



A project by
ENGINEERS ASSOCIATES PRIVATE LIMITED

Corporate office

Sri Tirumala Platinum - 2nd Floor Near Gachibowli Flyover
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Regional Office

Sri Tirumala Millennium - 194/1, Manikchand Road, HCL Nagar
 Mallapur, Secunderabad, Telangana - 500 076.
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 Architects: Tripuranth and Associates ARCHITECTS AND INTERIOR DESIGNERS #502, Block A, SVSS Sankalp Near Indira Park, Domalguda, Hyderabad. Ph: 98481 24487	Structural Engg: REAPVISER P.Ashok Kumar Bangalore-78. Ph: 90360 00666
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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
 The promoters reserve the rights to make changes in plans, specifications and elevation as deemed fit.



TIME IS PRECIOUS.
SPEND IT WISELY AT



WELCOME HOME TO A SAFE AND HAPPY ENVIRONMENT



Luxury is not only about possessing the world's finest riches. It is also to feel safe with loved ones and make countless happy memories in a good neighbourhood and joyful surroundings.

And luxury at home means, living a lifestyle that is very exclusive, comfortable and that offers a healthy atmosphere. Luxury is to be able to spend time with family on a weekend without having to travel distances, unwind with recreational activities or explore many indoor and outdoor activities to stay healthy and in a fit state of mind. Luxury is also to be surrounded with nature and greenery that make you enjoy the fresh morning dew.

If this is your idea of living, then welcome to Sri Tirumala Millennium Residences, that adds a happy meaning to your life.

Experience pure bliss in this smart gated haven that offers top notch amenities at the most premium location of Mallapur, Secunderabad. Enjoy pristine views of the beautiful surroundings in the mornings that is surrounded by clean and green environment. Wake up to the whispers of fresh morning breeze that will instill peace and keep reminding you of the beautiful joys of life.





COMFORT AND CONVENIENCE AT IT'S BEST



With spacious, vastu aligned and well ventilated homes, Sri Tirumala Millennium offers you with a choice of apartments in spacious 2 & 3 bedroom formats. Quality constructed to suit your personal needs, these apartments are well equipped to accommodate the contemporary trends required for modern day living. Our two successfully completed phases and tall standing towers that are 100% occupied, are a testimony of our pragmatic designs, comforts and quality structure.

At EAPL Group, we believe in building strong foundations that can cultivate happy memories and offer great returns for your hard earned investment.

The layout for homes as well as corridors is well detailed, leading to a smart utilization of common spaces. The well planned kitchen area and bathroom fittings add an extra dash of comfort to your modest dwelling. The doors and windows are strategically placed to ensure that cool breeze and ample, natural sunlight sweep your homes and radiate positive energy, all through the day making it a well-lit and ventilated home.

LIVE LIFE... REFRESHED



There's a reason why we all love a resort style gated community. Scenic surroundings, solitude, splendid views, thoughtful amenities where you can just be yourself, listening to the chirping of the birds during the day and entertaining yourself and your family with the fun of shopping nearby or sampling new delicacies from around the place at night, is what makes living more happier and that is exactly what you can expect at Sri Tirumala Millennium, an ideal choice for family styled resort living experience.

With Sri Tirumala Millennium, we've brought all the trappings of a premium resort to your door, creating that sense of a perfect retreat right at your own home. Think of it as a great way to extend your vacation and live life totally refreshed, each day...every day



SUPERIOR AMENITIES FOR HIM, FOR HER NEAR & DEAR

Allow your loved ones to unlock the power of sports, along with knowledge and recreation. A community like Sri Tirumala Millennium comes loaded with state-of-the-art health amenities spread across the outdoor and indoor areas.

To offer ease of access, facilities such as swimming pool, a fully functional gym area, a sports arena, a grand clubhouse with luxury banquet hall, meditation zones, play areas and library etc. have been provided within the community to make you feel at home at all times. A variety of indoor activities will keep your children and family occupied, ensuring a great time in the community, thanks to its holistic approach and exclusivity.





A 20,000 SQ.FT. GRAND CLUB HOUSE

FEATURING THE FINEST FACILITIES:

Ground Floor

Creche / Baby Care
Super Market Provision
Medical Shop Provision
ATM Provision
Office Provision

1st Floor

Gym Provision

2nd Floor

Indoor Games Provision

3rd Floor

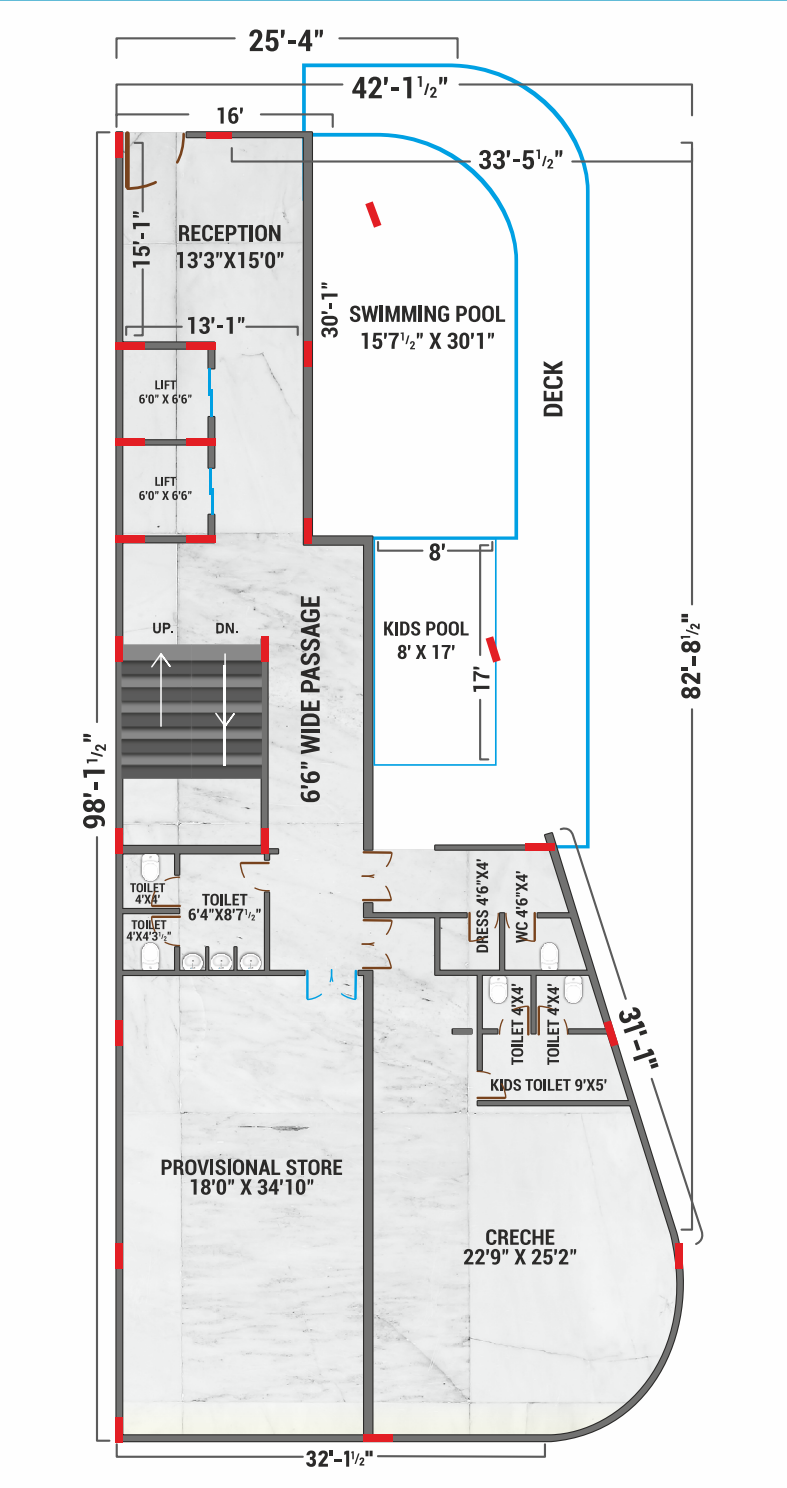
Yoga / Aerobics /
Meditation Room
Spa Provision
Guest Room Provision

4th Floor

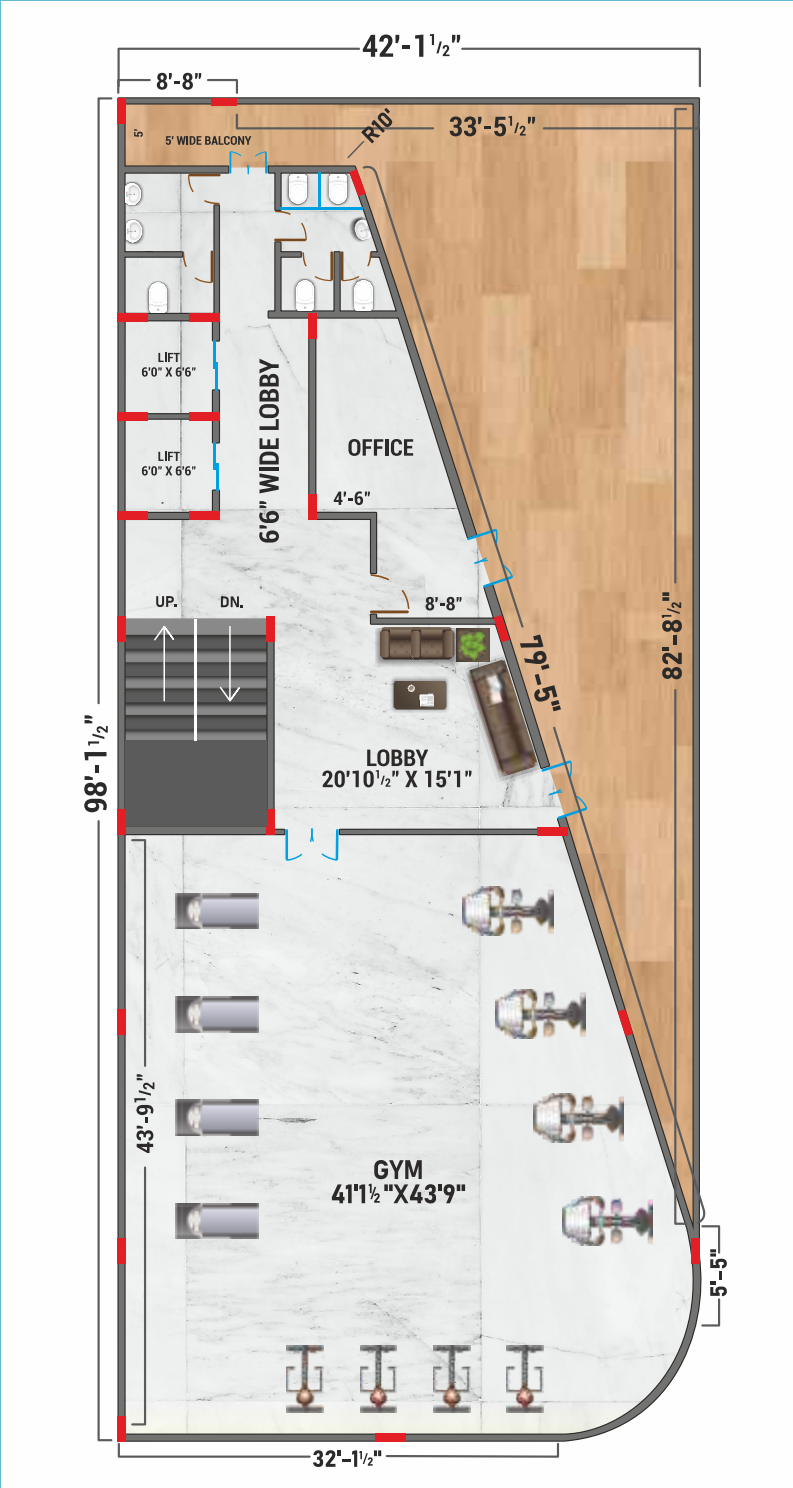
Banquet Hall Provision
Dining & Changing Rooms



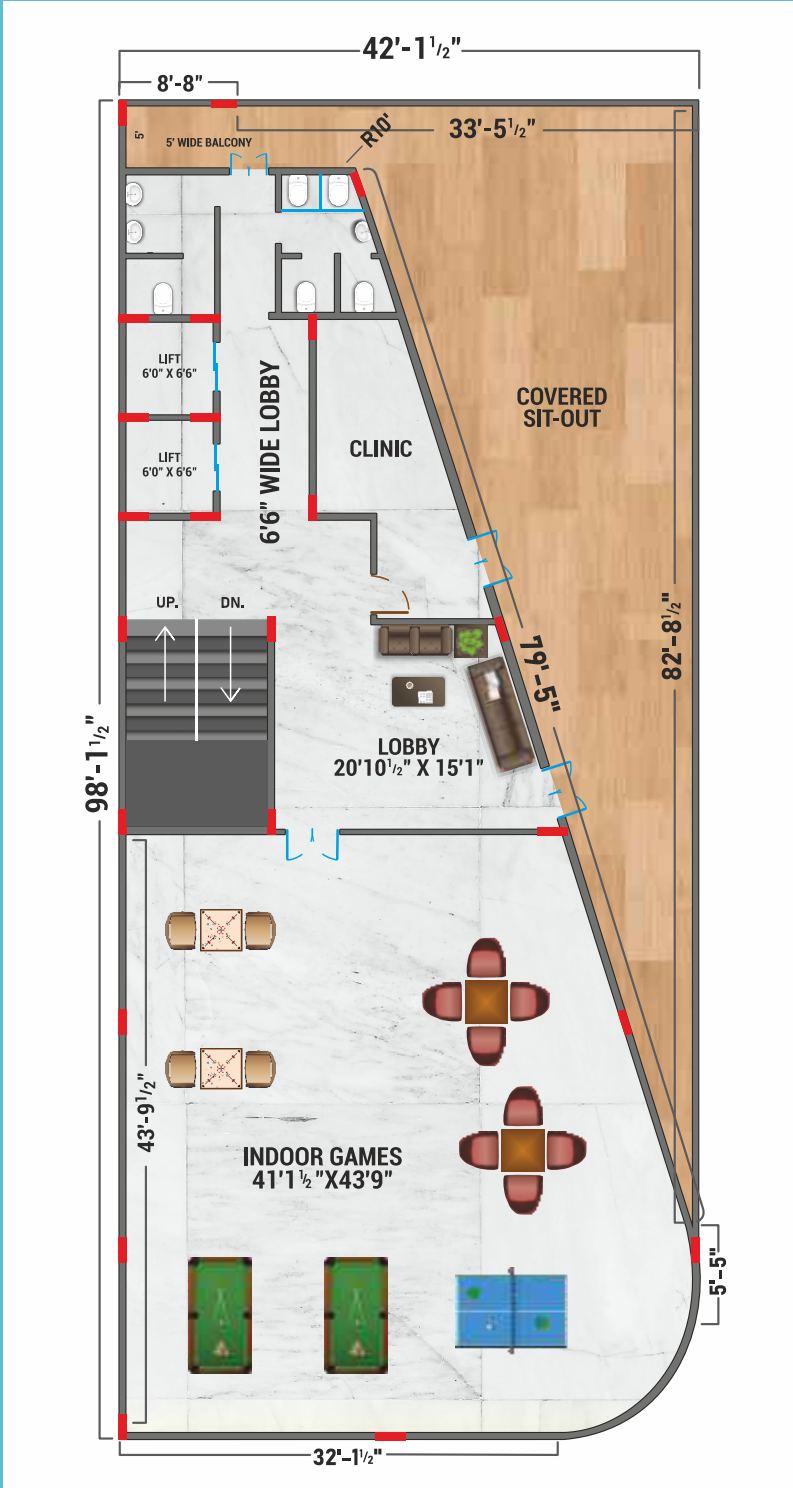
CLUB HOUSE FLOOR PLAN



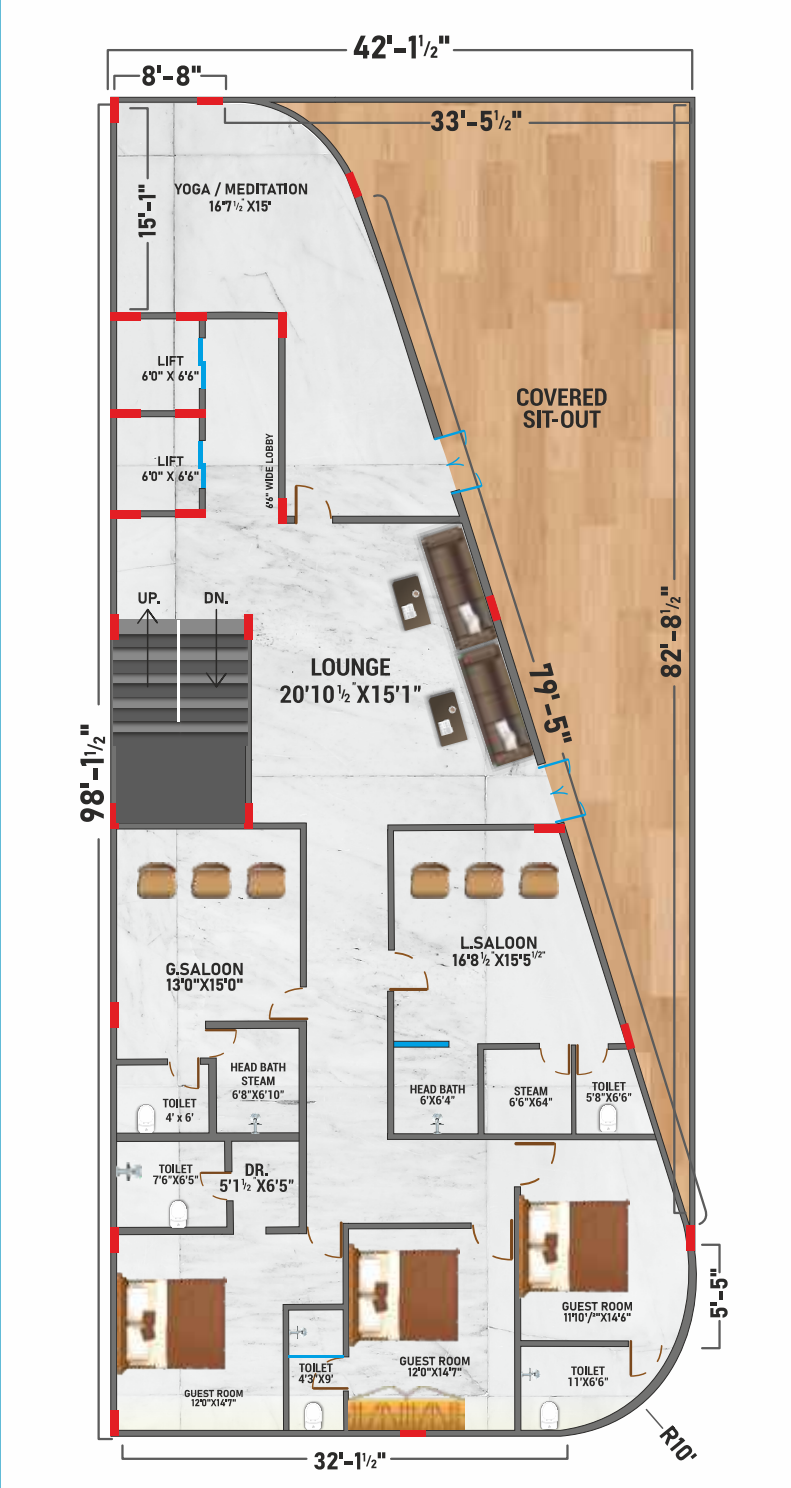
GROUND FLOOR PLAN



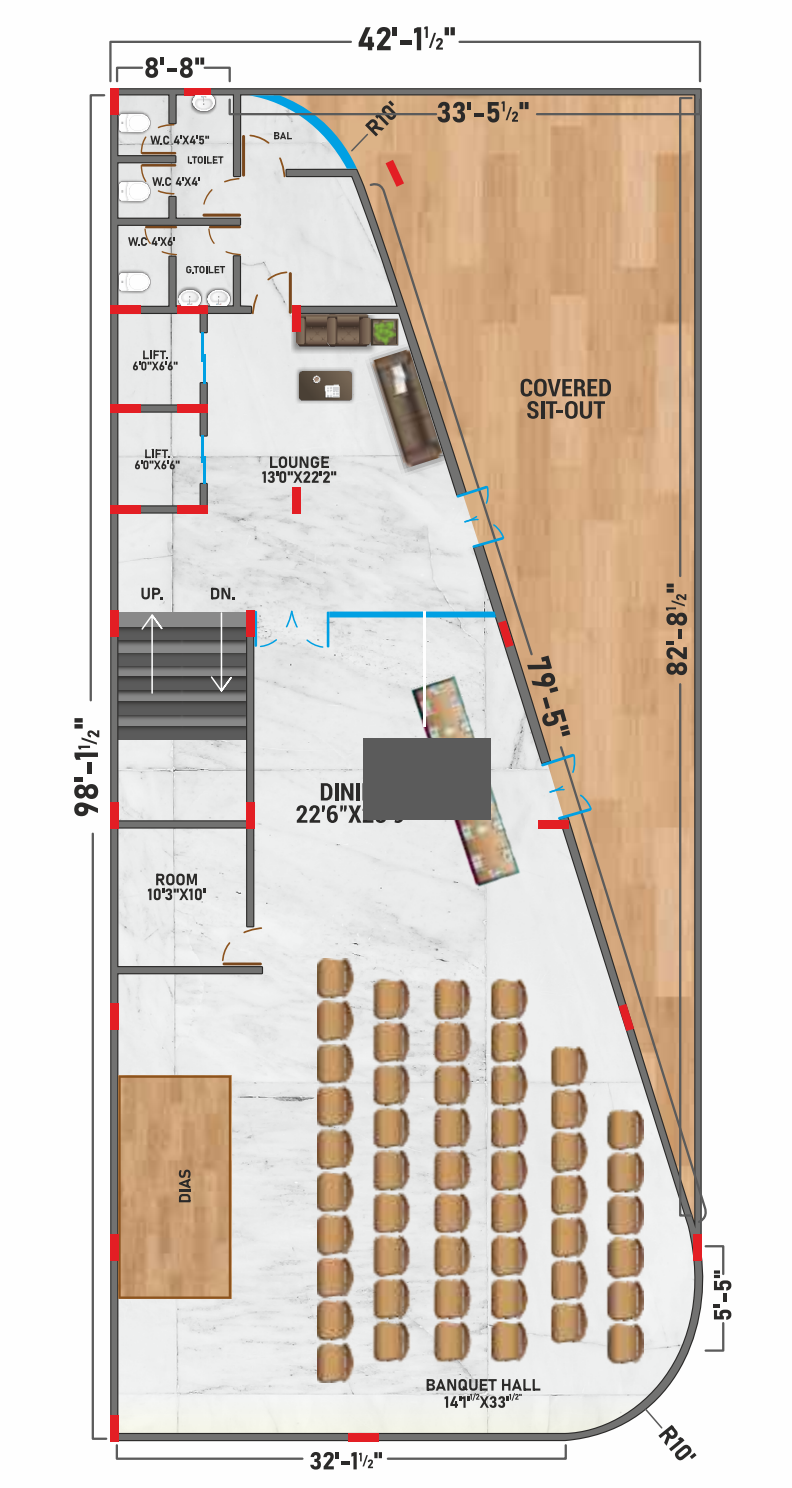
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN





PANORAMIC
LANDSCAPES



MEDITATION ZONES





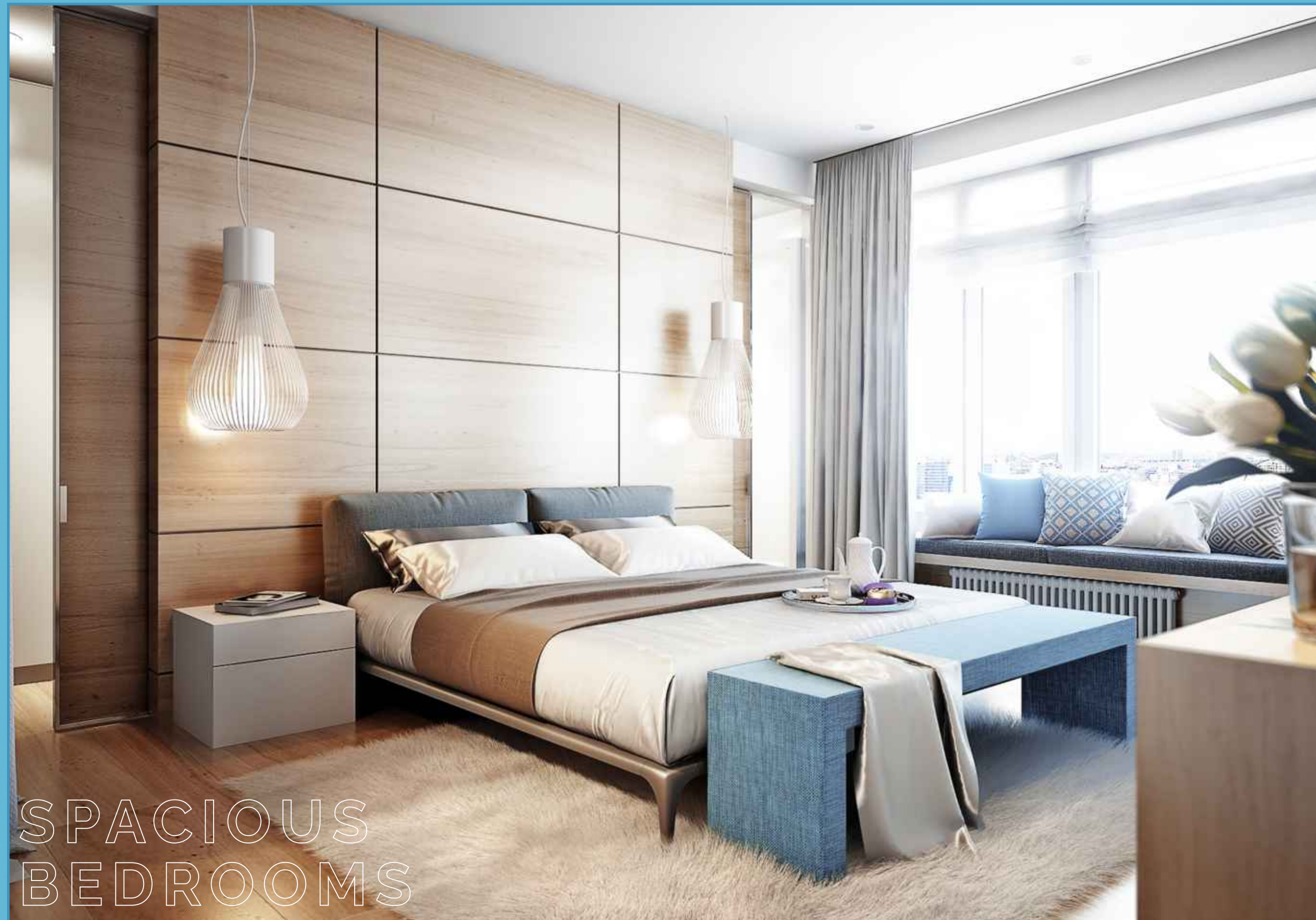
CHILDREN'S
PLAY AREA

BASKET BALL COURT

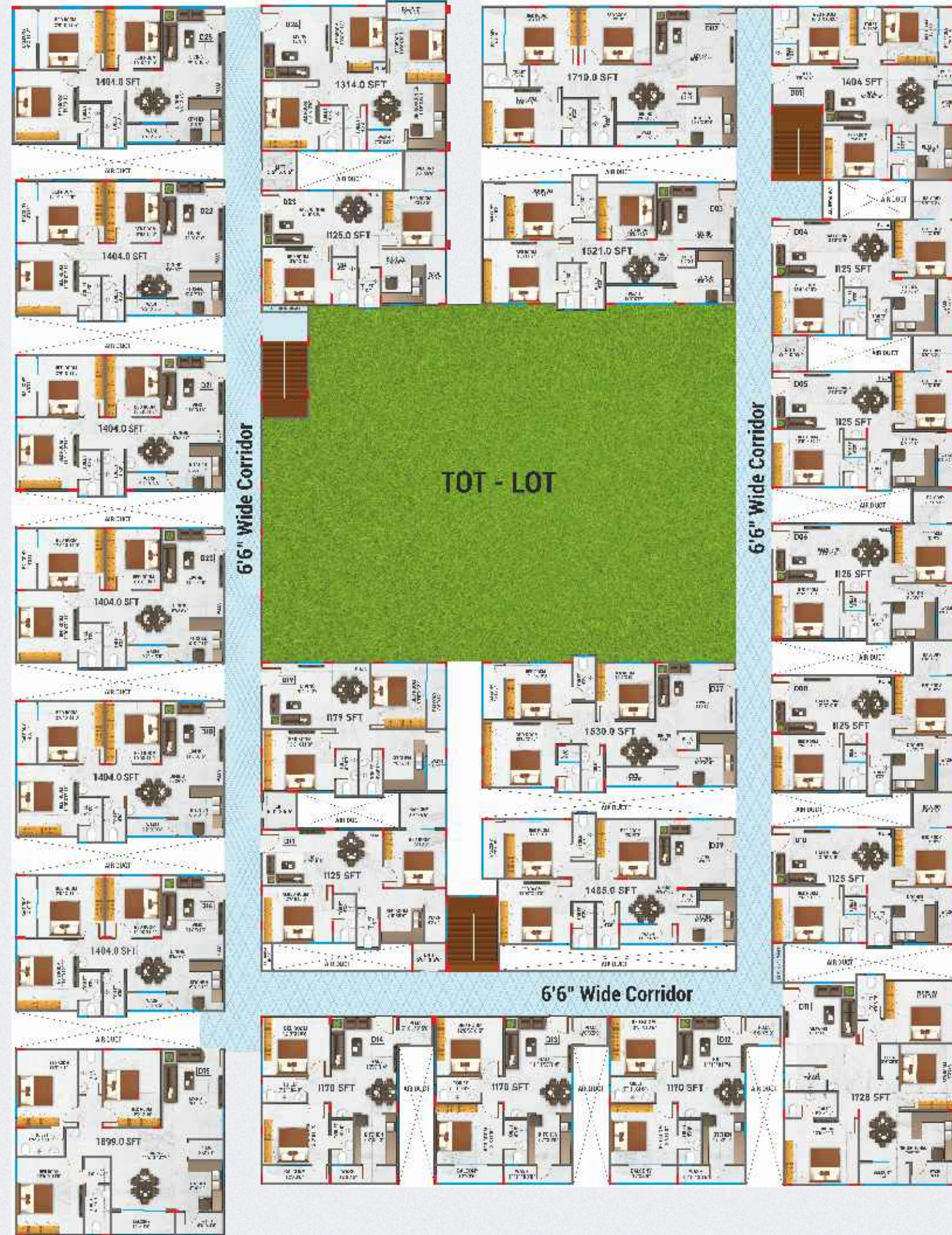


SUPER MARKET





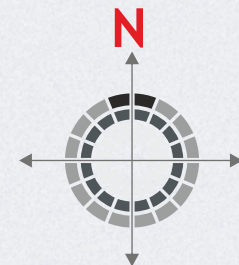




PHASE-3, D-BLOCK

Area Statement (in Sft.)

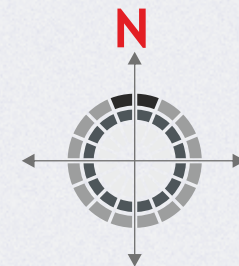
Flat No.	Facing	Type	Super Built-up Area (incl. Common)
D-1	WEST	3 BHK	1404
D-2	EAST	3 BHK	1710
D-3	EAST	3 BHK	1521
D-4,5,6,8,10	WEST	2BHK	1125
D-7	EAST	3 BHK	1530
D-9	EAST	3 BHK	1485
D-11	WEST	3 BHK	1728
D-12,13,14	NORTH	2 BHK	1170
D-15	NORTH	3 BHK	1899
D-16,18,20,21,22	EAST	3 BHK	1404
D-17,23	WEST	2 BHK	1125
D-19	WEST	2 BHK	1179
D-24	WEST	3 BHK	1314
D-25	EAST	3 BHK	1404



PHASE-3, E-BLOCK

Area Statement (in Sft.)

Flat No.	Facing	Type	Super Built-up Area (incl. Common)
E-1	WEST	3 BHK	1827
E-2	EAST	3 BHK	1602
E-3	EAST	3 BHK	1449
E-4	WEST	3 BHK	1269
E-5	WEST	3 BHK	1458
E-6	WEST	3 BHK	1269
E-7	EAST	3 BHK	1485
E-8	WEST	3 BHK	1206
E-9	EAST	3 BHK	1440
E-10	WEST	2 BHK	1089
E-11	WEST	3 BHK	1719
E-12	NORTH	3 BHK	1359
E-13	NORTH	3 BHK	1521
E-14	EAST	3 BHK	1818
E-15,18,19,20	EAST	3 BHK	1269
E-16	WEST	2 BHK	1125
E-17	WEST	2 BHK	1107
E-21	WEST	2 BHK	1206
E-22	EAST	3 BHK	1251
E-23	WEST	3 BHK	1962
E-24	EAST	3 BHK	1413



PHASE-3, F-BLOCK



Area Statement (in Sft.)			
Flat No.	Facing	Type	Super Built-up Area (incl. Common)
F-1	WEST	3 BHK	1215
F-2	EAST	3 BHK	1296
F-3,5,7	WEST	2 BHK	1125
F-4,6,8	EAST	3 BHK	1269
F-9	NORTH	3 BHK	2187
F-10,11,12,20,21	NORTH	2 BHK	1179
F-13	EAST	3 BHK	1377
F-14,16,17	WEST	2 BHK	1098
F-15	EAST	3 BHK	1557
F-18	WEST	2 BHK	1017
F-19	EAST	3 BHK	1880
F-22	EAST	3 BHK	1314
F-23,25,26,27	EAST	3 BHK	1278
F-24	WEST	2 BHK	1044
F-28	WEST	2 BHK	1161
F-29	WEST	2 BHK	1143
F-30	EAST	3 BHK	1431



THOUGHTFUL SPECIFICATIONS

CIVIL WORKS

RCC Column Framed structure.
AAC Block Masonry walls.

Reinforced Cement Concrete Foundation, Plinth, Cut Lintels, Beams & Roof slab. All Internal Walls plastering with Sponge finish.

All External exposed walls Sponge Finish plaster.

FLOORING

Living, Bedrooms, Dining area & Kitchen are laid with Vitrified tiles.

Toilets: Anti skid tiles flooring with ceramic tiles dado up to door height in all toilets.

Balconies: Anti skid ceramic tiles with water proofing treatment.

KITCHEN

Granite cooking platform with stainless steel sink.

CP fittings of Jaguar or equivalent make.

ELECTRICALS

Wiring concealed with fire resistant wires. Provision for split AC in all bed rooms. Adequate points for lights, fans & other plugs in bed rooms, toilets and kitchen with modular switches of reputed brand.

Exhaust fans & geysers points in toilets and kitchen. Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen. TV points in living & master bed rms. Telephone points in living & master bed rooms.

DOORS

Main Door: Teak wood door frame with elegantly finished flush shutters.

Bed Rooms & Toilet Doors: Teak wood door frames with flush shutters.

WINDOWS

UPVC Sliding windows with safety grills.

WATER

24 hours water supply from Borewell and Drinking water provision in kitchen.

TOILETS

CP fittings of Reputed make. Concealed piping system for cold & hot water with provision for geysers.

Porcelain sanitary wares of reputed brand. White WC of reputed brand.

EXTERNAL AND INTERNAL PAINT

External Wall: One coat of primer & Two coats of ACE / APEX.

All Internal Walls: Emulsion paint with 2 coats of wall putty.

LOBBY & LIFTS

Entrance lobby finished with Marble/Granite flooring.

Lifts of Kone / reputed make of 6 passenger capacity.

SECURITY FEATURES

Round the clock security, CCTV with recording system. Intercom facility with nearest Entrance Gate from each apartment.

NOTE

Note: Registration charges, GST and any duties levied by Govt. bodies should be borne by the Flat Owners.



ISOMETRIC VIEWS



Apparel Park, ECIL, NGRI, NMDC, CCMB, GAIL

BEST SURROUNDINGS:

- ◆ Well developed residential locality.
- ◆ 3.6 kms from Metro Rail, Hubsiguda.
- ◆ 10 min. drive from Tarnaka 'X' Roads.
- ◆ 20 min. drive from Secunderabad Railway Station.
- ◆ Corporates - Infosys, Genpact, GVK Biotech.
- ◆ SEZ - Raheja IT Park, NSL IT Park.
- ◆ PSUs - ECIL, NFC, GAIL, HP, IOL, BP, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways.
- ◆ IDAs - Nacharam, Mallapur, Cherlapally, Kushaiguda, Malkajgiri, Apparel Park.
- ◆ Schools - DPS, Johnson Grammar, St. Peter, St. Anns, KVP.
- ◆ Colleges - St. Anns, Little Flower, St. Pious.
- ◆ Universities - Osmania University.

LOCATION AT ITS BEST

KTR: 5 IT parks to come up in Eastern side of city

S.A. ISHAQUI | DC
HYDERABAD, JULY 15

Information Technology and industries minister K.T. Rama Rao on Wednesday announced that five IT parks will be coming up in the eastern corridor of the city along Uppal, Mallapur and Nacharam. Speaking at NSL Arena in Uppal after handing over letters approving conversion of industrial parks into IT parks, he said that the five parks will come up over about 25 lakh square feet and will generate direct employ-

ment for about 30,000 people. KTR announced that the state government will soon bring out a "Hyderabad Growth in Dispersion (GRID)" policy to attract new investments for eastern side of the city. Stating that the policy is awaiting Cabinet nod, he said the new policy will ensure development of Hyderabad on all four sides. The minister said more such GRIDs are being planned to focus on creating and enhancing employment and residential opportunities with ade-

quate infrastructure. Referring to the government's plans to develop infrastructure in eastern parts of Hyderabad, he said recently, a review meeting was held with different stakeholders to understand the various requirements of this region. He said that one skywalk between Uppal and Narapally, and a flyover from Amberpet to Ramanthapur are in various stages of construction.

A CONNECTIVITY TO SUIT THE FAST PACED WORLD

We understand the need for an easy connectivity and commute. This is one of the reasons we built Sri Tirumala Millennium at an upcoming and developing area. Situated in the forthcoming Industrial Development Area, Sri Tirumala Millennium is 3 kilometers away from the Metro Station and IT Park. Surrounded by schools, universities and big corporate giants, the connectivity is bound to make you settle down at this prime location. Rest assured, your home will be amongst one of the greener environments and pollution free zones while you and your family still enjoy all the benefits of an easy commute to work or schools and colleges or recreational centers like a shopping mall and theaters.

LOCATION PLAN (NOT TO SCALE)



SRI TIRUMALA MILLENNIUM PROJECT HIGHLIGHTS:

- ALL AMENITIES AND SERVICES DESIGNED BY RENOWNED CONSULTANTS
- IMPRESSIVE MAIN ENTRANCE AND PATHWAYS
- CONCRETE/PAVED INTERNAL ROADS
- AMPLE CAR PARKING
- DEMARCATED VISITORS PARKING
- RAIN WATER HARVESTING PITS
- SEWAGE WATER TREATMENT PLANT
- DEDICATED CAR WASHING AREA
- BRANDED LIFTS
- DURABLE EXTERIOR PAINTING
- 100% POWER BACKUP FOR COMMON AREAS
- EMERGENCY POWER BACK-UP FOR ONE LIGHT & FAN IN EACH FLAT
- SUPERIOR MANNED AND SURVEILLANCE SECURITY
- SANITATION FACILITIES TO DRIVERS & SERVANTS
- 30 FEET INTERNAL ROADS
- PROJECT IS FACING 100 FEET EXTERNAL ROAD

SRI TIRUMALA MILLENNIUM ADDED LUXURIES:

- CRICKET PRACTICE AREA
- PROVISION FOR STATE OF THE ART GYMNASIUM
- PROVISION FOR SMART TUCKED IN SUPERMARKET AND PHARMACY AREA
- INTERNATIONALLY STYLED SWIMMING POOL
- PROVISION FOR A WELL EQUIPPED CLUB HOUSE WITH INDOOR AMENITIES
- MULTIPURPOSE HALL
- CHIT CHAT CORNERS
- LUSH LANDSCAPINGS
- SECURED COMPOUND WALL

Note: The developer is constructing the residential blocks independently with separate permissions / sanction plans in the land covered by 8 acres. Roads and other common facilities / amenities that will be provided in all the blocks will be treated as single project as agreed among all the land owners and the developer. The same is mentioned in all the agreements of sale with the flat buyers.

TRUST COMES WITH EXPERIENCE



EAPL Group embarked on as a modest-sized but customer focused construction company in 1998. A strong, consistent, multifaceted, multi-disciplinary company, EAPL founded its grass roots with sheer dedication towards quality construction. EAPL Group has always banked on teamwork and a high degree of innovation and technical excellence which helps us maintain and meet the finest standards of living for our customers. Our ethos has been in maintaining relationships with every customer of ours and it has been this facet that has made us provide more than a 2000 happy homes to customers all over Hyderabad and Bangalore. Our projects have spurt up all across Tarnaka, Jubilee Hills, Gachibowli, Whitefield, Hosur, Marathahalli and we have completed more than 50 residential buildings and 5 commercial ventures till date. Our upcoming ventures include luxurious residences at Khajaguda, Gachibowli and we are almost half way through to completion of our 2 commercial complexes at Gachibowli. Founded by the visionary Praveen Adhikam, EAPL Group today, is a renowned name in residential and commercial construction and is acclaimed for introducing smart living concepts that are innovative in design and structure, modern in outlook and amenities and come with a guarantee of timely delivery. We have an enviable track record of completing 97% of our projects on-time and it comes as no wonder that all our projects have been well appreciated as a great return for investment which has made us a trusted name in South India and we give the credit of this to our customers with pride.

