

A lot of care and thought has gone into the layout of 'Avani's East Lake Avenue'. The object has always been to create living space that is offset by natural beauty. Green areas are therefore a key feature of this modern layout, with landscaped gardens.

Promoters



#2-2-3/6, Flat No.202, 2nd Floor, Manorama Golden Towers, Shivam Road, Hyderabad 500013.

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Starting with Hi-tec City in the nineties, Hyderabad already is or will soon be home to several specialized activity zones such as Fab City (a \$3 billion semiconductor project that will create 1.5 million jobs), Hardware Park (on 5000 acres), Asia's largest Amusement Park (on 1000 acres), an IT university (on 200 acres), Gem Park, Apparel Park and internationally acclaimed institutions of learning such as the Indian Institute of Information Technology and the Indian school of Business. The location of the worlds leading IT companies such as Microsoft, Amazon, Google etc, are located here, thus fast tracking Hyderabad and creating huge ripples of development all around it.

Economic activity of such a magnitude has brought with it an enormous demand for housing, entertainment, shopping and other related amenities. The development of social infrastructure like schools, colleges, Government offices and malls will attract people to reside and work there.

As a result, real estate is on everybody's mind and those who had the foresight to invest in the EASTERN part of Hyderabad are reaping rich dividends. However, Hyderabad still has a steep growth curve ahead, which is why global companies and smart investors form both within and outside India are flocking to the city with open purse strings.

Hyderabad, the city of pearls and nawabi culture, is poised on the cusp of a great era in its history. As the world celebrates this new age of "Information Technology", all eyes are on the 'EAST of Hyderabad'. The location has taken center stage by virtue of the rapid strides it has made in building world class infrastructure to cater to the needs of the "new economy". It has become a veritable knowledge hub for IT, Biotechnology and Healthcare. A short drive from the heart of the city takes you to the starting point of the Elevated Expressway connecting Amberpet to Narapally. The Pocharam IT corridor, numerous new SEZ's announced by the government, Infosys, Genpact, Raheja Mindpace, Singapur City and umpteen other developments should see a boom in the real estate market in the near future. Further, the proposed MRTS and the existing Outer Ring Road pass through this area. 'Avani's East Lake Avenue' surely is the counterpoint to these fascinating development tunes that are playing out in this part of Hyderabad.



A harmonious, balance of convenience and comfort

Layout Plan



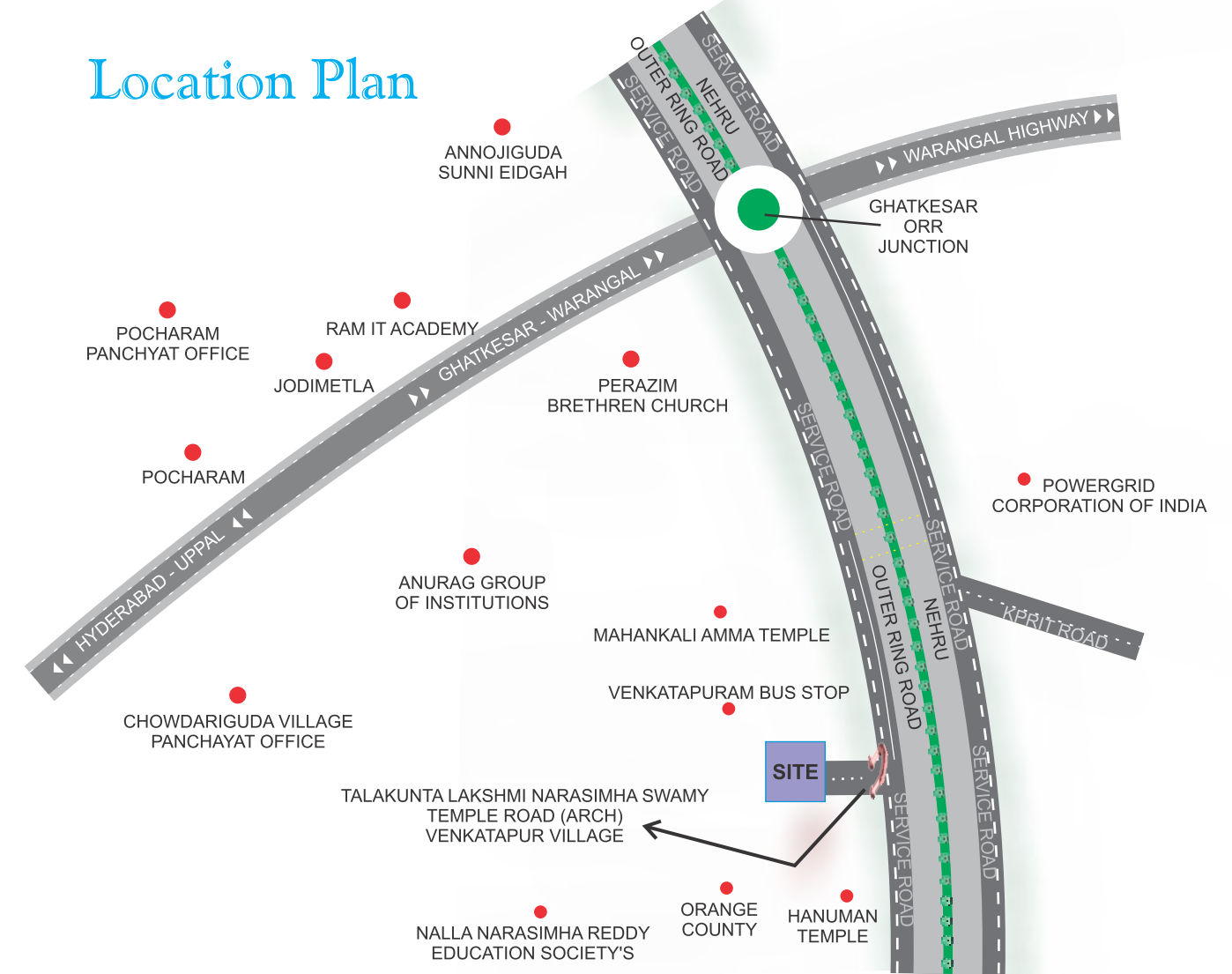
Areas

Plot No's	Area in Sq.Yds	Plot No's	Area in Sq.Yds
1	274	167	386
2	349	22	290
3 & 128	312	23	219
4, 7to11, 14to19, 40to49, 52to57, 60to66, 69to75, 78to83, 86to95, 103to110, 113to118, 121to127, 130to136, 139to144, 147to154, 183to189, 192to195, 212to219 & 222to225	200	24	348
5	277	155	350
6	212	156	279
12	363	157	361
13	194	158	442
20	337	161	392
21	344	162	205
34, 39, 50, 51, 58, 59, 76, 77, 84, 85, 96, 111, 112, 119, 120, 137, 138, 145, 146, 165, 190, 191, 220 & 221	250	100	325
67	245	101	351
68	276	25	478
160, 166, 172, 173, 200 & 201	275	26	422
159, 168to171, 174to180, 196to199 & 202to209	220	27	449
129	330	28	433
102 & 181	400	29	396
182	382	30	362
210	233	31	329
211	230	32	300
163	440	33	282
164	256	35	213
		36	208
		37	244
		38	438
		97	513
		98	319
		99	374
		226	819
		227	728
		228	638
		229	548
		230	509





Location Plan



Avani's East Lake Avenue's first class infrastructure includes:

- ✔ 120 ft Master Plan road, 80 ft Approach road and 40 ft & 30 ft Internal roads.
- ✔ Internal roads with good quality Inter Locking Paver Blocks.
- ✔ Overhead Tank with two underground water lines. One for drinking water and other for domestic purpose.
- ✔ Underground electricity lines with Transformer.
- ✔ Underground drainage and STP.
- ✔ Open space to be developed into high quality Garden with green lawns and flowering plants.
- ✔ Footpaths to be developed with good quality Tandur stones and Kerb stones.
- ✔ Shady trees to be planted along the Footpaths.
- ✔ Rain Water Harvesting Pits at required places as per HMDA requirements.
- ✔ Cycling Track along the open spaces and children play area.
- ✔ 2.5% area to be left open towards Social Infrastructure.



A beauteous landscape unfolds

Even as the surge of development sends people seeking new locations outside the city, some well known towns yield new promise of valuable plots at attainable prices. Located in the eastern part of Hyderabad, 'Avani's East Lake Avenue' redefines urban growth, with a layout that gives you space that complements your lifestyle, and an unmatched level of convenience.

- ✔ 250 meters from Nehru Outer Ring Road, which makes it very easy to reach different destinations
- ✔ 2.0 Kms to Hyderabad – Warangal Highway No.163 (Ghatkesar Circle)
- ✔ 3.5 Kms to Infosys and Genpact at Pocharam
- ✔ Very close to the Elevated Expressway from Amberpet to Narapally, which is under construction
- ✔ ½ Hour drive to Rajiv Gandhi International Airport
- ✔ ½ Hour drive to Yadadri Lakshmi Narasimha Swamy temple, Yadadri
- ✔ Site is strategically located in the growth corridor & has high potential for appreciation
- ✔ 20 minutes to TCS and other IT units at Adibatla
- ✔ A lot of schools and engineering collages, malls and multiplex have come up in the vicinity of our project
- ✔ Rachakonda Police Commissionerate is coming up very close to 'Avani's East Lake Avenue' Site
- ✔ Easy connectivity with neighboring districts like Yadadri, Nalgonda and Warangal
- ✔ 15 minutes drive to upcoming AIMS at Bibinagar