



**MY  
DREAM  
| MY  
OWN  
HOME**

**SADBHAVANA**  
POCHARAM, GHATKESAR

# MY OWN CITY HOME

AT THE SMART LOCATION  
POCHARAM, GHATKESAR



**SADBHAVANA**  
POCHARAM, GHATKESAR

AN OPPORTUNITY  
TO FULFIL THE  
**DREAM OF  
A HOME.**

**NOW  
MADE  
POSSIBLE.**

#### UNIQUE FEATURES

- a. 100% Encumbrance-free land with clear title owned by Government.
- b. Furniture can be made of their own choice.
- c. White top roads.
- d. Dedicated Electric Power Sub-station with electrical lines.
- e. Connectivity to the city with Metro Network.
- f. Water supply distribution network connecting Metro water supply.
- g. Sewerage system for all the apartments.
- h. Landscaping, Lawns, Greenery and Avenue Plantation.
- i. All the towers are bounded by the compound wall, security check-post at entry & exit.



# SMART STYLISH CITY HOMES

Government has developed housing projects for all categories in the selected locations in the State. A project named Sadbhavana was conceived and constructed in area of Ac. 30-00 Gts. at Pocharam, Ghatkesar in HMDA area.

The residential apartment complex was developed with all required amenities like green spaces, tot-lot, children play areas, 24\*7 water supply, all-round compound wall and security check post at entry & exit.

The project has clear title and encumbrance free, developed in the government land with HMDA approval. Project was taken up during 2010 and 180 flats out of 2604 are already sold out and handed over. Balance 2424 flats are finished / semi-finished.

Government has now proposed to sell the 1470 finished / semi-finished flats on "as is where is" basis to the individuals.

**SADBHAVANA**  
POCHARAM, GHATKESAR





**SADBHAVANA**  
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**SMART CHOICE FOR  
SMART FAMILIES**



**WHY LIVE  
ON RENT  
WHEN  
YOU CAN  
SIMPLY  
OWN**

READY FOR POSSESSION  
EITHER AS COMPLETELY FINISHED OR  
A SEMI FINISHED UNIT THAT ENABLES  
YOUR CHOICE OF FINISHES





**GREEN  
WAY**

**SADBHAVANA**  
POCHARAM, GHATKESAR



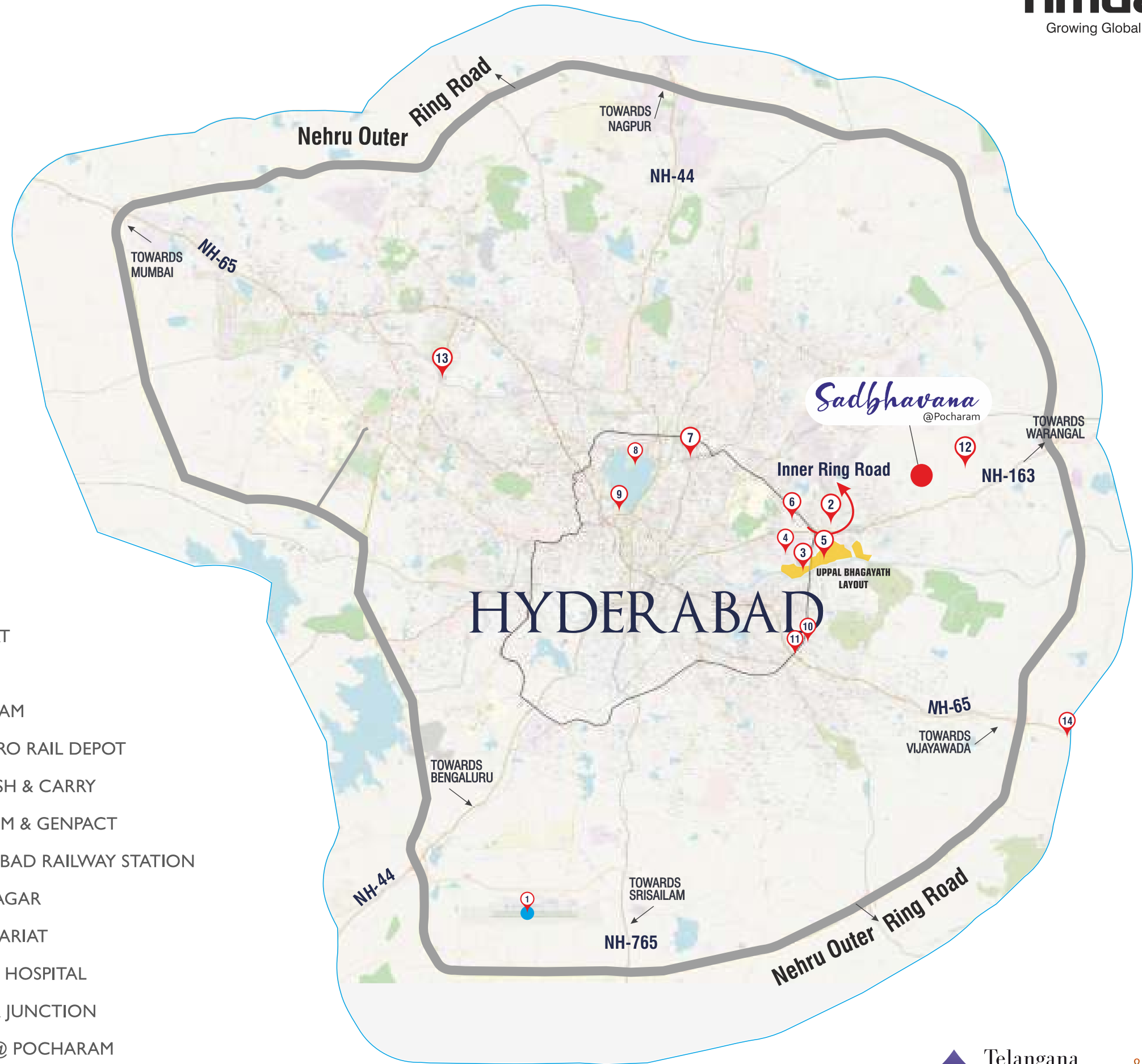


**THIS IS  
SMART**

DEVELOPED  
COMMUNITY  
LIVING WITH ALL  
INFRASTRUCTURE  
IN PLACE

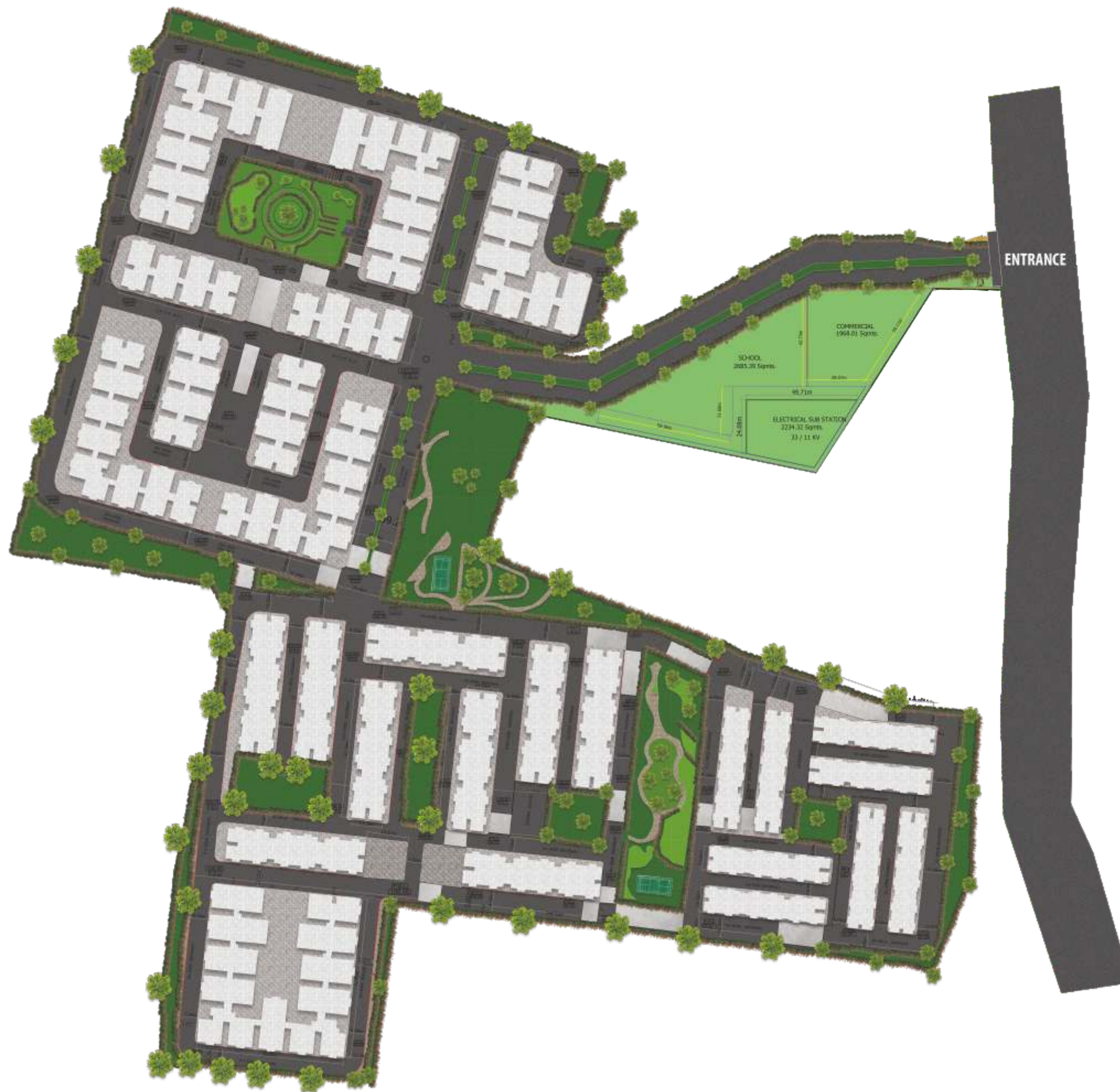
**SADBHAVANA**  
POCHARAM, GHATKESAR





- 1. RGI AIRPORT
- 2. UPPAL
- 3. SHILPARAMAM
- 4. UPPAL METRO RAIL DEPOT
- 5. METRO CASH & CARRY
- 6. RGI STADIUM & GENPACT
- 7. SECUNDRABAD RAILWAY STATION
- 8. HUSSAIN SAGAR
- 9. TS - SECRETARIAT
- 10. KAMINENI HOSPITAL
- 11. LB NAGAR JUNCTION
- 12. INFOSYS @ POCHARAM
- 13. HITEC CITY
- 14. RAMOJI FILM CITY





MASTER PLAN (LAYOUT) - POCHARAM

# POCKET FRIENDLY COMFORT FRIENDLY

SPACES AND AREAS TO CHOOSE FROM

- 1 BHK
- 2 BHK
- 3 BHK
- 3 BHK DELUXE

## SADBHAVANA POCHARAM, GHATKESAR

Category	Flats Available for Sale
3 BHK (Deluxe)	91
3 BHK	53
2 BHK	884
1 BHK	442
TOTAL	1470





LOCATION

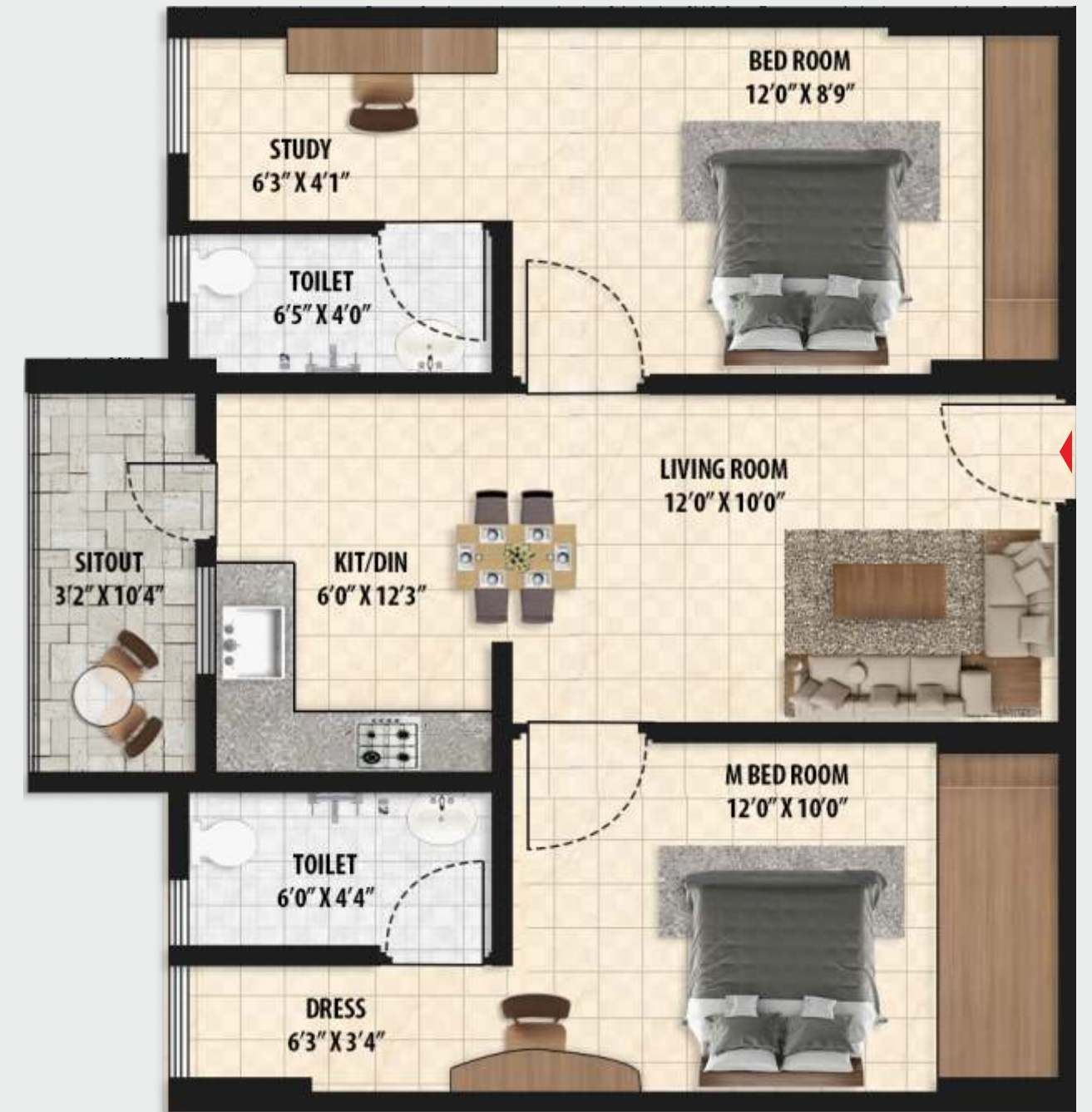


**1**  
**BHK**

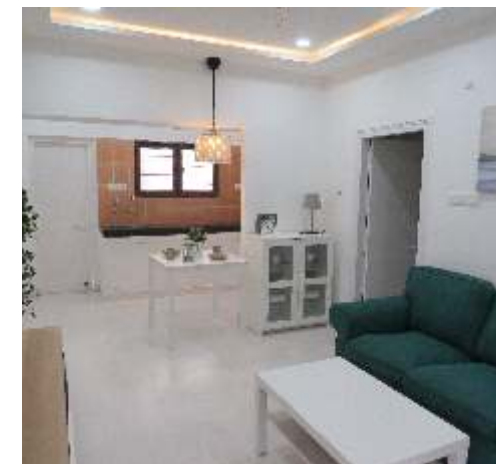


EAST FACING  
**514**  
SFT.

**2**  
**BHK**



EAST FACING  
**761**  
SFT.



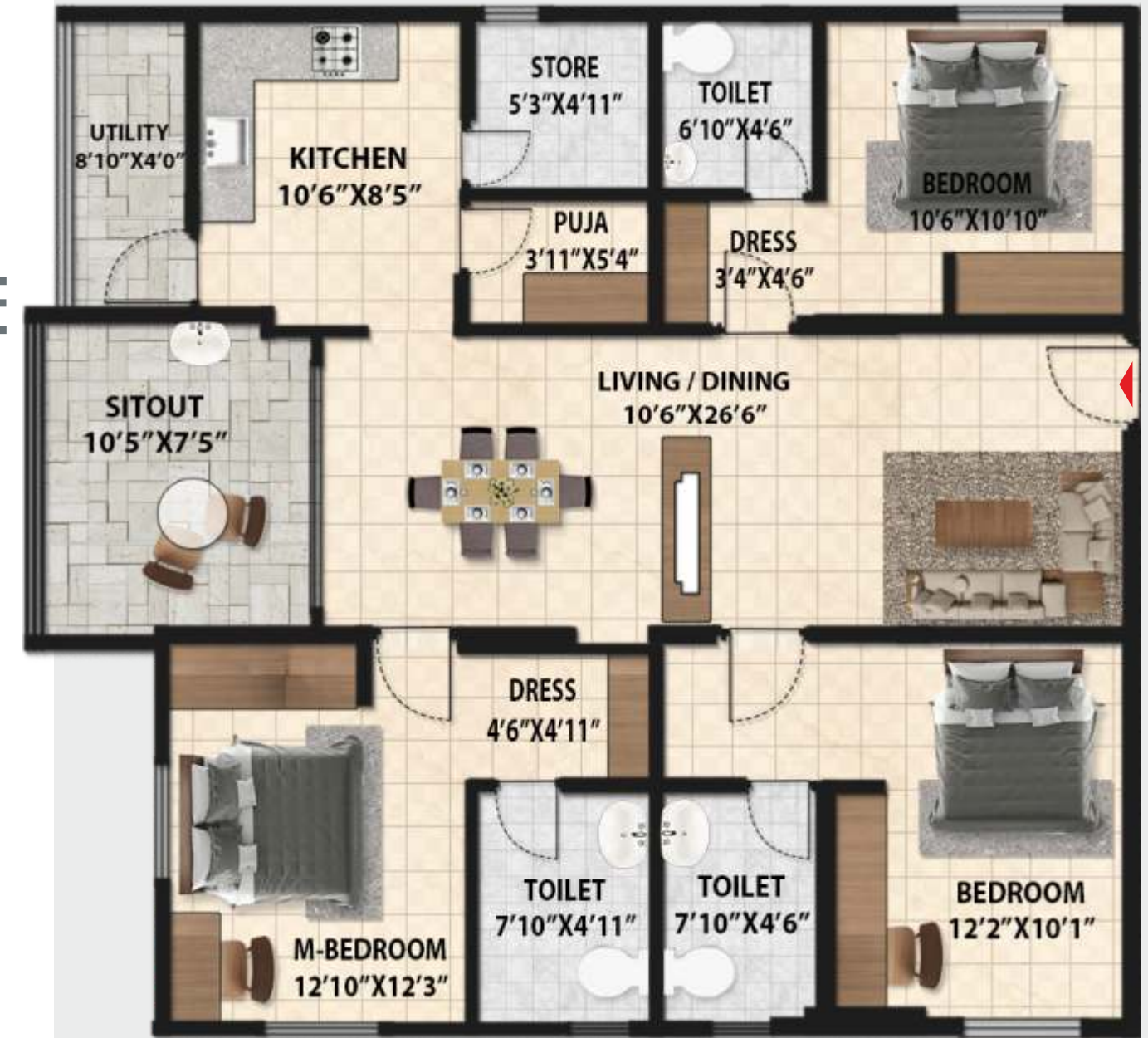


**3  
BHK**



**NORTH FACING**  
**1125**  
SFT.

**3  
BHK  
DELUXE**



**EAST FACING**  
**1470**  
SFT.





# GUIDELINES FOR SALE

## ALLOTMENT OF FLATS AT POCHARAM

- The Government have decided to sell the Flats at Bandlaguda and Pocharam Townships in "as where is basis" to all the public and employees with an objective to provide affordable housing.
- HMDA will conduct sale and allotment by collecting the Applications from the general public and employees through Mee-seva in person / Online through Mee-seva portal / www.swagruha.telangana.gov.in and Mobile App., on paying of a registration fee of Rs.1,000/- (Non-refundable) per application. The applicants can also apply at facilitation centers at project site.
- Flat will be allotted to the applicant through computer base lottery.
- The applicant **can choose** Flats at Bandlaguda or Pocharam or at Both places by submitting their preference.

Township	Finished		Semi-Finished	
	No. of Flats	Rate per Sft	No. of Flats	Rate per Sft
Bandlaguda	419	Rs. 3000/-	1082	Rs. 2750/-
Pocharam	1328	Rs. 2500/-	142	Rs. 2250/-

- Applicants **can choose** the category of flat by submitting their preference. The details of flats put to sale at Pocharam are;

<b>3 BHK Deluxe</b>	Hall, 3 Bedroom with 3 attached toilets, Kitchen, Storeroom, Pooja room, Utility and Sit-out.
<b>3 BHK</b>	Hall, 3 Bedroom with 2 attached toilets, Kitchen, Pooja room, Utility and Sit-out.
<b>2 BHK</b>	Hall with Kitchen, 2 Bedroom with 2 attached toilets, Utility.
<b>1 BHK</b>	Hall with Kitchen, Bedroom with attached toilet, Utility and Balcony.

Category	Plinth Area in Sq.ft.	No. of Flats	Category	Plinth Area in Sq.ft.	No. of Flats	Category	Plinth Area in Sq.ft.	No. of Flats	Category	Plinth Area in Sq.ft.	No. of Flats
3 BHK Deluxe	1606	6	3 BHK	1261	6	2 BHK	767	235	1 BHK	523	145
	1599	11		1252	12		761	493		514	220
	1477	26		1135	13		753	52		502	31
	1470	48		1125	22		748	104		494	46
<b>Total</b>											<b>1470</b>

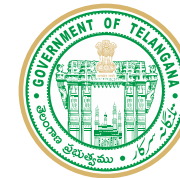
- The applicant **can choose** flat upto 4th floor or at 5th floor and above or Both duly submitting their preference.

FLOOR	FINISHED FLATS				SEMI FINISHED FLATS		
	3 BHK D	2 BHK	1 BHK	TOTAL	3 BHK D	3 BHK	TOTAL
UPTO 4 <sup>TH</sup> FLOOR	1	358	350	709	38	18	56
5 <sup>TH</sup> Floor & Above	1	526	92	619	51	35	86
<b>Total Flats</b>	<b>2</b>	<b>884</b>	<b>442</b>	<b>1328</b>	<b>89</b>	<b>53</b>	<b>142</b>

- The applicant **can choose** Flats either Finished or Semi-finished or both by submitting their preference.
  - Finished flats are short of internal painting to walls & doors, water supply & sanitary fixtures.
  - Semi finished flats are short of door shutters, internal wiring, internal putty, painting, water supply & sanitary fixtures
  - Model flats no. -A03 - I09, B02 - I02, C02 - I07, C03 - I01, D04 - I06 & D05 - I10 at Pocharam are made fully completed with interiors (at addl. Cost) to have the feel of furnished flat.

### SPECIFICATIONS

- Frame: VRCC
- Super Structure: Fly ash block masonry
- Doors: Main Door- Teakwood door with Rubco wood shutters and CRCA frame with flush shutters for interior doors.
- Windows: NCL 4000 series windows with glass and grills with mesh.
- Walls: Cement plastering sponge finish.
- Painting: Internal walls - Atek-Lappam finish (partly finished), External walls - Acrylic emulsion. Main Door Melamine polish / glossy / matt finish. Other doors - Synthetic enamel paints with Lappam finish ironwork - Synthetic enamel paints.
- Kitchen: Polished Granite for platform with Nirali Steel sink, Glazed Tiles over platform up to door level, provision for exhaust fan.
- Toilets: Johnson or equivalent Glazed Tiles up to door level and non-skid tiles for flooring, provision for exhaust fan, IWC and EWC with flush tanks (to be fixed).
- Cupboard & Shelves: Covered RCC Shelves.



- Plumbing: Quality PVC sanitary pipes, Jaguar / czar make fittings (to be fixed).
  - Electrical: Concealed wiring with adequate light & fan points 5A / 15A power points and modular switches, concealed TV, Telephone and internet provision in Bedroom, Living room, DB's with MCB isolators (to be done).
  - The Towers are provided with Solar Hot water system and the required firefighting system. Each tower has separate passenger and cargo lifts and (2) stair cases
- The price of the flats (in Rupees per Sft.);

Township	Finished	Semi-finished
<b>Pocharam</b>	<b>Rs. 2,500/- per Sft.</b>	<b>Rs. 2,250/- per Sft.</b>

- Parking will be made available for the flats at an additional price;
  - Stilt Parking @ Rs.3.25 Lakhs.
  - Cellar Parking @ Rs.2.25 Lakhs.
  - Open Parking @ Rs.1.00 Lakhs.
- An uniform development fee of Rs.0.50 lakh shall be paid additionally for providing amenities.
- All the allottees have to join in the Residents' Welfare Association and Corpus fund of Rs.50/- per Sft. shall be paid at the time of registration.
- Payment Schedule:
  - Soon after completion of allotment, a "Letter of intimation" will be sent to the allottee, for payment of 10% token advance within 07 days.
  - After payment of 10% Token Advance within 07 Days, a "Letter of allotment cum confirmation" will be issued to the successful allottee for payment of balance amount.

Sl. No.	Installment	Amount Payable	Payable by	If not paid within stipulated time
1.	First Installment	80% of Sale Value	Within 60 days from the date of issue of allotment letter.	10% token advance will be forfeited.
2.	Final Installment	Balance sale price, including 10% token advance paid.	On or before 90 days from the date of allotment letter.	10% token advance will be forfeited.

- Cash Discounts**  
2% Discount is allowed, if the cost of the flat total value is paid within 30 days from date of Allotment.
- "No-Objection Certificate" (NOC) will be issued after payment of 10% token advance for obtaining Loans from Banks subject to sanction by the respective Banks and forwarding the registered sale deed directly to the Bank.
- Flats will be registered to the allottee or his nominee on fulfilling the 100% payment and other conditions.
- All the flats including the model flats are open for visit from 11.00 am to 8.00 pm all days including public holidays.
- Metropolitan Commissioner, HMDA reserves the right to differ, cancel, alter and modify the process of allotment.
- Metropolitan Commissioner, HMDA is the final authority for resolution of any dispute and cancellation of the allotment.
- Schedule :**

Date of Notification	: 11-05-2022
Online Application	: 12-05-2022 to 14-06-2022 up to 5.00 pm
Site Visit	: From 12-05-2022 to 14-06-2022 on all days from 11.00 am to 8.00 pm
Date of Allotment	: 22-06-2022
Orientation Meeting	: 11.00 am on 29-05-2022 at Bandlaguda 11.00 am on 05-06-2022 at Pocharam
Contact Nos.	: 09440140729 - Bandlaguda 09133366756 - Pocharam

Brochure cost Rs. 100/-





**HYDERABAD METROPOLITAN  
DEVELOPMENT AUTHORITY**

(AN URBAN DEVELOPMENT AUTHORITY -  
GOVERNMENT OF TELANGANA STATE)

7th Floor, East Wing, Swarnajayanthi Commercial Complex,  
Ameerpet, Hyderabad - 500 082, Telangana, India

[www.hmda.gov.in](http://www.hmda.gov.in)