

WHITE
WATERS |
Janapriya @Y |

Y-Junction Kukatpally, Hyderabad • Exclusive 3 BHK Apartments



OUR ROOTS RUN DEEP

Driven by passion,
reinforced with
experience.

Janapriya Group has been founded by Mr. K Ravinder Reddy in 1985. The Group has built more than 35,000 homes till date in Hyderabad & Bangalore. From the dawn of our first project with 700 homes, to having delivered 35,000+ homes, in these 35 years we have worked to stay true to our core principle - **to pass on the benefit of our cost efficiency to our patrons.** Our constant endeavor has been to contribute to the betterment of the community and the people at large, ergo Janapriya Schools in Hyderabad & Bangalore stand as an ideal example of our commitment.

The Group excels in using technology to deliver Quality Homes. In 2007, we heavily invested in German Formwork which not only ensures Quality but also ensures productivity. Further, the Group has invested in a Finnish Precast Plant which increases productivity and quality of the Products. Using these technologies for over a decade, the Group has delivered over 500 homes, becoming one of the first to develop 10 floors precast structures and precast villas.

Janapriya has also launched a new Brand in Real Estate namely, **Ardente**. Under Brand Ardente Janapriya Group delivers High-End Luxury Real Estate Projects. Currently, Ardente has Projects in Bengaluru and soon shall undertake Projects in Hyderabad.



Site layout



You enjoy more of everything

- A well-developed clubhouse with G+6 Floors, with Gym /Badminton Court, Indoor Air-Conditioned Squash Court/ Children Play areas/ Provision of Half Basketball Court/ Indoor Games/ Kids pool & Adult Swimming Pool/ Meditation/Yoga room/ Green Decks @ Aerobics space / Business Lounge/ Banquet hall/ Coffee Lounge / Conference / Board Rooms, Crèche / Guest Rooms/Home Theatres/ Library/ Hobby Room.
- Easy connect to the busiest parts of the city through Balanagar Metro Station, which is adjacent to the project.
- Open area with well-designed landscape.
- Ample space for all age groups for walking & running all along the community.
- Drive to Hi-Tech city just takes 15 mins.





Location Map



Location Highlights

Kukatpally Y-Junction, is fully developed city of Hyderabad. It is highly preferred by IT professionals owing to its proximity to Hi-Tech City, Gachibowli, Kondapur & Kukatpally. It has numerous establishments like schools, supermarkets, shopping malls, entertainment zones, restaurants & hospitals plus a great connectivity via Metro, TSRTC & Mumbai Highway.

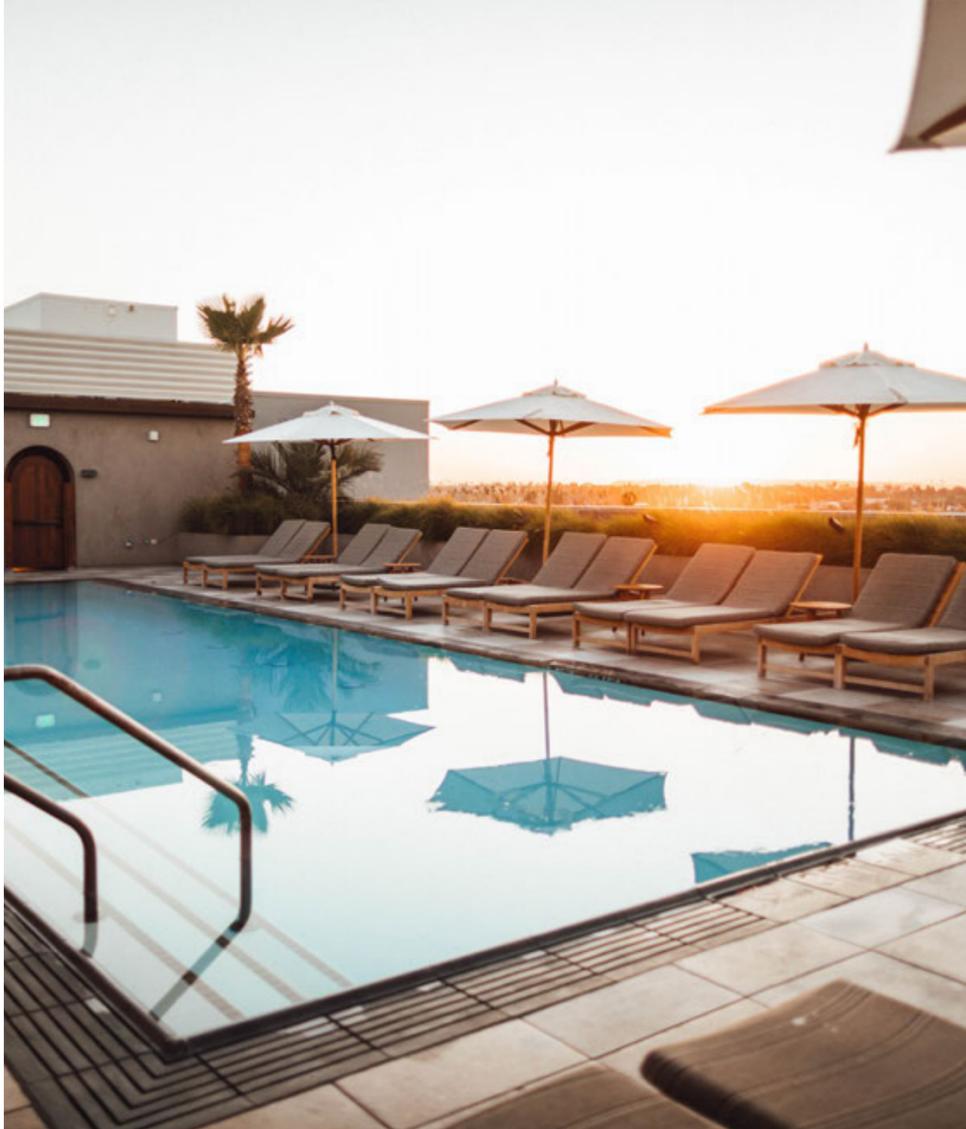
Located in the heart of the city, as the name suggests, White Waters Janapriya Y-Junction is located at the Y-Junction of Kukatpally. The project is 15 floors high[#], spanning over 7 Acres with spaciouly designed 3 BHK Apartments. This should be one of the last gated - community prospects in Kukatpally as there are no more large land parcels available in the vicinity. Do not miss this opportunity!

Public Transport		Knowledge Centre		Retail Outlets & Malls		Hospitals		Corporates	
Balanagar Metro stn.	0 mins	Genesis	3 mins	The Chennai Shopping Mall		OMNI Hospital	3 mins	HAL	8 mins
OLA pickup & drop	3 mins	JNTU	8 mins	@ Y Junction Kukatpally	3 mins	BBR Hospital	10 mins	BHEL R & D	10 mins
UBER pickup & drop	3 mins	DAV Public School	8 mins	KPHB Shopping Hub	6 mins	Yashoda Hospital	15 mins	Cyber Tower	12 mins
Gachibowli ORR	22 mins	Sanghamitra School	12 mins	IKEA	20 mins	KIMS Hospital	20 mins	Ascendas IT Park	15 mins

[#] Two more TDR floors will be added.

Amenities

WHITE
WATERS
Janapriya @Y



Our Partners

Architects



Co-promoted by

Whitewaters Construction

Structural Consultant

ZAKI & Associates

Construction Contractor

JAIN Constructions

Specifications



STRUCTURE

RCC Framed Structure
RCC Aluminium Shear Wall Framed Structure.

DOORS & WINDOWS

Main Door
Designer teak wood/hard wood frame and veneer cladded flush shutter with melamine PU matte finish polish with reputed make hardware of SS/PC of Hafele, Godrej, Dorset or equivalent.

Bedroom Door
Designer hard wood frame and veneer cladded flush shutter with melamine PU matt finish polish with reputed make hardware of SS/PC of Hafele, Godrej, Dorset or equivalent.

Toilet Door
Designer hard wood frame and one side veneer cladded and other side laminate cladded flush shutter with melamine PU matt finish polish with reputed make hardware of SS/PC of Hafele, Godrej, Dorset or equivalent.

French Door
UPVC Sliding door of single glazed unit complete with toughening/ Heat strengthening at vision panel system with designer hardware of reputed make and provision for fly proof shutter.

Windows
UPVC Window of Single glazed unit complete with toughening/Heat strengthening at vision panel system , with provision for mosquito mesh shutter.

Grills
Grills Aesthetically designed, MS Steel Grill as per Architect Design at an extra cost, optional, Steel (B.S) grills with Enamel paint finish up to ground floor - for remaining floors is at extra cost.

PAINTING

Internal
Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of Primer.

External
Textured finish and two coats of Exterior Emulsion paint of reputed make.

Parking Area
OBD paint over one coat of Lappam.

FLOORING

Living, Dining, Kitchen & Bedrooms
600 X 600 mm size designer double charged (nano finish) Vitrified Tiles.

Staircase
Granite/ Vitrified Step Tiles.

Corridors
Designer Vitrified Tiles.

KITCHEN
18mm thick Granite counter top with single bowl ss sink and provision for Modular Kitchen.

Utility
Dish washer and washing machine provision in the utility area.

BATHROOMS
Wall Hung Washbasin Hindware or equivalent EWC With Flush Valve. Single lever fixtures with wall mixer cum shower. Provision for Geysers in all Bathrooms. All C.P. Fittings are Chrome Plated of reputed make Equivalent to Jaguar / ESS or equivalent

ELECTRICAL
Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in kitchen, Washing machine and Dish washer in Utility Area. 3 phase supply for each unit and individual Meter Boards. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. Elegant designer Modular Electrical switches.

DADOING
Toilets
Glazed Ceramic tiles for walls and floor upto Lintel Height.

Utility
Glazed Designer Ceramic tiles up to 3'-0" near the wash area.

TELECOMMUNICATIONS
Internet/Cable TV
FTH with WiFi internet DTH

Communication
Telephone and Intercom Points

AIR CONDITIONING

Provision for Split AC system of approved make for all rooms as per the requirement

LIFTS
High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson / Mitsubishi / Schindler. Entrance with vitrified tiles cladding.

SECURITY
Solar Powered Security Fence Boom Barrier operated with Access Card Readers. Separate Entry Barrier for Visitors

Surveillance
CC Cameras around the Campus for surveillance

Building Management System
The Complete building shall be provided Building Management System with all facilities

TREATMENT
Water Treatment Plant
Fully Treated Water made available through an exclusive water softening and purification plant with water meters for each unit

Sewerage Treatment Plant
A Sewerage Treatment plant of adequate capacity as per norms will be provided inside the project, Treated Sewerage water will be used for the landscaping and flushing purpose

GENERATOR
Flat Power Backup
100% D.G Set backup with Acoustic enclosure & A.M.F (Except AC & Geyser)

Common Area Power Backup
100% D.G Set backup with Acoustic enclosure & A.M.F

CAR PARKING
Each Apartment will have 2 Car parks and parking will be in 2 Levels

FIRE SAFETY
Fire hydrant and fire sprinkler system in all floors and basements. Control panel will be kept at main security.

LPG RETICULATION

Supply of gas from centralised Gas bank to all individual flats with meters.

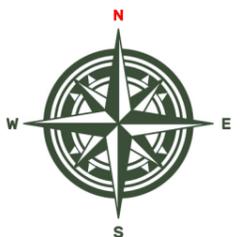
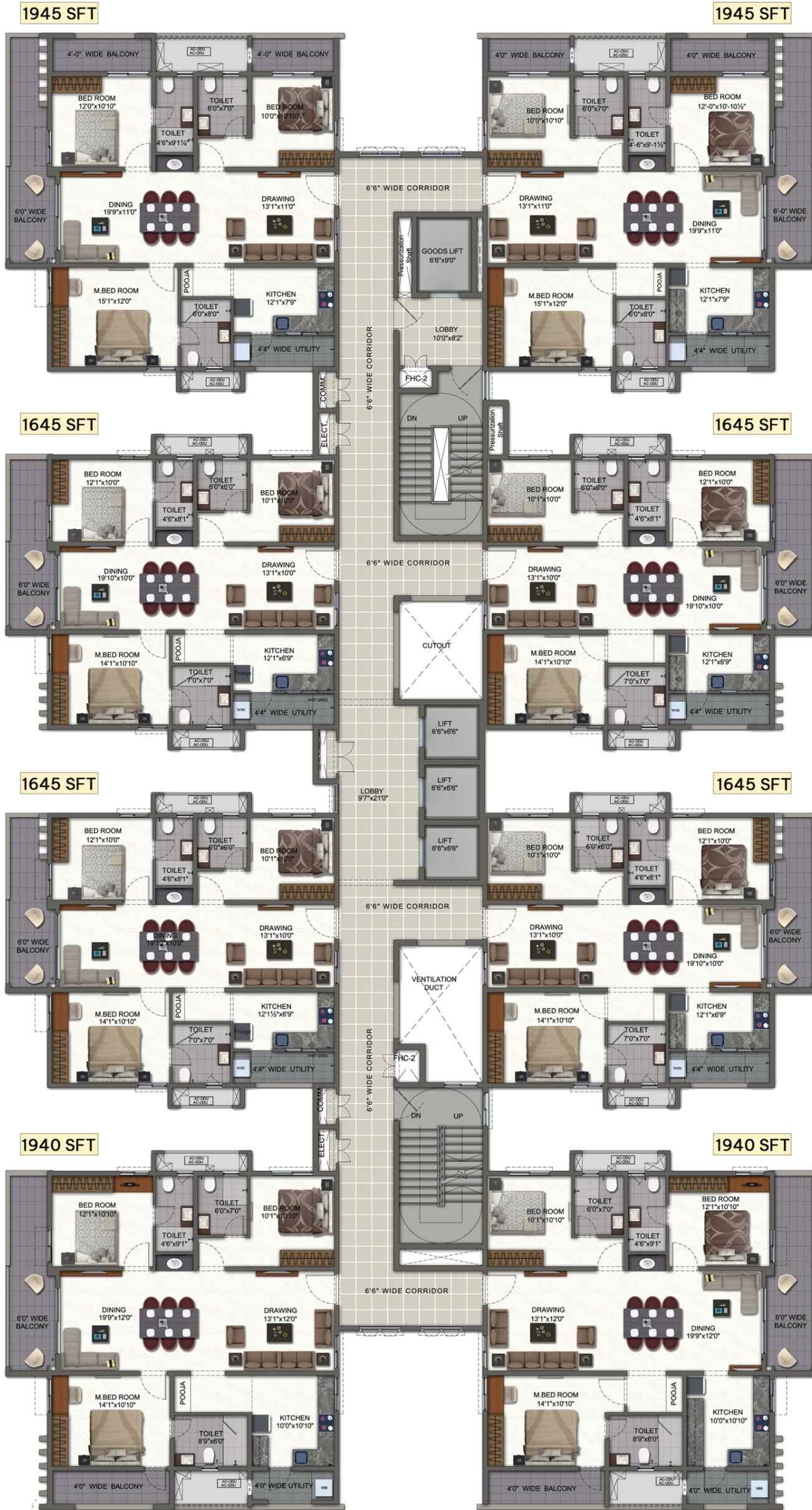
WATER SUPPLY
Hydro-Pneumatic system with 100% treated water. Separate Municipal water supply to Kitchens / Combination of bore and municipal water.

CAR WASH FACILITY
Car Wash facility will be provided in the parking floors level.

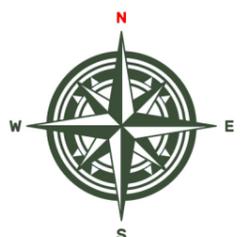
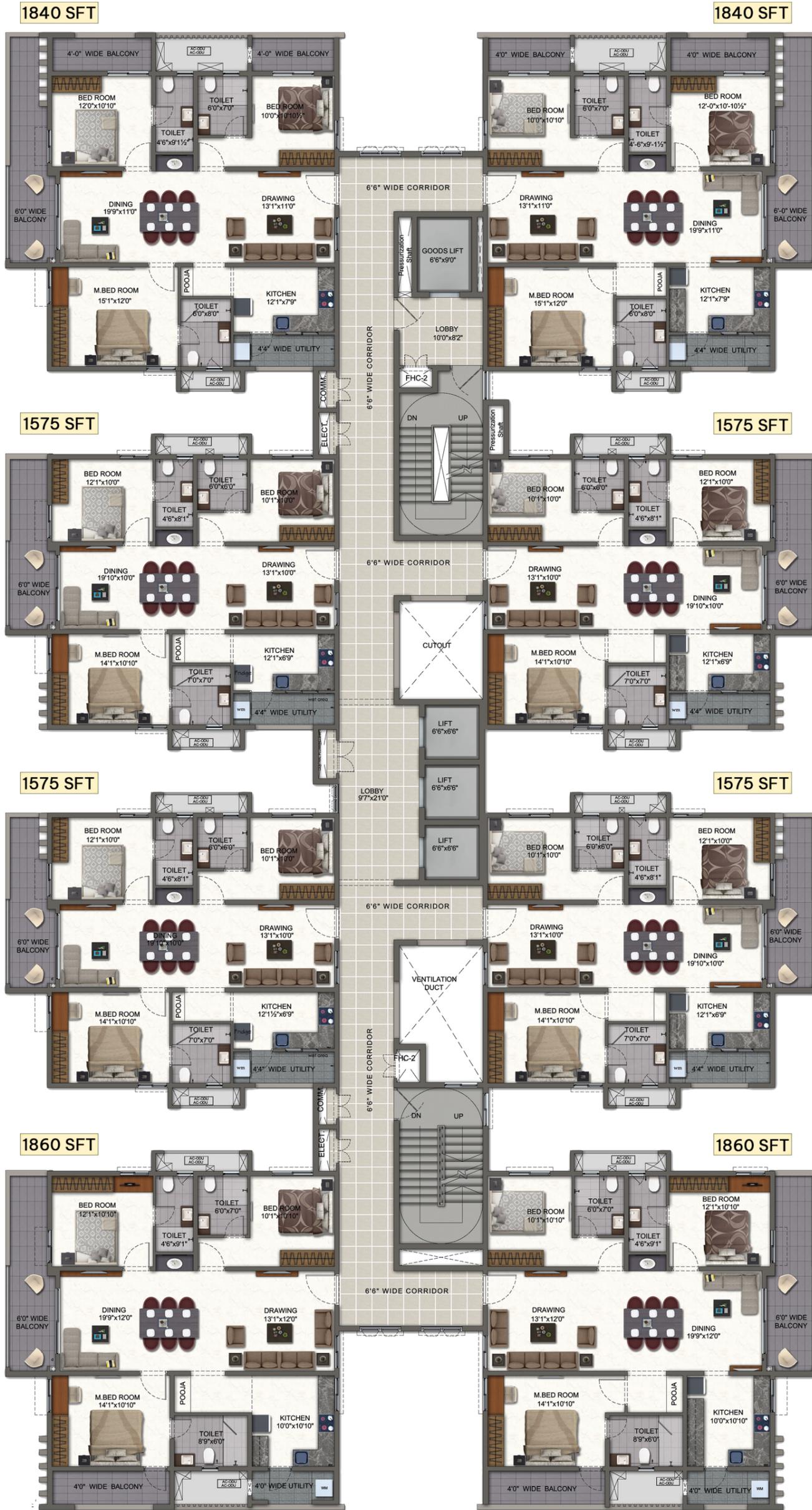
CLUB AMENITIES
Aerobics Room / Meditation / Yoga room
Business Lounge / Banquet hall - 1 Nos
Badminton Courts / Coffee Lounge
Children 's Play areas - Outdoor Space / Conference / Board Rooms
Creche / Provision of Half Basket Ball Court
Gym/ Guest Rooms / Green Decks @ Aerobics space / Multi Courts / Home Theaters/ Indoor Games / Outdoor Children's Play Area / Indoor Air Conditioned Squash Court / Preferably Indoor Badminton / Multipurpose Hall / Kitchen / Kids pool Adult Swimming Pool / Library / Hobby Room

Disclaimer: The images shown in the material is only for the purpose of illustrating a possible layout and does not form a part of the offering. The builder / promoter reserves the right to change, alter, add or delete any specifications mentioned herein without prior permission or notice.

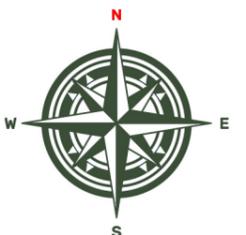
BLOCK A, D & F 2, 5, 7, 12, 13, 15 & 16 FLOOR PLAN



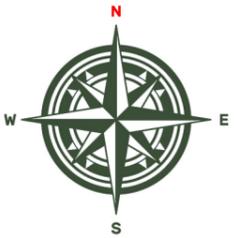
BLOCK A, D & F 3,4,6,8,9,10,11,14&17 FLOOR PLAN.



BLOCK B 3,4,6,8,9,10,11,14&17 FLOOR PLAN



BLOCK C 2, 5, 7, 12, 13, 15 & 16 FLOOR PLAN



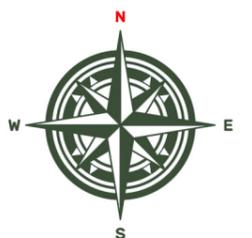
BLOCK C 3, 4, 6, 8, 9, 10, 11, 14 & 17 FLOOR PLAN



BLOCK E 2, 5, 7, 12, 13, 15 & 16 FLOOR PLAN



BLOCK E 3, 4, 6, 8, 9, 10, 11, 14 & 17 FLOOR PLAN



WHITE WATERS | Janapriya @Y

CONTACT US



079 69 003 630 • 079 69 003 545



connect@janapriya.com



www.janapriya.com



3rd Floor, Keerthi & Pride Towers, Road No. 2, Banjara Hills, Hyderabad 500 034