

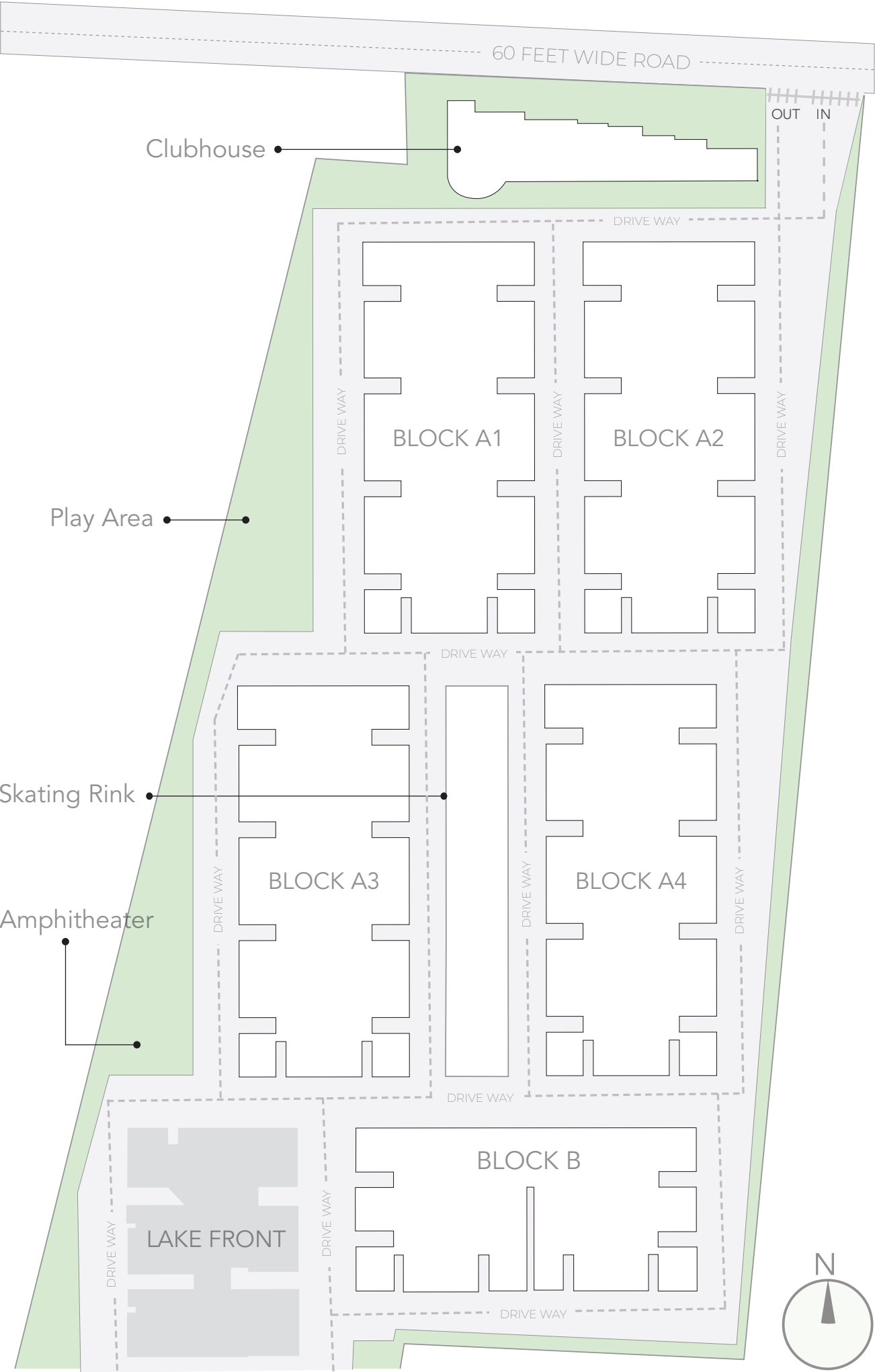
SAINIKPURI  
6.50 ACRES  
70% OPEN SPACE  
5 BUILDINGS  
1 & 2 BHK  
1326 HOMES



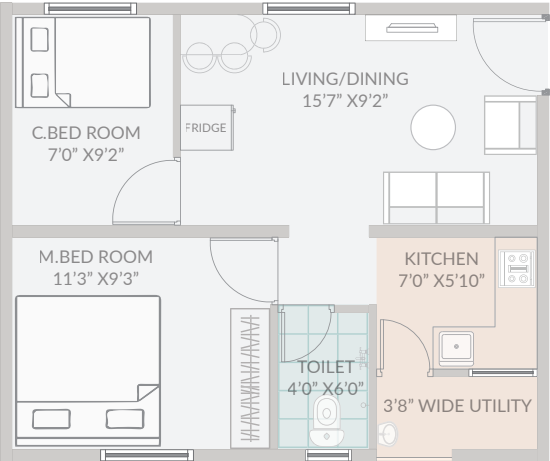
SITARA

# SITE LAYOUT

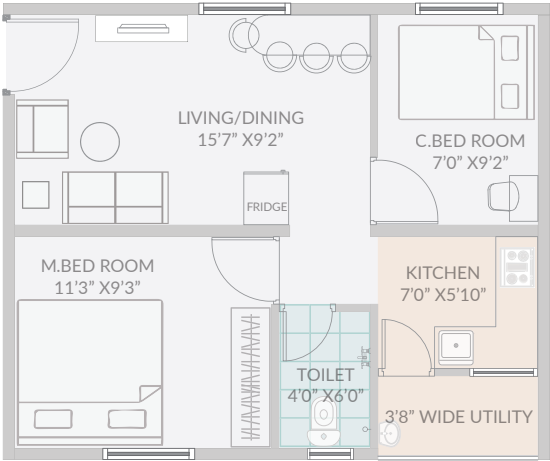
## SITARA



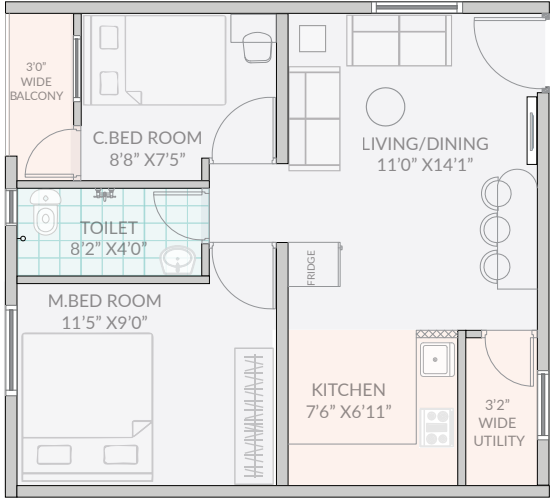
# SITARA FLOOR PLANS



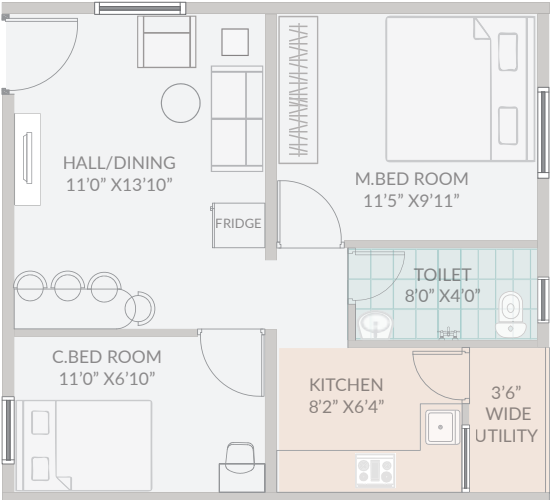
East Facing  
Saleable Area 580 sq.ft (53.88 sq.m)  
Carpet Area 410.99 sq.ft (38.14 sq.m)



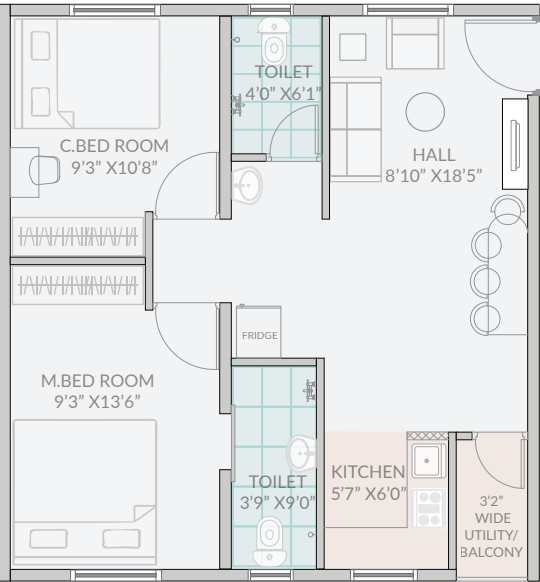
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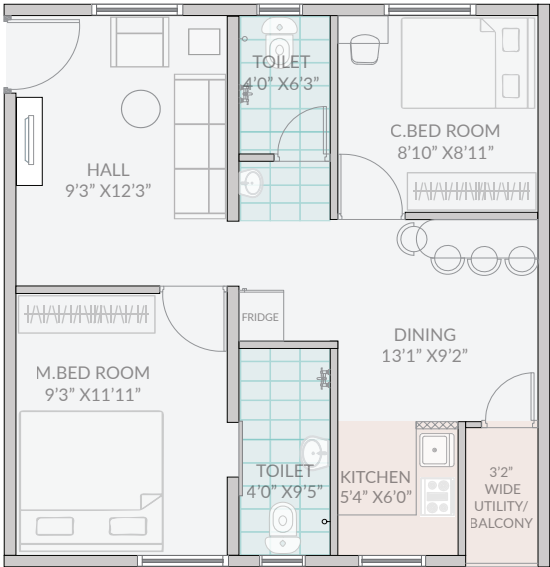
East Facing  
Saleable Area 640 sq.ft (59.46 sq.m)  
Carpet Area 416.68 sq.ft (38.73 sq.m)



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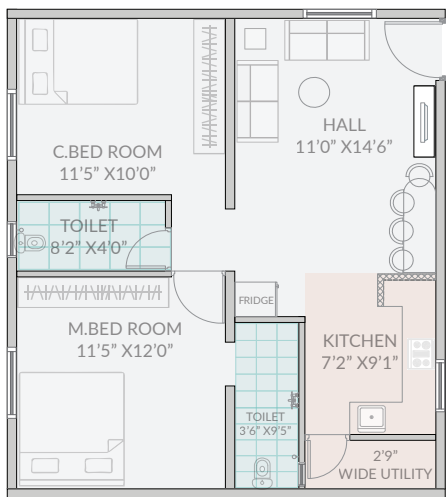


East Facing  
Saleable Area 745 sq.ft (69.21 sq.m)  
Carpet Area 537.05 sq.ft (49.89 sq.m)

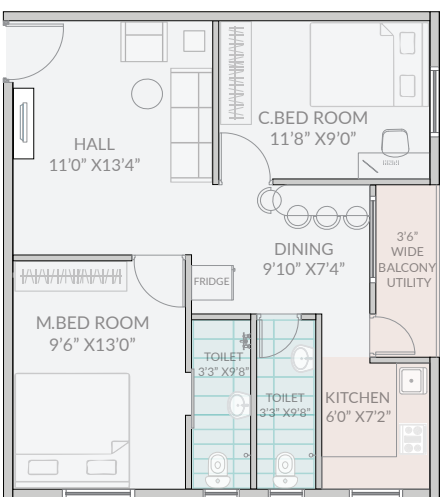


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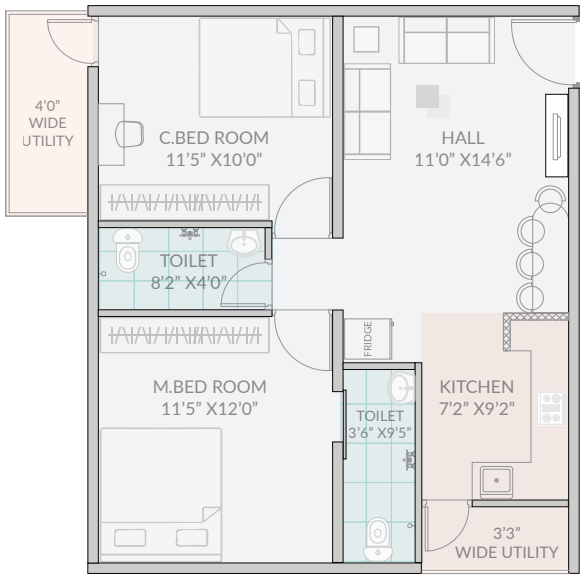
# SITARA FLOOR PLANS



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



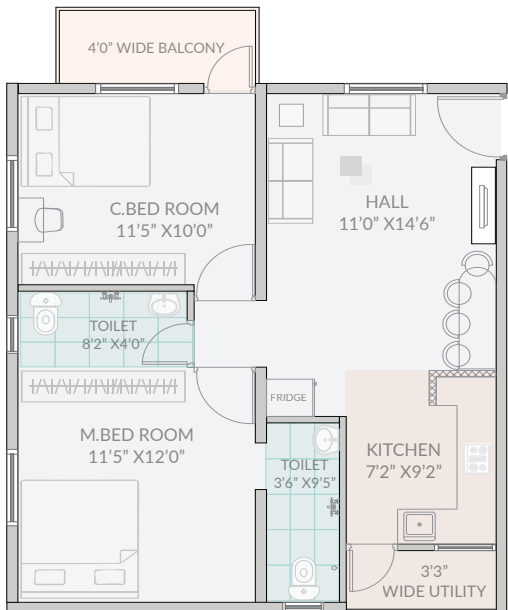
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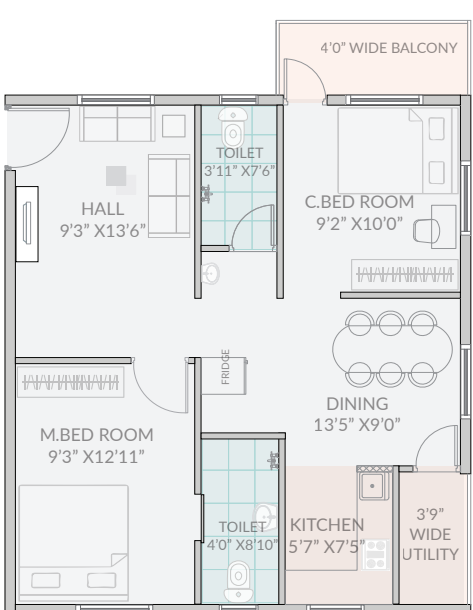
East Facing  
Saleable Area 855 sq.ft (79.43 sq.m)  
Carpet Area 587.85 sq.ft (54.61 sq.m)



West Facing  
Saleable Area 855 sq.ft (79.43 sq.m)  
Carpet Area 587.85 sq.ft (54.61 sq.m)



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



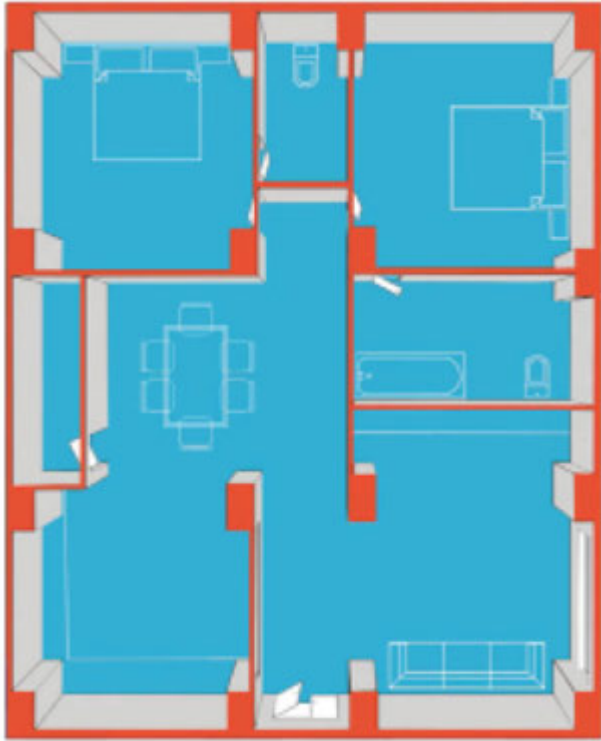
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Carpet Area 590.44 sq.ft (54.85 sq.m)



# OUR TECHNOLOGY

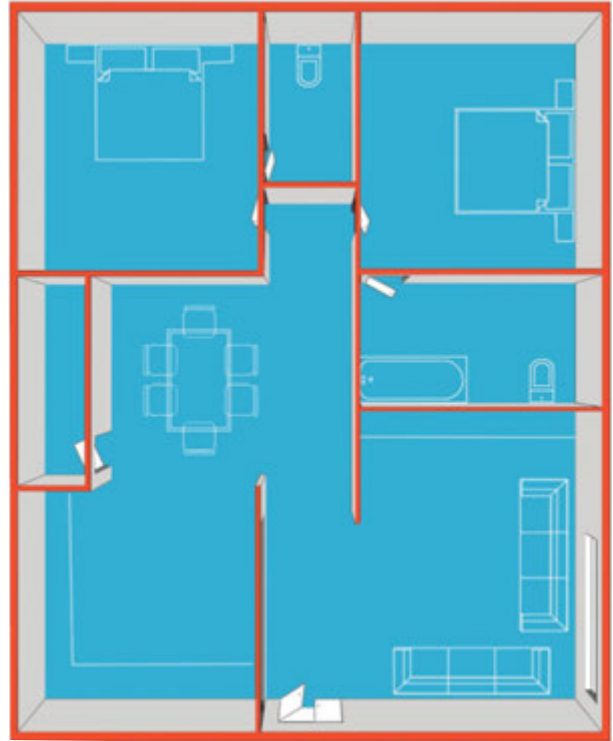
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We build with German Formwork & Precast Technology  
So you get 3% More Carpet Area!



## Conventional Point-Load Structures

The walls occupy only 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

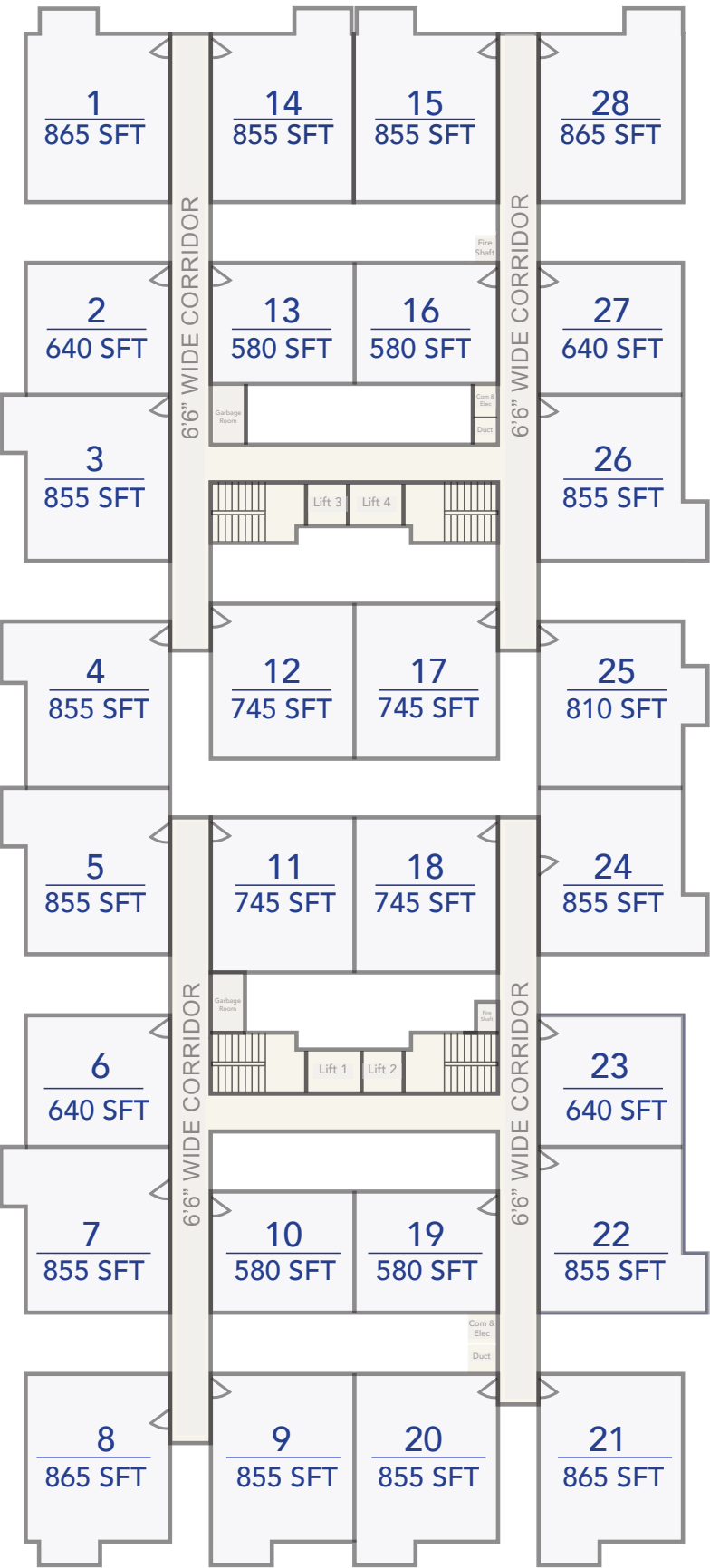
Hence, There would be no Pillar & beam protrusions which means more space in the room & 3% more carpet area

### 4 3% More Space for Carpet Area

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

Visit: [www.janapriya.com/technology](http://www.janapriya.com/technology) to learn more about out technology

# SMART LAYOUT



## 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 & ergonomic 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

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**FLOORING :** Hall, Bedroom & Kitchen : Ceramic Tiles  
Balcony : Ceramic Tiles

**DOORS & WINDOWS :** Main Door : Non-teak wood door frame + BSC flush shutter  
Internal Doors : Non-teak wooden frame + BSC flush shutter  
Door Painting: Enamel paint for doors | Windows : UPVC sliding  
Hardware : Door set or equivalent

**KITCHEN & UTILITY :** Platform : 20MM Thick Cuddapah Stone with Nirali  
Stainless Steel Sink | Utility Area : Ceramic Tiles

**BATHROOMS :** Flooring & Dado : Ceramic Tiles | Sanitary Ware &  
Fixtures : Aqua Plumber CERA or Equivalent | Plumbing : CPVC pipes

**ELECTRICAL SYSTEM :** Electrical : Fixtures : ABB and FR Wires

**PAINTING :** External : Exterior putty 2 coats + primer 1 coat + 2 coats  
Emulsion Asian Apex paint | Internal : Acrylic Emulsion paint

**COMMON AREAS :** Lift : OITS or equivalent | Corridors : Industrial Vitrified  
tiles  
**PARKING** Area Finish : VDF flooring | Power Back-up : Back-up For  
Corridors and Elevators

**RAILING :** MS Railing

# COMMUNITY

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**KNOWLEDGE CENTRE :** 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.

**ACCESSIBILITY :** Farmers Market on every Wednesday & exhibitions or  
product displays by big brands on weekends. | Childrens Play Area is pretty  
lively in the envenings, from 4pm to 7pm. | Senior citizens and Women enjoy  
morning & evening walks at HUDA park close by | Gym and indoor games see  
good participation or 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

ELECTRICAL HT CONNECTION  
CABLE TV CONNECTIONS  
INTERNET PROVISIONS

ATM  
CRECHE

AMPLE PARKING SPACE  
24X7 SECURITY

1.5 KM FROM SAINIKPURI  
MAIN ROAD  
4 KM FROM ECIL  
7 KM FROM TIRUMALAGIRI  
X ROAD  
8 KM FROM SEC-BAD CLUB  
9 KM FROM TARNAKA  
9 KM FROM JUBLEE  
BUS STATION  
9 KM FROM SEC-BAD  
RAILWAY STATION  
12 KM FROM PARADISE





## K. RAVINDER REDDY

Chairman & Managing Director

BUILT OVER 26,250+ HOMES IN  
36 YEARS & VOTED SOUTH INDIA'S  
"MOST PREFERRED BUILDER"

## LOCATION MAP



## REACH US



### VISIT OUR OFFICE

3rd Floor, Keerthi & Pride Towers,  
Road #2, Banjara Hills, Hyderabad-34.



### GIVE US A CALL

Office : 079 6900 3626  
Sales : 967 6400 240 / 707 5533 836



### SEND US AN EMAIL

sales@janapriya.com  
connect@janapriya.com



[www.janapriya.com](http://www.janapriya.com)

Connect us on



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