

TS RERA APPROVED NO.
P02400005326



WESTERN
Springs

A WORLD OF FINE LIVING @ PUPPALAGUDA



WESTERN
Springs

*A place where you can live a peaceful, relaxed life
An environment where you can work efficiently
A space where you can create genuine memories with your
family and friends
A place where all your needs and wants for a home are met*

Western Springs, a World of Fine Living!



WESTERN
Springs

A place to revel in solitude & grandeur

Transcend your life in a home that answers your every need of a quality living space. Introducing a new standard of living, opulent homes and wide open spaces in a serene environment make life at Western Springs joyful and wholesome.



What makes Western Springs stand out?



Location



Less Density Project



3 Acres of
Central Open Space



6 Meters Stilt Facilities



Glass Railing for Balcony



Temperature
Controlled Pool



100% E.V Charging
Facility



All Doors 8 Feet



High- Speed Lifts



2 Clubhouses



Continental Hospital
Care Hospitals



Sheraton Hotel
Hyatt
Lemon Tree Hotel
Radisson



Keystone Intl. School
The Future Kid's School
Rockwell Intl. School
Phoenix Intl. School
Oakridge Intl. School
Indian School of Business
Delhi Public School
CBIT

WESTERN
Springs

A place where you Enjoy Connectivity & Tranquility

Live the life of your dreams in a fascinating location that takes care of your personal and professional life while keeping you connected to the world at the same time. From the ever-reliable Outer Ring Road to the corporate offices in the IT Corridor and Financial District, Western Springs is within easy walking distance to your every need.



Outer Ring Road
Gachibowli IT Hub
Metro Phase Connectivity

Ikea
Sarath City Mall
Golkonda Resorts



Financial District
ICICI Bank Towers
Capgemini
Cognizant
Cyient
Wipro
Microsoft
Infosys
US Consulate



Awesome Location

Cherish a life that connects you with the essential and coveted.
Western Springs is located on the service road, abutting Gachibowli ORR toll gate.
It is strategically located between Gachibowli, Narsingi and Kokapet ORR Junctions.

WESTERN
Springs
A WORLD OF FINE LIVING
@ PUPPALAGUDA

← KOKAPET
JUNCTION

↘ NARSINGI
JUNCTION





Outer Ring Road



Financial District



Birla Open Minds Intl. School



Microsoft



Amazon



Wipro



Sheraton Hotels



AIG Hospitals



ISB

PROXIMITY

EDUCATIONAL INSTITUTIONS

- Keystone Intl. School < 1 Min
- Rockwell Intl. School < 5 Mins
- Phoenix Intl. School < 5 Mins
- Oakridge Intl. School < 10 Mins
- ISB < 10 Mins
- DPS < 10 Mins
- CBIT < 10 Mins

IT HUB & CORPORATE OFFICES

- Financial District < 5 Mins
- Capgemini < 5 Mins
- Wipro < 5 Mins
- Microsoft < 5 Mins
- US Counsolate < 5 Mins

HOTELS & RESTAURANTS

- Sheraton Hotel < 5 Mins
- Hyatt < 5 Mins

HOSPITALS

- AIG Hospital < 5 Mins
- Continental Hospital < 5 Mins
- Care Hospitals < 15 Mins

MALLS & RESORTS

- Sarath City Mall < 5 Mins
- Golkonda Resorts < 5 Mins

ACCESS / CONNECTIVITY

- Outer Ring Road < 2 Mins
- Gachibowli IT Hub < 5 Mins



WESTERN Springs

OVERVIEW

- 13.10 Acres
- 7 Blocks
- 1491 Flats
- 36 Floors
- Exclusive Premium 3 BHK Apartments
- Apartments range from 2185 to 3490 Sft.
- 2 nos Lavish Clubhouse's Amenities

Master Plan



LEGEND

- | | | |
|--|-------------------------|---------------------------------|
| 1. Entry / Exit | 7. Indoor Play Area | 20. Waterbody |
| 2. Main Entrance Water Body | 8. Kids Play Area | 21. Seating With Gravel Bed |
| 3. Boundary Plantation | 9. Still Water Body | 22. Amphitheater |
| 4. Pathway Along Driveway | 10. Cabana | 23. Seating Space Under Pergola |
| 5. Seating Lawn with Unique Plantation | 11. Zen Garden | 24. Yoga Lawn |
| 6. Seating Deck | 12. Bar And Barbeque | 25. Dog Park |
| | 13. Fitness Station | 26. Sand Pit |
| | 14. Stage | 27. Elderly Seating |
| | 15. Party Lawn | 28. Cricket Pitch |
| | 16. Double Deck Pergola | 29. Fire Tender Driveway |
| | 17. Tennis Court | 30. Seating Area |
| | 18. Gathering Area | 31. Bus Bay |
| | 19. Basket Ball Court | 32. Swimming Pool |





A place where Timeless Meets Trendy

Embrace a slice of sophisticated living, crafted with you in mind. Western Springs sets the benchmark for combining architectural excellence, aesthetic class and luxurious amenities, enhancing the modern city lifestyle you seek.

WESTERN
Springs



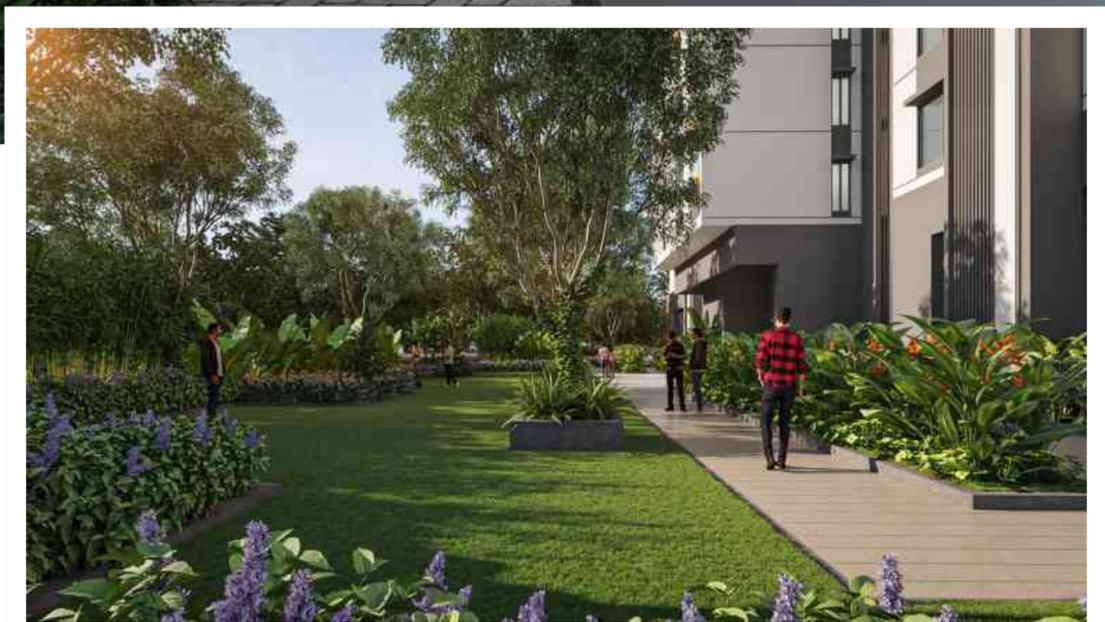
A place where you Experience Warmth

Experience a welcome sense of warmth and calmness in this naturalistic abode. Setting the right mood for the rest of your home, the grand gateway with natural features makes the space feel calm, inviting. What's more, the wide driveways, jogging track and the separate entry/exit ways makes life comfortable and convenient.





Ramp



Seating Lawn with Unique Trees

A place to Experience Freedom of Movement

Enter into your community with a safe and elevated path. Allowing vehicle users to enter and exit freely, the mega ramp makes it simple and easy to navigate into and out of the community.



Pet Park

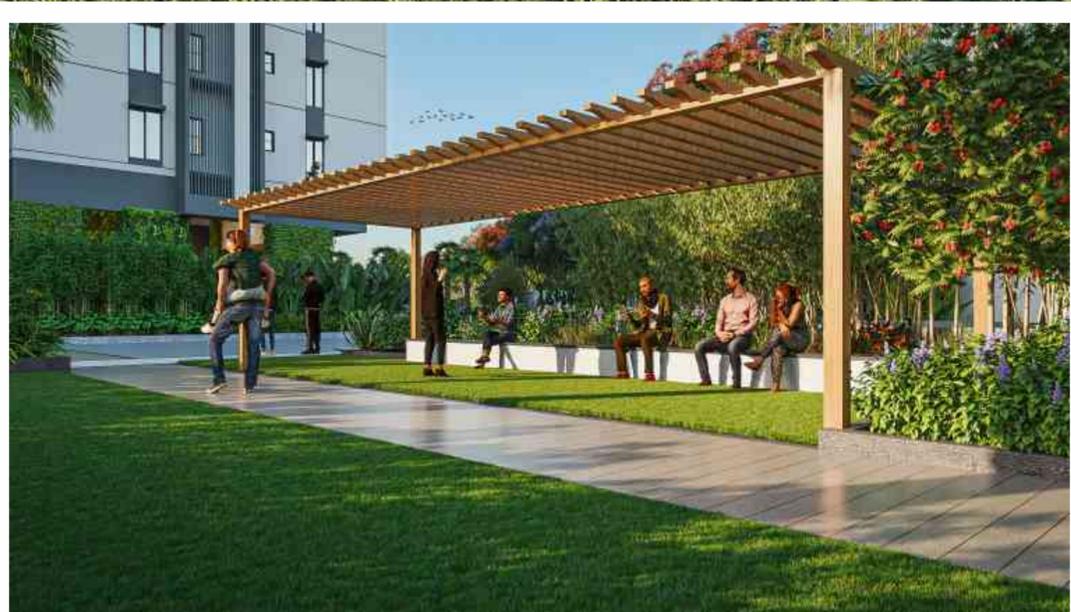
A place to Pamper Your Pooch

Treat your pets to a dedicated space at Western Springs! Allowing your pups to move around in greenery, the pet park is a super relaxing space that makes it an excellent choice for an afternoon spent chilling with your pup.



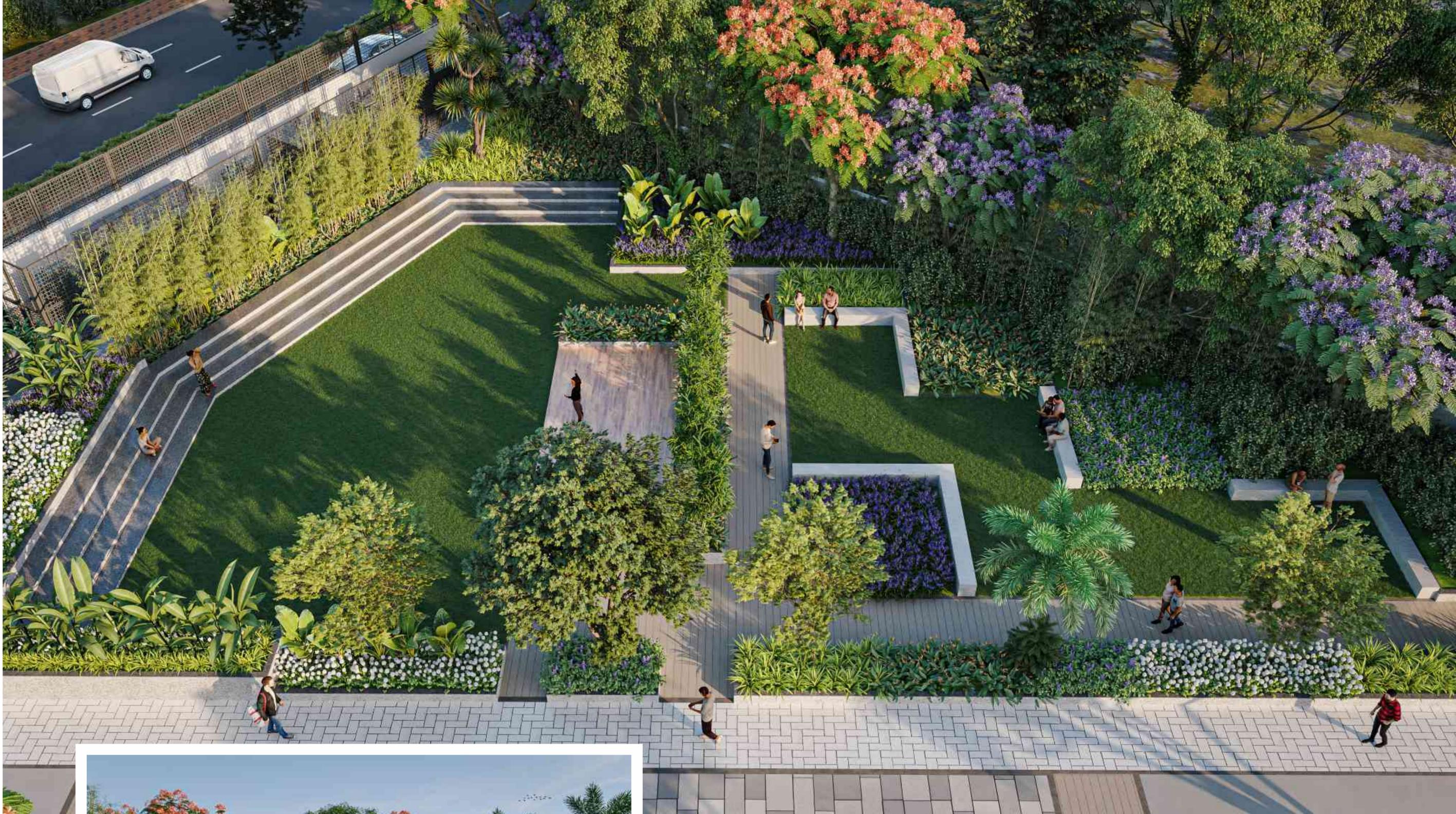


Yoga



A place to Calm Down amidst Nature

Take your yoga practice to the great outdoors while enjoying nature and an in-person connection. Spending time amidst nature can lift your mood and benefits in more ways than you can imagine.



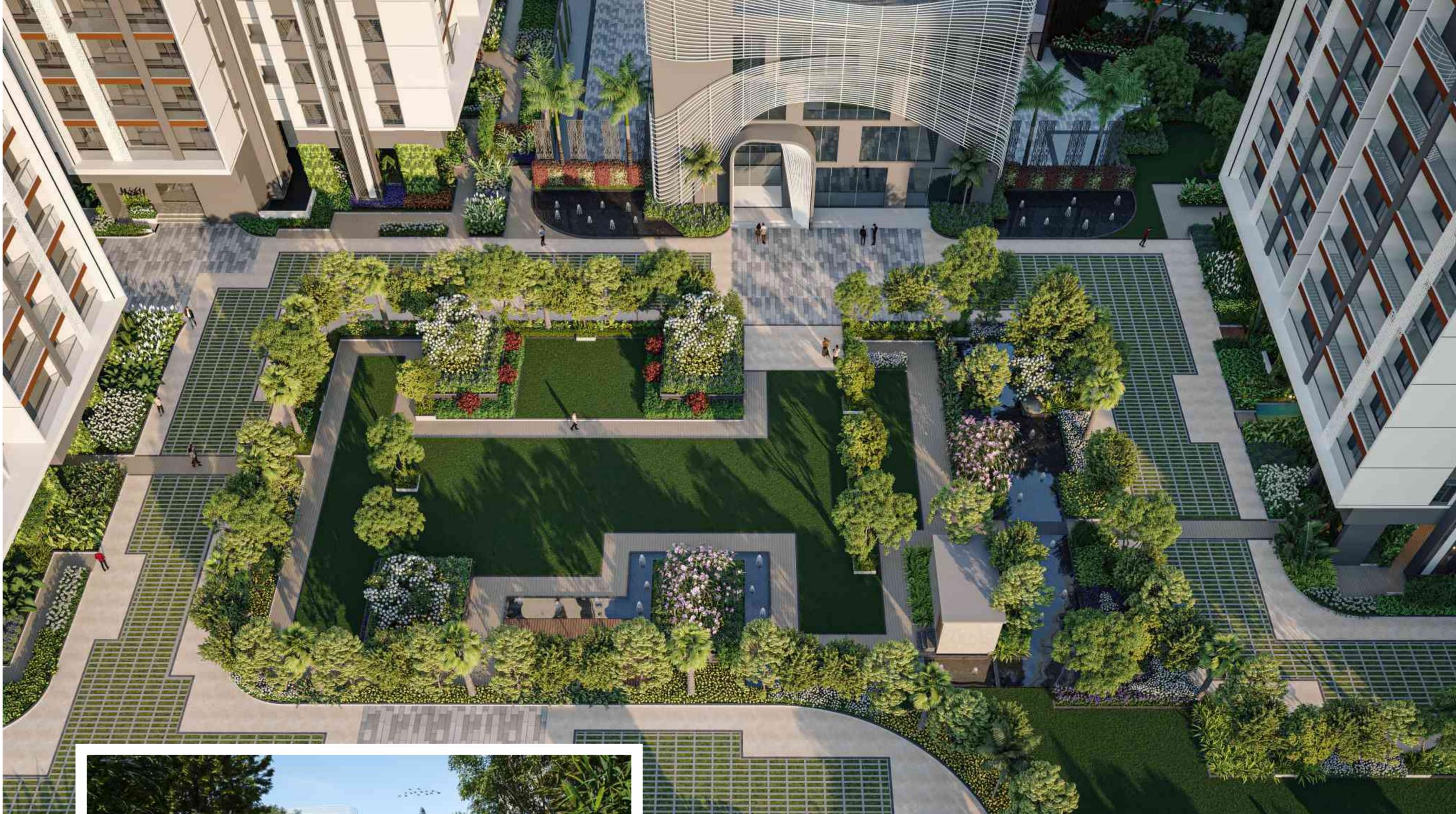
Amphitheater



Amphitheater Stage

A place where you **Entertain with Ease**

Make yourself comfortable at the outdoor party lawn, a multi-functional space great for entertaining or mingling with neighbors. Enjoy a performance or a game under the open sky with your near and dear ones and let time slip away.



Central Courtyard



Water Body

A place where you **Embrace Nature Everyday**

Take a stroll among the vibrant colors of the vastly spread landscape, feel the touch of grass under your feet. Make the most of a fresh breeze, while the natural and serene spaces offer an escape from the concrete feel of the city.



Party Lawn



Outdoor Gym

A place to Celebrate in the Outdoors

Escape the indoors and celebrate your special days in a natural setting. Encouraging everyone to embrace the outdoor spirit, the outdoor party lawn lets you celebrate and reconnect with friends and family, naturally.

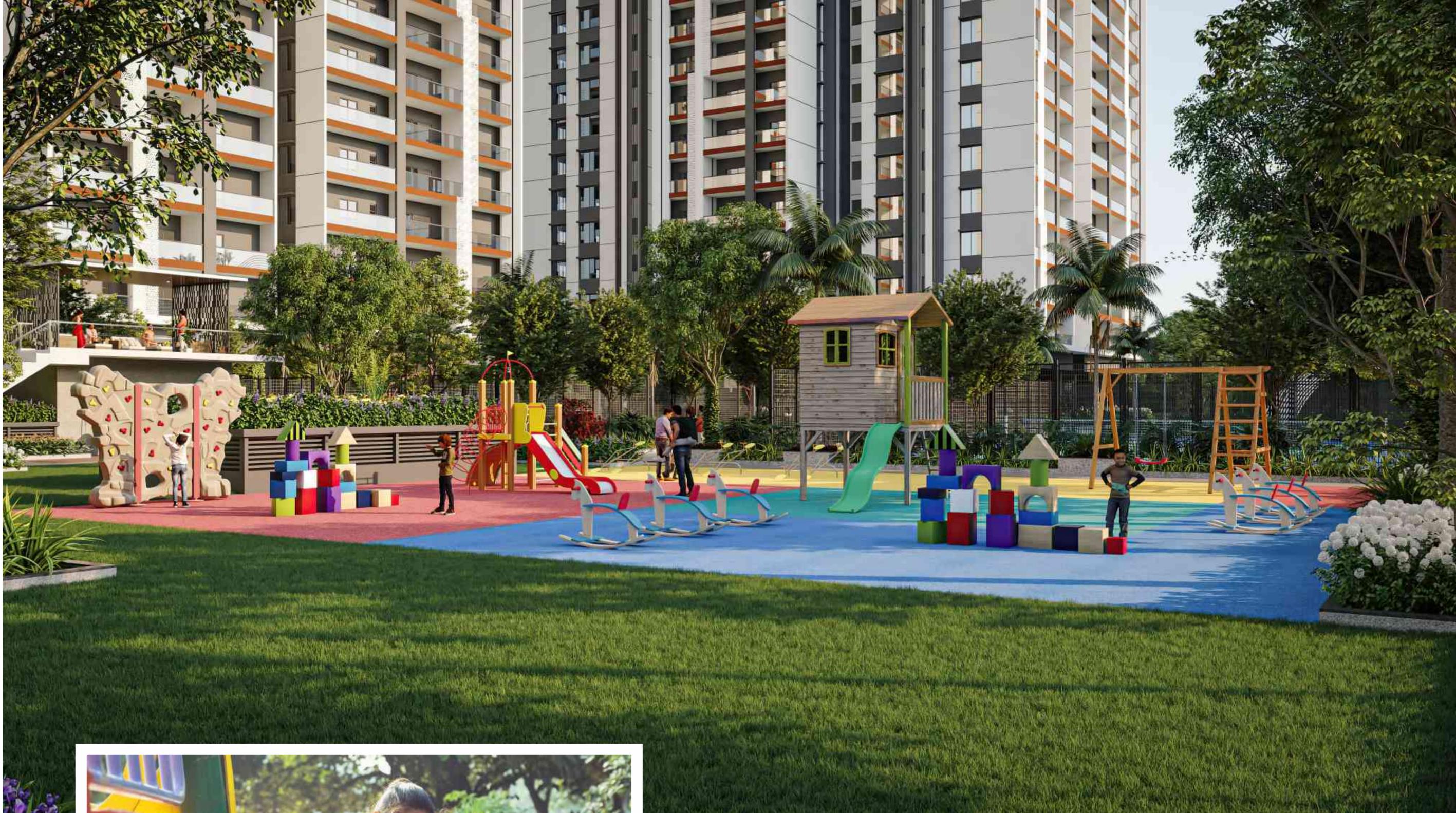


Double Deck Pergola



A place to Indulge in the Fresh Outdoors & Views

Unwind, entertain friends and family in the fresh outdoors with an aerial view. Creating the ultimate experience in outdoor living, the double deck pergola offers a peaceful, quiet feeling that is perfect for lazy evenings.

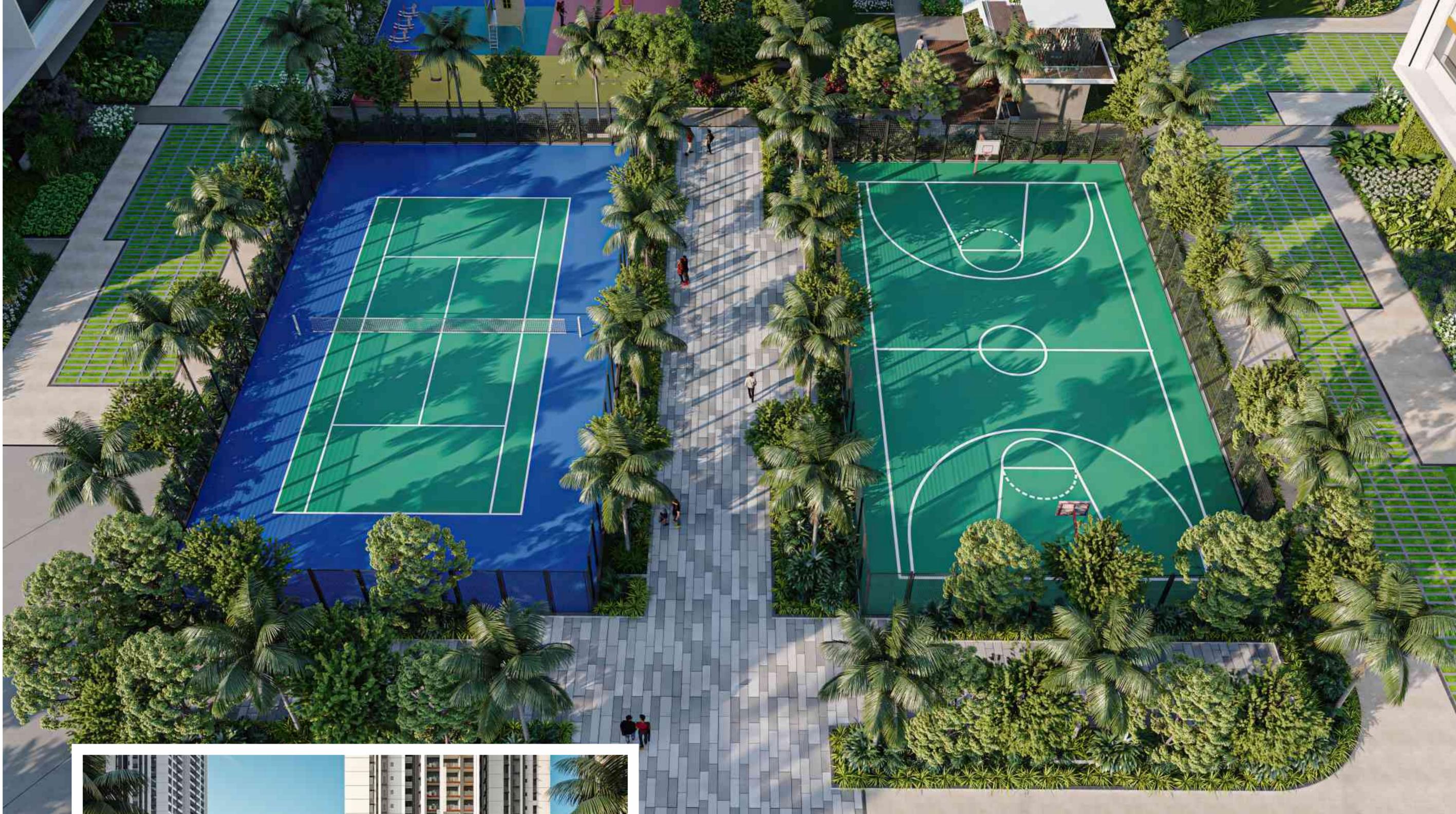


Kids Play Area

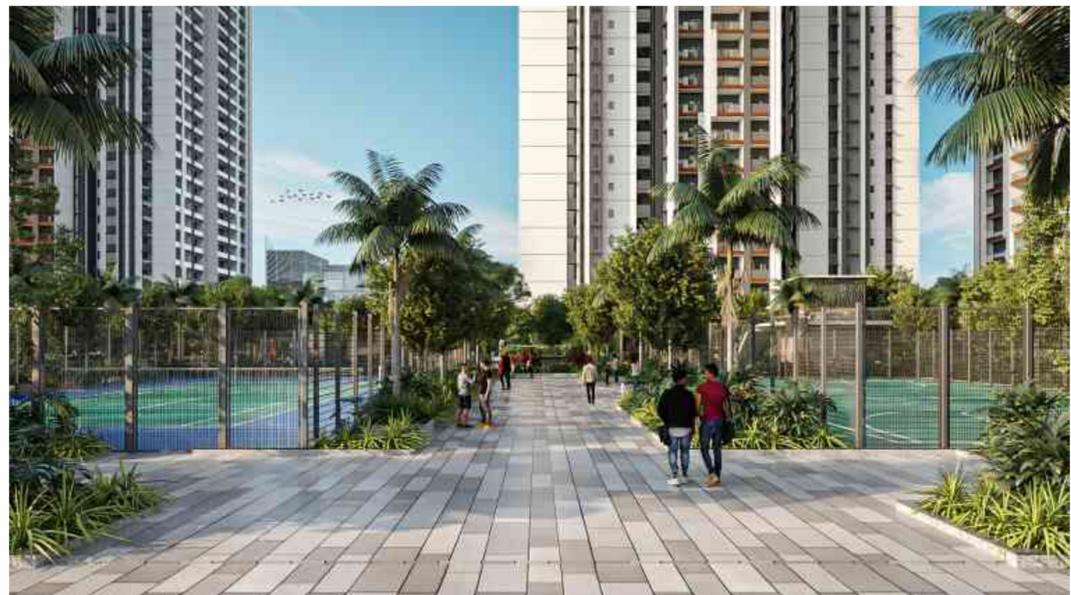


A place where you Feel like a Kid Again

Let your kids imaginations run free in the bright and cheery play area: a welcome change of scenery for little ones. The Kids Play Area has been specifically designed to provide the most fun and interactive experience for all ages.



Outdoor Sports



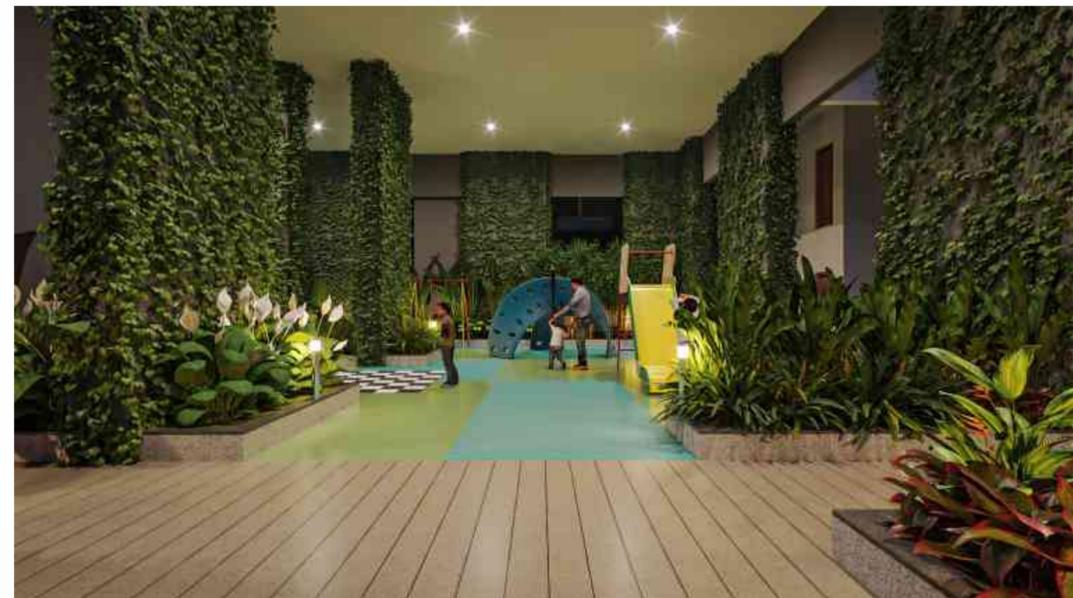
Outdoor Sports

A place to Bring out the Athlete in You

Immerse yourself in a world of sports, and active lifestyle. The multiple sports spaces at Western Springs keep you in an environment of fresh air and sunshine and provide you with an athletic lifestyle within the comfort of your home.



Kids Play Area

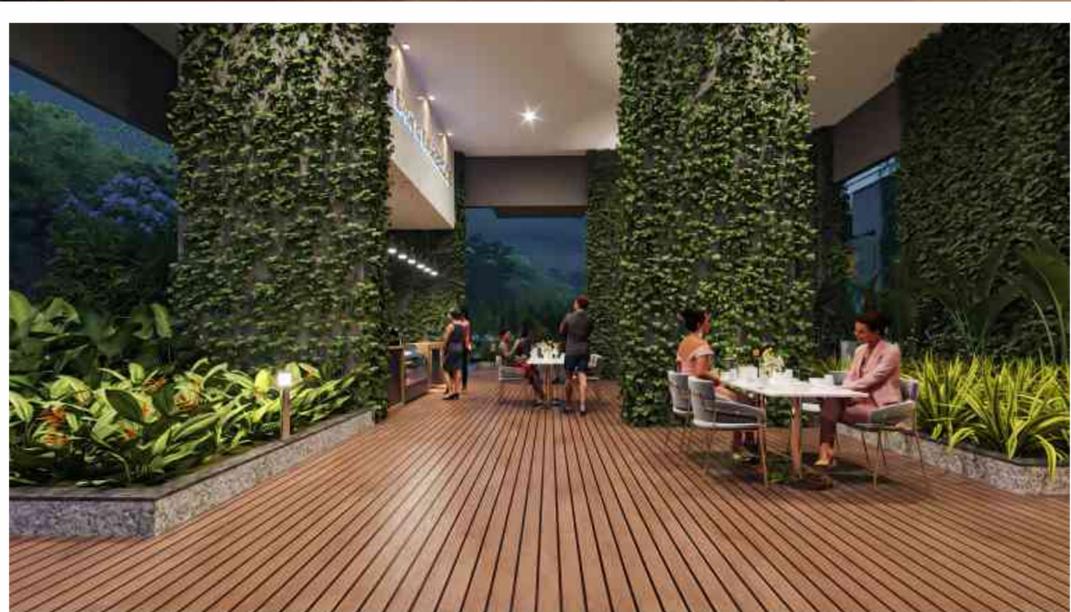


A place to **Play all Day**

Let your kids enjoy hours of fun and play in a safe environment. Designed to keep kids active and engaged, the indoor kids play area features unique and exciting play for children and adults alike.



Bar & Barbeque



A place for you to **Toast & Taste**

Enjoy drinks and barbecue parties in all weathers with your friends and family- Western Springs creates a cosy area within the neighbourhood so you can have some drinks while the meat or veggies are on the grill or host parties in a perfect setting.



Seating Spaces

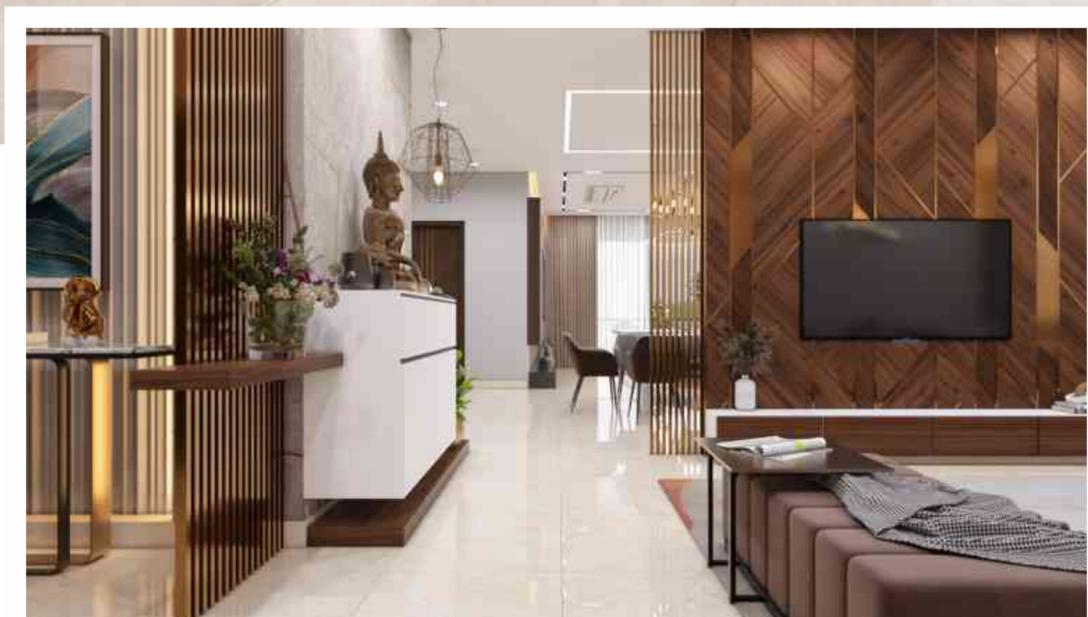


A place where you Take a Break from Screens

Give your eyes a break from the screen and get yourself on to the outdoors. Gather around with your friends at your favorite spot and soak in endless conversations, surrounded by lush greenery.



Living Area

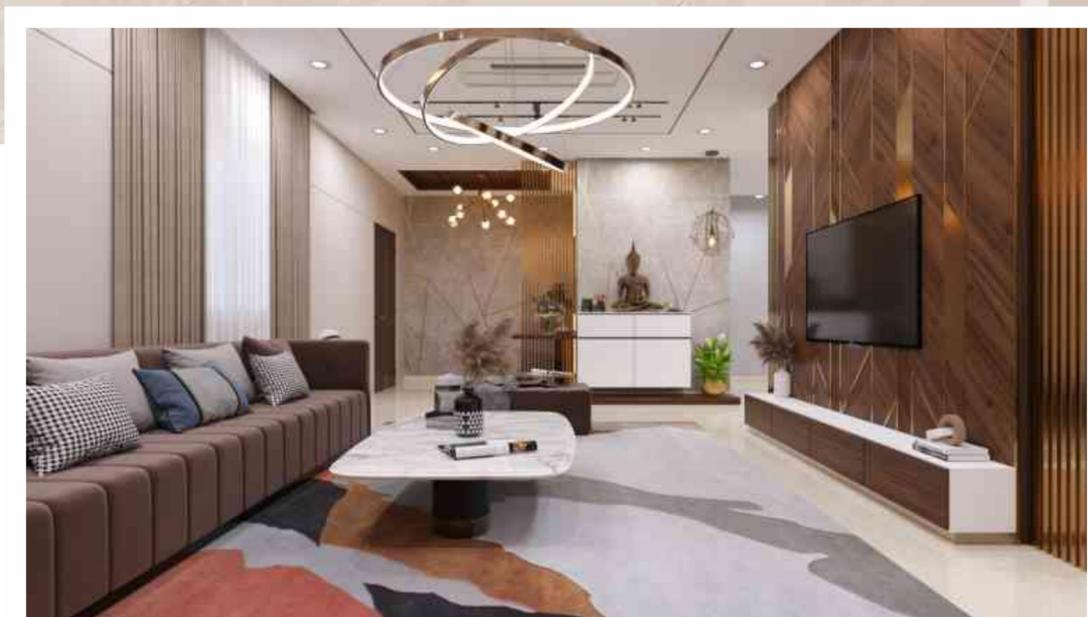


A place where Families Bond

Find spaces for entertaining and quiet respite, perfectly designed to foster family connection or promote personal relaxation. Captivating modern homes offer timeless style and functionality to meet the demands of an ever-evolving family, standing the test of time.



Drawing Room

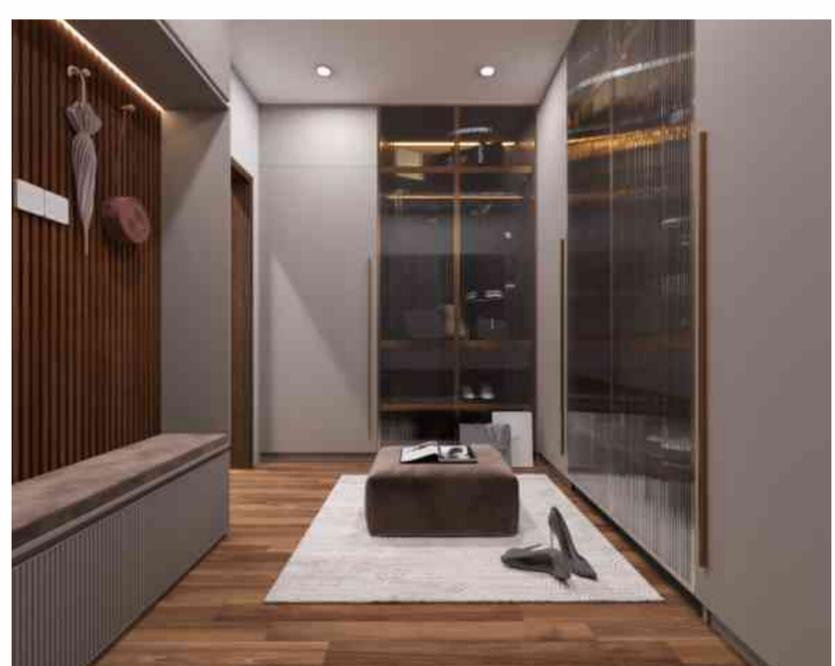


A place where all the Relaxing Happens

Rejoice in soothing, spacious and ultra-comfy drawing room spaces that make your home look welcoming and feel relaxing. Spend time with your family, binge-watch your favorite shows, read, work and even entertain guests with exclusive and enriching spaces.



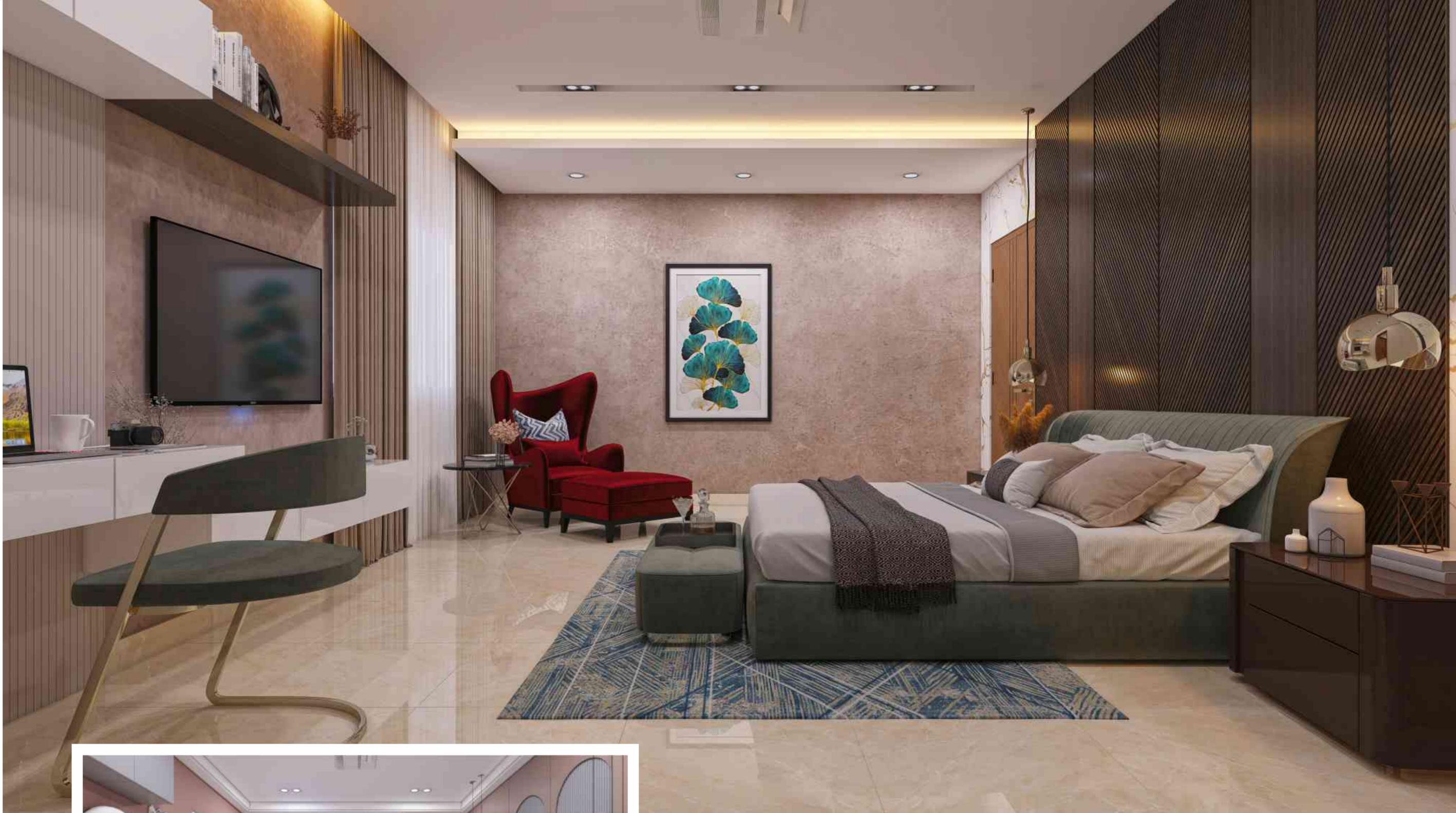
Master Bedroom



Dressing Room

A space that makes you Feel Sleepy

Embrace serene and inviting spaces that set the scene for cozy nights. Making your sleeps peaceful and relaxing, spacious bedrooms, separate for children and guests, become a haven of calm in the busy lives.



Bedroom



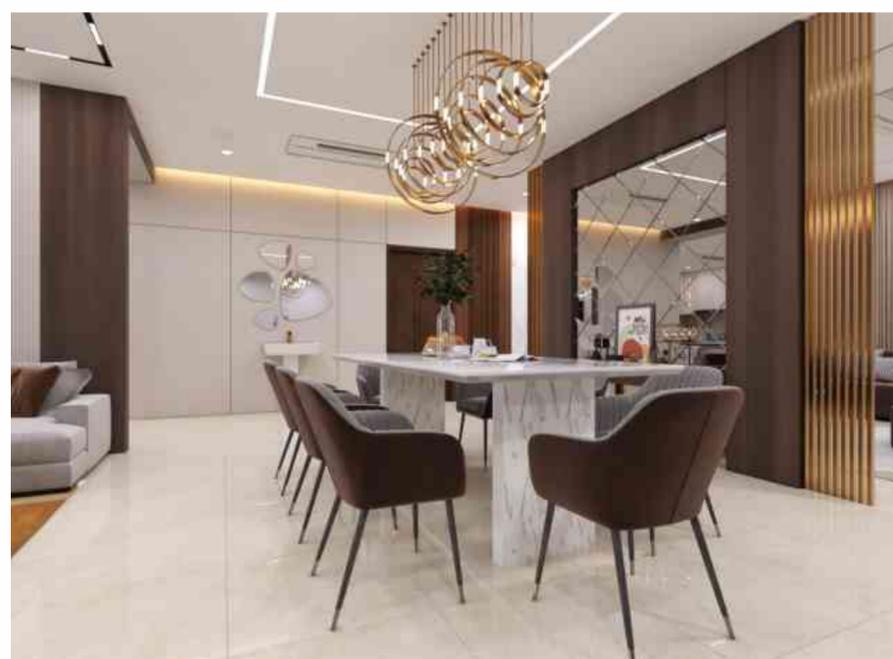
Children Room

A space where you **Live Refined**

Unwind from the outside world basking in your own personal paradise. With a perfect balance of indoor connection and private seclusion, living spaces at Western Springs create a calming sense of connectedness and closeness.



Kitchen



Dining Area

A space where you **Enjoy Cooking**

Put on your chef cap and try a hand or two at cooking something delicious for your loved ones with 'the modern and spacious kitchen is thoughtfully crafted reflecting a sublime lifestyle and makes cooking at home easier and more enjoyable.



A space that Connects Indoors to the Outdoors

Experience boundless views from unique and spacious balconies. Add a table and chairs and it becomes an extension of the living room – the ideal perch to enjoy your morning coffee or the fresh breeze and shining stars of the night sky.



Balcony

Typical Plan Block- 1, 2, 3 & 4



2,745 Sft.
EAST - 3 BHK + MAID

2,420 Sft.
EAST - 3 BHK

3,490 Sft.
WEST - 3 BHK + MAID

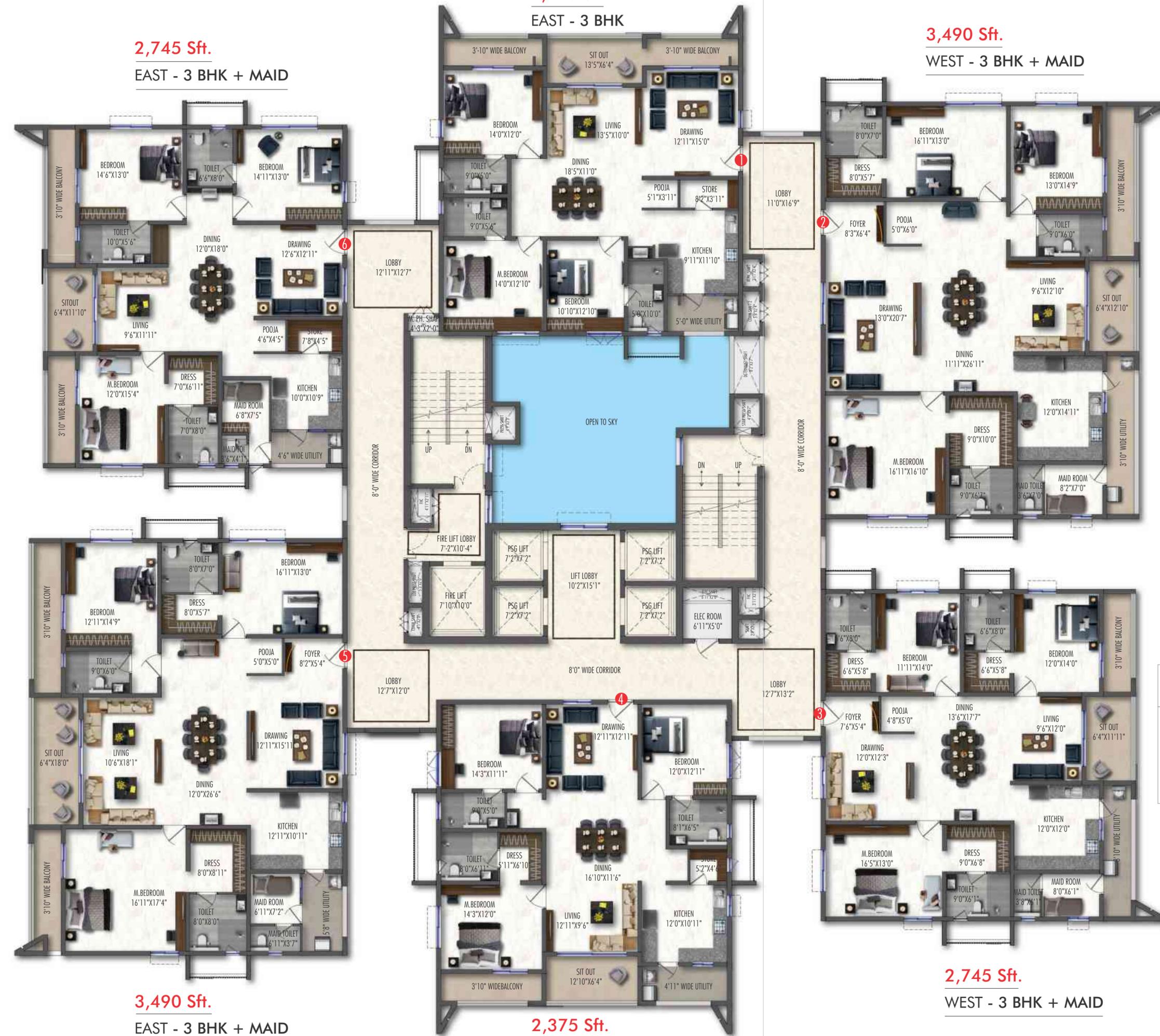
3,490 Sft.
EAST - 3 BHK + MAID

2,375 Sft.
NORTH - 3 BHK

2,745 Sft.
WEST - 3 BHK + MAID

BLOCKS 1, 2, 3 & 4 - AREA STATEMENT

FLAT NO.	TYPE OF FLAT	CARPET AREA (SFT)	OUTER WALL AREA	BALC/VER AREA (SFT)	UTILITY AREA (SFT)	TOTA AREA (SFT)	SHARE OF COMMON AREAS	TOTA AREA OF EACH FLAT	ROUNDED AREA (SFT)
1	3BHK	1450	106	228	57	1841	577	2418	2420
2	3BHK+M	2231	125	192	108	2656	833	3490	3490
3	3BHK+M	1739	109	153	90	2091	656	2747	2745
4	3BHK	1472	104	160	74	1810	567	2377	2375
5	3BHK+M	2148	125	313	70	2656	833	3489	3490
6	3BHK+M	1679	109	250	51	2089	655	2744	2745



Typical Plan Block- 5, 6 & 7



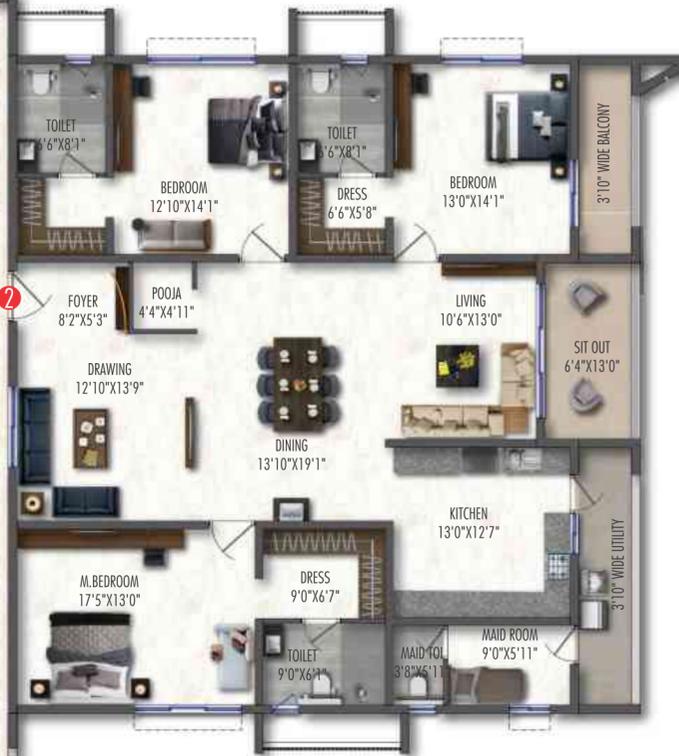
2,455 Sft.
EAST - 3 BHK



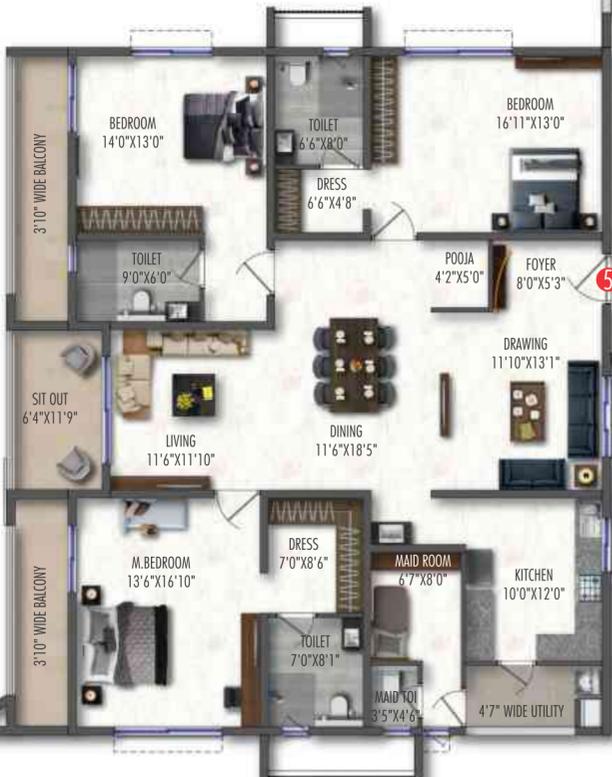
2,420 Sft.
EAST - 3 BHK



2,955 Sft.
WEST - 3 BHK + MAID



2,960 Sft.
EAST - 3 BHK + MAID



2,185 Sft.
NORTH - 3 BHK

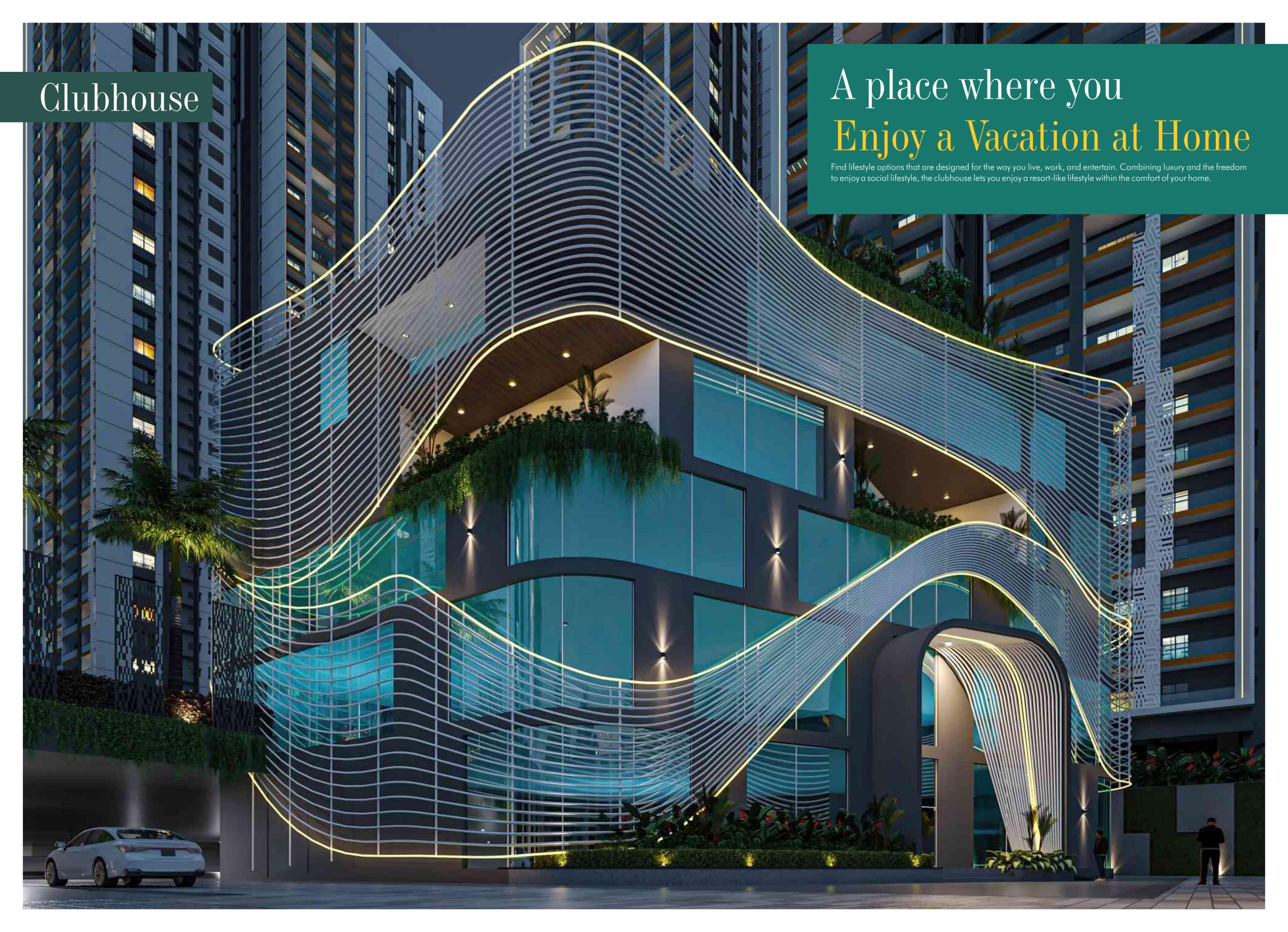


2,450 Sft.
WEST - 3 BHK



BLOCKS 5, 6 & 7 - AREA STATEMENT

FLAT NO.	TYPE OF FLAT	CARPET AREA (SFT)	OUTER WALL AREA	BALC/VER AREA (SFT)	UTILITY AREA (SFT)	TOTA AREA (SFT)	SHARE OF COMMON AREAS	TOTA AREA OF EACH FLAT	ROUNDED AREA (SFT)
1	3BHK	1450	106	228	57	1840	577	2418	2420
2	3BHK + M	1885	114	160	86	2245	706	2957	2955
3	3BHK	1527	103	171	64	1866	585	2451	2450
4	3BHK	1346	99	150	67	1663	521	2184	2185
5	3BHK + M	1828	109	259	55	2252	706	2958	2960
6	3BHK	1466	103	239	62	1870	587	2457	2455

A modern building with a wavy, illuminated facade at night. The building features a prominent, curved, white metal lattice structure that glows with a warm yellow light. The facade is composed of large glass panels and is set against a backdrop of tall, dark skyscrapers. The overall scene is lit with a mix of cool blue and warm yellow tones, creating a sophisticated and contemporary atmosphere. A white car is parked on the street in the foreground, and a few people are visible near the entrance of the building.

Clubhouse

A place where you Enjoy a Vacation at Home

Find lifestyle options that are designed for the way you live, work, and entertain. Combining luxury and the freedom to enjoy a social lifestyle, the clubhouse lets you enjoy a resort-like lifestyle within the comfort of your home.



Multipurpose Hall



Banquet Hall

A place where you **Share Joy**

Bring your loved ones together and celebrate special occasions in mesmerizing settings. The cozy and spacious banquet hall is ideal for formal and informal gatherings such as weddings, galas, sit-down dinners, music and entertainment.



Home Theater

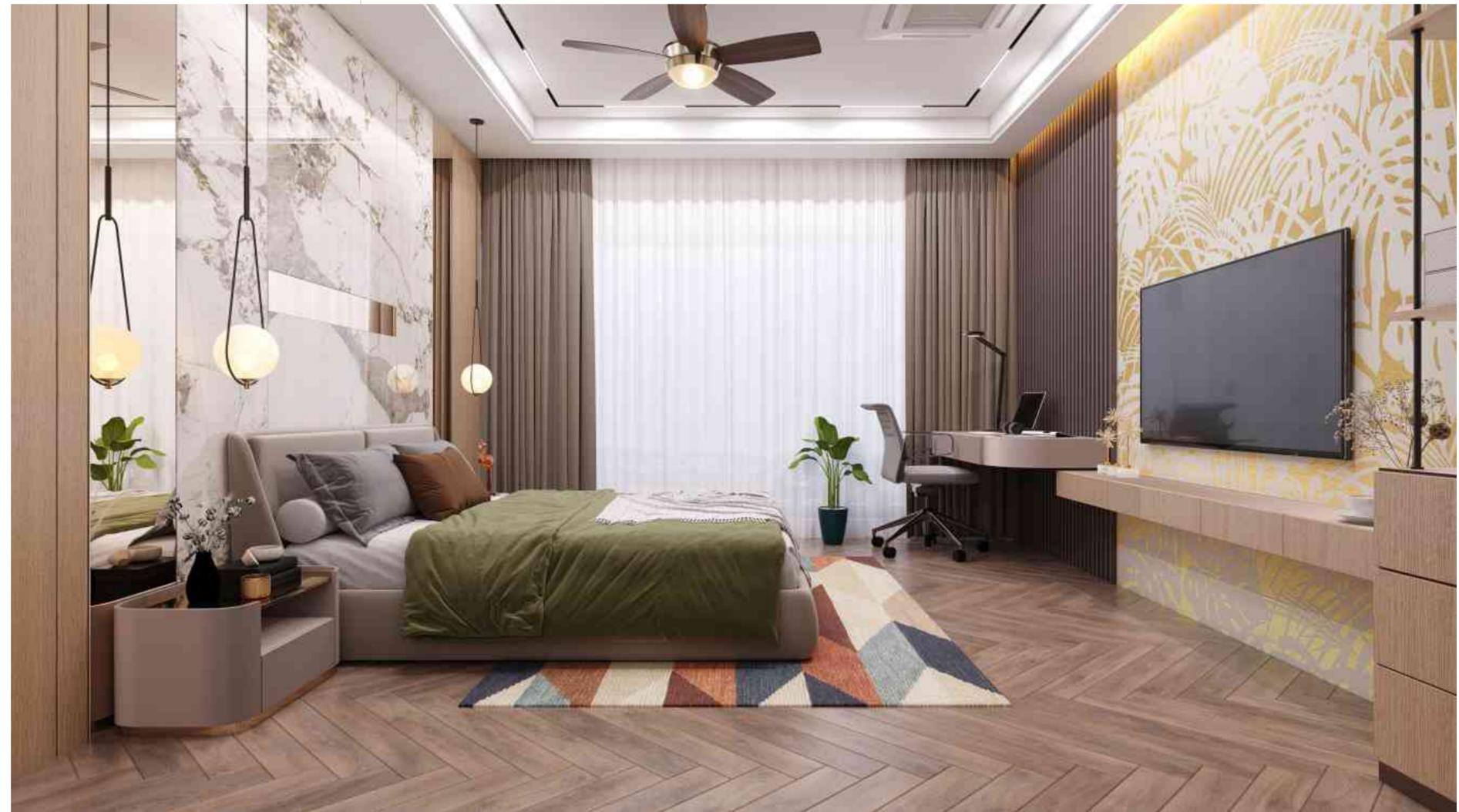
A place where Entertainment Comes Home

Catch the latest box office hits without having to go too far, at your home theatre. Make memories with your friends and experience movies on the big screen within the comfort of your home.

Guest Suite

A place where Guests Feel Opulent

Pamper your guests with luxury and comfort at our exclusive guest rooms. Making their stay quiet and restful, the relaxing and peaceful rooms take your hospitality to the next level.





Conference Room

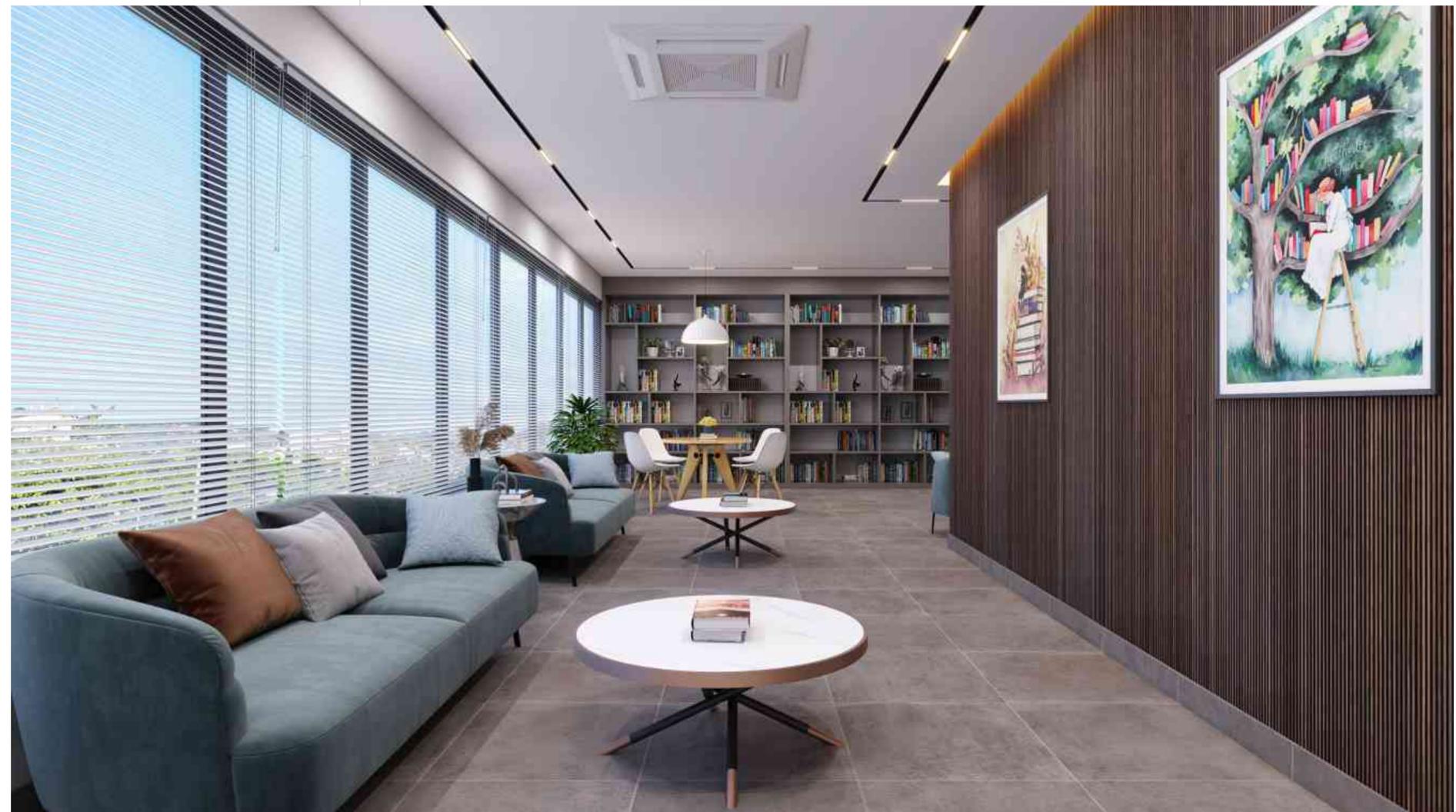
A place where Work Meets Life

Find the right space that makes your work life effortless. The conference hall makes for an office environment that's ideal for meetings, conferences, presentations, or workshops and interactive learning events.

Reading Room

A place where you find more Time to Read

Take some time to sit back, relax, and get lost in your favorite book, in your favorite corner. The dedicated reading room at Western Springs offers the perfect space and ambience to catch up with your reading habit.



Sports Club

A place that Gets you Playing

Find ways to be active and explore sports together in a fun environment. Designed to provide inclusive sporting experiences for everyone and promote connections and well-being, the clubhouse gives dedicated facilities to get you involved in various sports.





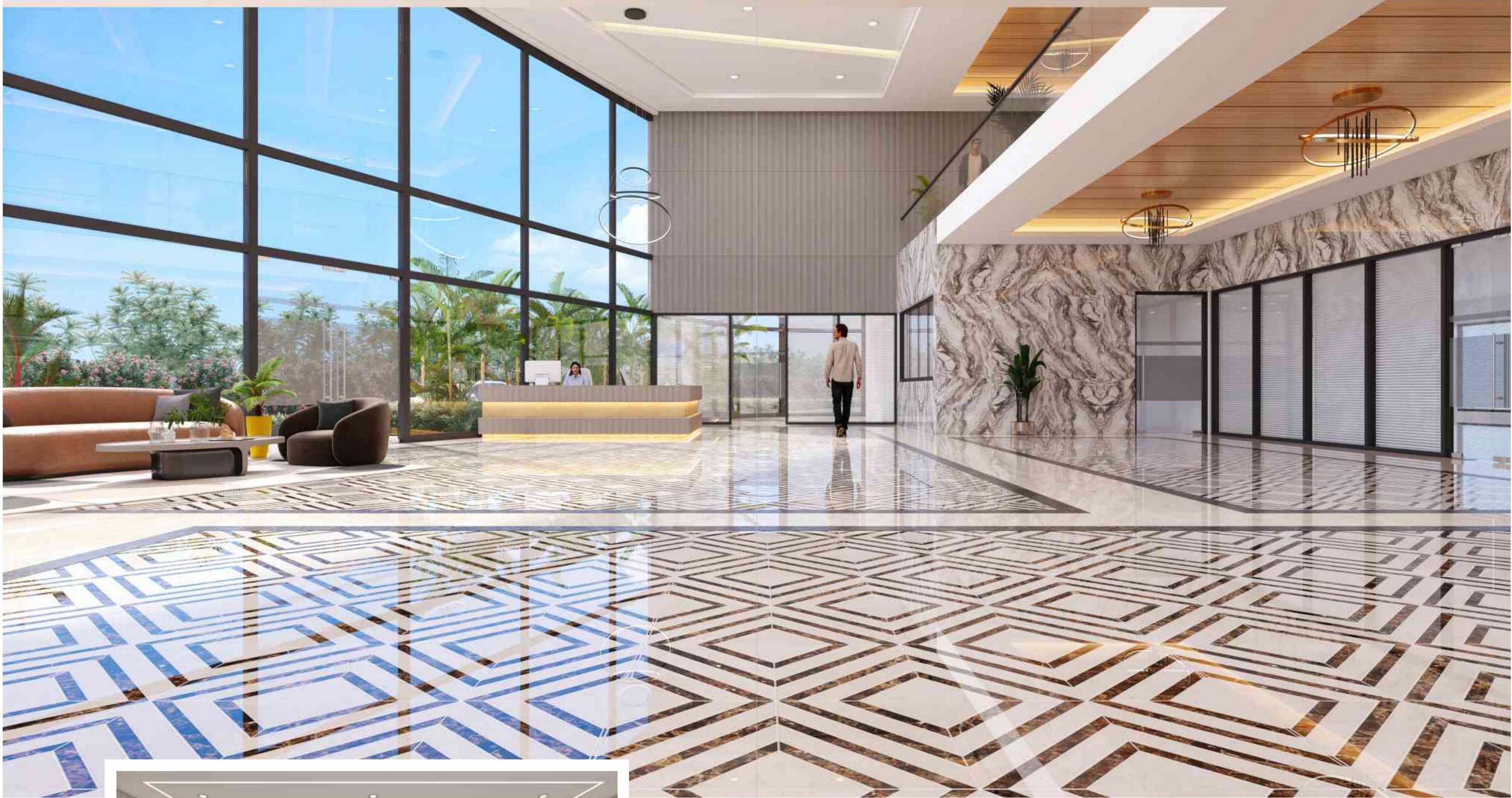
Swimming Pool



Cabana

A place where you live with a **Refreshing Feel**

Start your morning with a refreshing swim in your very own backyard. Have a splash with your kids or relax by the pool on the dedicated decks. Outdoor pool designed for laps is a fantastic way to cool off within the comfort of your home and improve your health and fitness.



Reception



Waiting Lounge

A place that Welcomes you in a Stylish Manner

Find unique spaces and eye-catching designs that match your lifestyle. Providing an enjoyable experience with unmatched comfort, the stylish and welcoming reception lounge will transform a long wait into a relaxing and pleasant visit.



Indoor Badminton Court



Table Tennis



Billiards



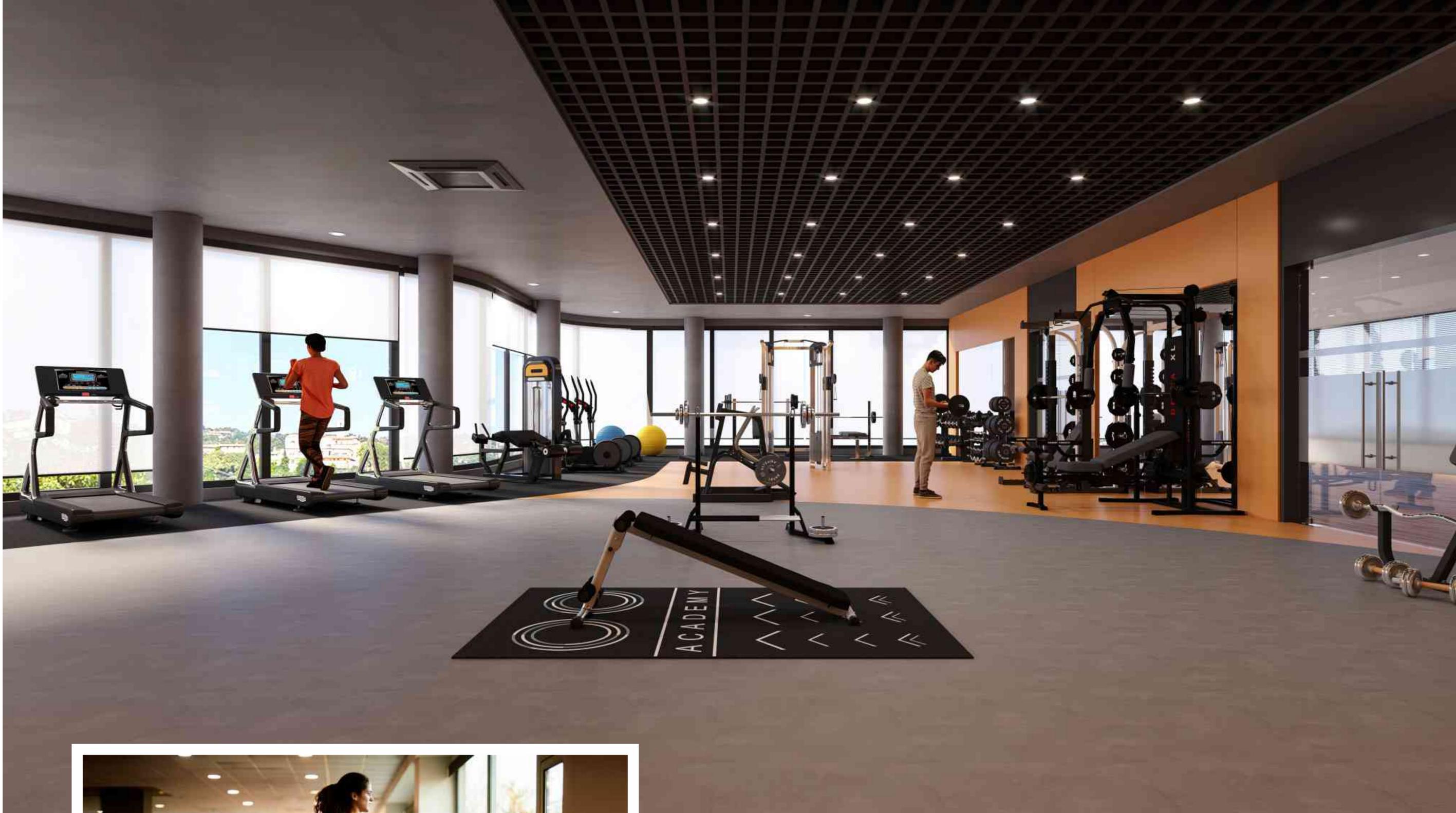
Squash Court



Indoor Games

A place where Fun Never Ends

Find a space perfect for fun, entertainment indoors. Take your mind off everything that stresses you out and simply relax playing some fun board games or active games with your friends and family.



Gym

A place where you *Stay Active*

Get active and live a fit lifestyle with a state of the art fitness centre, right next door. The fitness centre has plenty of space, machines, and equipment, so you can stretch out and sweat it out.



Spa



Aerobic



Yoga

A place where **Body Meets Mind**

Stay on the healthy path and meet the demands that the modern fast lifestyle places on you with yoga and aerobics. With dedicated spaces to find freedom and liberation, Western Springs fosters positive mental and physical well-being for everyone.

Specifications

SUPER - STRUCTURE

RCC - framed structure, resistant to withstand wind and seismic loads. All internal and external walls are RCC shear walls. Cement block masonry walls for non structural walls (wherever required).

CEILING FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen and Balcony

Smoothly finished with putty and acrylic emulsion paint, gypsum boxing to cover services as per design.

Bathrooms

Grid ceiling with Trap doors to cover all service lines.

WALL FINISHING

Drawing, Dining, Living, Bedrooms, Kitchen and Balcony

Smoothly finished with putty and acrylic emulsion paint.

Bathrooms

Ceramic tiles cladding up to lintel height.

External Finishing

Texture finish & two coats of exterior emulsion paint of reputed brands with architectural features.

FLOORING

Drawing, Dining, Living, Bedrooms and Kitchen

800 x 800 mm size vitrified tiles of reputed brand.

Balcony, Bathrooms & Utility

Anti-skid vitrified / ceramic tiles.

Corridors Flooring

Granite / vitrified tiles of reputed brand.

Staircase

Natural stone / granite flooring / full vitrified tiles

WINDOWS / GRILLS

All windows are of aluminum alloy / UPVC glazed sliding with EPDM gaskets, necessary hardware, and provision for mosquito mesh shutter.

DOORS

Main Doors

Teak wood frame with veneered flush shutter, finished with melamine polish on both sides with reputed hardware.

Internal Doors

Hard wood frame with veneered flush shutter, finished with melamine polish on both sides with reputed hardware.

Bathrooms / Utility

Granite / Hard wood frame with one side veneered and one side laminate flush shutter, finished with melamine polish with reputed hardware.

Balconies

UPVC / Aluminum glazed French sliding doors with mosquito mesh provision. Laminated glass railing designed as per relevant I.S. codes.

VENTILATORS

UPVC / Aluminum glazed ventilators with standard hardware and integrated with insect screen.

SHAFT DOORS

Powder coated GI door with frame (Factory Made) as per NBC norms & vendor specifications.

STAIRCASE

2 Hours Fire Rated door size as per the fire norms and Specifications.

ALL BATHROOMS

- Wash basin with single lever basin mixer - Grohe, TOTO or equivalent.
- EWC with flush tank of reputed brand - Grohe, TOTO or equivalent
- Single lever bath and shower mixer - Grohe, TOTO or equivalent
- Provision for geysers in all bathrooms.
- All faucets are chrome plated of Grohe, TOTO or equivalent.

ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlet for air conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms and utility.
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen.
- Washing machine point in utility area.
- Dishwasher machine point in utility area.
- Power supply for each unit and individual prepaid meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

AIR-CONDITIONING

- Copper piping along with drainage outlet for all AC's locations.

TV / TELEPHONE

- Provision for internet connection and DTH.
- Provision for telephone points in drawing & master bedroom.
- Provision for TV ports in all bedrooms and drawing / living.

WATER PROOFING

Water proofing shall be provided for all bathrooms, balconies, utility area & roof terrace.

SECURITY / BMS

- Intercom facility to all units connecting security.
- Comprehensive security system with cameras in appropriate locations.
- Boom barrier with RFID access for restricted entry.
- Panic button and intercom facility in the lifts connected to the security room.

FIRE SAFETY

Fire alarm, Automatic sprinklers, and wet risers as per fire authority regulations.

POWER BACK UP

100% Metered DG backup with acoustic enclosure.

PNG / LPG

Supply of gas from piped natural gas system / LPG.

LIFTS

- High speed automatic elevators for every block of reputed make with rescue device and V3F for energy efficiency with granite / marble / artificial marble cladding for lift entrance.
- Service elevators for each block of reputed make with rescue device and V3F for energy efficiency.

WTP & STP

- Water treatment plant for bore-well water and water meter for each unit.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.
- Hydro-Pneumatic system for even pressure water supplies at all the floors.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at the required places to improve driving comfort.
- Visitors parking is also provided.

BILLING SYSTEM

- Automated billing system for water, power, gas, DG, EV charging points & maintenance.
- Smart display device (R.D.U - Remote Display Unit) in drawing room indicating consumption.

EV CHARGING POINT

EV charging point for every car for all flats.



STABILITY WITH ADAPTABILITY

Since 1989, Western Group has excelled as the finest incisive real estate group. Our reputation is built upon a comprehensive line of real estate needs satisfying all segments of customers. We reflect a history of correctly anticipating the needs of India's growing economy as well as the evolving complexity of the real estate needs of the population. Western Group is celebrating more than 30 years of providing the most innovative and environmental design solutions.

BUILDING A BETTER LIFE

6
MILLION SFT.
DELIVERED

10
MILLION SFT.
UNDER DEVELOPMENT

75
ACRES LAYOUT
UNDER DEVELOPMENT

COMPLETED PROJECTS



Western Plaza



Western Exotica



Western Pearl



Western Aqua



Western Bliss



Dallas Center

ONGOING PROJECTS



Western Windsor Park - Commercial



Western Springs - Residential



Western Marina - Residential



Western Tapovan - Premium Plots



8D, 8th Floor, Western Pearl, Sy. No 13P, Kondapur, Telangana 500084

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