

PROJECT HIGHLIGHTS

- HMDA & TG RERA Approved Layout
- Clear title Layout as per 100% vastu.
- Underground Drainage.
- 60' & 30' CC Roads
- Electricity lines with Street Lights and Transformer.
- Walking Track with Kerb Stones
- Rain water drain through well connected Harvesting Pits.
- Land Landscape Gardening in parks.
- Ready for Construction your Dream Home

LOCATION HIGHLIGHTS

- 7 Min. Drive from ORR.
- 5 Min. Drive from Ramoji Film City
- 20 Min. Drive from L.B.Nagar Metro Station.
- 30 Min. Drive from Airport
- On Capital to Capital Express Highway with Future Plan of High Speed Train
- Near to Nova Medical College, Delhi Public School, Ramadevi Public School.
- Closer To Dandumalkapur Green Industrial Park.
- Near by Proposed Dry Port
- 8 Lines Express Highway from L.B. Nagar to Dandumalkapur
- HMDA Logistic Truck Park & Mount Opera
- Proposed L.B.Nagar to Chottupal Metro Rail.
- Near by Fruit Market
- L.B. Nagar to Hayathnagar Double Decor Flyover



ORR



Ramoji Film City



Mount-Opera



Logistic Hub



Metro Train Starts from RFC



Industrial Park



Final LP No. : 0700/HMDA/SWFL/2025



“BOOKINGS OPEN,”



READY TO CONSTRUCTIONS

BANK LOANS AVAILABLE



OFFICE : Plot No 7 & 17, 1st Floor, Above Axis Bank , Madhira Complex, Opp. Vishal Mart, Nagarjuna Sagar Road, B N Reddy Nagar, Hyderabad - 500070



OLD VIJAYAWADA HIGHWAY

EXISTING 60'-0" WIDE ROAD

48 163 49'-1"	47 167 50'
49 164 49'-6"	46 167 50'
50 228 50'-1"	45 229 50'

PROP. 30'-0" WIDE ROAD



EXISTING 30'-0" WIDE ROAD

PROPOSED 30'-0" WIDE ROAD

PROPOSED 30'-0" WIDE ROAD

50'-7" 51'-4" 51'-10" 52'-3" 52'-9" 53'-2" 52'-11"	50' 54' 30' 30' 30' 30' 30'	44 300 43 167 42 167 41 167 40 167 39 167 38 167
57 287 58 234	30' 30'	37 167

10.21M WIDE ROAD WIDENING
AS PER G.O. MS NO. 106

PROPOSED 30'-0" WIDE ROAD

50' 50' 50' 50' 55'-4" 55'-4"	50' 54' 30' 30' 30' 30' 30'	32 300 33 167 34 167 35 167 36 307 29 300 28 167 27 167 26 167 25 307
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PROPOSED 30'-0" WIDE ROAD

50' 50' 50' 50' 55'-4" 55'-4"	50' 54' 30' 30' 30' 30' 30'	20 300 21 167 22 167 23 167 24 307 19 300 18 167 17 167 16 167 15 167 14 183
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PROPOSED 30'-0" WIDE ROAD

50' 50' 50' 50' 55'-4" 55'-4"	50' 54' 30' 30' 30' 30' 30'	10 300 11 167 12 167 13 207 9 300 8 167 7 167 6 207 15 167 14 183
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PROPOSED 30'-0" WIDE ROAD

50' 50' 50' 50' 50' 50' 50'	50' 54' 30' 30' 30' 30' 30'	1 300 2 167 3 167 4 167 5 220 32'-5"
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Proposed 100ft Wide Radial Road as Per HMDA 2031 Master Plan

ISHWARYAA
Real Estate and Developers

Eastern Aavaasa
PREMIUM VILLA PLOTS
Near ORR, Ramoji Film City

THIS PLAN SHOWING THE **HMDA APPROVED**
OPEN PLOTTED LAYOUT IN
SY. NO. 169,170 & 171
SITUATED AT **BATASINGARAM (V),**
ABDULLAPURMET (M),
RANGA REDDY DISTRICT, TELANGANA

EXTRA CHARGES	
Commercial Plots	1000/-
East or North Face	500/-
North East Corner	600/-
N/W and S/E Corner	750/-
S/W Corner	500/-

Proposed 100ft Wide Radial Road as Per HMDA 2031 Master Plan

LOCATION HIGHLIGHTS

- ◆ On Nagarjuna Sagar Highway Facing Project, 4 Track Express Highway
- ◆ Near to 330 Ft. Ratan Tata Green Field Express Highway
- ◆ Inside Regional Ring Road (RRR)
- ◆ Project is Strategically Located between Mall & Kurmedu Near to Future City 8 Hubs - AI City, Skill Development University, Sports City, Health Hub, Electronic & General Industries, IT Park & Bharat Future city
- ◆ 25 Min Drive from FOXCONN, Kaynes, R.R. District Collectorate Office
- ◆ 40 min Drive from LB Nagar 'X' Road
- ◆ NSG Commandos Octopus at Ibrahimpatnam
- ◆ Very Near to 200 Acres BDL Township
- ◆ Near to Food Processing Unit of TGS Govt.
- ◆ Near to 20 Engineering Colleges and 40 PG Colleges at Ibrahimpatnam
- ◆ 40 min Drive to Rajiv Gandhi International Airport

PROJECT HIGHLIGHTS

- ◆ DTCP Approved Layout & Designed as per 100% Vaasthu
- ◆ Gated Community with Grand Entrance Arch
- ◆ Club House with Swimming Pool
- ◆ Underground Drainage
- ◆ 40 & 33 Feets CC Roads
- ◆ Avenue Plantation & Children's Park
- ◆ Land with Clear Title
- ◆ Overhead Water Tank

**Our Another
Ongoing Project**

**Eastern
Aavaasa**
PREMIUM VILLA PLOTS
Near ORR, Ramoji Film City



**Regional
Ring Road
@ Kurmedu
Junction**



**Future City
Development
Authority Office**



**Ratan TATA 300 Ft.
Green Field Road**



Future City



**Amazon
Data Centre**



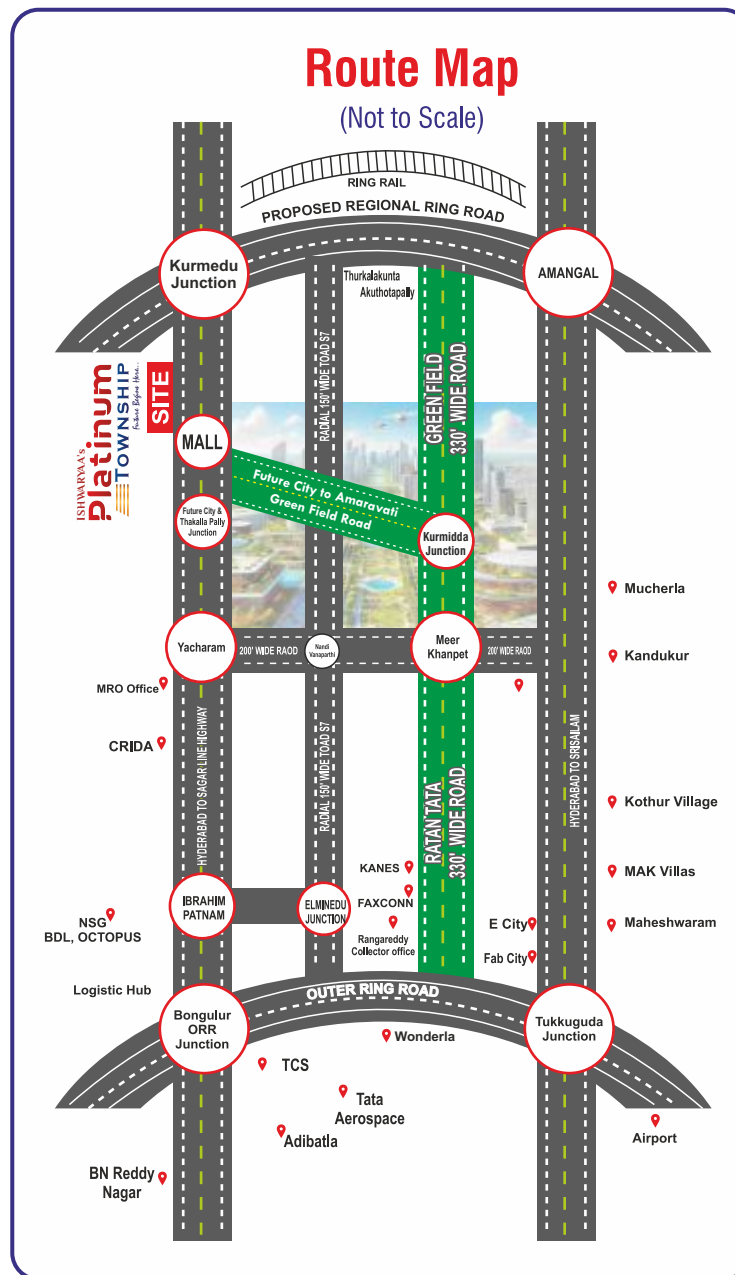
**Foxconn
Company**

For More Details Contact :

1st Floor, Above Axis Bank ,
Madhira Complex, Opp. Vishal Mart,
Nagarjuna Sagar Road,
B.N. Reddy Nagar, Hyderabad - 500070

www.ishwaryaaingroup.com

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TLP No. : 100/2023/H

ISHWARYAA's
Platinum
TOWNSHIP
Future Begins Here...

Nagarjuna Sagar Highway Facing Layout
Near Mall Town, Ranga Reddy Dist.



**BANK LOANS
AVAILABLE**



CLUB HOUSE WITH SWIMMING POOL

SPOT REGISTRATION

LAYOUT AS PER 100% VAASTHU



Extra Charges

East Face
300/- Extra

SE & SW
450/- Extra

North East
600/- Extra

AREA STATEMENT

LAYOUT AREA 09 AC-32.75 GTS OR 47522 SQ.YDS
SITE RESERVED FOR
OPEN SPACE (PARK) (10.01%) : 4758 SQ.YDS
ROADS AREA : (31.33%) : 14891 SQ.YDS
PLOTTED AREA : (58.66%) : 27873 SQ.YDS
TOTAL NUMBER OF PLOTS: 137



TLP No. : 100/2023/H

- Mortgage Plots
- Commercial Plots
- Semi Commercial Plots

