





WHILE STATEMENTS ARE MADE,
BENCHMARKS ARE CREATED

THAT'S WHEN AN ICON TAKES SHAPE



WHILE INSPIRATIONS ARE DRAWN,
TRUE IMAGINATION INSPIRES

THAT'S WHEN AN ICON BREAKS STEREOTYPE

FOR AN ICONIC LIVING,
HERE'S AN EQUALLY
FLAWLESS CREATION

W E L C O M E T O



WHERE KOLLUR FINDS ITS ICONIC SIDE, THAT'S WHERE AN ICON RISES

Zuari Gangothri, two leading real estate enterprises together bring an address that surpasses expectations, and elevates experiences. An icon of luxury, privacy and mindfulness. Tribhuja is a world that's crafted, curated and shaped to perfection. An iconic way of life, for a lifetime.


ZUARI
GANGOTHRI
TRIBHUJA


- 9 Towers of 37 Storeys
- Opulent 3 & 4 Bed Homes with 10.6 Ft. Ceiling Height
- Vastu Compliant Homes
- 70% Corner Apartments
- Sustainable Green Building Design
- Located close to Hi-tec City
- Bright & well-ventilated Layouts
- Energy-efficient Design





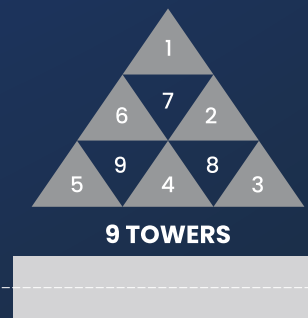
6 TOWERS FACING
120MTS ROAD

UN INTERRUPTED
VIEWS FOR LIFE

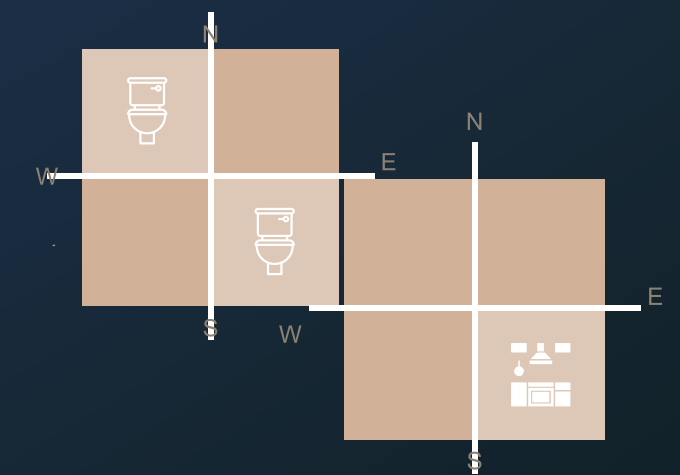
76% corner
units

AERATION VENTILATION

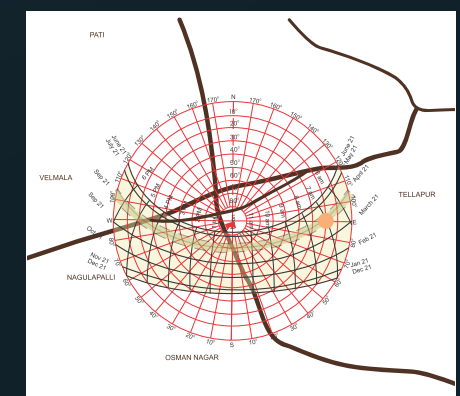
THE CORNER
UNITS CHARM!



REALIGN VAASTU



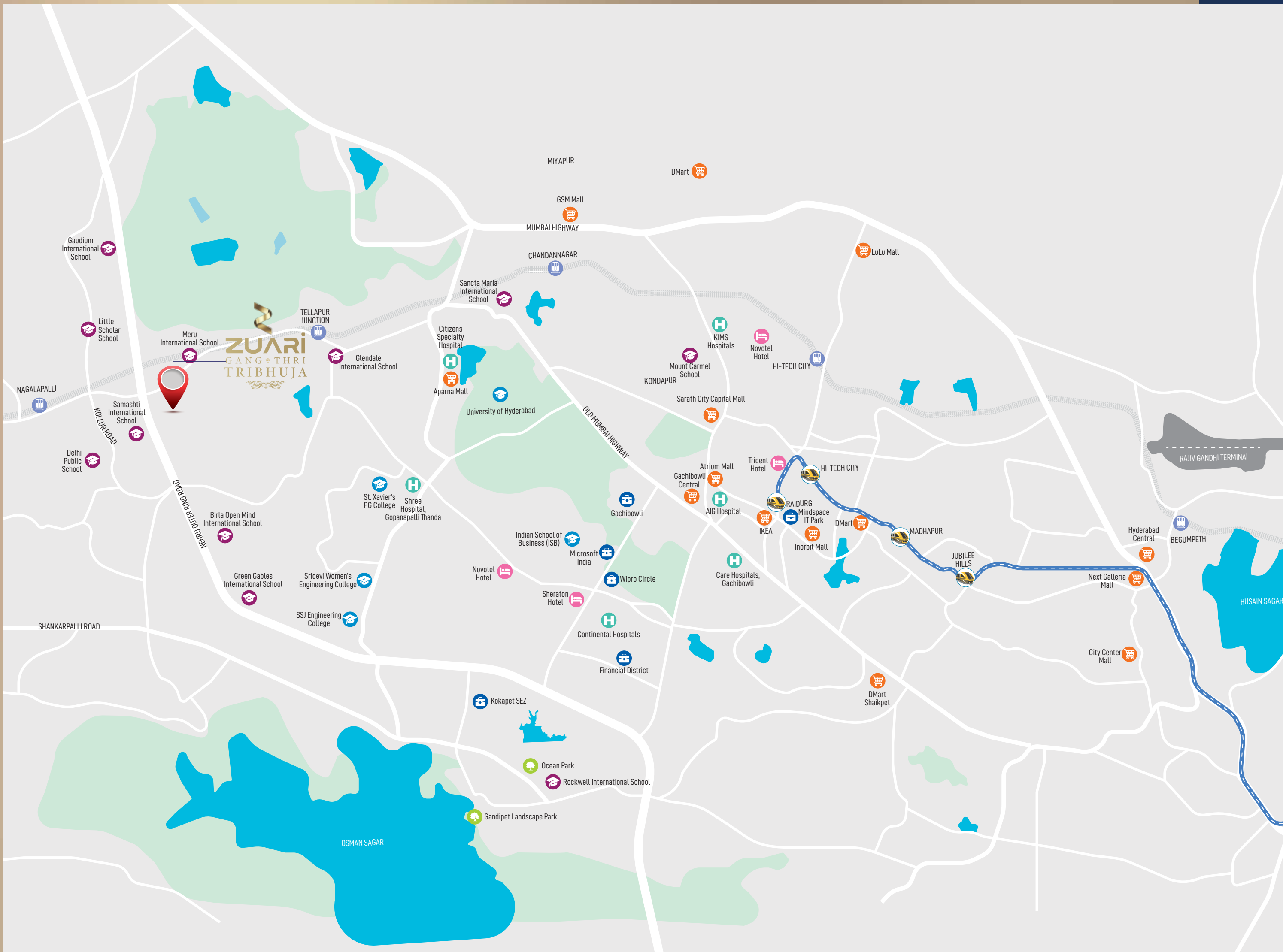
SUN PATH ANALYSIS








COMFORT & COMMUTE,
ALL BROUGHT AT YOUR DOORSTEP






 **Outer Ring Road**
Seamless connectivity to multiple key locations of the city such as financial District, Gachibowli, Rajiv Gandhi International Airport, Kokapet, Patancheru, etc.

 **IT Sector**
Presence of many IT companies like Amazon, Microsoft, google, ISB, Infosys, TCS, Cognizant, this project offers unparalleled convenience with easy access to the IT sector, the development boasts seamless connectivity to major tech hubs, ensure work-life balance in modern lifestyle

 **Premium Schools**
Presence of many international schools such as Meru, Gaudium, DPS, Glendale in proximity, which are key factors for residential demand growth.

 **Cycling Track**
Cutting-edge solar-covered cycling track extending approximately 23 kilometers from Kollur to Narsingi and continuing towards TSPA Junction.

LINKED BY AIR, OUTER RING ROAD & METRO



2 Mins
Outer Ring Road (ORR)



5 Mins
Financial District



20 Mins
City Centre Areas



20 Mins
International Airport
at Shamshabad



HITEC-City

20 Mins
Townships in Tellapur,
Kollur & Mokila.



40 Mins
Hussain Sagar



60 Mins
Ramoji Film City

WHILE LOCATIONS COULD BE PRIME, SOME ADDRESSES CREATE ONE

Prime lifestyle demands a prime location. And, Tribhuja offers just that. A perfect address that's accessible, connected and bustling. Located at the heart of Kollur, the project is equidistant from conveniences, business districts and urban centers alike.



Transport:

- ORR Exit 2 - 500m
- Hitech City Railway Station - 30 mins
- Lingampally Railway Station - 20 mins
- Rajiv Gandhi International Airport (RGIA) – 40-50 mins
- Miyapur Metro Station – Approx 25 mins

Schools:

- Samashti International School – 5 mins
- Gaudium International School – 10 mins
- Birla Open Minds International School – 15 mins
- Sancta Maria International School – 20 mins

Colleges & Universities:

- Indian School of Business (ISB) – Approx. 25 mins
- University of Hyderabad – Approx. 30 mins

IT Hubs & Business Districts:

- Gachibowli – 30 mins
- Mindspace IT Park – 35 mins

- Financial District – Approx. 25 mins

Hospitals:

- Citizens Specialty Hospital – 25 mins
- Care Hospitals, Gachibowli – 30 mins
- KIMS Hospitals, Kondapur – 35 mins

Malls & Entertainment:

- Sarath City Capital Mall – 30 mins
- Inorbit Mall Hyderabad – 35 mins
- Gachibowli Central – 25 mins

Entertainment & Recreation:

- Daisy Dale Resort – Approx. 10 mins
- Experium Eco Park – Approx. 15 mins
- Inorbit Mall, Madhapur – 35 mins

MASTER LAYOUT



LEGEND

LINK PARKS

1. Arrival plaza
2. Drop off plaza
3. Broadway/ Jogging tracks
4. Cycle track
5. Entry feature wall
6. Club entry plaza
7. Gaint chess
8. Senior Citizen nook

LEESIDE

9. Temple
10. Temple Garden
11. Sporadic market
12. OAT
13. Kids play area
14. Cycle vault

TERRA

15. Cycle/ Skating
16. Mound
17. Trampoline park
18. Toddler park
19. Smart/ Meditation deck
20. Party lawn
21. Smart pole
22. Futsal court
23. Half Basketball court
24. Volleyball court
25. Sandpit
26. Stapoo

AQUA

27. Leisure pool/ Lap Poc
28. Fitness pool
29. Wading pool
30. Kids pool
31. Wet lounge
32. Infinity edge
33. Dry lounge
34. Labyrinth walk
35. Dry deck fountain
36. Pool amenities (Changing rooms/ Outdoor showers)

TRANQUIL

37. Herbal garden
38. Outdoor gym
39. Alfresco picnic zone
40. Tree court
41. Mounds
42. Putting green
43. Sensory garden
44. Community garden
45. Sele walk - super bloom
46. Tree house
47. Pet park



REDEFINING GRANDEUR THROUGH
CUTTING-EDGE DESIGN

GRAND ENTRANCE LOBBY



INDULGENCE IS AN ART,
LIVING IT EVERY DAY, THE CLASS

STATE-OF-THE-ART CLUBHOUSE WITH
AN ICONIC EXUBERANCE



Grand Clubhouse



Exquisite Banquet & Lounge

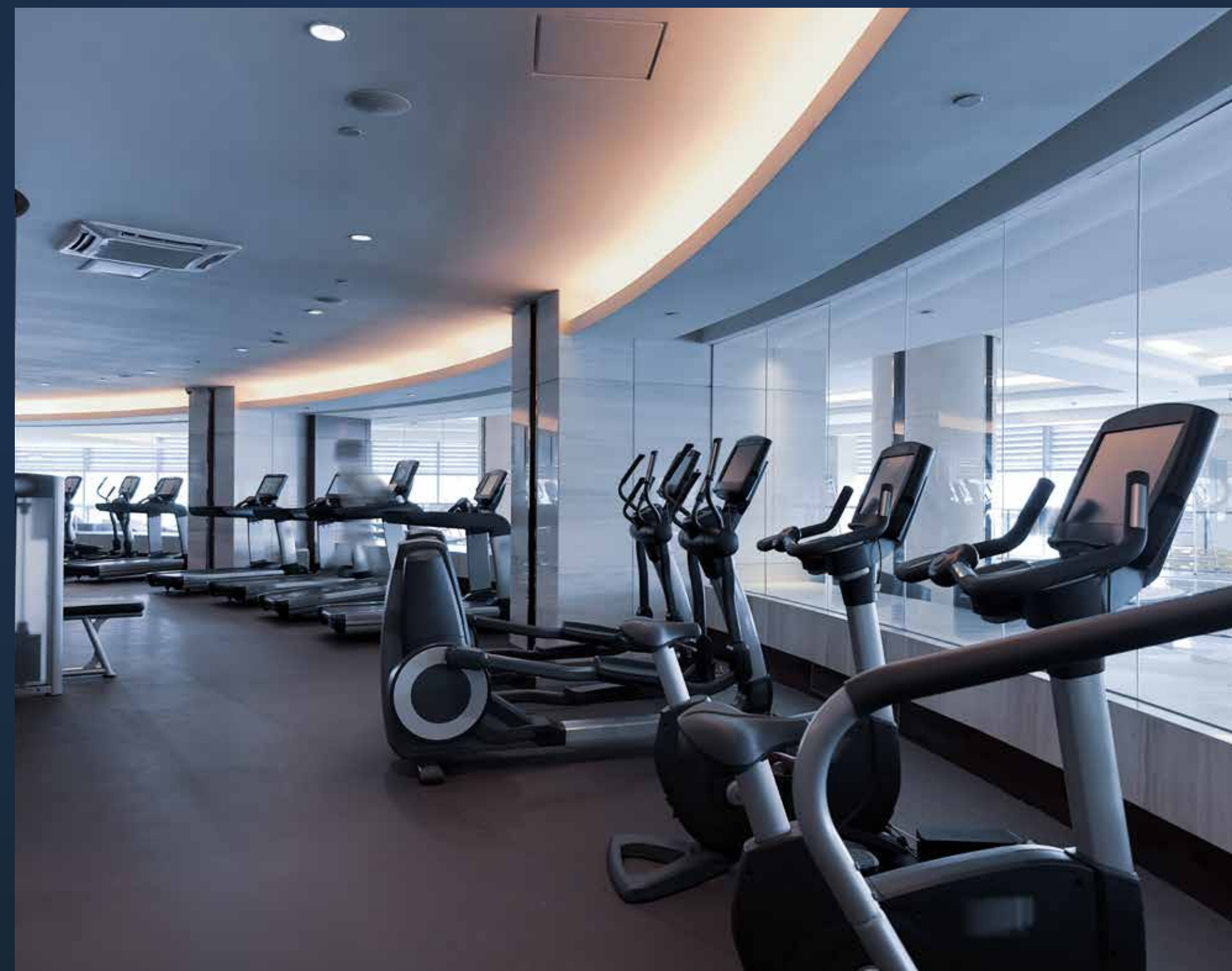
**PLUSH, PERFECT AND PERSONALISED.
THE ICONIC WAY TO UNWIND.**

- Reception
- Banquet Hall
- Meeting Room
- Guest Accomodation
- Entertainment Room
- Admin Office
- Library, Cafe
- Mini - Theatre
- Creche
- Yoga/ Multipurpose Hall



GAME ON FOR PASSION SPORTS,
ROUTINES & WEEKEND RELAXATION

INDOOR AMENITIES FOR ALL AGES



ZONES FOR LEISURE,
FUN AND EXCITEMENT

- Games Room
- Billiards

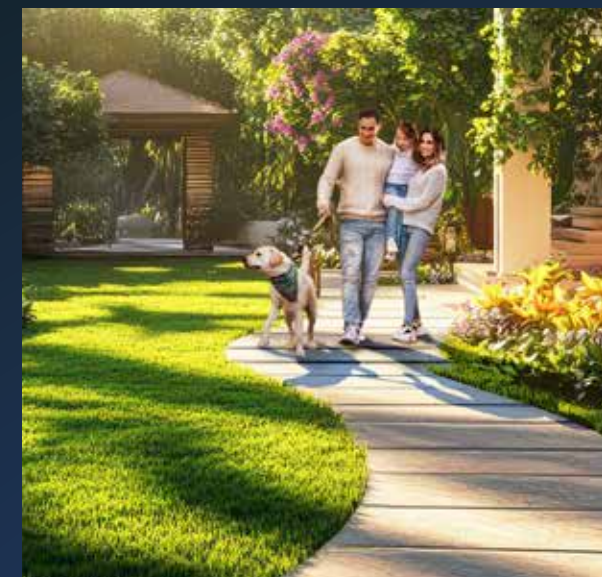
- Table Tennis
- Gymnasium



DISCOVER A FEELING
THAT'S AROUND AND UNFOUND

OUTDOOR AMENITIES TO ELEVATE EXCITEMENT

THE HEART, THE MIND & THE SOUL, A HARMONY THAT'S RARE



- Drop-Off
- Guard Room
- Vehicular Driveway
- Pedestrian Pathway
- Fire Tender Path
- Primary Entrance to Buffer Area
- Secondary Entrance to Buffer Area
- Badminton Court
- Futsol
- Practice Nets
- Tree Courts
- Party Lawn
- Viewing Deck of Lane
- OAT(OPEN AIR THEATRE)
- Kids Play area
- Sensory Garden
- Pet Park
- Board Walk
- Swimming Pool

DD
DAWN DIGITAL



SHAPED FOR FUNCTIONALITY,
DESIGNED FOR CONVENIENCE

UNIT PLANS

4 BHK
UNIT 2
EAST FACING
3125 SQ. FT.

4 BHK
UNIT 3
WEST FACING
3126 SQ. FT.



4 BHK
UNIT 1
EAST FACING
3125 SQ. FT.

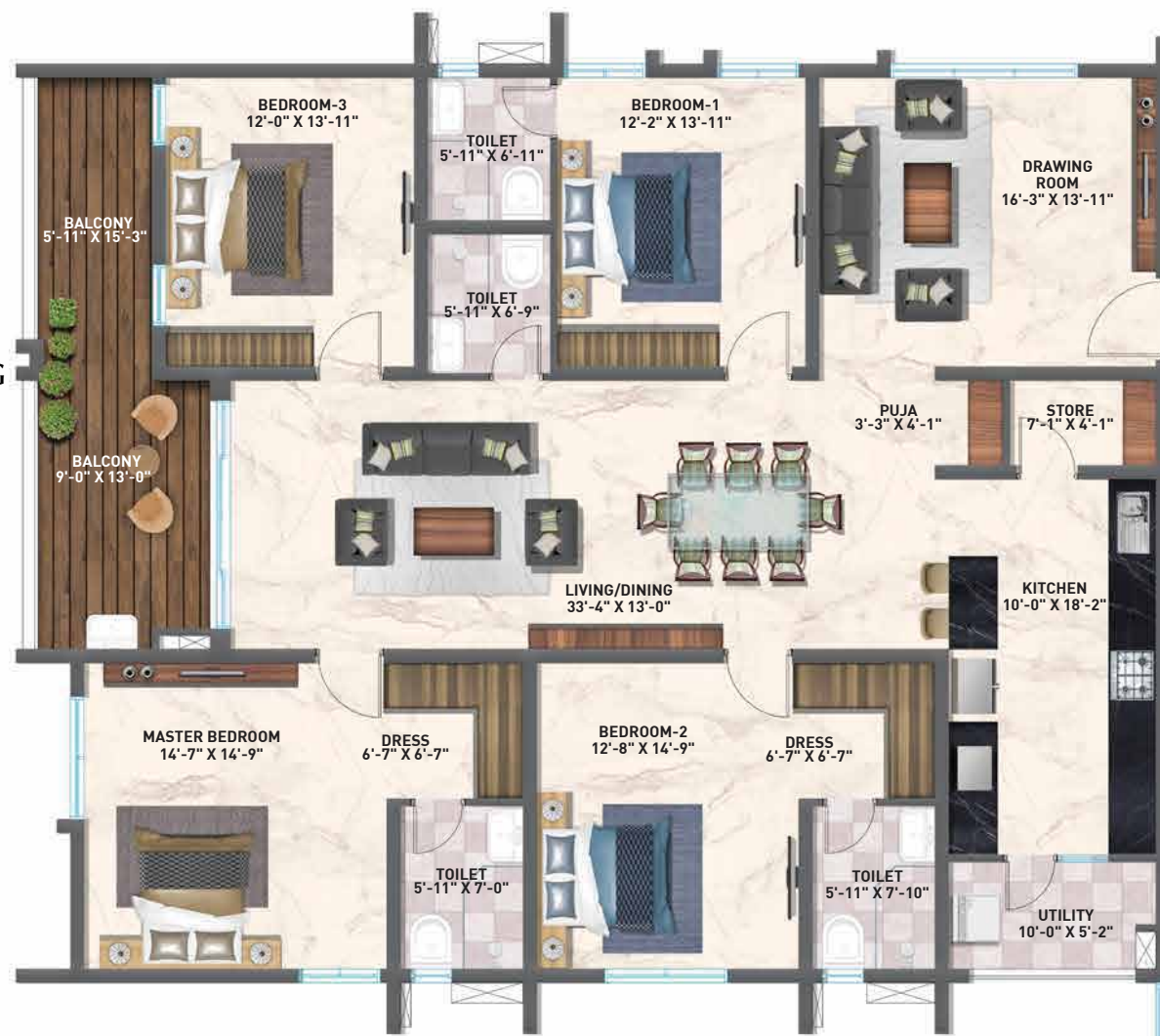
4 BHK
UNIT 4
WEST FACING
3126 SQ. FT.



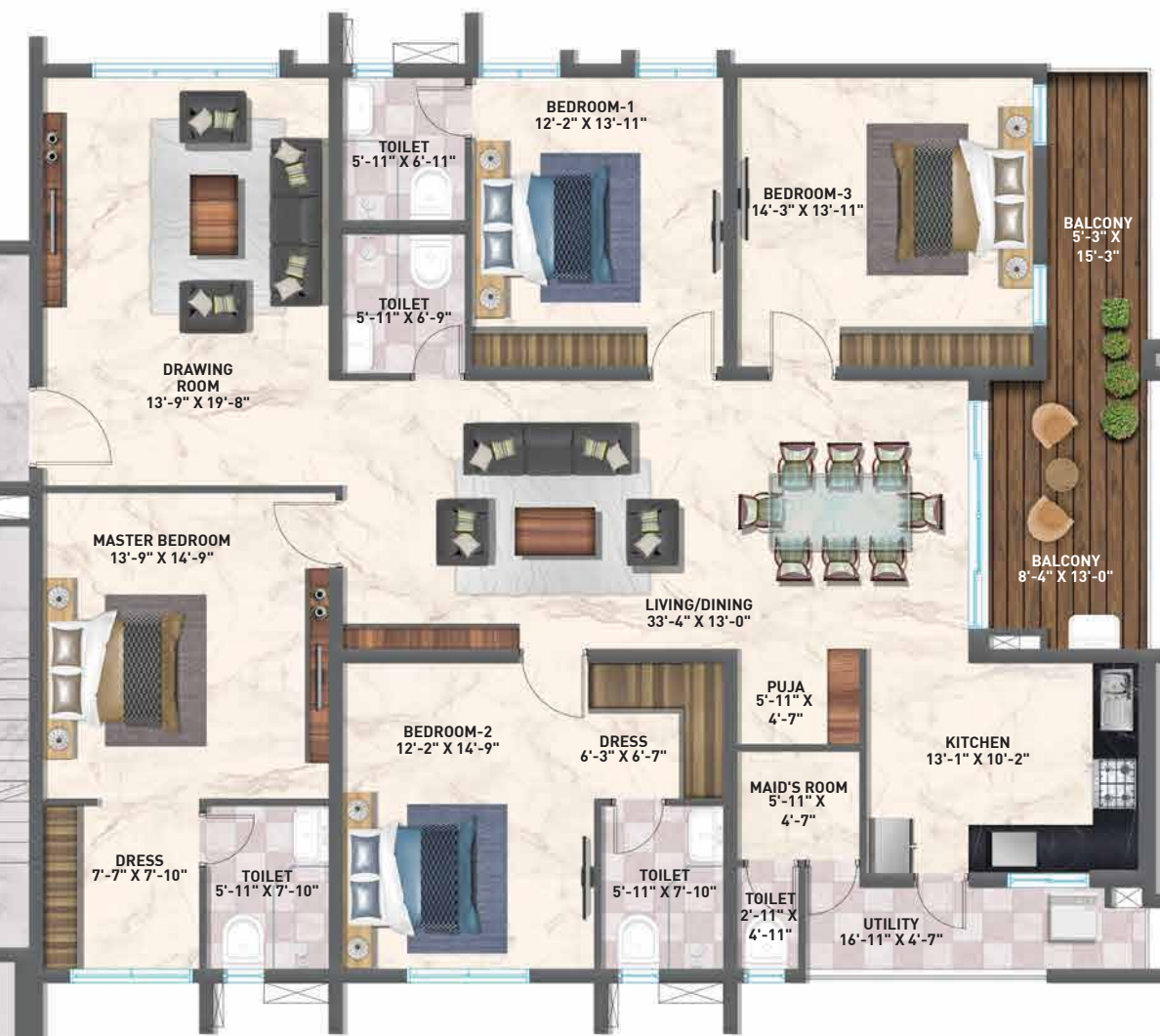
TYPICAL (3-10) TOWER A



4 BHK
UNIT 2
EAST FACING
3125 SQ. FT.



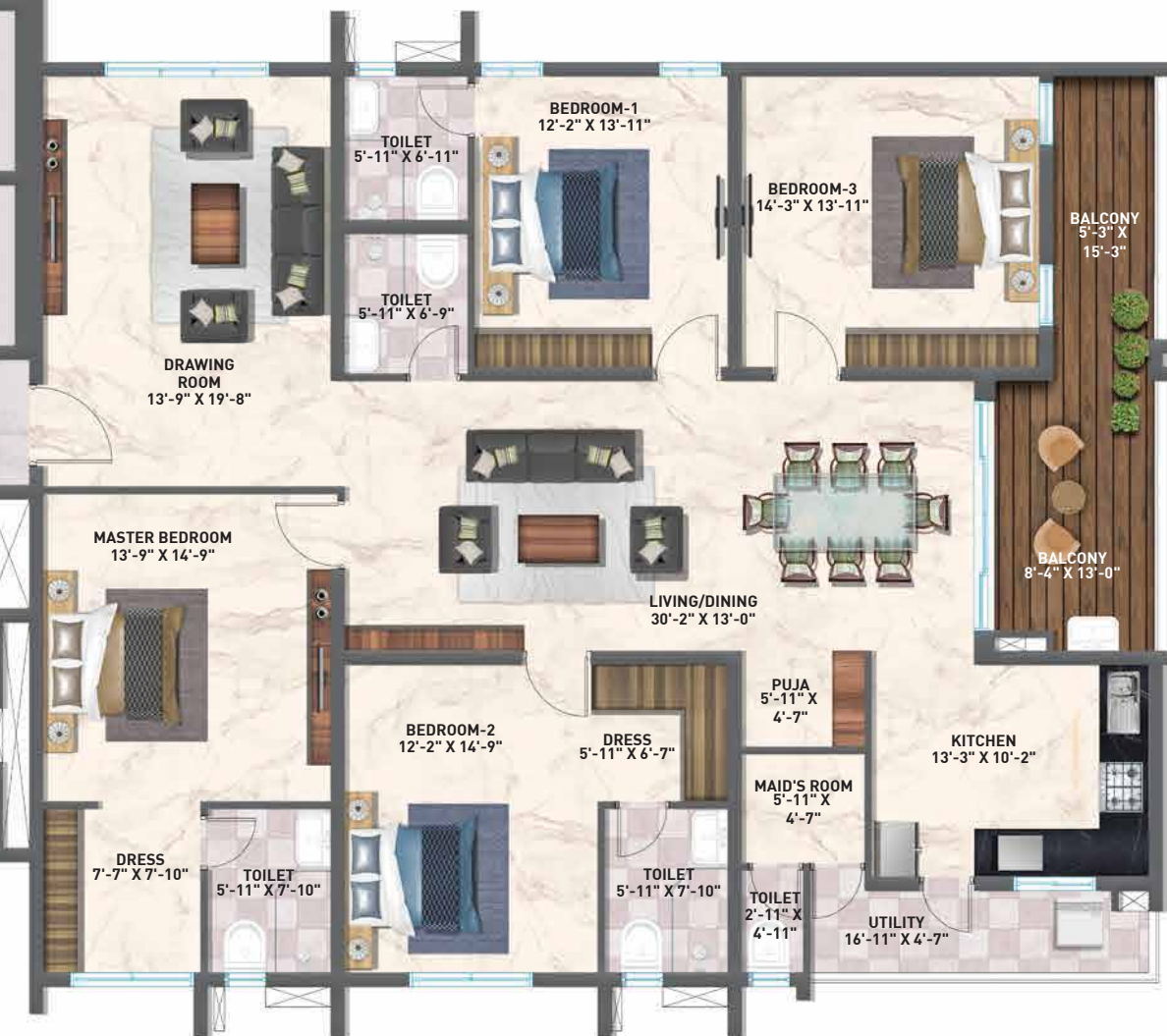
4 BHK
UNIT 3
WEST FACING
3126 SQ. FT.



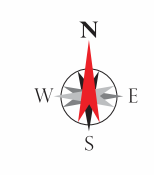
4 BHK
UNIT 1
EAST FACING
3125 SQ. FT.



4 BHK
UNIT 4
WEST FACING
3126 SQ. FT.



TYPICAL (3-10) TOWER B



3 BHK
UNIT 2
EAST FACING
2314 SQ. FT.

3 BHK
UNIT 3
WEST FACING
2289 SQ. FT.

3 BHK
UNIT 1
EAST FACING
2314 SQ. FT.

3 BHK
UNIT 4
WEST FACING
2289 SQ. FT.



TYPICAL (3-10) TOWER C & D



3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1679 SQ. FT.
BALCONY & UTILITY
82.34



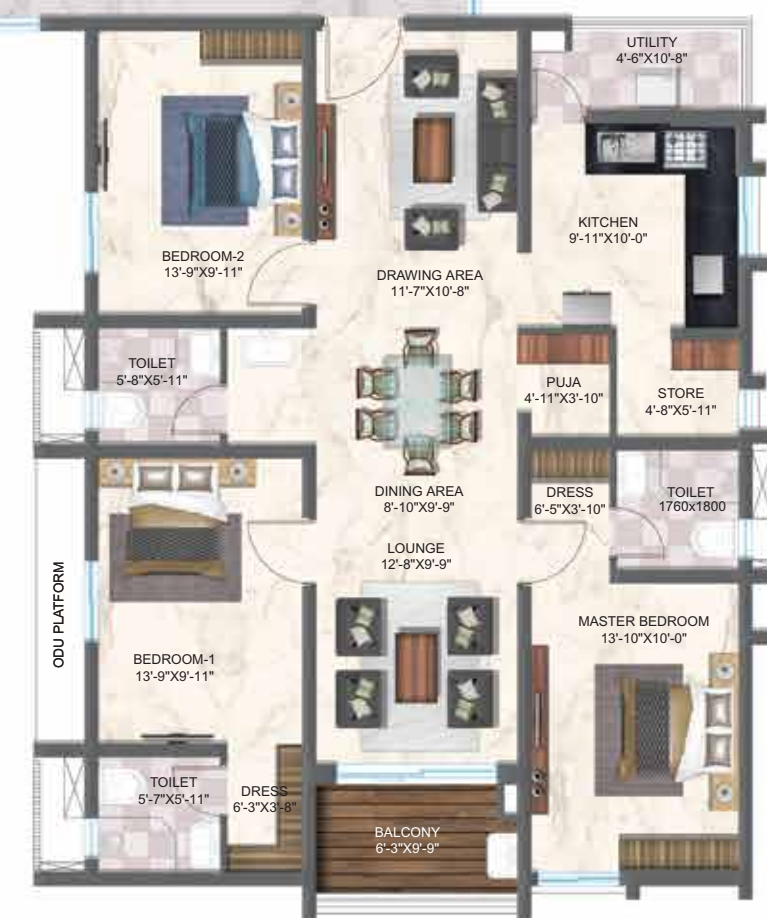
3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
101.50



LOBBY
2400MM WIDE

LOBBY
2400MM WIDE

3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71



3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74

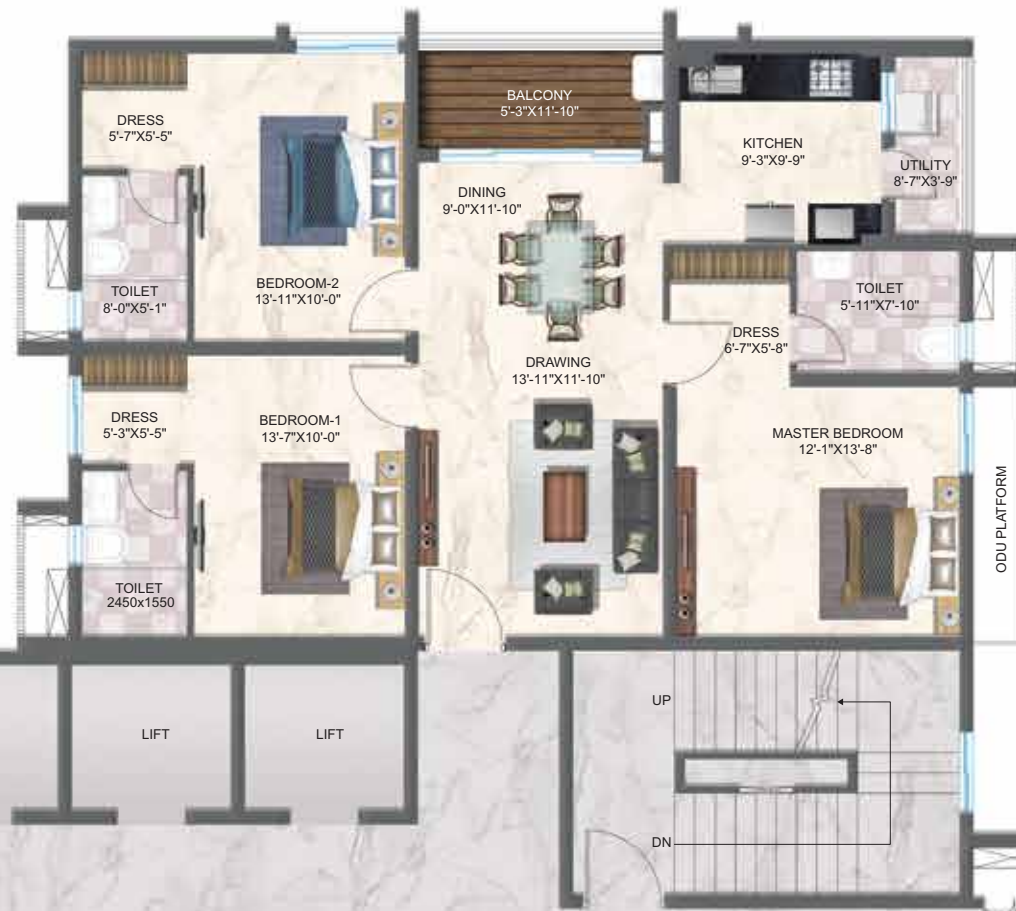
3 BHK
UNIT 1
EAST FACING
1776 SQ. FT.
BALCONY & UTILITY
87.73

TYPICAL (3-10) TOWER E

3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1677 SQ. FT.
BALCONY & UTILITY
80.84



3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
99.89



LOBBY
2400MM WIDE

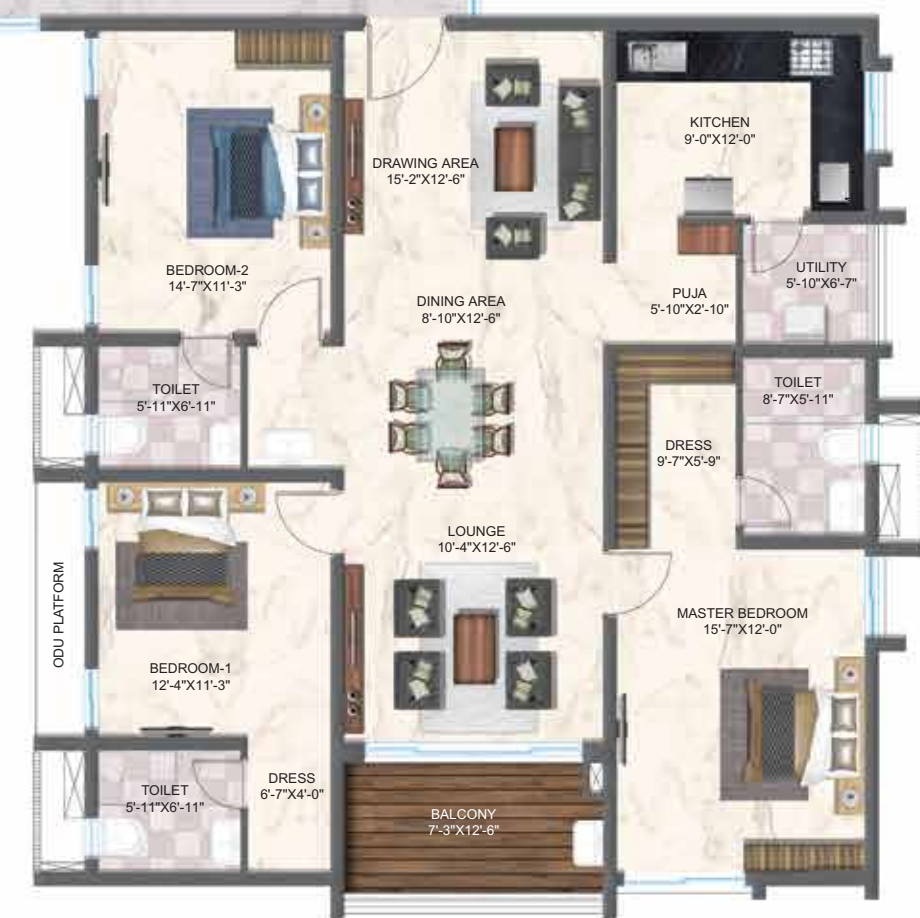
LOBBY
2400MM WIDE



3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71



3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74



3 BHK
UNIT 1
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71

TYPICAL (3-10) TOWER F, G & H

3 BHK
UNIT 4
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
103.23



3 BHK
UNIT 5
WEST FACING
1677 SQ. FT.
BALCONY & UTILITY
80.84



3 BHK
UNIT 6
WEST FACING
2096 SQ. FT.
BALCONY & UTILITY
99.89



LOBBY
2400MM WIDE

LOBBY
2400MM WIDE

3 BHK
UNIT 3
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71



3 BHK
UNIT 2
EAST FACING
1693 SQ. FT.
BALCONY & UTILITY
66.74



3 BHK
UNIT 1
EAST FACING
2112 SQ. FT.
BALCONY & UTILITY
115.71



TYPICAL (3-10) TOWER I



LIFE'S AN EXPERIENCE EVERY DAY,
MAKE IT WORTH EVERY SECOND



AESTHETICS AND FUNCTIONALITY,
BOTH HAND IN HAND

Specifications

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

Super Structure

- All internal & external walls are RCC Shear Walls
- Cement Block masonry walls for Non-structural walls (wherever required)
- Floor to Floor Height: 3.3 Meters (FFL to FFL)

PLASTERING / PAINTING / FINISHING – WALL & CEILING

Internal: 2 coats of good quality emulsion paint over 2 coats of putty finished surface / primer coat

External: Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per Architect design

FLOORING

Entrance Lounge & Entrance Common Lobby: Imported Marble / Large format tiles

Drawing, Living, Dining, Pooja, Kitchen & Bedrooms: Large format double charged vitrified tiles of 2'x4' & 2½'x5' with PVC Spacer and Epoxy Grouting 3" skirting.

Bathrooms: Acid Resistant, Anti-skid Vitrified Tiles of the VITERO/ QUTONE / SIMPOLO / KAJARIA or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Living Balconies: Anti-Skid Tiles of the VITERO/ QUTONE / SIMPOLO or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Utility: Anti-Skid tiles for wash area

Staircases:

Service: Granite flooring up to 1st floor & remaining Tandoor or Kota stone

Fire: Tandoor stone flooring

CLADDING & DADOING

Kitchen: 600*600 GVT tile dado up to 2'0" above kitchen platform (Shall be provided at extra cost).

Bathrooms: 600*600 GVT tile dado of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent brand up to grid ceiling height.

Utilities: 600*600 GVT tiles Dado up to 3' Height in utility wash areas.

Maid Toilets: 600*600 GVT up to 6'

DOORS & WINDOWS

Main Door: 8 feet Manufactured Teakwood frame with designer veneered flush shutter, finished with PU polish with premium hardware.

Internal Doors: 8 feet Manufactured Hardwood frame with designer laminate flush shutter with premium hardware.

Utility Door: UPVC door

Sliding Door: Aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make.

Windows: Aluminium alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track and hardware of reputed make

KITCHEN

- Granite platform with Stainless Steel sink at extra cost.
- Provision for both municipal and bore water connection & provision for Water purifier, provision for Chimney.

UTILITY/WASH AREA

- Provision for washing machine, dishwasher & wet area for washing utensils, etc.

BATHROOMS

- Countertop washbasin (vanity type) with single lever mixer
- EWC with flush valve of reputed brand
- Single-lever wall mixer with bath spout and shower of premium brand
- Provision for geyser in all bathrooms
- Chrome-plated faucets of premium brand
- UPVC/Aluminium glazed ventilators with standard hardware.

ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular switches of reputed make
- Power outlet for AC in Living, Dining & Bedrooms
- Power outlet for geysers in all bathrooms
- Power plug for hob, chimney, water purifier, exhaust fan, fridge, microwave oven, mixed/grinder in kitchen, washing machine/dishwasher in Utility area as per the architect's design
- Exhaust fan provision in toilets.
- Three phase supply for each unit & individual prepaid metres
- MCB for each distribution board of reputed make
- Designated space is provided for VRV outdoor unit for every apartment
- Copper piping for A/C's and gas pipeline will be charged extra.

INTERNET / CABLETV

- Provision for cable connection in living room and in all bedrooms
- Provision for high-speed internet connection in living room & master/all bedrooms

LPG/PNG

- Piped LPG gas connection with gas meter

GENERATOR

- 100% D.G Set backup with acoustic enclosure and AMF.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease the driving.
- Car wash facility will be provided, and service shall be on chargeable basis.
- Facilities for physically challenged
- Access ramps at all block entrances for differently abled

SECURITY/ BMS (Building Management Software)

- BMS for electricity consumption with prepaid card system
- Sophisticated round-the-clock security/Surveillance System
- Surveillance cameras at the main security and entrance of each block, Lifts and Clubhouse to monitor and CCTV camera inside the lifts
- Panic button and intercom facility in the lifts connected to the security room
- Solar power fencing around the compound
- Gas-leak detector with shut-off valve

LIFTS

- High-speed automatic passenger lifts with rescue device and V3F
- Granite/marble/GVT cladding entrance
- One service lift, with V3F for each tower

WTP & STP

- Treated water will be made available through an exclusive water softening plant (Not RO Plant)
- Hydro-pneumatic system for even pressure water supply at all floors
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose
- Rainwater harvesting pits at regular intervals as per approved plan.

OTHERS

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas (basements).
- Control panel will be kept at main security.

SOLAR POWER

- Solar Power utilization well be considered as per the required norms

BILLING SYSTEM

- Automated billing system for water, power, gas, DG, and maintenance

GENERAL

- Plumbing provision for hot water in Kitchen.
- EV Charging points will be provided at extra cost.

CLUBHOUSE & AMENITIES

- Well-designed clubhouse with facilities for indoor games
- Gym with Cross Fit, Yoga Room/ Aerobics, Library, Multipurpose Hall, Guest Rooms, Swimming Pool.
- Provision for Pharmacy, Bank Lockers & Grocery Store
- Space for SPA/ Salon, Café Lounge, Creche, Banquet Hall, Clinic. Multiple Badminton Courts. Preview Theatre, Squash Court.

SYNERGY TO SHAPE A NEW WORLD, IMPETUS TO TRANSFORM



ZUARI INFRAWORLD

As the real estate arm of Adventz, Zuari Infraworld India Limited is dedicated to delivering landmark addressed of excellence with spaces that redefine urban living. With a strong desire to to shape futuristic worlds for the ambitious home buyer, the group is poised to create icons that stand tall over the shimmering skyline.

14 MN. SQ. FT.

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

3500

HAPPY FAMILIES



MYSORE GARDEN CITY
1st Integrated Township spread over 73.5 acres



ZUARI RAIN FOREST
7 acres of luxury living & 20 acres forest serenity
by Aedas, Singapore



ST. REGIS RESIDENCES
High rise tower, luxury apartments and serviced residences

FROM LANDMARK TO LIVING EXPERIENCES

Gangothri®

GANGOTHRI DEVELOPERS

A dynamic enterprise with a vision to revolutionize the way people live, celebrate and experience life, Gangothri Group has been shaping lives for the urban household since XX years. The group ensures superior quality standards, and in alignment with the vision set forth for the development bringing expertise in project execution, resource management, and strategic planning to make Tribhuja a landmark residential community.

3 MN. SQ. FT.

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

1400

HAPPY FAMILIES



NAKSHATRA PRIDE, MANIKONDA
3 BHK apartments with top notch amenities



NAKSHATRA ABODE, ALKAPUR TOWNSHIP
Integrated residential enclave with gated community living



NAKSHATRA CAPITAL, NEAR MADHAPUR, FINANCIAL DISTRICT
A world of unparalleled comfort and sophistication