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**TSRERA No : P02400010438**

FORMERLY NAMED: GANGIDIS ROYAL ABODE

Note: This brochure is purely a conceptual presentation and not a legal offering.  
The company reserves the right to make changes in elevation, specifications and plans as deemed fit.

**JIVA**

**THE ULTRA PREMIUM**

Low density project with panoramic view on 150 feet  
Gachibowli – Nallagandla road

A LIFESTYLE OF  
LUXURY,  
CONVENIENCE,  
AND MODERNITY.



## UNVEILING

The Extraordinary In the ordinary  
Apartments with fully panoramic views











# HIGHLIGHTS

9466  
SQUARE YARDS

G+16  
FLOORS

ONE  
SKY HIGH TOWER

230  
EXCLUSIVE UNITS

70%  
OPEN AREA

2 BHK  
1355 TO 1459 SFT

3 BHK  
1749 TO 2509 SFT

LAVISH GREEN  
OXYGEN SPACE

## THE PROJECT STANDS AS A BEACON OF HOPE

Creating **HOMES** that nurture not just a place to live, but a thriving, **SUSTAINABLE** community. Here, **ACCESSIBILITY** meets **OPPORTUNITY**, and every brick laid is a step toward a **BRIGHTER** more **INCLUSIVE** future for all.

10 MINS  
DRIVE FROM GACHIBOWLI

# INTERNAL AMENITIES

- Club house with Swimming Pool & Childrens Pool
- Grand Entry lobby with Help Desk
- Air-conditioned banquet hall with Dining and Kitchen
- Air-conditioned Guest Rooms
- Well designed and equipped Gym
- Yoga/Meditation/Aerobics and Dance Hall
- Provision for Indoor games
- Indoor Badminton court
- Squash Court
- Cards room
- Conference room
- Senior citizen room
- Library
- Toddler room
- Provision for Grocery Store
- Security Kiosk
- Admin and maintenance office
- CCTV cameras along boundary
- Water Treatment Plant
- Sewerage treatment plant

40,000+ SQ. FT  
CLUBHOUSE

# EXTERNAL AMENITIES - LEGEND



- Entrance gateway
- Fire Driveway with granite paving
- Security cabins
- Bus bay
- Children waiting area
- Tennis court
- Half basketball court
- Seating plaza
- Cycle track
- Walkway
- Bicycle stand
- Gazebo

- Feature wall with planter & water body
- Lawn
- Temple seating plaza
- Temple
- Interactive court
- Yoga lawn
- Pet park
- Stepped planter
- Mini Skating rink
- Cricket nets
- Grand Walk
- Amphi Theatre

- Sand pit play area
- Toddlers play
- Children play area
- Outdoor gym
- Jogging track
- Waste management area
- Two wheeler parking
- Transformer yard
- Water feature @clubhouse
- Drop off
- Swimming pool viewing deck
- Organic Garden







# FIRST FLOOR PLAN



Flat No.	Flat Type	Facing	Area
Flat 02	3 BHK	North	1805 sft
Flat 03	3 BHK	North	1749 sft
Flat 12	3 BHK	East	2274 sft
Flat 13	3 BHK	East	1833 sft
Flat 14	2 BHK	West	1355 sft





# TYPICAL FLOOR PLAN

Flat No.	Flat Type	Facing	Area	Flat No.	Flat Type	Facing	Area
Flat 01	3 BHK	West	2153 sft	Flat 09	3 BHK	East	2355 sft
Flat 02	3 BHK	North	1996 sft	Flat 10	3 BHK	East	2355 sft
Flat 03	3 BHK	North	1969 sft	Flat 11	3 BHK	East	2183 sft
Flat 04	3 BHK	West	1921 sft	Flat 12	3 BHK	East	2509 sft
Flat 05	3 BHK	West	1921 sft	Flat 13	3 BHK	East	1953 sft
Flat 06	3 BHK	West	1921 sft	Flat 14	2 BHK	West	1459 sft
Flat 07	3 BHK	West	1953 sft	Flat 15	2 BHK	West	1436 sft
Flat 08	3 BHK	East	2149 sft				





# SPECIFICATIONS



## STRUCTURE

R.C.C. Framed structure to withstand wind and Zone II seismic loads.  
Super Structure: Brick masonry with first-class AAC blocks in cement mortar.



## PLASTERING

Internal : 15 mm thick cement plaster with smooth finishing.  
External : 20 mm thick cement plaster with smooth finishing.



## PAINTING

External walls : Textured finish and two coats of exterior emulsion paint of reputed make.  
Internal walls : Smooth putty finish with 1 coat Primer & 2 coats of premium acrylic Emulsion paint of reputed make.



## BATHROOMS

Premium quality wash basins of reputed make.  
Wall mounted EWC with concealed flush valve of reputed make.  
Single lever fixtures with Diverter cum shower of reputed make.  
All C.P. fittings are of reputed make.



## DOORS, WINDOWS & RAILINGS

Main door : Manufactured teak veneered door frame & shutter, finished with good quality melamine polish with hardware of reputed make.  
Internal doors : Manufactured hard wood door frame & laminate shutter with hardware of reputed make.  
Utility door : UPVC door frame of reputed profile sections with a combination of tinted float glass.  
French doors : UPVC sliding door frames with float glass paneled sliding shutters and with provision for mosquito mesh tracks  
Windows : UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh tracks.  
Balcony railings : 12 mm thk. Toughened glass with SS railing  
Staircase : MS railing in enamel paint finish of reputed make



## TILE CLADDING

Bathrooms : 600 x 1200mm designer tiles of best quality with Matte/Glazed finish for wall dado up to 7' height and 600 x 600 mm acid resistant and anti-skid tiles for flooring  
Utility : Glazed ceramic tiles for Dado up to 3 height of reputed make.



## FLOORING

Living/dining : Premium vitrified tiles of 800 x 1600mm.  
All bed rooms and Kitchen : Double charged vitrified tiles of 800 x 1600 mm.  
Staircase : Granite stone.  
Corridors : 600 x 1200 mm Vitrified tiles.  
Sit-outs/ Balcony : Wood finished vitrified tiles of 600 x 600 mm.



## KITCHEN

Provision for municipal water connection.  
Provision for fixing of water purifier, exhaust fan and chimney.  
Provision of plumbing points for sink and water purifier.  
Utility : Provision for washing machine and one tap for general washing.

**Note :** Granite platform/counter, sink and kitchen dado tiles are not under the scope of the builder's work.



## TELEPHONE, CABLE TV & INTERNET

Telephone points in the living room.  
Intercom facility via Smart Security App to all the units connecting Security and neighbourhood.  
Provision for cable connection in the living Room.  
Provision for high speed internet connection in living room.



## ELECTRICAL SYSTEM

Concealed copper made wiring (FRLS Grade) in conduits for lights, fans and Power plug points.  
Internal geyser and Exhaust Fans provision in all bathrooms.  
Drain piping for air conditioning units for all apartments.  
Power outlets for air conditioners in all bedrooms & living rooms.  
Plug points for TV & audio systems.  
Three phase supply for each unit with individual prepaid meters  
Miniature circuit breakers (MCB) for each distribution board of reputed make, Concealed copper wiring of reputed make.  
Switches of reputed make.  
Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.



## ELEVATORS/LIFTS

Six high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts. Granite/Tile cladding on lift entrance.



## CAR PARKING

Car parking in the basement -1 and 2 levels. Mechanical Lift parking in Sub-cellar  
Two charging points for electric cars shall be provided at common area.  
Car washing facility will be provided.



## PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided. Parking signage's and equipment at required places to ease the traffic flow



## FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.



## WTP & STP

Domestic water made available through an exclusive water softening plant. A sewage treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose. Rainwater harvesting at regular intervals provided for recharging ground water levels.



## BILLING SYSTEM

Automated billing system for water & power supply.



## POWER BACKUP

100% DG set backup with acoustic enclosure and AMF, ensuring uninterrupted power for flats and common areas.



## SECURITY/BMS

Sophisticated round-the-clock security/surveillance system.  
Surveillance cameras at the main security and entrance of each block.  
Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing all-round the compound, CC cameras around the campus for surveillance



## FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements  
Fire alarm and public address system in all floors and parking areas (basements).



## GARBAGE DISPOSAL

Two Garbage shafts provided on every floor for easy access.  
Garbage collection rooms provide in cellar



# LOCATION



SCAN  
FOR LOCATION



**CONNECTIVITY**

Wipro Circle, Gachibowli.  
Nehru Outer Ring Road  
Lingampally Railway station  
Citizen Hospital, Nallagandla  
H.C.U & Gachibowli Stadium.



**COMMERCIAL & IT HUB**

Hi-Tech City  
Gachibowli  
Financial District



**EDUCATIONAL INSTITUTES**

IIIT Hyderabad  
Indian Immunological Limited  
Kendriya Vidyalaya  
Dr. Y.S.R. National Institute of  
Tourism & Hospitality Management  
Maulana Azad National Urdu University

**Home Loans**



**kotak**  
Kotak Mahindra Bank



**Project Approved by**