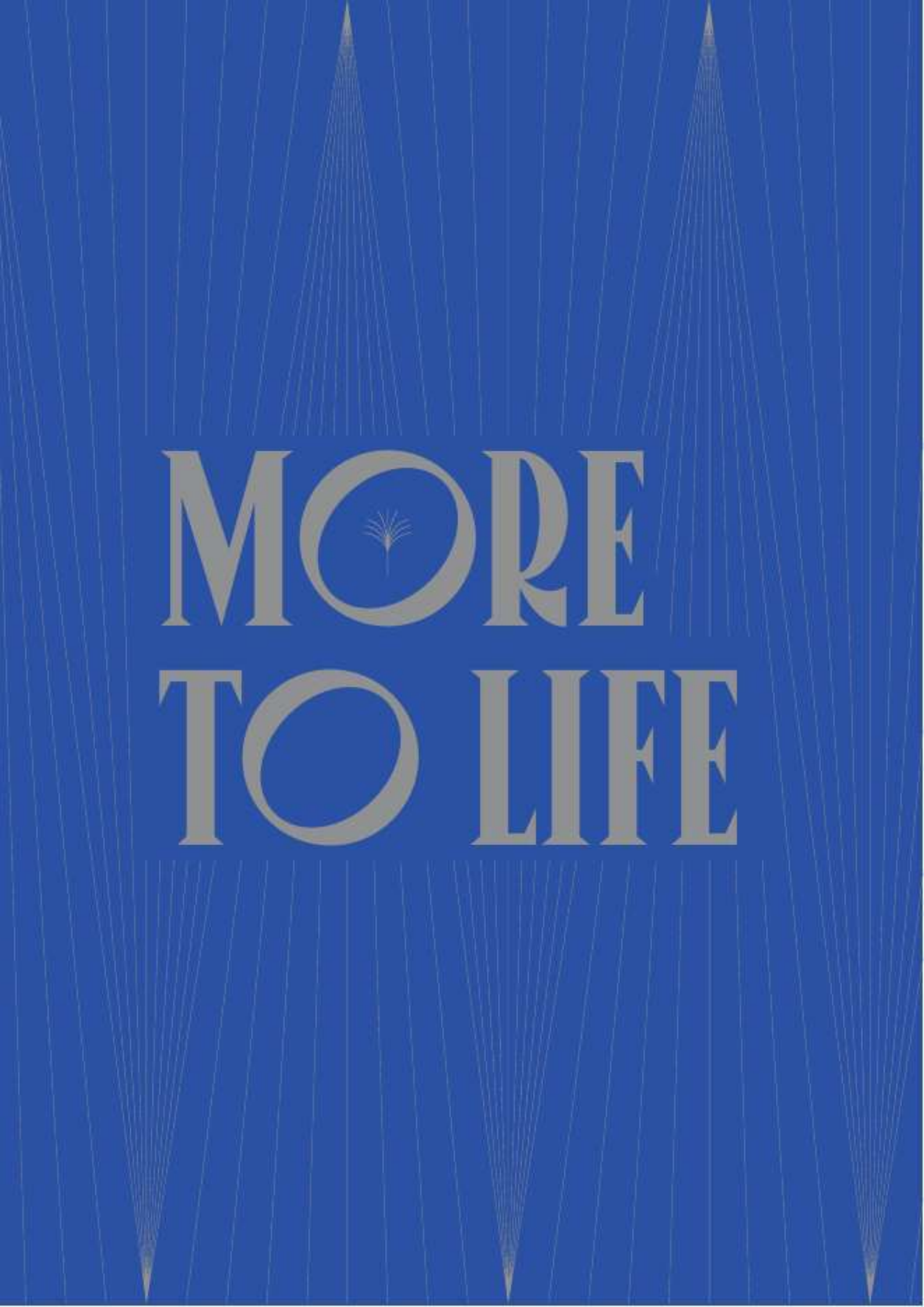


A large, stylized sunburst or starburst graphic in white, composed of numerous thin lines radiating from a central point, filling the background of the page.

MY HOME
GRAVA
— Residences —



MORE TO LIFE

For the times we live in,
when our hearts see more
and move more,
we also seek more.

We seek to find life
and the art of living it well.
We seek to find
the life that matters,
to go beyond
navigation and maneuverings.

We seek to lose the way
and find our destiny.



WHERE EVERY MOMENT MATTERS MORE

Located in the Neopolis of Kokapet, Hyderabad, Grava Residences are a high-end sanctuary close to all the city aplomb, yet a distance away. The 17.52 acres project is an expansive landscape dotted with seven towers in 50 and 55 floor combinations.

The luxe towers are strategically placed to open into the scenic Osman Sagar and Kokapet lakes or the verdant courtyards within the complex. It is safe to say, the views at Grava are dripping with splendor.

Each of the towers is a masterstroke on the needs of affluent, multi-generational families. The combination of abundance in the 4BHK apartments, a home theatre, cascading balconies – a panorama for views inside the house and outside.

My Home Grava Residences give you a lot to boast about. 80% Open area in the 17.52 acres complex ensures that there is more air for every life. And a resort-like 120,000 sq ft 7 floor clubhouse full of amenities for you, your family, your community, and the biodiversity around.

Grava Residences are aligned to the science of Vastu, making them scientifically auspicious homes to grow in.

The name "Grava" is synonymous with the mighty mountains. It symbolizes grandeur, permanence, and monumentality, an inspiration to rise above the trivial and ordinary.

After all, when there is more to home,
there is more to life destined for you.

Say no more.
The More-Life awaits you.



Towers, North View

GRAVA RESIDENCES, KOKAPET

A TOWERING TESTAMENT TO LUXURY AND COMFORT



Towers East View

WHERE EVERY SQ FT ECHOES MORE JOY

17.52 ACRES

Total land area

1289

Residential flats

7 TOWERS

Tower 1	G+54
Tower 2 to 7	G+ 49

1,20,000 SQ FT

Clubhouse

NEOPOLIS

Kokapet, Hyderabad

4 BHK

Ultra luxury apartments
Flat Sizes 4365 sq ft - 8640 sq ft

80%

Open spaces

FLOOR TO FLOOR HEIGHT

Tower 1	3.60Mtrs
Tower 2 to 7	3.45Mtrs

THE SUAVE IN THE SKYLINE

It is a high when you can call this home!

Grava Residences is an architectural marvel, boasting of seven magnificent towers that redefine luxury living. Among these, one tower stands taller with an impressive Ground + 54 floors, while the remaining six towers stand tall

and offer a majestic Ground + 49 floors. These towers symbolize the epitome of architectural excellence, promising a lifestyle like no other.

Discover the heights of luxury and elegance at Grava Residences.



Towers West Side, Night View

FACADE DESIGN

A LUMINOUS PORTRAIT

At Grava Residences, our facade design represents the pinnacle of creativity and innovation. Our facades feature sleek glazed windows that seamlessly blend with the overall design.

We have seamlessly integrated biophilic elements into the facade, fostering a strong connection between the interior and the lush natural surroundings. This ensures that you are always in touch with the beauty of nature, even while indoors.

Lastly, panoramic views are an integral part of life at Grava Residences. Whether you're gazing out from your window or enjoying the communal areas, you'll be treated to stunning vistas that will inspire and rejuvenate your spirit.

Every room within our residences offers breathtaking views. This design not only maximizes the beauty of the surroundings but also enhances the sense of community by creating a central gathering space for residents.

Our commitment to architectural excellence and innovation is evident in every detail, ensuring that your living experience here is nothing short of extraordinary.





GATEWAY TO MORE

We believe in making every moment exceptional, starting with your arrival. Our entrance gateway is not just a structure; it is a living masterpiece. Wind and lighting elements are seamlessly integrated, allowing it to gracefully respond to its surroundings. As light shifts throughout the day and night, the gateway transforms, creating a captivating visual display. It's an experience that leaves a lasting impression, enhancing the overall ambience of our community.

Step through our gateway and enter a world where even welcomes are extraordinary.

Welcome to
Grava Residences.

FACADE DESIGN

WHERE FLEETING MOMENTS PAUSE

The main entrance is an auspicious right-foot-in entrance from the North, complying with Vastu shastra. Mesmerizing residents, visitors, and passers-by at this entrance is the gateway kinetic-facade system, a wind and light show so enchanting that every passing gaze is impressed.



North Entrance

FOR A
COMPLETE

& CONTINUING

MOSAIC
OF LIFE



A SEAMLESS TRANSITION

Elevating Your Grava Experience from Basement to Beyond

At Grava Residences, we understand the importance of a smooth transition in your daily life. That's why all tower entries and exits are conveniently located in the basement. From here, your journey begins – whether it's a quick exit to the bustling city or a serene return to your tranquil abode. Our thoughtfully designed basement drop-off point ensures your daily transitions are as seamless as your life deserves.



Entry Ramp To Basement

GREETED INTO THE SUBLIME



The Arrival Plaza & Focal Sculptures

Follow the dynamic paving of the Arrival Plaza to reach the canopy where the focal sculptures join forces to drown you in their moment.

It is where you forget your “Monday” and “monotony”. It’s where you start to learn and unlearn life’s ways.



Entrance Lobby Tower 1

EXPERIENCE MORE AT EVERY STEP

Tower Entrance Redefining Life's Luxuries

The double volume tower entry is a delicious entrée before you experience the whole aromatic meal. The carved interior materials are drenched in luxurious detail. The water features adds a touch of exotic.

A trick question for you:
will you stay here
or will you go higher?

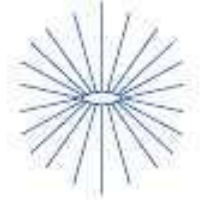


Entrance Lobby Tower 2 to 7

ASCEND TO GREATER HEIGHTS

WHERE THE CIRCUIT OF CONNECTIONS IS COMPLETE

The reception of every tower is a sanctuary for sparking new connections between communities and species. It is an open double-height lobby surrounded by natural light and tree installations, decorated to an ambience of a blend between a sanctuary and a luxe resort.



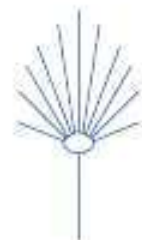
Double Entrance Lobby



Entrance Lobby Tower 2 to 7

MORE SUN FROM EVERY ANGLE

Step into our tower lift lobby and experience the magic of natural sunlight casting captivating shadows. Every corner of this lavish lounge is designed to be visually stunning, providing the perfect backdrop for your Instagram moments. With six passenger lifts, two visitor lifts, and one service lift at your service, take a seat, soak in the ambience, and elevate your life.



ARCHITECTURAL OVERVIEW

At Grava Residences, there are 1289 efficiently designed homes for multi-generational families, respecting spaces for both privacy and gathering. These are contemporary 4 BHK homes that follow Vastu principles. All of the apartments at Grava Residences enjoy uninterrupted views from their spacious balconies overlooking the central courtyard and the lakes.

The seven towers are testament to true architectural excellence. Glazed windows and local biophilia dress the facades of the towers. None of the balconies overlook into other apartments.

In a 17.52 acres linear layout, the site has consolidated its landscape pockets that emerge from a central spine. The overall green life with iconic living signature towers, large individual central sunken courtyards, and an axial nodes planning creates an intimate network of landscape amenities for solitude and social engagement.

The abundance of amenities lays stress on an active routine that life asks of us. The 1,20,000 sq ft clubhouse is more push than a nudge in that direction. All you need to do is choose and commit.

WHERE EVERY DETAIL BEAMS WITH MORE PRIDE

We have drawn the details.
It's your turn to fill your house
with all the colours of your life,
fill it with love, create a legacy.



GROUND AND FIRST FLOOR

SITE LAYOUT PLAN

LEGEND

- 1 Entry Gate
- 2 Access Plaza
- 3 Building
- 4 Entry/Exit Ramp
- 5 Parking Loading Zone
- 6 Cycle Rack
- 7 Seating Area
- 8 Outdoor Terrace Deck
- 9 Shop
- 10 Lane
- 11 Children's Play Area
- 12 Toddler's Play Area
- 13 Soft Basketball Court
- 14 Tennis / Pickleball Courts
- 15 Forest Grove
- 16 Garden Open
- 17 Temple
- 18 Swimming Pool
- 19 On-Campus Terrace
- 20 Table/Seating Area
- 21 Pet Zone
- 22 Cycle Parking
- 23 Seating/Rack
- 24 Bus Stop
- 25 Social Space/Event Space
- 26 Outdoor Kitchen & Barbecue
- 27 Entry of Tower 1
- 28 Open Area
- 29 Pickleball Court



TYPICAL FLOOR

SITE LAYOUT PLAN

PROJECT FEATURES LIST:

- 1. Total land area: 17.50 acres
- 2. 7.5M sq ft of space
- 3. Tower 1 (10) - 10 Floors
- 4. Tower 2 (10) - 10 Floors
- 5. 100,000 sq ft of parking
- 6. 4 (10) Ultra-Luxury Apartments
- 7. 100,000 sq ft of parking
- 8. 100,000 sq ft of parking
- 9. 100,000 sq ft of parking



WHERE THE PARKS ARE PALATIAL

An expansive central park marks the focal node of the master plan at My Home Grava Residences. It is composed of green spaces that run through the spine of the project with the towers becoming interludes in the green line of sight.

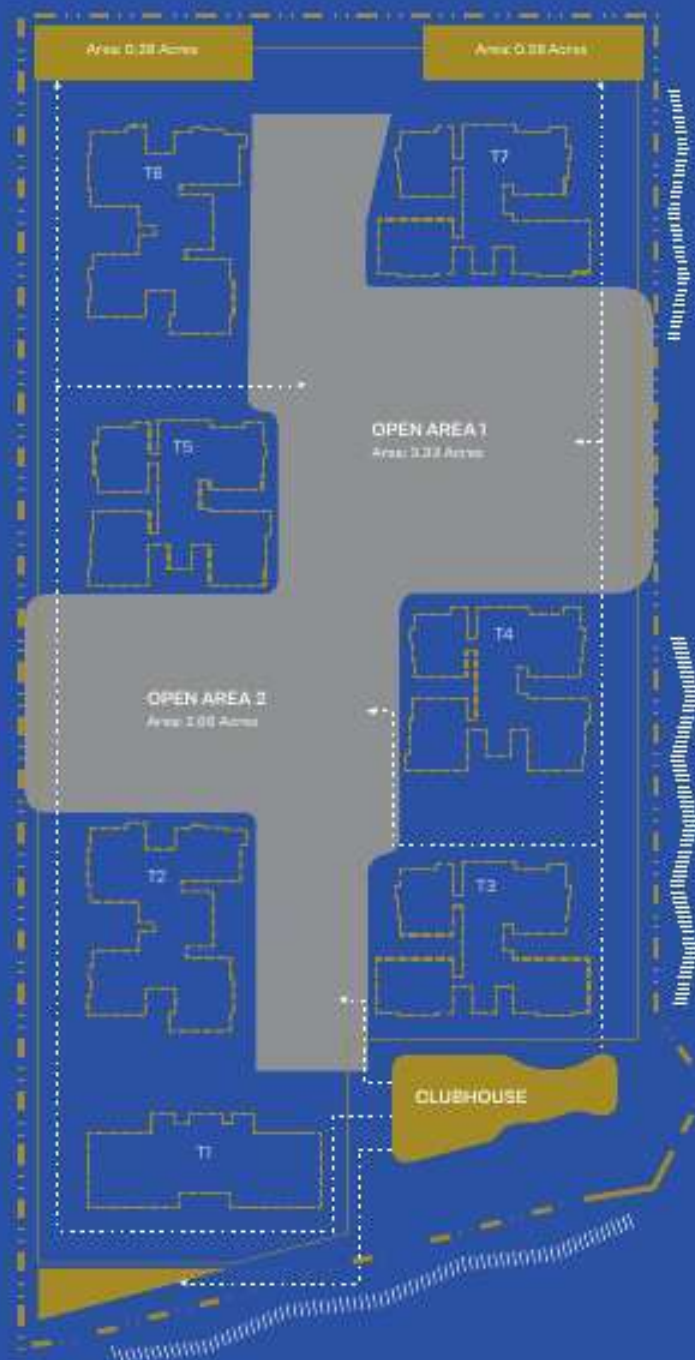
The green spaces create an experiential forest, lawns, gardens, activity nodes, and pocket plazas tucked to the North of the complex.

OPEN AREA 1

- ◊ Experiential Forest
- ◊ Celebratory Lawn
- ◊ Contemplation Garden
- ◊ Zen Garden with Yoga decks
- ◊ Meditation Pavilion
- ◊ Children's Play Area

OPEN AREA 2

- ◊ Futsal Court
- ◊ Half Basketball Court
- ◊ Tennis Court
- ◊ Skating Rink





Aerial View of Central Park

CENTRAL PARK

WHERE JOY ECHOES LOUDER



From above, the landscape unfolds as a harmonious composition of green spaces that seamlessly weave through the spine of the project.

Central Park invites you to immerse yourself in the serenity of the Experiential Forest, find joy in the Celebratory Lawn, and seek tranquility in the Contemplation Garden. For those seeking inner balance, discover the Zen Garden with Yoga decks and the Meditation Pavilion. Let your children's laughter fill the air at the well-designed Children's Play Area.

Central Park is your haven for active pursuits, featuring the Futsal Court, Half Basketball Court, Tennis Courts, and an exciting Skating Rink. Here, the spirit of play and competition thrives.

It's more than just greenery;
it's a canvas of life,
waiting for you to paint your
unique moments upon it.

WHERE A TRANQUIL OASIS BECKONS

Nestled amidst the lush greenery of Central Park, the contemplation garden is a hidden oasis of peace and tranquility. The contemplation garden at My Home Grava Residences is a serene and thoughtfully designed space, intended to provide residents with a tranquil environment for introspection and relaxation.

The contemplation garden features pathways that lead you through a carefully landscaped terrain. Soft, fragrant blooms in various shades invite you to take leisurely strolls. Benches and seating areas are strategically placed, allowing you to pause, reflect, and immerse yourself in the serene ambience.

The centerpiece of the contemplation garden is a beautifully crafted meditation pavilion. This serene sanctuary offers a shaded spot for meditation, yoga, or simply quiet moments of introspection. The pavilion's design incorporates elements inspired by nature, enhancing your connection with the outdoors.

Surrounded by vibrant greenery, the contemplation garden is a sanctuary for those seeking respite from the hustle and bustle of daily life. Whether you're practicing mindfulness, seeking inspiration, or just enjoying a moment of solitude, this garden is designed to nurture your inner peace and well-being. It's a place where the mind finds stillness, and the soul finds solace.

The Contemplation Court Entry



WHERE TIME HAS A PACE OF ITS OWN



The Experiential Forest with a Winter Court



Nestled within the Experiential Forest, the Winter Court retreat is where you can gather around a crackling bonfire. Surrounded by majestic trees, it offers warmth and comfort during chilly evenings. The flickering flames create a magical play of light and shadow.

Whether you seek a moment of reflection, a romantic interlude, or a cozy spot to unwind after a forest walk, the Winter Court provides a serene escape. Enjoy the rustic charm and soothing ambience of this unique haven in the heart of nature.



WHERE YOU DISCOVER INNER PEACE

Central Park also features a dedicated Yoga and Meditation Zone, designed to elevate your spiritual journey. Surrounded by the beauty of nature, this serene space invites you to unplug from the chaos of daily life and reconnect with your inner essence. Whether you're a seasoned yogi or a beginner in meditation, this zone offers the perfect setting to nurture your mind, body, and soul.



WHERE EVERY TWIRL TELLS A TALE OF HAPPINESS

The Kids Play Court is a whimsical wonderland designed to spark joy and ignite young imaginations. Here, children can let their creativity run wild in a safe and engaging environment. At the centerpiece of these vibrant spaces are unique Spun Chairs, where

kids can spin and twirl to their heart's content. It's a place where laughter fills the air, and friendships are formed through endless adventures. Watch your children's faces light up as they explore this enchanting world of play, making cherished memories that will last a lifetime.



Kids Play Court
with Spun Chairs





WHERE EVERY MUSCLE GAINS MORE TONE

The Active Zone at Grava Residences is an array of court games you can play for an explosive burst of adrenaline and build stamina, strength, and endurance. There is tennis, basketball, cricket practice nets, skating rink, and more room to stretch pre and post your games.



WHERE REFLECTIONS KNOCK BACK



Interactive Water Plaza

The interactive water plaza at Grava is one of those spots where you catch moments of peace in every rippling sound.

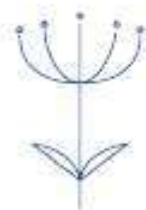


SCULPTURES AT THE HEART OF REFLECTION



Street View, The Central Connector Spine

The sculptures at the end of the central spine are thought-provoking tools for contemplating life's questions and living out its answers.



KNOWN TO RAISE TEMPERATURES



It can get competitive at the multi-sport game courts, so be prepared for a steamy game. And once you are done playing a few matches, cool off with a walk along the lawns.



Play Courts and Water Play Area



Outdoor Chess & Interactive Zones

WHERE EVERY SQUARE IS WELL PLAYED

The liminal spaces between the apartment towers are treated as interactive zones with outdoor gyms, outdoor chess, checkers, senior citizen nooks and cozy chit-chat corners.

GET FIT IN THE GREAT OUTDOORS

The outdoor gym area is a great way to train your body and get stronger outdoor instead of a workout indoors. Surrounded by the feature-rich central parks of Grava, this outdoor training ground is a stimulating mix of equipment for light training, and vigorous strength training.



Outdoor Gym Area



Skating Rink

WHERE EVERY GLIDE IS A STEP TO A MORE ACTIVE LIFE

Glide with the wind, express yourself gracefully,
and enjoy family fun on wheels at our skating rink.

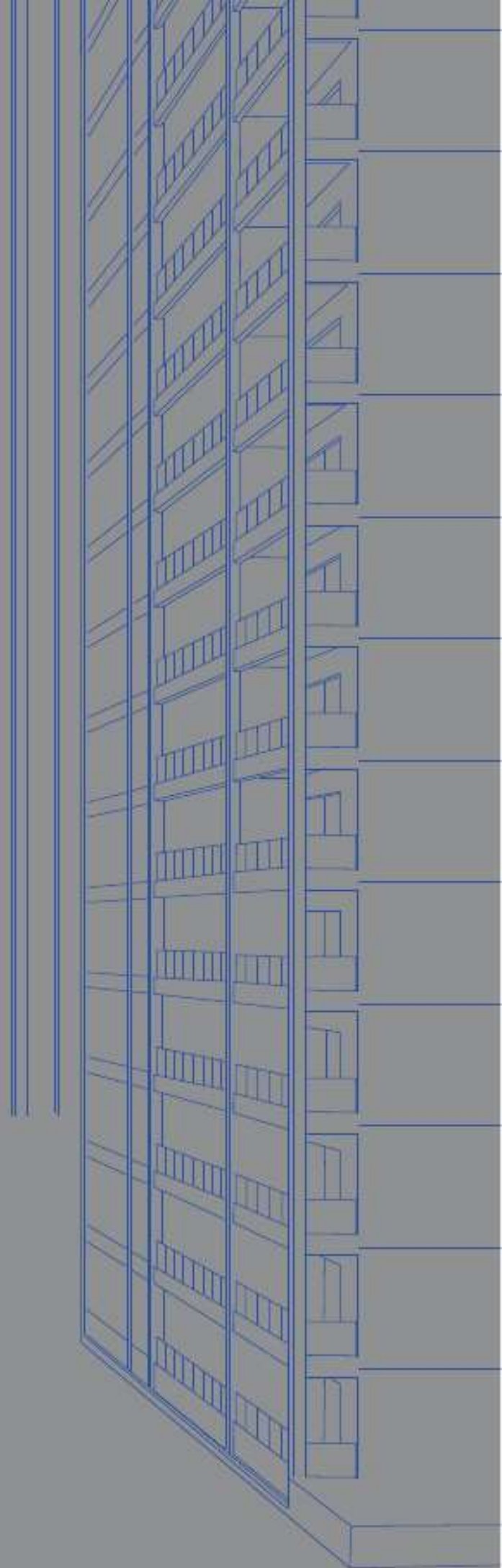
MORE FORM FOR EVERY FUNCTION

My Home Grava Residences offers exclusive 4BHK ultra-luxury residences in layouts ranging from 4365 sq ft to 8640 sq ft. With flexible living and dining areas, they open the plan to individual choice.

Each unit is Vastu compliant, and has a puja room for your daily prayers.

All apartments have private corridors, a privacy detail we do not like to miss.

After all, there is more to a home than 4 walls, and there should be more to life than mere existence.



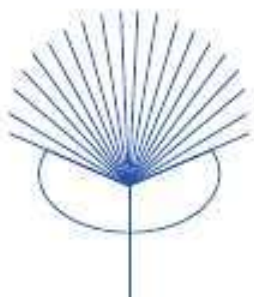
WHERE EVERY CORNER ECHOES MORE STORIES

The residences at My Home Grava are lavish 4 BHK homes that are open to the inside and the outside. Every corner of these homes is designed to spur moments of reflection and interaction, never left dull with striking sunlight and its cast shadows.

The ritzy 4 bedrooms open into a large living area. The living area opens into an oversized balcony, apt to continue gatherings from dusk to dawn, indoors to outdoors.

From watching movies together to birthday parties to intimate conversations to just reading, dreaming, thinking alone - every corner has something to offer to the people of the house.

And stories to pass on from every corner of your home.



SOUL ON EITHER SIDE

The sunburst living room at your Grava Residences home is a revival of the Indian Courtyard, but for the modern apartment home. All bedrooms open into this large space that further opens into a large balcony and becomes a threshold between the outside and the inside - a threshold that nourishes your soul on either side of the dimension.



Spacious Living & Dining Areas

THE LEVITATING REALM

The long, expansive balconies serve as perfect frames for the breathtaking natural views.

When you spend quality time in these spacious sit-outs, you'll experience a unique sensation; neither completely inside nor entirely outside. It's a delightful and satisfying in-between.



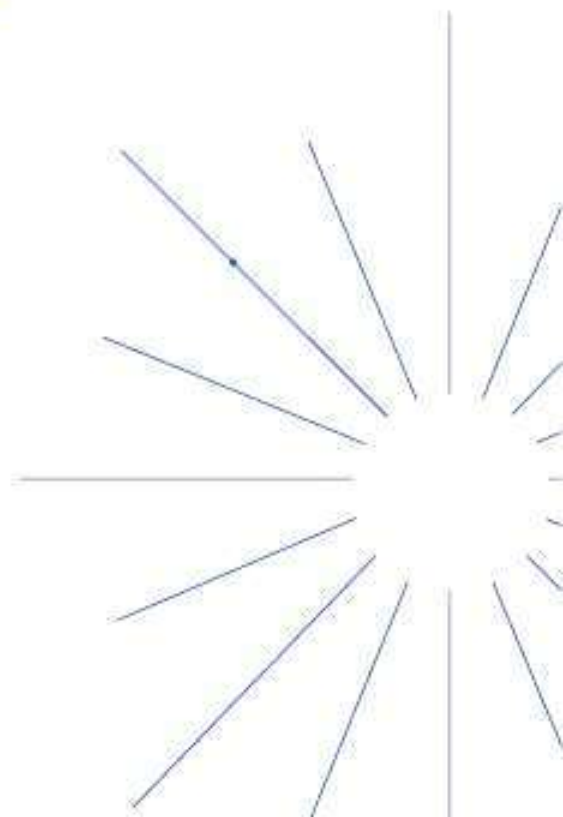
Expansive Sit-out Balconies

Unobstructed Vistas
Your Private Panoramic Retreat



WHERE THE SUN RECITES POETRY FOR YOU

It's hard not to be smitten by the panoramic views from the tower buildings at My Home Grava Residences. The continuous balconies offer breath-taking views of the fiery Hyderabad Sun, the lush green of the courtyard, and the cerulean sky and aqua of the lakes, creating a vivid image of warmth, peace, and satisfaction. Every glance borders on the surreal, recommended for great mental and physical wellbeing.



UNBELIEVABLY YOURS

Your bedroom is a sanctuary you hold in high regard. Then why should it stop where your bed ends? Let's stretch this to fit a lounging area, a walk-in dresser, and a master bathroom big enough to make fluffy bathrobes mandatory.



Bedroom

CLUBHOUSE AMENITIES

UNWIND AND EXPLORE

◊ Multi-Purpose Hall

◊ Banquet Lounge

◊ Mini Hall

◊ Business Lounge

◊ Association Office

◊ Refuge Area

◊ Cafeteria

◊ Landscape Area

◊ Open Seating

◊ Guest Rooms

◊ Infinity Pool

◊ Kids Pool

◊ Changing Rooms

◊ Indoor Badminton Courts

◊ Squash Court

◊ Table Tennis

◊ Billiards

◊ Activity Zone

◊ Gym

◊ Yoga Hall

◊ Aerobics

PROVISION FOR

◊ Super Market

◊ Bank / ATM

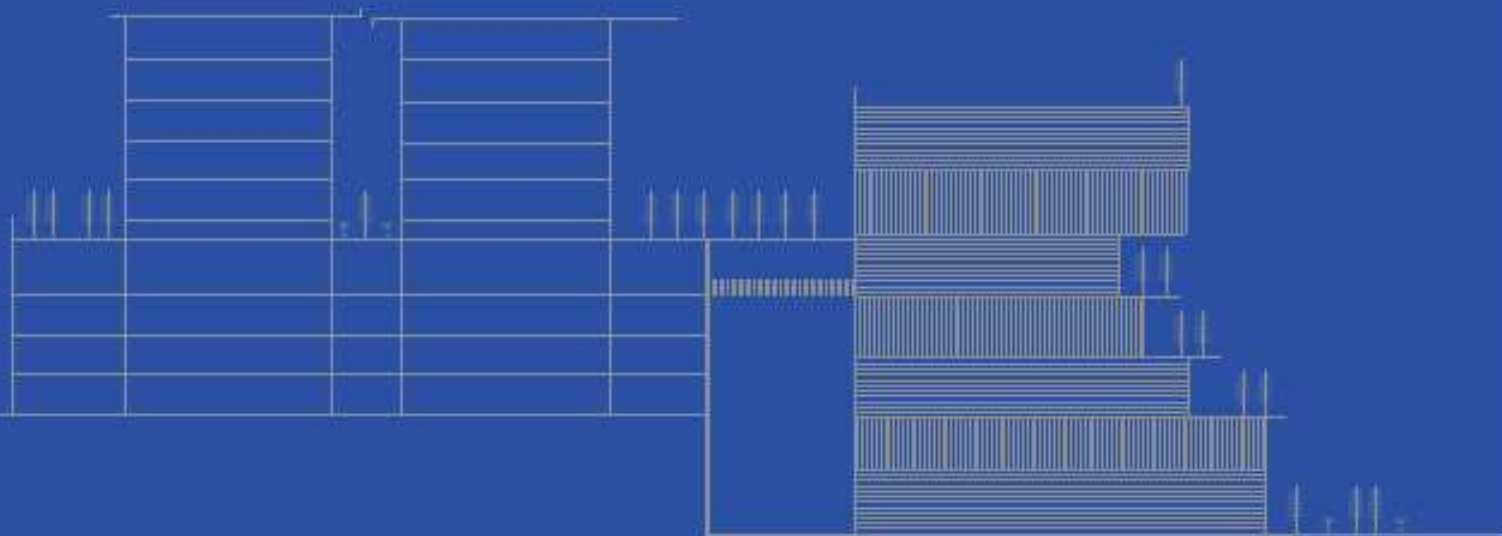
◊ Creche

◊ Health Center

◊ Multi-use Space

◊ F&B

◊ Spa & Salon



120,000 SQ FT

Clubhouse Area

NO OF FLOORS

Level (-5) to Level (-1) + Ground Floor + First Floor + Terrace



Clubhouse

CLUBHOUSE

LIVE THE GREGARIOUS LIFE

Living at Grava Residences is your everyday vitamin to perform excellently in the world outside your house. And an integral part of this vitamin is the 7 floor, 1,20,000 sq ft clubhouse and its amenities.

Clubhouse follows the undulating hilly terrain and is built downward instead of the usual up. The amenities distributed at the clubhouse are a perfect bouquet for a full body, mind, soul, and spirit recharge. You can swing your racquet at a game of badminton, squash, or tennis, or pump some iron at the gym, or swim in the heated pool on the terrace.

Whatever you choose, every square foot of this

1,20,000 sq ft structure will work to make your indulgences come alive and scream with joy. Relax, rejuvenate, and reimagine yourself. Watch life be re-born, as you breathe, pause to reflect, think, and create. It is an environment conducive to escapes and discoveries, in solitude or in cohabitation with your community.

You will find all conveniences at the club house: a bank, a supermarket, food kiosks, banquet halls and guest rooms for when you have visitors. There are tons here to feel like you are at a resort, and infinite room to feel free.

AN OTHER— WORLDLY VIBE

The clubhouse is a respite for its residents to rest, unwind, stay entertained and protected. To add softness to the high-octane activities of the clubhouse are the stepped volume green terraces. They add a live facet to a still building, like something from another world.



Clubhouse Facade
Stepped Volume With
Green Terraces



Clubhouse Double Height
Entrance Lobby

WHERE SUBTLETY DRAWS A GOLDEN LINE

The lobby feels almost magical, an entrance into the lavish lifestyle you always imagined for yourself. Ornate décor, luxuriant flooring, plush coves for conversations, and ample sunlight to bask in.

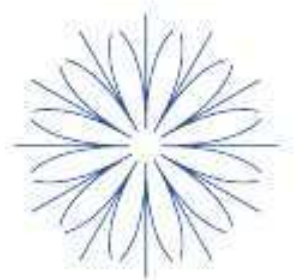


WHEN A “RIGHT HERE” FEELS LIKE A HOLIDAY “OUT THERE”



Clubhouse Double Height
Entrance Lobby

Every inch of the clubhouse is designed to feel like a break away from the everyday. And every activity, however tiring, feels rejuvenating, like on a holiday. At Grava, you will find a ton to live the resort life.



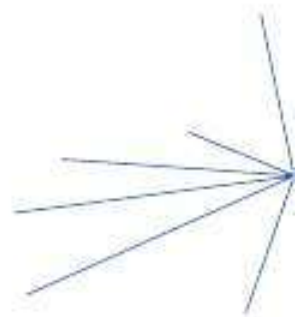


Multi-use Space

LET'S STROLL DOWN TO EUROPE TODAY?

Why not admire the beautiful calligraphy of European shops and bite into a French croissant today? That's the Europe-styled marketplace at Grava Residences for a little international twist on our getaway life. The Europe-inspired marketplace is where the "Joy of Life" feels like a yummy accent.

Enjoy the sights, smells, and tastes of a little postcard stamped from Europe, right at home at Grava Residences.



DISCOVER RENEWAL IN EVERY EXHALATION

The Yoga Room at Club Grava is meant for you to hold on to that breath, that pose, but let go of that thought and everything else.



Yoga Room



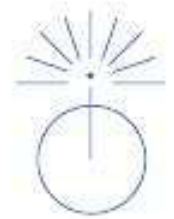
Indoor Badminton Courts

IT'S 3-0. SEE YOU IN COURT

That's just how competitive we get for
Badminton, that we decided to have 3 courts.



WHEN YOU THROW PARTIES, THROW 'EM LARGE



Discover the epitome of opulence within our expansive Multipurpose Hall at Grava Residences. With a sprawling size and towering ceilings, this venue transcends mere functionality to create an atmosphere of sheer luxury and refinement.

Step into a space that exudes richness, where every detail is meticulously crafted to provide a captivating blend of elegance and opulence.

The Multipurpose Hall is more than just a venue; it's an experience that ignites the senses.

Whether you're hosting a grand celebration or an intimate gathering, this sophisticated ambience sets the stage for unforgettable moments. It's where luxury meets interaction, creating a space that leaves a lasting impression and makes every occasion truly special.



Multi Purpose hall

WELLNESS AMPLIFIED

The swanky all-family gym at Grava is ideal for family bonding time, lifting some weights in grueling reps, or just warm-ups and cool-downs. It almost makes you forget about your sweaty work-out sessions.



Gymnasium

BETTER THAN A HOTEL STAY



The guest rooms at My Home Grava Residences are chic and warm suites that gives your guests a grand resort holiday with privacy to be able to unwind alone.

Guest room

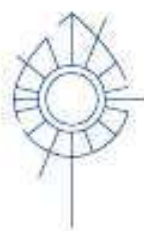


ELEVATE YOUR LEISURE AT THE CLUBHOUSE TERRACE

Discover your personal haven for relaxation and recreation at Grava Residences' clubhouse terrace. Whether you're yearning for a refreshing dip in the infinity pool, or a moment of tranquility under the open showers, this space offers it all. With conveniences like restrooms, change rooms, your needs are always met.

Immerse yourself in the elevated leisure this

terrace provides. The terrace's free-flowing geometry and graceful curves break away from the monotony of straight lines, connecting heaven and earth in an all-encompassing ensemble.



WALK ON THE BEACH EDGE



Temperature Control Swimming pool
on Clubhouse Terrace

The view of the terrace pool at Grava residences is as breath-taking as the 30 laps you do under water. The geometry of design, the colours from the infinity edge view, and the environment that spills naturally. On sunny days,

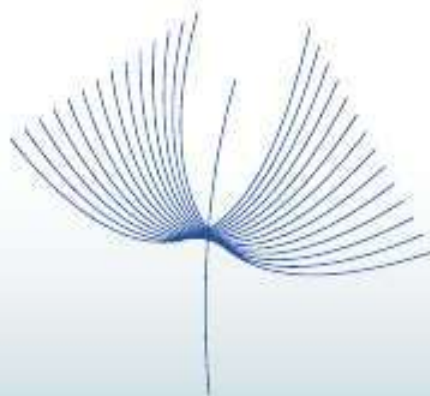
you see reflections everywhere. The pool is a temperature-controlled terrace pool that curves like a beach shore, open to the skies and the horizon.



MORE LIFE, LESS COMMUTE YOUR HAVEN IN KOKAPET

Where the hills turn home, the city becomes an arm's reach of convenience. Located 2km from the Outer Ring Road, the My Home Grava is a pleasant drive to the IT hub, Financial District, international schools, recreational parks, hospitals, and an easy commute with all public transport facilities. A home in the hills with all the city's frills.

Grava Residences are exactly the kind of solace you need after navigating your marathon life through Hyderabad traffic, Zomato, Dunzo and a million scrolls and notifications.



CONNECTIVITY

CORPORATE OFFICES

Wipro	8 mins
Microsoft	8 mins
Infosys	8 mins

SHOPPING AND ENTERTAINMENT

IKEA	20 mins
Inorbit Mall	22 mins

HOSPITALS

Continental Hospitals	7 mins
AIG Hospitals, Gachibowli	20 mins

SCHOOLS

Oakridge International School	15 mins
Delhi Public School	15 mins
Meru International School (Tellapur)	15 mins

IMPORTANT NEARBY LOCATIONS

Railway Station	25 mins
Metro Station	20 mins
Airport	30 mins



GRAVA
BUSINESS PARK

BALANCE WORK AND LIFE

As part of our visionary plan, Grava residents can enjoy the convenience of walking to work and exploring the diverse dining and entertainment options within Grava Business Park. Grava emphasizes the harmonious balance between productivity and lifestyle, ushering in a new era in workplace design.

Surrounded by lush greenery and a tranquil lake. More than just a workplace, it offers a holistic experience where residents can integrate various aspects of their lives.

From dining to shopping, entertainment, wellness, and art, every aspect of Grava Business Park is thoughtfully curated to promote well-being and enhance life quality. Join us in reshaping the corporate landscape, where fostering community and embracing nature are as essential as professional success.

SPECIFICATIONS

Super Structure

- ◊ RCC shear wall-framed structure, resistant to wind and earthquake (Zone-2).

Walls

- ◊ **External wall:** Reinforced shear walls.
- ◊ **Internal Wall:** 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 glazed vitrified tiles up to false ceiling bottom.
- ◊ **Lift Lobbies:** Cladding with imported marble.
- ◊ **Corridor:** Punning with acrylic emulsion paint of reputed brand.
- ◊ **Staircase:** Putty with acrylic emulsion paint of reputed brand.
- ◊ **External Finishing:** Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.

Ceiling Finishes

- ◊ **Drawing, Dining, Living, Bedrooms, and Kitchen:** Plain Gypsum board false ceiling.
- ◊ **Bathrooms /Utility/Balcony:** Gypsum board/Grid ceiling to cover service lines.
- ◊ **Corridor:** Combination of Grid ceiling/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, Kitchen:** Imported marble
- ◊ **Balcony /Bathrooms /Utility:** 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/Bathrooms/Utility/Store 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.

Kitchen

- ◊ Granite platform and sink in customer scope.
- ◊ Provision for hot & cold water supply, and drain for sink (Only plumbing connections at specified locations).

Bath Rooms

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 with texture paint.

Windows /Grills

- ◊ Flat windows are of aluminum alloy/sliding shutters and necessary hardware with M.S. Grill and provision for mosquito mesh shutter.

Electrical

- ◊ Concealed copper wiring of reputed make.
- ◊ 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 room.
- ◊ Intercom facility to all units connecting security
- ◊ Provision for cable TV connections in drawing, living and all bedrooms.
- ◊ Provision for one Internet connection in drawing, living and all bedrooms.

Lifts

- ◊ V3F drive high speed lifts of reputed make.

HVAC

- ◊ Centralized chiller & Cassette AC units in flats.

- ◊ Centralized air conditioning with water cooled chillers of reputed make.
- ◊ FCU/Cassettes in each room, with individual remotes pre-paid BTU meters for each unit , for individual consumption metering.

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 towers & 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.

STP/WTP

- ◊ 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.
- ◊ WTP for bore well water & water meter for each unit.

Billing System

- ◊ Automated prepaid billing system for water, power, gas and maintenance, HVAC.

FACT SHEET

SALEABLE AREA STATEMENT

Common area includes external walls.

TOWER 01

Flat 01: 4 BHK + HT + Home Office

FACING	East
CARPET AREA (FLAT+MAID)	5605 sq ft
BALCONY AREA	700 sq ft
COMMON AREA	2335 sq ft
SALEABLE AREA	8640 sq ft

Flat 02: 4 BHK + HT + Home Office

FACING	West
CARPET AREA (FLAT+MAID)	5540 sq ft
BALCONY AREA	765 sq ft
COMMON AREA	2335 sq ft
SALEABLE AREA	8640 sq ft

TOWER 02 & 06

Flat 01: 4 BHK

FACING	East
CARPET AREA (FLAT+MAID)	2867 sq ft
BALCONY AREA	470 sq ft
COMMON AREA	1348 sq ft
SALEABLE AREA	4685 sq ft

Flat 02: 4 BHK + HT

FACING	West
CARPET AREA (FLAT+MAID)	3530 sq ft
BALCONY AREA	370 sq ft
COMMON AREA	1500 sq ft
SALEABLE AREA	5400 sq ft

Flat 03: 4 BHK

FACING	East
CARPET AREA (FLAT+MAID)	3495 sq ft
BALCONY AREA	400 sq ft
COMMON AREA	1505 sq ft
SALEABLE AREA	5400 sq ft

Flat 04: 4 BHK

FACING	West
CARPET AREA (FLAT+MAID)	2955 sq ft
BALCONY AREA	330 sq ft
COMMON AREA	1330 sq ft
SALEABLE AREA	4615 sq ft

FACT SHEET

SALEABLE AREA STATEMENT

Common area includes external walls.

TOWER 03 & 07

Flat 01: 4 BHK + HT

FACING	East
CARPET AREA (FLAT+MAID)	3333 sq ft
BALCONY AREA	415 sq ft
COMMON AREA	1442sq ft
SALEABLE AREA	5190 sq ft

Flat 02: 4 BHK + HT

FACING	West
CARPET AREA (FLAT+MAID)	3373 sq ft
BALCONY AREA	384 sq ft
COMMON AREA	1433 sq ft
SALEABLE AREA	5190 sq ft

Flat 03: 4 BHK

FACING	East
CARPET AREA (FLAT+MAID)	2884 sq ft
BALCONY AREA	301 sq ft
COMMON AREA	1225 sq ft
SALEABLE AREA	4410 sq ft

Flat 04: 4 BHK

FACING	West
CARPET AREA (FLAT+MAID)	2835 sq ft
BALCONY AREA	315 sq ft
COMMON AREA	1215 sq ft
SALEABLE AREA	4365 sq ft

TOWERS 04 & 05

Flat 01: 4BHK + HT

FACING	East
CARPET AREA (FLAT+MAID)	3502 sq ft
BALCONY AREA	620 sq ft
COMMON AREA	1563 sq ft
SALEABLE AREA	5685 sq ft

Flat 02: 4BHK + HT

FACING	West
CARPET AREA (FLAT+MAID)	3530 sq ft
BALCONY AREA	370 sq ft
COMMON AREA	1500 sq ft
SALEABLE AREA	5400 sq ft

Flat 03: 4BHK

FACING	East
CARPET AREA (FLAT+MAID)	2884 sq ft
BALCONY AREA	301 sq ft
COMMON AREA	1225 sq ft
SALEABLE AREA	4410 sq ft

Flat 04: 4BHK

FACING	West
CARPET AREA (FLAT+MAID)	2835 sq ft
BALCONY AREA	315 sq ft
COMMON AREA	1215 sq ft
SALEABLE AREA	4365 sq ft

FLOOR PLANS



TOWER 01

Typical and Service Floor Plan

TOWER 02

Typical and Service Floor Plan

TOWER 03

Typical and Service Floor Plan

TOWER 04

Typical and Service Floor Plan

TOWER 01

TYPICAL FLOOR PLAN

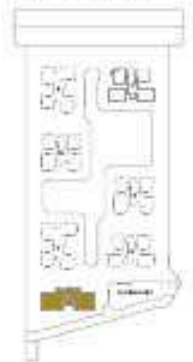
1st - 14th, 16th - 22nd, 24th - 30th,
32nd - 38th, 40th - 46th & 48th - 54th Floors

REFUGE FLOOR PLAN

15th, 23rd, 31st, 39th & 47th Floors



KEY PLAN

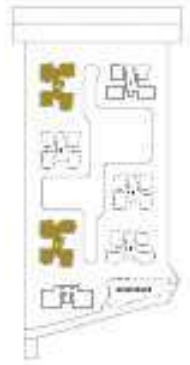


8640 SQ FT
4 BHK HT Home Office
East Facing

8640 SQ FT
4 BHK HT Home Office
West Facing

TOWER 02 & 06

KEY PLAN



TYPICAL FLOOR PLAN

2nd-15th, 17th-22nd, 25th-31st,
33rd-39th, 41st-47th & 49th Floors

REFUGE FLOOR PLAN

16th, 24th, 32nd, 40th & 48th Floors



TOWER 03 & 07



TYPICAL FLOOR PLAN

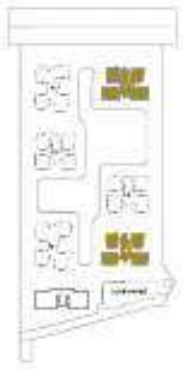
2nd-15th, 17th-22nd, 25th-31st,
33rd-39th, 41st-47th &
49th Floors

REFUGE FLOOR PLAN

16th, 24th, 32nd, 40th &
48th Floors



KEY PLAN



TOWER 04 & 05

TYPICAL FLOOR PLAN

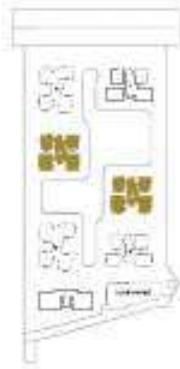
2nd-15th, 17th-22nd, 25th-31st,
33rd-39th, 41st-47th &
49th Floors

REFUGE FLOOR PLAN

16th, 24th, 32nd, 40th &
48th Floors



KEY PLAN



WHERE THERE
IS MORE
TO HOME,
THERE IS MORE
TO LIFE.



In Grava's embrace, where life's wonders unfurl
A tapestry of moments, a magnificent swirl
Where each sq ft echoes with joy's sweet refrain
A gateway to more, where dreams take their plane

In nuances of stories, both old and brand new
We find the connections, the threads that bind true
Fleeting moments pause, imaginations take flight
In this welcoming space, our spirits ignite

More life, less commute
As we thrive and we thrive
Every detail here beams with a sense of pride

With each breath, we inhale life's sweet embrace
In these palatial parks, joy finds its own space
Central Park, where laughter echoes with glee
Where celebrations roar, like waves on the sea

A tranquil oasis, where peace finds its rest
As views become breaths, nature's poetry at its best

Each muscle grows stronger, in this vibrant domain
Every square well-played, with so much to gain
With every glide, we step into the light
A more active life, from morning to night

Form meets function, in harmony they dance
In every corner, echoes life's sweet romance
The sun recites poetry, a daily delight
Adding flavor to life, from morning 'til night

Clubhouse levels designed for life's grand art
A holiday right here, a world set apart

In Grava Residences, where dreams take their flight
In the heart of it all, where life shines so bright



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TS RERA Reg. No: P02400007342

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