

Approved by
hmda
Growing Global
L.P NO. 09/LO/Plg/HMDA/2017

TS RERA
P02400006538

A project by



Sri JAGATHSWAPNA
realtors pvt. ltd.



Spanesta

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SRI JAGATHSWAPNA REALTORS PVT. LTD.

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BIENVENIDA
the wondrous living

IMAGINE
LIVING AT THE HEART
of nature

A PLACE
WHERE nature
GREET'S YOU



Jagathswapna now welcomes you to your dream destination of living in the luxury of nature yet conveniently modern, with vibrant indoors and lively outdoors. **"SPANESTA"** the Luxury Nature Villas for Smart Living Generation.

Unique Luxury Nature Villas
proposed @ Bacharam

WHERE
YOU CAN LIVE IN
HARMONY WITH
THE *nature*



*For architectural reference only.



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Sri Jagathswapna Realtors Pvt. Ltd. has become a synonym for Excellence in Infra Solutions by delivering unmatched and smart living concepts in the most cost-effective ways with state-of-the-art facilities and world-class comfort for decades. Trust ,Truthfulness, Dedication and Resilience being the pillars of the company.



Sri
JAGATHSWAPNA
realtors pvt. ltd.

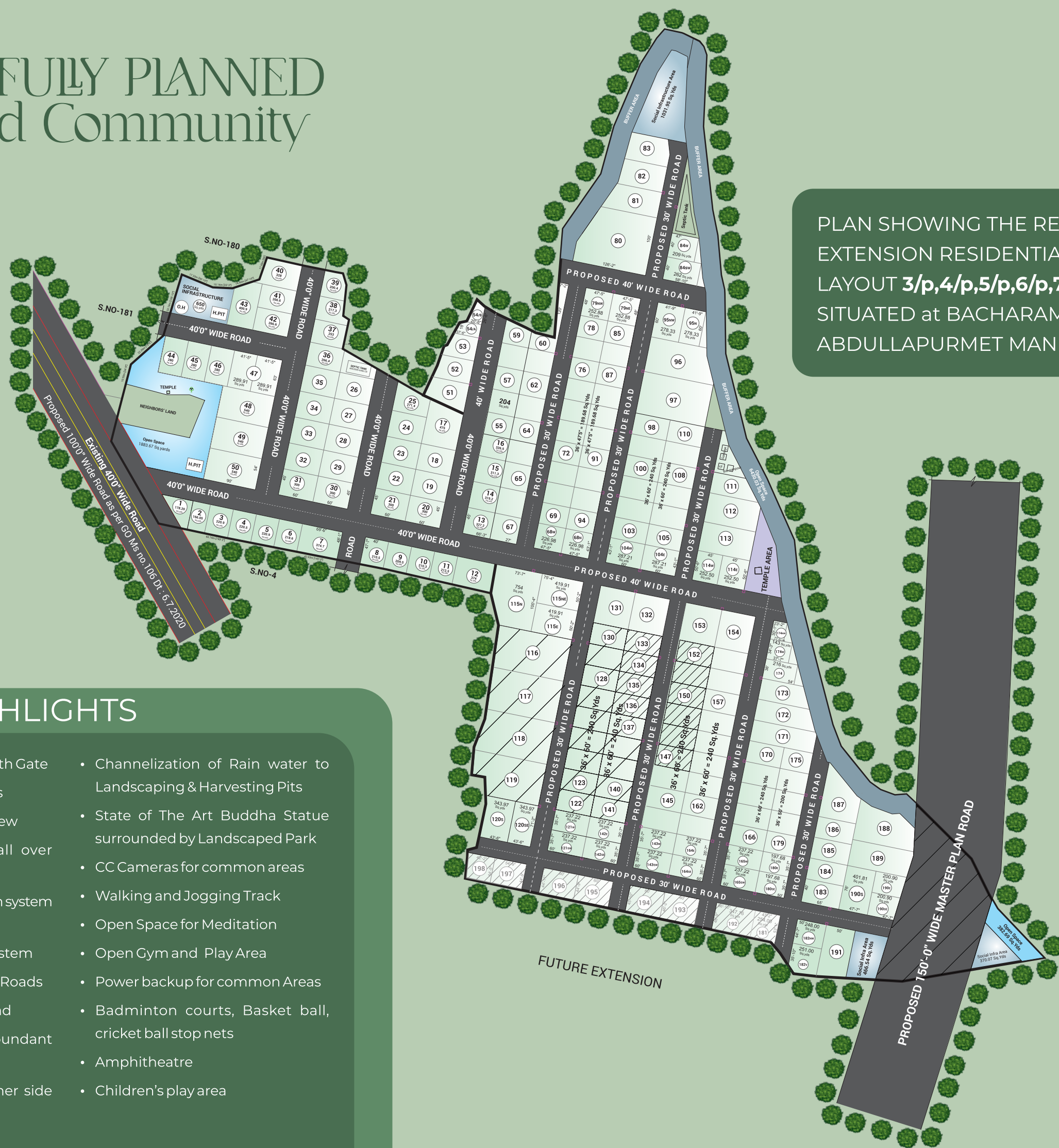
MASTERFULLY PLANNED Integrated Community



PLAN SHOWING THE REVISED CUM
EXTENSION RESIDENTIAL OPEN PLOTS
LAYOUT **3/p,4/p,5/p,6/p,7/p,8/p, 9, 13 &14/p**
SITUATED at BACHARAM VILLAGE,
ABDULLAPURMET MANDAL, R.R.DISTRICT

LAYOUT HIGHLIGHTS

- Splendid Entrance Arch with Gate
- Grand Photo Shoot Frames
- Open Decks for Nature's View
- Excellent Landscaping all over Layout Parks
- Underground Electrification system with Cables
- Underground Drainage System
- 30ft and 40ft wide Internal Roads
- 150ft wide Master Plan Road
- Trendy Street Lights for Abundant Lighting
- Avenue Plantation on either side of Roads
- Channelization of Rain water to Landscaping & Harvesting Pits
- State of The Art Buddha Statue surrounded by Landscaped Park
- CC Cameras for common areas
- Walking and Jogging Track
- Open Space for Meditation
- Open Gym and Play Area
- Power backup for common Areas
- Badminton courts, Basket ball, cricket ball stop nets
- Amphitheatre
- Children's play area



GET USED TO A HOME of everything

Project Highlights

I. HMDA AND RERA APPROVED LAYOUT

- 100% clear Title with immediate Registration
- Entire layout as per Vaastu
- Abutting 150' wide Master Plan Road
- Only 0.5 KM from ORR

II. ROADS

- All roads being laid after required cutting, gravelling, wet mix formation (with metal of 40 mm, 60mm and dust respectively) then layered with 24 mm hot mix bitumen compound

III. FOOTPATHS

- Footpaths on either side of Roads covered with 15" Height kerbing stones
- Avenue plantation by the side of Footpaths towards the plot boundary duly leaving the entire Footpath space for pedestrians
- Rainwater Harvesting pits at required intervals on Footpaths
- All Footpaths shall be paved with Tiles

IV. ELECTRICAL

- Underground Electrification with required capacity cables for 3 phase and one neutral
- Powered by Required Capacity Electrical Transformer
- Street lights with Poles at required intervals

V. WATER

- Entire Layout covered with 1 ½, 2", 2 ½, 3" and 4" dia underground water pipelines with required Gate walls for connectivity to the



main Overhead Water Tank. Separate lines of necessary sizes for provision of Potable Drinking water supply connecting to Mission Bhagiratha or any other scheme as approved by the relevant authorities

- Overhead Water Tank of 1,40,000 liters capacity & Underground Storage sump of 1,20,000 liters capacity

VI. DRAINAGE

- Underground drainage for entire layout with 6", 8" and 10" Sewerage pipes
- Manholes with 24" opening (cover) at required intervals
- Septic tank of approved design and capacity

VII. PARKS

- Compound Wall of low height with Ornamental Grill for all parks
- Children's play area with sand pits and Walking / Jogging track to be developed within the park area
- Landscaping with ornamental / decorative Plants in all parks

VIII. MAINTENANCE

- Company will maintain the entire Layout viz.. Roads, Electricity, Water, Drainage and Security for up to 5 Years and the same will be Chargeable

IX. BANK LOAN

- Bank Loan up to 75%



*For architectural reference only. *To be constructed on customer request

LIVE A LIFE INFUSED
WITH ALL THINGS *natural*

Discover more time for yourself - to invest in all that will take you ahead in your health & spiritual journey. Spanesta is an address where you Experience the Serenity & Style blended with Luxury Living amidst Nature's Beauty.

LIVE IN TUNE
WITH the nature

STREET VIEW
WEST



INDULGE IN OUR
Concept Villas

STREET VIEW
EAST



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LIVE THE GREEN DIFFERENCE

VILLA HIGHLIGHTS

MINI POOL FOR EVERY VILLA*

- Proposed Unique Luxury Duplex & Triplex Villas
- Optimized Planning and Design
- Vaastu Compliant Villas
- Mini Pool on first floor of each villa
- Individual compound wall for each villa
- Abundant open space with beautiful landscaping and plantation
- Provision for Bonfire

VILLA
WEST FACING

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Fresh expression with its lush planting, cascading greenery and contemporary design.

*Conditions apply



CLUB HOUSE



A PERFECT NANGOUT For both Leisure and Fitness Enthusiasts

A well-equipped gym, and various sports amenities await you at our spacious Club House. Stay active and stay healthy.

Club House & Membership

- All Jagathswapna group Customers will have free membership and access to all Jagathswapna privilege clubs* as long as they hold the purchased property
- Ownership of the club property shall Remain with Jagathswapna Group only



CLUB HOUSE AERIAL VIEW



WHERE
EXCLUSIVE
AMENITIES await

CLUB HOUSE AMENITIES

- Sky view swimming pool
- Toddlers Swimming pool
- Minitheater
- Multipurpose Hall / Party Zone
- Guestrooms
- Provision for Restaurant/Cafeteria
- Leisure Lounge
- Indoor& Outdoor GYMS
- Aerobics / Fitness studio / Meditation Hall
- Provision for Super Market
- Indoor Games
- Mini Party Area with barbecue decks on terrace

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WHERE Nature
MEETS LUXURY

A GREENER PATH
To Happiness



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West Facing
1500 Sft



East Facing
1500 Sft

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SPECIFICATIONS

SUPER STRUCTURE

Structure : R.C.C. Framed Structure with TMT standard bars.
Make : Shree/ Jairaj / Vinayak / Primegold / Suguna.

SUPER STRUCTURE

Structure : Solid Block work with 9" thick for outer walls and 4 1/2 " thick for partition walls.
Brick: Cement Brick / Red Brick (Optional)
Cement Make: Birla / Maha Cement / Bharathi / Anjani / Chettinadu / Nagarjuna.

PLASTERING

Walls Finish : Plastering with cement motor and sponge finish.

DOORS

Main Door : Main door with teak wood frame and shutter.
Other Frames : All other frames of teak wood with flush / Skin shutters.

WINDOWS

Windows : UPVC with MS safety grills and mosquito mesh.

FLOORING

Tiles : Vitrified tiles of size 2'0"X2'0" with skirting in all bedrooms, drawing, living, dinning and kitchen.
Make: Kajaria / Johnson

KITCHEN

Ceramic Tiles / Granite : Glazed ceramic tiles, dado up to 2' height above kitchen platform or standard make. Black Granite top platform with stainless steel sink, supply of domestic water to kitchen with single tap and provision for water purifier and provision of Mission Bagiradha @ beside gate.

TOILETS

Tiles: Anti skid tiles flooring for all toilets and glazed tiles dado up to lintel height, ventilator with louvers. All toilets with be provided with European W.C. Provision for geyser in all bathrooms.
Make: Bathroom tiles - Kajaria/Johnson.

PLUMBING

Material: Standard PVC / CPVC piping with taps and wall mixures with over head shower.
Make: Ashirwad CPVC / Prince PVC / Jaquar.

SANITARY WARE

Material: American standard WC single piece with floor mounted only.
Make: Hindware / Parryware / Cera.

ELECTRICAL

Material: Concealed PVC pipes with standard copper wiring, standard switched and adequate points for lights, fans, AC power points with MCB's & Dbs concealed copper wiring of ISI standard power plug for cooking range chimney, refrigerator, micro ovens, mixer grinder in kitchen. All with modular switches.
Provision : AC power points in all bedrooms only, invertors wiring.
Make : Finolex electrical wires, Great White switches, Sudhakar electrical pipes.

PAINTING

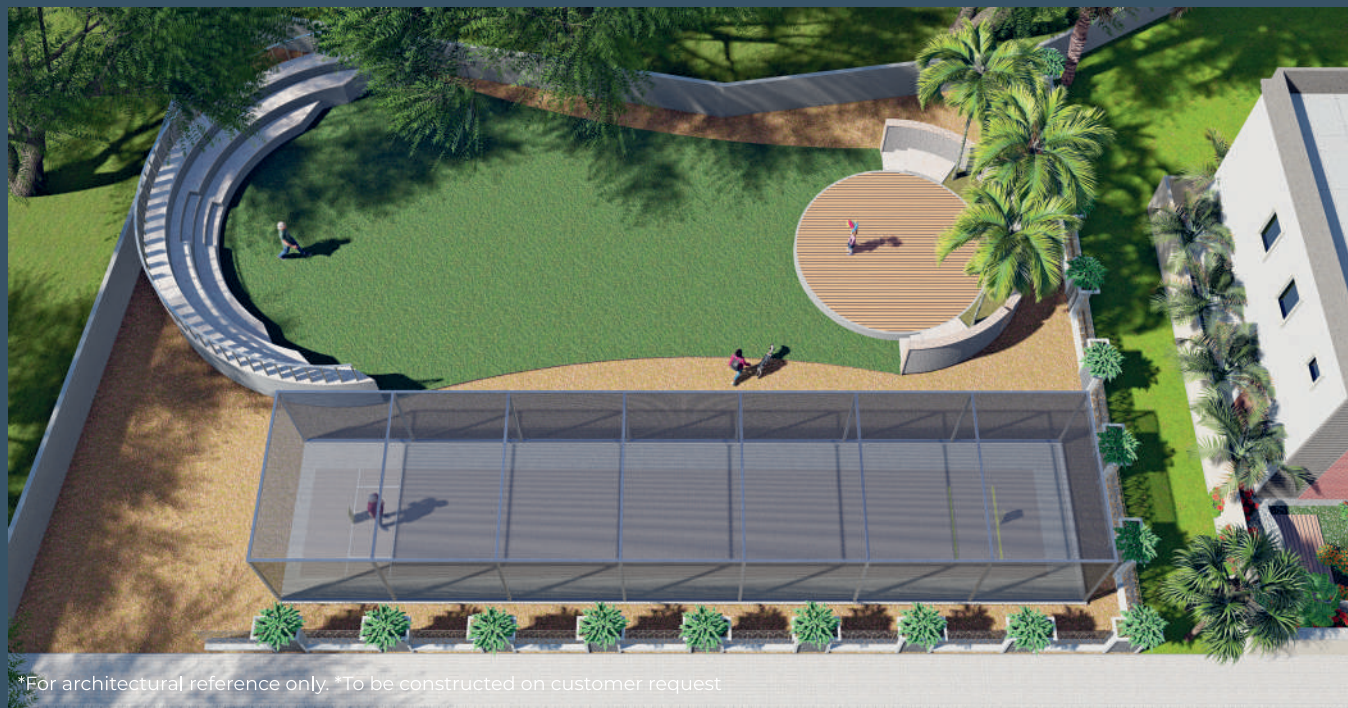
Finishing: All internal walls with putty finish with Tractor Emulsion, exterior walls with cement based paints, main door polish and other doors with enamel paint.
Make: Asian.

PARKING AND SETBACK AREA

Finishing: Setback area of 2 feet and parking area.

NOTE

- 1) Any changes made by the customer should be informed at the time of drawings only.
- 2) No changes are allowed at the time of construction .
- 3) Every Villa has a Mini Pool*



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STAY ACTIVE & STAY healthy

We have made space for service, smash and endless games of Cricket, Shuttle & Tennis right here and anytime.



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GET USED TO A HOME where everything is near

Location Highlights

- Adjacent to Residential Area
- Besides historical Sri Lakshmi Narsimha Swamy Temple
- Local busses available from Secunderabad and Koti to Bacharam
- 1 Min from ORR Service Road
- 3 Min from ORR Exit No.10 Taramathipet
- 4 Min from ORR Exit No.9 Ghatkesar on Warangal NH
- 6.5 kms from Tulip Grand Restaurant at Pocharam
- 5 Min from Raheja Mind Space and Infosys Pocharam IT Sez
- 8 Min from D Mart at Annojiguda
- 15 Min from AIIMS Bibinagar
- 15 Min NallaNarasimha
- Reddy Educational Institute at Narapally
- 15 Min from Anurag University at Venkatapur
- 15 Min from Rockwood International School at Ghatkesar
- 15 Min from Srinidhi Engineering College at Ghatkesar
- 30 Min from Uppal Metro Station

Location Map (Not to scale)



SCAN TO DRIVE