

Gorlas Park Villa project is a gated community project. With world class amenities and club house with a reasonable price range and this location

- Gorlas project consist of retail, commercial and residential development in 500 Acres
- Gorlas Park Villa project is spread in 63 Acres with 431 Luxurious Villa.

Close by to Jayadarshini Park Villa there are significant land marks including the Genome Valley, a biotech initiative of the Government of Andhra Pradesh, Many Educational Institutions, Hospitals and ICICI Knowledge Park etc.. Jayadarshini Park Villa has a good connectivity, which allows you to enjoy all the benefits and facilities of the twin cities, whilst sparing you the pollution, traffic density and human congestion that is the bane of major urban centers

By investing in Jayadarshini Park Villa you have insured the future of your family by acquiring an unpolluted environment leading to a better quality of life. This Project and location advantage signifies the importance that the Gorlas Park Villa has acquired thereby greatly enhancing the growth potential of your investment.

With such highlights Gorlas Park Villa is a great place to live and invest.

COMPARISON CHART FOR GORLAS PARK VILLA WITH OTHER PROJECTS OF SAME KIND

Developer	Aditya Constructions Company	Suvela Projects Ltd	Ashoka Builders	Narne Estates Pvt Ltd	Good Life Developers & Builders	Gorlas
PROJECT NAME	Villa Grand	Suketa villa	A-la-Masion	Narne Golden Heights Residency.	Good Life Rainbow City	Park Villa
Location	Near Bowenpally	Kompally	Kompally	Medchal	Near Medchal	Medchal
Total Area	14.5	5	60 in 1st phase	40	15	60
Total Units	100	47	175	78	171	431
Available Units	93	10	20	125	171	293
Type of units	Villa	Villa	Villa	Villa	Villa	Villa
Land Area in Sft	3150-6885	1818-2763	4122-5400	.	Proposed 1197-3150	3222-3996
Built up area in Sft	4700	2400-3600	3600-4700	0	Na	3143-3771
Price per Sft in Rupees	it's a package	it's a package	it's a package	it's a package	Na	it's a package
Total Price in Rupees which is inclusive of all taxes, charges, fee & excluding Registration Charges	2.50Cr-3.06Cr	93Lakhs-1.40Cr	1.80Cr-2.30Cr	85Lakhs-1.13Lakhs	Expected Prices. 42Lakhs -48Lakhs &75 Lakhs -1Cr	64Lakhs-99Lakhs
Project Commencement Date	Feb-09	Oct-07	Oct-07	Jul-07	Still Under Planning	Mid 2007
Project Completion Date	Jun-09	Nov-09	Dec-09	2010	Still Under Planning	July-2010
Approved by	HUDA	HUDA	HUDA	HUDA	Na	Gram Panchayat
Distance from Nearest Bus Stop	2 Km Bowenpally	1 Km	1 Km	4Km	16 Km	4Km
Distance from Nearest Hospital	4 Km Bowenpally	2 Km	2 Km	5Km Medicity Hospital	17 Km Medicity Hospital	5Km Medicity Hospital
Kompally Junction	2.5 Km	1.5 Km	1.5 Km	13 Km	16 Km	13Km
Bowenpally Junction	1 Km	7 Km	7 Km	22 Km	26 Km	22 Km
Distance from International Airport	38 Km	44 Km	44 Km	57Km	61 Km	57 Km
Any Polluting industry slums nearby	No (Projects is very close to city)	No	No	No	No	No

	Peter Engineering College-6Km. Many schools and college with in a distance of 3 to 4 Km	Peter Engineering College-3Km.and many other degree college and first grade colleges and school with in a distance of 3 to4 Km	Peter Engineering College-3Km. St Martins engineering collegeris opposite to the project and many other degree college and first grade colleges and school with in a distance of 3 to4 Km	Medchal Degree Colleger-4Km, Hi-tech School- 3.5Km, St.Clark High School-1Km, CMR Engineering College-9 KM St.Peter Engineering College-15Km.	Medchal Degree College-16Km, Hi-tech School- 17Km, St.Clark High School-18Km, CMR Engineering College-17 KM St.Peter Engineering College-21Km.	Medchal Degree Colleger-4Km, Hi-tech School- 3Km, St.Clark High School-4.5Km, CMR Engineering College-9 KM St.Peter Engineering College-15Km.
Nearest School /Collage						
	Prasad Inox- 10 Km, Fresh- 5 Km, Cine Planet- Movie Theater- 5 Km. Subway- 5Km Runway-9 Restaurant-6 Km.	Fresh-1 Km, Cine Planet-1 Km, Subway- 1Km Runway-9(Restaurant)-1 Km	Fresh-1 Km, Cine Planet-1 Km, Subway- 1Km Runway-9(Restaurant)-1 Km Commercial Complex and cinema theater coming up with in the project	Fresh-13.5 Km, Cine Planet(Movie Theater)-13.5 Km, Subway-13.5Km Runway-9(Restaurant)-13.5 Km	Shopping centre with in the project. Fresh-19 Km, Cine Planet(Movie Theater)-19Km, Subway-19Km Runway-9(Restaurant)-19 Km	Shopping centre with in the project. Fresh-13.5 Km, Cine Planet(Movie Theater)-13.5 Km,Subway-13.5Km Runway-9(Restaurant)-13.5 Km
Nearest Shopping Center						
Amenities :-						
1) Gardens & Parks	Yes	Yes	Yes	Yes	Na	Yes
2) Clubhouse	Yes	Yes	Yes	Yes	Na	Yes
3)Restaurant/Coffee Shop	Yes	Yes	Yes	Yes	Na	Yes
4)Party Hall	Yes	Yes	Yes	Yes	Na	Yes
5)Swimming Pool	Yes	Yes	Yes	Yes	Na	Yes
6)Indoor & Outdoor Games	Yes	Yes	Yes	Yes	Na	Yes
7)Gymnasium & Sauna	Yes	Yes	Yes	Yes	Na	Yes
8)Jogging Track	Yes	Yes	Yes	Yes	Na	Yes
9)Kids Play Area	Yes	Yes	Yes	Yes	Na	Yes
10)Amphitheatre	No	No	Yes	Yes	Na	Yes
11)Wide main road	Yes	Yes	Yes	Yes	Na	Yes
12) Water Supply	Yes	Yes	Yes	Yes	Na	Yes
13)Underground Cabling for Power Supply	Yes	Yes	Yes	Yes	Na	Yes
14)24 Hour Security	Yes	Yes	Yes	Yes	Na	Yes
15)Underground Drainage with Sanitary Connections	Yes	Yes	Yes	Yes	Na	Yes
16) Shopping complex	Yes	No	Yes	Yes	Na	Yes
17) Street lights Network	Yes	Yes	Yes	Yes	Na	Yes
18) Compound wall	Yes	Yes	Yes	Yes	Na	Yes
19) Landscaping	Yes	Yes	Yes	Yes	Na	Yes
20) Meditation Centre	No	No	Yes	No	Na	Yes
21) Temple	No	No	No	No	Na	Yes
22) Cash&Carry Store	Yes	No	Yes	No	Na	Yes
23) ATM Facility	No	No	Yes	No	Na	Yes
24) Power backup for Flat	Yes	Yes	Yes	Yes	Na	Yes
25) Multi purpose hall	Yes	No	Yes	Yes	Na	Yes

26) Business centre with Internet, Fax, Photocopy, Travel Service	Yes	No	Yes	No	Na	Yes
27) Lift	Na	Na	Na	Na	Na	Na
28) Staircase	Na	Na	Na	Na		Na
Smart Living Features :-					Na	
1) Broadband internet connection to all rooms	Yes	Yes	Yes	Yes	Na	Yes
2) Cable TV System	Yes	Yes	Yes	Yes	Na	Yes
3) Video Door Phone	Yes	Yes	Yes	Yes	Na	Yes
4) Intercom	Yes	Yes	Yes	Yes	Na	Yes
5) CCTV	Yes	Yes	Yes	Yes	Na	Yes
6) Digital ID cards	No	No	No	No	Na	No
Building Specifications :-						
1) Structure	RCC	RCC	RCC	RCC	Na	RCC
2) External walls	Bricks work in Cement Mortals	Bricks	Bricks	Solid Cement Block	Na	Solid Blocks
3) Internal walls	Not Mentioned	Bricks	Bricks	Solid Cement Block	Na	Solid Blocks
4) External Wall Finish	Not Mentioned	Double coat cement plastering, Synthetic Plaster	Double coat cement plastering,	Not mentioned	Na	Cement plastering 20mm thick with sponge finish, Acrylic Paint
5) Internal Wall Finish	Not Mentioned	Double coat cement plastering with sponge finish, Acrylic emulsion Paint	Double coat cement plastering with sponge finish, Acrylic emulsion Paint	Not mentioned	Na	12mm thick with gypsum finish
6) Flooring	Marble & Italian Marble	Marble, Ceramic tiles & Vitrified	Ceramic tiles & Vitrified	Not mentioned	Na	Vitrified tiles
7) Main door	Teak wood	Teak wood	Teak Wood	Teak Wood	Na	Teak Wood
8) Other doors	Good Quality Wood	Good Quality Wood	Good quality Wood	Good Quality Wood	Na	Teak Wood
9) Windows	Burma Teak Wood	UPVC Glass Panel	Not mentioned	Aluminum	Na	Aluminum
10) Toilets	Geysers, Antiskid tiles, good quality fittings	Natural Stone/ceramic tile, premium brand sanitary fittings & CP fittings & waterproof door	Geysers, Antiskid tiles, good quality fittings	Antiskid tiles & water proof Paint, good quality fittings & fixtures	Na	Antiskid tiles, good quality fittings & fixtures
11) Kitchen Fittings	Aqua guard, Granite Platform, Glazed Tiles.	Granite platform, Stainless steel sink & Marble Flooring	Granite platform, Stainless steel sink & Marble Flooring	Granite platform, Stainless steel sink	Na	Granite platform, Stainless steel sink

Notes:-

- Above 5 projects are the good villa projects with in 20 Km.
- Cost of Plots per Sft is Rs 800 to 900 In Medchal, and its Rs1800 to Rs 2300 In Kompally and in Bowenpally is between Rs.2700 to 3000
- Cost of land in that area is 3 Crores per acre From main road.
- Gorlas Park Villa offers value for money without any compromises.