CONTACT NUMBER
+91 9705 033 555

WEBSITE
www.geethika-ensconsia.com

CORPORATE ADDRESS
Plot no.126, Rd Number 71,
Navanirman Nagar Colony, Jubilee Hills,
Hyderabad, Telangana 500033

geethika's
ENSCONSIA

PROJECT PARTNERS

Principle Architect

SOFO

MEP Consultation

SYNERGY *infra*
CONSULTANTS PVT. LTD.

Landscape Architect

NAVEEN ASSOCIATES
Landscape Architects

69 TRIPLEX VILLAS

EAST & WEST FACING

280 Sq.Yd.
4240 & 4286 Sft. Built-up
100% Vaastu Compliant

7.72 ACRE
GATED COMMUNITY

Tukkuguda
2km. from ORR Exit-14
10min. from Airport

YOUR CONSCIOUS NEST

We are building a 'nest' for you to get ready to fly! Your safe space to take you away from the busy hustle-bustle of the city and provide you with the much needed peace to reconnect with yourself once again.

Get ready to embrace a wholesome experience surrounded by meticulous craftsmanship.
Reimagine your everyday with your loved ones at geethika's Ensconsia.

EAST FACING VILLA ELEVATION

- 280 Sq.Yd.
- 4240 Sft. Built-up
- 100% Vaastu Compliant

EAST FACING VILLA
3D FLOOR PLAN

EAST FACING VILLA FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

SLAB AREA for East Facing Villas	
First Slab Area	1519 Sq.Ft.
Second Slab Area	1674 Sq. Ft.
Third Slab Area	1047 Sq. Ft.
Total Slab Area	4240 Sq. Ft

WEST FACING VILLA ELEVATION

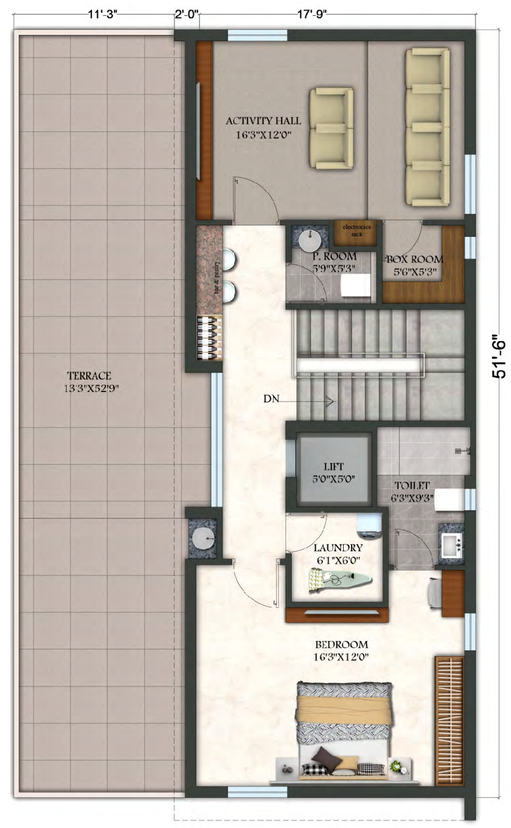
- 280 Sq.Yd.
- 4286 Sft. Built-up
- 100% Vaastu Compliant

WEST FACING VILLA
3D FLOOR PLAN

WEST FACING VILLA FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN

SLAB AREA for West Facing Villas	
First Slab Area	1565 Sq.Ft.
Second Slab Area	1674 Sq. Ft.
Third Slab Area	1047 Sq. Ft.
Total Slab Area	4286 Sq. Ft

Envisioned to raise your spirits...

Let every corner of your world inspire you to eternal peace. Design your world of infinite possibilities, just the way you always wanted.

Family Lounge

Living Room with deck attached

Study and Private Lounge

Home Office

**Interiors shown in the images are only for representation purpose only and are beyond the specifications of the builder.

geethika's
ENSCONSIA
ESTATE PLAN

TENNIS COURT
BASKETBALL COURT
AMPHITHEATRE
PARK LAWN
WATERBODY
LAWN WITH SEATING DECK
CHILDERN PLAY AREA
LAWN WITH SEATING

58 57 56 55 54 53 52 51 59 60 61 62 66 65 64 63 67 68 69 47 48 49 50 46 45 44 43 38 39 40 41 37 36 35 34 42 33 28 29 30 31 27 26 25 24 32 23 18 19 20 21 17 16 15 14 22 13 12 11 10 01 02 03 04 05 06 07 08 09

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AMENITIES THAT HELP YOU DO MORE

CLUB HOUSE AMENITIES

- Swimming pool
- Gym
- Banquet hall
- Billiards, TT and board games
- Spa & Yoga room
- Indoor badminton court
- Conference Room
- Guest Room
- Cafe

EXTERNAL ACTIVITIES

- Cricket nets
- Full size basketball court
- Tennis court
- Epdm kids play area

EVERY ROOM HAS A STORY

- Home Office
- Home Theatre / Activity Room
- Laundry Room
- Powder Rooms
- Servant's Quarter
- Private Lounge
- 4 Spacious Bedrooms
- Dedicated Kitchen Storage and Utility
- Pantry Areas
- Box Room for Storage
- Walk-in Closet
- Wash Counters - Terrace, Decks
- 11 Feet gap between villas
- Maximum Ventilation
- Lift
- EV Charging Provision
- Solar Panels on Terrace
- Solar Heater Provision
- LAN in Home Office
- Garden Ready Terrace
- Intercom

A HOME THAT'S BUILT FOR MORE.

SUPERSTRUCTURE:

FRAMES

RCC framed structure as per IS 456:2000 and
earthquake resistant design as per IS 1893:2016

STRUCTURE

Red brick 230 mm thick external walls and 125 mm thick
internal walls and cement fly ash walls as per design

PLASTERING

INTERNAL

Smooth gypsum punning over 1 coat of plastering in CM

1:6 for walls and ceiling.

EXTERNAL

2 Coats of plastering in CM 1:6 for external walls

PAINTING

INTERNAL

High-quality, smooth finish and dual coated with premium
emulsion paint over primer

EXTERNAL

Two coats of Texture and Smooth exterior paint as per design.

DOORS AND WINDOWS

MAIN DOOR

Manufactured engineered veneered door frame (9ft height)
with threshold with veneer designer shutter of melamine
mat polish fixed with good quality hardware

INTERNAL DOORS

Wood frame (8ft height) with designer veneer shutter and polish,
fixed with hardware of premium brands

FRENCH DOORS

UPVC sliding or openable doors of premium brand with good quality hardware

WINDOWS

UPVC windows of premium brand with good quality hardware

FLOORING

LIVING / DINING / KITCHEN/BED ROOMS

Appropriate size of premium vitrified tiles of reputed make.

BATHROOMS

Premium acid resistant, anti skid designer tiles of reputed make.

BALCONIES / UTILITY / STORES / SERVANT ROOM

Vitrified tiles of reputed make.

KITCHEN/UTILITY

Modular ready kitchen design, No Countertop

Provision for fixing of Water purifier, Garbage disposal,
Dishwasher and Chimney

BATHROOMS & FITTINGS

Wall mounted EWCs with concealed flush tank/valve of reputed make.

Master bathroom: hot and cold valve mixers along with Rain shower

Other Bathrooms: hot and cold valve mixers along with shower

Powder rooms/deck/terrace: Sanitary fittings as per design from reputed make

Provision for Bath tub

All CP and Sanitary fittings are of reputed make.

ELECTRICAL

3 phase supply for each unit

MCBs and ELCBs of premium brand.

Designer modular electrical switches

Plug points in appropriate places for TV, Lighting etc. as per design

Power plugs for everyday usage including chimney, refrigerator,

microwave ovens, chargers etc as per design

INTERNET/TV

Provision for Source of Internet connection by Single service provider

Provision for wired internet in home office

Provision for telephone in drawing room and Master bedroom

Provision for DTH and TV services in all bedrooms, living room, Multipurpose hall.

SECURITY SYSTEMS

Round the clock security/surveillance system.

Solar powered fencing all-round the compound.

Intercom facility from Security and villa to villa shall be provided.

GENERATOR

100% D.G Set backup including A/Cs with acoustic enclosure

UPS backup to crucial network devices and home office

WTP & STP

Water treatment plant for borewell water and centralised water distribution by
hydro pneumatic system for all villas with individual water meters.

Sewerage treatment plant of adequate capacity as per norms will be provided.
treated sewage water will be used for landscaping.

SOLAR POWER GENERATION

Each villa will be fitted with 6KVA solar panels of reputed make to offset energy use

Individual smart power meter for each villa will measure energy demands in real time
for energy saving

Each villa will be fitted with state of the art duel tank SOLAR water heater to
eliminate use of geysers and save power consumption, at an additional cost

LIFT

Each villa will feature a lift of reputed make

All lifts will be fitted with intercom and EMD(Emergency Rescue Device)

Project Location Highlights

- 5 mins from Hardware Park
- 5 mins from Fab City
- 5 mins from Wonderla
- 10 mins from Airport
- 10mins from Adani Aerospace Park
- 10mins from GMR Aero City
- 15mins from Pharma City
- 15mins from Aga Khan Academy
- 20mins from TCS Adibatla

From the Director's Table...

DVRK PRASAD

The core essense of life lies in nurturing families.
Enabling people to build their own safety net.

After 30 years of building the future of innumerable families through the **Oakridge group of Schools**, it is time to take this journey of building the future further.

Inspired by the French idea of wrapping yourself in comfort and compassion
Geethika's Ensconsia is our first step towards creating a world of infinite peace and possibilities.

Our vision is to enable the dreamers with a positive and progressive environment to nurture the best within.

Join us in our jouney towards creating a community of like minded individuals with the desire to build a sensitive and sensible world based on cooperation and coexistence.