

A PROJECT BY



Here, it's not just the compass  
that finds true North



TBC RASAGNA  
**NORTH**

LUXURIOUS 2 & 3 BHK APARTMENTS @ KOMPALLY



## A Modern Marvel You Can Call Home

Located in the serene environs of Kompally, adjacent to over 1000 acres of greenery, lies TBC Rasagna North, a beautiful 2 & 3 BHK apartments project crafted to be a luxurious home of the highest standards. Welcome home to a space of peace and comfort unlike any other.





TBC RASAGNA  
**NORTH**

**A Promise Of Exceptionalism  
Delivered In Full**

Spread over 2.69 acres, North is a community of 2 & 3 BHK spacious homes spread across 2 blocks. The incredible quality, great environment and amazing amenities we have put together for your pleasure make this project an exceptional home.







THE  
BUILDINGCO.

## TBC RASAGNA NORTH

### A Harmonious Community Built To Last

North is more than just a home. It was thoughtfully designed to be an interactive community that brings your family closer together and helps build lifelong bonds with your neighbors. Everything here encourages conversations and friendships, from the play spaces to the seating areas.





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RASAGNA DEVELOPERS

Aerial View

TBC RASAGNA  
**NORTH**

A Secure Sanctuary  
Of Growth

We all desire a home full of smiles. And that is exactly what North delivers in many ways. Built with your safety and comfort in mind, it is a home that nourishes and nurtures your loved ones and brings out the best in them every day.

Project Overview

2.69 Acres 2 Blocks 10 Floors 280 Units

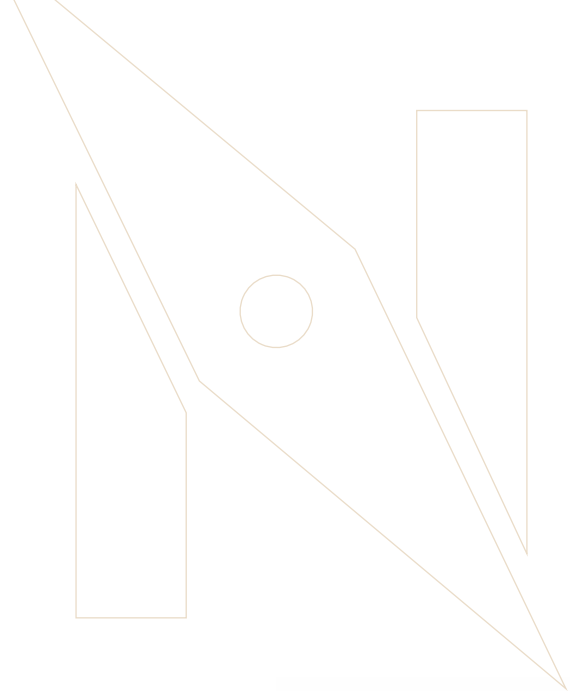
2 & 3 BHK APARTMENTS

15,000 sft Clubhouse





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RASAGNA DEVELOPERS



Pristine & Elegant  
Just Like You

Owning a home is a matter of pride and joy for all of us. Keeping this in mind we have crafted a community that is not only stunning to look at but also incredibly stylish. Living here is bound to take your self-esteem and dignity to greater heights.



TBC RASAGNA  
**NORTH**



TBC RASAGNA  
**NORTH**

Elevate To A New Standard Of Luxury

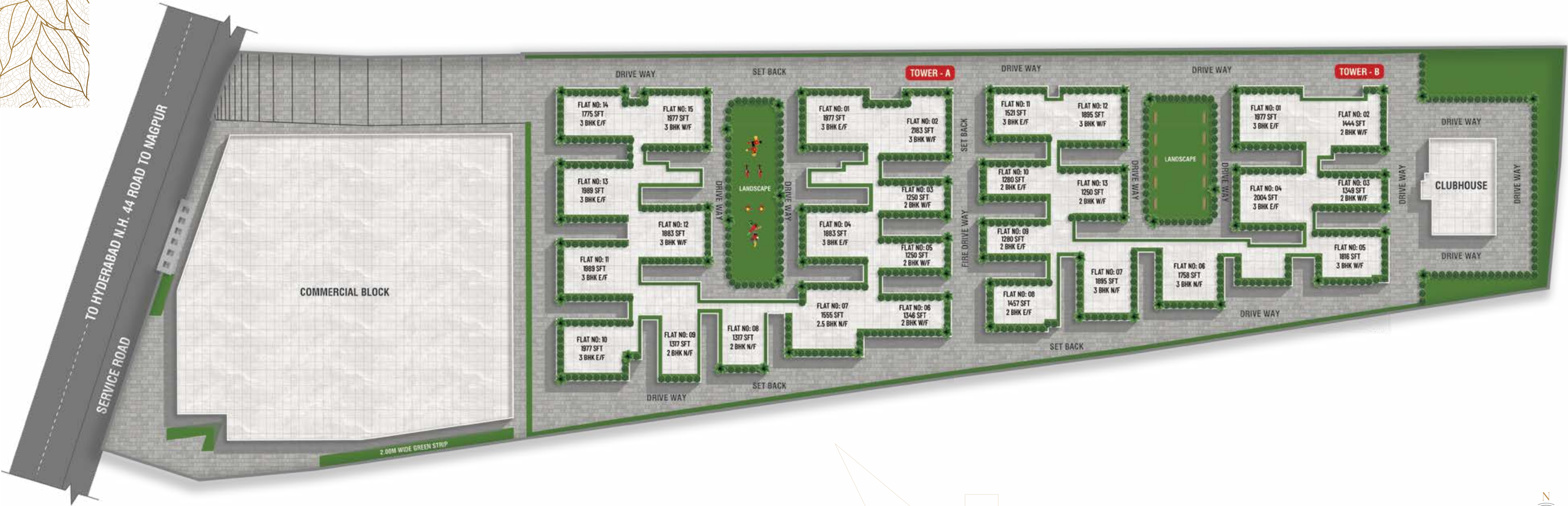


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RASAGNA DEVELOPERS





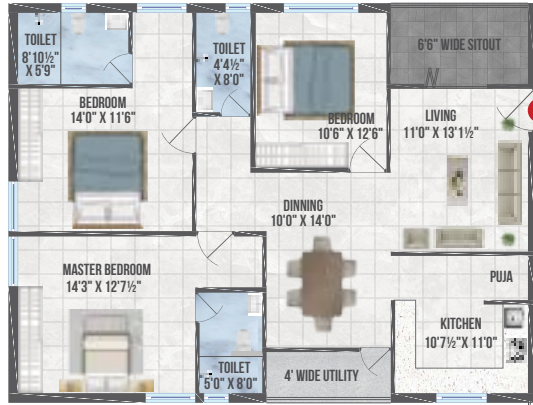
# MASTER PLAN





TOWER-A  
TYPICAL FLOOR PLAN

1775 SQFT - E/F



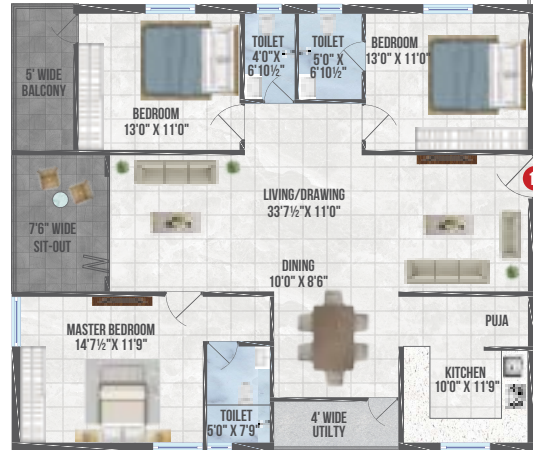
1889 SQFT - E/F



1889 SQFT - E/F



1977 SQFT - E/F



1977 SQFT - W/F



1883 SQFT - W/F



1317 SQFT - N/F



LANDSCAPE

1977 SQFT - E/F



1883 SQFT - E/F



1555 SQFT - N/F



2183 SQFT - W/F



1250 SQFT - W/F



1250 SQFT - W/F

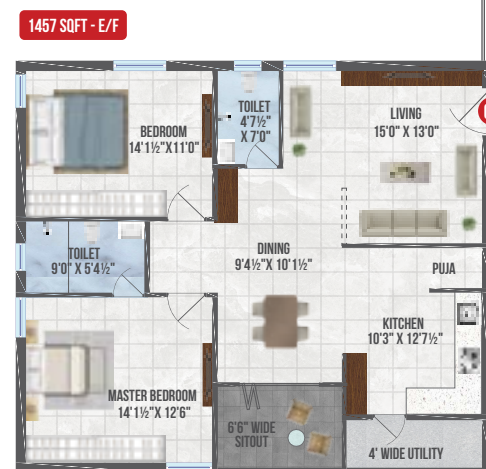
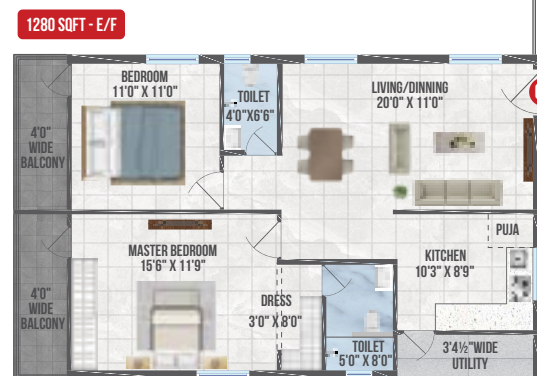
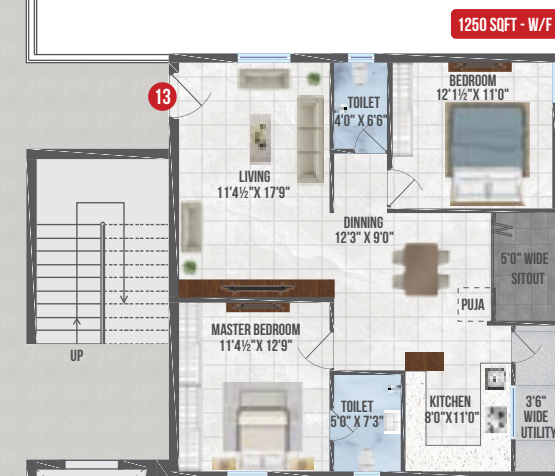
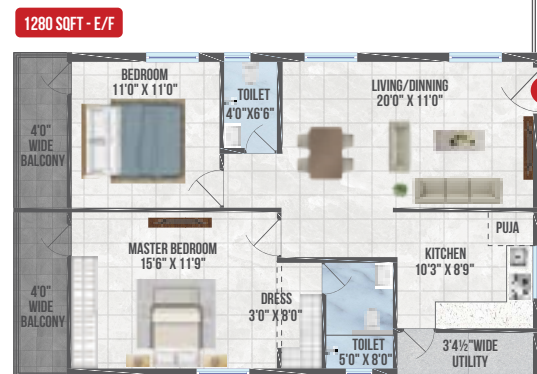
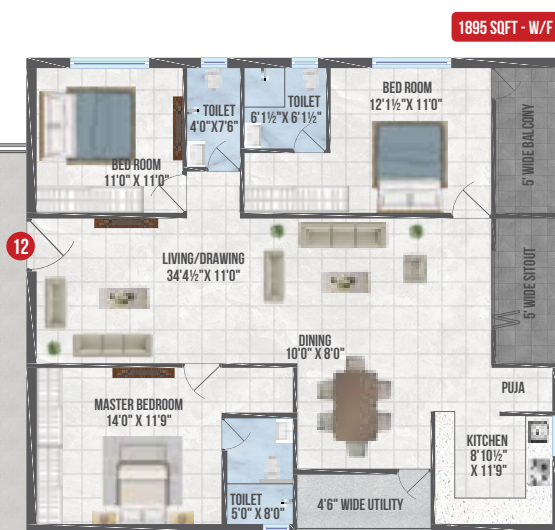
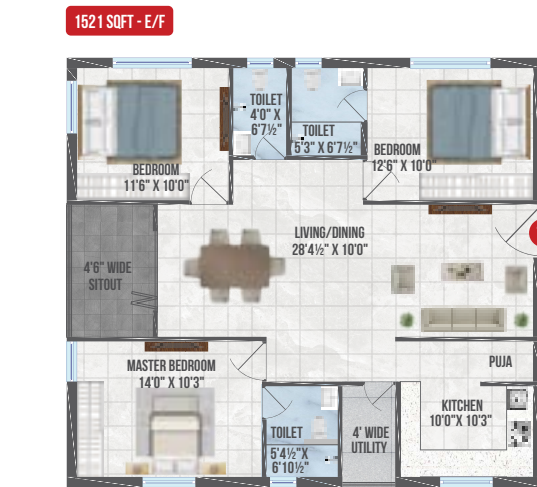


1346 SQFT - W/F

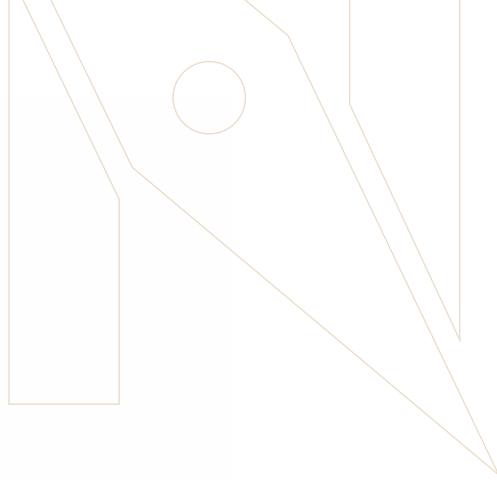




TOWER-B  
TYPICAL FLOOR PLAN







## Embrace The Leisure And Engagement

The 15,000 sft clubhouse at North is where all the fun begins! From a lavish indoor swimming pool and conference hall to a gym, yoga room and guest rooms, this is a place that has everything you need to stay active, entertained and in shape.

## CLUBHOUSE *Amenities*

### **G**ROUND FLOOR

Indoor  
Swimming Pool

### **1ST** FLOOR

Lounge &  
Banquet Hall

### **2ND** FLOOR

Conference  
Hall

### **3RD** FLOOR

Yoga, Gym &  
Indoor Games

### **4TH** FLOOR

Guest  
Rooms



A Home Built To Nurture  
Happiness & Development





## Your World Of Comforts Awaits You

So what are you waiting for? Come home to a space that's destined to be your haven of happiness and prosperity for generations to come. Your forever home awaits your arrival.







Walking Track



Badminton Court



Landscaping



Gym



Tuition Room For Children



Indoor Games



Yoga Room



Multipurpose Hall

TBC RASAGNA  
**NORTH**

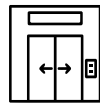
Project Highlights



Yoga /  
Multipurpose &  
Meditation Hall



Children's  
Play Area



Lifts



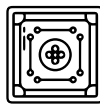
Plantation



100% Power  
Backup



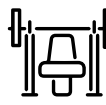
EV  
Charging



Indoor  
Games



Walking  
Track



Gymnasium



CC  
Cameras



# SPECIFICATIONS



### SUPER STRUCTURE & ELEVATION

RCC framed structure with Aerocon brick walls, beautiful elevation with rich elements and colours.



### FLOORING

Digital GVT tiles flooring in all rooms of Kajaria/ICON or equivalent make. For utilities and balconies acid resistant and skid proof tiles of Kajaria/ICON or equivalent make.



### TOILETS

EWC with concealed flush tank of Hindware Italian collection, single lever wall mixtures with shower and one wash basin for each toilet, and a wash basin in dining area. All CP fixtures of Kohler Premium make.



### PAINTING

**External:** Luppam finish in all rooms and toilets with two coats of weather proof external emulsion point of Asian paints.

**Internal:** Smooth putty finish with two coats of acrylic emulsion paint of Asian paints.



### DOORS

**Main door:** Teak wood door frame and shuttered finish with high quality veneer and melamine polish and hardware made of brass of reputed make.

**Internal doors:** Teak wood door frames with panel masonite skin doors.



### KITCHEN

Granite platform and glazed tiles cladding upto 2 ft above the platform and steel sink of Nirali make. Tiles cladding upto 4 ft height in utilities area.

**Water:** Supply of both municipal and bore water through pneumatic pumps.



### GENERATOR

- 100% Generator backup for each flat (excluding ACs and geysers), lift and common areas.



### WINDOWS

- All window frames and shutter will be UPVC with glass panels and safety grills and provision for mosquito mesh of reputed make.



### TWO LEVEL CAR PARKING

- State of the art two level parking facility with parking signages, equipment for easy traffic movement with sufficient lighting and ventilation.



### ELECTRICAL

- Concealed copper wiring of Havells/Finolex make with modular switches of Havells/Gold Medal make.



### INTERCOM FACILITY/TELECOM/CCTV

- Intercom facility for each flat for security and service of reputed make.
- Provision for internet and DTH
- CCTV surveillance cameras of HD resolution at main gate, entry and exit points of each tower, clubhouse and common areas.



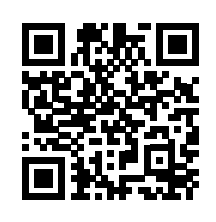
### OTHERS

- STP:** Sewerage water treatment plant of adequate capacity and water softener plant
- Lifts:** All the lifts to be of Schindler make
- Car Wash:** Provision for car wash in each block
- Vehicle Charging:** E-vehicle charging points provision.

## LOCATION MAP (Not to Scale)



Scan for Location



### SITE LOCATION:

25/1/A, Pet-Basheerabad,  
Kompally, Medchal-Malkajgiri,  
Hyderabad-500014.

Note: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

## LOCATION HIGHLIGHTS

### CONNECTIVITY

NH 44  
MMTS Station  
Outer Ring Road  
Secunderabad Railway Station

### WORK

New IT Hub Coming Up  
In Kandlakoya  
Jeedimetla Industrial Estate  
Biotech Park

### HOSPITALS

Russh Hospital  
Renova Hospitals  
MediCiti Hospitals

### LEISURE

Leonia Resort  
Aalankrita Resorts  
Dhola-Ri-Dhani  
Haldi Golf County  
Cine-Planet

### EDUCATION

DRS International School  
St. Martin's Engg. College  
Siva Sivani Degree College  
St. Ann's High School  
Malla Reddy University

## OUR PARTNERS

Architects



Structural Engineers



Landscape



NAVEEN & ASSOCIATES

Branding Partner





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**RASAGNA**

**—DEVELOPERS—**

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