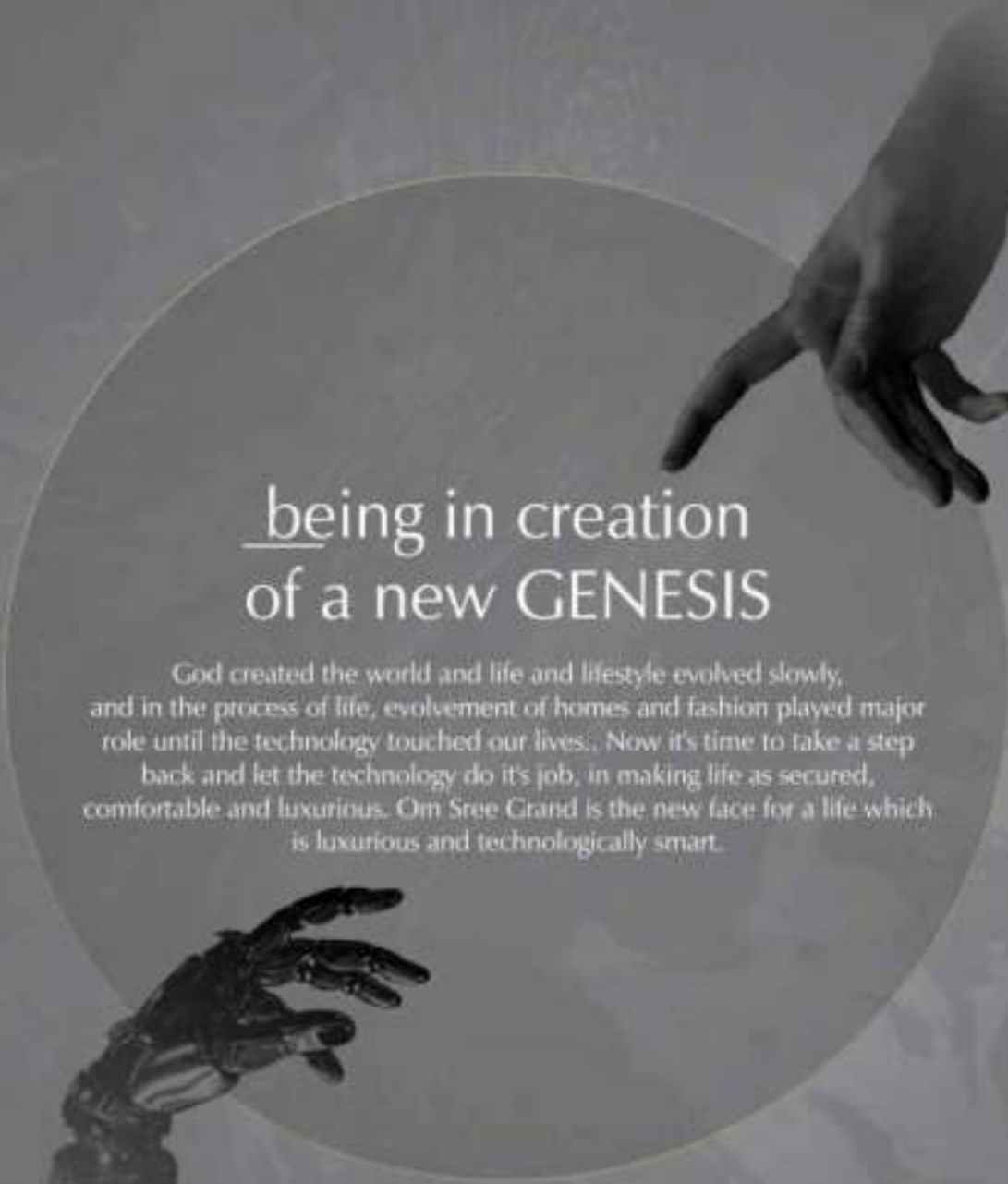


OM SREE  
**GRAND**  
SMARTLY CRAFTED HOMES



## being in creation of a new GENESIS

God created the world and life and lifestyle evolved slowly, and in the process of life, evolvement of homes and fashion played major role until the technology touched our lives. Now it's time to take a step back and let the technology do it's job, in making life as secured, comfortable and luxurious. Om Sree Grand is the new face for a life which is luxurious and technologically smart.

the new synonym for luxury living

Yapral is going to experience a new luxury connoisseur style dwellings from  **OM SREE™**  
BUILDERS AND DEVELOPERS  
Experience Happiness



## being at EASE & MODERN

Brought to life by forward-thinking Om Sree Group to fulfill its vision of a new standard of urban living, Om Sree GRAND is a groundbreaking fusion of modern lifestyle design, innovative loft spaces with smart technology usage and limitless accessibility to everything the city has to offer. In collaboration with well known city-based creative Architect behind the many successful projects, done with Om Sree Group, Grand will redefine the future of Yaprak living for a whole new generation.  
This is Om Sree GRAND.

OM SREE  
**GRAND**



ARTISTIC RENDER OF OMSREE GRAND ENTRANCE VIEW

## being TECHNOLOGY & YOU

A Luxury Gated Community in Yaprak...  
The Homes which are Future Ready...  
The Smart Homes which think just as you do...  
Smartly Crafted for the connoisseurs of Perfection...  
The home that will speak your language...  
Will work on your language...  
Will Sleep on your language...

OM SREE  
**GRAND**



## being ARCHITECTURAL & AESTHETICAL

The Luxurious Flats which will constantly evolve and encourage you to take on the new heights of luxury... They are a reflection of the smart & savvy you which makes them Rare.  
Just Like You

Om Sree Grand offers sensibly approached  
3 & 3+1 BHK floor plans to choose your dwelling.

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GRAND



Home Automation

being AUTOMISED  
& HASSLE FREE



Digital Lock  
for Main door



Google & Alexa  
voice enabled  
Home Automation



Motion Sensors for  
Washroom lighting



Voice & app based  
light & fan control



Voice & app based  
A/c, TV & Geyser  
Control



Smart Schedule –  
set your own rules



Mood lighting  
& Smart scenes for  
Scene creation



Control your home  
from anywhere



Contact sensors for  
Main door, Utility door  
and French door for  
increased security

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Security & safety design  
being UPDATED &  
SECURED

OM SREE  
**GRAND**



being less is about  
being EXCLUSIVE  
& PROUD

Om Sree Grand offers limited 60 luxury residences  
with bigger community amenities and spaces.  
Being here will give you an exclusive experience  
and will project you into an upper crest living.

OM SREE  
GRAND



## being LEISURE & SOCIAL

An inventory of facilities and amenities have been conceived to cater to every member of the family; adults can have their leisure time socializing in the community center, or taking a dip in the swimming pool.

OM SREE  
GRAND



being with ABUNDANT LUXURIES  
AND AMENITIES

Indoor Swimming Pool with  
Temperature Controlled Facility

Multipurpose Hall for get-togethers  
Smart Lighting in the Common Area's  
Walking and Jogging Tracks  
A/C Gym

Multi-Purpose Court for Outdoor Games  
Party Lawn for Outdoor Activities  
Children Play Area

OM SREE  
GRAND

## PROJECT HIGHLIGHTS

- ◇ Exclusive 60 dwelling units
- ◇ Homes Equipped with Smart Home Technology
- ◇ Homes Equipped with AC ducting and Copper Piping
- ◇ Flats ranging from 2235 sft to 3040 sft
- ◇ Covered Pool with Temperature Controlled facility
- ◇ Spacious 3 and 3 plus 1 Bedroom Flats
- ◇ Homes with Servant/Attendant Rooms
- ◇ 100% Power Back up
- ◇ Reticulated Gas Supply
- ◇ Hydro-Pneumatic Pressurized Water Supply
- ◇ Sewerage Treatment Plant for reuse of water for landscaping
- ◇ Water Treatment Plant





being FACILITATED  
& AT HOME



ARTISTIC RENDER OF OMSREE GRAND PATHWAY VIEWS



ARTISTIC RENDER OF OMSREE GRAND SEATING LOUNGE & KIDS PLAY AREA

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being SPORTIVE, FIT  
& HEALTHY

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LEGEND

- 1 Entry
- 2 Exit
- 3 Entrance Plaza
- 4 Multi use Play Court
- 5 Tree Court
- 6 Party Lawn
- 7 Stage with Designer Feature Wall
- 8 Wooden Deck Under Pergola
- 9 Childrens Play Area
- 10 Swimming Pool
- 11 Pool Deck Area

TYPICAL FLOOR PLAN

being in PARK  
& RELAXED



OM SREE  
GRAND



2820sft



2235sft



2235sft



2820sft



7' WIDE CORRIDOR

7' WIDE CORRIDOR



3040sft



2515sft

3040sft



2515sft



7' WIDE CORRIDOR

7' WIDE CORRIDOR



2820sft



2235sft



2235sft



2820sft



N

TYPICAL FLOOR PLAN

## STRUCTURE

R.C.C framed structure to withstand Wind & Seismic Loads

## SUPER STRUCTURE

9” thick solid Fly Ash Bricks/Aerated Concrete blocks/Red Bricks for external walls & 4” thick Fly Ash Bricks/Aerated Concrete blocks/Red Bricks for internal walls

## PLASTERING

Joint of the R.C.C. structure and brick wall will be covered with mesh before commencing of the internal wall plastering. External and internal wall double coat cement plaster with smooth finish.

## DOORS

MAIN DOOR : Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand

INTERNAL DOORS : Engineered wood / Teak wood frame & Engineered Skin flush shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand.

FRENCH DOORS, if any : UPVC/High-end Imported Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track

WINDOWS : UPVC/High-end Imported Aluminum window system with glass with provision for mosquito mesh track.

GRILLS : Aesthetically Designed, Mild Steel (M.S) grills with Enamel paint finish.

## PAINTING/CLADDING

EXTERNAL : Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

INTERNAL : Smooth finish with two coats of Putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Reputed make.

## FLOORING

LIVING, DRAWING, DINING, BEDROOM & KITCHEN : 800 x 800 mm size Tiles of best brand

KITCHEN : Granite platform with Stainless steel sink of Nirali / Faber or Equivalent make

Wall tile Cladding upto 2’ above the platform of reputed make

## SERVANT ROOM

2’ X 2’ Premium Tiles of Reputed Make

UTILITY : 2’ X 2’ Premium Tiles of Reputed Make

BALCONY & SIT OUT AREA : 2’ X 2’ Premium Tiles of Reputed Make

BATHROOMS : Antic-Skid Ceramic Tiles of Reputed Make

CORRIDORS : Pre-Polished Granite Flooring or Anti-Skid Vitrified Tiles of Reputed Make

STAIRCASE : Natural Stone/Tile

## TILE CLADDING

BATHROOMS : Premium digital printed ceramic tiles up to Lintel Level

UTILITIES : Ceramic Tile of Reputed Make up to 3’ Height  
Ceramic Tile of Reputed Make up to 7’ Height in the Maids Washroom

## KITCHEN

Soft Water Tap (Mixed water from Borewell and Municipal Water) for RO Connection

Soft Water Tap (Mixed water from Borewell and Municipal) for Cooking and Washing Purpose

Electrical Provision for fixing of Water Purifier, Mixers/Grinders & Chimney

## UTILITIES / WASH

Washing Machine provision in the Utility Area.

## BATHROOMS

◇ Counter Washbasin of premium brand like TOTO/Duravit/ American Standard/Kohler or equivalent brand

◇ Wall Hung EWC of TOTO / Duravit / American Standard/Kohler or Equivalent make.

◇ Concealed Flush of Viega/Geberit or equivalent make.

◇ Single lever Diverter for mixing of hot and cold water of Kohler/Jaquar/ Grohe/TOTO or equivalent make.

◇ Provision for Geysers in all Bathrooms

◇ All C.P. Fittings are Chrome Plated of Kohler/Jaquar/GROHE/TOTO or equivalent make

◇ Glass Partition for Shower Area in Master Bedroom Bathroom

## ELECTRICAL

◇ Concealed Copper Wiring of Havells/Finolex/RR Kabel/Polycab or equivalent make

◇ Power outlets for Air Conditioners in all bedrooms/living/drawing rooms

◇ Power outlets for Geysers in all Bathrooms

◇ Power plug for Cooking Range, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen& Washing Machine in Utility Area

◇ Plug Points for TV in all bedrooms and Living rooms

◇ 3 phase supply for each unit & individual Meter Boards

◇ Miniature Circuit Breakers (MCB) for each distribution boards of Legrand/Havells/Schneider or equivalent make

◇ Elegant designer Modular Electrical Switches of

◇ Legrand/Havells/Schneider or equivalent make

## TELECOM

◇ Telephone points in Drawing Room and Provision of Telephone Point in Master Bedroom

◇ Intercom Facility to all the units connecting Security Cabin and all the neighborhood

## DOOR VIDEO SECURITY SYSTEM

◇ A videophone to be installed in each condo to have connection with the security cabin and the neighborhood.

## CABLE TV

Provision for DTH Connection in all Bedrooms, Living Room & Drawing Room

## INTERNET

Internet wiring provision in each Condo

## WTP & STP

◇ Domestic Water made available through an exclusive Water Softening plant (Not RO Plant).

◇ Manjeera water and Bore well water to be mixed and supplied to the softening 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 & flushing purpose

## GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F including ACs and Geysers. Make Kirloskar or Cummins or equivalent make with a separate DG Meter for each flat.

## FACILITIES FOR DIFFERENTLY ABLED

Common Areas in landscape is been provided with Access Ramps for Differently abled.

## LPG

◇ Supply of gas from centralized Gas bank to all

◇ Individual Condos with individual gas meters

## CENTRALIZED WATER SUPPLY

◇ A Centralized Underground Sump will be provided for the entire community.

◇ The Water shall be the supplied to individual Flats by means of hydro pneumatic pressurized system

◇ Municipal Water and Borewell water will be mixed and softened to be supplied to all the Flats

## MAIN LANDSCAPING WORKS

Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Lighting, Children's Play area etc. is provided for the community

## PARKING MANAGEMENT

- ◇ Entire parking is well designed to suit the number of Car Parks provided.
- ◇ Parking signage's and equipment at required places to ease the driving.

## LIFT

Passenger Lift shall be provided of Schindler/ Johnson/OTIS/ThyssenKrupp or reputed make

## SPECIFICATIONS

All specification are carefully considered to ensure long lasting quality, great comfort and pleasing aesthetics. Attention to detail is evident throughout the apartments.

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**GRAND**



## Location being in NATURE & THE CITY LIFESTYLE



### LOCATION KEY FEATURES

- ◇ More than 2,00,000 trees in surrounding areas
- ◇ RSI Club 5 Mins drive from the project
- ◇ MORE Supermarket 5 Mins drive from the project
- ◇ SBI, ICICI, ANDHRA BANK and other prominent banks close by
- ◇ Biggest Army Golf Course at walkable distance from the project
- ◇ Military hospital and other multi-specialty hospitals close by
- ◇ CSD Canteen and other prominent Defence canteens at 10 min drive from project
- ◇ Approximately 12 min away from Trimulgherry 'X' Roads
- ◇ Approximately 10 kms away from ORR
- ◇ 60 mins Drive to Shamshabad International Airport
- ◇ Just 4 kms away from CDM (College of Defence Management)
- ◇ All prominent Schools and Colleges like Indus Universal School, Bhavans
- ◇ Kendriya Vidyalaya are within 4 kms from project.
- ◇ Shop, dine and be entertained with multiplexes, malls and branded showrooms located just about 10 minutes driving distance from the site

## Advantage Omsree

Om Sree Builders & Developers continues to strengthen the trust and faith our clients have placed by going the extra mile and delivering more than promised. Our utmost priority is to help our clients attain satisfaction and provide housing in line with "Experience Happiness" philosophy. Here's what sets us apart from the rest

- » Elite gated community living experience
- » High quality Residences with modern living facilities
- » Seamless buying experience with a professional approach
- » Speed of execution and on time delivery of projects
- » Value addition to our customers through assistance in rentals
- » Extended support in proper functioning of society

### ongoing projects



Omsree Heights



Omsree Signet



Omsree Malabar Greens



Omsree Brilliance

### completed projects



Patel's Brightview, Yapral



Patel's Green Front, Yapral



Patel's Green Park, Yapral



Patel's Rainbow Ville, Yapral



Patel's Mani Residency, Yapral



Patel's Golf Links, Yapral



Patel's Wisdom, Hitec City



#### Corporate Office

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www.designspace.in

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#### MEP Consultants



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#### Landscape



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