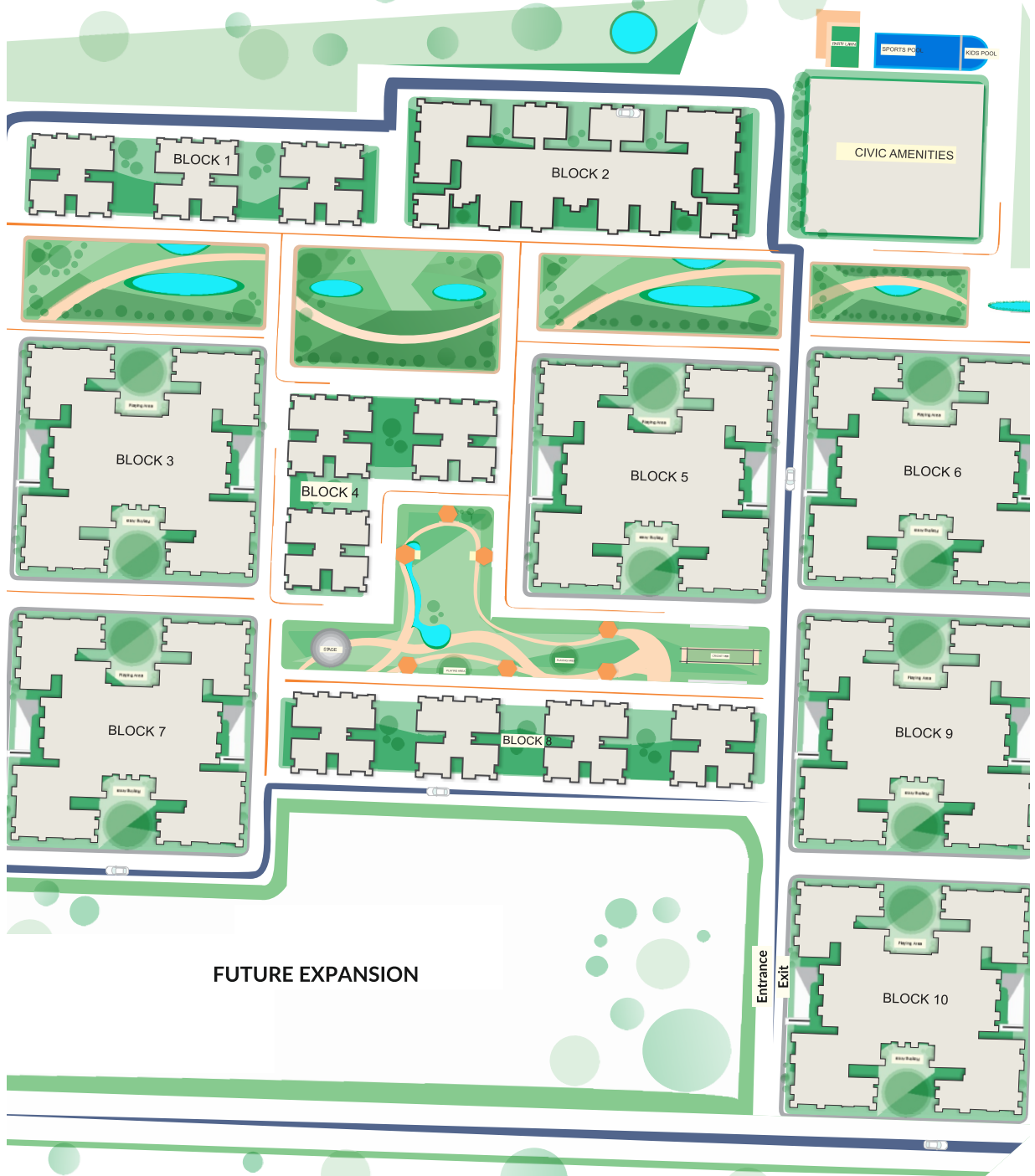


MADINAGUDA
24.62 ACRES
70% OPEN SPACE
10 BLOCKS
2 & 3 BHK
2,430 HOMES

Nile Valley



NILE VALLEY SITE LAYOUT



SPECIFICATIONS

DOORS

Main Door	Imported Engineered Door
Internal Doors	Imported Engineered Door
Windows Upvc	Openable powder-coated aluminum windows with safety grills
Sanitary Ware	Hindware make or equivalent
Plumbing	Jaquar make or equivalent

FLOORING

Hall	High Quality Vitrified Tiles (24"x24") Johnson or equivalent
Dining/Kitchen	High Quality Vitrified Tiles (24"x24") Johnson or equivalent
Bedrooms	High Quality Vitrified Tiles (24"x24") Johnson or equivalent
Balconies/Utility	Industrial Vitrified Tiles (12"x12") Johnson or equivalent

PAINTS & FINISHES

Internal Walls	Luppam with Emulsion Paint
External Walls	Luppam with Apex Paint
Kitchen Finish	2' height dadoing with 8"x12" Glazed Tiles of Johnson make or Equivalent. Granite Platform with Stainless steel sink.

ELECTRICAL

Elevator	6- Passenger Elevator
Power	Legrand Mosaic Modular Switches or equivalent
Power Back-up	Power Back Up For Corridors and Elevators

COMMUNITY.....

- ✓ Raitu Bazar on every Wednesday & exhibitions or product displays by big brands on weekends.
- ✓ School Buses from Indus, Bhavans, DPS, Regal Ford, Cal Public School, etc.
- ✓ Organised community gatherings for all cultural or festive events.
- ✓ Many residents are employees from Hi-Tech City, ECIL & NFC.
- ✓ Children's Play Area is pretty lively in the evenings, from 4pm to 7pm.
- ✓ Senior citizens and Women enjoy morning & evening walks at HUDA park close by.
- ✓ Gym and Indoor games see good participation of adults and children, between 6am to 10am in the morning & 6pm to 9pm in the evening.

A HOME WHERE EVERYTHING IS WITHIN REACH

CLUBHOUSE
GYMNASIUM
SWIMMING POOL
CHILDREN'S PARK
INDOOR GAMES
OUTDOOR GAMES
COMMUNITY BANQUET HALL

STP
PIPED GAS CONNECTION
CABLE TV CONNECTIONS
INTERNET PROVISIONS

SHOPPING COMPLEX
ATM
PRIMARY HEALTH CENTRE
CRECHE

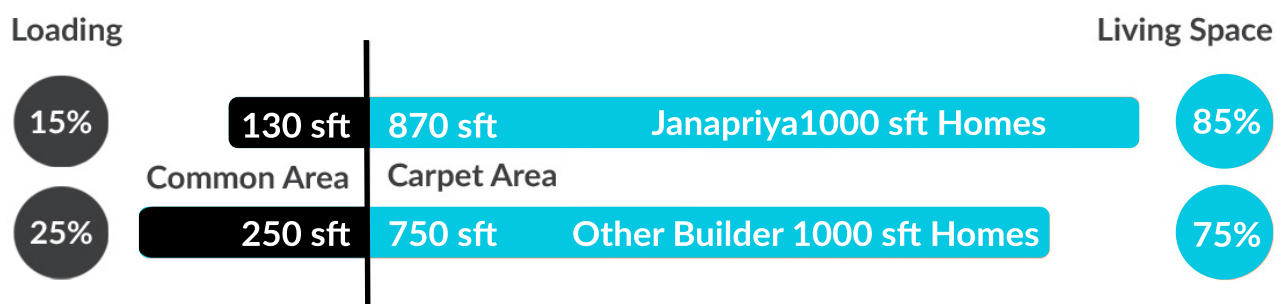
AMPLE PARKING SPACE
24X7 SECURITY

2 KMS FROM MRTS STATION
6 KMS FROM HITEC CITY
8 KMS FROM GACHIBOWLI

JANAPRIYA POLICY.....

Common Areas are proportioned as actuals So you get a bigger house for the same amount

Plinth Area is the total covered area of the apartment including the internal and external walls, while the carpet area means the area of your home where you can lay the carpet; it is the actual living space measured from wall to wall. What a home buyer actually pays for is the Super Built Up Area, which is Plinth Area plus a percent of Common Areas proportioned to every unit. As a rule of thumb, most builders calculate the Super Built Up Area by adding a loading factor of 25% to the Plinth Area. As a policy, Janapriya proportionates the common areas as per the actuals, which makes a difference of almost 10%, so you get a higher carpet area for the same amount.

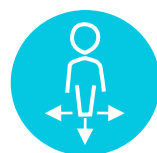


Attention To Detail To Save Your Money.



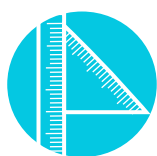
Light Well

Our consciously widened Light well go all the way through to the ground floor to ensure natural light and ventilation, which reduces the cost of maintenance by 35%.



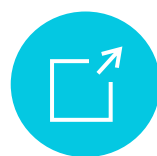
Ergonomic

We lay special emphasis planning a utilitarian & ergonomic living space even in the smallest of homes, considering your day-to-day interaction with the essentials at home.



Common Areas

We make sure that the common areas are well planned to minimize any wastage of space or your money.

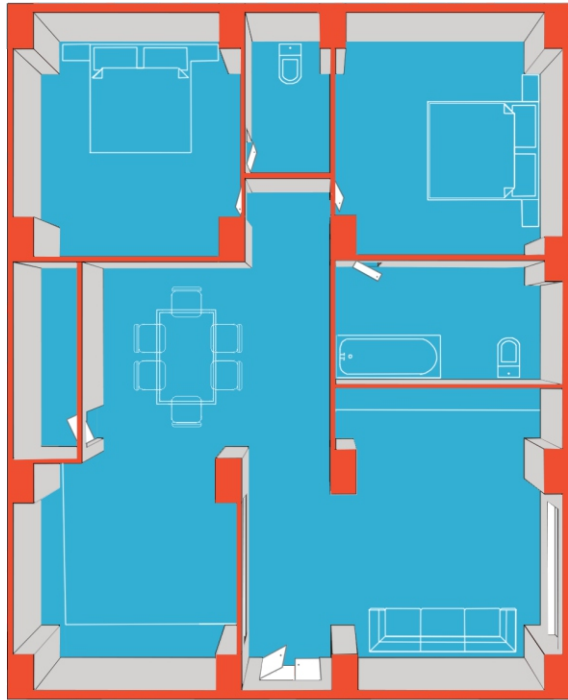


Space

We make certain that the balconies are sized aptly to maximize the space in your actual living area, where you need it more.

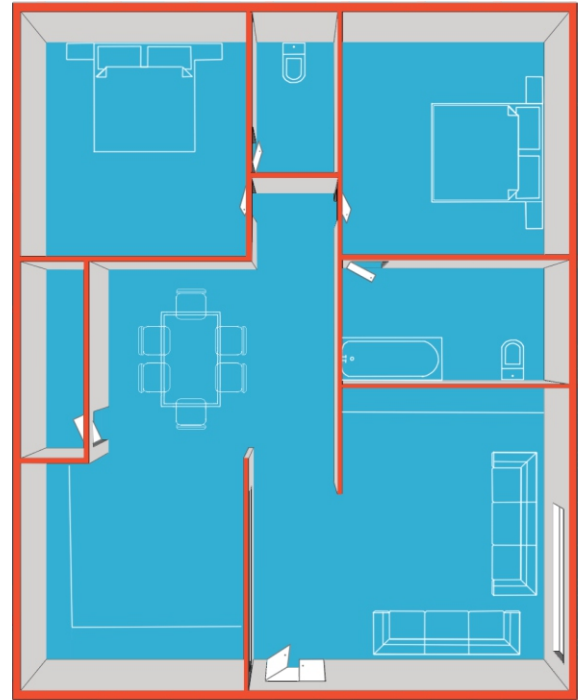
OUR TECHNOLOGY

We build with German Formwork & Precast Technology
So you get 3% More Carpet Area!



Conventional Point-Load Structures

The walls occupy 12% of the house
9" external Brick walls & 6" internal
Brick walls plus pillars & beams



Our Uniform-Load Structures

The walls occupy only 9% of the house
6" external Shear walls & 4" internal
Shear walls no pillars or beams

Here's How We Build Without Pillars...

1 Reinforced Concrete Shear Walls

The entire structure is built of Reinforced Concrete Shear Wall, which mean every wall is as Strong and Enduring as a Pillar

2 Uniform Transfer of Load

The Shear walls act as the pillars and beams of the structure, Thus the load get transferred uniformly from the Slab to the Shear Walls

3 Zero Protrusions

Hence, there would be no pillar & beam protrusions which means more space in the room & 3% more carpet area

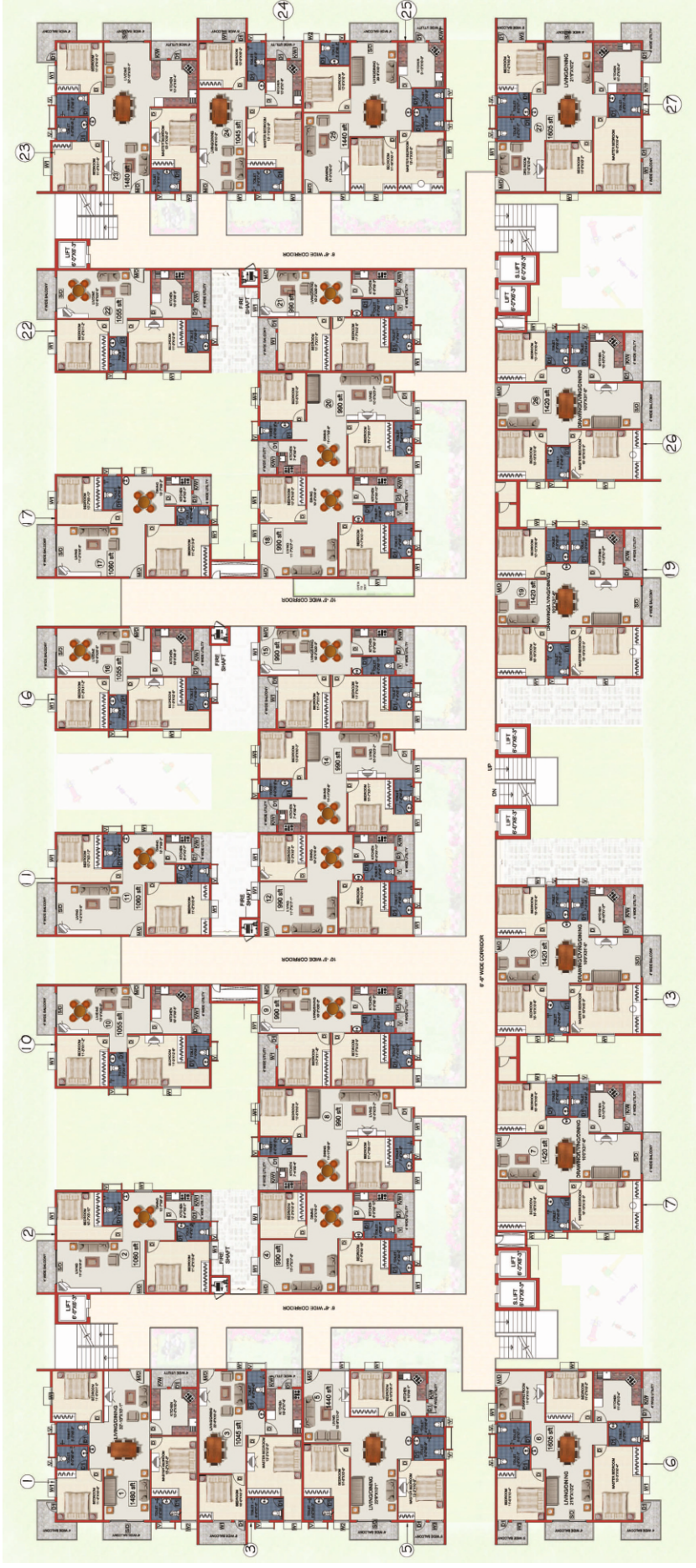
4 3% More Space for Carpet Area

For Every 1000sft Build-Up House You Get 30sft More Carpet Area!

Visit www.janapriya.com/technology to learn more about our technology

NILE VALLEY BLOCK 2 FLOOR PLANS

2ND TO 9TH FLOOR PLAN

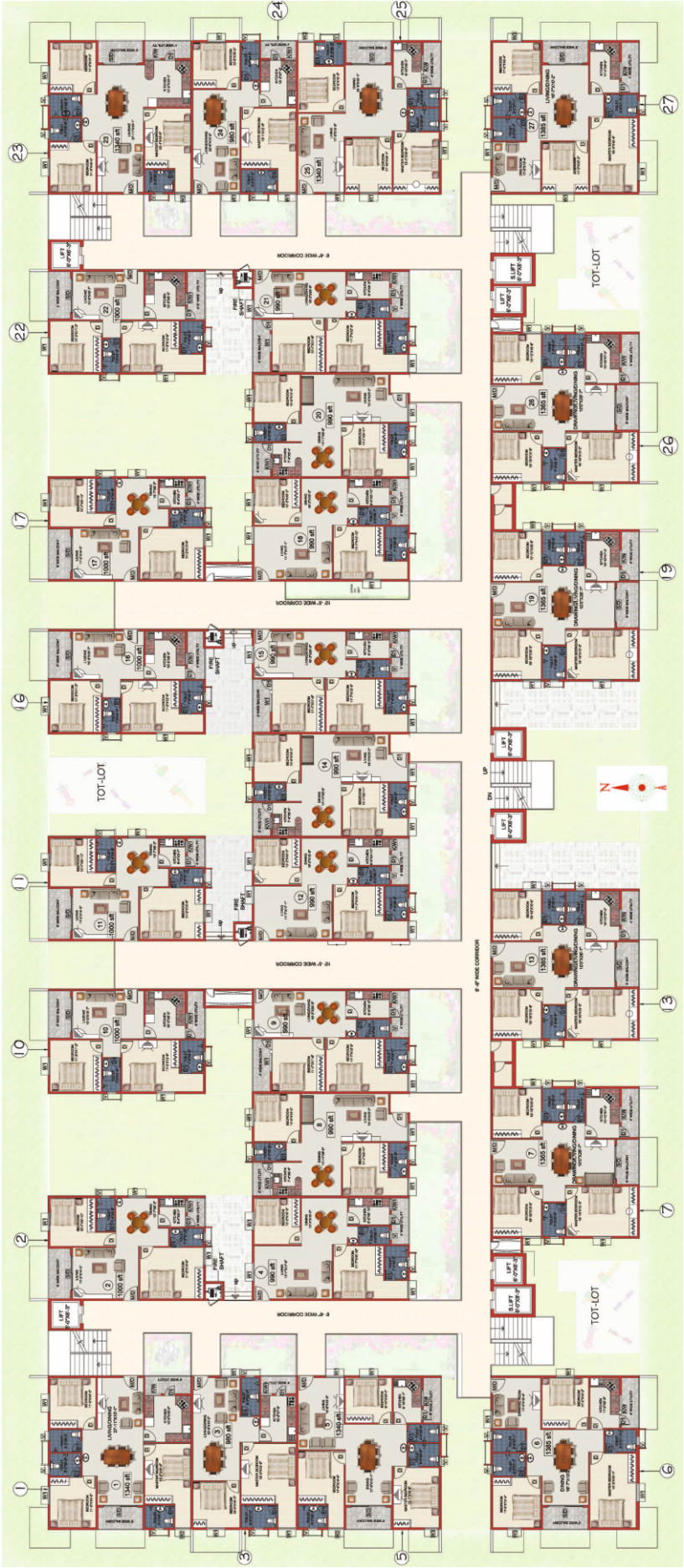


Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Super Built-Up Area	1480	1060	1045	990	1440	1605	1420	990	990	1055	1060	990	1420	990

Flat No	15	16	17	18	19	20	21	22	23	24	25	26	27
Super Built-Up Area	990	1055	1060	990	1420	990	990	1055	1480	1045	1440	1420	1605

NILE VALLEY BLOCK 2 FLOOR PLANS

GROUND & 1ST FLOOR PLAN



Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Super Built-Up Area	1340	1000	980	990	1340	1385	1365	990	990	1000	1000	990	1365	990

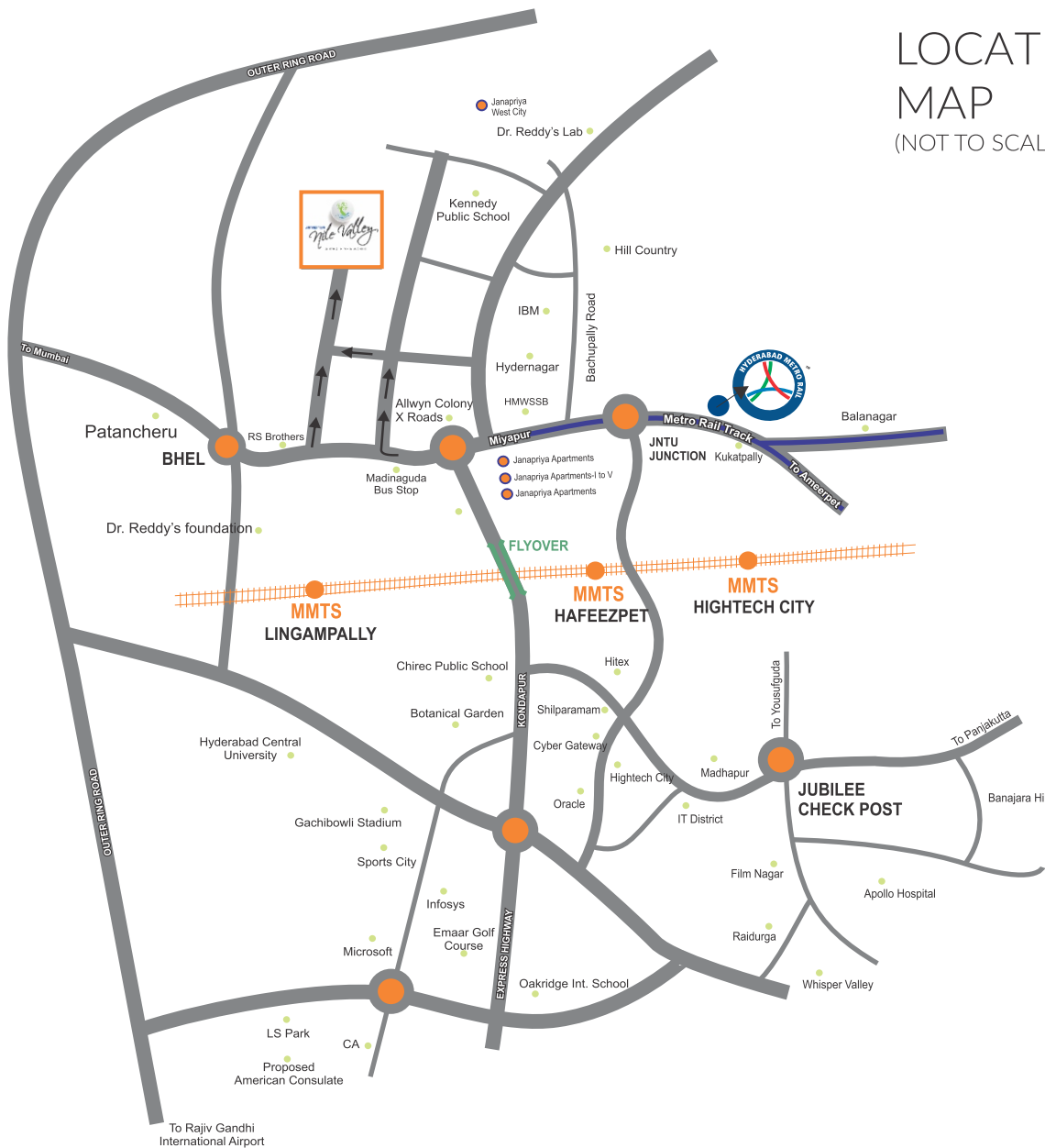
Flat No	15	16	17	18	19	20	21	22	23	24	25	26	27
Super Built-Up Area	990	1000	1000	990	1365	990	990	1000	1340	980	1340	1365	1385



K. RAVINDER REDDY

Chairman & Managing Director

BUILT OVER 24,000 HOMES
IN 30 YEARS & VOTED SOUTH INDIA'S
"MOST PREFERRED BUILDER".



LOCATION
MAP
(NOT TO SCALE)

REACH US

WWW.JANAPRIYA.COM | FACEBOOK.COM/JANAPRIYA

CORPORATE OFFICE :

Janapriya Engineers Syndicate Ltd.

8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjara Hills, Hyderabad - 500 034.

Ph : 23222999 / 666 / 333, Fax : 2322 7515 | e-mail : sales@janapriya.com



Directions

NOTE : THIS BROCHURE IS ONLY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS AND DEVELOPERS RESERVE THE RIGHT TO CHANGE ANY/ALL OF THIS SPECIFICATIONS/ELEVATION SHOWN HERE.