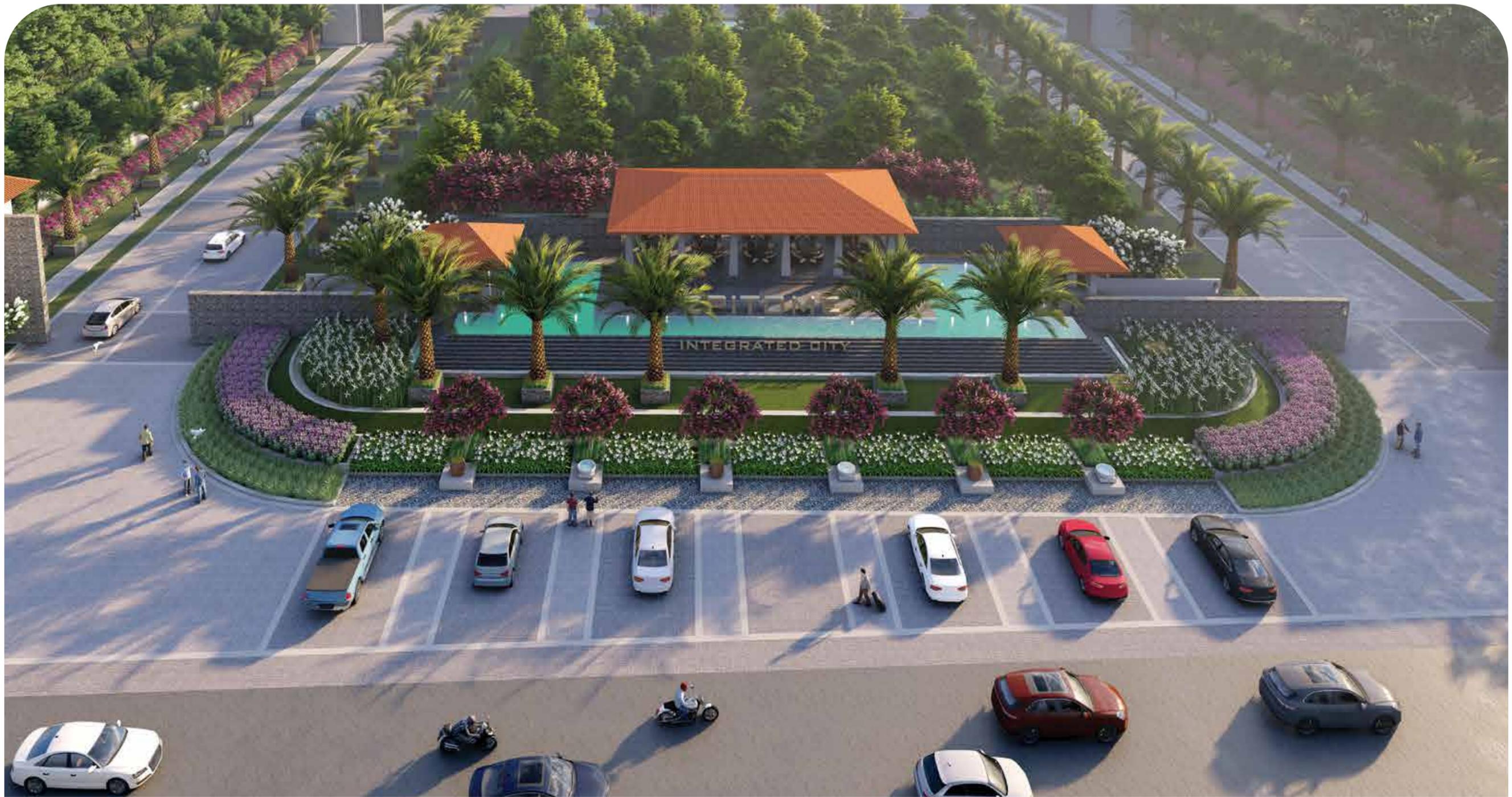




EPITOME[®]

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



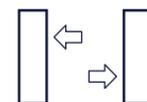
Maximum
Carpet Area



Faster
Appreciation



Patta
Name Transfer



No Wall
Sharing



No Floor
Rise Charges



Total Control
Over Build Quality

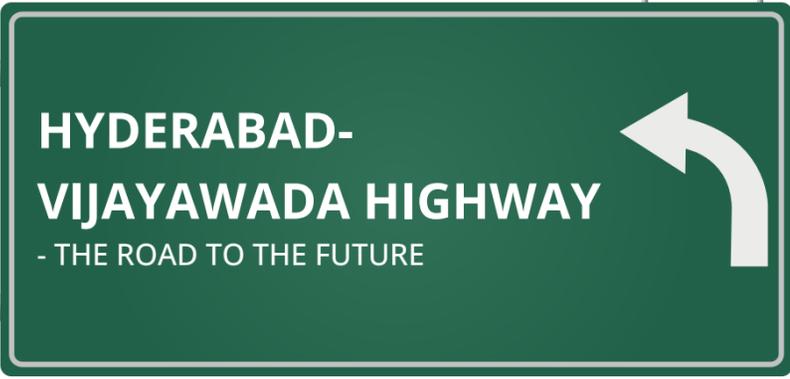


No Waiting
Time



Complete
Privacy

WHY HYDERABAD-VIJAYAWADA HIGHWAY IS RIGHT TO INVEST IN?



Vijayawada highway is developing at a much faster rate!

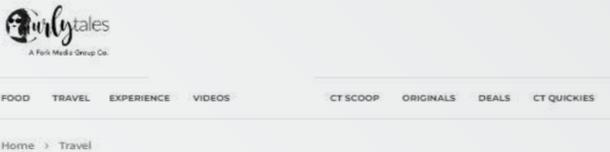
"I am really interested in buying a property as it is a secured form of investing my savings, but one issue which part of Hyderabad to invest in."

In case you are thinking on similar lines, the growing National Highway 65 which connects Hyderabad and Vijayawada is the right option. This corridor has been proving steady and is a testament for infrastructure development in the eastern part of Hyderabad. Starting from LB Nagar, this corridor stretches itself into other regions like Huzur Nagar, Chouduppal, and Suryapet connecting the capital of Andhra Pradesh. The Central Government has announced that Vijayawada Highway will soon be expanded into a six-lane road and the work will soon be initiated. Proximity to a six-lane highway would mean an overall increase in the value of the property.

The Telangana Government is now implementing schemes to accelerate the development in this region. MSME Green Industrial Park at Choudumalkapur (A village on NH 65) is one in the way to development and many entrepreneurs have already started in this region to work towards a bright future. Surrounded by greenery and beautiful landscapes, this region connects with nature.

No doubt, real estate of Hyderabad is growing at a fast pace. Along with it, low-rise residential areas have also seen a boom. The Hyderabad-Vijayawada corridor is indeed a great place to invest your money. Apart from this, many companies 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. Few of the major real estate brands have seen the growth opportunity and have initiated some big projects along this corridor to help the individuals who are interested in buying land. Telangana government is

The LB Nagar Huzur Nagar stretch is now in par with other City-Kalyan corridor. In a bid to improve the quality of life, health, and environment etc. And a larger size road "National Highway 65" is located on this highway. The road is very good and in par with other parts of the city. An individual owning a house in and around the Hyderabad-Vijayawada Highway would have easy access to both places. The road is very good and in par with other parts of the city. An individual owning a house in and around the Hyderabad-Vijayawada Highway would have easy access to both places. The road is very good and in par with other parts of the city. An individual owning a house in and around the Hyderabad-Vijayawada Highway would have easy access to both places.



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!

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.



అత్యంత వేగంగా అభివృద్ధి చెందుతున్న విజయవాడ హైవే మార్గం

వాణిజ్యపరమైన విషయాలపై ప్రజల అభిప్రాయాలను తెలుసుకోవడానికి ప్రభుత్వం ప్రయత్నిస్తుంది. ప్రజల అభిప్రాయాలను తెలుసుకోవడానికి ప్రభుత్వం ప్రయత్నిస్తుంది. ప్రజల అభిప్రాయాలను తెలుసుకోవడానికి ప్రభుత్వం ప్రయత్నిస్తుంది.



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.



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



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.



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.



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



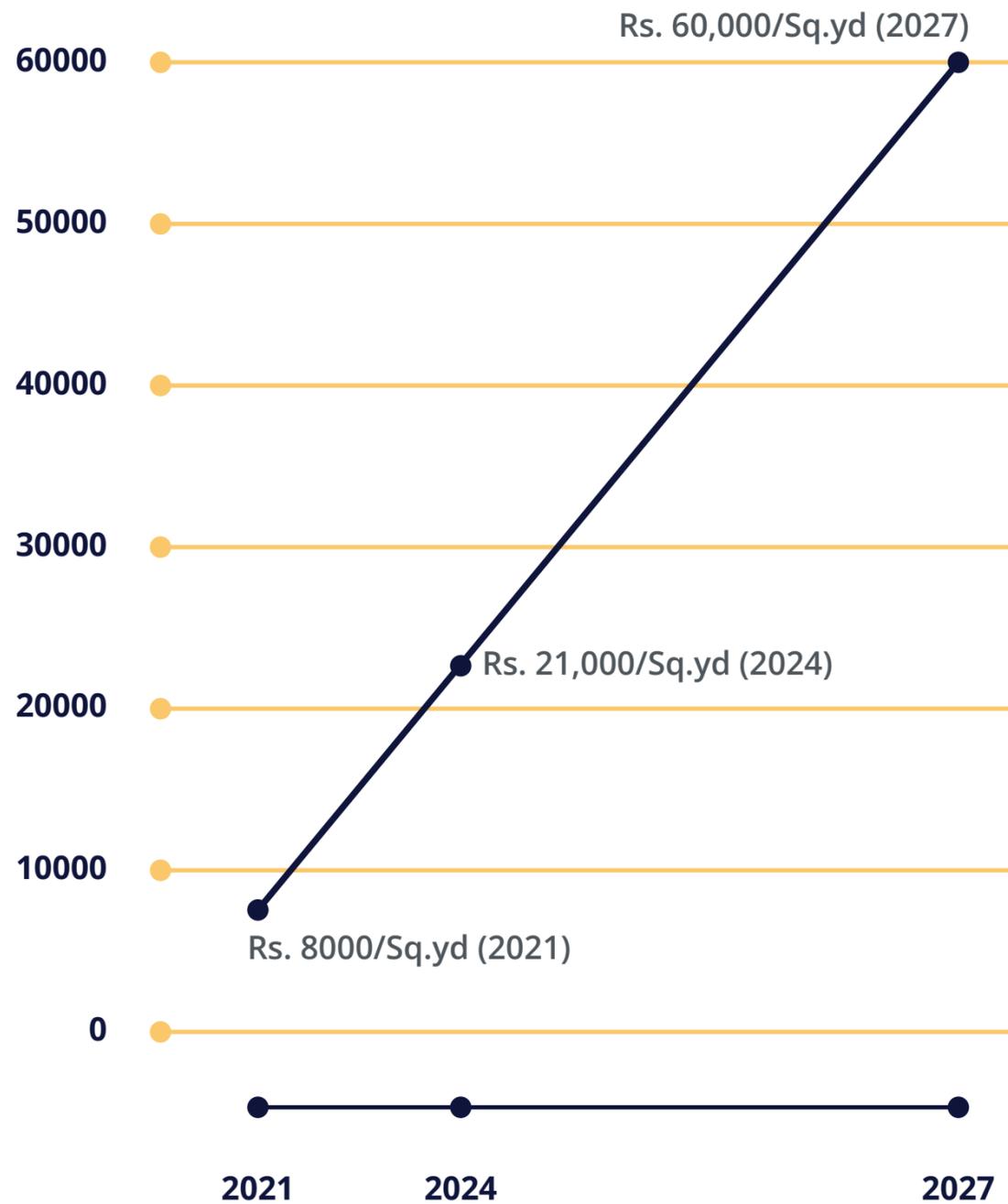
TSIIC has set a green industrial park in an area of 354.15 acres housing all green category industries at Dandumalkapur Village, Choutuppal Mandal.



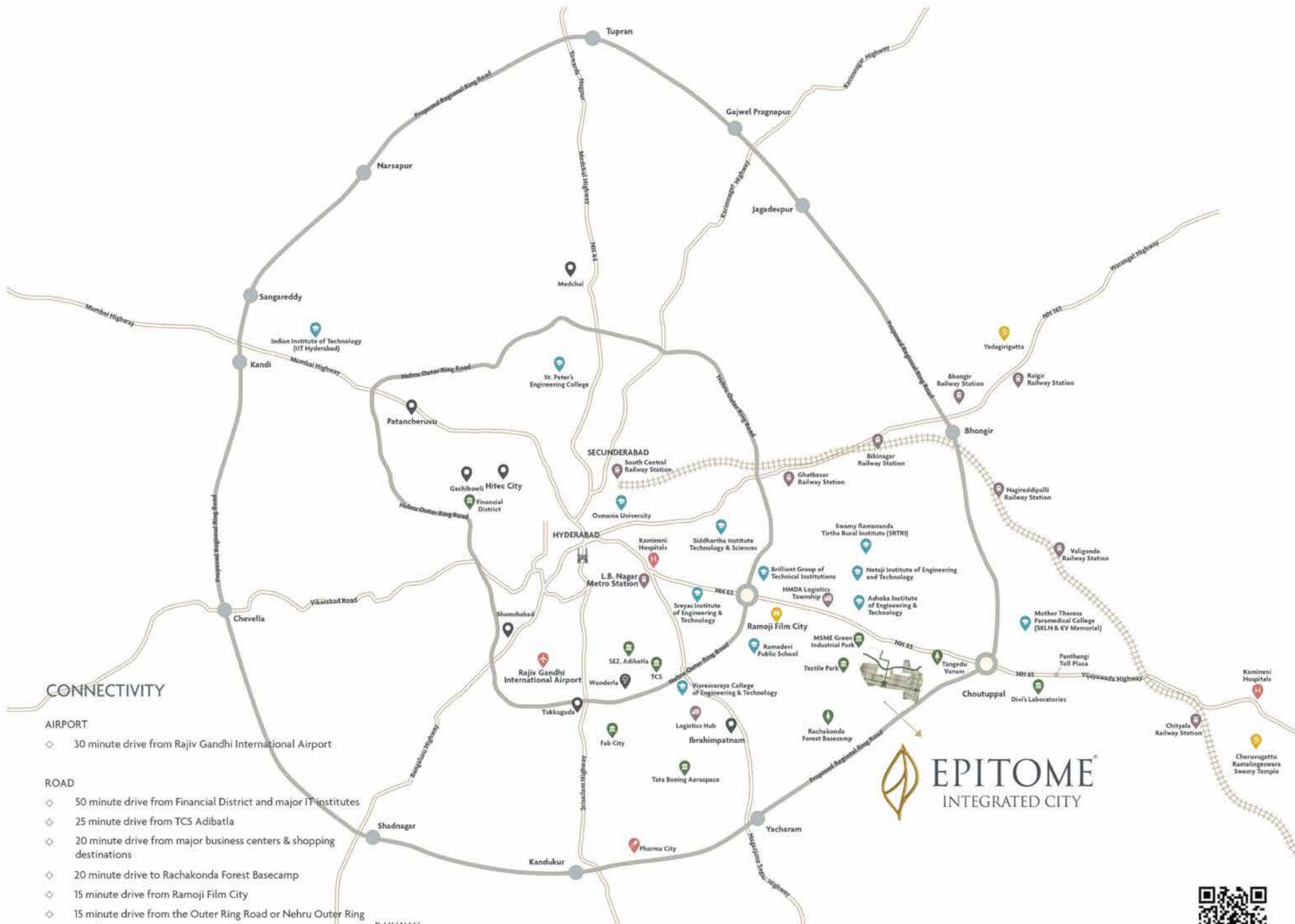
Offers easy access to the International Airport. Across the globe, massive development is imminent for locations close to the Airport.



PRICE TREND ON HYDERABAD-VIJAYAWADA HIGHWAY (PROJECTED)



ONLY SUCCESSFUL INTEGRATED CITY IN INDIA WITH
100% SOLD OUT
Phase 1



CONNECTIVITY

AIRPORT

- ◇ 30 minute drive from Rajiv Gandhi International Airport

ROAD

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

RAILWAY

- ◇ 25 minute 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.

Subject to traffic conditions.



**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!

338 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-II

A 338 acre residential township

- ◇ Villa plot sizes: 200, 240, 267, 306, 333, 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. Epitome Sculpture | 14. Guest Room(10) | 27. Refreshment Kiosk | 40. Cycle Racks | 63. Butterfly Garden | 86. Multipurpose Park |
| 2. Garden Of Time | 15. Gun Shooting Room | 28. Restro Bar | 41. Landscaped Seating | 64. Central Park | 87. Nakshatra Garden |
| 3. Modulation Garden Of Fountain | 16. Gym | 29. Sky Gazing Deck | 42. Lilly Pond | 65. Dogs Park | 88. Orchard Garden |
| 4. Clubhouse | 17. Jacuzzi | 30. Spa | 43. Outdoor Gym | 66. Elders Croquet | 89. Outdoor Amphitheater |
| 5. Atm | 18. Kids Ball Pool And Cube Pit | 31. Steam Room | 44. Reflexology Pathway | 67. Elders Lawn Bowl | 90. Pebble Garden |
| 6. Banquet Lawns | 19. Kids Pool | 32. Swimming Pool | 45. Open Amenity | 68. Elders Park | 91. Pergola with Seating |
| 7. Beauty Salon | 20. Library | 33. Toddler Room | 46. Archery | 69. Fern Garden | 92. Pets Park |
| 8. Billiards Room | 21. Lounge | 34. TRX Training | 47. Badminton Court | 70. Flower Garden | 93. Rock Climbing Wall |
| 9. Cafeteria | 22. Meeting Hall | 35. Wall Aquarium | 48. Basketball Court | 71. Garden Of Epitome | 94. Sacred Grove Gardens |
| 10. Conference Room | 23. Mini Theatre | 36. Work Space | 49. Cricket Pitch | 72. Garden Of Four Seasons | 95. Sculpture Area |
| 11. Creche | 24. Multipurpose Hall | 37. Yoga Room | 50. Cycle Tracks | 73. Garden of Fragnance | 96. Senior Citizen Park |
| 12. Deck Lounge | 25. Pharmacy | 38. Zumba Studio | 51. Elders Swing Park | 74. Garden of Lillies | 97. Sports Park |
| 13. Grocery | 26. Poolside Cabanas | 39. Near Park Open Amenity | 52. Gazebo | 75. Garden of Sculpture | 98. Toddler Play Area |
| | | | 53. Indoor Games Room | 76. Garden of Sounds | 99. Tot Lot |
| | | | 54. Jogging Track | 77. Garden Walkway | 100. Tranquil Park |
| | | | 55. Palm Court | 78. Giant Board Games | 101. Yoga Lawn |
| | | | 56. Seating Zone | 79. Hammock | 102. Sports Academy |
| | | | 57. Senior Citizen Fitness Station | 80. Herbal Garden | 103. Badminton Court |
| | | | 58. Squash Court | 81. Hopscotch | 104. Basketball Court |
| | | | 59. Tennis Court | 82. Kids Maze | 105. Cricket Practice Net |
| | | | 60. Park | 83. Kids Play Area | 106. Tennis Court |
| | | | 61. Aroma Garden | 84. Maze Garden | 107. Throwball |
| | | | 62. Arrival Garden | 85. Meditation Area | 108. Volley Ball |
| | | | | | 109. Foot Ball |
| | | | | | 110. Skatting |
| | | | | | 111. Padel |



Garden Of Time



Garden Of Fountains

Sports Courts to Sweat it out

Meticulously Planned Children's Play Area

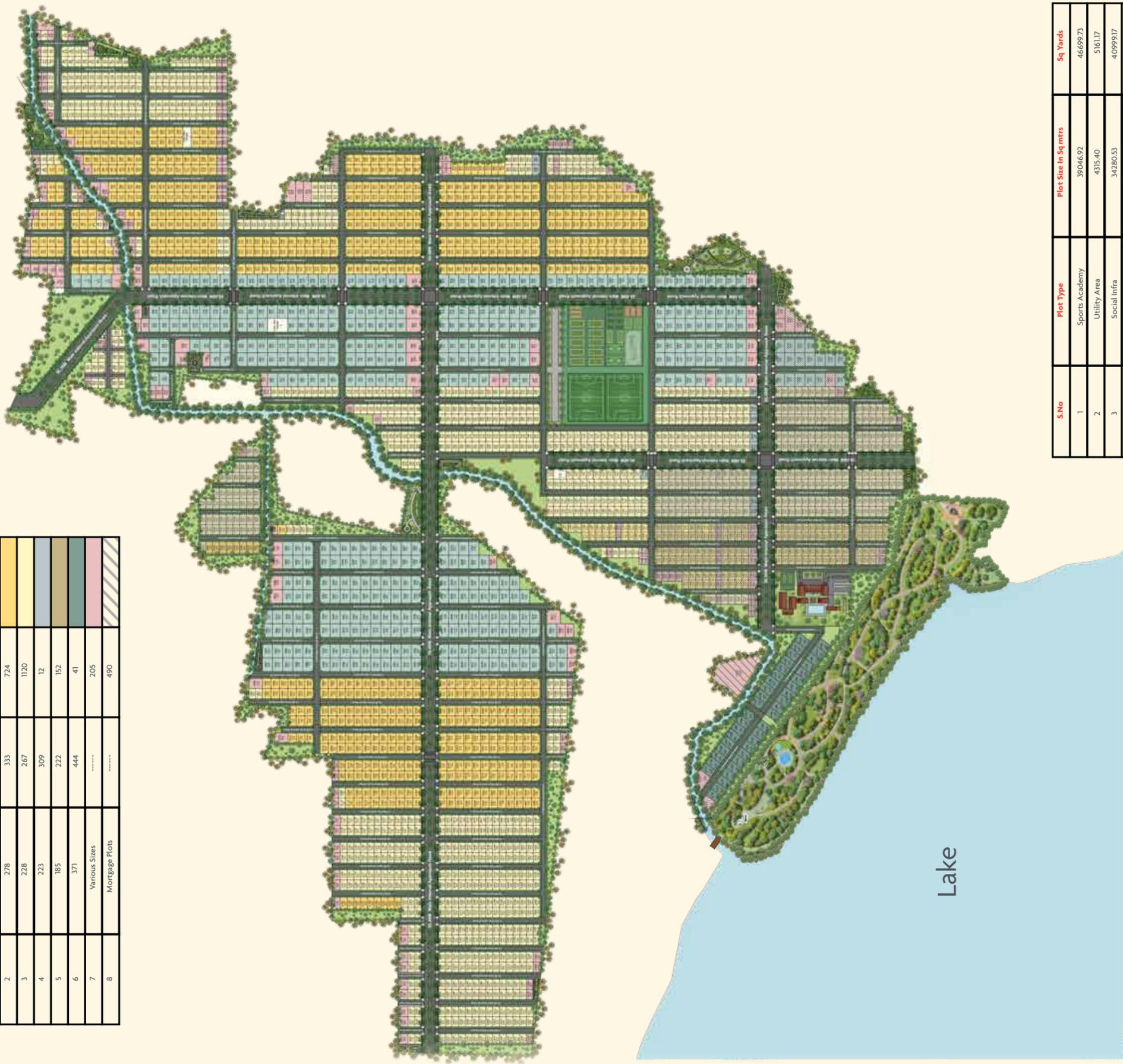




EPITOME
INTEGRATED CITY
Hyderabad

Master Plan Phase - 2

S.No	Plot Size in Sq Mtrs	Sq Yards	No of Plots	Colour Code
1	445	533	449	
2	278	333	724	
3	228	267	1120	
4	223	309	12	
5	185	222	152	
6	371	444	41	
7	Various Sizes	205	
8	Mortgage Plots	490	



S.No	Plot Type	Plot Size in Sq mtrs	Sq Yards
1	Sports Academy	39046.92	46699.73
2	Utility Area	4315.40	5161.17
3	Social Infra	34280.53	40999.17
4	Themed Parks	102846.29	123003.14



Approval No: 0775/HMDA/SWDL/2025



RERA No : P02000010199



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 <i>Agro-Based Industries</i>	4 <i>Engineering Based Industries</i>	8 <i>Professional & Technical Educational Institutions</i>
5 <i>Food Based Industries</i>	4 <i>Plastic Based Industries</i>	24 <i>Mineral Based Industries</i>
7 <i>Textile Based Industries</i>	3 <i>Paper Based Industries</i>	18 <i>Other Industries</i>

hmda LP No. 08/Lo/Plg/HMDA/2021
Growing Global

TS RERA RERA NO: P02000003057



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 interests of development and as per statutory regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material and its images, contents therein are of representative purpose only. Any party desirous of / interested in the project needs to enter into an Agreement for sale.



EPITOME[®]

INTEGRATED CITY

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