



EPITOME[®]

INTEGRATED CITY

Living Exemplified



EPITOME[®]
INTEGRATED CITY

Urbanization in modern Indian cities often stalls due to land scarcity. Epitome Integrated City aims to address this challenge, offering a futuristic solution to accommodate the growing population and provide better lifestyle amenities.

Unlike traditional cities, Epitome is designed with future needs in mind, featuring proper land distribution for residential, commercial, and entertainment purposes, along with advanced road networks for connectivity. This city offers a harmonious blend of nature and modern amenities for a comfortable living experience.

The Future is waiting for you
— Enjoy your walk through the future —



WHY PLOTS ARE BETTER THAN APARTMENTS?

Plots offer you an independent lifestyle with complete ownership of the land. You can design your dream home as per your likes and preferences. Moreover, you don't need to wait to own your property, unlike apartments.



Freedom to
build your own
dream home



Complete
Ownership



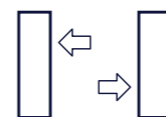
Maximum
Carpet Area



Faster
Appreciation



Patta
Name Transfer



No Wall
Sharing



No Floor
Rise Charges



Total Control
Over Build Quality



No Waiting
Time



Complete
Privacy

HYDERABAD-VIJAYAWADA HIGHWAY
 - THE ROAD TO THE FUTURE

WHY HYDERABAD-VIJAYAWADA HIGHWAY IS RIGHT TO INVEST IN?



Vijayawada highway is developing at a much faster rate!

If you really interested in buying a property as it is a sound form of investing your savings, but not sure which part of Hyderabad to invest in... In case you are thinking on similar lines, the sprawling National Highway 65 which connects Hyderabad and Vijayawada is the right option. This corridor has been evolving steadily and is a testimonial for infrastructure development in the eastern part of Hyderabad. Starting from LB Nagar, this corridor stretches its way into other regions like Hayath Nagar, Choutuppal, and Suryapet connecting the capital of Andhra Pradesh. The Central Government has announced that Vijayawada Highway will soon be expanded into a six-lane highway which means an overall increase in the value of the property.

The Telangana Government is now implementing schemes to accelerate the development in this region. MSME Clusters Industrial Park at Dandumalkapur (A Village on NH 65) is now in the way to development and many initiatives have already started

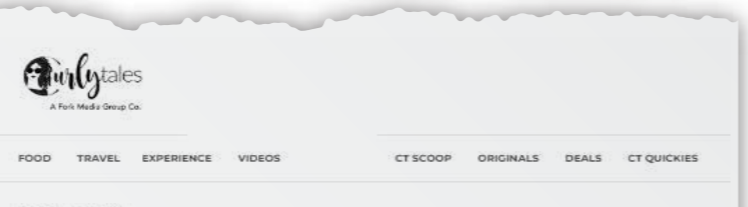
Development Mr. RZ Rama Rao has said that a skill development centre aimed at empowering the human resource of this area will commence its operations in December this year.

Telangana government's Growth in Enterprises (GRE) Policy will be initiated soon and the region will see a surge before development with 30,000 new jobs being created as a part of this initiative. Also, large multinational corporations are showing keen interest in setting up their new campuses here. The LB Nagar Hazra Nagar stretch is now at par withHITEC City. Hyderabad-Vijayawada corridor is indeed a great place to invest your money. Apart from this, many corporations are eyeing this region as a part of their expansion plans. Better connectivity along with a great environment, makes the eastern part of Hyderabad a good place for investment.

After the formation of Telangana, the region on investment across this region has been very good and is at par with other parts of the city. As individuals seeking to build his or her dream homes in and around the Vijayawada Highway in this region is worth mentioning. Surrounded by greenery and beautiful landscapes, this region connects with nature.

The LB Nagar Hazra Nagar stretch is now at par withHITEC City. Hyderabad-Vijayawada corridor, for a businessperson, power supply or drinking water, NH65 corridor is all geared up to host some of the best companies in IT, healthcare, and automobile. An individual seeking to build his or her dream home in and around the Vijayawada Highway would have eye caught to such places. The natural beauty in this region is worth mentioning. Surrounded by greenery and beautiful landscapes, this region connects with nature.

towards the upliftment of all the villages along Hyderabad-Vijayawada Highway. By the end of this decade, the Hyderabad-Vijayawada corridor of NH65, especially areas in the 30 km range of RCI, may become like Gachibowli OMR circuit. People who live in this region will



Hyderabad-Vijayawada Expressway: Travel Time To Reduce By 2.5 Hrs; Plan To Turn It Into A 6-Lane One

The Hyderabad-Vijayawada Expressway is going to be turned into a 6-lane highway which will reduce travel time. Here are the details.

by **Shreya Rathod** Updated: December 11, 2023



The Hyderabad-Vijayawada Expressway is a 247 km long highway connecting Vijayawada and Hyderabad and was opened to the public in October 2012. It is one of the busiest highways in India and is a part of National Highway 65. The authorities are planning to widen the Hyderabad-Vijayawada Expressway to reduce the travel time.



Vijayawada Highway is developing at a Much Faster Rate!

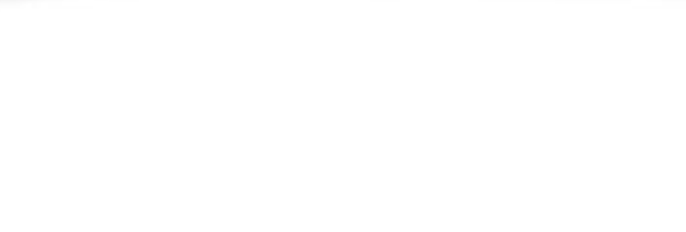
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T'gana CM proposes Industrial Corridor connecting Hyderabad to Vijayawada

Furthermore, he requested the allocation of one National Industrial Technology Center (NITC) in Telangana, emphasizing the positive impact it would have on driving growth in eastern technology.

CM N Chandrababu Naidu, along with Deputy CM Moha Babu, Ministers, greeted guests and presented the award for development to Union Minister Piyush Goyal. (Photo: Sakshinews1802@gmail)



Five new IT parks are all set to come up in the east of Hyderabad, creating employment opportunities to 30,000 employees.

Telangana Industrialists Federation intends to develop new Industrial Parks for MSMEs at Dandumalkapur & Choutuppal.

Focus of the State Govt. to push growth in Hyderabad's eastern IT corridor to elevate India's position as a global technology and digital hub.

RRR to be developed on lines of Kuala Lumpur to Singapore Access Controlled Expressway, connecting Bhuvanagiri, Choutuppal & Ibrahimpatnam in the east.

First LOGISTICS Park at Mangalpally in an extent of 22 acres. The Second HMDA Truck Dock Logistics Park spread over 40 acres at Batasingaram.

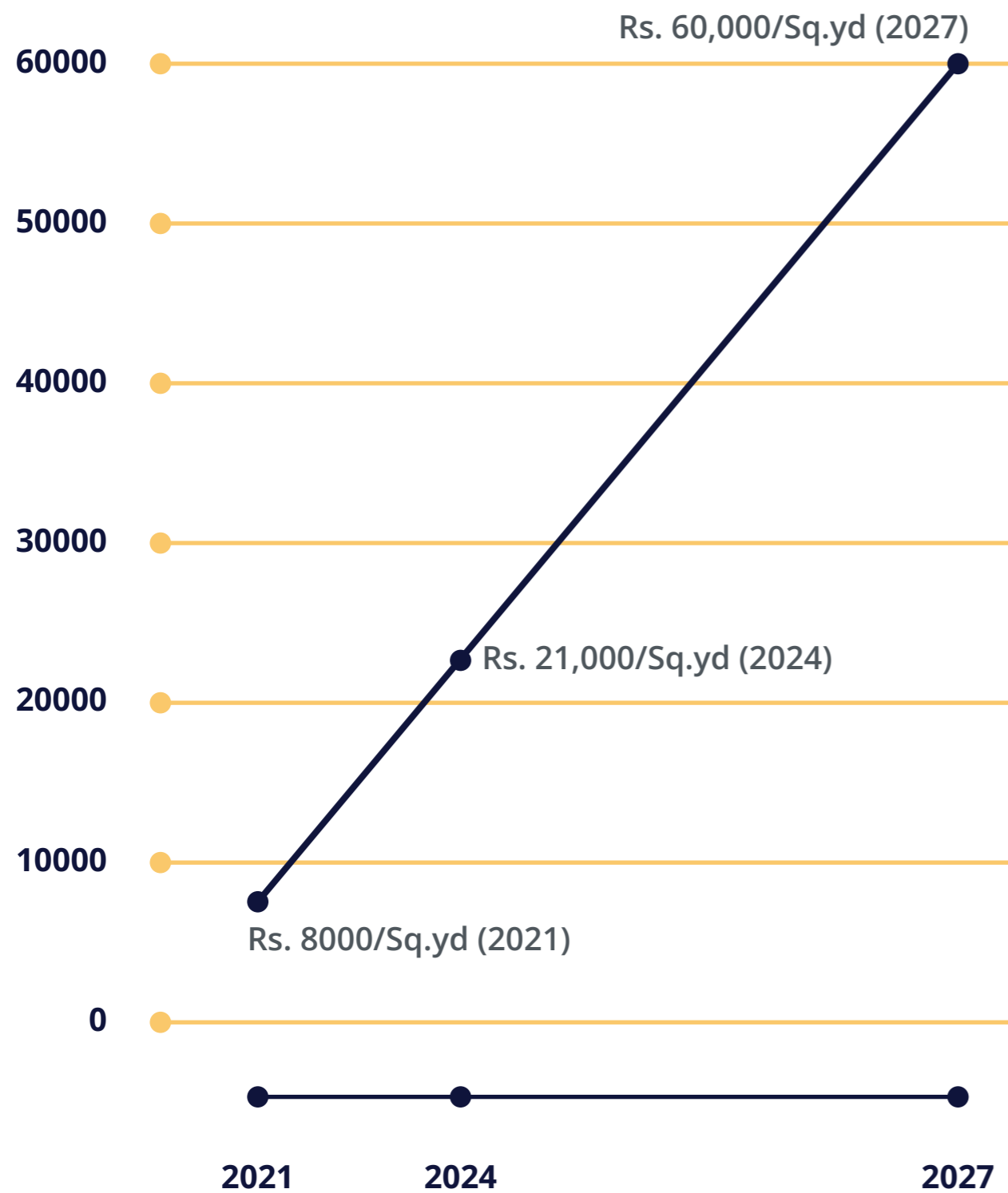
Expansion of the busy Hyderabad - Vijayawada National Highway 65 up to Malkapur at a cost of ₹545 crores. Proposed 8 lane expressway up to Choutuppal.

Offers easy access to the International Airport. Across the globe, massive development is imminent for locations close to the Airport.

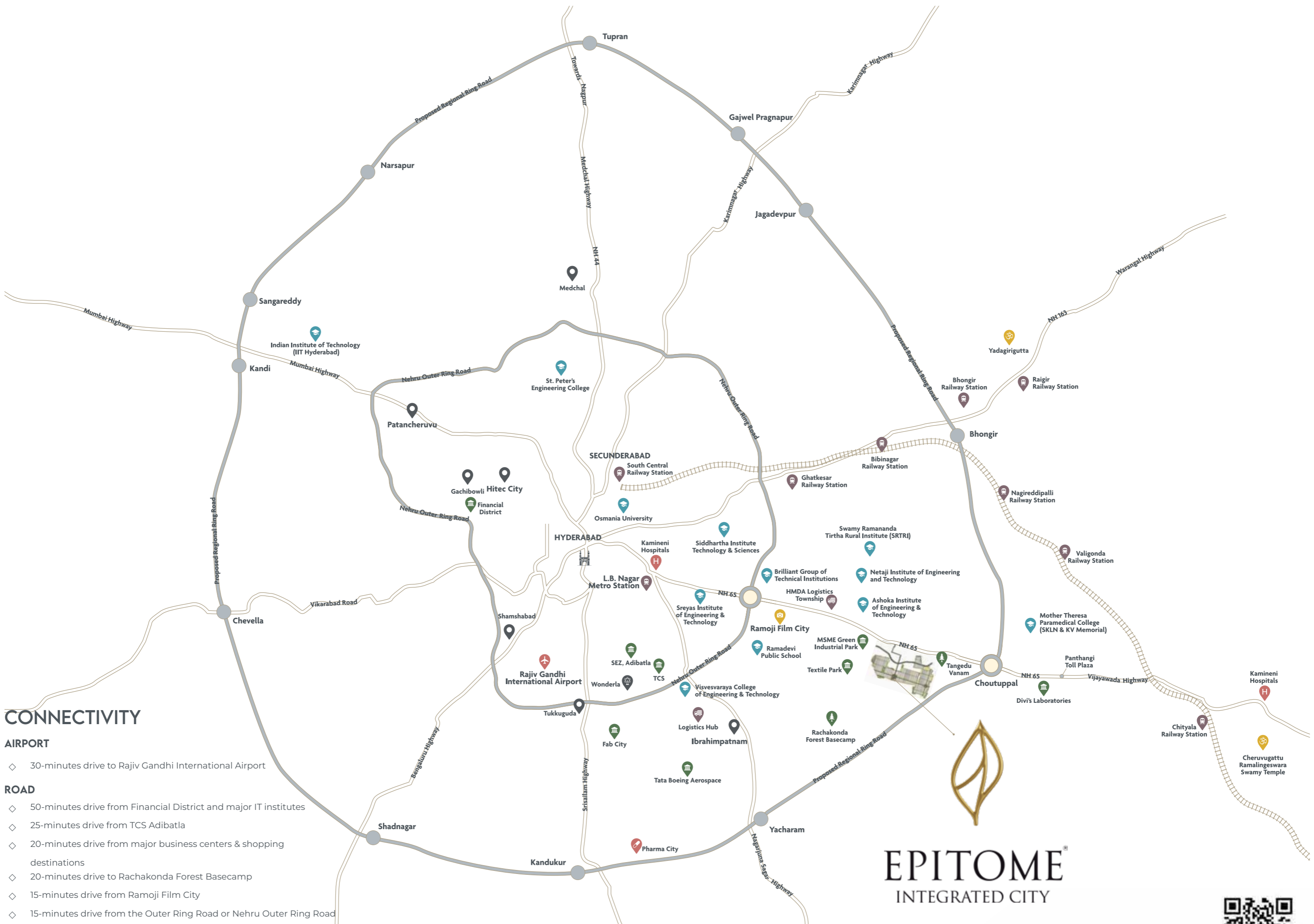
TSIIC has set a green industrial park in an area of 354.15 acres housing all green category industries at Dandumalkapur Village, Choutuppal Mandal.

Offers easy access to the International Airport. Across the globe, massive development is imminent for locations close to the Airport.

PRICE TREND ON HYDERABAD-VIJAYAWADA HIGHWAY (PROJECTED)



ONLY SUCCESSFUL INTEGRATED
CITY IN INDIA WITH
75% SOLD OUT



CONNECTIVITY

AIRPORT

- ◇ 30-minutes drive to Rajiv Gandhi International Airport

ROAD

- ◇ 50-minutes drive from Financial District and major IT institutes
- ◇ 25-minutes drive from TCS Adibatla
- ◇ 20-minutes drive from major business centers & shopping destinations
- ◇ 20-minutes drive to Rachakonda Forest Basecamp
- ◇ 15-minutes drive from Ramoji Film City
- ◇ 15-minutes drive from the Outer Ring Road or Nehru Outer Ring Road
- ◇ 10-minutes drive from renowned educational institutions
- ◇ 10-minutes drive to major hospitals
- ◇ 7-minutes drive to TSIC & MSME Green Industrial Park
- ◇ 3-minutes from proposed Regional Ring Road

RAILWAY

- ◇ 25-minutes drive to nearest Railway Station



Disclaimer: The cartographic depiction and use of boundaries, geographic names and related data are only for representation purposes. The data and locations in the above map have been taken from the latest news reports. Epitome Integrated City does not take responsibility for any discrepancy, misrepresentation, typographical errors, cartographic depictions or other inaccuracies that may be present in the map. Any of the information presented above does not constitute part of a legal offer or contract.



**THE NEW STANDARD HAS ARRIVED...
PRESENTING HYDERABAD'S FIRST INTEGRATED CITY
THAT IS EMBRACED IN NATURE.**

Epitome Integrated City (EIC) is an answer to the woes of urban congestion and chaos. The Integrated City provides a 'Mixed Ecosystem' that includes nurturing industry, providing employment opportunities, and enhancing the quality of life of its inhabitants. A full-fledged ecosystem for aspirations of every sort – healthy lifestyle, blissful nature, business success, and excelling in education. You name it and there is!

368 ACRES OF FREEDOM

EIC is the culmination of our aspiration to build green communities which enhance life in myriad ways. The challenge is to build communities that are both Ubermodern and rooted in nature - a balancing act indeed! We overcame the challenge with extensive research on the topography, geography, geology, and ecosystem around the location. This helped us blend nature and luxury seamlessly.

PHASE-I

A 368 acre residential township

- ◇ Villa plot sizes: 200, 240, 267, 305, 333, 400, 533 sq yds
- ◇ World-class Clubhouse
- ◇ First-of-its-kind largest project approved by HMDA
- ◇ HMDA & RERA approved Project
- ◇ Designed by renowned architects and planner

FEATURES & AMENITIES

- ◇ Epitome Integrated City is well connected with 100 feet, 60 feet, and 40 feet Blacktop roads
- ◇ Underground water supply, drainage system, electrical cabling and fiber optic cable
- ◇ Secured community with centralised CCTV surveillance
- ◇ Water treatment plant & sewage treatment plant
- ◇ Rainwater harvesting and groundwater recharging facilities
- ◇ World-class Amenities
- ◇ Provision for Krishna river drinking water
- ◇ Health Care Centre
- ◇ Solar street lighting
- ◇ Provision for school & college
- ◇ Provision for police outpost, fire station, and post office
- ◇ Provision for Sports complex, Lawn Tennis & Basketball court

24 MAJOR PARKS THAT ADORN EIC

- ◇ Garden of Four Seasons
- ◇ Sacred Grove Gardens
- ◇ Orchard Garden
- ◇ Central Park
- ◇ Elders Park
- ◇ Maze Garden
- ◇ Arrival Garden
- ◇ Modulation Garden of Fountain
- ◇ Garden of Epitome
- ◇ Butterfly Garden
- ◇ Fern Garden
- ◇ Aroma Garden
- ◇ Pets Park
- ◇ Sports Park
- ◇ Nakshatra Garden
- ◇ Garden of Time
- ◇ Herbal Garden
- ◇ Flower Garden
- ◇ Tranquill Park
- ◇ Multipurpose Park
- ◇ Garden of Fragrance
- ◇ Garden of Lillies
- ◇ Garden of Sounds
- ◇ Garden of Sculpture



CLUB EPITOMIA

What's life without a dose of recreation and entertainment?

This world-class facility imparts to the residents a premium experience.

Equipped with state-of-the-art Indoor and Outdoor Sports facilities.

Cafeteria, Swimming Pool and Commercial establishments will give a taste of the quality and vibe that is truly the "EPITOME".

100+ WORLD CLASS AMENITIES

- | | | | | | |
|----------------------|-----------------------|---------------------------------|--------------------------|------------------------------------|--------------------------|
| 1. Multipurpose Hall | 14. Atm | 27. Billiards Room | 40. Sacred Grove Gardens | 63. Sculpture Area | 86. Pets Park |
| 2. Mini Theatre | 15. Guest Room(10) | 28. Restro Bar | 41. Orchard Garden | 64. Dogs Park | 87. Sports Park |
| 3. Cafeteria | 16. Banquet Lawns | 29. Pharmacy | 42. Central Park | 65. Elders Park | 88. Jogging Track |
| 4. Gym | 17. Swimming Pool | 30. Library | 43. Flower Garden | 66. Lilly Pond | 89. Tennis Court |
| 5. Yoga Room | 18. Kids Pool | 31. Wall Aquarium | 44. Senior Citizen Park | 67. Elders Lawn Bowl | 90. Badminton Court |
| 6. Lounge | 19. Deck Lounge | 32. Zumba Studio | 45. Outdoor Amphitheater | 68. Elders Croquet | 91. Basketball Court |
| 7. Beauty Salon | 20. Poolside Cabanas | 33. Spa | 46. Cycle Racks | 69. Gazebo | 92. Throwball |
| 8. Jacuzzi | 21. Tennis Court | 34. Kids Ball Pool And Cube Pit | 47. Landscaped Seating | 70. Reflexology Pathway | 93. Refreshment Kiosk |
| 9. Steam Room | 22. Cricket Pitch | 35. Toddler Room | 48. Basketball Court | 71. Senior Citizen Fitness Station | 94. Nakshatra Garden |
| 10. Creche | 23. Basketball Court | 36. Gun Shooting Room | 49. Outdoor Gym | 72. Elders Swing Park | 95. Sky Gazing Deck |
| 11. Work Space | 24. Badminton Court | 37. Meeting Hall | 50. Pergola With Seating | 73. Maze Garden | 96. Garden Of Time |
| 12. Conference Room | 25. Squash Court | 38. TRX Training | 51. Archery | 74. Arrival Garden | 97. Herbal Garden |
| 13. Grocery | 26. Indoor Games Room | 39. Garden Of Four Seasons | 52. Cycle Tracks | 75. Kids Maze | 98. Flower Garden |
| | | | 53. Giant Board Games | 76. Garden Walkway | 99. Tranquil Park |
| | | | 54. Toddler Play Area | 77. Pebble Garden | 100. Multipurpose Park |
| | | | 55. Rock Climbing Wall | 78. Modulation Garden Of Fountain | 101. Garden Of Fragrance |
| | | | 56. Hopscotch | 79. Garden Of Epitome | 102. Garden Of Lillies |
| | | | 57. Tot Lot | 80. Epitome Sculpture | 103. Garden Of Sounds |
| | | | 58. Kids Play Area | 81. Seating Zone | 104. Garden Of Sculpture |
| | | | 59. Cricket Practice Net | 82. Palm Court | |
| | | | 60. Hammock | 83. Butterfly Garden | |
| | | | 61. Yoga Lawn | 84. Fern Garden | |
| | | | 62. Meditation Area | 85. Aroma Garden | |



Garden Of Time



Garden Of Fountains

Sports Courts to Sweat it out

Meticulously Planned Children's Play Area



Master Plan Phase - 1



Sl.No.	Plot Size		Plot Size		Plot No.	Colour Code
	Mtrs.	Ft.	Sq. Mtrs.	Sq. Yds.		
1	15.24 X 10.97	50' X 36'	167.18	399.94	131	
2	18.29 X 10.97	60' X 36'	200.64	239.94	81	
3	17.62 X 12.29	57.80' X 40'	214.56	256.61	54	
4	13.97 X 13.29	45.85' X 40'	219.00	261.95	33	
5	18.29 X 12.29	60' X 40'	222.96	266.65	2484	
6	20.84 X 12.29	68.47' X 40'	254.43	304.28	56	
7	21.00 X 12.29	68.89' X 40'	255.99	306.16	158	
8	18.29 X 15.23	60' X 49.96'	278.34	333.37	10	
9	27.43 X 12.29	90' X 40'	334.35	399.67	33	
10	24.38 X 15.34	80' X 50.32'	374.05	467.36	14	
11	24.38 X 18.29	80' X 60'	445.91	531.30	127	
12	Various Sizes				215	
13	Mortgage Plots				724	
14	Commercial Plots		17,632.58	20,855.56	62	
OTHER PLOTS						
Sl.No.	Plot Type	Sq. Mtrs.	Plot Size	Sq. Yds.	Plot No.	Colour Code
15	Social Infrastructure	16,629.94		43,809.04	06	
16	Utility Area	4,313.37		5,158.24	13	

Sl. No.	Plot Type	Plot Size	
		Sq. Mtrs.	Sq. Yds.
P-01	Garden of Four Seasons	20,374.82	24,368.08
P-02	Sacred Grove Gardens	9,742.43	11,651.84
P-03	Orchard Garden	720.63	861.86
P-04	Central Park	16,646.66	19,909.23
P-05	Elders Park	4,061.63	4,856.95
P-06	Maze Garden	442.04	528.63
P-07	Arrival Garden	2,462.58	2,945.22
P-08	Modulation Garden of Fountain	3,427.88	4,099.71
P-09	Garden of Epitome	1,651.28	1,974.91
P-10	Butterfly Garden	1,435.28	1,716.58
P-11	Fern Garden	6,046.89	7,232.02
P-12	Aroma Garden	2,219.94	2,655.02
P-13	Pets Park	411.34	491.95
P-14	Sports Park	12,138.15	14,517.10
P-15	Nakshatra Garden	6,845.91	8,187.64
P-16	Garden of Time	764.59	914.44
P-17	Herbal Garden	721.50	862.90
P-18	Flower Garden	2,249.80	2,690.73
P-19	Tranquil Park	720.88	862.16
P-20	Multipurpose Park	764.59	914.44
P-21	Garden of Fragrance	2,509.79	3,001.68
P-22	Garden of Lillies	780.87	933.91
P-23	Garden of Sounds	1,009.31	1,207.12
P-24	Garden of Sculpture	11,815.44	14,131.14
Total Open Space Area		1,09,963.60	1,31,515.37



hmda LP No. 08/La/Pig/HMDA/2021

TS RERA RERA NO: P02000003057



LIVE IN THE LANDMARK

Introducing the Future Landmark of Telangana: Epitome Integrated City (EIC). Approved by HMDA, it's set to redefine living standards. With Telangana's expansion, real estate in Hyderabad has boomed, except in the east.

To address this, the government launched LEAP (Look East Policy), igniting real estate growth in the area. Enter EIC, a sprawling project near NH65, connecting Hyderabad and Vijayawada. Spanning 1242 acres in three phases, it promises unparalleled comfort and convenience. EIC isn't just another city; it's a visionary project designed for the future, blending nature and luxury seamlessly.

Picture a city where every need is anticipated and catered to, where green spaces mingle with state-of-the-art infrastructure.

EIC embodies this vision, offering residents a harmonious blend of urban convenience and natural beauty. From efficient transportation networks to innovative power solutions, every aspect of EIC is designed with the future in mind. Moreover, sustainability is at the core of EIC's ethos, with advanced rainwater harvesting systems and groundwater recharging facilities ensuring environmental responsibility.





WELL-CONNECTED TO INDUSTRIAL & EDUCATIONAL HUBS

4

Agro-Based Industries

4

Engineering Based Industries

8

Professional & Technical Educational Institutions

5

Food Based Industries

4

Plastic Based Industries

24

Mineral Based Industries

7

Textile Based Industries

3

Paper Based Industries

18

Other Industries



EPITOME
INTEGRATED CITY

CITY FOR THE FUTURE

A dream with a vision will become a reality in the future. But a dream without one will end up being an illusion. What you have witnessed so far is a magnificent dream which is upheld by a strong vision. In short, you have witnessed the future.

A new world is getting its shape in the midway of two Telugu state capitals Hyderabad and Vijayawada. Close to the NH65, Epitome is creating a city that will furnish a quality of life equivalent to the highest international standards within a nature-friendly environment. These Villa plots are creating history by providing a large number of lifestyle amenities.

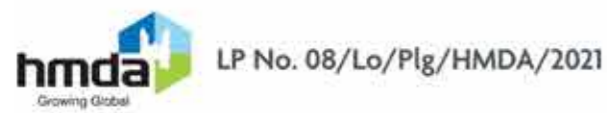
EIC has the provision for Healthcare centres, Schools, Colleges and Sports complexes that will extricate the residents from the hustle and dawdling of long day-to-day commute. Amenities like underground drainage, underground water supply, underground electric cabling and underground optical fibre connectivity are available for each villa plot. Adding to the convenience of having close proximity to industrial, educational and transportation hubs, EIC itself has the provision for Fire station, Bus stand and Police outpost.

Next to comfort and convenience, there comes entertainment and socializing. EIC has the complete package to keep life exciting with the 24 amusement parks along with the world-class club house - Club Epitomia. Club Epitomia is a luxurious mini-resort spread across 5.6 acres providing wholesome entertainment with indoor and outdoor Sports facilities, Swimming pool, Cafeteria and Commercial establishments to ensure a lifestyle with international standards.

Epitome integrated city is going to become the landmark of Telangana and Hyderabad. It is the future of systematic Indian urbanisation. The living experience in Epitome will be the highest benchmark for the quality of life around the globe. It will change the way you live by providing you with world-class lifestyle facilities and a life close to nature.

Epitome is building the city for the future and

We are inviting you to be a part of it





Disclaimer: All the designs, images, specifications, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional, informative and as such only. We reserve the right to modify / change / amend / alter any of the aforesaid in the best interest of development and as per statutory regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This prospectus material may also include, consistent therewith, any of representative purpose only. Any party desirous of / interested in the project needs to enter into an Agreement for sale.



EPITOME[®]

INTEGRATED CITY



The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project

Corporate Office:
EPITOME PROJECTS LLP

Survey. No. 64, Commercial Sector – III, Ground Floor
and First Floor, Plot No. C2, HUDA Techno Enclave,
Madhapur, Serilingampalle (M), Telangana 500081

Site Address:
EPITOME PROJECTS LLP

Survey no 493, Devulamma Nagaram village, NH-65
Choutuppal mandal Hyderabad, Telangana-508252

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