



Premium



GATED VILLA PLOTS

HMDA APPROVED RESIDENTIAL VILLA PLOTS



ADHIRAN
Sancha

@Pulumamidi, Maheshwaram



008970/HMDA/2270/SMD/2024

www.adhirangroup.com

Community Isn't Just Built-its Nurtured.



A gated community offering world-class amenities, featuring plots from 183 to 250 sq. yards.

At Sancha, we have created a sanctuary where thoughtful design, modern infrastructure, and a vibrant community come together, crafting a harmonious environment that empowers you to thrive and experience the best of today.

Every detail, from the expansive clubhouse to the serene parks and round-the-clock security, is meticulously crafted to ensure your future is safe, comfortable, and surrounded by natural beauty.

AMENITIES



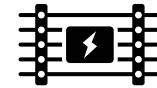
Well Paved
Cement Roads



Rain water
Harvesting



Children's
Play Area & Park



Secure Electric
Fencing



Bright
Street Lighting



Advanced Underground
Drainage System



Individual water
lines for each plot



24/7 Surveillance

LOCATION HIGHLIGHTS

BESIDE ELECTRONIC MANUFACTURING CLUSTER (EMC)

A prime location near Hyderabad's leading electronic manufacturing zone, ensuring easy access to major hardware and technology hubs.



ADJACENT TO SAMSUNG ELECTRONICS, WIPRO, PRO

Nestled next to global tech giants Samsung Electronics, Wipro, and Pro, giving your investment a significant advantage in a tech-focused corridor.



ADJACENT TO MALABAR GOLD MFG UNIT

Close to the renowned Malabar Gold manufacturing unit, ensuring excellent connectivity and infrastructure support.



20 MINS TO IMARAT (RCI), DRDO, AGA KHAN ACADEMY

Easily accessible to IMARAT (RCI), DRDO, and the Aga Khan Academy—key scientific, defense, and educational institutions.

15 MINS TO HCL & VIDEOCON

Proximity to major employment hubs like HCL and Videocon boosts the area's real estate appeal and growth potential.



10 MINS TO MAK PROJECTS

A prime location near Hyderabad's leading electronic manufacturing zone, ensuring easy access to major hardware. Nearby luxury residential projects like MAK Projects, adding to the upscale development of the region.



15 MINS TO TUKKUGUDA EXIT NO-14

Only 15 minutes to the Tukkuguda Exit (No. 14), ensuring smooth connectivity to the Outer Ring Road (ORR) and other major thoroughfares.



10 MINS TO FAB CITY

Located a short 10-minute drive from FAB City, Hyderabad's semiconductor hub and future tech park



15 MINS TO NATCO PHARMA & MICROSOFT

A convenient 15-minute drive to major industrial and corporate centers like Natco Pharma and Microsoft, expanding employment opportunities



20 MINS TO SHAMSHABAD RGI AIRPORT

Only 20 minutes from Hyderabad's international airport, ensuring quick domestic and global connectivity.



40 MINS TO GACHIBOWLY, HI-TECH CITY

A straight 40-minute drive to the heart of Hyderabad's IT and financial powerhouse—Gachibowli, Hitec City, and Financial District.



20 MINS TO FUTURE CITY

Just a short 20-minute drive to Hyderabad's upcoming Future City, where next-generation development and high-value investments converge.

ADHIRAN Sancha SITE MAP



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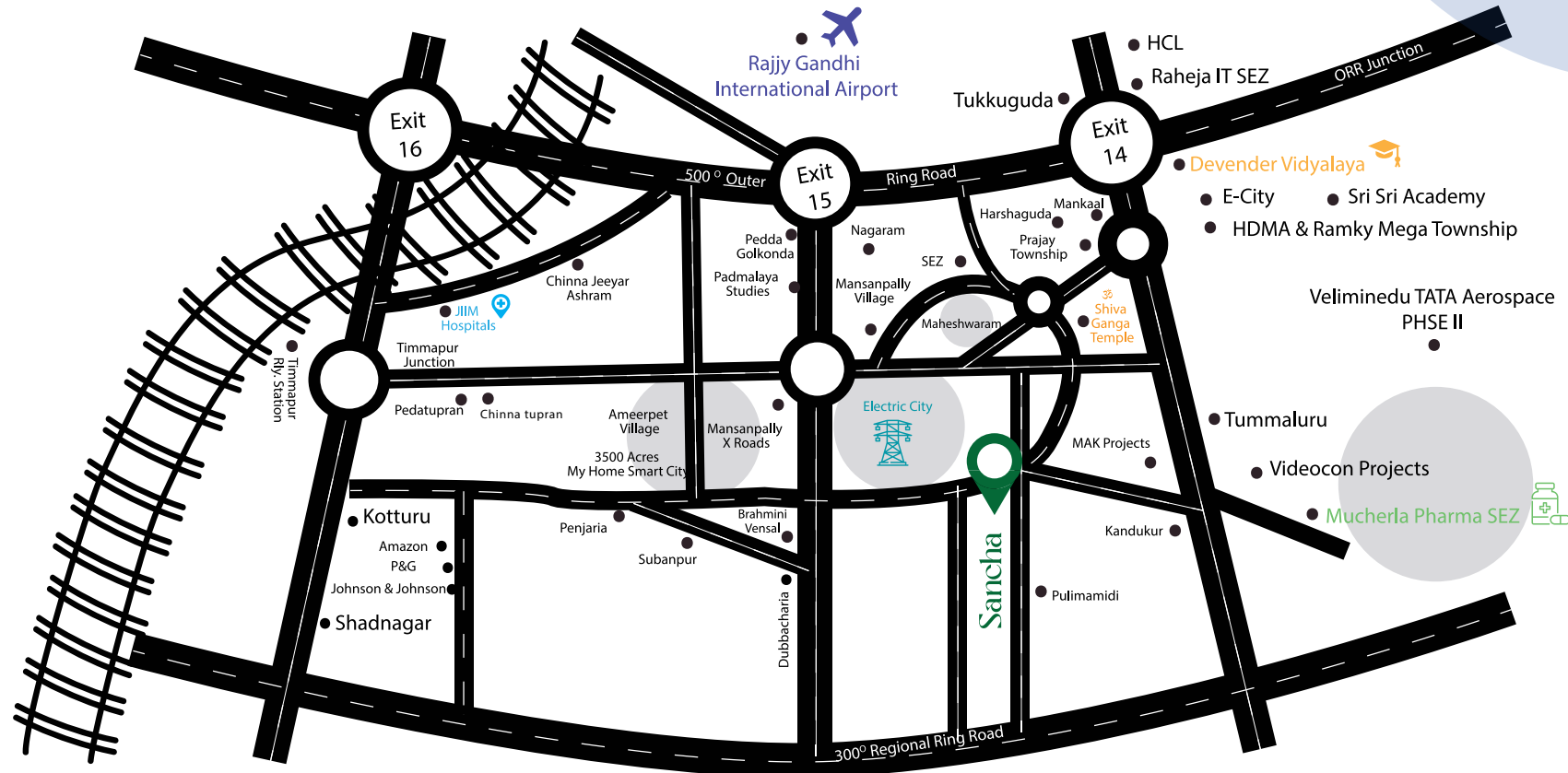
Premium Plot Charges

- East facing - 500/- Per sq yard
- North East corner - 750/- Per sq yard
- Any Corner - 500/- Per sq yard

ROUTE TO YOUR DREAM PLOT

PRIME CONNECTIVITY – YOUR PATHWAY TO A FUTURE-READY PLOT!

“Strategically placed for seamless access to key hubs, your dream plot is within easy reach of Hyderabad’s most thriving sectors.”





ADHIRAN
GROUP
REDEFINING REAL ESTATE

Address

ADHIRAN GROUP, Uppal Bhagayath
Face 2, Near Mini Shilparamam, Uppal,
Hyderabad, Telangana 500039

