



Aakriti Constructions and Developers Pvt. Ltd.
Sri Vyshnavi Abode LLP

Corp. Office – 646A, 4th Floor, Sath Surya Square, Road No.36, Jubilee Hills, Hyderabad – 33
Site Address – Aakriti Jiva, Beside Jawahar Navodaya, Nallagandla, Gachibowli, Telangana – 500019.

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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

360° Panoramic Views

Open Vistas From Every Side

HCU Green Views

Approx. 2,000 Acres Of Greenery

A life of *affluence* beckons you

Surrounded by lush greenery, open spaces, and refreshing air, Aakriti Jiva is thoughtfully designed to bring your family closer to comfort, wellness, and peace. Every home is crafted with contemporary architecture, premium finishes, and lifestyle amenities that elevate everyday living.

Own a home where every sunrise feels brighter, every evening feels calmer, and every moment feels truly

Aakriti Jiva — Where Life Flourishes.

**JIVA**



Unveiling
Grandeur

JIVA

INTERNAL AMENITIES



Clubhouse With
Swimming Pool &
Children's Pool



Grand Entry Lobby
with Help Desk



Air-conditioned
Banquet Hall with
Dining & Kitchen



Air-conditioned
Guest Rooms



Well-Designed &
Equipped Gym



Yoga / Meditation
/ Aerobics &
Dance Hall



Indoor Badminton
Court



Squash Court



Cards Room



Conference Room



Senior Citizen
Room



Library



Toddlers' Play Area



Provision for
Grocery Store



Security Kiosk



Admin & Maintenance
Office



CCTV Cameras along
Boundary



Water Treatment
Plant



Sewage Treatment
Plant

EXTERNAL AMENITIES

- Entrance Gateway
- Fire Driveway with Granite
- Security Cabin
- 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
- Organic Garden
- Temple
- Interactive Court
- Yoga Lawn

- Pet Park
- Stepped Planter
- Mini Skating Rink
- Cricket Nets
- Grand Walk
- Amphitheatre
- Sand Pit Play Area
- Toddlers Play
- Children's Play Area

- Outdoor Gym
- Jogging Track
- Waste Management Area
- Two-Wheeler Parking
- Transformer Yard
- Water Feature @ Clubhouse
- Swimming Pool
- Viewing Deck



24x7 Security



100% DG Power Backup



High-Speed Elevators



EV Charging Provision



WTP, STP, RWH
Sustainable Infrastructure

PROJECT HIGHLIGHTS



290*
EXCLUSIVE
UNITS



70%
OPEN AREA



G+20*
FLOORS



360° PANORAMIC VIEWS
Open vistas from every side



LAKE-FACING VIEWS
Serene water views towards the west



HCU GREEN VIEWS
Approx. 2,000 acres of greenery



PRIME 150-FT ROAD
FRONTAGE
Excellent approach and connectivity



22,063.27 SFT CLUBHOUSE
An expansive lifestyle destination



30+ CURATED AMENITIES
Sports, wellness, leisure & recreation



SIGNATURE AAKRITI DESIGN
Designed & executed in-house with attention to detail



FLOOR-TO-CEILING WINDOWS
Expansive openings for abundant natural light



RESORT-INSPIRED LANDSCAPES
Curated greenery, water features & warm lighting



FUTURE-READY LIVING
100% power backup & EV charging provision

JIVA

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	2295 sft
Flat 13	3 BHK	East	1889 sft
Flat 14	2 BHK	West	1360 sft



Typical Floor Plan



Flat No.	Flat Type	Facing	Area
Flat 01	3 BHK	West	2186 sft
Flat 02	3 BHK	North	2033 sft
Flat 03	3 BHK	North	1997 sft
Flat 04	3 BHK	West	1943 sft
Flat 05	3 BHK	West	1943 sft
Flat 06	3 BHK	West	1943 sft
Flat 07	3 BHK	West	1980 sft
Flat 08	3 BHK	East	2230 sft

Flat No.	Flat Type	Facing	Area
Flat 09	3 BHK	East	2373 sft
Flat 10	3 BHK	East	2373 sft
Flat 11	3 BHK	East	2230 sft
Flat 12	3 BHK	East	2517 sft
Flat 13	3 BHK	East	1981 sft
Flat 14	2 BHK	West	1482 sft
Flat 15	2 BHK	West	1480 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

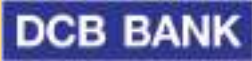
Hi-Tech City
Gachibowli
Financial District



EDUCATIONAL INSTITUTES

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

Project Funded by



Home Loans



Project Approved by

