



indraprastha

CURATED FOR THE FEW,
CRAFTED FOR THE FINEST.



INDRAPRASTHA
RESIDENCY

A BOUTIQUE LIFESTYLE RESIDENCES @ UPPAL

BOUTIQUE LIVING, WHERE LESS MEANS MORE



A boutique collection
crafted for the discerning few.
Where space is not just
measured, but cherished.
Refined living, elevated
in exclusivity.
Because true luxury
is never crowded.



Indraprastha: Two Decades of Excellence, Now in Uppal

For 20 years, Indraprastha has been crafting exceptional living spaces, delivering happiness and quality with unwavering consistency. With a legacy of satisfied homeowners in Kakinada, we now bring the same trusted commitment to Uppal—introducing a boutique community that reflects our hallmark of excellence, thoughtful design, and a promise of refined living.



INDRAPRASTHA
RESIDENCY



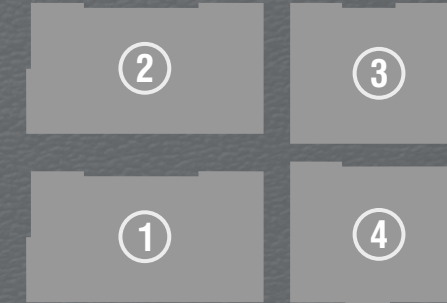
BOUTIQUE LIVING, CRAFTED FOR THE FEW

Welcome to exquisitely designed 2 & 3 BHK boutique residences, where architecture meets elegance. Thoughtfully planned and beautifully ventilated, each home is a seamless blend of modern comfort and timeless sophistication. Crafted for the select few, this is where luxury finds its true meaning.



INDRAPRASTHA
RESIDENCY

3 BHK
UNITS | 1&2
WEST FACING
1595 SFT.



2 BHK
UNITS | 3&4
EAST FACING
1270 SFT.





ROAD

Flat 02 | West | 1595 Sft.



Flat 01 | West | 1595 Sft.

ROAD

Flat 03 | East | 1270 Sft.



Flat 04 | East | 1270 Sft.

8'3" WIDE CORRIDOR

UP

DN

2

3

1

4

LIFT
5'9" x 6'6"

ROAD

TYPICAL FLOOR PLAN



AREA STATEMENT - IN SFT.

FLAT NO:	CARPET AREA	OUTSIDE WALLS	BALCONIES	PLINTH AREA	PARKING/COMMON AREA	BUILT UP	UDS
1	983	108	81	1228	367	1595	60.9
2	983	108	81	128	367	1595	60.9
3	743	93	115	978	295	1270	48.5
4	743	93	115	978	295	1270	48.5

SPECIFICATIONS

FOUNDATION & STRUCTURE

R.C.C. Framed structure using VIZAG/MANGAL/ JSW/BK or equivalent TMT Steel.

WALLS

Molded red clay or AAC bricks (9"/6" for outer walls and 4" for internal walls.

PLASTERING

Internal and External walls with 1:5 sponge finish.

MAIN DOOR

5" x 3" (7'.0" Height) Polished Teak wood frame & shutter with Brass H/w.

INTERNAL DOORS

- Country wood frame & reputed company make flush door shutters.
- Granite frame with flush shutter (Laminated sheet on toilets inside) for toilets.

WINDOWS

Aluminum Powder coated/UPVC with 5mm glass and safety grills with Mosquito shutter for each window.

FLOORING

- Reputed brand Vitrified tiles in hall, dining, bed rooms and kitchen with skirting and ceramic tiles flooring in toilets and balconies.
- Anti skid tiles for common corridor & stair case.

CEILING

Pop Ceiling shall be provided for Top Floor flats only.

KITCHEN

Cooking platform shall be with black granite on one side with stainless sink and tile dado up to 2' height.

TOILETS

- Glazed ceramic tiles dado up 7' height. Each toilet shall have one wash basin, EWC/WC commode (Hindware/ Cera/ Parryware or equivalent) and necessary taps of Parryware/ ARK/ESS or equivalent make.
- Shower, provision for exhaust fan and Geyser will be provided.

ELECTRICAL

- Concealed copper wiring (Finolex/Polycab/ Anchor or equivalent make) for three phase power supply, Modular switches MCBS & DBs, Provision for Inverter Wiring shall be provided.
- Power outlets for air conditioner in bedroom and geyser connection in bathrooms.
- Provision for modern appliances such as cable TV, Fridge, Computer etc., points will be provided. (However Electrical service connection charges shall be payable by the Owner only.)

WATER SUPPLY

CPVC of Ashirvad/Astral or equivalent

PAINTING

Internal walls, Building front elevation. With 2 coats Asian or equivalent emulsion paint over BIRLA/JK/JSW or equivalent wall putty and remaining walls with 2 coats of Apex emulsion over primary coat.

LIFT

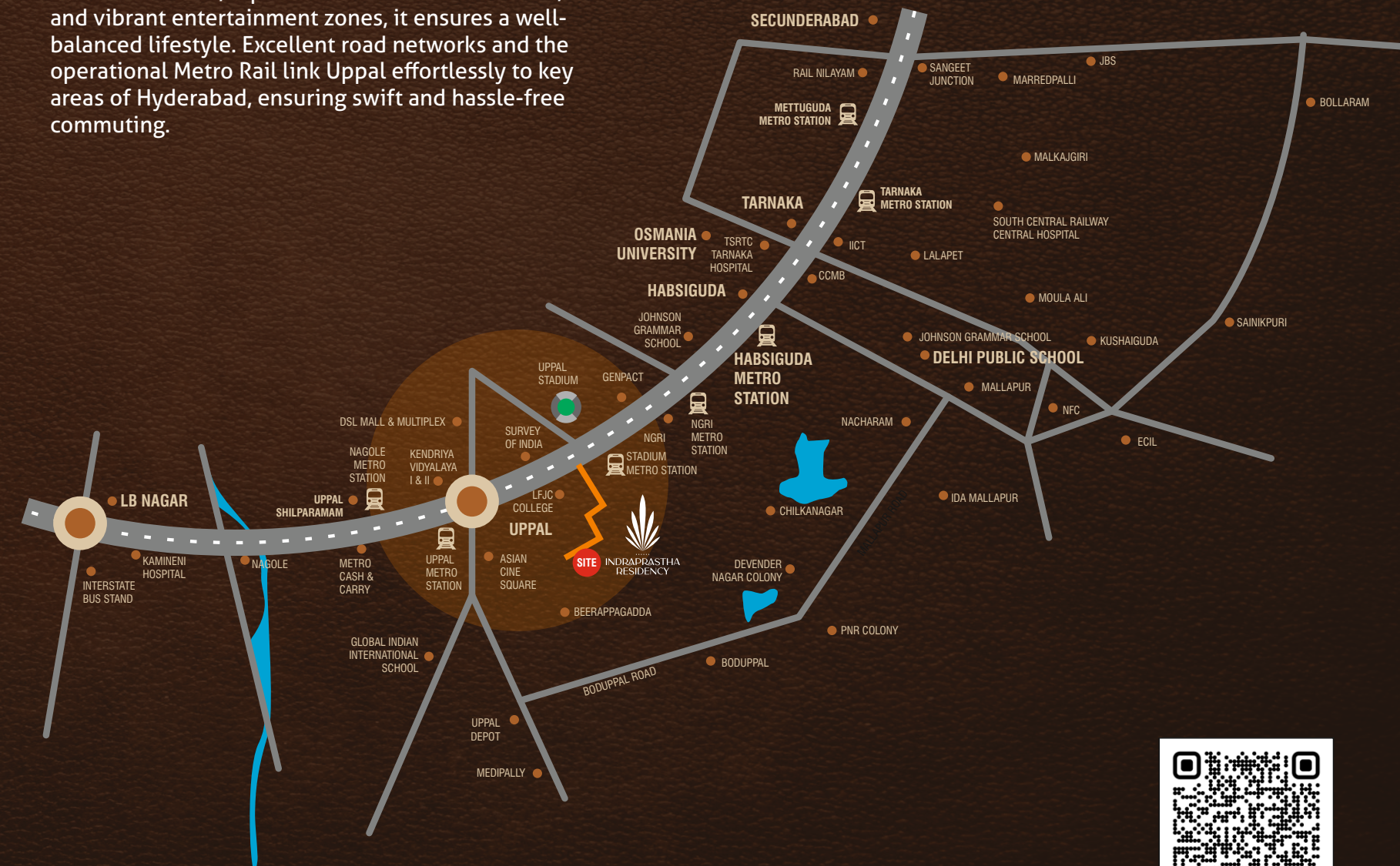
6-passenger lift of standard make with automatic doors, V3F, and ARD.

GENERATOR

Generator Back-up for lift, Common Lighting, Motors of Kirlosker / Mahendra /Ashok leyland or equivalent make.

PERFECTLY PLACED, WELL-CONNECTED @ UPPAL

Uppal stands as a dynamic hub with seamless connectivity, making it an ideal destination for work, education, and leisure. With easy access to IT parks, business centers, reputed educational institutions, and vibrant entertainment zones, it ensures a well-balanced lifestyle. Excellent road networks and the operational Metro Rail link Uppal effortlessly to key areas of Hyderabad, ensuring swift and hassle-free commuting.



LOCATION PLAN
-Not to scale



Location QR Code



indraprastha

CORPORATE OFFICE

M/S Indraprastha Nirman

30-265/50/17,
Pragathi Nagar, Sainathpuram,
Hyderabad 500062

Email: nirman@indra-prastha.com
website: www.indra-prastha.com

Contact us

988 555 5766, 998 591 0111

SITE ADDRESS

Lane No: 3/1, Plots 47, 48, 62 and 63
Sri Raghavendra Nagar Colony,
Uppal, Hyderabad-500039. Telangana