



A NEW-AGE COMMUNITY
WITH NATURE AT ITS HEART

AKSHARA ADITYA HOMES

A PROJECT SUPPORTED BY BNI AKSHARA

A PREMIUM RESIDENTIAL
ENCLAVE DESIGNED FOR MODERN LIVING,
BLENDING LUXURY WITH SUSTAINABILITY

PROJECT BY



Introduction:

A Perfect Blend of Comfort & Convenience

Nestled in the peaceful and rapidly developing area of **Adibatla**, **Akshara Aditya Homes** offers an exclusive residential experience close to major tech hubs, educational institutions, and entertainment centers. With **only three spacious flats per floor**, it ensures privacy, tranquility, and a high standard of living.

Project Overview:

Premium Residences in the Heart of Adibatla

Nestled in a rapidly developing and well-connected locality, **Akshara Aditya Homes** offers an exclusive **stilt + 5 floors apartment community**, ensuring privacy, modern amenities, and a superior lifestyle.

TURN THE PAGE TO
THE NEXT CHAPTER OF
YOUR LIFE,
RIGHT HERE!



**OFFICE OF THE ADIBATLA Municipality/Municipal Corporation****TG-bPASS****Rangareddy DISTRICT****APPROVAL FOR BUILDING CONSTRUCTION**

To,

Sri/Smt. Sri VINOD ACHANTA AND 3 OTHERS S/o ACHANTA UDAYA BHASKARA RAO

Represented By:

Address: R/o . H. No. 1-20-444, LANE NO. 12, ROAD NO. 21, NEAR 21W LAST BUS

STOP, SUBHODAYA NAGAR, WEST VENKATAPURAM, SECUNDERABAD, HYDERABAD

Pin Code : 500015

Telangana.

FILE No.	: 000076/EP/PBT/3131/0001/2025
PERMIT No.	: 0001/EP/3131/2025
DATE	: 28 January, 2025

Sir / Madam,

Sub: ADIBATLA Municipality/Municipal Corporation - Rangareddy District - TG-bPASS - Construction of Residential Bldg/Apartment building - Approval - under section 174(6) of Telangana Municipalities Act 2019 - Issued.

Ref: 1.Your Application dated: 03 January, 2025
2.G.O.Ms.No.168, M.A., dt.07-04-2012.
3.G.O.Ms.No.7, M.A., dt.05-01-2016.
4.G.O. Ms. No. 62 MA dated 21.03.2020
5.Telangana Municipalities Act, 2019
6.TG-bPASS Act, 2020

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:			
1	Applicant: Sri VINOD ACHANTA AND 3 OTHERS S/o ACHANTA UDAYA BHASKARA RAO		
2	Represented By		
3	Developer / Builder	BOLLA NARAYANA RAO	Lic.No. BL/4356/2022
4	Licensed Technical Person	BOLLA NARAYANA RAO	Lic.No. 115/ENG/TP10/GHMC
5	Structural Engineer	JAGMOHAN VIJAY JANDHYALA	Lic.No. 440/StrEng/TPS/GHMC
6	Others NA		
B SITE DETAILS			
1	Survey / Premises No. 718		
2	Plot No. 4	House No.	-
3	Is this plot part of LRS Approved		
	LRS Proceeding No. HMDALI 12738/LRS/SBD/Pg/HMD A/2015-16	LRS Proceeding Date	20/02/2018
4	Street ADITYA NAGAR		
5	Village ADIBATLA	Locality	ADITYA NAGAR
6	Town / City NA	Ward	9
C DETAILS OF PERMISSION SANCTIONED			

KEY HIGHLIGHTS:

- **Exclusive Living Spaces:** Only three spacious flats per floor ensuring privacy and ventilation
- **Future-Ready Parking:** EV charging stations for modern convenience
- **Sustainable Energy Solutions:** Solar-ready infrastructure for a greener lifestyle
- **Rooftop Garden Retreat:** Yoga space, party area & cabana for community bonding
- **Advanced Home Automation:** Pre-wired for net-metering & smart home integration
- **Vastu-Compliant Design:** Harmonious layouts for holistic living

Apartment Layouts & Floor Plans

Spacious **2 BHK homes** ranging from 1150 to 1325 sq. ft., thoughtfully crafted with



Large living areas with abundant natural light



Balcony sit-outs for fresh air & beautiful views



Modular kitchens with granite countertops



Premium fittings & finishes for elegance & durability



1150 sft
East Face

Unit 1 - Floor Plans

1305 sft. North Face





Unit 2 - Floor Plans

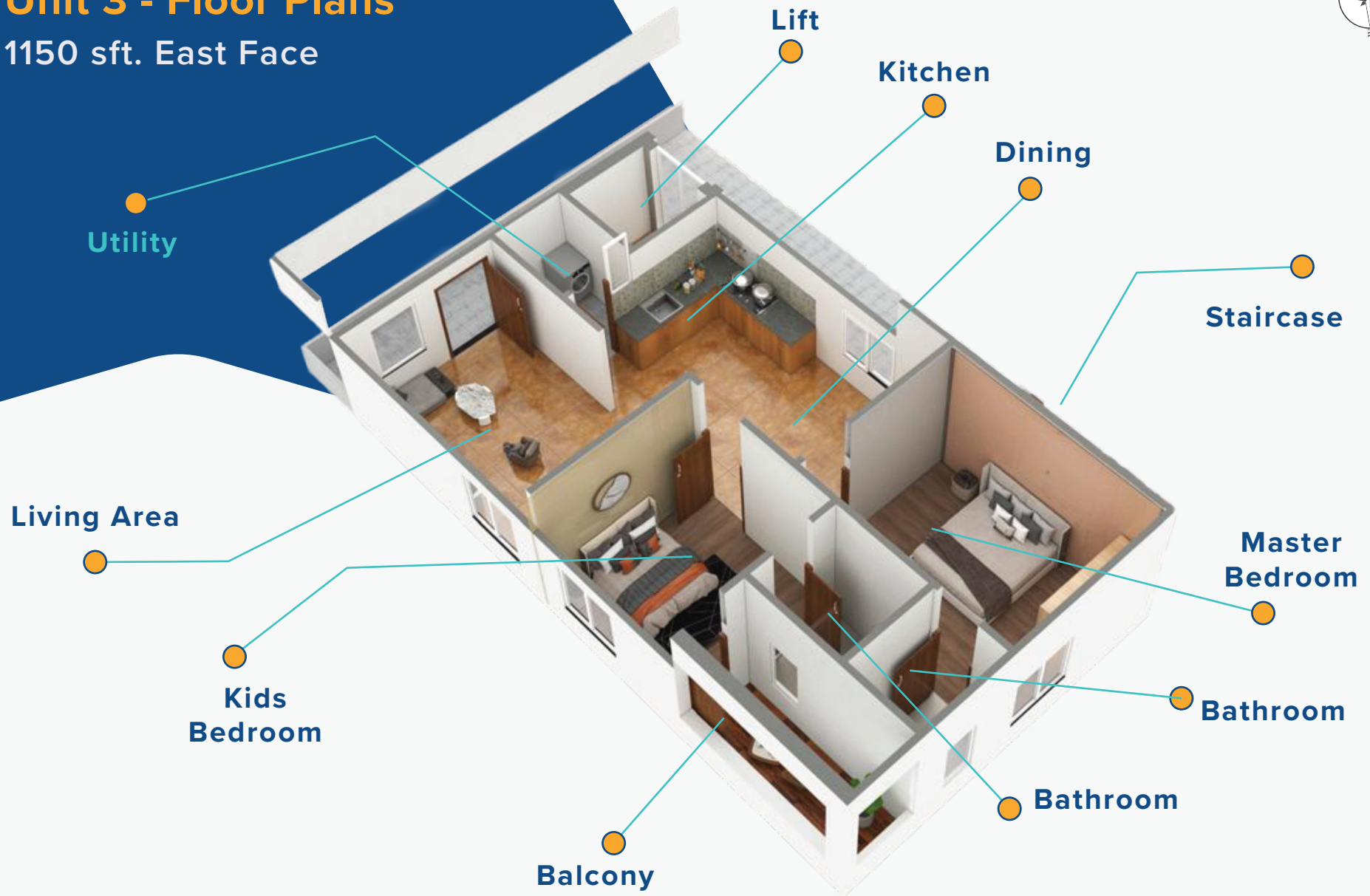
1325 sft. North Face





Unit 3 - Floor Plans

1150 sft. East Face



Project specifications

Robust Structural Integrity

- Earthquake-resistant RCC framework for lasting durability
- Superior Building Materials – KCP OPC 53 Concrete, Nagarjuna PPC 43, JSW & VISHAKA Steel
- Efficient Wall Construction – 6-inch CC blocks (external), 4-inch CC blocks (internal)

Elegant Finishes & Paintwork

- Exterior: High-quality plastic emulsion for durability
- Interior: Acrylic putty + primer + two coats of premium emulsion
- Metal Fixtures: Premium enamel coating for long-lasting protection

Waterproofing & Durability

- FOSROC Brush Bond applied to balconies, terraces, and utility areas
- Food-grade waterproofing for underground & overhead water storage

Premium Flooring & Interiors

- Vitrified tiles (KAJARIA/NITCO) for living & bedroom spaces
- Slip-resistant ceramic tiles for wet zones
- High-traffic vitrified tiles for staircases & corridors

Smart Kitchen & Utility Spaces

- Granite cooking platform: 20mm thickness for durability
- High-quality stainless steel sink with double bore
- Utility dado: Up to 3 feet (KAJARIA/NITCO tiles)

Stylish & Secure Doors & Windows

- Main Entrance: Teak wood frame with double-side teak veneer flush door
- Bedroom & Bathroom Doors: Solid hardwood frames with premium enamel paint
- Windows: UPVC by APARNA

VENSTER/KOMMERLING/NCC WINTECH

- Balcony Doors: Toughened glass sliding doors
- Safety Grills: Aesthetic MS grills with protective enamel

Efficient Plumbing & Water Management

- Kitchen: Water filter & dishwasher provisions
- Utility Area: Dedicated washing machine space
- Bathrooms: Hot & cold water geyser points, premium health faucets & washbasins
- Car Wash Point: Common water supply for added convenience

Eco-Friendly Rainwater Conservation

- Rainwater Harvesting: Designed drainage system for optimal utilization
- Compliant with government regulations

State-of-the-Art Infrastructure

- High-speed elevator: 4-passenger capacity (reputed brand)
- Separate water reserves: RCC underground tank for municipal & borewell water
- Overhead storage: Food-grade PVC tanks for daily water supply

Construction & Features

01. Structural Framework & Elevation

- RCC framed structure with 3D elevation design for durability and aesthetic appeal.

02. High-Grade Cement Specifications

- RCC Structure (Columns, Beams, Slabs): KCP 53 Grade KCP/Nagarjuna (OPC)
- Brickwork & Plastering: KCP/Nagarjuna 43 Grade (PPC) (JSW/BIRLA)

03. Reinforcement Steel Standards

- Approved Steel Brands: JSW, Vizag TMT, Jindal Steel, Radha Steel

04. Premium Sand Quality for Construction

- River Sand: Used for RCC structure and plastering
- Robo Sand/River Sand Mix: For brickwork
- Robo Sand (Mixed with Cement): For flooring

05. Walls & Concrete Blocks

- External Walls: 6-inch or 9-inch concrete blocks
- Internal Walls: 4-inch concrete blocks

06. RCC Concrete Mix & Strength

- Concrete Mix: M25 grade for footings, columns, beams, staircases, and slabs

07. Plastering Standards & Ratios

- Exterior Plastering: Two coats (20mm total thickness, 12mm + 8mm)
- Interior Plastering: One coat (12mm)
- Mix Ratios: 1:4 and 1:5

8. Sump & Water Storage Systems

- Capacity: 10,000 liters
- Dual Pipeline System: Separate pipelines for bore water and Manjeera/Godavari water

9. Waterproofing & Leakage Protection

- Treatment: Fosroc Brush Bond applied to toilets, balconies, roof, and wash areas
- Testing: 48-hour pond test conducted for assurance

10. Plumbing & Water Supply Systems

- Water Pipes: CPVC Ashirwad (external pipes UPVC)

11. Drainage & Sanitation Piping

- Pipe Sizes: Prince PVC 3", 4", and 6"

12. Sanitary Ware & Bathroom Finishes

- Tiles: ROCA digital ceramic tiles up to 7 feet height
- Flooring: Anti-skid tiles from Kajaria/Nitco

13. Doors & Windows Specifications

- Main Door: BT wood frame with antique finish hardware
- Internal Doors: MT frame, skin paneled plush doors with SS hardware
- Toilet Doors: WPVC frame and shutter
- Windows: UPVC with 6mm toughened glass and mosquito mesh

14. Flooring & Surface Finishes

- Rooms: Vitrified tiles, marble/granite finish
- Balconies: 2x2 anti-skid double-charged vitrified tiles

15. Kitchen Countertops & Tiling

- Countertop: Black/white granite or patterned manufactured granite
- Sink: Stainless steel
- Dado Tiling: Digital ceramic tiles up to 2 feet height

16. Electrical Work & Wiring Standards

- Pipes & Wiring: Sudhakar pipes, Polycab/Sudhakar copper shield wiring
- Switches: Anchor Penta plate series (TV, microwave, AC, geyser, fridge, fan points)
- Panel & MCB Box: Installed with proper earthing
- Additional Infrastructure: Solar connections, car park wiring, and inverter wiring

17. Plumbing & Drainage Systems

- Kitchen Taps: Cera brand
- Sewerage Lines: Earthen pipes underground
- Drainage Lines: Prince PVC sewerage pipes
- Water Tanks: Two overhead tanks (1000 liters each) for bore and Manjeera water
- Rainwater Harvesting: Connected pipelines from terrace

18. Staircase & Railing Design

- Material: SS pipe railing with granite finishing

19. Terrace & Waterproofing Protection

- Parapet Wall: Installed on three sides
- Roof Waterproofing: Completed as per specifications
- Additional Features: Rooftop toilet, lift exit door, glass-based elements

20. Compound Wall & Security Features

- Material: Lightweight bricks with cement blocks
- Gate: MS pipe frame

21. Painting & Coating Specifications

- Interior Walls: Birla Hill Wall Care putty (2-3 coats), primer, and Asian Premium Tractor Emulsion (2 coats)
- Exterior Walls: Asian Damp Proof coating, textured front elevation
- Doors & Frames: Enamel paint finish

22. Architectural Elevation & Facade Design

- Toughened Glass: Installed as per drawing (additional costs may apply)

23. Security & Watchman Room Provisions

- Designated watchman room with required facilities

24. Warranty & After-Sales Support

- Warranty: All contractor-supplied items come with original warranty cards and documentation
- Seepage & Leakage Support: 3-year unconditional contractor warranty
- Post-Warranty Support: Available at reasonable pricing

25. Quality Assurance & Compliance

- Slab Certification: Conducted by officially enrolled quality consultants (SM Consultants)
- Slab Strength Reports: Provided in writing
- Repair Costs: Deducted from contractor fees or vendor supplies if required

Sustainability & Smart Living

Solar Power-Ready:

Pre-installed wiring for net metering



**Sewage Treatment Plants
(STP)**



EV-Compatible Parking:

Future-ready for electric vehicles

Exclusive Community Amenities

Rooftop Garden & Cabana:

*Designed for relaxation, meditation
& social gatherings*



***Gated Security: 24/7 surveillance
& advanced safety measures***

***Designed for
a modern lifestyle
with a blend of
luxury & sustainability!***



***Dedicated Parking:
Secured & EV-ready spaces***

Location **Advantages:**

A strategic location inside the **Outer Ring Road (ORR)**, well-connected to major IT hubs, industries, and essential services.

Key Nearby Landmarks:





***Ranga Reddy District Collectorate
Office – Close proximity***



***Foxconn Manufacturing Facility
At Kongarakalan – Short drive***



***Easy access to
Banks, Schools & Hospitals***

***Perfect for
professionals, families,
and investors!***



The company engaged in providing execution and consultancy services in the field of Civil/Structural engineering design and other basic Engineering services. Jandhyala Infrastructure is a professionally managed Indian infrastructure company, totally committed to customer satisfaction. The mission would include lower costs, better technology and faster delivery. We innovate constantly creating and attaining global benchmarks in our endeavor to serve our clients and meet their evolving needs.



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Land and Apartment Vastu Curated by
Vastu Pandit Dr. Venugopal Rao Veeramneni





Sreshta EnviroTech is dedicated to addressing the pressing issue of wastewater management. Our mission is to provide innovative, cost-effective solutions to ensure clean water access and environmental sustainability. Sreshta Enviro provides efficient wastewater management solutions for commercial establishments like office buildings and shopping malls. Our STPs and MBBR systems are designed to handle varying loads and ensure the safe treatment and reuse of wastewater. By implementing our systems, commercial properties can reduce their environmental footprint and comply with local regulations, while also promoting sustainability.



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Our Projects



**Sai Subham Gayatri Homes
At Alwal**



**Sai Subham Vimala Homes
At Malkajgiri**



**Dhasharatha Enclave
At Vanasthalipuram**



Contact & Site Visit

Secure your dream home Today!

For inquiries & bookings

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RERA approval awaited *

Experience a Modern, Sustainable Lifestyle at Akshara Aditya Homes

