



MASTER PLAN

ONE CITY,
ONE LIFE.



SPECIFICATIONS

STRUCTURE

- RCC shear walls-framed structure, resistant to wind and earthquake (Zone-2).

ENTRANCE LOBBIES

- Elegant and Double Heighted Entrance Lobby.
- Granite flooring and Lobby wall cladding with Granite/Vitrified tiles as per the design.

WALL FINISHES

Internal walls/ceiling

- Internal walls and ceiling painted with Asian Paints acrylic emulsion or equivalent over smooth (Lappam) finished surfaces.

External walls

- Weatherproof Cement/Textured paint of Asian Paints or Equivalent.
- Enamel Paint of Asian Paints or Equivalent on all M.S.Railings.

KITCHEN

- Granite work top with S.S.Sink of Superior Quality.
- Ceramic tiles of Superior Quality above the kitchen platform 600mm high dadoing.
- 5 power points in kitchen with multi-pin 6/16A sockets.
- Provision for Washing Machine in Utility area.

FLOORING

- Vitrified floor tiles of Superior Quality in drawing, living, dining, bedrooms, kitchen areas, common areas and corridors.
- Anti-skid Ceramic floor tiles of Superior Quality in bathrooms and in kitchen utility areas.

MAIN DOOR

- Main doors with wooden door frame and polished flush shutters of Superior Quality.
- S.S.Hardware of Superior Quality.

Internal Doors

- Wooden door frame and membranes pressed or flush shutters of Superior Quality with paint finish.
- UPVC framed glazed sliding/openable French door for balconies with Toughened glass.

Windows

- UPVC framed glazed sliding/openable shutters with Toughened glass.

ELECTRICAL

- PVC Insulated Copper Wires of Superior Quality with Modular Switches of Legrand or equivalent, with Sufficient Power Outlets and Light Points.
- DBs with MCB and ELCB of Superior Quality in each apartment for safety.
- Lightning arrester for the tower & aviation lamp.
- Provision for installation of Split ACs in the living room and all bedrooms.
- Provision for Geyser in all bathrooms.

TELEPHONE/DATA CONNECTIONS

- TV outlets in master bedroom and living/drawing area. Telephone Point in living/drawing room.
- Wi-Fi facility by reputed Service Providers like ACT/Airtel etc., on subscription basis.
- Direct to Home (DTH) provision for TV by reputed Service Providers like TATA Sky/Airtel etc., on subscription basis.

SANITARY FITTINGS

- Ceramic ware of ROCA or equivalent.
- CP fittings of GROHE or equivalent in all bedrooms.
- False ceiling with grid panels in all bathrooms.

ELEVATORS

- High Speed Automatic Passenger Lifts of Schindler or Equivalent with rescue device and V3F for energy efficiency.
- One High Speed Automatic Service lift of Schindler or Equivalent with rescue device and V3F for energy efficiency.
- Lift Lobby area with Granite/Vitrified tile cladding.

FIRE SAFETY

- Fire Water Tank and Fire Pumps located at Basement and Terrace level.
- Fire Detection; Alarm System and Public Address System.
- Automatic Sprinkler System at basement, lobby and apartments.
- Portable Fire Extinguishers in the common areas.

BACK-UP FOR POWER

- 100% generator power back-up with acoustic enclosure and AMF for apartments, lifts, pumps and lighting in common areas.
- Common area lighting supported by inverter for uninterrupted power supply.

WATER METERS

- Water Meters are provided in each apartment.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant of adequate capacity will be provided.
- Treated Sewage Water will be used for Landscaping / Gardening and WC flushing.

SECURITY AND BUILDING MANAGEMENT SYSTEM (BMS)

- Round-the-clock security and Surveillance Systems with surveillance cameras at the main security; entrance of each block and at strategic locations.
- Panic button and intercom is provided in the elevators, which is connected to the security room.
- Centralised billing for water and electricity consumption under BMS.

PARKING MANAGEMENT

- Parking is optimally designed to suit the ease of parking. Parking signages and equipment are positioned at strategic places to provide ease of maneuvering and parking.

TERRACES

- All terraces finished with waterproofing & weather protection as per design.

LANDSCAPING

- Beautifully landscaped gardens with eco-friendly planters as per design.

CONVENIENCES FOR THE ELDERLY

- Access ramps at all Main Entrances shall be provided for the differently abled and senior residents.

GREEN INITIATIVES

- Rainwater Harvesting provided for recharging ground water levels.



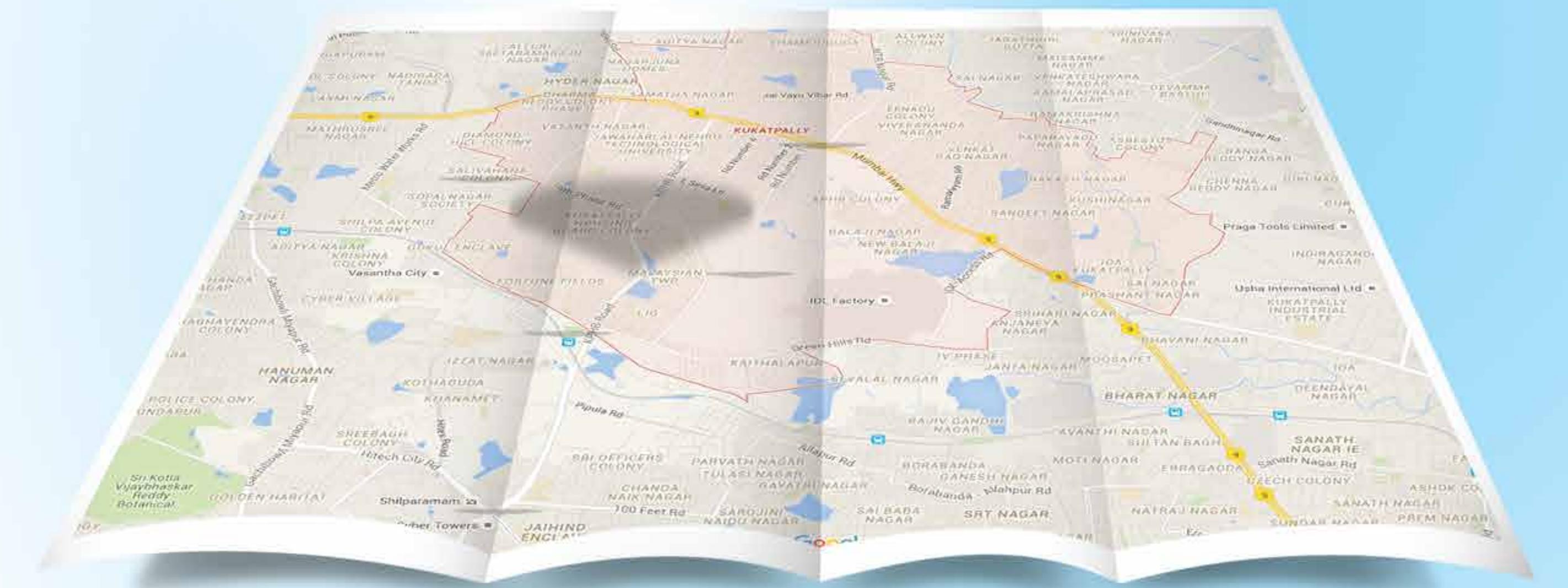
THOUGHTFUL DESIGN THAT MAKES LIFE EASIER

They say – Well planned is half done. At One City, it is this philosophy that has made us plan each aspect of your living here with intricate details. Welcome to an integrated living concept where every thing is thoughtfully designed to add more time to your life. Because life should be made of events, not hassles.





THE MOST HAPPENING DESTINATION



One City is located at KPHB, minutes away from Cyber Towers - the gateway to Hyderabad's IT district. The location is one of the most sought after areas in the city. In the last few years, Kukatpally has seen rapid progress. The place boasts of some of the finest malls, the best lifestyle destinations, schools, hospitals and more. So no matter where you need to go, everything is just a stone's throw away.

LEGEND

- 1 SWIMMING POOL
- 2 KIDS POOL
- 3 POOL DECK
- 4 VISITORS PARKING
- 5 CHANGING ROOMS
- 6 FEATURE WALL
- 7 YOGA DECKS
- 8 JOGGING TRACK
- 9 CYCLING TRACK
- 10 SENIOR CITIZEN PLAZA
- 11 FRANGIPANI COURT
- 12 HALF BASKET BALL COURT
- 13 PEOPLE PLAZA
- 14 BANQUET LAWN-1
- 15 BANQUET LAWN-2
- 16 SEATING NOOK
- 17 CHILDREN PLAY AREA
- 18 GAZEBO
- 19 CRICKET PRACTICE NETS
- 20 OUTDOOR READING LAWN
- 21 GRASS MOUND
- 22 TENNIS COURT
- 23 ADVENTURE PLAY AREA
- 24 SEATING PLAZA
- 25 AMPHITHEATER
- 26 GREAT LAWN
- 27 PLAY AREA
- 28 PLAZA
- 29 NORTH EAST ENTRANCE
- 30 WAITING PLAZA
- 31 SOUTH WEST ENTRANCE



TOWER - B

UNIT	TYPE	SIZE (SFT)
1,2 & 4	3 BHK	1,782/1,842
3	2 BHK	1,208/1,274
5	3 BHK	1,860
6 & 8	2 BHK	1,360/1,441
7	3 BHK	1,782/1,852
9	3 BHK	1,931

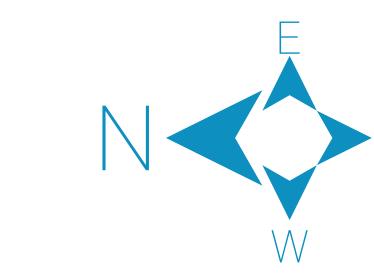
TOWER - A

UNIT	TYPE	SIZE (SFT)
1 & 5	3 BHK	1,735
2 & 4	2 BHK	1,216/1,279
3	3 BHK	1,592/1,665
6 & 10	3 BHK	1,740
7 & 9	2 BHK	1,366/1,442
8	3 BHK	1,592/1,672

TOWER - C

UNIT	TYPE	SIZE (SFT)
1 & 5	3 BHK	1,735
2 & 4	2 BHK	1,216/1,279
3	3 BHK	1,592/1,665
6 & 10	3 BHK	1,740
7	2 BHK	1,366/1,442
8	3 BHK	1,592/1,672
9	2 BHK	1,426/1,503

FLOOR PLAN TOWER A

Unit 1 - 3 BHK
1,735 SFTUnit 10 - 3 BHK
1,740 SFTUnit 2 - 2 BHK
1,216/1,279 SFTUnit 9 - 2 BHK
1,366/1,442 SFTUnit 3 - 3 BHK
1,592/1,665 SFTUnit 8 - 3 BHK
1,592/1,672 SFTUnit 4 - 2 BHK
1,216/1,279 SFTUnit 7 - 2 BHK
1,366/1,442 SFTUnit 5 - 3 BHK
1,735 SFTUnit 6 - 3 BHK
1,740 SFT

- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK

FLOOR PLAN TOWER B

Unit 1 - 3 BHK
1,782/1,842 SFT



Unit 2 - 3 BHK
1,782/1,842 SFT



Unit 3 - 2 BHK
1,208/1,274 SFT



Unit 4 - 3 BHK
1,782/1,842 SFT



Unit 9 - 3 BHK
1,931 SFT



Unit 8 - 2 BHK
1,360/1,441 SFT



Unit 7 - 3 BHK
1,782/1,852 SFT



Unit 6 - 2 BHK
1,360/1,441 SFT



N
S
W
E

- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK

FLOOR PLAN TOWER C

Unit 1 - 3 BHK
1,735 SFT



Unit 2 - 2 BHK
1,216/1,279 SFT



Unit 3 - 3 BHK
1,592/1,665 SFT



Unit 4 - 2 BHK
1,216/1,279 SFT



Unit 5 - 3 BHK
1,735 SFT



Unit 10 - 3 BHK
1,740 SFT



Unit 9 - 2 BHK
1,426/1,503 SFT



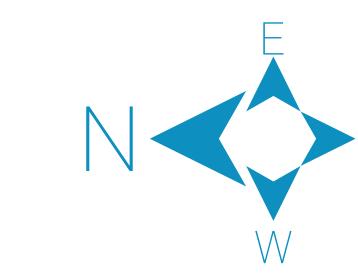
Unit 8 - 3 BHK
1,592/1,672 SFT



Unit 7 - 2 BHK
1,366/1,442 SFT



Unit 6 - 3 BHK
1,740 SFT



- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK





Actual Photograph

(PBEL City, near TSPA Junction, Hyderabad)



Incor was started with a vision to redefine the norms in the Indian real estate sector. The first project of the group, PBEL City is already a success story in both Hyderabad and Chennai. With the launch of another premium project in Hyderabad, One City, the group is reimagining lifestyles again.



Incor CentralPark Properties Pvt. Ltd.

One City, Survey No. 1009, KPHB-Hitec City Main Road,
beside Malaysian Township, Kukatpally, Hyderabad 500 072, Telangana, India.

+91 40 3915 1515 | ask@incor.in | www.one-city.in



HYDERABAD

Partnering with the best for One City

Construction by



Architect

EDIFICE

Design Consultant



Landscape Consultant



Member

