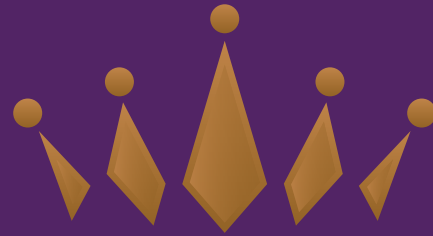


TS RERA REG. NO.
P02400001817



TITANIA

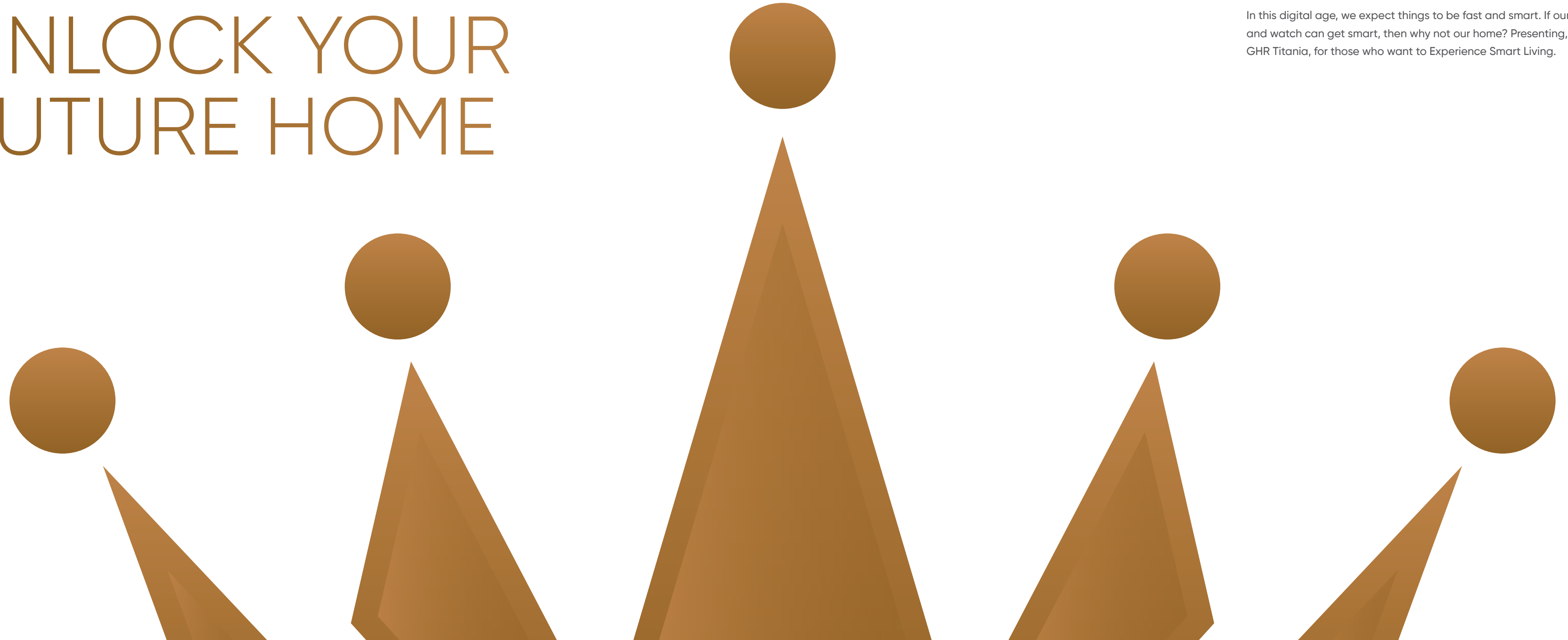
EXPERIENCE SMART LIVING

KONDAPUR, HYDERABAD

GHR BUILDING
RESPONSIBLY.
I N F R A

UNLOCK YOUR FUTURE HOME

In this digital age, we expect things to be fast and smart. If our phone and watch can get smart, then why not our home? Presenting, GHR Titania, for those who want to Experience Smart Living.





GHR Titania is a premium gated community at Kondapur, Hyderabad. This project is designed to delight its residents with new age smart-living features.

While staying smart, GHR Titania is also committed to protecting the environment. We have been pre-certified with the Gold rating by Indian Green Building Council (IGBC) as recognition of us adopting several sustainability initiatives. GHR Titania is one of the rare gated community projects in and around Kondapur, Hyderabad, to carry this distinction.

4.7 | **4**
Acres in Kondapur | Blocks

1270 - 2509 Sq. ft.

10 | **480** | **2, 2.5 & 3**
Floors | Apartments | BHK Flats

23,700 | **IGBC**
Sq. ft. Clubhouse | Pre-Certified Gold Rated



ADD A LITTLE MORE TO YOUR LIVING

Smart living means doing more with less. To customise surroundings with lifestyle choices, we have married smart technology with the superior designs of a home.



Control from Smart Phone or Tablet



Lighting and Fan Automation



Motion Sensors for Bathrooms



Extendable to More Smart Appliances



Voice-based Control



Remote Access Across the World



Scene-based Control



Schedule and Automate Scenes

*Smart home features are not a standard offering across all units
*Images used for illustrative purpose



SUSTAINABLE WAY FORWARD

We believe in taking care of our planet and future generation by using the available resources responsibly. With the IGBC pre-gold certified rating, every step we take will contribute towards optimising the usage of scarce resources like water and electricity. We do our part in making the planet a better place to live in.

OUR SUSTAINABLE INITIATIVES



Rainwater Harvesting System

Saves more natural water for future use and improves water sustainability



Greywater Treatment

Used water is treated and reused safely to decrease usage of freshwater



Electrical Car Charging Point

For the convenience of the next-generation electrical vehicles



Water-efficient Fixtures

Optimises water consumption and reduces the water bill by about 40%



Recycling for Waste Reduction & Management

To regulate waste to landfills in an eco-friendly manner



Solar Power

This technology uses solar energy to light up common areas



Smart Lighting System

LED lights consume less electricity, reducing electricity bill by about 25%



Health-safe Paints

Low Volatile Organic Compound (VOC) paints, adhesives, and sealants for interior fixtures ensure your health and safety



CLUBHOUSE AND AMENITIES HEALTH SPORTS & FITNESS



Aerobics Centre



Badminton Court



Basketball Half Court



Cricket Pitch



Billiards



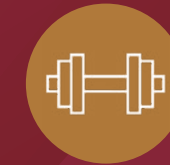
Indoor Games



Jogging Track



Lawn Tennis Court



Gymnasium



Squash Court



Swimming Pool



Kids Pool



Yoga/Meditation Hall



Kids Play Area



Guest Room

ENTERTAINMENT & SOCIALISING

- Amphitheatre
- Banquet Hall
- Barbecue
- Conference Room
- Multipurpose Hall
- Party Lawn
- Pergola
- Elders Zone
- Sun Deck
- Clubhouse

PROVISIONAL SERVICES

- Cafe
- Day Care
- Grocery Shop
- Reading Rooms
- ATM
- Pharmacy
- Laundry

CONVENIENCE & SECURITY

- 24x7 Security Personnel
- Car Wash Area
- CCTV Security Camera
- Gated Community
- Piped Gas
- Security Cabin
- Vaastu Compliant
- Water Softener Plant
- Wi-Fi Connectivity
- Intercom Facility

ECO-LIVING

- Organic Waste Composting
- Terrace Gardens
- Garbage Disposal
- Landscape Garden
- Rainwater Harvesting
- Sewage Treatment Plant
- Electric Car Charging
- Water Treatment Plant
- Rooftop Solar for Common Lighting
- LED Lighting for Common Area



The Stage is Set

Experience grandeur at our encapsulating amphitheater. A fine blend of Roman aesthetics and modern craft, the stories and performances witnessed will leave you with a truly cathartic experience.

Terrace Garden

Be one with nature at our lush green terrace garden while watching your little ones get amused by beautiful butterflies and flowers.

Banquets

We believe in celebrating every moment of your life. Be it a small get together with your relatives or a neighborhood party; our banquet hall will make your guests feel at home.



SAFETY

Along with 24x7 security and CCTV cameras set up across the whole community, we have added to our safety measures by installing an intercom facility in every building.



UNWIND WITH EASE

With provision for services like laundry, ATM, grocery store, and many more that cater to all your essential requirements, you can now sit back and relax in comfort.



IT'S IN THE GAME

We take sports seriously. Everyone must have the resources available to play what they love. From cricket pitches to indoor games, we have everything to keep you entertained and in shape.



ALL WORK AND NO PLAY MAKES JACK A DULL BOY

We believe that playgrounds are an open canvas. One where your kids can play, make friends, let loose, and truly enjoy the spirit of childhood.



LOCATION MAP AND HIGHLIGHTS

IT/ITES Offices

- Central Park - 5 Mins
- TCS Kohinoor Park - 13 Mins
- Google - 14 Mins
- DLF Cybercity - 17 Mins
- Infosys - 18 Mins
- Tech Mahindra - 19 Mins
- Wipro - 20 Mins
- Dell International - 21 Mins

Shopping and Entertainment

- Heritage Fresh Supermarket - 8 Mins
- Vijetha Supermarket - 8 Mins
- More Supermarket - 11 Mins
- Ratnadeep Supermarket - 13 Mins
- Spar Hypermarket - 13 Mins
- Q Mart - 14 Mins
- Sarath Capital Mall/AMB Cinemas - 13 Mins
- SLN Mall/Platinum Cinema - 18 Mins

Schools/Educational Institutions

- Narayana Junior College Kondapur - 5 Mins
- Arbor International School - 8 Mins
- Chirec International School - 8 Mins
- Euro Kids Play School - 9 Mins
- Maharishi Vidya Mandir School - 17 Mins

Hospitals

- Sai Neha Hospital - 6 Mins
- KIMS Kondapur - 11 Mins
- Apollo Cradle & Birth Right Hospital - 12 Mins
- Ranjitha Hospital - 13 Mins

Hotels

- Le Meridian - 13 Mins
- Radisson - 14 Mins

Scan QR code for distance calculator



EXPLORE A NEW
PERSPECTIVE TO
SMART LIVING



LEGEND:

- 01. SECURITY CABIN
- 02. BUS BAY
- 03. BASKETBALL COURT
- 04. OUTDOOR GYM
- 05. YOGA/MEDITATION HALL
- 06. TRANSFORMER YARD
- 07. JOGGING TRACK
- 08. PARTY LAWN
- 09. LAWN TENNIS COURT
- 10. CRICKET PRACTICE PITCH
- 11. ELDERS ZONE
- 12. PLAY COURT
- 13. AMPHITHEATRE
- 14. CLUBHOUSE
 - Party Hall
 - Indoor Games
 - Terrace Garden
 - Swimming Pool



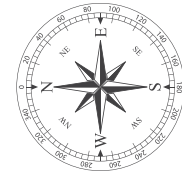
BLOCK - A

3 BHK Residences
 East and West Facing
 1742 - 2509 sq. ft.

SPECIFICATIONS – BLOCK A

STRUCTURE	RCC framed structure to withstand wind & seismic loads
WALLS	AAC blocks of reputed make with 8" thick external walls and 4" thick internal walls
	Smoothly plastered internal walls & sponge-finished external walls
PAINTING	External: Textured finish with weatherproof paint of reputed make
	Internal: Putty & acrylic emulsion paint of reputed make
FLOORING	Master bedroom: Engineered wooden flooring of reputed make
	Living/drawing, dining, bedrooms & kitchen: 800 x 800 mm size double charged vitrified tiles of reputed make
	Bathrooms/balcony/utility: Anti-skid vitrified/ceramic tiles of reputed make
	Corridors: Double charged vitrified tiles of reputed make
DADOING	Staircase: Tandur stone/cement tiles
	Kitchen: Ceramic tiles up to 2'- 0" height above kitchen countertop, of reputed make
	Bathrooms: Ceramic tiles of reputed make, up to 7' - 0" height
DOORS	Utilities: Ceramic tiles of reputed make, up to 3' - 0" height
	Main door: Manufactured teak veneered door frame & shutter, finished with quality melamine polish and hardware of reputed make
	Internal doors: Manufactured hardwood door frame & laminate shutter and hardware of reputed make
WINDOWS/GRILLS	Balcony: UPVC sliding doors with plain float glass & mosquito mesh
	Windows: UPVC sliding windows with plain float glass & mosquito mesh
KITCHEN/UTILITIES	Grills: Aesthetically designed, Mild Steel (MS) grills with enamel paint finish (Will be provided at an extra cost)
	Granite countertop with a single bowl, stainless steel sink with bore and municipal water connection, along with provision for water purifier, washing machine and dishwasher
BATHROOMS	Vanity-type wash basin/countertop/undercounter
	Single lever fixtures with a wall mixer cum shower
	Wall-mounted WC with concealed cistern tank for all toilets
	Premium CP and sanitary fittings of reputed make
	Power provision for geysers in all bathrooms

ELECTRICAL	Concealed copper wiring of reputed make
	Power outlets for air conditioners in living room, drawing room and bedrooms
	Power outlet for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and dishwasher in kitchen
	Power supply for each unit with dual source energy meter
	Miniature Circuit Breakers (MCB) for each distribution boards, of reputed make
TV/TELEPHONE/DATA	Premium modular switches of reputed make
	One TV/data point in living room, drawing room and all bedrooms
LIFTS	Telephone & intercom provision in living/drawing room
	High speed automatic passenger/service lifts with rescue device and V3F for energy efficiency, of reputed make
WTP & STP	Lift lobby with vitrified tile/granite cladding
	Water treatment plant for borewell water and metered water for each unit
	With a sewage treatment plant provided, treated sewage water shall be used for the landscaping and WC flushing purpose
POWER BACKUP	Rainwater harvesting provided for recharging ground water levels as per the norms
	DG backup for all units of lights, fans, ACs, and geysers
LPG	100% DG backup for common areas and service/utility area
FIRE & SAFETY	Piped gas from centralised gas bank to all flats with gas meters
PARKING	Fire alarm, hydrants and sprinklers as per fire regulations and norms
	Entire parking designed to suit the requisite number of car parks at stilts and basements
	Provision of parking/signages at required places for ease of driving
SECURITY	Provision for common car wash facility
	Provision for electric car charging points (will be provided at extra cost)
	Sophisticated round the clock security system
	Surveillance cameras at the main security gate, entrance of each tower, passenger lifts, children play area, and appropriate common areas



BLOCK - B

2.5 & 3 BHK Residences
East and West Facing
1270 - 1842 sq. ft.

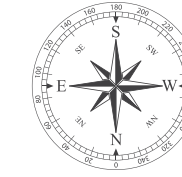


BLOCK - C

2.5 & 3 BHK Residences

East and West Facing

1270 - 1992 sq. ft.



BLOCK - D

2 & 3 BHK Residences
North, East and West Facing
1284 - 2043 sq. ft.

SPECIFICATIONS – BLOCK B, C & D

STRUCTURE	RCC framed structure to withstand wind & seismic loads
WALLS	AAC blocks of reputed make with 8" thick external walls and 4" thick internal walls
	Smoothly plastered internal walls & sponge-finished external walls
PAINTING	External: Textured finish with weatherproof paint of reputed make
	Internal: Putty & acrylic emulsion paint of reputed make
FLOORING	Living/drawing, dining, bedrooms & kitchen: 800 x 800 mm size double charged vitrified tiles of reputed make
	Bathrooms/balcony/utility: Anti-skid vitrified/ceramic tiles of reputed make
	Corridors: Double charged vitrified tiles of reputed make
DADOING	Staircase: Tandur stone/cement tiles
	Kitchen: Ceramic tiles up to 2' - 0" height above kitchen countertop, of reputed make
	Bathrooms: Ceramic tiles of reputed make, up to 7' - 0" height
DOORS	Utilities: Ceramic tiles of reputed make, up to 3' - 0" height
	Main door: Manufactured teak veneered door frame & shutter, finished with quality melamine polish and hardware of reputed make
	Internal doors: Manufactured hardwood door frame & laminate shutter and hardware of reputed make
WINDOWS/GRILLS	Balcony: UPVC sliding doors with plain float glass & mosquito mesh provision
	Windows: UPVC sliding windows with plain float glass & mosquito mesh provision
KITCHEN/UTILITIES	Grills: Aesthetically designed, Mild Steel (MS) grills with enamel paint finish (Will be provided at an extra cost)
	Granite countertop with a single bowl, stainless steel sink with bore and municipal water connection, along with provision for water purifier, washing machine and dishwasher
BATHROOMS	Vanity-type wash basin/countertop/undercounter
	Single lever fixtures with a wall mixer cum shower
	Wall-mounted WC with concealed cistern tank for all toilets
	All CP & sanitary fittings are of reputed make
	Power provision for geysers in all bathrooms

ELECTRICAL	Concealed copper wiring of reputed make
	Power outlets for air conditioners in living room and bedrooms
	Power outlet for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and dishwasher in kitchen
	Power supply for each unit with dual source energy meter
	Miniature Circuit Breakers (MCB) for each distribution boards, of reputed make
TV/TELEPHONE/DATA	Modular switches of reputed make
	One TV/data point in living room, drawing room and all bedrooms
LIFTS	Telephone & intercom provision in living/drawing room
	High speed automatic passenger/service lifts with rescue device and V3F for energy efficiency, of reputed make
WTP & STP	Lift lobby with vitrified tile/granite cladding
	Water treatment plant for borewell water and metered water for each unit
	With a sewage treatment plant provided, treated sewage water shall be used for the landscaping and WC flushing purpose
POWER BACKUP	Rainwater harvesting provided for recharging ground water levels as per the norms
	DG backup for all units of lights and fans (excluding ACs and geysers)
LPG	100% DG backup for common areas and service/utility area
FIRE & SAFETY	Piped gas from centralised gas bank to all flats with gas meters
	Fire alarm, hydrants and sprinklers as per fire regulations and norms
PARKING	Entire parking designed to suit the requisite number of car parks at stilts and basements
	Provision of parking/signages at required places for ease of driving
	Provision for common car wash facility
SECURITY	Provision for electric car charging points (will be provided at extra cost)
	Sophisticated round the clock security system
	Surveillance cameras at the main security gate, entrance of each tower, passenger lifts, children play area, and appropriate common areas

UNIT PLANS



BLOCK - A

Flat no. 101

3 BHK, West Facing

2451 sq. ft.



BLOCK - A

Flat no. 102
 3 BHK, East Facing
 2437 sq. ft.



BLOCK - A

Flat no. 107
 3 BHK, West Facing
 2235 sq. ft.



BLOCK - A

Flat no. 104, 106, 108
 3 BHK, East Facing
 2229 sq. ft.



BLOCK - A

Flat no. 103 - 1750 sq. ft.
 Flat no. 105 - 1742 sq. ft.
 3 BHK, West Facing

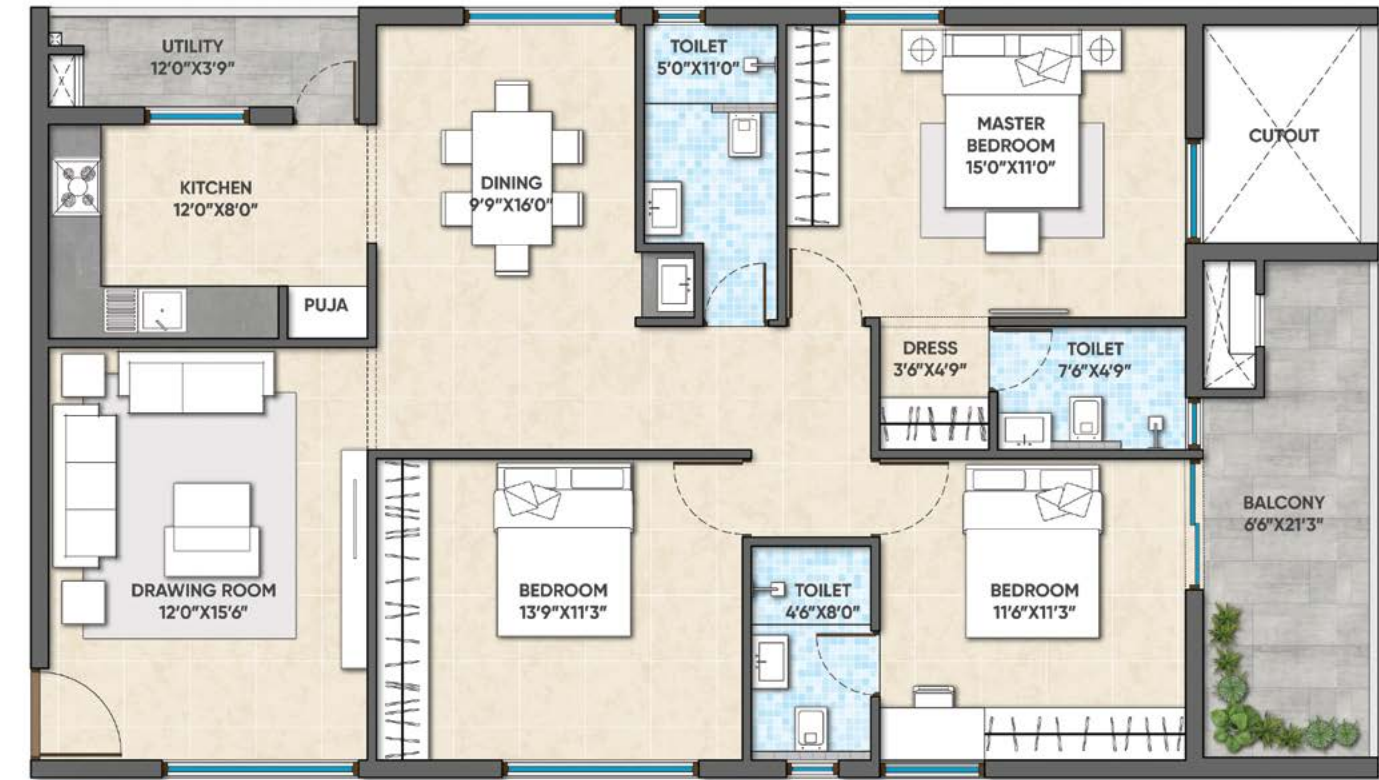


BLOCK - B & C

Flat no. B-101 - 1788 sq. ft.

Flat no. B&C-112 - 1801 sq. ft.

3 BHK, West Facing



BLOCK - B & C

Flat no. B-102, 104, 106, 107, 109, 111, 113

Flat no. C-104, 106, 107, 109, 111, 113

3 BHK, East Facing

1766 sq. ft.



BLOCK - B & C

Flat no. B-103, 105, 108, 110
 Flat no. C-103, 105, 108, 110
 2.5 BHK, West Facing
 1284 sq. ft.



BLOCK - C

Flat no. 101
 3 BHK, West Facing
 1992 sq. ft.



BLOCK - C

Flat no. 102
 3 BHK, East Facing
 1941 sq. ft.



BLOCK - D

Flat no. 107
 3 BHK, East Facing
 1949 sq. ft.



BLOCK - D

Flat no. 106
 3 BHK, East Facing
 1938 sq. ft.



BLOCK - D

Flat no. 101
 3 BHK, West Facing
 1938 sq. ft.



BLOCK - D

Flat no. 114
 3 BHK, West Facing
 1933 sq. ft.



BLOCK - D

Flat no. 102, 104
 3 BHK, East Facing
 1686 sq. ft.



BLOCK - D

Flat no. 103, 105
 3 BHK, West Facing
 1686 sq. ft.



BLOCK - D

Flat no. 108, 109, 110, 111, 112, 113
 2 BHK, North Facing
 1284 sq. ft.

LIST OF STATUTORY PERMISSIONS & APPROVALS

S.NO	LIST OF APPROVALS	SANCTION AUTHORITY	DATE OF APPROVAL	FILE NO.
1	AAI - NOC	AIRPORT AUTHORITY OF INDIA, HYDERABAD AIRPORT, HYDERABAD	27/03/2019	NOC ID: HYDE/SOUTH/B/031319/377430
2	FIRE - NOC	STATE DISASTER RESPONSE & FIRE SERVICES DEPARTMENT, TELANGANA	21/10/2019	CLUBHOUSE: 21721021002019, TOWER 1: 21720021002019, TOWER 2: 242070002019
3	EC - NOC	STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, TELANGANA	08/11/2019	ORDER NO: SEIAA/TS/OL/RRD-311/2019
4	WATER FEASABILITY	HYDERABAD METROPOLITAN WATER SUPPLY & SEWERAGE BOARD	25/10/2019	FC NO: 041910219/2019-20
5	GHMC - BUILDING PERMIT ORDER	GREATER HYDERABAD MUNICIPAL CORPORATION, HYDERABAD, TELANGANA	19/12/2019	PERMIT NO: 1/C20/18425/2019
6	RERA	TELANGANA REAL ESTATE REGULATORY AUTHORITY	20/03/2020	TS RERA NO. P02400001817
7	IGBC - PRE CERTIFICATION	INDIAN GREEN BUILDING COUNCIL, CII, HYDERABAD	30/03/2020	GH19033 - IGBC GOLD rating

CONSULTANTS & PARTNERS



PMC
CBRE South Asia Pvt Ltd



Architects
Form Studios



Structural & MEP
Design Tree Consultants Pvt Ltd



Landscape
Anjuna Architects



BIM
Suvih Engineering Services



IGBC
Godrej & Boyce



Home Automation
EDOMOTICS



**BUILDING
RESPONSIBLY.**

ABOUT GHR INFRA

GHR Infra came into existence when three renowned real estate players from Hyderabad, namely: Gauthami Developer, Hirize Projects and RR Builders, collaborated. With a collective experience of over 30 years, GHR Infra comes with an in-depth understanding of the real estate sector and a strong execution capability.

At GHR Infra, we take pride in our uncompromising integrity when providing the customer with quality and best service. Our motto; Building Responsibly, comes from our unwavering belief in doing the right thing always. We adhere to our core beliefs by making sure that our products are of the highest standard.



SITE

Sy.No.218/11, Kondapur Village,
Serilingampally Mandal,
Ranga Reddy Dist.,
Telangana - 500084



CORPORATE OFFICE

2A, Avalon Court,
Plot No. 83 & 84, Masjid Banda,
Camelot Layout, Kondapur,
Hyderabad, Telangana - 500084

Approved by



Associate Banks



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