



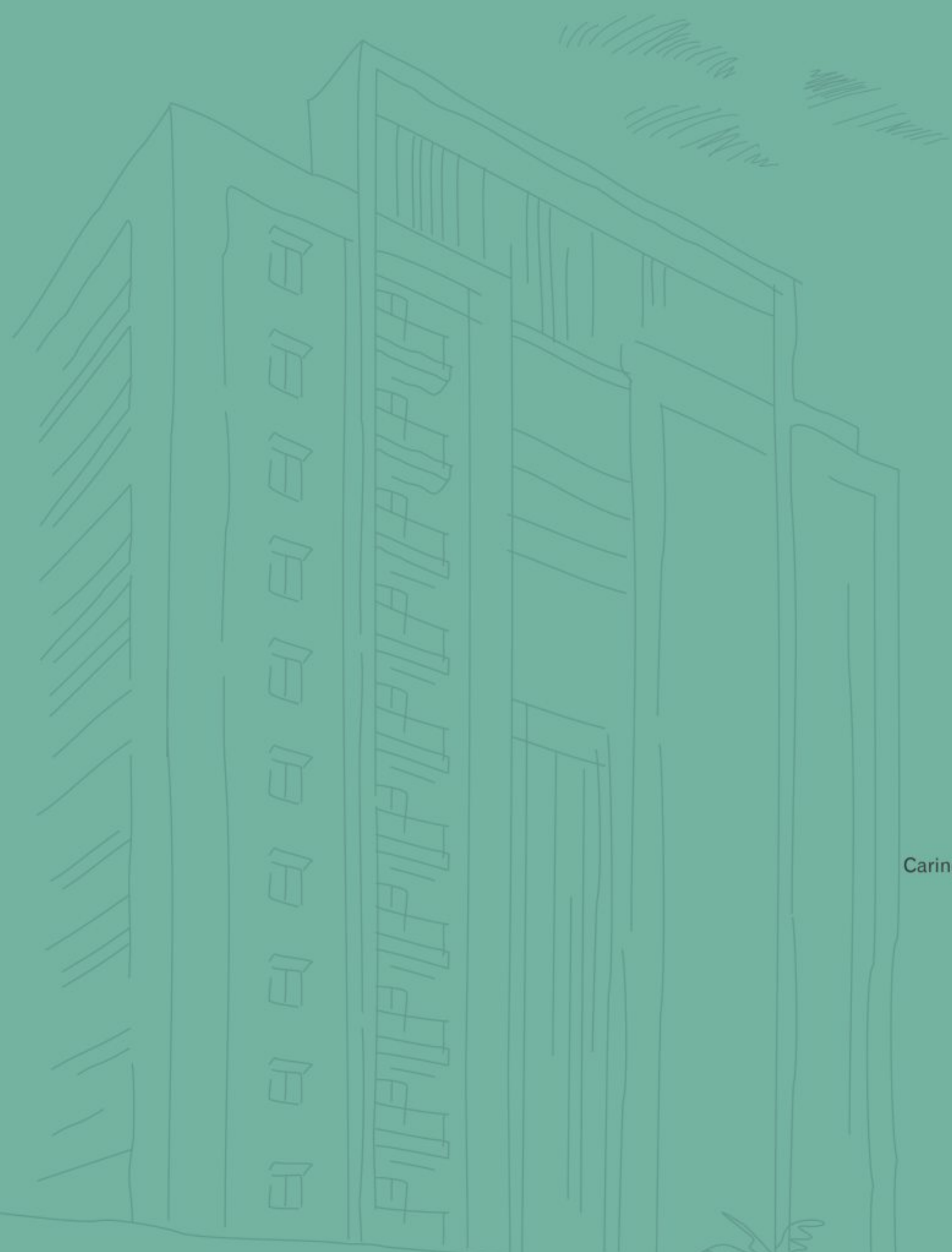
THE NEW EPICENTER OF LUXURY LIVING



Haneesh Constructions

NEW HIGHRISE LUXURY LIFESTYLE ADJACENT TO HITECH MMTS, HYDERABAD

RERA NO. : P02200003216



A MASTERPIECE IN MAKING

Caring meets concrete. Art meets technology. Nature meets luxury.
And a new lifestyle emerges with the rise of ORTUS.



SHRITHA
ORTUS



Haneesh Constructions



◆

MAKE A STATEMENT WITHOUT SAYING A WORD

Let your address talk. Let your home
reflect your stature and social standing.
Let luxury and comfort be a part of everyday living.
Expect the unexpected at Ortus.



SHRITHA
ORTUS

◆

LIFE IS A TREASURE... LIVE IT IN STYLE

Live above the ordinary at your premium Ortus apartment. Designed on landscaped grounds, these 2 elegant blocks offer 12 levels of starlit living. The open space is spectacular in look and feel, while the architecture is fluid and aesthetic.

Enter a picture-perfect world. It's as if God has a brush in his hand and this is his canvas!



SHRITHA
ORTUS





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SOME HOMES OPEN THEIR HEARTS TO YOU

Every magical mood and every memorable moment will find a cozy nook here. Ortus is an inviting abode that's designed to stun the onlooker. The staggered balconies are lavishly spread, giving the façade an uber-cool look. The space planning of the apartments and the amenities in the community layout are a dream come true. Experience happiness!

PROJECT FEATURES

- **GHMC** Approved Project
- **2.75 Acres** Gated Community
- **276** Units
- **2 Cellar's + Stilt + 12 Floors** of Configuration
- **2 & 3 BHK** Apartments
- **1080 Sft to 2405 Sft**
- **Airy** and **Spacious** Rooms
- **Staggered Balconies** for Better Feel
- **Huge Cantilever Balconies**
- **Grand** and **Refreshing Architectural Plan**
- Premium **Clubhouse**
- **Vaastu** Compliant
- Centralized **Gas Supply**
- **Plush** Amenities
- **65%** Open Spaces
- **65%** Units Facing Landscape
- No Common Walls
- **Play** Areas
- Adequate **Water** Supply
- Trendy **Landscaping**



PREMIUM FEATURES

Access Ramps at all the Entrants
for **Disable Friendly**

100% Power Back up for all Apartments

Centralised Gas Supply
with Pre-paid Gas Meters

Domestic Water Available
through a **Water Softening Plant**

**STP Provided for Landscaping and
Flushing Purpose** only

Walking and Jogging Areas

**Temperature Controlled
Terrace Pool with Seating Deck**

SENSITIVE,
COMPASSIONATE &
CARING AT
EVERY LEVEL

Ortus has been conceived with a spread of thoughtful features. It is disabled-friendly and ensures their easy movement. The layout is understanding of the needs of elders and children. What's more, your furry friends can enjoy romping across a dedicated pet space. We've created healthy environs for everybody.

Jogging tracks. Temperature-controlled Terrace Pool. A wonderful clubhouse. What more could you ask for?

AN ARTISTIC IMPRESSION
OF ORTUS ELEVATION VIEW



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ORTUS



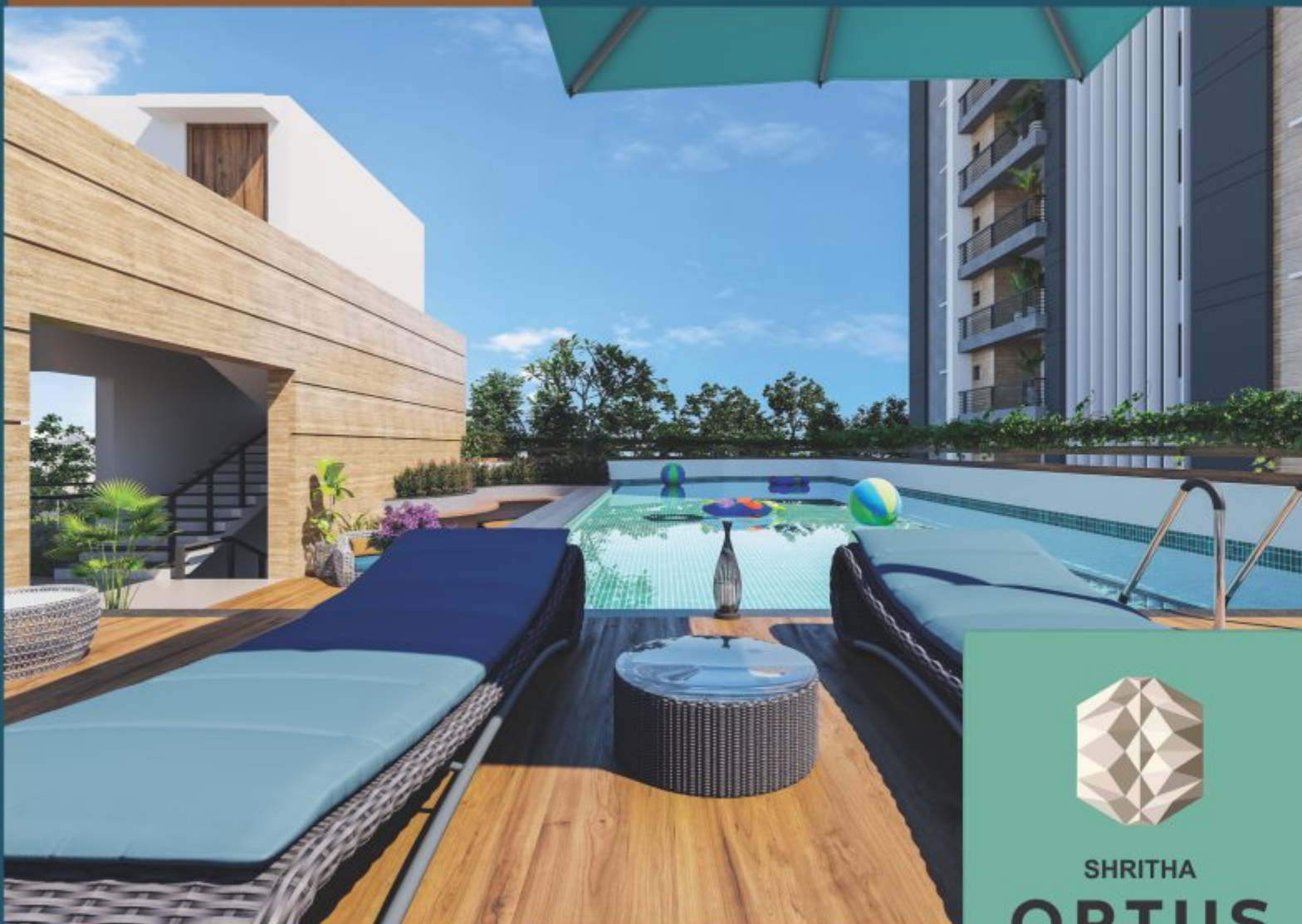
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WANT WORLD-
CLASS
RECREATION?
STOP AT
CLUBHOUSE





AN ARTISTIC IMPRESSION
OF ORTUS CLUBHOUSE VIEW

AN ARTISTIC IMPRESSION
OF ORTUS SWIMMING POOL VIEW



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HAPPINESS IN EVERY COLOUR OF THE RAINBOW

Let your feet travel across the fabulous Clubhouse to explore the spectrum of facilities it offers. Dive into the blue, sparkling swimming pool on the terrace. It's temperature-controlled, so anytime is a good time. The poolside seating deck is the spot to relax and rejuvenate.

The gym, indoor games area, coffee shop are just a few of the fun zones.
See you at the Clubhouse – a cool retreat for all city dwellers.



AN ARTISTIC IMPRESSION
OF ORTUS CLUBHOUSE FRONT VIEW

CLUB HOUSE LUXURIES

DOUBLE HEIGHTEN
RECEPTION & LOUNGE 1



FAMILY SWIMMING POOL
KIDS POOL
POOL SIDE SEATING DECK 2

INDOOR GAMES 3



MULTIPURPOSE HALL 4



MULTIPURPOSE HALL 5



EQUIPPED GYM 7



MEDITATION/ YOGA HALL 6



GUEST SUITES 8



OUTDOOR SEATING DECKS 9

SUPER MARKET



UNI SEX SALOON & SPA



PROVISION FOR





AN ARTISTIC IMPRESSION
OF ORTUS CRICKET PITCH VIEW



◆
**THE KEEP FIT
MANTRA IS
A WAY OF LIFE**

All work and no play makes Jack a dull boy, doesn't it? The grounds of Ortus have neat dedicated activity zones for the outdoor lover. So if you want to be a basketball champ or jet setting cricketer, start from the basketball court and cricket nets here. Or take a spin at the skating rink.

Thanks to special seating areas for the elderly and colorful play areas for the kids, the Active Life is a reality even in the hub of the city!



AN ARTISTIC IMPRESSION
OF ORTUS COURT YARD AERIAL VIEW

AN ARTISTIC IMPRESSION
OF ORTUS CHILDREN'S PLAY AREA VIEW



ENCHANTING FROM
EVERY POINT OF VIEW



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AN ARTISTIC IMPRESSION
OF ORTUS BIRDS EYE VIEW



FOR ALL THOSE
WHO WANT
A SAFE HAVEN

SAFETY & SECURITY

24/7 SECURITY SERVICES

CCTV SURVEILLANCE

SOLAR FENCE

AUTOMATIC ENTRY
& EXIT SYSTEM



AN ARTISTIC IMPRESSION
OF ORTUS ELEVATION VIEW



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A MASTER PLAN THAT'S BEST IN CLASS

Our architects have thought of everything when they drew up the Master Plan of Ortus, so get ready to reap the benefits. From natural open spaces to temples, from smart homes to designer landscapes, from play areas to the clubhouse – we have left no dream untapped.

LEGEND

- | | |
|-------------------------------|-------------------------|
| 1 Entrance | 8 Party Lawn |
| 2 Security | 9 Designer Pergola |
| 3 Entrance Flooring Design | 10 Multiuse Court |
| 4 Driveway | 11 Children's Play Area |
| 5 Walk & Jogging Track | 12 Cricket Pitch |
| 6 Tree Court | 13 Triangular Pergola |
| 7 Promenade Walk with Seating | 14 Courtyard Landscape |



MASTER PLAN





TYPICAL FLOOR PLAN
 ▶ N **BLOCK - A**



3BHK - East 2115sft.



3BHK - East 1885sft.



3BHK - East 2090sft.



2BHK - East 1270sft.



3BHK - East 2015sft.



3BHK - East 2015sft.



3BHK - West 1730sft.



2BHK - West 1270sft.



2BHK - West 1270sft.



2BHK - West 1270sft.



2BHK - West 1270sft.



3BHK - West 1885sft.



3BHK - West 2405sft.



3BHK - West 1730sft.

2BHK - West 1270sft.

2BHK - West 1270sft.

2BHK - West 1270sft.

2BHK - West 1270sft.

3BHK - West 1885sft.

3BHK - West 2405sft.



TYPICAL FLOOR PLAN
▶ N BLOCK - B



FOUNDATION & STRUCTURAL FRAME

RCC framed structure to withstand wind & seismic loads



SUPER STRUCTURE

CC/CLAY/AAC/Any other equivalent



PLASTERING INTERNAL

External Walls : 20mm thick Sponge finished cement plaster.
Internal Walls : 12mm thick Smooth finished surface cement plaster / wall putty



JOINERY WORKS

MAIN DOOR/BED ROOMS DOORS :
Main Door frame : Engineered wood frame with flush shutter (single) laminated fitted with hard ware
Internal Doors : Engineered wood frame with flush shutter laminated fitted with hard ware
TOILET & UTILITY DOORS : Engineered wood with flush shutter laminated painted on both sides fitted with hard ware
SLIDING DOORS : 2 track UPVC sliding doors
Windows : 3 track UPVC sliding doors with mosquito mesh



PAINTING

External : Combination of texture and lappam finish with external emulsion paint as per architectural features.
Internal : Smooth cement finish with two coats of putty, one coat primer and two coats of premium acrylic emulsion paint of best brands.



FLOORING

Living, Dining, Bedrooms and Kitchen : Living, Dining, Bedrooms and Kitchen : 600x600mm vitrified tiles



Toilets : Ceramic tiles dado upto door height.

Anti skid Ceramic tiles for flooring.

Corridors : Anti skid Vitrified tiles

Common Lobbies : Granite/Vitrified Tiles combination flooring as per design

Lift Lobby : Granite/Vitrified Tiles combination flooring as per design

Staircase : Upto 3 floors granite and balance anti-skid tiles.

TILE CLADDING

Kitchen : Dadoing in kitchen Glazed Ceramic Tiles dado up to 2' height above kitchen platform
Toilets : Glazed ceramic tile dado up to lintel height.
Utility and Wash : Ceramic vitrified tile dado up to 3' height
Lift Lobby : Granite/vitrified Tiles combination flooring as per design.



KITCHEN/UTILITY

Platform & Sink : Granite platform with stainless steel sink

Water Connections : Municipal water (GMC) as per availability along with bore well water
Provision for fixing of water RO system

Exhausts : Provision for chimney exhaust and Chimney's Socket .

Utility / Wash : Provision for Dish washer & washing machine in utility area



TOILETS

- Wash basins of architecturally approved brand.
- EWC of floor mounted or wall mounted type as per approved architectural intent
- Provision of gyser, light point and exhaust fan point in all bathrooms



ELECTRICAL

- Main : Miniature Circuit Breakers (MCB) for each distribution boards of the distribution board.
- 2no.s of 5 amps socket provision for cable point
- 3phase supply for each point
- Bedrooms : Power outlets for air conditioners in living/drawing and master bedroom
- 5amps socket provision for Fan and light and in all rooms
- Kitchen : Provision for Power plugs for cooking range chimney, refrigerators, microwave oven, mixer in kitchen.
- Provision for dishwasher and Washing machine in utility area
- Toilets : Power outlets for geysers in all bathrooms. 5 Amp socket near by mirror.



TELECOM

- Provision for Telephone points in Master bedroom, living room.
- Provision for Intercom facility to all the units and connecting Security to living room



CABLE TV : Provision for cable connection in all bed rooms & living room.

INTERNET : One Internet socket provision in each apartment.

LIFTS

Passenger lifts with rescue device with V3F for energy efficiency with granite/tile cladding and one service lift. Lifts are designed as per the architectural and engineering intent.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage's and equipment at required place to improve driving comfort.
- Provision for car charging will be provided at appropriate 2 to 3 location's.

All specifications are carefully considered to ensure long lasting quality, great comfort and pleasing aesthetics. Attention to detail is evident throughout the apartments.



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SPECIFICATIONS

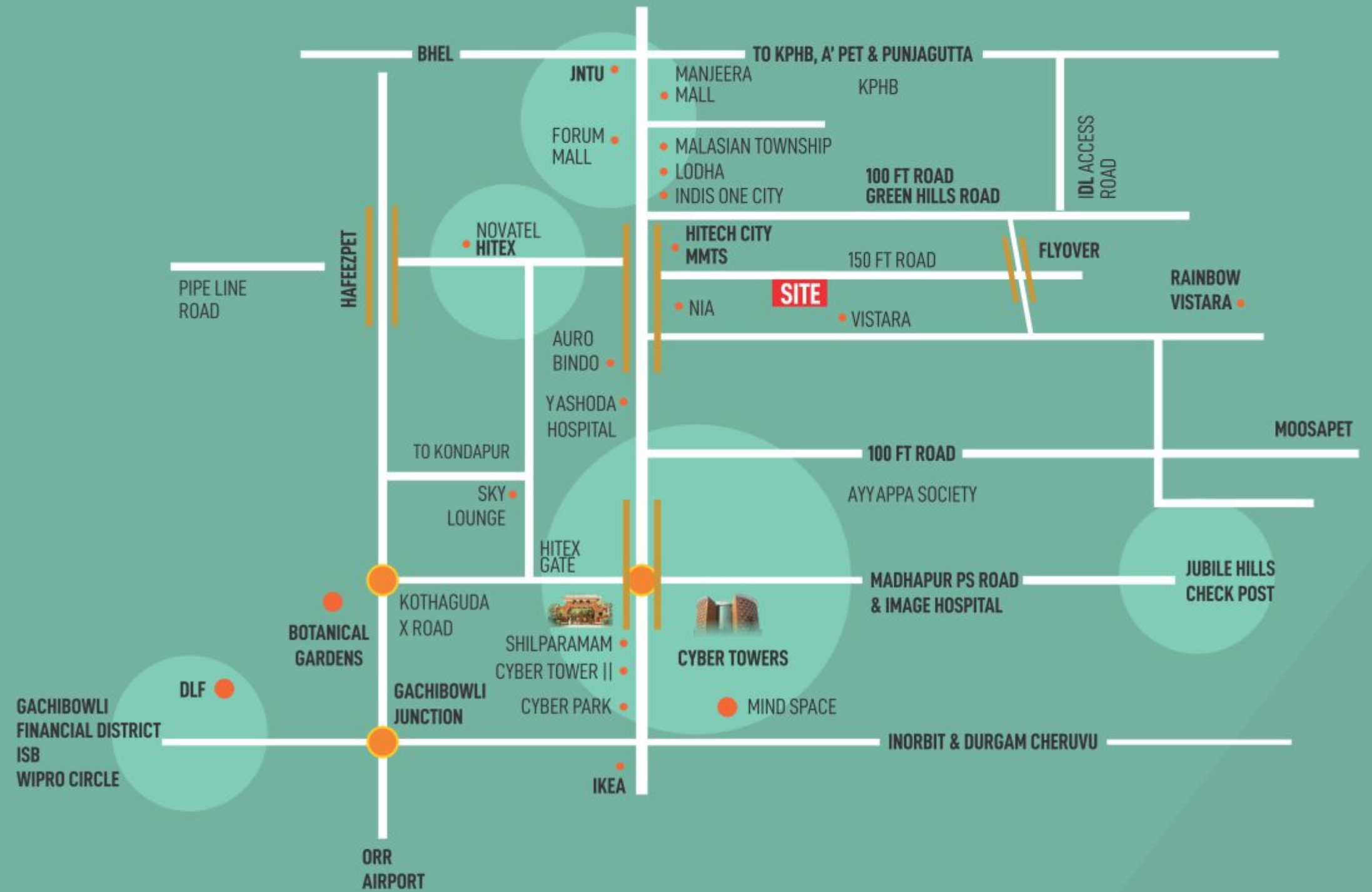
IF YOU'RE NOT HERE, YOU'RE MISSING THE ACTION

Everything about the location of Ortus is just right. Bhagyanagar Colony in Kukatpally is a future-ready neighborhood in close proximity to the IT hubs of Hitec City and Gachibowli. Large parks, topnotch residential complexes, and the whole gamut of schools, hospitals, malls, and workspace are all at a stone's throw.

You are connected to the thriving urban metropolis through broad roads and all transport conveniences. Invest now and sit back to enjoy a lifetime of happy returns.



LOCATION PLAN (not to scale)



- CLOSE TO**
- HITECH EXHIBITION CENTER
 - CHIREC INT. SCHOOL
DELHI PUBLIC SCHOOL
OAKRIDGE INT. SCHOOL
MERIDIAN SCHOOL
 - FORUM SUJANA MALL
INORBIT MALL
 - CYBER TOWER METRO STATION
HITECH CITY MMTS
 - IMAGE HOSPITAL
APOLLO HOSPITAL
CARE HOSPITAL
 - BOTANICAL GARDEN
 - TRIDENT HOTEL
NOVOTEL HOTEL
CHUTNEYS
 - ORR & RAJIV GANDHI INT. AIRPORT

A WARM HANDSHAKE PEOPLE YOU TRUST

Haneesh Constructions is one of the most quality-conscious Real Estate players with a strong presence in Hyderabad. Their professional ethos, commitment to timelines & understanding of consumer needs has kept them ahead since their inception.

The company has a portfolio of Apartments, Villas & Commercial Complexes in the finest locations. Using best practices in construction and technology, Haneesh Constructions aims to make Ortus a new sunrise in the lifestyle space.



Haneesh Constructions

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