SAINIKPURI
6.50 ACRES
70% OPEN SPACE
5 BUILDINGS
1 & 2 BHK
1326 HOMES

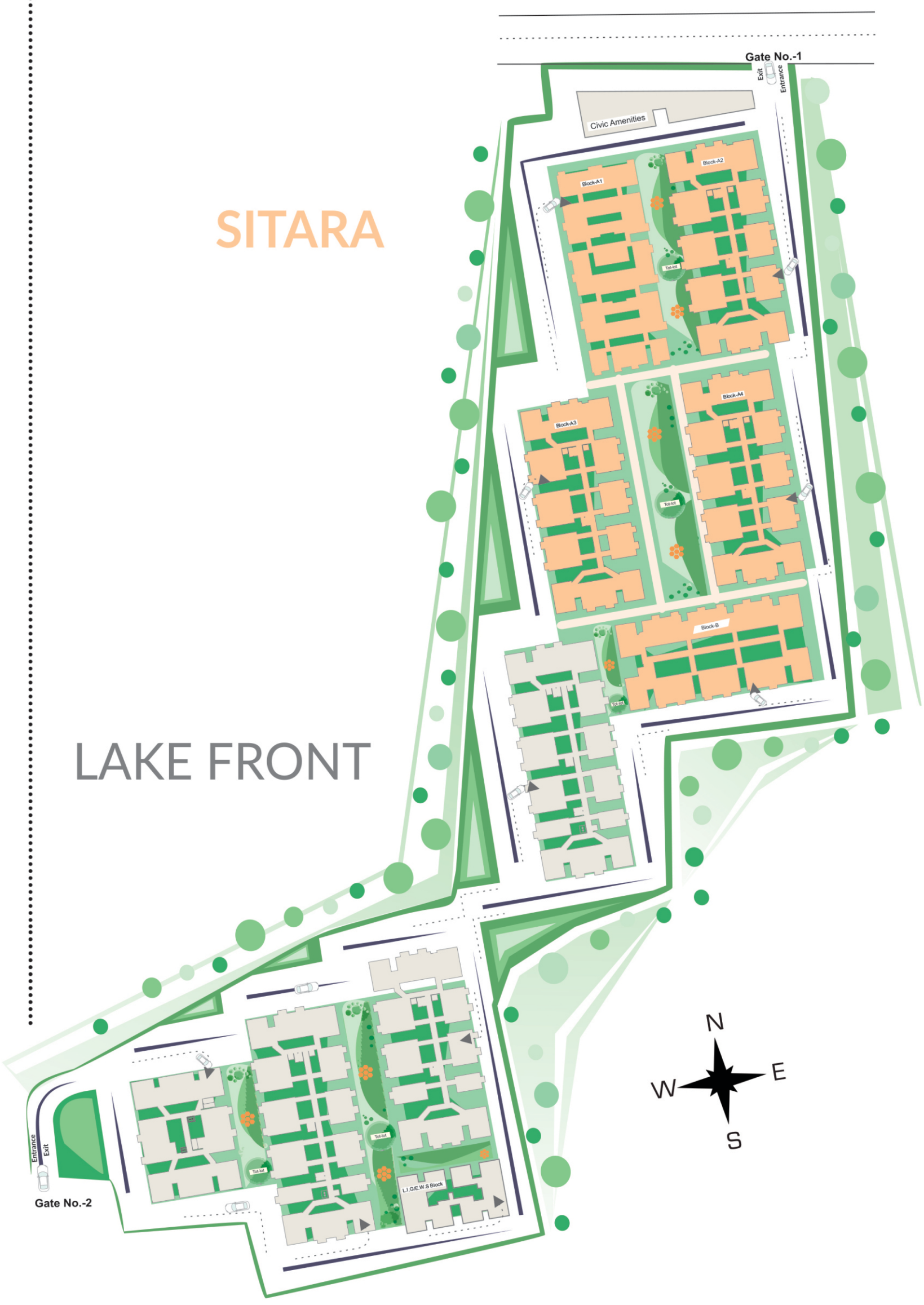
SITARA

SITARA

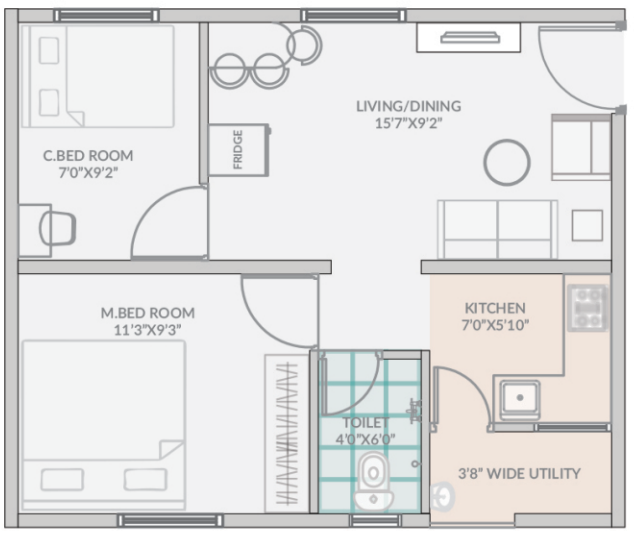
SITE LAYOUT

SITARA

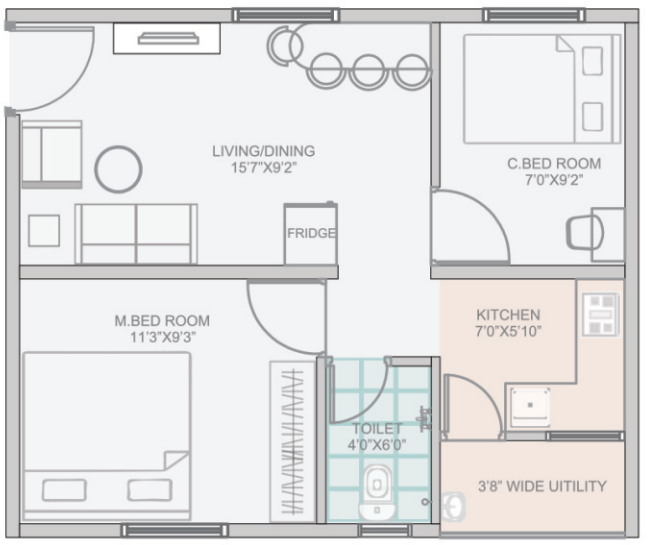
LAKE FRONT



SITARA FLOOR PLANS



East Facing
Saleable Area 580 sq.ft (53.88 sq.m)
Carpet Area 410.99 sq.ft (38.14 sq.m)



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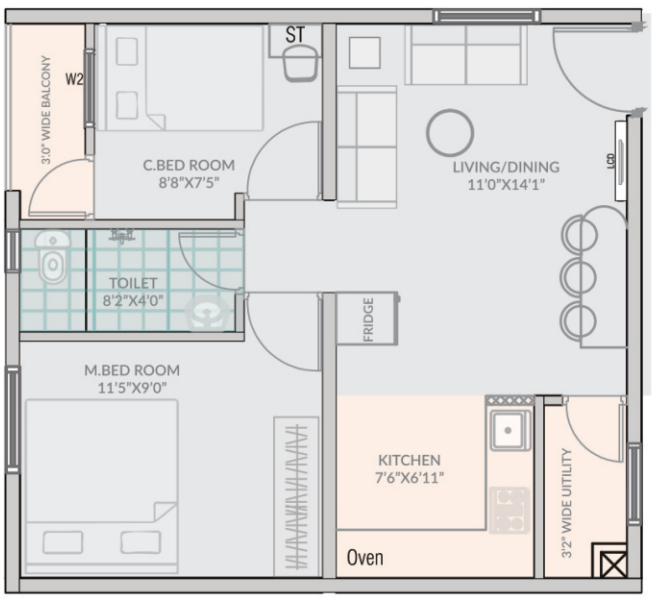

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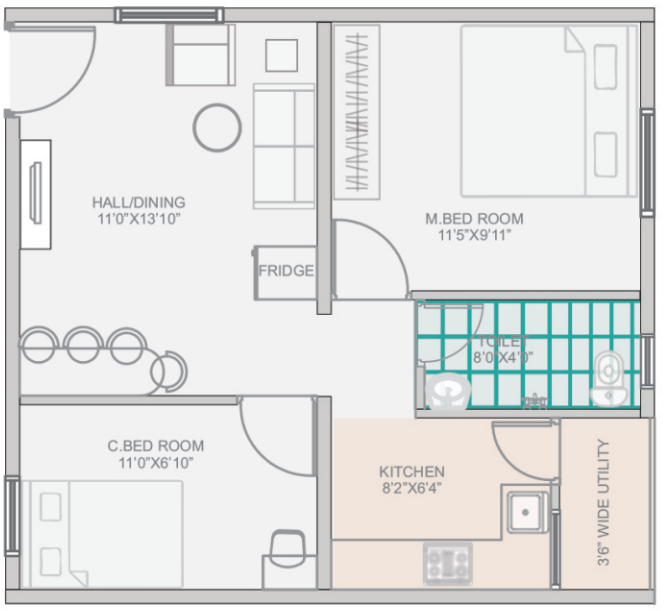

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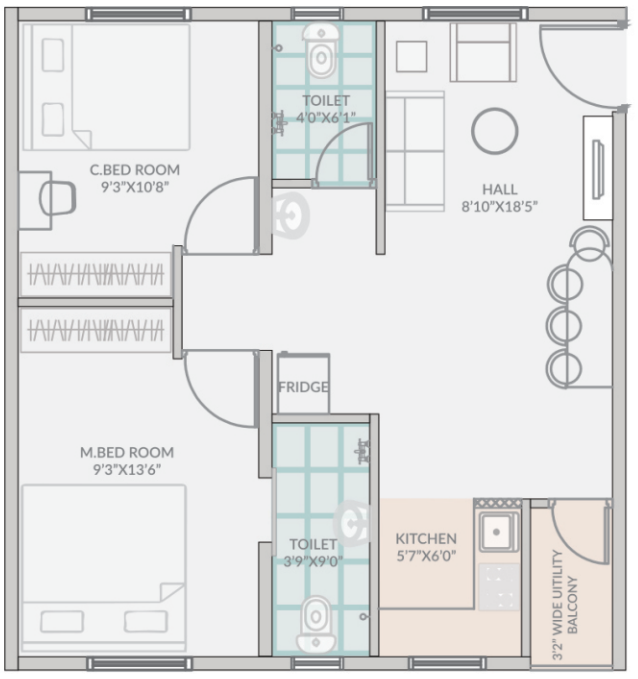
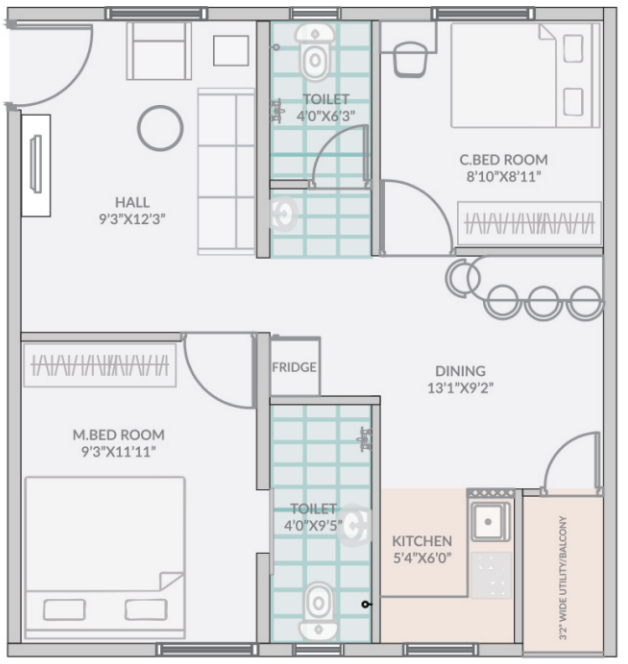


East Facing
Saleable Area 745 sq.ft (69.21 sq.m)
Carpet Area 537.05 sq.ft (49.89 sq.m)



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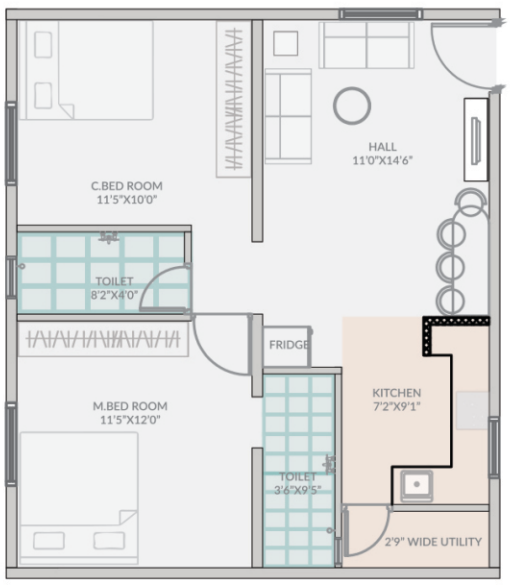
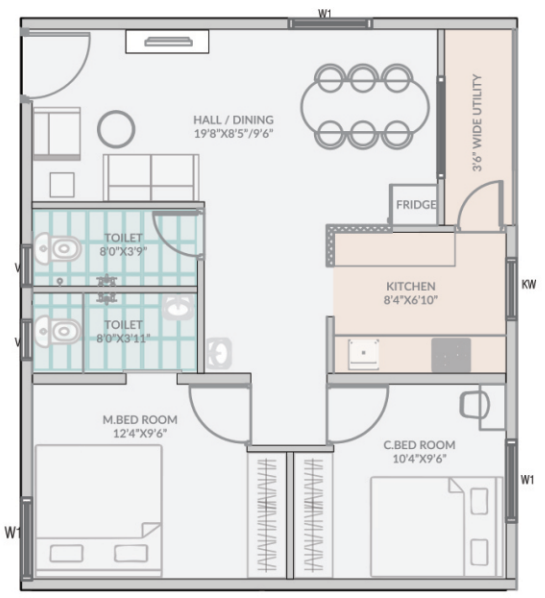


East Facing
Saleable Area 810 sq.ft (75.25 sq.m)
Carpet Area 578.52 sq.ft (53.74 sq.m)



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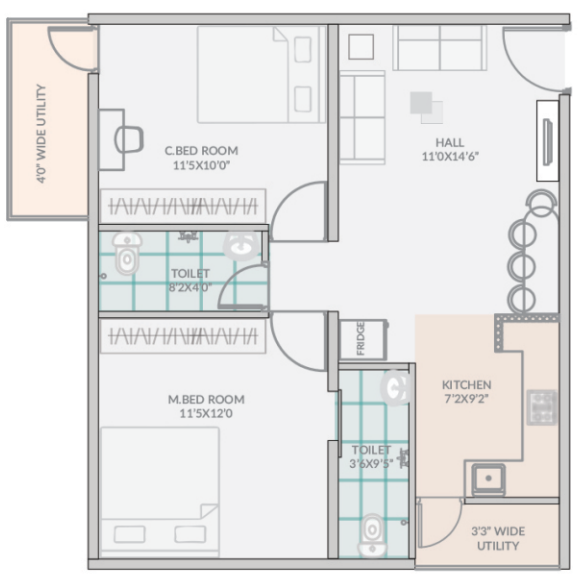

East Facing
Saleable Area 855 sq.ft (79.43 sq.m)
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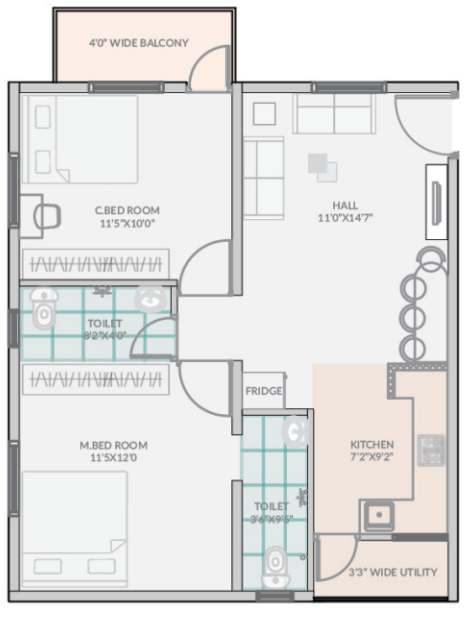
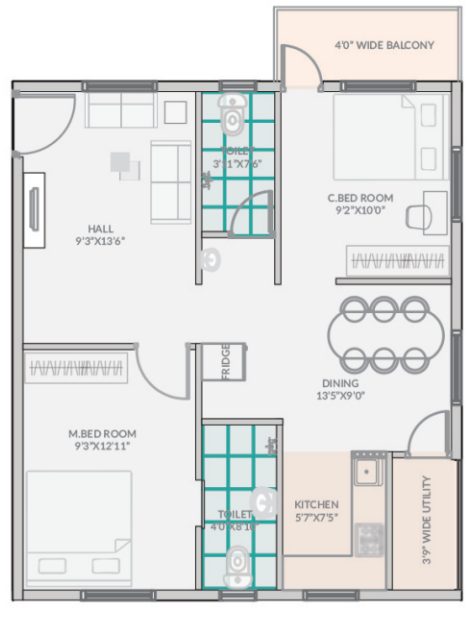


East Facing
Saleable Area 865 sq.ft (80.36 sq.m)
Carpet Area 590.44 sq.ft (54.85 sq.m)



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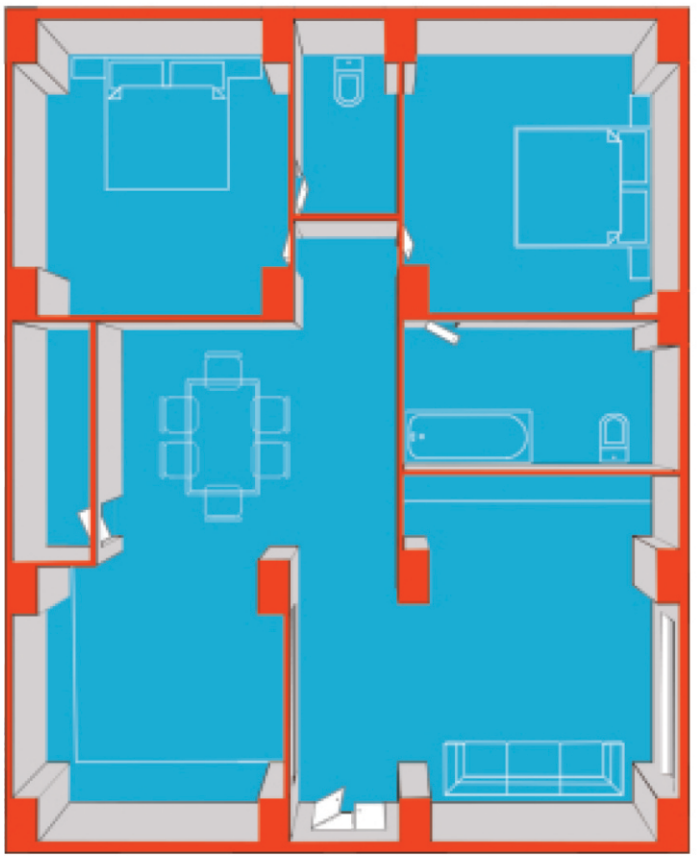
OUR TECHNOLOGY

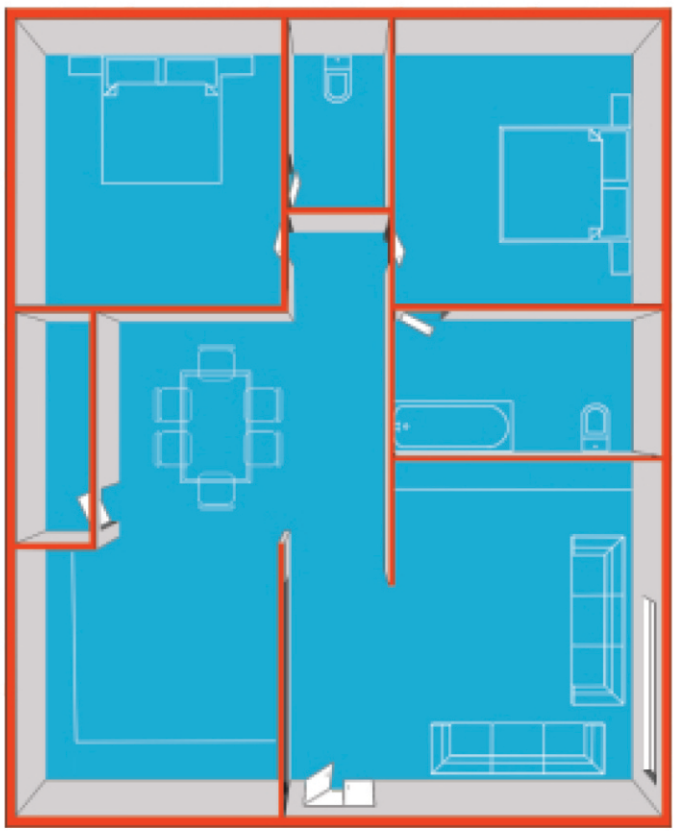
We build with German Formwork & Precast Technology

So you get 3% More Carpet Area!



Conventional Point-Load Structures

The walls occupy 12% of the house
9” external Brick walls & 6” internal Brick walls plus pillars & beams



Our Uniform-Load Structures

The walls occupy only 9% of the house
6” external Shear walls & 4” internal Shear walls no pillars or beams

Here’s How We Build Without Pillars...

1 Reinforced Concrete Shear Walls

The entire structure is built of Reinforced Concrete Shear Wall, which mean every wall is as Strong and Enduring as a Pillar

2 Uniform Transfer of Load

The Shear walls act as the pillars and beams of the structure, Thus the load get transferred uniformly from the Slab to the Shear Walls

3 Zero Protrusions

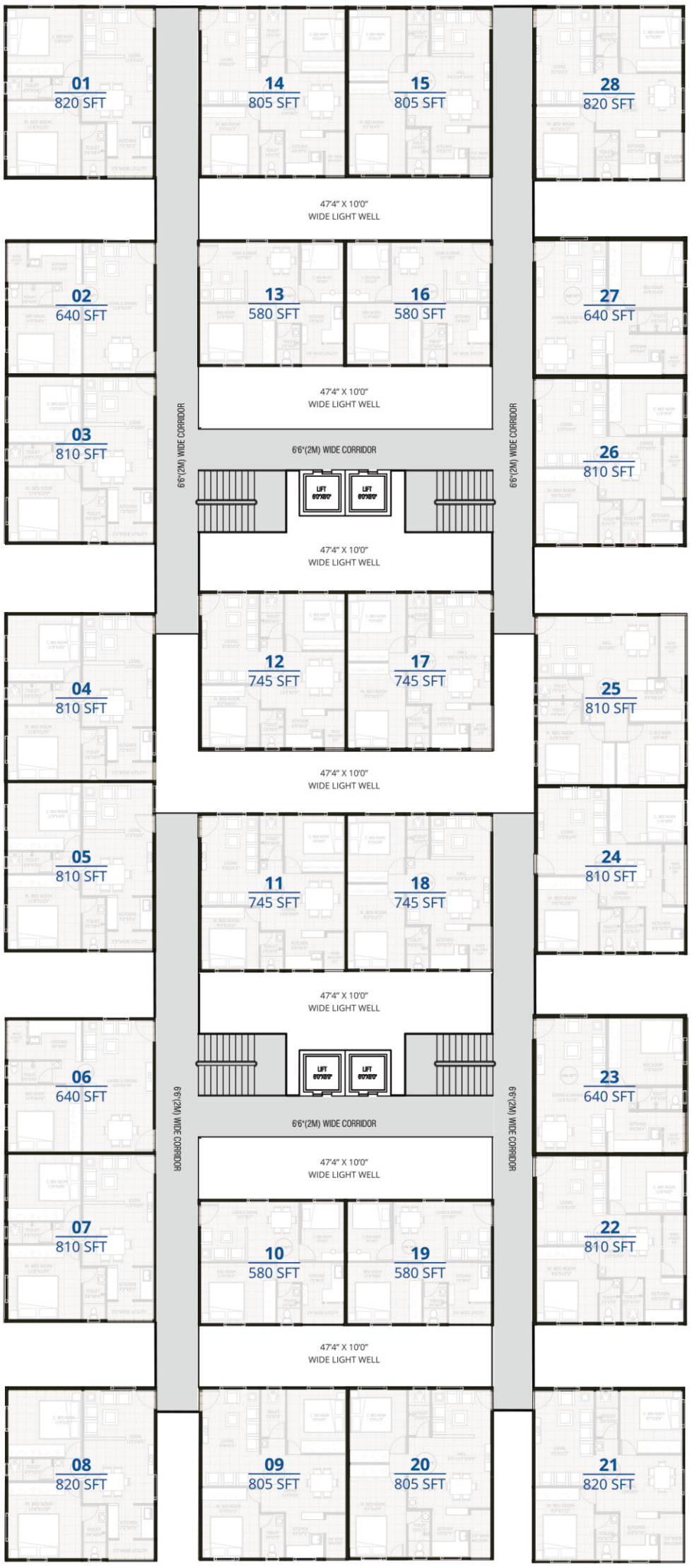
Hence, there would be no pillar & beam protrusions which means more space in the room & 3% more carpet area

4 3% More Space for Carpet Area

For Every 1000sft Build-Up House You Get 30sft More Carpet Area!

Visit **www.janapriya.com/technology** to learn more about out technology

SMART LAYOUT



Attention To Detail
To Save Your Money

Light Well

Our consciously widened Light well go all the way through to the ground floor to ensure natural light and ventilation, which reduces the cost of maintenance by 35%

Ergonomic

We lay special emphasis planning a utilitarian & ergonimic living space even in the smallest of homes, considering your day-to-day interaction with the essentials at home

Common Areas

We make sure that the common areas are well planned to minimize any wastage of space or your money.

Maximized Space

We make certain that the balconies are sized aptly to maximize the space in your actual living area, where you need it more.

SPECIFICATIONS

FLOORING

H/B/K	Ceramic Tiling
Utility/balcony	Ceramic Tiling with PVC spacer and Epoxy Grouting
Toilets	Ceramic Tiling
Flat Inside - Painting	Primer 1 Coat+ Two Coats of OBD
Kitchen Platform	30mm Thick Cuddapah Stone
Plumbing Pipes	CPVC Pipes
Cp & Sanitary Items	CERA+Plastocraft

DOORS

Main Door	Non Teak Wood Frame+Both Side Teak(BST) Veneer Shutter
Bed Room Door	Non-Teak Wood Frame+BSC Flush Shutter
Toilet/Utility/Balcony Doors	Non-Teak Wood Frame+BSC Flush Shutter
Hardware	OZONE
Windows	Aluminium Sliding
Electrical	(Fixtures-Anchor)+(Wires-Fincab/Kranti)

COMMON AREAS

Flooring In Corridors	Ceramic Tiling
Painting In Corridors	Cement Primer 1Coat +Snowcem 2Coats
External Painting	Cement Primer 1Coat +Snowcem 2Coats
Parking	M25-125MM+VDF

COMMUNITY

- Farmers Market on every Wednesday & exhibitions or product displays by big brands on weekends.
- School Buses from Indus, Bhavans, DPS, Regal Ford, Cal Public School, etc.
- Organised community gatherings for all cultural or festive events.
- Many residents are employees from Hi-Tech City, ECIL & NFC.
- Children's Play Area is pretty lively in the evenings, from 4pm to 7pm.
- Senior citizens and Women enjoy morning & evening walks at HUDA park close by.
- Gym and Indoor games see good participation of adults and children, between 6am to 10am in the morning & 6pm to 9pm in the evening.

A HOME WHERE EVERYTHING IS WITHIN REACH

GYMNASIUM
SWIMMING POOL
CHILDREN'S PARK
INDOOR GAMES
OUTDOOR GAMES
COMMUNITY BANQUET HALL

CABLE TV CONNECTIONS
INTERNET PROVISIONS

ATM
CRECHE

AMPLE PARKING SPACE
24X7 SECURITY

1.5 KM FROM SAINIKPURI MAIN ROAD
3 KM FROM ECIL
6 KM FROM TIRUMALAGIRI X ROAD
8 KM FROM SECUNDERABAD CLUB
9 KM FROM TARNAKA
9 KM FROM JUBILEE BUS STATION
9 KM FROM SEC-BAD RAILWAY STATION
10 KM FROM PARADISE

Janapriya
Grow with us

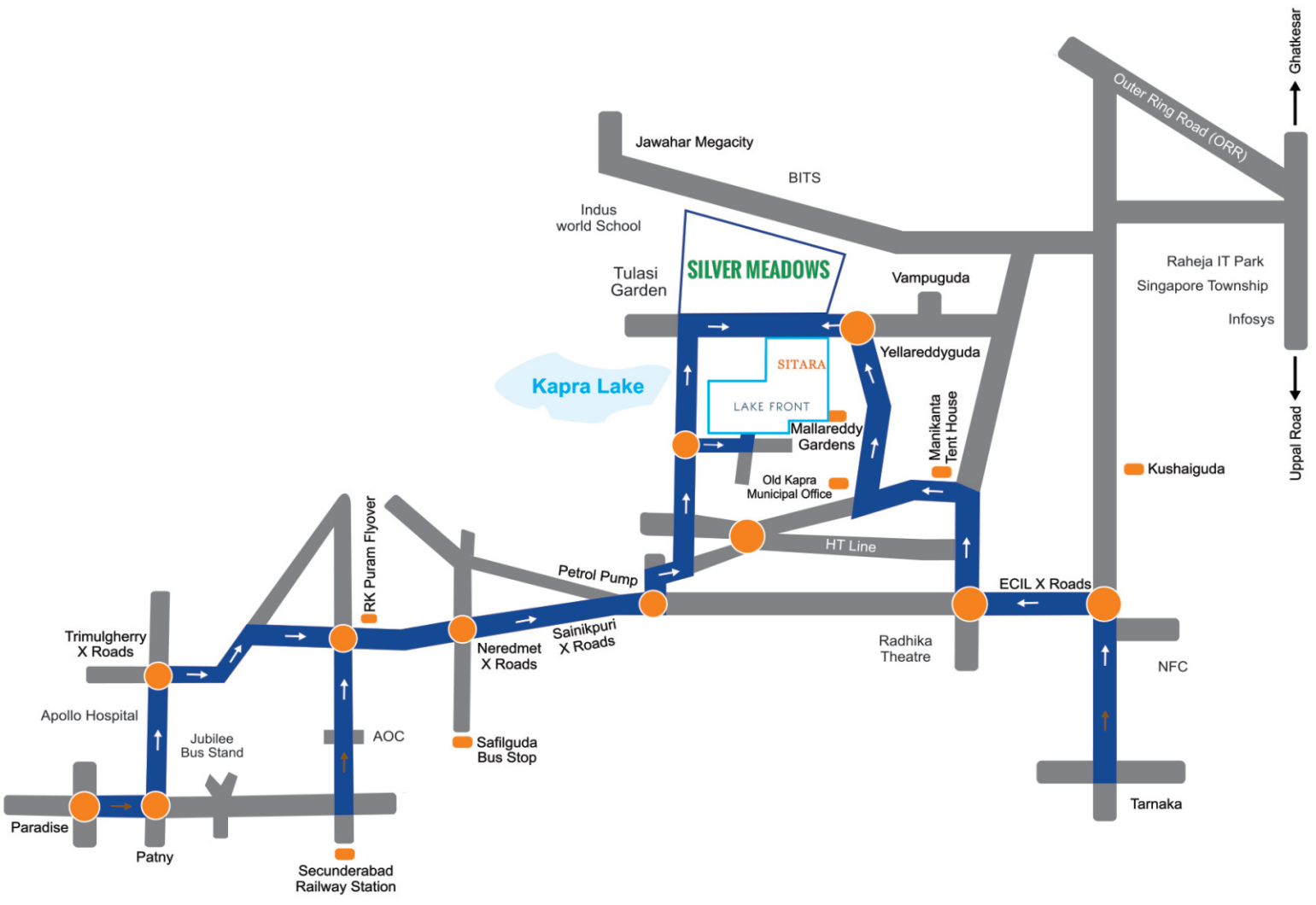
K. RAVINDER REDDY

Chairman & Managing Director

BUILT OVER 25,000 HOMES IN 33 YEARS & VOTED SOUTH INDIA'S "MOST PREFERRED BUILDER"

LOCATION MAP

(NOT TO SCALE)



REACH US

WWW.JANAPRIYA.COM | FACEBOOK.COM/JANAPRIYA

CORPORATE OFFICE :

Janapriya Engineers Syndicate Pvt. Ltd.

8-2-120/86/1, Keerthi & Pride Towers, Road No.2, Banjara Hills, Hyderabad - 500 034
Ph: 040-23 222 999, Email: hello@janapriya.com
Mobile: 9100 933 648

Directions

NOTE : THIS BROCHURE IS ONLY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS AND DEVELOPERS RESERVE THE RIGHT TO CHANGE ANY/ALL OF THIS SPECIFICATIONS/ELEVATION SHOWN HERE.