soundproof quality between units

Designer bath fixtures and faucets

Separate utility area in each apartment

Seamless connectivity to business and leisure hubs



ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
GARDEN &  
BLOCK LOUNGE

BELOW  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
CHILDREN'S  
PLAY AREA

PARK ROYAL 



LEFT  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
GARDEN &  
LOUNGE VIEW



LEFT  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
ENTRANCE  
WATER BODY



RIGHT  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
PATHWAY



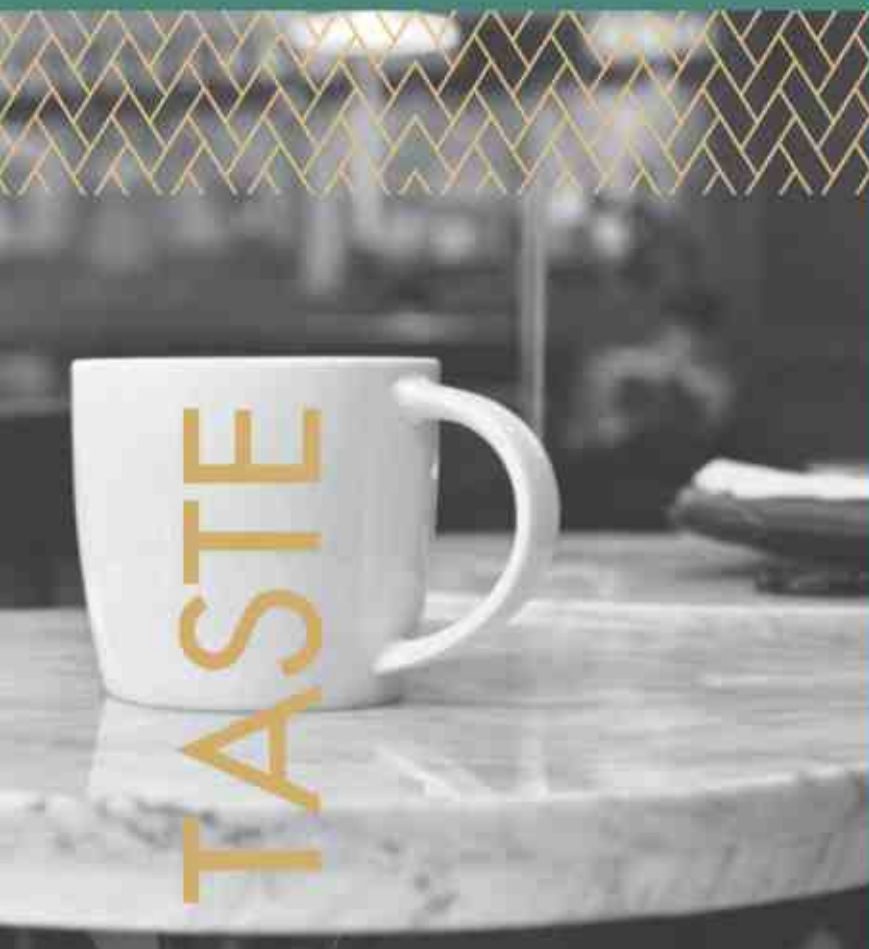
## THE RESIDENTS PRIVATE CLUB HOUSE

4 STORIED INDEPENDENT BUILDING WITH A VIBRANT  
ARCHITECTURE AND 18,000SFT SPREAD



ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
RESIDENCES  
CLUB HOUSE  
WITH POOL

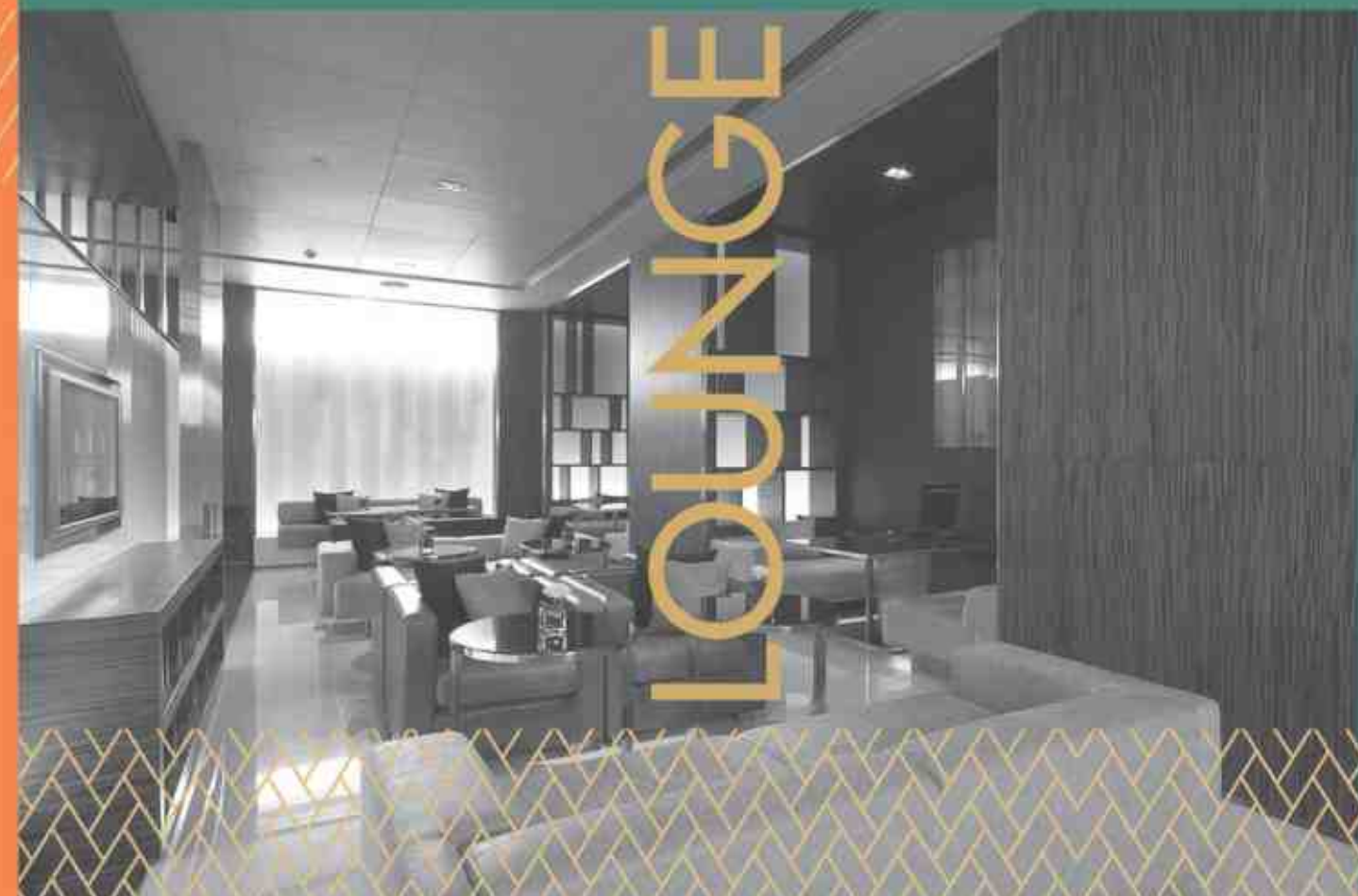
THE SENSE OF LIMITLESS LIVING REACHES ITS ULTIMATE  
EXPRESSION IN THE PRIVATE RESIDENTS CLUB WHICH  
OVERLOOKS THE COMMUNITY. THIS SPECTACULAR CLUB  
HOUSE IS HAVING CONTEMPORARY LOUNGE UNIFYING  
INTERIOR AND EXTERIOR – OFFERING A SOPHISTICATED  
RETREAT FROM THE BUSY WORLD OUTSIDE. IT IS A PLACE  
TO CATCH UP WITH FRIENDS OR WORK, PLAY, SHARE A  
DRINK... AND ENJOY THE EXTRAORDINARY VIEWS AT ANY  
TIME OF DAY OR NIGHT.



### INDOOR GAMES

- Billiard and pool tables
- Table games like Table Tennis, Carrom, Chess
- Crèche with play area

60%  
open green  
spaces



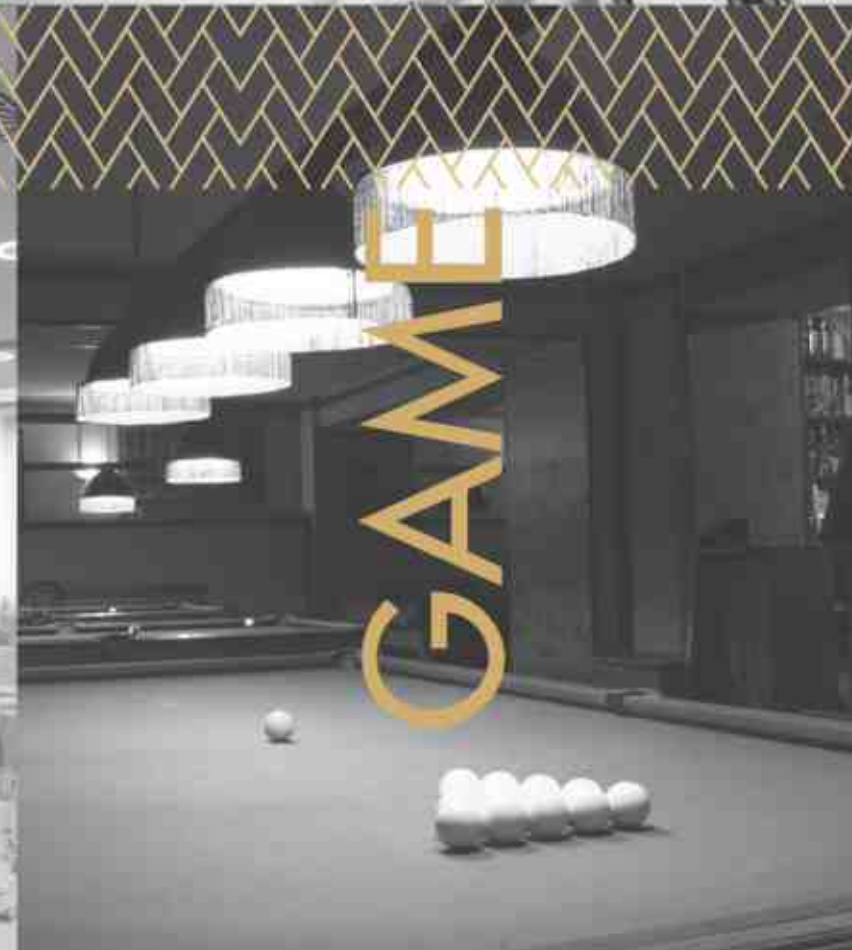
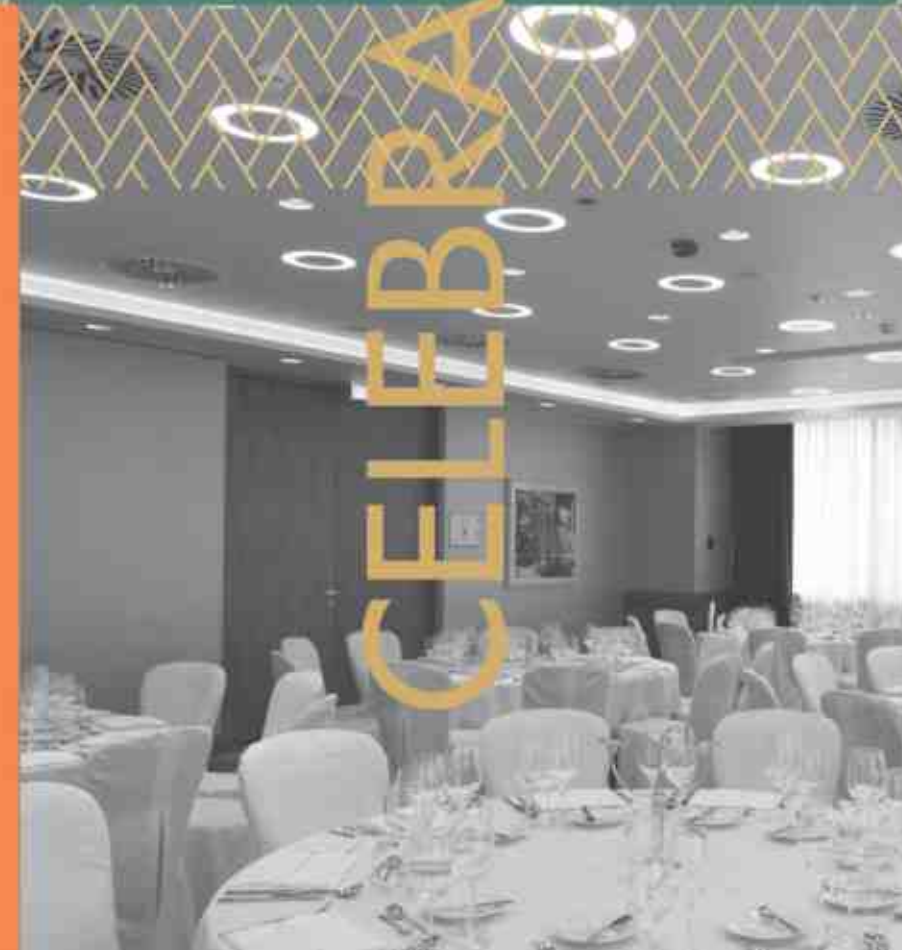
### OUTDOOR

- Half-Basket ball court
- Toddlers play area
- Swings for kids
- Jogging tracks
- Cycling track
- Meditation/Healing gardens/Lily pond
- Full lap swimming pool with wash & change rooms
- Toddlers pool



### LUXURY FEATURES

- A welcome lounge area
- Fitness centre with state-of-the-art gym
- Wellness centre
- Pagodas / Gazebos
- Wi-fi enabled club house
- Gathering plaza with multipurpose hall





PLACE FOR  
PICNICS  
TREES FOR  
SHADES  
FLOWERS  
FOR SCENT



LANDSCAPING A SENSE OF PLACE - AESTHETIC SPACES FOR RESIDENTS. GUIDING THEIR DESIGN HAS BEEN CONCEPT OF 'THE JOURNEY HOME' - THE PATH RESIDENTS TAKE FROM PUBLIC TO PERSONAL SPACE, BOTH HARD AND SOFT LANDSCAPING USED TO DIFFERENTIATE BETWEEN THE SPACES, EASING THE TRANSITION BETWEEN THEM.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK  
ROYAL  
AERIAL VIEW

BELOW  
AN ARTISTIC  
RENDER  
OF GARDEN  
FROM GROUND  
PERSPECTIVE





FROM THE APARTMENTS AT PARK ROYAL THE VIEWS ARE CONSISTENTLY ENGAGING. WITH THE COMMUNITY PARKS AND GARDENS, THE DOCKS OR THE BUSTLING STREETS BELOW, THE VIBRANT WORLD OF PARK ROYAL ALWAYS FASCINATES, WHATEVER THE TIME OF DAY OR NIGHT. AT THE HIGHER LEVELS.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
COMMUNITY NIGHT  
VIEW FROM  
ROAD SIDE

BELOW  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
GARDEN  
PERSPECTIVE







## BLOCK B

Area Statement (areas in sft.)

| Flat No. | Carpet Area | Plinth Area | Common Area | Total Built up Area | Salable Area |
|----------|-------------|-------------|-------------|---------------------|--------------|
| 1        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 2        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 3        | 1198.09     | 1399.04     | 349.85      | 1749.25             | 1750         |
| 4        | 1198.09     | 1399.04     | 349.85      | 1749.25             | 1750         |
| 5        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 6        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 7        | 865.07      | 1019.00     | 254.75      | 1273.75             | 1275         |
| 8        | 956.03      | 1119.22     | 229.80      | 1399.02             | 1400         |
| 9        | 865.07      | 1019.00     | 254.75      | 1273.25             | 1275         |



# BLOCK C



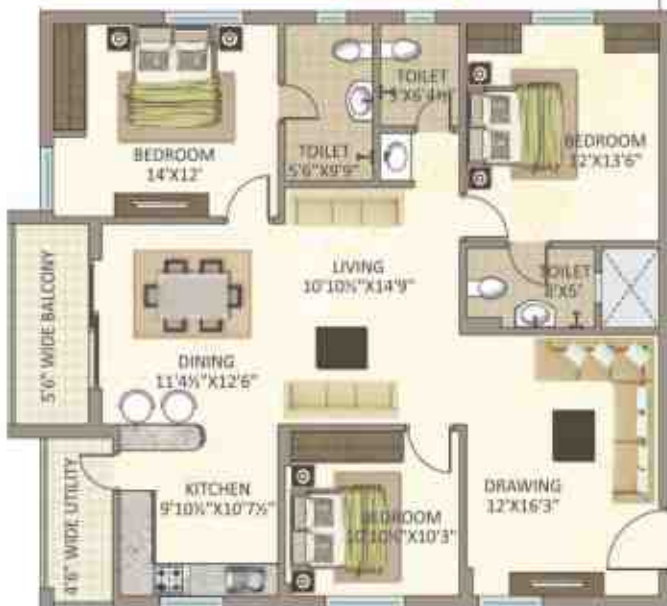
6 | NORTH FACING - 3BHK 2150 SFT.



Area Statement (areas in sft.)

| Flat No. | Carpet Area | Plinth Area | Common Area | Total Built up Area | Salable Area |
|----------|-------------|-------------|-------------|---------------------|--------------|
| 1        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 2        | 1198.09     | 1399.40     | 349.85      | 1749.25             | 1750         |
| 3        | 1198.09     | 1399.40     | 349.85      | 1749.25             | 1750         |
| 4        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 5        | 1291.25     | 1479.04     | 369.75      | 1848.79             | 1850         |
| 6        | 1507.37     | 1719.30     | 429.82      | 2149.72             | 2150         |
| 7        | 841.45      | 1020.00     | 255.00      | 1275.00             | 1275         |
| 8        | 1030.21     | 1200.59     | 300.14      | 1500.73             | 1500         |

5 | NORTH FACING - 3BHK 1850 SFT.



7 | EAST FACING - 2BHK 1275 SFT.



8 | EAST FACING - 3BHK 1500 SFT.



4 | WEST FACING - 3BHK 1850 SFT.



3 | WEST FACING - 3BHK 1750 SFT.



2 | WEST FACING - 3BHK 1750 SFT.



1 | WEST FACING - 3BHK 1850 SFT.



1 | EAST FACING - 3BHK 1650 SFT.



2 | EAST FACING - 2BHK 1200 SFT.



3 | WEST FACING - 3BHK 1775 SFT.



6 | EAST FACING - 3BHK 1650 SFT.



5 | NORTH FACING - 3BHK 1650 SFT.

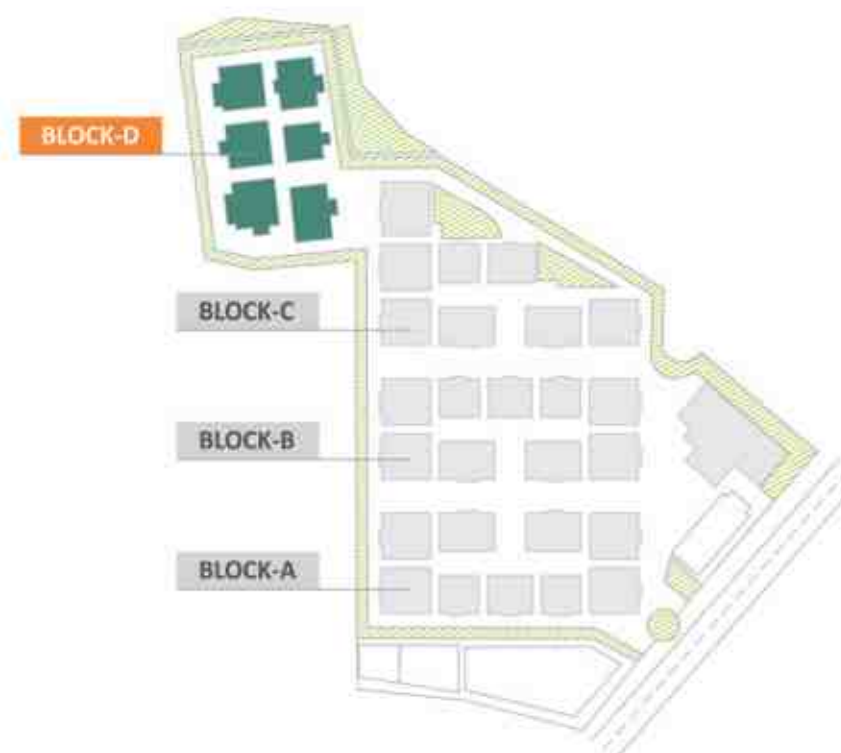


4 | WEST FACING - 3BHK 1775 SFT.

## BLOCK D

### Area Statement (areas in sft.)

| Flat No. | Carpet Area | Plinth Area | Common Area | Total Built up Area | Salable Area |
|----------|-------------|-------------|-------------|---------------------|--------------|
| 1        | 1151.28     | 1320.34     | 330.08      | 1650.42             | 1650         |
| 2        | 813.56      | 959.42      | 239.85      | 1199.25             | 1200         |
| 3        | 1227.87     | 1418.75     | 354.68      | 1773.43             | 1775         |
| 4        | 1242.85     | 1419.35     | 354.68      | 1773.43             | 1775         |
| 5        | 1142.68     | 1318.25     | 329.56      | 1647.81             | 1650         |
| 6        | 1142.68     | 1318.25     | 329.56      | 1647.81             | 1650         |



UNIT 4  
West Facing 3BHK  
1775sft.



## SPECIFICATIONS



### STRUCTURE

R.C.C. Structure with Grade FE 500 quality steel and M25 grade concrete.



### SUPERSTRUCTURE

Brick masonry with good quality red bricks in cement mortar.  
Outer wall - 9" thick, Inner wall - 4" thick.



### PLASTERING

External : Double coat cement plastering with combination of texture and smooth finish.  
Internal : Double coat cement plaster with smooth finish.



### DOOR

Main Door : Teak Wood frame & Teak Wood shutter of good quality hardware of reputed make.  
Internal Door : Teak Wood frame with moulded doors and hardware of reputed make.  
French Doors : UPVC door frame with glass paneled shutters.



### WINDOWS

UPVC Windows with float glass & provision for mosquito net.



### FLOORING & WALL TILING

600mmX600mm size double charged vitrified tiles of reputed brand in all rooms.

#### Toilets

Flooring : Acid Resistant anti-skid ceramic tiles of reputed brand.  
Wall : Glazed Ceramic tiles dado of quality make up to door height.

#### Utility / Wash

Wall : Glazed Ceramic tiles dado up to 3' Height.  
Flooring : Rustic ceramic tiles of reputed brand.

#### Kitchen

Dadoing : Glazed Ceramic tiles dado up to 2' height above kitchen platform.  
Platform : Black Granite platform with stainless steel sink. Provision for one municipal water tap and one bore well connection tap.



### CORRIDORS

Vitrified tiles / Natural stone.



### STAIRCASE

Natural stone



### PLUMBING & SANITARY

Water Supply : ISI mark GI/CPVC/PPR Piping.

Drainage : ISI Mark standard PVC/SWR Sanitary piping of Prince/Sudhakar or equivalent make.

Rain Water : Well-designed Rain water harvesting System provided.

Sewerage : Waste water treated by STP and reused for gardening.



### ELECTRICAL

Wiring & Switches :

- + Concealed copper wiring of Havells or equivalent make.
- + Modular switches of Legrand/Havells/Schneider or equivalent make.
- + Power Outlets for Air Conditioners in all Bedrooms.
- + Power Outlets for geysers in all Bathrooms.
- + Plug points for Chimney, Refrigerator, Microwave ovens, Mixer/grinders in Kitchen.
- + Plug points for Television in Drawing, Master Bed rooms & Telephone points in Drawing and Master Bedroom.
- + 3 Phase supply with individual meters. Separate Miniature Circuit Breaker (MCB) will be provided for light and power circuits at main distribution box within each flat.



### PAINTING

External : Texture finish and two coats of weather proof paints of reputed make.

Internal : Two coats of luppam and Two coats of acrylic emulsion paint over a coat of cement primer of reputed make.

Parking : Two coats of water proof cement paint over a base coat of primer.



### TOILETS

Sanitary Fittings : All Toilets will consist of

- + One piece of EWC, Wash basin of Cera/Hindware or equivalent make.
- + Hot & Cold wall mixer with overhead shower.
- + Provision for geysers in all toilets.
- + All C.P. Fittings of Jaguar or equivalent make.



### GRILLS

MS enamel painted grills for windows.



### ELEVATOR

- + Reputed make lift (8 passengers capacity) with V3f System for energy efficiency.
- + Entrance lobby with Granite/ Vitrified cladding at all levels.



### GENERATOR

Acoustic enclosed D.G. Set, Backup for common areas and all fan points and light points of the flat.



### TELEPHONE / COMMUNICATION

- + Optical fibre connectivity for all your communication needs will be provided in the Drawing Room
- + Intercom facility to all the flats connecting security.

# A PLACE TO CONNECT LIFE

## LOCATION PLAN (NOT TO SCALE)



### MINUTES\* FROM KEY AMENITIES

#### Education

|                                |       |
|--------------------------------|-------|
| Bhavan's Ramakrishna Vidyalaya | 5min  |
| Kandriya Vidyalaya             | 5min  |
| Indus International School     | 5min  |
| Chaitanya Jr College           | 10min |
| Billabong International School | 15min |
| Regelford International School | 30min |
| Geetanjali Engg College        | 30min |

#### Offices

|      |       |
|------|-------|
| ECIL | 15min |
| NFC  | 15min |

#### Hospitals

|                    |      |
|--------------------|------|
| Poulomi Hospital   | 5min |
| Mayflower Hospital | 5min |
| Ankura Hospital    | 5min |
| TATA Nursing       | 7min |

#### Banks

|                |      |
|----------------|------|
| SBI            | 3min |
| Canara Bank    | 5min |
| Syndicate Bank | 5min |
| Axis Bank      | 6min |

#### Entertainment

|                         |       |
|-------------------------|-------|
| Asian Radhika Movieplex | 8min  |
| Talluri Multiplex       | 10min |

#### Malls

|                       |      |
|-----------------------|------|
| Secunderabad Central  | 8min |
| Chennai Shopping Mall | 8min |
| Max Store             | 8min |

#### Restaurants

|                     |      |
|---------------------|------|
| Parivaar Restaurant | 8min |
| Siddhi Restaurant   | 5min |
| Coffee Cup          | 6min |
| KFC                 | 6min |
| Swagath Grand Hotel | 8min |

#### Connectivity

|                     |       |
|---------------------|-------|
| Sainikpuri 'X' Road | 5min  |
| Yaprak              | 5min  |
| Neredmet X Roads    | 6min  |
| ECIL 'X' Road       | 15min |
| ORR                 | 20min |

PARK ROYAL RESIDENCES CONNECTS YOU BETTER WITH LIFE. DISCOVER A CLOSER RELATIONSHIP WITH NATURE, AND A NEIGHBOURHOOD THAT IS BUBBLING WITH PLENTY OF AMENITIES A BREATH AWAY AT KANDIGUDA, SAINIKPURI – A PLACE WHERE THE FUTURE IS UNFOLDING WITH LIMITLESS POTENTIAL. HERE, LIFE IS BETTER CONNECTED WITH SCHOOLS, ENTERTAINMENT, BANKS, EATERIES AND FUN CENTRES. IT IS EFFORTLESS TO DRIVE TO SECUNDERABAD RAILWAY STATION AND JUBILEE BUS TERMINUS.

ABOVE  
AN ARTISTIC  
RENDER  
OF PARK ROYAL  
LOCATION MAP



## A VISION FOR LIFETIME

AT KRANTI, THE QUALITY OF YOUR HOME IS THE FOREMOST PRIORITY. OUR PROJECTS ARE DEVELOPED WELL ABOVE THE STANDARD, REFLECTING OUR EMPHASIS ON QUALITY. WE AIM TO DEVELOP PROJECTS USING OUR BEST TALENTS AND CREATIVITY, WITH A COMMITMENT TO RELENTLESS IMPROVEMENT, GREATER EFFICIENCY, TOTAL DEPENDABILITY, MEETING CLIENTS' DEMANDS AND ADDING MORE VALUE TO THE COMMUNITY. OUR DEDICATED TEAM HEADED BY EXPERIENCED PROJECT MANAGERS, OVERSEE ALL ASPECTS OF THE BUILDING PROCESS – FROM SITE ENHANCEMENT, DESIGN TO CONSTRUCTION AND ULTIMATELY CUSTOMER SATISFACTION.

### Corporate Office

**Kranti Crescent Properties India Pvt. Ltd.**  
#101, Kranti Icon, Rukminipuri,  
Dr. A.S.Rao Nagar, Hyderabad-500062.

### Site Address

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Kandiguda, Sainikpuri,  
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## TEAM

### Architects



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### RLA #199257

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