



# *WestSide*

APARNA

ELITE APARTMENTS @ KHAJAGUDA  
NEAR DELHI PUBLIC SCHOOL

**Right side of Life**

# On the side the sun sets, WestSide rises.

Take advantage of the close proximity to Outer Ring Road and enjoy easy commute to work at multinational companies in the IT Hubs of Cyberabad. This location also gives you easy and quick access to the best Schools, as well as Dining, Shopping, Recreational experiences and a hassle-free ride to the Airport. Located at the cross roads of convenience and comfort, **Aparna WestSide@Khajaguda**, provides the status and all the benefits of modern living you are used to.

- ★ Adjacent to Delhi Public School
- ★ Located in the rapidly developing new Central Business District
- ★ Close to IT multinational companies in Khajaguda, Gachibowli & Hi-Tec City
- ★ 5 minutes away from the Outer Ring Road
- ★ Hassel-free 20 minute drive to International Airport
- ★ Close to 2 world-class Golf Courses
- ★ Short drives to prestigious Schools & Colleges, Shopping, Entertainment Centres and World-class Medical facilities



# Location Map



Map not to scale



# Life in the Fast Lane

Aparna WestSide

Approximately 1.7 Acres

128 Three BHK Apartments

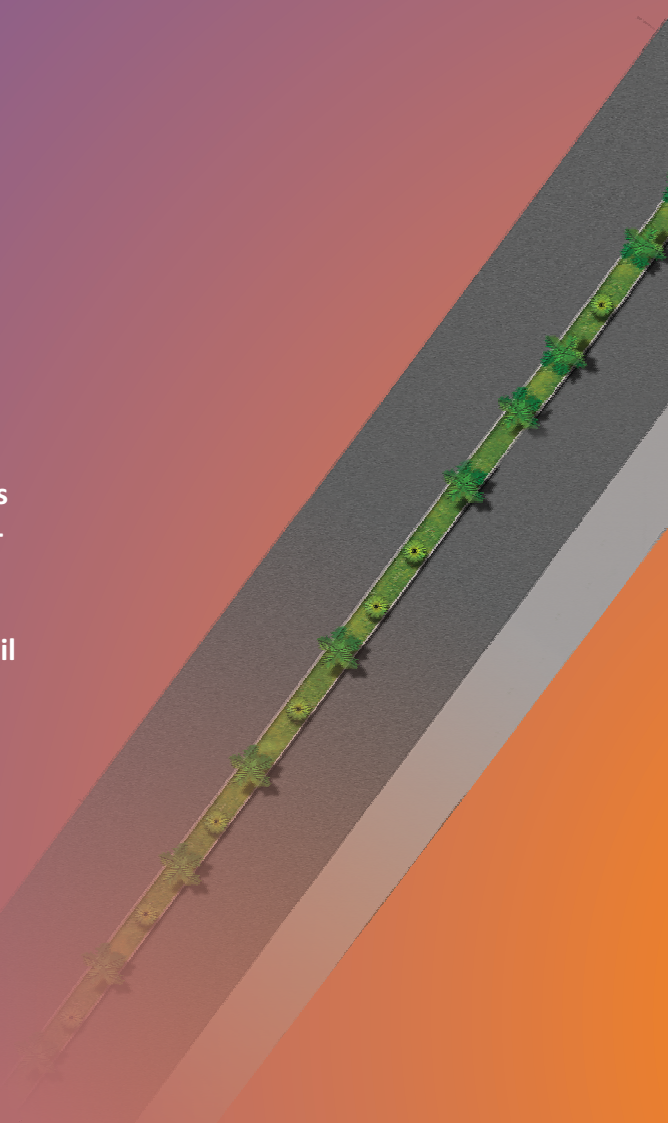
From 2020 sft to 2825 sft

Ground + 14 Floors

9 Apartments per Floor

A modern fully equipped Clubhouse

Find your oasis in the middle of it all. This gated community offers stylish three-bedroom residences in the fastest growing area of Gachibowli. The well-appointed floor plans and thoughtful amenities come with lush surroundings and the exquisite westside vibe to inspire you year round. Every detail is carefully considered to create a sophisticated living experience. Make your move and visit [Aparna WestSide@Khajaguda](mailto:Aparna WestSide@Khajaguda), today! Its location gives you access to the status and lifestyle you deserve.



# Site Layout



80'-0" WIDE ROAD

ENTRY

EXIT

230' WIDE DRIVEWAY

TOT LOT  
433 Syds

TOT LOT  
595 Syds

40'-0" WIDE ROAD



# Find what you seek.

With an array of three-bedroom layouts to choose from, Aparna WestSide offers the space you need and the comfort you deserve. Inside this gated community and inside your home, you'll find carefully considered details that help create a sophisticated living experience. The well-appointed floor plans and thoughtful amenities come with lush surroundings and the exclusive ambience of the west to inspire you year round. Enjoy.

- ★ 100% Vaastu compliant
- ★ 100% power back for all Apartments
- ★ Four High Speed, energy efficient Automatic Passenger Lifts
- ★ One High Speed Automatic Passenger cum Service Lift
- ★ Two Parking Bays for each Apartment on 2 Levels
- ★ Access ramps at all Entrances for differently-abled
- ★ Telephone points in Living, Dining, Master Bedroom & Children's Bedroom
- ★ Provision for Cable connection in Master Bedroom & Living Room
- ★ Provision for Internet connection in each Apartment
- ★ Direct Intercom connection to Security
- ★ Double Charged Vitrified Tiles Flooring for Living, Dining, Bedrooms, Pooja Room & Kitchen
- ★ Centralized Gas Supply System for each apartment with Pre-paid meters
- ★ Exclusive Water Softening Plant for uninterrupted water supply to each apartment
- ★ Rain Water Harvesting for recharging ground water table
- ★ Sewage Treatment Plant for waste water - purified to be used for landscaping and flushing purposes only
- ★ Compound Wall and Solar Powered fencing all around the gated community
- ★ CCTV cameras at the main security and entrances to each block
- ★ Sophisticated round-the-clock Security & Surveillance





# Soak up the Energy.

At Aparna WestSide, you will discover an exceptional Club with exclusive amenities for your enjoyment and entertainment. Relax in an expansive space with high ceilings, fully air-conditioned plush interiors. Stay active in the well-equipped Fitness Center or head to the Pool for some energizing morning or late evening exercise. Settle into a lifestyle and enjoy the fact that there's plenty of room for personal growth.





## Club@WestSide

- ★ SPA, Yoga / Meditation Center
- ★ GYM & Aerobics
- ★ Swimming Pool
- ★ Coffee Shop
- ★ Slam-dunk Basketball practice court
- ★ Table Tennis, Snooker & Billiards Table, Card Room
- ★ Home Theatre Lounge
- ★ Library
- ★ Banquet Hall
- ★ Amphitheatre



A lush green garden with a woman sitting on a stone bench, surrounded by various plants and butterflies. The garden features a variety of greenery, including large-leafed plants, a dense hedge, and a paved walkway. A woman in a black dress is sitting on a stone bench, looking down at her phone. The background is filled with tall trees and a clear sky. The overall scene is peaceful and well-maintained.

# Everyone loves landscaped spaces

At Aparna WestSide you will have a large and flourishing professionally landscaped garden with drought resistant, low maintenance plants. Walkways, a rock garden, generous outdoor space for kids to play around and space for small enclaves for cozy meetings with friends and family. Large or small, permanent or temporary, the canopy is a great way to enjoy the outdoors, either alone or at parties.



# Floor Plans

## Typical North Facing 2160 Sft Floor Plan



# Typical East Facing 2390 Sft Floor Plan



# Floor Plans

## Typical West Facing 2405 Sft Floor Plan



# Typical East Facing 2605 Sft Floor Plan



# Floor Plans

## Typical West Facing 2635 Sft Floor Plan





# Typical East Facing 2775 Sft Floor Plan



# Floor Plans

## Typical East Facing 2800 Sft Floor Plan



# Typical West Facing 2825 Sft Floor Plan



# Specifications

★	<b>STRUCTURE</b>	
	a RCC Framed Structure	R.C.C. Framed Structure to withstand Wind & Seismic Loads
	b Super Structure	8" thick Solid Block Work for External Walls & 4" thick Solid Block Work of Internal Walls
★	<b>PLASTERING</b>	
	a Internal	1 Coat of Plastering in CM 1:6 for Walls and Ceiling
	b External	2 Coats of Plastering in CM 1:6 for External Walls
★	<b>DOORS &amp; WINDOWS</b>	
	a Main Door	Manufactured Teak Veneered Door Frame & Shutter finished with Good Quality Melamine Polish & Hardware of Reputed Make
	b Internal Doors	Manufactured Hard Wood Door Frame & Laminate Shutter & Hardware of Reputed Make
	c Bathroom Doors	Manufactured Hard Wood Door Frame & Laminate Shutter & Hardware of Reputed Make
	d Utility Door	UPVC Door Frame with Combination of Tinted Float Glass & Laminated MDF Panel
	e French Doors, If Any	UPVC Door Frame with Tinted Float Glass Paneled Shutters & Designer Hardware of Reputed Make
	f Windows	UPVC Window Frame with Toughened Tinted Float Glass with Suitable Finishes as per Design. <b>Mosquito mesh if needed shall be provided at extra cost</b>
	g Grills	Aesthetically Designed, Mild Steel (M.S) grills with Enamel paint finish up to 2nd Floor
★	<b>PAINTING</b>	
	a External	Textured Finish & Two Coats of Exterior Emulsion Paint of Reputed Make
	a Internal	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer
★	<b>FLOORING</b>	
	a Living, Dining, Drawing, Pooja, All Bedrooms & Kitchen	800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make
	b Master Bedroom	Wooden Laminated Flooring
	c Bathrooms	Acid Resistant, Anti-Skid Ceramic Tiles of Reputed Make
	d Corridors	Vitrified Tile of Reputed Make
	e All Balconies	Rustic Ceramic Tile of Reputed Make
	f Utility	Rustic Ceramic Tile of Reputed Make
	g Staircase	Tandoor Stone
★	<b>TILE CLADDING</b>	
	a Dadoing In Kitchen	Glazed Ceramic Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make
	b Bathrooms	Glazed Ceramic Tile Dado up to 7'-0" height of Reputed Make
	c Utilities	Glazed Ceramic Tiles Dado up to 3' Height of Reputed Make
★	<b>KITCHEN</b>	
		1. Granite Platform with Stainless Steel Sink
		2. Separate Municipal Water tap (Manjeera or any other water provided by GHMC along with Borewell water)
		3. Provision for fixing of Water Purifier, Exhaust Fan & Chimney
★	<b>UTILITIES / WASH</b>	Provision for Washing Machine & Wet Area for Washing Utensils etc
★	<b>BATHROOMS</b>	
		1. Vanity type Wash Basin / Counter Top
		2. EWC with Flush Tank of Reputed Make
		3. Single Lever Fixtures with Wall Mixer cum Shower
		4. Provision for Geysers in all Bathrooms
		5. All C.P. Fittings are of Reputed Make

★	<b>ELECTRICAL</b>	<ol style="list-style-type: none"> <li>1. Concealed Copper Wiring of Reputed Make</li> <li>2. Power outlets for Air Conditioners in all Rooms</li> <li>3. Power outlets for Geysers in all Bathrooms</li> <li>4. Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine in Utility Area</li> <li>5. Plug points for T.V. &amp; Audio Systems etc</li> <li>6. 3 phase Supply for each apartment &amp; individual Pre-Paid Meter Boards</li> <li>7. Miniature Circuit Breakers (MCB) for each distribution boards of Reputed Make</li> <li>8. Switches of Reputed Make</li> </ol>
★	<b>TELECOM</b>	<ol style="list-style-type: none"> <li>1. Telephone points in Living, Dining Areas, Master Bedroom &amp; Children Bedroom</li> <li>2. Intercom facility to all the apartments connecting to the Security</li> </ol>
★	<b>CABLE TV</b>	<ol style="list-style-type: none"> <li>1. Provision for Cable Connection in Master Bedroom &amp; Living Room</li> </ol>
★	<b>INTERNET</b>	One Internet Provision in Each Apartment
★	<b>LIFTS</b>	<ol style="list-style-type: none"> <li>1. Four High Speed Automatic Passenger Lifts with rescue device with V3F for energy efficiency of reputed make. Entrance with Vitrified Tile / Granite Cladding</li> <li>2. One High Speed Automatic Passenger cum Service Lift with rescue device with V3F for energy efficiency of reputed make. Entrance with Vitrified Tile / Granite Cladding</li> </ol>
★	<b>WTP &amp; STP</b>	<ol style="list-style-type: none"> <li>1. Domestic Water will be made available through an exclusive Water Softening Plant with Water Meters for Each Unit. (Not RO Plant)</li> <li>2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping &amp; flushing purposes</li> <li>3. Rain Water Harvesting at regular intervals provided for recharging ground water levels</li> </ol>
★	<b>CAR WASH FACILITY</b>	Car Wash facility shall be provided (charges for car wash facility would be extra)
★	<b>GENERATOR</b>	100% D.G Set backup with Acoustic enclosure & A.M.F
★	<b>CAR PARKING</b>	2 Car Parks each for an apartment & Parking shall be in 2 Levels
★	<b>FACILITIES FOR DIFFERENTLY ABLED</b>	Access ramps at all Entrances shall be provided for Differently Abled
★	<b>SECURITY / BMS</b>	<ol style="list-style-type: none"> <li>1. Sophisticated round-the-clock security / Surveillance System</li> <li>2. The Complete building shall be provided Building Management System with all facilities</li> <li>3. BMS for water &amp; electricity consumption (centralised billing)</li> <li>4. Panic button &amp; intercom shall be provided in the lifts; connected to the security room</li> <li>5. Solar power fencing around the compound</li> <li>6. Surveillance cameras at the main security &amp; entrance of each block</li> </ol>
★	<b>CLUB HOUSE AMENITIES</b>	<p><b>A. Well Designed Club House with Facilities like</b></p> <ol style="list-style-type: none"> <li>1. AV Room / Home Theatre</li> <li>2. Coffee Shop</li> <li>3. Multipurpose Hall</li> <li>4. SPA</li> <li>5. Yoga / Meditation Room</li> <li>6. Library</li> <li>7. GYM, Aerobics</li> <li>8. Swimming Pool with Change Rooms</li> <li>9. Grand Entrance Lobby</li> </ol> <p><b>B. Indoor Sports Facilities like</b></p> <ol style="list-style-type: none"> <li>1. Cards Room</li> <li>2. One Table Tennis</li> <li>3. One Snooker Table</li> </ol> <p><b>C. Others</b></p> <ol style="list-style-type: none"> <li>1. Amphitheatre</li> </ol>
★	<b>PARKING MANAGEMENT</b>	Entire parking is well designed to suit the number of Car Parks. Parking signage's & equipment will be provided at required places to ease driving
★	<b>FIRE &amp; SAFETY</b>	<ol style="list-style-type: none"> <li>1. Fire Hydrant &amp; Fire sprinkler system as per NBC (National Building Code) Norms</li> <li>2. Fire Alarm &amp; Public Address system as per NBC Norms</li> <li>3. Control Panel will be kept at main security</li> </ol>
★	<b>LPG</b>	Supply of Gas from a Centralised Gas Bank to all individual apartments with Pre-paid gas meters
		<b>NO CUSTOMISATION / NO CHANGES IN SPECIFICATIONS</b>



## **Aparna Constructions and Estates Private Limited**

Aparna Constructions is today widely recognized as a realty industry leader in Hyderabad. Aparna has till date completed and delivered 28 Gated Communities & 3 Commercial Projects - both spread over 15 million Sft. Aparna has also delivered 5 Residential Plots projects spread over 1.32 million Sq. yards. Some of the new Gated communities and residential plots will be delivered in 2016 and early 2017 spread over 6.5 million Sft. and 0.24 million Sq. yards respectively. Also, 3 other gated communities spread over 8 million Sft. are in pipeline.

All Aparna's projects are built to enhance the environment and not disturb it. The company conserves natural resources by optimizing energy efficiency, generating less waste and providing healthier spaces for occupants. More importantly, every Aparna Project is built to high quality standards. And quality is something that has never been compromised. At the root of this passion for quality is a deeply felt pride. To Aparna, construction is not only about quality and craftsmanship, but also on-time project completion.

Aparna has set high standards in the area of customer care and acts with honesty, integrity and transparency in everything it does. The ultimate goal is to deliver value through excellence, every time. Customers trust Aparna because it has rarely missed a deadline since the company began operations in 1996. It's this track record that has helped the company build lasting ties with over 10,000 families who are happy residents of gated communities built by Aparna.

# Aparna Constructions & Estates Pvt Ltd - Projects

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## ONGOING PROJECTS - APARTMENTS

- Aparna Serene Park, Kondapur
- Aparna WestSide, Khajaguda
- Aparna Kanopy Tulip Phase 1B, Kompally
- Aparna CyberLife, Nallagandla
- Oosmans Everest, Mettuguda
- Aparna Elina, Yeshwantpur, Bengaluru

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## ONGOING PROJECTS - VILLAS

- Aparna Elixir, Puppalguda

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## COMPLETED GATED COMMUNITIES - APARTMENTS

- Aparna Sarovar Grandé, Nallagandla
- Aparna CyberZon, Nallagandla
- Aparna HillPark Lake Breeze, Chandanagar
- Aparna Aura, Jubilee Hills
- Aparna HillPark Avenues, Chandanagar
- Aparna HillPark Avenues Studio Apts., Chandanagar
- Aparna Kanopy Tulip Phase 1A, Kompally
- Aparna Cyber Commune, Nallagandla
- Aparna Sarovar, Nallagandla
- Aparna Hights II, Kondapur
- Aparna Towers, Kondapur
- Aparna Residency, Madhapur
- Aparna Hights I, Kondapur
- Aparna's Chandradeep, Banjara Hills
- Aparna Lake View, Begumpet

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## COMPLETED GATED COMMUNITIES - VILLAS

- Aparna HillPark Gardenia, Chandanagar
- Aparna Kanopy Lotus, Kompally
- Aparna HillPark Boulevard, Chandanagar
- Splendid Aparna Palm Meadows, Kompally
- Aparna Cyber County, Gopanpally
- Aparna County, Hafeezpet
- Aparna Shangri-La, Gopanpally
- Aparna Orchids, Hitex
- Aparna Senior Valley, Jubilee Hills

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## ONGOING HUDA/HMDA APPROVED HOUSING LAYOUTS

- Aparna Western Meadows Phase II, Kondakal

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## COMPLETED HUDA/HMDA APPROVED HOUSING LAYOUTS

- Aparna Western Meadows Phase I, Kondakal
- Aparna Kanopy Jasmine, Kompally
- Aparna Palm Springs, Bahadurpally
- Aparna Palm Grove, Kompally
- Aparna Enclave, Miyapur

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## COMMERCIAL PROJECTS

- Aparna Astute, Jubilee Hills
- Aparna Crest, Banjara Hills
- Astral Heights, Banjara Hills

# APARNA WestSide

ELITE APARTMENTS @ KHAJAGUDA  
NEAR DELHI PUBLIC SCHOOL

**Right side of Life**

Disclaimer: The plans, specifications, images & other details herein are only indicative & the Developer/ Owner reserves the right to change any or all of these in the interest of the development.



## Aparna Urban Infrastructure Private Limited

# 802, Astral Heights, 6-3-352, Road No. 1, Banjara Hills,  
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\* Conditions Apply. All norms, requirements pertaining to environment, fire services, GHMC rules and regulations have been adhered while designing Aparna WestSide.

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