



# ANANDHA NILAYAM

BY SHARATH MAGADHA INFRA TECH PVT. LTD



RERA Registration number : P02400010537

Building Permit Order : 014762/BP/HMDA/4053/SKP/2025

At Survey No. - Sy No 304 PART, at Shankarpally, Ranga Reddy, 501203

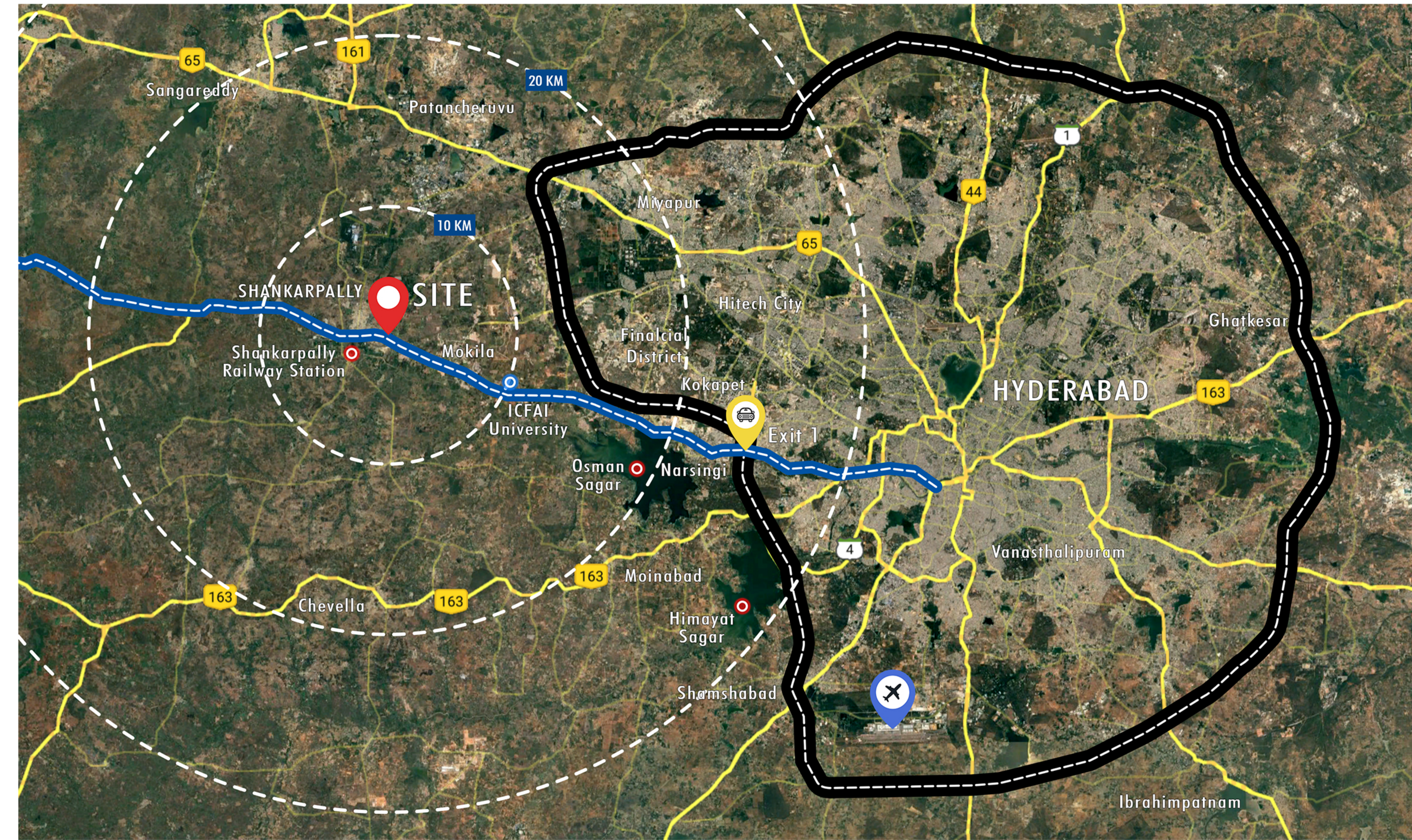


Home isn't just about where you live, it's about how you live. Inspired by traditional Indian courtyard homes, our design brings people together, creating a neighbourhood where connections happen naturally and community life thrives.

At the heart of it all is the central courtyard, a lively, open space much like the ones in old Indian homes, where families gathered, kids played, and neighbours became friends.

This vibrant hub is surrounded by swimming pools, play areas, and cozy lounges, blending leisure and social interaction effortlessly. By placing shared spaces at the centre and homes around them, we've created a setting where casual meet-ups, friendly conversations, and everyday moments of connection become part of life.

With wide, pedestrian-friendly pathways, shaded seating nooks, and beautifully landscaped green pockets, every corner of this community is designed to encourage interaction while offering plenty of room for peace and relaxation. It's a place where you can slow down, feel at ease, and truly belong.



Scan for Location



# STILT FLOOR PLAN



- |                      |             |                    |  |                                    |
|----------------------|-------------|--------------------|--|------------------------------------|
| ① FIRE LOBBY         | ⑤ LIFT      | ⑨ 12'-6" WIDE RAMP | ⑬ <sub>a</sub> ELECTRICAL ROOM 7'-6" X 19'-0"  | ⑯ FIRE COMMAND ROOM 9'-6" X 22'-0" |
| ② FIRE LIFT          | ⑥ LOBBY     | ⑩ LOUNGES          | ⑬ <sub>b</sub> ELECTRICAL ROOM 12'-3" X 19'-0" | ⑰ WATCHMAN ROOM 12'-6" X 11'-6"    |
| ③ FIRE STAIRCASE     | ⑦ STAIRCASE | ⑪ KIDS POOL        | ⑭ SUPERMARKET 18'-9" X 22'-0"                  | ⑱ TOILET 6'-6" X 5'-3"             |
| ④ VENTILATION CUTOUT | ⑧ SERVICES  | ⑫ DECK             | ⑮ CCTV ROOM 10'-3" X 22'-0"                    | ⑲ CHANGING ROOMS 13'-3" X 21'-3"   |



# FIRST FLOOR PLAN



- |                      |             |                                |  |
|----------------------|-------------|--------------------------------|--|
| ① FIRE LOBBY         | ⑤ LIFT      | ⑨ BANQUET HALL 30'-6" X 49'-3" | ⑬ GYM 29'-9" X 32'-9"                  |
| ② FIRE LIFT          | ⑥ LOBBY     | ⑩ DINING 24'-9" X 49'-6"       | ⑭ INDOOR GAMES/LIBRARY 21'-9" X 44'-0" |
| ③ FIRE STAIRCASE     | ⑦ STAIRCASE | ⑪ TOILETS 15'-3" X 11'-3"      | ⑮ MEETING ROOM 18'-9" X 11'-6"         |
| ④ VENTILATION CUTOUT | ⑧ SERVICES  | ⑫ INDOOR LOBBY 10'-9" X 10'-9" | ⑯ LOUNGE 26'-6" X 22'-0"               |



# TYPICAL FLOOR PLAN

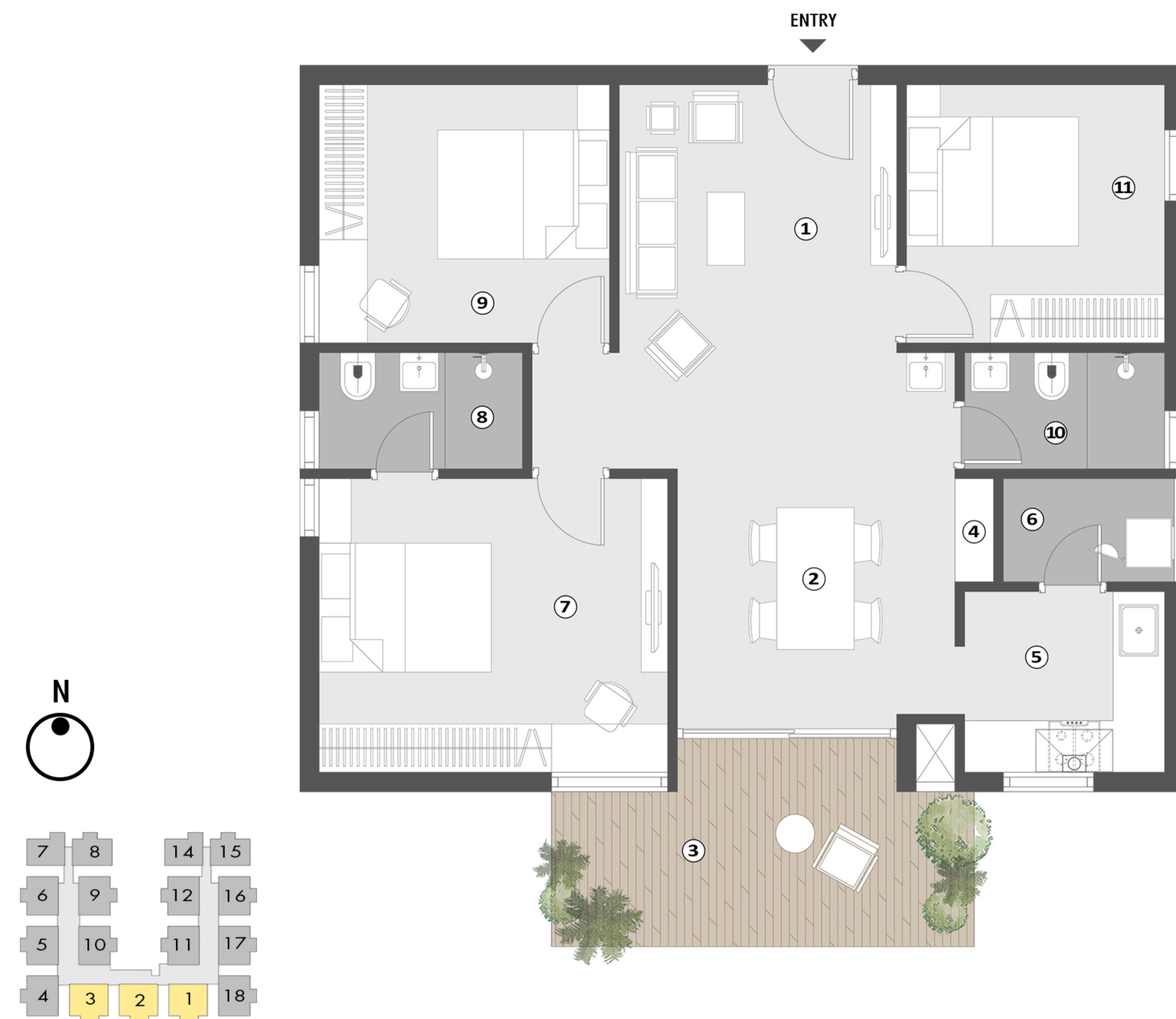


- ① FIRE LOBBY
- ② FIRE LIFT
- ③ FIRE STAIRCASE
- ④ VENTILATION CUTOUT
- ⑤ LIFT
- ⑥ LOBBY
- ⑦ STAIRCASE
- ⑧ SERVICES



# UNIT FLOOR PLAN

## 3BHK NORTH FACING - UNIT 1, 2, 3.

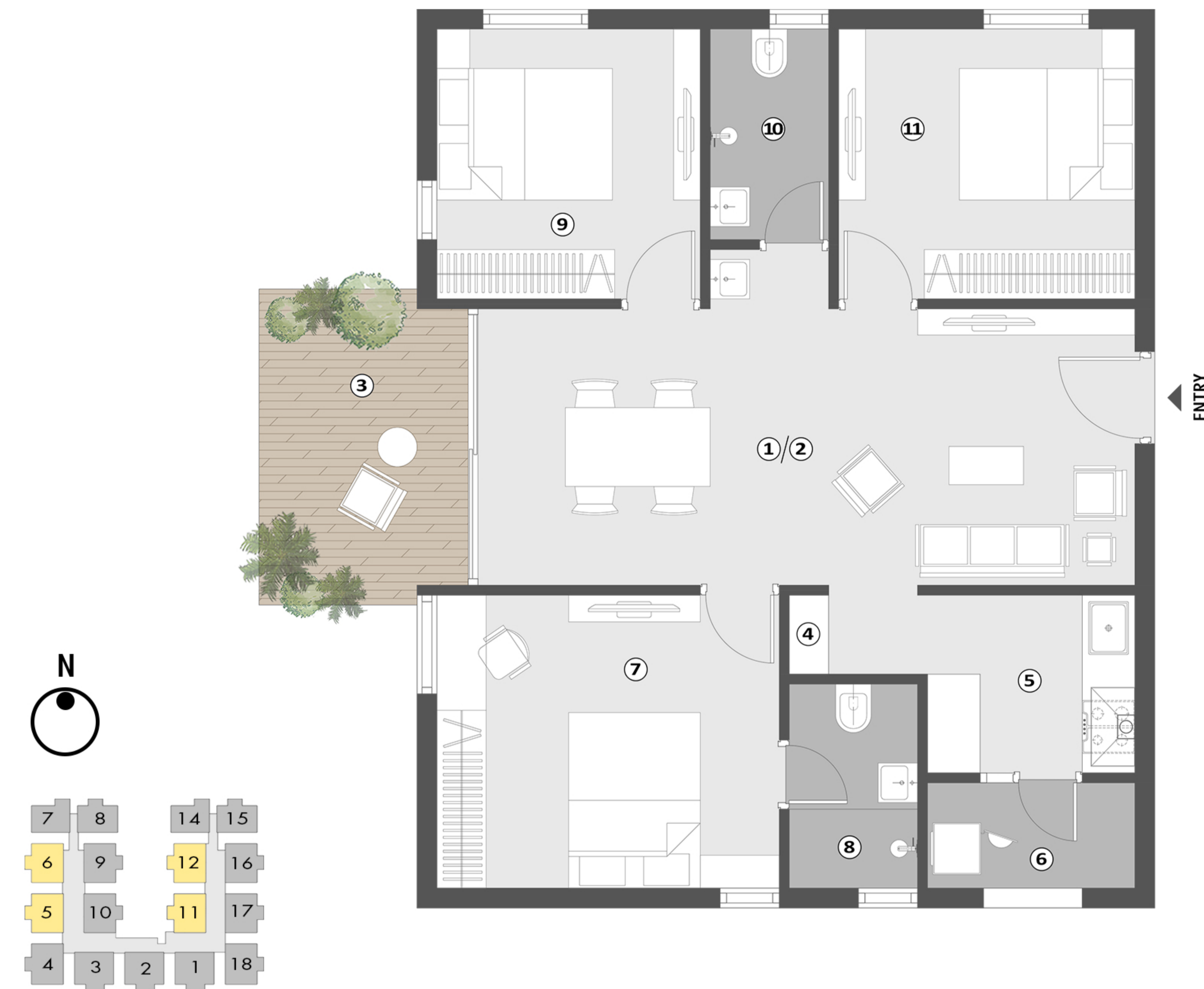


### AREA STATEMENT

CARPET AREA - 851 SFT  
 PLINTH AREA - 1066 SFT  
 SUPER BUILT-UP AREA - 1352 SFT

- ① LIVING 10'-9" X 12'-3"
- ② DINING 10'-9" X 12'-3"
- ③ SITOUT 16'-6" X 8'-0"
- ④ PUJA
- ⑤ KITCHEN 7'-9" X 7'-0"
- ⑥ UTILITY 6'-9" X 4'-0"
- ⑦ M. BEDROOM 13'-6" X 11'-6"
- ⑧ TOILET 8'-0" X 4'-6"
- ⑨ BEDROOM 1 11'-3" X 10'-0"
- ⑩ TOILET 7'-9" X 4'-6"
- ⑪ BEDROOM 2 10'-0" X 10'-0"

## 3BHK EAST FACING - UNIT 5, 6, 11, 12



### AREA STATEMENT

CARPET AREA - 844 SFT  
 PLINTH AREA - 1014 SFT  
 SUPER BUILT-UP AREA - 1321 SFT

- ①/② LIVING & DINING 25'-0" X 10'-6"
- ③ SITOUT 8'-0" X 12'-0"
- ④ PUJA
- ⑤ KITCHEN 8'-0" X 6'-9"
- ⑥ UTILITY 8'-0" X 4'-0"
- ⑦ M. BEDROOM 13'-0" X 11'-3"
- ⑧ TOILET 5'-0" X 7'-9"
- ⑨ BEDROOM 1 10'-0" X 10'-3"
- ⑩ TOILET 4'-6" X 8'-0"
- ⑪ BEDROOM 2 11'-3" X 10'-3"

## 3BHK EAST FACING - UNIT 4



### AREA STATEMENT

CARPET AREA - 881 SFT  
 PLINTH AREA - 1061 SFT  
 SUPER BUILT-UP AREA - 1390 SFT

- ① LIVING 11'-3" X 11'-6"
- ② DINING 14'-3" X 10'-6"
- ③ SITOUT 8'-0" X 12'-0"
- ④ PUJA
- ⑤ KITCHEN 8'-0" X 7'-6"
- ⑥ UTILITY 8'-0" X 4'-0"
- ⑦ M. BEDROOM 13'-0" X 11'-6"
- ⑧ TOILET 5'-0" X 8'-3"
- ⑨ BEDROOM 1 10'-0" X 11'-6"
- ⑩ TOILET 4'-6" X 8'-3"
- ⑪ BEDROOM 2 10'-3" X 10'-6"

## 2BHK EAST FACING - UNIT 7, 14



### AREA STATEMENT

CARPET AREA - 710 SFT  
 PLINTH AREA - 870 SFT  
 SUPER BUILT-UP AREA - 1120 SFT

- ① LIVING 11'-9" X 10'-6"
- ② DINING 11'-9" X 11'-3"
- ③ SITOUT 13'-3" X 6'-0"
- ④ PUJA
- ⑤ KITCHEN 8'-0" X 7'-3"
- ⑥ UTILITY 8'-0" X 4'-0"
- ⑦ M. BEDROOM 12'-0" X 11'-3"
- ⑧ TOILET 4'-6" X 8'-0"
- ⑨ BEDROOM 1 10'-6" X 10'-6"
- ⑩ TOILET 4'-6" X 8'-0"

# UNIT FLOOR PLAN

## 2BHK WEST FACING - UNIT 8, 15

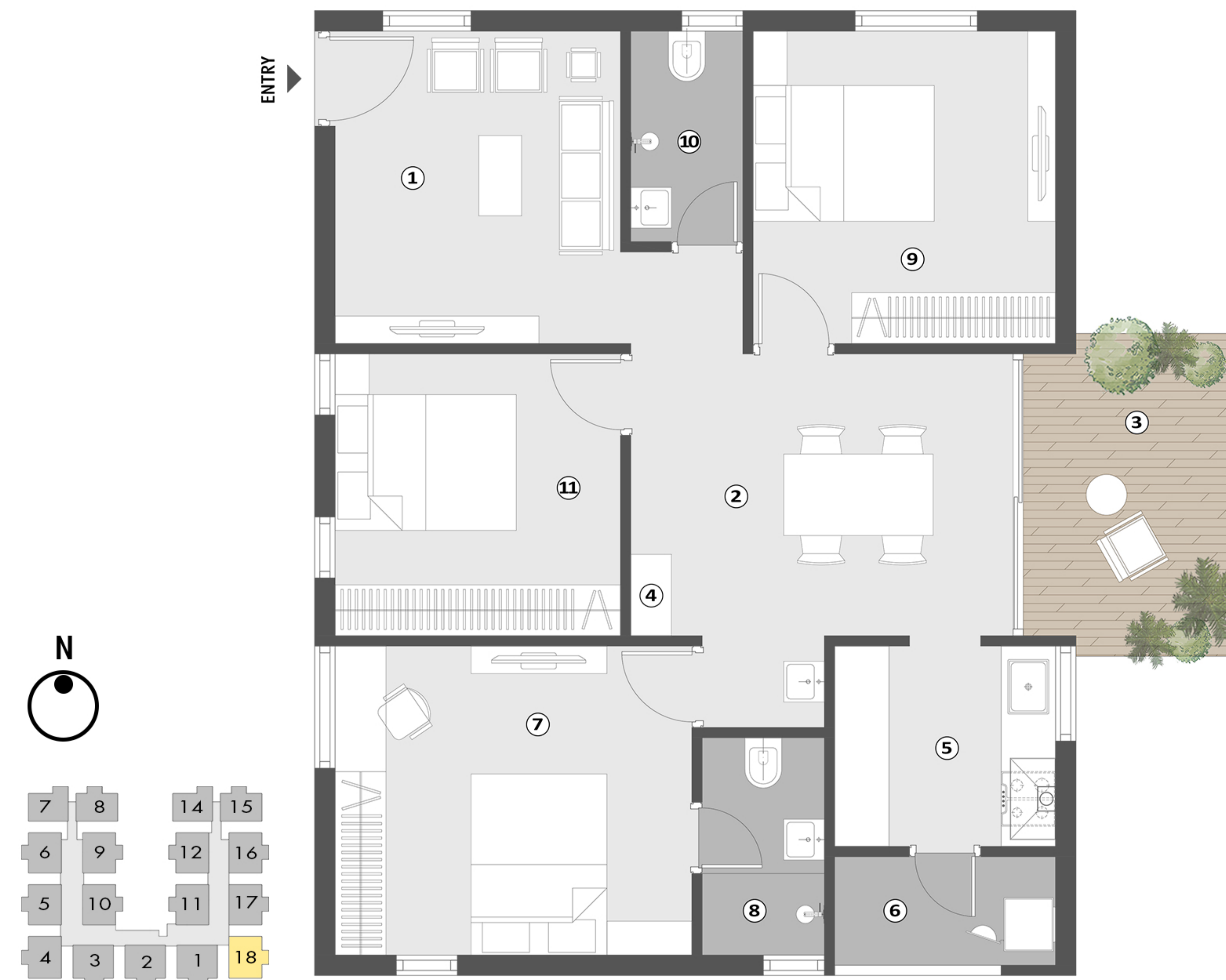


### AREA STATEMENT

CARPET AREA - 745 SFT  
 PLINTH AREA - 910 SFT  
 SUPER BUILT-UP AREA - 1175 SFT

①	LIVING	16'-3" X 10'-6"
②	DINING	9'-9" X 11'-3"
③	SITOUT	12'-9" X 6'-0"
④	PUJA	
⑤	KITCHEN	7'-3" X 7'-3"
⑥	UTILITY	7'-3" X 4'-0"
⑦	M. BEDROOM	11'-9" X 11'-3"
⑧	TOILET	4'-3" X 7'-9"
⑨	BEDROOM 1	12'-6" X 10'-6"
⑩	TOILET	4'-6" X 8'-0"

## 3BHK WEST FACING - UNIT 18

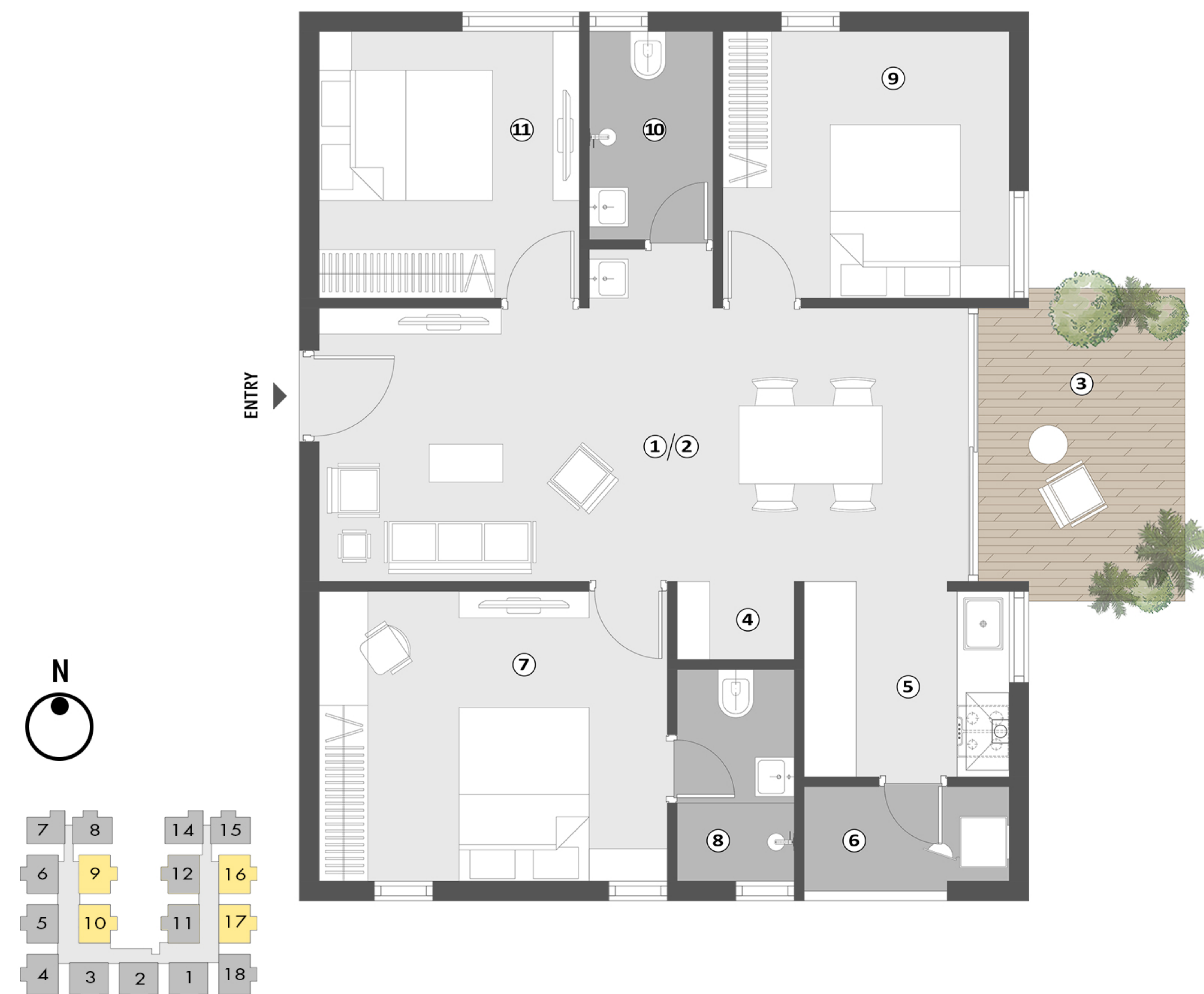


### AREA STATEMENT

CARPET AREA - 881 SFT  
 PLINTH AREA - 1065 SFT  
 SUPER BUILT-UP AREA - 1390 SFT

①	LIVING	10'-6" X 11'-6"
②	DINING	14'-0" X 10'-6"
③	SITOUT	8'-0" X 12'-0"
④	PUJA	
⑤	KITCHEN	8'-3" X 7'-6"
⑥	UTILITY	8'-3" X 4'-0"
⑦	M. BEDROOM	13'-3" X 11'-6"
⑧	TOILET	5'-6" X 8'-0"
⑨	BEDROOM 1	11'-3" X 11'-6"
⑩	TOILET	4'-3" X 7'-9"
⑪	BEDROOM 2	10'-6" X 10'-6"

## 3BHK WEST FACING - UNIT 9, 10, 16, 17



### AREA STATEMENT

CARPET AREA - 844 SFT  
 PLINTH AREA - 1014 SFT  
 SUPER BUILT-UP AREA - 1321 SFT

①/②	LIVING & DINING	25'-0" X 10'-6"
③	SITOUT	8'-0" X 12'-0"
④	PUJA	4'-6" X 3'-0"
⑤	KITCHEN	8'-0" X 7'-3"
⑥	UTILITY	8'-0" X 4'-0"
⑦	M. BEDROOM	13'-6" X 11'-3"
⑧	TOILET	4'-6" X 8'-3"
⑨	BEDROOM 1	11'-0" X 10'-3"
⑩	TOILET	4'-6" X 8'-0"
⑪	BEDROOM 2	10'-0" X 10'-3"

### SPECIFICATIONS

#### Structure :

RCC framed structure, resistant to earthquake. Designed as per IS Code, TMT 550 Grade

#### Walls :

External walls 9" thick clay brick masonry.  
 Internal walls 4.5" thick clay masonry.

#### Finishes :

External Walls: cement plaster and coated with a durable, weather-resistant paint finish.  
 Internal Walls & Ceilings: Smooth putty finish with two coats of plastic emulsion paint.

#### Flooring :

Main: 600mm x 1200mm Vitrified tiles of reputed brand.  
 Bedrooms: 600mm x 1200mm Vitrified tiles of reputed brand.  
 Toilets, Sit out & Utility: 600mm x 600mm Vitrified tiles of reputed brand with spacers.

#### Wall Tiling :

Toilets: 600mm x 600mm Vitrified tiles of reputed brand with spacer joint up to lintel height.  
 Utility: 600mm x 600mm Vitrified tiles of reputed brand with spacers up to 3ft. Kitchen: Granite counter and vitrified tile dado up to 2ft ht. over the counter.

#### Doors & Windows :

Main Door: Wooden door frame with flush shutter, with wooden finish and hardware of reputed make.  
 Internal Doors: Wooden frame with laminated flush shutter on both sides, provided with hardware of reputed make.  
 Utility Doors: UPVC openable door with clear glass of reputed make.  
 Windows: UPVC sliding/openable window system with glass with provision for mosquito mesh.

#### Security :

CCTV cameras at corridors, Entries & Lift cabins.

#### Plumbing Fittings :

Wash Basin: Wall hung wash basin of Jaquar or equivalent.  
 Shower spout: Chrome finish diverter with hot & cold provision.  
 Plumbing provision for water heaters.  
 Commode: Wall hung WC with concealed flush tank of Jaquar or equivalent.  
 Faucets: Chrome finish fittings of Jaquar or equivalent.  
 Common Wash Basin: Wall hung wash basin of Jaquar or equivalent.  
 Kitchen Sink: SS sink with chrome finish wall tap of reputed make.  
 Utility Tap: Chrome finish fitting of reputed make.  
 Provision for Washing Machine & Water Purifier

#### Electrical Fittings :

Wiring: Concealed PVC insulated copper wiring of polycab or equivalent make.  
 Switch Boards: Modular switches of reputed make.  
 Distribution Board: 1 distribution board for each flat of Legrand or equivalent make.  
 Power outlets Provision:  
 Bedrooms & living area: Air conditioners, TV and charging points.  
 Bathrooms: Geysers and one additional power outlet point.  
 Kitchen: Power outlets for chimney, hob, refrigerator, microwave, mixer/grinder, water purifier.  
 Utility: Power outlet for washing machine.  
 Inverter: Inverter provision for all flats.

#### Elevators :

Provided with two passenger elevators & two service elevators of Johnson or equivalent.

#### DG Backup :

100% DG backup for common areas.



SOUTH FACING



NORTH FACING



INDOOR LOBBY



STAIRCASE



COURTYARD

**AMENITIES**

- Jogging Track / Cycling Track
- Kids Play Area
- Outdoor & Indoor Lounges
- Kids Pool with Tanning Deck
- Elderly Corner
- Yoga Deck
- Barbeque Corner
- Kitty Party Corner
- Multipurpose Hall with Dining
- Indoor Lounge
- Indoor Games Room
- Library
- Co-Working/Meeting room
- Gym

# AREA STATEMENTS

Flat ID	Facing	Type	Carpet Area (sft)	Plinth Area (sft)	Super Built-up Area (sft)	UDS (sq.yds)
<b>First Floor</b>						
101	North	3BHK	851	1,066	1,397	37.98
102	North	3BHK	851	1,066	1,397	37.98
103	North	3BHK	851	1,066	1,397	37.98
104	East	3BHK	880	1,061	1,430	38.86
105	East	3BHK	844	1,028	1,379	37.49
106	East	3BHK	844	1,028	1,379	37.49
107	East	2BHK	710	870	1,166	31.70
115	West	2BHK	745	910	1,223	33.25
116	West	3BHK	844	1,028	1,382	37.56
117	West	3BHK	844	1,028	1,382	37.56
118	West	3BHK	880	1,065	1,436	39.04
<b>Total</b>			<b>9,144</b>	<b>11,216</b>	<b>14,971</b>	<b>406.88</b>
<b>Second Floor</b>						
201	North	3BHK	851	1,066	1,352	36.75
202	North	3BHK	851	1,066	1,352	36.75
203	North	3BHK	851	1,066	1,352	36.75
204	East	3BHK	881	1,061	1,390	37.77
205	East	3BHK	844	1,028	1,340	36.43
206	East	3BHK	844	1,028	1,340	36.43
207	East	2BHK	710	870	1,125	30.57
208	West	2BHK	745	898	1,174	31.91
209	West	3BHK	844	1,014	1,321	35.90
210	West	3BHK	844	1,014	1,321	35.90
211	East	3BHK	844	1,014	1,321	35.90
212	East	3BHK	844	1,014	1,321	35.90
214	East	2BHK	710	870	1,120	30.43
215	West	2BHK	745	910	1,175	31.94
216	West	3BHK	844	1,028	1,340	36.43
217	West	3BHK	844	1,028	1,340	36.43
218	West	3BHK	881	1,065	1,390	37.77
<b>Total</b>			<b>13,977</b>	<b>17,040</b>	<b>22,074</b>	<b>599.93</b>
<b>Third Floor</b>						
301	North	3BHK	851	1,066	1,397	37.98
302	North	3BHK	851	1,066	1,397	37.98
303	North	3BHK	851	1,066	1,397	37.98
304	East	3BHK	880	1,061	1,430	38.86
305	East	3BHK	844	1,028	1,379	37.49
306	East	3BHK	844	1,028	1,379	37.49
307	East	2BHK	710	870	1,166	31.70
308	West	2BHK	745	898	1,217	33.07
309	West	3BHK	844	1,014	1,321	35.90
310	West	3BHK	844	1,014	1,321	35.90
311	East	3BHK	844	1,014	1,321	35.90
312	East	3BHK	844	1,014	1,321	35.90
314	East	2BHK	710	870	1,155	31.38
315	West	2BHK	745	910	1,223	33.25
316	West	3BHK	844	1,028	1,382	37.56
317	West	3BHK	844	1,028	1,382	37.56
318	West	3BHK	880	1,065	1,436	39.04
<b>Total</b>			<b>13,975</b>	<b>17,040</b>	<b>22,626</b>	<b>614.93</b>
<b>Fourth Floor</b>						
401	North	3BHK	851	1,066	1,352	36.75
402	North	3BHK	851	1,066	1,352	36.75
403	North	3BHK	851	1,066	1,352	36.75
404	East	3BHK	881	1,061	1,390	37.77
405	East	3BHK	844	1,028	1,340	36.43
406	East	3BHK	844	1,028	1,340	36.43
407	East	2BHK	710	870	1,125	30.57
408	West	2BHK	745	898	1,175	31.94
409	West	3BHK	844	1,014	1,321	35.90
410	West	3BHK	844	1,014	1,321	35.90
411	East	3BHK	844	1,014	1,321	35.90
412	East	3BHK	844	1,014	1,321	35.90
414	East	2BHK	710	870	1,127	30.64
415	West	2BHK	745	910	1,175	31.94
416	West	3BHK	844	1,028	1,340	36.43
417	West	3BHK	844	1,028	1,340	36.43
418	West	3BHK	881	1,065	1,390	37.77
<b>Total</b>			<b>13,977</b>	<b>17,040</b>	<b>22,083</b>	<b>600.18</b>

Flat ID	Facing	Type	Carpet Area (sft)	Plinth Area (sft)	Super Built-up Area (sft)	UDS (sq.yds)
<b>Fifth to Eighth Floor</b>						
501	North	3BHK	851	1,066	1,352	36.75
502	North	3BHK	851	1,066	1,352	36.75
503	North	3BHK	851	1,066	1,352	36.75
504	East	3BHK	881	1,061	1,390	37.77
505	East	3BHK	844	1,028	1,340	36.43
506	East	3BHK	844	1,028	1,340	36.43
507	East	2BHK	710	870	1,125	30.57
508	West	2BHK	745	898	1,175	31.94
509	West	3BHK	844	1,014	1,321	35.90
510	West	3BHK	844	1,014	1,321	35.90
511	East	3BHK	844	1,014	1,321	35.90
512	East	3BHK	844	1,014	1,321	35.90
514	East	2BHK	710	870	1,127	30.64
515	West	2BHK	745	910	1,175	31.94
516	West	3BHK	844	1,028	1,340	36.43
517	West	3BHK	844	1,028	1,340	36.43
518	West	3BHK	881	1,065	1,390	37.77
			0			
<b>Total</b>			<b>13,977</b>	<b>17,040</b>	<b>22,083</b>	<b>600.18</b>
<b>Ninth Floor</b>						
901	North	3BHK	851	1,066	1,397	37.98
902	North	3BHK	851	1,066	1,397	37.98
903	North	3BHK	851	1,066	1,397	37.98
904	East	3BHK	880	1,061	1,430	38.86
905	East	3BHK	844	1,028	1,379	37.49
906	East	3BHK	844	1,028	1,379	37.49
907	East	2BHK	710	870	1,166	31.70
908	West	2BHK	745	898	1,217	33.07
909	West	3BHK	844	1,014	1,321	35.90
910	West	3BHK	844	1,014	1,321	35.90
911	East	3BHK	844	1,014	1,321	35.90
912	East	3BHK	844	1,014	1,321	35.90
914	East	2BHK	710	870	1,155	31.38
915	West	2BHK	745	910	1,223	33.25
916	West	3BHK	844	1,028	1,382	37.56
917	West	3BHK	844	1,028	1,382	37.56
918	West	3BHK	880	1,065	1,436	39.04
<b>Total</b>			<b>13,975</b>	<b>17,040</b>	<b>22,626</b>	<b>614.93</b>
<b>Tenth Floor</b>						
1001	North	3BHK	851	1,066	1,352	36.75
1002	North	3BHK	851	1,066	1,352	36.75
1003	North	3BHK	851	1,066	1,352	36.75
1004	East	3BHK	881	1,061	1,390	37.77
1005	East	3BHK	844	1,028	1,340	36.43
1006	East	3BHK	844	1,028	1,340	36.43
1007	East	2BHK	710	870	1,125	30.57
1008	West	2BHK	745	898	1,175	31.94
1009	West	3BHK	844	1,014	1,321	35.90
1010	West	3BHK	844	1,014	1,321	35.90
1011	East	3BHK	844	1,014	1,321	35.90
1012	East	3BHK	844	1,014	1,321	35.90
1014	East	2BHK	710	870	1,126	30.60
1015	West	2BHK	745	910	1,175	31.94
1016	West	3BHK	844	1,028	1,340	36.43
1017	West	3BHK	844	1,028	1,340	36.43
1018	West	3BHK	881	1,065	1,390	37.77
<b>Total</b>			<b>13,977</b>	<b>17,040</b>	<b>22,081</b>	<b>600.14</b>

