

MY HOME  
**SAYUK**

Celebrating a connected world



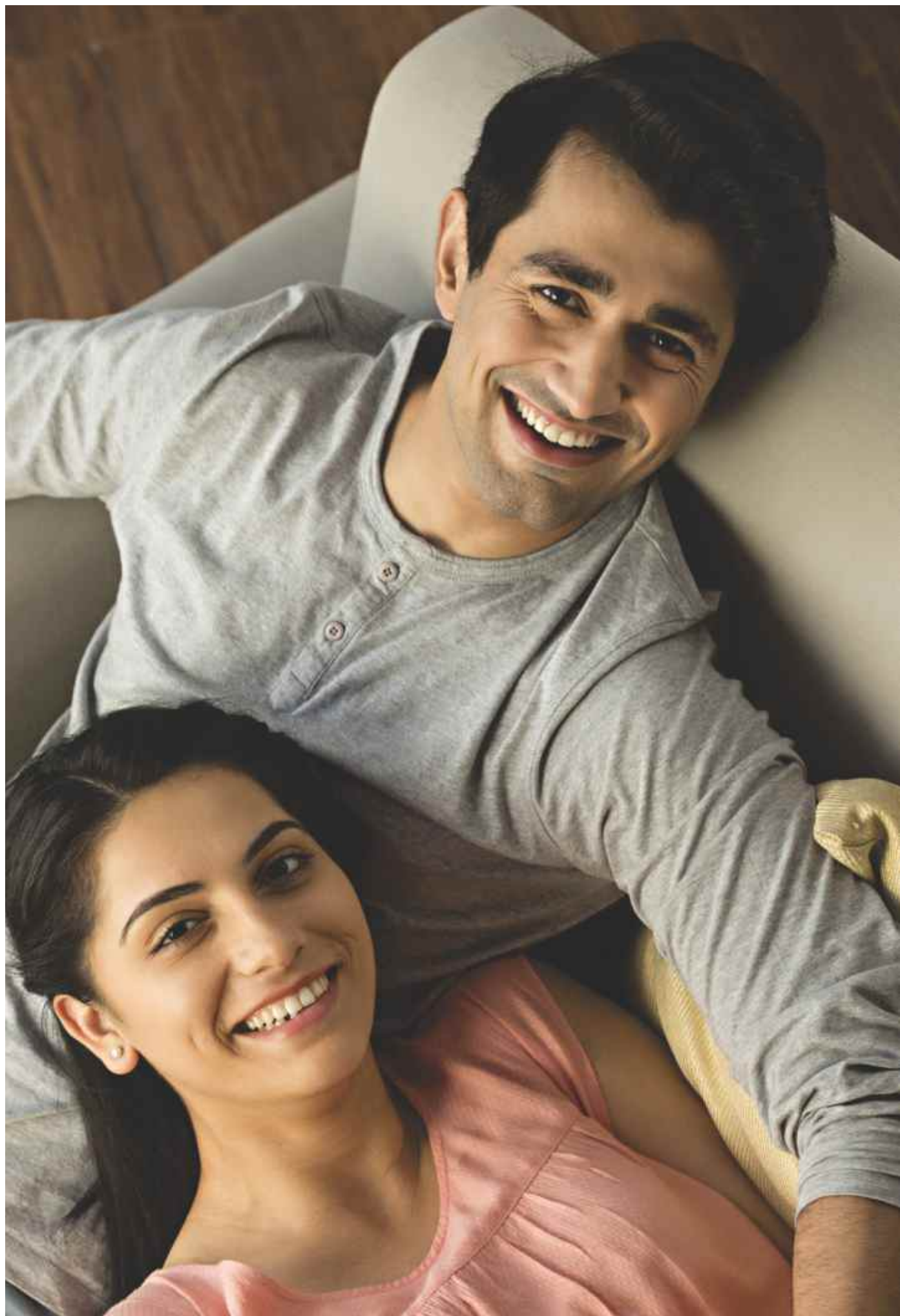
CRAFT  
YOUR  
HOME  
STORY

AN INITIATIVE BY MY HOME GROUP & PRATHIMA



PRESENTING

MY HOME  
**SAYUK**



# WORLD OF YOUR KIND

MY HOME SAYUK



We are creating a seamlessly  
beautiful expression of  
how a home can be  
crafted to enliven every  
aspect of our connected lives,  
growing up, sharing and caring  
and making a vibrant community.

## A WORLD ROOTED TO VALUES



\*Images are illustrative purpose only

12  
TOWERS

G + 39  
FLOORS

2, 2.5 & 3  
BHK

3780 Premium Lifestyle Apartments

The doors open to  
the magically  
beautiful world of  
MY HOME SAYUK,  
designed to live fully,  
each moment of your life.

PROJECT HIGHLIGHTS

2 BHK - 1355 sft

2.5 BHK - 1573 sft

3 BHK - 1926 & 2262 sft

Land area: 25.37 acres

Grand entrance with double height lobby in each tower

Uninterrupted view from each flat

Exclusive clubhouse of 1,00,000 sft

Extensive landscape areas

Security with intercom and CCTV cameras

ALIGNED FOR WELL BEING

# VAASTU



My Home Sayuk is guided by  
Vaastu - from the entrance gate to the doorway  
of your apartment, laying the foundation of a beautiful life.

# ALIGNED TO THE TRUE NORTH



The True north plays a critical part, as per our scriptures, science and practice. Our energies are aligned to this North south axis, and a home aligned to the true north is always considered as the one in sync with positivity.



\*Images are illustrative purpose only

# LIFE OPENS UP TO YOU

A home that makes you feel connected to the self, to the family, to the community, to the city, to the million joys and aspirations embedded within, is the one where your heart would love to reside. This is where you begin to expand your life, infinitely.

A CONNECT OF  
HEART  
& MIND





INVITING  
OUTDOORS



\*Images are illustrative purpose only

# WORK CONNECTS PLAY

Because life here is worth living!  
An absolute balance between  
work life and home life.  
Because how we look, how we talk  
and how we feel is essential.





# LAVISH GREENS





# TOUCHED BY NATURE





# OUT SIDE CONNECTS INSIDE

Inspired by the traditional values of our ancestral homes, My Home Sayuk boasts of a huge central courtyard nestled in between the towers. Open and green, this is where natural elements are in flow. Sunlight, wind, cosmic energy play in this hospitable space. The courtyard is designed to buzz with activity, bringing in the warmth and loving environment urban lifestyles need.





FEEL THE  
AMBIENCE





# FUN CONNECTS FITNESS

You can indulge in a plethora of sports like multiple badminton courts, cricket nets and tennis courts.





Break Spaces



Senior Citizen Zones

CONNECT  
FRIENDS  
CONNECT  
FAMILY



# SPORTS & HEALTH

## OUT DOOR AMENITIES

- Volleyball Court
- Cricket Practice Nets
- Box Cricket
- Tennis Courts on Clubhouse Terrace
- Open Gym
- Temperature Controlled Swimming Pool
- Ludo and Chess
- Jogging Track on mother earth
- Cycling Track
- Children's Play Areas
- Multi-Purpose Out Door Court
- Senior Citizens Seating Area
- Central Courtyard
- Amphitheatre
- Pet Park



# SET FREE

The sprawling grounds are not just a feast for the eyes. In greenery and colorful blooms the landscaped area has lovely functional pockets. There are places to sit and rest, meditate and do yoga.



# CONNECT with celebrations

This is where you express yourself, rejoice, celebrate and move with that aura of air that creates a distressed self. Dip, sip, jog, run, party or just laze around. Feel the air beneath the wings.



SWIMMING POOL

# LIFE MEETS LEISURE

The truly world class infrastructure gives you the environment to enjoy and relish with friends and family. Features that inspire and motivate and bring life to the brim of excitement is the essence of Club Sayuk.



CLUBHOUSE LOBBY



MULTIPURPOSE HALL



GUEST ROOM



A thick, dark brown vertical bar is positioned on the left side of the page, extending from the top to the bottom. It is partially obscured by a thin, light brown vertical line that runs parallel to it.

# RELAX & REFRESH

## **CLUBHOUSE / INDOOR AMENITIES**

Grand Lobby

Gym

Multipurpose Halls

Yoga / Meditation / Aerobics Halls

Reading Area

Guest Rooms

Indoor Badminton courts

Indoor Games

Squash Court

## **PROVISION FOR**

Convenience Store

Pharmacy

ATM

F & B

Spa and Saloon



# GRAND ENTRANCE WITH DOUBLE HEIGHT LOBBY





WELL  
PLANNED  
INTERIOR  
SPACES

# SITE LAYOUT PLAN



## LEGEND

1. ENTRY / EXIT
2. SENIOR CITIZEN SEATING AREA
3. DRIVEWAY
4. LAWN
5. BUTTERFLY GARDEN
6. MEDITATION ZONE
7. THE ORCHID GARDEN
8. JOGGING TRACK
9. CYCLING TRACK
10. CYCLE PARKING
11. CHILDREN'S PLAY AREA
12. BOX CRICKET
13. CRICKET PRACTICE NETS
14. SKATING RINK
15. PET ZONE
16. VOLLEYBALL COURT
17. BADMINTON COURTS
18. MULTIPURPOSE COURT
19. OPEN GYM
20. AMPHITHEATRE
21. CENTRAL LAWN
22. SWIMMING POOL (SEPARATE FOR MEN & WOMEN)
23. TENNIS / PICKLEBALL COURTS ON CLUBHOUSE TERRACE
24. FUTSAL COURT ON CLUBHOUSE TERRACE
25. PICKLEBALL COURTS
26. LUDO AND CHESS
27. BUS BAY
28. GAS BANKS
29. TRANSFORMER YARD



MY HOME SAYUK

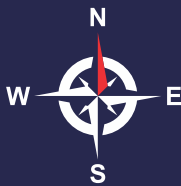
PROPOSED  
SCHOOL

A  
MEGA  
CONNECTED  
LIFE  
TO LIVE

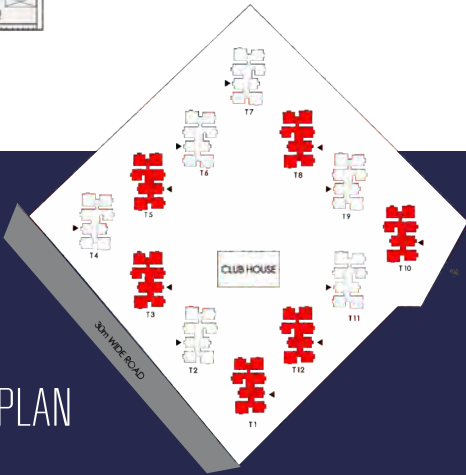
GROUND FLOOR PLAN



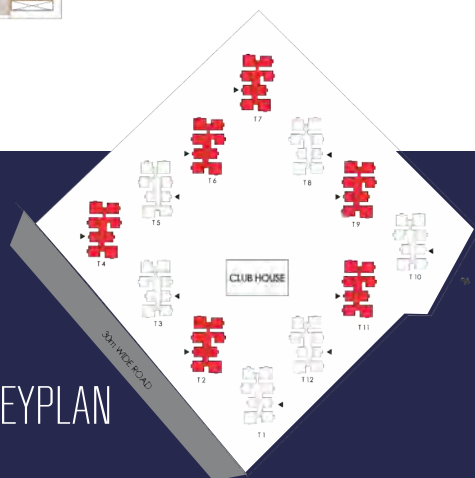
Ground Floor Plan for  
TOWER - 1, 3, 5, 8, 10 & 12



KEYPLAN



100



## KEYPLAN

FIRST FLOOR PLAN

3BHK.E.F  
1926 SFT

3BHK.W.F  
2262 SFT

2.5BHK.E.F  
1573 SFT

2.5BHK.W.F  
1573 SFT

2BHK.E.F  
1355 SFT

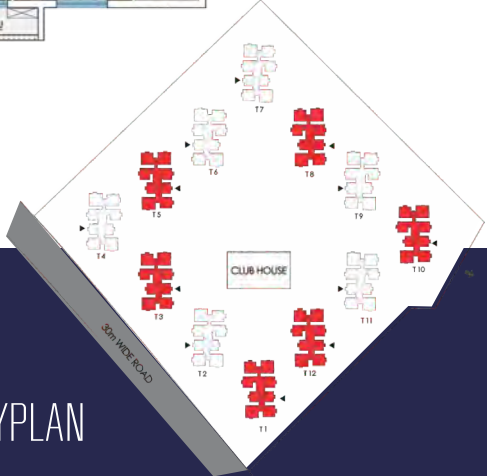
3BHK.E.F  
2262 SFT

3BHK.W.F  
1926 SFT

First Floor Plan for  
TOWER - 1, 3, 5, 8, 10 & 12



KEYPLAN



FIRST FLOOR PLAN

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2262 SFT

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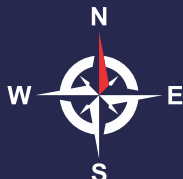
2.5BHK,W.F  
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1355 SFT

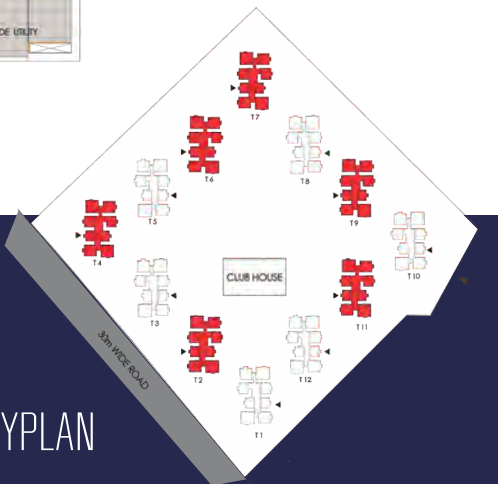
3BHK,E.F  
1926 SFT

3BHK,W.F  
2262 SFT

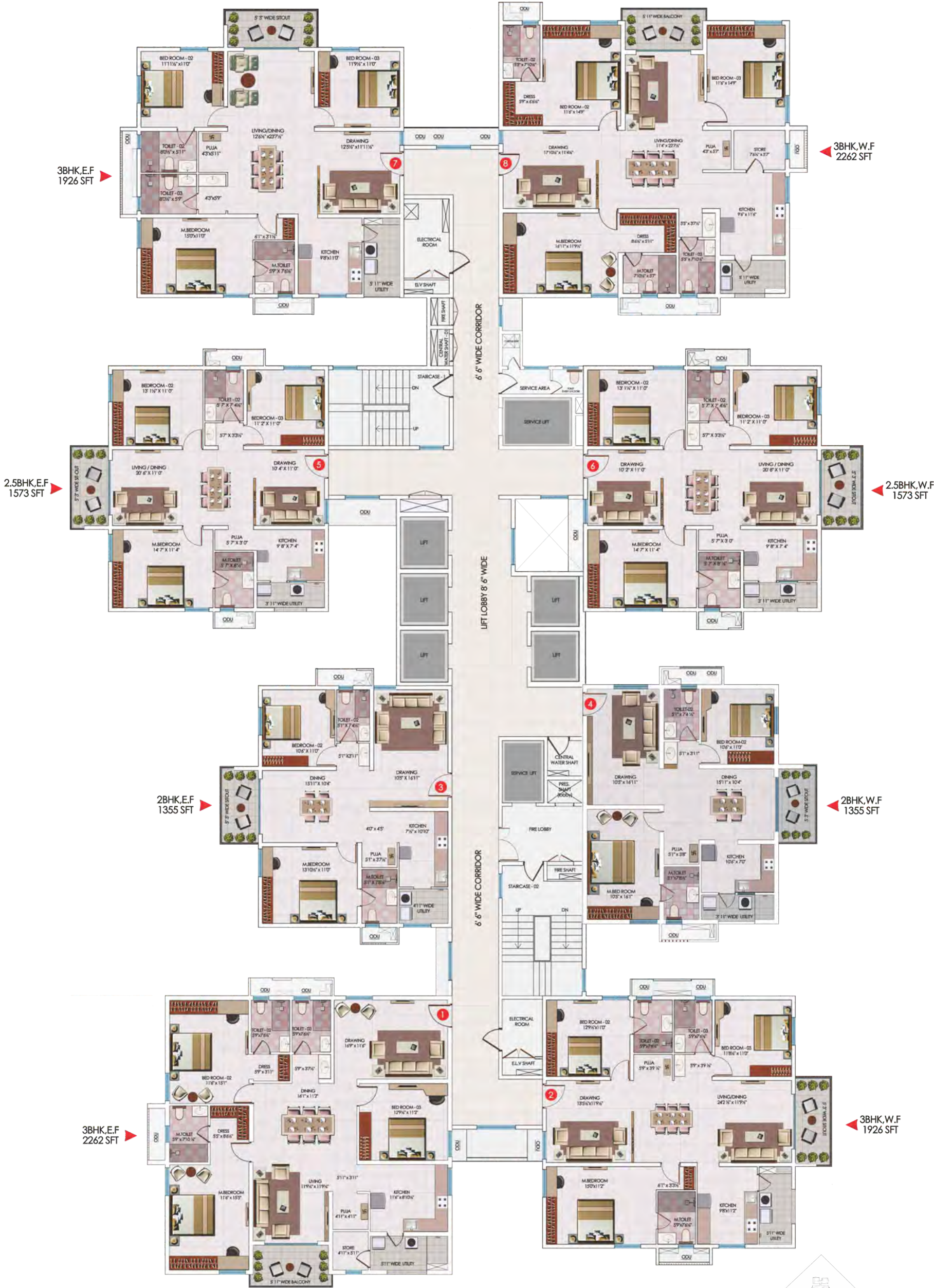
First Floor Plan for  
TOWER-2,4,6,7,9&11



KEYPLAN



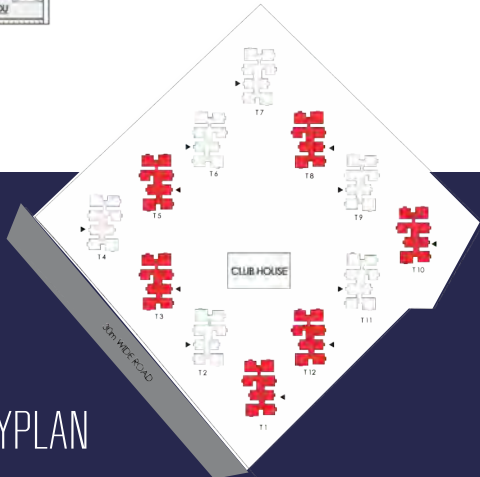
TYPICAL FLOOR PLAN



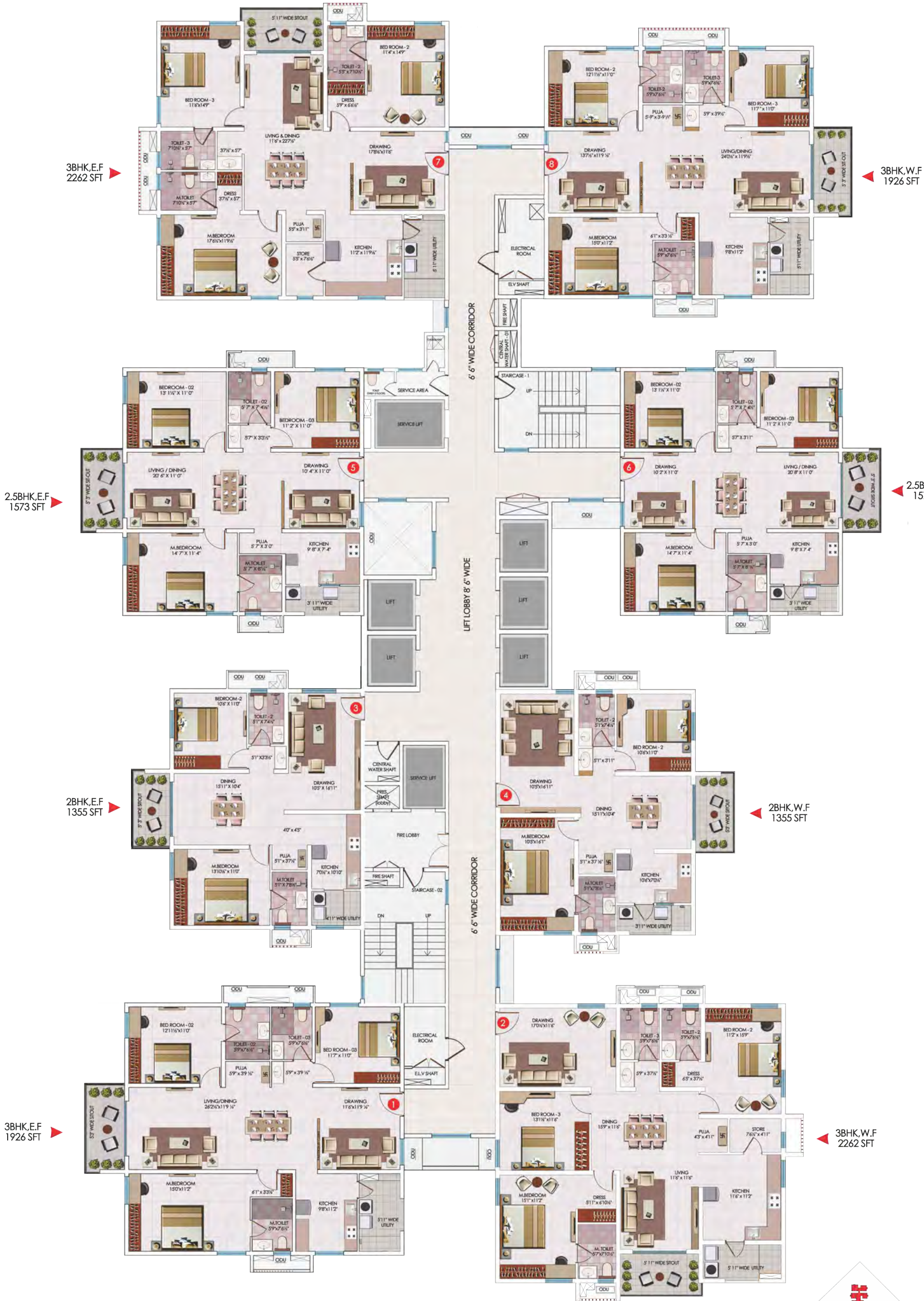
T1, T3, T5, T8, T10 & T12  
Typical Floor Plan for  
2nd - 18th, 20th - 28th & 30th - 38th Floors



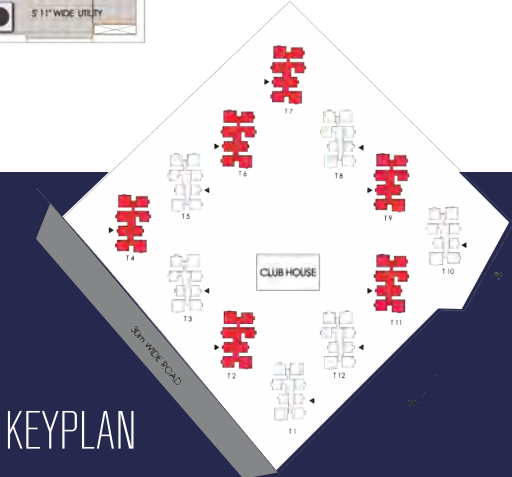
KEYPLAN



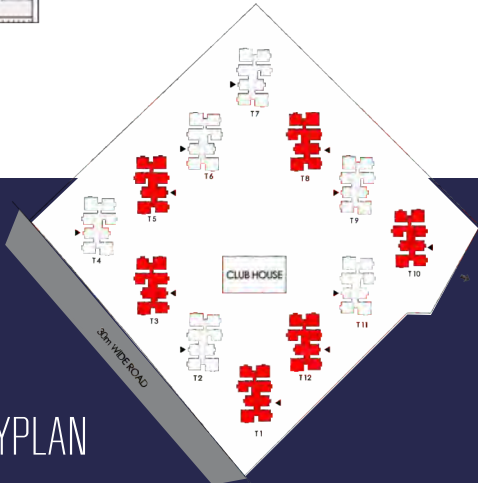
# TYPICAL FLOOR PLAN



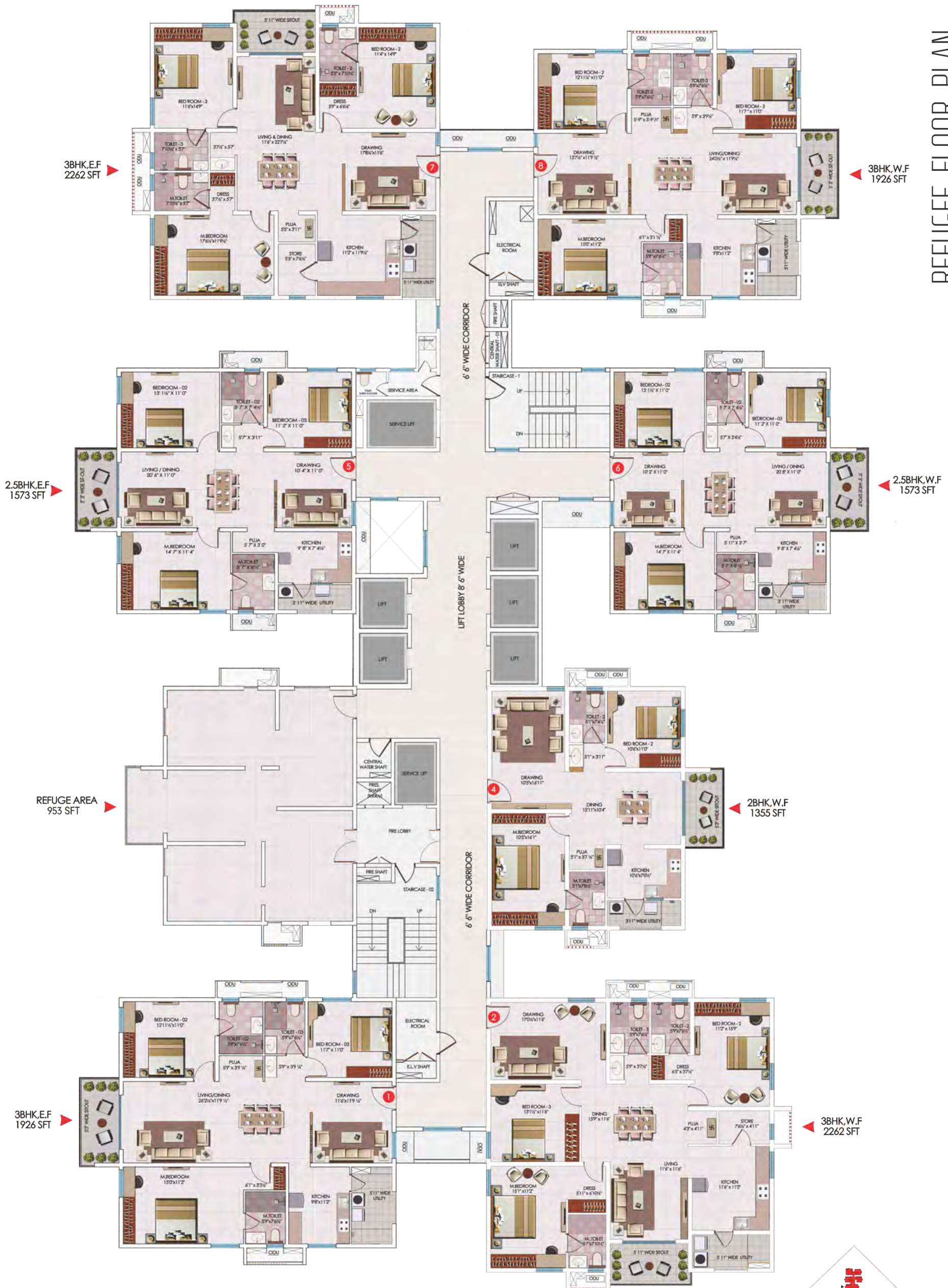
T2, T4, T6, T7, T9 & T11  
 Typical Floor Plan for  
 2nd - 18th, 20th - 28th & 30th - 38th Floors



100



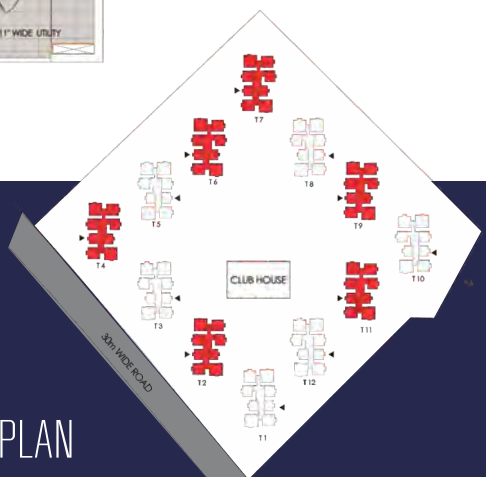
## KEYPLAN



T2, T4, T6, T7, T9 & T11  
Refugee Floor Plan for  
19th, 29th & 39th Floors



KEYPLAN

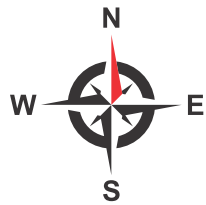




PART PLAN  
@ 35th to 39th FLOOR



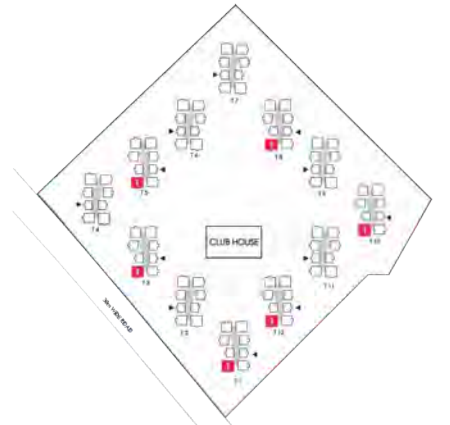
TYPICAL PLAN  
G TO 39 FLOORS



TOWER - 1 - 3 - 5 - 8 - 10 - 12

FLAT  
1  
3 BHK  
EAST FACING  
2262 SFT

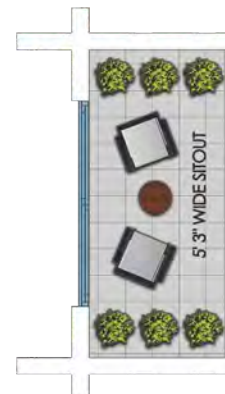
Key Plan



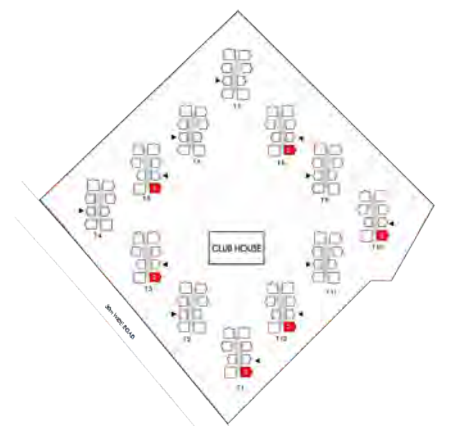
TYPICAL PLAN G TO 39 FLOORS

FLAT  
2  
3 BHK  
WEST FACING  
1926 SFT

PART PLAN  
@ 35th to 39th FLOOR



Key Plan

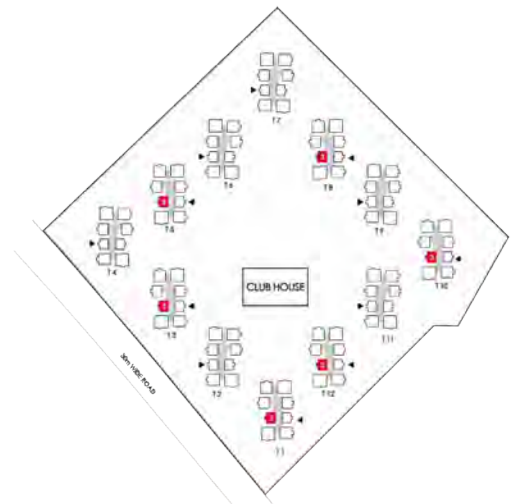




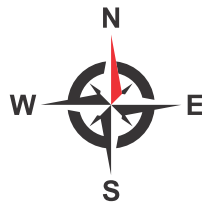
PART PLAN  
@ 35th to 39th FLOOR

FLAT  
3  
2 BHK  
EAST FACING  
1355 SFT

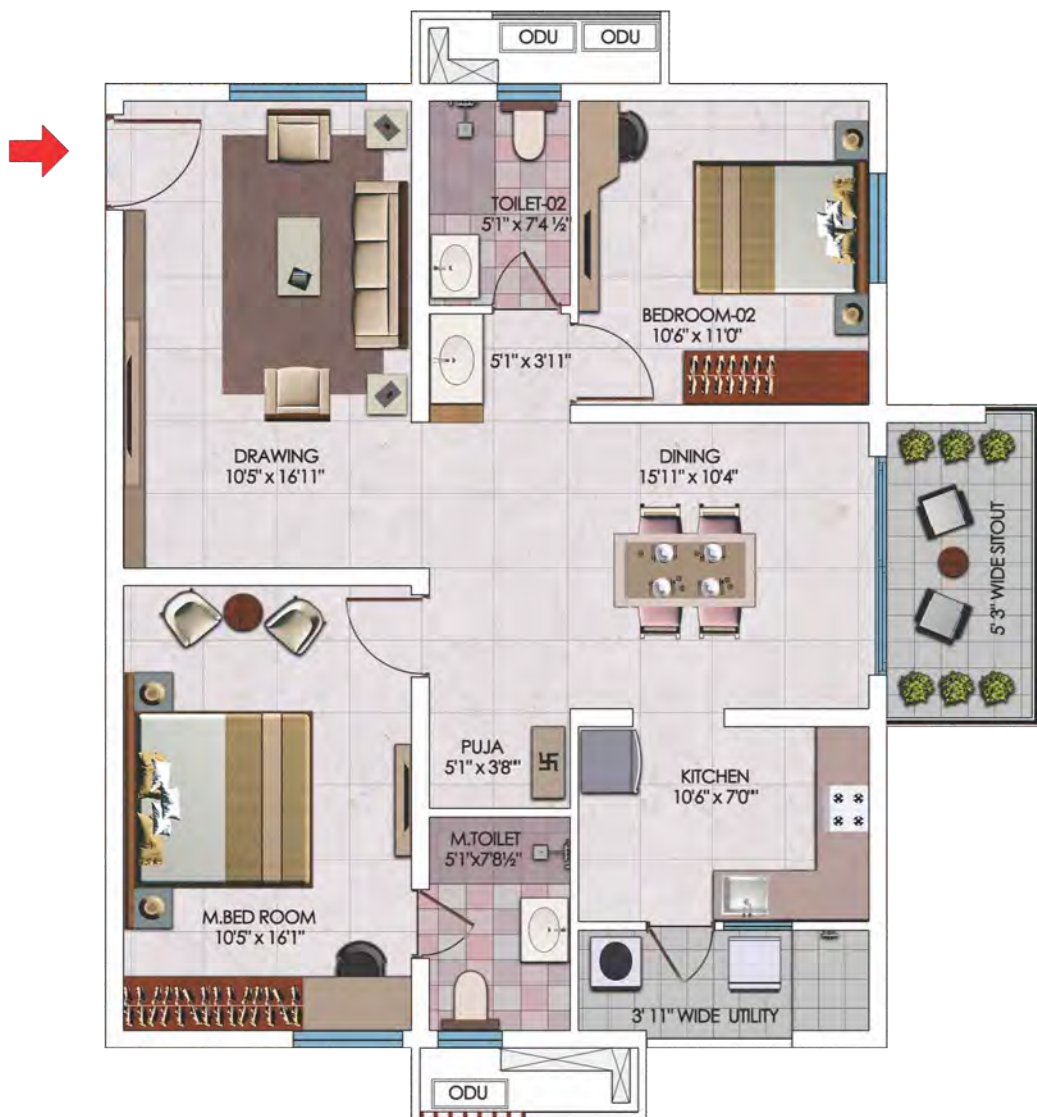
Key Plan



TYPICAL PLAN G TO 39 FLOORS



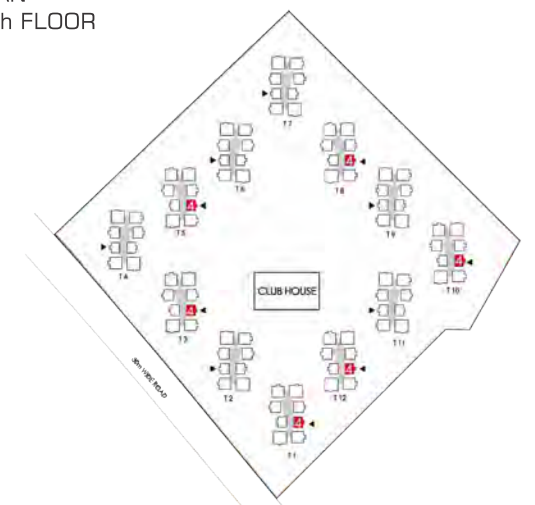
TOWER - 1 - 3 - 5 - 8 - 10 - 12



PART PLAN  
@ 34th to 39th FLOOR

FLAT  
4  
2 BHK  
WEST FACING  
1355 SFT

Key Plan



TYPICAL PLAN FOR 2ND - 18TH,  
20TH - 28TH & 30TH - 38TH FLOORS

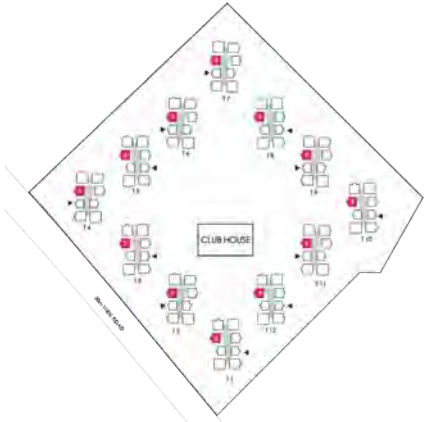
# FLAT 5 2.5 BHK EAST FACING 1573 SFT



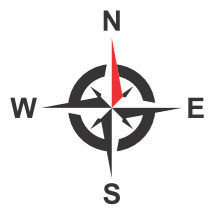
PART PLAN  
@ 34th to 39th FLOOR



Key Plan



TYPICAL PLAN G TO 39 FLOORS



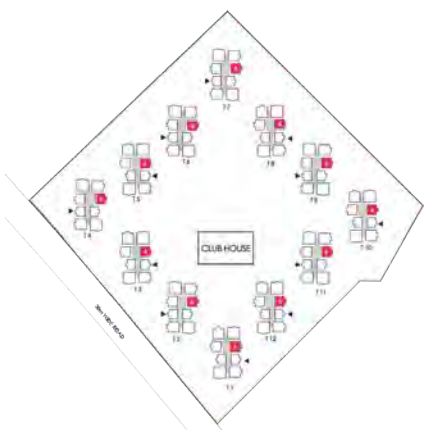
## TOWER-1 TO 12

# FLAT 6 2.5 BHK WEST FACING 1573 SFT



PART PLAN  
@ 35th to 39th FLOOR

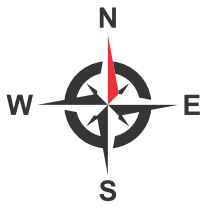
Key Plan



TYPICAL PLAN G TO 39 FLOORS

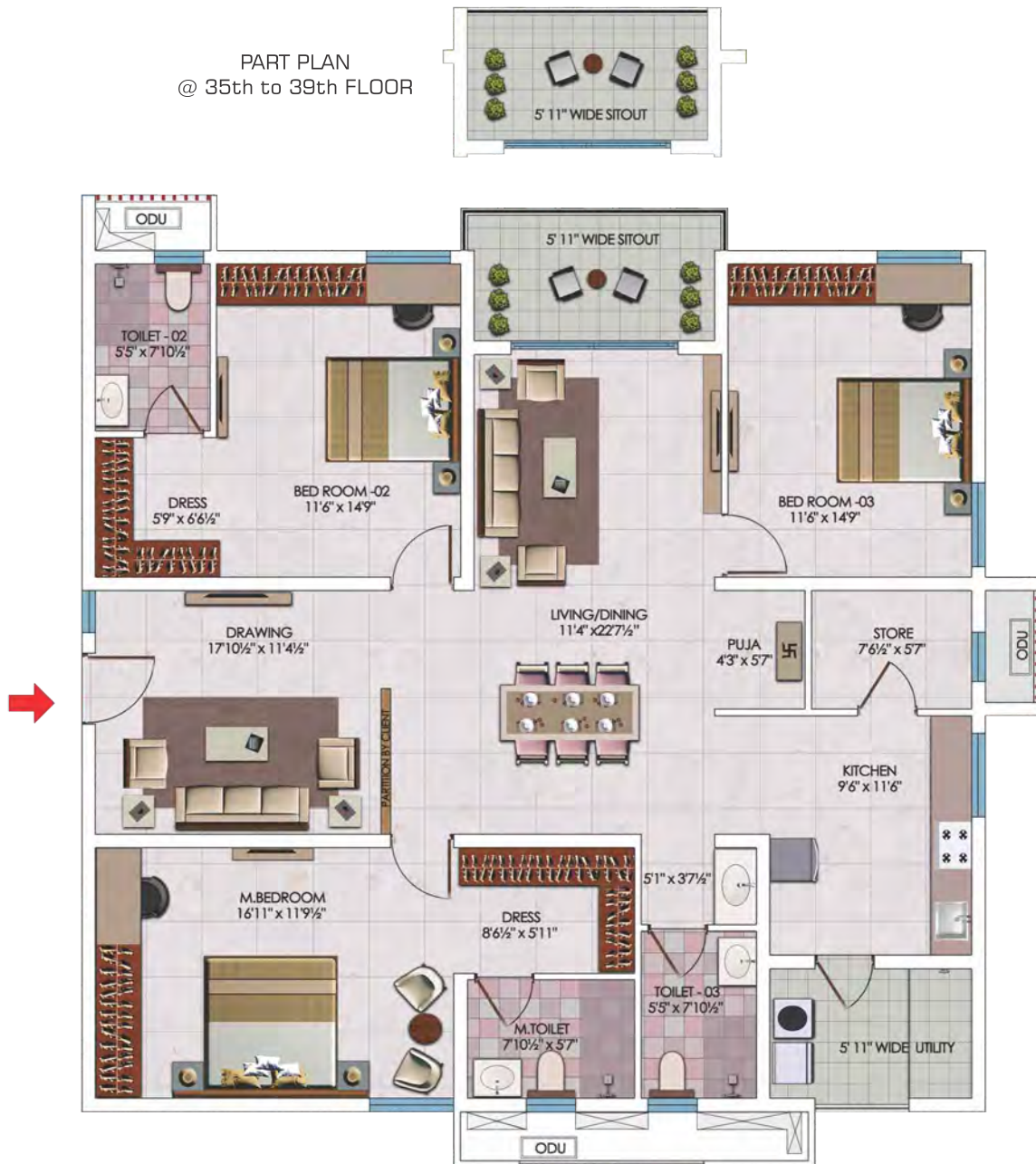


TYPICAL PLAN G TO 39 FLOORS



TOWER - 1 - 3 - 5 - 8 - 10 - 12

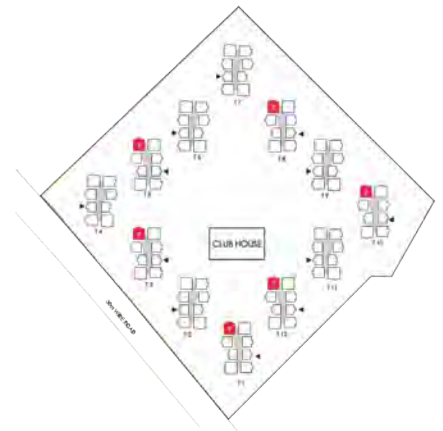
PART PLAN  
@ 35th to 39th FLOOR



TYPICAL PLAN G TO 39 FLOORS

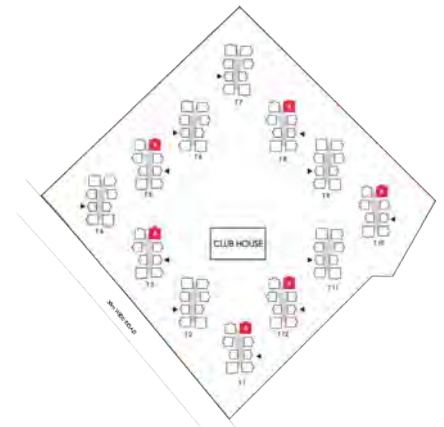
FLAT  
7  
3 BHK  
EAST FACING  
1926 SFT

Key Plan



FLAT  
8  
3 BHK  
WEST FACING  
2262 SFT

Key Plan



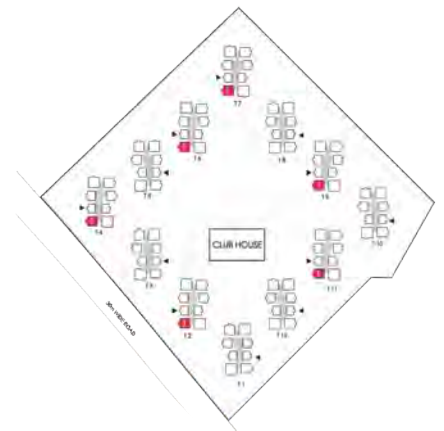
# FLAT 1

3 BHK  
EAST FACING  
1926 SFT

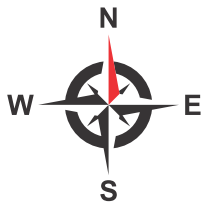


PART PLAN  
@ 34th to 39th FLOOR

Key Plan



TYPICAL PLAN G TO 39 FLOORS



TOWER - 2 - 4 - 6 - 7 - 9 - 11

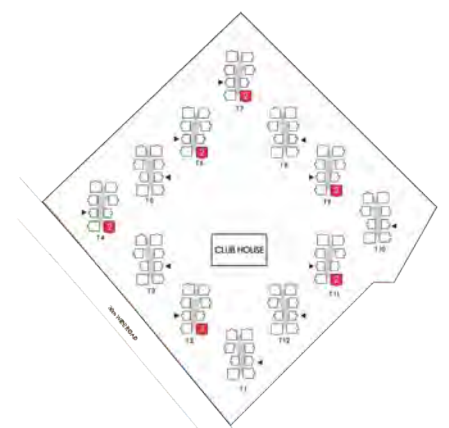


PART PLAN  
@ 34th to 39th FLOOR

# FLAT 2

3 BHK  
WEST FACING  
2262 SFT

Key Plan

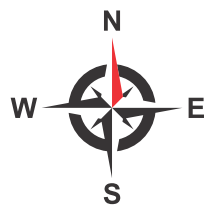


TYPICAL PLAN G TO 39 FLOORS

# FLAT 3 2 BHK EAST FACING 1355 SFT



TYPICAL PLAN FOR 2ND - 18TH, 20TH -28TH & 30TH - 38TH FLOORS



TOWER - 2 - 4 - 6 - 7 - 9 - 11

# FLAT 4 2 BHK WEST FACING 1355 SFT

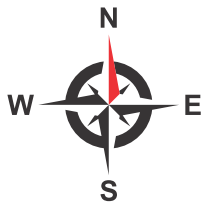


TYPICAL PLAN G TO 39 FLOORS

PART PLAN  
@ 34th to 39th FLOOR



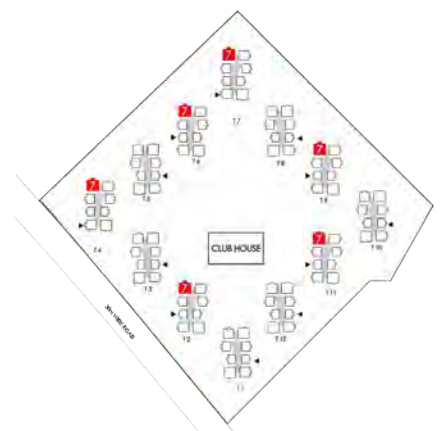
TYPICAL PLAN G TO 39 FLOORS



TOWER-2-4-6-7-9-11

FLAT  
7  
3 BHK  
EAST FACING  
2262 SFT

Key Plan

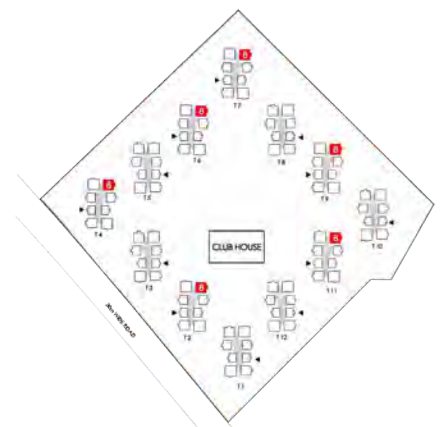


TYPICAL PLAN G TO 39 FLOORS

FLAT  
8  
3 BHK  
WEST FACING  
1926 SFT

PART PLAN  
@ 34th to 39th FLOOR

Key Plan





MY HOME  
SAYUK

TELLAPUR



A location as brilliant as My Home Sayuk @ Tellapur doesn't come along every day. Peaceful and well planned, Tellapur is connected by wide roads to Hyderabad's most happening spots - the Wipro Junction. It is easy to reach the airport via ORR.

If you are looking for a plush address bang in the middle of malls, high-end restaurants, premium schools and global work spaces, you have come to the right place!

THRIVING  
LOCATION,  
MAGICAL  
CONNECTIVITY

02 min **Schools**

10 min **Railway Station**

10 min **Financial District**

10 min **Hospitals**

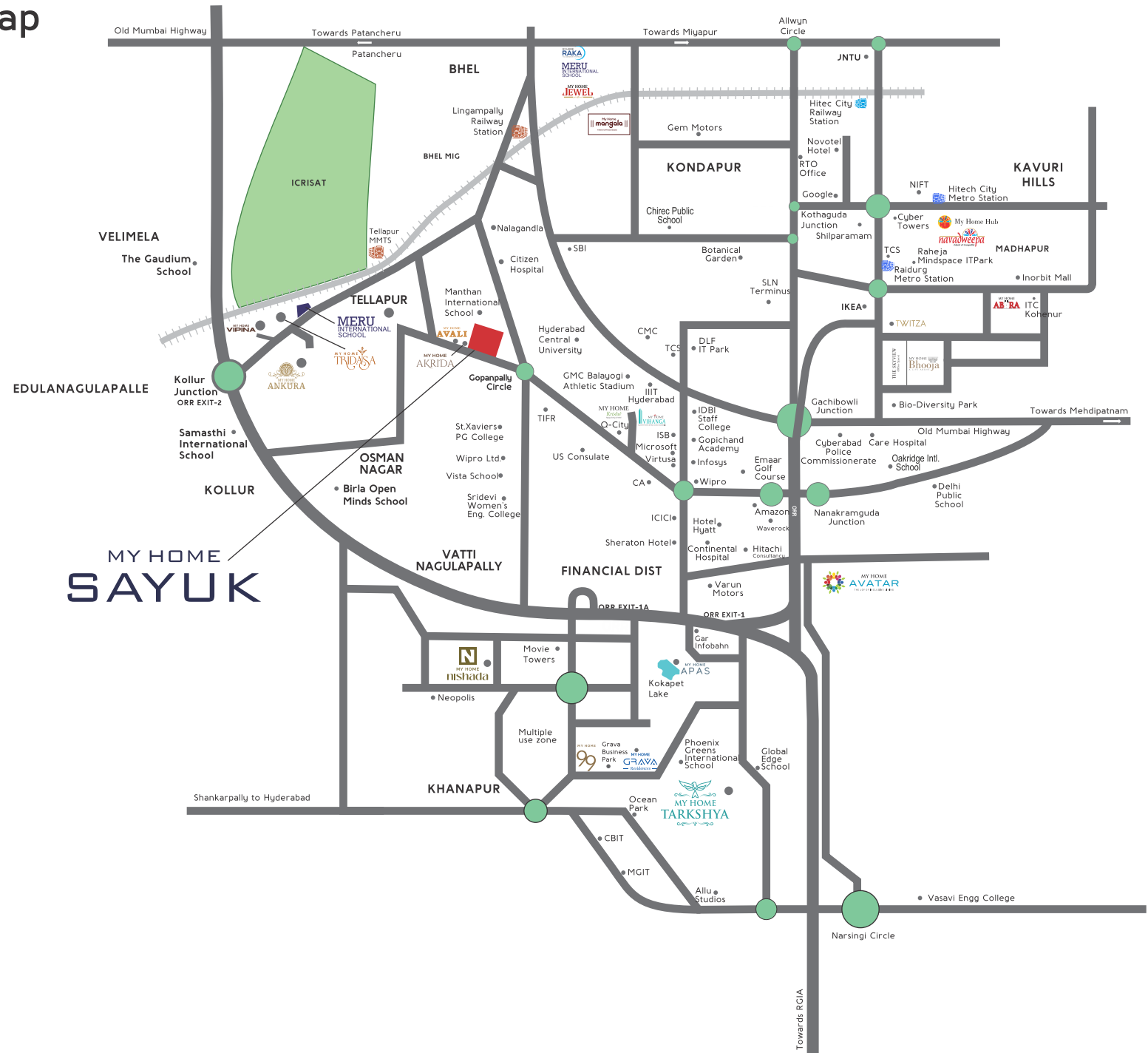
10 min **Malls**

10 min **ORR**

35 min **Airport**



1000000



Not to Scale

# SPECIFICATIONS

<b>SUPER STRUCTURE</b>	RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).
<b>WALLS</b>	
EXTERNAL WALL	Reinforced shear wall
INTERNAL WALL	Reinforced shear wall
<b>CEILING FINISHES</b>	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with putty and acrylic emulsion paint of reputed brands.
BATHROOMS	Grid ceiling to cover all service lines.
<b>WALL FINISHING</b>	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY	Smoothly finished with putty and acrylic emulsion paint of reputed brands.
BATHROOMS	Reputed make of GVT/Ceramic tiles cladding up to lintel height.
EXTERNAL FINISHING	Texture Finish & two coats of exterior emulsion paint of reputed brands with architectural features.
<b>FLOORING</b>	
DRAWING, DINING, LIVING, BEDROOMS, KITCHEN	800 x 800 mm size double charged vitrified tiles of reputed brand with spacer joint.
BALCONY/ BATHROOMS / UTILITY	Anti-skid vitrified/ceramic tiles of reputed make.
CORRIDORS	Vitrified tiles with spacer joint
STAIRCASE	Natural Stone/Granite
<b>WINDOWS / GRILLS</b>	All windows are of Aluminum alloy/ UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter.
<b>DOORS</b>	
MAIN DOOR	Hard wood frame, finished with melamine spray polish both side. Veneered finished flush shutters with reputed hardware.
INTERNAL DOORS	Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
BATHROOMS/UTILITY DOORS	Granite frame with both side laminated flush shutter with reputed hardware.
BALCONIES	Aluminum/UPVC glazed French sliding doors with mosquito mesh provision.
<b>ALL BATH ROOMS</b>	<ul style="list-style-type: none"><li>• Vanity type wash basin with single lever basin mixer.</li><li>• EWC with flush tank of the reputed brand.</li><li>• Single lever bath and shower mixer.</li><li>• Provision for geysers in all bathrooms.</li><li>• All faucets are chrome plated of reputed brands.</li></ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"><li>• Granite platform with single bowl stainless steel sink.</li><li>• Provision for water purifier</li></ul>

## ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlet for air conditioners in all Bed rooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder in kitchen.
- Washing machine and dishwasher point in utility area .
- Three phase supply for each unit and individual prepaid meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

## TV/TELEPHONE

- Telephone point in drawing and master bedroom.
- Intercom facility to all units connecting security.
- Provision for cable TV connection in drawing, living and master bedroom.
- One internet connection provision in drawing, living and all bedrooms.

## WATER PROOFING

Waterproofing shall be provided for all bathrooms, balconies, utility area and roof terrace.

## SECURITY

- Sophisticated round the clock security/ surveillance system.
- Surveillance cameras at the main security and at the entrance of the block and lift cabin.

## FIRE SAFETY

Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.

## POWER BACK UP

100% DG backup with acoustic enclosure and AMF.

## LPG/PNG

Supply of LPG/ PNG with piped gas system.

## LIFTS

V3F drive high speed lifts of reputed make. Lift lobby cladding with vitrified tiles/granite.

## WTP & STP

- Water treatment plant for bore-well water and water meter for each unit.
- A sewage treatment plant of adequate capacity as per norms inside the project.
- Treated sewage water for the landscaping and flushing purpose.

## BILLING SYSTEM

### AREA STATEMENT (IN SFT) TOWER - 1, 3, 5, 8, 10 & 12

Flat No.	Facing	Flat Type	Carpet Area	Exclusive Balcony Area	Common area (Incl. External Walls)	Saleable Area
01	East	3 BHK	1579	68	615	2262
02	West	3 BHK	1335	62	529	1926
03	East	2 BHK	915	54	386	1355
04	West	2 BHK	915	54	386	1355
05	East	2.5 BHK	1075	58	440	1573
06	West	2.5 BHK	1075	58	440	1573
07	East	3 BHK	1335	62	529	1926
08	West	3 BHK	1579	68	615	2262

### TOWER - 2, 4, 6, 7, 9 & 11

Flat No.	Facing	Flat Type	Carpet Area	Exclusive Balcony Area	Common area (Incl. External Walls)	Saleable Area
01	East	3 BHK	1335	62	529	1926
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## TELLAPUR TECHNOCITY PVT. LTD.

(An Initiative by My Home Group & Prathima)

Regd. Office : 8th Floor, Block-3, My Home Hub, Madhapur, Hyderabad - 500 081, Telangana.

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