

THE NOVEO CENTER OF WORK AND LIFE!



ADJ TO TCS, ADIBATLA AEROSPACE SEZ

ADIBATLA, THE NOVEO CENTER

100 FT
WIDE ROAD
FROM ORR



HOME TO TATA SEZ, AND YOU!

The future is happening now. After Madhapur, Gachibowli, now it's the turn of Adibatla to get the silver lining.

IT CENTRE FOR
27,000
EMPLOYEES



NO MORE WALK TO WORK, JUST WALK INTO WORK

ITS JUST NOT THE NEXT DOOR NEIGHBOUR, BUT A WAY OF LIFE



Rochishmati's Noveo Homes is one of the 1st gated communities in Adibatla. While several properties are located miles from SEZ, your home is built right in its epicenter.

SHARE YOUR COMPOUND WALL WITH TCS!

ROCHISHMATI
NOVEO
HOMES



OPEN UPTO A GLOBAL NEIGHBOURHOOD, THE NOVEO LIFE!



THE TRUE NEW GENERATION HOMES

Located on 100ft wide main road, the 5-block Noveo Homes opens the doors to lifestyle living in a pollution-free premises. The 6-floor towers offer 2 & 3-BHK apartments with areas ranging from 900 Sft to 1935 Sft built in designer landscaping in a serene environment. The majestic entrance gate, wide driveways bedecked with avenue plantation and street lighting, extensive landscaping will invite you to enjoy life.



PROJECT HIGHLIGHTS

- HMDA-approved
- 3.5 Acres luxury gated project
- Iconic 5 six-floor Towers
- 50% Open, green area
- Futuristic location
- Shopping in premises
- Elegantly planned luxury apartments
- 2 & 3 BHK apartments
- 4-level Exclusive clubhouse
- 900 Sft to 1935 Sft areas
- 100 % Vastu compliant
- No common walls
- Lavish landscaping
- Tot lots, Seating areas
- Parks & Children Play areas
- Common boundary wall with TCS campus
- 24-hr Security with Intercom & CC TVs
- Jogging track
- Stilt level parking
- 24-hr Water supply
- Generator for Power back-up

The Four-floored clubhouse is central to community's social life. It is comparable to any good resort. The clubhouse appeals to everyone, including children and senior citizens with a wide variety of games, a niche for meditation and a spacious multi-purpose hall to splurge and party. You can start the day with jogging and head to ultra-modern gym to stay fit. After a hectic day, the evenings can be filled with fun and socializing. Swim a few laps with your kids and enjoy quality time in Indoor games enclave.



CLUBHOUSE FEATURES

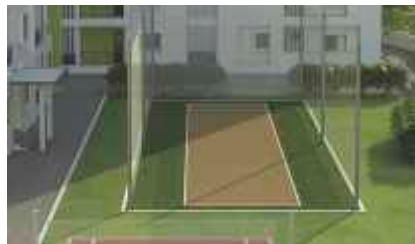
4-Level Exclusive clubhouse with 18,500 Sft area
 Reception Lounge with cafeteria
 Swimming pool with kids pool, deck area & Change rooms
 Fully equipped A/c Gymnasium
 Indoor games
 A/c Multi-purpose/Banquet hall
 Party lawns with grill provision
 Meditation & Yoga hall
 Creche(Daycare center)
 Spa & Saloon
 A/c Guest suites
 ATM
 Mini preview theater
 Department store
 Community Health center
 Pharmacy
 Community office

SPORTS VILLAGE

Cricket nets
 Basketball court
 Volleyball court
 Badminton court
 Tennis court
 Open-air Gym
 Children play area
 Jogging track



Children Play area



Outdoor Net Cricket pitch



Tennis & Badminton courts



Basketball court



TAKE RECREATION TO A NEW HIGH

The designer outdoors provide plenty of lung space and keep-fit zones. Jog everyday and watch your children pedaling in safety. Sweat out in outdoor play courts and stay socially active. Sweeping views of greenery, shade giving trees, seating areas will add to your peace of mind.





EMBRACE NATURE AT THE HEART OF TECHNOLOGY HUB

The seamless landscapes with vehicle free views invite you to an enchanting home. As you step in, the warmth of your home takes you to another realm. The spacious corridors, glittering lift lobbies gives you a right royal welcome. The modern architecture balances the form and function blending aesthetics and quality to deliver consummate comfort. Your apartment invites you to the interiors filled with sunshine and breeze, while the overlooking outdoor views will thrill you!



TCS CAMPUS

TCS CAMPUS

SITE LAYOUT



CLUB HOUSE

swimming pool

PARTY AREA

HARVEST BALL COURT

WALKWAY

FLOOR A

FLOOR B

FLOOR C

FLOOR D

FLOOR E

TENNIS COURT

BATMENTIN COURT

VEGETABLE GARDEN

SERVICE APARTMENT

INTERNAL ROAD

COMMERCIAL
RETAIL OFFICE
SPACE

INTERNAL ROAD

PROPOSED 100 FT WIDE ROAD

PROPOSED 100 FT WIDE ROAD



TYPICAL FLOOR PLAN
BLOCK - A & B

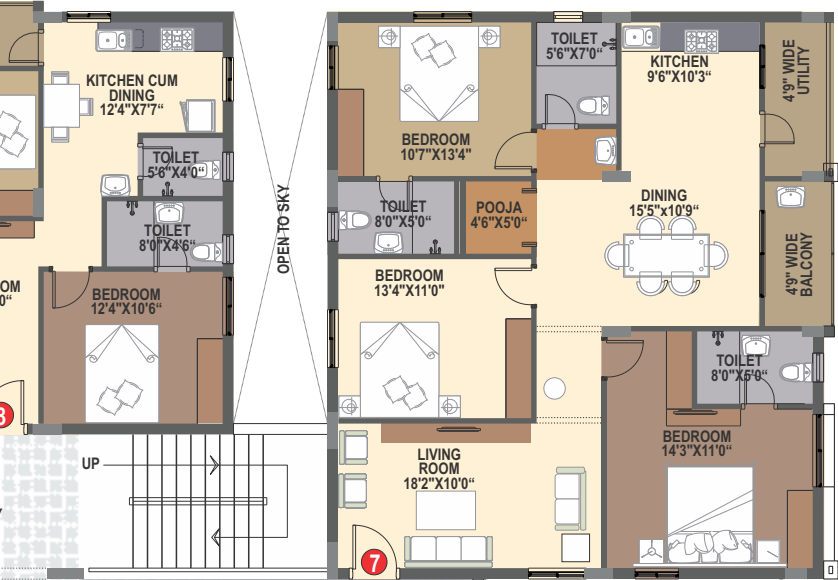
KEY PLAN



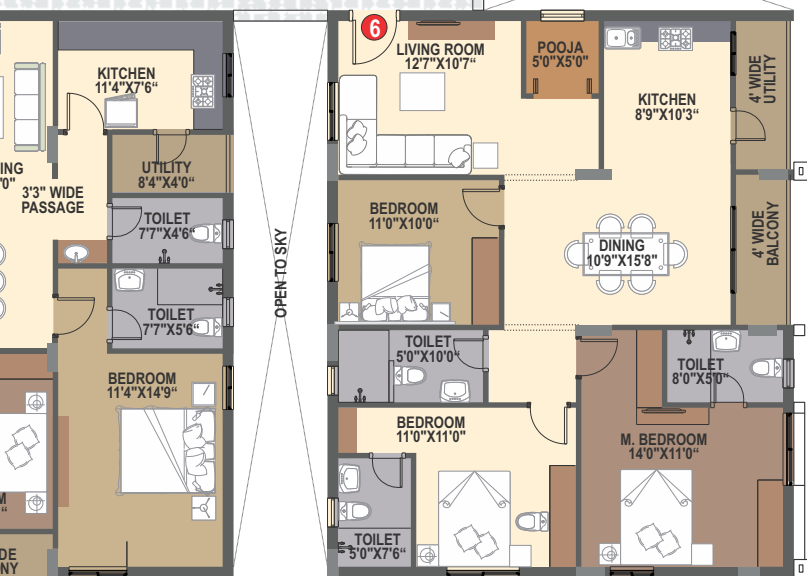
TYPICAL FLOOR PLAN
BLOCK - C



1700 SFT

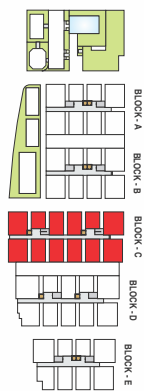


OPEN TO SKY



1580 SFT

KEY PLAN



SPECIAL FEATURES

- Car wash area
- Provision for laundry
- Servant rest rooms
- Rainwater harvesting
- Sewage Treatment Plant

- LED lights in common areas & outdoors
- Separate Acoustic Generator for common areas
- Wi-fi enabled community

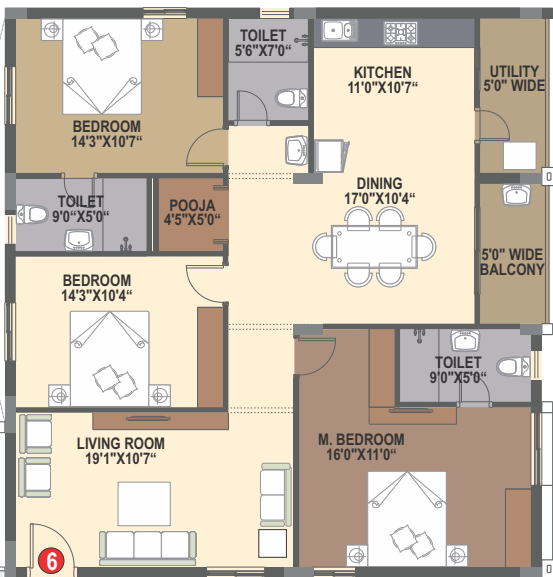


TYPICAL FLOOR PLAN

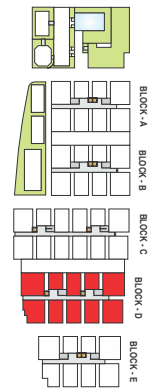
BLOCK - D



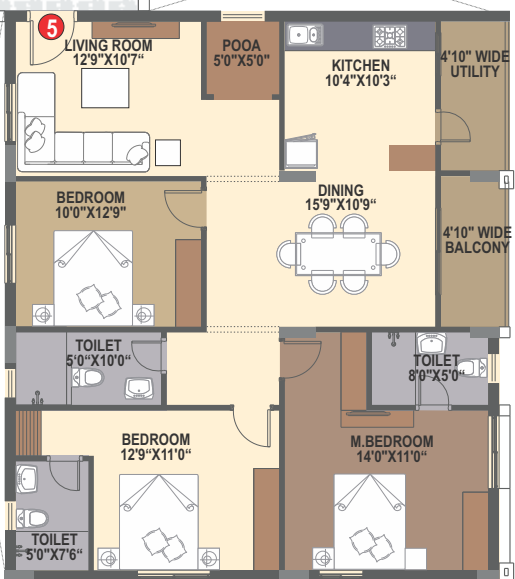
1835 SFT



KEY PLAN



OPEN TO SKY



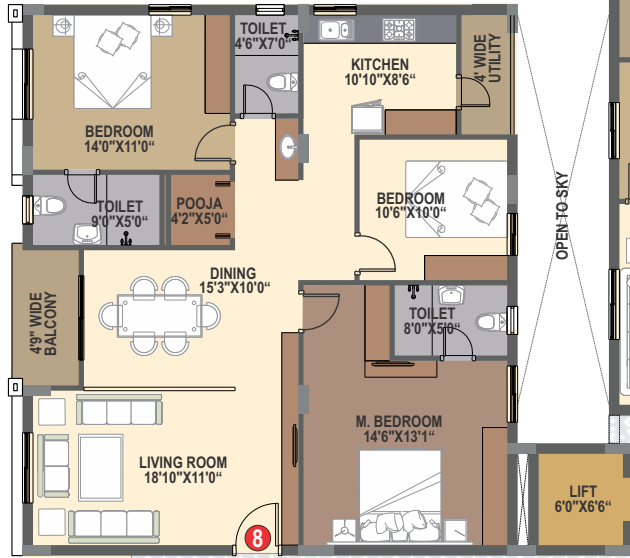
1695 SFT



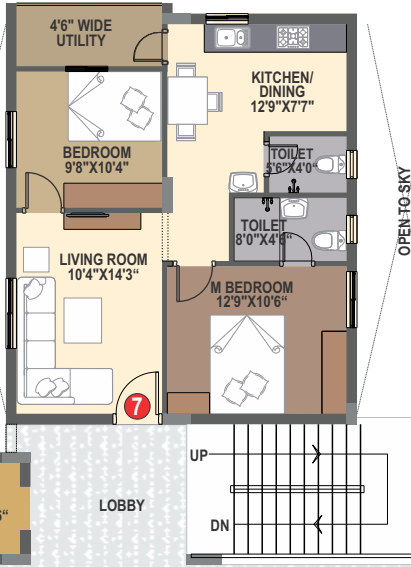
TYPICAL FLOOR PLAN

BLOCK - E

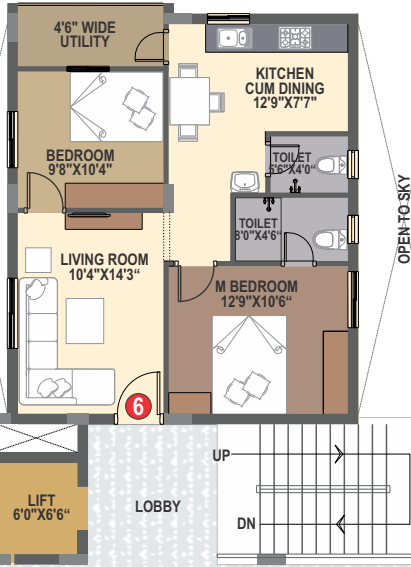
1730 SFT



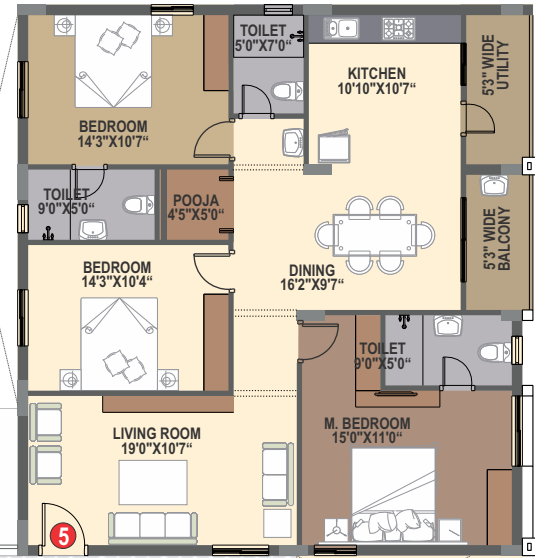
925 SFT



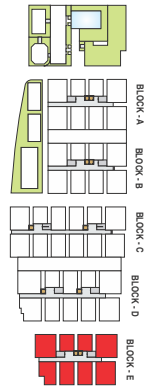
925 SFT



1800 Sft.



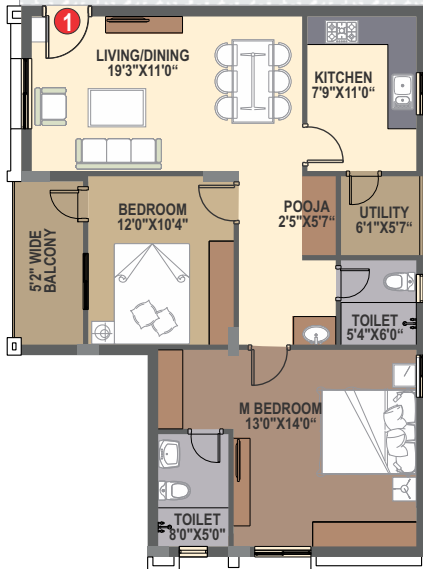
KEY PLAN



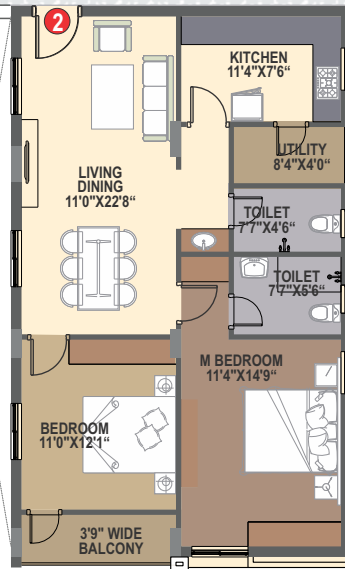
7' WIDE CORRIDOR

7' WIDE CORRIDOR

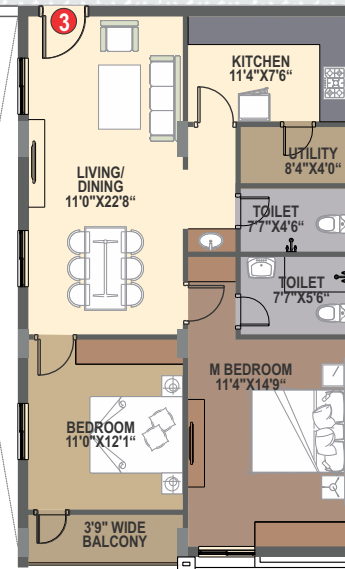
OPEN TO SKY



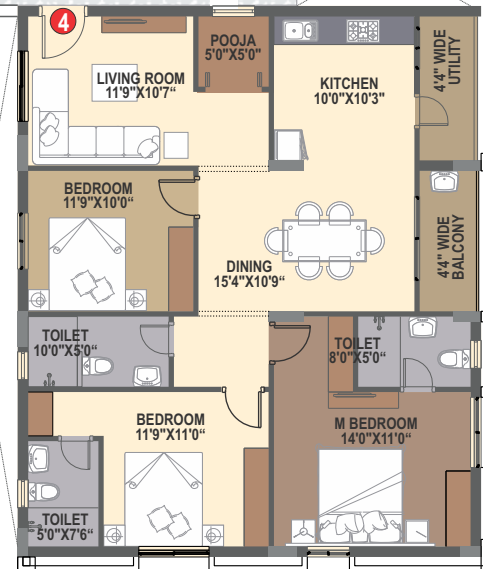
1265 SFT



1200 SFT



1200 SFT



1620 SFT





ROCHISHMATI

NOVO
HOMES



WALK TO WORK, WALK TO SHOP

Adding a supreme value to your home is the adjoining commercial block called Noveo Center. This exclusively designed block caters to office spaces, shopping needs and also houses service apartments for long stay of IT employees who would be zooming in and out of this new Tata Aerospace SEZ Hub.





IT OFFICES | RETAIL | CORPORATE |

2 Acres of corporate and shopping spaces

3 Lakhs Sft

Stunning elevation

Double height entrance

Elevators

Elegant landscaping

24-hrs Water supply

2-Level hassle-free parking

Anchor shops

Corporate office spaces

Adequate Power back up



IT Offices



Shopping



Restaurants



SPECIFICATIONS

FOUNDATION & STRUCTURE

R.C.C framed structural design conforming to IS standard of earth quake resistant structures.

SUPER STRUCTURE

Solid/cement blocks/Red bricks: External walls 8"/9" and internal walls 4".

PLASTERING

Internal & External: 2 Coats of cement plastering with sponge finish.

WALL FINISHES

Internal: Treated with luppam and painted with emulsion paints of Asian or equivalent make.
External: Painted with weather-proof paints of Asian or equivalent make as per architectural design.

JOINERY WORKS

Main Door: M.T. wood frame & aesthetically designed Teak veneered shutter and finished with melamine polish fitted with reputed make hardware.
Internal doors: M.T. wood frame, designed skin doors of reputed make.
French Door - UPVC sliding

WINDOWS

UPVC windows of reputed make with clear glass and safety grill in MS.

FLOORING

Living, Drawing, Dining: 600x600mm vitrified tiles of reputed make.
Bedrooms & Kitchens: 600x600mm vitrified tiles of reputed make.
Sit outs/Balcony: Anti-skid ceramic matt finished tiles.
Staircase : Polished natural stone with SS railing
Corridor : Matt finish vitrified tiles/granite tiles

KITCHEN

Granite kitchen platform with stainless steel sink, ceramic tiles wall cladding up to a height of 2' above the kitchen platform. Electrical points for fridge, washing machine

TOILETS

Tile dado: Glazed ceramic tile dado up to 7' height of reputed make.
Sanitary ware: Western style commodes with health faucet. Wash basin in all toilets of Hindware / Cera or equivalent make.
CP Fittings: Wall mixture with overhead shower and other taps of Hindware/Cera or equivalent make. Provision for geyser and exhaust fan fitting in all bath rooms.

UTILITY & WASH AREA

Glazed ceramic tiles up to 3' height. Flooring with anti-skid acid resistant tiles. Provision for washing machine.

ELECTRICAL

3-Phase Power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of standard make. Modular switches of Anchor/Northwest/Crabtree or equivalent make. Power outlets for air conditioners in living & master bedroom with conduits. Power points for geysers and exhaust fans in all bath rooms

TELECOM & INTERNET

T.V. points in living & master bedroom,
Telephone point in living room & provision for internet Wi-fi connection in each flat

SECURITY

24X7 Security and CC cameras

WATER SUPPLY

Underground storage sumps with pumping system and overhead tanks

BACKUP GENERATOR

Generator power backup for common usage and 2 fans, 2 lights for 3 BHK and 1 fan, 2 lights for 2 BHK

LIFTS

Each tower has 2 Nos lifts of Johnson/Kone or equivalent make. In clubhouse 1 No lift.
Total 11Nos lifts of Johnson/Kone or equivalent make in the project.

ROCHISHMATI

NOVEO
HOMES



Living in Rochishmathi's Noveo Homes, you can simply walk to TCS and most of the proposed global Aerospace companies in a few minutes from your home. Noveo Homes shares a common wall with TCS campus and abuts on proposed 100ft wide main road. A global community on the shores of ORR at Adibatla. An infrastructure of shopping, recreation is taking shape in neighborhood. Schools like DPS and Sloka International are within ten minute drive distance. A global environment, an elite community, pollution-free neighborhood will enrich your life at Noveo Homes.

A STAR-STUDED LOCATION FOR INVESTMENT!

DRIVING DISTANCE FROM SITE

Delhi Public School – 5 Minutes
Sloka International School – 5 Mins
Narayana Academy – 8 Mins
Sri Sri Academy – 15 Mins
Aga Khan Academy – 20 Mins
Over 20 Engg Colleges within 20 Mins drive distance

SUPERMARKETS

Heritage Fresh – 15 Mins
Reliance Fresh – 15 Mins
More Supermarket – 20 Mins

Malls & Hotels

Proposed Noveo Center Mall – In same premises
Novatel – 20 Mins
Preston Mall – 20 Mins
Prajay Mall – 20 Mins
Asian Mall – 15 Mins

MULTI-SPECIALTY HOSPITALS

Kamineni Hospitals – 15 Mins
Global Hospital – 20 Mins
DRDO Apollo Hospital – 20 Mins
Paramitha Children Hospital – 25 Mins

ENTERTAINMENT

Wonderla Amusement Park – 8 Mins
Ramoji Film City – 20 Mins
Mak Golf course – 25 Mins



Outer Ring Road Overlooking TCS

WORK PLACES

- TCS – 2 Mins
- Cognizant – 3 Mins
- Tata Aerospace – 5 Mins
- E-City – 10 Mins
- Hardware Park – 15 Mins
- LB Nagar Metro – 15 Mins
- Shamshabad Airport – 20 Mins
- BDL – 15 Mins
- Pharma City – 35 Mins
- Financial District – 25 Mins
- Gachibowli – 30 Mins
- HITEC City – 35 Mins



LOCATION MAP
(NOT TO SCALE)



DELHI PUBLIC SCHOOL



SLOKA SCHOOL



WONDERLA

CORPORATE OFFICE



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SITE OFFICE

Adj to TCS, Adibatla, Hyderabad

ARCHITECTS



TECKNION
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STRUCTURAL ENGINEERS



LANDSCAPE ARCHITECTS



MEP CONSULTANTS



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