

MY HOME  
A P A S



MY HOME  
APAS

Taking inspiration from the power of water

“HUMAN NATURE IS LIKE WATER. IT TAKES THE  
SHAPE OF ITS CONTAINER.”

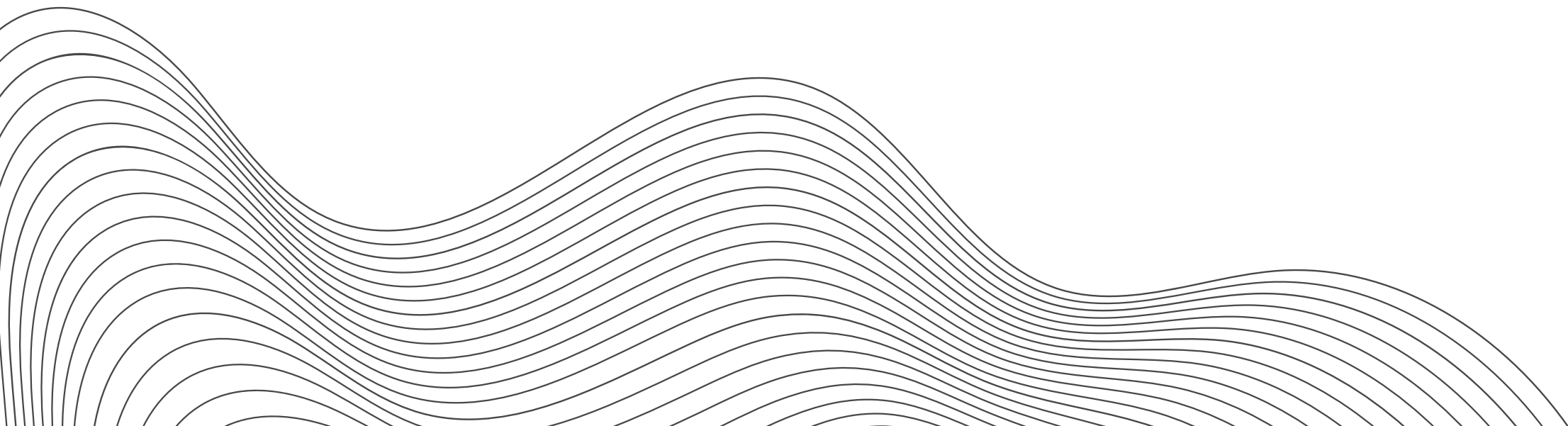
An initiative by





Images are illustrative

An oasis of tranquility in the hustle-bustle of modern life, My Home Apas is a community overlooking the calming vistas of lakes Kokapet and Osman Sagar.





Images are illustrative

Lake Side Day View

13.52<sup>ACRES</sup>  
LAND EXTENT

6  
SKY HIGH  
TOWERS

72,000<sup>SFT</sup>  
CLUBHOUSE

3<sup>BHK</sup>  
LUXURY  
APARTMENTS:  
2765 TO 3860 SFT

1338  
NUMBER OF FLATS

G+44  
FLOORS

81.6%  
OPEN SPACE



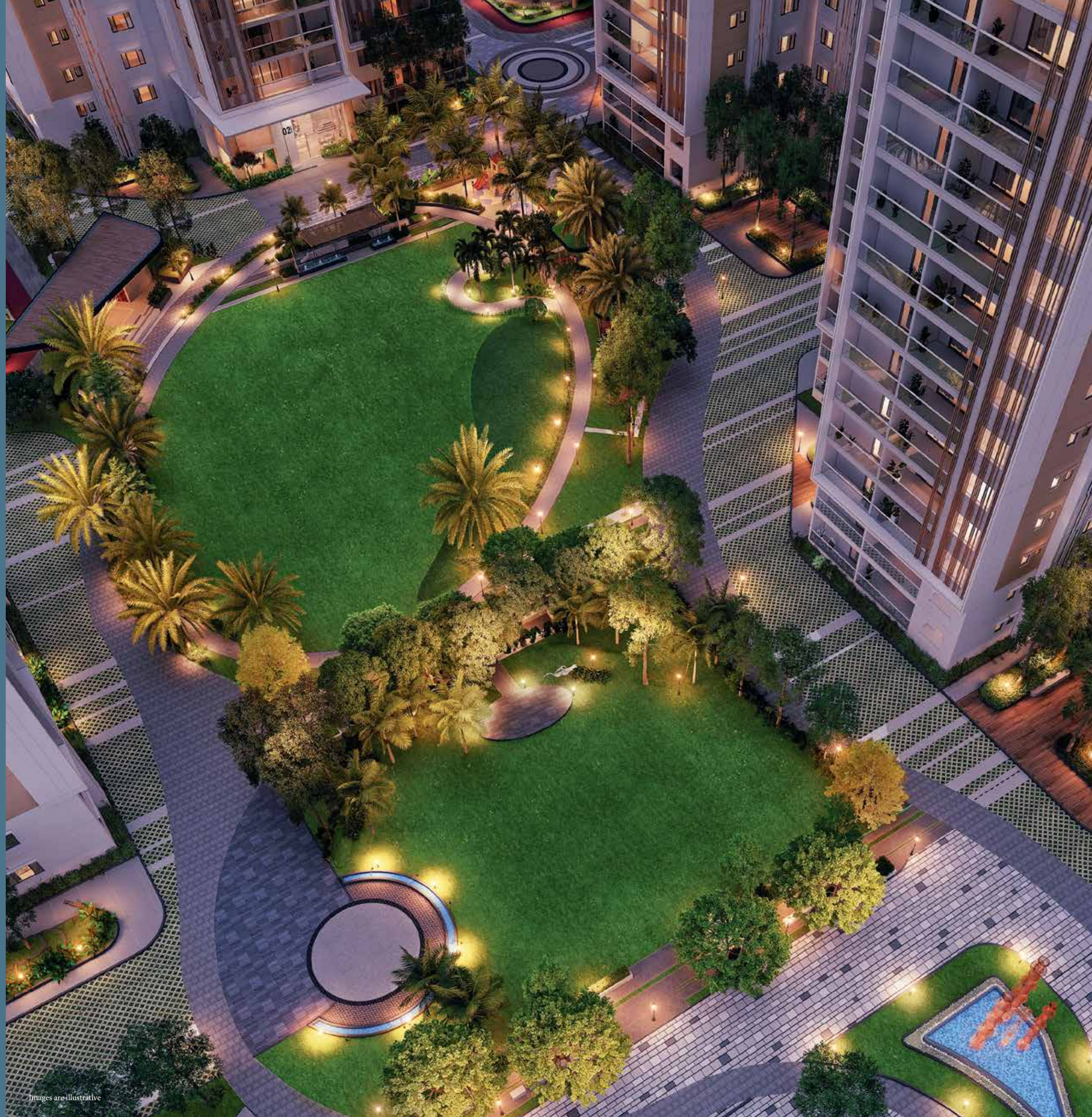


Images are illustrative

Lake Side Night View

## Central Landscape

A centre of experiences await, set within a lush, sprawling set of lawns, gardens and trails. From sports and fitness to health and wellness - there are an abundance of options, for people of all ages. Apas offers an array of amenities curated to help you find exactly what you are looking for.



Images are illustrative

Explore the winding Natural Trail Paths, stroll through the Palm Groves, or strut down the open vistas of the Planting Meadows. Beautiful open spaces that provide positive mental and physical stimulus, all in your backyard.



Images are illustrative



“

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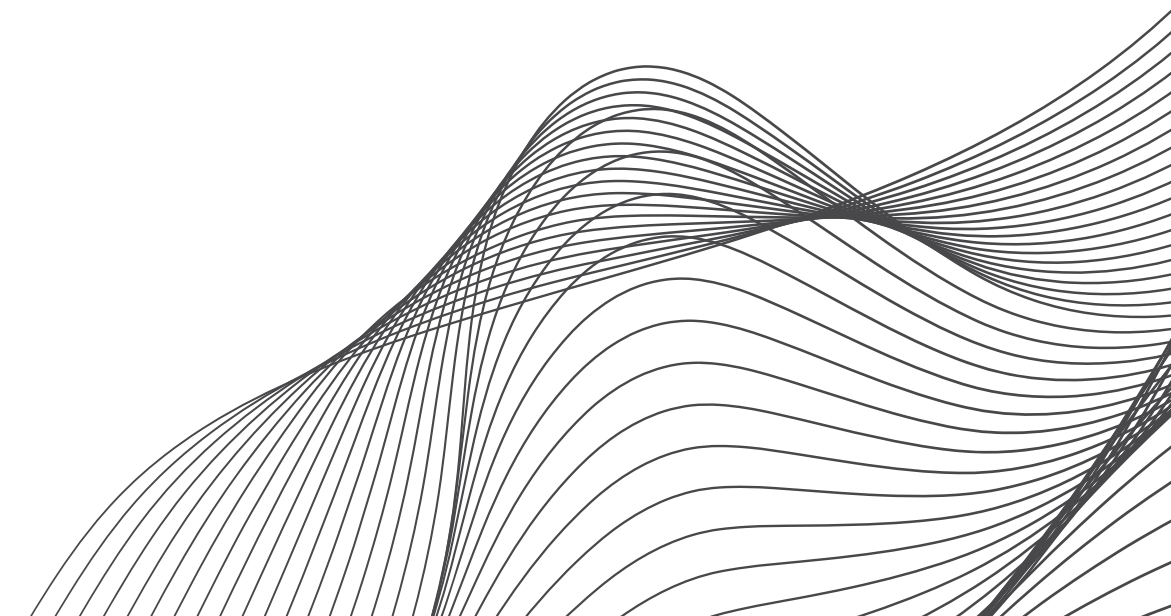
# LIVING, THE RIGHT WAY

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We believe in cohesive living, between people and the planet. To live a life of serenity one must surround themselves in the revitalising power of nature, evoked through the series of outdoor spaces on offer at My Home Apas.

Images are illustrative





Images are illustrative

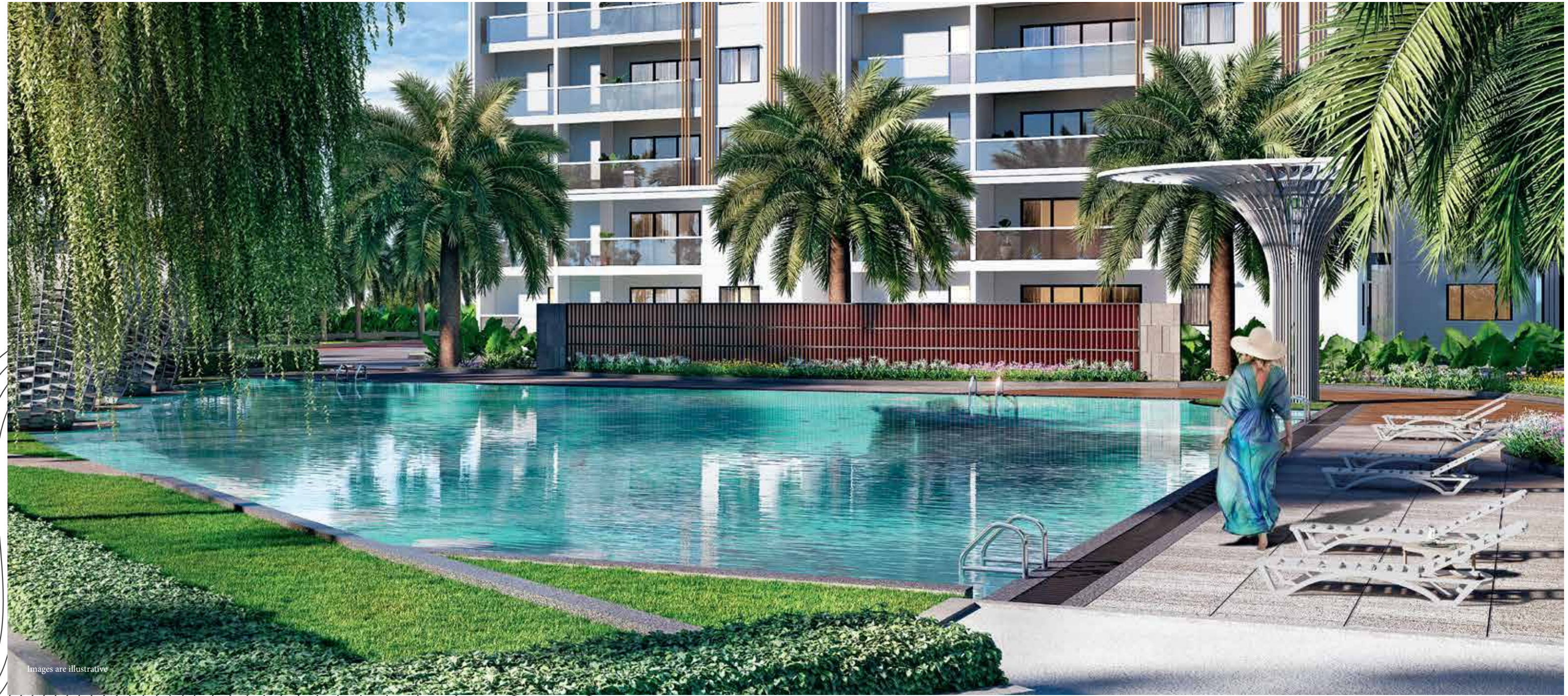
Tennis Court with Viewing Gallery



### Toddler Park

With a dedicated play area, complete with extravagant facilities and entertaining playsets, children at Apas are provided the space to delight themselves; a place to make friends and, most importantly, have fun.

The key to a clear mind is a healthy body, and never has that been easier at home, or more encouraged at heart, than at Apas. Achieve your fitness goals and reconnect with your body at our state of the art facilities. After all, how you live matters.



Images are illustrative

Swimming Pool



Images are illustrative

Seating Area

## Walking / Jogging Track

Our commitment to healthy living is infused in the thinking and design of My Home Apas. Nothing kickstarts the mind, and refreshes the body, like a good walk.





PAVILION

Images are illustrative



STAGE

Images are illustrative



SCULPTURE  
GARDEN

Images are illustrative

APAS IS A SPACE,  
WHERE ALL YOUR  
NEEDS ARE MET, A  
SPACE WHERE YOU  
DON'T JUST EXIST, BUT  
WHERE YOU LIVE.  
HOW YOU LIVE  
MATTERS.





# CLUB HOUSE

Step into the modern, six floor, 72000 sq.ft clubhouse where jokes are exchanged, meals shared and plans made.

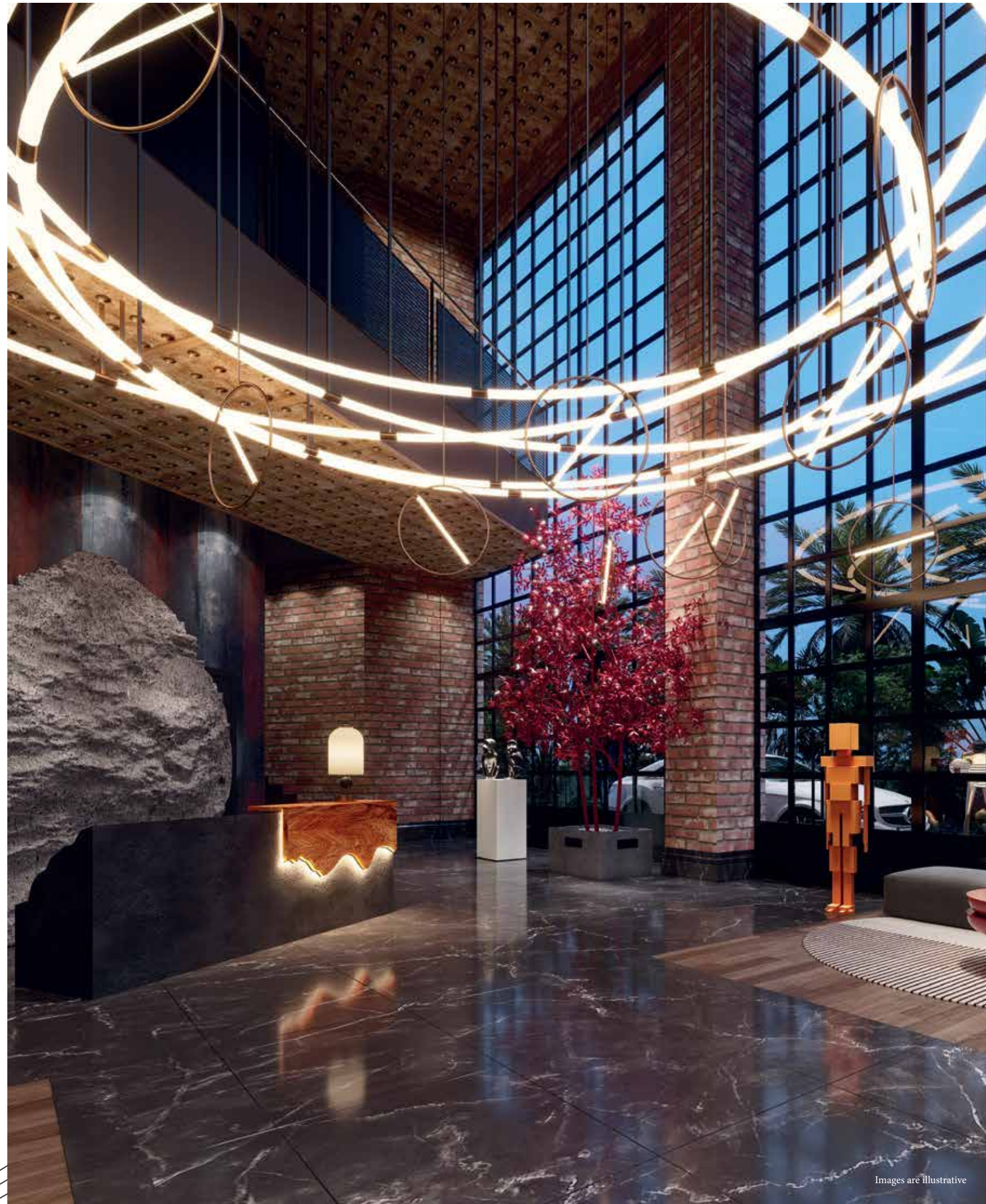
## CLUBHOUSE FACILITIES

- Grand Lobby
- Swimming Pool
- Gym
- Multipurpose Halls
- Guest Rooms
- Yoga / Meditation /  
Aerobics Halls
- Badminton Courts
- Indoor Games
- Squash Court

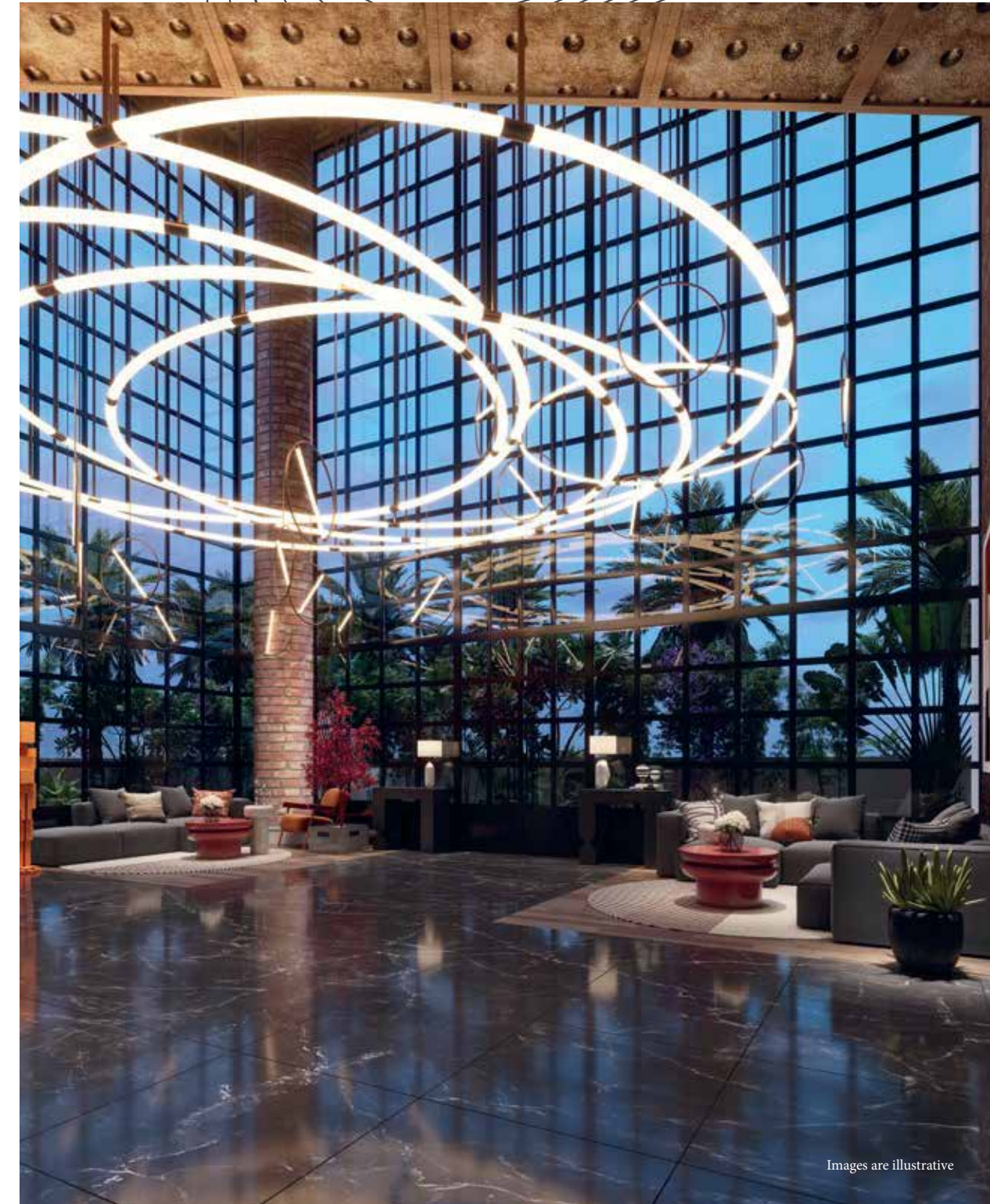
## PROVISION FOR

- ATM / Bank
- F & B
- Spa & Saloon
- Pharmacy
- Clinic
- Convenience Store
- Creche





Images are illustrative



Images are illustrative

## Club Lobby

What makes a place great but for community and culture? As sociable beings, yearning for the pack, we derive joy in making connections, no matter how simple. At Apas there are a plethora of places to do just that - forge a friendship, host a party, or, even, catch a performance.



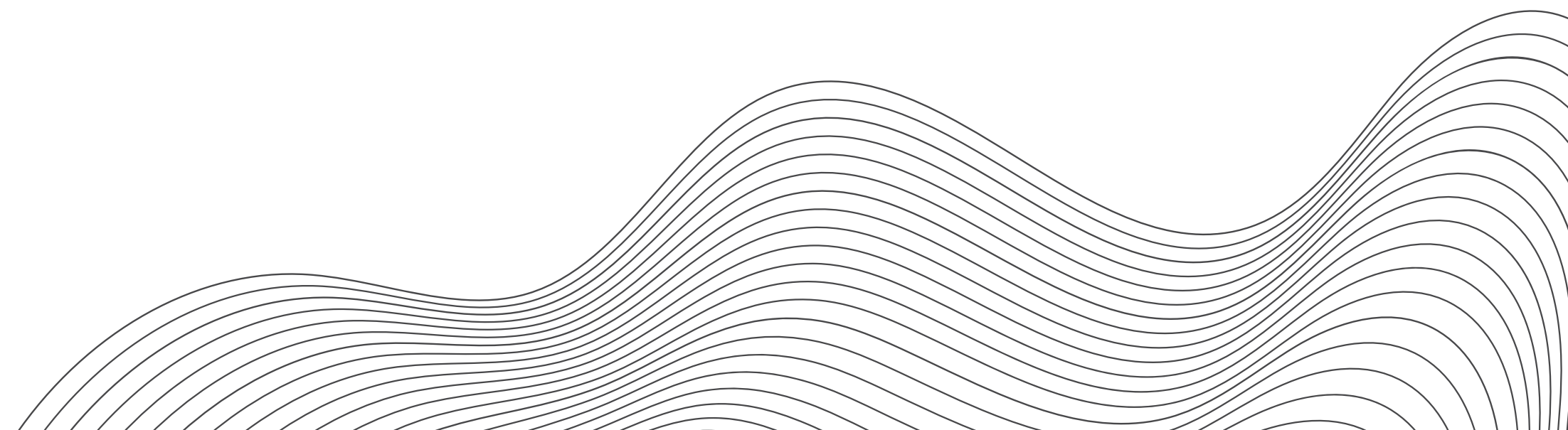
Images are illustrative



Images are illustrative

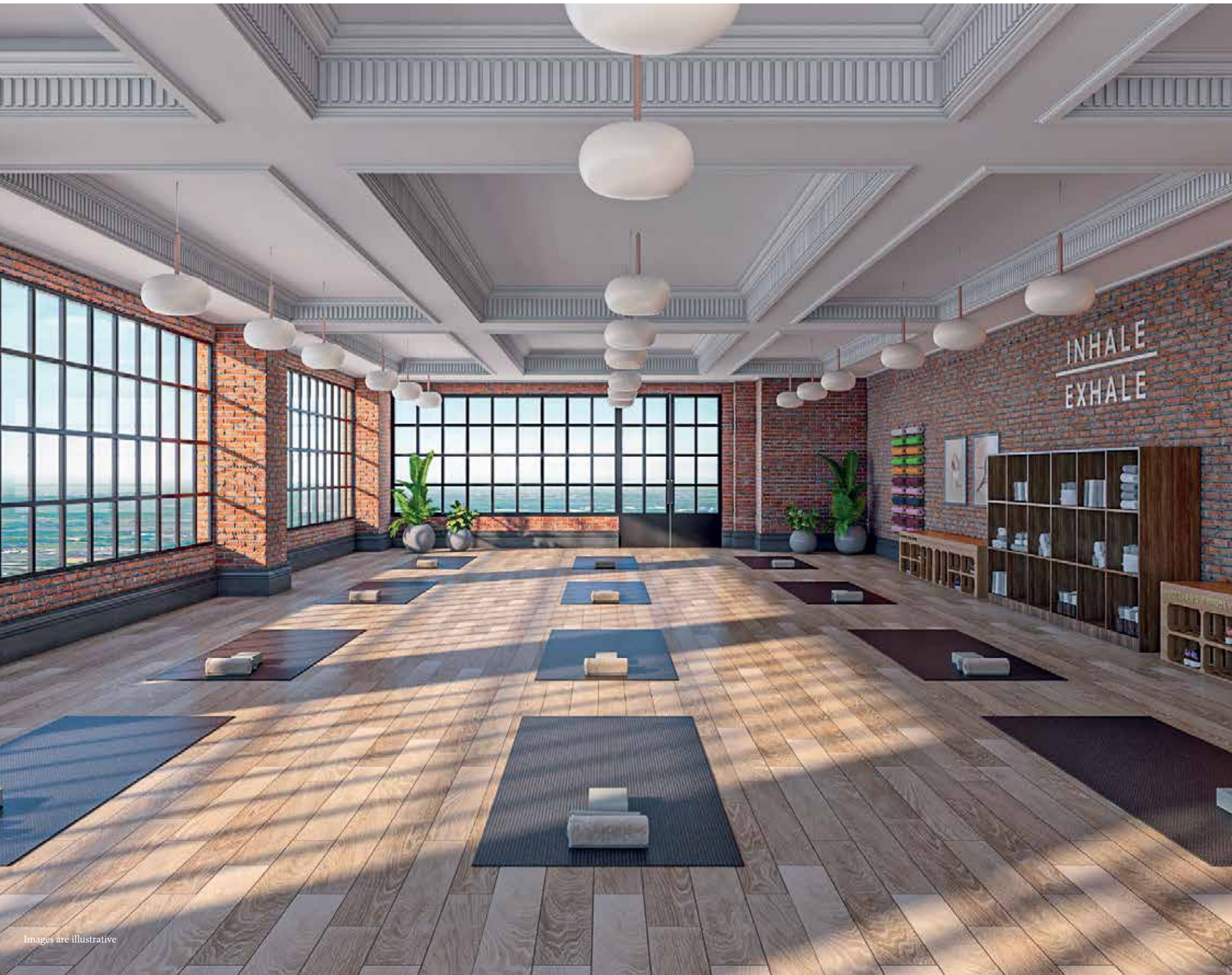
## Badminton & Squash Court

If sports are more your cup of tea, grab a racquet and a friend and head down to the courts. Apas boasts one squash court and three badminton courts, perfect for a game before work in the morning or to wind down the day in the evening.





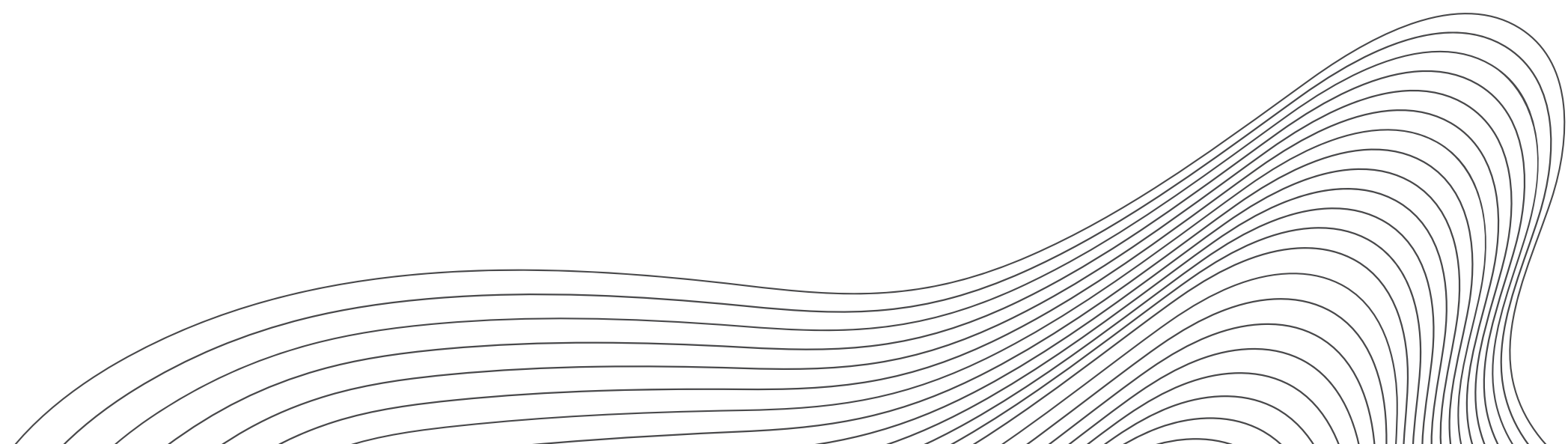
Images are illustrative



Images are illustrative

### Gymnasium & Yoga Hall

Sweat out the stresses of your day at the Gym, or stretch out your feelings at the Yoga and Aerobics Studios. Get a taste of life on the outside, hit the jogging track or harken back to your childhood on the skating rink, and then refresh yourself by lounging at the sprawling swimming pool.



# HOME FEATURES

My Home Apas offers exclusive 3 BHK luxury apartments sizes ranging from 2765 to 3860 sq.ft dining and living flexible areas, providing a variety of potential personalisation for each individual, with enormous balconies offering eye catching views of the two lakes in the distance. After all, your home is a reflection of you.

KITCHEN  
LIVING &  
DINING AREA  
BEDROOM  
BALCONY

The increased flexibility for your 3 BHK provides the opportunity to cater to the specificities of your life.



Images are illustrative

Tower Entrance



## Tower Lobby

Guests can be greeted in style in the resplendent lounges at each of our tower entrances. Tastefully furnished modern spaces, adorned with beautiful artwork and filtering in natural light, welcome you home in their comforting embrace.





Images are illustrative

Living & Dining Area



Images are illustrative

Master Bedroom

## Balcony

Soak in the bright rays of the early morning and steady yourself for a brand new day on large balconies offering soaring views of Kokapet and Osman Sagar lake.

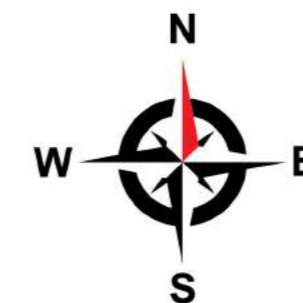


# SITE LAYOUT PLAN



## LEGEND

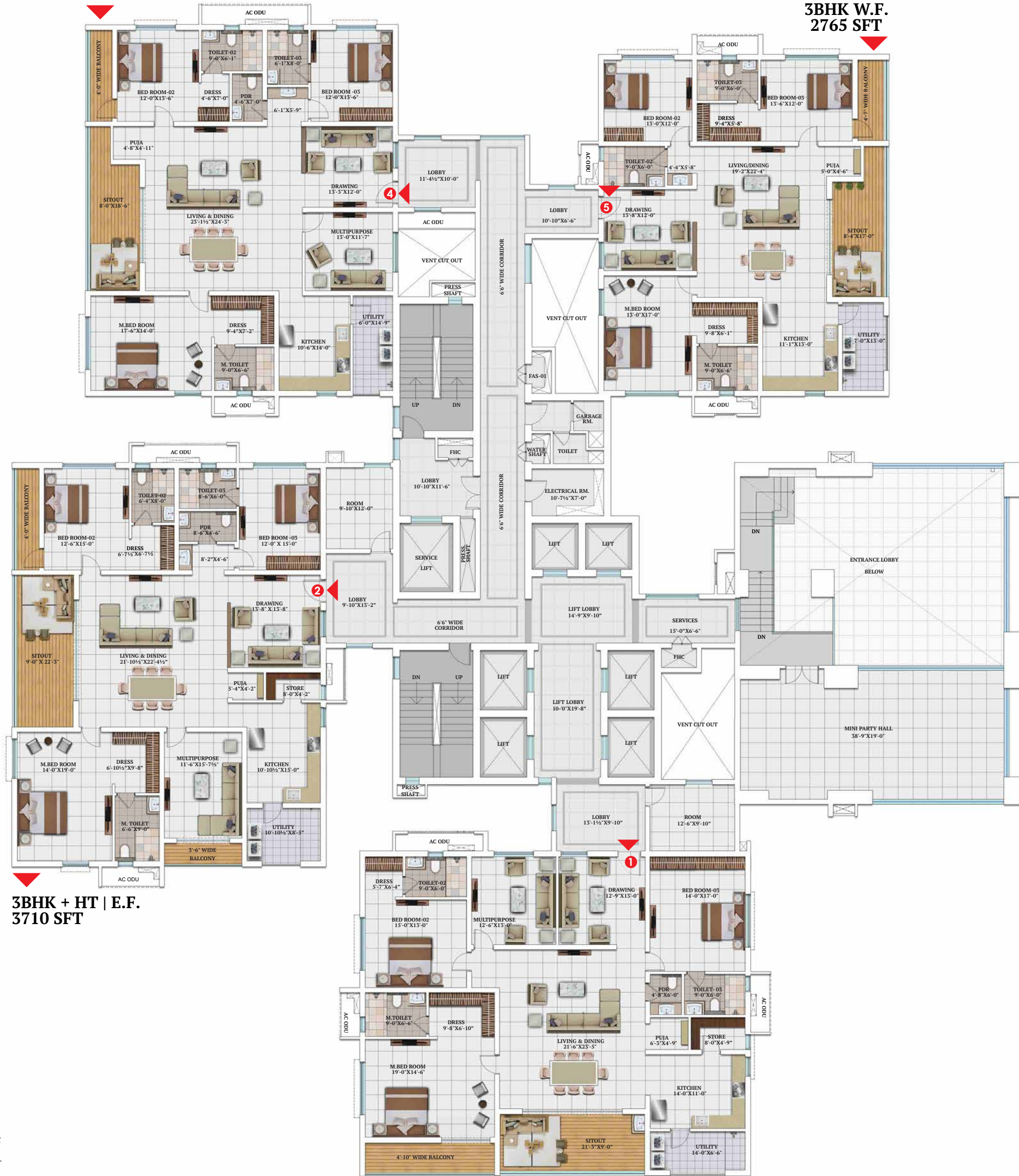
1. ENTRY / EXIT
2. ARRIVAL PLAZA
3. ENTRY / EXIT RAMP
4. WALKING / JOGGING TRACK
5. CYCLE PARKING
6. CYCLE TRACK
7. TEMPLE
8. PET ZONE
9. VIEWING GALLERY
10. TENNIS COURT
11. HALF BASKETBALL COURT
12. SKATING RINK
13. CHILDREN'S PLAY AREA
14. SKY WALK
15. ELEVATED SCULPTURE PLAZA
16. SWIMMING POOL
17. YOGA/MEDITATION ZONE
18. OUTDOOR GYM
19. LAWN
20. STAGE
21. TODDLER'S PLAY AREA
22. FUTSAL COURT (ON CLUBHOUSE TERRACE)
23. GAS BANK
24. HT YARD





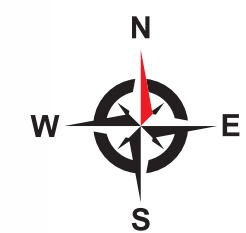
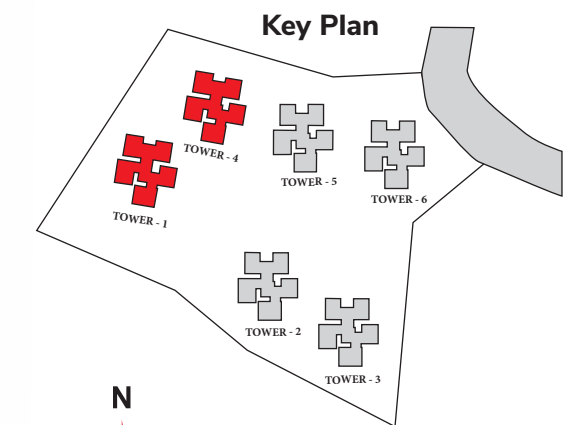
**3BHK + HT | E.F.**  
**3240 SFT**

**3BHK W.F.**  
**2765 SFT**



**3BHK + HT | E.F.**  
**3710 SFT**

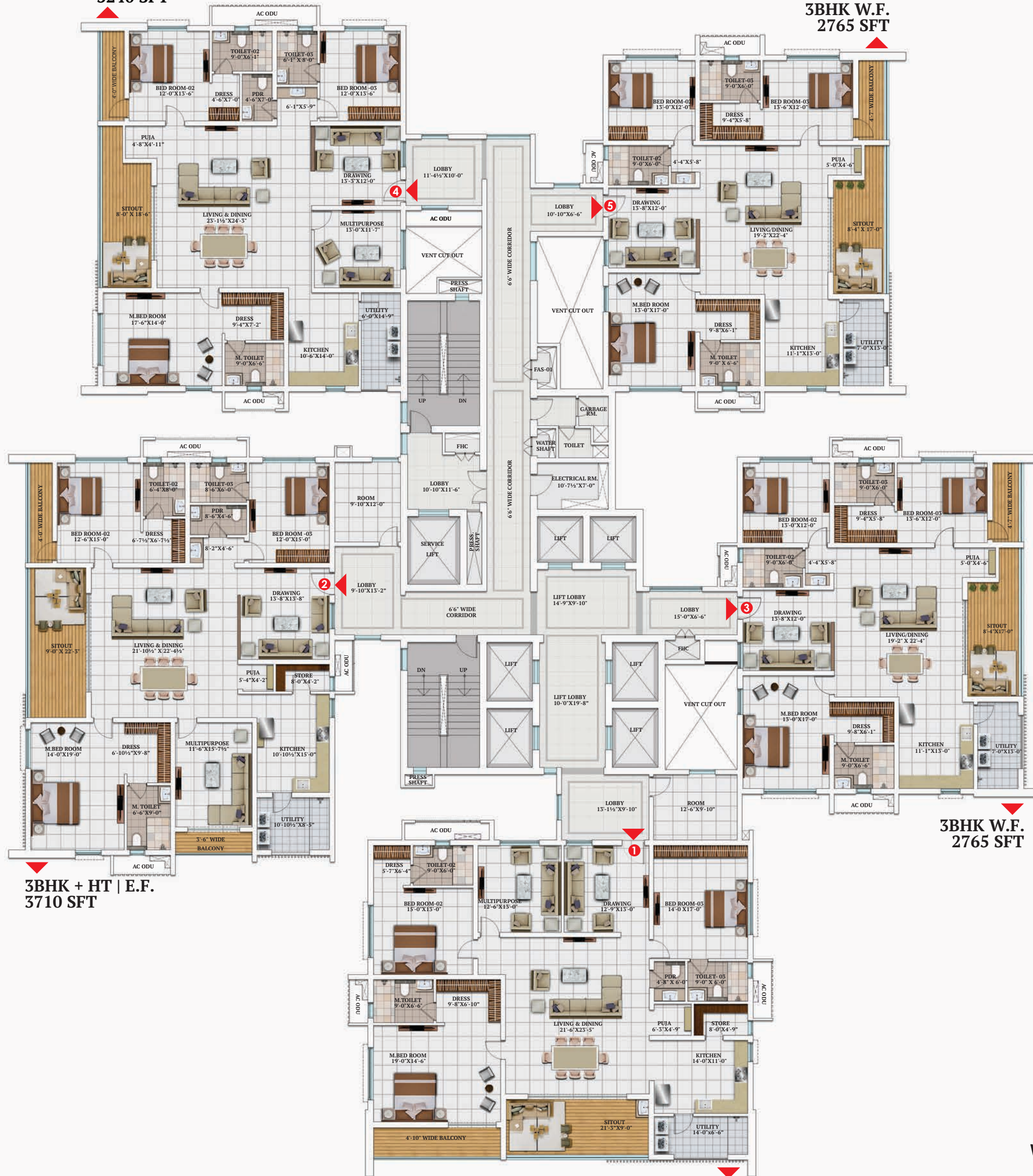
**3BHK + HT | N.F.**  
**3710 SFT**



**TOWER 1 & 4**  
FIRST FLOOR PLAN

**3BHK + HT | E.F.**  
**3240 SFT**

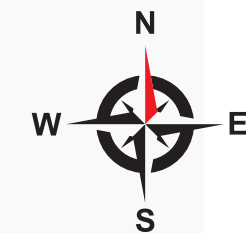
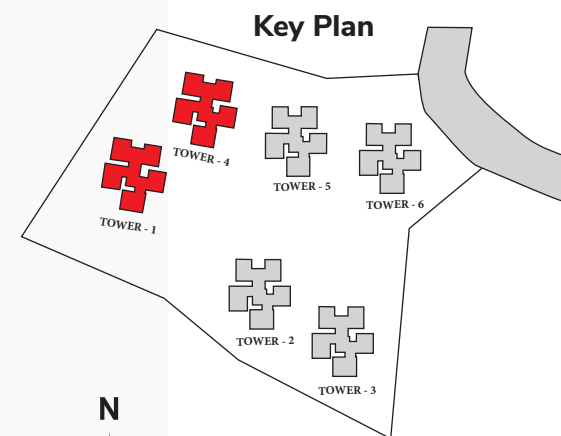
**3BHK W.F.**  
**2765 SFT**



**3BHK + HT | E.F.**  
**3710 SFT**

**3BHK W.F.**  
**2765 SFT**

**3BHK + HT | N.F.**  
**3710 SFT**

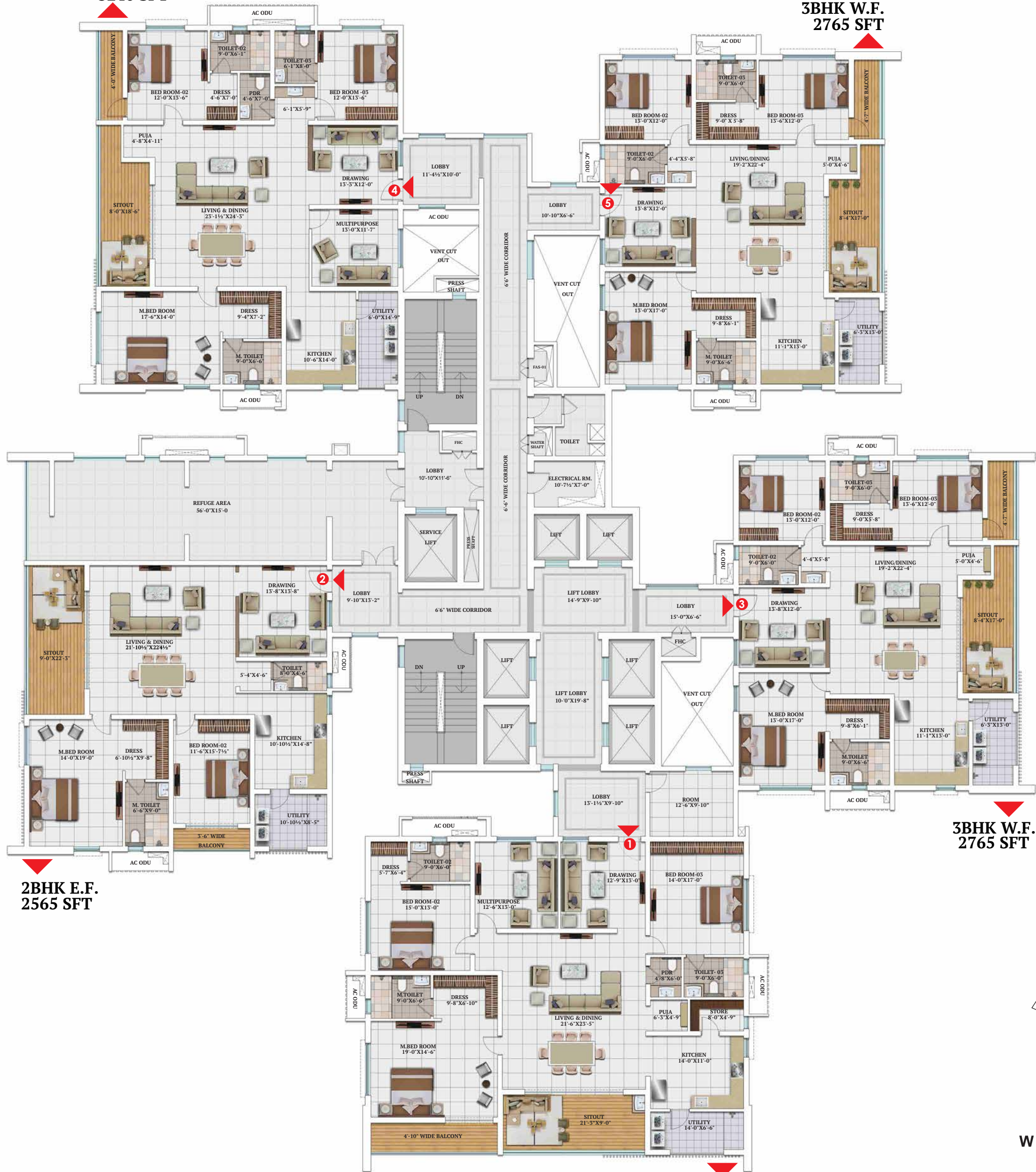


**TOWER 1 & 4**  
**TYPICAL FLOOR PLAN**

2<sup>nd</sup> to 16<sup>th</sup>, 18<sup>th</sup> to 25<sup>th</sup>, 27<sup>th</sup> to 34<sup>th</sup>, 36<sup>th</sup> to 43<sup>rd</sup> Floors

**3BHK + HT | E.F.**  
**3240 SFT**

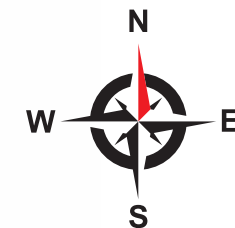
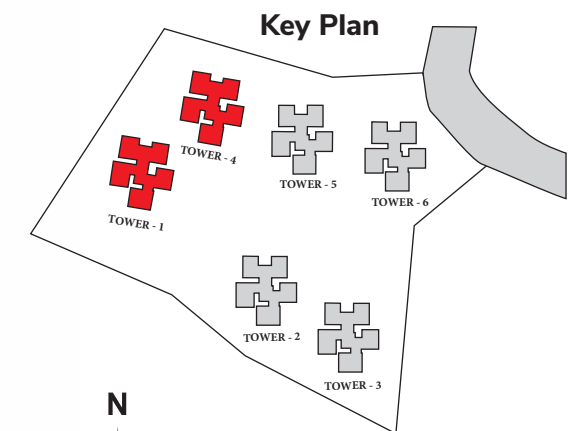
**3BHK W.F.**  
**2765 SFT**



**2BHK E.F.**  
**2565 SFT**

**3BHK W.F.**  
**2765 SFT**

**3BHK + HT | N.F.**  
**3710 SFT**



# TOWER 1 & 4

## REFUGE FLOOR PLAN

17<sup>th</sup>, 26<sup>th</sup>, 35<sup>th</sup>, & 44<sup>th</sup> Floors



3BHK E.F.  
2796 SFT

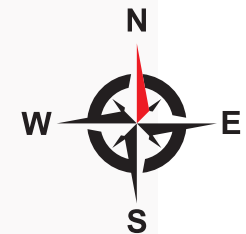
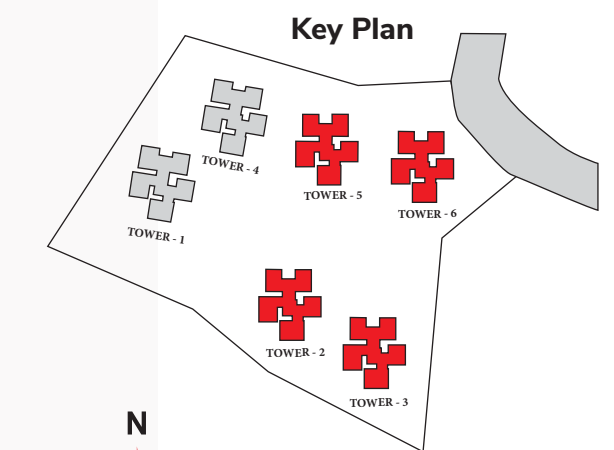
3BHK W.F.  
2796 SFT



3BHK + HT | E.F.  
3860 SFT

3BHK + HT | N.F.  
3710 SFT

TOWER  
ENTRANCE LOBBY



**TOWER 2,3,5 & 6**  
GROUND FLOOR PLAN

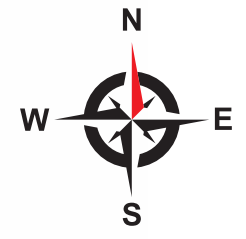
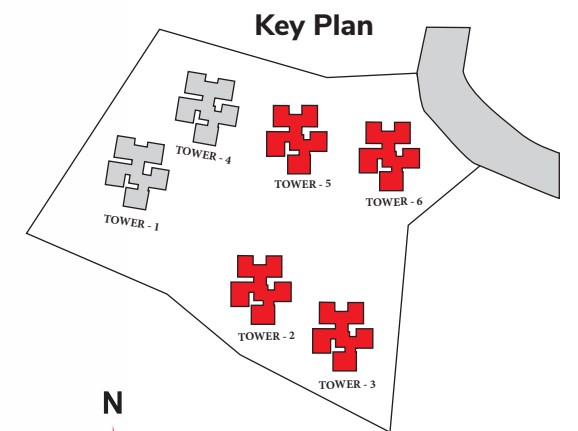
**3BHK E.F.  
2796 SFT**

**3BHK W.F.  
2796 SFT**



**3BHK + HT | E.F.  
3860 SFT**

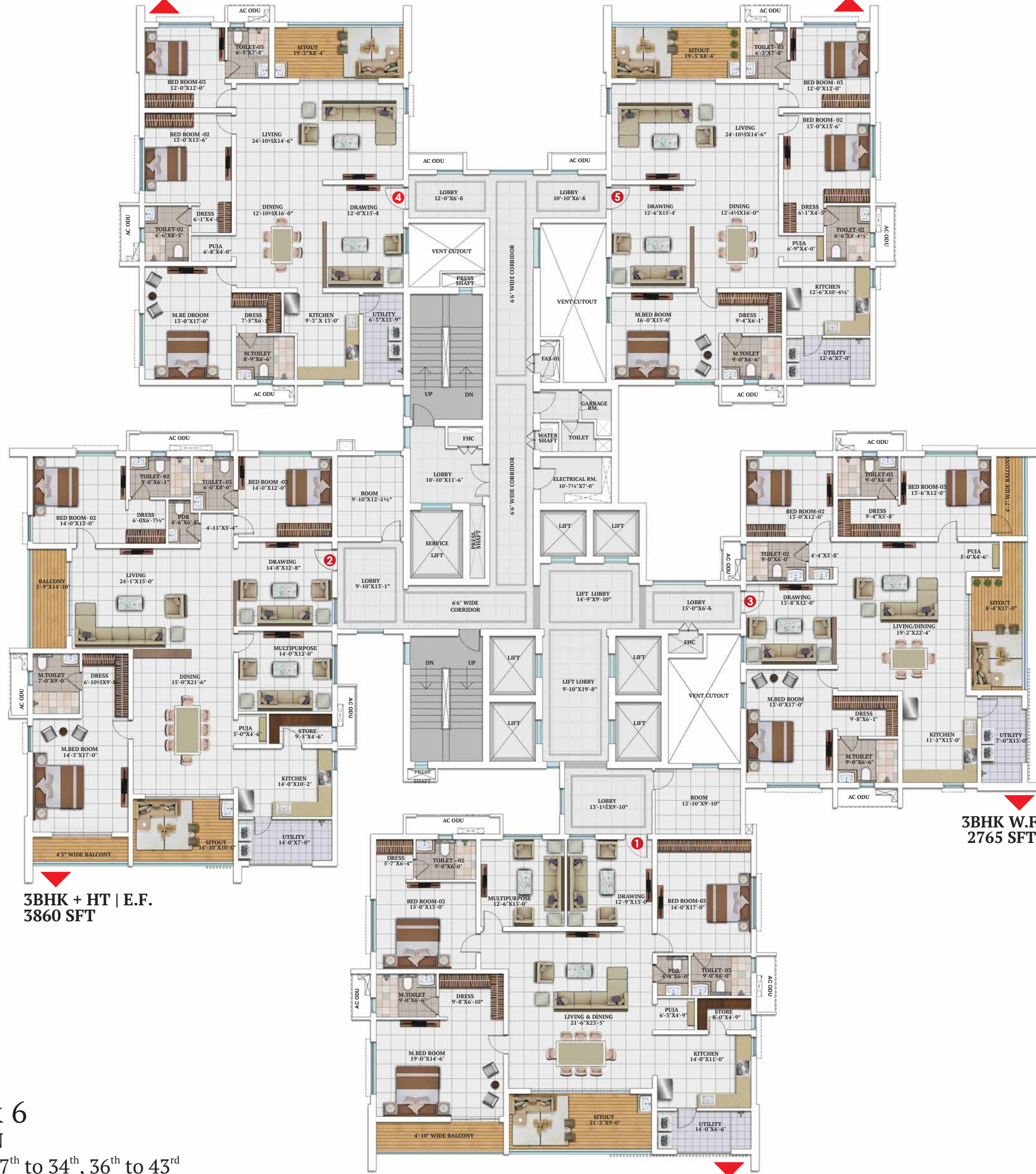
**3BHK + HT | N.F.  
3710 SFT**



**TOWER 2,3,5 & 6  
FIRST FLOOR PLAN**

**3BHK E.F.**  
**2796 SFT**

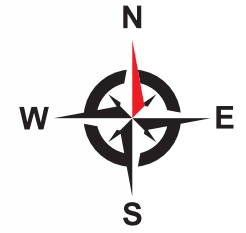
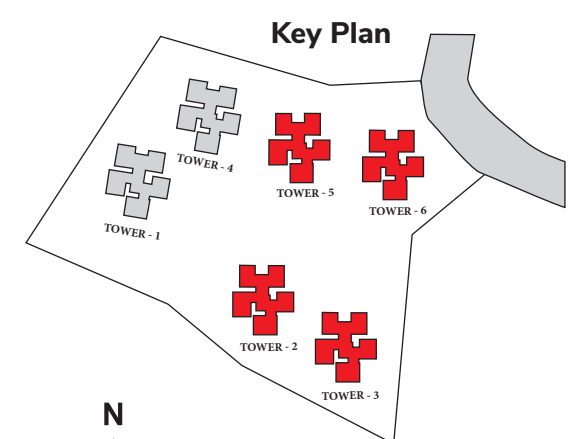
**3BHK W.F.**  
**2796 SFT**



**3BHK + HT | E.F.**  
**3860 SFT**

**3BHK W.F.**  
**2765 SFT**

**3BHK + HT | N.F.**  
**3710 SFT**



**TOWER 2,3,5 & 6**  
**TYPICAL FLOOR PLAN**

2<sup>nd</sup> to 16<sup>th</sup>, 18<sup>th</sup> to 25<sup>th</sup>, 27<sup>th</sup> to 34<sup>th</sup>, 36<sup>th</sup> to 43<sup>rd</sup>

**3BHK E.F.  
2796 SFT**

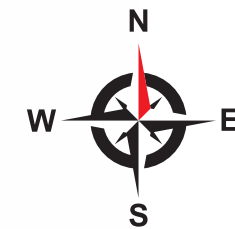
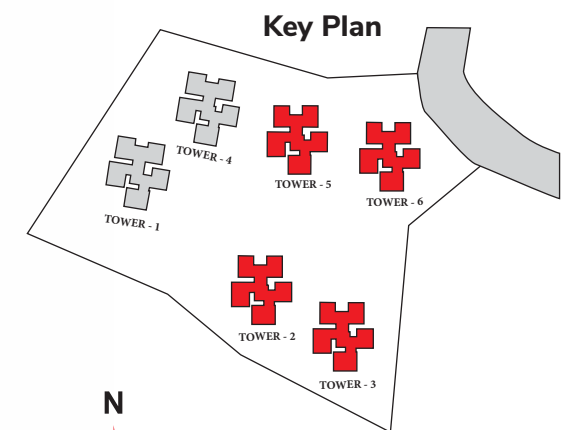
**3BHK W.F.  
2796 SFT**



**2BHK E.F.  
2845 SFT**

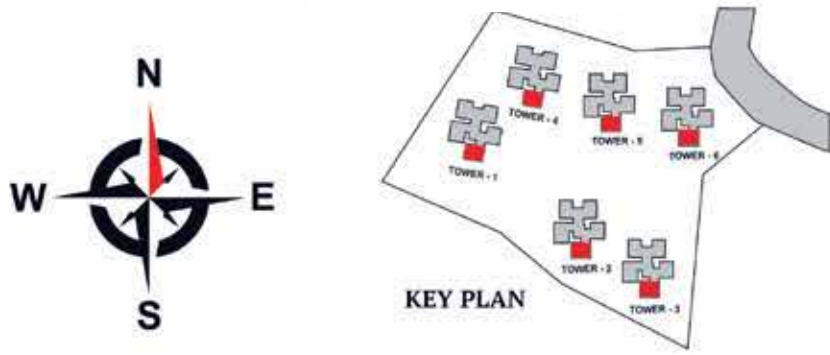
**3BHK W.F.  
2765 SFT**

**3BHK + HT | N.F.  
3710 SFT**



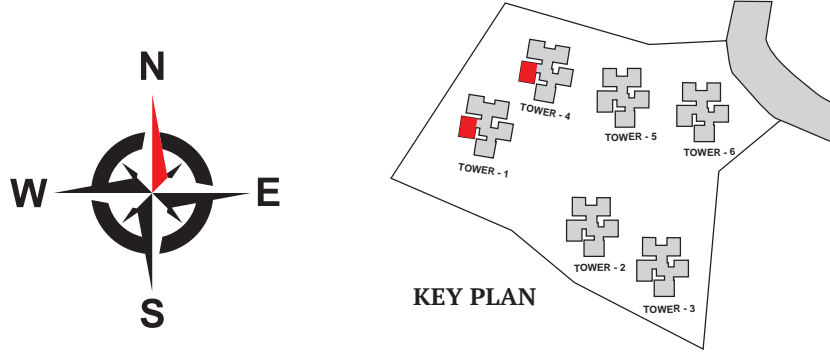
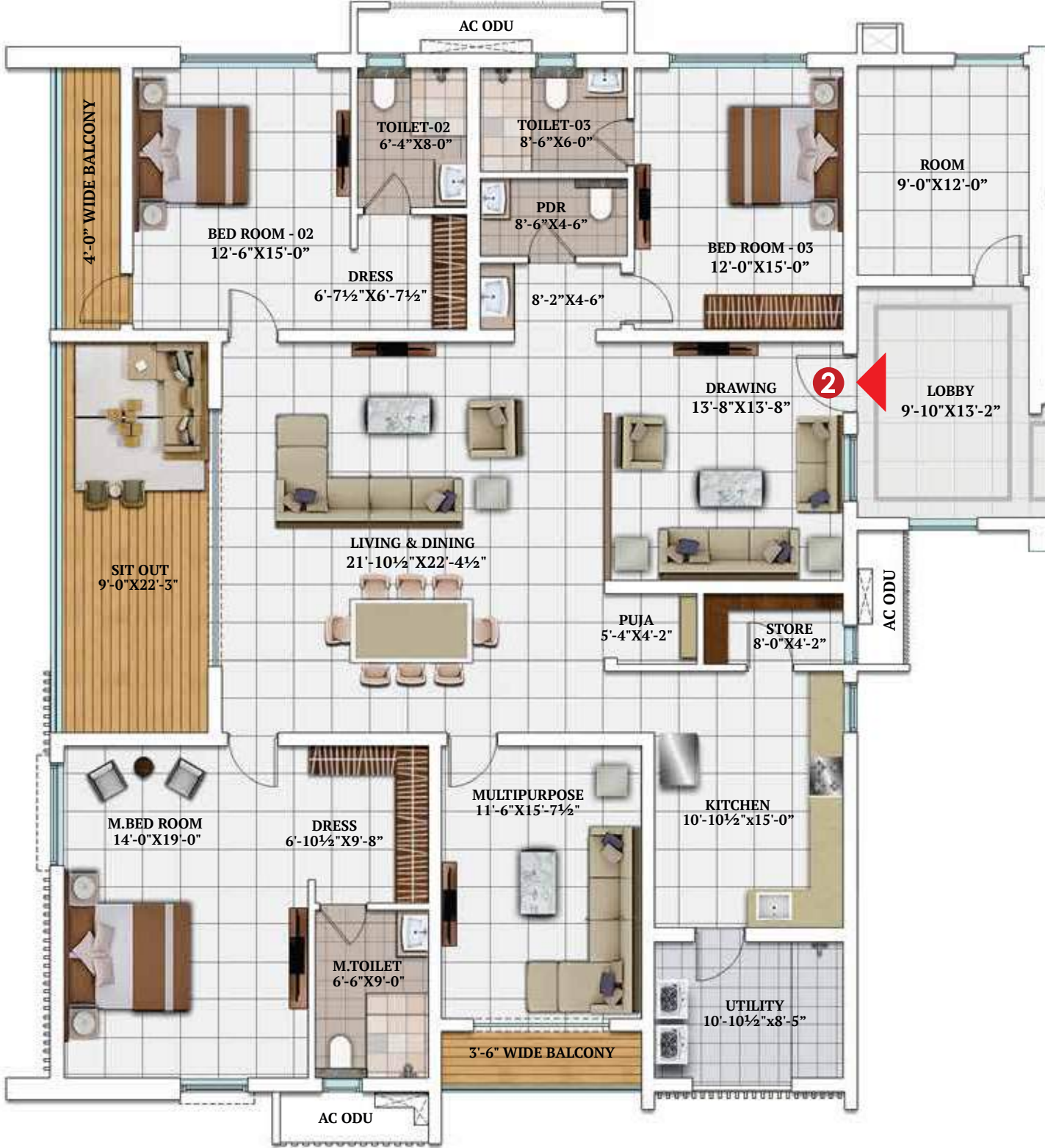
**TOWER 2,3,5 & 6  
REFUGE FLOOR PLAN  
17<sup>th</sup>, 26<sup>th</sup>, 35<sup>th</sup> & 44<sup>th</sup>**

# INDIVIDUAL FLOOR PLANS



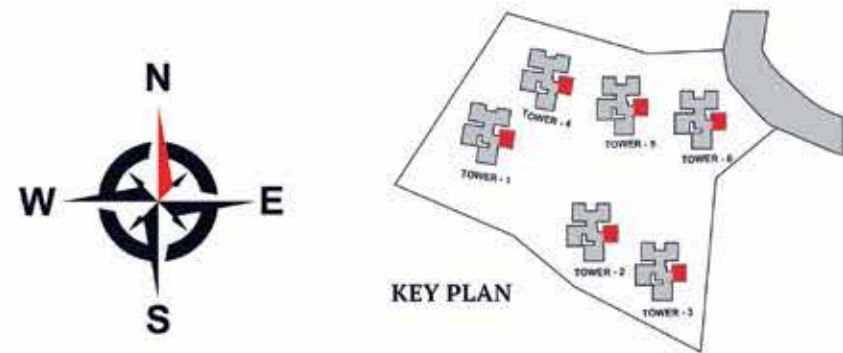
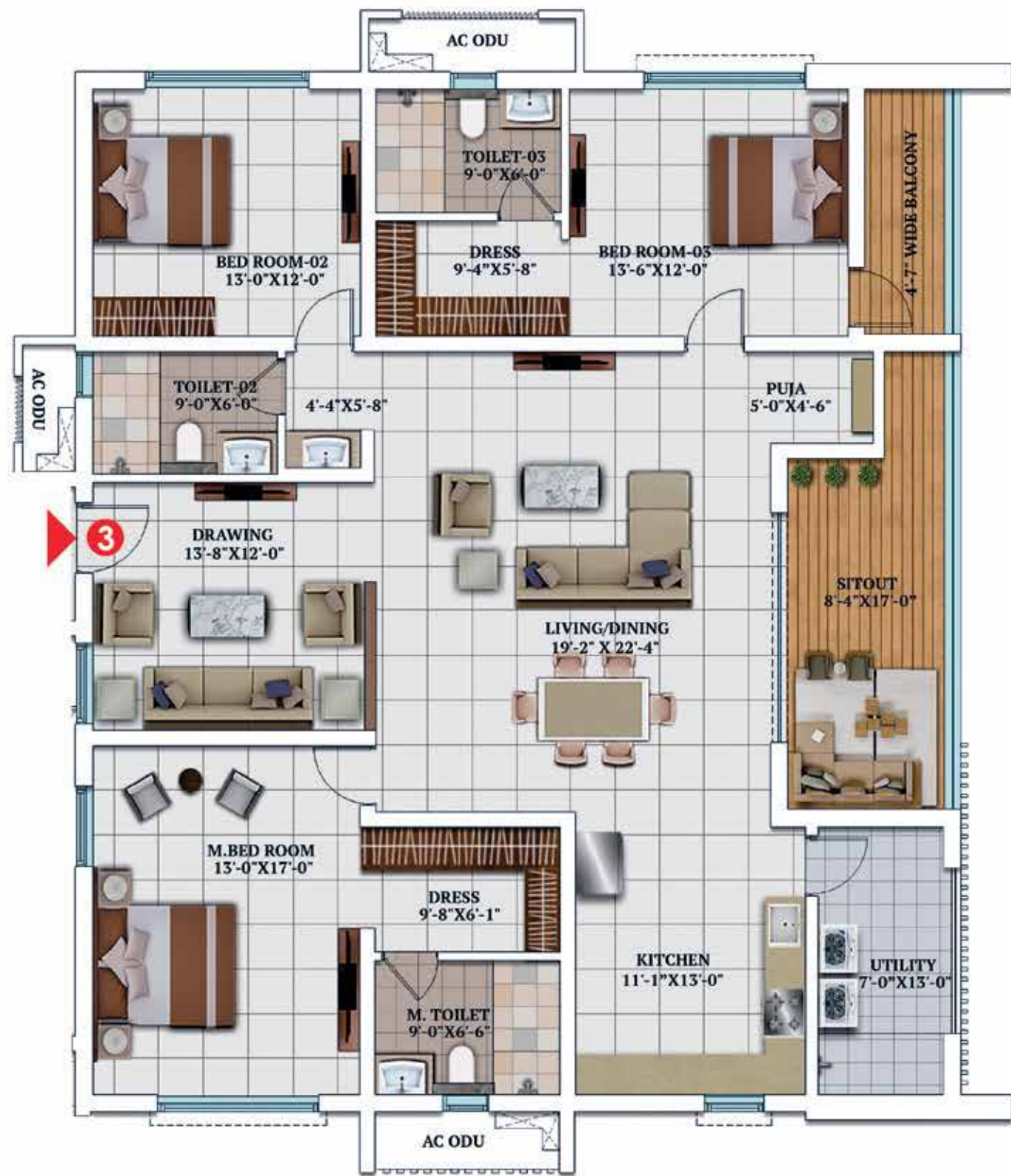
**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 20<sup>th</sup> & 23<sup>rd</sup> floors (South side)  
 2. Glass railing for master bedroom balcony, in place of wall (West side) on the 20<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup> floors

**TOWER 1, 2, 3, 4, 5 & 6**  
**FLAT NO 1**  
 3 BHK + HT | NORTH FACING  
 3710 SFT



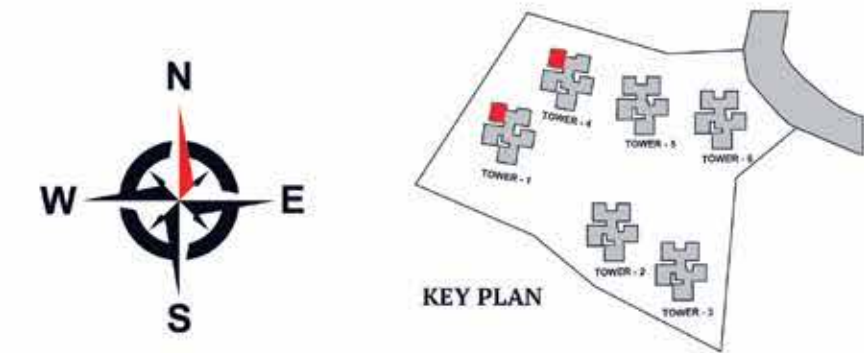
**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 16<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup>, 28<sup>th</sup>, 36<sup>th</sup> & 39<sup>th</sup> floors (West side)  
 2. Glass railing for bedroom-2 balcony in place of wall (North side) on the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup> & 38<sup>th</sup> floors

**TOWER 1 & 4**  
**FLAT NO 2**  
 3 BHK + HT | EAST FACING  
 3710 SFT



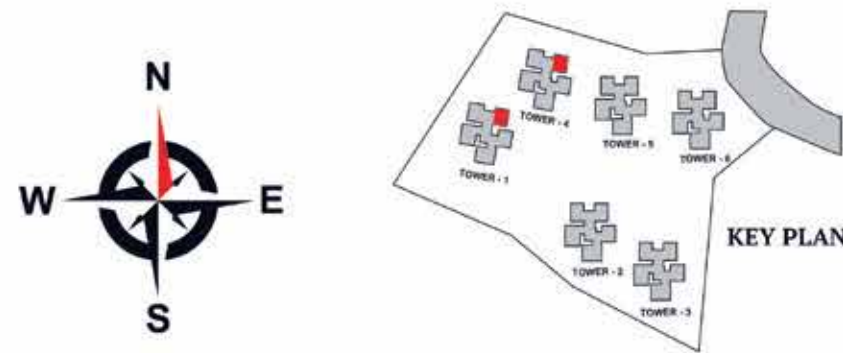
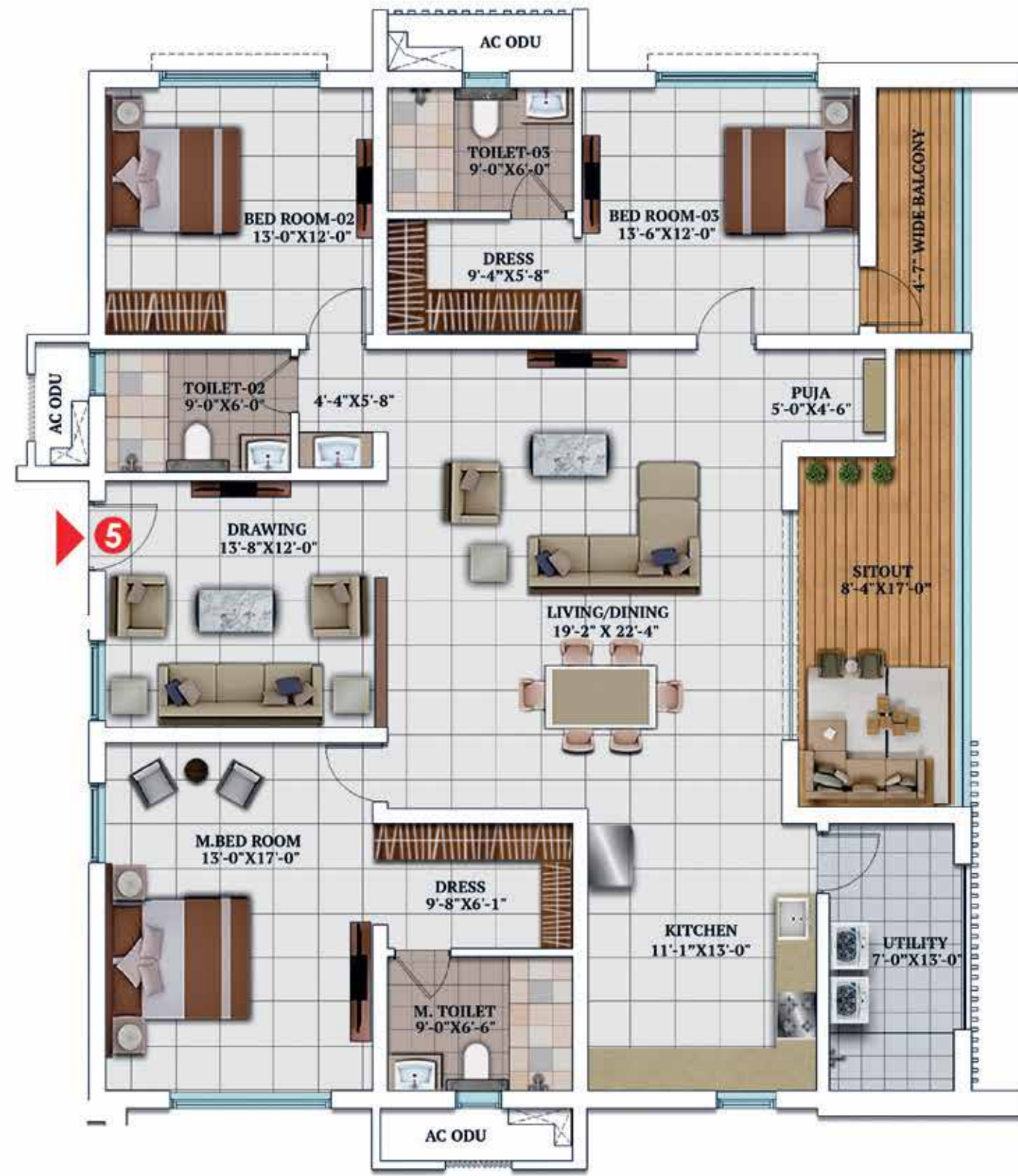
**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 16<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup>, 28<sup>th</sup>, 36<sup>th</sup> & 39<sup>th</sup> floors (East side)  
 2. Glass railing for bedroom-3 balcony, in place of wall (North side) on the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup> & 38<sup>th</sup> floors

**TOWER 1, 2, 3, 4, 5 & 6**  
**FLAT NO 3**  
**3 BHK WEST FACING**  
**2765 SFT**



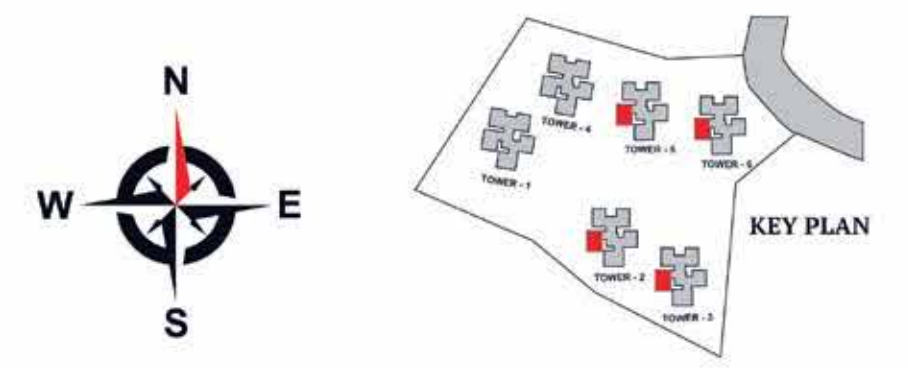
**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 20<sup>th</sup> & 23<sup>rd</sup> floors (West side)  
 2. Glass railing for bedroom-2 balcony, in place of wall (North side) on the 20<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup> floors

**TOWER 1 & 4**  
**FLAT NO 4**  
**3 BHK + HT | EAST FACING**  
**3240 SFT**



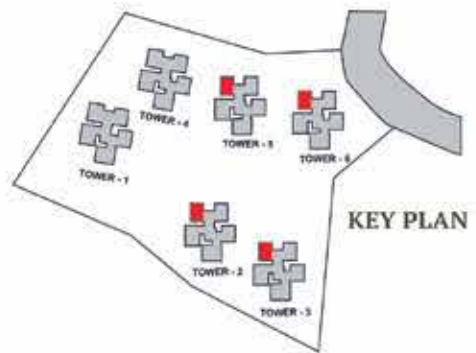
**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 20<sup>th</sup> & 23<sup>rd</sup> floors (East side)  
 2. Glass railing for bedroom-3 balcony, in place of wall (North side) on the 20<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup> floors

**TOWER 1 & 4**  
 FLAT NO 5  
 3 BHK WEST FACING  
 2765 SFT



**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 16<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup>, 28<sup>th</sup>, 36<sup>th</sup> & 39<sup>th</sup> floors (South side)  
 2. 2'6" External slab projection on the 2<sup>nd</sup>, 20<sup>th</sup> & 23<sup>rd</sup> floors (West side)  
 3. Glass railing for master bedroom balcony, in place of wall (West side) on the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup> & 38<sup>th</sup> floors

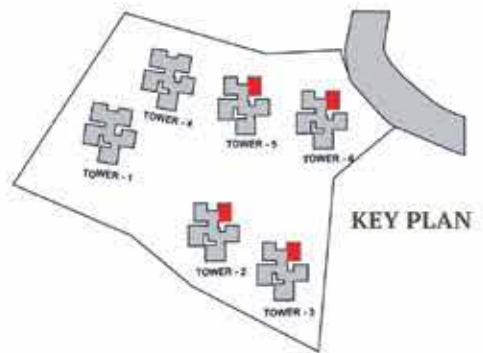
**TOWER 2, 3, 5 & 6**  
 FLAT NO 2  
 3 BHK + HT | EAST FACING  
 3860 SFT



**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 16<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup>, 28<sup>th</sup>, 36<sup>th</sup> & 39<sup>th</sup> floors (North side)  
 2. Glass railing for sitout, in place of wall (East side) on the 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 36<sup>th</sup>, 37<sup>th</sup> & 38<sup>th</sup> floors

## TOWER 2, 3, 5 & 6

FLAT NO 4  
 3 BHK EAST FACING  
 2796 SFT



**Note:**  
 1. 2'6" External slab projection on the 2<sup>nd</sup>, 20<sup>th</sup> & 23<sup>rd</sup> floors (North side)  
 2. Glass railing for sitout, in place of wall (West side) on the 20<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup> floors

## TOWER 2, 3, 5 & 6

FLAT NO 5  
 3 BHK WEST FACING  
 2796 SFT



# REFUGE FLOOR PLAN

17<sup>th</sup>, 26<sup>th</sup> 35<sup>th</sup> & 44<sup>th</sup> FLOORS

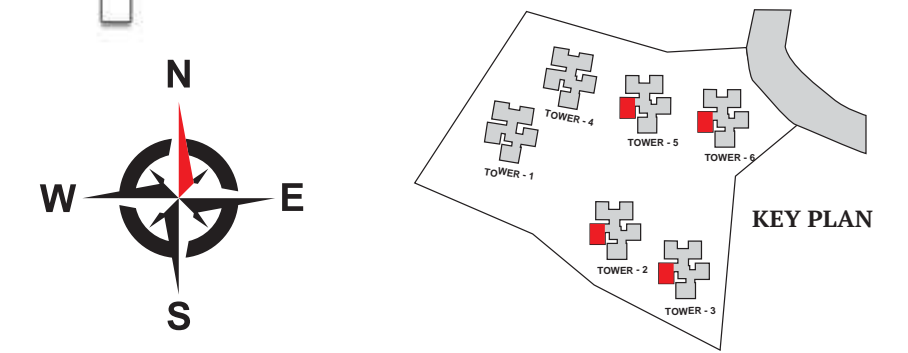


## TOWER 1 & 4

FLAT NO 2  
2 BHK EAST FACING  
2565 SFT

# REFUGE FLOOR PLAN

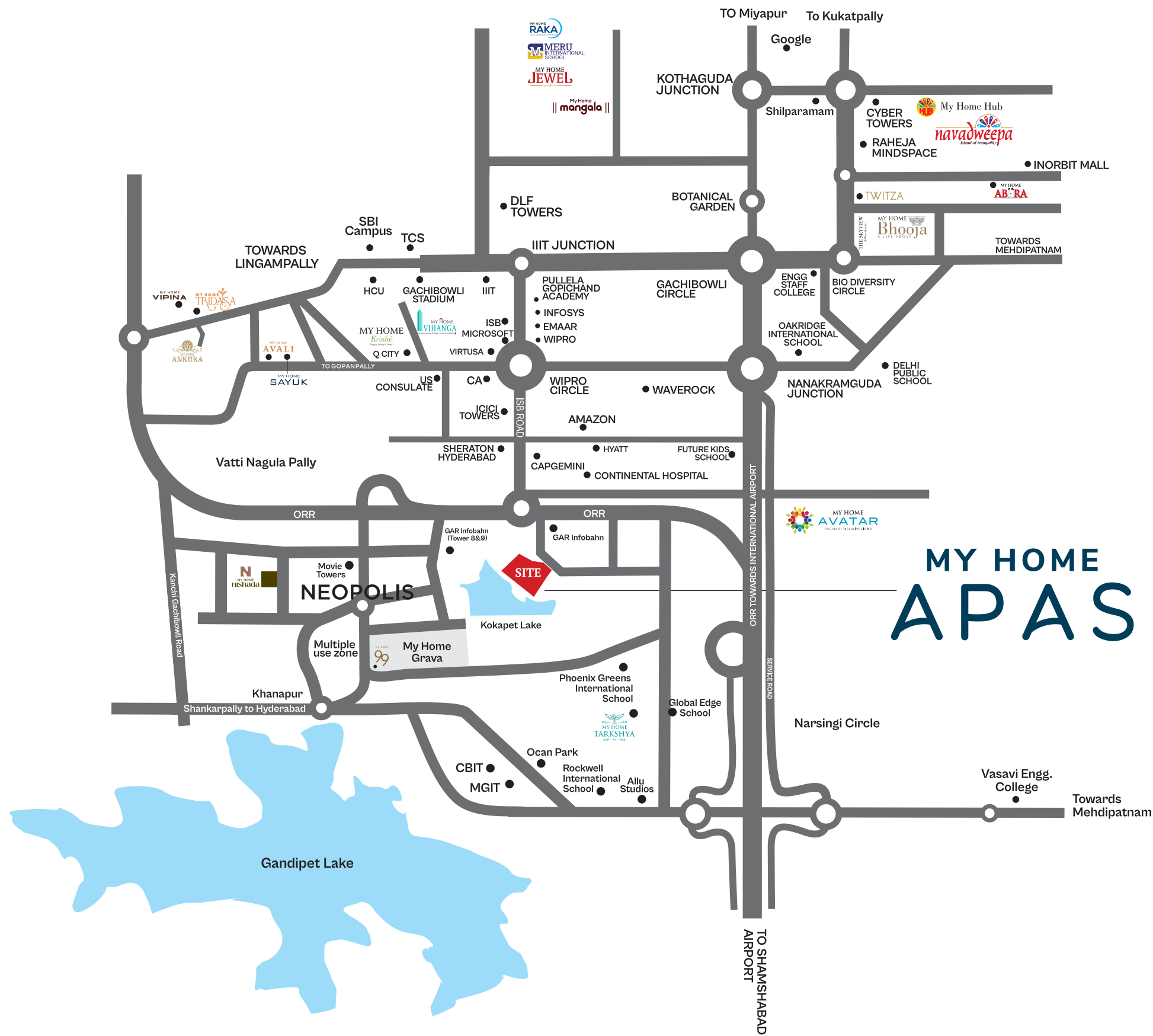
17<sup>th</sup>, 26<sup>th</sup> 35<sup>th</sup> & 44<sup>th</sup> FLOORS



## TOWER 2, 3, 5 & 6

FLAT NO 2  
2 BHK EAST FACING  
2845 SFT

# LOCATION MAP



NOT TO SCALE

## LOCATION HIGHLIGHTS

- Corporate Offices
  - Wipro - 5 min
  - Microsoft - 7 min
  - Infosys - 7 min
- Shopping and Entertainment
  - IKEA - 17 min
  - Inorbit Mall - 22 min
- Hospitals
  - Continental Hospitals - 5 min
  - AIG Hospitals, Gachibowli - 15 min
- Schools
  - Oakridge International School - 15 min
  - Delhi Public School - 15 min
  - Meru International School (Tellapur) - 15 min
- Important Nearby Locations
  - Metro Station - 20 min
  - Airport - 25 min
  - Railway Station - 35 min

# SPECIFICATIONS

<b>SUPER STRUCTURE</b>	RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)	
<b>WALLS</b> - EXTERNAL WALLS - INTERNAL WALLS	Reinforced shear walls Reinforced shear walls	
<b>CEILING FINISHES</b> - DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY. - BATHROOMS	Smoothly finished with putty and acrylic emulsion paint.  Grid ceiling to cover all service lines.	
<b>WALL FINISHING</b> - DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY. - BATHROOMS - EXTERNAL FINISHING	Smoothly finished with punning and acrylic emulsion paint.  Glazed vitrified tile cladding up to lintel height. Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.	
<b>FLOORING</b> - DRAWING, DINING, LIVING, BEDROOMS, KITCHEN. - BALCONY / BATHROOMS / UTILITY - CORRIDORS - STAIRCASE	Large format (1000 x 1000 mm size) double charged vitrified tiles of reputed brands with spacer joint. Anti-skid vitrified tiles / ceramic tiles Vitrified tiles with spacer joint Natural stone / Granite flooring	
<b>WINDOWS / GRILLS</b>	All windows are of aluminium alloy / UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with M.S. grill and provision for mosquito mesh shutter.	
<b>DOORS</b> - MAIN DOORS  - INTERNAL DOORS  - BATHROOMS / UTILITY - BALCONIES	Hard wood frame, finished with melamine spray polish, teak finished flush shutters with reputed hardware.  Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.  Granite frame with both side laminated flush shutter with reputed hardware.  Aluminium / UPVC glazed French sliding doors with mosquito mesh provision.	
		<b>ALL BATHROOMS</b>  - Vanity type wash basin with single lever basin mixer. - EWC with flush valve / flush tank of reputed brand. - Single lever bath and shower mixer. - Provision for geysers in all bathrooms. - All faucets are chrome plated of reputed brands.
		<b>KITCHEN</b>  - Granite platform with single bowl stainless steel sink. - Provision for hot & cold water and provision for water purifier
		<b>ELECTRICAL</b>  - Concealed copper wiring of reputed make. - Power outlet for air conditioners in all bed rooms and living. - Power outlets for geysers in all bathrooms and utility. - Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen. - Washing machine & dishwasher points in utility area. - Three phase supply for each unit and individual prepaid meters. - Miniature circuit breakers (MCB) for each distribution board of reputed make. - Modular switches of reputed make.
		<b>TV/TELEPHONE</b>  - Provision for internet connection & DTH - Telephone point in drawing - TV points in all bedrooms, drawing & living
		<b>WATER PROOFING</b>  Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace.
		<b>SECURITY</b>  - Intercom facility to all units connecting security. - Comprehensive security system with cameras at main security, entrance of the tower & lift cabins.
		<b>FIRE SAFETY</b>  Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.
		<b>POWER BACK UP</b>  Metered DG backup with acoustic enclosure & AMF.
		<b>PNG/LPG</b>  Supply of gas from LPG/PNG
		<b>LIFTS</b>  V3F drive high speed lifts of reputed make. Lift lobby cladding with vitrified tiles /granite.
		<b>WTP &amp; STP</b>  - Water treatment plant for bore-well water and water meter for each unit. - A sewage treatment plant of adequate capacity as per norms will be provided inside the project. - Treated sewage water will be used for the landscaping and flushing purpose.
		<b>BILLING SYSTEM</b>  Automated billing system for water, power, gas, & maintenance.

# SALEABLE AREA STATEMENT

## TOWER 1 & 4

### FLAT NO.1

3 BHK + HT, NORTH FACING

CARPET AREA	2432 sft
BALCONY AREA	269 sft
COMMON AREA	1009 sft (inc. external walls)
SALEABLE AREA	3710 sft

### FLAT NO.3

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

### FLAT NO.5

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

### FLAT NO.2

3 BHK + HT, EAST FACING

CARPET AREA	2403 sft
BALCONY AREA	285 sft
COMMON AREA	1022 sft (inc. external walls)
SALEABLE AREA	3710 sft

### FLAT NO.4

3 BHK + HT, EAST FACING

CARPET AREA	2134 sft
BALCONY AREA	211 sft
COMMON AREA	895 sft (inc. external walls)
SALEABLE AREA	3240 sft

### FLAT NO.2

2 BHK EAST FACING

CARPET AREA	1642 sft
BALCONY AREA	231 sft
COMMON AREA	692 sft (inc. external walls)
SALEABLE AREA	2565 sft

REFUGE FLOOR

## TOWER 2, 3, 5 & 6

### FLAT NO.1

3 BHK + HT, NORTH FACING

CARPET AREA	2432 sft
BALCONY AREA	269 sft
COMMON AREA	1009 sft (inc. external walls)
SALEABLE AREA	3710 sft

### FLAT NO.3

3 BHK WEST FACING

CARPET AREA	1786 sft
BALCONY AREA	204 sft
COMMON AREA	775 sft (inc. external walls)
SALEABLE AREA	2765 sft

### FLAT NO.5

3 BHK WEST FACING

CARPET AREA	1866 sft
BALCONY AREA	152 sft
COMMON AREA	778 sft (inc. external walls)
SALEABLE AREA	2796 sft

### FLAT NO.2

3 BHK + HT, EAST FACING

CARPET AREA	2524 sft
BALCONY AREA	280 sft
COMMON AREA	1056 sft (inc. external walls)
SALEABLE AREA	3860 sft

### FLAT NO.4

3 BHK EAST FACING

CARPET AREA	1866 sft
BALCONY AREA	152 sft
COMMON AREA	778 sft (inc. external walls)
SALEABLE AREA	2796 sft

### FLAT NO.2

2 BHK EAST FACING

CARPET AREA	1809 sft
BALCONY AREA	284 sft
COMMON AREA	752 sft (inc. external walls)
SALEABLE AREA	2845 sft

REFUGE FLOOR

An initiative by



**My Home Constructions Pvt. Ltd.**

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