



# Because WORK CANBEHECTIC, YOUR HOME should be HEAVENLY





#### The new landmark that redefines the horizon

Vastu-compliant eight towers

(G + 44 floors each) that soar upwards and are rotated slightly to be orientated to true North. The entire project is surrounded by views of nature at her best.



# Unparalleled Towers with a view for everyone

Unequal gaps (20m - 35m) between towers ensures a better view for all its residents.



LAND AREA 16.68
ACRES
OF BASEMENT 04

ILICLUB HOUSE, OVER 100000 SFT

SKY HIGH TOWERS WITH DOUBLE HEIGHT ENTRANCE LOBBY

1398

NO. OF APARTMENTS | | | | | | | | | | |

**3&4**BHK

ULTRA LUXURY APARTMENTS SIZES RANGING FROM 3450 SFT | | | | | | | | TO 4617 SFT



### LIVING

in agreement

### WITH NATURE"

+

#### Aedas

+

Aedas is the world's only architecture
 and design practice driven by global
 sharing of research, local knowledge and
 a multi-geo practice. Their 1,200 creative
 minds with design studios across the globe
 create world-class design solutions with a
 deep social and cultural understanding of
 the communities they design.

#### Aedas: Architects with a Unique Vision

Set in the upcoming Kokapet area, My Home Nishada is designed to be the new residential landmark in luxurious resort living.

Conceptualized as a Resort-Living-Home, the development intends to enable the beauty of nature to flow right a home's living space. With carefully selected natural materials, the architecture makes a connection with its lush surrounding while retaining a contemporary design language. At the centre of the development, lies an expansive park as the focal node. This will serve as the green heart of My Home Nishada with a series of inter-linked verdant recreational pocket spaces. The unique architecture of the clubhouse further extends the resort concept by bringing nature vertically into its amenities. Fully vastu-compliant, the towers are also carefully planned to allow direct connections to the green on the lower levels, while the higher levels enjoy an uninterrupted lake view.



# TOWERS for THOSE WHO SOAR above the WORLD



Nishada's eight towers soar into the sky as their G+44 floors create a sleekness with the use of a box portal to accentuate proportions. An elegant crown caps every tower and louvered service areas/ shafts represent facets of traditional architecture. Attention has been paid to external façade materials, the look and feel and safety initiatives/certifications with a blend of textures/stone/painted surfaces and louvers as well as pergolas to derive the play of shadows at lower levels. The glass being used to enhance external views is in line with safety standards of NBC codes.



## An ARRIVAL BAPBRIBNED that UPLIFTS your

SPIRITS

At Nishada, the ultimate experience of luxury begins even before you enter its driveway.

The magnificent entrance is designed to be a benchmark of a landmark. Located near to the outer ring road its sweeping spread welcomes residents and visitors alike with its usage of natural elements including timber, greenery and creepers. From the moment one enters. Finally, a signature waterfall creates a focal point that accentuates Nishada's calming, resort-like character.

# CLOSE ENOUGH to THE HIGHWAY and FINANCIAL DISTRICT. FAR ENOUGH to escape from THE CROWD

Just west of Hyderabad city in Telangana, Kokapet's superior infrastructure and connectivity have made it the IT corridor's hotspot, and increased demand for commercial and residential properties. Its proximity to the IT hubs of Gachibowli, HITEC City and Madhapur also adds to its value.

Located on the ORR. connectivity to many commercial districts/IT offices in Hyderabad is ensured. Ten minutes away lies the financial district, and schools, hospitals, malls and parks are conveniently accessible. A 158-km long, eight-lane ring road expressway passes through some of the crucial nodes of Financial District, International Airport, IKP Knowledge Park and Hardware Park. The National Highway (NH) 9 is around 30-minutes away.

## educational institutions

Oakridge International School	.20	Min
Delhi Public School	.20	Min
Meru International School (Tellapur)	.20	Min
Birla Open minds international school	15	Min
Glendale International School	16	Min
CBIT	10	Min
MGIT	10	Min

#### business/ it institutions

ICICI Towers	.15 Min
Wipro	.15 Min
Microsoft	.15 Min
Infosys	.16 Min
ISB	.15 Min
Amazon	.16 Min
Wave Rock	. 16 Min
The Sky View	23 Min

## shopping & entertainment

IKEA	.24 Min
Sarath City Capital Mall	.25 Min
SLN Terminus	.24 Min
Inorbit Mall	.26 Min

# health care facilities

Continental Hospital, Financial District	12 Min
Care Hospitals, Gachibowli	.23 Min
AIG Hospitals, Gachibowli	.23 Min
KIMS, Gachibowli	.24 Min

#### public transport

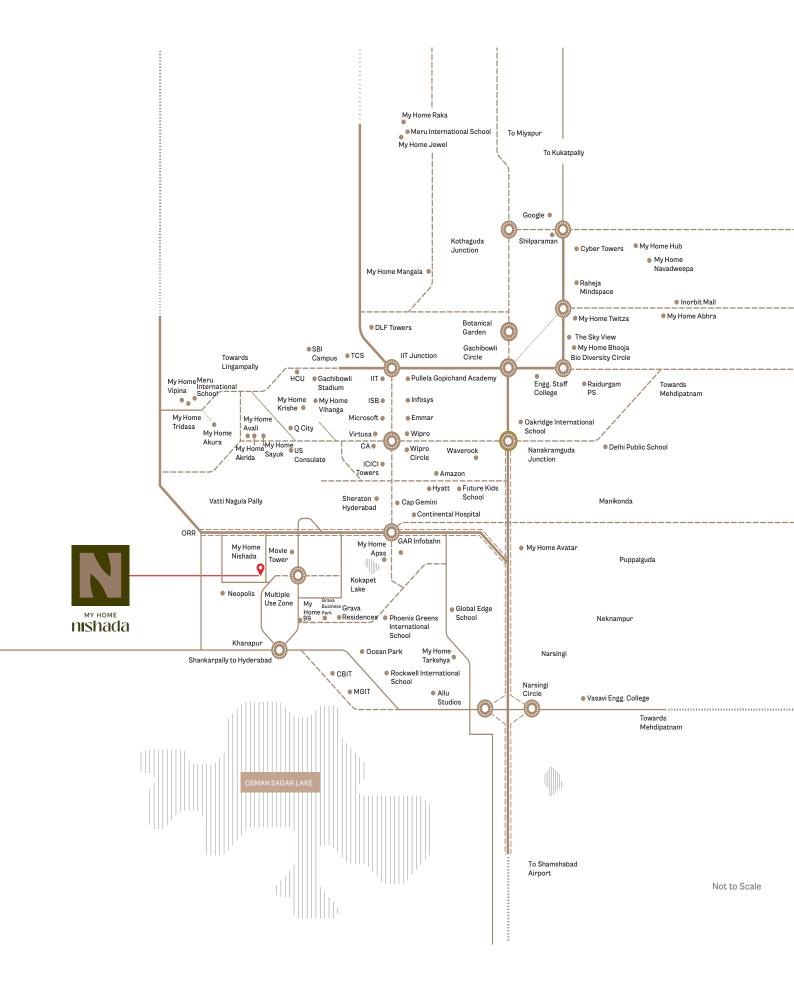
RGIA -Airport	.33	Min
Lingampally Railway Station	31	Min
Raidurg Metro Station	.26	Min

#### hotels & leisure

Sheraton	.14 Min
Hayat, Gachibowli	.14 Min
The Golconda Resort	.14 Min
ITC Kohinoor	27 Min

#### important nearby locations

Gandipet	17 Min
Financial District	14 Min
US Consulate General	14 Min
Gachibowli Circle	20 Min
Nanakramguda Junction	13 Min
Cyber Towers	.28 Min







**SCAN** for Google Maps location

# IsitaRESIDENCE? ORARESORT? WHY CAN'T it be both?

Nishada is themed along the lines of a verdant resort.
At its heart, lies the spacious Central Park with a peripheral common space that adds to the site's green belt concept which will attract birds when the lawns witness seasonal flowers.



### Paradise Garden for all seasons, all reasons

Inspired by the eternal concept of a Paradise Garden, the landscape theme at Nishada is designed to be enjoyed across seasons and ages. From our timeless and spiritual culture comes the central park which forms a Sacred Grove – a nucleus around which all the towers, open spaces and driveways function as one harmonious ecosystem.

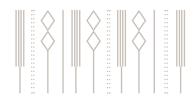




## Inter-connected courtyards and useful little amenities

The position of the towers allows us to create a series of intimate pocket amenities throughout the development. This acts as a network of themed recreational amenities that is suited to all resident's needs.

Central Plaza Garden



More than enough

# GREENBRY

to drive away the

# BLUES

#### A tribute to nature at her finest

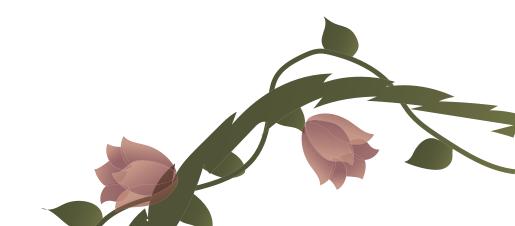
While a network of dedicated courtyards exists around The Sacred Grove, i.e. the Central Park which is the focal node of the masterplan, multilevel landscaping connects all common areas. The park itself will be the green heart of the development, with recreational activities for residents and foliage which inward-looking units can gaze at. Horizontal vegetation, pergolas and small pockets of diverse activities reduce the visual impact of the high-rise. The green areas extend around the compound and towers with creeper-entwined pergolas that subtly make a subtle transition from the built fabric to the landscaped areas. Integrated wellness tracks along with passive seating corners form the periphery and provide a





### Recreational activities to refresh and recharge

Across entire Nishada lie dedicated spaces for residents to relax and get recharged. These include foot reflexology, an invigorating herb and spice garden, reading lounge, water fountain, sunken courtyards and the Sacred Grove. All that you would expect in a resort... and more.



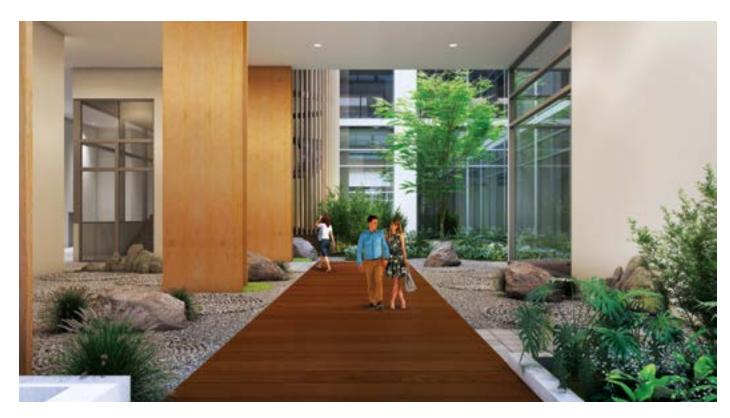


#### Reading lounge

The Reading Lounge is a relaxed corner, perfect for a solitary time with a book. The outdoor loungers and seating are in an earthy court, shaded by the foliage of trees.

#### Zen garden

The Zen Garden is a visual experience with a play of natural textures and a continuity of the experience provided by the Central Sunken Landscape Court. The garden flows gently from the Ground level to the green lush central courtyard at Basement-1, creating a feeling of still being outdoors.



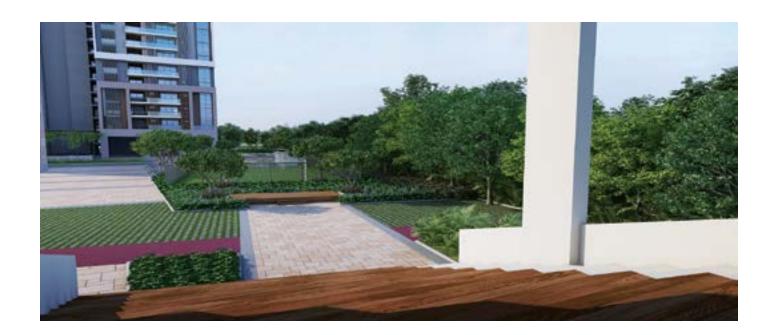


#### Aerial yoga

Tucked within the dense greens in the Central Landscape, the Aerial Yoga Pavilion is a fun fitness activity. Its setting provides an immersive forest-like experience.

#### *Amphitheatre*

The Amphitheatre near the Clubhouse sets the stage for impromptu or planned events. The Party Lawns and Lounge are adjacent to it, making it a part of the clubhouse zone as well.





#### Central Plaza Waterbody

A central interactive water body acts as a visual highlight, and is reminiscent of a pond with a rustic feel. It is a confluence of activity with varied tangible as well visual water-based experiences for residents, all set within the natural lush greens.



#### NATURE AT A UNIFIED

Communal spaces, resplendent with refreshing greenery, exist at eye level to reinforce the resort-like ambience.



# LANDSCAPE Indscaping and the help create a LEVELS

Vertical landscaping and split-levels help create a smooth intermingling of common spaces.

# ARETREAT FROM THE HUSTLEBUSTLE OF CITYLIFE

An exquisite building within a garden, the Clubhouse is an architectural vision come alive.

Its vertical green landscaping and high-end public amenities will encourage a stress-free communal lifestyle in a natural setting designed to enhance relaxation for residents. As a visual landmark, its construction leverages natural elements – stone and timber – along with creepers and greenery. Located conveniently next to the Central Park, it will also have green spaces for outdoor activities, breakout spaces and open areas. All activities will be planned to keep the access level for public activities. An attempt is also being made to create smaller open spaces for each kind of public activity so that all inhabitants get access to breakout spaces.



# CLUBHOUSE AMENITIES

- **\* GRAND LOBBY**
- \* LAP POOL & ADULT POOL
  INDOOR TEMPERATURE CONTROLLED
  POOL
- **₩ GYM**
- **\* MULTI-PURPOSE HALLS**
- **\* SQUASH COURT**
- **\* INDOOR BADMINTON COURT**
- **\* YOGA / AEROBICS / ZUMBA**
- **\* GUEST ROOMS**
- **\* INDOOR GAMES**
- **\* TENNIS COURTS**

#### Provision for

- **\* BANK & ATM**
- **\* RESTAURANT**
- **\* SUPERMARKET**
- **\* CLINIC & PHARMACY**
- **\* SPA & SALOON**
- \* CRÈCHE



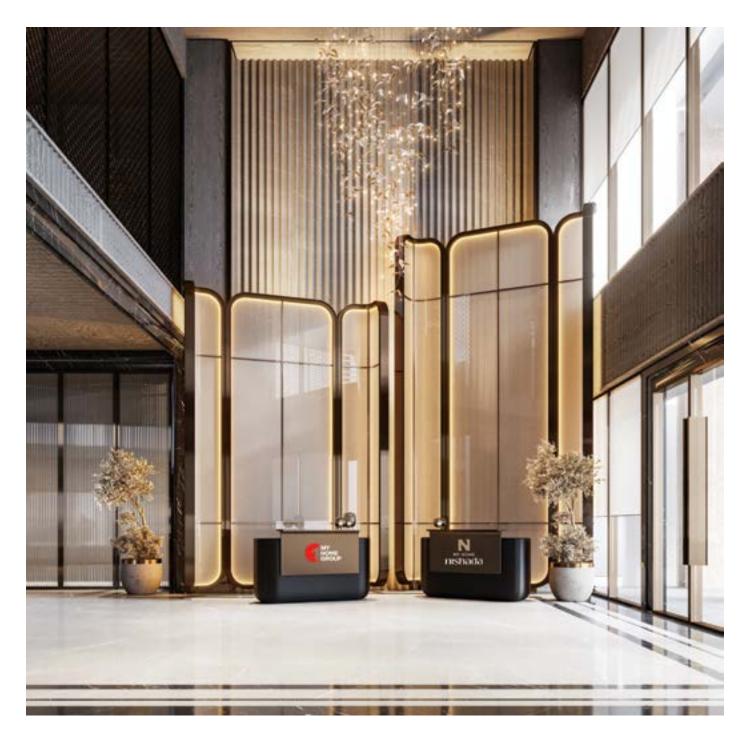
#### A luxurious Clubhouse that captivates and connects

Over 100,000 sft spread over five storeys, the magnificent Clubhouse is designed to cater to 1398 apartment units. A sunken courtyard within the clubhouse connects the Central Park while Clubhouse Greens extend this space to bring the community together.



# When you have more guests than bedrooms, usher them into the Club

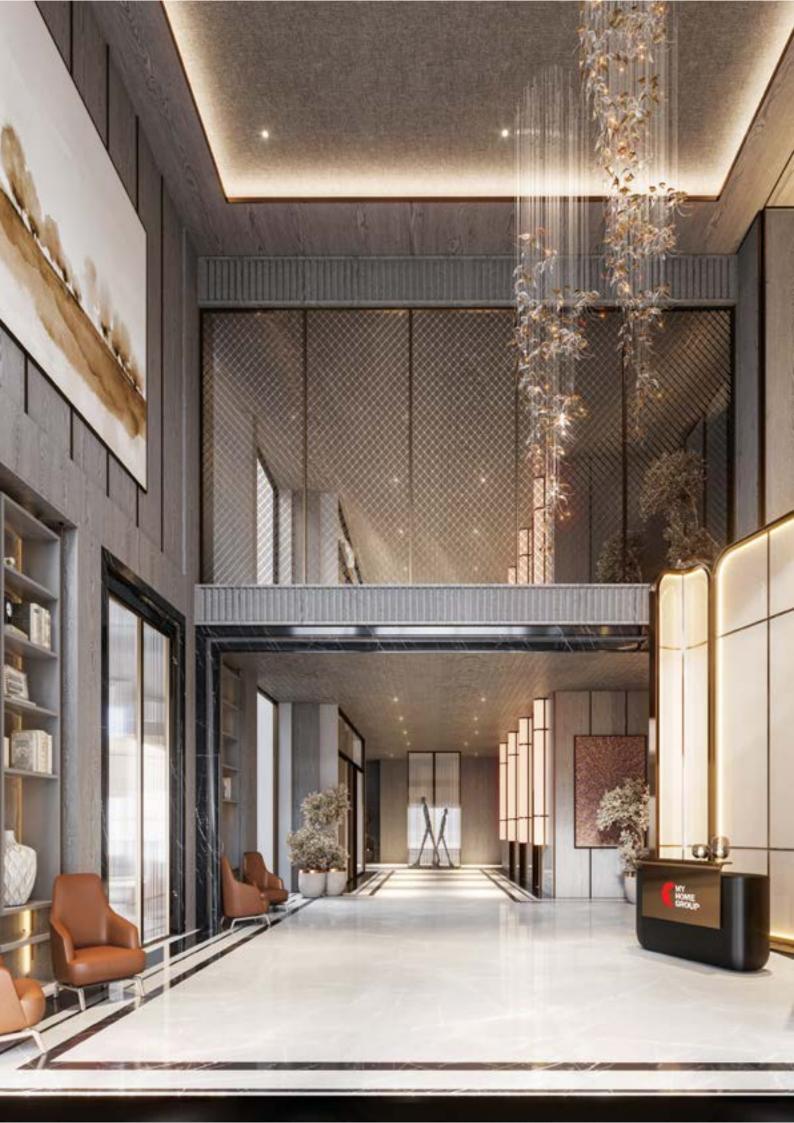
Nishada's magnificent, multi-level Clubhouse includes 17 guest rooms on its upper floor that residents and their guests can use as they desire.



#### Clubhouse Lobby

The double height, grand Clubhouse reception lobby is characterized by neo-classical modern style.

The design includes high-end current materials like Italian marble for the floor with border inlays, glass screens/ panels, veneer wall paneling, metal trims for detailing etc. A very neutral colour palate keeping it subtle yet classy to suit every taste.





ONE POOL FOR THE BRATS TO SPLASH IN. ANOTHER FOR THE BEGUM TO SOAK IN. AND A THIRD WITH INFINITY IN MIND.

Nishada is designed to drive away the blues – not just with its greenery but also with the generous yet careful usage of water. To help residents relax, three distinct swimming pools will be accessible: a temperature controlled pool for families at B1/lower ground level; another exclusively for adults on the second floor of the clubhouse; and, finally, the Infinity Pool overlooking the project landscape.





#### Facilities for an active lifestyle

Nishada's sports facilities will cater to a variety of physical activities including two tennis courts, a futsal/multipurpose court, two cricket practice nets, skating rink, children's activity courts, fitness/wellness zone, open outdoor gym, yoga decks jogging and a cycling tracks.













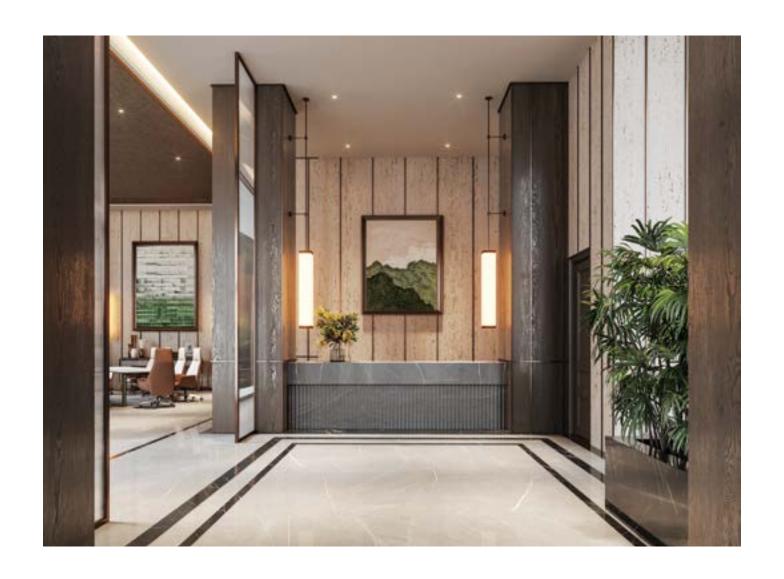
#### Meticulously planned, safe play areas for kids.

With safety uppermost in mind, the children's play areas will be located in designated zones where they can play in a carefree manner. And since the Internal area will be free of vehicular traffic, parents and guardians can worry less.

# LUXURY BEGINS at the LOUNGES AND RISES to the VERY TOP

Nishada's unique design approach allows each tower to offer two entrance lounges: at the ground level for pedestrians and at the Basement for cars/drop offs.

At the ground level, the public amenity spaces merge aesthetically into the landscape pockets which also create natural light in the basements. Each lounge is grand enough to welcome residents and their guests in style.



#### Tower Lobby

Grand double height lobbies designed to uplift the spirit and create a sense of pride enhanced with a stone finish all around. Fine grooves and subtle contrast will make the space look more luxurious and classic.



#### Tower Lounge

Waiting lounges overlooking the Garden feels like a resort.

# APARTMENTS LARGE ENOUGH FOR YOUR GROWING NEEDS

Choose the one that befits your stature and requirements

# AND LUXURIOUS ENOUGH FOR YOUR TASTE

On each floor, you will find just four apartmentsso that you get the feeling of exclusivity and are yet close to neighbours if you choose to be.



# BEDROOMS that will be YOUR very OWN SANCTUARY



Living areas

## DESIGNED TO CREATE ENVY





#### When you're

## MOVING FAST,

so should the

## **ELEVATORS**

With five high-speed elevators (including one earmarked for services) in every tower, you'll get to the top even faster.



## Here, PARKING AND PARKS get equal opportunities

While the overwhelming sense is that of abundant greenery in its multiple parks, Nishada also has sufficient parking for residents and their guests: a perfect balance.



# When you're RISING TO THE VERY TOP make sure YOU STAY THERE TOO







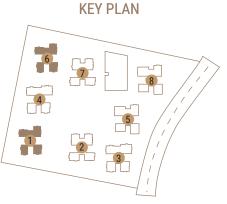


## TOWER 01 & 06 TYPICAL FLOOR PLAN

02-16, 18-25, 27-34 & 36-43 FLOORS







6<sup>TH</sup> & 8<sup>TH</sup> FLOORS





02-16, 18-25, 27-34, 36-43 FLOORS



**PART PLAN** 7<sup>TH</sup> & 9<sup>TH</sup> FLOORS





3

PART PLAN

3550 SFT 3BHK EAST

5<sup>TH</sup> & 7<sup>TH</sup> FLOORS 2<sup>ND</sup> FLOOR

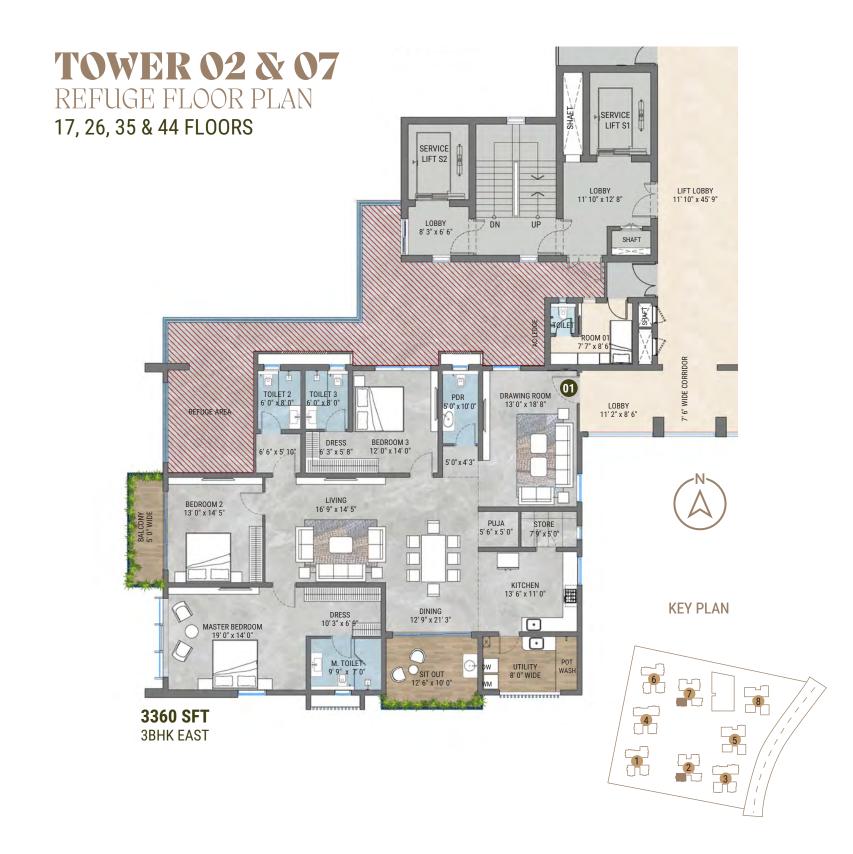
**PART PLAN** 

3550 SFT

3BHK EAST

(ONLY FOR TOWER 7)

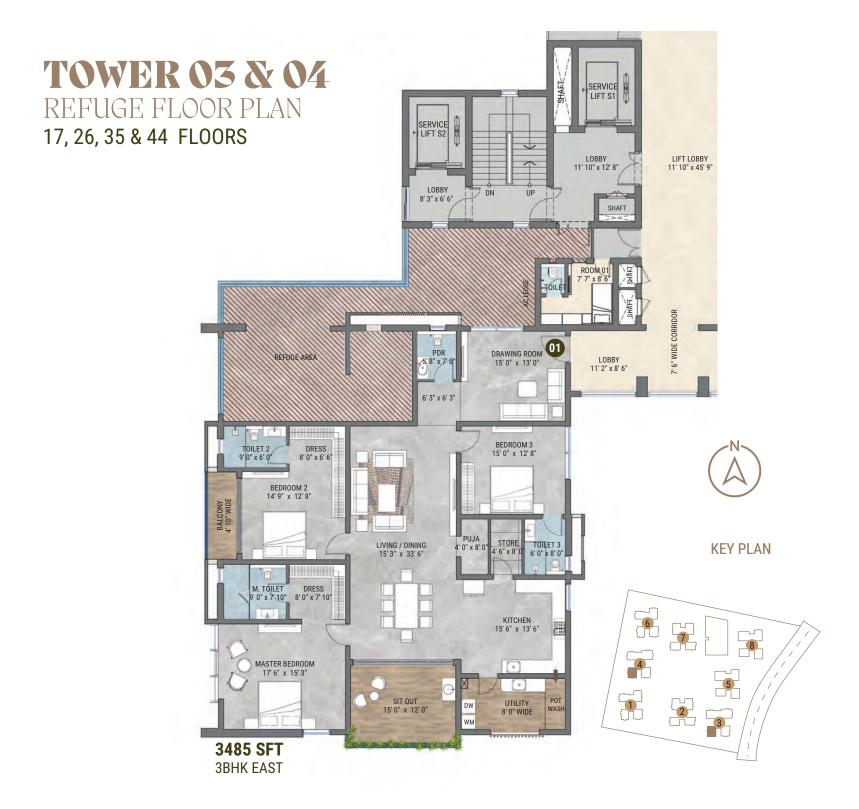
4<sup>TH</sup> & 6<sup>TH</sup> FLOORS



## TOWER 03 & 04 TYPICAL FLOOR PLAN

02-16, 18-25, 27-34 & 36-43 FLOORS







BALCONY 2' 0" WIDE

BEDROOM 4 14' 0" x 16' 0"

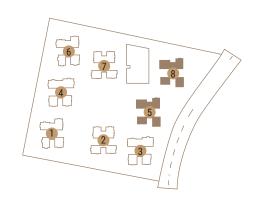




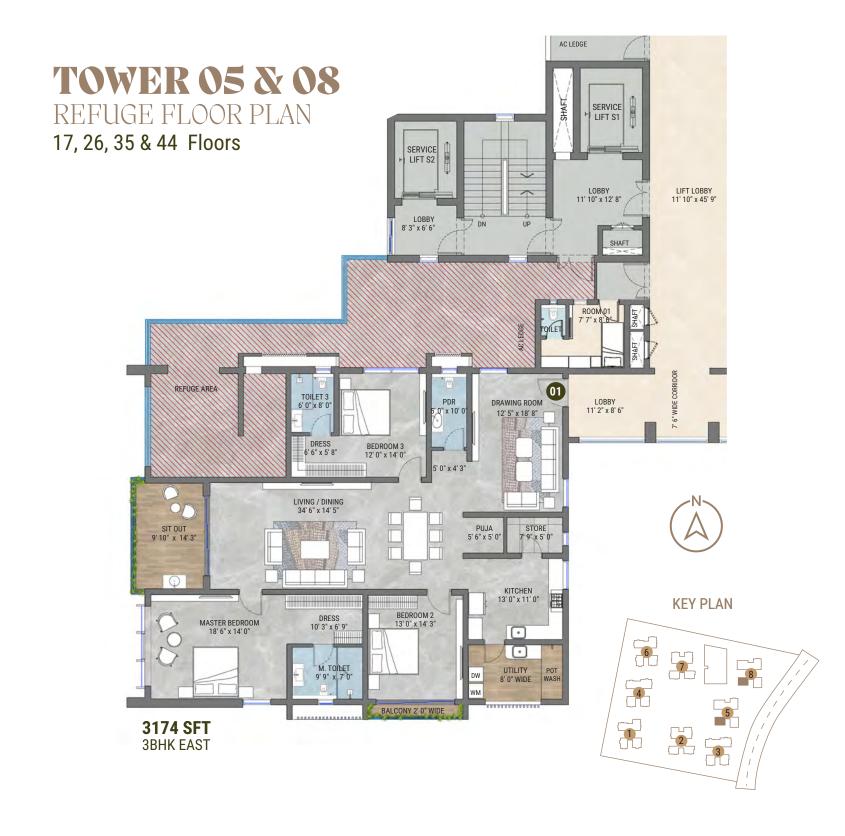
PART PLAN 5<sup>TH</sup> & 7<sup>TH</sup> FLOORS



KEY PLAN



PART PLAN 7<sup>TH</sup> & 9<sup>TH</sup> FLOORS



### The builder

#### Residential



















#### Commercial









Our vision is to continue to develop solutions that make 'living better' be it through Construction of 'World Class' Living and Working Spaces or illuminating households through generation of power or manufacturing products like quality cement to build dream homes or enriching lives through imparting quality education. More than the numbers. we take pride in the way we stitch multiple facets of owning a home. We make it a good experience by stringing our six principles: Happy Communities, Superior Living, Clear Documentation, Timely Delivery, Desirable Destinations and Secure

Environment.

years and more of rich legacy

24

Completed residential and commercial projects

31.5

Million sqft total built-up area

24

Million sqft area under construction

10

million sqft and more in the planning stage



Proven history of significant appreciation for every property

#### SPECIFICATIONS

#### SUPER STRUCTURE

\* RCC shear wall-framed structure resistant to wind and earthquake (Zone -2)

#### WALLS

- \* External walls: Reinforced shear walls
- \* Internal walls: Reinforced shear walls

#### WALL FINISHING

- \*\* Drawing, dining, living, bedrooms, kitchen and balcony: Smoothly finished with putty and acrylic emulsion paint of reputed brand
- \*\* Bathrooms: Reputed make of GVT cladding up to false ceiling
- \* Lift lobbies: Cladding with engineered marble
- \* Corridor: Punning and acrylic emulsion paint of reputed brand
- Staircase: Putty and acrylic emulsion paint of reputed brand
- <u>External finishing</u>: Texture finish and two coats of exterior emulsion paint of reputed brands with architectural features

#### **CEILING FINISHES**

- \* Drawing, dining. living, bedrooms and kitchen: Coarse putty + fine putty
- \* Bathrooms: Gypsum board
- \* Balcony: Putty finish
- \* Corridor: Combination of grid gypsum board and smoothly finished with putty and acrylic emulsion paint of reputed brand
- \* Lift lobby: Gypsum board false ceiling with acrylic emulsion paint of reputed brand
- Staircase: Smoothly finished with putty and acrylic emulsion paint of reputed brand

#### **FLOORING**

- \* Drawing, dining. living, bedrooms and kitchen: Imported marble
- <u>Balcony</u>, <u>bathrooms</u>, <u>utility</u>: Anti-skid vitrified tiles of reputed

  make
- \* Corridor & lift lobbies flooring: Vitrified tiles of reputed make
- \* Staircase: Natural stone/granite flooring

#### DOORS

- \*\* Main door: Hard wood frame finished with melamine spray polish, Teak veneer finished flush shutter with reputed hardware
- \* Internal doors: Hard wood frame finished with melamine spray polish, teak veneer finished flush shutter with reputed hardware
- \* Balconies: Aluminum sliding doors with mosquito mesh provision

#### KITCHBN

- \* Granite platform and sink in customer scope
- Provision for hot and cold water supply and drain for sink— (only plumbing connections)

### BATHROOMS, SANITARY WARE CP FITTINGS

- \* Vanity type/ counter type wash basin with single lever basin mixer
- \* EWC with flush valve of reputed brand
- \* Single lever wall mixer with bath spout and shower of reputed brand
- \* Provision for geysers in all bathrooms
- \* All faucets are chrome plated of reputed brands

#### EXTERNAL GLAZING AND FINISH

\* Façade glazing as per design and combination of stone and painting

#### WINDOWS AND GRILLS

\* All windows are of aluminum alloy/ sliding shutters with EPDM gaskets, necessary hardware with M.S. grill and provision for mosquito mesh shutter

#### **ELECTRICAL**

- \* Concealed copper wiring of reputed make.
- \* Power socket for VRV AC System at ODU
- \* Power outlets for geysers in all bathrooms and utility
- \*\* Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen
- \* Washing machine and dishwasher point in utility area
- \* Three phase supply for each unit and individual prepaid meters.
- \* Miniature circuit breakers (MCB) for each distribution board of reputed make
- \* Modular switches of reputed make

#### TV/ TELEPHONE

- \* Telephone point in drawing & master bedroom
- \* Intercom facility to all units connecting security
- Provision of cable TV connections in drawing, living and master bedroom
- \* One internet connection in drawing, living and all bedrooms

#### HVAC

\* ODU space provision for VRV air conditioning system with power outlet

#### WATER PROOFING

\* Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace

#### SECURITY

- \* Round the clock security/surveillance system
- \* Surveillance cameras at the main security and at the entrance of block and lift cabin

#### FIRE FIGHTING SYSTEM

Fire alarm systems, automatic sprinklers and wet risers as per Fire Authority Regulations

#### **POWER BACK UP**

\* 100% DG backup with acoustic enclosure and AMF

#### LPG/PNG

\* Supply of LPG/ PNG from piped gas system

#### LIFTS

\* V3F drive high speed lifts of reputed make

#### STP

- \* 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 and flushing purpose

#### BILLING SYSTEM

\* Automated billing system for water, power, gas and maintenance

#### SALEABLE AREA STATEMENT

Balcony areas are exclusive · Common area includes external walls

#### Typical towers 01 & 06

#### Typical towers 02 & 07

3BHK · EAST FACING



CARPET AREA......2421 SQFT BALCONY AREA.....224 SQFT COMMON AREA.....947 SQFT SALEABLE AREA..3592 SOFT 3BHK · EAST FACING



CARPET AREA......2458 SQFT BALCONY AREA......191 SQFT COMMON AREA.....943 SQFT SALEABLE AREA...3592 SQFT

4BHK · WEST FACING



CARPET AREA............ 2705 SQFT BALCONY AREA........ 277 SQFT COMMON AREA....... 1034 SQFT SALEABLE AREA ... 4016 SQFT

3BHK · WEST FACING



CARPET AREA......2448 SQFT BALCONY AREA......222 SQFT COMMON AREA.....944 SQFT SALEABLE AREA ... 3614 SQFT

3BHK · EAST FACING



4BHK · EAST FACING



CARPET AREA......2687 SQFT BALCONY AREA......260 SQFT COMMON AREA......1050 SQFT SALEABLE AREA ...3997 SQFT

4BHK · WEST FACING



 4BHK · WEST FACING



CARPET AREA............. 2681 SQFT BALCONY AREA........... 284 SQFT COMMON AREA........ 1051 SQFT SALEABLE AREA ... 4016 SQFT

4BHK · WEST FACING · REFUGE



CARPET AREA......2226 SQFT BALCONY AREA......224 SQFT COMMON AREA.....886 SQFT SALEABLE AREA..3336 SQFT 3BHK · EAST FACING · REFUGE



#### Typical towers 03 & 04

#### Typical towers 05 & 08

4BHK · EAST FACING



CARPET AREA......2704 SQFT BALCONY AREA......231 SQFT COMMON AREA......1032 SQFT SALEABLE AREA...3967 SQFT 3BHK · EAST FACING



CARPET AREA......2443 SQFT BALCONY AREA......162 SQFT COMMON AREA.....929 SQFT SALEABLE AREA..3534 SQFT

4BHK · WEST FACING

02

CARPET AREA......2705 SQFT BALCONY AREA.......277 SQFT COMMON AREA......1034 SQFT SALEABLE AREA...4016 SQFT 4BHK · WEST FACING

02

CARPET AREA.......2705 SQFT BALCONY AREA......277 SQFT COMMON AREA......1034 SQFT SALEABLE AREA ... 4016 SQFT

3BHK · EAST FACING



CARPET AREA.............. 2531 SQFT BALCONY AREA............. 144 SQFT COMMON AREA............ 939 SQFT SALEABLE AREA ... 3614 SQFT 4BHK · EAST FACING



CARPET AREA......3201 SQFT BALCONY AREA......238 SQFT COMMON AREA.....1178 SQFT SALEABLE AREA....4617 SQFT

4BHK · WEST FACING



 4BHK · WEST FACING



CARPET AREA............. 2681 SQFT BALCONY AREA........... 284 SQFT COMMON AREA........ 1051 SQFT SALEABLE AREA ... 4016 SQFT

3BHK · EAST FACING · REFUGE



CARPET AREA..........2329 SQFT BALCONY AREA........224 SQFT COMMON AREA.......932 SQFT SALEABLE AREA..3485 SQFT 3BHK · EAST FACING · REFUGE



## For a FRESHER VIEW of living



**Aqua Space Developers Private Limited** 

8th floor, block 3, My Home Hub, Madhapur Hyderabad, Telangana 500 081 +91 9770 800 800 · 040 6688 8888 mktg@myhomenishada.com

Building Permission no.5/SKP/PLG/HMDA/2022 TS RERA no. P02400004696







www.myhomeconstructions.com

Disclaimer: this brochure is purely a conceptual presentation and not a legal offering. The company reserves the right to make changes in floor plans as deemed fit.