

RELAI RIGHT HOME REPORT

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COMPARE PROPERTY

	PBEL CITY By INDIA'S TWO PROJECTS	URBAN PROJECT BY INDIA'S TWO PROJECTS	URBAN PROJECT BY INDIA'S TWO PROJECTS
Property Parameters	N/A/10 N/A Rs.8199/sq.ft N/A 2BHK, 3BHK	N/A N/A N/A N/A 2BHK, 3BHK	N/A/10 N/A Rs.8000/sq.ft N/A N/A
GRID Score	7.4	10	10
Price Range	₹1.4Cr - ₹2.4Cr	N/A	₹45
Price/sq ft	8.580	https://maps.app.goo.gl/euCaVrc2j7YK9QFK7	https://maps.app.goo.gl/kFYNY4Bew2uw15Bs5
Size Range	1576-26	Approved	Approved
Configurations	2BHK, 3BHK	P02400005842	P02400004975
Property Type	Apartment	Residential	Residential
Location	Peeranikkad	03/01/26	01/06/26
RERA Status	Approved	Approved	Approved
RERA Number	P02400005842	02	03
Possession	Jan 2026	Jan 2025	Jan 2025

PROPERTY DETAILS

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ELYSIA

LOTUS HIRIZE PROPERTIES

- <https://maps.app.goo.gl/euCaVrc2j7YK9QFK7>
- P02400005842
- N/A
- N/A
- 03/01/26
-
-



PROPERTY DETAILS

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- NUMBER OF TOWERS : **01**
- NUMBER OF FLOORS : **15**
- NUMBER OF FLATS PER FLOOR : **04**
- TOTAL NUMBER OF UNITS : **60**
- PROJECT LAUNCH DATE : **JUN 2024**
- CONSTRUCTION STATUS : **ON GOING**
- OPEN SPACE (%) : **50%**



PROPERTY DETAILS

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- CARPET AREA PERCENTAGE FROM SALEABLE AREA : **70%**
- FLOOR TO CEILING HEIGHT (FEET) : **10 ft**
- PRICE PER SFT (INR) : **10,500**
- AMENITIES : **POWER BACKUP, LIFT, 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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- FACING CHARGES (YES/NO) : **YES**
- PREFERENTIAL LOCATION CHARGES (PLC) : **NO**
- IF YES, SPECIFY APPLICABLE UNITS OR CONDITIONS : **N/A**
- POWER BACKUP : **PARTIAL (COMMON AREAS)**
- NUMBER OF PASSENGER LIFTS : **2**
- VISITOR PARKING AVAILABLE (YES/NO) : **YES**
- GROUND VEHICLE MOVEMENT :
RESTRICTED (ONLY BASEMENT)



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**



HOMES WITHIN : CONFIGURATION COMPARISON TABLE

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CONFIGURATION	SUPER BUILT-UP AREA (APPROX.) & EFFICIENCY	IDEAL FOR
2.5BHK	950 – 1,100 sq.ft. & ~68%	Small families or young professionals seeking an efficient urban home.
3BHK	1,350 – 1,600 sq.ft. & ~70%	Growing families needing versatile space for children or a home office.
4BHK	2,000 – 2,400 sq.ft. & ~72%	Premium buyers desiring expansive, luxurious living with generous room for entertaining. (Limited Availability)



PRICE EVALUATION

Project name	Project Address
Unit typology	3BHK
Saleable Area (In Sq.Ft.)	1500 sq.ft
Carpet area (In Sq. Ft.)	N/A
Carpet area efficiency	70%
Price on Saleable Area(*)	Rs.8199
Price on Carpet Area(*)	Rs.11479
Price (in * Cr)	1

3BHK

N/A

1500 sq.ft

70%

Rs.8199

Rs.11479

N/A

70%

Rs.8000

Rs.11200

N/A

70%

Rs.8000

Rs.11200

N/A

70%

Rs.8000

Rs.11200

01

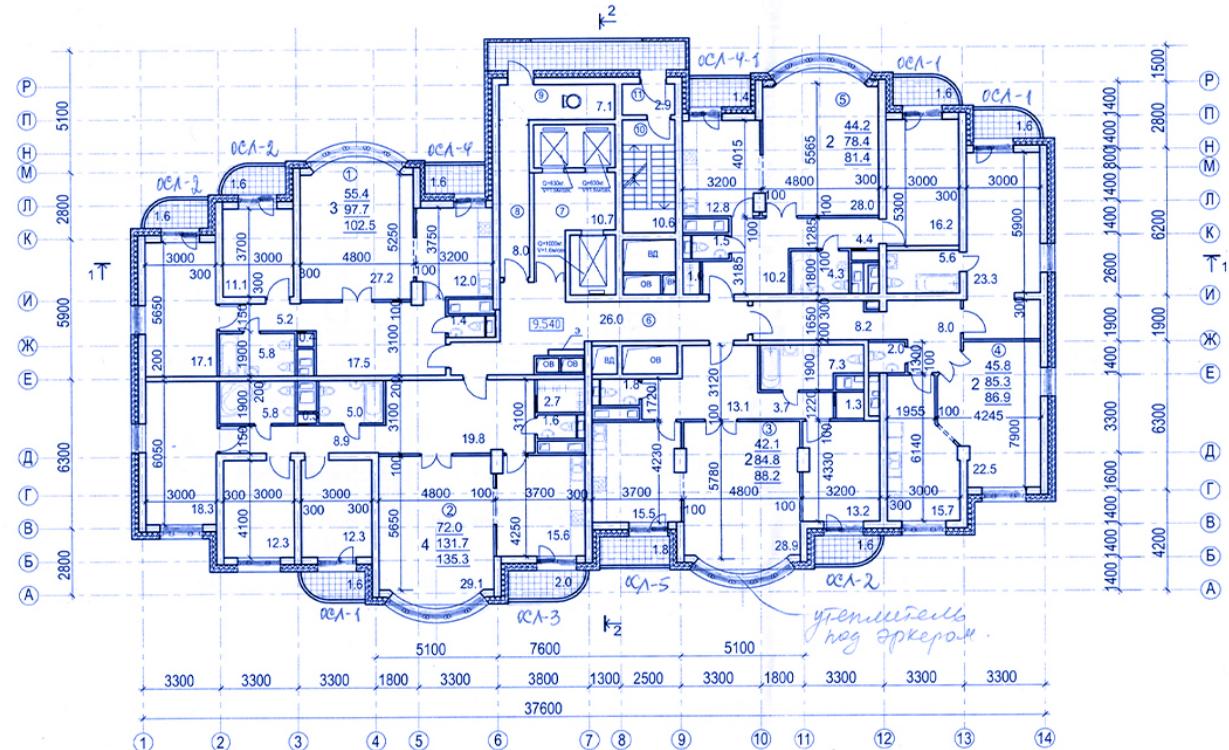
Structural & Design

- Aesthetics & Design: Modern, integrated.
- Height & Floors: 35 flr, 130m.
- Unit Density: Low (6 units/flr, 210 total).

02

Vertical Transportation

- Lift Count & Type: 4 Passenger, 1 Service.
- Lift Performance: Highspeed (2.5m/s), minimal wait.
- Lift Accessibility: Wheelchair accessible.



03 Amenities & Common Areas

- Amenity Access: Podium level (3rd flr).
- Common Area Quality: Premium finish, well-maintained.
- Security Features: 24/7 manned, CCTV, smart card access.

04 Utilities & Essential Services

- Power Backup: 100% DG backup.
- Water Supply: Dual source, 24/7.
- Parking: 2-level basement (1.75 spots/unit).

05 External Environment & Site Impact

- Setbacks & Open Space: 20m setback, 70% green.
- Tower Proximity Impact: Minimized obstruction.
- Noise & Pollution: Low (quiet residential zone).

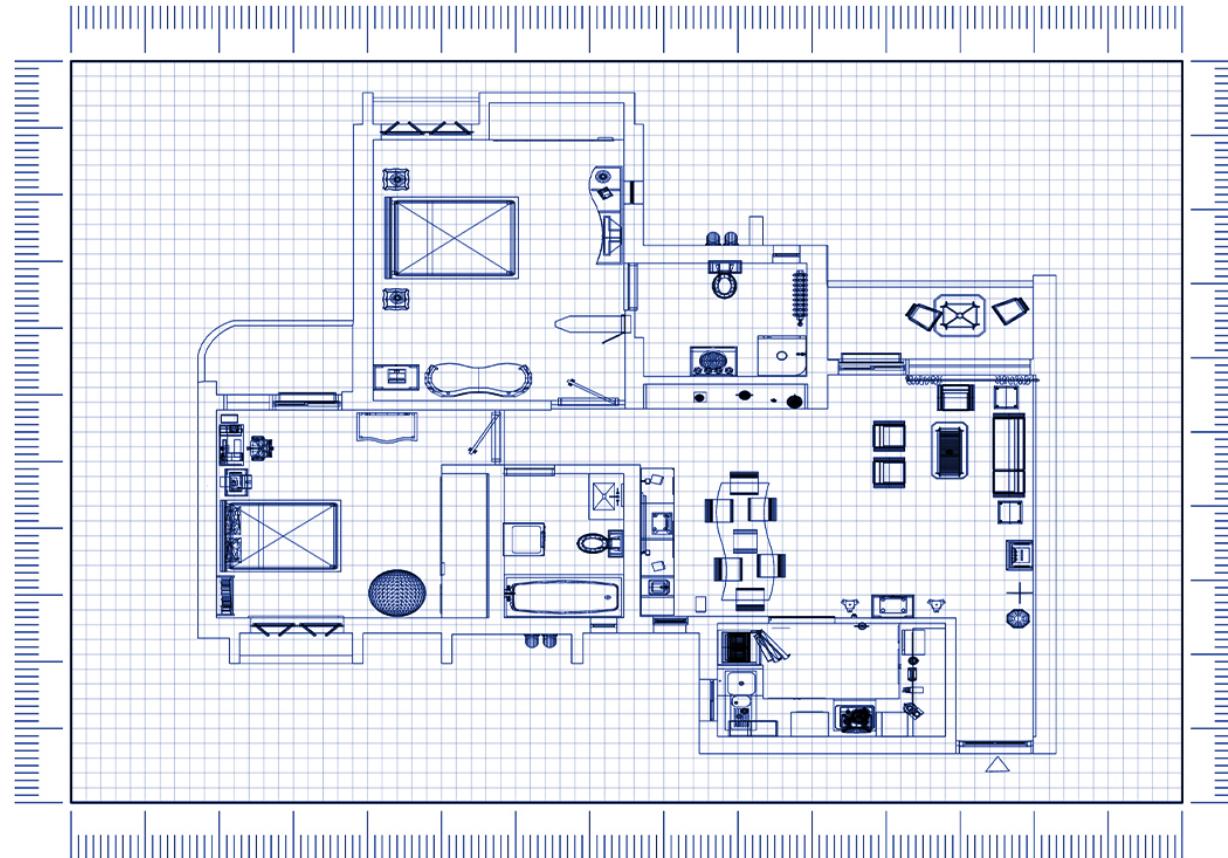
06 Maintenance & Management

- Facility Management: Professional, external.
- Maintenance Costs: INR 4.5/sqft/month.
- Building Age & Condition: 2 yrs old, excellent.

FLAT ANALYSIS 2.5 BHK

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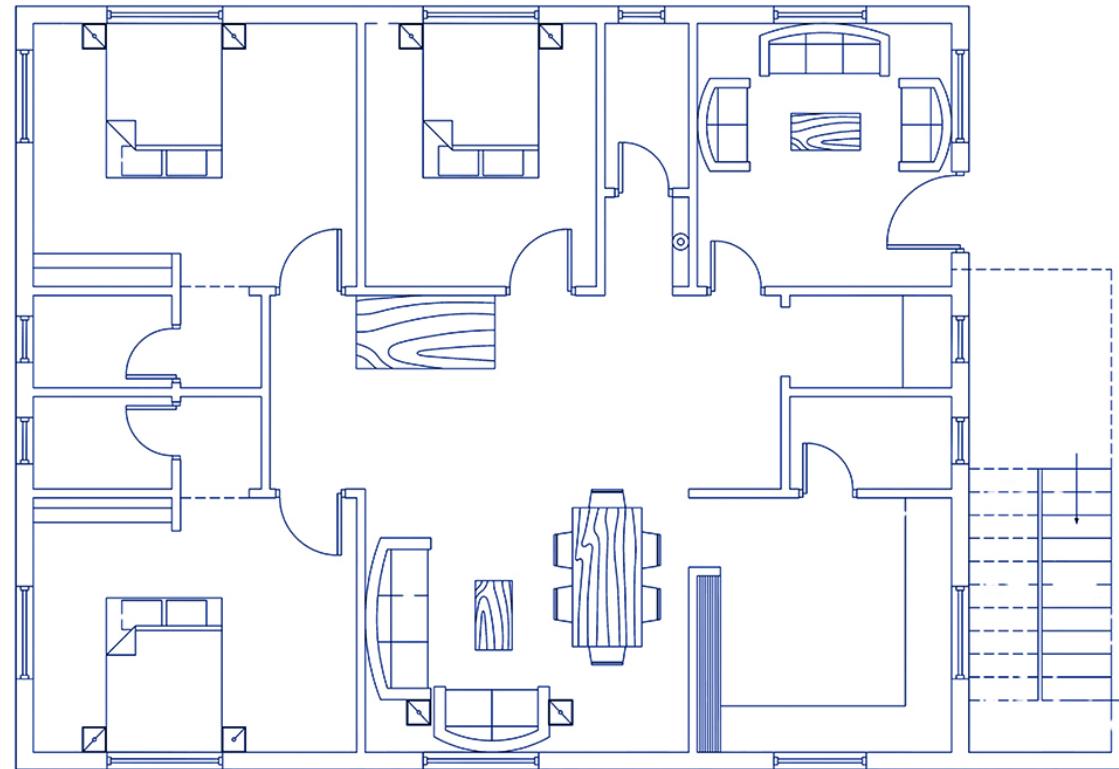
- Good natural light, efficient layout.
- Spacious living, two balconies.
- Dual views, superior ventilation, premium floor.
- Dedicated home office, large master bedroom.



FLAT ANALYSIS 3 BHK (SIZE-1)

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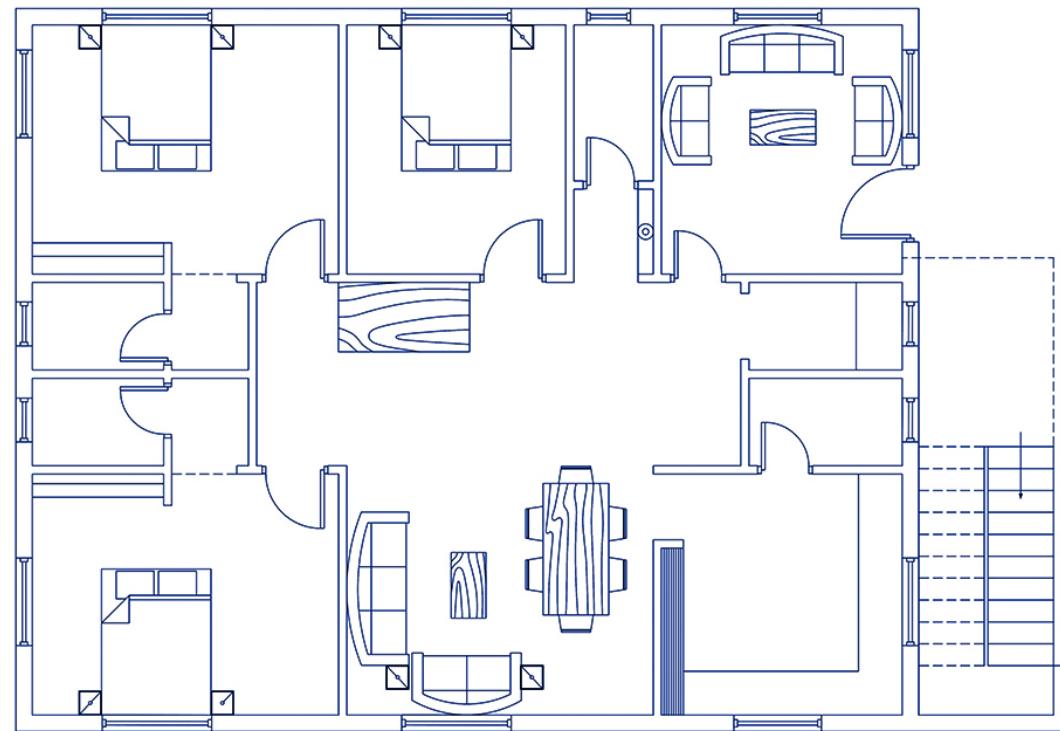
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



FLAT ANALYSIS 3 BHK (SIZE-2)

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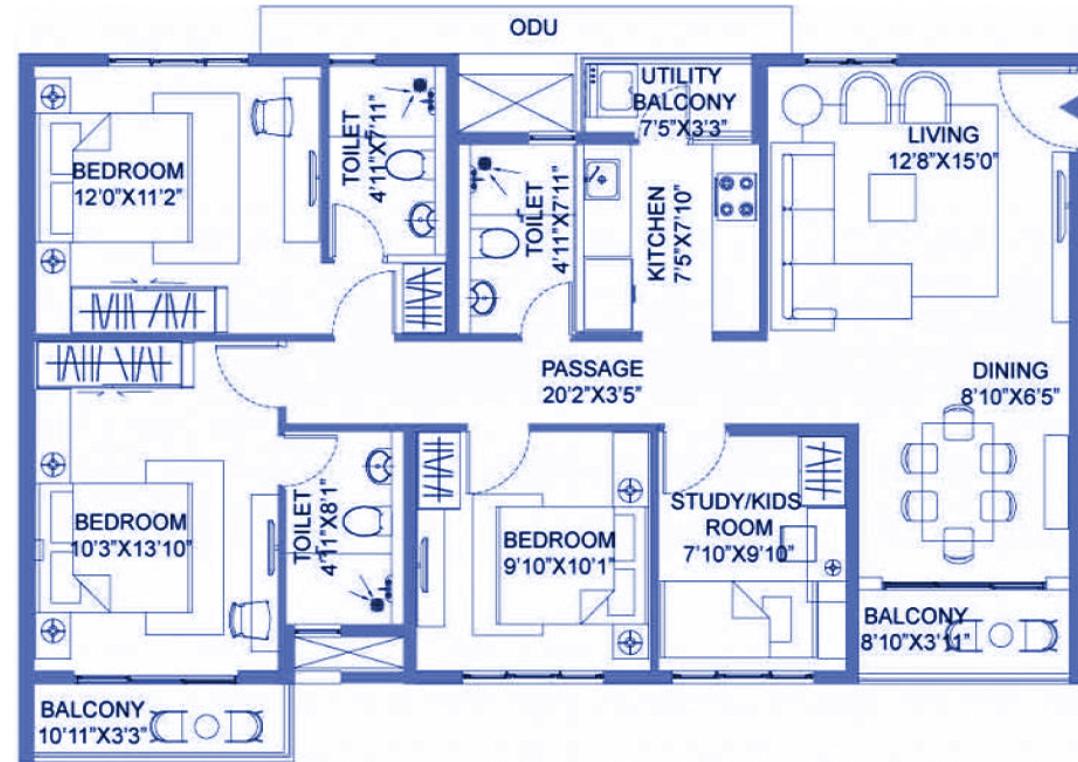
- Vaastu compliant layout, open-plan kitchen, separate utility balcony.
- Overlooking amenity deck, semi-furnished (wardrobes, modular kitchen), sound-proof windows.
- Private lift lobby, walk-in closet in master, servant's room with separate entry.
- Corner unit, panoramic city views, ample cross-ventilation.



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



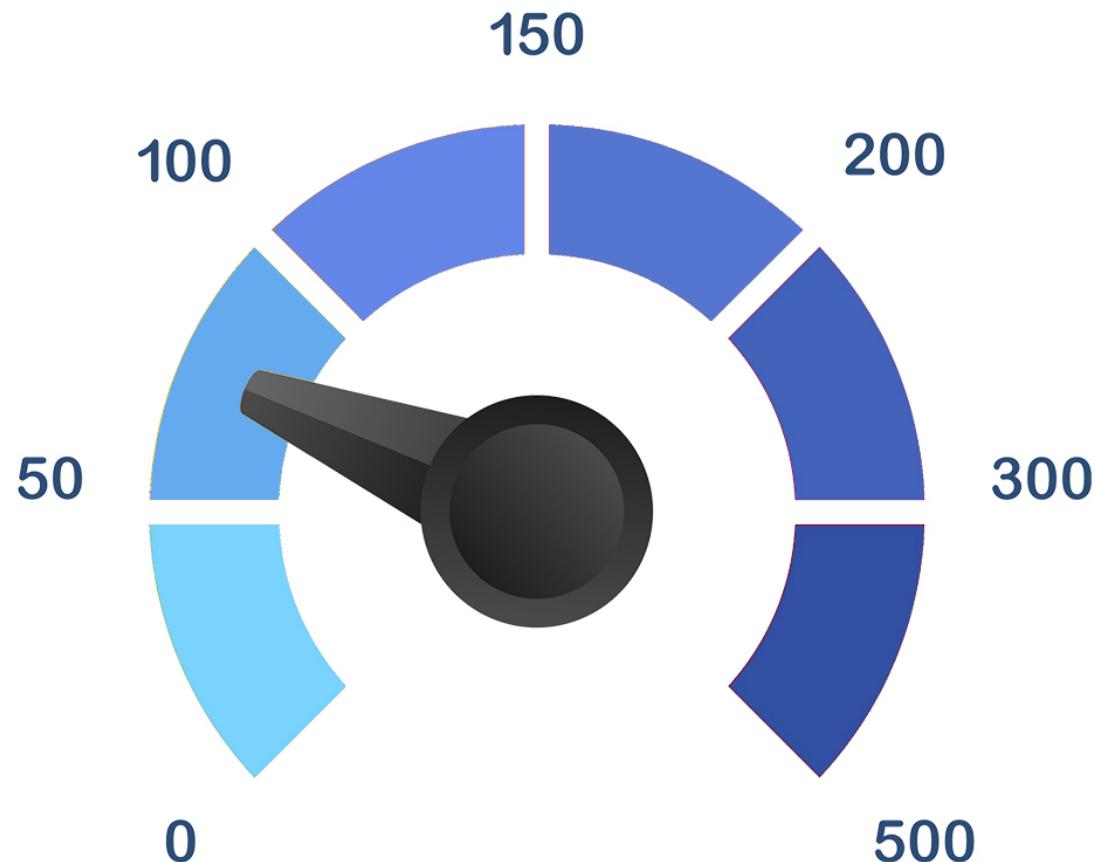
Convenience: 1–2 dedicated car parking slots per unit; additional visitor parking



AIR QUALITY OVERVIEW

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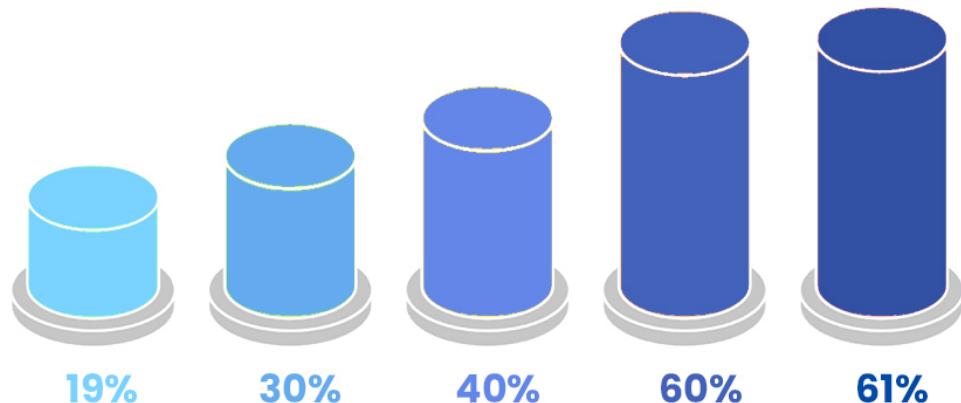
- AQI: 65 (Moderate)
- Air Category: Yellow zone |
Health Impact:Acceptable for most
- Compared to Bengaluru
average AQI: 72



- **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.



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