

A Project by



TRIPURA's

# Green ALPHA

The central logo features a stylized city skyline in dark blue with a green leaf sprouting from the left. Below the skyline is a dark blue semi-circle containing the text "TRIPURA's". Underneath this is the word "Green" in a green serif font, and "ALPHA" in a large, bold, dark blue sans-serif font.

First Ever High-Rise Gated Community with Green Buildings.  
A vertical forest apartments at Tellapur, Hyderabad.

2BHK	1265 Sq.Ft.
3BHK	1485 - 2030 Sq.Ft.



## Project Highlights

- Lavish Green Belt
- Vibrant Community Apartments
- Vertical Forest Themed Township
- HMDA Approved Project
- 5.15 Acres Gated Community
- 6 Towers, 3 Stilt + 10 Floors Upper
- 520 Hi-End, 2 & 3 BHK Apartments
- 2BHK - 1265 Sft,
- 3BHK - 1485 Sft - 2030 Sft
- Over 57% Open Area
- 100% Power Back
- Vaastu Compliant
- Elegant Designer Landscape
- Fully Loaded Clubhouse
- Sewage Treatment Plant
- 24-hr Security with CC Cameras
- Solar Fencing System
- Rain Water Harvesting
- Grand Entrance
- Service Lift in each Tower

## Amenities & Features

- 5 - Level Fully Loaded Clubhouse of 28,800 Sq.ft
- Multipurpose Court
- Amphitheater
- Cricket Net
- Jogging / Walking Track
- Cycling Track
- Children's Play Area
- Party Deck
- Sit - out for Elder's
- Green Meditation Space
- Car Wash Bay for Each Tower
- Garbage Disposal system
- Dog Park
- Water Front Garden

## Clubhouse Facilities

- Swimming Pool
- A/C Gymnasium
- Banquet Hall
- Meditation / Yoga Hall
- Cafeteria
- Salon & Spa
- Creche
- Provision Store
- ATM
- 8 Guest room
- Indoor games
- Restaurant



## IMPROVES AIR QUALITY

The green curtain of grass "Regulates" humidity, produces oxygen, absorbs CO<sub>2</sub>, and filters micro particles

## DEFINE OUTDOOR LIVING AREAS

Adds more meaning and program to the extended living spaces as balconies with more utilization opportunities

## BENIFITS MENTAL HEALTH

Spending time outdoors close to nature can ensure to have longevity and detoxify the body with freshness

## MAINTAINS THERMAL COMFORT

Temperatures are controlled in a passive way by filtering the heat waves and by providing natural shade

## REGENERATED URBAN BIODIVERSITY

The green cover attracts birds and insects to develop a harmonious relation with the surroundings making the space more pleasant

## IMPROVES TEMPERATURE

Adds more meaning and program to the extended living spaces as balconies with more utilization opportunities





DISCOVER A LIFESTYLE OF BEAUTY AND GOOD HEALTH AT GREEN ALPHA



VDF DRIVEWAY AND A LINEAR STRETCH OF SEATING UNDER PERGOLA AND BOUNDARY PLANTING

Green Alpha's outdoor as well as indoor settings are a nature lover's ultimate dream. Be it the spaces around the buildings drenched in pure greenery or the indoors which are aesthetically designed for gorgeous looks and extraordinary comfort, all these lend a magical touch to your home. The plants are specifically chosen to act as a curtain, regulating humidity and producing fresh oxygen. Further, temperatures are controlled in a passive manner, defining indoor living.



**BLOCK-A Yellow Flame Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00
2	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
3	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
4	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
5	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
6	E-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
7	W-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
8	W-3BHK	994.92	117.38	73.64	1185.94	299.06	1485.00
9	W-3BHK	994.92	117.38	73.64	1185.94	299.06	1485.00
10	W-3BHK	994.92	117.38	73.64	1185.94	299.06	1485.00
11	W-3BHK	994.92	117.38	73.64	1185.94	299.06	1485.00
12	W-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00

**BLOCK-B Golden Rain Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00
2	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
3	E-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
4	W-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
5	W-2BHK	840.70	103.13	68.48	1012.31	252.69	1265.00
6	W-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00

**BLOCK-C Blue Trumpet Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00
2	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
3	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
4	E-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
5	W-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
6	W-3BHK	994.64	117.38	73.64	1185.66	299.35	1485.00
7	W-3BHK	994.64	117.38	73.64	1185.66	299.35	1485.00
8	W-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00

**BLOCK-D Red Maple Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00
2	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
3	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
4	E-2BHK	833.95	110.44	67.92	1012.31	252.69	1265.00
5	E-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
6	W-3BHK	1325.44	211.69	74.63	1611.75	408.25	2020.00
7	W-2BHK	840.70	103.13	68.48	1012.31	252.69	1265.00
8	W-2BHK	840.70	103.13	68.48	1012.31	252.69	1265.00
9	W-2BHK	840.70	103.13	68.48	1012.31	252.69	1265.00
10	W-3BHK	1368.65	160.00	85.59	1614.24	405.76	2020.00

**BLOCK-E Silver Fir Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1112.86	132.00	76.92	1321.78	333.22	1655.00
2	E-3BHK	1112.86	132.00	76.92	1321.78	333.22	1655.00
3	E-3BHK	1112.86	132.00	76.92	1321.78	333.22	1655.00
4	E-3BHK	1335.56	211.69	75.00	1622.25	407.75	2030.00
5	W-3BHK	1335.56	211.69	75.00	1622.25	407.75	2030.00
6	W-3BHK	1112.57	132.00	77.20	1321.77	333.23	1655.00
7	W-3BHK	1112.57	132.00	77.20	1321.77	333.23	1655.00
8	W-3BHK	1112.57	132.00	77.20	1321.77	333.23	1655.00

**BLOCK-F White Oak Area Statement**

Flat No.	Type	Carpet Area	Balcony Area	External Wall Area	Plinth Area	Common Area	Saleable Area
1	E-3BHK	1324.22	138.28	84.75	1547.25	387.75	1935.00
2	E-3BHK	1112.86	132.00	76.92	1321.78	333.22	1655.00
3	E-3BHK	1112.86	132.00	76.92	1321.78	333.22	1655.00
4	E-3BHK	1335.56	211.69	75.00	1622.25	407.75	2030.00
5	W-3BHK	1335.56	211.69	75.00	1622.25	407.75	2030.00
6	W-3BHK	1112.57	132.00	77.20	1321.77	333.23	1655.00
7	W-3BHK	1112.57	132.00	77.20	1321.77	333.23	1655.00
8	W-3BHK	1324.22	138.28	84.75	1547.25	387.75	1935.00



# Towers

**Green ALPHA**

**LEGEND**

- 1) Main Entrance & Exit
- 2) Security Cabin
- 3) Water Feature
- 4) Cycling Track
- 5) Shaded Seating
- 6) Lawn
- 7) Toddlers Play Area
- 8) Children's Play Area
- 9) Badminton Court
- 10) Amphitheater
- 11) Deck
- 12) Seating
- 13) Stilt 1 Parking Entry
- 14) Vdf Flooring
- 15) Granite Paving
- 16) Pathway Seating
- 17) Cricket Net
- 18) Jogging Path
- 19) Murram Pathway



AMPHITHEATRE STEPS AND LAWN WITH FLEXIBLE SPATIAL CHARACTER



AMPHITHEATRE AND DECK WITH PERGOLA



PLAY AREA VIEW WITH BADMINTON COURT AND EPDM FLOORING ALONG WITH GRANITE CLADDED SEATING



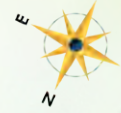
VIEW AT THE ENTRANCE LAWN ALONG THE DRIVEWAY



SEATING DECKS UNDER PERGOLAS AND LAWN

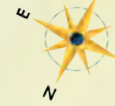
3D VIEW | TYPE 1 | EAST FACING  
3 BHK | 2020 SFT.

- |                |              |
|----------------|--------------|
| 1) Living      | 10) Toilet   |
| 2) Kitchen     | 11) Toilet   |
| 3) Wash        | 12) Balcony  |
| 4) Toilet      | 13) Bed Room |
| 5) M. Bed Room |              |
| 6) Balcony     |              |
| 7) Dining      |              |
| 8) Bed Room    |              |
| 9) Balcony     |              |

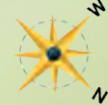


3D VIEW | TYPE 5 | EAST FACING  
2 BHK | 1265 SFT.

- |                |             |
|----------------|-------------|
| 1) Living      | 7) Dining   |
| 2) Kitchen     | 8) Bed Room |
| 3) Wash        | 9) Toilet   |
| 4) Toilet      |             |
| 5) M. Bed Room |             |
| 6) Balcony     |             |

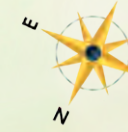


- |             |                 |
|-------------|-----------------|
| 1) Living   | 8) Wash         |
| 2) Bed Room | 9) Kitchen      |
| 3) Toilet   | 10) Toilet      |
| 4) Toilet   | 11) M. Bed Room |
| 5) Bed Room |                 |
| 6) Balcony  |                 |
| 7) Dining   |                 |



3D VIEW | TYPE 8 | EAST FACING  
3 BHK | 1655 SFT.

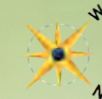
- |                |              |
|----------------|--------------|
| 1) Living      | 7) Dining    |
| 2) Wash        | 8) Bed Room  |
| 3) Kitchen     | 9) Toilet    |
| 4) Toilet      | 10) Toilet   |
| 5) M. Bed Room | 11) Bed Room |
| 6) Balcony     |              |



Artistic  
beauty of enviably  
green settings

3D VIEW | TYPE 11 | WEST FACING  
3 BHK | 1935 SFT.

- |             |                 |
|-------------|-----------------|
| 1) Living   | 6) Dining       |
| 2) Bed Room | 7) Balcony      |
| 3) Toilet   | 8) Kitchen      |
| 4) Toilet   | 9) Wash         |
| 5) Bed Room | 10) Toilet      |
|             | 11) M. Bed Room |





### STRUCTURE

RCC Framed structure: Footings columns, beams and slabs in RCC designed grade concrete.

### SUPER STRUCTURE

First class brick work in cement mortar.  
External : 9" thick walls.  
Internal : 4½" thick wall.



### CABLE TV

Provision for cable in all bedrooms, and drawing / living room.

### ELECTRICAL

Concealed copper wiring in conduits for lights, fan, plug and power plug points of Finolex or equivalent brand.

- A) Provision of power outlets for air-conditioners in all bed rooms.
- B) Power outlets for Geysers in all bath rooms.
- C) Power plug for cooking range chimney, micro oven, mixer grinder, Dishwasher in kitchen (Max to four power plug points).
- D) Plug points for Refrigerator, T.V. & Audio systems etc.
- E) 3 phase supply for each unit.
- F) All electrical fittings of Modular with standard made.

### PLASTERING

Internal and External plastering - Double coat CM plastering with sponge finish.

### DOORS

Main door : Best Teakwood frame of section size 5"X 3" and size of the door as per the architectural plan and shutter of 1½" thick aesthetically designed with melamine polishing and designer hardware of reputed make.

## S P E C I F I C A T I O N S



### TOILETS

- A) Wash basin counter top oval shape and wall hung WC with flush wall of CERA make or equivalent brand.
- B) Single lever diverter with spout, overhead shower, health faucet of Cera make or equivalent brand in all toilets.
- C) Provision for Geysers in all toilets
- D) All CP fittings of Ashirvad make or equivalent brand and SWR fitting with "Sudhakar make" or equivalent brand.
- E) Glazed ceramic tiles dadoing of up to 7' height.
- F) Ceramic non-slippery flooring.

### INTERNAL DOORS

Frames : Medium Teak wood frame of section size 4"X3" and size of the door as per the Architectural plan with flush shutters in paint with standard fittings and locks.

### FLOORING

Vitrified tile double charge flooring 2'X2'.

### KITCHEN

No platform, no sink, provision for municipal and bore water connection and provision for fixing Aquaguard.

### TERRACE ROOF

Finished terrace with Cement mortar.

### PARKING AREA

Parking area with tiled and pattern flooring

### WINDOWS

UPVC window frames and shutters with glass panels and mesh, no safety grill.

### MISCELLANEOUS ITEMS :

- A) Gate and compound wall : All round 4'6" height compound wall as per the design with elegantly designed gate, gate pillars.
- B) Provision of external Underground drainage connection.
- C) Water sump as per the requirement.
- D) Railing as per the design for steps & balconies.
- E) Elevation : As per the design.

### PAINTING

External : Texture and two coats paint Asian make ace.

Internal : With 2 coats of putty & premium emulsion paint in all rooms and balconies.

### NOTE

- a) Flat will be handed over for wood work / interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.
- b) Taxes applicable as per Govt. norms.

# F E A T U R E S

## Work

ICAI  
 Polaris  
 UBS  
 Wipro  
 ICICI - Financial Dist.  
 TCS  
 Microsoft  
 Amazon  
 Honeywell  
 Infosys  
 Google  
 Waverock  
 Accenture  
 Cognizant India



## Connectivity

US Consulate (Upcoming)  
 Hyatt Hyderabad (Star Hotel)  
 Ella Suites ( Star Hotel)  
 NIAB  
 Inorbit Mall  
 Hitech City  
 MMTS Lingampally  
 International Airport

## Health Care

American Oncology Institute  
 Hetero Pharmacy  
 CARE Hospital  
 Continental Hospital  
 Apollo Hospital  
 Citizen Hospital  
 AIG Hospital  
 Pranaam Wellness

## Education

The Gaudium School  
 Manthan School  
 Indus International School  
 St.Xavier's PG College  
 Sancta Maria School  
 Epistemo Global  
 Vista School  
 TIFR  
 ISB  
 Kendriya Vidyalaya  
 Oakridge International School  
 Delhi Public School  
 Open Minds Birla School  
 The Future Kids School  
 Hyderabad Central University

## LOCATION MAP



Scan QR Code



To get directions to this site via Google Map



### CORPORATE OFFICE

Road Number 76, Film Nagar Above Bank of India  
 OPP to Film Nagar Temple, Hyderabad, Telangana 500096

email:sales@tripuraconstructions.com

www.tripuraconstructions.com

CALL : 73040 25025, 91004 47761

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