



KAKATIYA INFRA PROJECTS PVT LTD (OPC)

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TS RERA NO: P01100000663

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



Mango Leaf villas,
there's no greener way to
come home!

Hitha Designs (+91-40-2330 6819) www.hitha.com



Let's Embark on a
Beautiful Journey of
Fine Living





About 20 years
old Mango tree
at each villa



This is where the
Love of Nature finds You 

This is where the oxygen rich, fully grown mango trees welcome you with their shade and fill your bounty with fulfilling sweetness of its fruit. Mango Leaf is a very rare development where you find nature in its full bloom.



Homes, In Collaboration with Nature

Imagine an idyllic world where your beautiful home comes with its own mango tree. Imagine the sweet fragrance wafting in the breeze and the music of chirping birds. Imagine waking up to acres of greenery yet being close to every modern convenience. A life just as you imagine is waiting...



Designed for the Present. Trend for the Future Too.

The Mango Leaf villas are homes you would love to flaunt. Every unit comes with its own mango tree of which you are the proud owner. Interestingly, the mango trees are mature and over 20 years old to make a picture-perfect sight. Luxury and nature are truly wedded here! The ultra-luxe facade is rivaled only by the plush interiors, the silken smooth walls, the private nooks and corners. All the windows open up to breathtaking views of mango orchards.





Touched by Sunshine Sprinkled with Stardust

All the triplex villas showcase contemporary space planning to enhance residents' comfort levels. The interior space is meticulously contoured to connect with elements and your needs. Enjoy the fragrance from Mango leaves as you snuggle in your room warmly. Unrivalled quality in construction, refinement matches the aristocratic taste in you.



A Symphony of Space Planning An Unrivalled Quality at Every Step

Brand contraptions, superior fixtures will make your daily living joyful.
While each family member has space for his or her needs, large living
room, courtyard, and dining space gives ample space for family bonding.



Art of Enjoyment The Science of Wellness

You'll love the sprawling clubhouse fitted with a plethora of amenities. There are indoor game zones for cards, snooker and table tennis. The sparkling blue pool is wonderfully inviting, while a top-of-the-line gym has everything to tone your body. For the mind and soul, welcome to the meditation room. Live it up, every moment at Mango Leaf.

Exclusive Clubhouse



KAKATIYA INFRA'S
Mango Leaf



Clubhouse Amenities

- Entrance Lobby & Reception
- Multi-purpose hall
- Swimming Pool
- Gymnasium
- Indoor games
- Board games, TT, Billiards
- Yoga/Meditation/Aerobics
- Open party areas
- Tennis court
- Banquet hall
- Guest rooms
- Party Lawns



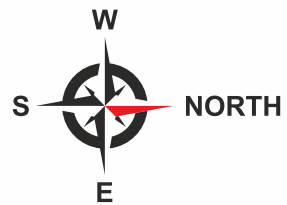
Clubhouse Plans

Ground Floor Plan



Knowledge Hubs and Shopping Sprees

Mango Leaf is the perfect place to give your family the healthiest, most memorable life experience. While the elderly can take their nature walks, the young ones have the finest academic institutions at a stone's throw. If you have a brand fetish, the best malls in the city are close by. And for those who hate being late to work, every world-class workspace and office tower is just a few minutes drive away.



Phase - 2
Mango Leaf - Ext

Site layout



Phase - 1
Mango Leaf

Area Statement

Plot No	Facing	Plot Area in Sq.yds	Total Built-up Area in Sqft.
1	EAST	300	3965
2	EAST	253	3327
3	EAST	253	3327
4	EAST	253	3327
5	EAST	388	3961
6	WEST	289	3198
7, 8 & 9	WEST	211	2699
10	WEST	250	3194
11	EAST	300	3966
12, 13 & 14	EAST	253	3327
15	EAST	282	3327
16	WEST	200	2325
17, 18 & 19	WEST	211	2699
20	WEST	250	3194
21	EAST	184	2321
22	EAST	196	2796
23	EAST	228	2857
24	EAST	259	3157
25, 26 & 27	NORTH	267	3240
28	WEST	353	3832
29 & 30	WEST	201	2885
31	WEST	202	2885
32	WEST	199	2885
33, 34 & 35	WEST	197	2885

Plot No	Facing	Plot Area in Sq.yds	Total Built-up Area in Sqft.
36	WEST	194	2885
37	WEST	193	2885
38	WEST	193	3085
39 & 40	WEST	192	3076
41	WEST	195	3085
42	WEST	199	3085
43	WEST	191	2739
44	EAST	317	3494
45 to 47	EAST	240	3494
48 to 54	EAST	240	3061
55	EAST	278	2589
56	WEST	313	3623
57 to 61	WEST	200	2885
62	WEST	200	2772
63 to 65	WEST	200	3085
66	WEST	311	4104
67	EAST	372	4398
68 to 70	EAST	240	3494
71 to 74	EAST	240	3061
75	EAST	286	3061
76	EAST	348	2965
77 to 79	WEST	200	3085
80	WEST	228	3085
CLUB HOUSE	EAST	653	8574



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Area Statement	
Total Plot Area	: 253 sq.yard
Total Built-Up Area	: 309.04 sq.m (3326sft)
Ground Floor Area	: 106.63 sq.m (1147sft)
First Floor Area	: 120.11 sq.m (1292sft)
Second Floor Area	: 82.30 sq.m (885sft)
Porch Area	: 12.00 sq.m



SECOND FLOOR OPTION-1



KEY PLAN



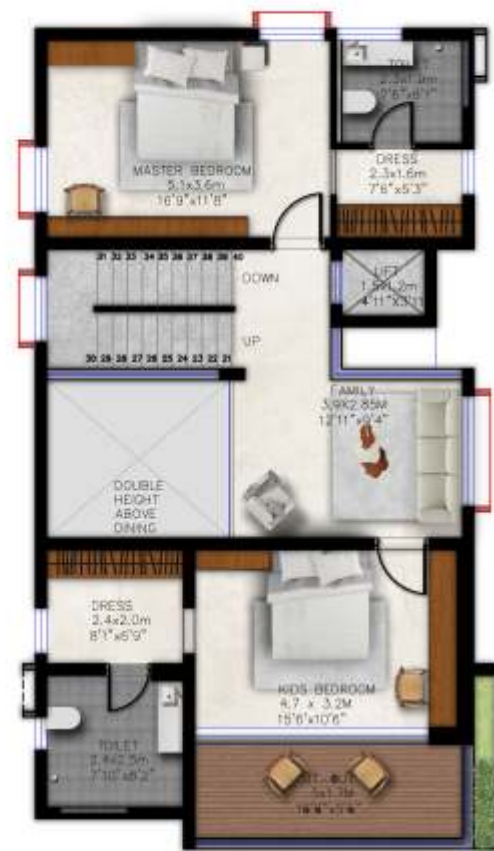
SECOND FLOOR OPTION-2



TYPE - 1 EAST FACING VILLA 38'X60'



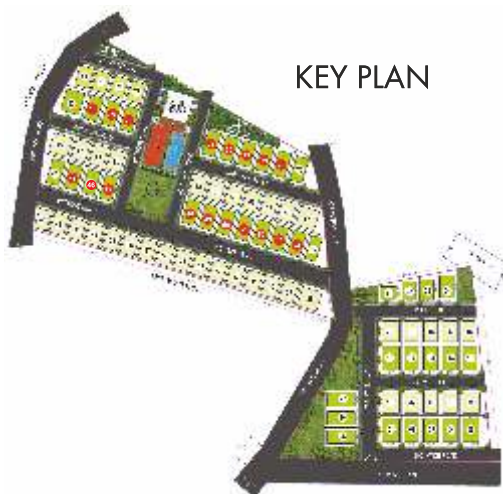
GROUND FLOOR PLAN



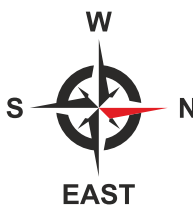
FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN



Area Statement	
Total Plot Area	: 240 sq.yard
Total Built-Up Area	: 321.74 sq.m (3463sft)
Ground Floor Area	: 100.31 sq.m (1079sft)
First Floor Area	: 112.18 sq.m (1207sft)
Second Floor Area	: 109.25 sq.m (1175sft)
Porch Area	: 15 sq.m





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR OPTION-1



SECOND FLOOR OPTION-2



KEY PLAN



Area Statement	
Total Plot Area	: 211 sq.yard
Total Built-Up Area	: 250.40 sq.m (2698sft)
Ground Floor Area	: 80.37 sq.m (865sft)
First Floor Area	: 96.34 sq.m (1036sft)
Second Floor Area	: 73.69 sq.m (793sft)
Porch Area	: 14.00 sq.m

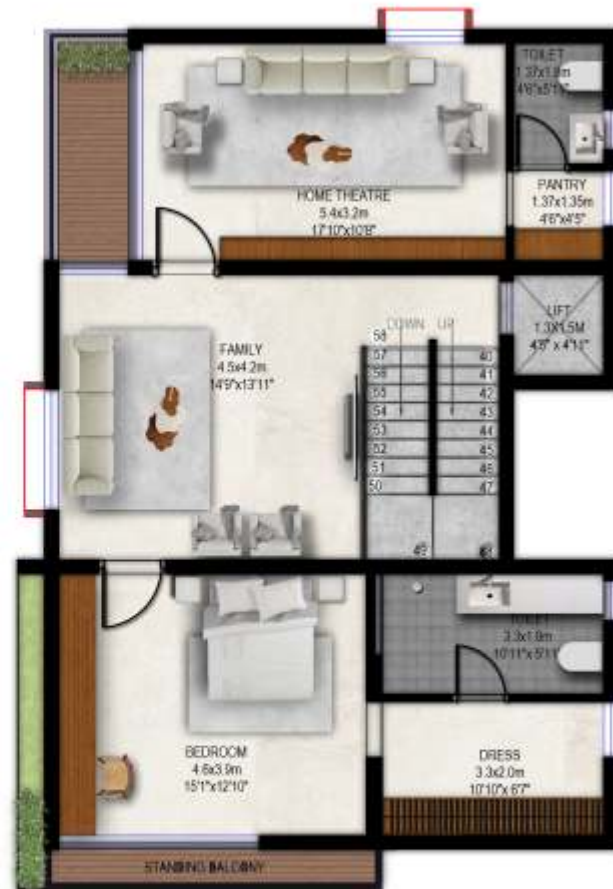




GROUND FLOOR PLAN



FIRST FLOOR PLAN

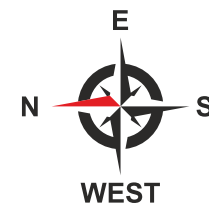


SECOND FLOOR PLAN



KEY PLAN

Area Statement	
Total Plot Area	: 195 sq.yard
Total Built-Up Area	: 283.79 sq.m (3054sft)
Ground Floor Area	: 85.63 sq.m (921sft)
First Floor Area	: 102.85 sq.m (1107sft)
Second Floor Area	: 95.53 sq.m (1028sft)
Porch Area	: 20 sq.m



A large, stylized red maple tree with vibrant red leaves and a dark, textured trunk is planted in a dark red, rounded pot. The tree is positioned next to a light-colored, rounded table with a thin black leg. The background is a plain, light color.

Entrance Doors (8'0" Height):

Hard wood timber frames and flush shutters

UPVC Frames sliding glass doors and

casement windows. Fixed windows.

Concealed wiring with PVC Insulated copper wires of reputed make. Modular switches of reputed make sufficient power outlets and light points
Individual earthing system

Vitrified tiles in bedrooms, foyer, living, family and dining toilets with granite top on counters.

Vitrified / Ceramic tiles for toilets flooring and walls

Wall hung water closets, wash basins with premium quality basin mixers and shower heads.

Hydro-pneumatic water supply system for toilets and

Water efficient sanitary ware and CP fittings to

Exhaust fan provision

Uninterrupted power supply, 100% Back-up
for all services and villas.

CAT6 Cabling Network in all rooms to

Round the clock Security.

Sewage Treatment Plant

Water Treatment Plant.

Solid waste management.

Provision of WI-FI connectivity.

All roads are in CC (Cement Concrete).

