



yapral, secunderabad

a premium gated community to elevate your lifestyle



a big hearted haven

Patel's Bright View is an invitation to live large. A retreat where you can embrace exclusivity. A sanctuary where you can savour the spell of nature. A treasure trove where cultivated life is steeped in spaciousness. An ultimate expression of luxury that can satisfyingly balance you. So come home to the heartland of natural light and fresh breeze. Welcome to the good life...in a green oasis where you can truly feel at ease, as you please.



arrive. belong. connect.

Feel arrived. Feel belonged. Feel connected. Feel good about it all. From an exceptional architectural style to innumerable pockets of open spaces and compelling aesthetic elements to enviable array of leisurely amenities, there's a lot to cheer about at Patel's Bright View. A sign of welcome, the double-height gates are more than mere entrance and exit points — they are gateways to an all inclusive lifestyle.



Patel's Bright View has the most versatile open air grand lounge that brings a verdant atmosphere and vivacious ambience for entertaining your guests. The masterful design with subtle seating arrangement and illuminated backdrop instils a warm, inviting vibe.

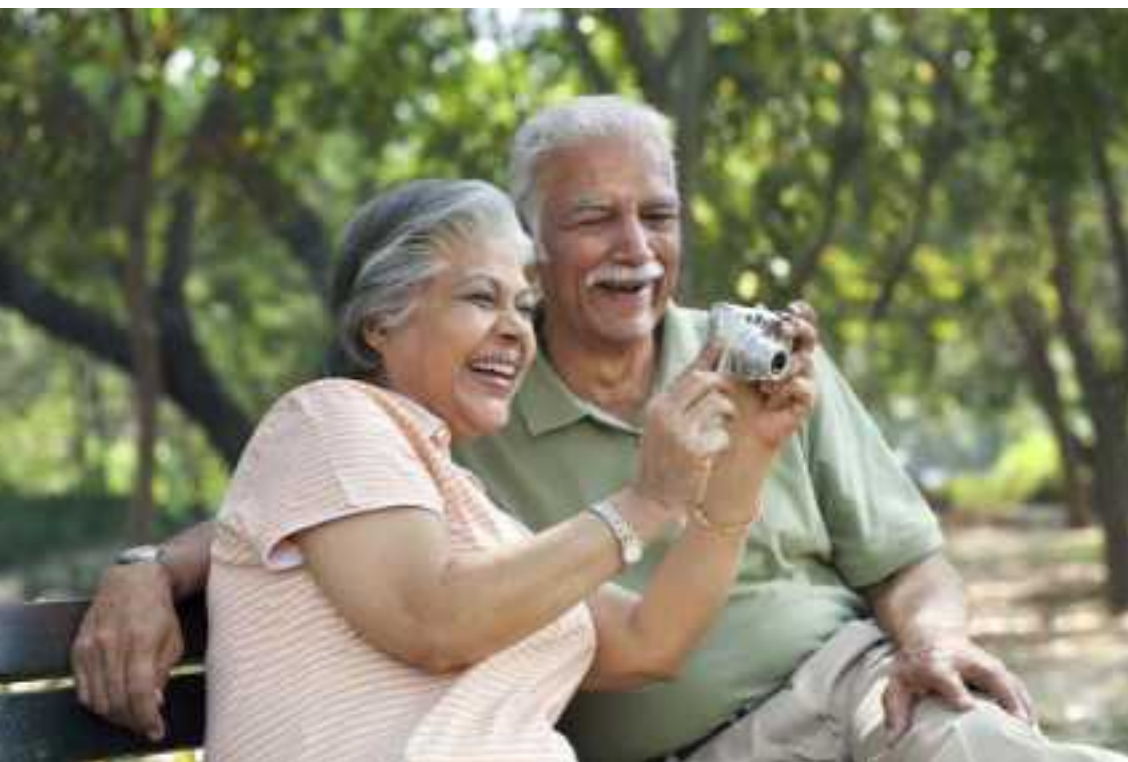


grand lounge

Sublime elegance begins at the lavish welcoming lounge



Drawing inspiration from the many aesthetic installations that dot the Panoramic Landscape, the serene setting works to enliven the mood every time you step out. With coordinated style, lush landscaping and lavish open spaces, it's a tribute to alfresco lifestyle.



panoramic landscape

Expect nourishing experiences amid enriching greenery



The crown jewel among spatial features, the large and lofty Balcony seems to echo the reason why the project is aptly called Patel's Bright View. A personal sanctuary apart, it's a perfect example of how mindful design can blur the lines between indoor and outdoor living spaces.



l a a a a a r g e b a l c o n y

A larger-than-life sit out apart, it's a place to shine!

refined ambience that speaks of style and class



a whole new level of spacious living



UNIQUE HIGHLIGHTS

- Unique 4 Layered Security System
 - Automatic Boom Barrier Entry
 - Electrified Solar Fencing
 - CCTV Surveillance Of Important Common Areas
 - Manned Gates Connected By Intercom
- Separate Dry And Wet Kitchens
- Grand Welcome Lounge For Residents/Visitors
- Units With Attached Attendant Room And Washroom
- Large Balconies With Jhula Provision
- Glass Shower Enclosures In Master Washrooms

something rare, something special



PREMIUM
FEATURES

- Vaastu Compliant Units
- Independent Flats with no common walls
- Reticulated gas supply to kitchen
- Mosquito mesh shutters for all windows
- 24 Hrs Bore Water Provision in all the flats
- Provision for Manjeera Water Supply
- Hydro Pneumatic pressurized water system
- Water softening plant
- STP for waste water management and reusability of water
- 100% Power backup except Power Points
- Underground cabling
- Intercom Facility in all the flats
- DTH TV access facility in each bedroom
- Pollution free environment
- Eco-friendly development approximately 60% open area
- Designer landscaping gardens and parks
- CC roads and street lighting
- 2 Assigned car parking per apartment

a resplendent cove
for all the senses

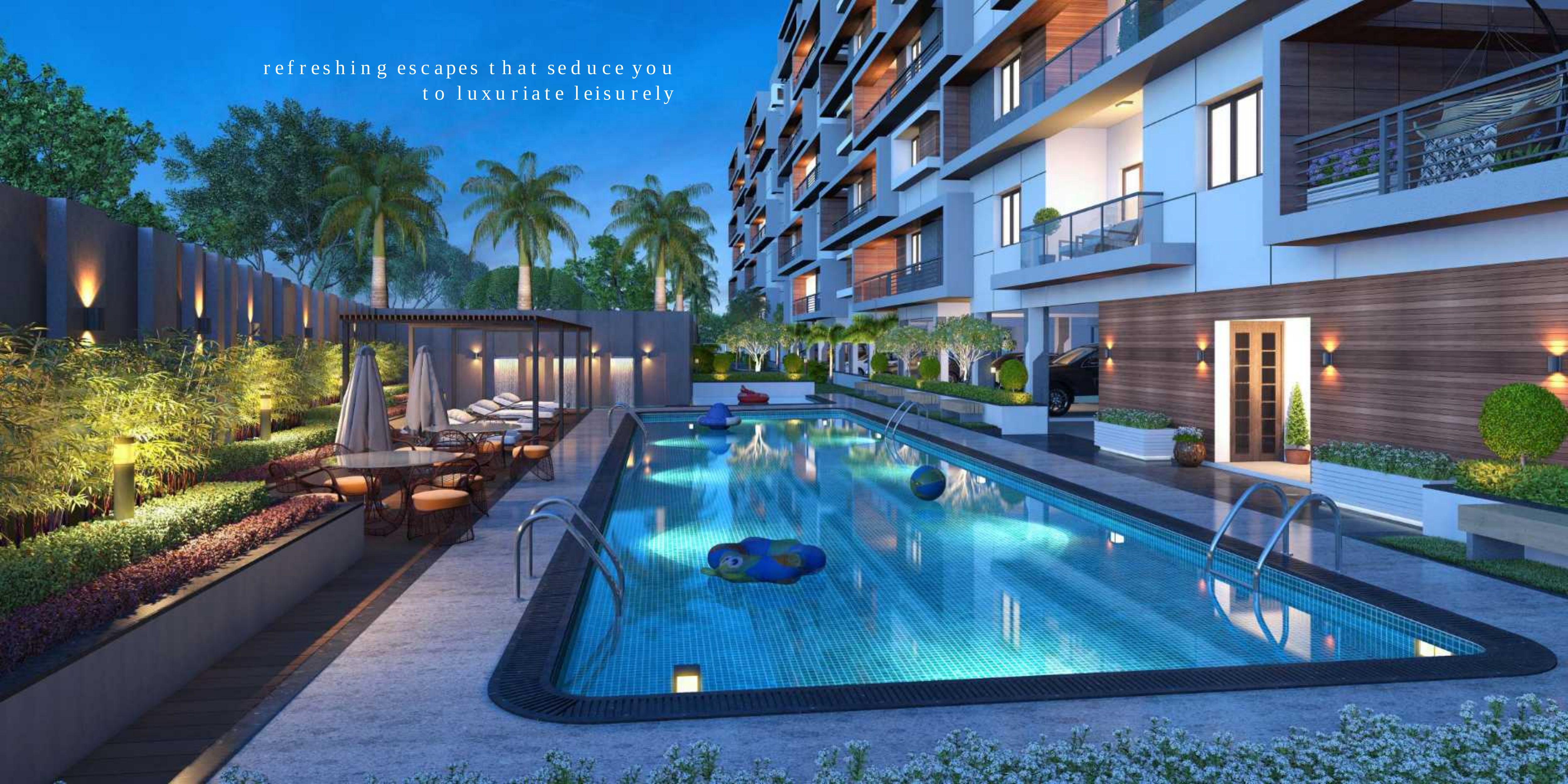
- Swimming pool with changing rooms
- Provision for Super Market
- Provision for Clinic/Pharmacy
- Provision for ATM
- Multipurpose Hall for get-togethers
- Provision for Cafeteria
- A/C gymnasium & Meditation hall
- Indoor games
 - Table Tennis
 - Carom
 - Chess
 - Pool
- Provision for Beauty Parlor/ Salon
- Provision for Laundry Facility

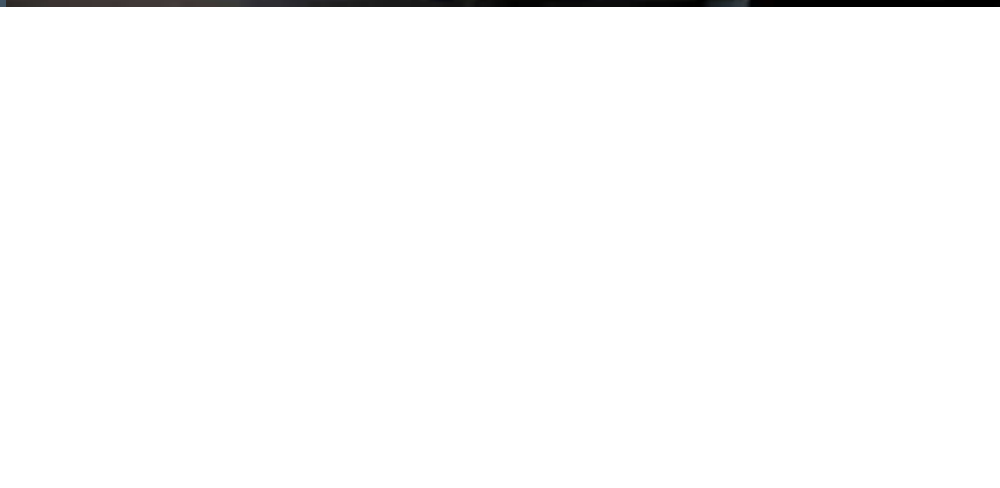
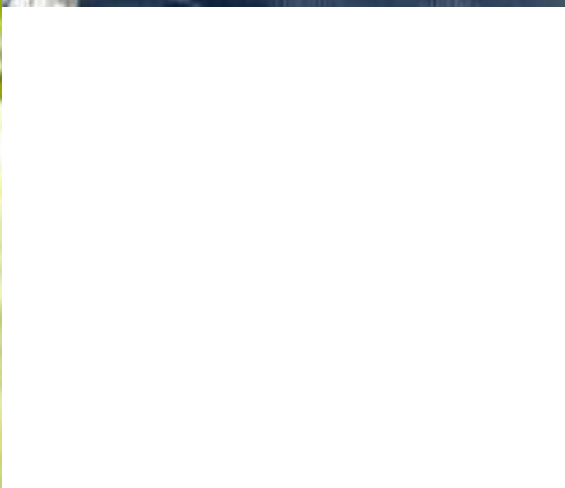
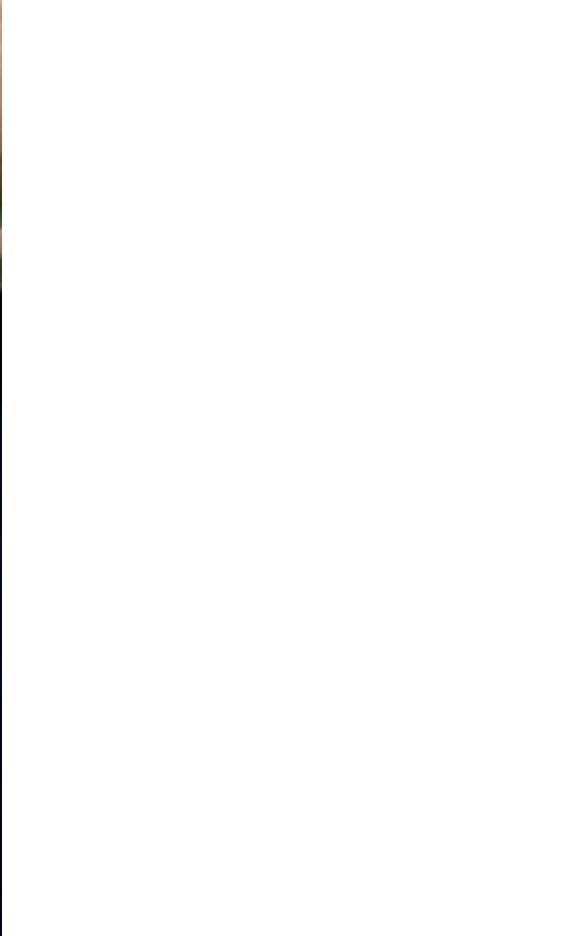


classy clubhouse

Spend leisurely hours the way you love to live

refreshing escapes that seduce you
to luxuriate leisurely





the place packed with
life and energy

- Jogging/Walking tracks
- Half Basket Ball Court
- Badminton Court
- Dedicated Children's play area
- Senior citizens seating area
- Gazebos for get-togethers

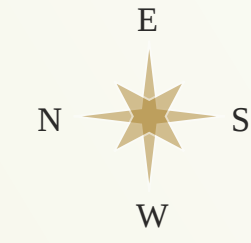


rejuvenating amenities

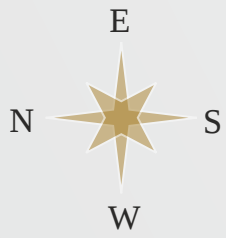
Indulgences that reflect relaxation and create a sense of belonging



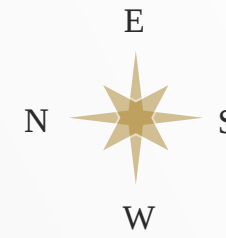
layout plan



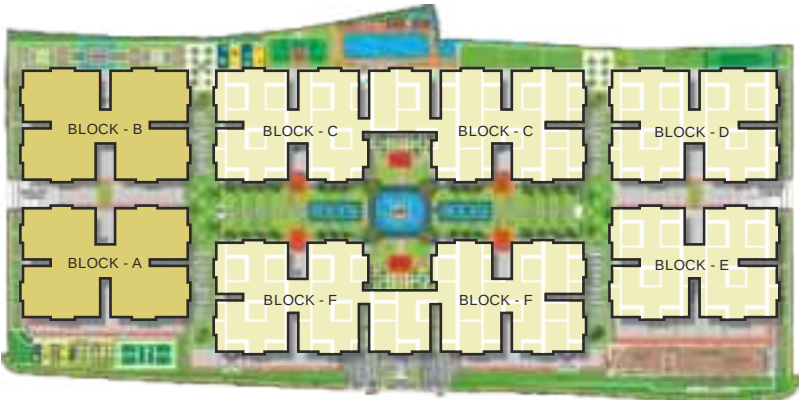
block - a



block - b



KEY PLAN

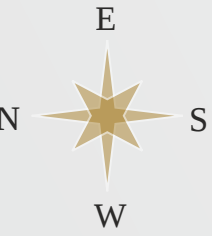


typical floor plan

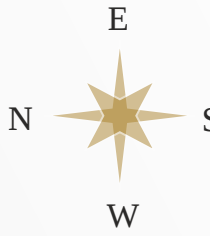


typical floor plan

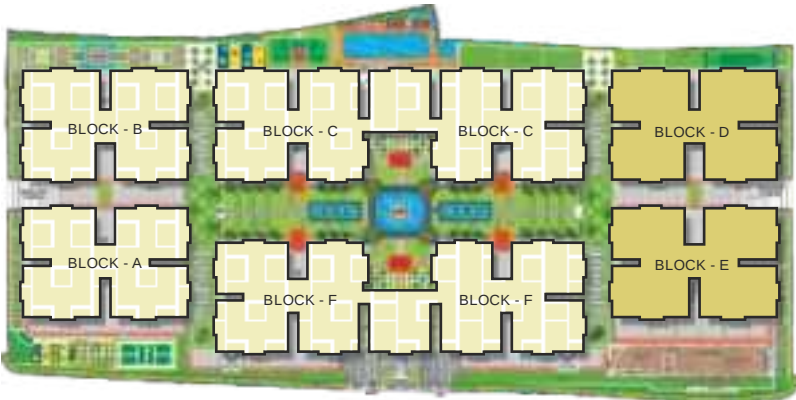
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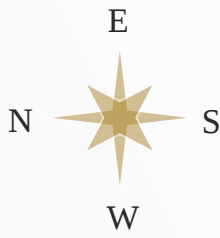


KEY PLAN

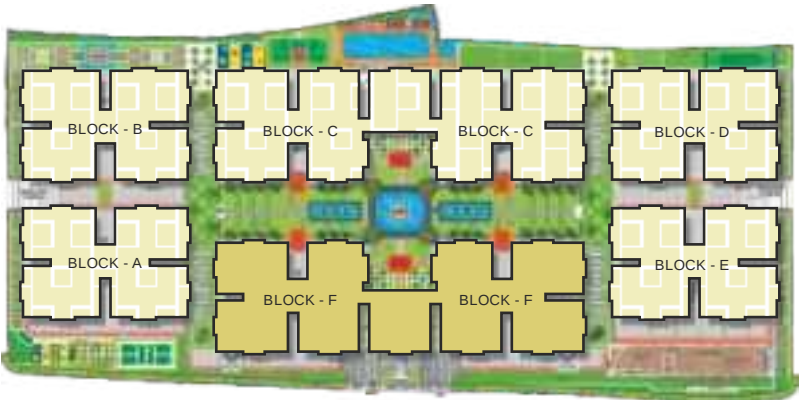


typical floor plan

block - f



KEY PLAN



typical floor plan

specifications



1,2&3

1. STRUCTURAL DESIGN :
To withstand wind & seismic loads.

2. FOUNDATIONS & STRUCTURE :
R.C.C. Frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provisions of for earth quake force and self-bearing capacity of strata. Foundation are being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" under strict control with rich concrete proportion of M20 and M25 grades with steel of reputed make.

3. SUPER STRUCTURE :
Light Brick masonry with Red bricks or Solid Cement Aerated Concrete Blocks
a) Outside Wall 9" thick
b) Internal Wall 4.5" thick

4,5&6

4. 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 double coat cement plaster with smooth finish.

5. DOORS :
Main Doors : Aesthetically designed teak wood frame & Engineered designed molded doors and designer hardware of reputed make.
Internal Doors : Teak wood frame or factory made wooden frames with laminated flush shutter, with reputed Hardware.
French Doors : UPVC frame, shutters styles and rails with float plain glass panel shutters and designer hardware of reputed make.

6. Windows :
UPVC window frames, shutters in glass panels and mesh shutter, fitted with elegantly designed MS enamel painted grills and standard hardware.

7&8

7. PAINTING :
External : Texture paint contains synthetic plaster chemicals applied on cement plaster having very mild keys/wire brush/sponge finish and plain finish, synthetic plaster by trowel plus two coats of chemical overcoat by brush in approved colours. Paint will be of Asian/ Nerolac/Dulux or equivalent make.
Internal : Smooth finish with two coats of lappam/putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Asian/ Nerolac/Dulux or equivalent make.
Parking Area : Two coats of waterproof cement paint over a base coat of primer.

8 A. KITCHEN - DRY
Dadoing : Glazed ceramic tiles dado up to 2' height above kitchen platform.
Platform : Granite platform with Stainless steel sink. One Tap for the inlet for RO process Equipment and Other Tap for bore well water supply.

8 B. KITCHEN - WET
Dadoing : Glazed ceramic tiles dado up to 2' height above platform.
Platform : Granite platform with Stainless steel sink and drain board. One tap for the water supply.

9&10

9. FLOORING AND WALL TILING :
Dining, Drawing & Living, Bedrooms, Balconies & Kitchens : Twin Charged Vitrified tiles in size of 600mm x 600mm & skirting of reputed make.
Master Bedroom : Wooden Floor Ceramic Tile in the master bedroom.
Toilets :
a) Anti-skid ceramic/Vitrified tiles.
b) Glazed ceramic wall tiles dado of quality make up to 7' height.
Utility/Wash :
a) Glazed ceramic tiles dado up to 3' height.
b) Wet area for washing utensils.
c) Wet Kitchen provision with Granite platform and Stainless Sink provision with a tap.

10. GAS SUPPLY :
Piped Gas Connection.

11

11. TOILETS :
Sanitary Fittings : All toilets will consist of
a) Wash basin of Kohler/ Roca Parryware/Hindware or equivalent make.
b) Wall Hung EWC of Kohler/ Roca Parryware/Hindware or equivalent make.
c) Hot & Cold diverter with Overhead shower and spout
d) Provision for geysers in all toilets
e) All C.P. fittings are chrome plated of Kohler/Grohe/Jaquar or equivalent make.
Master Toilet : Shower Enclosure to separate the dry and wet area.

12

12. ELECTRICAL :
Wiring and Switches : Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of FRLS Finolex/Havells/Anchor or equivalent make. Modular switches of Havells/Legrand/ Anchor or equivalent make.
a) Power outlets of air conditioners in all bedrooms
b) Power outlets for geysers in all bathrooms
c) Plug Point for Chimney, Refrigerator, Microwave / Ovens / Mixer / Grinders in Dry Kitchen
d) Plug Point for Washing Machine and Dish Washer in the Wet Kitchen Area
e) Plug point for refrigerator Television, Audio system, etc.,
f) 3 phase supply for each unit and individual meter boards
g) Separate Miniature Circuit Breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

13,14&15

COMMUNICATIONS :
Voice:
a) Telephone point in Drawing room, and Master Bedroom.
b) Intercom facility to communicate within the project.
c) Tie up with BSNL for laying of OFC and provision for connection to each unit.
Data:
a) Provision for wireless router connection in the Drawing room and Master bedroom.
DTH:
Provision for DTH wiring in Drawing Area, Living Rooms and All Bedrooms.

14. ELEVATOR :
Automatic reputed make lift with V3f system for energy efficiency.
Entrance with Granite/Marble/ Vitrified cladding of all levels.

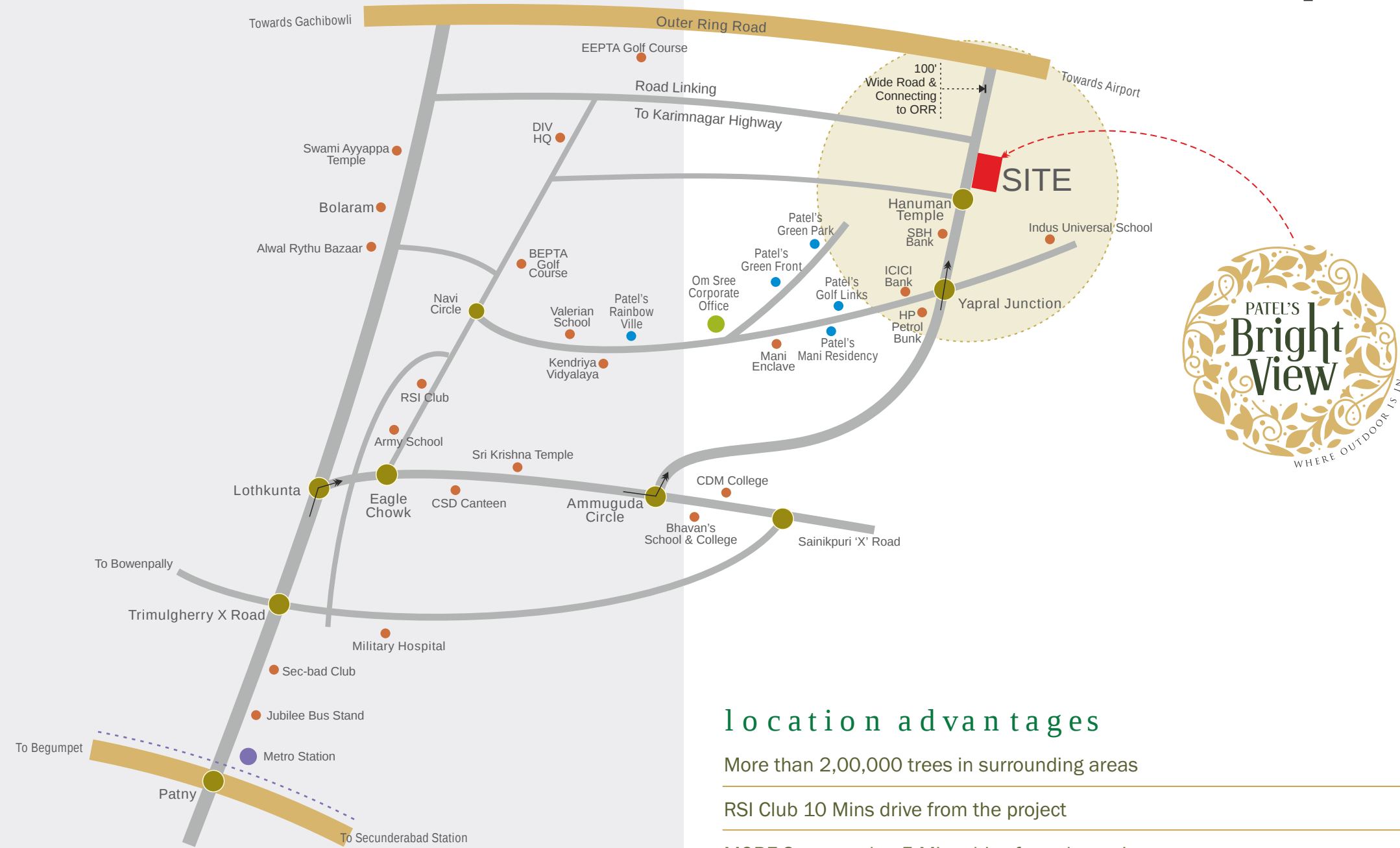
15. GENERATOR :
Acoustic enclosed D.G. Set, backup for common areas and, all Fan and light points of the flat.

16

16. PLUMBING & SANITARY :
Water Supply : ISI mark GI/CPVC/ PPR piping of Ashirwad or equivalent make. Plumbing work executed by professional plumbers.
Drainage : ISI mark Standard PVC/SWR sanitary piping of Prince/Sudhakar or Equivalent make.
Rain Water disposal : The rain water from the terrace & open areas will be collected through rain water pipes, which will be discharge into the rain harvesting pits to recharge the underground water.
Sewerage Treatment Plant : Waste water treated by STP and reused for gardening.
Dish Washer: Water Inlet and Outlet Provision for Dishwasher.
Washing Machine: Water Inlet and Outlet Provision for Washing Machine in the Utility / Wet Kitchen Area.



location plan



location advantages

More than 2,00,000 trees in surrounding areas

RSI Club 10 Mins drive from the project

MORE Supermarket 5 Mins drive from the project

SBI, ICICI, ANDHRA BANK and other prominent banks close by

Biggest Army Golf Course at walkable distance from the project

Military hospital and other multi-specialty hospitals close by

CSD Canteen and other prominent military canteens at 10 min drive from project

Approximately 6 kms away from Trimulgherry 'X' Roads

Approximately 10 kms away from ORR

45 mins Drive to Shamshabad International Airport

Just 4 kms away from CDM (College of Defence Management)

All prominent Schools and Colleges like Indus Universal School, Bhavans Kendriya Vidyalaya are within 4 kms from project.

Shop, dine and be entertained with multiplexes, malls and branded showrooms located just about 10 minutes driving distance from the site



Patel's Green Front, Yapral



Patel's Green Park, Yapral



Patel's Rainbow Ville, Yapral



Patel's Golf Links, Yapral

ENABLING A NEW INDIAN LIFESTYLE DREAM



Inspired by the concept of enabling a new Indian lifestyle dream, Omsree as a company represents a shift in quality housing spaces "since 2003". Combining novel design ideologies with new age amenities, the company provides exceptional quality life spaces while enhancing the living standards of its customers. Thorough project planning, innovative approach and close collaboration with customers are few of the hallmarks of the company.

Nestled in serene yet strategic locales, every aspect of the project is given equal significance at Omsree. A unique thought process of imaginative ideas blended with contemporary techniques are applied to lend every square feet with a distinctive character of its own. Only the finest grade raw materials procured from the most trusted manufacturers are utilised to set new benchmarks in Indian luxury residential projects.



Patel's Mani Residency, Yapral



Patel's Wisdom, Hitec City

www.omsree.com



promoters:



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