



TRIBHUJA

KOLLUR · ORR EXIT 2 · HYDERABAD

TATVA

TANTRA

TRIBHUJA



TATVA

The Legacy and The Vision.

TANTRA

A method that carried it forward.

TRIBHUJA

A form that emerged.

TATIVA

ESSENCE



Not what they built. What made them build.

Late **Sri Dr. K. K. Birla** signed, and industries followed. Railways crossed provinces. Fertilisers reached harvests. Financial systems moved economies. But before any of it — there was an instinct for nation-building that did not need permission.

The same instinct, on different soil.

Mr. K. Madhuram Reddy did not wait for Hyderabad to tell him where to build. He built, and **Gangothri** gave the city addresses before the roads arrived. Families thrive in the communities he has created.

Two legacies. One shared vision.

Tribhuja is what they have created.



THE LEGACY

T A T V A

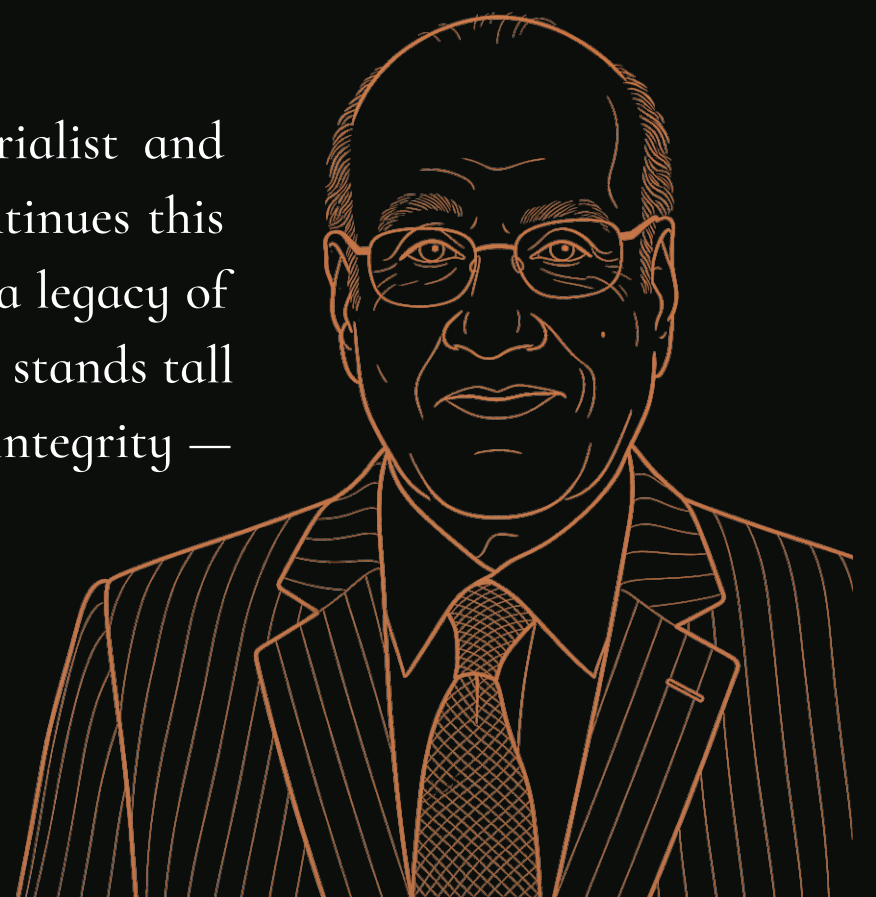


Late Sri Dr. K. K. Birla

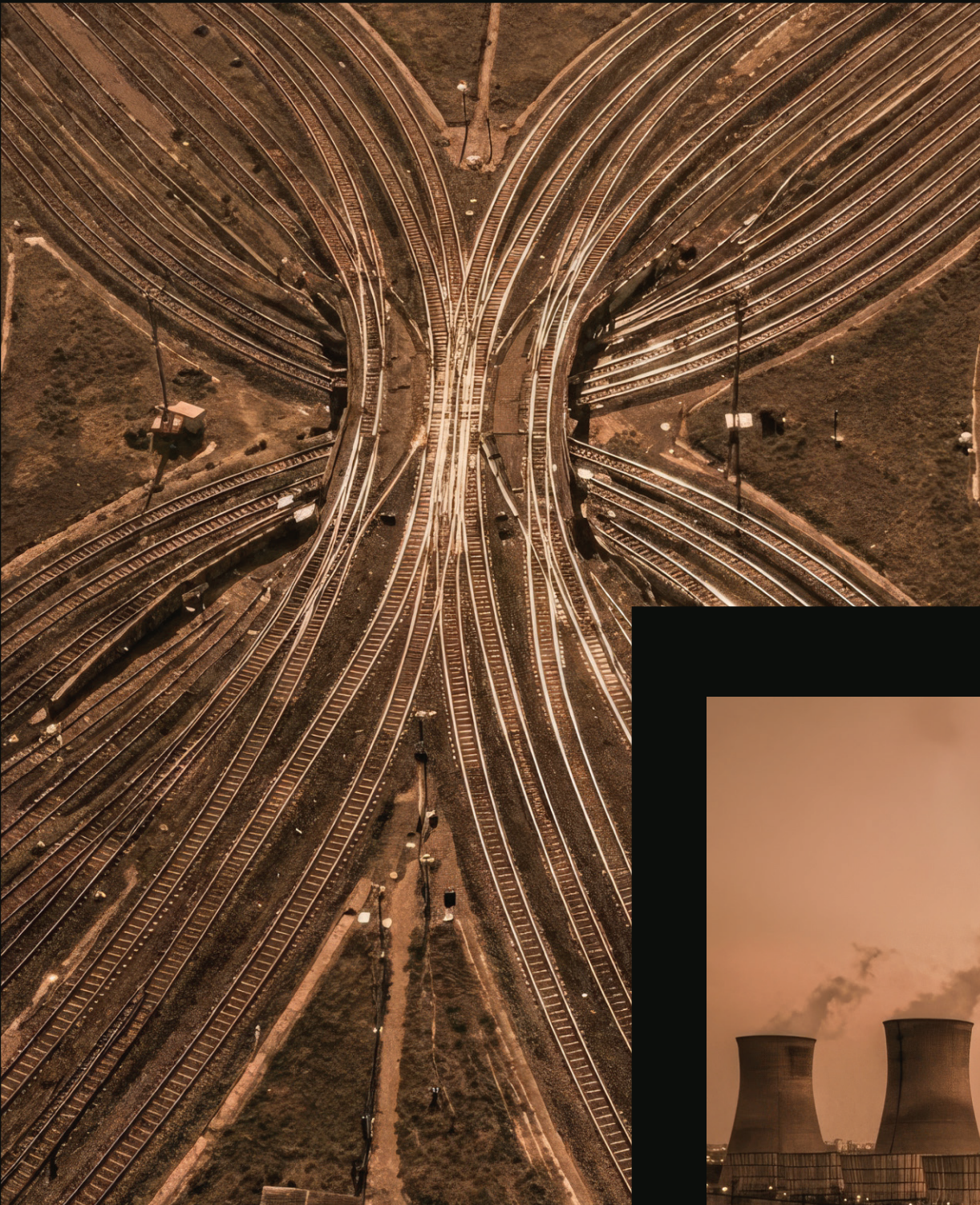
Zuari's legacy is intertwined with India's history, and the company takes immense pride in the trust and reputation it has built over the decades. Its journey began under the guidance of the late Sri Dr. K. K. Birla, whose entrepreneurial spirit and pioneering vision played a pivotal role in advancing India's development goals.

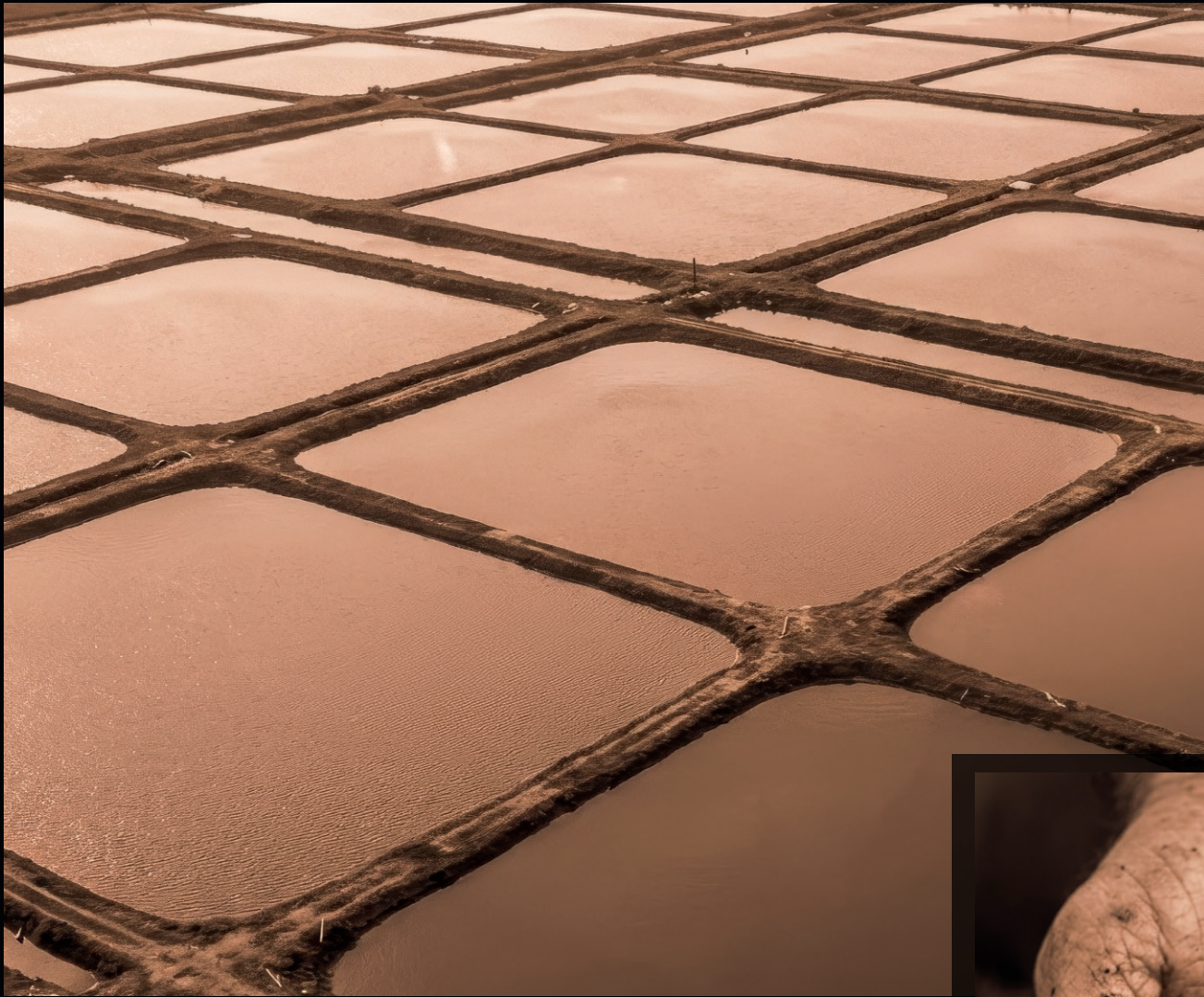
From supporting millions of farmers and shaping the backbone of the nation's railway infrastructure to emerging as a prominent player in hardware and a growing bio-fuel producer for India's Oil Marketing Companies, its contributions have had a lasting impact on the nation's growth and prosperity.

Today, under the guidance of prominent industrialist and leader Mr. Saroj Kumar Poddar, the company continues this journey of innovation and excellence. Building on a legacy of eight decades of nation-building, Zuari Infraworld stands tall on the unshakable pillars of trust, excellence, and integrity — values that define its ethos and drive its purpose.



Mr. Saroj Kumar Poddar





WATER · SOIL · SKY



THE LEGACY

T A T V A

The same instinct. A different soil.

Mr. K. Madhuram Reddy did not begin with a masterplan. He began with soil.

In his pursuit of excellence, he has woven a diverse tapestry that encompasses Aqua Farms, where he nurtures aquatic ecosystems, Fertilisers that prioritize soil health and sustainable agriculture, and Real Estate ventures aimed at crafting vibrant, eco-conscious communities.

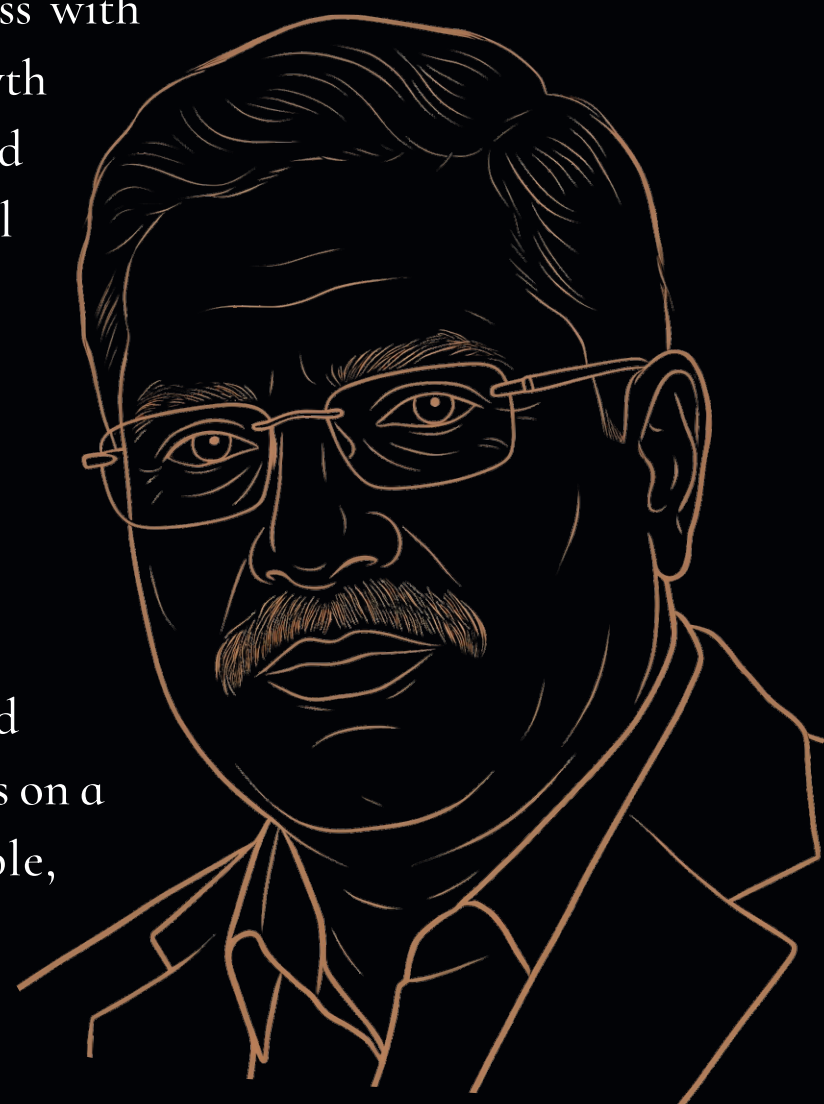
At his core lies a commitment to business with purpose. He strives to drive economic growth while safeguarding the environment and fostering a high quality of life for all stakeholders.

Through his collective efforts, he aims to create a legacy that positively shapes not only industries but also communities.

With innovation as his driver and community empowerment as his goal, he is on a journey towards creating a sustainable, inclusive future.

He continues to push boundaries.

Mr. K. Madhuram Reddy





Patancheru

hanur

Velmala

Nallagandla

Mokla

Kollur

Gachibowli

Financial District

Kokapel

Narsingi

TSPA

Junction

THE KOLLUR

T A T V A

The neighbourhood was ready before
the towers rose.

500_{FT}

of frontage on the ORR.

RGIA Airport : 25_{MIN}

Signal-free corridor. No traffic lights between
here and the runway.

ORR Exit 2 : 2_{MIN}

Eight lanes. The city's circulatory system
at the doorstep.

Financial District : 10_{MIN}

Straight-line corridor to the south.

Where the economy clocks in.

Cycling Track : 2_{MIN}

23 km solar rooftop cycling track.

Nanakramguda to TSPA

and Narsingi to Kollur.

IT Corridor : 15_{MIN}

Amazon, Microsoft, Google,

ISB, Infosys, TCS, Cognizant.

Proximity to International Schools,

Hospitals and Malls.

TANTRA

METHOD

A project can be engineered to stand.

But a project engineered to breathe,
to receive light at the correct hour,
to give every resident the dignity of
quiet belonging

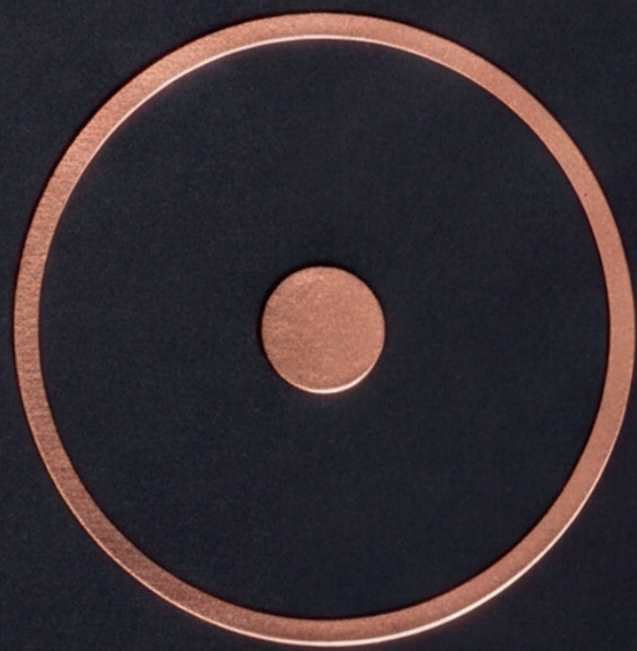
that requires a vision,
a plan, a method.



Prakash

LIGHT ARRIVES

Every wall drawn
around the sun's path.



Sukoon

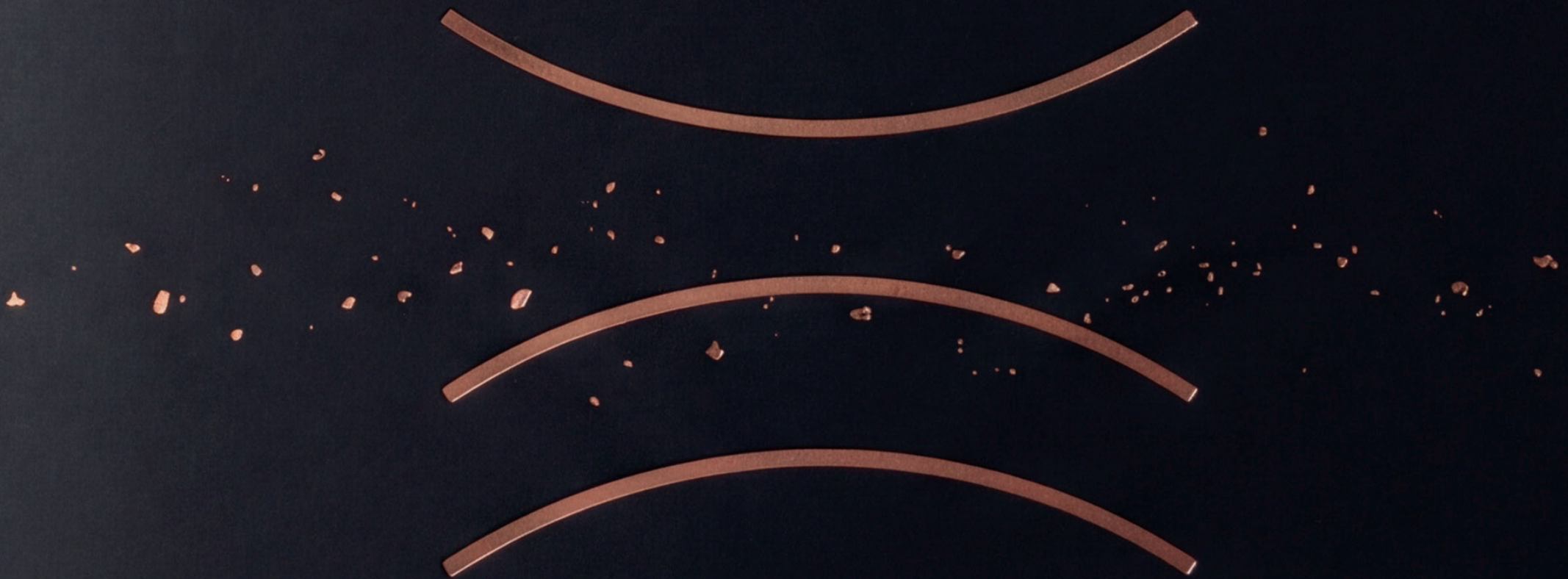
PRIVACY SETTLES

More corner homes, so no
side looks into another
family's morning.

Vayu

AIR CROSSES

Cross-ventilation through
every living space.



PRAKASH

LIGHT

Thoughtfully planned spaces that welcome natural brightness into everyday living.

Living rooms designed to feel open and inviting. Balconies that extend your moments into the day.

A design approach that values comfort, openness, and a sense of lightness across homes.

*Light is the first luxury.
And every space is shaped to reflect it.*







VELMALA

ORR EXIT 2

EDULANAGULAPALLI

KOLLUR

OSMAN NAGAR



DESIGN FIRST PLANNING

We shaped the **masterplan** with a deep focus on **orientation, openness, and spatial experience** long before the first wall was drawn.

At **Tribhuja**, planning began with thoughtful design principles that enhanced natural light, ventilation, and everyday comfort.

3.15 mtrs Floor to Floor Height

Enhances volume and spatial openness within every home

78% Corner-Focused Planning

Maximizes exposure on multiple sides for better light and air movement

8 - 25 ft Wide corridors

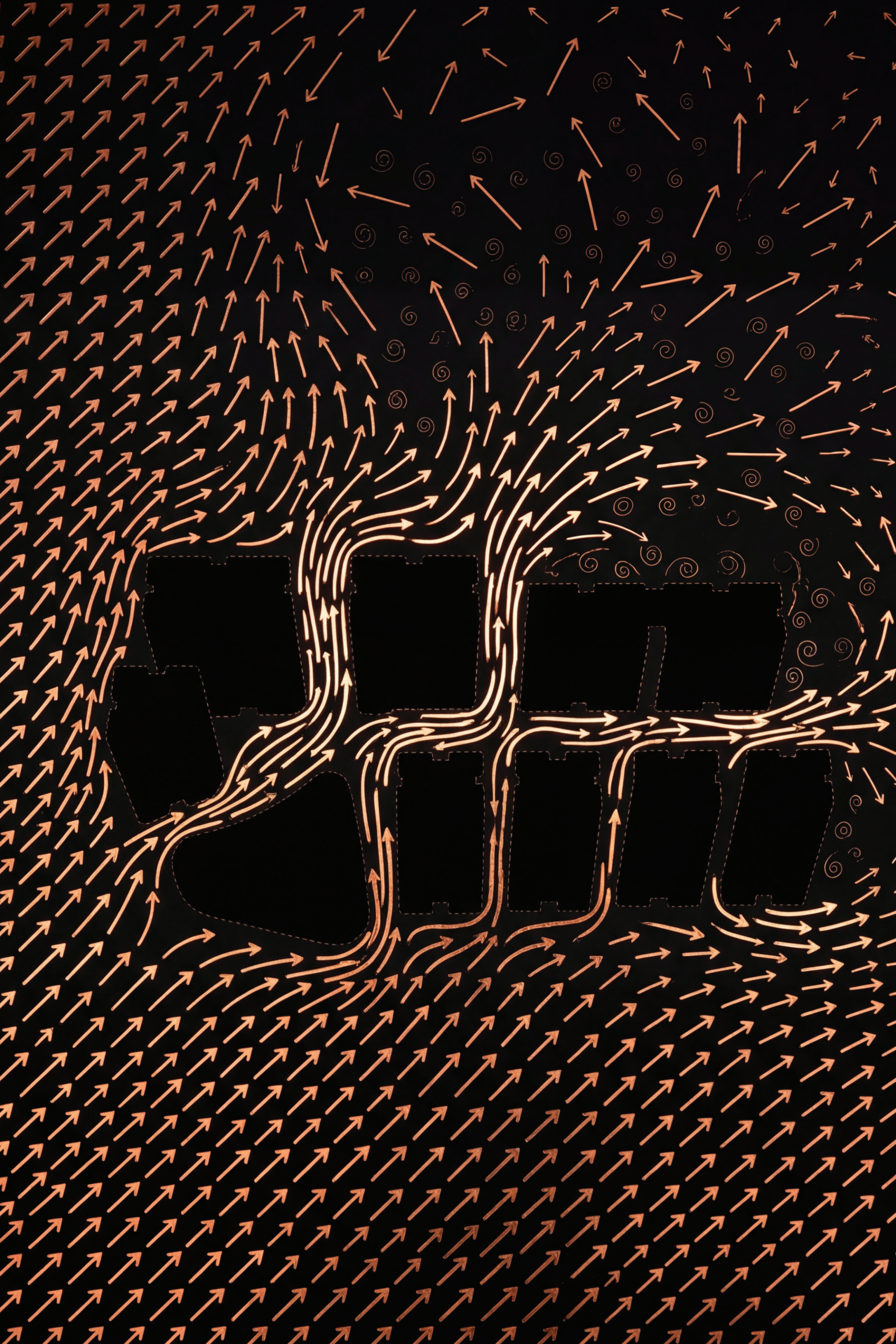
Designed for openness and ease of movement

72% Open space

A layout that promotes breathing room across the development

WAYU

VENTILATION







*Air is not an amenity.
It is an architecture.*

Vayu is the second principle of Tantra. Where Prakash asks when the light arrives, *Vayu asks where the air flows and how.* Designed to enhance natural air movement across residences through thoughtful tower orientation and planning.

SUKOON

PRIVACY

**Designed for Comfort.
Planned for Balance.**

Thoughtfully planned corner homes that bring harmony, openness, and comfort into everyday life.

Open spacing between towers allows light to reach homes more effectively.

With fewer residences per floor, the living environment feels **calmer** and **more personal**.

Warmth in design.
Space that feels your own.

**A community that values ease of living.
A home shaped around everyday comfort.**

Own your **MORNINGS**.
Embrace your **AFTERNOONS**.
Unwind in your **EVENINGS**.

THIS IS SUKOON!





Light. Air. Quiet.

TRIBHUJA







CLUB TRIBHUJA

TRIBHUJA



The Arrival.

Your first step into a
life that's been waiting.



TRIBHUJA



first
sound
inside Tribhuja is

WATER

The city, politely, stays outside.



Club TRIBHUJA



Morning workouts.
Afternoon reading.
Evening gatherings.
Weekend lunches.



Every hour of Club Tribhuja has
somewhere to go.



Club TRIBHUJA

1,00,000 Sqft Kollur's largest clubhouse. Because every hour of the day deserves a space of its own.





CLUB TRIBHUJA



A Lobby

that leaves every door a little open. So the day can wander, and always find its way back.

TRIBHUJA
CLUBHOUSE







The flowers have been placed.
The chairs have been pulled in.

The evening begins when you do.

Banquet Hall



Club Tribhuja

The Theater

Built for the scale of Baahubali.

The soul of Mahanati.

The pulse of Pushpa.





Club Tribhuja

Conversations & Celebrations

Party Lounge





Club Tribhuja



Terrace Pool

Club Tribhuja



Dance Room





Club Tribhuja

Crèche

ARS





Club Tribhuja

Gym



Yoga



Club Tribhuja

Co-working space





Club Tribhuja

Guest Rooms



Salon & Spa



Games Room



Squash Court



Club Tribhuja

Badminton Court



OUR FEARS,
WITH A SMILE



Club Tribhuja

Music Room



Club TRIBHUJA

designed for countless moments of joy,
connection, and celebration.

The Grounds



72%
Open Space

The luxury is in what was left alone.





Where the world disappears

The Pool



Amphitheater & Temple





The Sky Bridge

A private crossing.

Exclusive to Towers A & B.





The Arena





Outdoor Gym

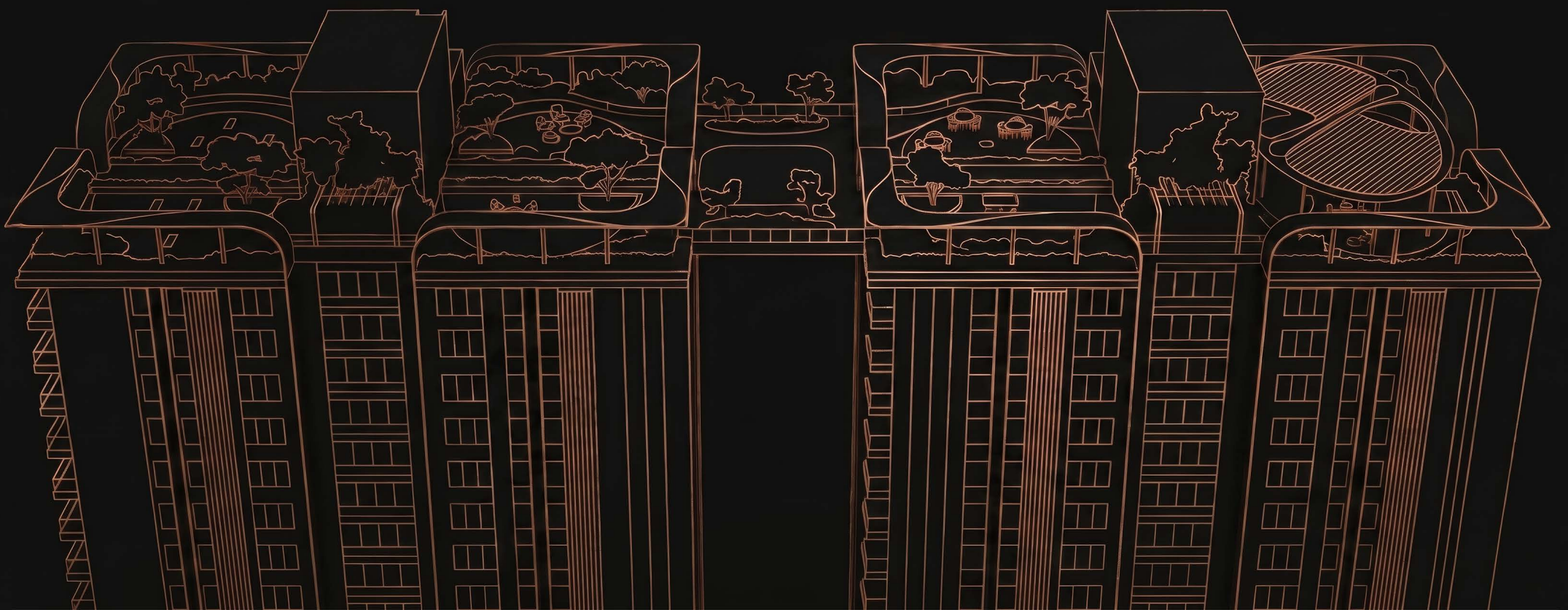


Cycle Track



The Rise

The lift, going up
the paper folded under your arm.
The lift, pausing
a grandchild stepping in.
The lift, going down
the city, already waiting.





Top Of The World

Some views change the way you see everything.

A hundred & twenty meters up.







Terrace Garden





High - Speed Lifts



G

- LOBBY →
- 001 →
- ← 002
- ← 003

A2

floor 37

LESS THAN 1 MINUTE to reach

^ 6

floor G



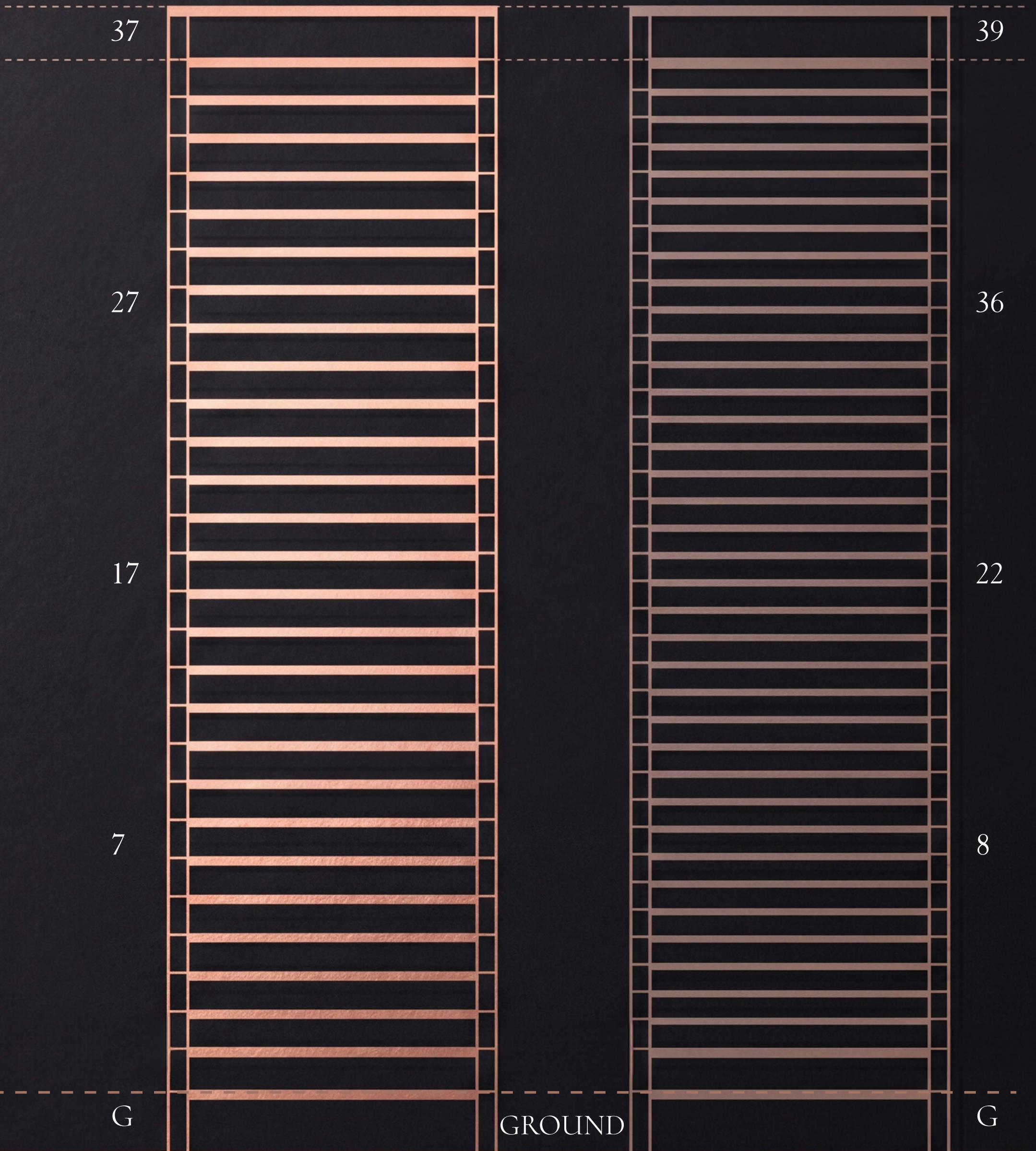
G+37 floors
at one hundred
and twenty meters.

Most buildings at this
height have Forty Floors.

The difference is in the ceiling
above you, and the air between.

TRIBHUJA
38 Floors · 120m

TYPICAL
40 Floors · 120m



3.15 m floor-to-floor height

3 m floor-to-floor height

Two floors were taken out
of each tower.

Before a single home was sold.

Two floors per tower were removed from the plan.

Not by regulation. Not by miscalculation.

By a **deliberate decision** taken at the drawing board, when nobody was watching and nobody had asked.

The height those floors would have occupied was returned.
To every ceiling in every home. To the HVAC systems that
now run with **full clearance** instead of being forced into
compressed cavities. To MEP routing that doesn't fight for
space above your head.

The most expensive part of this project is
the part that was never built.

Those missing floors had buyers. They had revenue.
They had a market value that was quietly, deliberately, absorbed.

You will never see what was sacrificed.

You are standing inside it.

The Home

A home is not a feeling.

It is a door that opens the right way.

A kitchen that knows the hour.

A room that ends the day before you do.

This is the part that matters.





The last room of the day,
and the first of the next one.

The Bedroom



A room that fills
with the first light
of the day. The Living Room







VASTU

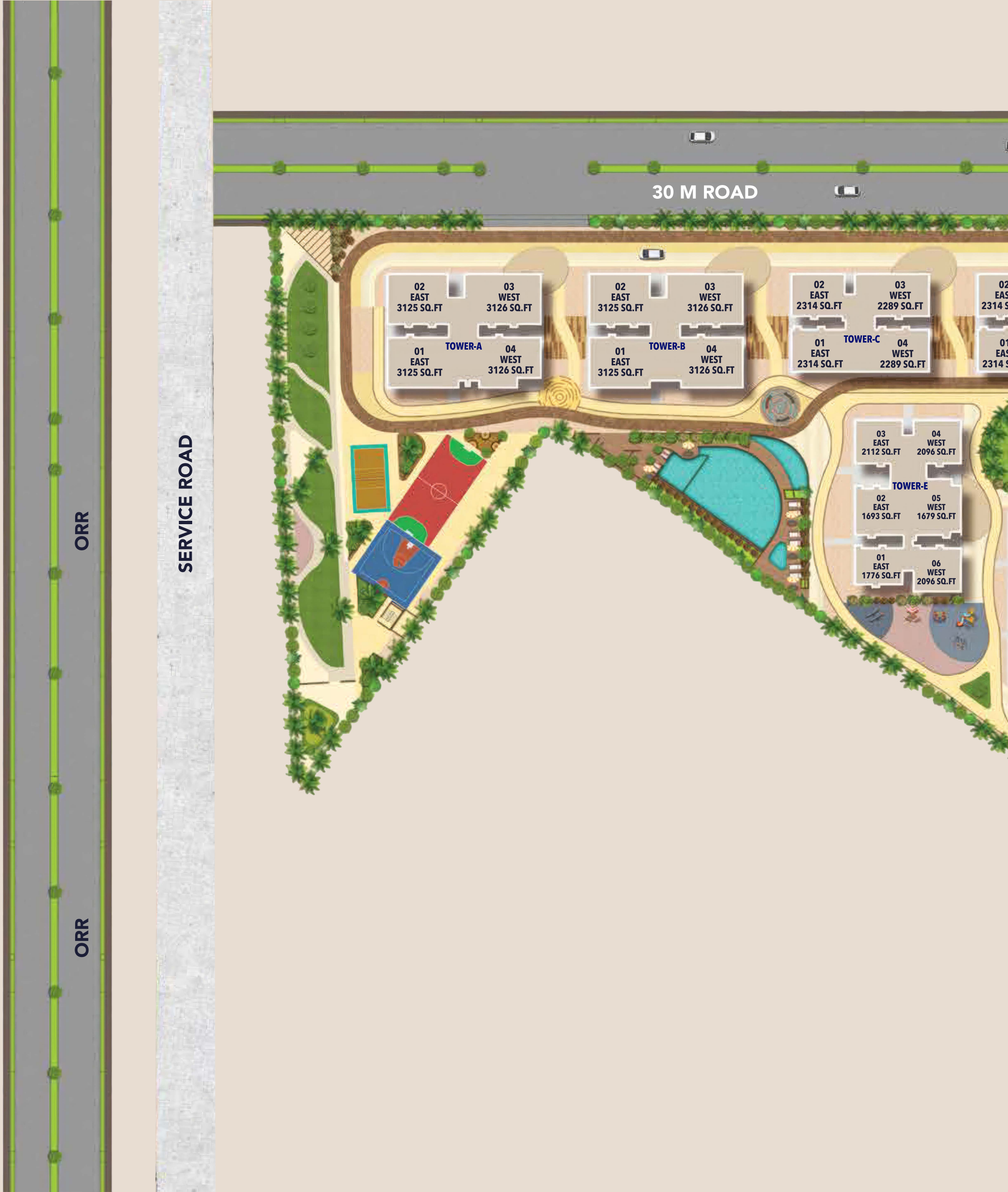
Thoughtful Planning Integrating
Vastu & Feng Shui Principles.

Realign Vastu

Homes aligned with Vastu principles to bring positivity, prosperity, and peace.



The Landscape



ORR

SERVICE ROAD

30 M ROAD

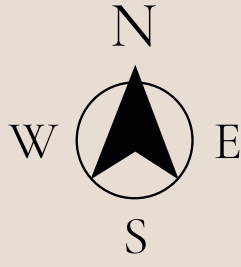
ORR

02 EAST 3125 SQ.FT
03 WEST 3126 SQ.FT
01 EAST 3125 SQ.FT
04 WEST 3126 SQ.FT
TOWER-A

02 EAST 3125 SQ.FT
03 WEST 3126 SQ.FT
01 EAST 3125 SQ.FT
04 WEST 3126 SQ.FT
TOWER-B

02 EAST 2314 SQ.FT
03 WEST 2289 SQ.FT
01 EAST 2314 SQ.FT
04 WEST 2289 SQ.FT
TOWER-C

03 EAST 2112 SQ.FT
04 WEST 2096 SQ.FT
02 EAST 1693 SQ.FT
05 WEST 1679 SQ.FT
01 EAST 1776 SQ.FT
06 WEST 2096 SQ.FT
TOWER-E

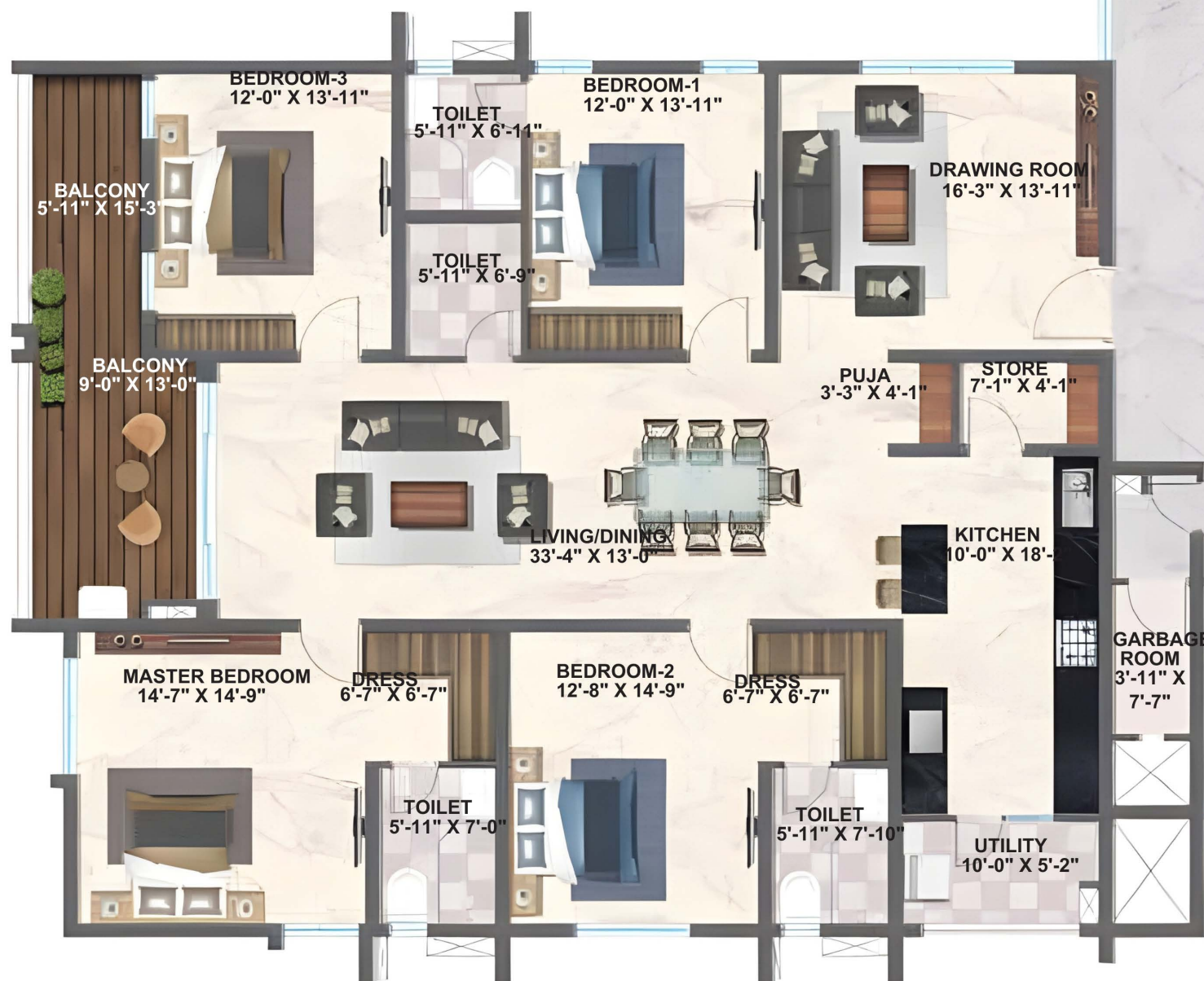


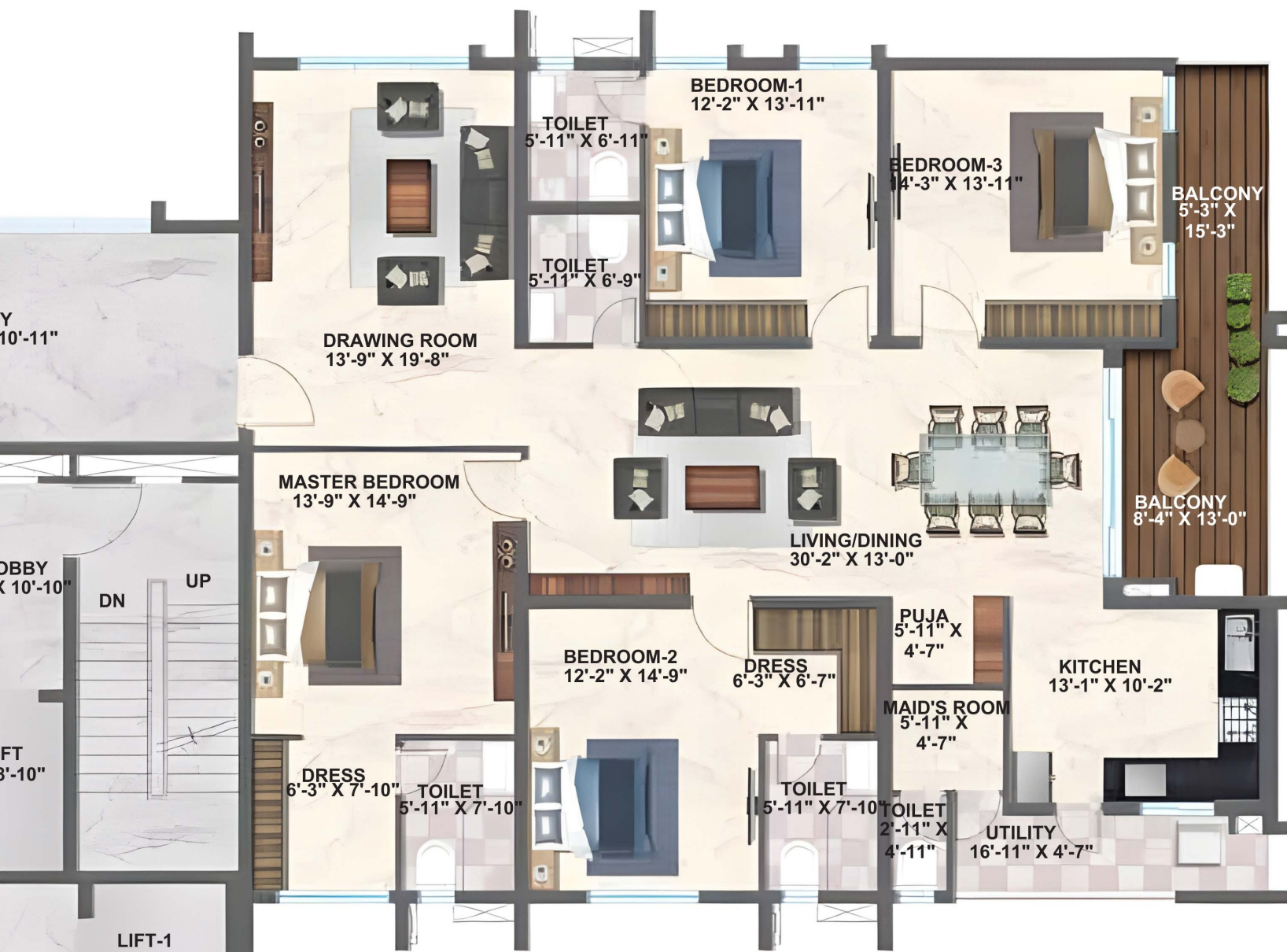
- Grand Entrance Lobby
- Drop off plaza
- Broadway / Jogging tracks
- Cycle track
- Entry feature wall
- Club entry plaza
- Giant chess
- Senior Citizen nook
- Temple
- Temple Garden
- Sporadic market
- Amphitheater
- Kids play area
- Cycle vault
- Cycle / Skating
- Mound
- Trampoline park
- Toddler park
- Smart / Meditation deck
- Party lawn
- Smart pole
- Futsal court
- Half Basketball court
- Pickleball court
- Sandpit
- Stapoo
- Leisure pool / Lap Poc
- Fitness pool
- Wading pool
- Kids pool
- Wet lounge
- Infinity edge
- Dry lounge
- Labyrinth walk
- Dry deck fountain
- Pool amenities
(Changing rooms/
Outdoor showers)

4 BHK, Unit 2
 East Facing
 3125 Sq. Ft.

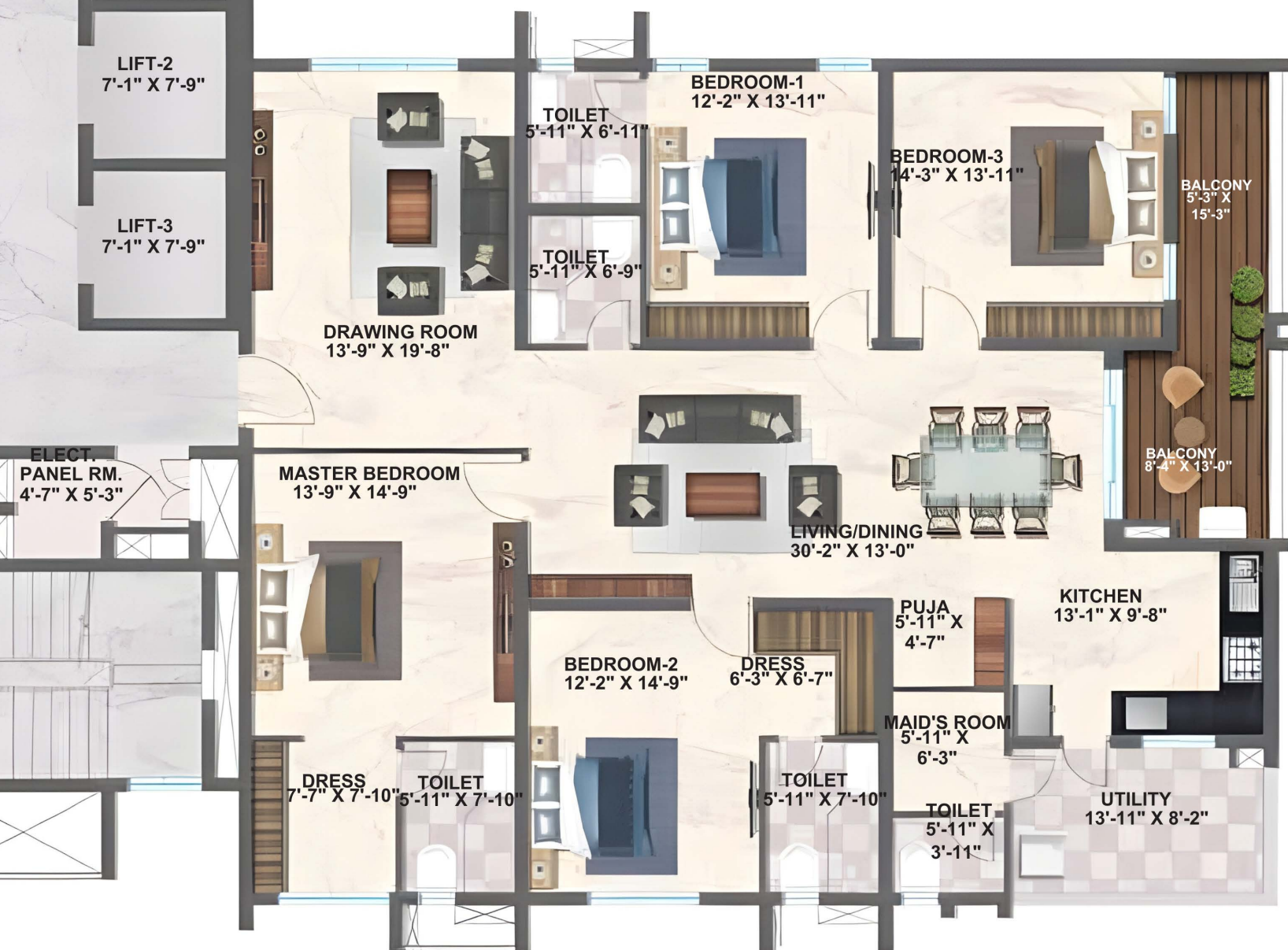


4 BHK, Unit 1
 East Facing
 3125 Sq. Ft.





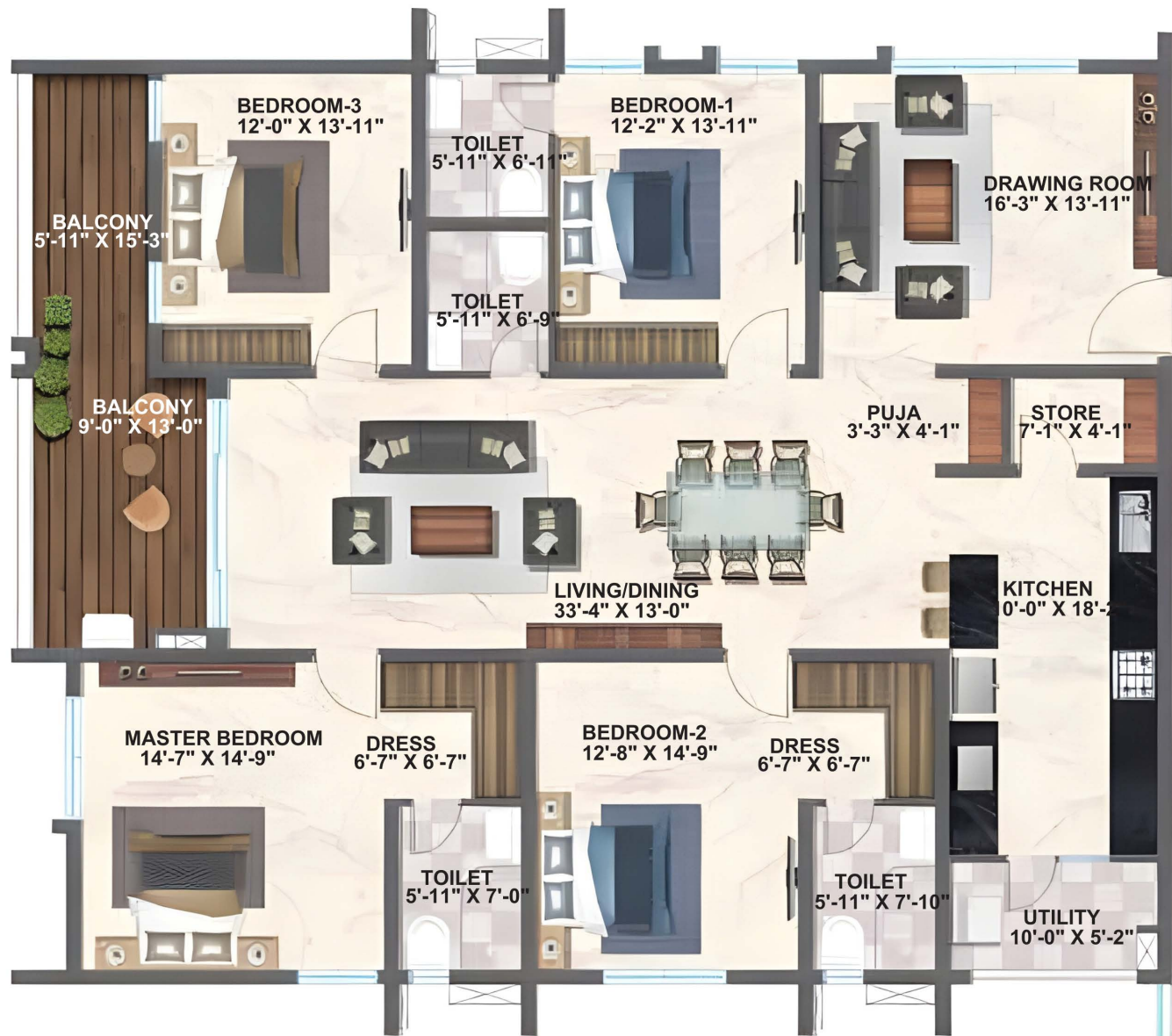
4 BHK, Unit 3
West Facing
3126 Sq. Ft.



4 BHK, Unit 4
West Facing
3126 Sq. Ft.

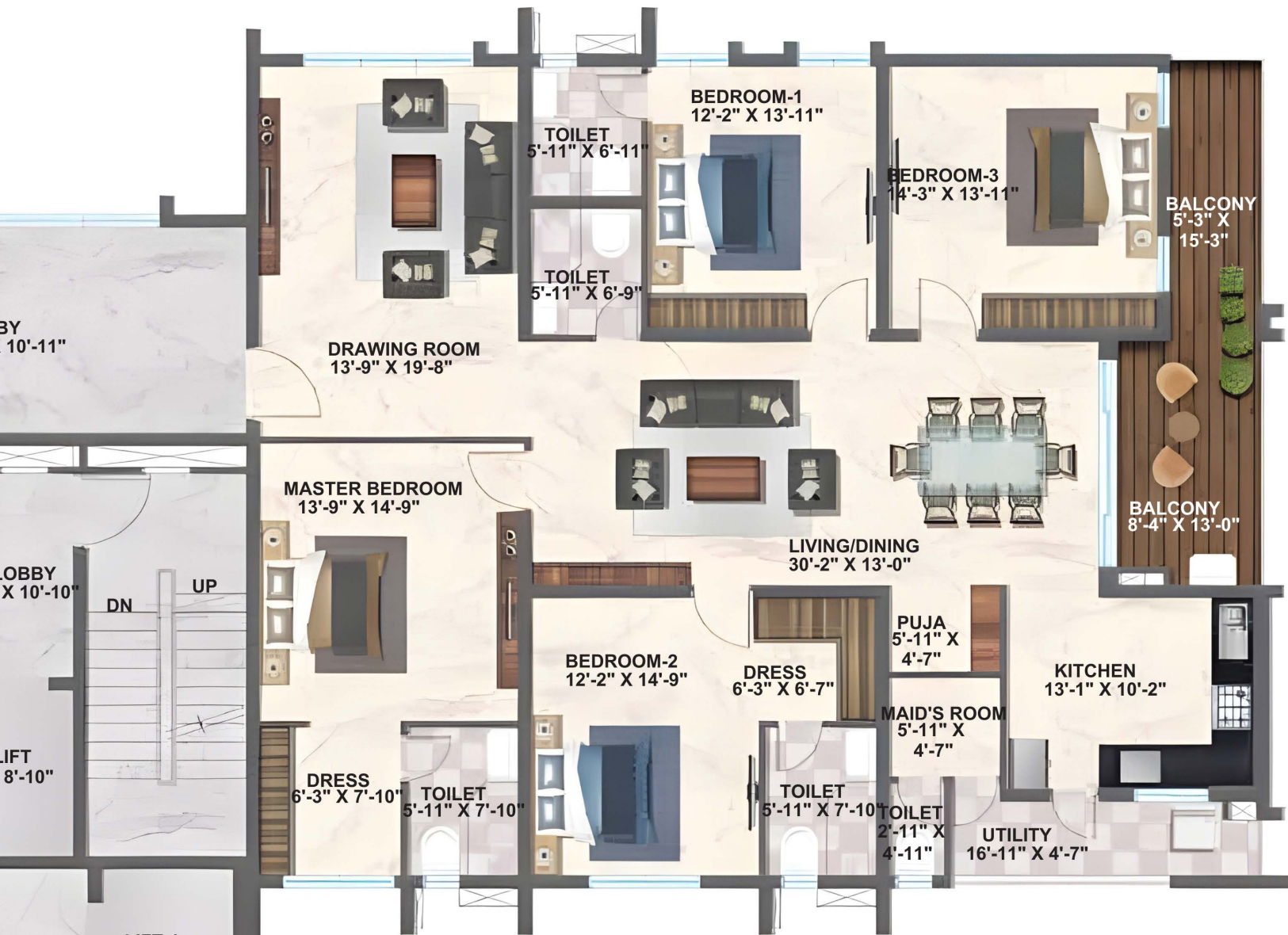


4 BHK, Unit 2
 East Facing
 3125 Sq. Ft.

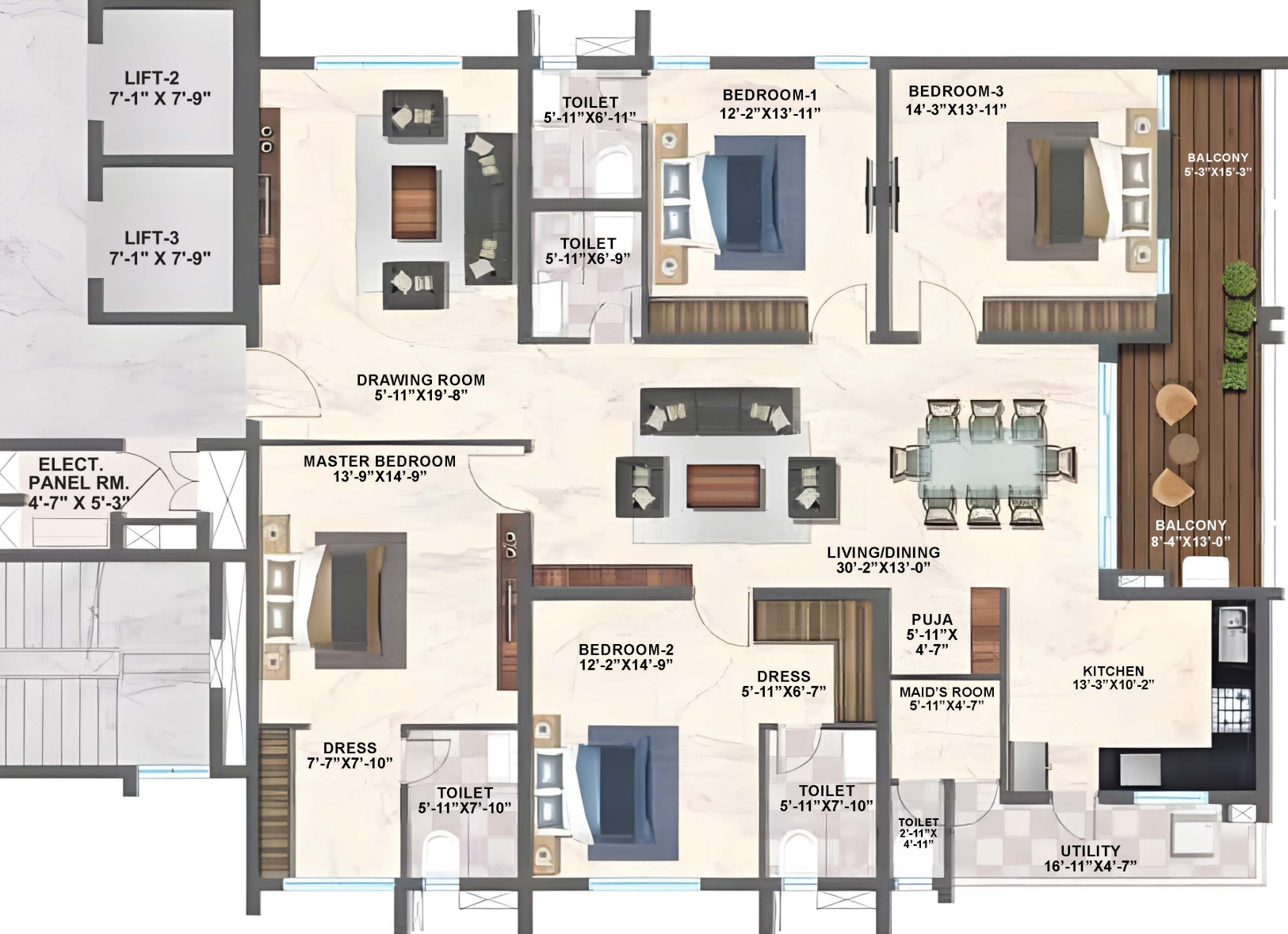


4 BHK, Unit 1
 East Facing
 3125 Sq. Ft.





4 BHK, Unit 3
West Facing
3126 Sq. Ft.



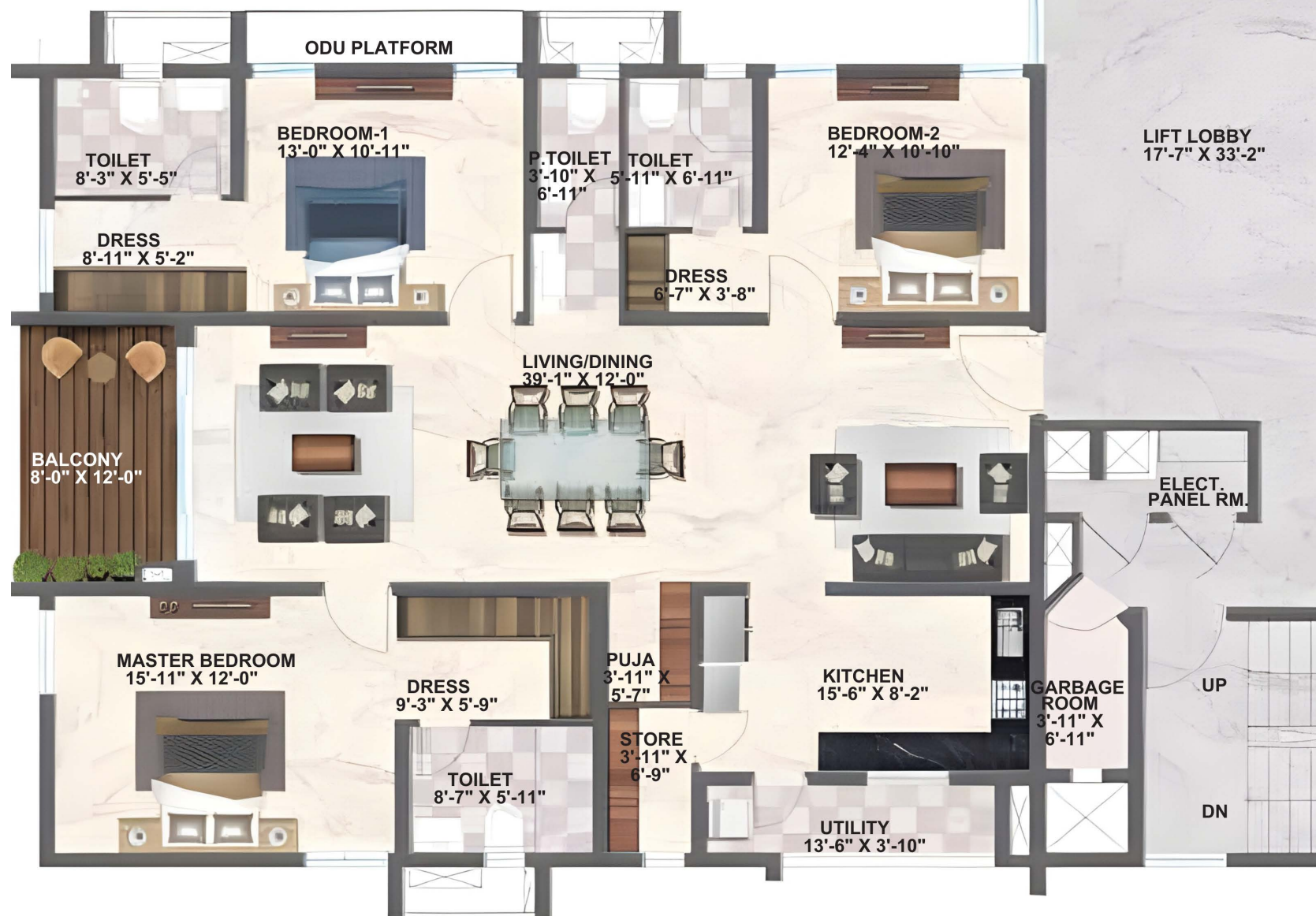
4 BHK, Unit 4
West Facing
3126 Sq. Ft.



3 BHK, Unit 2
 East Facing
 2314 Sq. Ft.



3 BHK, Unit 1
 East Facing
 2314 Sq. Ft.



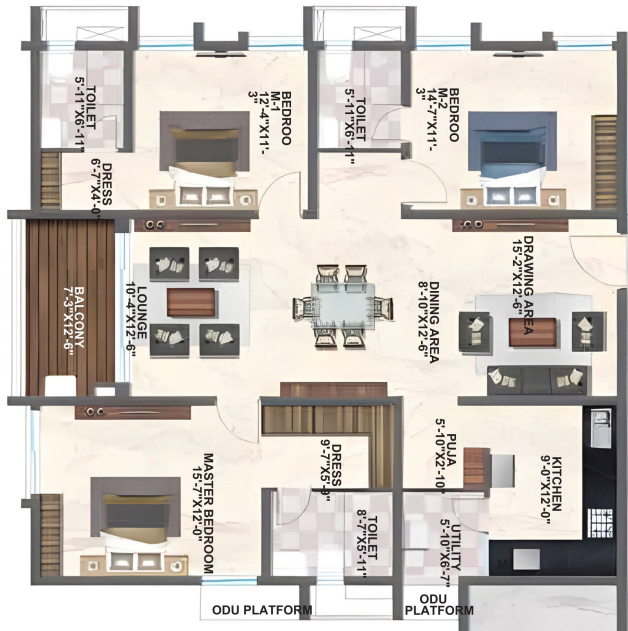


3 BHK, Unit 3
West Facing
2289 Sq. Ft.

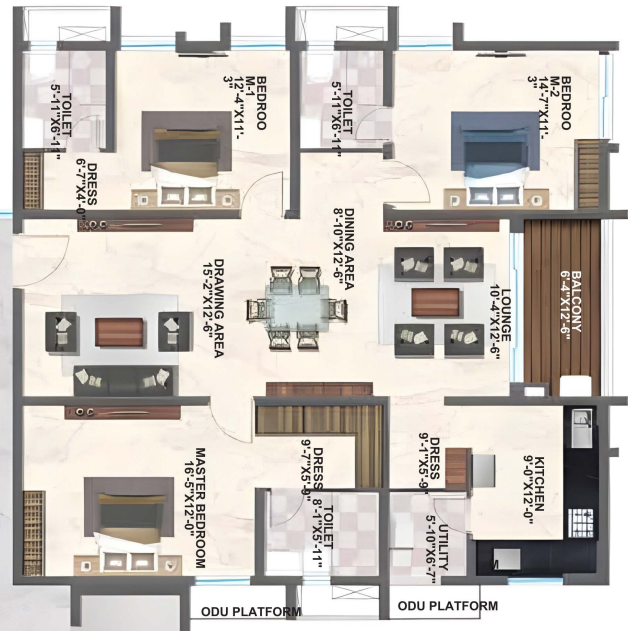
3 BHK, Unit 4
West Facing
2289 Sq. Ft.



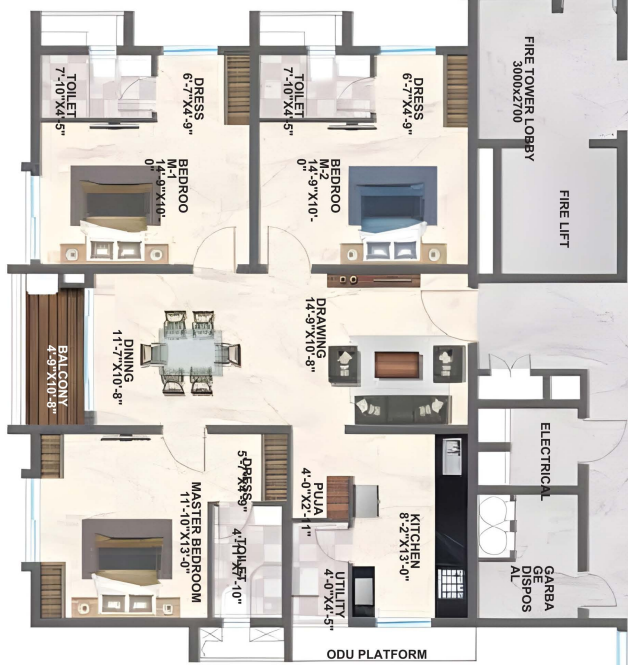
3 BHK, Unit 3
East Facing
2112 Sq. Ft.



3 BHK, Unit 4
West Facing
2096 Sq. Ft.



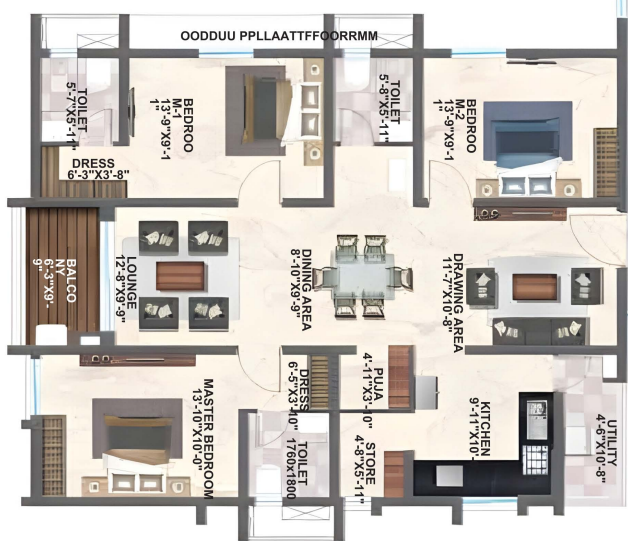
3 BHK, Unit 2
East Facing
1693 Sq. Ft.



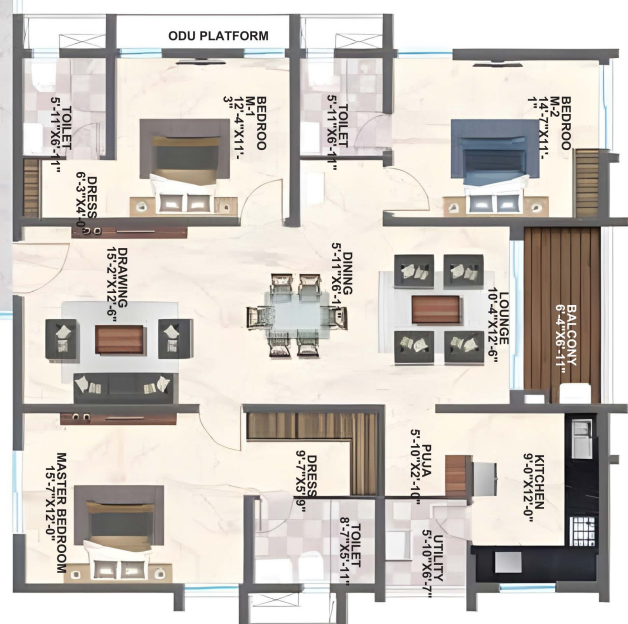
3 BHK, Unit 5
West Facing
1679 Sq. Ft.



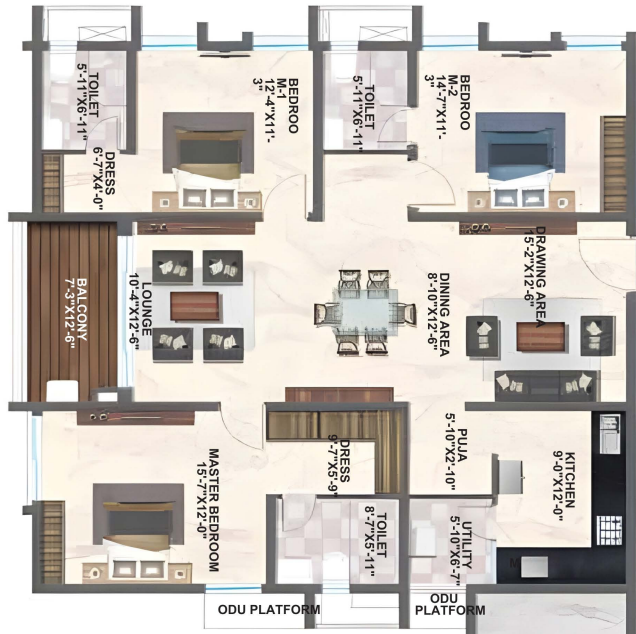
3 BHK, Unit 1
East Facing
1776 Sq. Ft.



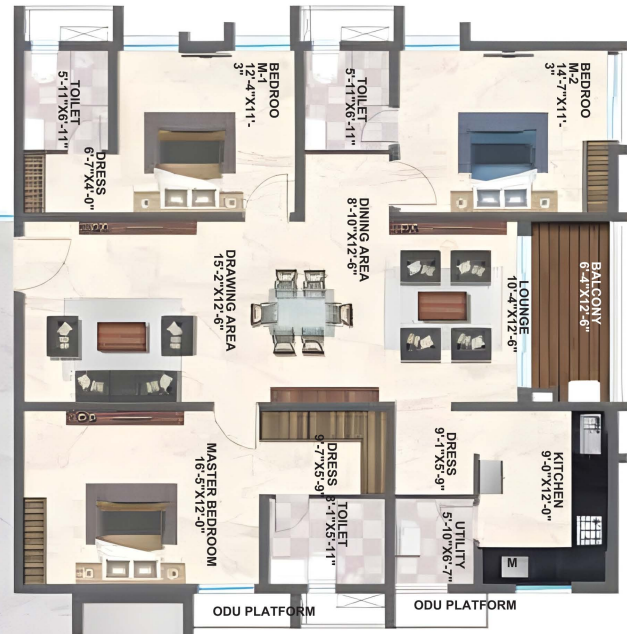
3 BHK, Unit 6
West Facing
2096 Sq. Ft.



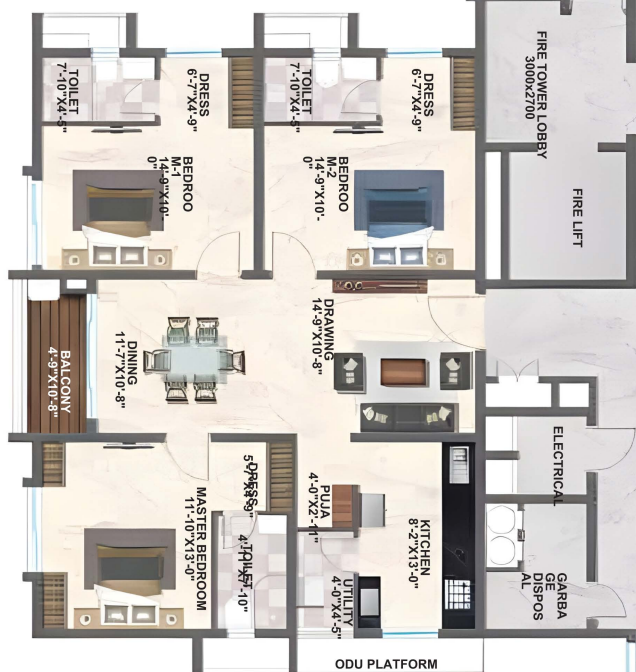
3 BHK, Unit 3
East Facing
2112 Sq. Ft.



3 BHK, Unit 4
West Facing
2096 Sq. Ft.



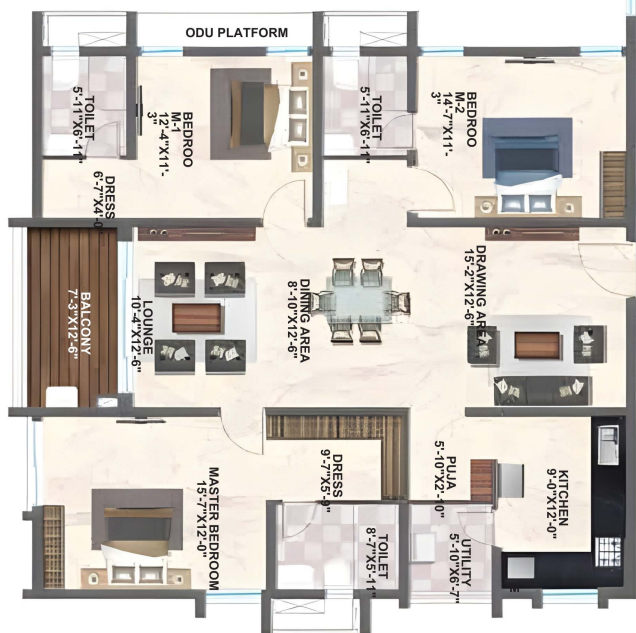
3 BHK, Unit 2
East Facing
1693 Sq. Ft.



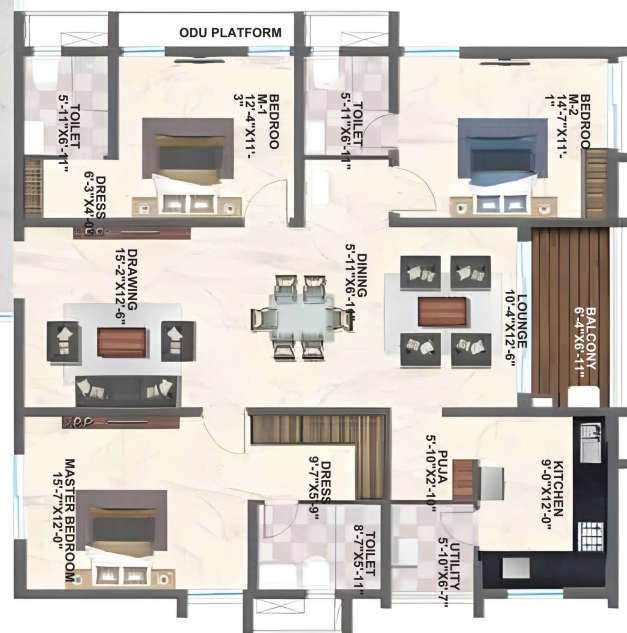
3 BHK, Unit 5
West Facing
1679 Sq. Ft.



3 BHK, Unit 1
East Facing
2112 Sq. Ft.



3 BHK, Unit 6
West Facing
2096 Sq. Ft.



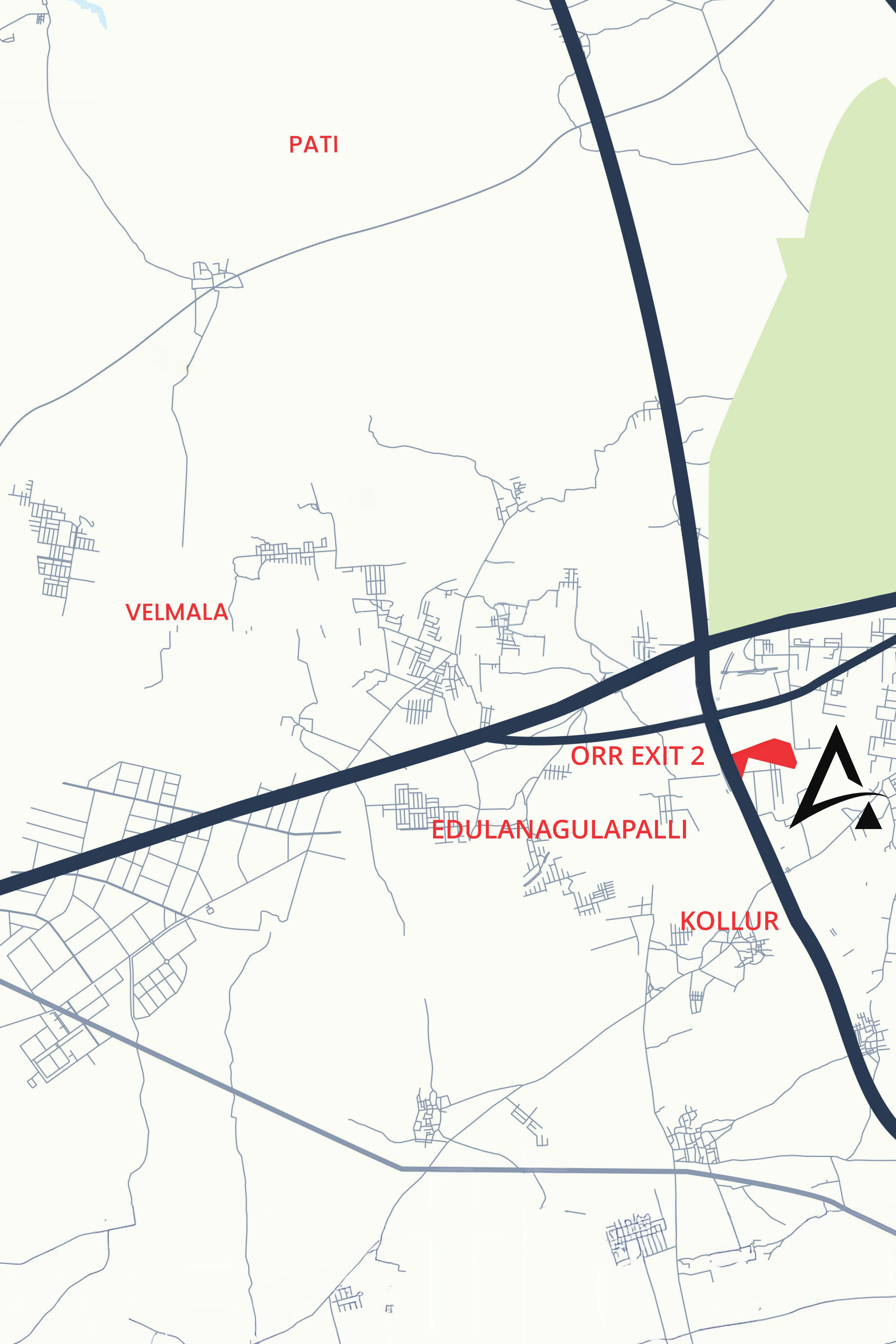
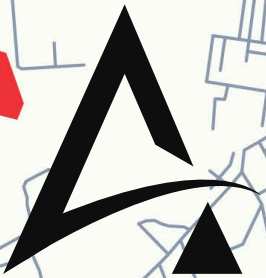
PATI

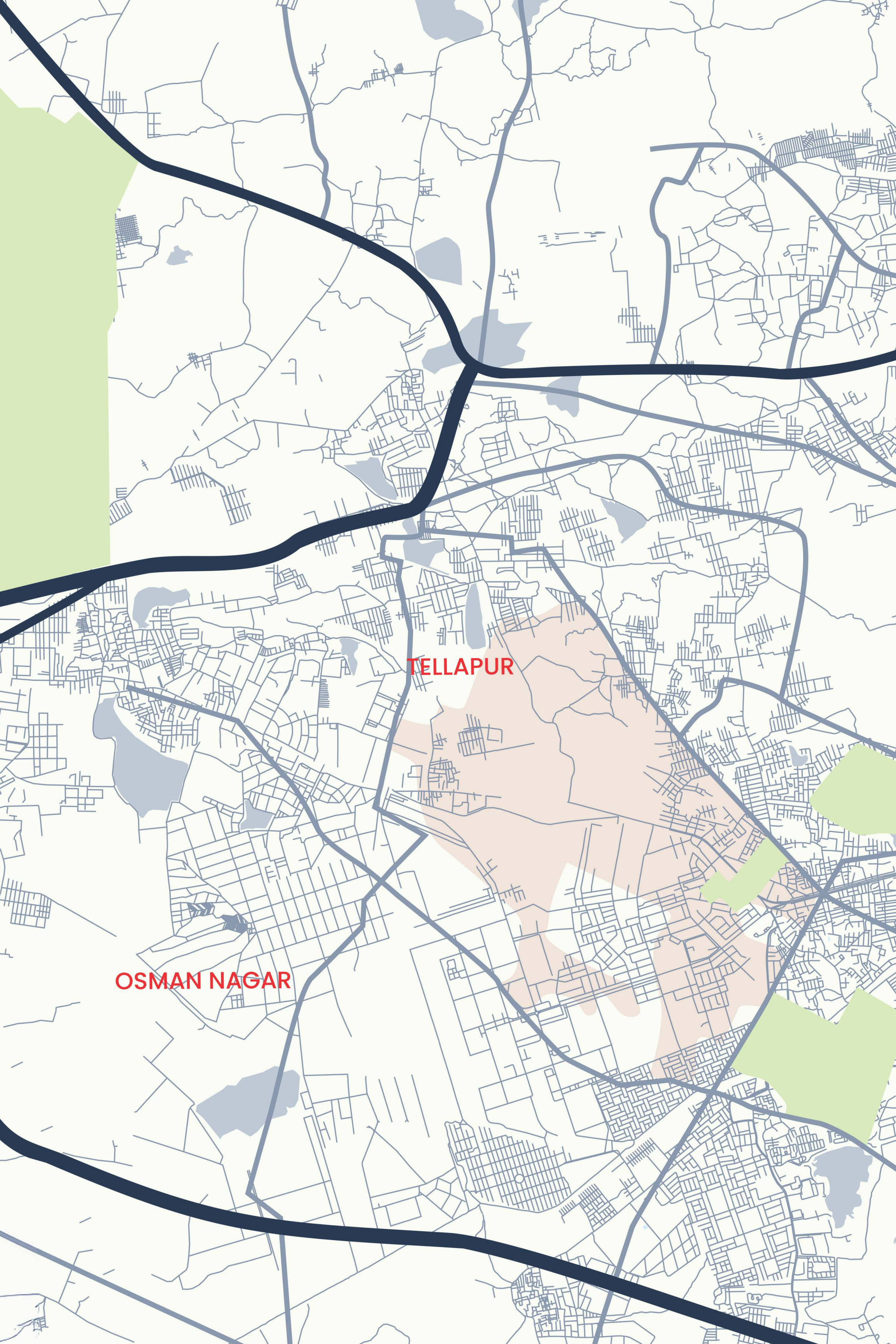
VELMALA

ORR EXIT 2

EDULANAGULAPALLI

KOLLUR





TELLAPUR

OSMAN NAGAR

Specifications	
Super Structure	
RCC Framed Structure	R.C.C shearwall framed structure to withstand Wind & Seismic loads AAC / Cellular Concrete blocks , where ever required.
Doors, Windows & Railings	
Main door	Manufactured Teak wood / Hardwood frame and veneer shutter finished with good quality polish with hardware of reputed make.
Internal doors	Manufactured Hardwood Door Frame and Laminate shutter with Hardware of reputed make.
Utility doors	Hardwood frame with laminated flush shutter with reputed hardware.
Windows	UPVC Windows with sliding shutters and provision for mosquito mesh (No mosquito mesh for openable windows).
Grills for windows	Aesthetically designed M.S. window grills with enamel paint finish (Shall be provided at extra cost).
Balcony Doors	UPVC glazed French sliding doors with mosquito mesh provision.
Balcony Railings	MS Railing in enamel paint finish.
Flooring	
Drawing, Living, Dining, Pooja	800x800 mm size Double Charged Vitrified tiles of reputed make.
All Bedrooms & Kitchen	
Bathrooms	Anti-Skid Vitrified / Ceramic Tiles of reputed make.
All Balconies	

PROJECT NAME - Zuari Gangothri Tribhuja

Utility	Anti-Skid Vitrified / Ceramic Tiles of reputed make.
Corridors	Double Charged Vitrified tiles of reputed make.
Staircase	Natural stone / Granite.
Tile Cladding	
Bathrooms	Glazed Ceramic Tiles up to 8'-0" of reputed make.
Utility	Glazed Ceramic Tiles up to 3'-0" height of reputed make.
Painting	
External	Textured / Paint Finish and two coats of Exterior Emulsion paint of reputed make.
Internal	Smooth putty finish with 2 coats of acrylic emulsion paint of reputed make over a coat of primer.
Kitchen	
Counter	Granite Platform with Stainless Steel Sink (at extra cost).
Water provision	Provision for Water purifier.
Other Accessories	Provision for fixing of exhaust fan or chimney.
Utility	
Utility	Provision for dishwasher and washing machine.
CP & Sanitary Fittings	
Bathrooms	Vanity type wash basin with single lever basin mixer.
	EWC with flush valve of reputed brand.
	Single lever bath and shower mixer.
	Provision of geysers in all bathrooms.
	Grid ceiling in all bathrooms.
	All faucets are chrome plated of reputed brands.

Electrical Fixtures	
Internal Electrical Fixtures	Sleeves provision for Copper Piping for AC units in all flats.
	Power outlets for air conditioners in all bedrooms and living room.
	3-phase supply for each unit with individual meter boards.
	Miniature Circuit Breakers (MCB) for each distribution board.
	FRLS Concealed Copper Wiring of reputed make.
	Modular Switches of reputed make.
	Power Outlets for Geysers in all bathrooms (Except powder room).
Kitchen	Power plug for cooking range, chimney, refrigerator, microwave, mixers.
Utility Area	Power plug for washing machine and dishwash area in utility.
Balcony	Powerpoint with switch control.
Telecom, Cable TV & Internet	
Telephone Points	Intercom point in drawing room.
Intercom Facility	Intercom facility in drawing room connecting security.
Cable TV	Provision for cable connection in Drawing / Living rooms.
Internet	One Internet connection provision in Living/Drawing room.
Elevators / Lifts	
Passenger Lifts	V3F drive high speed lift with Auto Rescue Device of reputed make. Lift lobby cladding with Vitrified tiles / Granite.
Fire / Service Lifts	High-speed Automatic passenger cum Service lift per block with rescue device V3F for energy efficiency of reputed make.
WTP & STP	
WTP & STP	Sewage treatment plant of adequate capacity; treated water used for landscaping & flushing.
	Water meters for each unit for potable water.

Car Parking & EV Charging	
Car Parking	Car parking shall be in 4 Basements.
	Well-designed parking with signage and safety equipment for traffic flow.
	Charging points for electric vehicles (at extra cost).
Fire & Safety	
Fire & Safety	Fire alarm, sprinklers and wet risers as per the regulations.
Water Proofing	
Water Proofing	Water Proofing for all bathrooms, balconies, utility area & roof terrace.
Physically Challenged	
Physically Challenged	Access ramps at all block entrances.
Power Back Up	
Power Back Up	100% DG backup with Acoustic Enclosure & AMF.
Security / BMS	
Security / BMS	Surveillance cameras at main security, tower entrance & lift cabin.
Centralized Billing	
Centralized Billing	Prepaid billing for all utilities.
LPG Gas	
LPG Gas	LPG / PNG with piped gas system.

The Consultants

LAVA · Laboratory for Visionary Architecture
Concept Architect

SEP · Space Environment Planning
Principal Architect

Strudcom Consultants Pvt Ltd
Structural

LEAD Eco Friendly Solutions
MEP

David Adamson
PMC

JLL
Cost Consultants

SK-A
Landscape

Parkway
Parking

L'Avenir
Lift / Elevators

EE Engineering Construction Services
Geotechnical

Sahvia
Facade

THE TEAM TRIBHUJA

Zuari Infraworld

The lineage in the team.

A discipline shaped over decades of work that built modern India - now turned, with the same conviction, toward homes that must outlast their makers.

Gangothri Infraedge

The roots in the team.

Three decades of building across Hyderabad, guided by an instinct that the land itself teaches what the architecture should become.

The Consultants

Excellence is never accidental.

It is crafted through collaboration with the best. Our team of expert consultants works in unison to transform bold visions into enduring realities.

TRIBHUJA

Approved by



060766/ZOA/R1/U6/HMDA/29042023



TG RERA : P01100010650 | P01100010651 | P01100010652

Site Address : Sy No. 149, 155 & 156 Kollur, ORR Exit 2,
R C Puram (M), Sangareddy, Telangana, 502032.

Corporate Office : Gangothri Infraedge Pvt. Ltd. (Formerly
Gangothri Developers), Plot No. 222, Road No. 17,
Opp. Jubilee Hills International Club Exit, Hyderabad,
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SCAN FOR LOCATION



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