

# AYATI LAKE VIEW

3 BHK & 2 BHK @ CHENGICHERLA



98666 29917



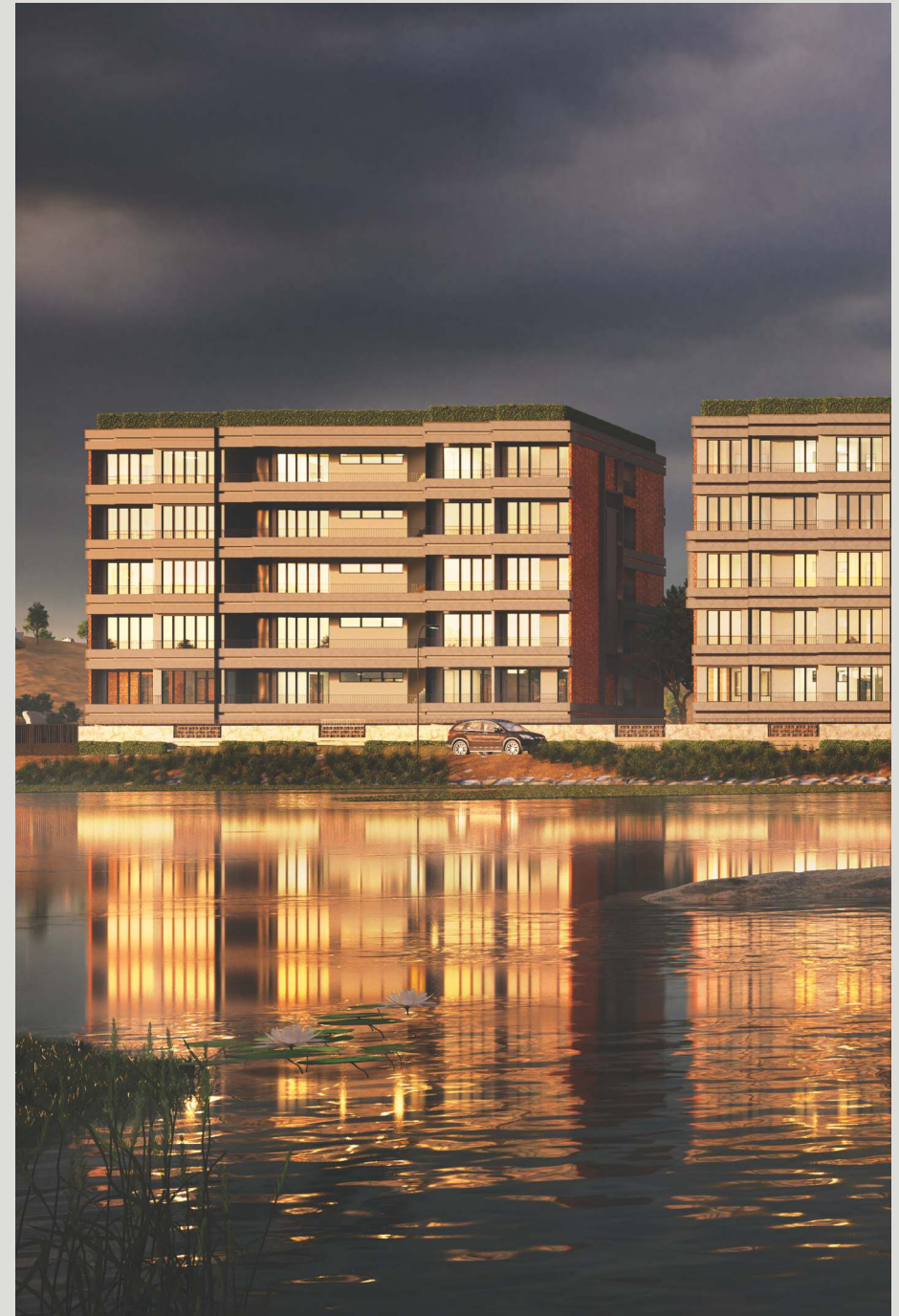
# AYATI PROPERTIES

Ayati Properties is established by an Architect and a Civil Engineer with an experience of 16 years with proficiency in the fields of Mining, Architecture, Infra, and Engineering. They aim to develop boutique projects in and around the city of Hyderabad while drawing from their decade and a half of learning in construction and its complimentary fields aiming to close the identified gaps and missed opportunities in the housing sector. Rahul Reddy and Tuljha Reddy draw from 16 years of their onsite experience as they insist on Sustainable Architecture and emphasise on Services Planning at Ayati Properties along with good construction practices and Maximised Space Utilisation.

At Ayati Properties staying rooted in traditional environments and understanding everyday living is at the core of its Sustainable design. The team is environmentally conscious with a clear goal in mind to assemble and execute well designed co-living spaces with the know-how as to how to achieve it.

Aspirations for mindful co-living guide their purpose in creating an urban space for community living. Inspired by rural and social engineering, the projects undertaken by Ayati focus on sustainable community living that is rooted in traditional wisdom. To reach these aspirations at Ayati Properties, the personnel are consciously aware of the choices made during construction.

Being a boutique establishment gives them a breadth of freedom compared to other builders in the market. Led and managed by young partners with an inclination towards tradition, their diverse yet complementary fields of expertise in architecture, interior design and infra adds to their repertoire.





MAIN ENTRANCE

## AYATI LAKE VIEW

### - PHASE ONE

Phase One of Ayati Lake View has 60 units of 3BHK and 2 BHK, located in Chengicherla abutting a 60' road. The property has Chintal Kunta Lake to its North and the Narapally Reserve Forest to its East. Living in this venture ensures greenery forever on the East courtesy the Forest Land and cool breeze from the North courtesy the lake.

The Telangana Government has developed a walking track around the Chintal Kunta Lake with abundant plantation and landscaped spaces making this an inviting and alluring neighbourhood. The property value will continue to appreciate as years go by due to the pleasure of being located next to a reserve forest and a lake.

Connectivity wise, Ayati Lake View is strategically located within minutes from the Warangal highway and a 150ft wide road connects this Warangal highway all the way to Shamirpet. The connectivity and location of the property is such that the residents can commute to distant areas within the city with ease. Another advantage is the proximity of the Chengicherla Industrial Area which is located at just 5 kms from Ayati Lake View. The Chengicherla Bus Depot which is a mere 100 meters from the property adds to further appreciation of the venture in everyday life. With International grade schools like the Meridian Public School located within 500 metres from Ayati Lake View this makes it an ideal choice for young parents.

Ayati Lake View is an IGBC rated building.



# SPECIFICATIONS

- STRUCTURE: RCC Framed Structure
- SUPER STRUCTURE: Brick and Block Masonry
- INTERNAL WALL FINISHES: Smooth Finished surface with paint over lappam
- EXTERNAL WALL FINISHES: Cement Plaster with texture finishes and exterior weatherproof paint
- MAIN DOOR: Engineered/Hardwood frame with flush shutters fitted with reputed hardware
- INTERNAL DOORS: Engineered/Hardwood/WPC frame with flush shutters fitted with reputed hardware
- FRENCH DOORS: 2.5 track UPVC sliding door frames with glass
- UTILITY DOORS: Engineered/Hardwood frame with flush shutters fitted with reputed hardware
- WINDOWS: UPVC windows with clear glass
- RAILINGS: MS Railings of reputed finish
- COMMON AREA FLOORING: Vitrified Tiles/Granite
- INTERNAL FLOORING: Vitrified Tiles in all rooms and ceramic tiles in toilets and utility pits provided for recharging ground levels
- DADO: Ceramic tile dado up to 7' in toilets and up to 3' in Utility Area
- KITCHEN SINK: Steel sink of reputed make
- SANITARY WARE: Premium Quality Wash Basins and Wall mounted EWC of reputed make
- SANITARY FITTINGS: Chrome plated Fittings for all toilets, Kitchen Sink and Utility Areas of reputed make
- AIR CONDITIONING: Power supply for AC along with electrical and copper piping. Provision for Outdoor AC Units made for every Flat
- SWITCHBOARDS and WIRING: All wiring and switchboards provided of a reputed make.
- TELECOMMUNICATIONS, CABLE TV AND
- INTERNET: Telephone points in Drawing/Living Room along with intercom facility to security Area. Cable TV Connection in Master Bedroom and Living Room. One internet connection provision per flat.
- SEWAGE TREATMENT PLANT: A plant of adequate capacity provided as per norms
- RAINWATER RECHARGE: Multiple recharge pits provided for recharging ground levels
- WATER METERS: Provided for each unit
- ELEVATOR: A reputed make with car capacity for 4 to 5 passengers
- PARKING: Parking is well designed to suit the number of car parks provided with signage as needed. Charging points provided for electric cars.
- BARRIER FREE: Access ramps at all block entrances provided for the differently abled.
- POWER BACK UP: Full power backup for common areas and essential points in individual flats.
- SECURITY: Surveillance cameras provided in all common areas with 24 hr monitoring
- LPG GAS: Supply of gas from centralized gas bank to all individual flats
- GARBAGE DISPOSAL: Garbage chute provided with individual floor access.







71,680 sq ft of super built up/55 numbers of 2 BHK & 5 numbers of 3 BHK flats/Stilt & cellar for parking with charging pods facility/Extent of 3402 sq yards or 0.70 acres of land/STP – Sewage treatment plant/Gym & SPA facility/party area/Common laundry with washing machines & driers/Generator backup

Location of the property – 50 Meters from Chengicherla Bus Depot/ Project Overlooking Chintal Kunta Lake on the North - 500 acres of Forest land to East of the project within 20 Meters/ 200 meters from 150 ft road connecting Shamirpet to Hyderabad – Warangal road/ Strategic location of 1.5km from Chengicherla junction on Hyderabad – Warangal road / Project overlooking Chengicherla Lake/ Beautification of the lake along with jogging track taken up by HMDA to make Mini Tank Bund/500 meters from Meridian School / IGBC Certification/ Urban farming on the terrace for each residents, to facilitate community bonding and agriculture as hobby/Pre-done Air conditioning ducts for each flat/Smart Homes/Customized children play area/ Intercom facility within the flats and security room/Designer landscaping/Barbeque area/ Guest rooms/ Handicap toilet/ Barrier-free design/ Rainwater recharge



AYATI LAKE VIEW







THE AYATI FACTOR -

# What is Ayati doing different from the rest?



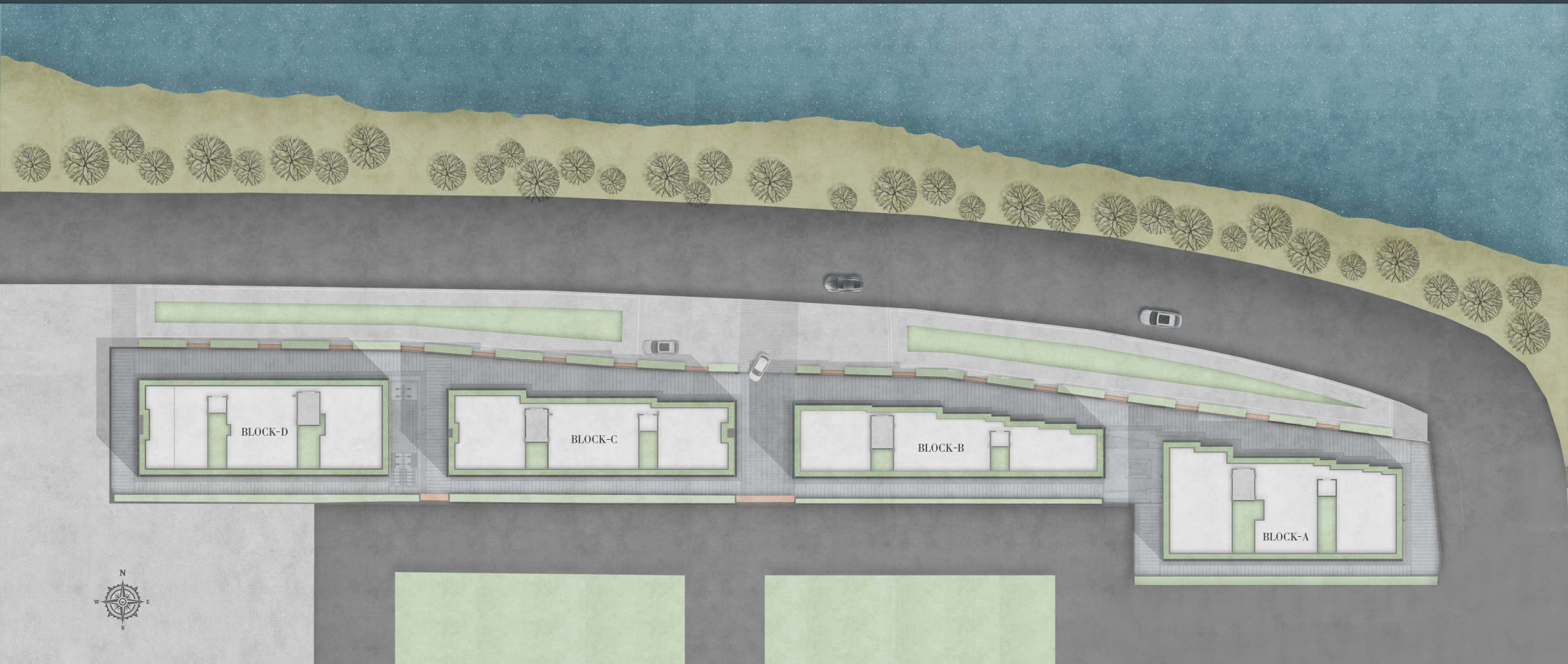
- Pre-certified IGBC Rated Building
- Green-rated building materials
- Porotherm Brick which gives a 6-degree variation in temperature between the outside and inside
- Eco Friendly Plaster which aids in temperature Regulation. Resistant to salt, mould stains, dampness and cracking.
- Floor to ceiling windows in all bedrooms and living spaces.
- Waste management
- Urban Farming Opportunity for residents







# SITE PLAN



## AYATI LAKE VIEW

## Why live in a GREEN BUILDING?

The most important benefit green buildings offer is to our climate and the natural environment. Green buildings not only reduce or eliminate negative impacts on the environment by using less water, energy or natural resources, but contribute to the increase in biodiversity by encouraging plantations and maintaining water bodies on site.

Green buildings certified by the Indian Green Building Council (IGBC) results in energy savings of 40-50% and water savings of 20-30% compared to

conventional buildings in India. This results in cost savings on utility bills for tenants or households (through energy and water efficiency).

An IGBC certified green building also addresses better health of the occupants by ensuring better daylighting, cross ventilation, use of low VOC [Volatile Organic Compounds] products. It also encourages giving occupants access to health facilities like gym and walking trail.

Living in a green building is a giant step towards decreasing our carbon footprint and leaving a healthier planet behind for our children.







**Ayati strives to innovate in areas that most others don't;  
giving their clients a range of benefits.**

Well-designed and earmarked spaces in landscape and outdoor design maximise space utilisation and use the available spaces according to different age groups - ranging from tot lots & barbeque spaces, outdoor dining, party areas, walking trails around the property and other socially interactive spaces.

Apart from the above social spaces, interested residents are given a designated space for urban farming which can be used for herbs, spices and vegetable gardening. This practice encourages social bonding, a sense of community and hobby time.





VIEW FROM NORTHEAST







# GYM & SPA







SOUTHWEST PARKING





## BLOCK - B

FLAT-1 (SBA) | 1096 SFT | FLAT-2 (SBA) | 954 SFT | FLAT-3 (SBA) | 927 SFT



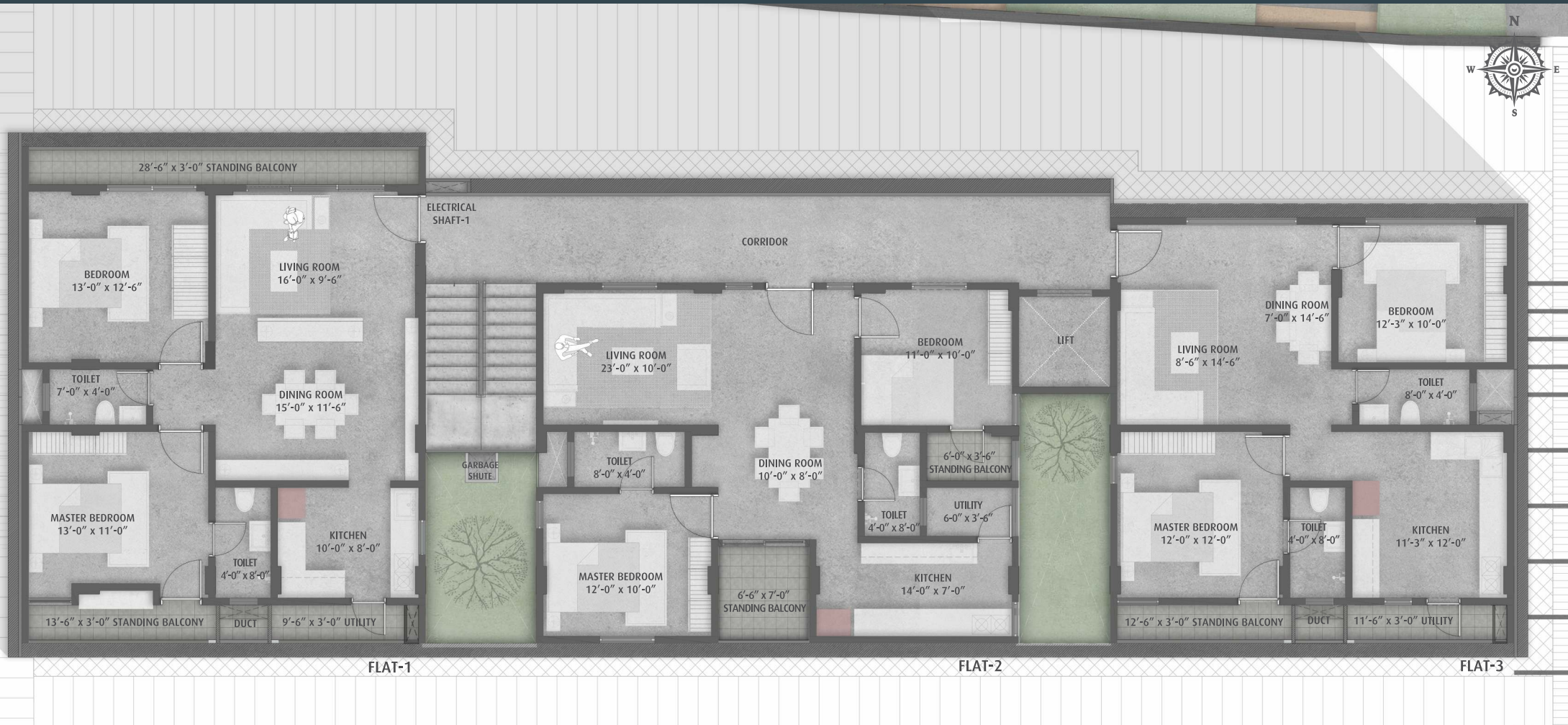
# YOGA & MEDITATION











## BLOCK - C

FLAT-1 (SBA) | 1311 SFT | FLAT-2 (SBA) | 1137 SFT | FLAT-3 (SBA) | 1123 SFT



# INDOOR PLAY AREA







Urban Farming

## AMENITIES

- Gym and Spa
- Yoga and Meditation Deck
- Multi-purpose Space
- Indoor Play Area
- Landscaped Terrace
- Common Laundry
- DG Backup
- Barbeque Area
- STP
- Children's Play Area
- Urban Farming

## CONNECTIVITY

### ▪ SCHOOL

Meridian School - 0.7 KM  
St.peters School - 1.5 KM  
Nallamalla Reddy  
Engineering College - 6.6 KM

### ▪ MALL

Klm Shopping Mal - 2.8 KMI  
Noma Talkies - 9 KM

### ▪ HOSPITAL

Apex Hospitals - 2.7 KM  
Vajra Hospitals - 3.9 KM  
Cure Hospitals - 4.8 KM

### ▪ BUS STOP

Chengicherla Bus Station - 0.3 KM

### ▪ BANK

Union Bank Of India - 1.9 KM

### ▪ RAILWAY STATION

Secunderabad Junction - 15.7 KM  
Moula Ali - 11 KM

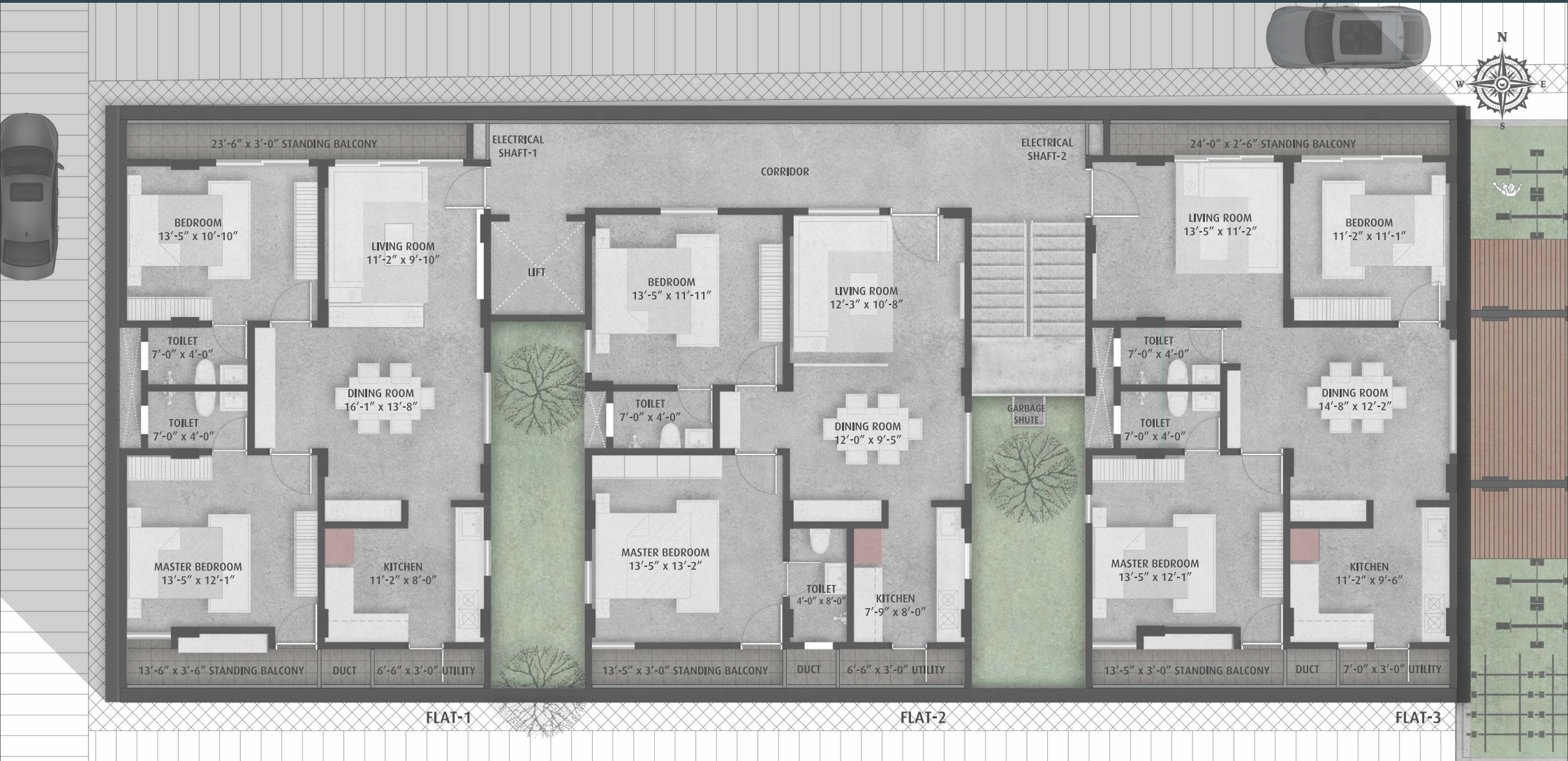


Children's Play Area



Common Laundry





## BLOCK - D

FLAT-1 (SBA) | 1303 SFT | FLAT-2 (SBA) | 1152 SFT | FLAT-3 (SBA) | 1304 SFT



## KEY PLAN

1. Chengicherla X Roads
2. Ayati Lake View
3. Chengicherla Bus Depot
4. Forest Land

## UPCOMING PROJECTS

### AYATI LAKE VIEW Phase 2:

Type – Residential

Location – Next to Chengicherla Bus Depot/Extent of land 0.75 acres or 3667 sq yards.

### AYATI NOMA:

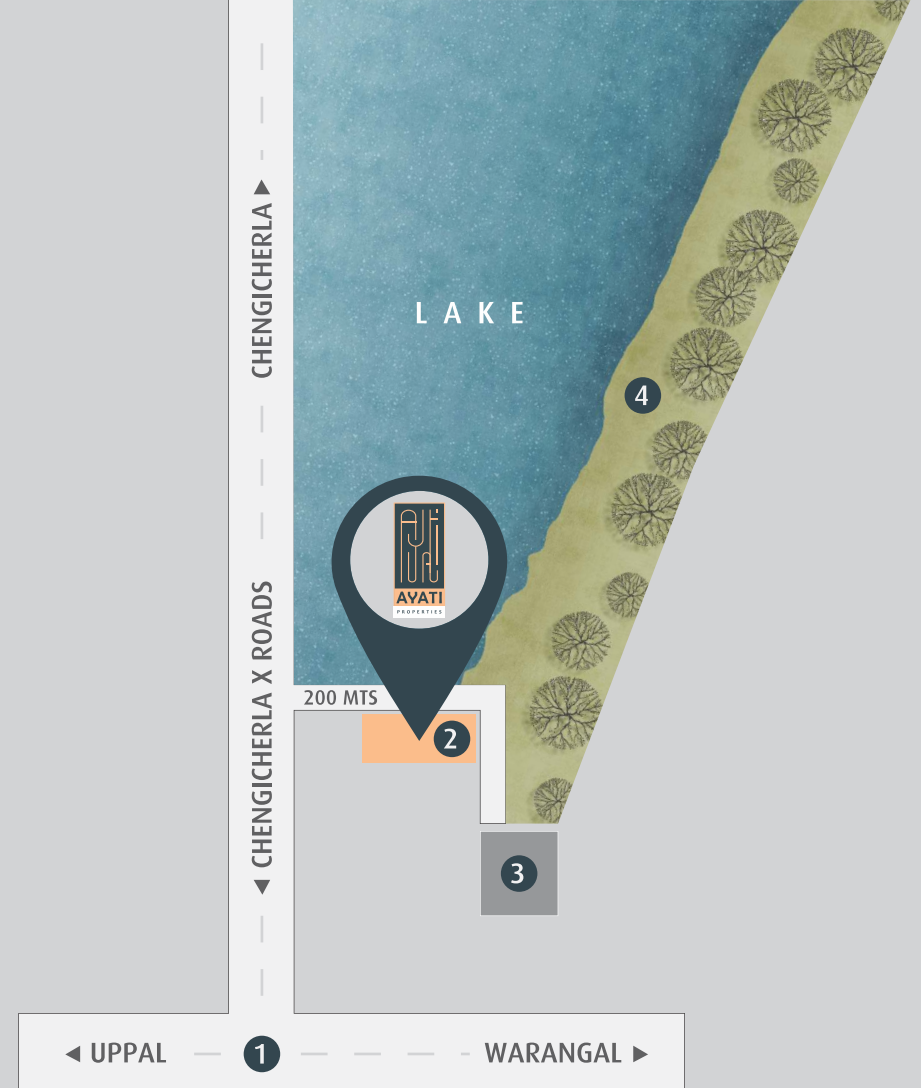
Type – Commercial

Location – Chengicherla Main Road/ Extent 0.50 Acres/ 55000 sq ft super built up for leasing.

### AYATI HILLTOP:

Type – Residential

Location – Snehita Hills, Bandlaguda/Extent .57 acres / 48 units of 3 BHK flats.



ARCHITECT



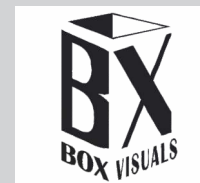
STRUCTURAL  
ENGINEER



IGBC  
CONSULTANT



MEP  
CONSULTANT



3D  
VISUALISER



MARKETING AGENCY

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