



P02200007242

LET LIFE BLOSSOM



CANNY  
ARAVINDAM

LUXURY LIVING AT BOWRAMPET



CANNY  
— Group —





# LET LIFE RISE ABOVE THE MUNDANE



## PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury Gated Community
- 3.05 Acre Community
- Premium Quality Specifications
- Exclusive G+4 Clubhouse
- Children Play Area
- 360 2 & 3 BHK Units
- Car Wash Facility
- Solar Fencing
- Vastu Compliant
- No Common Walls
- Garbage Collection Point
- Grand Entrance Gate with Security Kiosk & Gateway Portal
- Fast-charging EV Station
- Approximately 60% Open Spaces
- 24-Hr Water Supply
- 100% DG Back up in Flats except 16 Amp power sockets
- 3 Blocks, Each G+9 Floors
- 1250 - 2300 Sft Apartments
- Smart Security Access at Main Gate
- 24 hr Professional Security with CC Cameras

# LET LIFE BRIM WITH EXCITEMENT



## CLUB FACILITIES

- Exclusive 5-Level Clubhouse
- Double Height Entrance Lobby
- Provision for Supermarket
- Weight Training Area
- Multipurpose Hall
- Swimming Pool with Kids' Pool
- Co-Working Spaces
- A/c Gym
- Conference Hall
- 3 Guest Suites
- Seating Area
- Hand Foosball
- Caroms & Chess
- Provision for Salon/Spa
- Rooftop Garden
- Yoga & Meditation Hall
- Space for Creche
- Provision for Coffee Shop
- Community Office
- Indoor Badminton Court
- Snooker
- Table Tennis
- Party Deck Area
- Terrace Seating
- Reception Area





LET  
LIFE RISE  
ABOVE THE  
MUNDANE

#### ELEVATE BEYOND THE ORDINARY

Canny Aravindam is a luxurious residential project that aims to portray a life above the mundane. With three stunning towers and a total of 360 two and three BHK apartments, this address offers smart floor plans designed to optimize space and functionality.

#### GENEROUS OUTDOOR SPACES

The outdoor spaces are extravagant and are curated to provide a serene escape. Immerse yourself in the expanse of landscaped gardens to unwind in the tranquil surroundings. Your home embraces nature's charm to create a sanctuary for your senses.

#### EXCLUSIVE CLUBHOUSE

Celebrate the joys of life at the exclusive clubhouse, a place where residents can gather, socialize, and indulge in recreational activities. From fitness facilities to leisure zones and party spaces, this vibrant space is designed to enhance your lifestyle and create unforgettable memories.



LET FLOWING SPACES ENCHANT YOU



Courtyard with Greenery



Lotus Pond



Grand Party Lawn



Senior Citizens' Seating Area



Skating Rink



Amphitheatre



Play Equipment Over Sand Pit



Gazebos



Outdoor Gym



Jogging Track

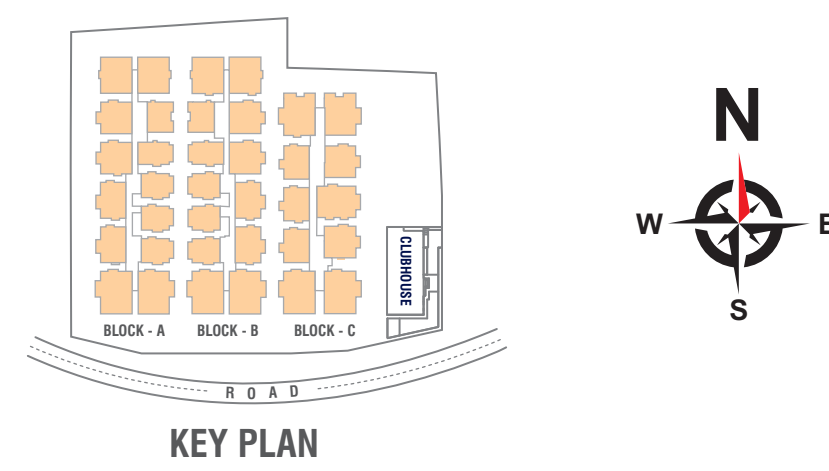


Wooden Deck with Seating

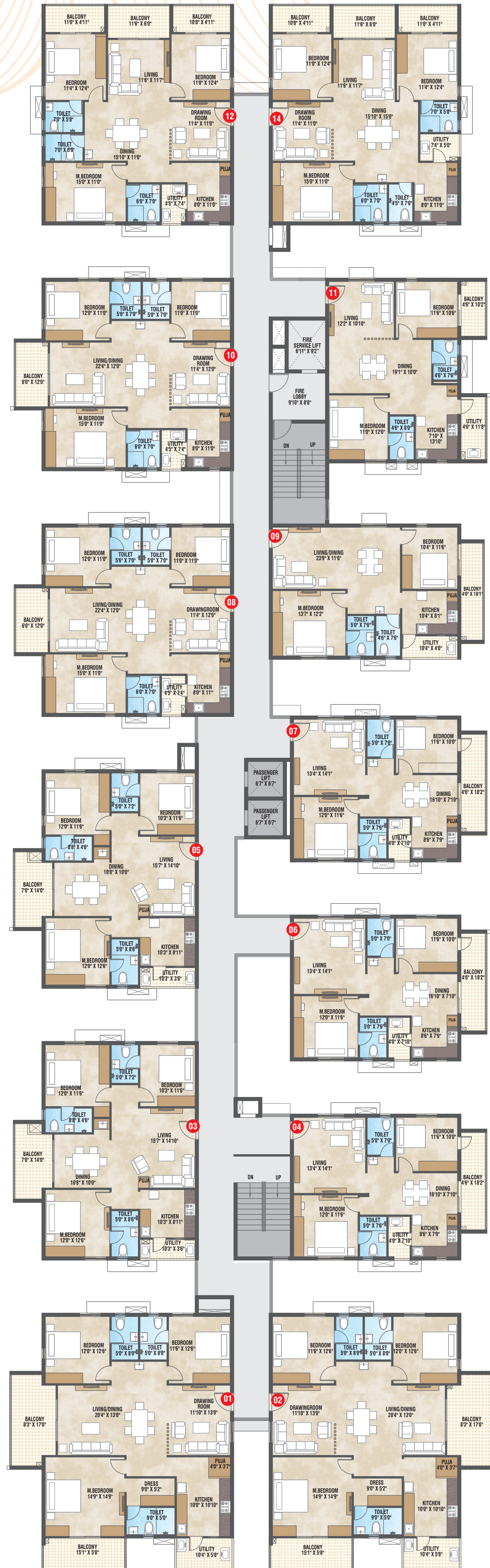


Half Basketball Court

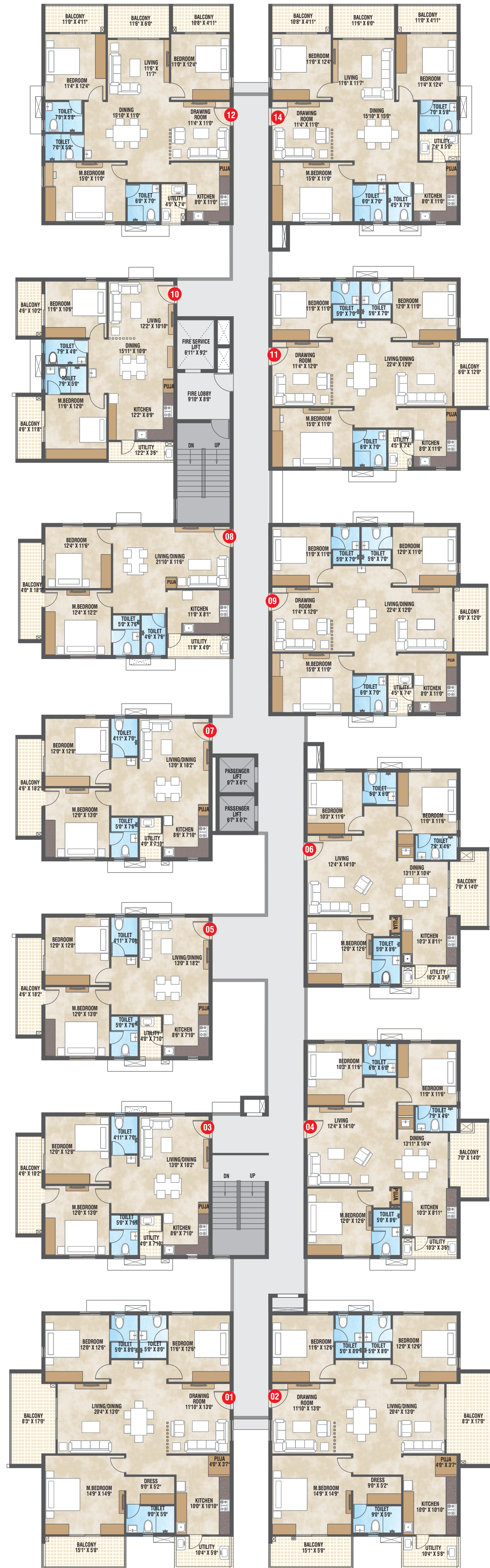




TOWER - A, TYPICAL FLOOR PLAN



TOWER - B, TYPICAL FLOOR PLAN



BLOCK - A  
AREA STATEMENT

| FLAT No | FACING | TYPE  | AREA IN SFT |
|---------|--------|-------|-------------|
| 01      | EAST   | 3 BHK | 2300 SFT    |
| 02      | WEST   | 3 BHK | 2300 SFT    |
| 03      | EAST   | 3 BHK | 1655 SFT    |
| 04      | WEST   | 2 BHK | 1250 SFT    |
| 05      | EAST   | 3 BHK | 1655 SFT    |
| 06      | WEST   | 2 BHK | 1250 SFT    |
| 07      | WEST   | 2 BHK | 1250 SFT    |
| 08      | EAST   | 3 BHK | 1760 SFT    |
| 09      | WEST   | 3 BHK | 1285 SFT    |
| 10      | EAST   | 3 BHK | 1760 SFT    |
| 11      | WEST   | 3 BHK | 1285 SFT    |
| 12      | EAST   | 3 BHK | 1915 SFT    |
| 14      | WEST   | 3 BHK | 1915 SFT    |

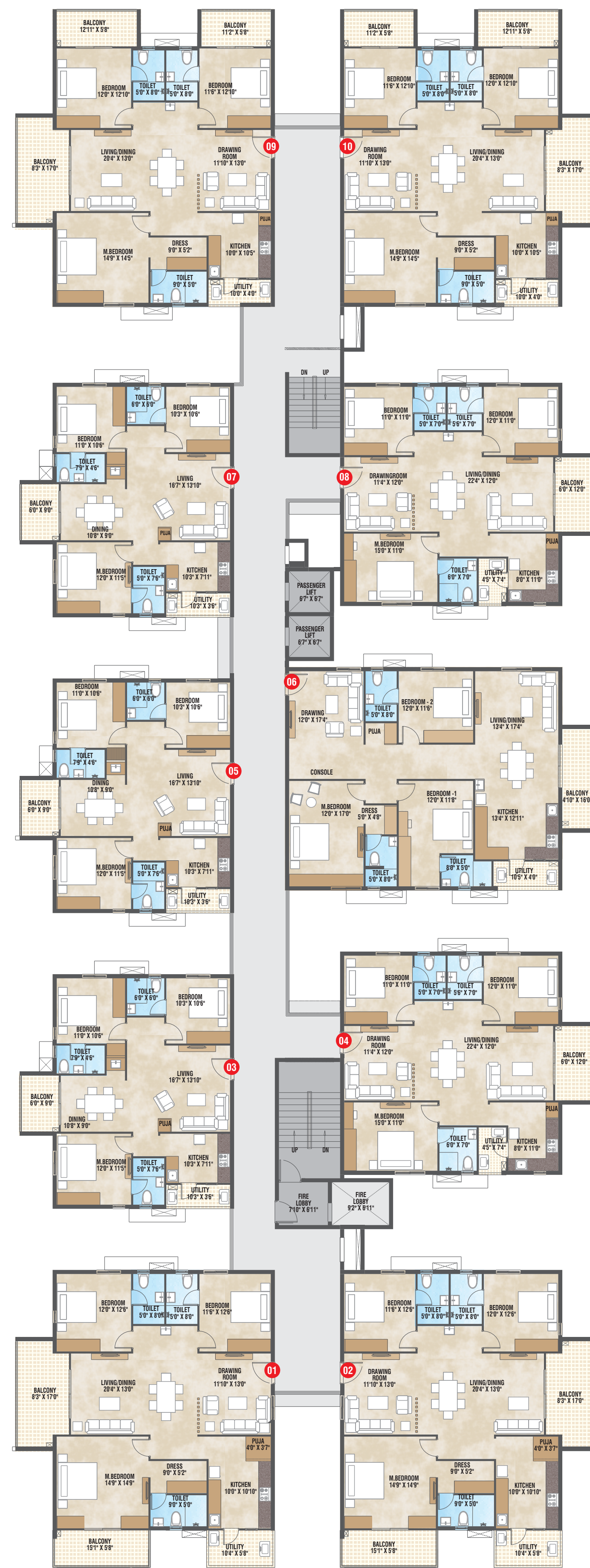
BLOCK - B  
AREA STATEMENT

| FLAT No | FACING | TYPE  | AREA IN SFT |
|---------|--------|-------|-------------|
| 01      | EAST   | 3 BHK | 2300 SFT    |
| 02      | WEST   | 3 BHK | 2300 SFT    |
| 03      | EAST   | 2 BHK | 1250 SFT    |
| 04      | WEST   | 3 BHK | 1655 SFT    |
| 05      | EAST   | 2 BHK | 1250 SFT    |
| 06      | WEST   | 3 BHK | 1655 SFT    |
| 07      | EAST   | 2 BHK | 1250 SFT    |
| 08      | EAST   | 2 BHK | 1285 SFT    |
| 09      | WEST   | 3 BHK | 1760 SFT    |
| 10      | EAST   | 2 BHK | 1285 SFT    |
| 11      | WEST   | 3 BHK | 1760 SFT    |
| 12      | EAST   | 3 BHK | 1915 SFT    |
| 14      | WEST   | 3 BHK | 1915 SFT    |

BLOCK - C  
AREA STATEMENT

| FLAT No | FACING | TYPE  | AREA IN SFT |
|---------|--------|-------|-------------|
| 01      | EAST   | 3 BHK | 2300 SFT    |
| 02      | WEST   | 3 BHK | 2300 SFT    |
| 03      | EAST   | 3 BHK | 1505 SFT    |
| 04      | WEST   | 3 BHK | 1760 SFT    |
| 05      | EAST   | 3 BHK | 1505 SFT    |
| 06      | WEST   | 3 BHK | 2200 SFT    |
| 07      | EAST   | 3 BHK | 1505 SFT    |
| 08      | WEST   | 3 BHK | 1760 SFT    |
| 09      | EAST   | 3 BHK | 2300 SFT    |
| 10      | WEST   | 3 BHK | 2300 SFT    |

TOWER - C, TYPICAL FLOOR PLAN



CANNY  
ARAVINDAM

LET LIFE EXPERIENCE  
THE JOY OF THE INDOORS

The floor planning at Canny Aravindam has spared no efforts in transforming our noble vision into an enriching reality. Step into a world where well-ventilated spaces invigorate your senses. Large balconies and expansive windows create a seamless connection between the indoors and the outdoors. Feel the refreshing breeze and embrace the serenity of the surroundings.



## SPECIFICATIONS

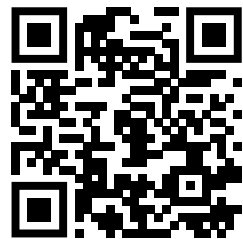
- STRUCTURE**  
R.C.C. framed structure to withstand wind and seismic loads.
- SUPER STRUCTURE**  
CC brick/AAC blocks of 8" thickness for external walls and 4" thickness for internal walls.
- KITCHEN**  
Provision for domestic and Municipal water connections and provision for RO water purifier. Provision for washing machine water point at Utility.  
Wall dado up to 2' height. Only provision for modular kitchen.
- DADOING**  
**All Bathrooms:** Glazed tiles of standard make up to door height  
**Utility:** Glazed tiles of standard make up to 3 feet height
- PAINTING**  
**Internal Walls & Ceiling:** Water-based putty, one coat primer and two coats of premium emulsion paint of reputed make.  
**External:** Combination of water-based texture / putty with two coats of paint finish for all external walls as per architect design.
- PLASTERING**  
**Internal Walls:** 12mm - 18mm thick cement plaster with smooth finishing.  
**Ceiling:** Smooth putty finish  
**External:** 18mm Thick cement plaster with smooth finishing.
- JOINERY WORKS**  
**Main Door:** Designer Engineered wood frame and shutter with hardware of reputed make.  
**Bed and Bath Doors:** All internal frames and doors are Engineered wood fitted with hardware of reputed make.  
**Utility Doors:** UPVC doors with half glass and half shutter  
**Windows:** 2.5 Track UPVC sliding shutter with clear glass panels and provision for mesh and grills.
- FLOORING**  
**Living, Dining, Bedrooms & Kitchen:** Premium vitrified GVT/Double charged vitrified tiles of 600mm X 600mm size of reputed make.  
**Balconies/Sit-outs:** Premium vitrified/ceramic tiles of reputed make.  
**Bathrooms:** Anti-skid, acid-resistant tiles of reputed make as per Architect design.  
**Utility:** Anti-skid, acid-resistant tiles of reputed make as per design by Architect.  
**Corridors:** Combination of granite/ vitrified tiles as per design by Architect.  
**Staircase:** Combination of granite and Tandu/Kota as per design by Architect.
- FALSE CEILING**  
All toilets with gypsum board false ceiling to cover plumbing pipes

- Water-proofing:** Water-proofing will be done for podium, terrace, sumps, swimming pool, all toilets, utility & OHT.
- ELECTRICAL**
  - Concealed copper wiring and modular switches of reputed make.
  - Power outlets for air-conditioners in all bedrooms.
  - Power outlets for geysers and exhaust fans in all bathrooms.
  - Adequate power points for kitchen.
  - Three-phase power supply for each unit with individual Smart Meters
  - MCB of reputed make in all distribution boards.
- SECURITY NETWORK**  
CC TV cameras at designated common areas and clubhouse with monitoring and recording system from Security room.  
Solar powered security fence around compound wall.  
RF controlled boom barrier.
- BATHROOMS & PLUMBING**
  - All internal and external waterlines are of CPVC pipes of reputed make.
  - All drainage fittings and lines are of P.V.C. pipes of reputed make.
  - All CP and sanitary fixtures are of reputed make.
  - Wall-mounted EWC with flush valve / flush tank of reputed make in all toilets.
- WTP & STP**  
Domestic water made available through an exclusive water softening plant (Not RO plant)  
A Sewage Treatment Plant of adequate capacity will be provided as per norms and treated water shall be utilized for Landscape and WC flushing purpose.
- GENERATOR/ POWER BACK-UP**  
100% Common area and 100% DG back-up for flats (Excluding 16 Amp power outlets)
- CAR WASH FACILITY**  
Car wash facility shall be provided in the parking floor level at designated area.
- LIFT**  
High speed automatic passenger lift with rescue device of KONE/ Thyssenkrupp/ Johnson or any reputed make.
- FIRE SAFETY**  
Fire Hydrant System (F.H.S.) & Fire sprinklers in basements, Fire Alarm and public address system as per norms.
- INTERNET/DTH**  
Provision for Internet and TV connection in each flat.  
Security communication through 3rd party Apps.
- FACILITY FOR DIFFERENTLY-ABLED**  
Access ramps at all Block entrances shall be provided for the differently-abled.

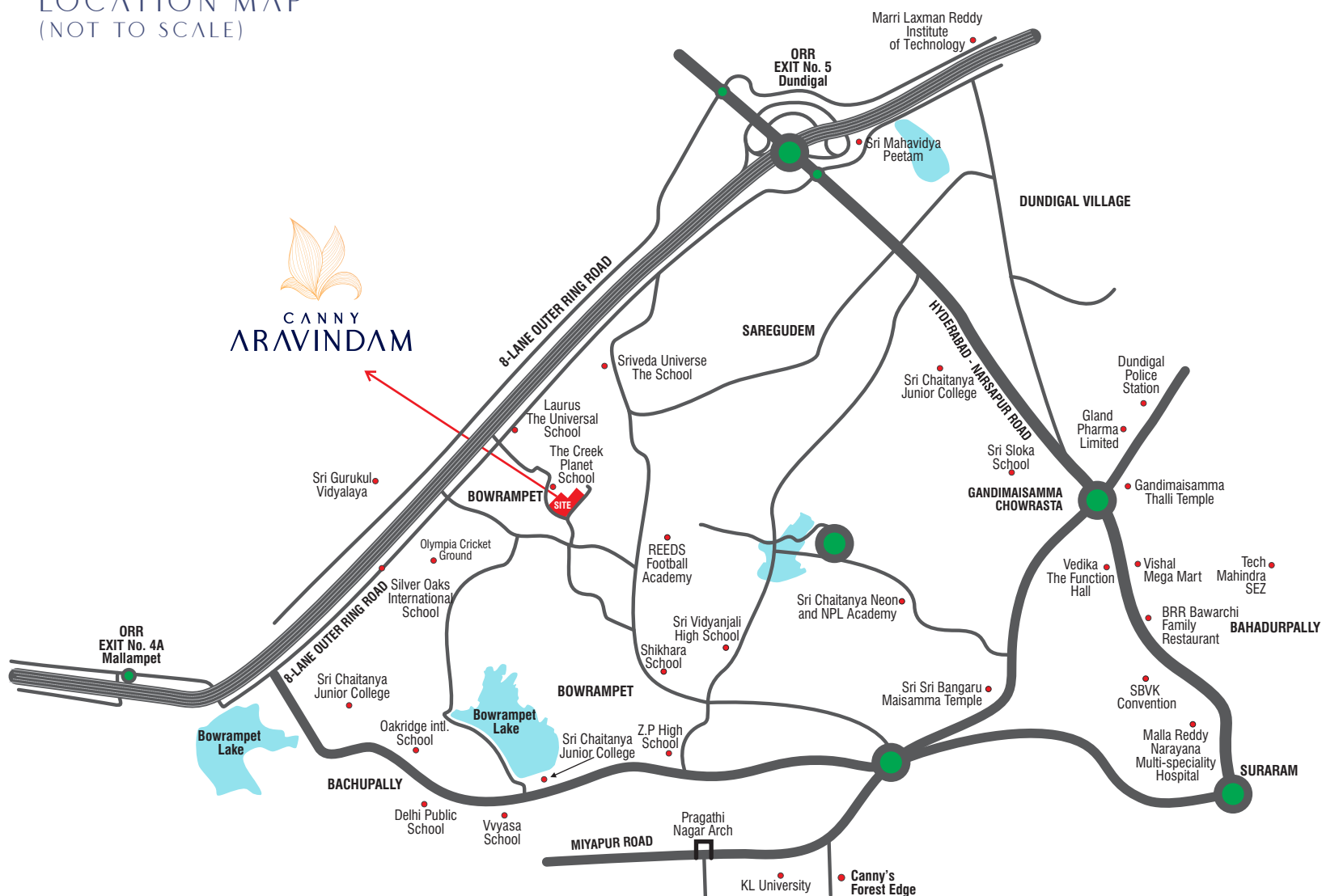


LET CHILDREN  
BLOSSOM  
IN EXCELLENCE

SCAN THE QR CODE TO  
GET DIRECTIONS TO  
Canny Aravindam



LOCATION MAP  
(NOT TO SCALE)



OFFICE ADDRESS

2nd Floor, Plot No. 19, Jayabheri Pine Valley  
Gachibowli, Hyderabad - 500 032

SITE ADDRESS

166/19, Near The Creek Planet School - Mercury Campus  
Bowrampet, Hyderabad - 502 325

E-mail: [aravindam@cannylifespaces.com](mailto:aravindam@cannylifespaces.com)

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|               |  |                       |                     |                  |
|---------------|--|-----------------------|---------------------|------------------|
| ARCHITECTS    | STRUCTURAL ENGINEERS                   | ELECTRICAL & PLUMBING | LANDSCAPE ARCHITECT | 3D VISUALIZATION |
| <br>Hyderabad | <br>Sri Harsha Consulting<br>Hyderabad | <br>Hyderabad         | <br>Hyderabad       | <br>Ahmedabad    |

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Note: This Folder is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

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