CERTIFIED ISO 9001:2008 COMPANY

a project by RATHNAMMA INFRATECH PVT. LTD.

RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

RATHNAMMA
INFRATECH PVT. LTD.

RPL INFRA is one of the top land and property development companies in Hyderabad with experience of five years in the field of Real Estate during which we have built trust in our customers for high percentage of satisfaction. RPL Infra has been developing many wonderful projects with an experienced and mindful team in the house. We work with needful approvals like HMDA and DTCP to deliver quality projects to our clients.

www.rplinfra.com

INDULGE YOURSELF IN THE OPULENT AND

MAGNIFICENT ABODE

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

HMDA APPROVED

LAYOUT

Final LP No. 000114/LO/PLG/HMDA/2021

THINK KUNDHAN COUNTY IF YOU

WISH TO BUY A VILLA

If buying an exquisite home is on your mind, then Kundhan County is the right fit for you. One of the finest from the areas of Isnapur, we aim to provide a complete set of luxury, lifestyle, and living. We proudly announce 160 and 320 square yard villas with all necessary amenities to make your stay wonderful at Kundhan County. Encounter the grandeur living with us with the perfect community you can get.

RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)



N

MASTER PLAN

Widely spread in a serene location with right amenities like
Club house, Swimming Pool, Indoor & Outdoor games, Landscaped Gardens,
and many others, “Kundhan County” is perfectly planned for contented living.

RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

PROJECT HIGHLIGHTS

- HMDA Approved Layout
- 32 Acres Gated Community
- Near to ORR
- Well planned infrastructure
- Serene Location
- 100% Vaastu
- Club House
- 30' & 60' Wide CC Roads
- Compound wall with entire Layout
- Grand Entrance with Security room
- Spacious Floor Plans
- Jogging or walking track
- Landscaped Gardens
- EV Charging in common areas
- 24/7 Security
- Underground Drainage
- Underground Electricity with Street Lights
- Power backup for Common areas
- Rain Water Harvesting pits
- Over Head Tank with Water Connection
- Temple & Goshaala



APPROVED hmda Growing Global

Final LP No.
000114/LO/PLG/HMDA/2021



160
SQ.YDS

VILLA

RPL'S
KUNDHAN COUNTY
NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

N

160
SQ.YDS

EAST FACING



Ground Floor



First Floor



Second Floor



RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

GROUND	935 Sft.
FIRST	975 Sft.
SECOND	975 Sft.
TOTAL	**2885 Sft.**

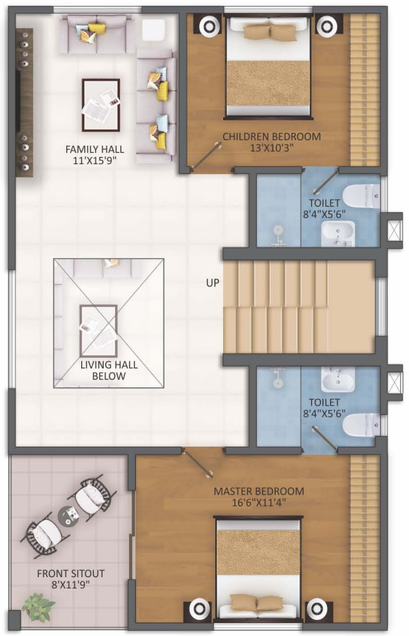
N

160
SQ.YDS

WEST FACING



Ground Floor



First Floor



Second Floor



RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

GROUND	911 Sft.
FIRST	1056 Sft.
SECOND	1056 Sft.
TOTAL	**3023 Sft.**



320
SQ.YDS

VILLA

RPL'S
KUNDHAN COUNTY
NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

320
SQ.YDS

N

EAST FACING

GROUND	1606 Sft.
FIRST	1643 Sft.
SECOND	1477 Sft.
HEAD ROOM	247 Sft.
TOTAL	**4973 Sft.**

RPL'S
KUNDHAN COUNTY
NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)





Ground Floor



First Floor



Second Floor

320
SQ.YDS

N

WEST FACING

GROUND	1536 Sft.
FIRST	1536 Sft.
SECOND	1536 Sft.
HEAD ROOM	256 Sft.
TOTAL	**4864 Sft.**

RPL'S
KUNDHAN COUNTY
NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)





Ground Floor



First Floor



Second Floor

CLUB YOUR IDEAS AND COOL YOURSELF

AT CLUBHOUSE

Experience a tremendous amount of entertainment with ample number of amenities like Play area, Indoor games, Multipurpose hall, Swimming Pool and keep yourself fit with Yoga room, Gym and Walking track.

RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)





CLUB AMENITIES

- Swimming Pool
- Walking Track
- Multi-purpose Hall
- Gymnasium
- Yoga / Aerobics Room
- Indoor Games
- Tot-Lot Area
- Children's Play Area
- Water Supply Common Sump
- Volley ball & Beach Volley ball
- Saloon & Spa
- Guest Rooms
- Badminton Court
- Basket Ball Court
- Stage / Pargola
- Party Lawn

SPECIFICATIONS

FOUNDATION

PCC 1:5:10 prop using 40mm gauge downloaded hard granite metal.
Course Rubble Stone Masonry in cement mortar 1:6 Prop for Plinth beams.
RCC Columns & Footings in 1:2:4 Prop.

SUPERSTRUCTURE

AAC blocks walls.
Outer walls 9″ / 4.5″ thick wherever necessary and internal walls 4.5″ / 9″thick wherever necessary and Slab height 11′ in cement chemical mortar 1:6 and 1:4 prop respectively.
CC bed will be provided for 4.5″ thick compound walls.

FLOOR FINISH

2'X2' Vitrified tile in foyer, 6′X2′ tiles for living, family and dining area.
Wooden textured verified tiles in bedrooms and Home theatre.
Vitrified/Ceramic tiles for toilet floor and walls up to Ceiling height.
Anti-skid flooring for balconies.
Terrace Flooring – Smooth Cement Flooring with Water Proofing.
Parking – Pavers Tiles / Stampede Concrete.

DOORS & WINDOWS

Main Door: The Teak wood frame and shutter with polyurethane finish.
Internal Door: Hardwood frame and flush shutter with polyurethane finish.
Door Hardware: Hafele/Yele/Dorma or equivalent.
Windows and French Doors: Branded UPVC frame with toughened glass sliding/ casement/fixed shutters.
Magnetic/concealed door stoppers for the main door and all bedrooms.

TOILETS

Pressure tested CPVC Piping for internal water lines, PVC piping for internal Drain/ sewage line and shaft plumbing systems.
Water efficient sanitary ware and CP fittings of premium make like Grohe/ Duravit/Kohler/Jaquar or equivalent to ensure saving in potable water.
Provision for exhaust fans in toilets and kitchen.
Granite counter for wash basin in all toilets.
Water proofing in all toilets.
Wall tiles up to ceiling height.

ELECTRICAL & COMMUNICATION

Concealed copper wiring of standard make in PVC conduits.
3-Phase power supply for each villa with individual meter panel.
Power outlets for Air Conditioners in Living room, Bedrooms, geysers in toilets
Power outlets for cooking range, chimney, refrigerator, microwave oven, mixer, grinder etc in kitchen.
Distribution panel with MCBs for individual circuits.
DBs, MCBs and other such items of Legrand make or equivalent.
Provision to install Broadband / WiFi internet service.

PAINTING

External: Two coats of acrylic exterior emulsion paint with texture finish.
Internal: Two coats of acrylic premium emulsion paint over smooth Birla putty finish.

OHT

Tanks 1000 liters capacity – 2 Nos.

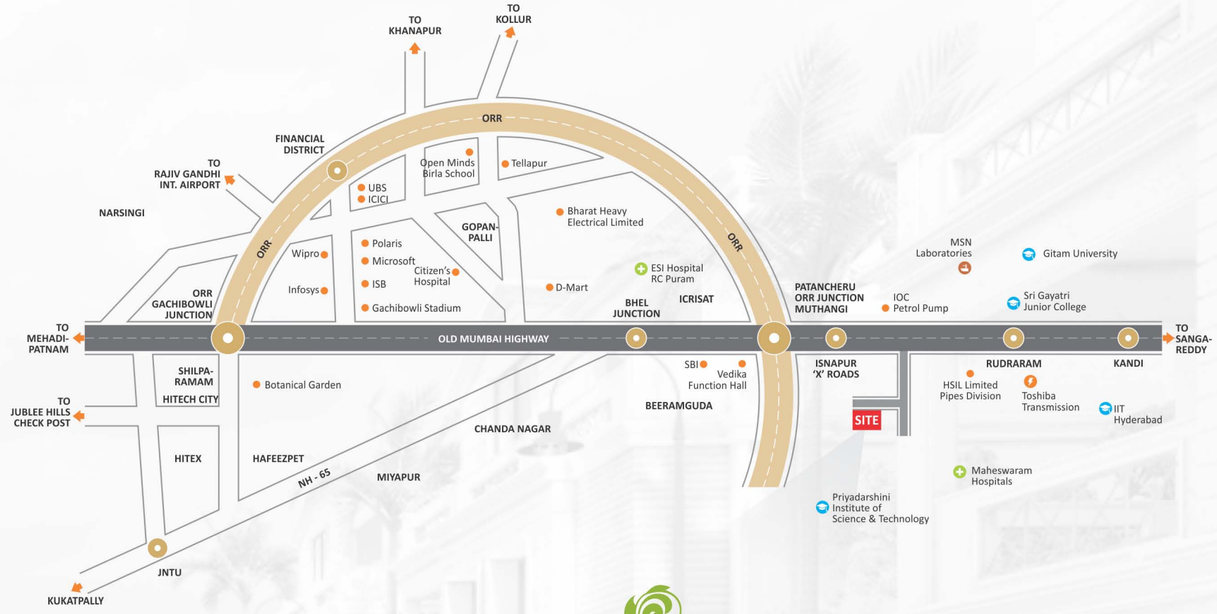
GROUND SUMP

Ground Sump will be provided upto 4000 lts capacity for Bore and Manjeera Water storage.

CONNECT THE CITY WITH

EASY CONNECTIVITY

When choosing a home, choose the right connectivity. Kundhan County brings you villas that are proximal to important locations like hospitals, ORR junction, Gitam University, IIT Hyderabad and daily access locations like Isnapur Cross Roads, Patancheru, BHEL, Financial District, etc.



RPL'S

KUNDHAN COUNTY

NEOCLASSIC TRIPLEX VILLAS @ ISNAPUR (CHITKUL)

EDUCATION

- Gitam University (6 km)
- IIT Hyderabad (10 km)
- Sri Gayatri Junior College
- ICRISAT School
- Open Minds Int. School
- Candiidus International School
- Samashti International School

HEALTH

- Maheswara Hospitals
- ESI Hosital
- Citizen's Hospital
- Max Care Hospitals
- Panacea Meridian Hospital

WORK

- Toshiba (6 km)
- ISB
- Microsoft
- Polaris
- Infosys, Wipro

CONNECTIVITY

- ORR Exit No-3 (3 km)
- Project is near to NH-9
- Isnapur 'X' Roads
- Sangareddy
- BHEL (13 km)
- Chanda Nagar, Miyapur
- Kukatpally, Hitech City
- Financial District
- Rajiv Gandhi Int. Airport
- Muthangi Junction

RATHNAMMA
INFRATECH PVT. LTD.

Office Address

Flat No. 501, Megan's Lake View Apartment
Near Meenakshi Sky Lounge Apartments, Khanamet,
Hyderabad. Telangana-500 084.

Site Address

Kundhan County, Beside GTN Colony,
Isnapur (Chitkul), Hyderabad, Telangana-502 307.

[redacted]

E-mail: info@rplinfra.com, rplinfra1@gmail.com

www.rplinfra.com

Note: This brochure is only a conceptional presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as demand fit.

concept of TRIOCHI 90527 55731