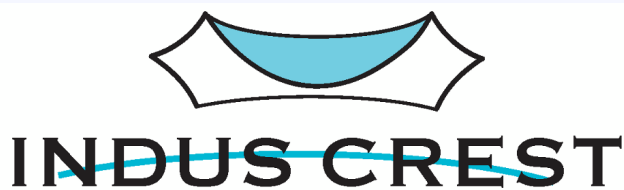


IndusCrest Phase II

Prepared for SEEHWA	Sponsored: Executive Committee, SEEHWA
Version 1.0 May 2014 Version 2.0 January 2015 Version 3.0 September 2015	DISCLAIMER: The contents of this document are a version of truth maintained by SEEHWA and may differ slightly from the actual information and the final product delivered. The designs and specifications may be subject to modifications owing to design constraints or regulatory requirements. SEEHWA reserves the right to make changes when deemed necessary.
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EXECUTIVE SUMMARY

Software Engineers Employees Housing and Welfare Association (www.seehwa.org), referred to as SEEHWA, is an initiative started by a group of Microsoft employees in January 2006. The society was formed exclusively for the benefit and furthering of common benefits for professionals working in the information technology industry. It is a registered non-profit under Andhra Pradesh Societies Registration Act, 2001 (Act No. 35 of 2001) as on 31st January 2006. Since its inception, the association has undertaken two projects:

- 23-acre layout - SEE Estates - in Kandukur village, near Shamsabad, Hyderabad and
- 11-acre high-rise apartment housing community - IndusCrest- in Osman Nagar, Ramachandrapuram, Hyderabad.

SEEHWA has over 600 members based worldwide working for companies like Microsoft, Oracle, Wipro, Infosys, Tech Mahindra, TCS, Nvidia etc. SEEHWA's primary objective is to provide affordable housing at no profit to its members.



The first two towers in IndusCrest being developed by SEEHWA comprising of 240 apartment units has been delivered in early 2015. Plans to develop the remaining land owned by the society, have been initiated for the development and construction of three towers - totalling 360 apartment units spread over 6 acres.

This document provides information on the proposed second phase of IndusCrest. The project is due to commence in 2015 and is scheduled for handover to respective members by March 2018.

Based on member interest and participation, allocation and construction for towers C and D will start immediately. Allocations for tower E will be initiated upon adequate sign ups for C and D towers.



IndusCrest towers A and B

LOCATION

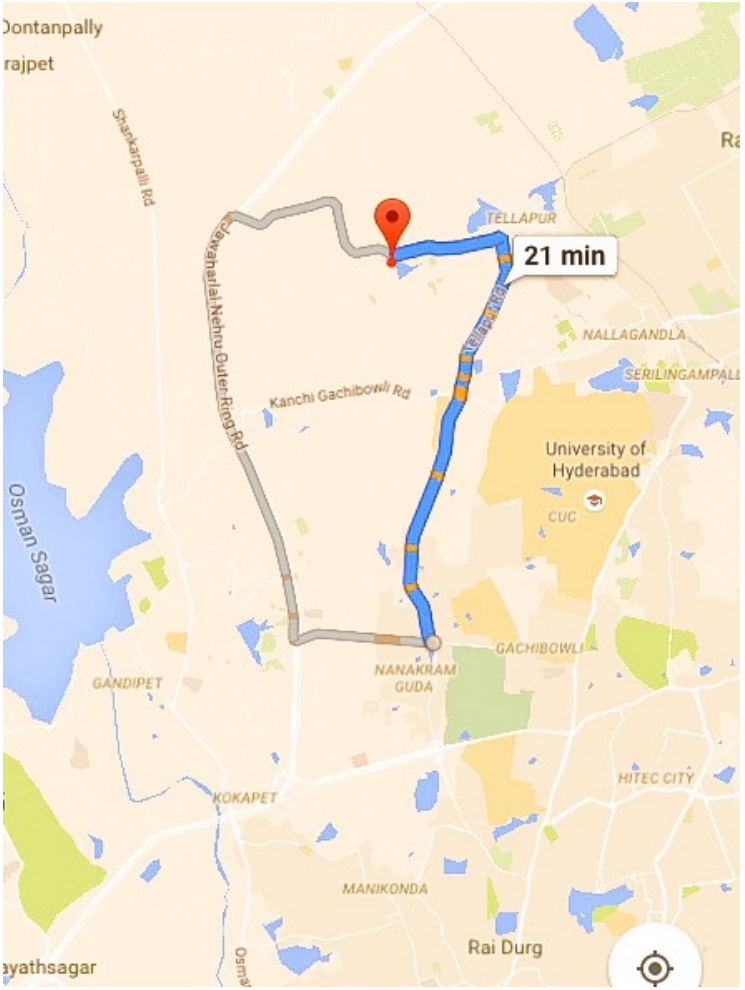
The IndusCrest project site is located in Osman Nagar village in Ramachandrapuram mandal, adjoining Tellapur which is among the hottest residential property owing to its proximity to the Gachibowli high tech growth corridor and the financial district.

In August 2008, the association successfully acquired 11.25 acres of land in Osman Nagar/ Tellapur area, an emerging high-rise residential zone as per the Government Master Plan, and 7.5 km north of Financial district.

SURROUNDINGS	The site is surrounded by many large projects: <ul style="list-style-type: none">- Rajapushpa Greendale- Aliens' Space Station- Infiniti Homes' Vision Avenues- Manjeera's Diamond Heights- HMDA layout, Tellapur- Aditya Eden Woods villas
PROXIMITY	The site is well located from important points, while being secluded. <ul style="list-style-type: none">- 7.5 km from Wipro circle (depending on East or west entrance to site).- 5 km from Serilingampally railway station.- 1.5 km from the Outer Ring Road.- 15 km from the Shamsabad airport.
SCHOOLS	The following schools are in the vicinity of IndusCrest: <ul style="list-style-type: none">- Manthan (2 km)- Open Minds (1.5 km)- Samashti (2 km)- Future Kids (6 km)
HOSPITALS	<ul style="list-style-type: none">- Continental Hospitals (8 km)- Citizen Hospital (4 km)
SHOPPING	<ul style="list-style-type: none">- InOrbit (14 km)- Serilingampally market (5km)

MAP

Here is a location map and driving directions to the site. The proposed development site is adjoining the existing project. It uses the existing entrance on the western side, and also provides entrance towards the north eastern edge, leading to a 60" road.

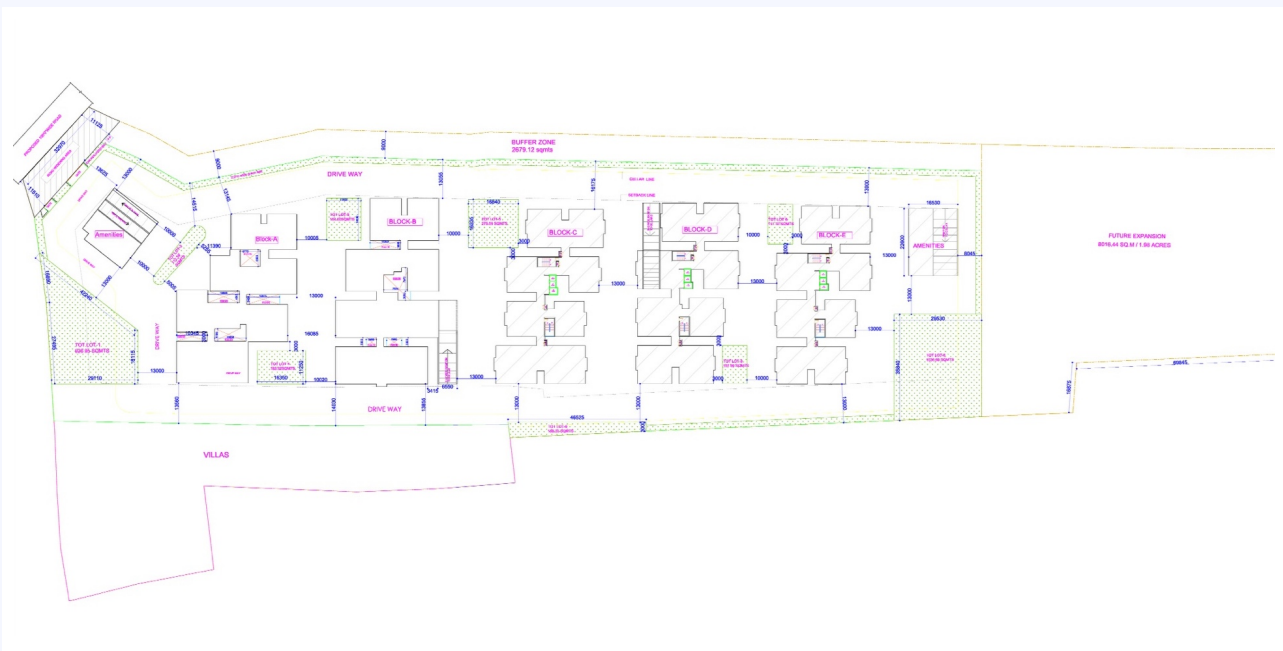
At Wipro circle when coming from Gachibowli.	
Turn right at roundabout towards Q City.	
Continue onto Tellapur road past Gowlidoddi and Gopannapally villages - 4.5 km	
Turn left at Aliens SpaceStation onto Kollur Road - 1.2km	
IndusCrest complex is on the left.	
Landmarks along the way:	
- Q City	
- Tata Institute for Fundamental Research (TIFR)	
- Muppa's Green Grandeur	
- Aliens SpaceStation	

The site bearings are:

East	60" road leading to Tellapur and Gopanpally village
North	Abutting Chellicheruvu, Tellapur
West	IndusCrest project, phase I
South	Housing project by Nagarjuna Construction Company

SITE LAYOUT

The site is a near rectangle with a taper towards the east. The whole site abuts the lake and so requires us to set aside a buffer area of 9 meters. Despite setting aside this land, there will be considerable additional green areas all around the site. The site layout is:



Planned layout of the 11-acre IndusCrest

Notes:

- The main entrance to IndusCrest is facing west along the proposed 100-ft road. However, the community will have a more functional eastern entrance as well.
- The site is abutting a lake along its length, and will have 9m wide buffer / green zone.
- While prominent sized tot lots are provided on either ends of the site, there will be sizeable pockets of green alongside every tower.
- An amenities building is planned for on either ends of the community.

PROJECT DETAILS

In October 2013, the general body of SEEHWA resolved to develop the remaining part of IndusCrest with an outlay of 360 units over 6 acres. The design is now complete and is awaiting approvals by the HMDA. The main features of this project are as follows:

LAND USE

The total land use for the current project is:

TYPE OF USE	PHASE I	PHASE II	TOTAL SITE	NOTES
Total Area	3.6 acre	4 acre	11 acre	Some land was given to neighbor for right of way.
Net Site	3.1 acre	3.6 acre	10.85 acre	Land of 2 acre set aside for future use.
Green Area	0.25 acre	0.25 acre	1 acre	Dedicated buffer zones
Tot lots	1000 sq yd	1000 sq yd	2000 sq yd	
Cellar Area	2.0 lakh sft	2.0 lakh sft	4.0 lakh sft	
Parking Lots	506	750	1256	56 visitor lots
Built Area	4.8 lakh sft	6.8 lakh sft	11.6 lakh sft	
No of Units	240	360	600	
Amenities	28000 sft	14000 sft	42000 sft	

DESIGN

The design for the project is consistent with the completed project and will resemble the strong emphasis on function than aesthetics. Each tower will comprise of a floor plan of eight flats per floor across 15 floors. All the apartment units (1650 sft, 1800 sft, 2000 sft and 2400 sft) will have their entrances facing East or West, with the corridor running North-South. Each tower will have entry from North and South.

The design template used comprises of a square/rectangle block for the apartment unit. It is in three parts:

Part I: Living room that includes the main door and connecting all parts of the house.

Part II: Kitchen in the south east and master bedroom on the south west.

Part III: Child and guest bedrooms (office in some units) on the NorthEast and NorthWest.

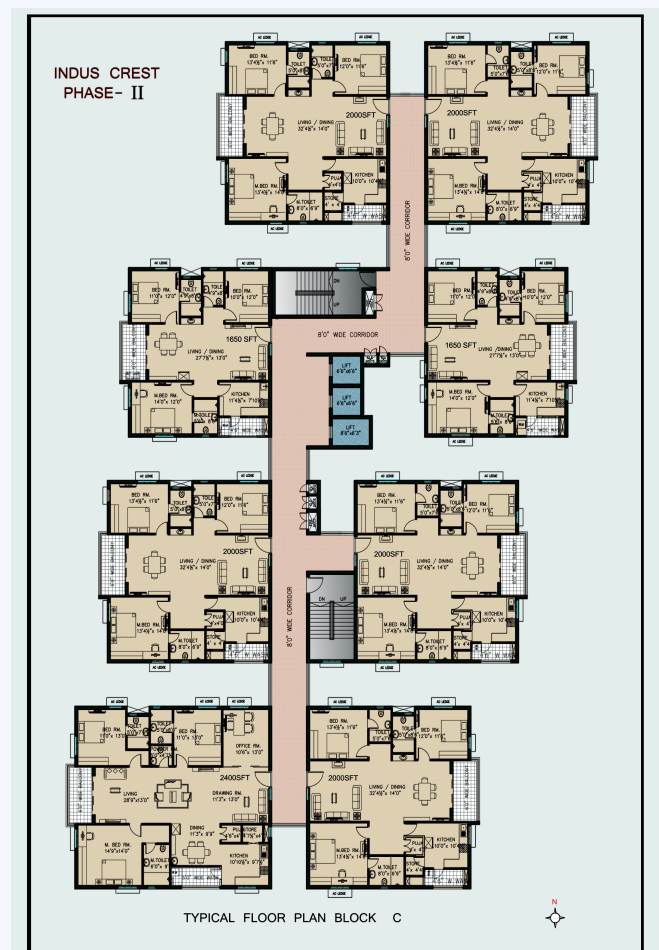
FLOOR DESIGN

The floor design includes an 8ft wide corridor, with entrances to apartment units facing each other (to ensure cross ventilation). Each floor has two stairways (for fire escape) and three elevators (2 passenger and one service). The design of the apartments provides for well designed spaces for living, dining and open-to-air balconies. The bathrooms are all designed North-South to ensure easy outflow of odour.

FIRST FLOOR

IndusCrest does not use the notation of Ground floor. The towers are numbered from 1st floor to 15th. However, first floor is at the same level as the podium/deck and is designed differently from the other floors, resulting in relatively smaller sizes.

To ensure privacy, no-access areas have been designed around the windows and balconies for the first floor units.



TYPICAL FLOOR

The areas of the flats in typical floors are marginally higher (between 50-100 sft.) than the first floor. The design of the typical floor is identical to all the 14 floors.

PARKING

IndusCrest has factored the likely future needs of car parking. Each unit by default is allocated two parking lots. IndusCrest phase II will accommodate up to 750 parking lots (720 for members and 30 for visitors) across two levels of parking.

AMENITIES

High emphasis was laid on the design and inclusion of amenities in IndusCrest. The following amenities have already been provisioned and designed:

- | |
|--|
| - Banquet Hall/ Theatre: Can accommodate up to 160 people, with lobby space |
| - Dining/ Canteen: Spread over 3000 sft, can cater to small sized wedding events |
| - Crèche/ Play Room |
| - Dispensary |
| - Business Centre |
| - Gymnasium: Equipment/floor area |
| - Swimming Pool: With continuous circulation technology |
| - Basketball court with a single hoop |
| - Children's tot lot: Over 2000 syd, will include sand and grass zones |



Creo: IndusCrest Club House

In addition, we plan to include the following in the new project:

- Indoor Shuttle Courts
- Tennis Court
- Squash Court
- Cricket Nets

SPECIFICATIONS

IndusCrest is being developed using the best-in-class specifications.

- Foundations are earthquake proofed for up to zone 2.0
- Structure is designed for optimum strength and to ensure maximum use of space.
- Parking lots are designed to a standard 14*8 size.
- Cellar / Podium is built using post-tensioned steel for better strength and malleability.
- Project is designed and executed with zero deviation from HMDA guidelines.
- Materials like Tiles, windows and Sanitary items are procured from Premium suppliers

BUDGET AND PRICING

The project is being developed exclusively for SEEHWA members (memberships can be purchased from existing members). Accordingly, the costing for the project is worked out on an at-cost basis and includes administrative expenses for managing the project. The cost includes all costs incurred, such as permission and approval fee (liaison costs), design, project management, and discounts to contributing members. Any anticipated escalations during the course of the project execution are not included in the budget.



Designer model of modular kitchens designed for IndusCrest. Image courtesy - Designer Kitchens and Wardrobes

NOTE: The society makes every effort to adhere to the committed price. However, there are circumstances that enforce changes on prevailing market conditions, which in turn might compel us to revise the prices, which will be duly notified.

NOTE: Taxes levied by different tax bodies are subject to legislative changes and are not in our control. They will apply as sought by the taxation authority and SEEHWA will comply with all regulatory requirements.

The pricing for the project is as below and will hold good till December 2015:

BASE PRICE	FLOOR PREMIUM	CAR PARKING	AMENITIES	CORPUS
₹ 2500.00	₹ 10.00	₹ 300000.00	₹ 200000.00	₹ 125000.00
Per sft.	Per sft./ per floor	For two parking lots		

* Taxes As Applicable

* Actual sizes may vary marginally

* Common area is calculated at 23% for the whole project

ALLOCATIONS

Allocation of units is done using the first come first serve basis, using the existing membership priority - the first member of the society gets the first chance to choose his/her unit of choice. The table below shows the allocations for Tower C.

FLOOR	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
1st								
2nd								
3rd								
4th								
5th								
6th								
7th								
8th								
9th								
10th								
11th								
12th								
13th								
14th								
15th								

The numbering is similar in all towers with Unit 1 being the west facing unit, to the south of the tower. Units 7 and 8 are the northern most pair with the main entrance to the tower on this side.

FLOOR PREMIUM

Floor premium is charged for all units starting from the 2nd floor. This is being done to ensure there is equity among all who choose units of their choice.

Notes:

- Floor 1 is at the level of the podium.
- Each tower has its entrance and lobby on the north of the tower.
- 15th floor units will have a false ceiling in all areas except kitchen.
- Each tower will be equipped with three (3) elevators.

PROJECT SCHEDULE

The project schedule adopts a milestone method while tracking high level accomplishments that are in line with the stages of construction as agreed with the financial institutions for release of funds.

[The dates for each milestone will shortly be published.]

SUPPORT INFORMATION

SEEHWA is managed on shoestring resources, and with time and effort aggregated from contributing members (no member is fully employed or involved in the project). However, the society maintains a diligent, process-oriented approach to any task required to be undertaken. SEEHWA believes in high quality, clear communication with its members. Besides email and phone conversations, the society engages with its members through regular meetings.

MEMBERSHIP

SEEHWA maintains a membership in the society for all members who have invested in the project. The number of memberships is fixed. Thus means, a new member can become a SEEHWA member through replacement only. Membership is restricted to individuals working in the IT industry only.

BANKS

The society works with the following banks:

- State Bank of India
- HDFC

APPROVALS

The society engages with the following departments for appropriate clearances:

- Hyderabad Metropolitan Development Authority (HMDA).
- GramPanchayat, OsmanNagar village.
- Telangana Fire Protection and Administration.



Crests of towers A and B at IndusCrest