

DISCOVER YOUR PARADISE



A PROUD OFFERING FROM OM SREE BUILDERS AND DEVELOPERS

P A T E L ' S
**GREEN
FRONT**
Y A P R A L

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Y A P R A L

Driving through the bustling shopping centers of AS Rao Nagar and Tirumalagiri X Roads, I found the Yaprak terrain transformed beautifully in ten minutes. The traffic sounds gave way to whistling trees, the smog was replaced by pollution-free breeze. A never-ending sight of seasoned trees appeared through misty distances in place of jostling humanity. Time came to a standstill as an old world charm has dramatically overtaken.

**IT'S WHERE I HAVE DECIDED
TO SETTLE DOWN!**





As a resident of Patel's Green Front you are empowered to pursue a sport of elite kind. The most defining feature is the prestigious BEPTA Golf Course located at walking distance from your home. Unwind and relax teeing off in 18-hole Golf Course regularly. Enjoy fresh breeze, trod on the trimmed grass, to find out that money cannot buy this advantage elsewhere.

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Indeed, Yaprak lying on the fringe of Cantonment, has been a special place in Secunderabad. Here the silence is blissfully loud. Lakhs of trees are spread around that bring down the searing heat by a few degrees every summer. The BEPTA Golf Course attracts the gentlemen and corporate bosses for a restful respite. Inspired by the terrain features and the omnipresence of nature at Yaprak, the Promoters have promised to build a home like no other to like-minded people.

LIVE THE GREEN DIFFERENCE!

The promoters passionately drew a thematic development to ensure maximized green spaces. The driveways are tucked inside the parking spaces away from residents' view. Each apartment enjoys seamless views of indoor landscaping blending with the outdoor greenery. Serene ambiance permeates around where cosmopolitan residents choose to live in serenity.





Project Highlights

- GHMC-Approved Gated Community
- 24 x 7 Security
- 5 Blocks, 5 floors each
- 3 BHK, 240 Units
- 1709 Sft - 2612 Sft areas
- Premium quality construction
- Vastu compliant
- No common walls
- Exclusive 3-level clubhouse
- 100% Power back-up except A/Cs & Geysers
- Underground cabling
- uPVC windows with mosquito mesh shutters
- Cable TV facility in each bedroom
- Adequate Manjeera water supply
- 24 Hrs Underground water supply
- Water softening plant
- Hydro Pneumatic pressurized water system
- Rain water harvesting system
- Sewerage Treatment Plant
- Two-level parking
- 2 Assigned car parking per unit

A LANDMARK PROJECT FOR FUTURE GENERATION!

Patel's Green Front is a mega residential project of three bedroom units in an enclave where everything is provided for. A gated community of 5 towers is rising to be a benchmark offering lifestyle to 240 families. An elaborate range of amenities, recreation facilities and green spaces and total security offers an enviable living in joy and contentment.

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COURTYARD BETWEEN BLOCK B & C

STYLISH AND SURPRISINGLY AFFORDABLE!

The quality is supreme, the designing is integrated, and the builders' reputation is formidable. The 3-bedroom residential units are still surprisingly affordable. Compared to prices in other parts of Secunderabad and Hyderabad, your hard earned money enjoys more value at Patel's Green Front.

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TRULY ONE-OF-A-KIND HOME!

PATEL'S
**GREEN
FRONT**
YAPRAL



SITE LAYOUT PLAN



Special Features

- Eco-friendly development with 60% open area
- Every Unit overlooks greenery
- Jogging/Walking tracks
- Designer Landscaping with water bodies
- Tot lot with Children's play area
- Senior citizens seating
- Gazebos
- Amphi-theater
- Clubhouse with approx 16500 Sft area
- Open Air Sports Complex
- No Driveways in between blocks
- Wide driveways under the blocks
- Visitors' parking
- CC internal roads & solar street lighting
- Mosquito mesh shutters for all uPVC windows
- Piped gas supply





AMPHI-THEATRE



SEATING AREA & WATER BODY



WIDE DRIVEWAYS

SO MUCH THAT I GET HERE

PATEL'S
**GREEN
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Y A P R A L



SPEND HOLIDAY RIGHT AT HOME!

When recreation of every kind is enjoyed at your home, why go on a holiday to resort or a club membership elsewhere? Community bonding is high at this environment where an exclusive clubhouse offers indoor, outdoor recreation and refined spaces for community events. Jog in the premises, work out at gym everyday to stay fit. Swim in the pool, play a game with your neighbour and party hard at spacious multi-purpose hall. Life is momentous in this extended family of Patel's Green Front.

Exclusive Clubhouse

- Exclusive G + 3 level clubhouse
- 16,500 Sft area
- Swimming pool with Toddlers pool & deck area
- A/C Gymnasium with latest equipment
- Indoor games – Table Tennis, Billiards etc
- Multi-purpose Hall with kitchen
- Provision for Cafeteria
- Wi-fi environment
- Yoga & Meditation hall
- Provision for Supermarket
- Provision for Clinic/Pharmacy
- Provision for ATM
- Provision for Beauty Parlor/Saloon for Men/Women
- Guest rooms
- Laundry Facility

CLUBHOUSE WITH SWIMMING POOL



A/C GYMNASIUM



INDOOR GAMES



JOGGING





Security

- 24-hr Security with Intercom
- CC TV monitoring
- Smart Card Access for Vehicles
- All round Solar fencing

LIFE IS BEAUTIFUL HERE

PATEL'S
**GREEN
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SPECIFICATIONS

STRUCTURAL DESIGN: To withstand wind & seismic loads.

FOUNDATIONS & STRUCTURE: R.C.C. Frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provisions of for earth quake force and self-bearing capacity of strata. Foundation are being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" under strict control with rich concrete proportion of M20 and M25 grades with steel of reputed make.

SUPER STRUCTURE: Light Brick masonry with Red bricks or AAC Blocks
Outside Wall 9" thick
Internal Wall 4.5" thick

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 doors: Teak wood frame & Engineered designed molded doors and designer hardware of reputed make.

Internal Doors: Teak wood frame with molded designer laminate doors and standard fittings.

French Doors: UPVC frame, shutters styles and rails with float glass panel shutters and designer hardware of reputed make.

Windows: UPVC window frames, shutters in glass panels and mesh shutter, fitted with elegantly designed MS enamel painted grills and standard hardware.

PAINTING:

External: Texture paint contains synthetic plaster chemicals applied on cement plaster having very mild keys/wire brush/sponge finish and plain finish, synthetic plaster by trowel plus two coats of chemical overcoat by brush in approved colours. Paint will be of Asian/Nerolac/Dulux or equivalent make.

Internal: Smooth finish with two coats of lappam/putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Asian/Nerolac/Dulux or equivalent make.

Parking Area: Two coats of waterproof cement paint over a base coat of primer.

FLOORING AND WALL TILING:

Dining, Drawing & Living, Bedrooms, Balconies & Kitchens: Vitrified tiles in size of 600mm x 600mm & skirting of reputed make.

Toilets:

Acid resistant Anti-skid ceramic tiles.

Glazed ceramic wall tiles dado of quality make up to 7' height.

Utility/Wash:

Glazed ceramic tiles dado up to 3' height.

Wet area for washing utensils.

Master Bedroom: Wood finish vitrified tiles

KITCHEN:

Dadoing: Glazed ceramic tiles dado up to 2' height above kitchen platform.

Platform: Granite platform with Stainless steel sink. One RO water connection tap and one bore well water connection tape.

Gas Supply: Piped Gas Connection.

TOILETS:

Sanitary Fittings: All toilets will consist of

Wash basin of Kohler/Roca Parryware/Hindware or equivalent make.

Wall EWC of Kohler/Roca Parryware/Hindware or equivalent make.

Hot & Cold diverter with Overhead shower and spout

Provision for geysers in all toilets

All C.P. fittings are chrome plated of Kohler/Grohe/Jaquar or equivalent make.

ELECTRICAL:

Wiring and Switches: Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of FRLS Finolex/Havells/Anchor or equivalent make. Modular switches of Havells/Legrand/Anchor or equivalent make.

Power outlets of air conditioners in all bedrooms

Power outlets for geysers in all bathrooms

Plug Point for cooking range chimney, refrigerator, microwave ovens mixer / grinders in kitchen

Plug point for refrigerator Television, Audio system, etc.,

3 phase supply for each unit and individual meter boards

Separate Miniature circuit Breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

TELEPHONE/COMMUNICATIONS:

Telephone point in Drawing rooms, Living rooms and all bedrooms.

Provision for cable connection in all bedrooms, Drawing room and living rooms.

Intercom facility to communicate within the project

ELEVATOR:

Automatic reputed make lift with V3f system for energy efficiency.

Entrance with Granite/Marble/Vitrified cladding of all Levels.

GENERATOR:

Acoustic enclosed D.G. Set, backup for common areas of the project.

100% power back up for all the points inside the flat except the power points.

PLUMBING & SANITARY:

Water Supply: ISI mark GI/CPVC/PPR piping of Ashirwad or equivalent make. Plumbing work executed by professional plumbers.

Drainage: ISI mark Standard PVC/SWR sanitary piping of Prince/Sudhakar or Equivalent make.

Rain Water disposal: The rain water from the terrace & open areas will be collected through rain water pipes, which will be discharge into the rain harvesting pits to recharge the underground water.

Sewerage Treatment Plant: Waste water treated by STP and reused for gardening.

Garbage rooms provided at each floor for collection as per feasibility.

BLOCK - A

TYPICAL FLOOR PLAN

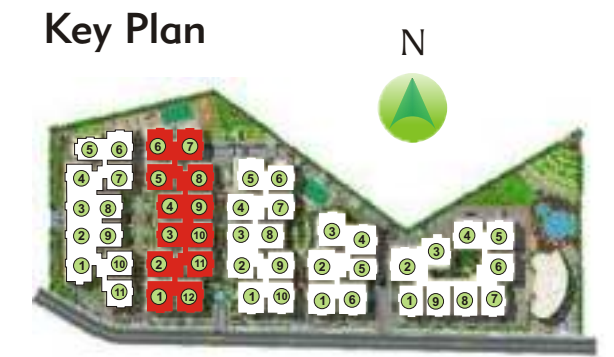


Key Plan



BLOCK - B

TYPICAL FLOOR PLAN



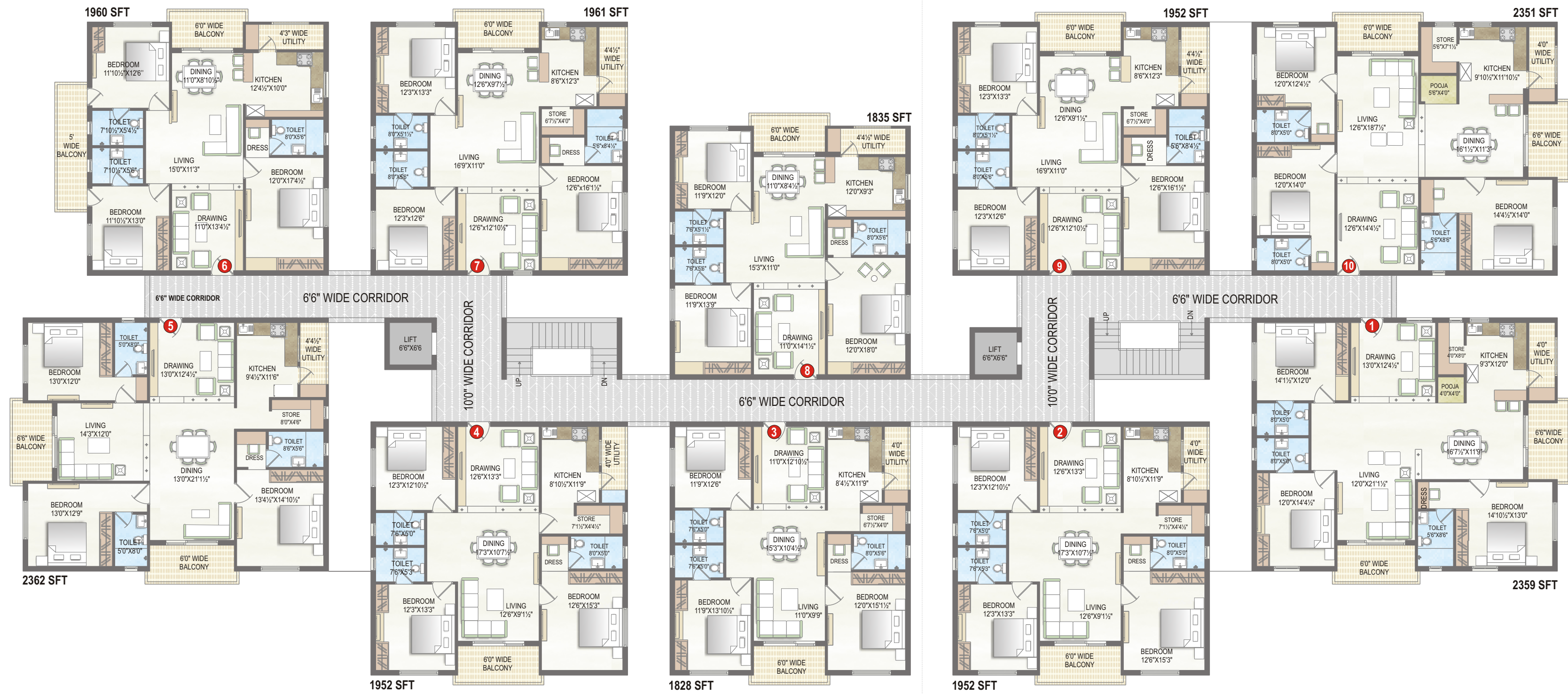
BLOCK - C

TYPICAL FLOOR PLAN



Key Plan

N



BLOCK - D

TYPICAL FLOOR PLAN

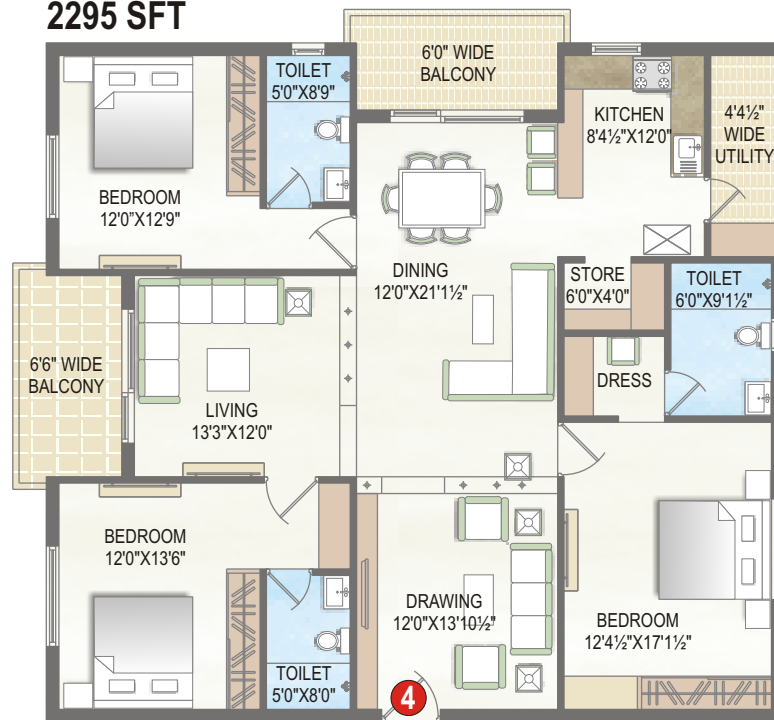


Key Plan

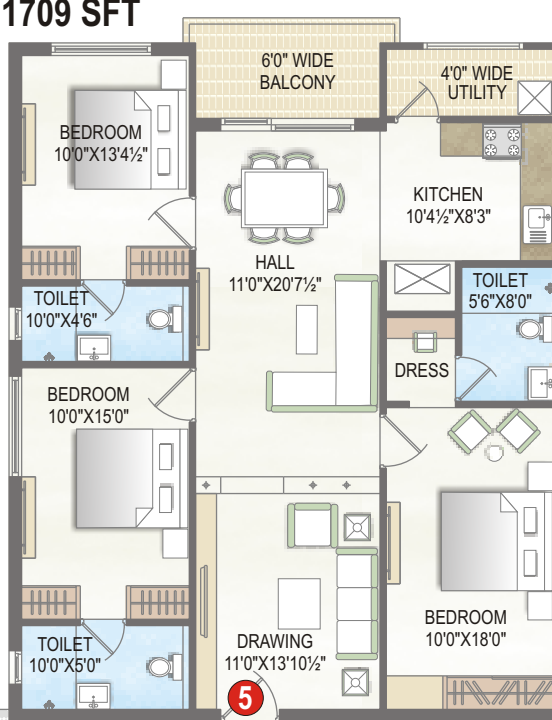
N



2295 SFT



1709 SFT



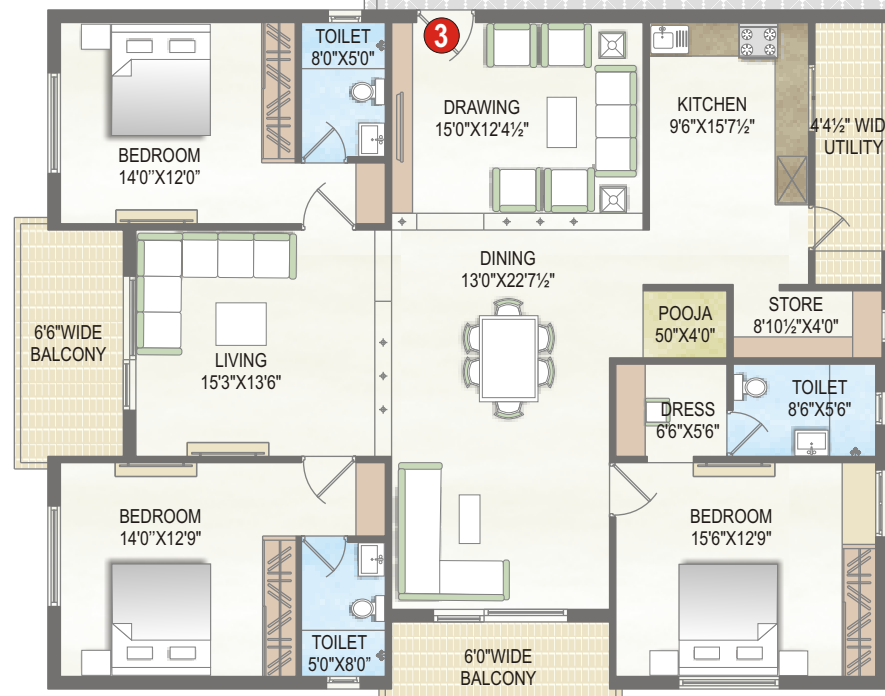
2399 SFT



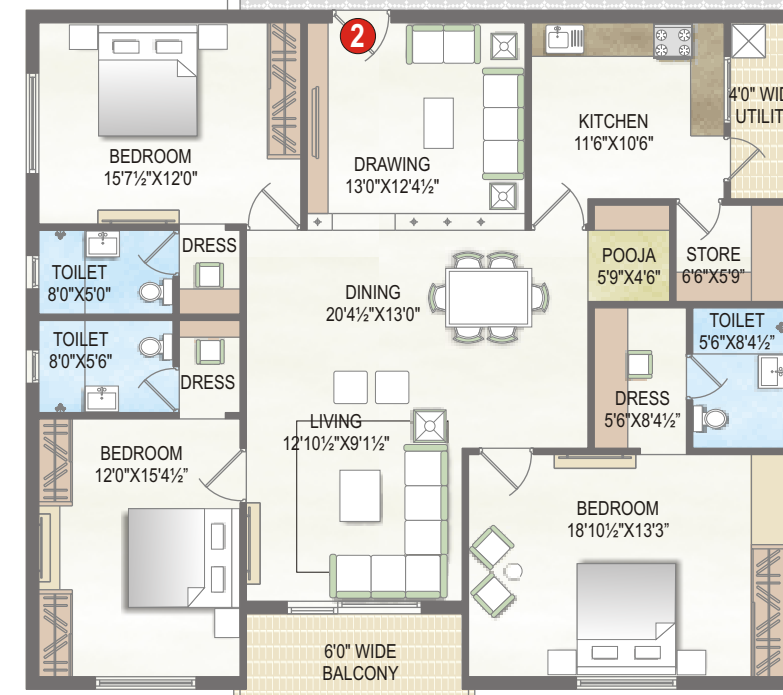
6'6" WIDE CORRIDOR

100" WIDE CORRIDOR

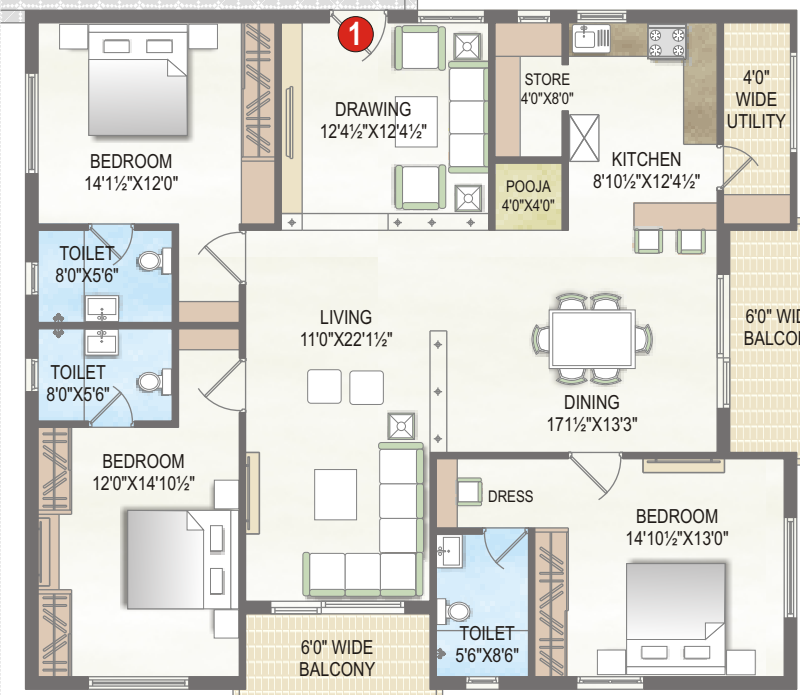
6'6" WIDE CORRIDOR



2612 SFT



2356 SFT



2390 SFT



BLOCK - E

TYPICAL FLOOR PLAN



Key Plan



LOCATION ADVANTAGES

Schools

- Kendriya Vidyalaya - 1 Km
- Army Public School - 2 Kms
- Bharatiya Vidya Bhavan - 2 Kms
- Indus Universal School - 2 Kms

Medical Care

- Military Hospital with ECHS facility - 4 Kms
- Oxygen Hospitals - 4 Kms
- Care Poulomi Hospitals - 4 Kms
- Yashoda Hospitals - xx Kms
- Apollo Hospitals - xx Kms
- KIMS Hospitals - xx Kms

Shopping

- More Supermarket - Walking distance
- Banks - Walking distance
- Rytu Bazar - 2 Kms
- AS Rao Nagar - 4 Kms
- Tirumalagiri X Roads - 5 Kms
- CSD Canteens - 5 minutes drive

Relax

- RSI Club - Walking distance
- BEPTA Golf Course - Walking distance
- Secunderabad Club - 9 Kms

Important Destinations

- College of Defence Management(CDM) - 2 Kms
- Sainikpuri - 2 Kms
- ECIL - 7 Kms
- Paradise Circle - 10 Kms
- Outer Ring Road - 11 Kms
- Secunderabad Railway Station - 12 Kms
- Shamirpet Biotech Park - 15 Kms



CLASSY ENCLAVE, YET WELL-CONNECTED!

Yaprak is traditionally a home to a number of gated villa communities. Known for peaceful ambience and green surroundings, Yaprak has attracted several hi-end projects around the Cantonment since long. In a 5-10 minute drive through a maze of roads, you will reach elite schools, shopping, fine dining and bustling centers. The contrast is sharp and you will enjoy your decision the rest of your life.

SHOPPING AT A.S. RAO NAGAR

Patel's Golf Links - Proposed Apartments at Yaprak



Patel's Mani Residency - Residential Apartments at Yaprak



Patel's Wisdom - Residential Apartments at Kondapur



Patel's Green Park - Residential Apartments at Yaprak



Patel's Rainbow Ville - Residential Apartments at Yaprak

Completed Projects

- Patel's Wisdom, Madhapur - 20 Exclusive Apartments
- Patel's Golf Links, Yaprak - 3 Blocks, 100 Apartments
- Patel's Mani Residency, Yaprak - 35 Exclusive Apartments

Ongoing Projects

- Patel's Green Park, Yaprak - 285 Apartments in 6 Towers
- Patel's Rainbow Ville, Yaprak - 61 Luxury units of 3 & 4 BHK

Upcoming Projects

- Patel's Bright View, Yaprak - 220 Two & Three BHK Apartments



Giving Shapes to your Dreams

Om Sree Group is a trusted name in twin-cities. It was incorporated in 2003 by Sri Mansukh Bhai Patel, Sri Vasantlal Patel and Sri Bharat Bhai Patel. Futuristic designs, unrivalled quality and attentive service makes the company the first choice of customers. The company has skilled and experienced professionals who stick to timelines and budgets to enhance customer satisfaction. The Group has built 4 lac Sft with 12 lac Sft under construction. The future is brighter with several projects under development.



P A T E L ' S
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Promoters

H No: 5-8-40, Rainbow Farm
Beside Valerian Grammer School
Yapral, Secunderabad - 500 087
Ph: 9533 193 503, 8008 494 950, 8008 492 020
Email: omsree.builders.developeres@gmail.com
www.omsree.com

Site Address

Patel's Green Front
Beside Patel's Golf Link Apartments
Yapral, Secunderabad - 500 087

Architects

Design Space Architects & Interior Designers
Road No.12, Banjara Hills, Hyderabad-34
Ph: +91 40 2333 5353
Email: designspaceaid@gmail.com

Structural Engineers

Raheem And Mukarram
Hyderguda, Hyderabad-500 029

MEP Consultants

ESVE Design Solutions Pvt Ltd
Bangalore-560078, India
Email: info@esvedesigns.com
esvedesigns@gmail.com

NOTE: All the floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.