

Where peace
and prosperity
co-exist

PROJECT HIGHLIGHTS

- ❖ DTCP & RERA Approved Project
- ❖ 150" Feet Highway Facing Project
- ❖ Grand Entrance Arch
- ❖ All Round Compound Wall
- ❖ Vastu Compliant Plots
- ❖ 40' & 33' Wide Internal BT Roads
- ❖ Electricity With Street Lighting
- ❖ Overhead Water Tank
- ❖ Underground Drainage
- ❖ Children Park Area
- ❖ Designer Landscaping
- ❖ Avenue Plantation
- ❖ Water Harvesting Pits
- ❖ Footpath with Kerbstones
- ❖ Bank Loans Available
- ❖ Spot Registration & 24/7 Security

Ongoing Projects

CENTRAL PARK

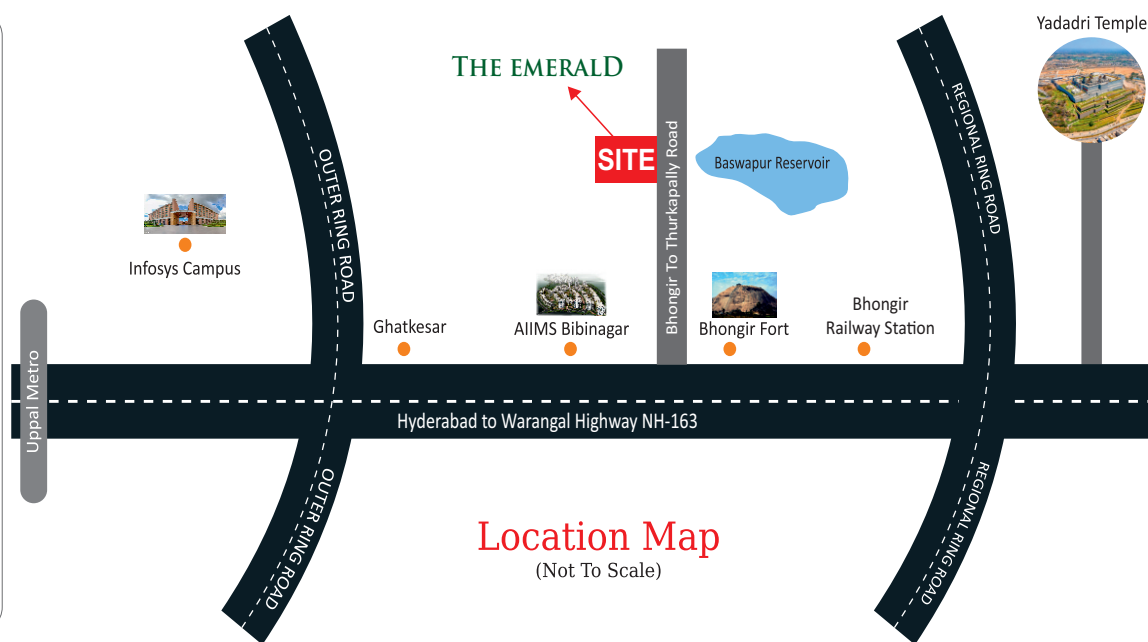
Premium HMDA Open Villa Plots
@Bhongir Town

FORT LAKE VIEW

Premium HMDA Open Villa Plots
@Bhongir Highway

PANORAMA

Premium DTCP Open Villa Plots
@Alair Town



Location Map
(Not To Scale)

LOCATION HIGHLIGHTS

- ❖ Walkable Distance to Baswapur Reservoir
- ❖ Very Close To Bhongir Town
- ❖ 10 Minutes to Bhongir Fort Developments
- ❖ 10 Minutes From National Highway NH - 163
- ❖ 10 Minutes to Bhongir Railway Station
- ❖ 10 Minutes to Bhongir Bus Stand
- ❖ 10 Minutes to Proposed Yadadri Temple Metro Station
- ❖ 10 Minutes to Proposed Yadadri Temple MMTS
- ❖ 20 Minutes to Yadadri Temple
- ❖ 20 Minutes to Swarnagiri Temple
- ❖ 20 Minutes to Proposed Regional Ring Road
- ❖ 30 Minutes to AIIMS Medical University



JPR PROMOTERS

Every Square Feet Counts!

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Any queries please contact:

NOTE : This brochure is only a conceptual presentation. Developers reserve the right to change or alter the plan time to time, as deemed fit.



T.L.P No. 350/2022/H



P02000007725



JPR PROMOTERS

Every Square Feet Counts!

THE EMERALD

Premium DTCP Open Villa Plots

@Rustapur, Bhongir to Turkapally Highway



Creative Graphics : 9100 48 58 48

DRAFT TECHNICAL LAYOUT PATTERN FOR RESIDENTIAL PLOTS IN SY.NO'S 151/P, 152/P, 153/P
SITUATED AT RUSTHAPUR (VILLAGE), THURKAPALLY (MANDAL), YADADRI-BHUVANAGIRI DISTRICT

THE EMERALD

Premium DTCP Open Villa Plots

@Rustapur, Bhongir to Turkapally Highway



T.L.P No. 350/2022/H



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BANK LOAN



SITE RESERVED FOR
OPEN SPACE (PARK)
4929.09 Sq.yds

| | | | | | | | |
|---------|--------|-----|--------|--------|--------|--------|-----|
| 104'-3" | 70'-6" | 51' | 369 | 58'-3" | 9 | 321 | 43' |
| 33' | 11 | 187 | 57' | 8 | 209 | 33' | |
| 33' | 12 | 187 | 209 | 7 | 209 | 33' | |
| 35' | 13 | 198 | 57' | 6 | 222 | 35' | |
| 52'-9" | 5 | 222 | 38'-3" | 1 | 588 | 54'-3" | |
| 36' | 4 | 288 | 74'-3" | 2 | 441 | 83'-6" | |
| 47' | 3 | 298 | 57' | | 84'-6" | 47' | |

PROPOSED 33'-0" WIDE ROAD

| | | | | |
|--------|-----|-----|-----|--------|
| 51' | 57' | 33' | 57' | 85'-3" |
| 14 | 15 | 16 | 17 | 18 |
| 227 | 253 | 147 | 253 | 381 |
| 86'-3" | | | | |
| 40' | 23 | 22 | 21 | 20 |
| 227 | 253 | 147 | 253 | 385 |
| 51' | 57' | 33' | 57' | 87' |

PROPOSED 33'-0" WIDE ROAD

25'-0" WIDE ROAD AFFECTED UNDER ROAD WIDENING

THURKAPALLY >>

EXISTING 100'-0" WIDE ROAD WIDENED TO 150'-0" WIDE ROAD

BHONGIR >>

PROPOSED 40'-0" WIDE ROAD

PROPOSED 40'-0" WIDE ROAD

PROPOSED 40'-0" WIDE ROAD

PROPOSED 40'-0" WIDE ROAD

| | |
|--------|--------|
| 51' | 56'-3" |
| 142 | 128 |
| 312 | 344 |
| 33' | 141 |
| 187 | 129 |
| 206 | 206 |
| 140 | 130 |
| 187 | 206 |
| 139 | 131 |
| 187 | 206 |
| 66' | 138 |
| 374 | 206 |
| 133 | 206 |
| 206 | 206 |
| 41'-3" | 137 |
| 354 | 206 |
| 36'-6" | 135 |
| 206 | 206 |
| 92'-9" | 136 |
| 377 | 68' |
| 42'-6" | |

| | |
|--------|--------|
| 48' | 51' |
| 127 | 110 |
| 293 | 312 |
| 33' | 126 |
| 176 | 111 |
| 187 | 187 |
| 125 | 112 |
| 176 | 187 |
| 124 | 113 |
| 176 | 187 |
| 123 | 114 |
| 176 | 187 |
| 122 | 115 |
| 176 | 187 |
| 121 | 116 |
| 176 | 187 |
| 120 | 117 |
| 176 | 187 |
| 42'-6" | 119 |
| 223 | 40'-9" |
| 118 | 220 |
| 37' | |

| | |
|--------|--------|
| 48' | 51' |
| 109 | 92 |
| 293 | 312 |
| 33' | 108 |
| 176 | 93 |
| 187 | 187 |
| 107 | 94 |
| 176 | 187 |
| 106 | 95 |
| 176 | 187 |
| 105 | 96 |
| 176 | 187 |
| 104 | 97 |
| 176 | 187 |
| 103 | 98 |
| 176 | 187 |
| 102 | 99 |
| 176 | 187 |
| 37'-3" | 101 |
| 202 | 38'-6" |
| 100 | 223 |
| 40'-3" | |

| | |
|--------|--------|
| 48' | 51' |
| 91 | 74 |
| 293 | 312 |
| 33' | 90 |
| 176 | 75 |
| 187 | 187 |
| 89 | 76 |
| 176 | 187 |
| 88 | 77 |
| 176 | 187 |
| 87 | 78 |
| 176 | 187 |
| 86 | 79 |
| 176 | 187 |
| 85 | 80 |
| 176 | 187 |
| 84 | 81 |
| 176 | 187 |
| 41'-3" | 83 |
| 224 | 42'-9" |
| 82 | 245 |
| 43'-9" | |

| | |
|--------|--------|
| 51' | 54' |
| 73 | 56 |
| 312 | 330 |
| 33' | 72 |
| 187 | 57 |
| 198 | 33' |
| 71 | 58 |
| 187 | 198 |
| 70 | 59 |
| 187 | 198 |
| 69 | 60 |
| 187 | 198 |
| 68 | 61 |
| 187 | 198 |
| 67 | 62 |
| 187 | 198 |
| 66 | 63 |
| 187 | 198 |
| 43'-6" | 65 |
| 242 | 41'-9" |
| 64 | 245 |
| 39'-9" | |

| | |
|--------|--------|
| 51' | 57' |
| 55 | 38 |
| 312 | 348 |
| 33' | 54 |
| 187 | 39 |
| 209 | 33' |
| 53 | 40 |
| 187 | 209 |
| 52 | 41 |
| 187 | 209 |
| 51 | 42 |
| 187 | 209 |
| 50 | 43 |
| 187 | 209 |
| 49 | 44 |
| 187 | 209 |
| 48 | 45 |
| 187 | 209 |
| 38'-9" | 47 |
| 218 | 38'-3" |
| 46 | 242 |
| 38'-3" | |

| | |
|--------|--------|
| 57' | 87'-9" |
| 37 | 24 |
| 348 | 540 |
| 33' | 36 |
| 209 | 89' |
| 35 | 658 |
| 209 | 90'-6" |
| 34 | 26 |
| 209 | 668 |
| 33 | 91'-9" |
| 209 | 66' |
| 31 | 27 |
| 209 | 678 |
| 30 | 93'-3" |
| 209 | 73'-6" |
| 29 | 28 |
| 246 | 761 |
| 39'-3" | |



Vast and with
potential for
returns

The Emerald is a super-vast land that has about 152 plots clearly demarcated across the layout. It gives a clear locational advantage with one side of the land abutting the main road, enabling fact connectivity to the road. Once invested in, the plot can be the space to build a villa going forward, with things like amenities, social infrastructure and open area around the community.

