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

Approved by

P01100010452 | 2271/GHMC/SWBP/SLP1/2025

A Project by

HAVYA
INFRASTRUCTURES

Havyas SJ Urban Heights

Live the lighter side of life



@Patancheru, Hyderabad.





Havyas SJ Urban Heights

01
BLOCK

09
FLOORS

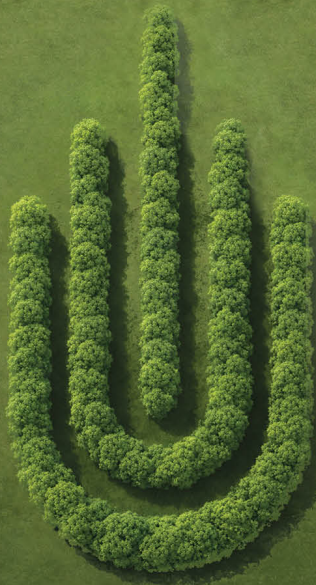
84
FLATS

1050 - 1825 SFT
FLAT SIZES

Rise to
Better Living

Havyas SJ Urban Heights is a place where modern living finds its perfect rhythm. Thoughtfully envisioned to balance comfort, elegance and calm, it offers a refined residential experience that feels both welcoming and uplifting.





LEGEND

01. Entrance Arch
02. Courtyard
03. Amphitheatre
04. Children's play area
05. Walking & Cycling Track
06. Multiple Seating Areas
07. Yoga & Gym
08. Multipurpose Hall
09. Association Room

MASTER PLAN

The master plan of Havya's SJ Urban Heights reflects a well-balanced vision where spaces come together in perfect harmony. Every element is carefully arranged to create a seamless flow between residences, open areas and shared spaces, ensuring both privacy and a sense of community. Designed with clarity and intention, the layout supports comfortable movement, visual openness and a lifestyle that feels organized, calm and effortlessly functional.



Havyas SJ
Urban Heights

2nd - 8th FLOORS
TYPICAL FLOOR PLAN



FLAT NO	1	2	3	4	5	6	7	8	9	10
TYPE	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK
FACING	East	East	East	East	East	West	West	West	West	East
TOTAL AREA IN SFT.	1825	1200	1200	1750	1330	1730	1505	1275	1825	1320



NINTH
FLOOR PLAN



FLAT NO	1	2	3	4	5	6	7
TYPE	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK
FACING	East	East	East	West	West	West	East
TOTAL AREA IN SFT.	1825	1200	1200	1505	1275	1825	1320





FIRST
FLOOR PLAN

FLAT NO	1	2	3	4	5	6	7
TYPE	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK
FACING	East	East	East	East	West	West	West
TOTAL AREA IN SFT.	1050	1050	1535	1120	1535	1335	1125



The amenities at Havyas SJ Urban Heights are thoughtfully curated to complement everyday living with moments of ease, recreation and connection.



Havyas SJ
Urban Heights

- Gymnasium
- Multipurpose Hall
- Yoga & Meditation Area

- Indoor games
- Children's Play Area
- Beautiful Landscapes



Havyas SJ
Urban Heights

An Icon

That rises with grace

The elevation of Havyas SJ Urban Heights is a reflection of contemporary design blended with timeless appeal. Crafted to make a lasting impression, it balances clean lines, refined proportions and visual harmony.

More than just an exterior, the elevation sets the tone for the lifestyle within, creating a sense of pride, identity and quiet elegance that stands out while still feeling perfectly at home.





STRUCTURE

- Reinforced Cement Concrete (RCC) framed structure designed to withstand wind and seismic loads.
- Foundation on isolated footings over hard strata with plinth beams for additional structural safety.



BRICK

Brick masonry with first class moulded CC block of 200 mm for external and 100 mm for internal walls with cement mortar



DOORS

Main Door: Teak wood frame with teak veneer laminated paneled shutter, melamine polish on both sides, fitted with reputed make hardware

Internal Doors: Teak wood frame with flush shutters and reputed make hardware.



WINDOWS & FRENCH DOORS

Windows & Ventilators: UPVC frames with sliding shutters and fly mesh, fitted with float glass and designer hardware of reputed make.

French Doors: UPVC frames with shutter styles & rails, float glass panels, designer hardware, and fly mesh.



PAINTING

Internal: Premium emulsion paint over putty finish in Drawing Hall, Living, Dining, Kitchen & Bedrooms

External: Texture / exterior emulsion paint of reputed make as per elevation

Balconies & Utility Areas: Weatherproof paint over external putty finish

Parking Area: Waterproof cement paint over a base coat of primer.



LIFTS

Automatic lifts of reputed make with V3F / drive system for energy efficiency.



POWER BACKUP

Generator backup for common areas and 1 KVA power backup for each flat.



EXTERNAL FEATURES

Aesthetically designed landscaped gardens and setback areas wherever feasible.



ELECTRICAL

- Concealed copper wiring in conduits of standard make
- Adequate light, fan, plug & power points
- Power points for air conditioners in all bedrooms
- Power points for geysers in all bathrooms
- Power points for chimney, refrigerator, microwave & mixer/grinder in kitchen
- 3-phase power supply with individual meter for each flat
- MCB & ELCB for each distribution board



FLOORING

- Living, Dining & Drawing: Vitrified tiles (1200 x 600 mm)
- Bedrooms & Kitchen: Vitrified tiles (600 x 600 mm)
- Toilets: Anti-skid ceramic tiles
- Corridors: Vitrified tile flooring
- Staircase: Granite flooring



TILE DADOING

- Toilets: Glazed ceramic tiles up to 7 ft height
- Utility / Public Wash Area: Glazed ceramic tiles up to 3 ft height
- Kitchen: Glazed ceramic tiles up to 2 ft height above platform



KITCHEN

- Granite kitchen platform with stainless steel sink.
- Municipal and bore water connection.
- Provision for water purifier and washing machine.



SANITARY

- EWC with concealed flush tank of CERA or equivalent make
- Hot & cold water diverter with shower of CERA or equivalent
- Provision for geysers in all toilets
- Chrome-plated CP fittings of reputed make



SECURITY

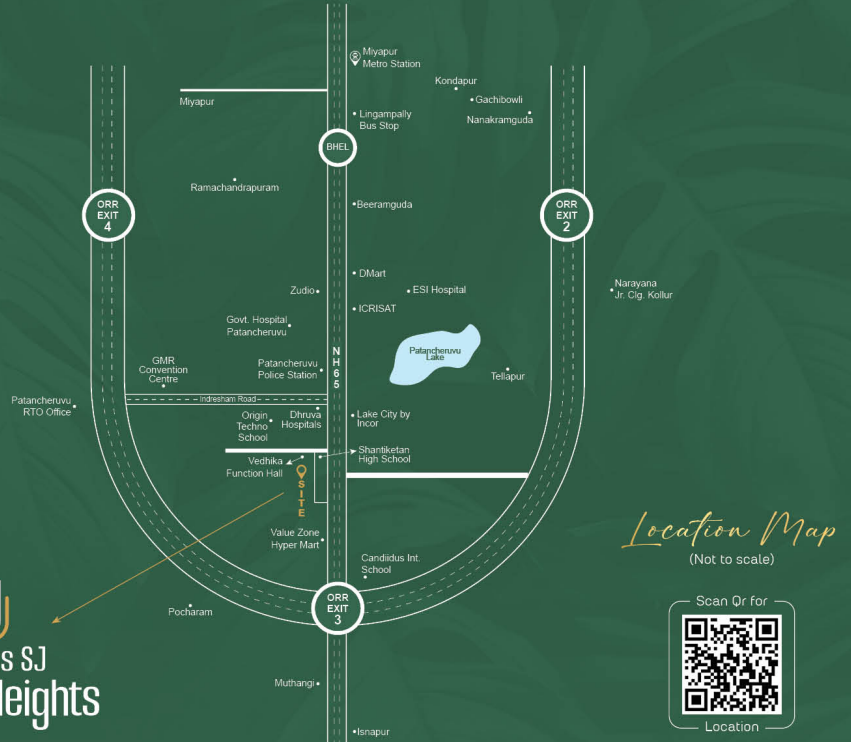
- Compound wall constructed all around the site.
- Solar-powered security fencing.
- CCTV cameras in corridors and parking areas.



COMMUNICATION SYSTEM

- Telephone points in living room & master bedroom
- Intercom facility connecting all flats to security
- Cable TV provision in living room & master bedroom

Havyas SJ Urban Heights



Location Map
(Not to scale)



Proximity

- | | | | |
|------------------------|-----------|-------------------|-----------|
| • ORR Exit 3 | - 05 Mins | • DMART & Zudio | - 10 Mins |
| • Value Zone Mart | - 03 Mins | • BHEL | - 15 Mins |
| • ICRISAT & NMDC | - 05 Mins | • Exit 2, Kolluru | - 20 Mins |
| • GMR Convention | - 05 Mins | • Miyapur Metro | - 30 Mins |
| • Candidus Int. School | - 06 Mins | • Gachibowli | - 32 Mins |
| • ESI Hospital | - 10 Mins | • Hitech City | - 40 Mins |