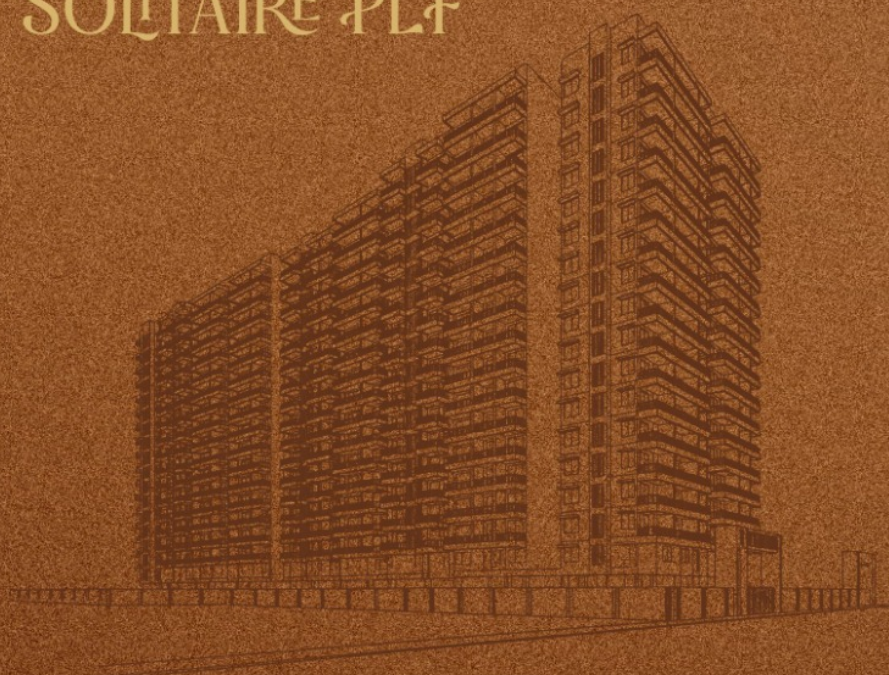


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A PROJECT BY


TECHNOPOLIS
CONSTRUCTION


SOLITAIRE PLF



Space to Live. Space to Thrive.
Mokila, Hyderabad



***Here, life is not crowded.
It is curated.***

A place where:

- Families grow together
- Children find space to explore
- Everyday living feels effortless

**More Privacy.
More Comfort.
More Belonging.**



BUILT WITH PRECISION

Solitaire PLF reflects strong engineering and premium finishes:

- RCC framed structure (seismic resistant)
- Vitrified tile flooring
- UPVC windows
- Branded fittings
- High-speed elevators
- Power backup & fire safety systems

Built to last. Designed to impress.

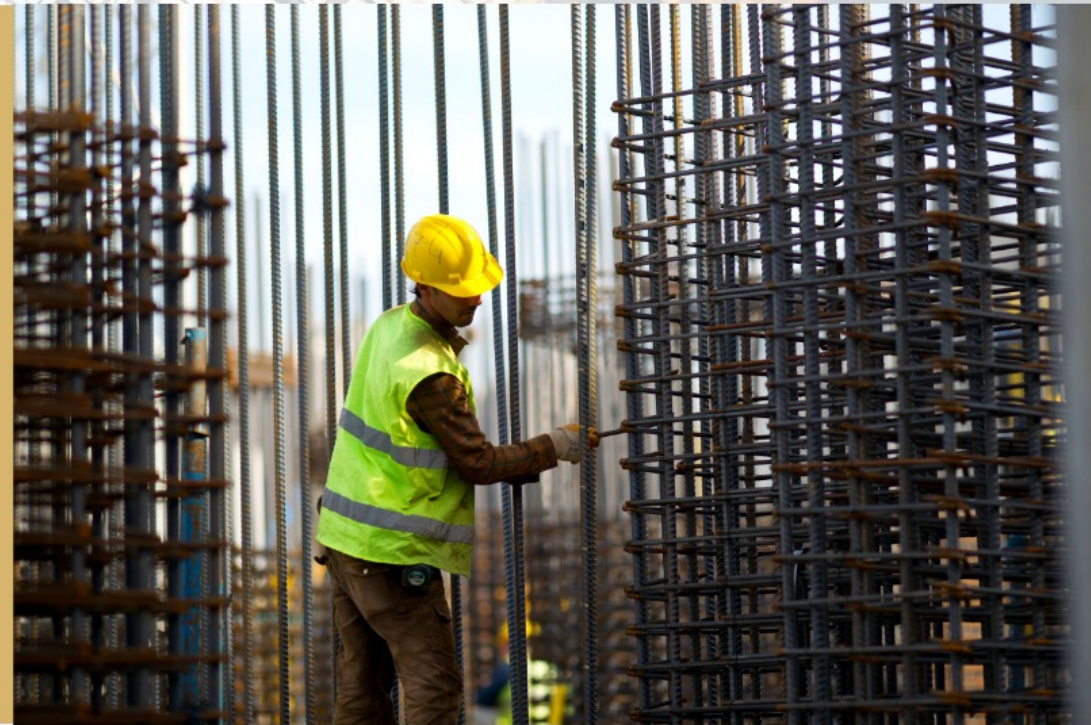
At Solitaire PLF, homes are not just planned they are lived in.

Every 3BHK is designed to:

- Maximize usable space
- Ensure ventilation & natural light
- Support evolving family needs

From morning routines to weekend gatherings, every corner adapts to your life.

More space for moments. More room for life.

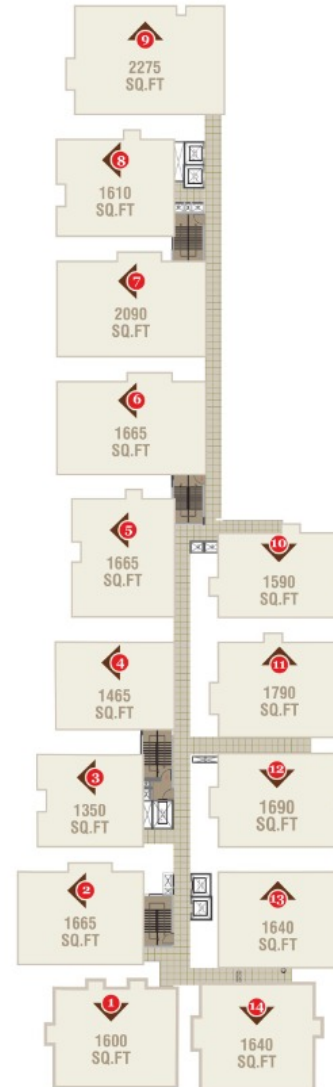



SOLITAIRE PLF

Master Key Plan



Typical Floor Plans 1st Floor



AREA STATEMENT

Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
1	WEST	3 BHK	1600
2	NORTH	3 BHK	1665
3	NORTH	3 BHK	1350
4	NORTH	3 BHK	1465
5	NORTH	3 BHK	1665
6	NORTH	3 BHK	1665
7	NORTH	3 BHK	2090
8	NORTH	3 BHK	1610
9	EAST	3 BHK	2275
10	WEST	3 BHK	1590
11	EAST	3 BHK	1790
12	WEST	3 BHK	1690
13	EAST	3 BHK	1640
14	WEST	3 BHK	1640



COME HOME TO MORE

More space
More comfort
More freedom

At Solitaire PLF, every detail is designed for a better life.



SOLITAIRE PLF

Disclaimer: This brochure is a marketing document and serves as a conceptual presentation only; it does not constitute a legal offering or a binding contract. The visuals featured are AI-generated artistic impressions provided for illustrative purposes. All plans, specifications, amenities, and details are subject to change at the developer's sole discretion without prior notice. Interested parties and investors should rely exclusively on the terms of the finalized legal agreement and official project documentation, rather than the representations contained in this brochure.



TECHNOPOLIS
CONSTRUCTION

SHAPING AN INNOVATIVE TOMORROW

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SOLITAIRE PLF

A COMMUNITY, THOUGHTFULLY DESIGNED

**238 homes.
One address.
One elevated way of living.**

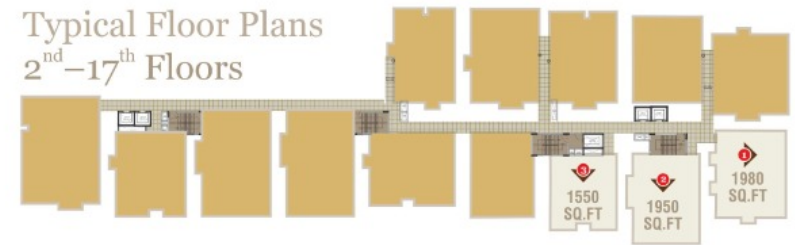
Solitaire PLF is envisioned as a close-knit gated community where every home reflects thoughtful planning, modern comfort, and everyday practicality.



Smartly Designed Spaces

Homes that balance comfort, light, and functionality.

Typical Floor Plans 2nd - 17th Floors



1550 Sq. Ft.



1950 Sq. Ft.



1980 Sq. Ft.

AREA STATEMENT

Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
1	WEST	3 BHK	1980
2	NORTH	3 BHK	1950
3	NORTH	3 BHK	1550

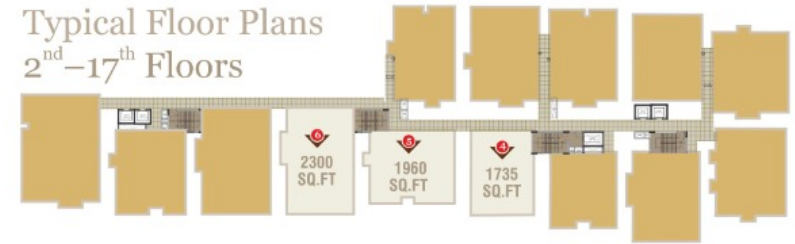


Note To Scale

Smartly Designed Spaces

Every square foot planned with purpose.

Typical Floor Plans 2nd-17th Floors



2300 Sq. Ft.

1960 Sq. Ft.

1735 Sq. Ft.

AREA STATEMENT

Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
4	NORTH	3 BHK	1735
5	NORTH	3 BHK	1960
6	NORTH	3 BHK	2300

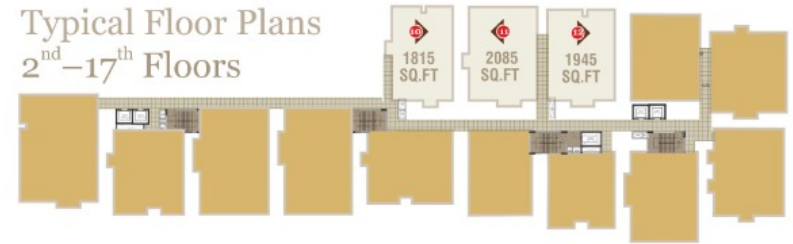


Note To Scale

Smartly Designed Spaces

Efficient design. Maximum usability.

Typical Floor Plans 2nd - 17th Floors



1815 Sq. Ft.



2085 Sq. Ft.



1945 Sq. Ft.



AREA STATEMENT

Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
10	WEST	3 BHK	1815
11	EAST	3 BHK	2085
12	WEST	3 BHK	1945



Note To Scale

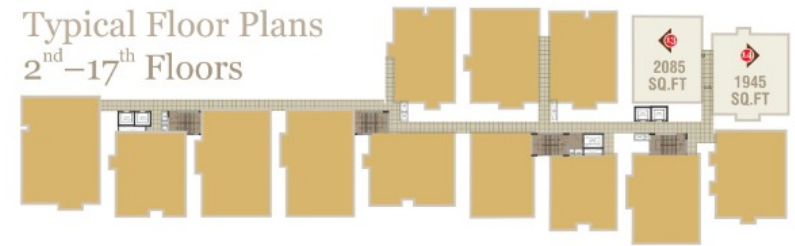
Smartly Designed Spaces

Crafted for space, flow, and flexibility.

1940 Sq. Ft.



Typical Floor Plans 2nd-17th Floors



AREA STATEMENT

Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
13	EAST	3 BHK	1940
14	WEST	3 BHK	1985

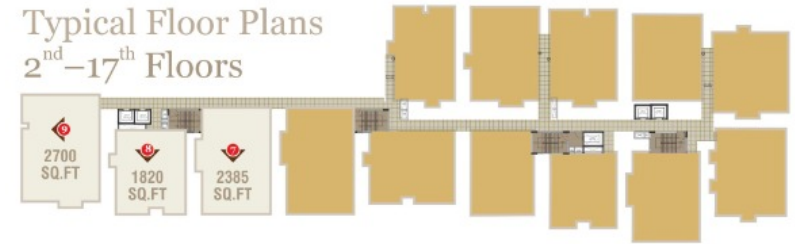


Note To Scale

Smartly Designed Spaces

Where layout meets everyday living.

Typical Floor Plans 2nd - 17th Floors



AREA STATEMENT			
Flat No.	Facing	Unit Type	Area (in Sq. Ft.)
7	NORTH	3 BHK	2385
8	NORTH	3 BHK	1820
9	EAST	3 BHK	2700



Note To Scale

Crafted for Quality Living

Specifications



STRUCTURE

- RCC framed structure designed to withstand wind and seismic loads
- All structural components including footings, columns, beams, slabs, staircases, water tanks, and sumps designed as per structural consultancy



WALLS & PLASTERING

- Solid block masonry for external and internal walls
- External walls with double coat plaster
- Internal walls with smooth single coat plaster finish



PAINTING

- Interior: Putty (lappam) finish with primer and two coats of premium plastic emulsion
- Exterior: Weatherproof acrylic paint over cement primer (Asian Paints / ICI or equivalent)



DOORS & WINDOWS

- Main Door: Engineered teak veneered frame & shutter with melamine polish and premium hardware
- Internal Doors • Toilet Doors • Utility Doors: Hardwood frame with laminated shutters
- French Doors: UPVC frames with clear glass panels and designer hardware
- Windows: UPVC frames with clear glass and high-quality fittings



FLOORING

- Living, Dining & Bedrooms: 800 x 800 vitrified tiles (Kajaria / Asian / Johnson / Nitco or equivalent)
- Bathrooms: Anti-skid vitrified/ceramic tiles • Corridors: 600 x 600 vitrified tiles
- Balconies & Utility: Anti-skid vitrified tiles • Staircase: Granite / Kota / Terracotta finish



TILE CLADDING

- Kitchen: 2 ft dado with vitrified tiles
- Bathrooms: 300 x 600 tiles up to 7 ft height
- Utility: Tile cladding up to 3 ft height



KITCHEN

- Provision for water purifier and exhaust fan
- Municipal and borewell water supply connection



CP & SANITARY FIXTURES

- CPVC piping (Sudhakar / Prince or equivalent)
- Sanitary ware (Hindware / Cera / Parryware or equivalent) • 3 BHK: 3 EWCs & 3 wash basins
- Bathrooms fitted with wall mixer and overhead shower • CP fittings (Jaquar / Ess Ess / Cera / equivalent)



ELECTRICAL

- Concealed copper wiring (Polycab / RR / Vinay or equivalent)
- Modular switches (Legrand / GM or equivalent) • 3-phase power supply with individual meter boards
- MCB distribution boards for safety • Power outlets for geysers in all bathrooms
- TV & audio points in living and master bedroom



LIFTS

- High-speed automatic elevators (Otis / Schindler / Kone or equivalent)
- Equipped with rescue device and energy-efficient systems



POWER & BACKUP

- Transformer of required capacity
- DG backup for essential services



WATER MANAGEMENT

- STP of required capacity
- Rainwater harvesting system
- Efficient drainage system



FIRE & SAFETY

- Firefighting system as per statutory norms



MISCELLANEOUS

- Waterproofing treatment for toilets
- Terrace waterproofing with cement admixture
- Rainwater down-take pipes (4" PVC) • Water harvesting pits as per site feasibility



Everyday Convenience, Elevated



AMENITIES

- Swimming Pool
- Fitness Center / Yoga Room
- Toddlers Play Area
- Indoor Games
- Multipurpose Hall
- DG Backup
- Children Play Area
- Tot-Lot Area
- Entry & Exit Gate Management

Everything you need. Nothing you don't.

Surrounded by greenery and away from city congestion, yet well-connected to key destinations, it ensures a lifestyle that is both calm and convenient.

Connectivity

- Nehru Outer Ring Road (ORR) – 5–10 mins
- Kokapet – 20–25 mins
- Narsingi – 15–20 mins
- Mehdiapatnam – 20–25 mins
- Attapur – 15–20 mins

Work Hubs

- Gachibowli – 30–35 mins
- Financial District – 25–30 mins
- Nanakramguda – 30 mins

Education

- Indus International School – 10–15 mins
- Samashti International School – 10–12 mins
- Birla Open Minds International School – 15–20 mins

Healthcare

- Continental Hospitals – 25–30 mins
- AIG Hospitals – 30–35 mins
- Care Hospitals (Gachibowli) – 25–30 mins

Lifestyle & Leisure

- Osman Sagar (Gandipet Lake) – 10–15 mins
- Chilkur Balaji Temple – 5–10 mins

