



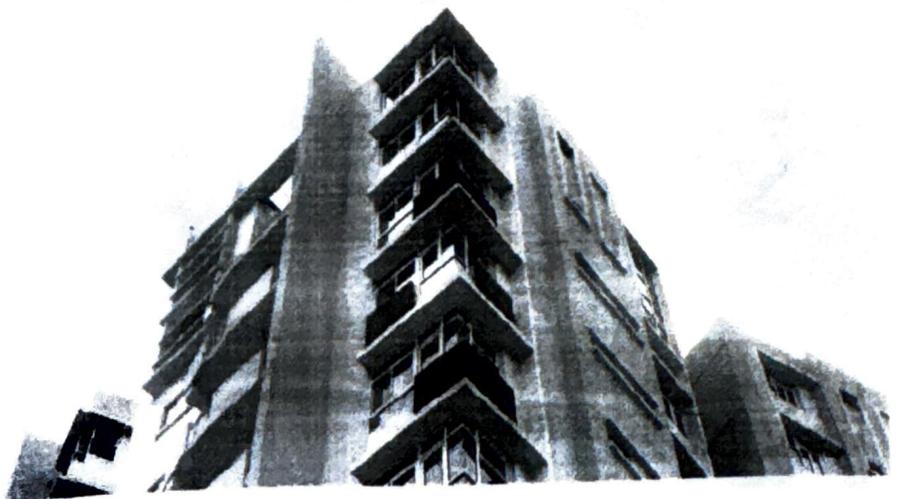
now

# Sanskruti

T.O.W.N.S.H.I.P

at Pocharam, Hyderabad

Walk into Global Lifestyle of affordable luxury!



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Welcome to a Whole New Way of  
World-Class Lifestyle !

# Sanskruti

T · A · O · A · W · A · N · A · S · H · A · I · P

at Pocharam, Hyderabad

your signature for quality of life

Lawns. Trees. Flowers. HOME.

Metalled Roads. Highways. Express Way. MMTS. Sunshine. HOME,

School. Play Areas. Breeze. HOME.

Hospital. Shopping mall. Club. HOME

IT park. built infrastructure. HOME

Come home to a sprawling habitat of 74% open space  
and only 26% ground coverage.

Come home to a world where the magic  
of life is still there for you to savour.

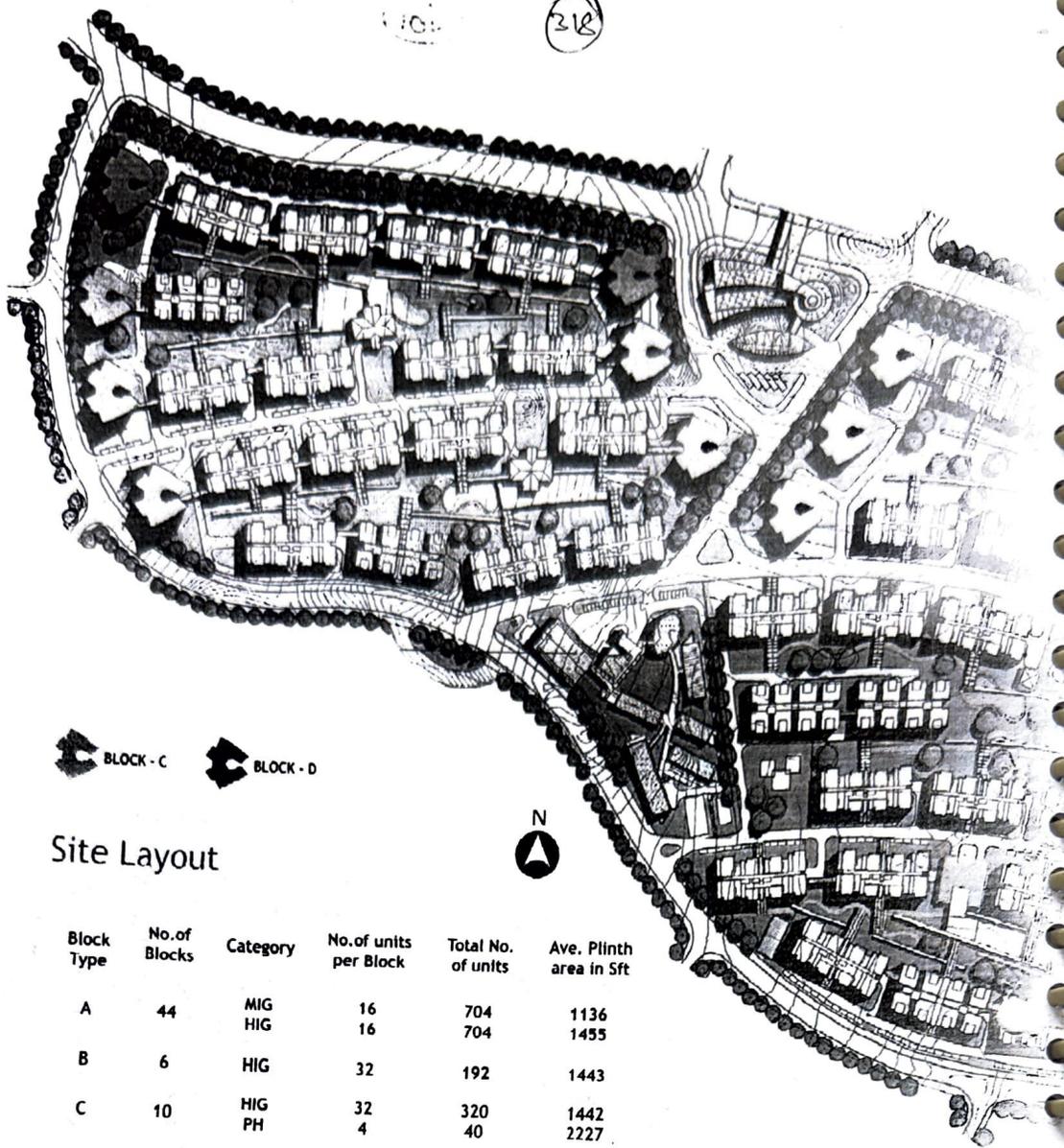
Come home to Singapore City,

only 8 kilometres away from Uppal, Hyderabad.

Come home to landscaped gardens, club-house,

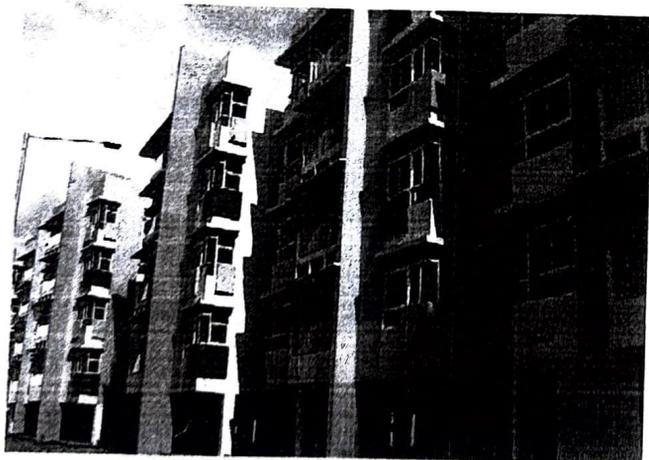
and an adjoining IT park

Come HOME TO REDISCOVER LIFE



### Site Layout

Block Type	No. of Blocks	Category	No. of units per Block	Total No. of units	Ave. Plinth area in Sft
A	44	MIG	16	704	1136
		HIG	16	704	1455
B	6	HIG	32	192	1443
C	10	HIG	32	320	1442
		PH	4	40	2227
D	4	Duplex	30	120	1806
<b>Total</b>	<b>64</b>			<b>2080</b>	



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at Pocharam, Hyderabad

**Singapore City...Luxury in the lap of nature.**

Have you ever lived in a park? Have you ever seen the seasons burst forth into your backyard? Have you ever seen nature's treasures mingle with the children's laughter?

**SEE, FEEL & BUY**

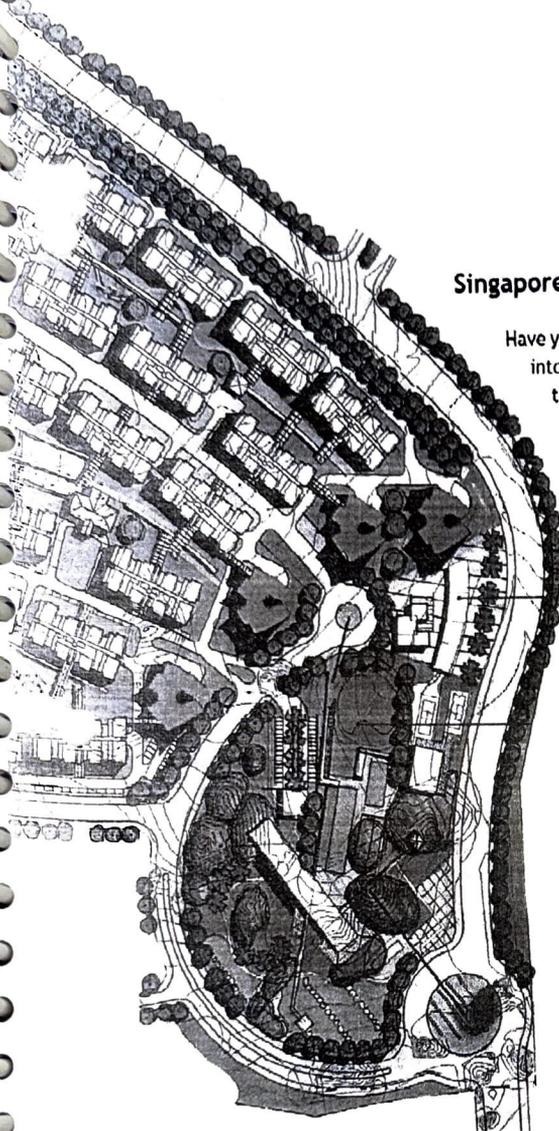
Get ready to experience a whole new way of living at Singapore City - a unique, fully integrated township being developed by the Andhra Pradesh Housing Board in collaboration with the master planners from Singapore, CESMA International.

Modeled on the lines of ultra-modern green housing in Singapore, the township is spread over 280 ha land in Pocharam, just 8 kms. east of Uppal. It offers an array of elegant dwellings, all of international standards. The highlight of this project is the impressive pace of construction being undertaken here. At present, all residential units have already been rendered ready for living, and have become home to several families who have moved in. Most of the infrastructure in the inhabited pockets has been put in place, and landscaping of the grounds is showing visible results. Now, with the adjoining IT Park also getting set for action, with over 25000 jobs, the area is no longer a blueprint but a living, breathing reality.



CONCEPTUAL PLAN OF COMMERCIAL CENTER

At full bloom, the township will accommodate 16000 families.



### Premium...whichever way you live in it.

The township has been conceived and built as the place to live in. The Phase-1 is now open to the world. This affordable luxury in "The Nirvana of Suburbia". Well connected by National Highway, the proposed outer ring road, MMTS, Sanskruti is self-contained township with Hospital, School and Shopping Mall of its own.

The township lays out various housing options to cater to a variety of tastes and budgets. Sunny, airy and spacious, each dwelling will be marked by distinctive architecture. Since the project is being undertaken in phases, Phase I which consists of 85 acres of land will offer 2080 apartments of 1100 to 2200 sft, at a price ranging from Rs. 11.3 lakhs to 31.3 lakhs. All resources used are of world-class quality and ensure the very finest finish.

The Apartment units are strikingly simple in their planning and layout with ample ventilation and no common walls. Landscaped precincts in between blocks are undisturbed by vehicular traffic and are a safe oasis for children to play and the community to join in. What's more, the homes stand out for their freshness and caring touches. And just in case you are looking for a feel of what's on offer, just walk through the finished unit! Or ask for the pick up service to see it, feel it and believe it. Rarely you get a chance to select a home, register it and move into occupy.



## Highlights

Undivided share of land and free hold apartment

Gated Community, round-the-clock security, broad, well-planned roads with footpaths and service ducts.

Developers finalized for building & operating schools, health centres, shopping centres, club-house with swimming pool.

Vaastu Compliant.

Construction with high quality specifications.

10 passenger automatic door lift for each block .

Fully under ground water, electrical and sewerage lines.

Secondary roof over terrace for heat insulation.

Environment friendly sewerage treatment plant.

Additional lift and stand-by generator for 10 storeyed blocks.

Essential stores such as grocery, pharmacy, fruit & vegetable stall, milk booth, coffee & snack bar, dry cleaning, barber shop and ladies parlor ready to be operated, school & hospital to be operational by August.

Piped cooking gas supply.

Service providers for internet, telephone & cable tv.

*The icing on the cake is you DO NOT HAVE TO pay 10.20% service tax! which has come into effect recently.*

**Sanskruti**  
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at Pocharam, Hyderabad

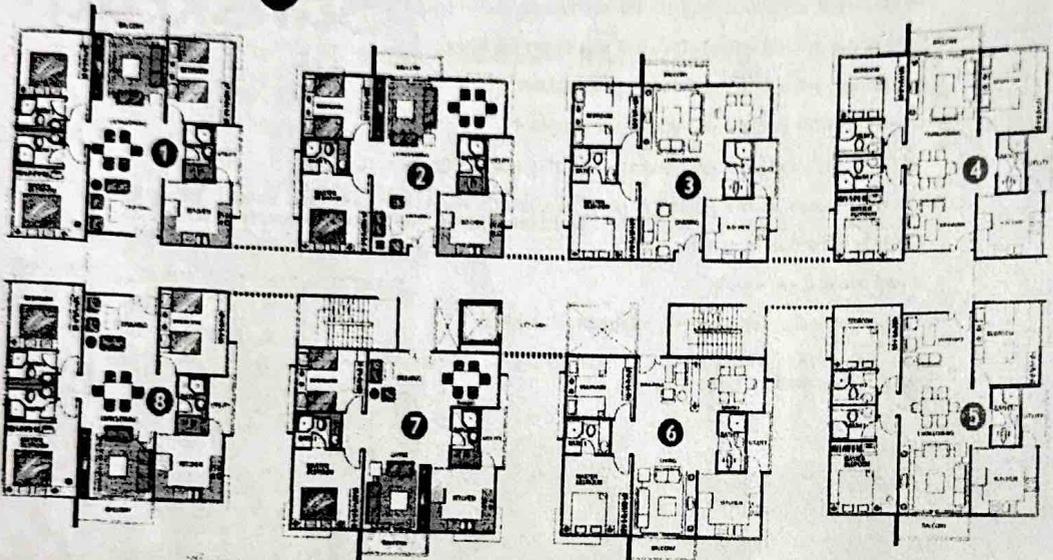


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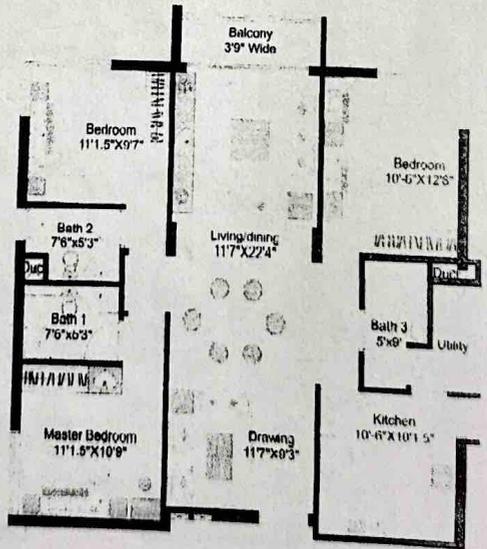
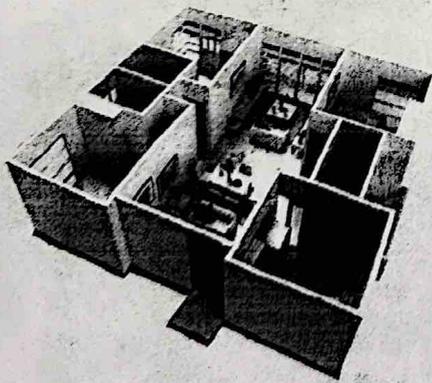


# Block Type - A

Flat No	1	2	3	4	5	6	7	8
Area	1454.96	1131.188	1131.188	1454.96	1455.38	1142.03	1147.03	1455.38



HIG



# Sanskriti

T.O.W.N.S.H.I.P  
at Pocharam, Hyderabad

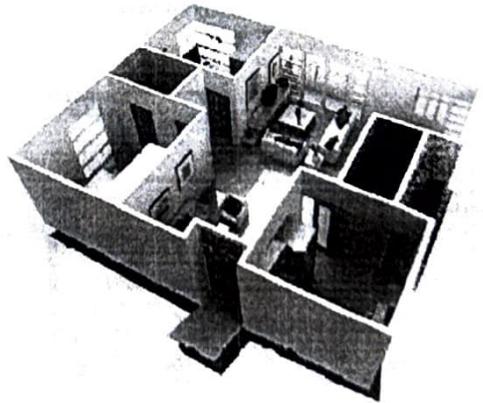
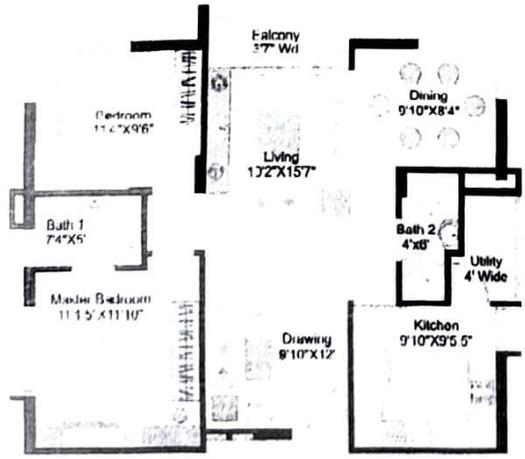


## Block Type - B

Flat No	1 to 4	5	6	7 to 8
Area	1441.402	1441.65	1453.58	1441.77

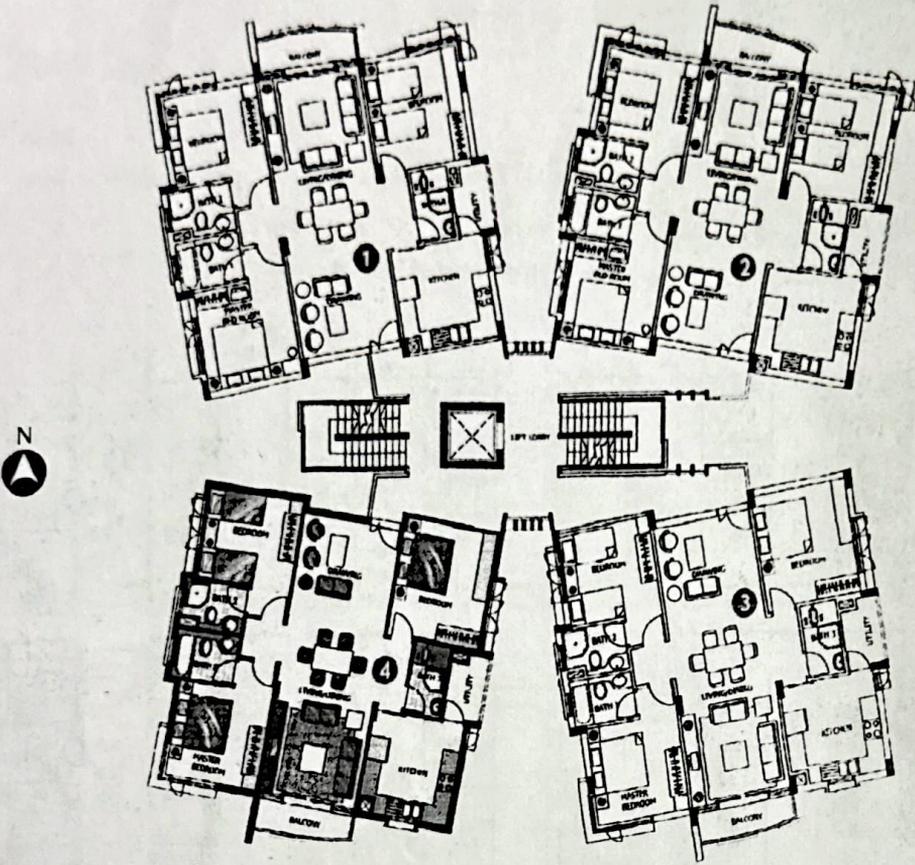


### MIG



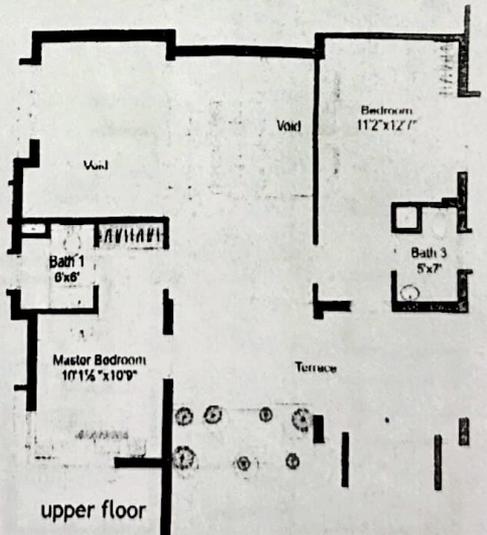
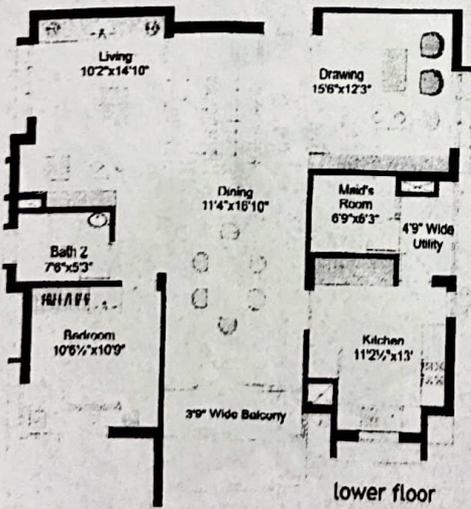
Block Type - C

324

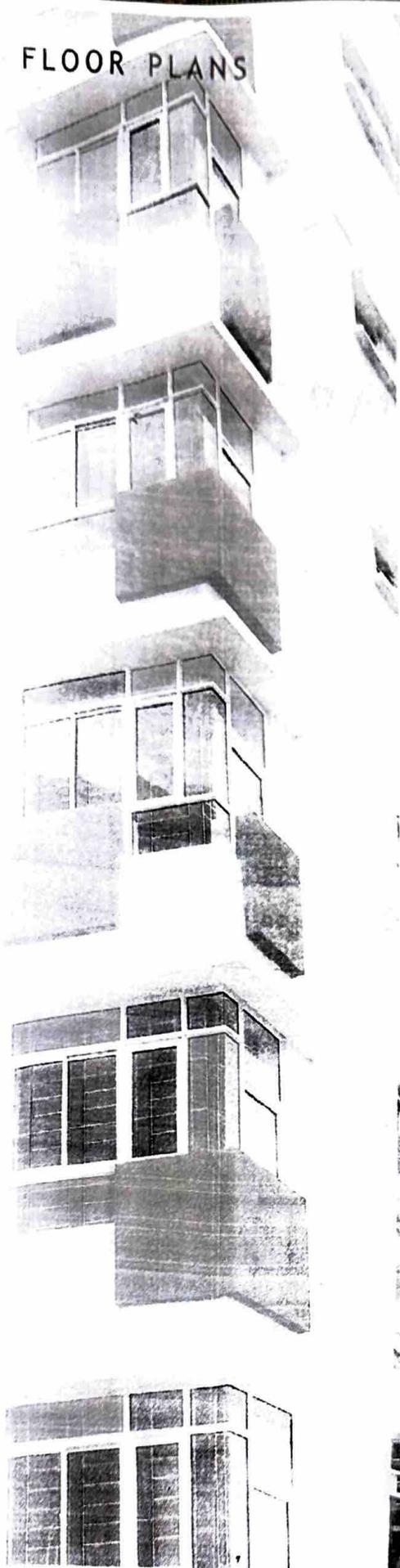


Penthouse  
9th & 10th floor  
Flat no:4

Flat No	1,2	3,4
Area	2218.40	2235.77



FLOOR PLANS

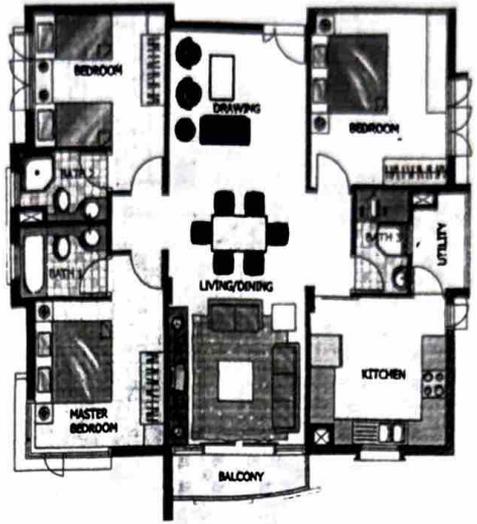


825

# Sanskriti

T.O.W.N.S.H.I.P

at Pocharam, Hyderabad



Normal HIG 1st floor to 8th floor

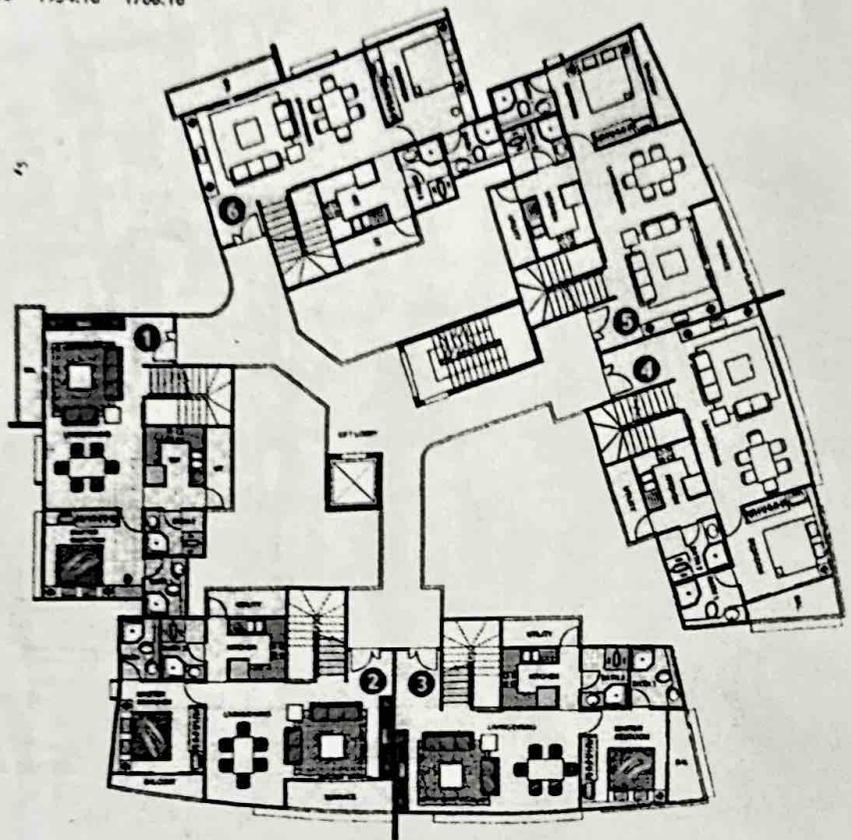
Flat No	1,2	3,4
Area	1442.16	1441.90



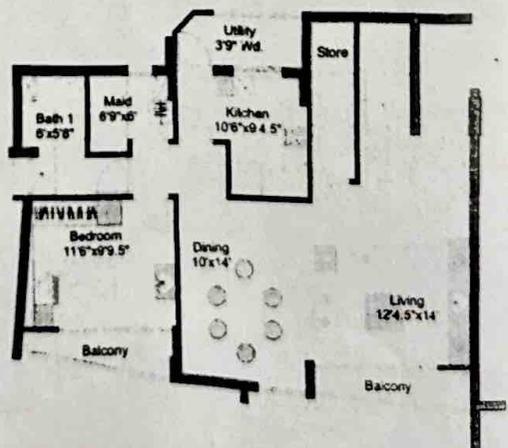
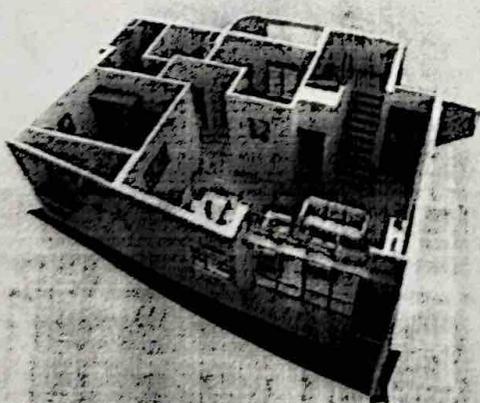
# Block Type - D

226

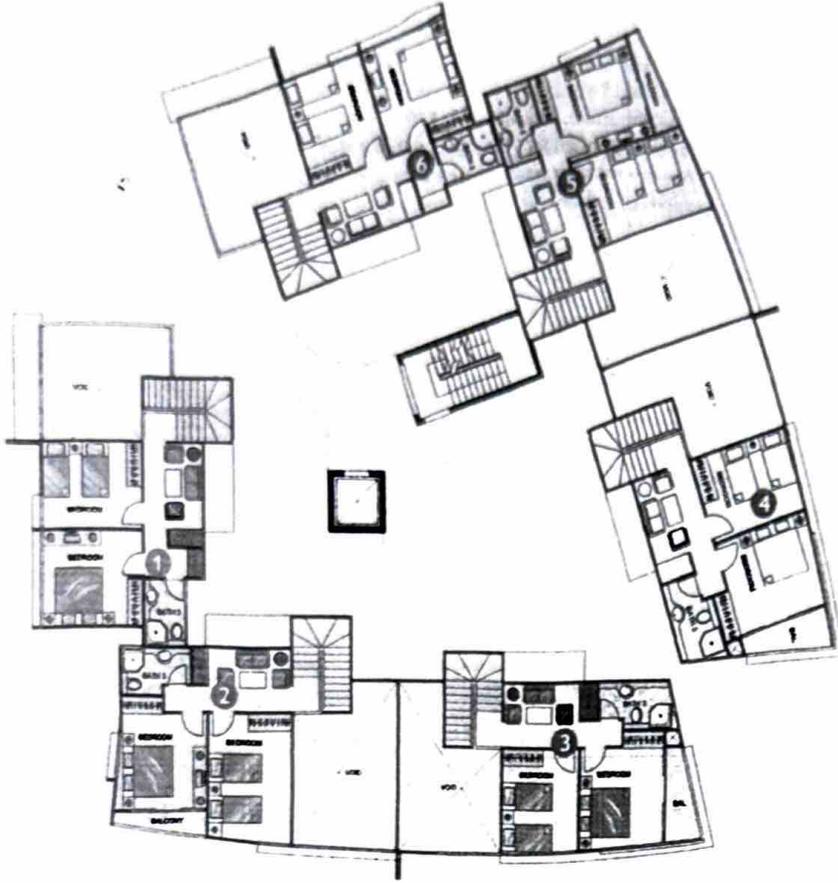
Flat No	1,6	2,3	3,4
Area	1717.16	1934.18	1766.16



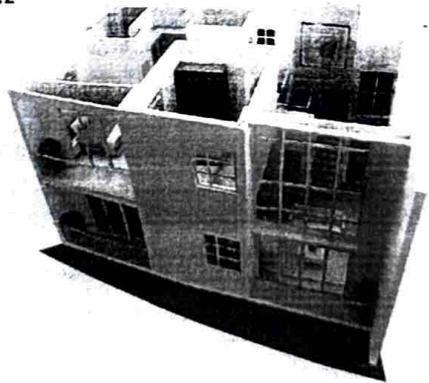
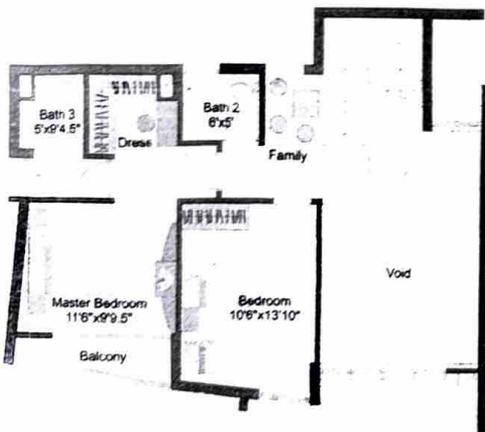
## Duplex lower floor



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**Sanskriti**  
T.O.W.N.S.H.I.P  
of Pocharam, Hyderabad



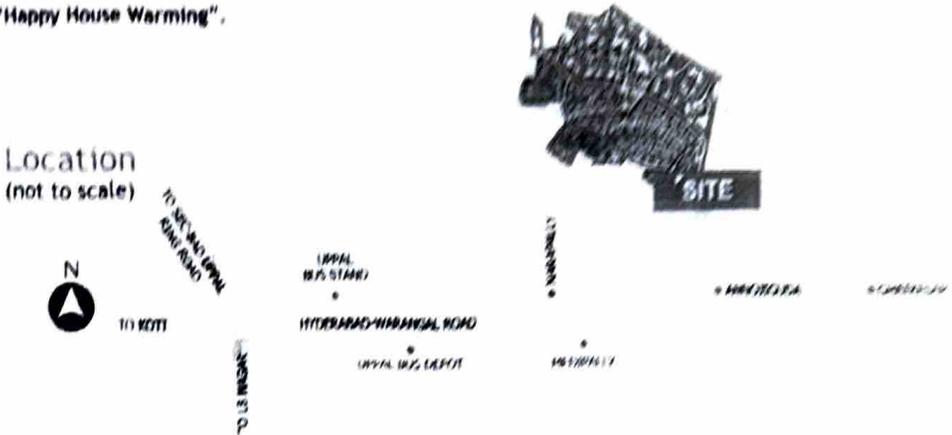
**Duplex**  
upper floor  
Flat no:2



### What makes Singapore City so special ?

The township is located in nature's lap, blessed with fresh breeze and unspoilt surroundings. It is incredibly close to the city centres by road and rail. Proposed MRTS station is just 2.5 kms away and is already sanctioned, and Uppal is only 8 kms by road. Moreover, the proposed outer ring road runs close to the township. APTB has already selected investors for setting up Club - 8 acres (Kiran Fort Club), School - 7 acres (Sree Vidya Niketan Educational Trust), Hospital - 2 acres, (HIMS), commercial complex - 3 acres, (Spark System Ltd.) and different service providers for telecommunication, internet, & cable tv. They are running the facility on skeletal manner till the final structures get finished. What's more, the IT park coming up next door, will bring in thousands of job opportunities, and a sure demand for good rental value. Never before has a great lifestyle been so affordable. Hurry! Buy your flat while the opportunity lasts!

"Happy House Warming".



### Specifications

- Foundation & Structure :** R.C.C. framed structure
- Walls :** Masonry with cement mortar
- Plastering :** Luppam finish for all inside walls & sponge finish for all external walls
- Doors :** Custom designed shutters for main door. Commercial flush shutters for inside doors
- Windows :** Glazed aluminium powder coated windows with safety grills except kitchen window
- Flooring :** Good quality ceramic tiles
- Toilets :** Anti-skid ceramic tiles with ceramic tile dadoing up to 2.1m height and sanitary fixtures
- Kitchen :** Polished green marble, stainless steel sink and wall dadoing
- Painting :** Inside coloring with two coats of plastic emulsion, external walls with cement based paint & joinery with enamel painting
- Electrical :** Concealed wiring with adequate points for tv, telephone, power points and provision for geyser in toilets
- Lift :** Ten passenger automatic door lift for each block. Additional lift for tower blocks with stand-by generator
- Fire Fighting :** Provision for fire fighting equipment at appropriate places and requisite norms