



Approved Layout

Layout Permit No

000017/LO/Plg/HMDA/2024



RERA No. P02000008355



VR INFRA DEVELOPERS

Beside AIIMS Bibinagar
Hyderabad - Warangal Highway



14th Project By Young India Housing Pvt. Ltd.

Layout Plan



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VR INFR
DEVELOPERS



Sy No. : 36 & 37,
Situating at: BIBINAGAR (Village),
Bhuvanagiri Yadadri (Dist.).



- Commercial Plots
- East Facing Plots
- West Facing Plots
- Mortgaged Plots



Leading
Real Estate Company
in Telangana

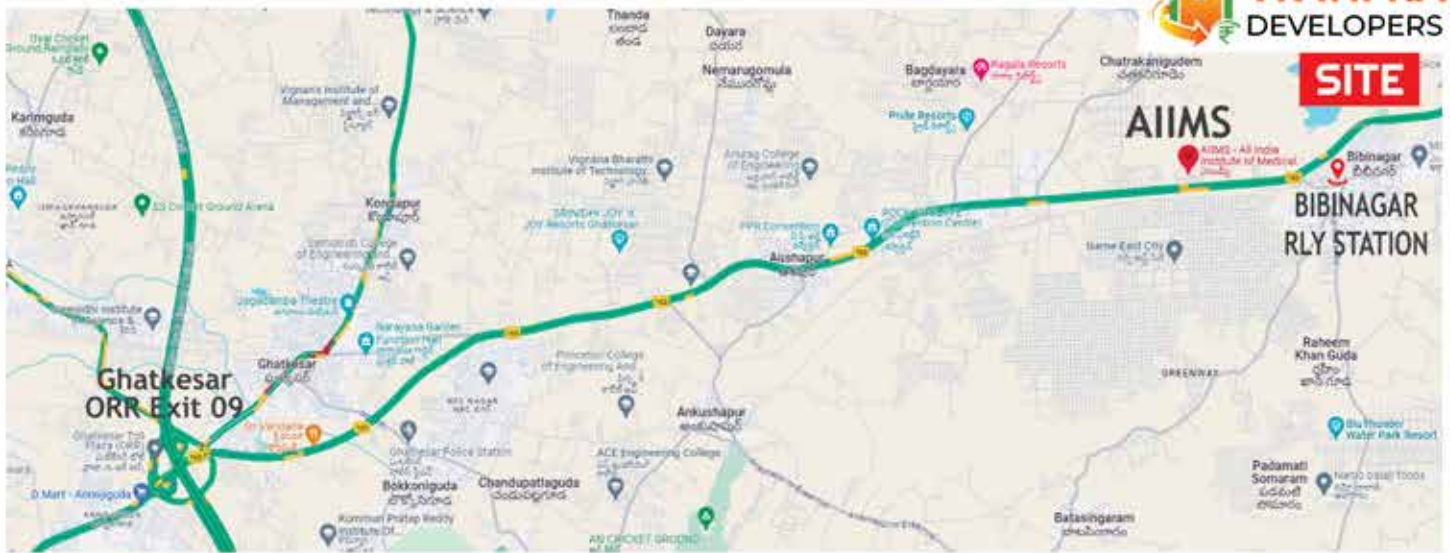


LAND USE ANALYSIS

PLOTTED AREA	28008.00 Sq.Yds	(51.97%)
OPEN SPACE	3884.00 Sq.Yds.	(07.60%)
SOCIAL INFRA	1278.00 Sq.Yds.	(02.55%)
GREEN BELT	2460.00 Sq.Yds.	(04.85%)
UTILITY AREA	51.00 Sq.Yds.	(01.00%)
ROAD AREA	14865.00 Sq.Yds.	(29.05%)
NET LAY-OUT AREA	51116.00 Sq.Yds. / 42732.98 Sq.Mts.	

REFERENCE

Total Layout Area	61668.00 Sq.Yds. / 51595.70 Sq.Mts. 12 Ac-29-5 Gun.
NET LAY-OUT AREA	51116.00 Sq.Yds. / 42732.98 Sq.Mts. 10 Ac-22-40 Gun.
TOTAL NO OF PLOTS	135 Nos.



PROJECT HIGHLIGHTS

- HMDA-Approved compliant layout with all Govt norms.
- Iconic Entrance Arch and Perimeter Compound Wall Surrounding the Entire Layout.
- Gated Community Villa Plots.
- Access via 100 & 60 ft Master Plan Roads
- Spacious internal roads measuring 30 feet wide.
- Powered with Transformer and Illuminated by LED Street Lights.
- 1 Lakh Liter Capacity Overhead Tank & Septic Tank.
- ISO Certified HDPE Water Lines to Each Plot.
- Lush avenue plantation.
- Efficient Drainage System with Manholes.
- Rainwater Harvesting & Curb Stone Installation.
- Vibrant Green Spaces, Parks, & Kids' Play Areas.
- 100% Vastu-compliant design.
- Clear Title for Peaceful Ownership.
- 24/7 Security and 5-Year Project Maintenance.
- 4676 Sq. Ft. of Thoughtfully Designed Landscaping

DISCOVER THE LOCATION DELIGHTS

- Step to Bibinagar Lake.
- Zoom to Warangal Express Highway in **1 min.**
- Reach Bibinagar Urban Forest & Mandal HQ in **2 min.**
- Dash to Bambino Agro Industries in **2 min.**
- Cruise from Bibinagar AIIMS to CCMB in **3 min.**
- Reach Bibinagar Railway Station in **3 min.**
- Zip to Bibinagar Regional Ring Road in **5 min.**
- Outer Ring Road Ghatkesar Exit No. **9 in 10 min.**
- Arrive at Infosys, Raheja IT Park, & Singapore Township in **10 min.**
- Venture to Swarnagiri Temple in **10 min.**
- Head to Bhongir District Headquarters in **10 min.**
- Venture to Yadadri Temple & Surendrapuri in **15 min.**
- Access International Schools & Institutions in **15 min.**
- Uncover Pochampally Municipality & Handlooms in **15 min.**
- Zoom to Uppal X Roads & ECIL X Roads in **20 min.**
- Shamshabad International Airport in **45 min.**



SM Plaze, Flat No. 101 & 103, 1st Floor, Near Radhika Theatre, Opp. Shivashakti Theatre, AS Rao Nagar, Secunderabad - 62.



More Info: +91 9570777999

THIS FLYER IS ONLY A CONCEPTUAL PRESENTATION OF THE PROJECT AND NOT A LEGAL OFFERING. THE PROMOTERS RESERVE THE RIGHT TO MAKE CHANGES IN LAYOUT AS DEEMED FIT.