

WHERE DREAMS FIND THEIR ADDRESS

THE GREENS

AT KADTHAL, HYDERABAD



THE GREENS AT KADTHAL

POSITIONED FOR TOMORROW'S DEMAND

The Greens lies in immediate proximity to the upcoming **Bharat Future City** — a 30,000-acre, master-planned development envisioned to accommodate 25 to 30 lakh residents.

A development of this scale is not just urban expansion — it is the creation of an entirely new economic zone. With planned hubs across technology, healthcare, education, and advanced industries, it will draw a substantial workforce, businesses, and long-term population inflow into this corridor.

This directly translates into **sustained housing demand**, particularly for well-planned, accessible, and lifestyle-oriented developments in the vicinity.

In this context, The Greens stands out as a strategically positioned asset — offering both immediate livability and strong long-term appreciation potential as the region evolves.

Early positioning in growth corridors of this magnitude has historically defined the most successful investments. The Greens places you right at that inflection point.



KADTHAL

A Region Redefined by Bharat Future City & FCDA

With the Bharat Future City belt earmarked to evolve into Telangana's next major urban cluster, the entire stretch is receiving unprecedented attention. The formation of the Future City Development Authority (FCDA) has elevated Kadthal into a structured, regulated, high-priority development zone — similar to how dedicated authorities shaped the rise of Gurgaon, Noida, and Navi Mumbai. The newly announced ORR Future City RRR radial infrastructure, along with metro connectivity extensions, makes Kadthal one of the most connected and future-proof destinations for early investors.



EPIC DEVELOPERS

Why FCDA Jurisdiction Makes Kadthal & The Greens a High-Conviction Opportunity

Kadthal now falls under the Future City Development Authority (FCDA), the same governing body responsible for shaping the 30,000+ acre Bharat Future City nearby.

For investors, this isn't just a boundary change. It is a structural upgrade in land governance and long-term value assurance.

Here's why that matters:

1 FCDA brings planned, regulated, government-led development instead of unstructured growth. Land now evolves under a special authority tasked with:

- zoning • infrastructure planning • growth regulation • investor safeguards

In every major city expansion in India, areas under dedicated development authorities experience faster, more organized value appreciation.

2. Infrastructure in FCDA zones arrives earlier and raises valuations
FCDA zones receive:

- priority road development • utility upgradation • metro/transport integration
- environmental & layout compliance

When large infrastructure rolls out, prices don't rise gradually — they re-rate sharply. Investors who position early capture the entire step-up.

3. With Bharat Future City driving large-scale development Kadthal naturally becomes a major absorption zone for:

- Residential demand • allied commercial activity • premium plotted development interest
- institutional expansion

The more Bharat Future City advances, the more the surrounding FCDA belt gets revalued.

4. FCDA ensures land-use stability — a critical investor advantage
Investors gain:

- Regulatory clarity • long-term protection • assurance against fragmented, unplanned layouts

This stability itself becomes a pricing catalyst.

5. The best time to invest in an FCDA zone is before execution accelerates
Once:

- parcel allocations begin • expressways progress • metro approvals move forward
- early construction in Future City starts...

the market quickly realigns - and once prices realign, today's opportunities won't come at today's rates. Early investors benefit the most because they enter before the surge.

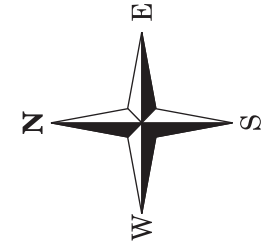
★ The Bottom Line for Our Clients

With Kadthal and The Greens now under FCDA, the area shifts from peripheral speculation to officially governed growth path. As Future City advances, Kadthal becomes a direct beneficiary — not an outsider. Serious investors understand this:

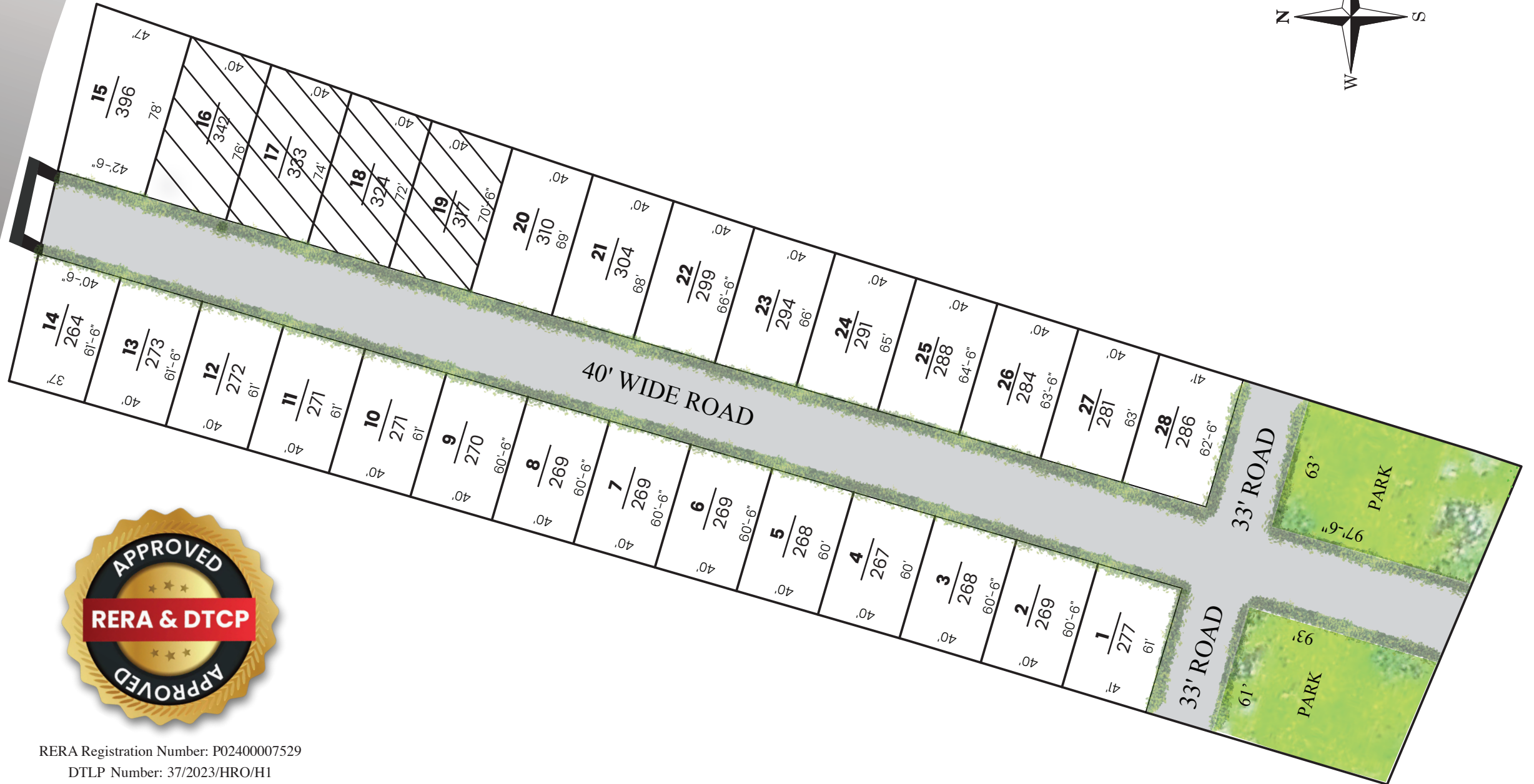
Corridor continuity + early entry into a development authority zone = long-term outperformance. This is exactly the phase where smart capital positions itself quietly.

THE GREENS

LAYOUT PLAN



EXISTING ROAD



RERA Registration Number: P02400007529
DTLP Number: 37/2023/HRO/H1

THE GREENS

AREA STATEMENT

Plot No.	Facing	Plot Size (Sq. yds)	Dimensions
1	East	277	41' x 61' x 41' x 60'6"
2	East	269	40' x 60'6" x 40' x 60'6"
3	East	268	40' x 60'6" x 40' x 60'
4	East	267	40' x 60' x 40' x 60'
5	East	268	40' x 60' x 40' x 60'6"
6	East	269	40' x 60'6" x 40' x 60'6"
7	East	269	40' x 60'6" x 40' x 60'6"
8	East	269	40' x 60'6" x 40' x 60'6"
9	East	270	40' x 60'6" x 40' x 61'
10	East	271	40' x 61' x 40' x 61'
11	East	271	40' x 61' x 40' x 61'
12	East	272	40' x 61' x 40' x 61'6"
13	East	273	40' x 61'6" x 40' x 61'6"
14	East	264	40'6" x 61'6" x 37'
15	West	396	42'6" x 78' x 47'
16	West	342	40' x 78' x 40' x 76'
17	West	333	40' x 76' x 40' x 74'
18	West	324	40' x 74' x 40' x 72'
19	West	317	40' x 72' x 40' x 70'6"
20	West	310	40' x 70'6" x 40' x 69'
21	West	304	40' x 69' x 40' x 68'
22	West	299	40' x 68' x 40' x 66'6"
23	West	294	40' x 66'6" x 40' x 66'
24	West	291	40' x 66' x 40' x 65'
25	West	288	40' x 65' x 40' x 64'6"
26	West	284	40' x 64'6" x 40' x 63'6"
27	West	281	40' x 63'6" x 40' x 63'
28	West	286	41' x 63" x 41' x 62'6"

AMENITIES AT THE GREENS



Designer Street lights with LEDs



Aesthetically designed entrance



Underground water tank with individual supply connections to each villa



Rain water harvesting chambers for rain water percolation



Underground electrical connections with armoured cables to each villa



Black topped roads with kerb stones on either side of the road



Landscaped park with avenue plantation, childrens play area



Underground drainage connections with eco-drain pipes



Signages for plot numbers

THE EMERGING GROWTH CORRIDOR

The ORR —> Future City —> RRR corridor is now moving into a defining phase, with major infrastructure, institutions and private investments beginning to take shape. As this corridor evolves, activity naturally concentrates along its most strategic points and Kadthal sits quietly and confidently within this line of growth. The Greens is positioned right where the city's future is expanding, offering a calm, planned community in the very direction Hyderabad is advancing toward. Below are some of the landmark projects powering this transformation and reinforcing why this corridor is emerging as one of the city's most influential development zones.

Private MoU projects (explicitly tied to Bharat Future City)

1. UPC Volt — 100 MW AI-ready data centre

- 100 MW hyperscale AI-ready Data Center + matching 100 MW round-the-clock renewable power; MoU signed (WEF/Davos).
- *Primary source: Times of India.*

2. Vantara (Reliance) — Wildlife conservatory & night-safari (~200 acres)

- Eco-tourism / zoological park + night-safari; MoU signed (Telangana Rising Summit).
- *Primary source: New Indian Express.*

3. Salman Khan Ventures — Integrated township & film-studio ecosystem

- Film studios + township + hospitality; MoU announced/signed (Summit).
- *Primary source: NDTV.*

4. Global Convention & Expo Centre + three-hotel cluster

- Convention/expo centre + hotels; MoU/announcement at Telangana Rising Summit.
- *Primary source: Summit coverage (Silpa).*

5. Dreamvalley Golf & Resorts — Premium golf & resort precinct

- Golf resort development; MoU/announced.
- *Primary source: Summit investment list (Silpa / NewsMeter).*

6. Sarus Infrastructure — International Cultural Centre

- Large cultural complex; MoU announced.
- *Primary source: Summit coverage.*

7. Ridhira Group — Novotel-branded hotel (Yacharam/Future City area)

- Branded hospitality project; MoU announced.
- *Primary source: Summit coverage.*

State-level / large MoUs announced at World Economic Forum / Telangana Rising (reported as linked to Future City ecosystem)

8. L'Oréal — AI-driven beauty-tech innovation hub (reported ₹3,500 cr)

- Announced at WEF; linked to Telangana's AI hub agenda and likely aligned to Future City AI precinct (state-level MoU).
- *Primary source: Times of India / coverage.*

9. Rashmi Group — Steel / heavy industry MoU (reported ₹12,500 cr)

- Large manufacturing MoU announced at Davos; reported under Telangana's investment roll-up (may form part of Future City industrial ecosystem).
- *Primary source: Economic Times.*

10. Multiple AI / skilling / co-innovation MoUs (Pearson, DMCC, AI CoLab partners, etc.)

- State-level AI/skill partnerships tied to the Aikam / AI precinct vision that feeds into Future City.
- *Primary source: Telangana Rising / Times of India summary.*

Infrastructure & connectivity (explicitly for Bharat Future City)

11. Hyderabad Metro — Phase II (Part B) corridor: Rajiv Gandhi Int'l Airport (RGIA) —> Bharat Future City (Skills University)

- DPR/Phase II-B includes a corridor connecting RGIA to Bharat Future City (~39.6 km reported). DPRs for Phase II-B finalised and submitted (HMRL). DPR / proposal stage (corridor included in Phase II plan).
- *Primary sources: Indian Express / HMRL / FutureCity site.*

12. Green Corridor Metro vision (Shamshabad Airport —> Raviryal —> Future City)

- State promotional material describes a “Green Corridor” metro rail link to deliver ~40-minute airport Future City connectivity (vision/DPR level).
- *Primary source: HMRL / project blogs.*

13. Hyderabad Metro Phase II — broader package (162 km proposals; multiple corridors including airport & Future City links)

- HMRL / industry coverage reports ~160+ km Phase II expansion, which includes airport links and the Future City corridor(s). Proposal / DPR / approval seeking stage.
- *Primary source: ConstructionWorld / NativePlanet.*

14. Greenfield radial road / expressway (41.5 km) — ORR (Raviryal) RRR (Amangal)

- 41.5-km greenfield radial expressway to directly connect the Future City area to ORR/RRR. Contracts awarded (Rithwik Projects & L&T for split packages).
- *Primary source: Deccan Chronicle / Times of India.*

Civic / sports / education / cultural / special projects (explicitly tied to Future City)

15. Future City Development Authority (FCDA) formation

- Government announced formation of an FCDA to plan/regulate Bharat Future City (institutional step).
- *Primary source: Deccan Chronicle.*

16. India's North-East Connect Centre (government initiative to be hosted in Future City)

- Cultural/pavilion complex to host north-east connect functions and state pavilions; state announcement.
- *Primary source: Times of India.*

17. Sports City / stadiums & training precincts (proposed anchors)

- Sports precincts and stadiums were included in masterplan summaries and Summit investment lists; planning / MoU level.
- *Primary source: Telangana Rising / summit coverage.*

18. Skill University & Education / Research precinct (Skill University listed as Future City anchor)

- Skill University / higher education precinct shown in masterplan and DPR references; also referenced as the “Skill University” stop on the Airport —> Future City metro corridor.
- *Primary source: HMDA / Future City planning docs.*

19. UAE — government expressed willingness to collaborate on Bharat Future City (WEF 2026)

- High-level government-to-government collaboration / joint task-force exploration announced at WEF.
- *Primary source: NDTV / Tribune coverage.*

THE GREENS

AT KADTHAL, HYDERABAD

TOMORROW'S PRIME LOCATION - AVAILABLE AT TODAY'S PRICE.

Right now, a 30,000-acre, government-backed ecosystem — Bharat Future City — is taking shape as one of India's largest urban expansions. Over the next few years, this region is expected to attract 25–30 lakh people — professionals, families, institutions, and businesses.

That's not just growth. That's explosive growth!

And history shows us a very clear pattern. When areas like Madhapur, Gachibowli or Kokapet developed...

- The people who bought after they became prime areas paid high prices
- But the people who bought before development reached there made the biggest gains

Because by the time a place becomes famous, prices are already high.

The real profits come from buying just outside it - before it becomes the next prime location.

- That's exactly where The Greens, a premium open plot layout at Kadthal, is positioned right now - Close enough to benefit from massive future demand - close enough to becoming the next prime location.

What This Means for You

- **Today:** You're buying at the early land price stage.
- **Tomorrow:** Demand shifts here for plots, villas, and housing
- **Next:** It becomes a fully developed residential zone

⚡ The Bottom Line

**The question isn't whether this area will grow. That's already happening.
The only question is: Do you want to enter before the prices catch up or after?**

**If Your Answer Is “Before”
Call Us On 9143 747 747**

A GOLDEN SITE

Right time, Right place

Cleaner and Fresher air

tranquil environs

thoughtfully designed spaces

well planned internal street network

well laid out plots

walking and jogging trails

proximity to the ORR, RRR and other commuter routes

tree lined avenues

the same obsessive attention to detail

Next to Hyderabad's Largest Planned Urban Expansion

CONTACT US

For more information please call

9143 747 747

to talk to our Property Advisor from 9AM to 7PM (IST)
Monday - Saturday

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Disclaimer: All information provided is approximate and preliminary. Improvements or changes in layout plans, plot sizes, features and specifications could occur without notice or obligation at any time. Plans are not to scale and all dimensions approximate.