

# RELAI RIGHT HOME REPORT

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# COMPARE PROPERTY

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**GRID Score**

9.2/10

**Price Range**

19936000

**Avg. Price/sft**

Rs.8900/sq.ft

**Size Range**

2240 sq.ft

**Configuration**

2BHK, 3BHK

**Project Type**

Apartment

**Location**

<https://maps.app.goo.gl/MBW...>

**Approval Status**

Approved

**RERA Number**

P02400002654

**Possession**

01/12/25



## PROPERTY DETAILS

LANSUM PROPERTIES LLP

Narsingi, Hyderabad

● PROJECT : **SKYVIEW APARTMENTS** P02400002654

● BUILDER : **INNOVATE REALITY** Apartment

● AREA : **FINANCIAL DISTRICT, HYDERABAD** N/A

● RERA : **P0456789123** 01/12/25

● PROJECT TYPE : **SEMI GATED**

● LAND AREA : **3 ACRES**

● POSSESSION DATE : **DEC 2025**



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## PROPERTY DETAILS

CHIL CONSTRUCTION LLP

Manikonda, Hyderabad

● CARPET AREA PERCENT : **P02400003455**

● FLOOR TO CEILING HEIGHT : **Apartment**

● PRICE PER SFT (INR) : **N/A**

● AMENITIES : **POWER RTM  
EV CHARGING, 24/7 SECURITY ETC**

● FLOOR RISE CHARGES : **NO**

● IF, YES AMOUNT PER FLOOR (INR) : **N/A**

● APPLICABLE ABOVE FLOOR NO : **N/A**



## PROPERTY DETAILS

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- 2.5 BHK SIZE 1 (SQFT) : **1856**
- NO. OF CAR PARKINGS (2.5 BHK SIZE 1) : **01**
- 3 BHK SIZE 1 (SQFT) : **2000**
- NO. OF CAR PARKINGS (3 BHK SIZE 1) : **01**
- 3 BHK SIZE 2 (SQFT) : **2200**
- NO. OF CAR PARKINGS (3 BHK SIZE 2) : **02**
- 4 BHK SIZE 1 (SQFT) : **2400**
- NO. OF CAR PARKINGS (4 BHK SIZE 1) : **02**

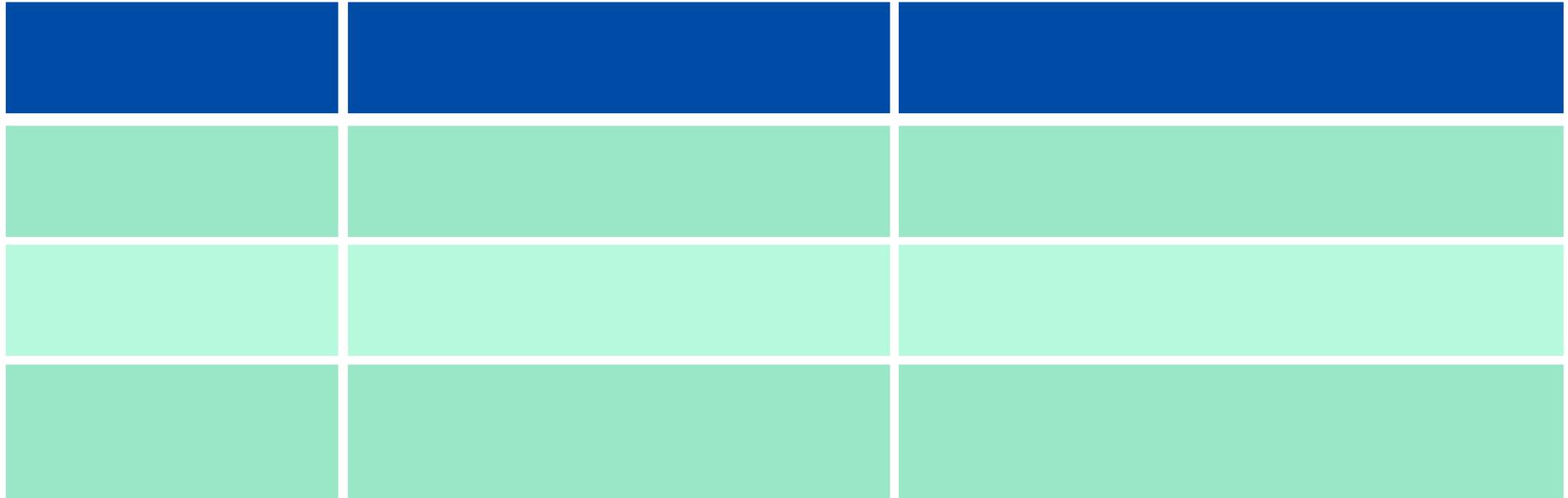


## PROPERTY DETAILS

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- AMOUNT EXTRA TO BUY CAR PARKING (INR) : **N/A**
- HOME LOAN BANKS AVAILABLE : **ICICI, AXIS, SBI**
- PREVIOUS COMPLAINTS ON  
BUILDERS (YES/NO) : **NO**
- CONSTRUCTION MATERIAL : **CEMENT BRICKS**





Apartment

Apartment

N/A

N/A

2240 sq.ft

2325 sq.ft

70%

70%

Rs.8900

Rs.7000

Rs.10235

Rs.8050

19936000

16275000

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## 01 Structural & Design

- 
- 
- 

## 02 Vertical Transportation

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- 
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LANSUM EL DORADO

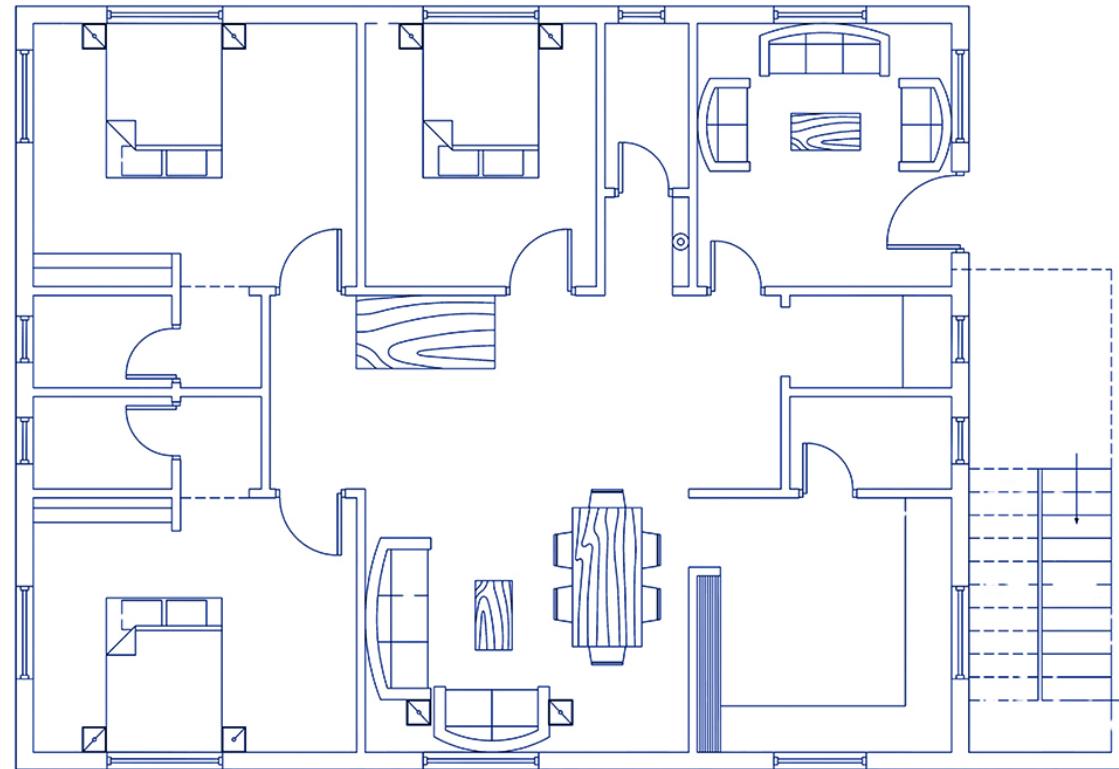
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## FLAT ANALYSIS 3 BHK (SIZE-1)

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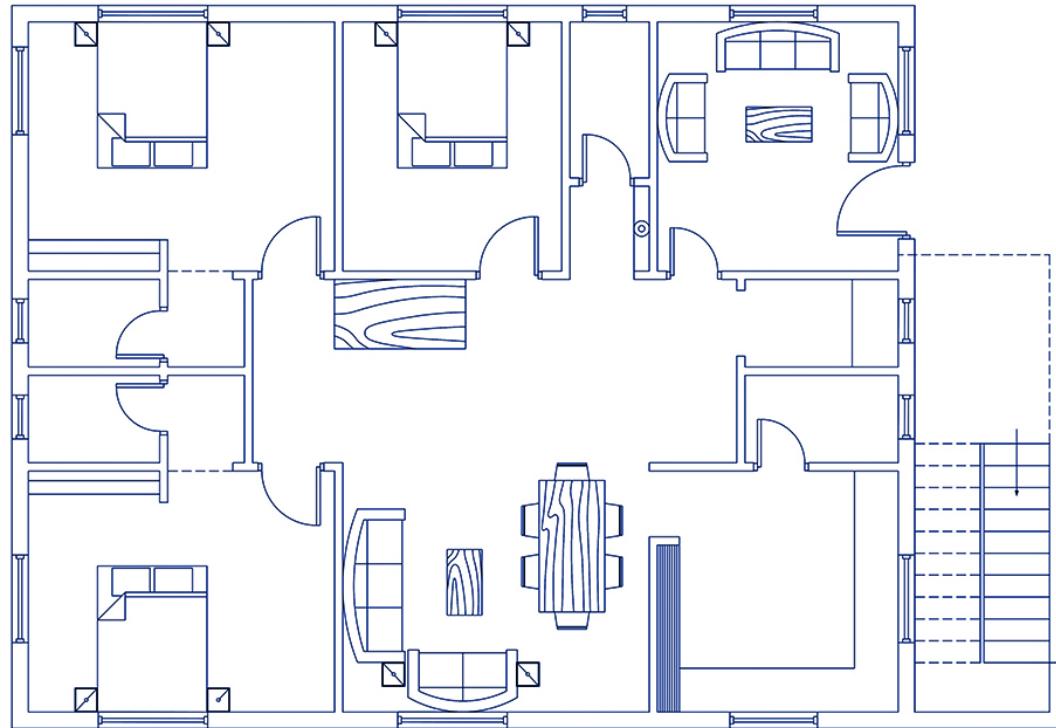
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



## FLAT ANALYSIS 3 BHK (SIZE-2)

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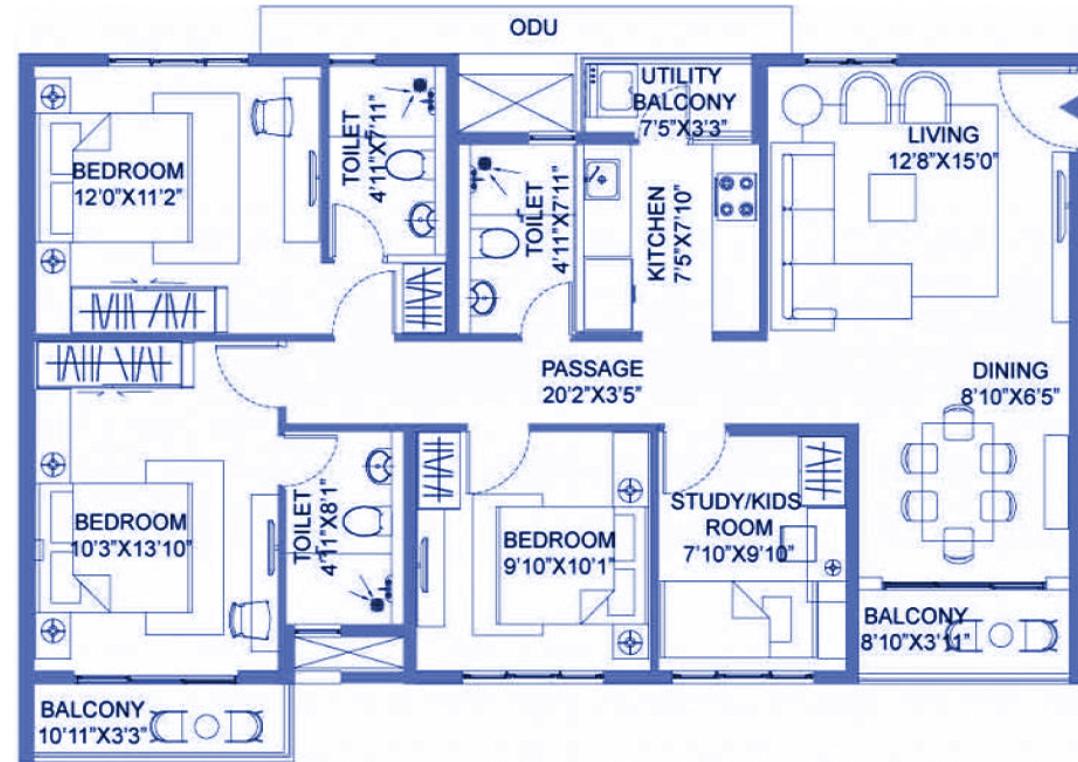
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



## FLAT ANALYSIS 4 BHK

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- Dedicated storage room, private terrace access, smart climate control.
- Modular kitchen with integrated appliances, built-in wardrobes in all bedrooms, branded electrical fittings.
- Pet-friendly design elements, integrated security camera system, direct garden access (for ground floor units).
- Senior-friendly features (grab bars, wide doorways), emergency call system, antiskid flooring in bathrooms.



## THE COMFORT CODE

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**Power Backup:** 100% for all units and common areas



**Lifts:** 3 high-speed passenger lifts + 1 dedicated service lift per tower



**Construction:** Reinforced Concrete (RCC) frame with earthquake resistance compliance



**Parking:** 1-2 dedicated car parking slots per unit; additional visitor parking



## THE COMFORT CODE

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**Security:** 24/7 CCTV surveillance, smart entry systems, intercom-enabled security



**Sustainability:** Organic Waste Converters, rainwater harvesting, LED lighting in common areas



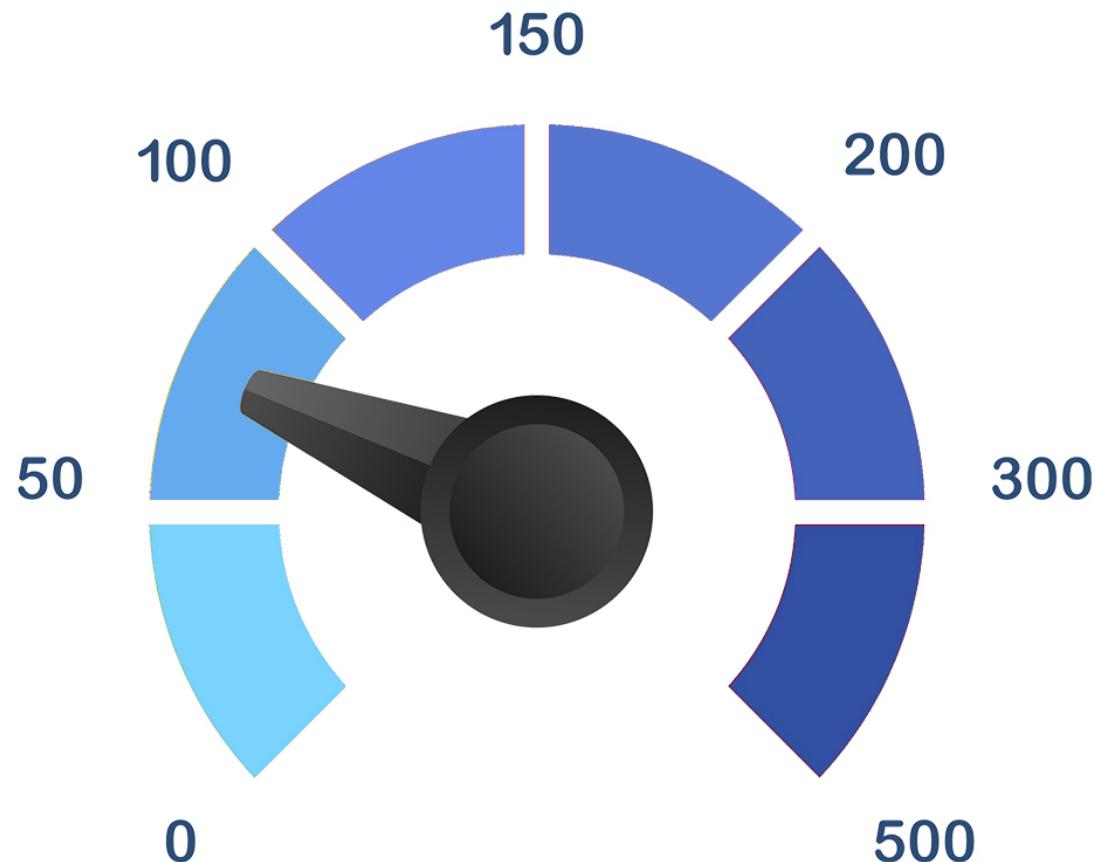
**Convenience:** 1–2 dedicated car parking slots per unit; additional visitor parking



## AIR QUALITY OVERVIEW

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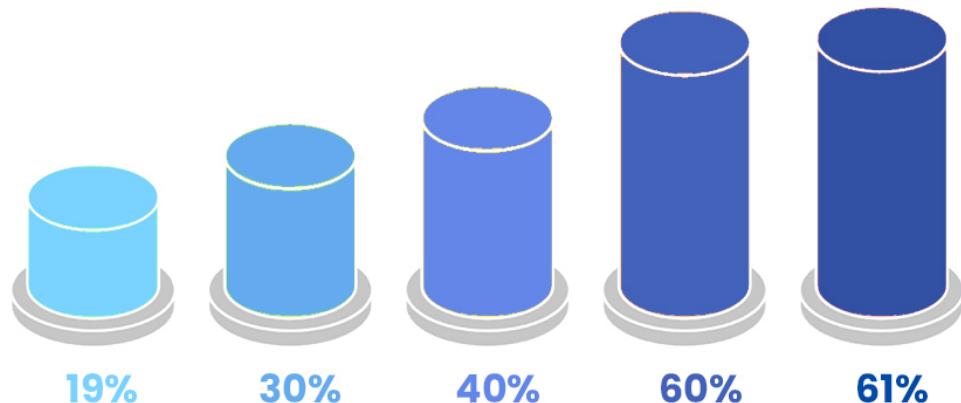
- AQI: 65 (Moderate)
- Air Category: Yellow zone |  
Health Impact:Acceptable for most
- Compared to Bengaluru  
average AQI: 72



- **Water Index Score:** 0.78
- **Groundwater Recharge:** 120 ha·m
- **Water Sources:** Borewell (60%), Municipal (40%)



## WATER CONTAMINATION LEVELS AND STATUS



## LOCATIONAL CONSTRAINTS

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### APPROACH ROAD WIDTH: 12.5 METERS —

may lead to congestion  
during peak hours



### ENVIRONMENTAL RISK:

Presence of a nala within 20m may contribute to waterlogging during heavy monsoons



### TRAFFIC NOISE:

Mild sound intrusion from adjacent arterial road on west boundary



## LOCATION:

Centrally positioned within the IT corridor of Hyderabad



## CONNECTIVITY:

Within 10 minutes of HITEC City, Outer Ring Road & major business hubs



## RENTAL DEMAND:

Ideal for tech employees and corporate tenants; projected **ROI 5–6%**

## UNREALIZED SITE VALUE

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### ECO-FRIENDLY DESIGN SCOPE:

Solar rooftop provisions and water reuse systems pre approved.



### FUTURE INFRASTRUCTURE:

Proximity to upcoming metro phase and 100 ft road expansion

## PROJECT HURDLES

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### HIGH DENSITY:

75 units per acre, which exceeds the local market average of 60 units



### LIMITED FOYER AREA:

Common areas in some units may feel compact



### CONSTRUCTION LOGISTICS:

Ongoing metro work nearby may cause short term disruption

## NEARBY PLACES

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20 HOSPITALS



20 SHOPPING MALLS



20 SCHOOLS



5 SUPERMARKETS



20 RESTAURANTS



5 IT COMPANIES

## SWOT ANALYSIS

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### STRENGTHS

- Close to Metro, IT parks, Schools
- Strong water recharge potential
- Balanced unit mix

### WEAKNESS

- Narrow approach road (12.5m)
- No large clubhouse

### OPPORTUNITIES

- Upcoming Peripheral Ring Road
- High rental demand (5%+)

### THREATS

- Proximity to marshy zone/nala
- Moderate water logging in peak monsoon

## RELAI BUYER BENEFITS (Included in Purchase)

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- 01 ₹10,000 worth of legal verification FREE
- 02 First EMI covered up to ₹1,00,000
- 03 ₹1,00,000 loyalty discount on future purchase
- 04 30% off on interiors and home automation
- 05 3 months FREE 24/7 home services
- 06 FREE moving assistance
- 07 Documentation support (up to ₹20,000)
- 08 Referral rewards worth ₹1,00,000



## SUMMARY VERDICT

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### IDEAL FOR:

Investors, families, professionals

### BUY IF:

You want a secure, connected, and high-growth community with clear data-driven insight.

