



Life on a Green Scape At Tellapur



The Ankura of a Beautiful Home,
Finds its Ground to Flourish.





A Home That Makes You Happy!

What's your Idea of a fulfilling life?
For most of us it starts with the family
and spills over to search loveable
moments in the warmth of a home.
A home that nourishes and nurtures us.
A home that makes us want to come
back each day, seeking endless
moments of joy.

This idea of "MY HOME"
finds its true expression in Ankura.

Let The New Life Begin!



It's in this spirit, My Home Ankura has set out its journey of providing a world of experience connecting with the best things of life. The mega scale project will evolve into an integrated development of residential, recreational and an enlivening environment.

A New Beginning...



It's time
to come Home!



Ankura, a City within City!



As the city's most trusted name in Real Estate, My Home raises the bar when it comes to seek the right partner for a home seeker. With My Home Ankura at Tellapur, the Group brings a fresh new exuberance to the horizon of Hyderabad.



Open up to a
Clutter-Free Living!


**MY HOME
ANKURA**

Let The New Life Begin

Soar to the spirit of freedom, soar to the spirit of life. The chaos of the city. The monotony of commuting. The limited leisure and stale conversation. The smoggy skies and oxygen-deprived surroundings will soon be a thing of past.

Images are illustrative



A Boulevard of Joys



East Facing Street view

Enter a New Era, a New World!

Come home to My Home Ankura. The 75.46 acres landmark property will stand for sustainability and connectivity. A 603-villa layout that puts every other luxury hub in the shade. It's where the imagination can stretch and the sun shines brighter.



ASLAM ARCHITECTS AND INTERIOR DESIGNERS PVT. LTD.

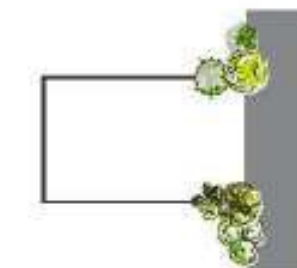


From the Architects Desk

Life is a constant journey. When you look back, it's a journey of endless events connected with family, friends and your community. Make sure, your path is wide open to be inclusive and strewn with joys and achievements. My Home Ankura is inspired with this beginning of a journey that symbolises endless joys.

Inspired by the Central Park of New York city, My Home Ankura will initiate an elite villa lifestyle community nestled in greenery and well defined by avenues. We welcome you to this boulevard of life that happens all around you!

A Boulevard of Life with wider Frontage Villas!



**Normal Villa Plot Orientation
with Small Frontage**



**The Villas have larger
frontage facing Boulevard,
the lifeline of My Home Ankura**


**MY HOME
ANKURA**

Let The New Life Begin



The New Centre
for Flourishing Life

The Largest Villa Layout in the City!

You are going to love the area beyond Tellapur - it's close to the Financial District, a short drive from the IT Hub and in close proximity to Outer Ring Road. Being so close to the workplace means cutting down on commuting time and more family evenings together. Premium schools, elite shopping malls, corporate hospitals, banks and corporate hubs are all here, within your easy reach.



It's Time to Rethink Your Home!



If you aspire for space and openness, there's nothing better than the villa life. Haven't we all dreamt of living in a villa? You are welcome to an exquisitely manicured world of 603 villas in 2 wonderful plot sizes - the largest villa layout in the city! Ankura signals the very first experience of resort luxury that can be owned for a lifetime.



East Facing Villa




**MY HOME
ANKURA**
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West Facing Villa




MY HOME
ANKURA
Let The New Life Begin





It's Time to Experience the Magnum Opus!

You can't imagine how spacious the villas at Ankura can be. The lavish living area, the huge sit outs, the massive open terrace, the sprawling bedrooms and the glamorous kitchen are a tribute to your aesthetics. Wonderfully friendly for children and sensitive to senior citizens, Ankura is a masterpiece that is simply waiting to unfold.

It's Time to
Spread your Wings!

**MY HOME
ANKURA**

Let The New Life Begin

The facade and interiors are as breathtaking as the total enclosed grounds. This uber stylish gated community is a triumph of the architect's vision. It is designed to create vibrant life along the boulevard. All across are linear pockets of green and the activity points are also linear in rhythm. Truly, there's nothing common or usual about Ankura.







PROJECT HIGHLIGHTS

- A Gated community of 75.46 Acres
- HMDA-approved project
- 603 Triplex villas
- Plot Area-272 Sq.yds & 350 Sq.yds
- Built-up Area-3223 Sft & 4146 Sft
- East & West facing villas
- Vaastu compliant
- Exclusive clubhouse
- Designer landscaping
- Wide driveways
- 24-hr Security with Intercom & Surveillance cameras
- Controlled Entry & Exit

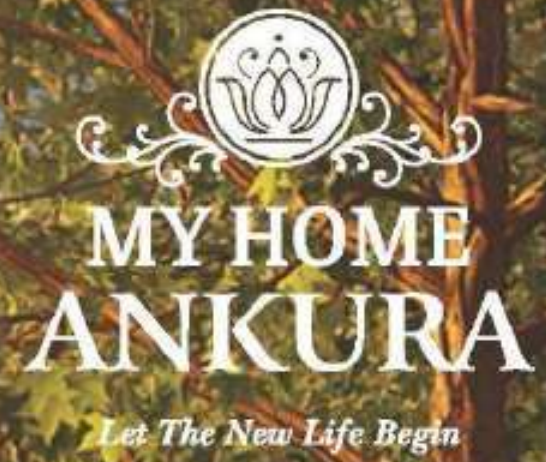




SALIENT FEATURES

- Jogging / Cycle Track
- Bus Bays
- Party Lawns
- Avenue Plantation
- Water Cascades/Fountains
- Children play areas
- Tennis & Basketball courts
- Seating Alcove
- Amphitheatre
- Fitness Stations
- Skating Rink
- Pond With Aeration Jets
- Cricket Nets
- Yoga/Meditation Lawn
- Dog Park with Gathering Area





It's Time to Come Alive!



An Exclusive Clubhouse



It's Time to Stretch every Moment!



An imposing clubhouse promises you everything. Go for a splash in the pool. Catch up with neighbours over a badminton match. Win a Table Tennis duel with a future champ. Breathe in and out at the meditation hall. Take a quick jog or race at the cycle tracks. Find a shady seat for yourself along the tree lined boulevard. Holding hands and gazing at the stars every moment are special in this layout.

CLUBHOUSE AMENITIES

- Swimming Pool With Deck
- Lap Pool
- Kids' Pool
- Jacuzzi Seating
- Super Market
- Pharmacy
- ATM
- Double Height Reception/Waiting Lounge
- Crèche
- Food Court
- Multipurpose Halls
- Lounge
- Guest Rooms
- Badminton & Squash Courts
- Indoor Games
- Yoga/Aerobics
- Gym
- Saloon/Spa



MY HOME
ANKURA

Let The New Life Begin



West Facing Street view

Images are illustrative

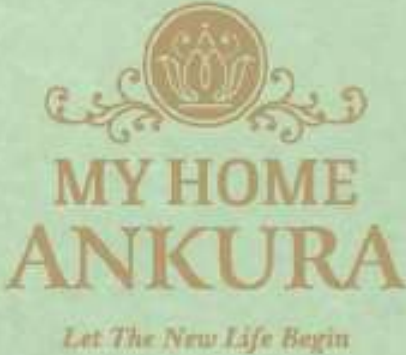
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MY HOME
ANKURA

Let The New Life Begin

Site Layout Plan



AREA STATEMENT

PLOT AREA	BUILT-UP AREA	PLOT NUMBERS
272 Sq Yds	3223 Sq. Ft	1 to 24, 26 to 176, 302 to 422, 496 to 512, 515 to 532, 535 to 552, 555 to 572, 575 to 592, 595 to 603
350 Sq Yds	4146 Sq. Ft	177 to 192, 194 to 247, 249 to 264, 267 to 282, 285 to 300, 423 to 429, 431 to 494

LEGEND

1. Main Entrance & Exit Gate
2. Interlocking Pavers
3. Roads
4. Jogging /Cycle Track
5. Bus Parking
6. Lawn
7. Mound with Specimen Trees
- 8.Clubhouse Entrance with Water Feature
9. Stage Sculptures
10. Party Lawn
11. Clubhouse Entrance with Sculptures
12. Gazebo
13. Lap Pool
14. Kid's Pool
15. Jacuzzi Seating
16. Pool Deck with Loungers
17. Stepped Seating
18. Amphitheater / Stepped Seating
19. Fitness Station
20. Pergola Under Seating
21. Open Space Entrance with Water Body
22. Skating Rink
23. Children's Play Area
24. Pond with Aeration(Jets)
25. Connecting Bridge with Island
26. Gathering Area
27. Tennis Court
28. Cricket Nets
29. Basketball Court
30. Yoga / Meditation Lawn
31. Dogs Park with Gathering Space
32. Seating Alcove



TYPE
01

EAST FACING VILLA

46'0" x 53'3" | 272 Sq Yds

AREA STATEMENT

Ground Floor	First Floor	Second Floor	Total Area
1279 Sft	1209 Sft	735 Sft	3223 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE
02

WEST FACING VILLA

46'0" x 53'3" | 272 Sq Yds

AREA STATEMENT

Ground Floor	First Floor	Second Floor	Total Area
1279 Sft	1209 Sft	735 Sft	3223 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE
03

EAST FACING VILLA

50' x 63' | 350 Sq Yds

AREA STATEMENT

Ground Floor	First Floor	Second Floor	Total Area
1572 Sft	1474 Sft	1100 Sft	4146 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE
04

WEST FACING VILLA

50' x 63' | 350 Sq Yds

AREA STATEMENT

Ground Floor	First Floor	Second Floor	Total Area
1573 Sft	1475 Sft	1098 Sft	4146 Sft



Ground Floor Plan



First Floor Plan



Second Floor Plan



SPECIFICATIONS



STRUCTURES

FRAMED STRUCTURE: R.C.C. framed structure resistant to wind and earthquake (Zone -2)
SUPER STRUCTURE: Solid/Hollow cement concrete blocks for External walls & Internal walls.



PLASTERING

INTERNAL: Gypsum/Cement sand plaster for walls and ceilings.
EXTERNAL: Double coat plaster for RCC and masonry surfaces.



DOORS & WINDOWS

MAIN DOOR:

Frames: Teak wood with melamine polish.
 Shutter: Flush shutter with veneer on both sides with melamine polish.

INTERNAL DOORS:

Frames: Hard wood/Engineered wood.
 Shutter: Flush shutter with veneer on both sides with melamine polish.

HARDWARE: Hardware of reputed make

FRENCH DOORS: UPVC sliding door with clear glass & provision for mosquito mesh

WINDOWS: UPVC Windows with clear glass & provision for mosquito mesh for sliding windows.



FLOORING

DRAWING, LIVING / DINING, FAMILY LOUNGE & STAIRCASE: Imported marble

ALL BEDROOMS, KITCHEN & MULTI-PURPOSE HALL:

800x800 mm Vitrified tiles of reputed make

BATHROOMS: Anti-skid vitrified tiles of reputed make

TERRACE: Anti-skid vitrified tiles of reputed make

PARKING AREA: Full body vitrified tiles of reputed make



DADO

KITCHEN: Polished Glazed Vitrified Tiles (PGVT) of reputed make upto 2' ht. above kitchen platform.

BATHROOMS: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) of reputed make upto lintel level.

UTILITY / WASH AREA: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) of reputed make upto sill level



KITCHEN

Granite platform with stainless steel sink with faucet



PAINTING

EXTERNAL:

a. Texture/smooth paint with two coats of acrylic exterior emulsion.

b. Tile cladding as per facade detail

INTERNAL: Two coats of emulsion paint over smooth putty finish



PLUMBING & SANITARY

ALL BATHROOMS:

a. Polished chrome (CP) and sanitary ware fixtures of reputed make

b. Vanity type wash basin with hot and cold mixer.

c. European water closet in all toilets.

d. Shower- Single lever diverter with Spout & overhead shower

e. Glass partition for master bathroom only.

ELECTRICAL

a. Concealed copper wiring of reputed make

b. Power socket for VRV A.C system for villa.

c. Power socket for geysers in all bathrooms and kitchen.

d. Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer / grinder & water purifier in kitchen.

e. Power socket for washing machine in Utility area.

f. Three-phase supply for each unit with individual dual source energy meter.

g. Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

h. Modular switch boards of reputed make

TV/TELEPHONE

a. Fibre-to-the-Home for internet, telephone & Intercom.

b. Provision for DTH & TV services in all bedrooms, living room, family lounge & multipurpose hall.

c. Provision for telephone in drawing room, master bedroom.

WATER PROOFING

Toilets and open terrace

BACK-UP FOR POWER

100% DG back-up

BILLING SYSTEM

Prepaid billing system for electricity, DG, water & maintenance

SECURITY SYSTEM

a. Sophisticated round-the-clock security system.

b. Solar fencing throughout the boundary.

c. Intercom facility to all units connecting to main Security

WATER SUPPLY

Centralized water distribution by hydro-pneumatic system for all villas with individual water meters for each villa.

WTP & STP

a. Water Treatment Plant only for bore-well water supply.

b. Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping purpose.

c. Rainwater harvesting provided for recharging ground water levels.

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only. Specifications are subject to changes @ Gulikar's Architects discretion.

Enveloped in Nature, Ensconced in Comfort!

Contrary to what's being said about life as journey, My Home Ankura is located in the centre of the world. Abutting Outer Ring Road in Tellapur, Ankura has access to Financial District, IT companies of Gachibowli and Madhapur in a few minutes pleasant drive on smooth roads. A string of reputed schools and shopping infrastructure will further enrich your comfort and lifestyle.



Location Map
(Not to Scale)

DEVELOPERS



My Home Infrastructures Private Limited

8th Floor, Block - 3, My Home Hub, Madhapur

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