LOCATION MAP
(Not to scale)

• Project Approved by

hmda Growing Global
LP no : 000063/LO/Plg/HMDA/2024

TS RERA
RERA NO : P02400009363

NINFRA
YOUR HOME OUR PRIORITY

Project Name:

WIPRO E CITY

PREMIUM LUXURY
VILLA PLOTS
@Maheshwaram

LOCATION HIGHLIGHTS

• **OPPOSITE WIPRO, ELECTRONICS HARDWARE PARK, SEZ MAHESHWARAM**

• **15 MIN DRIVE TO RAMKY VILLAS, SRI SRI ACADEMY, INTI., SCHOOL**

• **WALKABLE DISTANCE TO EENADU VILLAS & MAHESHWARAM TOWN DIVYA**

• **10 MIN DRIVE TO ORR EXIT .NO-14**

• **10 MIN DRIVE TO BHASHYAM BLOOMS INTL, SCHOOL**

• **WALKABLE DISTANCE FROM MAHESHWARAM TOWN**

• **15 MIN DRIVE TO AGAKHAN ACADEMY INTL, SCHOOL**

• **20 MIN DRIVE TO WONDERLA AMUSEMENT PARK**

• **20 MIN DRIVE TO RAJIV GANDHI INTERNATIONAL AIRPORT**

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✉ info@ninfra.in

For Bookings Contact:

• **THE PERFECT PLACE TO START YOURDREAM**

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Master Plan

• Project Highlights

- Spanning 3.6 acres and offering over 50 thoughtfully designed plots, this tranquil neighbourhood blends the serenity of nature with the comfort of modern amenities, all crafted to meet your every need. it invites you to embrace the lifestyle you've always envisioned while securing a prosperous future. At Ninfra, convenience and quality of life are at the heart of it all.

LAND USE ANALYSIS:

DESCRIPTION	AREA IN Sq.Yd's	AREA IN Sq.Mtrs	PERCENTAGE
TOTAL PLOTTED AREA	10222.65	8547.44	66.53 %
ROADS AREA	3419.88	2859.46	22.26 %
PARK/ OPEN AREA	1163.72	973.02	07.58 %
SOCIAL INFRASTRUCTURE AREA	395.67	330.83	02.58 %
UTILITY AREA	161.36	134.91	01.05 %
TOTAL AREA	15,363.28	12,845.65	100.00 %
REQUIRED MORTGAGE AREA	1,533.39	1,282.11	15.00 %
PROVIDED MORTGAGE AREA	1,657.79	1,386.12	16.21 %
REQUIRED ADDITIONAL MORTGAGE AREA	511.13	427.37	05.00 %
ADDITIONAL PROVIDED MORTGAGE AREA	642.92	537.56	06.28 %

● Mortgage plots

EXISTING 66' ROAD TO BE WIDEN TO PROPOSED 100' WIDE ROAD

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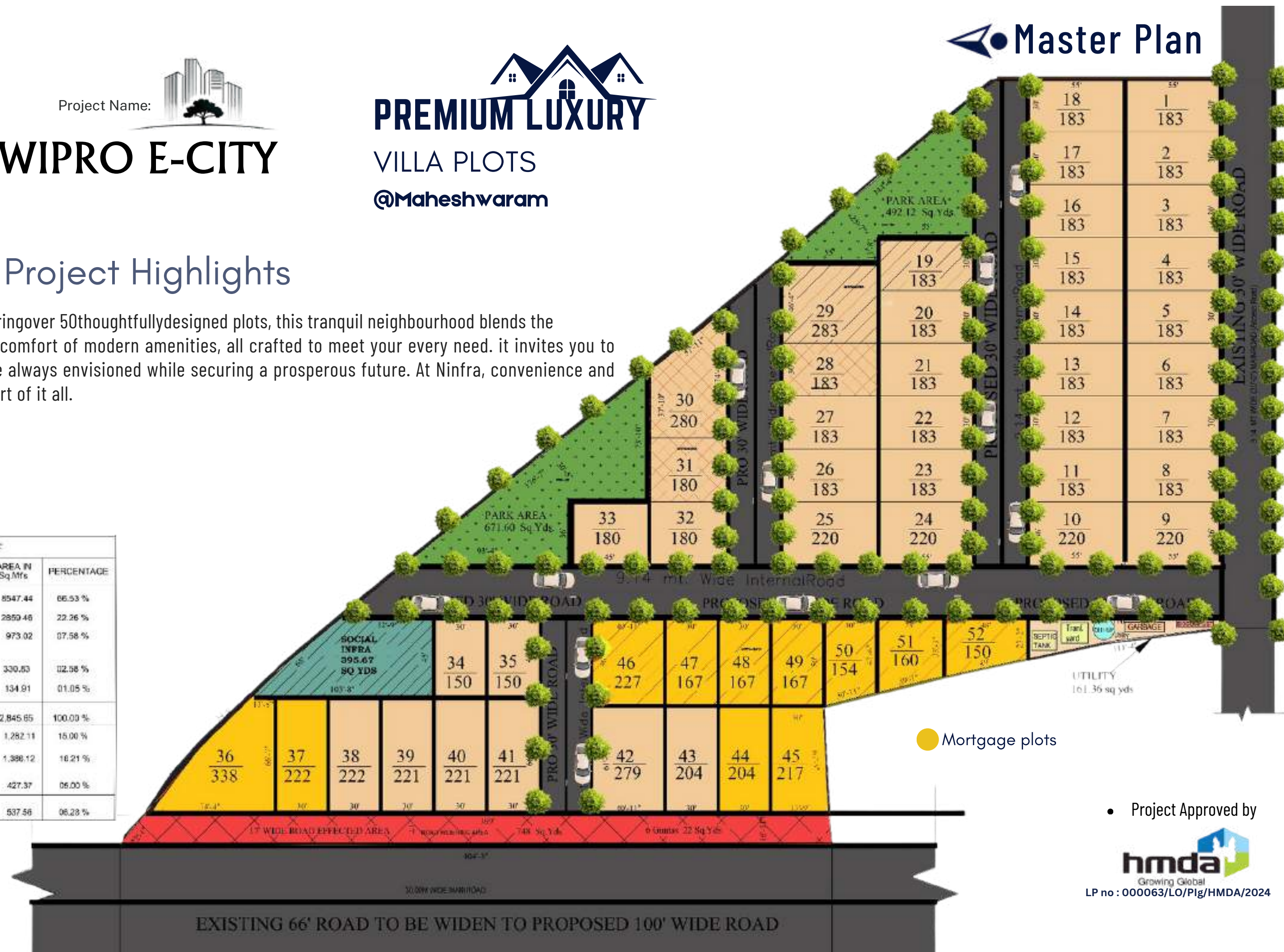
• FEATURES & AMENITIES

- Gated Community Development
- 100% Vastu Compliant
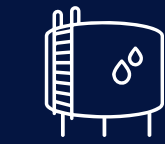- Underground Drainage
- Children's Park Area
- Modern Street Lights
- Avenue Plantation
- 40 & 33 ft CC Road with kerb Stones
- Rainwater Harvesting Pits
- Overhead water Tank
- Lush Green Compound
- TS RERA
- Open Electricity