



# ANANDA

An ode to happiness @ Hunter Road, Warangal



**SAHASRA**  
PROJECTS



Ananda is a home  
that brings happiness  
closer to your life





Ananda is a community that offers a rewarding lifestyle



Experience a stylish and sophisticated lifestyle, where every detail is crafted for an elevated living.

Redefining the concept of luxury living in Warangal, ANANDA offers expansive, luxurious residences designed to create enduring moments of joy and cherished memories.





MASTER PLAN









Ananda is a home that redefines the concept of elevated living

Enjoy beautifully designed homes, crafted to elevate your lifestyle and make every moment feel extraordinary. The unique elevation design of ANANDA is crafted to bring happiness and redefine the essence of luxury living, making your home a true masterpiece.





## OVERVIEW

Project Area  
**3 Acres**

No. of Units  
**256**

Structure  
**C+S+8 Floors**

Sizes Ranging From  
**1300 - 2620 Sft.**

Types  
**2, 2.5, 3, 3.5 BHK**

Clubhouse  
**20,225 Sft.**



Main Entrance Gate



Ananda is where you get a warm welcome home



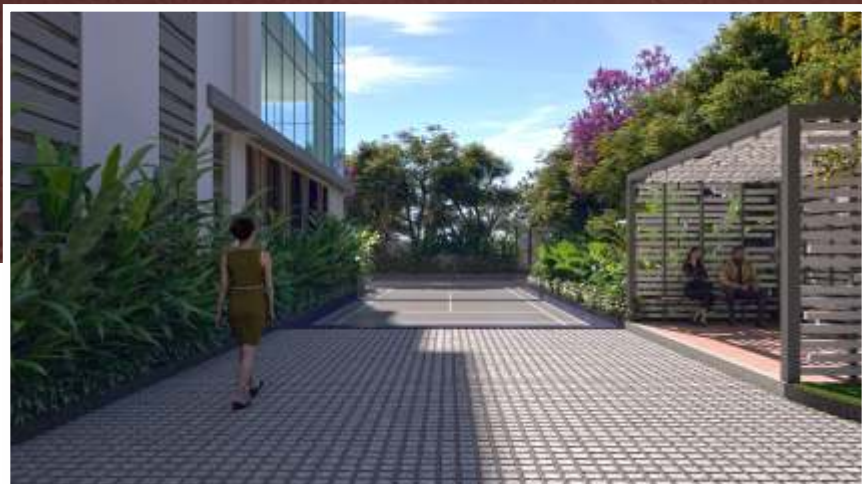
Step through an entrance where elegance meets comfort, and every detailing is crafted to make you feel at peace. At ANANDA, you're not just arriving, you're stepping into a space of warmth, joy, and belonging.

Exit Gate





Driveway & Walking Track



Semi Covered Seating Spaces



Ananda is a path that inspires everyone to get moving

Walk, jog, or take a peaceful stroll on our walkway, where every step brings you closer to nature and well-being. Our scenic walkway and jogging track are designed to motivate everyone to stay active and enjoy the journey.





Landscaped Lawn

Ananda is a home surrounded by vibrant landscape



Discover happiness in a landscape that connects you to nature every day. For a lifestyle surrounded by greenery and tranquility, our beautifully landscaped surroundings offer the perfect escape, blending natural beauty with modern comfort.





Seating Spaces

Ananda is the place where you get to meet your friends every day

Enjoy the spacious outdoors to connect, share, and finding joy in simple conversations. Our dedicated seating spaces for senior citizens create a warm, cozy welcoming spot for building connections, conversations and community.





Children Play Area



Skating Rink



Half Basketball Court

Ananda is watching children play wholeheartedly



Give your children a dedicated space that is perfect for them to explore, imagine, and play to their heart's content. The children's play area at ANANDA is the centre of joy, designed for endless fun and discovery.





Pickle ball Court



Cricket Net



Badminton Court



Ananda is in playing your favorite sport

Get your heart racing, your body moving, and your spirits soaring by engaging in your favourite sport. Bringing you closer to fun, fitness and friends, the dedicated sports spaces at ANANDA lets you enjoy every moment of the game.





Ananda is a grand first impression of home

#### 8 Feet Main Entrance Door

Step into luxury with our stunning apartment entrance, featuring impressive 8-foot doors that create a stylish first impression. The height and design add elegance and grandeur, setting the tone for the luxury that awaits inside.



Ananda is catching up with neighbours comfortably

#### Seating Spaces in Corridor

Experience a space that adds a touch of elegance to your everyday routine. Whether you're taking a brief pause or simply waiting by the lift lobby, our inviting seating areas ensure you feel comfortable and relaxed.





Living Area



Drawing Room

Ananda is a space of elegance and aesthetics

Discover a space where every detail is thoughtfully crafted to bring warmth and beauty to your home. The living room is a space of elegance and aesthetic grace, offering the perfect blend of beauty and comfort for you and your loved ones.





Master Bedroom



Guest Room



Children Bedroom



Ananda is spending time together with the people we love

Embrace living spaces designed for love, comfort, and togetherness. The bedrooms are designed for special moments like connection, laughter, and simply being together with the ones you love.





Dining Area



Kitchen



Ananda is in creating hearty meals for friends and family

Enjoy cooking, dining, and making memories that last a lifetime. Our kitchen and dining area are designed for those who love to cook and celebrate together because ANANDA is homemade!





BLOCK - A

BLOCK - B

TYPICAL PLAN



BLOCK - A



1450 Sft.

1100 Sft.

1100 Sft.

1290 Sft.

1100 Sft.

1290 Sft.

1100 Sft.

1100 Sft.

1450 Sft.



1210 Sft.

1525 Sft.

2135 Sft.

2135 Sft.

1160 Sft.

1335 Sft.



1575 Sft.

1525 Sft.

1525 Sft.

1525 Sft.



1210 Sft.

1525 Sft.

1525 Sft.

1525 Sft.



1655 Sft.

1655 Sft.

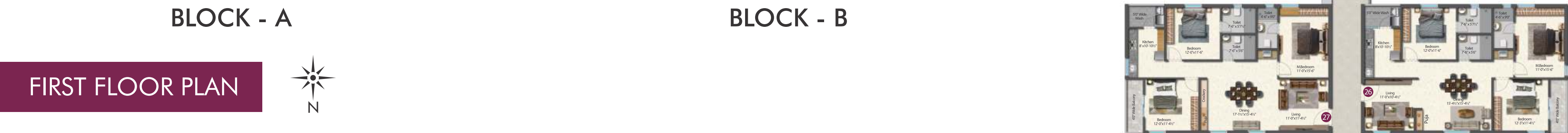
1160 Sft.

1525 Sft.



1655 Sft.

1655 Sft.



BLOCK - A

BLOCK - B

BLOCK - A

FIRST FLOOR PLAN





BLOCK - A  
2,075 Sft. - W



BLOCK - A  
2,075 Sft. - E



BLOCK - A  
1,740 Sft. - W



BLOCK - A  
1,740 Sft. - E





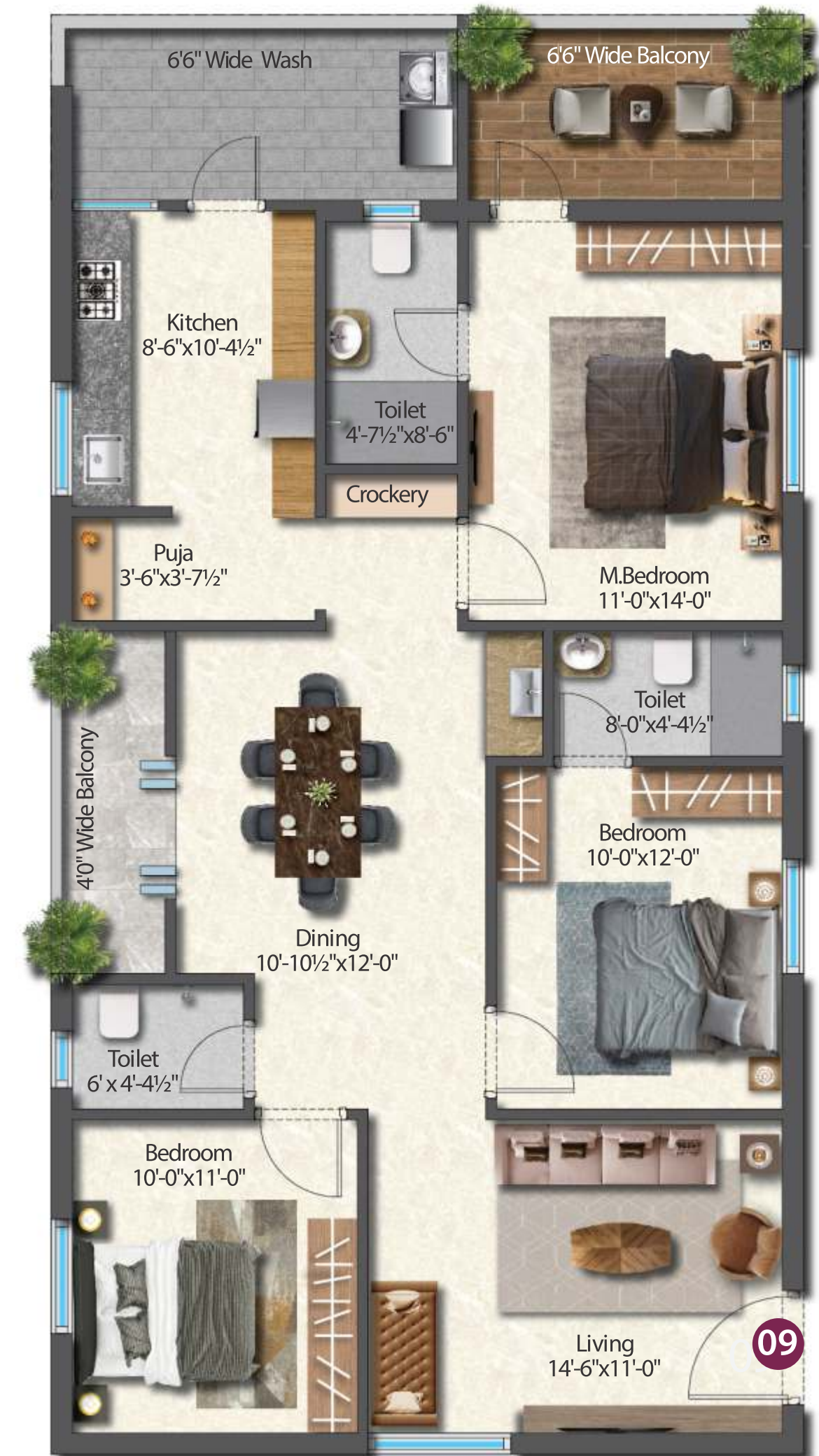
**1,740 Sft. - E**

**1,740 Sft. - E**



1,665 Sft. - W

1,665 Sft. - W





BLOCK - A  
1,615 Sft. - N



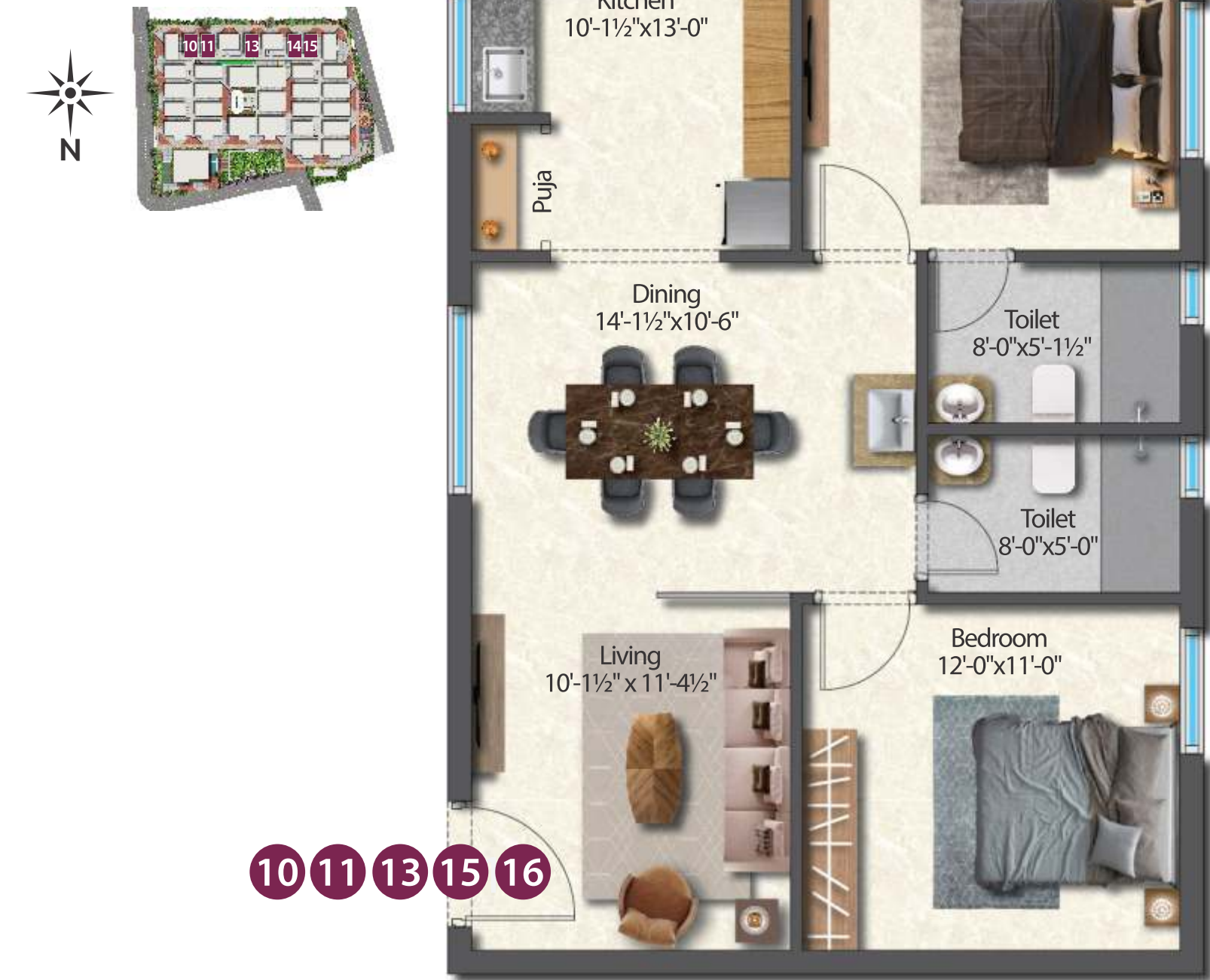
BLOCK - A  
1,550 Sft. - E



BLOCK - A  
1,375 Sft. - W

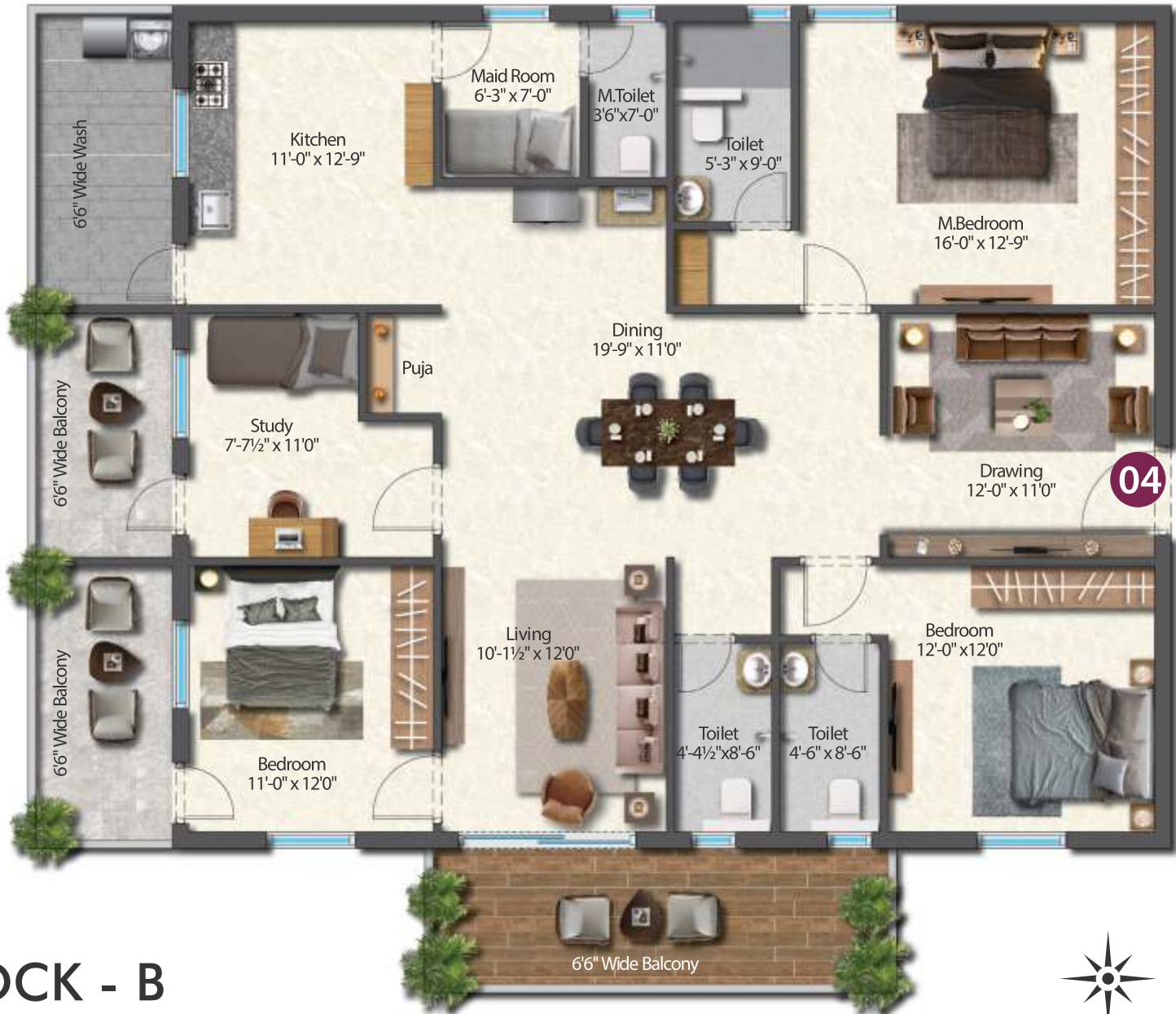


BLOCK - A  
1,300 Sft. - E





BLOCK - B  
2,620 Sft. - W



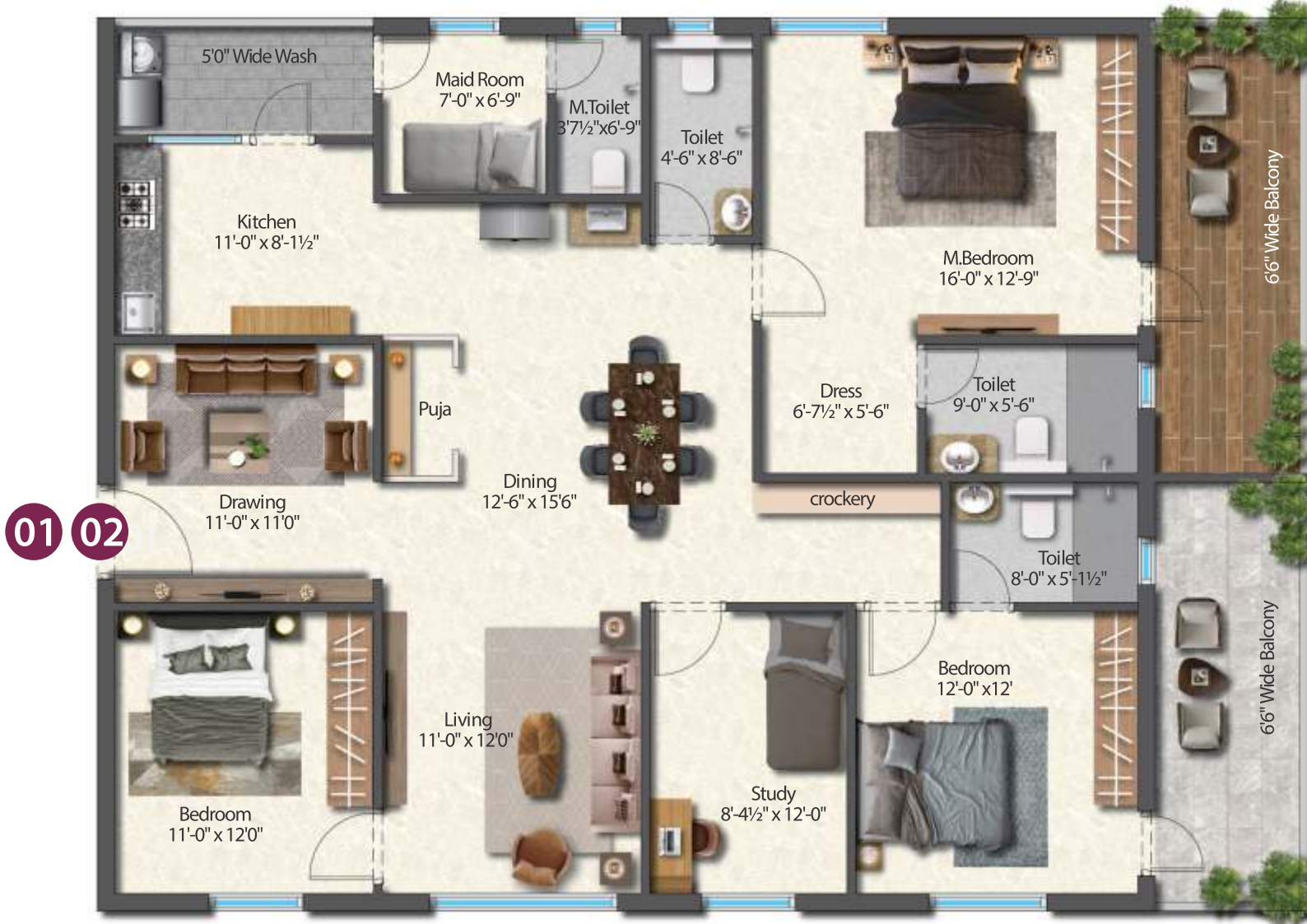
BLOCK - B  
2,620 Sft. - E



BLOCK - B  
2,445 Sft. - W



BLOCK - B  
2,445 Sft. - E





**BLOCK - A**  
FIRST FLOOR  
RERA AREAS

Flat No's	Flat Facing	Flat Type	Carpet Area Sft.	Total Area Sft.
101	West	3 BHK	1,088	1,655
102	East	3 BHK	1,086	1,655
103	West	2 BHK	809	1,210
104	East	3 BHK	993	1,525
105	West	3 BHK	1,031	1,575
106	East	3 BHK	993	1,525
107	West	2 BHK	809	1,210
108	East	3 BHK	993	1,525
109	West	3 BHK	935	1,450
110	East	2 BHK	723	1,100
111	East	2 BHK	723	1,100
112	North	2.5 BHK	828	1,290
113	East	2 BHK	723	1,100
114	North	2.5 BHK	828	1,290
115	East	2 BHK	723	1,100
116	East	2 BHK	723	1,100
117	East	3 BHK	935	1,450
118	East	3 BHK	854	1,335
119	West	2 BHK	774	1,160
120	East	3 BHK	993	1,525
121	West	3 BHK	995	1,525
122	East	3 BHK	993	1,525
123	West	3 BHK	995	1,525
124	East	3 BHK	993	1,525
125	West	2 BHK	774	1,160
126	East	3 BHK	1,086	1,655
127	West	3 BHK	1,088	1,655

**BLOCK - B**  
FIRST FLOOR  
RERA AREAS

Flat No's	Flat Facing	Flat Type	Carpet Area Sft.	Total Area Sft.
101	East	3 BHK	1,443	2,135
102	East	3 BHK	1,443	2,135
103	East	3 BHK	1,443	2,135
104	West	3 BHK	1,427	2,135
105	West	3 BHK	1,427	2,135

**BLOCK - A**  
TYPICAL FLOOR PLAN  
RERA AREAS

Flat No's	Flat Facing	Flat Type	Carpet Area Sft.	Total Area Sft.
1	West	3 BHK	1,168	2,075
2	East	3 BHK	1,129	2,075
3	West	2 BHK	845	1,375
4	East	3 BHK	1,031	1,740
5	West	3 BHK	1,107	1,740
6	East	3 BHK	1,031	1,740
7	West	2 BHK	845	1,375
8	East	3 BHK	1,031	1,740
9	West	3 BHK	970	1,665
10	East	2 BHK	767	1,300
11	East	2 BHK	767	1,300
12	North	2.5 BHK	903	1,615
13	East	2 BHK	723	1,300
14	North	2.5 BHK	828	1,615
15	East	2 BHK	767	1,300
16	East	2 BHK	767	1,300
17	East	3 BHK	1,014	1,745
18	East	3 BHK	895	1,550
19	West	2 BHK	808	1,375
20	East	3 BHK	1,031	1,740
21	West	3 BHK	1,070	1,740
22	East	3 BHK	1,031	1,740
23	West	3 BHK	1,070	1,740
24	East	3 BHK	1,031	1,740
25	West	2 BHK	808	1,375
26	East	3 BHK	1,129	2,075
27	West	3 BHK	1,168	2,075

**BLOCK - B**  
TYPICAL FLOOR PLAN  
RERA AREAS

Flat No's	Flat Facing	Flat Type	Carpet Area Sft.	Total Area Sft.
1	East	3 BHK	1,469	2,445
2	East	3 BHK	1,469	2,445
3	East	3 BHK	1,469	2,620
4	West	3 BHK	1,517	2,620
5	West	3 BHK	1,517	2,445

  
**ANANDA**

**20,225 Sft. Clubhouse**











## Ananda is living an exciting life every day

Embrace a life of joy, connection, and endless possibilities with a clubhouse that elevates every day, every lifestyle with desired spaces. At ANANDA, happiness isn't just an emotion, it's a way of living.

### CLUBHOUSE AMENITIES

- Grand Reception with Waiting Lounge
- Swimming Pool with Separate Kids Pool & Jacuzzi
- Outdoor Badminton Court
- Outdoor Pickleball Court
- Spacious Banquet / Dining Hall
- Multipurpose Hall for Gatherings
- Well-Equipped Air-Conditioned Gymnasium
- Yoga / Aerobics Room
- Indoor Games like Table Tennis/Carroms/Chess
- 6 Guest Suites
- Senior Citizens Room / Conference Hall
- Party Area on Terrace





Reception and Waiting Lounge



Ananda invites you to embrace the extraordinary lifestyle

Experience the allure of our exquisite clubhouse reception, a harmonious blend of elegance and inviting warmth. This is where sophistication and comfort come together to create an atmosphere that is perfect for relaxation, socializing, or indulging in our world-class amenities.





Swimming Pool



Kids Pool



Ananda transforms each day into a delightful escape

Dive into relaxation and fun at our stunning swimming pool, where every splash brings joy. With a dedicated pool, along with jacuzzi, in the community, you can swim, splash, and soak in the joy of a refreshing experience, anytime you want.





Banquet Hall



Ananda is where joyous celebrations and culinary delights converge

Transform your special event into an extraordinary experience at our elegant banquet hall. This is where every moment turns into a delightful celebration. Be it a birthday, anniversary, or cultural event, our banquet hall is designed to make every moment deliciously memorable.





Multipurpose Hall



Ananda is where you celebrate memorable events

Discover a place where ANANDA meets elegance. Perfect place to plan your special occasions, as the banquet hall transforms every gathering into an exciting celebration filled with laughter, joy, and memories to cherish.





Gym

Ananda is in having a place dedicated to fitness and well-being



Transform your fitness routine with state-of-the-art fitness centre, steps away from your home. Find everything you need to stay active and healthy with our workout spaces that helps you push limits and reach new heights.

ANANDA is like the thread that has brought many individuals closer like a garland. It is indeed a classical example of how a team of like-minded individuals from diverse professional backgrounds can come together and build a magical atmosphere.





Yoga

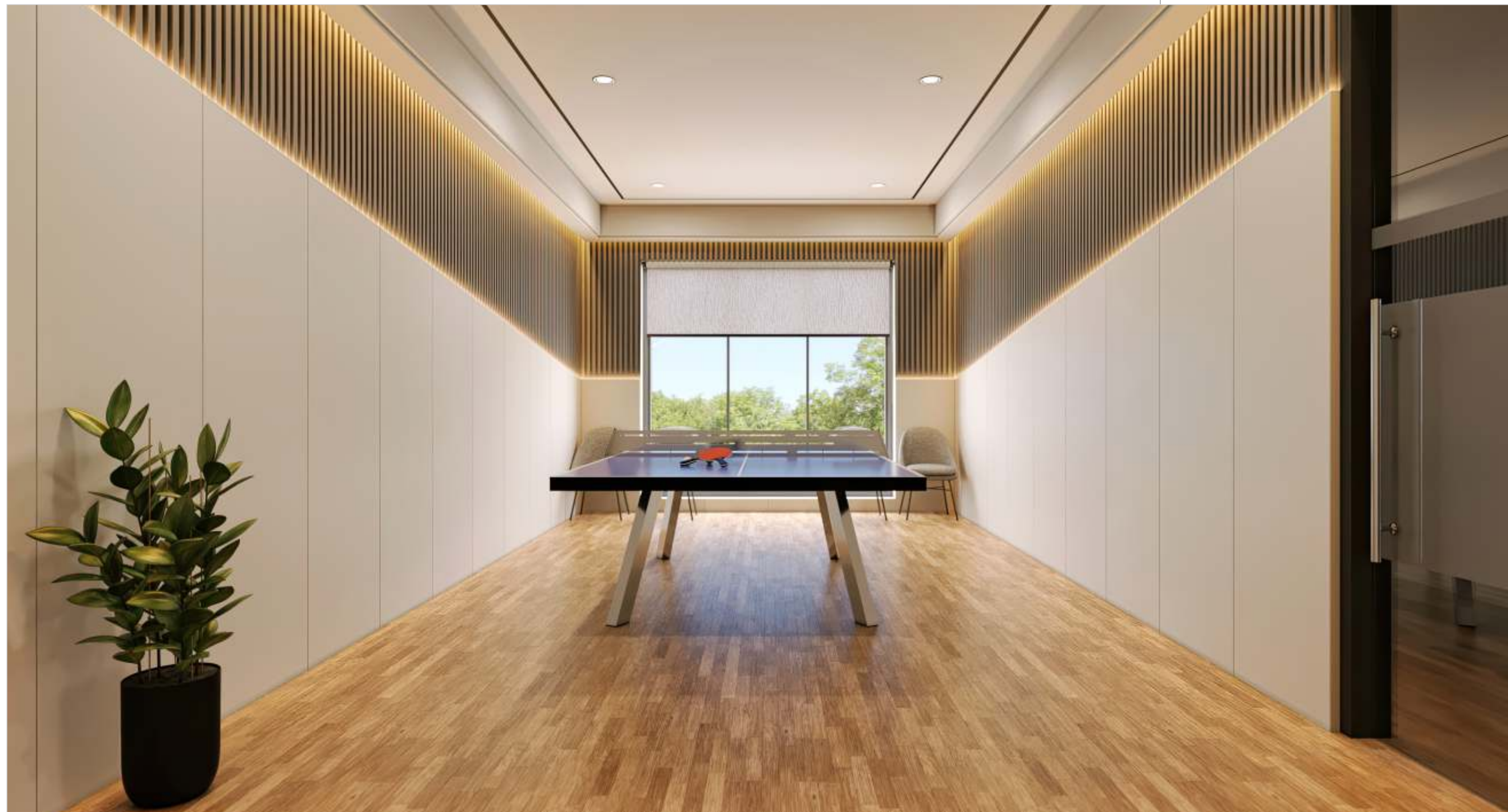
Ananda is a space that brings out the positive side in every one



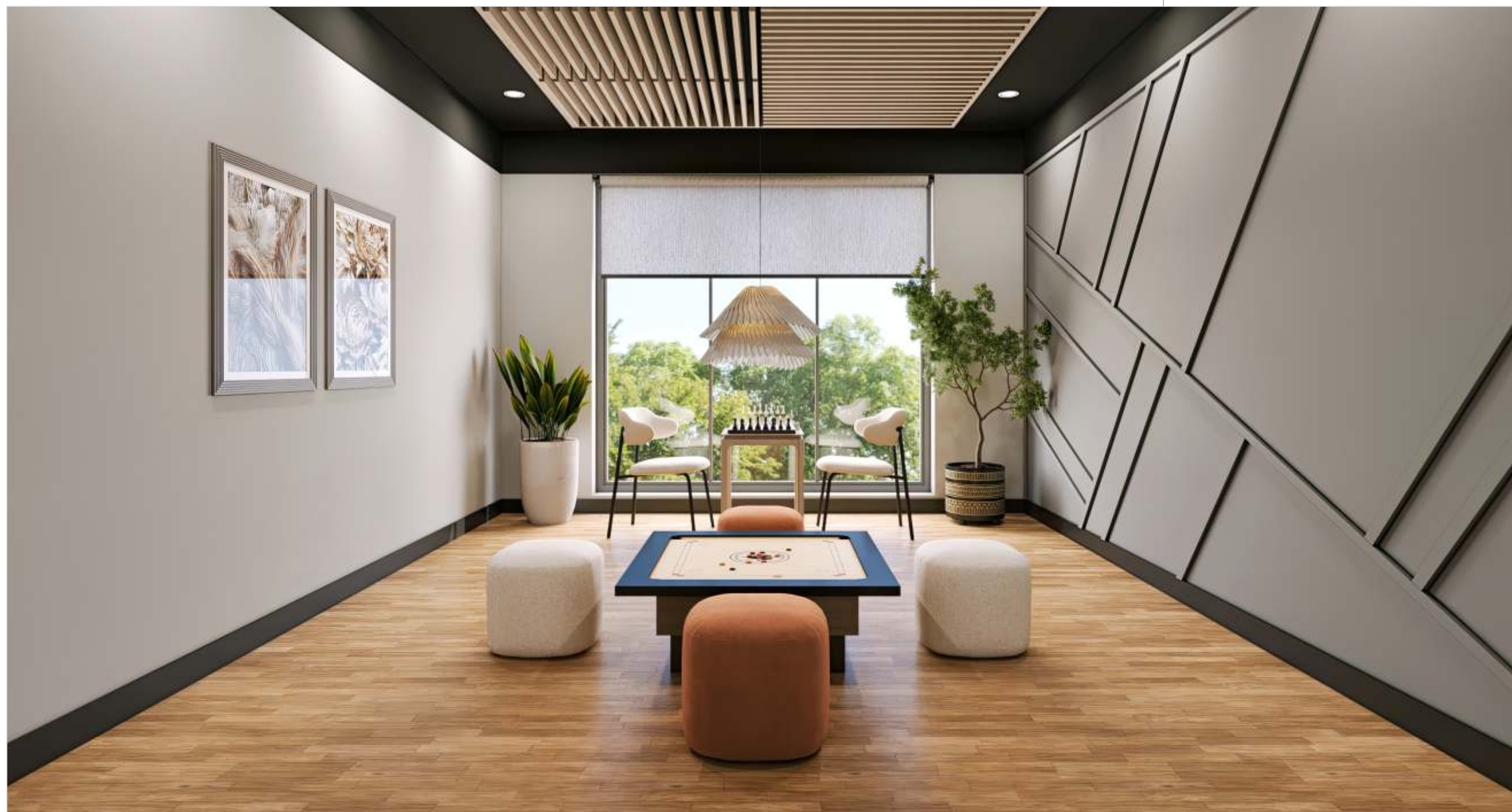
Enjoy a peaceful environment to embrace the positive energy inside and out. A place where you can reconnect with yourself and bring out the best in you, the yoga hall encourages balance, serenity, and strength.



Table Tennis Room



Ananda is a game night filled with laughter



Indoor Games Room

Invite your friends and family to indulge in our splendid selection of indoor games. Whether you prefer chess, carroms, or table tennis, we have exciting options for everyone to enjoy.





Ananda is where your guests feel special and cared for

## 6 Guest Suites

Make your guests satisfied and comfortable, enjoying every moment to the fullest.

With our dedicated spaces, the guest suites create an environment where they feel relaxed, welcome, and completely at home.





Terrace Party Area

Ananda is having a party on terrace under the open sky

Unwind and celebrate with friends and family with a perfect blend of relaxation and excitement. The stunning party area on the Terrace at the clubhouse offers unbeatable vibes, unobstructed views and ultimate privacy for unforgettable memories.

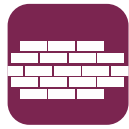


SPECIFICATIONS



FOUNDATION & STRUCTURAL FRAME

RCC Framed Structure, Resistant to Wind & Earthquake



WALL FRAME

Solid Block Masonry in cement Mortar (1:6) proportionate mix for

Internal Walls: 4” thick solid brick/Aerocon blocks

External Walls: 9” thick solid brick



WALL PAINT & FINISHING

Internal Wall: Smooth cement plastered surface treated acrylic wall putty finish of Birla/JK White and painted with emulsion paint from Asian Paint/Berger Paint or equivalent

External Wall: Two coats of weather proof exterior emulsion paint of Asian/Berger or equivalent, over a coat of primer

Sit-Out & Deck: Weather proof paint of Asian/Berger or equivalent over external putty finish at utility/sit-out walls and its ceilings

Common Areas: Smooth plastered surface and painted with plastic emulsion

Parking: Two coats of Paint



DOORS & WINDOWS

MAIN DOOR

Frame: Main Door frame of 8 feet height made of engineered wood seasoned kiln dried frames with PU paint finish or in melamine spray polish

Shutter: Thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with veneer fixed with designer hardware make of Dorset/Europa



INTERNAL DOOR

Frame: Hard wood seasoned kiln dried frames in factory finish make frames

Shutters: Thick flush door shutter made of solid block board core constructure with laminate finish inserted with designer hardware make of Dorset/Europa



BATHROOM, UTILITY & MAID ROOM DOOR

Frame: Bathroom door frame made of wood seasoned kiln dried frames with PU paint finish

Shutter: Thick flush door shutter made of solid block board core construction, PU paint finish on both sides with designer hardware make of Dorset/Europa



SLIDING DOOR, FRENCH DOOR & VENTILATOR

Frame: UPVC slide doors with a mesh track

Shutters: Toughened clear glass with paned sliding shutter



BATHROOM VENTILATOR

Frame: UPVC frame with fixed/openable shutter

Shutters: Toughened clear glass/ Toughened frosted glass



HARDWARE

Hardware in brush finished stainless steel for all doors. All the doors with a mortise lock or tubular/cylindrical lock of Dorset/Europa or equivalent make.



FLOORING

ENTRANCE LOUNGE

Flooring: Marble/Granite/Large format tiles with false ceiling in stilt and cellar lobbies



COMMON CORRIDORS

Flooring: Granite/Large format tiles of reputed make



LIVING, DINING, BEDROOMS & KITCHEN

Private Spaces (within flat) - Vitrified tiles of reputed make with 3” flushed skirting

Common Spaces (withing flat) - Glazed vitrified tiles of reputed make with spacer joint



BATHROOMS

Acid resistant, Anti-Skid, Matt finished ceramic tiles of reputed make for wall and floor along with concept designer highlighter for any single wall and dadoing upto lintel height



BALCONY

Wood finish Anti-Skid tiles of reputed make with spacer joint



UTILITY

Glazed vitrified/ceramic tiles for wash area upto 3.6” ht



STAIRCASE

Service Staircase: Granite flooring as per architect’s design

Fire Staircase: Tandoor stone/Granite flooring

PLUMBING

KITCHEN

Water Purifier: One inlet point for water purifier

Sink: One inlet point for sink

UTILITY

Washing Machine: One inlet point for washing machine

Sink: One inlet point for sink

Dishwasher: One inlet point for dishwasher

Tap: One inlet point in utility area

BATHROOMS

Chrome Plated Fittings: Fixtures shall be from RAK/Jaquar/Johnson or equivalent make provided for

a. Overhead Shower with diverter of RAK/Jaquar/Johnson or equivalent for hot & cold water

b. Basin Mixer of Jaquar or equivalent make for hot & cold water

c. Bathroom faucets of heavy body metal fittings with health faucet for EWC

d. Flush Valve from Jaquar or equivalent make

SANITARY

Water Closets: Western style, porcelain EWC of RAK/Jaquar/Johnson or equivalent make

Wash Basins: Porcelain based wash basins of RAK/Jaquar/Johnson or equivalent make

Cockroach Traps: A detachable stainless steel cockroach trap of reputed make in all bathrooms



ELECTRICAL

Wiring: Concealed PVC insulated copper wiring of reputed make

Switchboards: Modular switches from Legrand/Anchor or equivalent make

Distribution Board: Miniature Circuit Breakers (MCB) for each distribution board for every flat from Legrand/Anchor or equivalent make



LOCATION-WISE POWER OUTLETS

Bedrooms & Living Area: Power outlets to be provided for light, fan, air-conditioners, tv and charging points

Bathrooms: Power outlet points to be provided for light, geyser and vanity

Balcony: Power outlet points to be provided for light, fan and charging point

POWER OUTLETS TO BE PROVIDED IN KITCHEN FOR



Light, Chimney/Hob, Refrigerator/Microwave Over, Mixer/Grinder, Water Purifier/Dishwasher

UTILITY ROOM

Power outlets to be provided for light, washing machine, dishwater and dryer.



TV / TELEPHONE

Internet: Optic fiber cable to be provided in the drawing/dining area, provision to install Wi-Fi within house

DTH: DTH points to be provided in drawing/bedroom areas

Intercom: Intercom point will be provided in the drawing/dining area alongside internet



POWER BACK UP

100% power back up to all common areas/lifts

DG set with acoustic enclosure and AMF’s



PARKING

Entire parking is well designed to suit the number of car parks

Markings: Designated markings for each flat and visitor parking signage at relevant points

Cash Wash Area: Car wash facility shall be provided as per the vendor specification in the basement

EV Charging: Charging stations will be provided at a dedicated space in the stilt floor



FIRE & SAFETY

a. Fire hydrant and fire sprinkler system in all floors and parking areas

b. Fire alarm and public address system in all floors and parking areas

c. Control panel will be kept at main security



BILLING

Internal: Prepaid meters will be provided for water, gas and electricity

External: Application based system will be provided for monitoring the domestic energy consumption for billing purpose



BMS

Building Management System for generator power and general power connection



POWER

a. Power for common area lighting will be provided from solar, transformer and DG

b. Common areas would be powered by solar installed on clubhouse terrace



LIFTS

High Speed Automatic passenger lifts of OTIS/JOHNSON or reputed brand with group control installed with ARD flooring, alongside aesthetically designated floors along the entrance laid with Granite/Marble cladding.

Block A: Passenger Lifts - 6; Service Lifts – 2

Block B: Passenger Lift – 1; Service Lift – 1



WTP & STP

a. Water Treatment Plant (WTP) for softening and treating of water for domestic purpose

b. Sewage Treatment Plant (STP) of adequate capacity as per regulatory norms will be provided inside the community

c. Treated sewage water will be used for flushing purpose

d. Rain-Water harvesting pits provided at regular intervals all around the driveway for recharging groundwater as per norms



SECURITY

a. Sophisticated round the close-security & surveillance system

b. Surveillance cameras at the designated areas as per design

c. RFID based boom barrier system which allows only designated residents into the community



HAND RAILING

Aesthetically designed laminated glass railing systems with high-quality handrails, cap rails and railing base



MECHANICAL VENTILATION

Mechanical ventilation system will be provided in the cellar as per the NBC norms

COMPOUND WALL

Aesthetically designed compound wall as per architect’s design shall be constructed all around the border

AMENITIES

LANDSCAPE AMENITIES

No vehicular zone

Two stepped-decked Party Lawns

Kids play areas

Half-Basketball Court

Cricket Net

Skating Rink

Walking Track/Cycling Track

Senior Citizens Plaza

Outdoor Gym/Fitness Equipment

CLUBHOUSE (20,225 SFT of Built-Up Area)

Multipurpose & Dining Halls on separate floors

Yoga / Aerobics Room

Guest Rooms

Senior Citizens Room

Swimming pool with Kids pool & Jacuzzi

Well-equipped Air-Conditioned Gymnasium

Provision for Indoor games like Table Tennis/Carroms

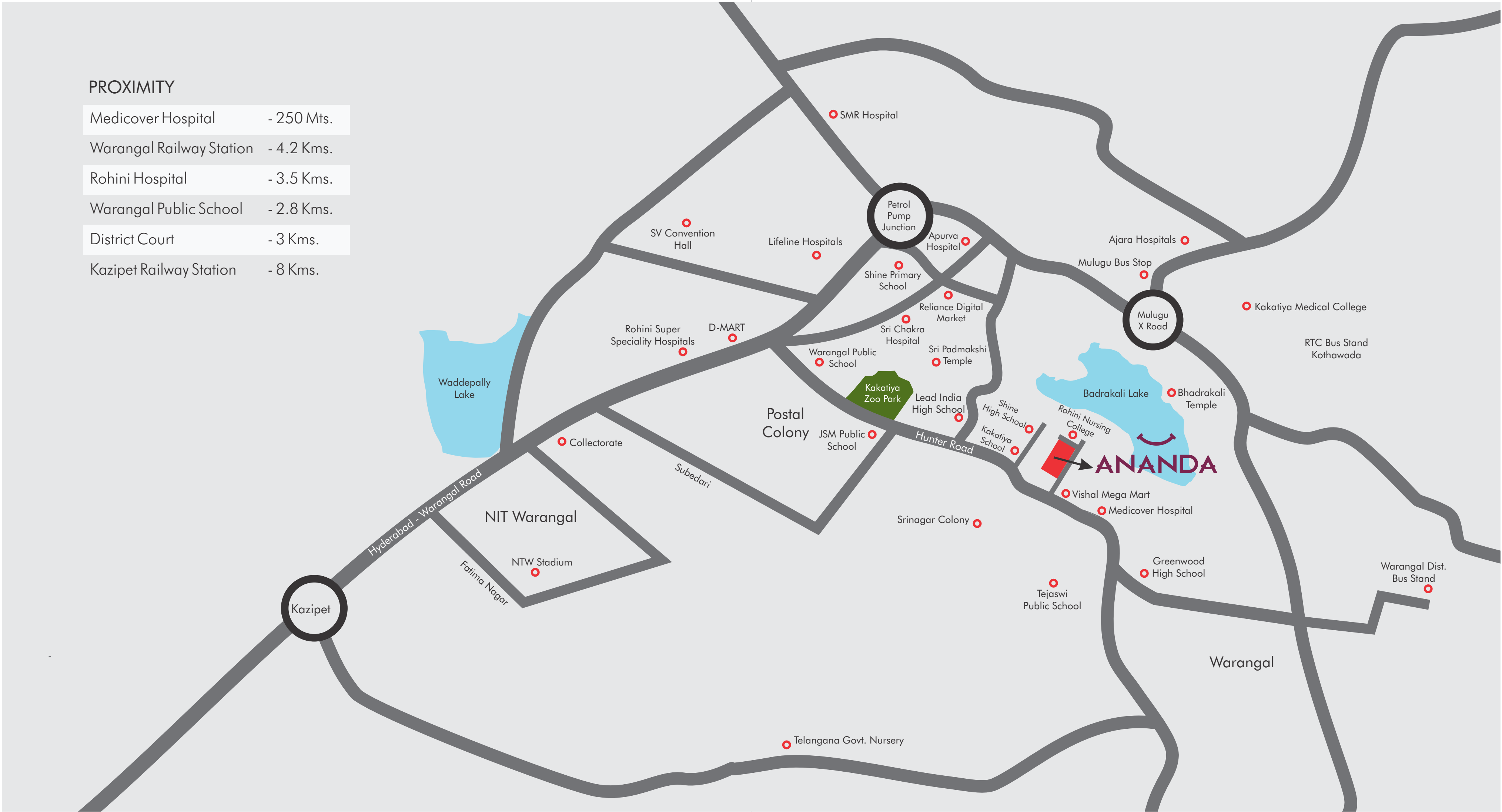
Outdoor Badminton court

Outdoor Pickleball court



PROXIMITY

Medicover Hospital	- 250 Mts.
Warangal Railway Station	- 4.2 Kms.
Rohini Hospital	- 3.5 Kms.
Warangal Public School	- 2.8 Kms.
District Court	- 3 Kms.
Kazipet Railway Station	- 8 Kms.



Ananda is staying at a convenient location

Experience a lifestyle where each day radiates with brilliance and excitement. Surrounded by the beauty of nature, the ease of convenience, and an undeniable charm, living in ANANDA is a continuous source of joy!





Established in 2019 by two innovative entrepreneurs from Warangal, Sahasra Projects understands that the path to home ownership is not just a target; it's a deeply emotional journey. This insight fuels our passion and commitment in every endeavor we undertake.

Join us in exploring a world of opportunities, where we aim to simplify your quest for the perfect home. Our properties are meticulously designed to reflect your individual lifestyle and preferences. We prioritize complete transparency and uphold ethical standards that resonate with your dreams. Explore our carefully selected homes, each one a testament to outstanding craftsmanship and elegance.

As we celebrate each achievement, we reinforce our commitment to innovation. In just five years, we have completed four remarkable projects, each showcasing the originality of our vision. The trust our valued clients place in us inspires us to exceed their expectations. Our unwavering dedication to fostering new ideas, paired with our enthusiasm for excellence, compels us to invest fully in our projects and ensure customer satisfaction every single time.



## COMPLETED PROJECTS



### SAHASRA HEIGHTS

PREMIUM 2BHK HOMES @ KODAD

Sahasra Heights, Kodad,  
65,000 Sft. | 50 Units | 2 BHK Apartments



Sahasra Abode @ Kompally  
10 Flats, Kompally, 3 BHK



## SAHASRA SQUARE

Sahasra Square, Commercial,  
Built-up Area: 22,000 Sft.,  
Chaitanyapuri, Near Dilsukhnagar

## SAHASRA TOWERS

Commercial, @ Karimnagar,







Registered Office

H# 4-68/1/18/B, 1st Floor, Khammam X Road., Near IOC Petrol Bunk, Kodad Town, Suryapet District, Telangana - 508206

Site Office

H# 23-6-187,188 & 189, Sy No's 121/A-D, 123/1, Behind Orugallu Petrol Bunk, Hunter Road.,  
Shayampet Jagir Village & Mandal, Hanamkonda, Warangal - 506001

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