

NYSA Villas

LP No: 000043/LO/PLG/HMDA/2025



4 BHK TRIPLEX VILLAS

Nandigam@Kollur-Mokila

215 Sq Yds | 3644 Sft

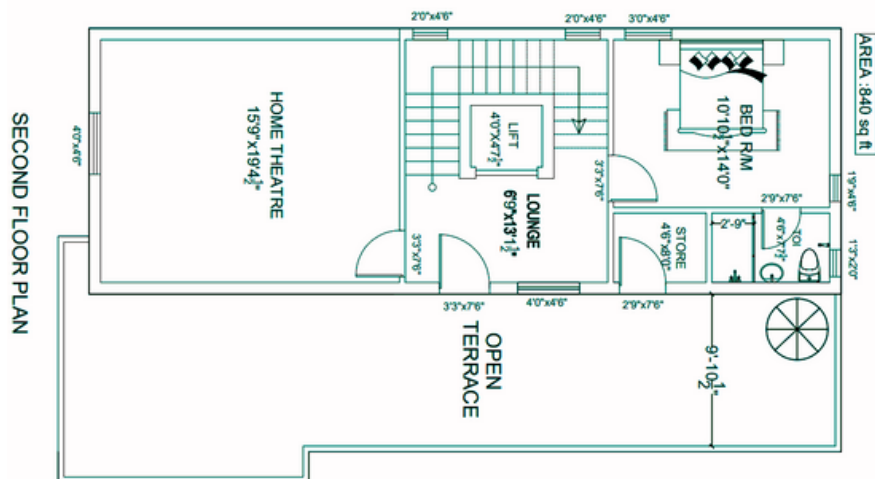
Experience Tranquil living in well designed villas nestled in a prime location, offering convenience, comfort, and class."



4 BHK VILLAS

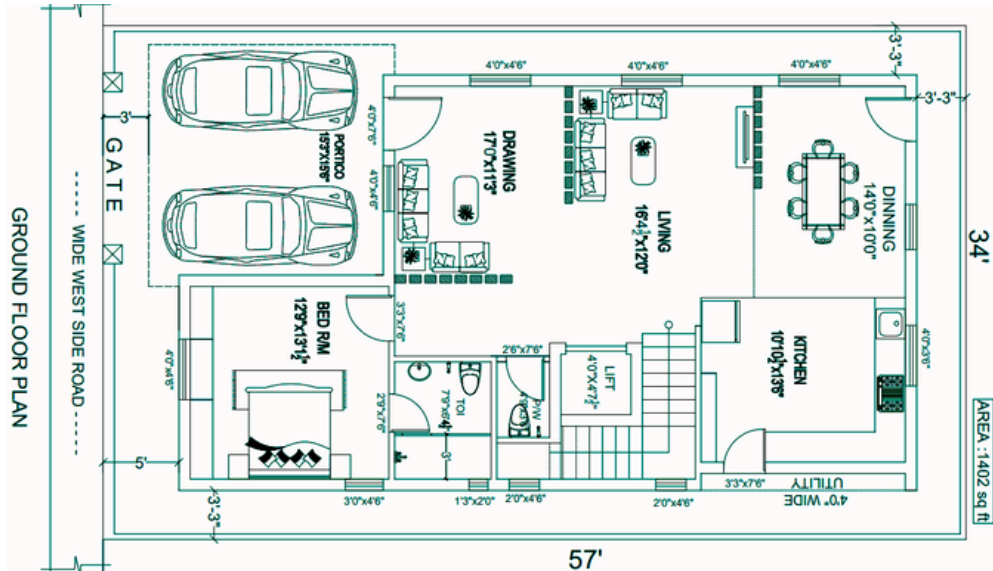
- HMDA Approved
- 6.5 Acres Gated Villa Community
- 10,000 Sft Clubhouse
- 25+ Amenities





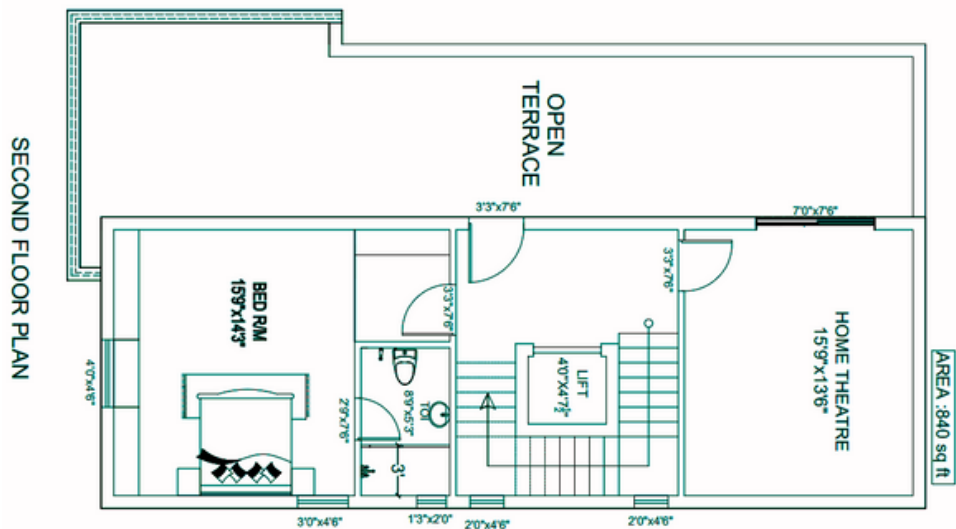
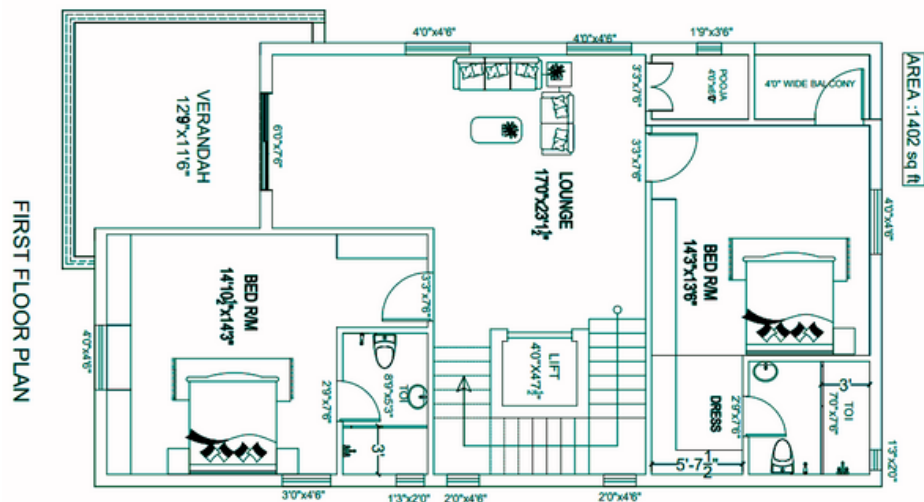
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WEST FLOOR PLAN



Plot Size:
215 Sq Yds

Built-up:
3644 Sq ft



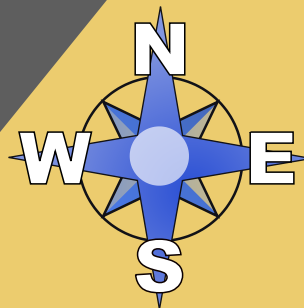
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LAYOUT MASTER PLAN



Area:
6.3 Acres

Built-Up:
79 villas



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SPECIFICATIONS



STRUCTURE:

- RCC FRAMED STRUCTURE : R.C.C framed structure
- SUPER STRUCTURE : First class lightweight, moulded clay bricks
- REINFORCEMENT : Steel of make Jairaj/Sugna/Shree or equivalent
- PLASTERING: 20 mm thick 1:6 Cement Mortar
- ELEVATOR: Shaft Provision for Elevator

DOORS & WINDOWS:

- MAIN DOOR : Teak wood door frame with Veneered flush door
- INTERNAL DOORS: Wood door frame & flush doors
- BATH ROOM & UTILITY DOORS: WPC door frame with Laminate Flush doors
- FRENCH DOOR: UPVC Door frame with plain glass paneled shutters
- WINDOWS: UPVC window frame with plain glass shutter with Mosquito net

PAINTING:

- EXTERNAL : Combination of textured and Wall putty finish over a coat of primer and two coats of weather proof external paint of Asian/Berger brand.
- INTERNAL : Two coats of Wall putty finish over a coat of primer and two coats of acrylic emulsion paint of Asian/Berger brand.

FLOORING:

- LIVING/DRAWING, DINING, BEDROOMS & KITCHEN: Vitrified Tiles of Qutone/RAK or equivalent.
- BATHROOMS : Anti-skid Ceramic Tiles.
- CORRIDORS : Granite/Tile flooring
- BALCONIES : Anti-skid Rustic Ceramic Tiles
- UTILITY : Anti-skid Rustic Ceramic Tiles.
- STAIRCASE : Granite or Tandoor Stone

BATHROOMS:

- Medium size wash basin of Cera/Hindware or equivalent
- Hot & Cold Divertor Mixer with overhead shower of Cera/Hindware or equivalent
- Provision for Geysers in all bathrooms
- Concealed flush tank with wall mounted W.C of Cera/Hindware / equivalent
- Chrome plated C.P fittings of Cera/Hindware / equivalent

KITCHEN:

- Granite Counter Top with SS Sink
- Provision for Water Purifier, Hob & Chimney

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SPECIFICATIONS



ELECTRICAL:

- PVC insulated Copper Wiring of Polycab/Havells/V-guard/Finolex
- Power Outlets for Geysers & Exhaust fans, Chimney, Refrigerator & Appliances in Kitchen, Washing Machine in Utility Area
- Plug points for T.V, ACs in Living & Bedrooms
- 3-Phase supply for each Villa & Individual Meters
- Modular switches of Legrand/Anchor/Havells or equivalent
- MCBs for each distribution boards of MDS or Equivalent make
- Provision for charging of EVs in parking for each Villa

CONNECTIVITY:

- Providing Telephone/Internet points in Living & Master bedroom.
- Intercom facility to the Security

FEATURES:

- All Concrete Roads with Pavement
- Underground Power, Water & Sewage lines
- Power back up with DG/Inverter Provision
- Sewage Treatment Plant for Treating water used in Flush Tanks and Irrigation
- 24/7 CCTV Surveillance at appropriate locations
- Solar Fencing for Compound Wall

Club House

- Cafe & Lounge
- Swimming Pool
- Gymnasium
- Indoor Games Area
- Yoga/Aerobics Area
- Multi-Purpose Hall
- Guest Rooms
- Convenience Store
- Maintenance Office

Amenities

- Aesthetic Landscaping & Gardens
- Nature Walking/Jogging Track
- Children Play areas
- Open Gym
- Yoga/Meditation Park
- Gazebos & Sitting Areas
- Basket Ball/Volley Ball Courts
- Net Cricket

LOCATION MAP



RICHER LANDS PVT LTD
MIYAPUR, HYDERABAD