

TELLAPURE LUXURY

brought to you by **APARNA**

APARNA **Newlands** Urban Oasis

2.5 & 3 BHK APARTMENTS @ TELLAPUR



TELLAPURE COMFORT

Tellapur is all set to be transformed with Aparna's first gated community in the rapidly growing location – with the best in quality, design and amenities.

Super spacious 2.5 & 3 BHKs

Sizes: 1475 – 1991 Sft.

Total apartments: 1976

6 + 41 Floors hi-rise towers



TELLAPURE DELIGHT

Welcome to the finer things in life. With spacious homes, curated amenities and a contemporary blend of comfort and convenience, life at Aparna Newlands will be nothing short of a complete lifestyle treat.

TELLAPURE ENTERTAINMENT

A haven of excitement awaits with a feature-rich clubhouse and sports amenities, ensuring every moment is vibrant and engaging.



- | | | |
|-----------------------------|---------------------------------|----------------------|
| Temperature-controlled pool | Mini Golf course @ Club terrace | Yoga & Meditation |
| — | — | — |
| Outdoor swimming pool | Futsal field @ Club terrace | Aerobics |
| — | — | — |
| Kids' pool | Board gaming area | Gym |
| — | — | — |
| Squash court- 2 Nos. | Table Tennis room | Multi-purpose hall |
| — | — | — |
| Sports lounge | Spa/ Salon | Multi-activity hall |
| — | — | — |
| VR gaming | Hobby/ Kitty party area | Crèche |
| — | — | — |
| Billiards lounge | Preview theatre | Guest Rooms - 9 Nos. |
| — | — | — |



TELLAPURE ADRENALINE

Live a life pulsating with excitement. Unleash the sports buff in you with a wide spectrum of outdoor sports amenities, ensuring each moment resonates with the exhilarating beat of adrenaline.

Tennis courts- 2 Nos.
—
Multi-purpose court
—
Full basketball court
—
Beach volleyball court
—
Cricket practice pitch – 2 Nos.
—

Skate-boarding
—
Adventure play area
—
Skating tracks
—
Cycle track
—
Box cricket
—

Asphalt jogging track
—
Futsal court
—
Outdoor gym
—



TELLAPURE BLISS

Live surrounded by picturesque designer landscaping and themed gardens to suit every season and mood...all while you enjoy quick access to all city comforts.

Aroma garden
—
Zen garden
—
Medicinal garden
—
Maze garden
—
Butterfly garden
—
& more
—



TELLAPURE CONVENIENCE



With proximity to key destinations, experience a lifestyle where connectivity seamlessly weaves into the fabric of your convenience.

2 strategic entry / exits -
One towards Osman Nagar
leading to ORR Service Road;
other towards Gopanpally &
Financial District

HOSPITALS

Citizens Hospital	12 Min.
Continental Hospitals	20 Min.
Star Hospitals	22 Min.

COLLEGES

St. Xavier's PG College	8 Min.
Sridevi Women's Engineering College	14 Min.

SCHOOLS

Birla Open Minds School	8 Min.
Sadhana Infinity International School	9 Min.
Glendale International School	10 Min.
Iris Florets Play School & Day Care	10 Min.
Green Gables International School	12 Min.
Vista International School	12 Min.
Meru International School	12 Min.



QUICK ACCESS TO...

Gopanpally Junction	5 Min.
Q City, Wipro Circle Road	8 Min.
ORR Exit No.2	10 Min.
Wipro Circle	12 Min.
Gachibowli	22 Min.
Financial District Circle	22 Min.
Airport - Via ORR	42 Min.

EXTENDED CONNECTIVITY

Upcoming Aparna Neo Mall	12 Min.
Lingampally Railway Station	14 Min.
TOP IT COMPANIES	
Wipro - 2 Campus @ Gopanpally	12 Min.
Microsoft	15 Min.

*ETAs are approximate, as per Google Maps

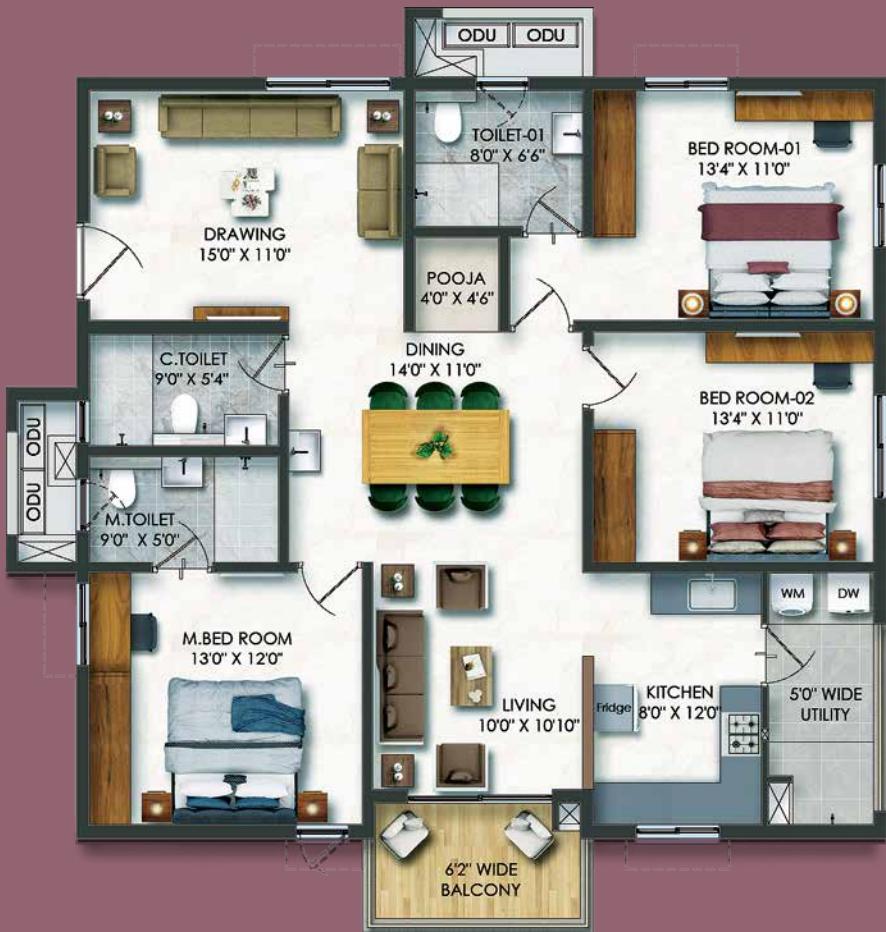
APARNA
Newlands
Urban Oasis
2.5 & 3 BHK APARTMENTS @ TELLAPUR



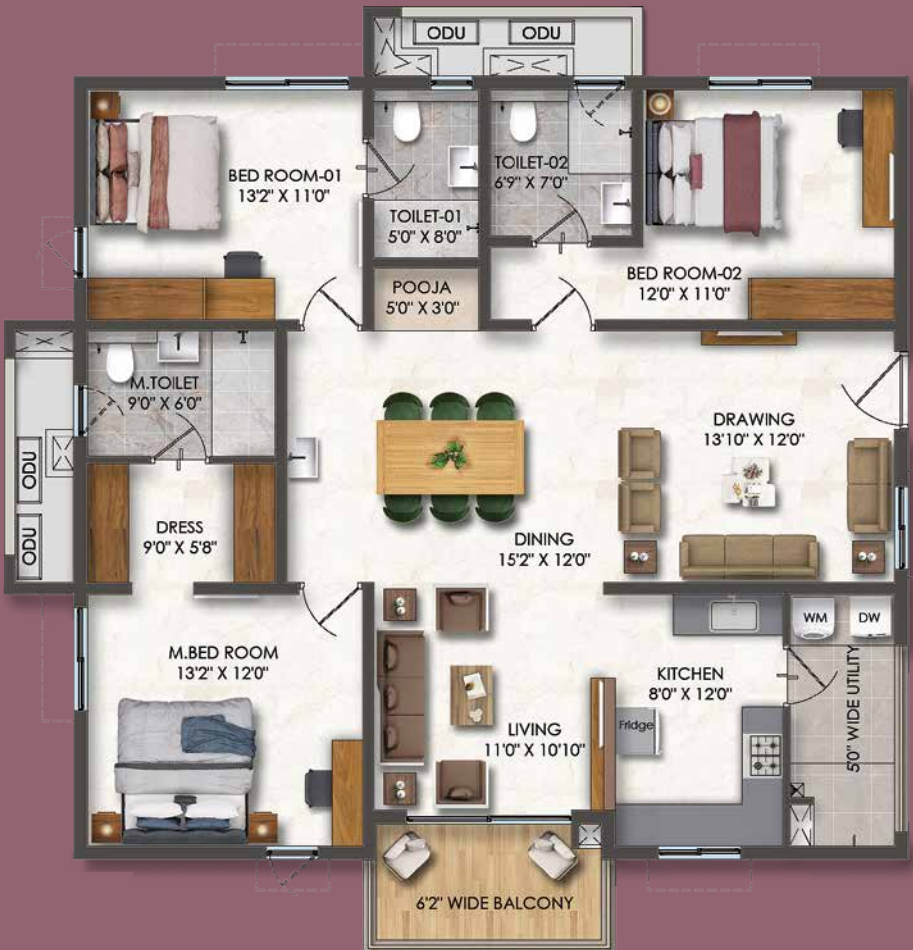
Scan QR for
location map

Unit Plans

West Facing
3 BHK
1863 Sft.



East Facing
3 BHK
1974 Sft.

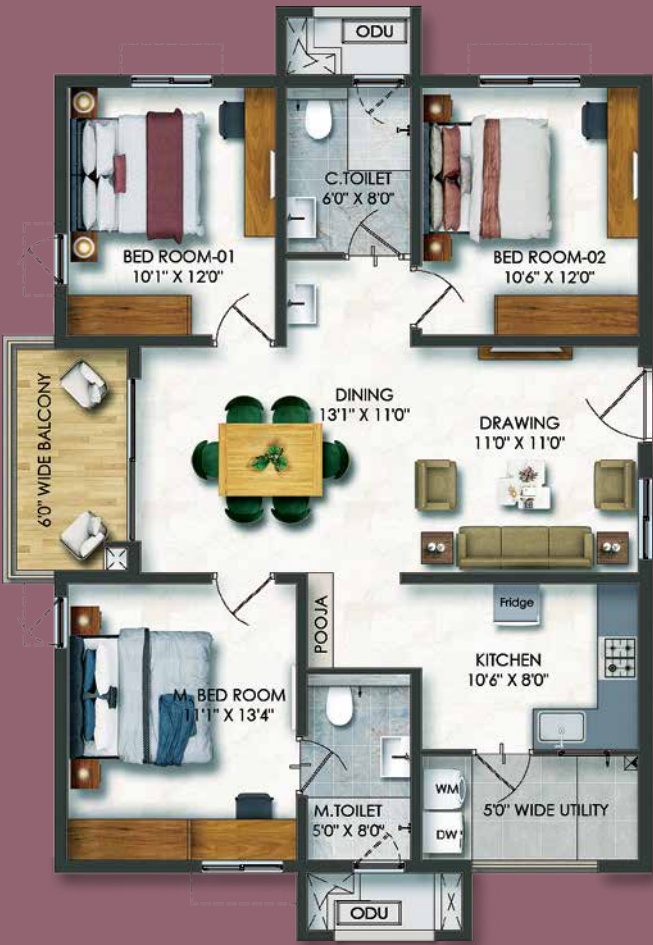


Type 3 BHK | Facing West | Carpet Area 1231 Sft. | Balcony 65 Sft. | Utility 59 Sft. | Saleable Area 1863 Sft.

Type 3 BHK | Facing East | Carpet Area 1308 Sft. | Balcony 72 Sft. | Utility 59 Sft. | Saleable Area 1974 Sft.

Unit Plans

East Facing
2.5 BHK
1475 Sft.



West Facing
3 BHK
1690 Sft.



Type 2.5 BHK | Facing East | Carpet Area 939 Sft. | Balcony 68 Sft. | Utility 52 Sft. | Saleable Area 1475 Sft.

Type 3 BHK | Facing West | Carpet Area 1099 Sft. | Balcony 68 Sft. | Utility 55 Sft. | Saleable Area 1690 Sft.

Specifications

1 **STRUCTURE**

RCC Framed Structure	R.C.C. Shear wall framed structure to withstand wind & seismic loads with floor to floor height 3.15M. Concrete blocks for non structural members (wherever needed)
----------------------	---

2 **PAINTING**

External	Textured finish and two coats of exterior emulsion paint of reputed make.
Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

3 **DOORS, WINDOWS & RAILINGS**

Main Door	Manufactured teakwood door frame & veneered shutter finished with good quality polish with hardware of reputed make.
Internal Doors	Manufactured hardwood door frame & laminate shutter with hardware of reputed make.
Utility Door	uPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & S.S mesh at bottom.
French Doors	uPVC door frame of reputed profile sections, with clear / tinted toughened / HS glass panelled shutters and hardware of reputed make with provision for mosquito mesh. (mesh & fixing shall be at extra cost)
Windows	uPVC window of reputed profile sections with clear / tinted toughened / hs glass with suitable finishes as per design with mosquito mesh for all sliding windows only (no mosquito mesh for openable windows)
Grills for Windows	Aesthetically designed, mild steel (M.S) window grills with enamel paint finish all windows (shall be provided at extra cost)
Balcony Railings	MS railing in enamel paint finish of reputed make.

4 **FLOORING**

Drawing, Living, Dining, Pooja	800 x 800 mm size double charged vitrified tiles of reputed make.
All Bedrooms & Kitchen	800 x 800 mm size double charged vitrified tiles of reputed make.
Entrance Lounge	Granite/Marble flooring with designer false ceiling.
Bathrooms	PGVT / GVT vitrified tiles of reputed make.
Corridors	Double charged vtrified tile of reputed make.
All Balconies	Rustic GVT vitrified tile of reputed make and granite sill at bottom of the railing.
Utility	Rustic GVT vitrified tile of reputed make and granite coping for ledge.
Staircase	Polished Tandur stone.

5 **TILE CLADDING**

Dadoing in Kitchen	Glazed vitrified tiles dado up to 2'-0" height above kitchen platform of reputed make (shall be provided at extra cost)
Bathrooms	Glazed PGVT/ GVT vitrified tile dado up to 8'-0" height of reputed make.
Utility	Glazed GVT vitrified tiles dado up to 3' height of reputed make.

6 **KITCHEN**

Counter	Granite platform with stainless steel sink. (shall be provided at extra cost)
Water Provision	Separate municipal water and treated borewell water provision (not RO, only softening)
Other Accessories	Provision for fixing of water purifier, exhaust fan or chimney.

7 **UTILITY**

	Provision for dish washer and washing machine.
--	--

8 **CP & SANITARY FIXTURES**

Bathrooms	Wash basin with granite counter top / under counter. EWC with concealed cistern of reputed make. Single lever fixtures with shower of reputed make. All C.P. fittings are of reputed make. PVC false ceiling in all bathrooms.
-----------	--

9 **ELECTRICAL FIXTURES**

Internal Electrical Fixtures	Geysers in all bathrooms (except powder room) Exhaust fans in all bathrooms Copper piping for air conditioning units for all flats. Power outlets for air conditioners in all bedrooms & drawing / living room. 3 phase supply for each unit with individual meter board. Miniature circuit breakers (MCB) for each distribution boards of reputed make. Concealed copper wiring of reputed make. Modular switches of reputed make.
Kitchen/Utility Area	Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen, Washing machine and dish washer in utility area.

10 **TELECOMMUNICATIONS, CABLE TV & INTERNET**

Telephone Points	Telephone points in drawing room.
Intercom facility	Intercom facility in drawing room connecting security.
Cable TV	Provision for cable connection in drawing / living & bedrooms.
Internet	Internet connection provision in drawing / living & bedrooms.

11 **ELEVATORS / LIFTS**

Passenger Lifts	Specification	Four high-speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV inside the lifts.
	Flooring of lift car	Aesthetically designed flooring with granite / marble.
	External cladding	Marble cladding
Fire / Service lifts	Specification	Two high-speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower with CCTV's inside the lifts.
	Flooring of lift car	Flooring with granite.
	External cladding	Granite cladding

12 **WSP & STP**

	Domestic water made available through an exclusive water softening plant (not RO plant) 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. Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms. Water meters for every unit for domestic & municipal water each.
--	--

13 **CAR PARKING**
3BHK+2TOI & 3BHK+3TOI

	2 Car parks for each apartment. Car parking slot(s) shall be either in cellar 1, 2 or 3 levels.
--	---

14 **CHARGING POINTS FOR ELECTRIC CARS:** One car charging point shall be provided for each apartment as per vendor's specifications. (subject to Govt. guidelines)

15 **CAR WASHING FACILITY**

	Car washing facility shall be provided as per the vendor's specifications.
--	--

16 **PARKING MANAGEMENT**

	Entire parking is well designed to suit the number of car parks provided. Parking signages and equipment at required places to ease the traffic flow.
--	---

17 **FACILITIES FOR DIFFERENTLY ABLED:** Access ramps at all block entrances shall be provided for differently abled

18 **POWER BACK UP**

	100% DG set backup with acoustic enclosure & A.M.F
--	--

19 **SECURITY / BMS**

	Sophisticated round-the-clock security / surveillance system. Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing all-round the compound wall. Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and also provided CCTV's inside the lifts.
--	--

20 **PARKING MANAGEMENT**

	Entire parking is well designed to suit the number of car parks provided parking signages and equipment at required places to ease of traffic flow
--	--

21 **CENTRALIZED BILLING**

	Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.
--	---

22 **FIRE & SAFETY**

	Fire hydrant and fire sprinkler system in all floors and basements as per NBC Norms. Fire alarm and public address system in all floors and parking areas (basements) as per NBC Norms. Control panel will be kept at main security.
--	--

23 **LPG: LPG Gas**

	Supply of gas from centralised gas bank to all individual apartments.
--	---

24 **SOLAR POWER**

	50 KW solar power shall be provided and shall be connected to common area grid for optimization of common area power consumption.
--	---

25 **SOLAR HOT WATER**

	Solar hot water shall be provided for all bedroom toilets in 41st floor (last floor only)
--	---

26 **CLUB HOUSE, COMMERCIAL BLOCK & AMENITIES**

A	Club House & Commercial Block	Multi-purpose hall, multi-activity hall, crèche, guest rooms - 9 nos, swimming pool, kids pool, temperature pool, spa / salon, hobby / kitty party area, preview theatre, yoga & meditation, aerobics, gym, bank / atm, clinic & pharmacy, grocery store, business lounge & co-working spaces, admin / utility office, facility management office, café/ library
B	Indoor Sports Facilities	Badminton court-3 nos, squash court-2 nos, sports lounge, VR gaming, billiards lounge, board gaming area, TT room, Mini golf course @ club terrace, futsal field @ club terrace
C	Outdoor Sports Facilities	Tennis court-2 nos, multipurpose court, full basketball court, beach volleyball court, cricket practice pitch-2 Nos., skate board, adventure play area, musical kid's play area, skating tracks, cycle track, practice deck for dance & music, open yoga deck, meditation plaza under pavilion, fitness zone, outdoor gym, play area with trampoline jumping, snakes & ladders, numerical & alphabetical hopscotch
D	Other Facilities	Amphitheatre, outdoor crèche area, pet park, tree's grove, seating deck under pergola, elderly seating deck, water jets kid's play area, party lawn, elevated seating deck, lawn, asphalt jogging track, flea market, cycle parking, school bus parking with shelter, butterfly garden with sculptures, medicinal garden with free standing pillars, aroma garden, zen garden, reflexology zone, rain shelter, maze garden, box cricket, barbeque counter.



APARNA CONSTRUCTIONS AND ESTATES PVT. LTD.

Corporate Office: #802, Astral Heights, 6-3-352 / 2&3, Road No.1,
Banjara Hills, Hyderabad - 500 034.

| www.aparnaconstructions.com

TS RERA P01100007480



For more details
please scan this
QR-Code



Aparna Newlands @ Tellapur is a
Pre-certified IGBC Gold Rated Green Project



Join us on: [f](#) [t](#) [in](#) [@](#) [v](#)

*Conditions Apply. Distances indicated are approximate. Images used are for illustrative purpose only.
All norms, requirements pertaining to environment, fire services, HMDA rules and regulations have
been adhered to while designing Aparna Newlands.