





Gated Community @ Nagole, Hyderabad.

A project by



Welcome to Gokulam, where city life and nature embrace in perfect harmony. Nestled between the vibrant energy of the city and the serenity of the central reserve forest, this is more than a home. It is the bridge between two worlds, a sanctuary where modern comforts meet nature's tranquility. Gokulam offers the best of both, blending urban convenience with the timeless beauty of the wild. This is your Gokulam.



TG RERA Regd. Project GHMC Approved

2.6 Acres 3 Blocks G+4 Floors 173 Flats

State-of-art Clubhouse (11500 Sft.)





















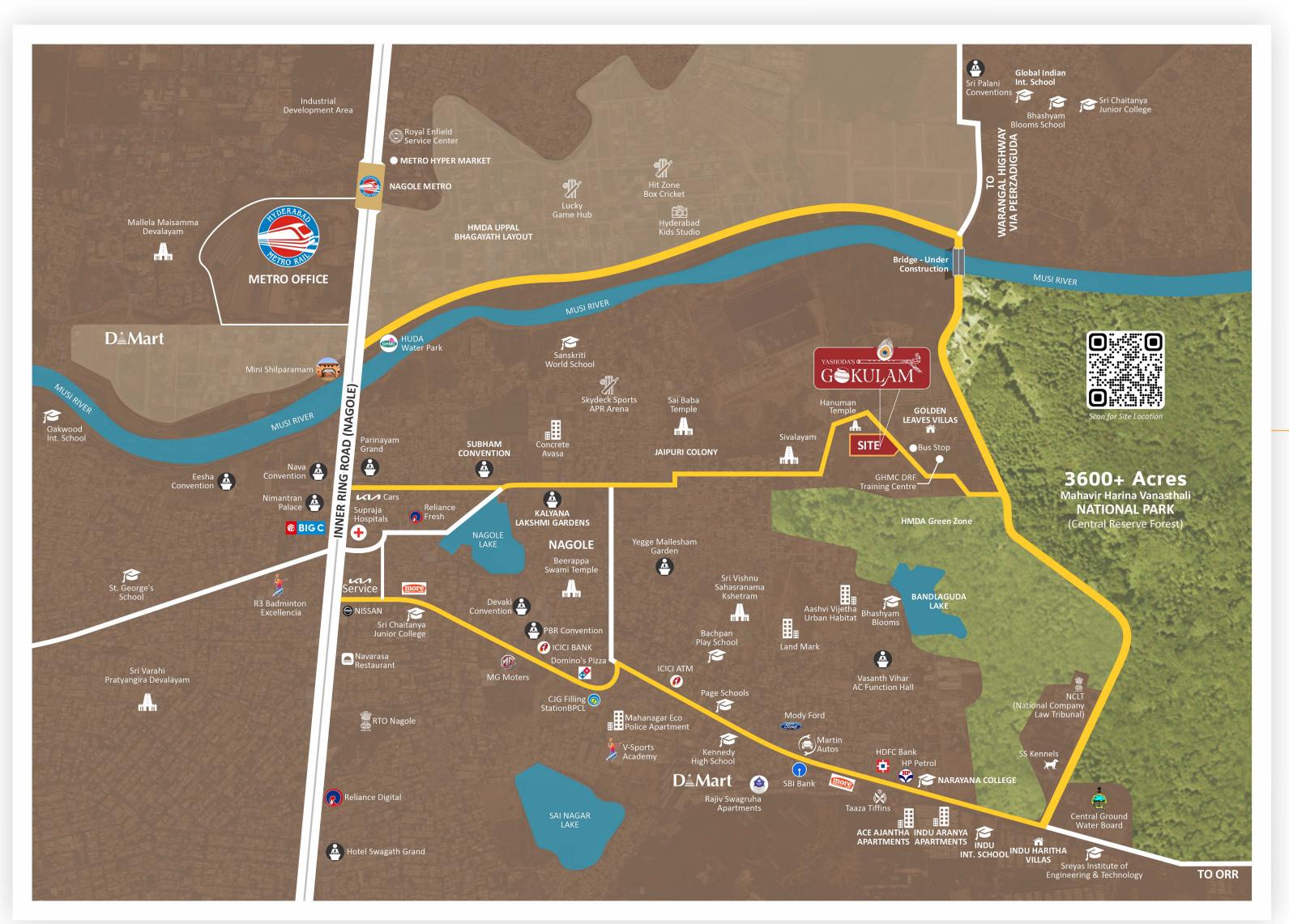












# HERE & GREEN

Where paths converge effortlessly connecting nature to convenience.



2 kms - Global Indian Int. School

2 kms - Subham Convention

2 kms - Trends

2 kms - D-Mart

2.5 kms - Indu International School

3 kms - V-Sports Academy

4 kms - Nagole Metro Station

4 kms - Mini Shilparamam Park - Uppal

4.5 kms - Hotel Swagath Grand - Nagole

6 kms - Kamineni Hospitals

7 kms - LB Nagar

12 kms - O.R.R. Peddamberpet

13 kms - Secunderabad Railway Station

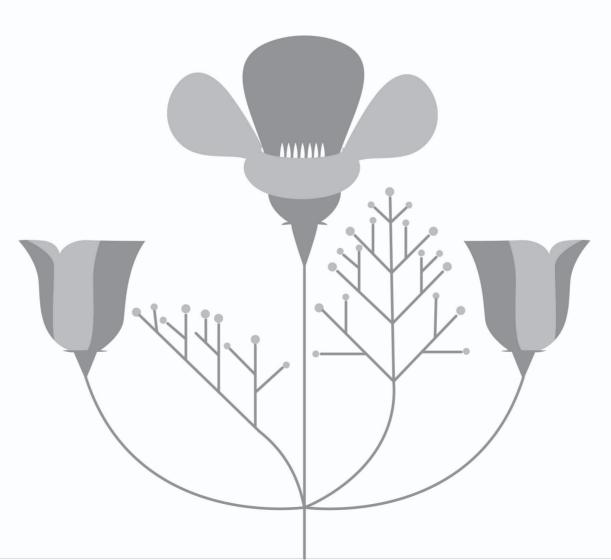






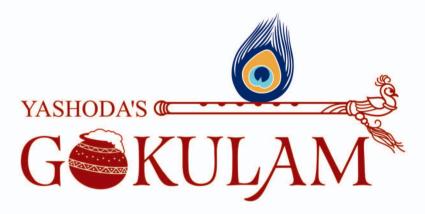
# THATICKES SHOWN THE SHOWN

- Designed Entrance Arch
- = 100% Vaastu
- = 24/7 Security
- = CC Camera Surveillance
- = Cellar Parking with Green Setbacks
- Wisitor Parking
- Excellent Ventilation
- Kids Play Area
- Outdoor Yoga / Meditation Deck



# G+4 Floor | 173 Units

- = 2, 2.5 & 3 Bhk Flats
  Range from (1085 sft. to 2435 Sft.)
- Shuttle Court
- Skating Rink
- Green Sky Walking Track
- Cycling Track
- Outdoor Gym
- Party Lawn
- Seating Plaza / Recreational Zone
- Amphitheatre / Stepped Seating
- = Farmer's Market Place

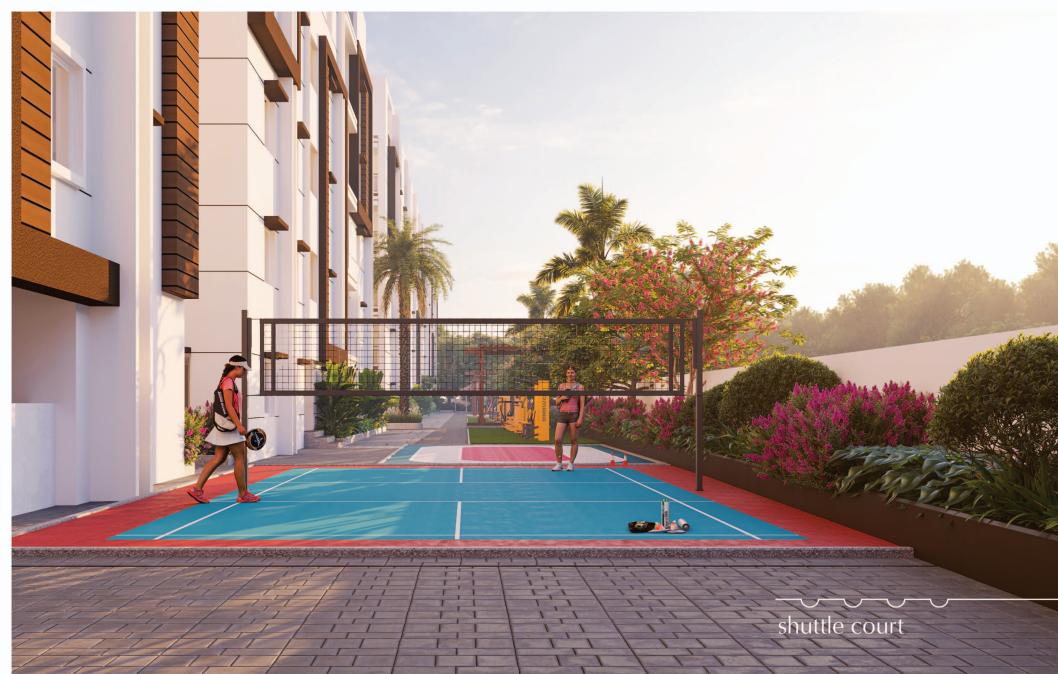


- = 24 hrs. Water Facility
- = Rainwater Harvesting
- Water Fountain
- = Lush Green Land Scaping
- Car Wash Area
- WiFi Enabled Club Lounge & Sitting Area
- = 100% Power Backup (Except AC's and Geysers...)









State-of-art Clubhouse in 11500 sft.

# UNWIND YOURSELF

Where luxury embraces tranquility, our clubhouse unfolds like a haven. Above, a terrace pool reflects the endless sky. Below, spaces for mindfulness, celebration, and connection bloom. In every corner, the rhythm of well-being resonates from quiet moments in the yoga room to joyful gatherings in the banquet halls. This is not just a clubhouse, it's a sanctuary where time slows and life's finest moments unfold.

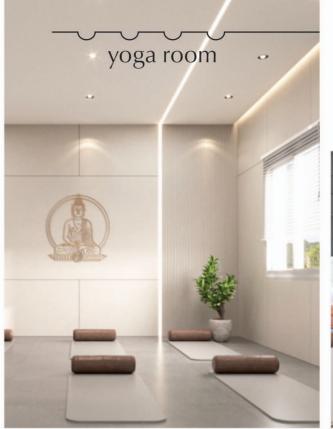




# Club Amenities

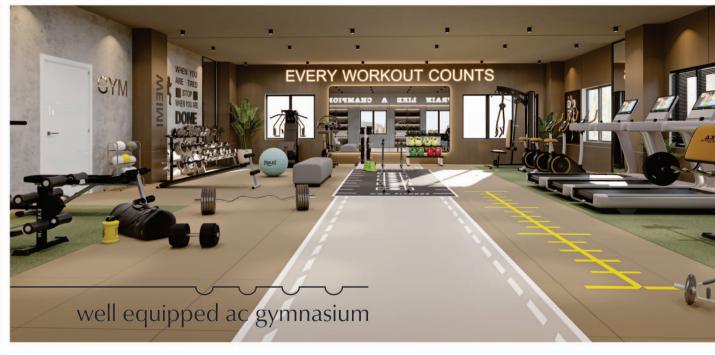






# LEISURE AND BEYOND























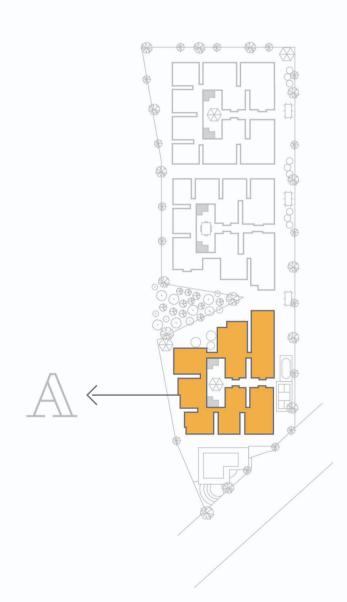
# DESIGNED ELEGANCE

This is your Gokulam, where life blooms in harmony with nature. Wander through lush flower beds, relax by the tranquil Buddha statue, and feel the peace beside the gentle flow of the water fountain at grand entrance arch. In every corner, find moments of joy – whether on the yoga deck, in the children's play area, or under the shade of the avenue plantation. Here, you live more than a community, but in serenity itself.







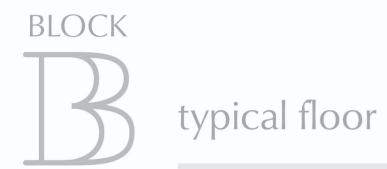






# area statement

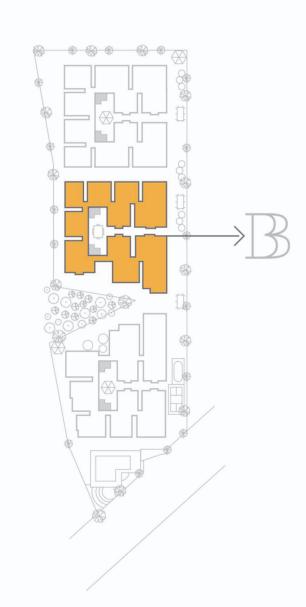
1555 sft. 3 bhk west 1190 sft. 2 bhk west 1600 sft. 3 bhk west 1700 sft. 3 bhk north 3 bhk north 3 bhk 2230 sft. east 2435 sft. 3 bhk east 2 bhk 1200 sft. west 2 bhk west 1085 sft. 2 bhk east 1225 sft. 2 bhk east





# area statement

01	1835 sft.	3 bhk	west
02	1425 sft.	3 bhk	west
03	1460 sft.	2.5 bhk	north
04	1110 sft.	2 bhk	north
05	1130 sft.	2 bhk	north
06	1180 sft.	2 bhk	east
07	1180 sft.	2 bhk	east
08	1180 sft.	2 bhk	east
09	1625 sft.	3 bhk	west
10	1200 sft.	2 bhk	west
11	1205 sft.	2 bhk	east
12	1625 sft.	3 bhk	east





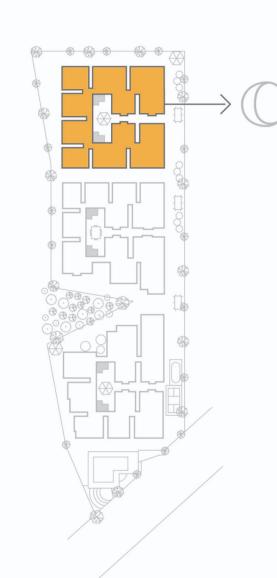






# area statement

01	1655 sft.	3 bhk	west
02	1655 sft.	3 bhk	west
03	1290 sft.	2.5 bhk	west
04	1505 sft.	3 bhk	north
05	1505 sft.	3 bhk	north
06	1505 sft.	3 bhk	east
07	1925 sft.	3 bhk	east
08	1925 sft.	3 bhk	east
09	1240 sft.	2 bhk	west
10	1210 sft.	2 bhk	west
11	1205 sft.	2 bhk	east
12	1245 sft.	2 bhk	east























# **FOUNDATION & STRUCTURE**

**Structure:** RCC Framed Structure

Super Structure: Red Brick as per Architectural Design.

<u>Plastering:</u> 18mm Double Coat Cement Plaster with Smooth Finish.

### FLOORING

<u>Living:</u> Double Charged Vitrified tiles size 30"X30" of Reputed Make. <u>Bedrooms, Dining, Kitchen:</u> Double Charged Vitrified tiles size 30"X30" of Reputed Make.

<u>Balconies, Utility Areas:</u> Rustic Vitrified Tiles of Reputed Make. <u>Bathrooms:</u> Antiskid and Acid Resist Ceramic tiles of Reputed Make.

Tile Cladding, Dadoing: Glazed Ceramic tiles Up to

24" height above Kitchen Platform of Reputed Make. Glazed Ceramic tiles Up to Lintel Height in all Bathrooms.

### KITCHEN

<u>Platform:</u> Granite Platform at Standard Height. <u>Sink:</u> Stainless Steel Sink.

### BATHROOMS

- > EWC With Flush Valve of Best Brands.
- > Single Lever Fixtures With Wall Mixture Cum Shower of Best Brands.
- > Provision for Geyser in All Bathrooms.
- > Provision for Exhaust Fans in All Bathrooms.

Sanitary: All Sanitary fixtures of HINDWARE or Reputed Make.

<u>CP Fittings:</u> All CP fittings Chrome Plated of JAQUAR or Reputed Make.

### RAILING

Stainless Steel / Mild Steel(MS) Railing with Enamel Paint of Reputed Make for Stair Case. Stainless Steel / Mild Steel(MS) Railing with Enamel Paint of Reputed Make for Balconies.

# SPECIFICATIONS

# **JOINERY WORKS**

<u>Main Door:</u> Teak Wood Frame with Veneered Flush Shutter, Melamine Finished With Reputed Hard Ware. <u>Internal Doors:</u> Teak Wood Frame, Skin Door Shutter With Reputed Hard Ware.

<u>French Doors:</u> 3 Track UPVC Door Frames with Clear Float Glass Panelled Sliding Shutter and Mosquito Mesh. <u>Windows:</u> 3 Track UPVC Door Frames with Clear Float Glass Panelled Sliding Shutter and Mosquito Mesh. <u>Grills for Windows:</u> Aesthetically Designed Mild Steel (MS) Window Grills With Enamel Paint Finish.

# **ELECTRICA**

- > Three Phase Power Supply for each Flat with Individual Meter Boards.
- > Concealed Copper Wiring of FINOLEX or Equivalent Make.
- > Switches of PHILIPS or Equivalent Make.
- > Power Outlets for Air conditioners in all Bedrooms and Living Room.
- > Plug Points for Television and Audio System Etc... in Living Room.
- > Miniature Circuit Breakers (MCB's) for Each Distribution Board of Reputed Make.
- > Power Outlet for Washing Machine in Utility Area.
- > Power Outlet for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixture/Grinder in Kitchen.
- > Power Outlet for Water Purifier near Utility Sink in Kitchen.
- > Provision for Internet and Cable TV.
- > Telephone Points in Living and Master Bedroom.
- > Power Back up for Lights, Fans of Living Room, Bed Rooms and Kitchen in All Flats.

### **PAINTS**

Exterior: Textured / Smooth Finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

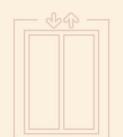
Internal: Smooth Lappam finish With Two Coats of Premium Emulsion Paint of ASIAN or Reputed Make over a Coat of Primer.

# **WATER SUPPLY**

Sump and Overhead Tanks for Water Supply of Bore Water. Provision for Separate Municipal Water Supply by HMWSSB in Kitchen.











Two 8 Passenger Automatic Elevators of JOHNSON / KONE or Reputed Brand in Each Block and One 4 Passenger Automatic Elevator in Club House.

# **SECURITY**

- > 24/7 CC TV Surveillance.
- > Electric Fencing on Compound Wall.
- > Panic Button and Intercom is Provided in Elevators Connected to Main Security.

### FIRE & SAFETY

- > Automatic Fire Sprinklers in Parking and Basement Areas.
- > Fire Hydrant System and Outlet Valves Covering Specified distance as per norms in all Floors of Each Block.
- > Fire Alarm and Public Addressing System in all Floors and Basement Areas. Control Panel at Main Security.

### PARKING MANAGEMENT

- > Entire Parking is Well Designed to Suit the Number of Car Parks Required.
- > Parking Signages and Equipment at Required Places to ease of Driving.
- > Rubber Fenders on Pillar corners of drive ways of Parking Area.
- > Drivers Toilets in Basement.

### **SEWAGE TREATMENT PLANT**

Sewage Treatment Plant of Adequate Capacity as per norms will be Provided inside the Project, Treated Sewage Water Shall be used for Landscaping Purpose.

# **RAIN WATER HARVESTING**

Rain Water harvesting at Regular Intervals Provided for Recharging Ground Water Levels as per the norms





# TRUSTASSURED

Rooted in a passion for sustainability, our real estate expertise centers around creating eco-friendly spaces that harmonize with nature. We are dedicated to designing homes that embrace green living, with every project reflecting our commitment to preserving the environment. Through thoughtful planning and the use of sustainable materials, we craft homes that not only offer comfort but also contribute positively to the planet. Our focus on energy efficiency, green spaces, and nature-inspired designs ensures that each project fosters a peaceful, balanced lifestyle. With a deep respect for the earth, we bring to life homes that serve as a sanctuary, providing a lasting connection to nature while prioritizing the future of our environment.



Site Address:

# Elite Homes Yashoda's Gokulam

Sy.25,26P,27P, Opp : GHMC DRF Training - Centre, Near Golden Leaves Villas, Fathullaguda, Bandlaguda-Nagole, Hyderabad, TS - 500 068.

For more Details

Phone: +91 95151 25129 / 95812 23344

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# TEAM

3D Renders & Walkthrough

VISIONCRAFT

Design & Branding

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### RLA # 199257

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