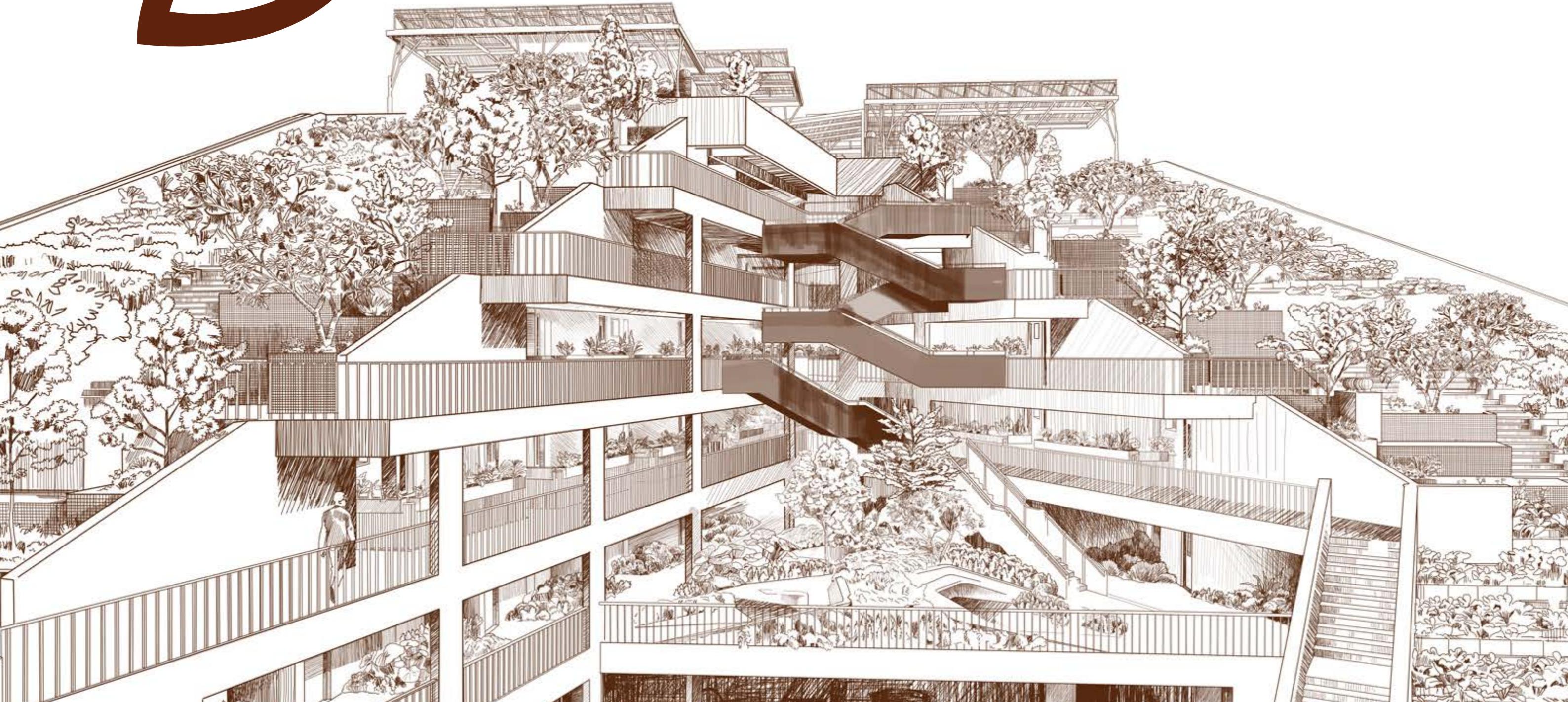


[rurbanlofts.organo.co.in](http://rurbanlofts.organo.co.in)



organo®  
RURBAN LOFTS  
At Antharam



# WHY ORGANO?

Everyday, we are all forced to choose convenience over what's good for us and the earth. Using escalators but scheduling gym sessions, endless food choices but buying appliances for clean water and air.

For comfort and sustainable living in balance design needs to be holistic. This is the Organo promise. An enduring experience of a home that doesn't force a choice between living a comfortable life and a healthy life.



World  
Green Building council  
APN-Leadership  
in Sustainability Award



World  
Green Building council  
APN-Leadership  
Net-Zero Award 2018

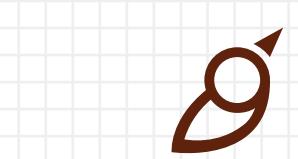
## Who we are and what we do differently:

- Driven by a purpose of Samaviddhi; prosperity for all.
- Acting as a community to create impact at scale for the environment.
- Holistic planning and implementation to achieve a triple bottom-line of benefit to
- People, Planet and Profit at a level that is scalable, sustainable, and repeatable.
- A business created and run by architects not real-estate owners.
- Disruptors and innovators, on design and on delivering low-carbon footprint living over years to come.
- Offering a unique dual benefit of immediate and future value, for a legacy that enhances financial value and faster access to the lush living experience.
- An experience of living with low-carbon impact that goes hand-in-hand with technologically progressive living.



Watch the **B B C** documentary  
of our journey





## CONTENT

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To our cherished and esteemed Rurban Lofts community,

As the founder of Organo Eco Habitats, I'm immensely proud to introduce you to more than just a residence—it's an ecosystem designed to enrich, engage, and elevate the lives of the millennial generation. Crafting these lofts, we envisioned a lifestyle unburdened by excess, deeply connected to the environment, and in harmony with the ethos of community and simplicity.

Our design philosophy champions minimalism without compromising the vibrancy of a dynamic living space. The living roofs and verdant terraces, central to our narrative, aren't just aesthetic; they're functional, reducing heat load and conserving energy. They're also productive landscapes, with square foot gardens for cultivating green sanctuaries, bearing fruits, vegetables, and herbs. This connects our community with nature, encouraging a sustainable way of life that nurtures personal well-being and ecological consciousness.

In designing Rurban Lofts, we responded to the desire for connection, integrating a tapered and stepped form with a landscaped slope, allowing a seamless flow of interaction across co-living spaces. The structure becomes a living organism, breathing with communal activities, all under the sustainable banner of Agro-voltaic technology.

Our commitment extends to the master plan, concentrating development to accommodate a lush food forest, ensuring our ecological footprint is as light as the lives we uplift. Each aspect, from the ground floor lounge areas to the terraces, is meticulously designed to enhance communal bonds and foster cooperative living.

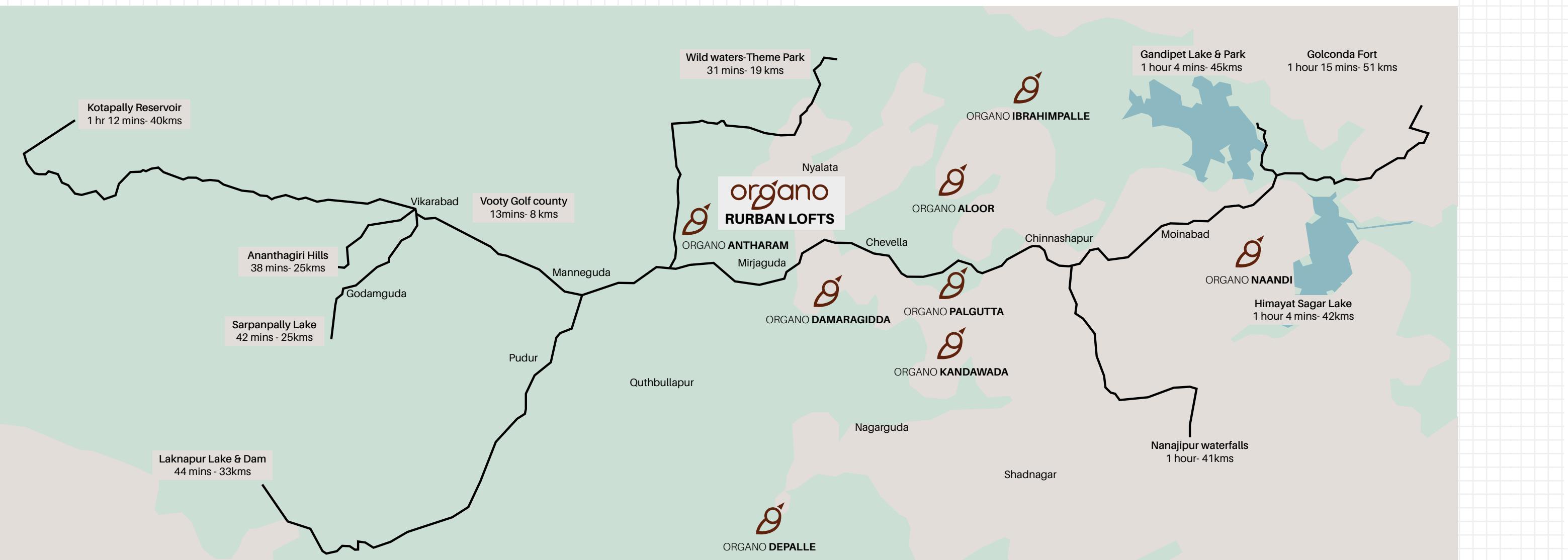
Welcome to Rurban Lofts—a new chapter intentionally designed for simplicity, sustainability, and a profound connection to the world.

Warm regards,  
Nagesh Battula,  
Founder- Organo Eco Habitats



# PROJECT OVERVIEW

Welcome to Organo Rurban Lofts, an exclusive luxury eco-community located on the serene outskirts of Hyderabad. Our 6.5-acre haven encompasses 201 thoughtfully designed, serviced studio apartments, providing a retreat for those dedicated to sustainable living, without compromise. Whether it's your weekend escape or primary residence, our community caters to diverse families, fostering a shared commitment to nature-centric living.



## GENERAL INFORMATION:

Size of the project : **6.52 Acres**  
Number of homes : **201**

## Distance from

Gachibowli : **55 km**  
RGI Airport : **65 km**

## APPROACH ROADS:

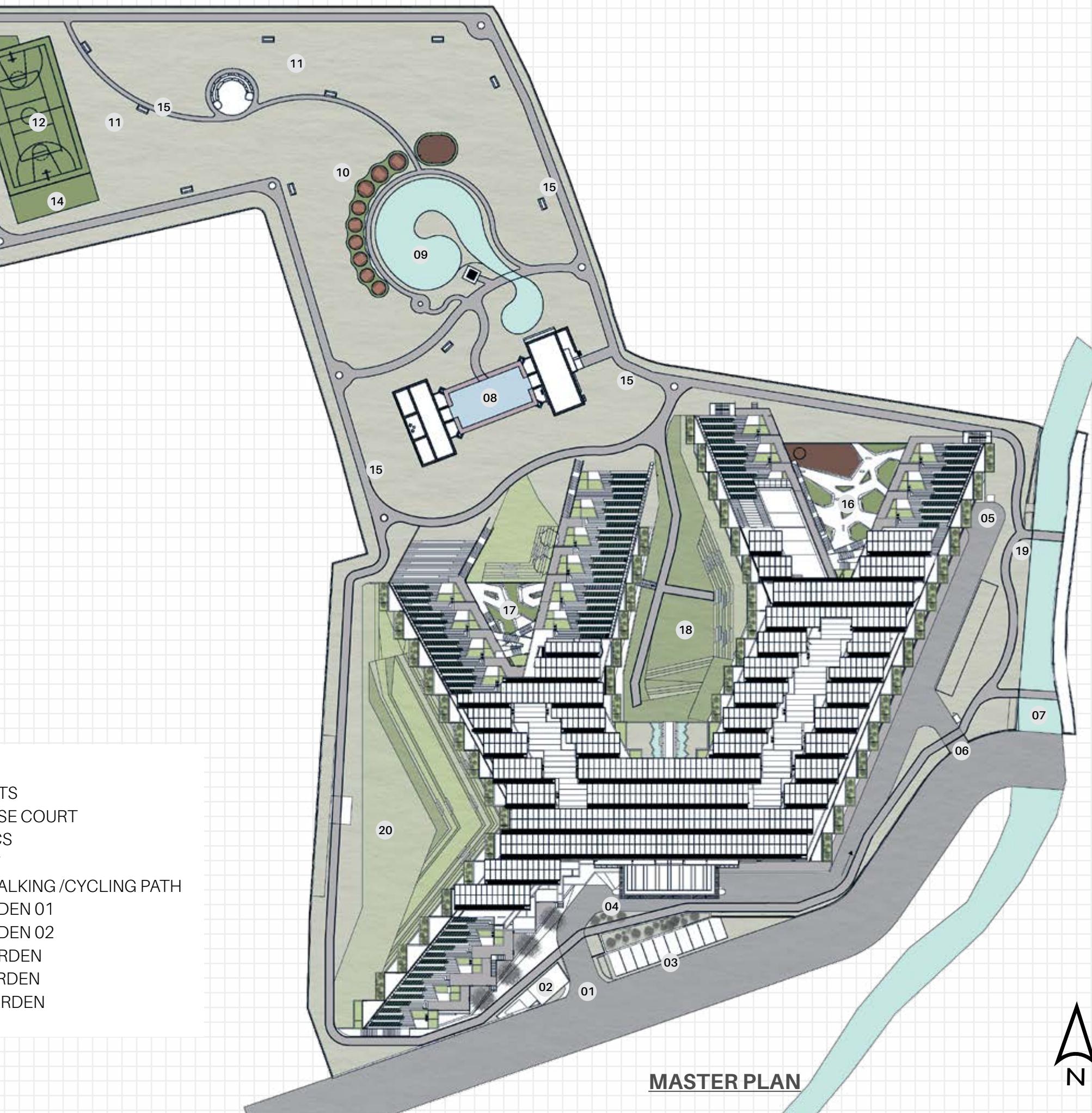
Shankarpalli : **35 km**  
Gandipet : **50 km**  
TSPA Junction : **43 km**  
Kokapet Exit : **50 km**  
Financial District : **52 km**

## NEAREST SCHOOLS:

Sloka : **45 km**  
Sreenidhi International School : **40 km**  
Rockwell International School : **45 km**  
Indus International, Mokila : **43 km**  
Delhi Public School, Kollar : **45 km**  
Oakridge International School : **52 km**  
The Gaudium International School : **52 km**

## NEAREST HOSPITALS:

Dr. Patnam Mahender Reddy : **16 km**  
Institute of Medical Sciences : **34 km**  
Bhaskara Medical College : **52 km**  
Continental Hospitals : **55 km**  
Care Hospital : **55 km**  
AIG : **55 km**

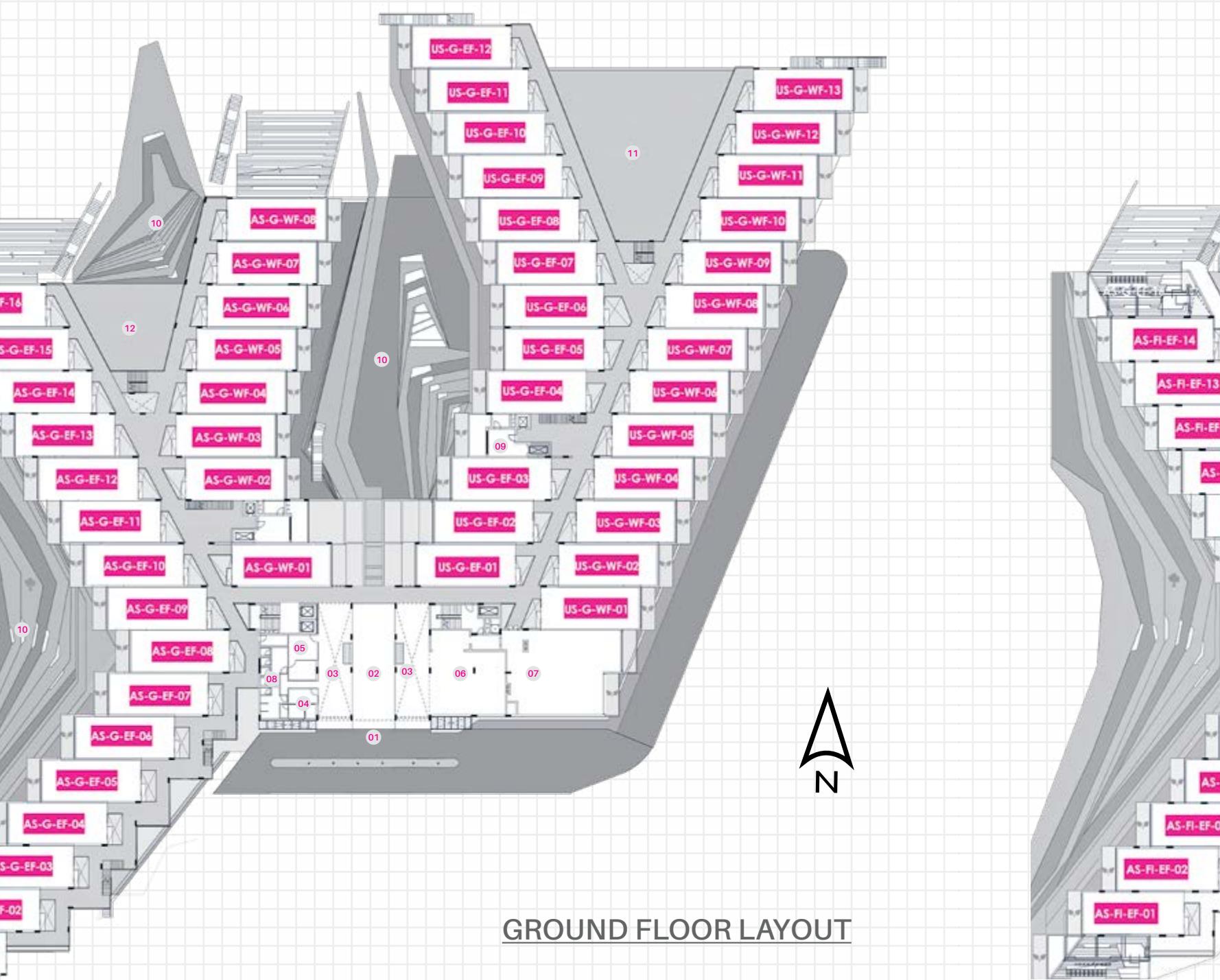
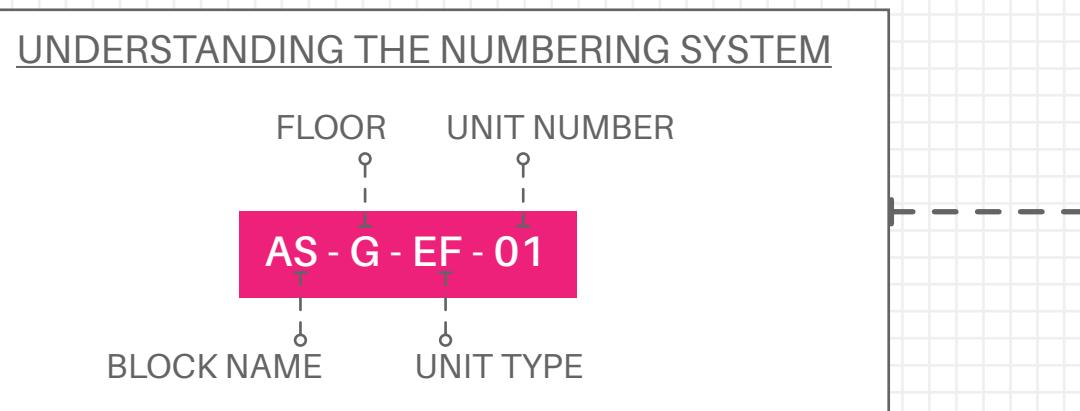




## BLOCK PLAN

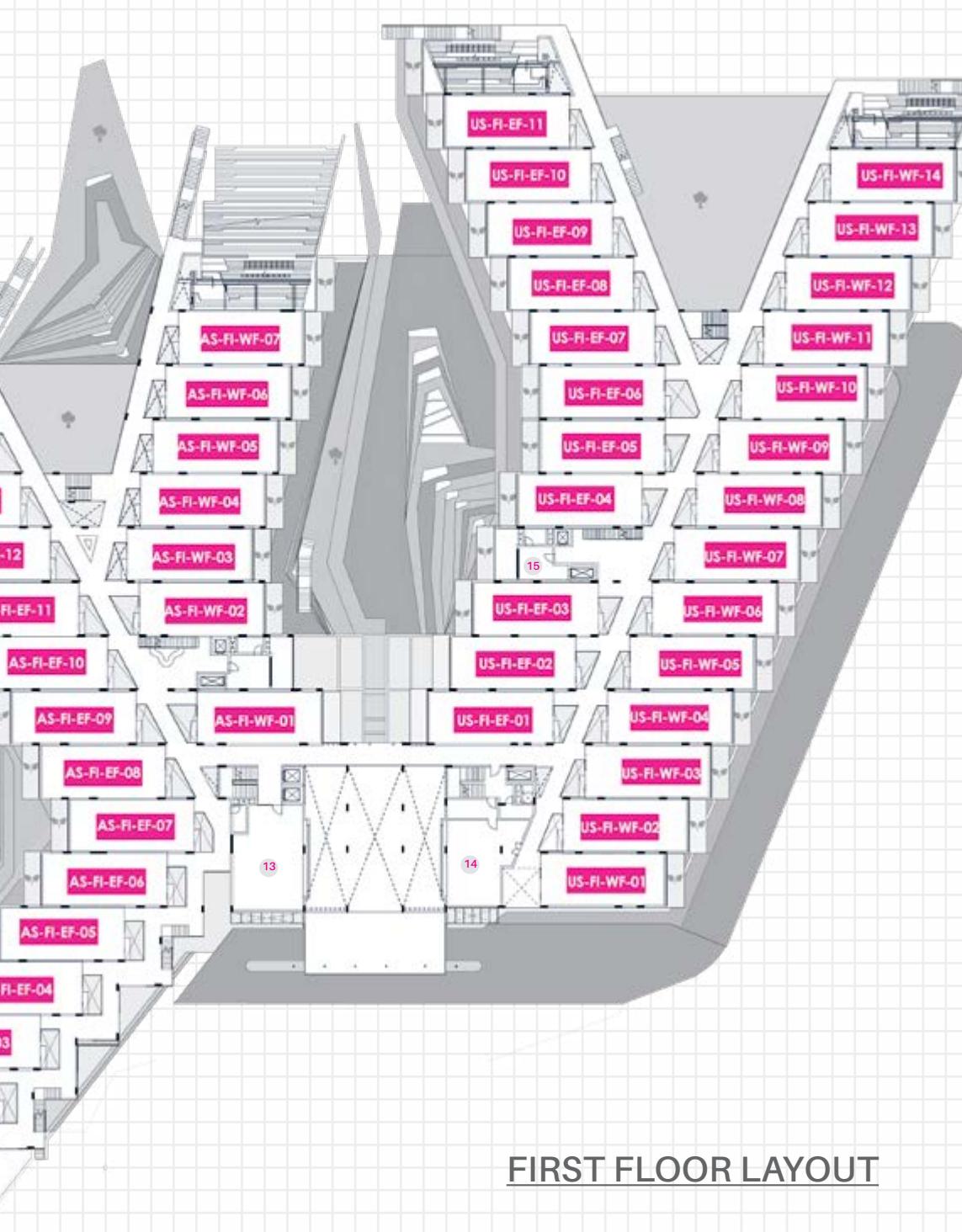
There are 5 floors and each floor is divided into blocks: Anvesana Saakha (AS) or the branch of exploration and Utpatti Saakha (US) or the branch of creation.

S.NO.	FLOOR	BLOCK	UNIT TYPE		TOTAL NO. OF UNITS
			EAST(EF)	WEST(WF)	
1.	GROUND FLOOR	AS	16	08	24
		US	12	13	25
2.	FIRST FLOOR	AS	14	07	21
		US	11	14	25
3.	SECOND FLOOR	AS	12	06	18
		US	10	13	23
4.	THIRD FLOOR	AS	10	05	15
		US	09	12	21
5.	FOURTH FLOOR	AS	08	04	12
		US	06	11	17
TOTAL NUMBER OF UNITS			108	93	201

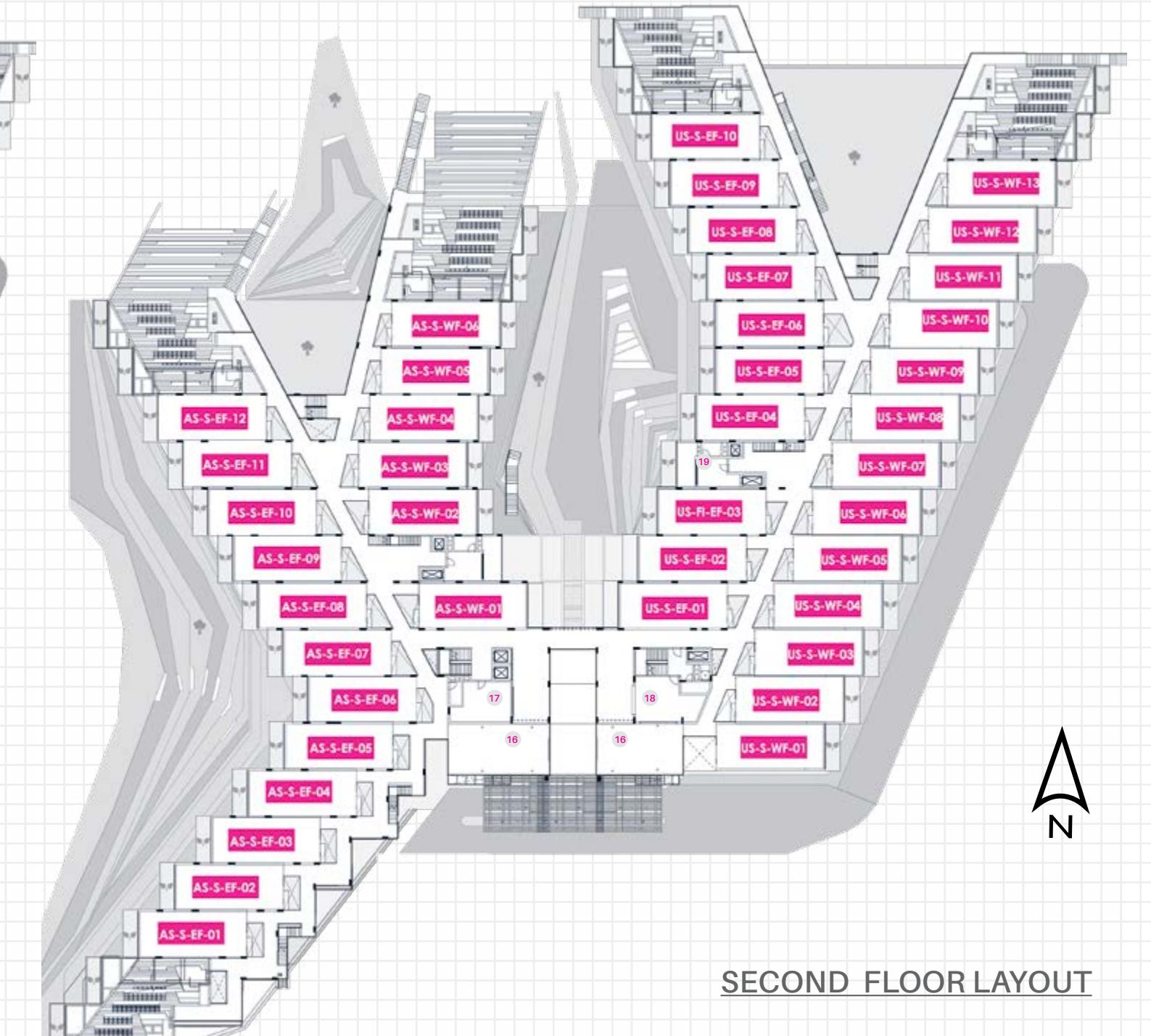


1. DROP-OFF
2. ENTRANCE WATER FEATURE
3. ENTRANCE LOBBY
4. HEALTH CENTER
5. INDOOR GAMES
6. COMMUNITY DINING
7. COMMUNITY KITCHEN
8. COMMON TOILETS
9. LAUNDRY ROOM
10. CONTOURED LANDSCAPE GARDENS
11. PODIUM GARDEN 01, TOT-LOT
12. PODIUM GARDEN 02

## BLOCK PLAN



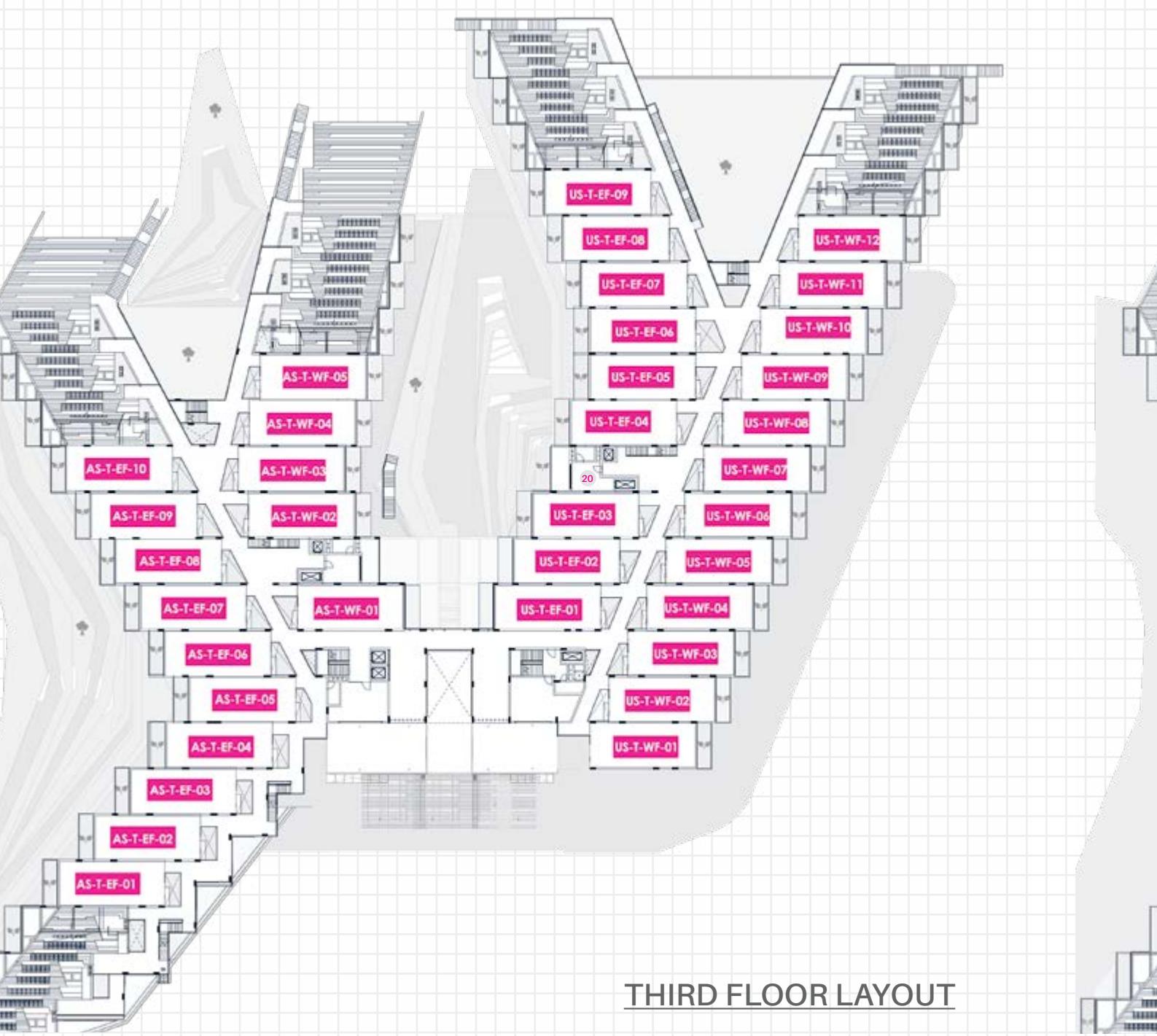
13. GYM
14. MULTI PURPOSE ROOM
15. LAUNDRY ROOM



16. OUTDOOR PTO
17. BOARD GAMES
18. LOUNGE
19. LAUNDRY ROOM

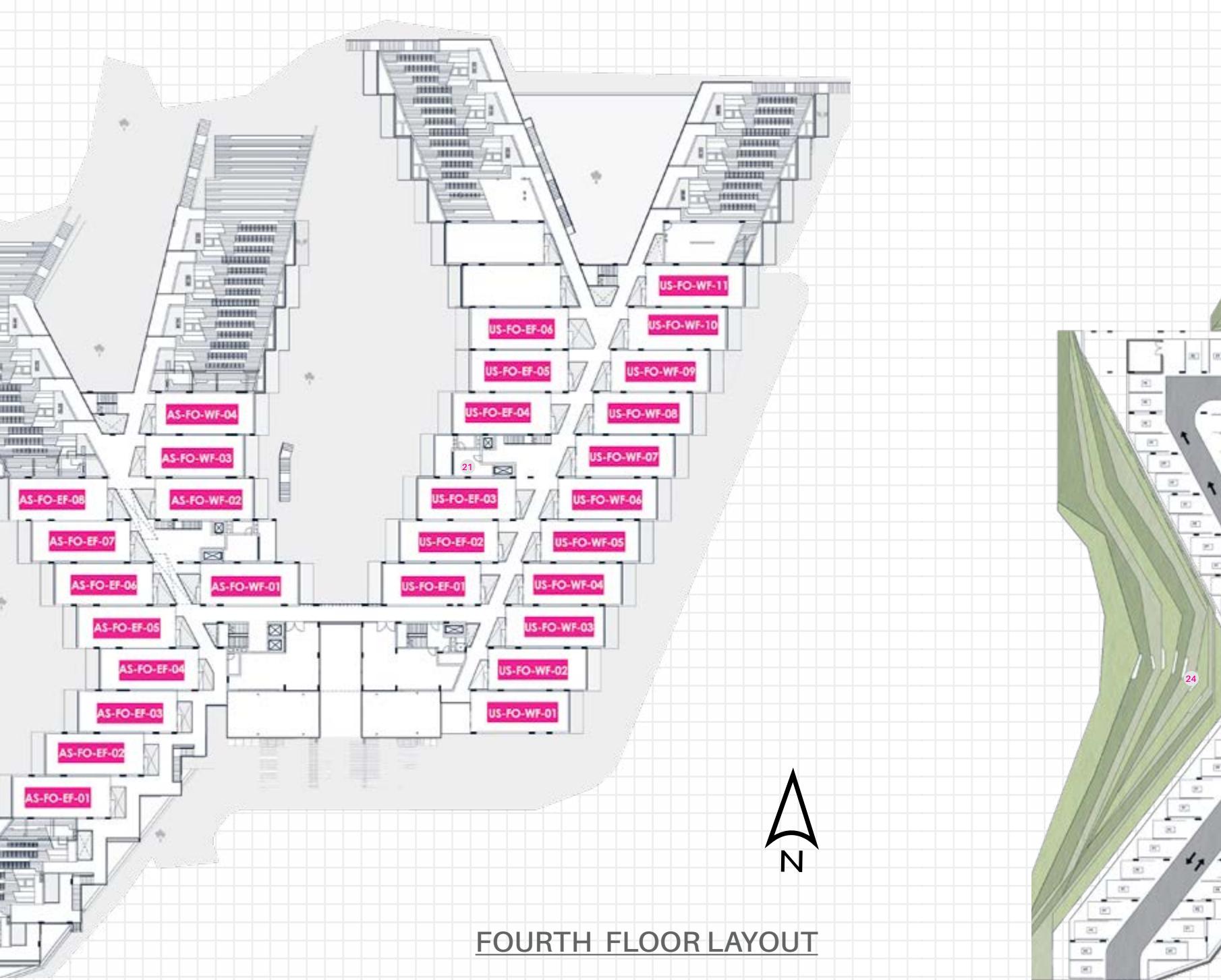


## BLOCK PLAN



THIRD FLOOR LAYOUT

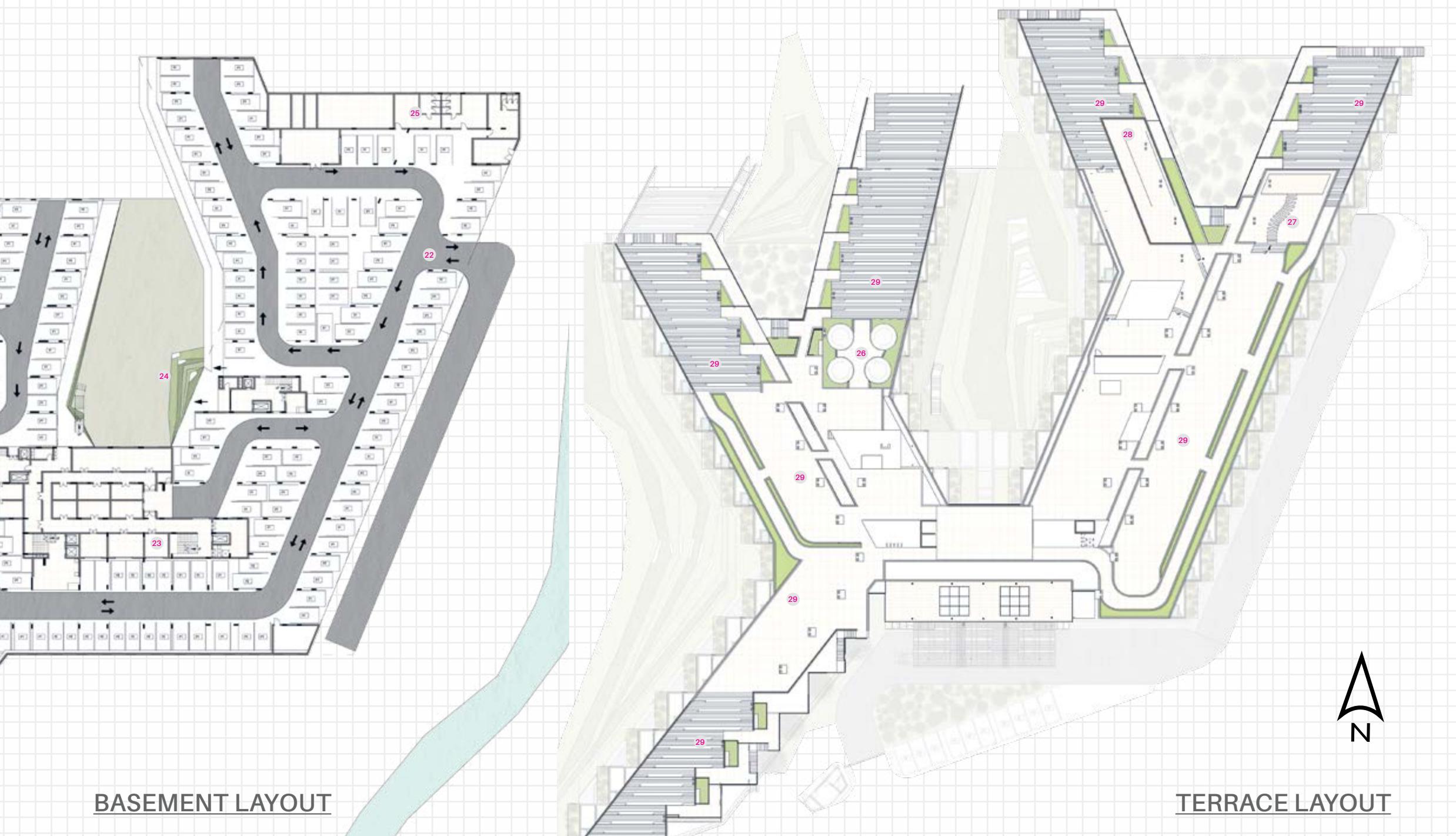
20. LAUNDRY ROOM



FOURTH FLOOR LAYOUT

21. LAUNDRY ROOM

## BLOCK PLAN



BASEMENT LAYOUT

22. BASEMENT ENTRY / EXIT  
23. PROVISION STORE  
24. CONTOURED LANDSCAPE  
GARDENS  
25. DRIVER'S LOUNGE

26. BARBECUE AREA  
27. YOGA / MEDITATION DECK  
28. SWIMMING POOL  
29. TERRACE FARMING



RURBAN LOFTS @ANTHARAM





## INFRASTRUCTURE & AMENITIES

TABLE 1: AMENITIES & CONVENiences

S.NO.	SPACE	DESCRIPTION
1.1	<b>Community Dining</b>	Self-service dining area, with multi-cuisine food available for purchase. Free to use. Pay for food.
1.2	<b>Multi-Purpose Rooms</b>	For up to 40 pax. Used for events, meetings, and group fitness activities like yoga and aerobics. Pay & Use.
1.3	<b>God's Own Office</b>	<ul style="list-style-type: none"> <li>10 seater conference room. Free to Use. First come, first served.</li> <li>2 Spa rooms. Pay &amp; Use.</li> <li>Alfresco Dining - 80 pax. Free to use. Pay for food &amp; events.</li> </ul>
1.4	<b>Provision Store</b>	Essential grocery, provisions & vegetable stall, as per design. Goods for purchase.
1.5	<b>Agrivoltaics</b>	<ul style="list-style-type: none"> <li>Rooftop solar power generation with terrace farming under it.</li> <li>Farming is maintained by the FM team. Not for harvesting/individual claims.</li> <li>Farm produce will be sold at lounge/store.</li> </ul>
1.6	<b>Rooftop Lounge</b>	Informal lounge area for get-togethers. Free to use. First come, first served.

## INFRASTRUCTURE & AMENITIES

TABLE 2: HEALTH & WELL-BEING AMENITIES

1.7	<b>Barbeque Area</b>	As per standard design. Free to use. First come, first served.
1.8	<b>Laundry Room</b>	Laundry Room at every level. Pay and use.
1.9	<b>Parking</b>	<ul style="list-style-type: none"> <li>201 car parking areas + 20 visitor parking spaces (in basement/stilt as well as on surface)</li> <li>No designated parking. Free to use. First come, first served.</li> </ul>
1.10	<b>Restrooms for Community Staff</b>	Staff rooms with male & female toilets.
1.11	<b>Social spaces</b>	Reading space, children's play area, yoga and meditation area. Free to use. First come, first served.

2.1	<b>Health Lounge</b>	Doctor's desk, examination bed, essential first aid kits. Recovery bed for interim care. Defibrillator, Oxygen concentrator, Nebuliser, Medicine fridge, etc. as specified by the health care consultant.
2.2	<b>Tot Lot</b>	Play area for the little ones. Free to use.
2.3	<b>Cricket Pitch</b>	Practice pitch. Free to use.
2.4	<b>Calisthenics</b>	Deck with calisthenics equipment. Free to use.
2.5	<b>Indoor gym</b>	As per design. Free to use.
2.6	<b>Natural Swimming Pool</b>	60' x 20' size with changing rooms and filtration room. Free to use.
2.7	<b>Multi-Play Court</b>	Outdoor court for basketball and pickleball. Free to use.
2.8	<b>Walking/Cycling Paths</b>	As per design. Free to use.

3.1	<b>Food Forests</b>	As per design
3.2	<b>Eco-STP</b>	Sewage Treatment Plant
3.3	<b>WTP</b>	Domestic Water Treatment Plant
3.4	<b>Wi-Fi</b>	In all common areas
3.5	<b>Solar Power</b>	400 kW of rooftop solar across the community
3.6	<b>Rainwater harvesting</b>	60 Lakhs of rainwater captured and stored in tanks below the basement
3.7	<b>Bio-Fence</b>	Vegetation around the property to improve air quality as well as create biodiversity for the flora and fauna
3.8	<b>Elevators</b>	Kone or equivalent, 4 passenger elevators & 1 service elevator
3.9	<b>CCTV</b>	Camera surveillance in designated areas
3.10	<b>Waste Management</b>	Segregation and storage

TABLE 3: INFRASTRUCTURE



Entrance courtyard experience



View of the Central Garden

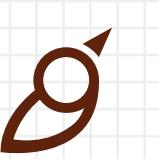




Rooftop swimming pool and deck area



Agrivoltaics - Rooftop solar power generation with terrace farming





Proposed rooftop barbecue area



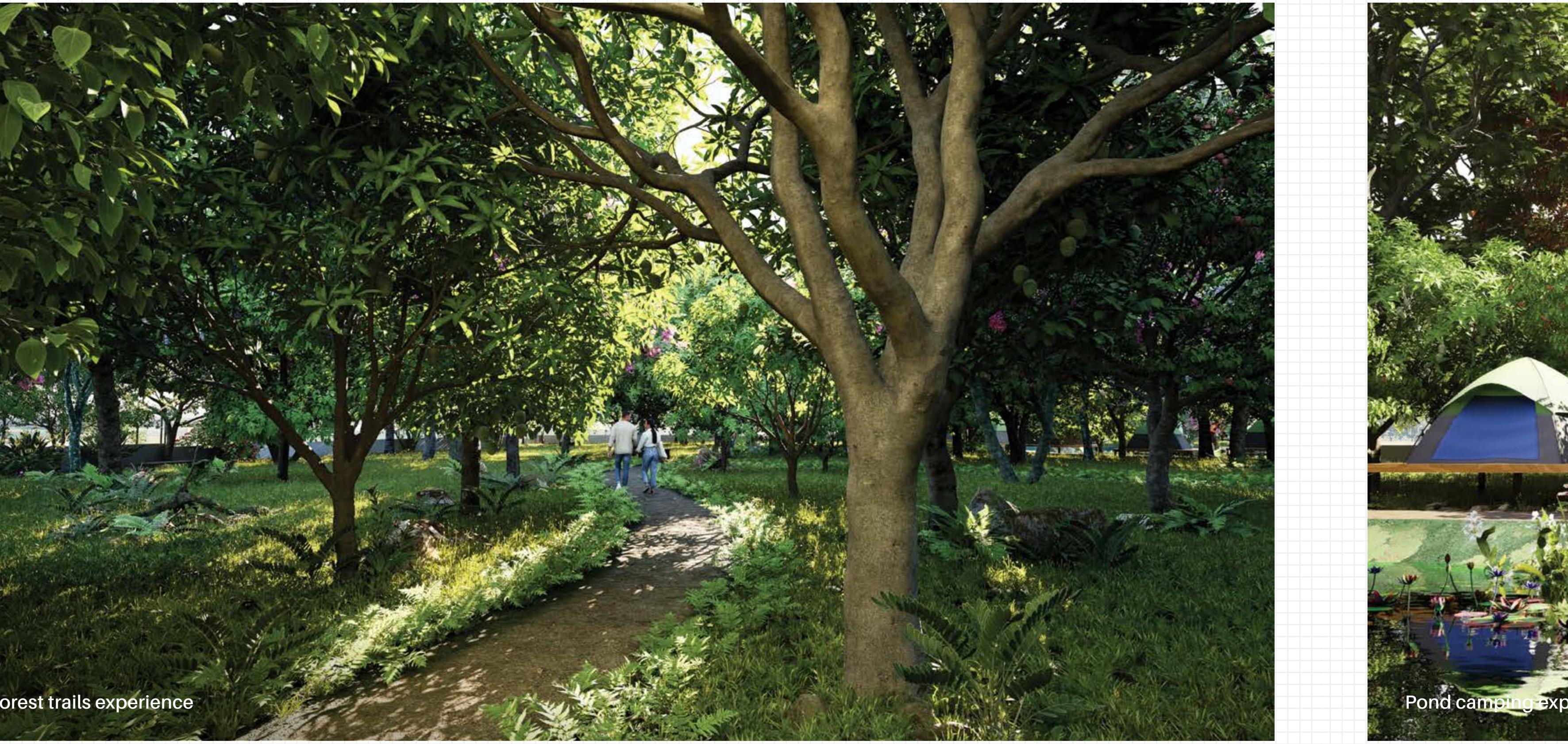
Experience on the slopes of Lofts



Experience on the slopes of Lofts



Aerial view of the God's Own Office & the pond area



Forest trails experience



Pond camping experience



Multi-purpose court & cricket net

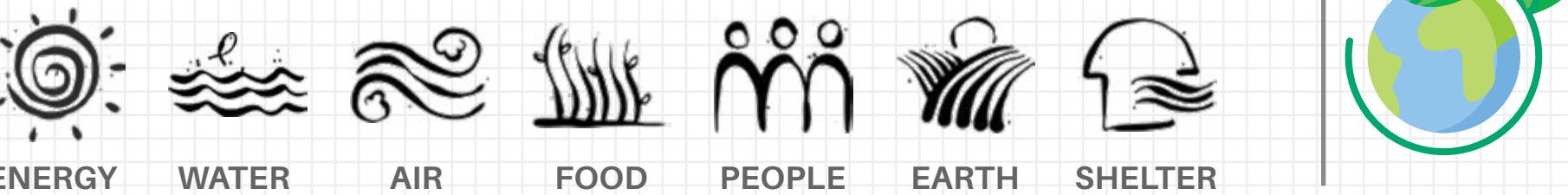


Forest cycling experience



## SAPTHAPATHA GOALS

Sapthaphatha, the 7 strands of sustainability, is a framework through which we design & measure our impact across seven aspects of conscious living:

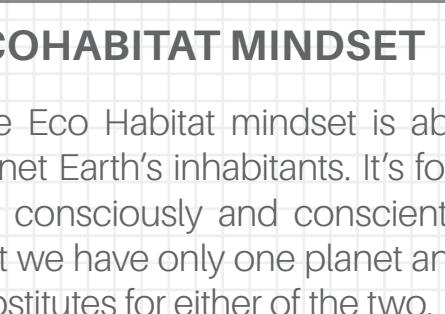


### 1. ENERGY

- 360 kW of total installed solar capacity
- Net-zero-energy community
- 100% backup with generator
- Induction stove in kitchens
- Carbon-dioxide emissions reduction of 112 metric tons per year  
This is close to saving 600 kgs per household per year at Rurban Lofts.

### 2. WATER

- Water balanced and water secure community
- The total installed capacity of all rainwater harvesting structures is 60 lakh litres
- Zero discharge community - 0% sewage and waste water going out of the community
- 60 KLD of Eco-STP installed for treating sewage water, which is used for flushing in the WCs throughout the community.
- Water demand reduction - Water efficient fixtures will be installed throughout the community
- STP treated water for forest area



### ECOHABITAT MINDSET

The Eco Habitat mindset is about living in harmony with all of planet Earth's inhabitants. It's for those who wish to live a fulfilled life, consciously and conscientiously. It's for those who believe that we have only one planet and one body, and that there are no substitutes for either of the two.

### 3. AIR

- 3 Acres of open area including afforested area, which is 45% of the total site area
- Well-ventilated living spaces in the unit as well as in common areas
- 3-meter bio-fence all around the community
- Utilisation of bio-pesticides and bio-fertilisers
- Pedestrian-friendly and car-free walkways

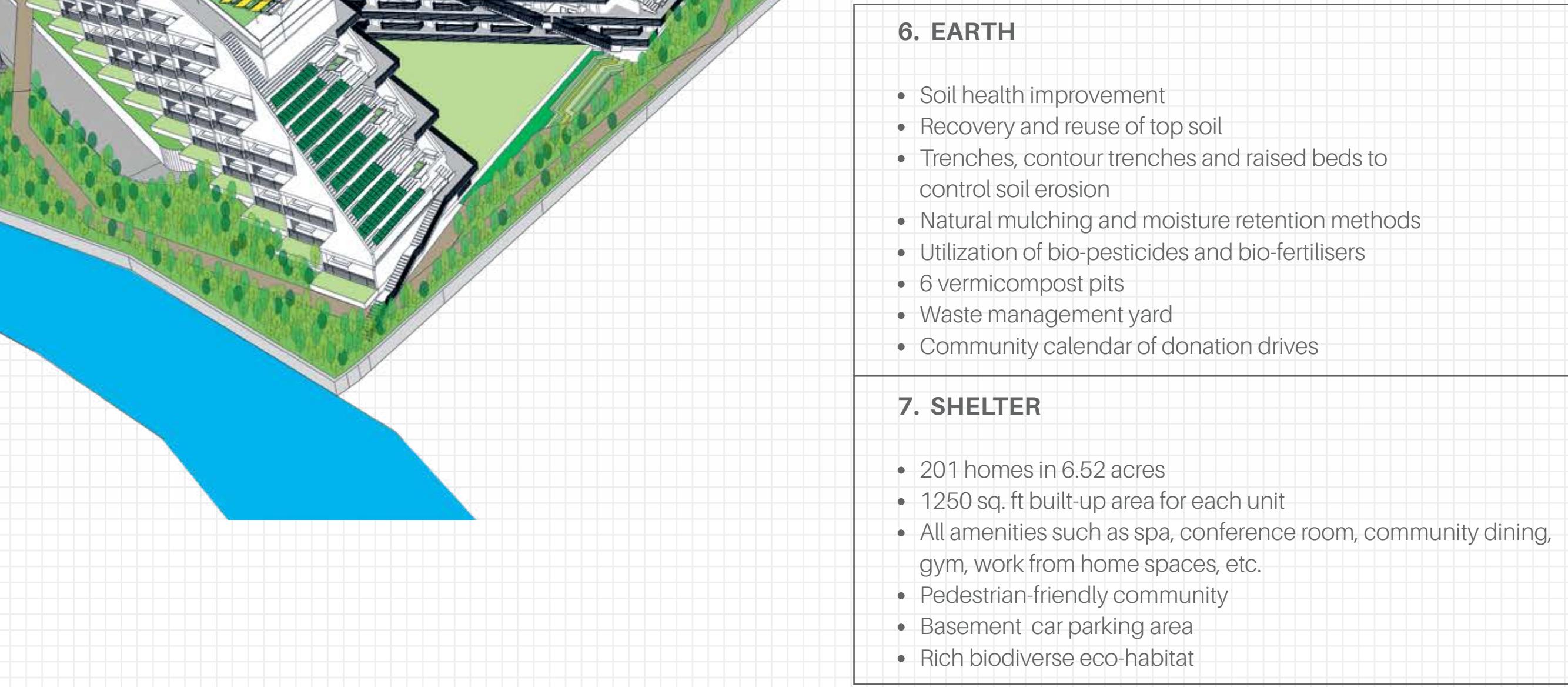
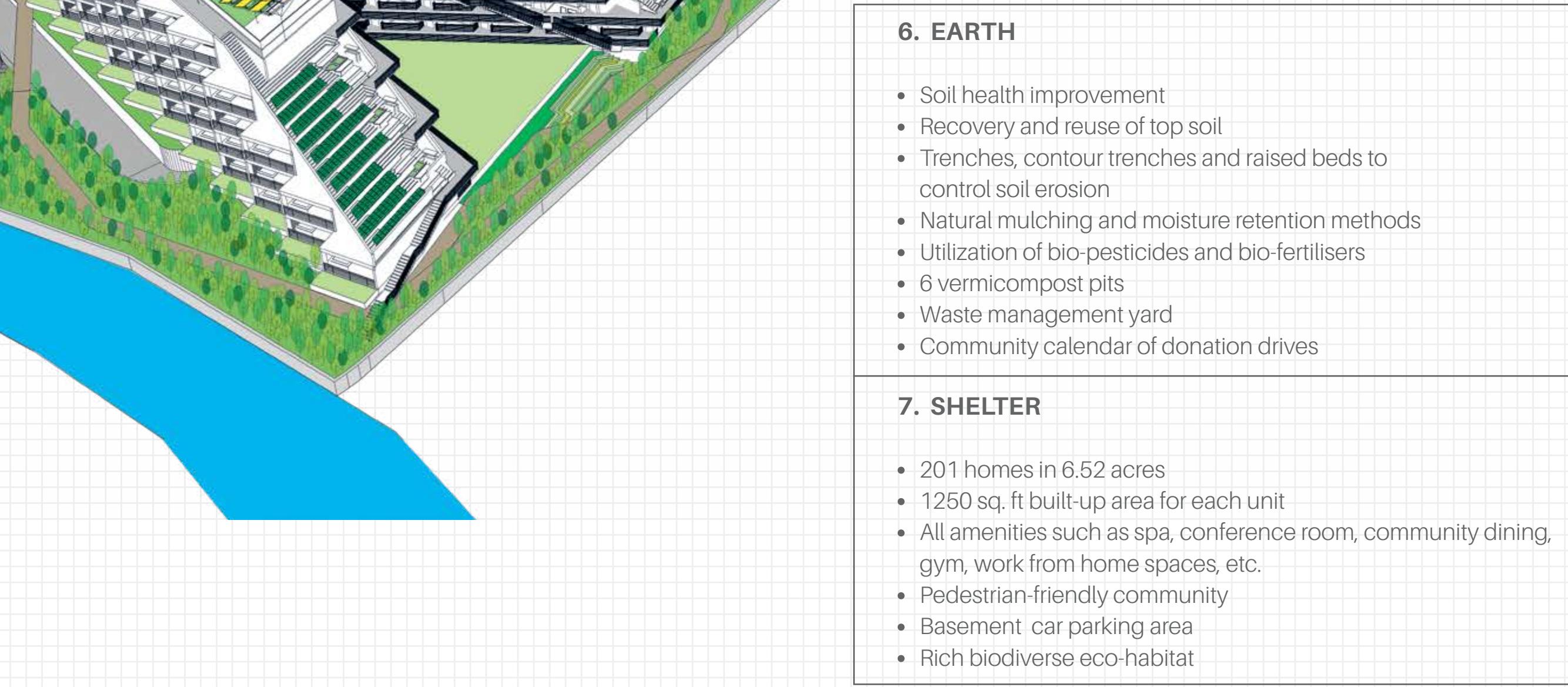
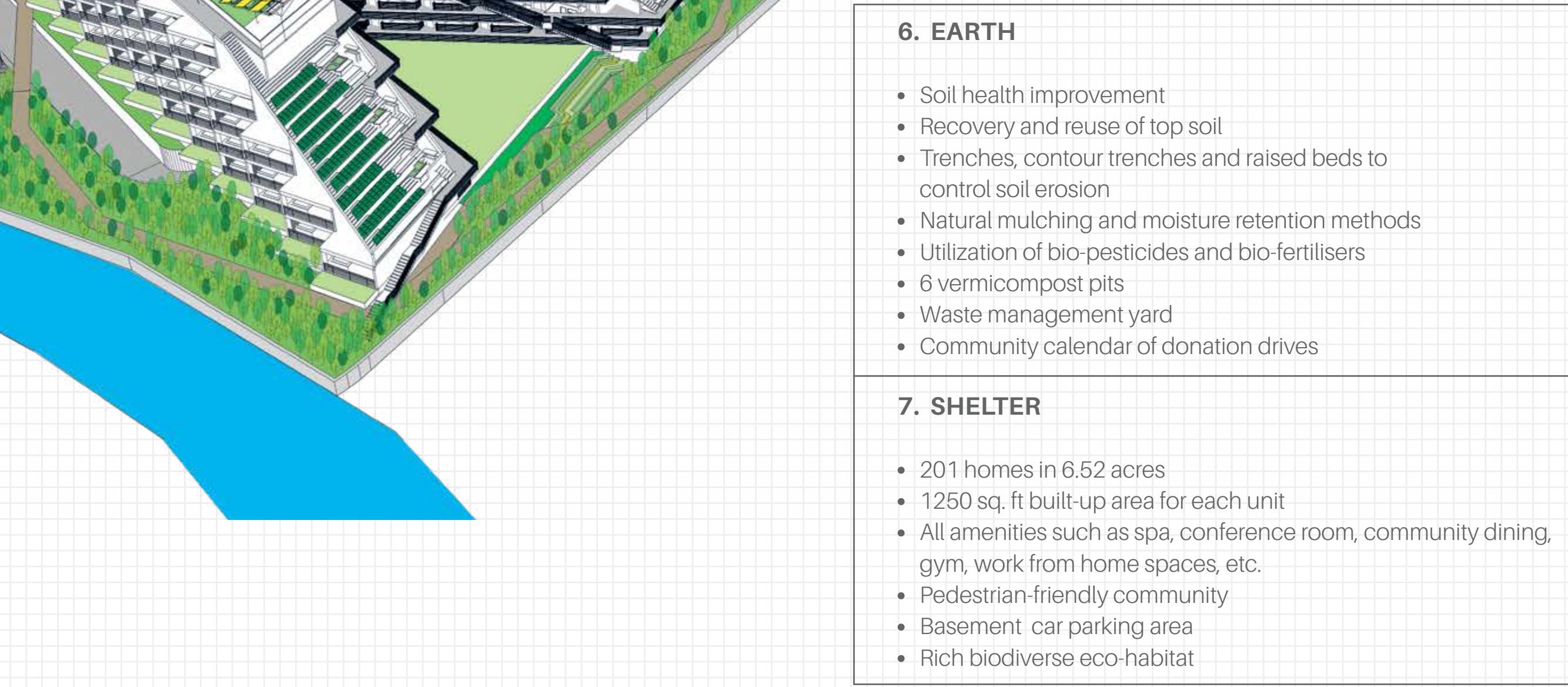
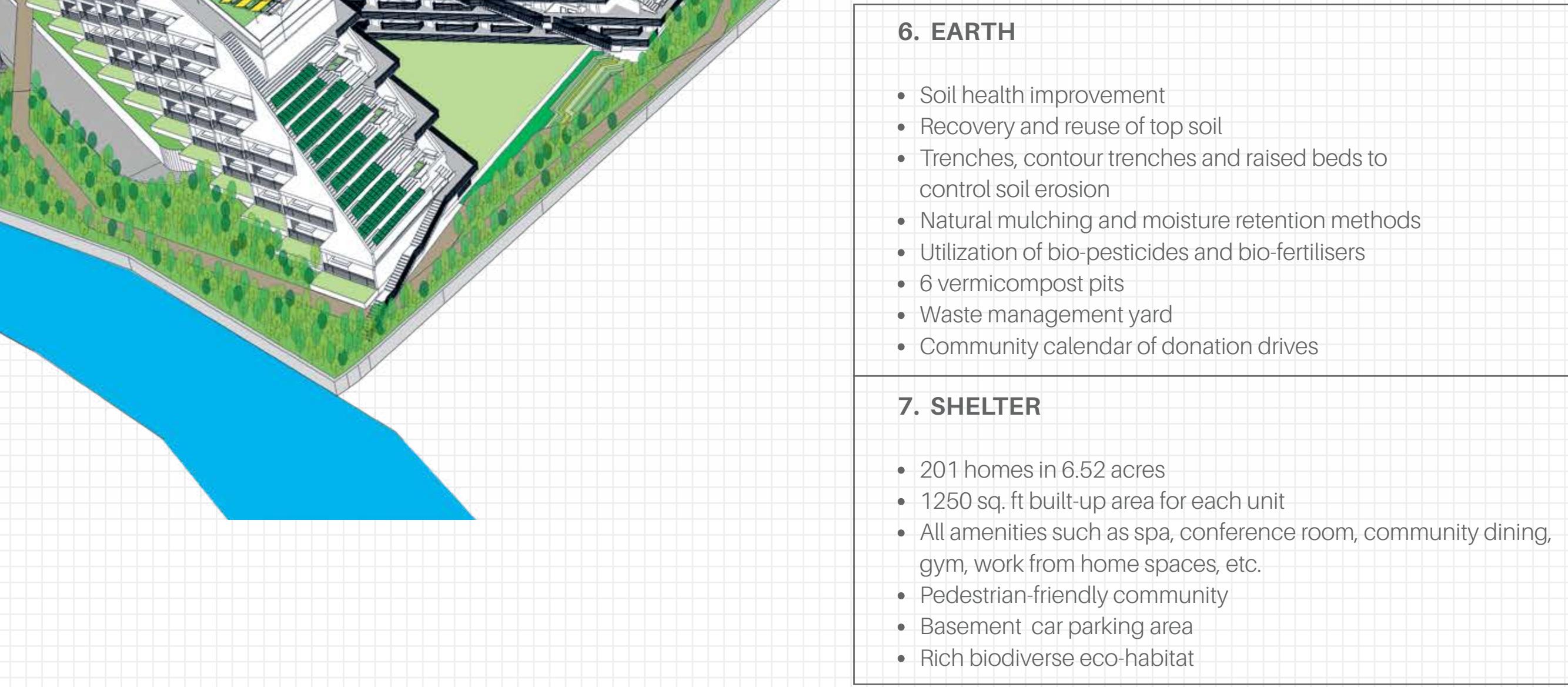
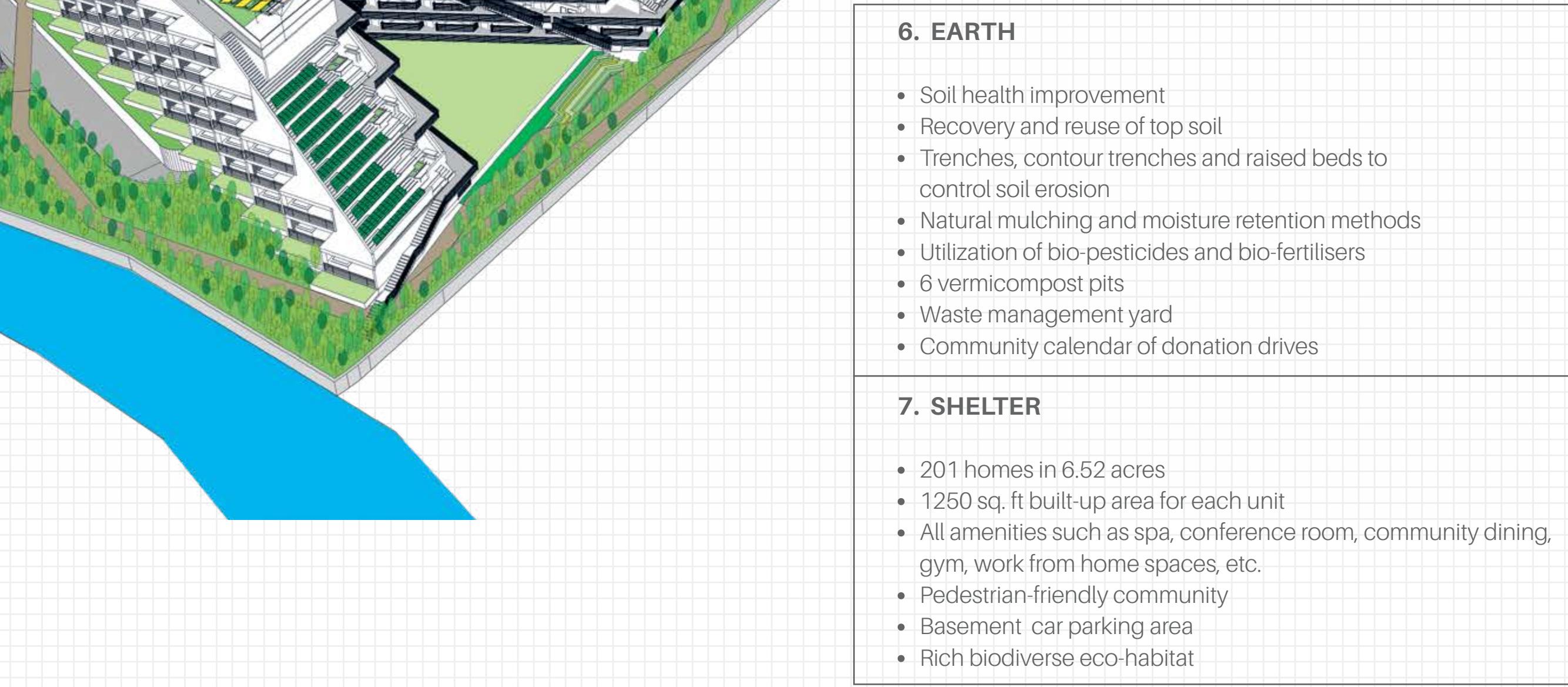
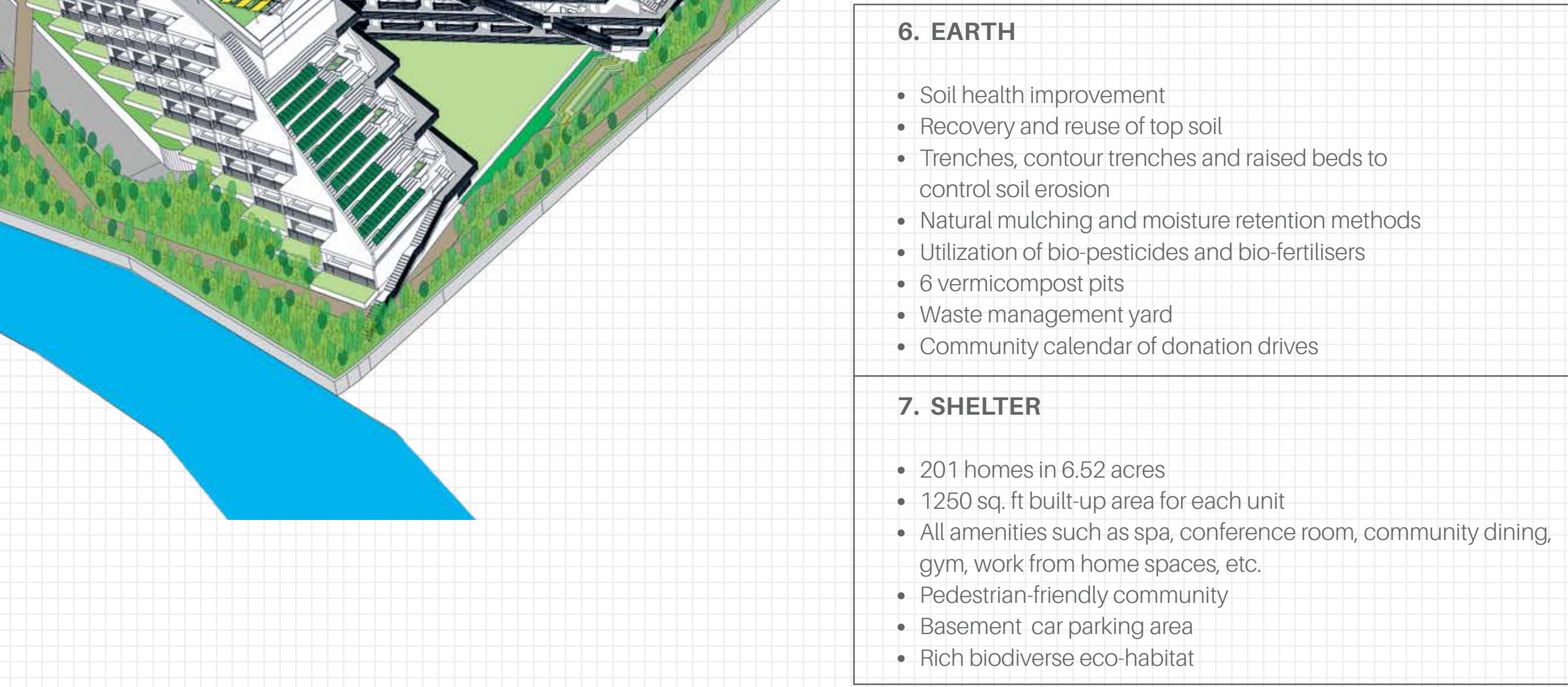
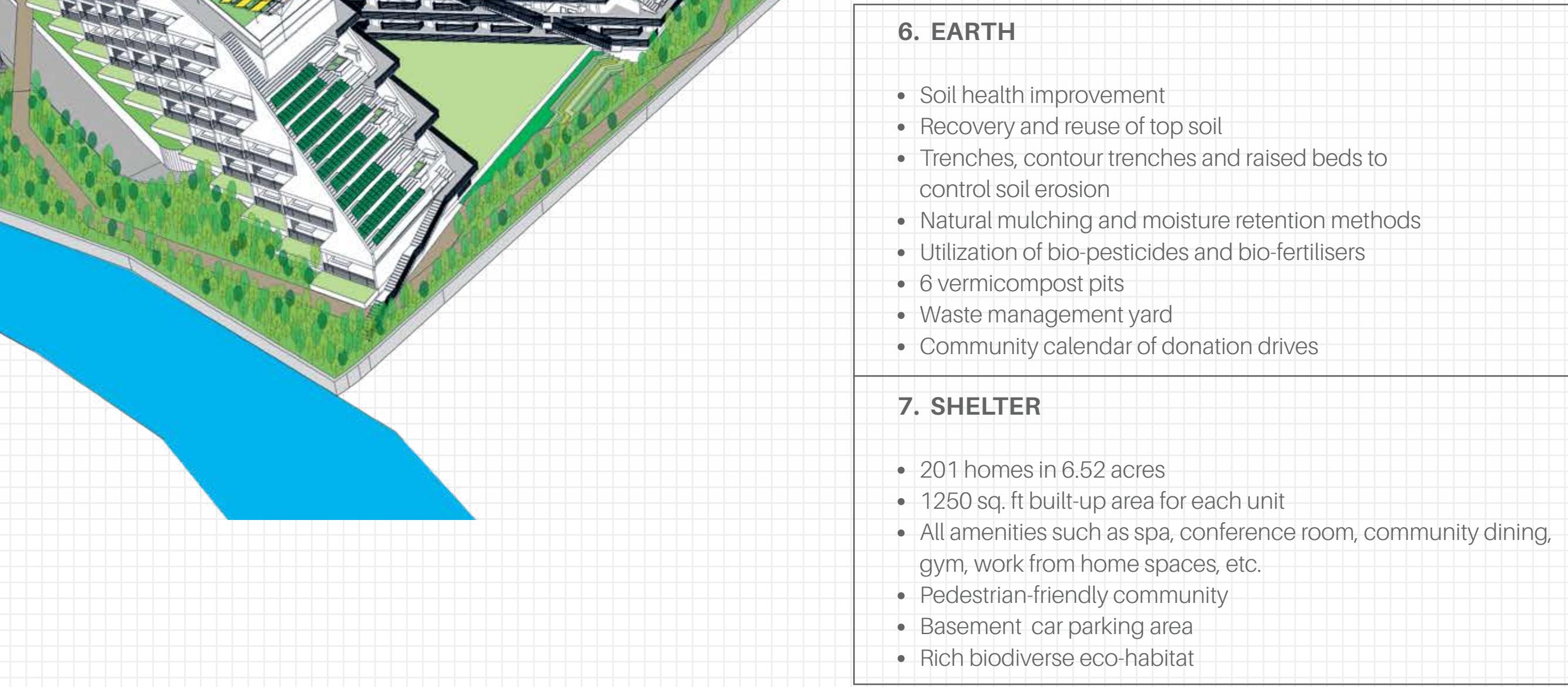
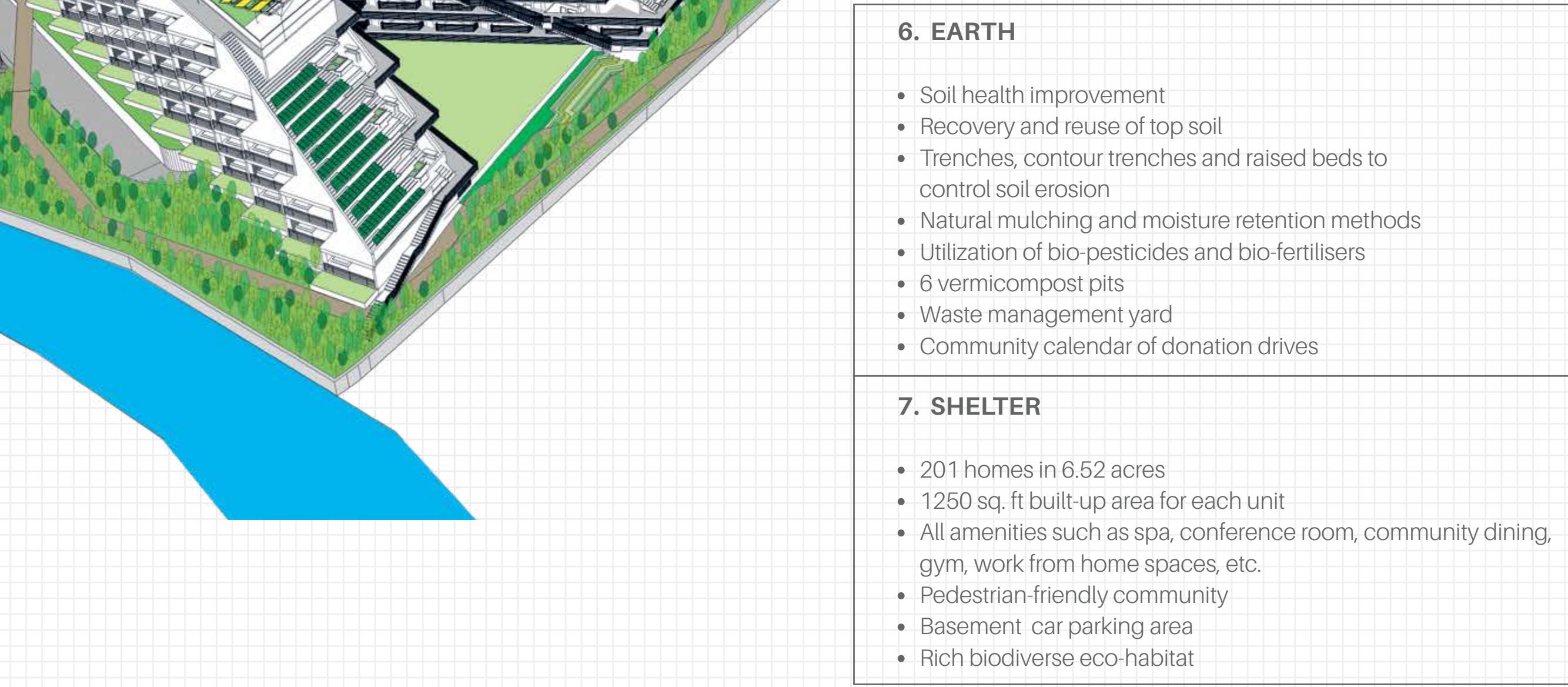
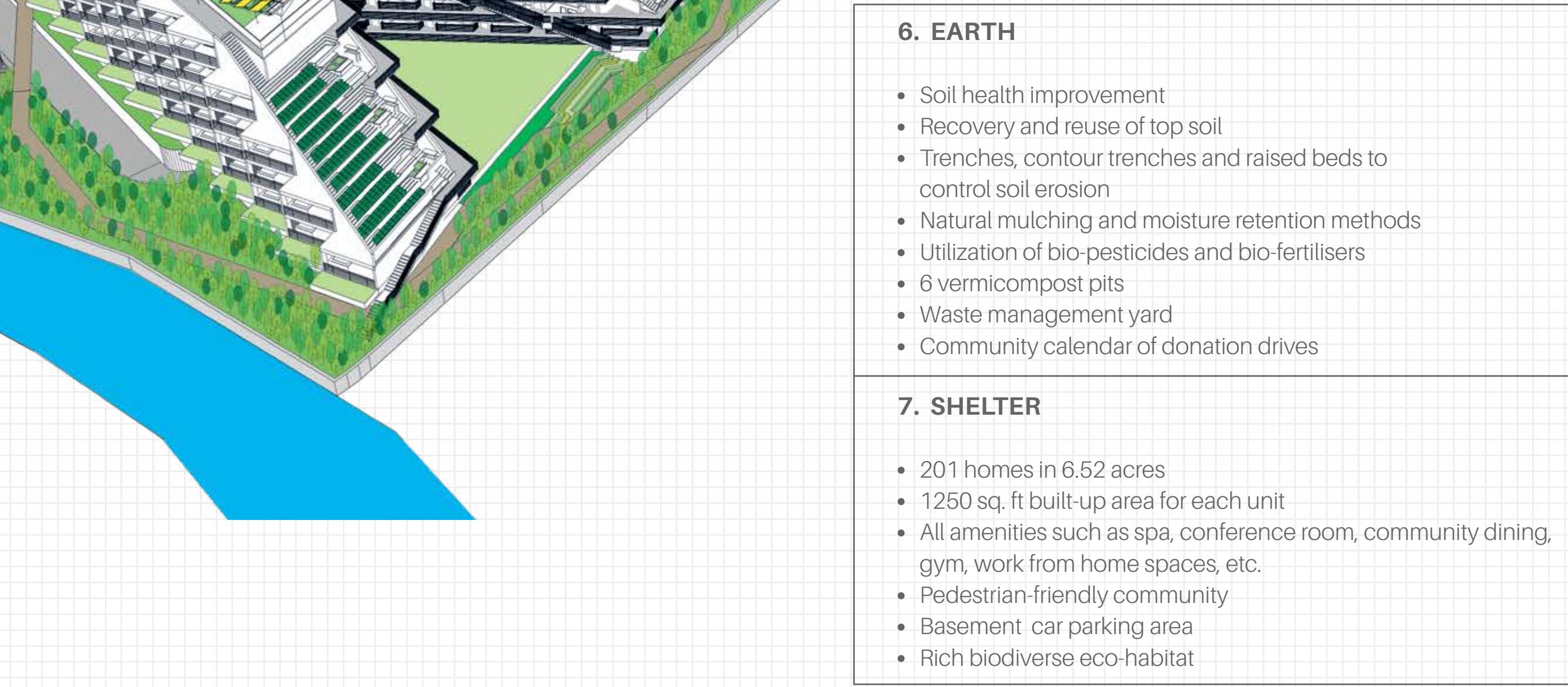
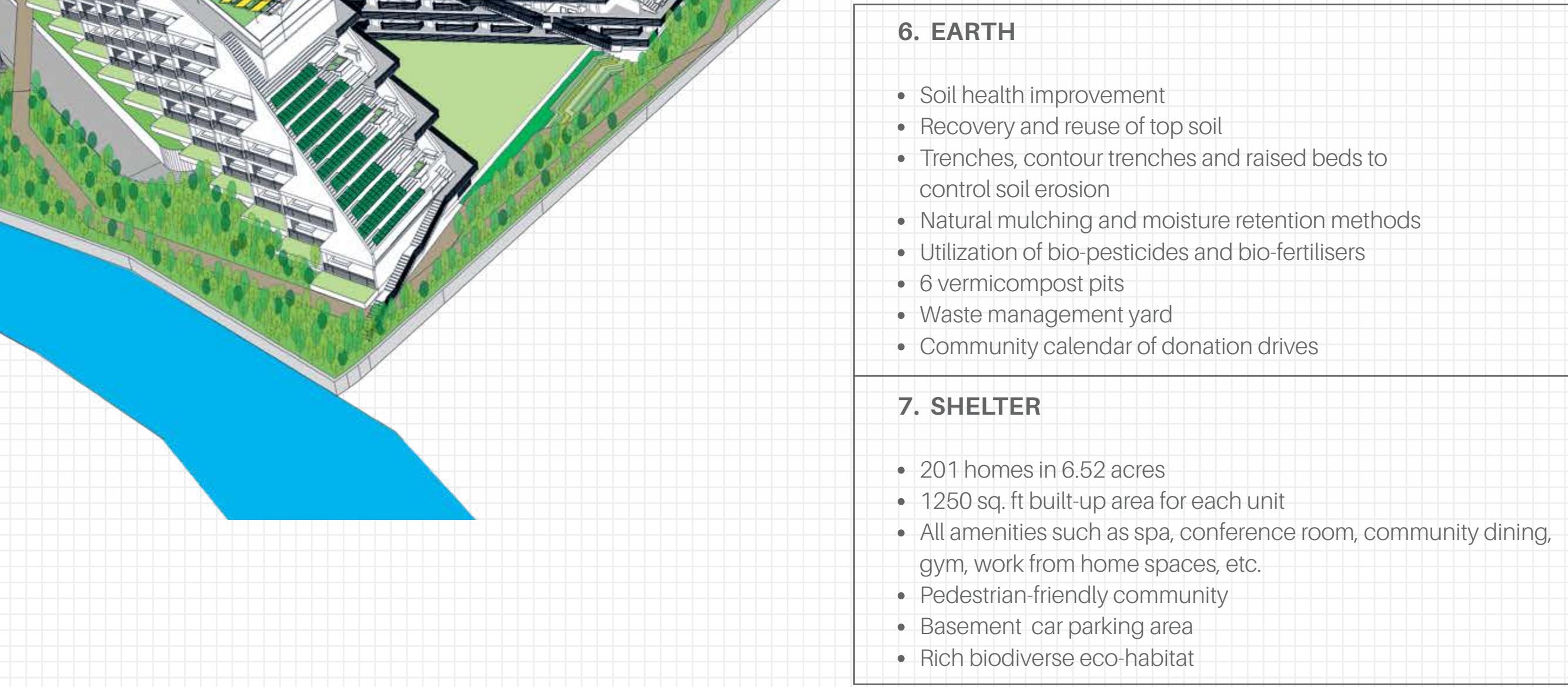
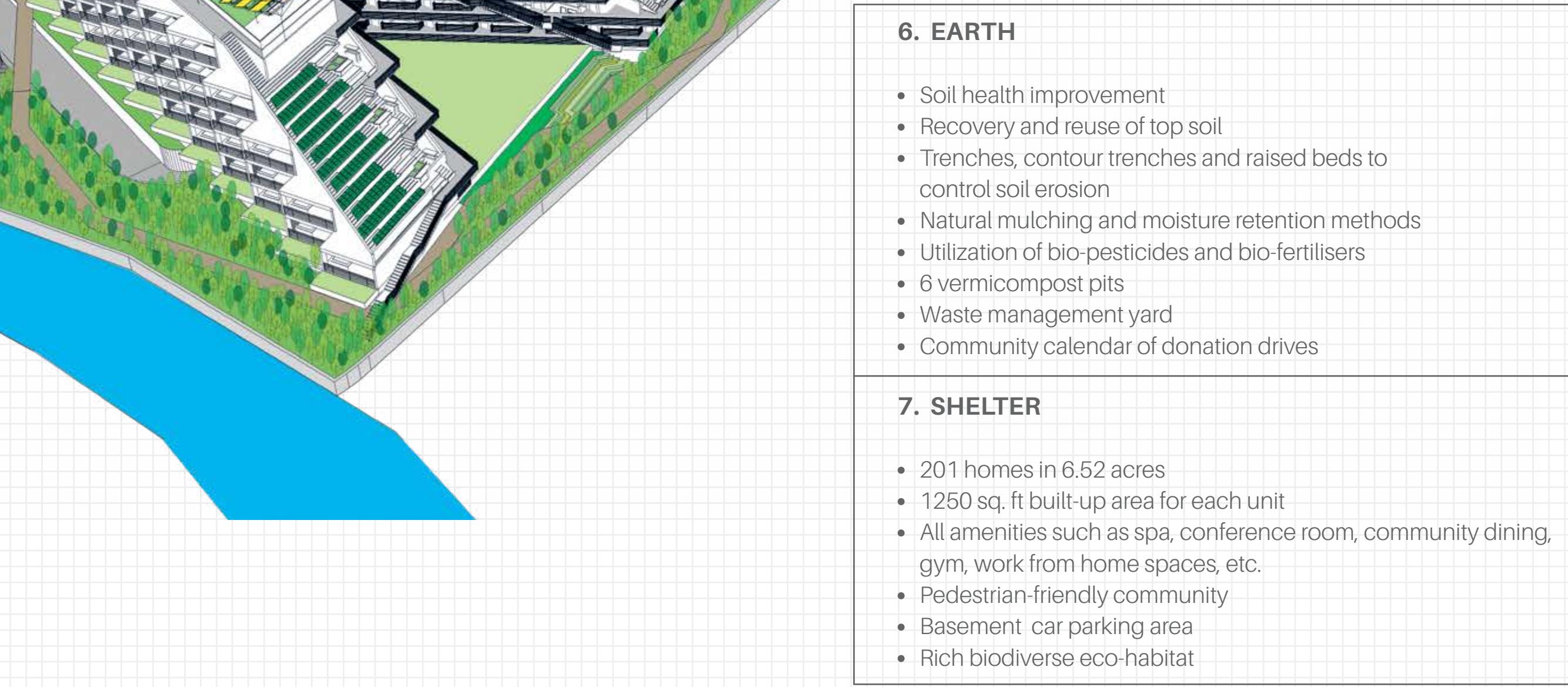
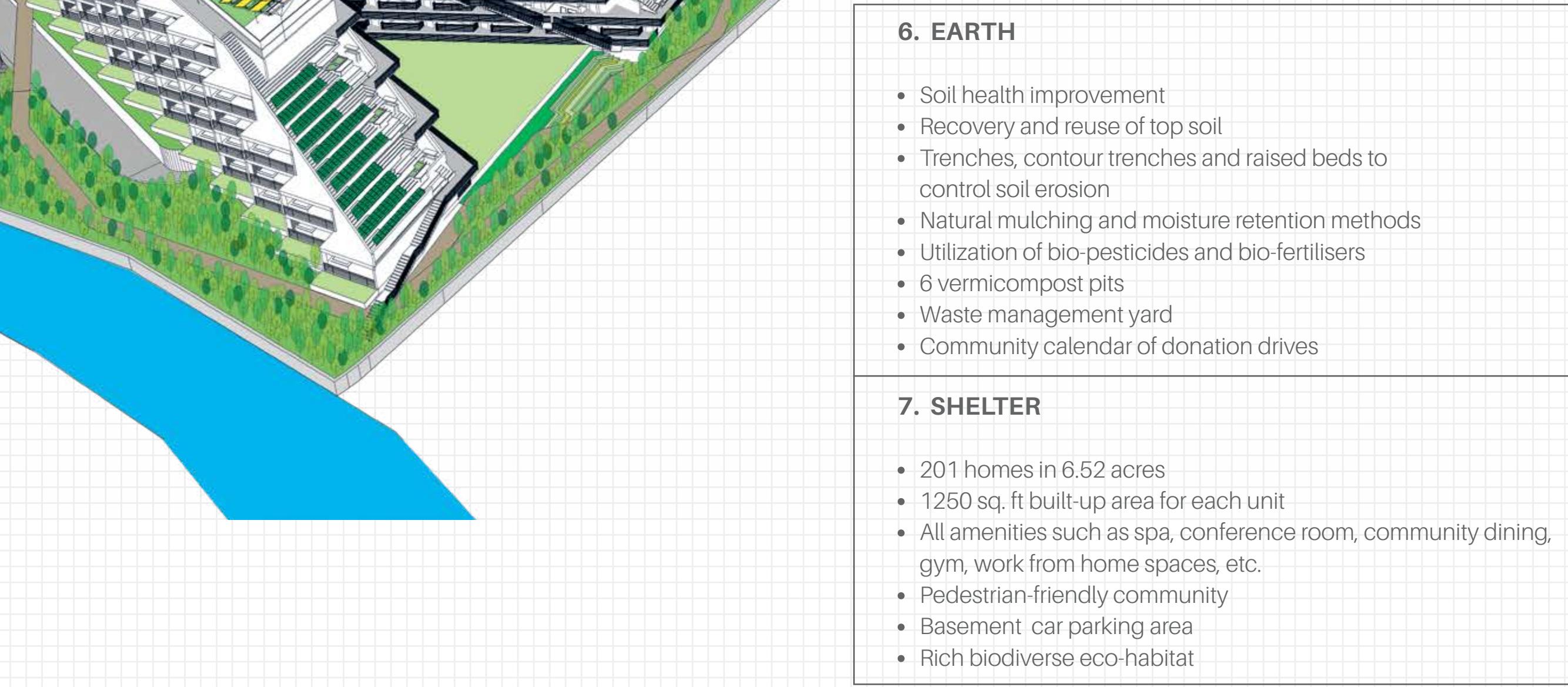
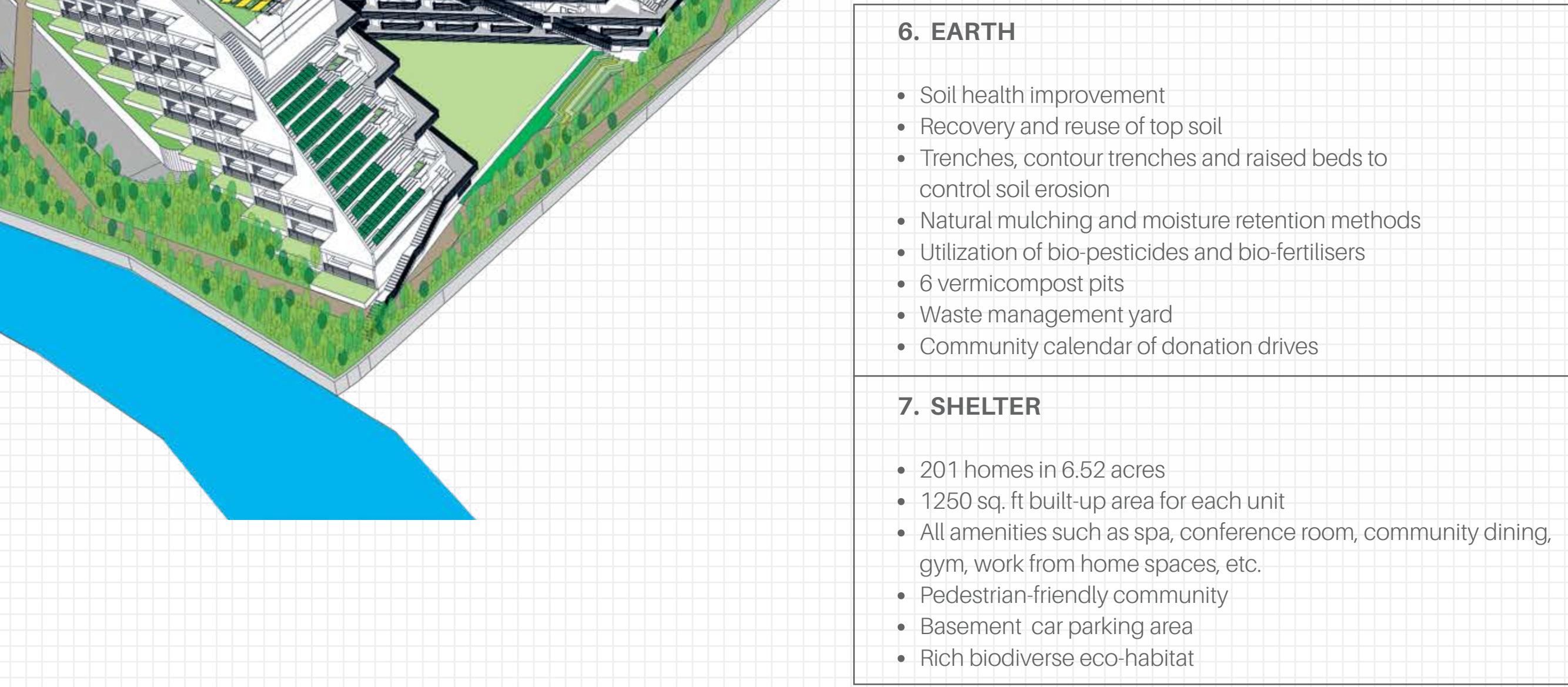
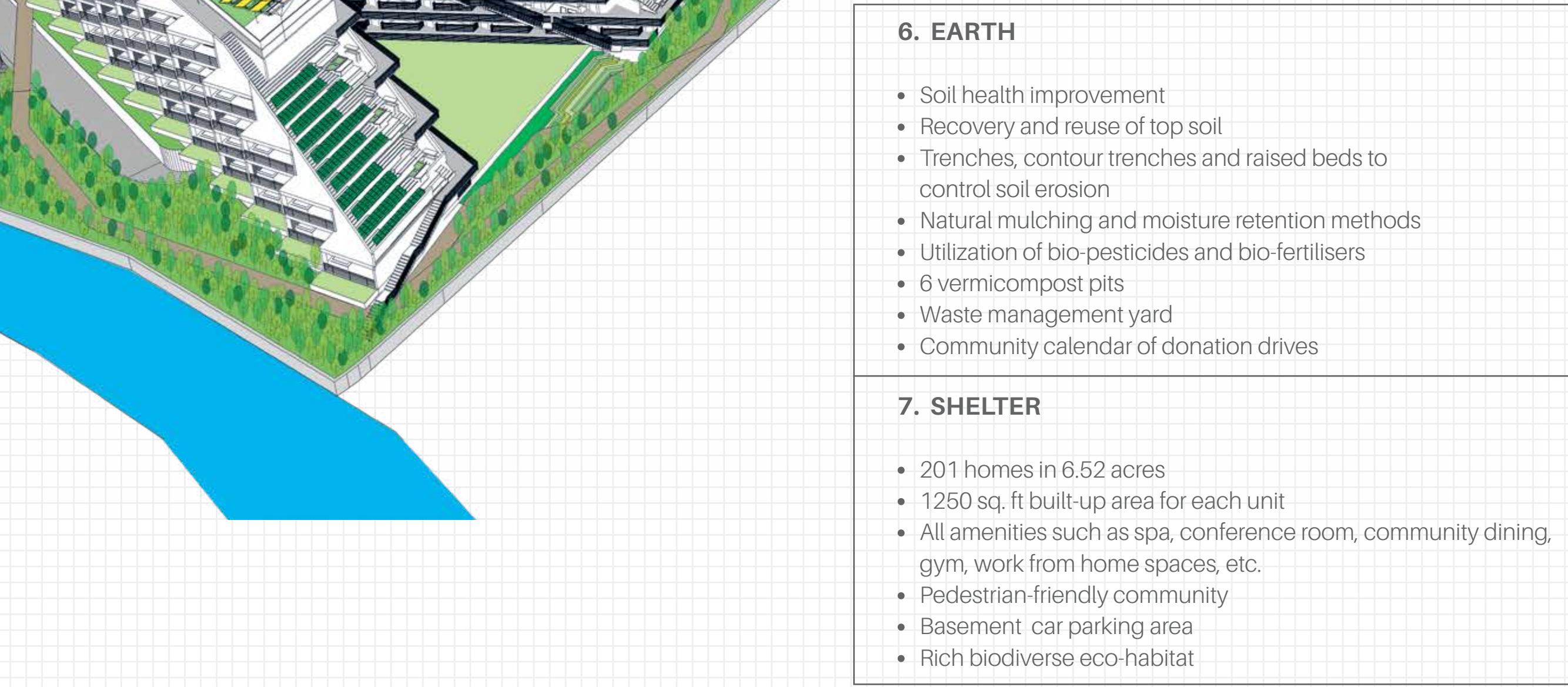
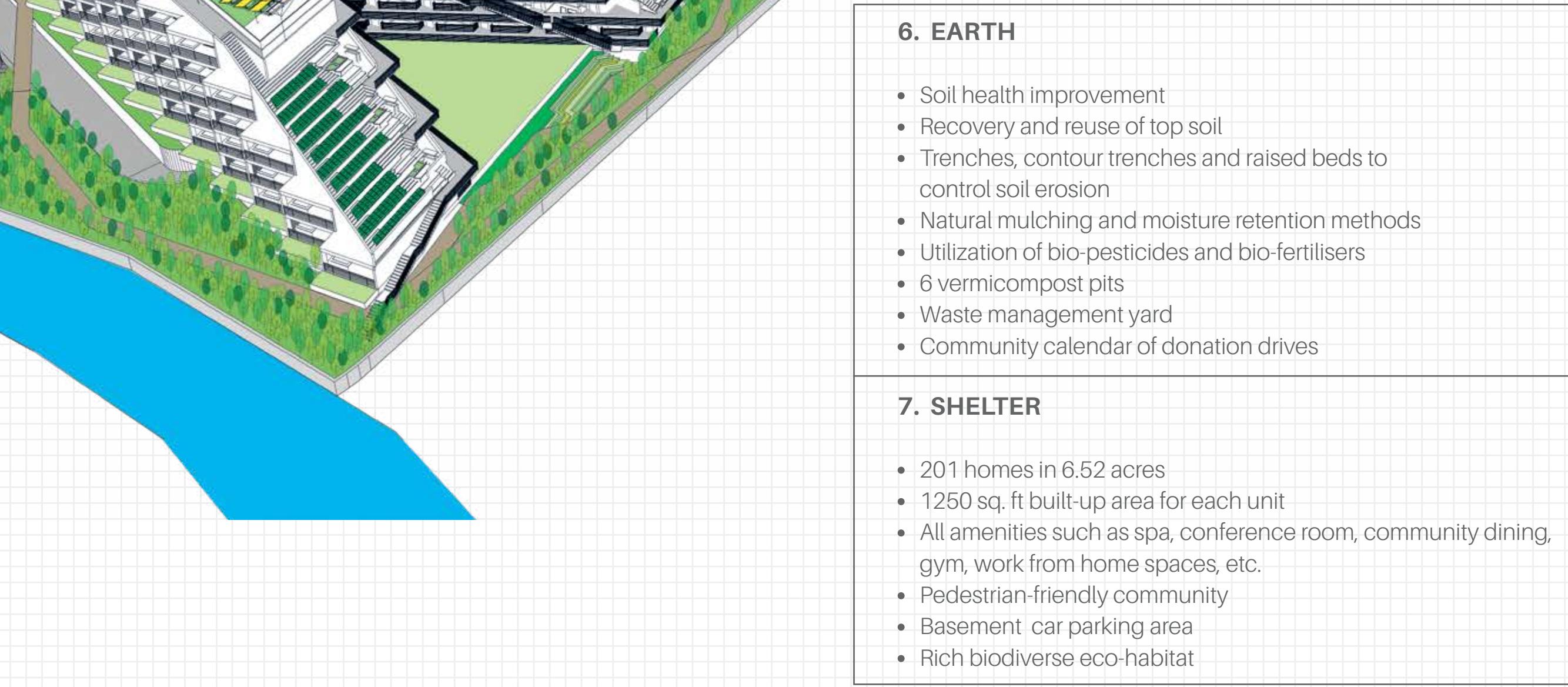
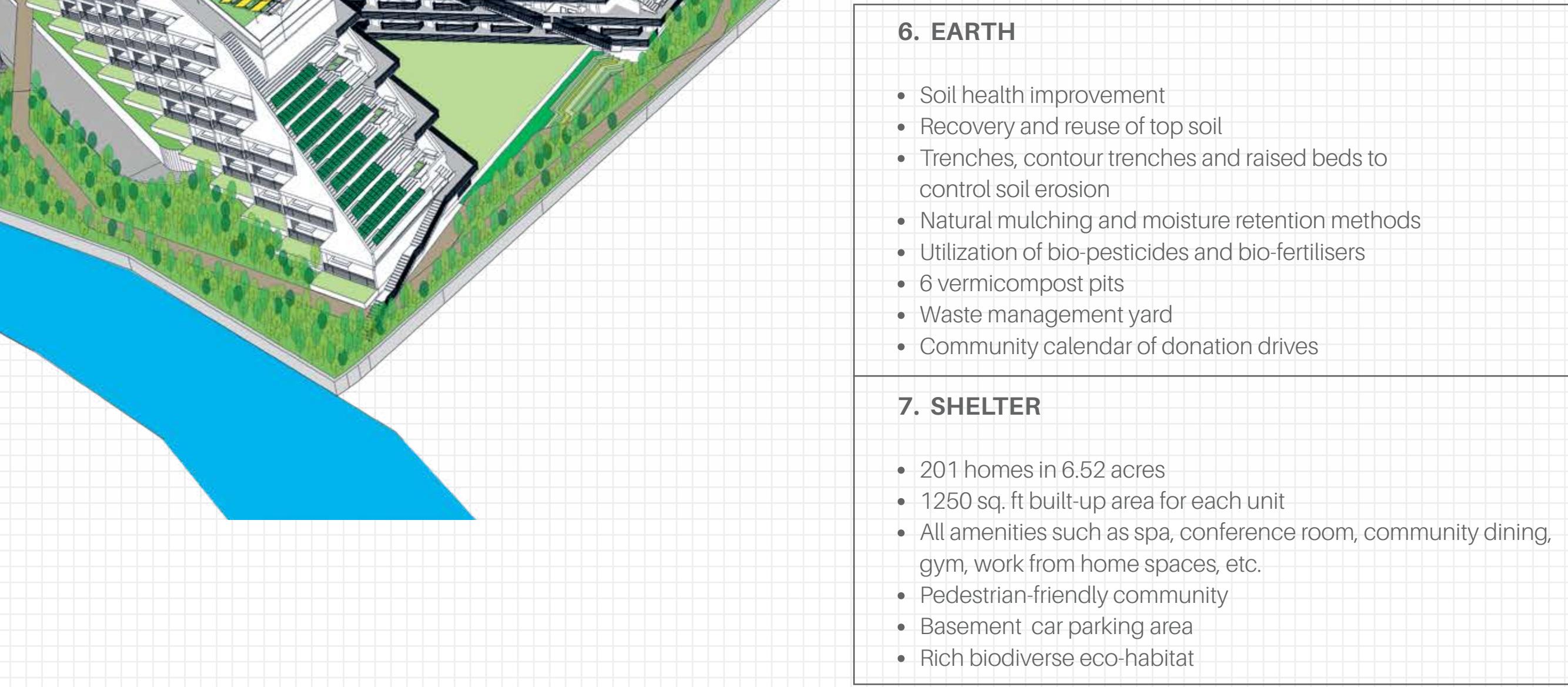
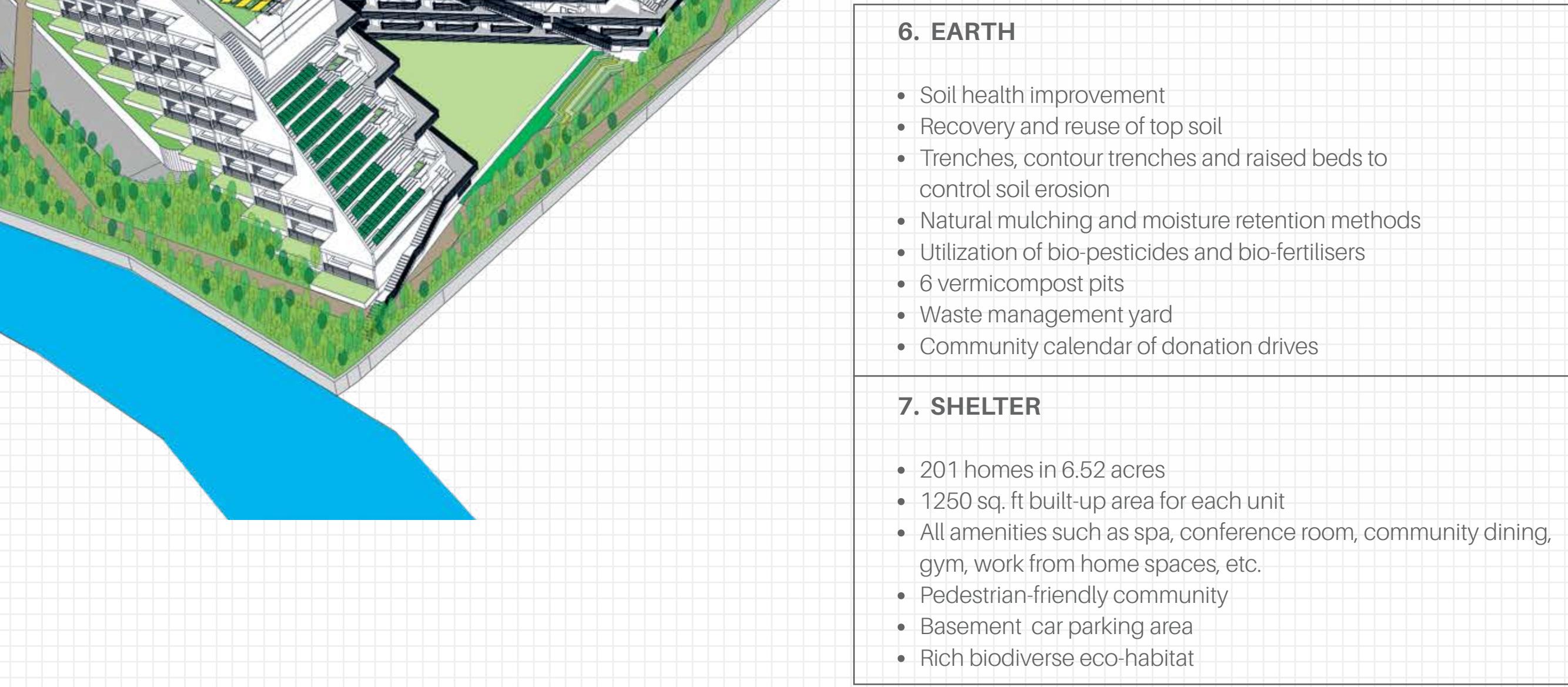
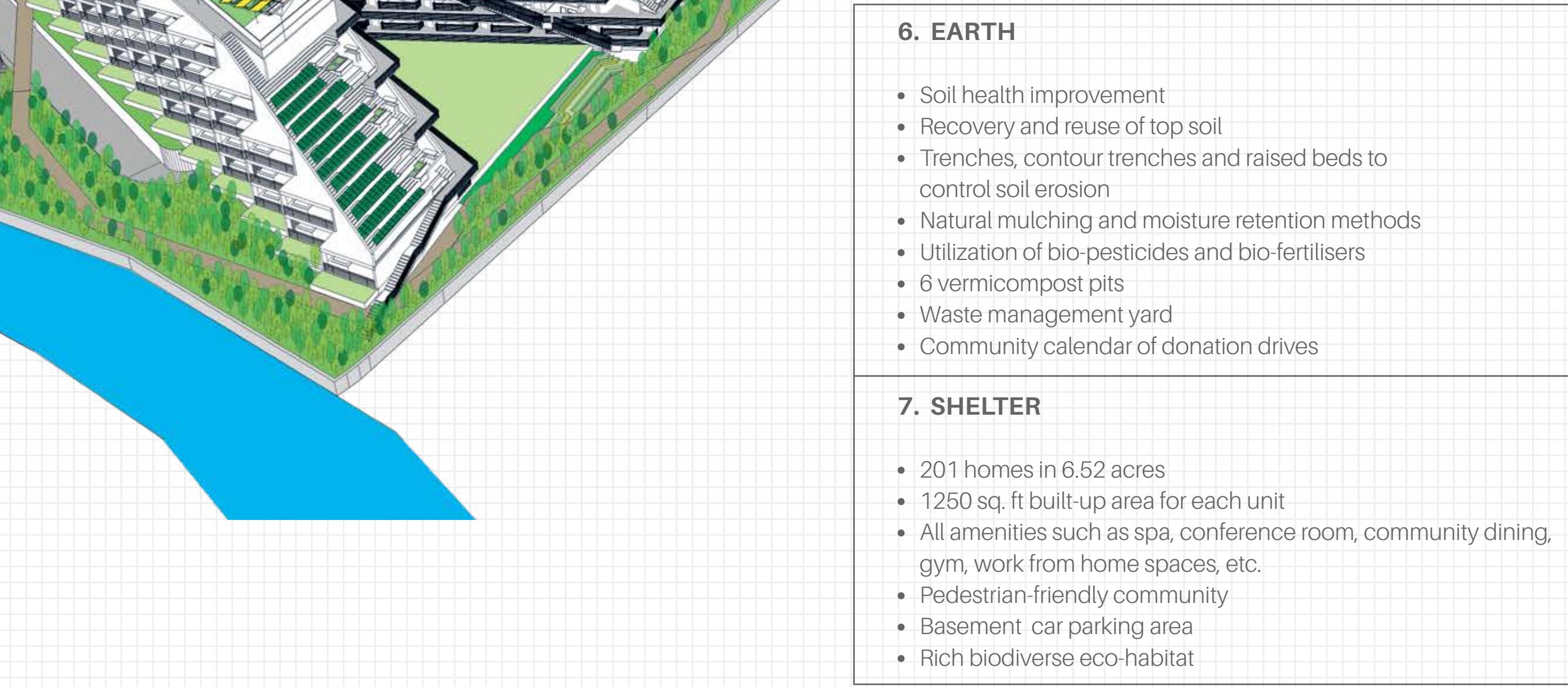
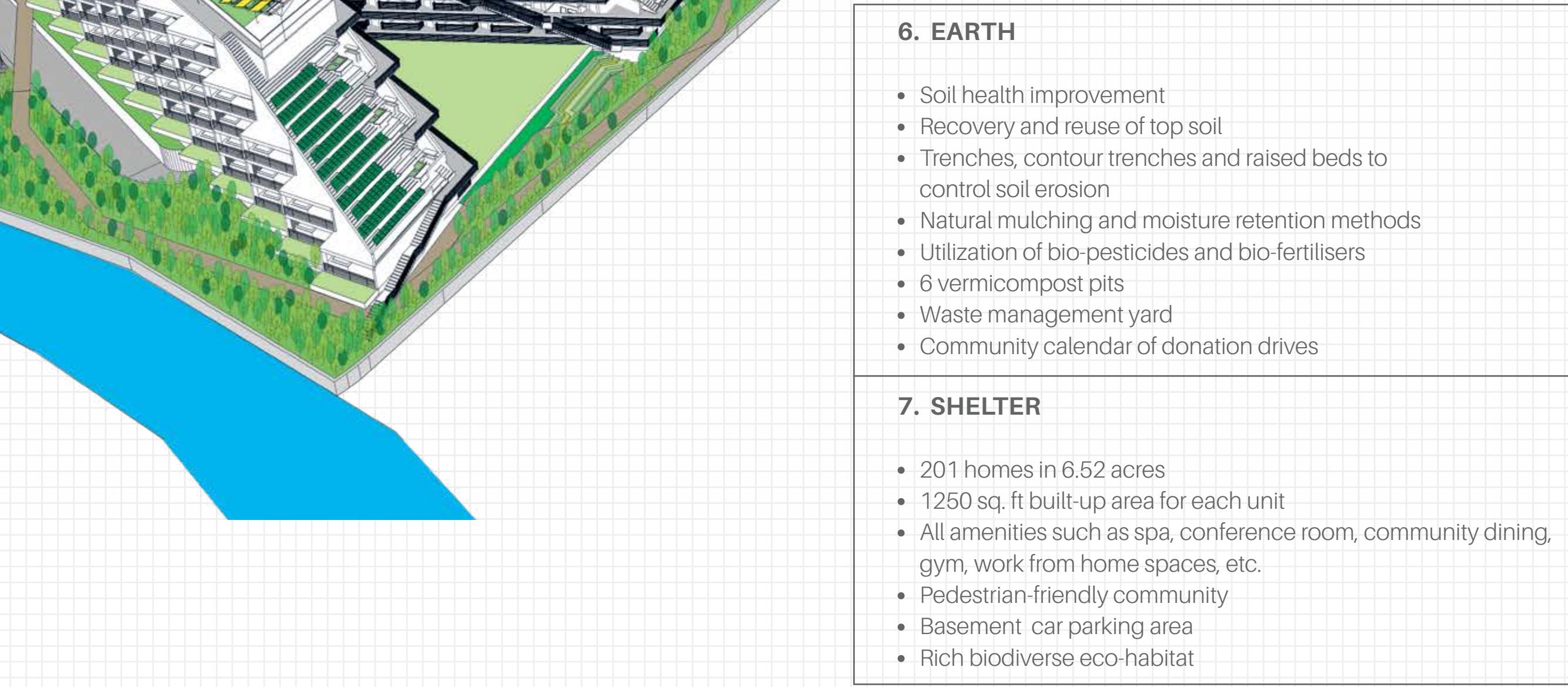
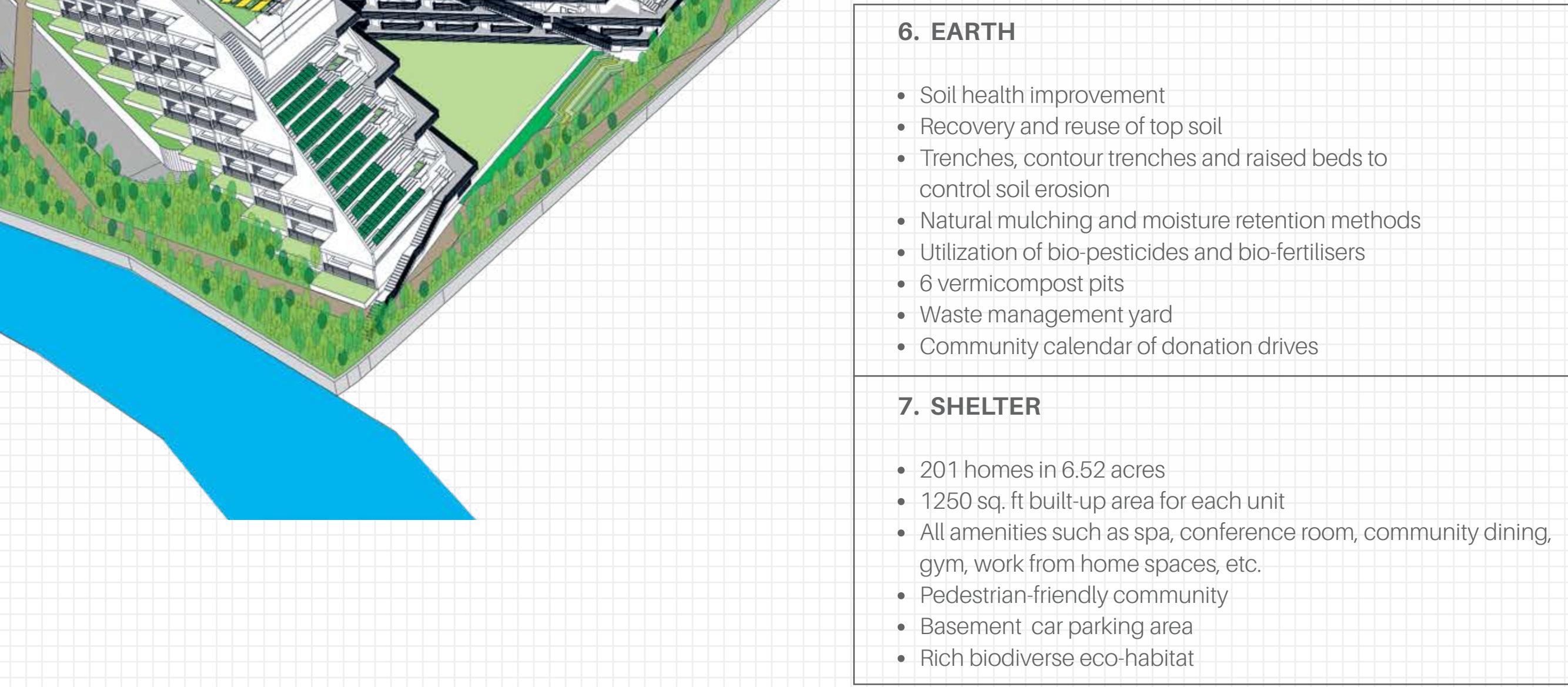
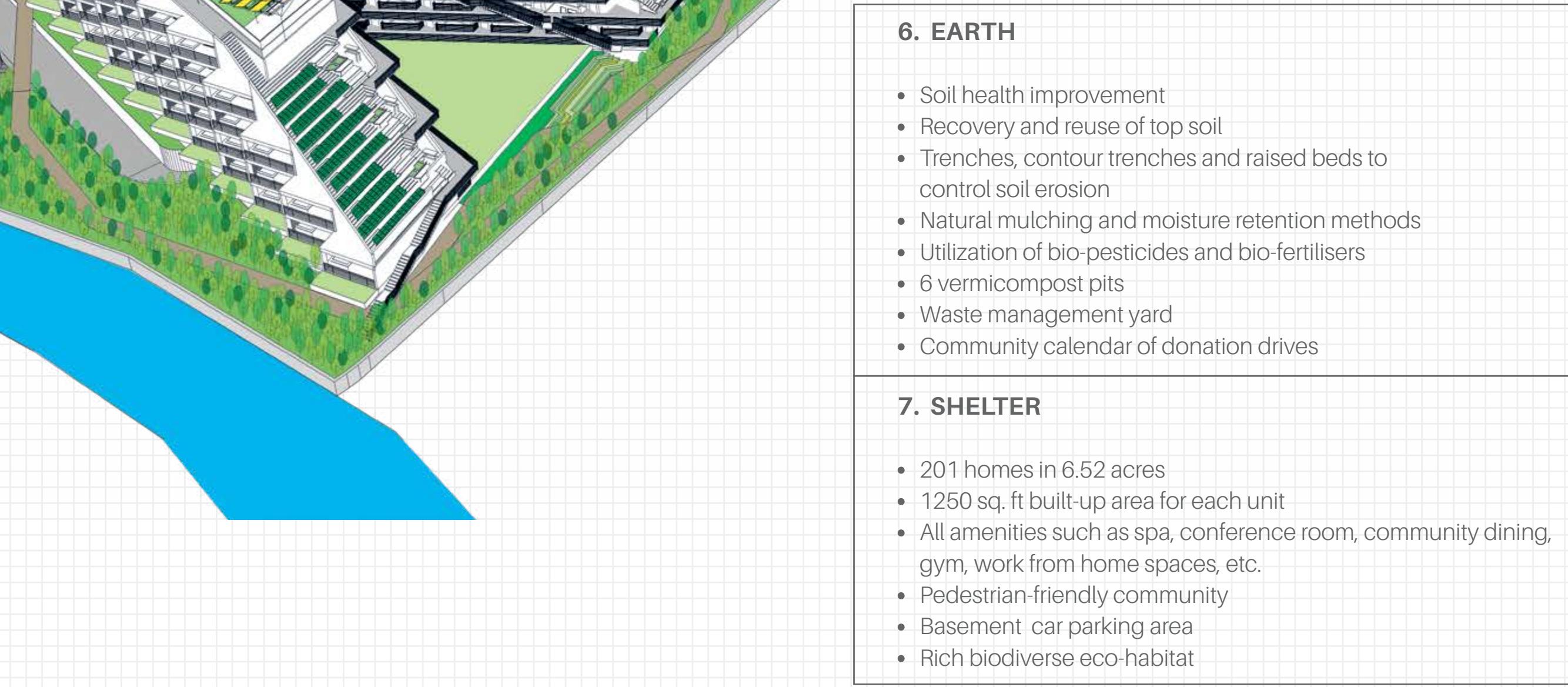
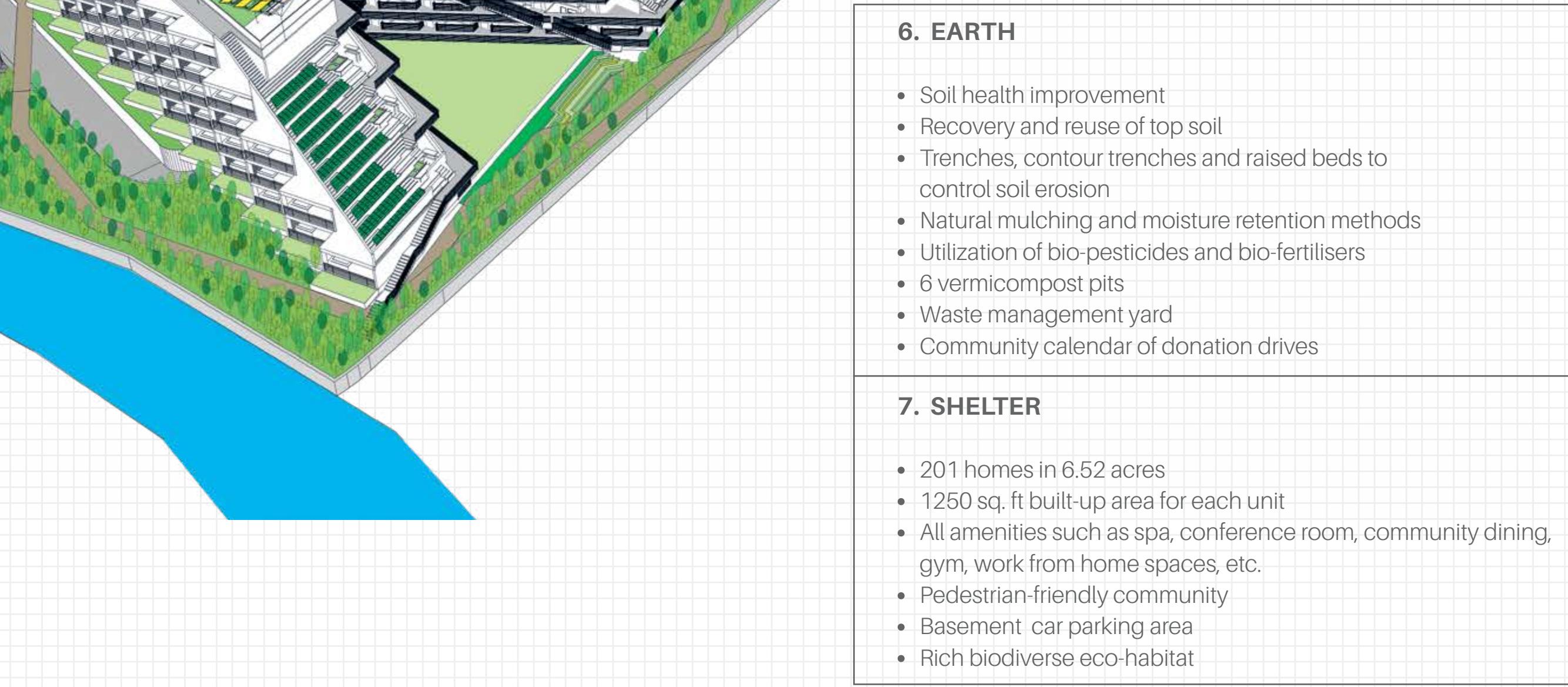
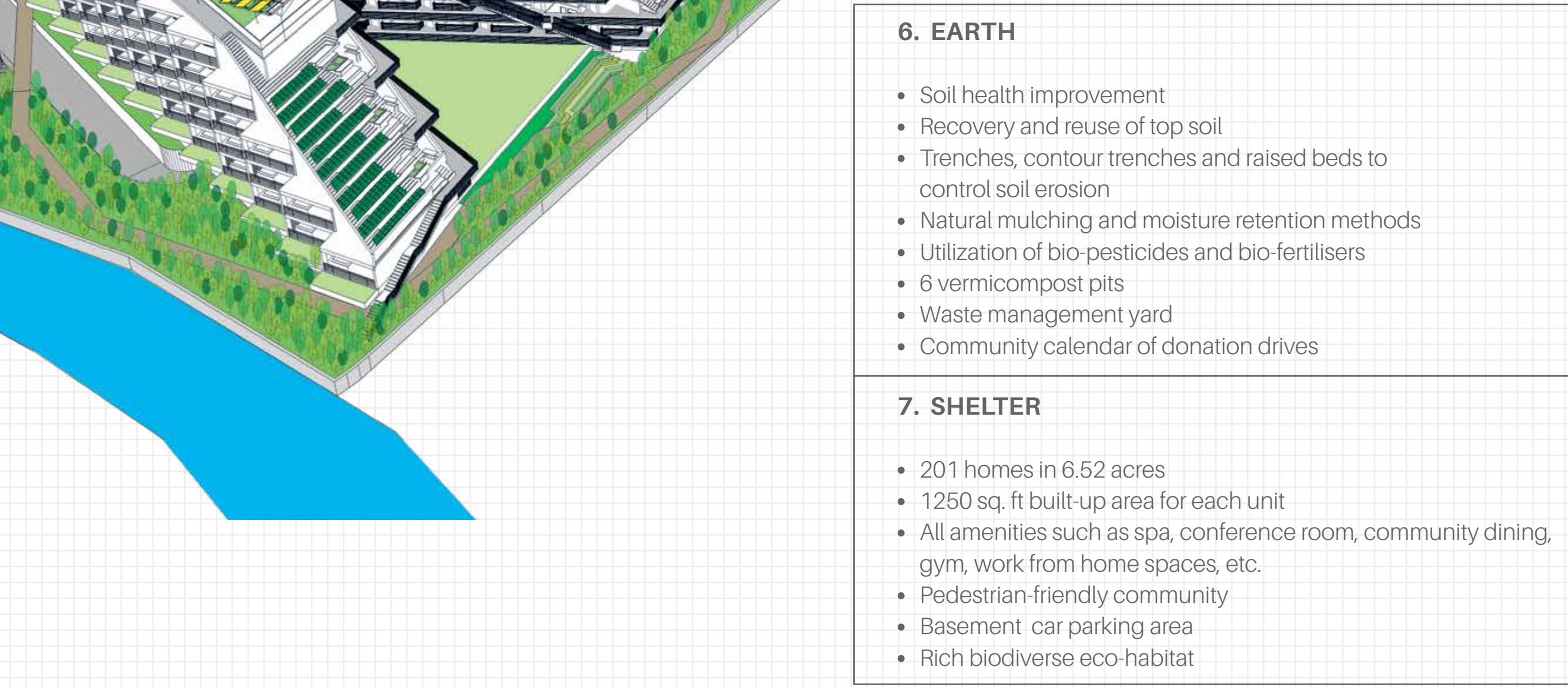
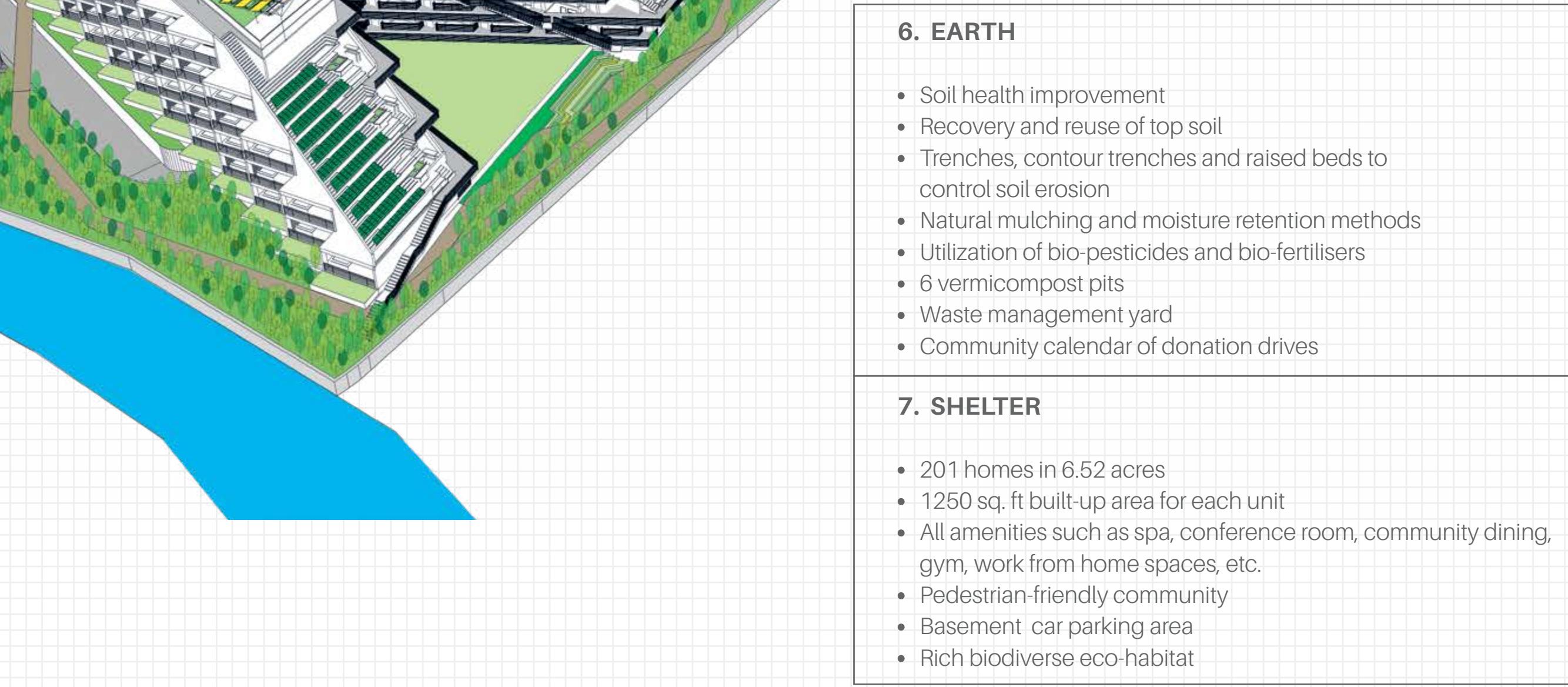
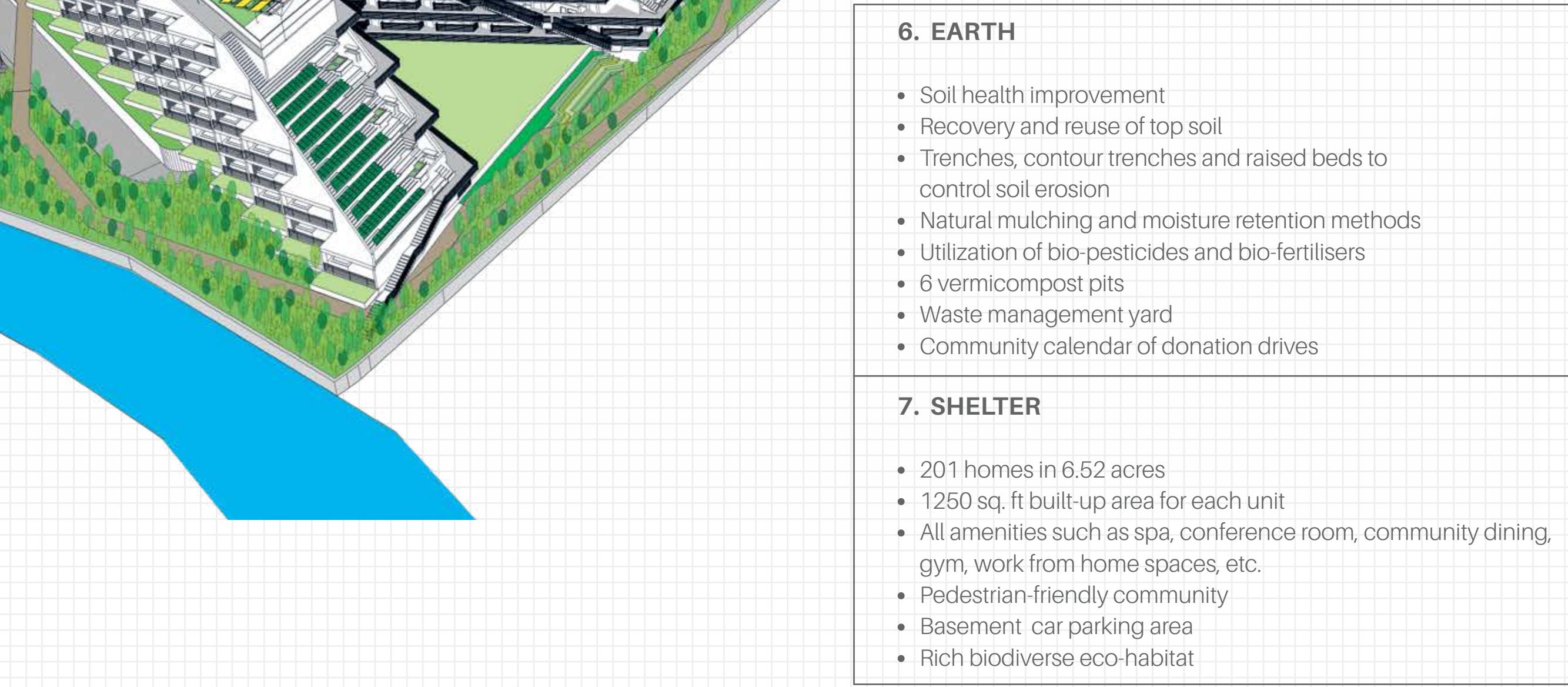
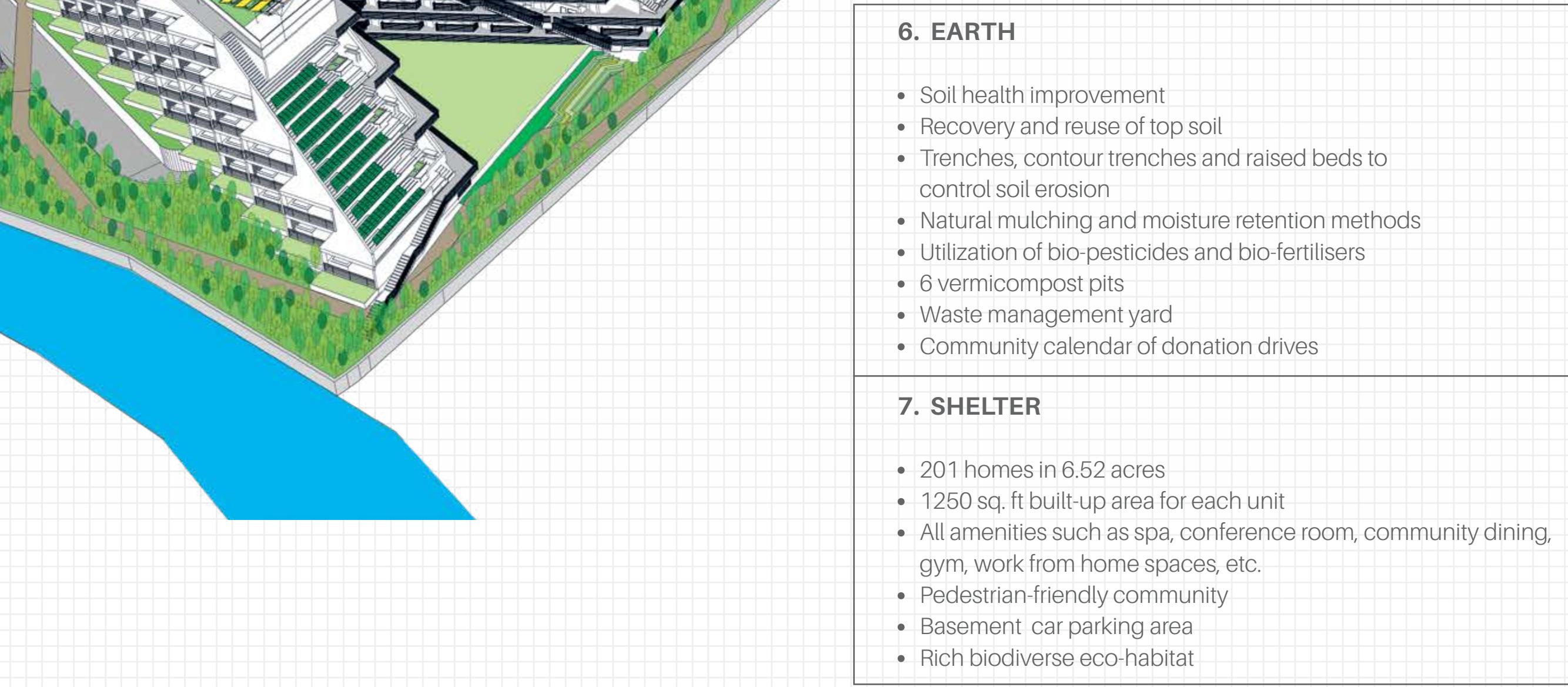
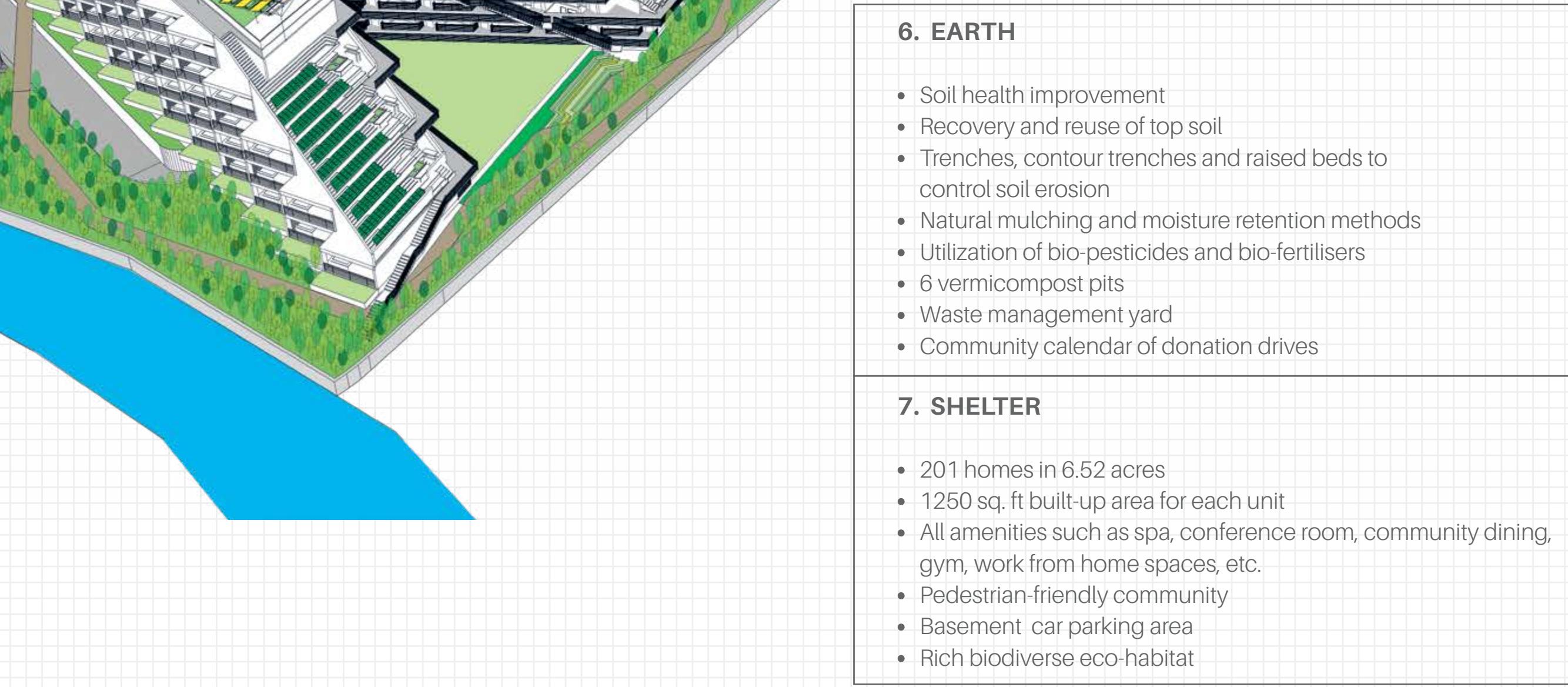
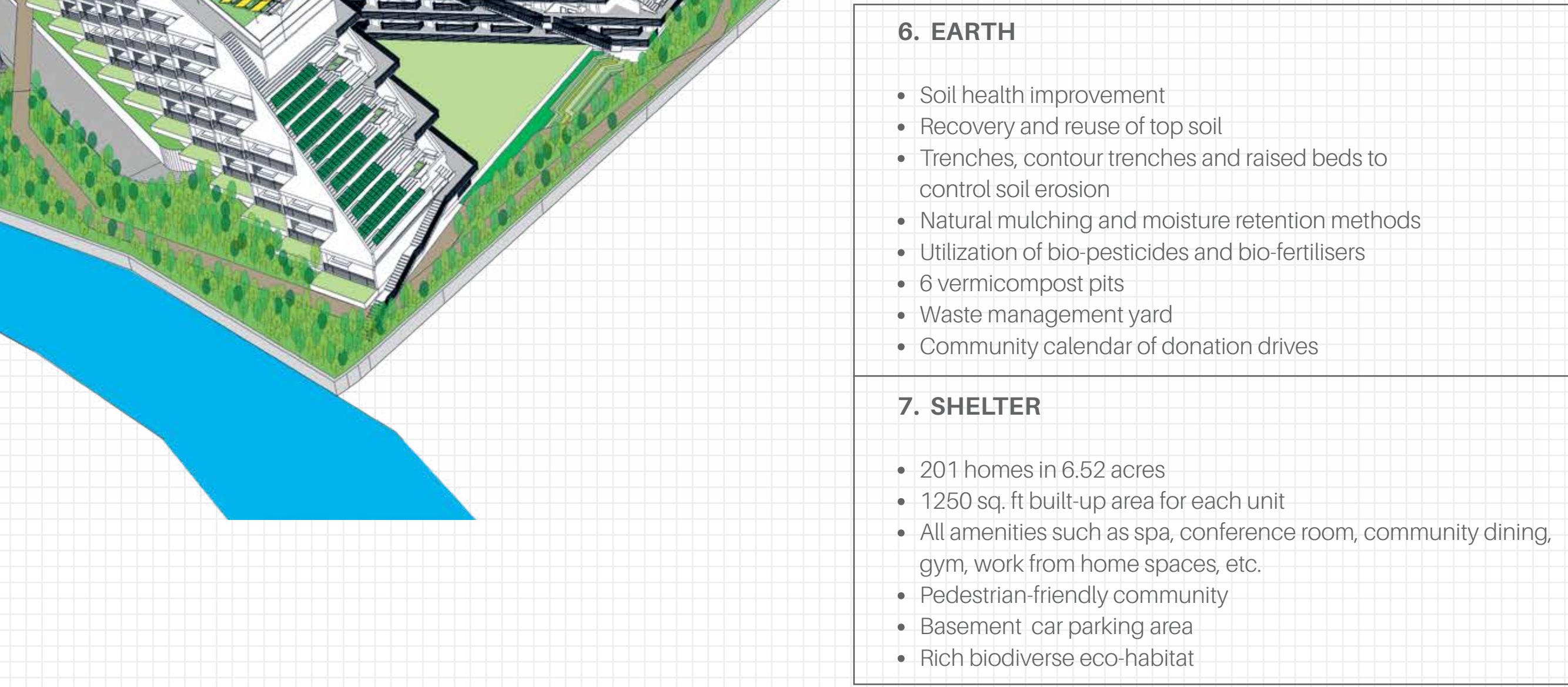
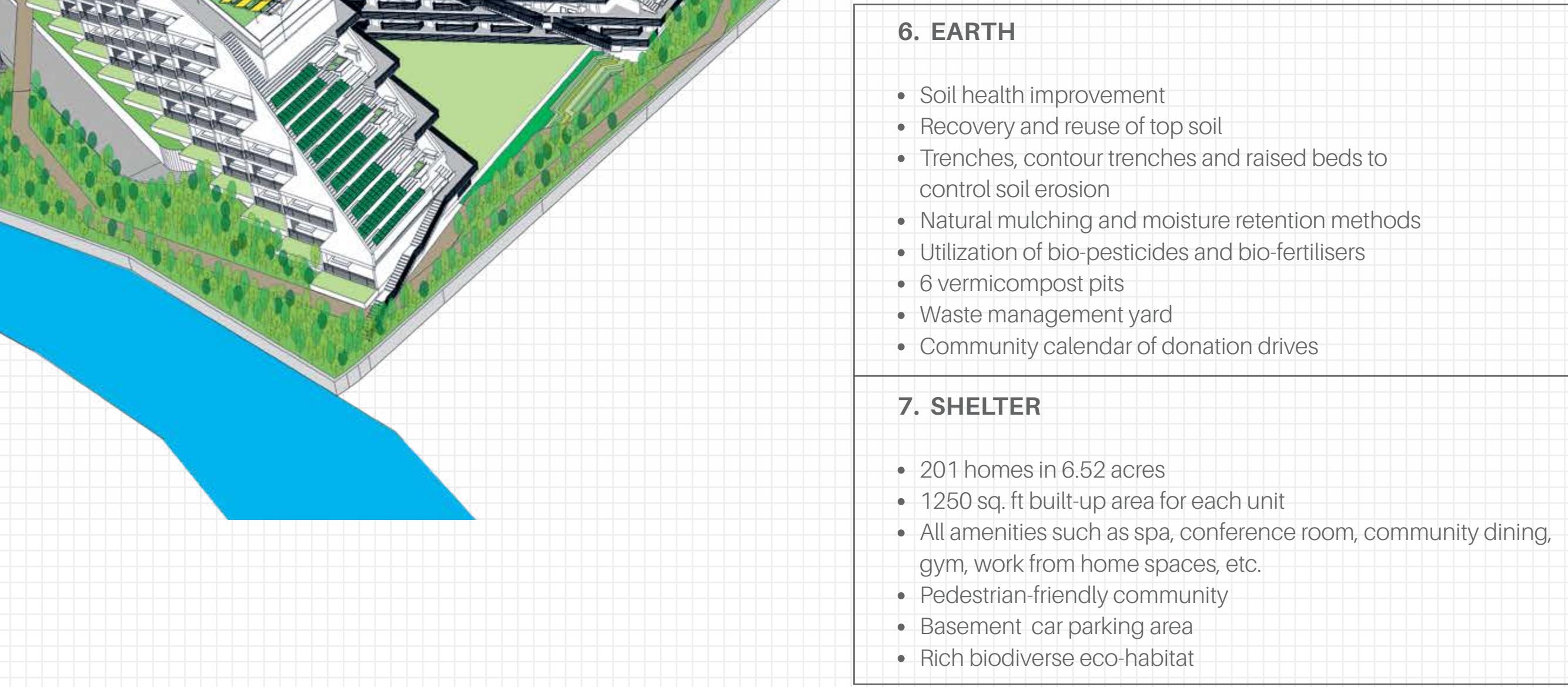
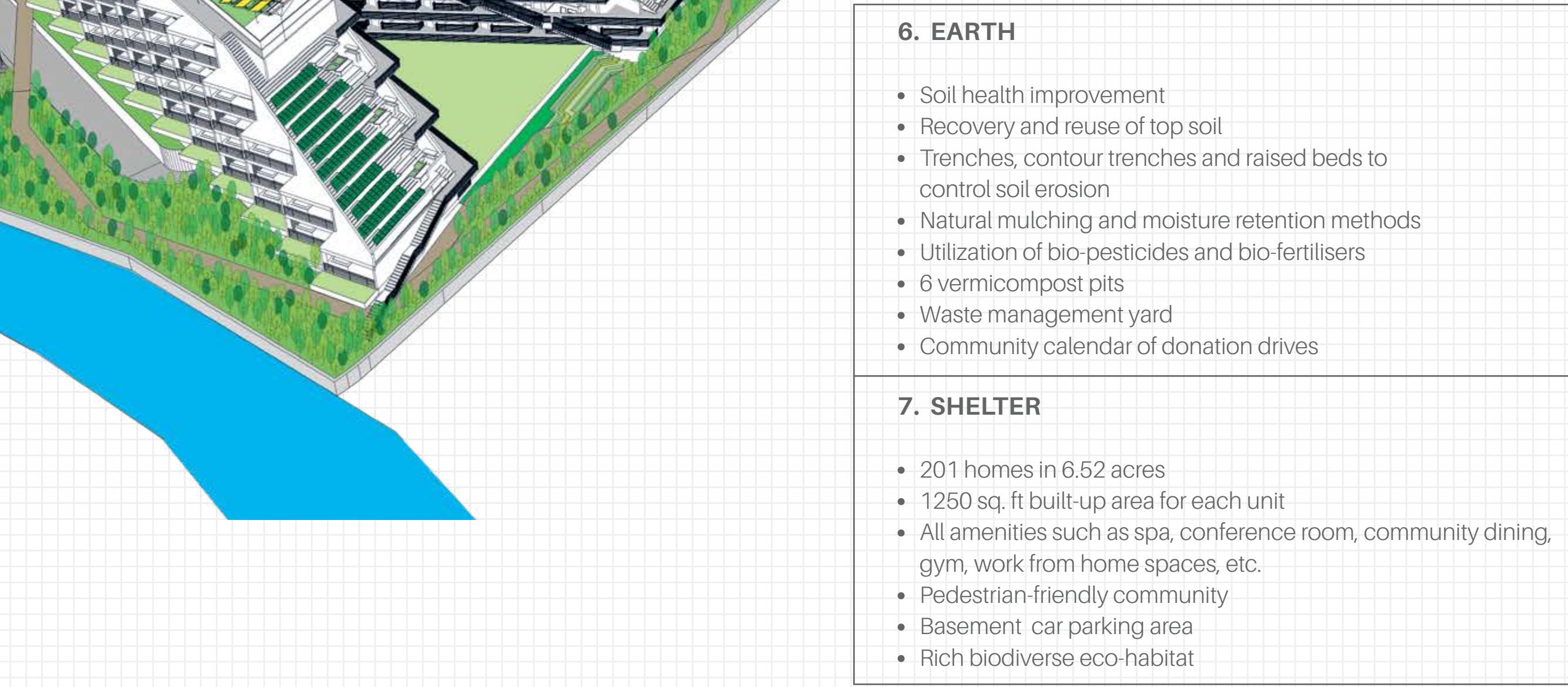
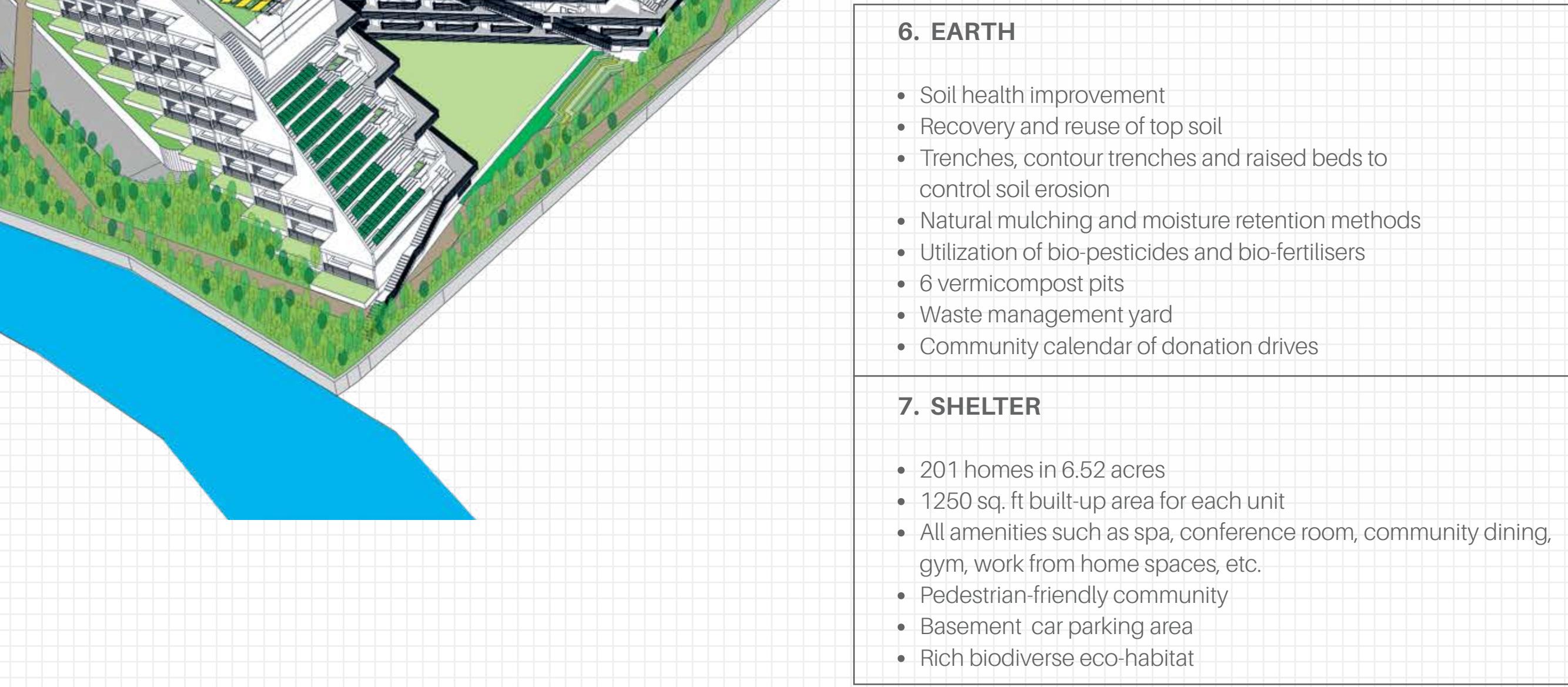
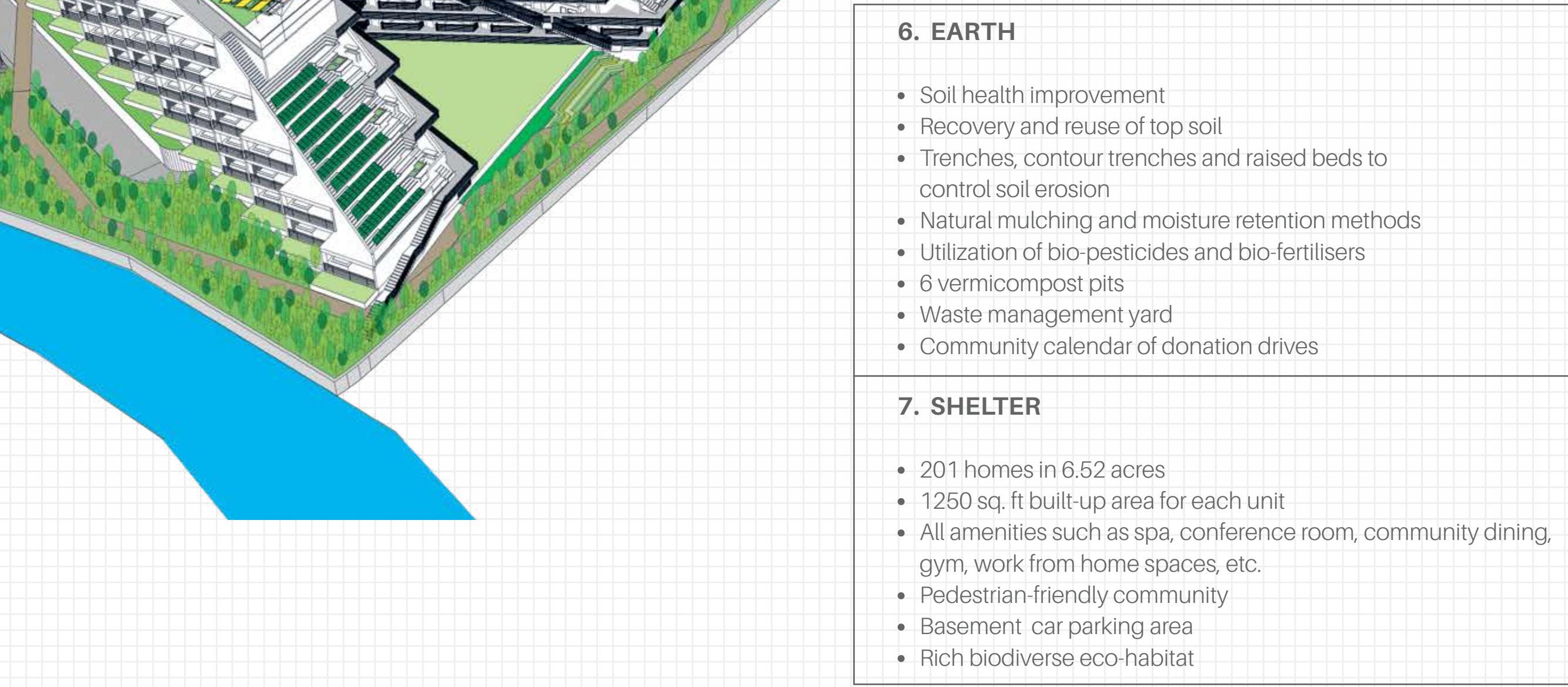
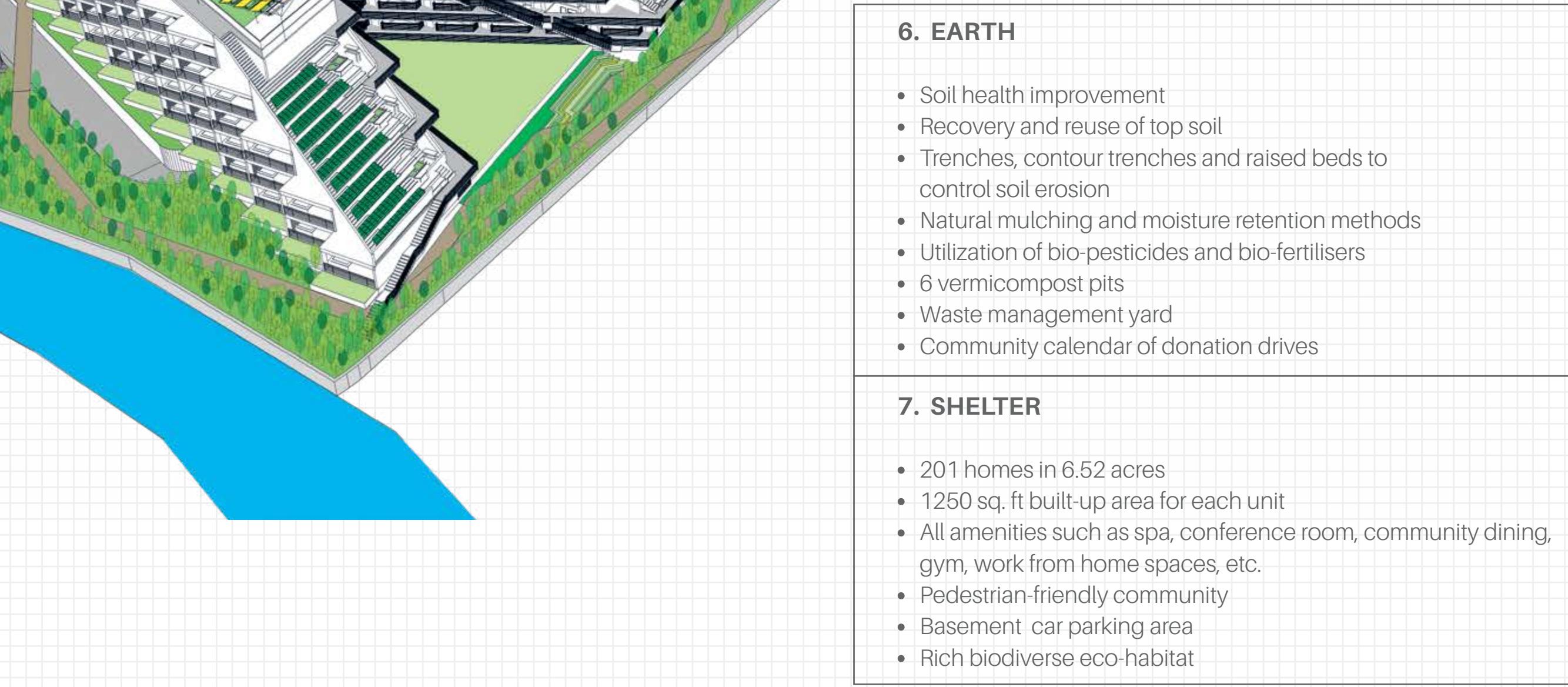
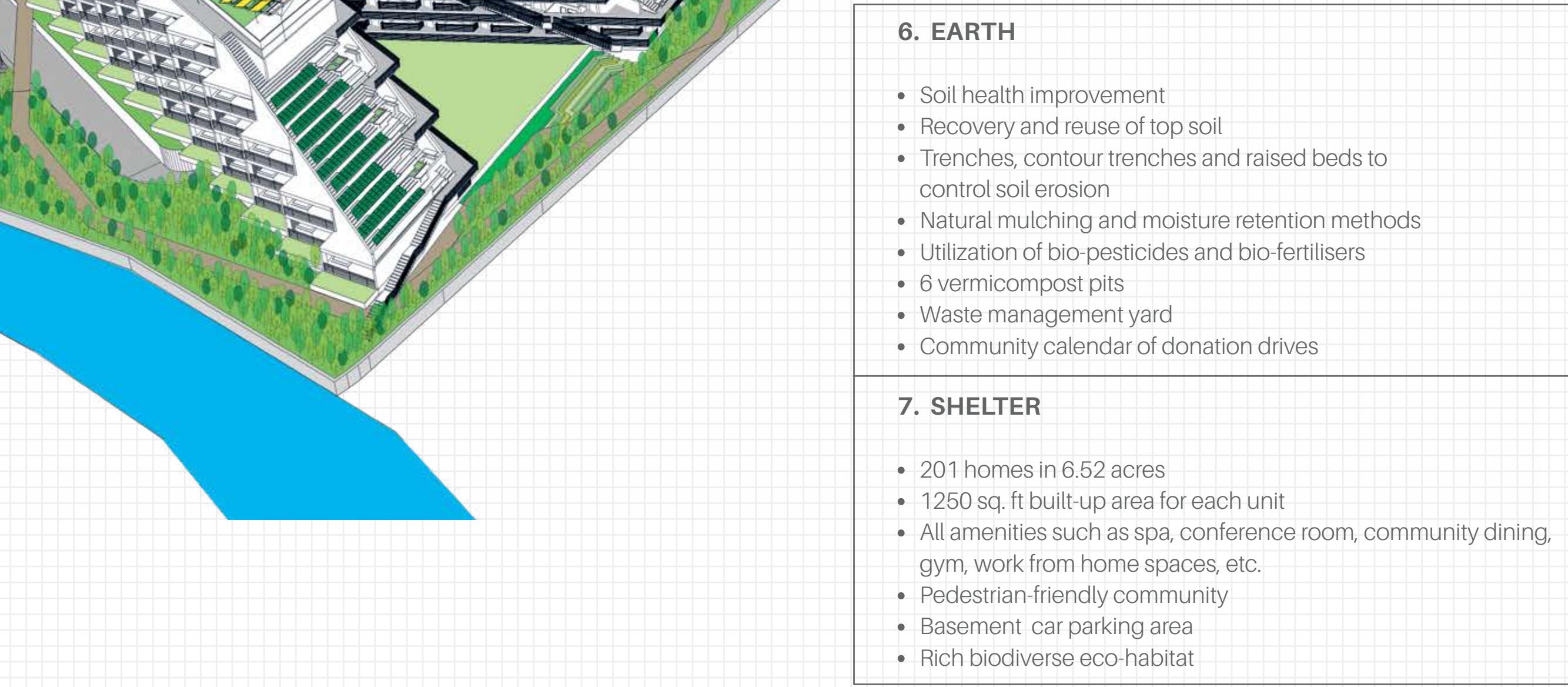
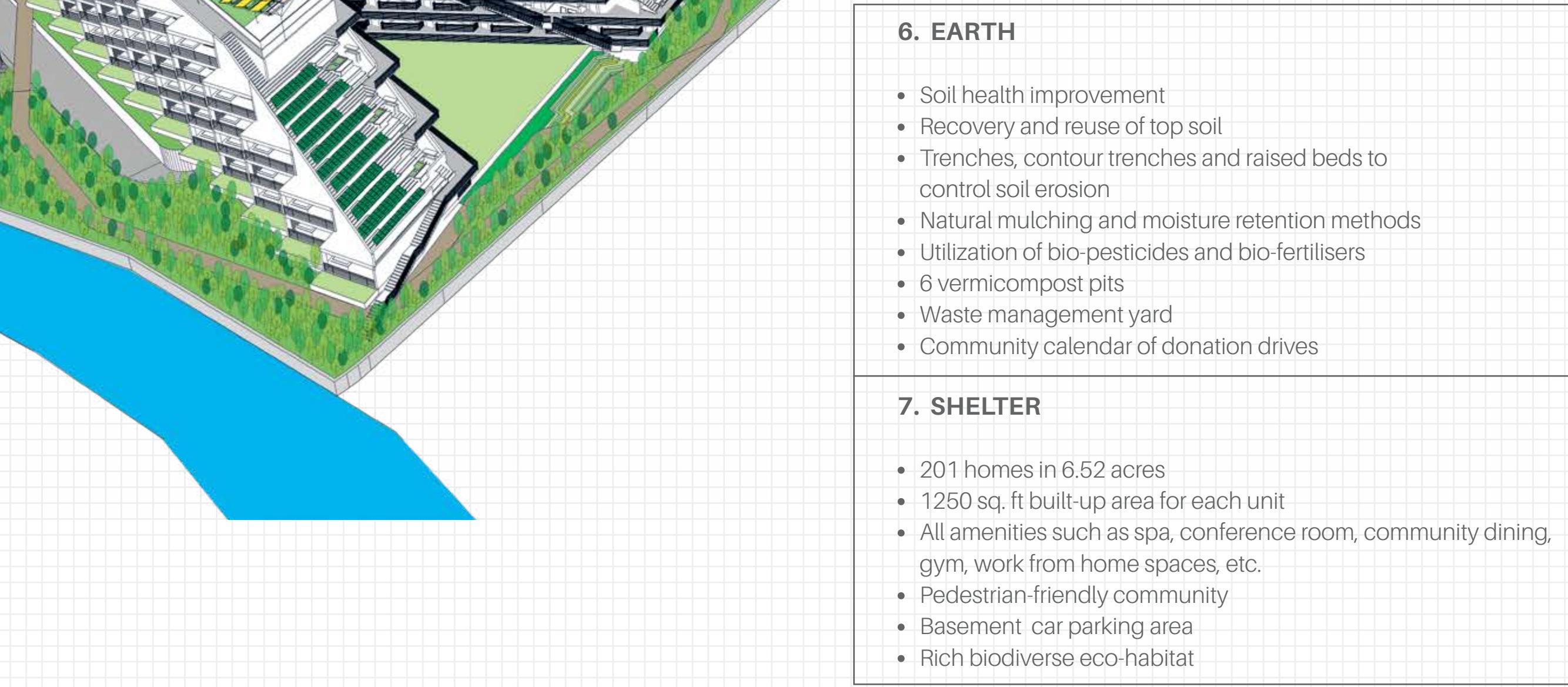
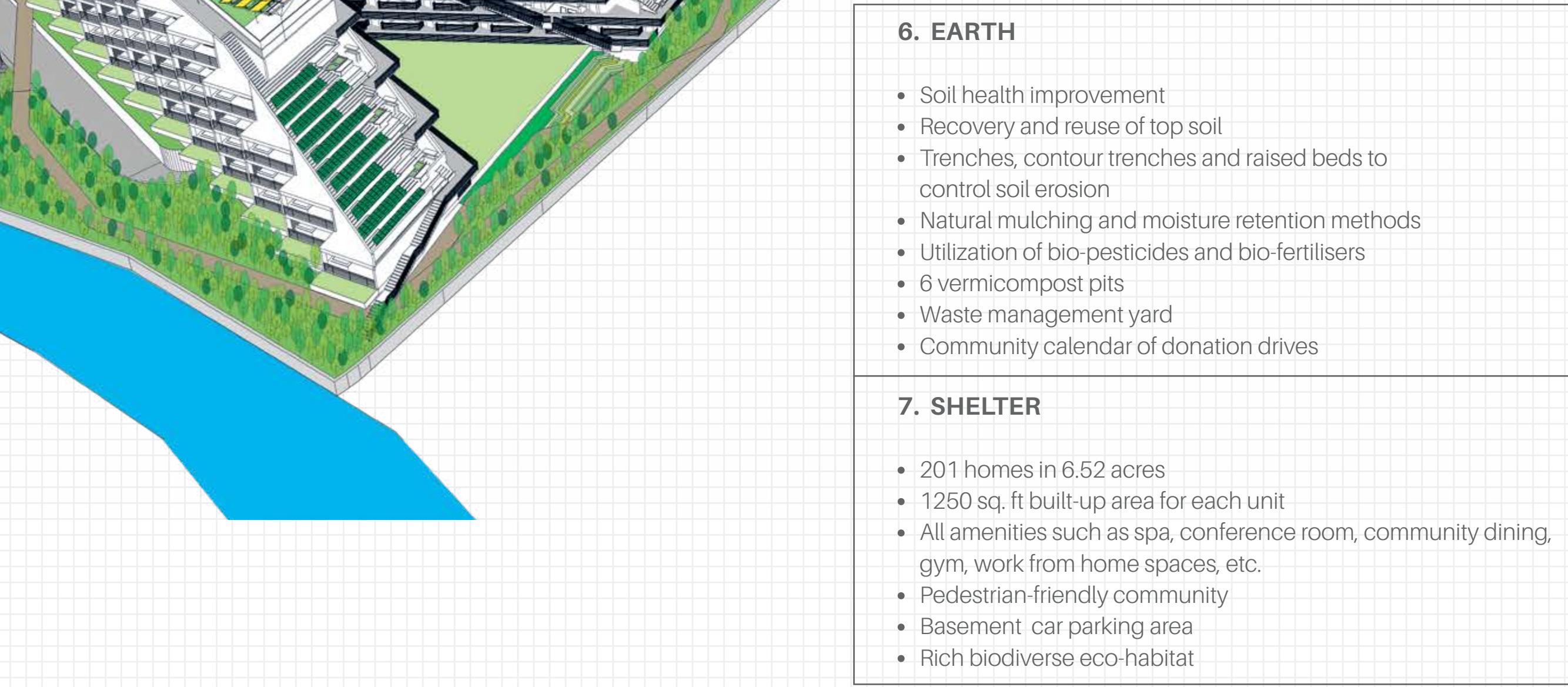
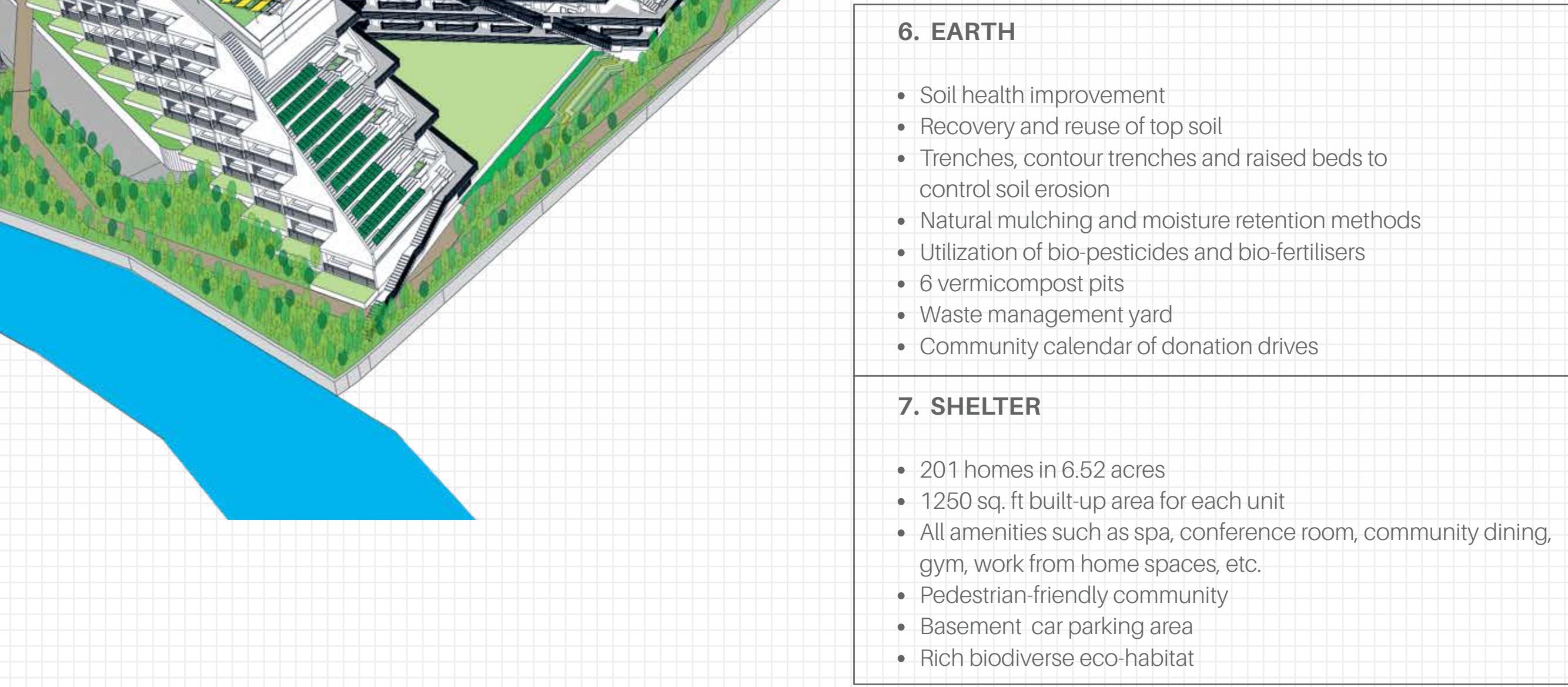
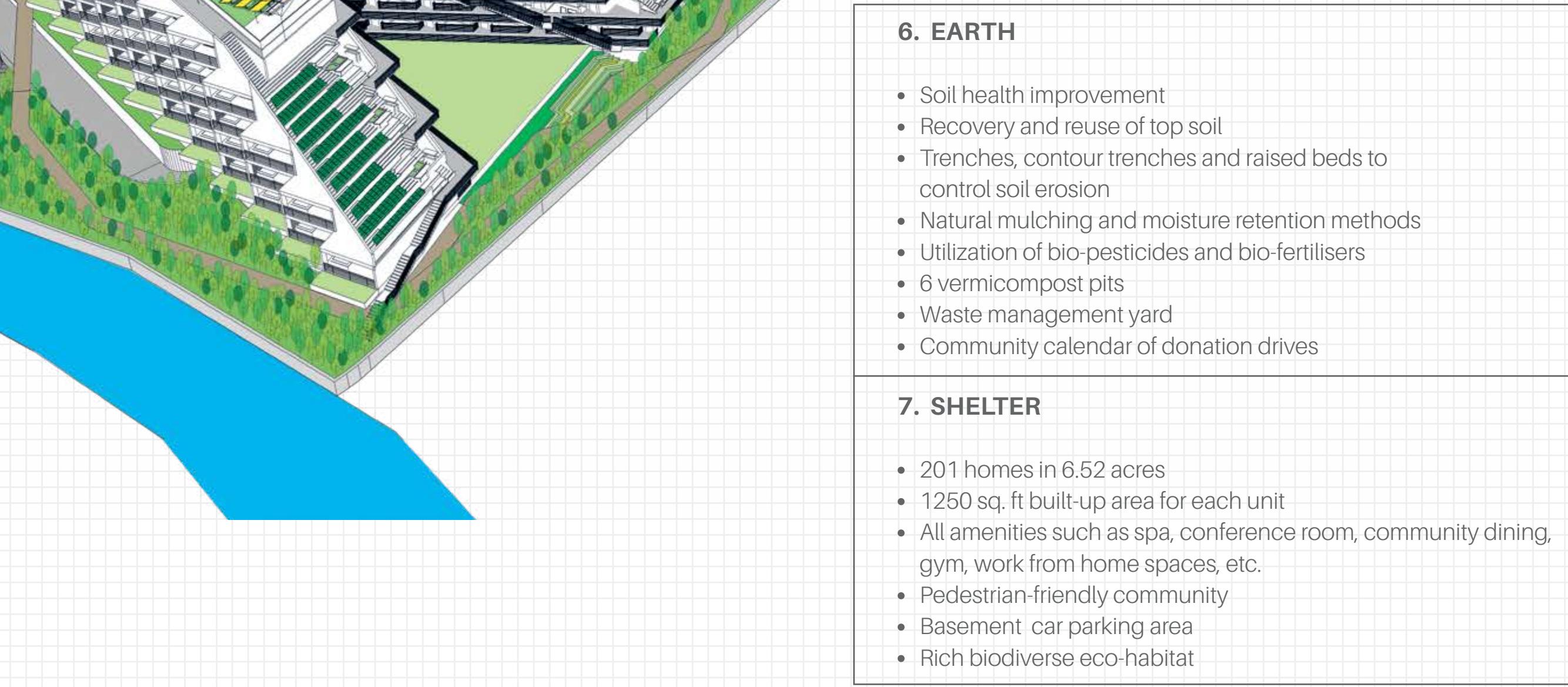
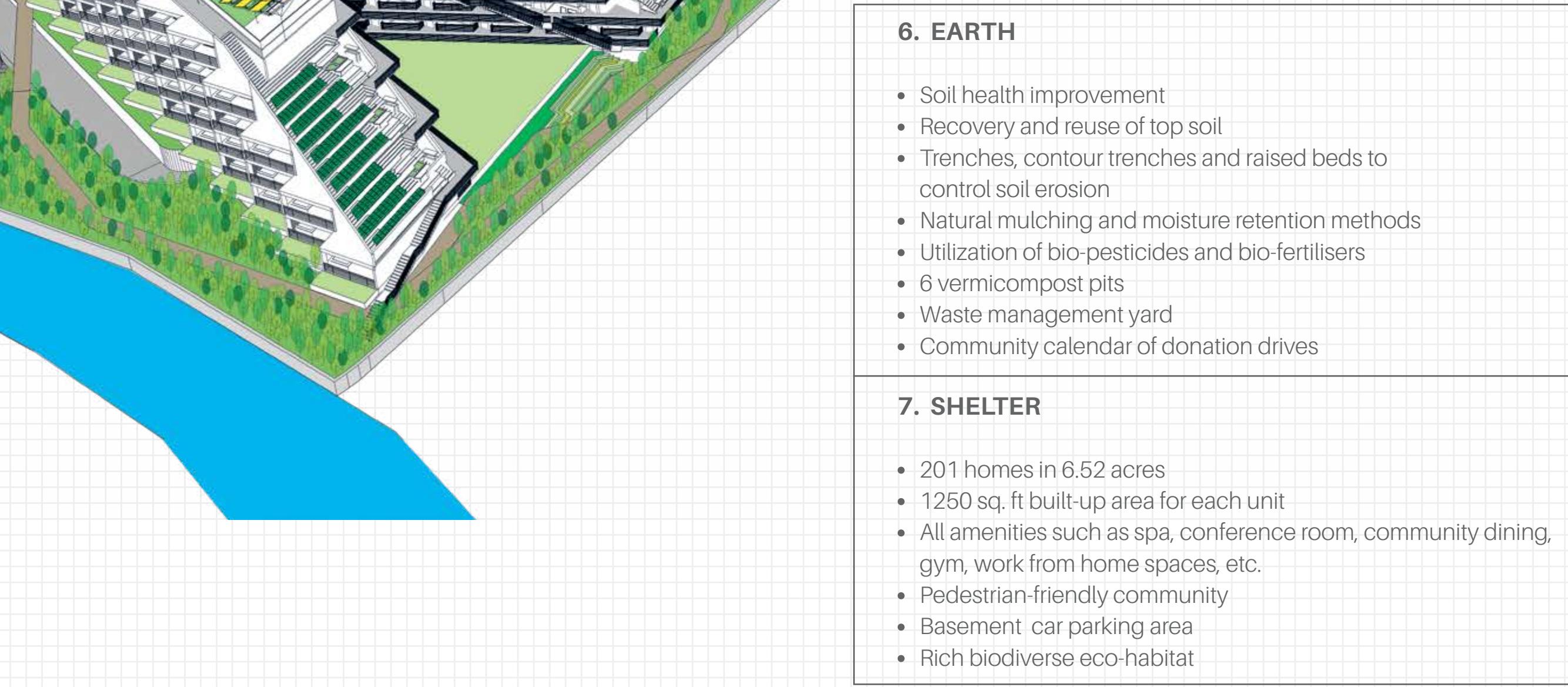
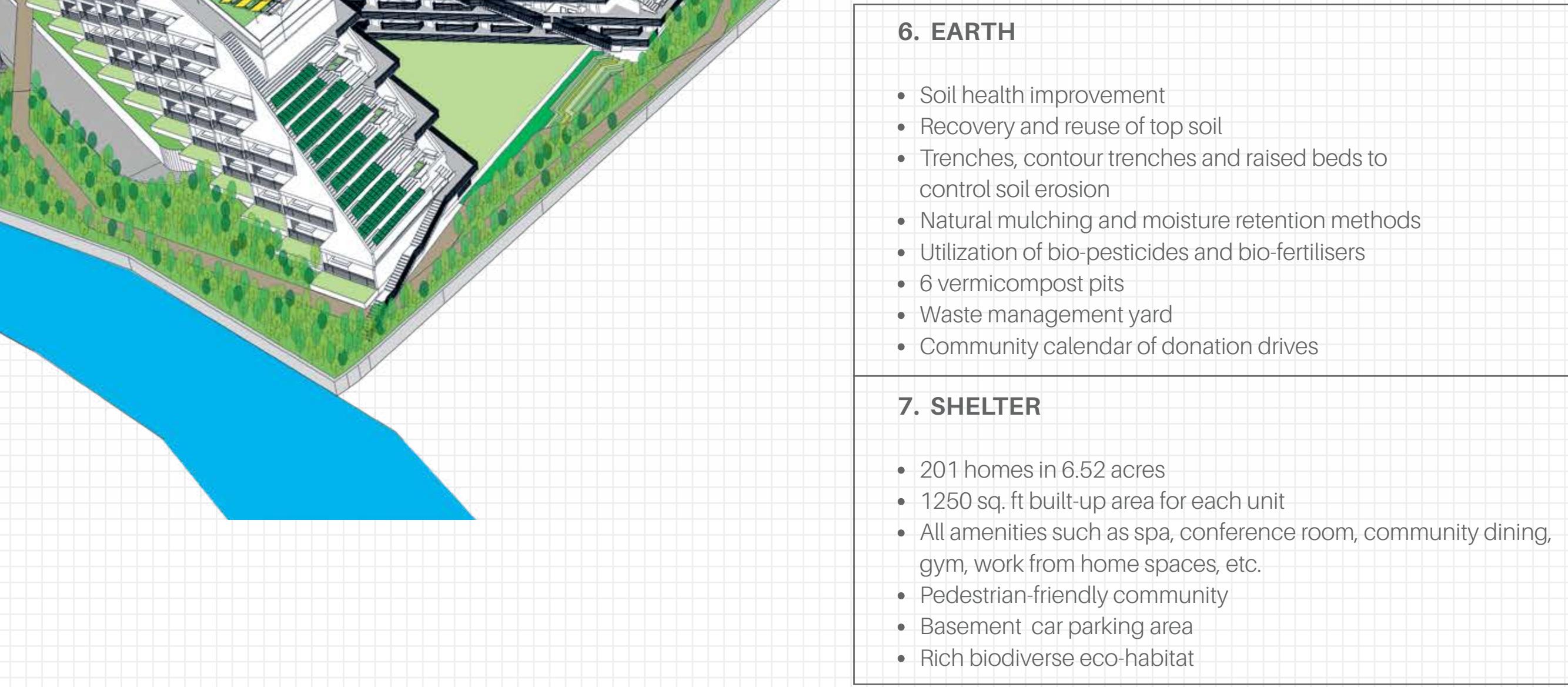
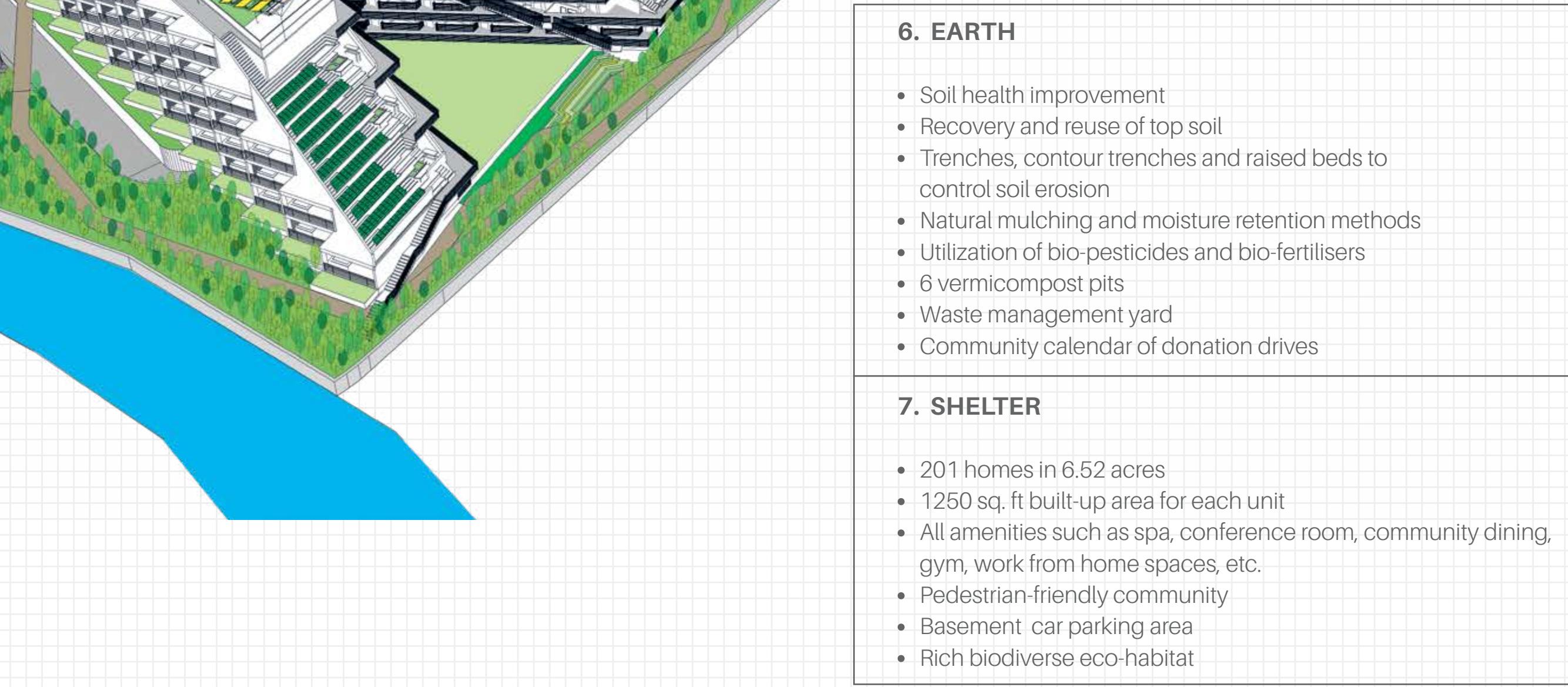
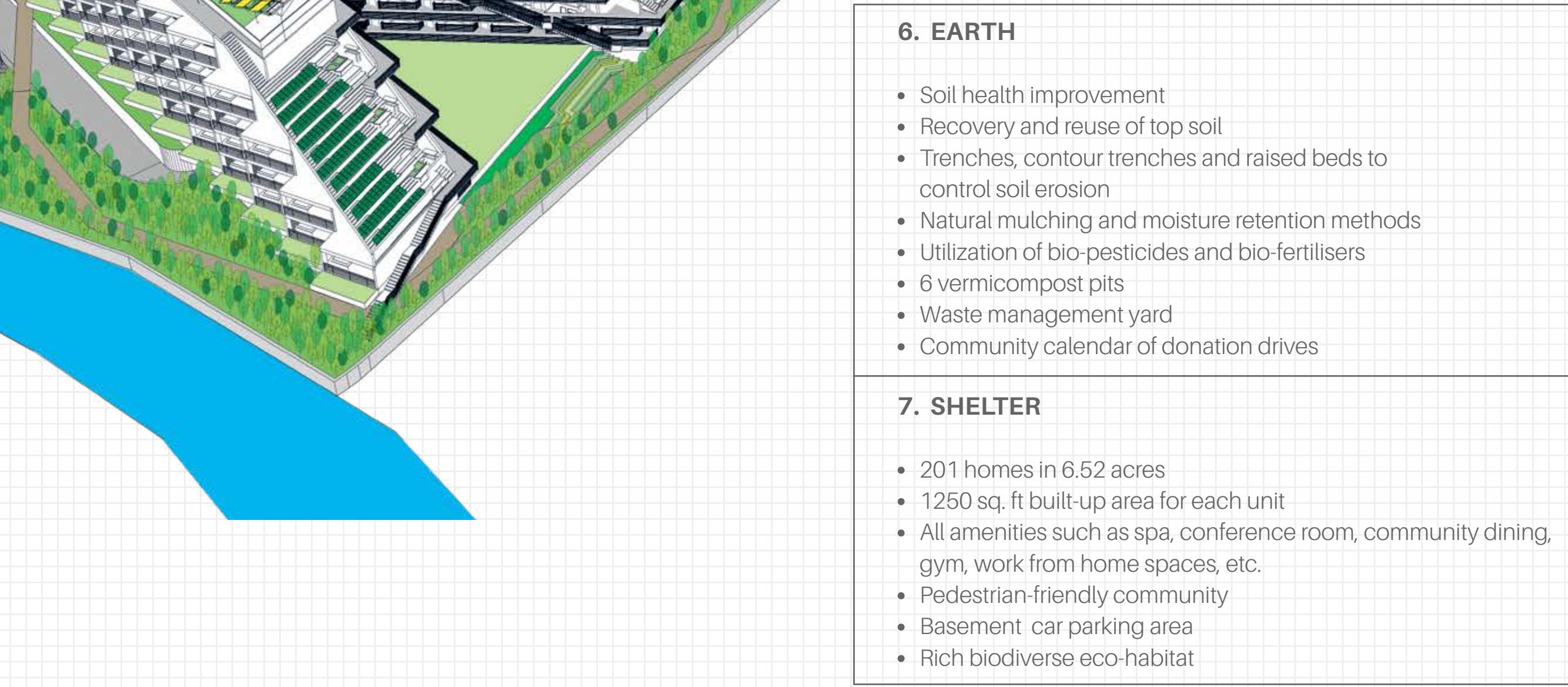
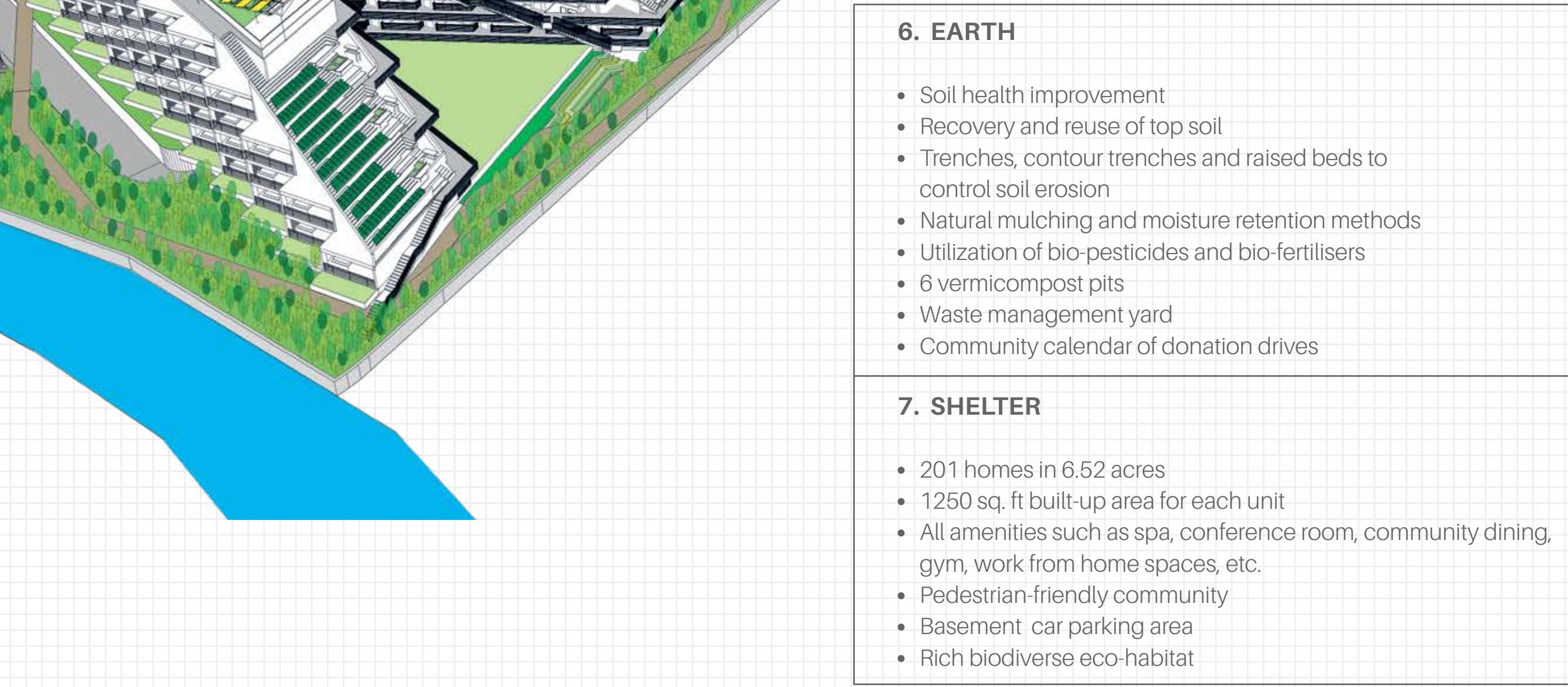
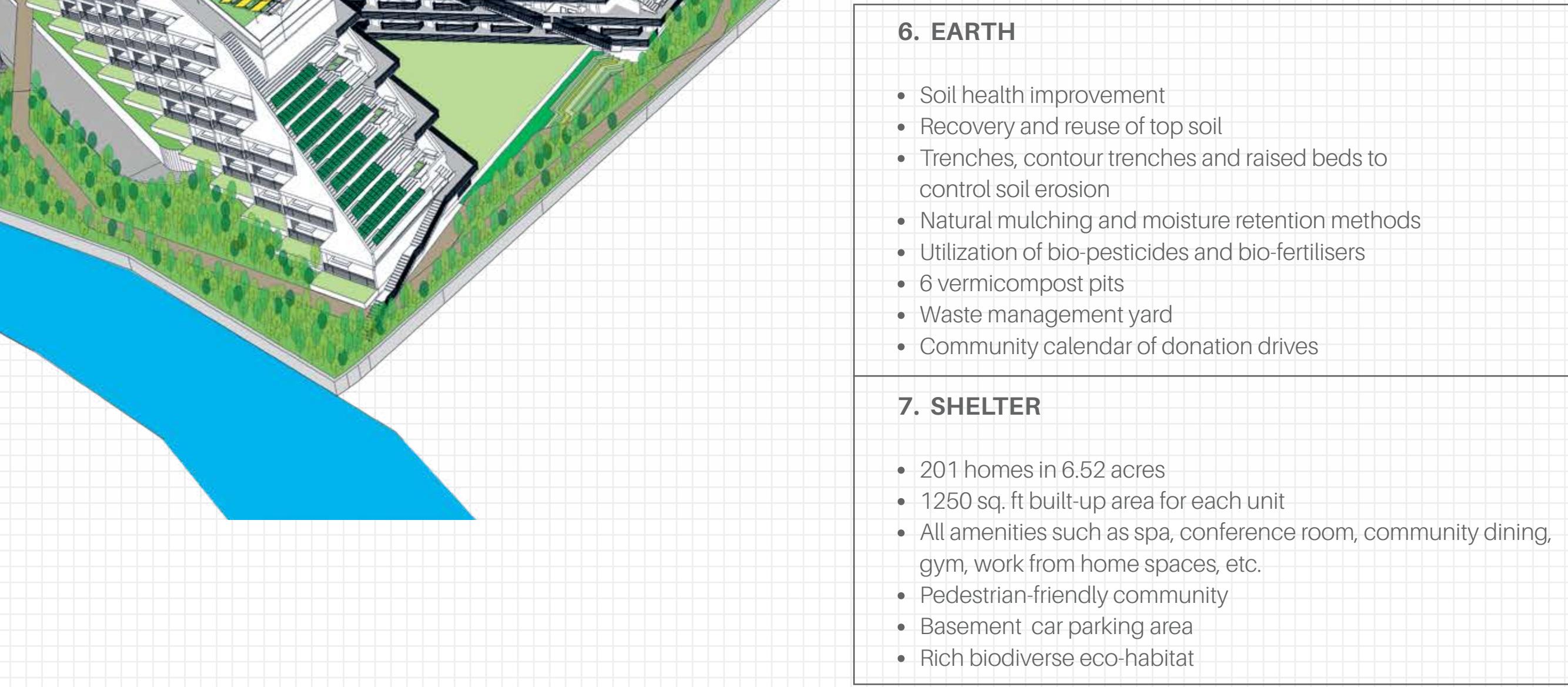
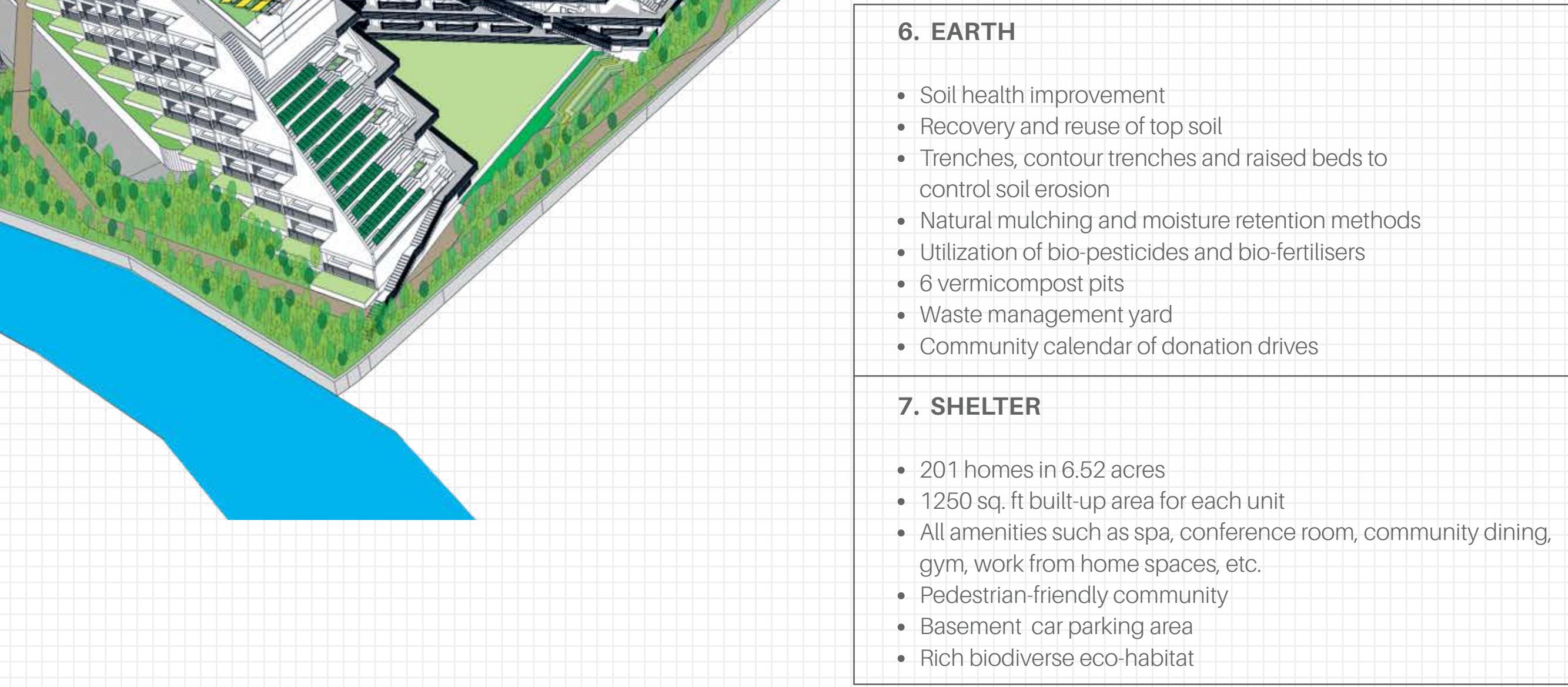
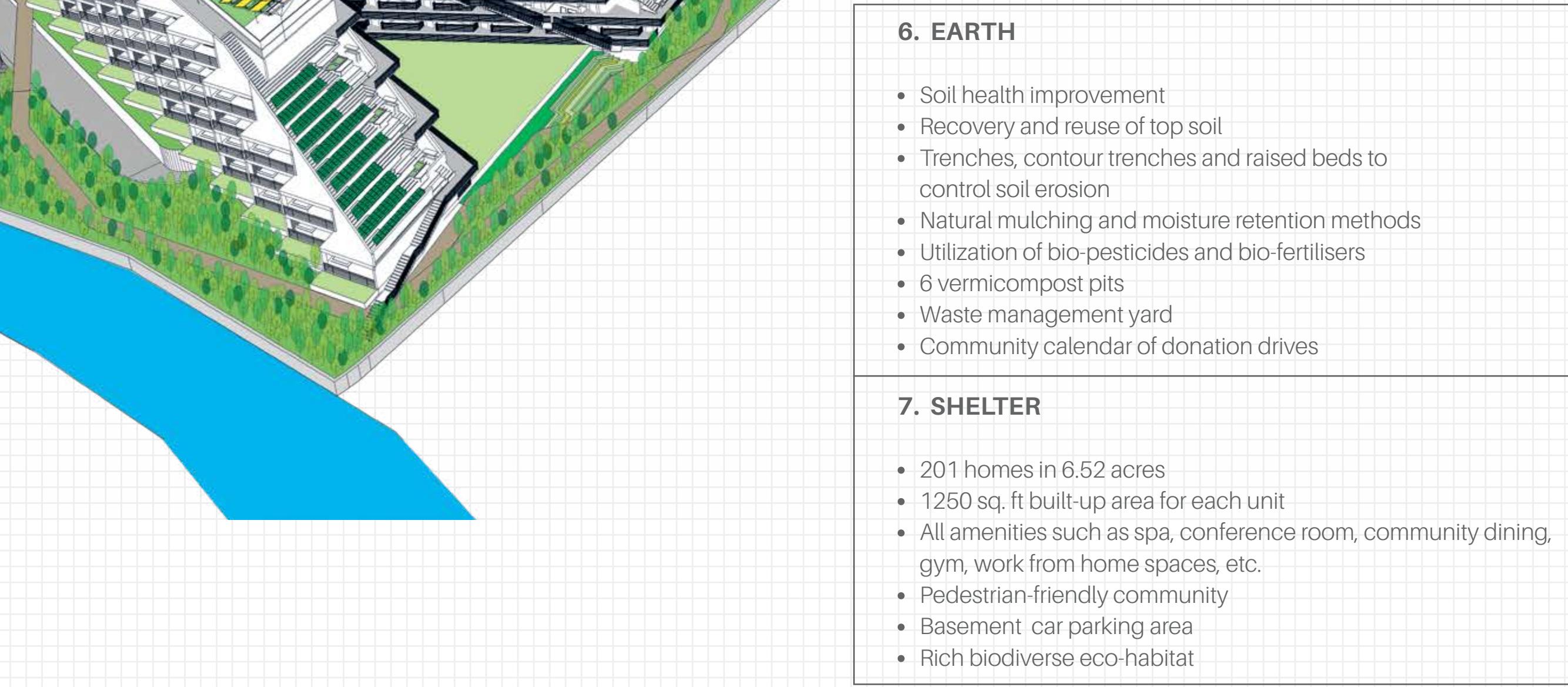
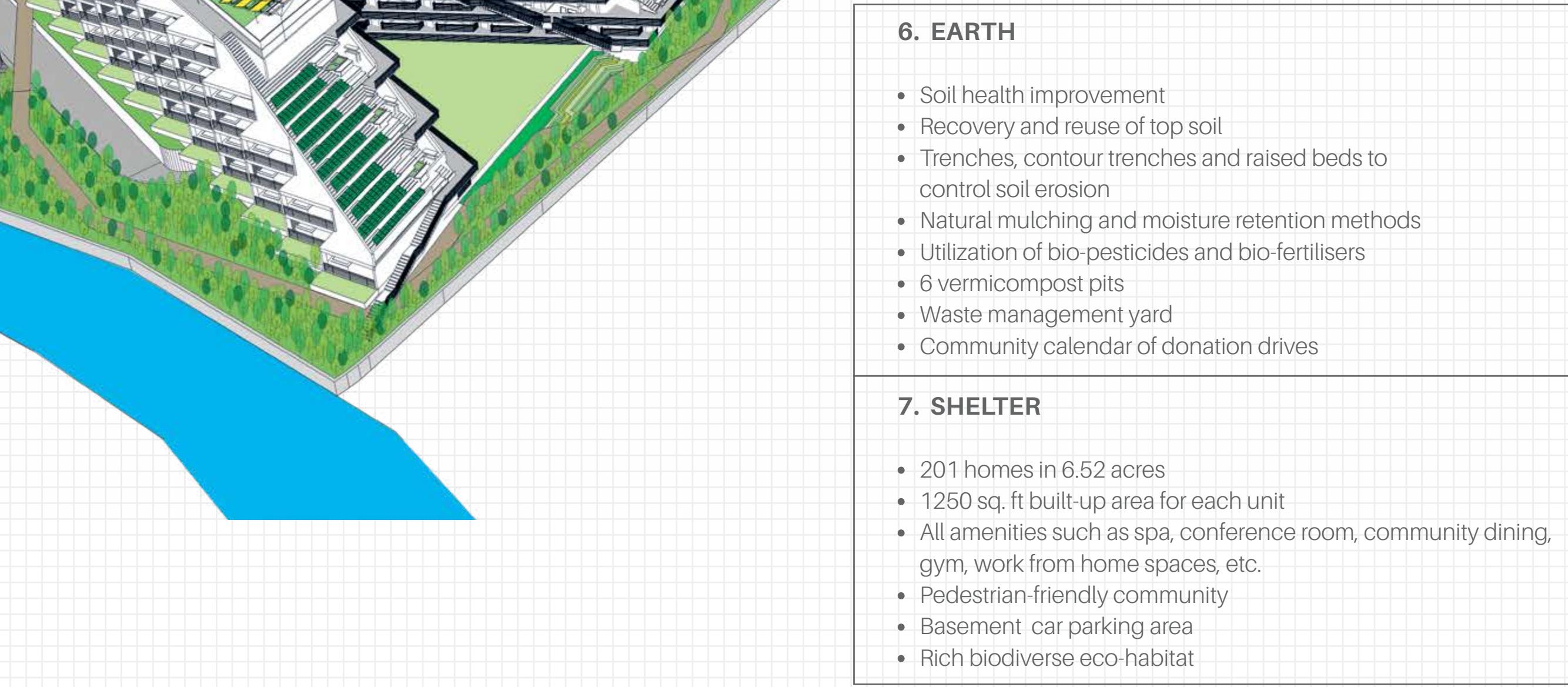
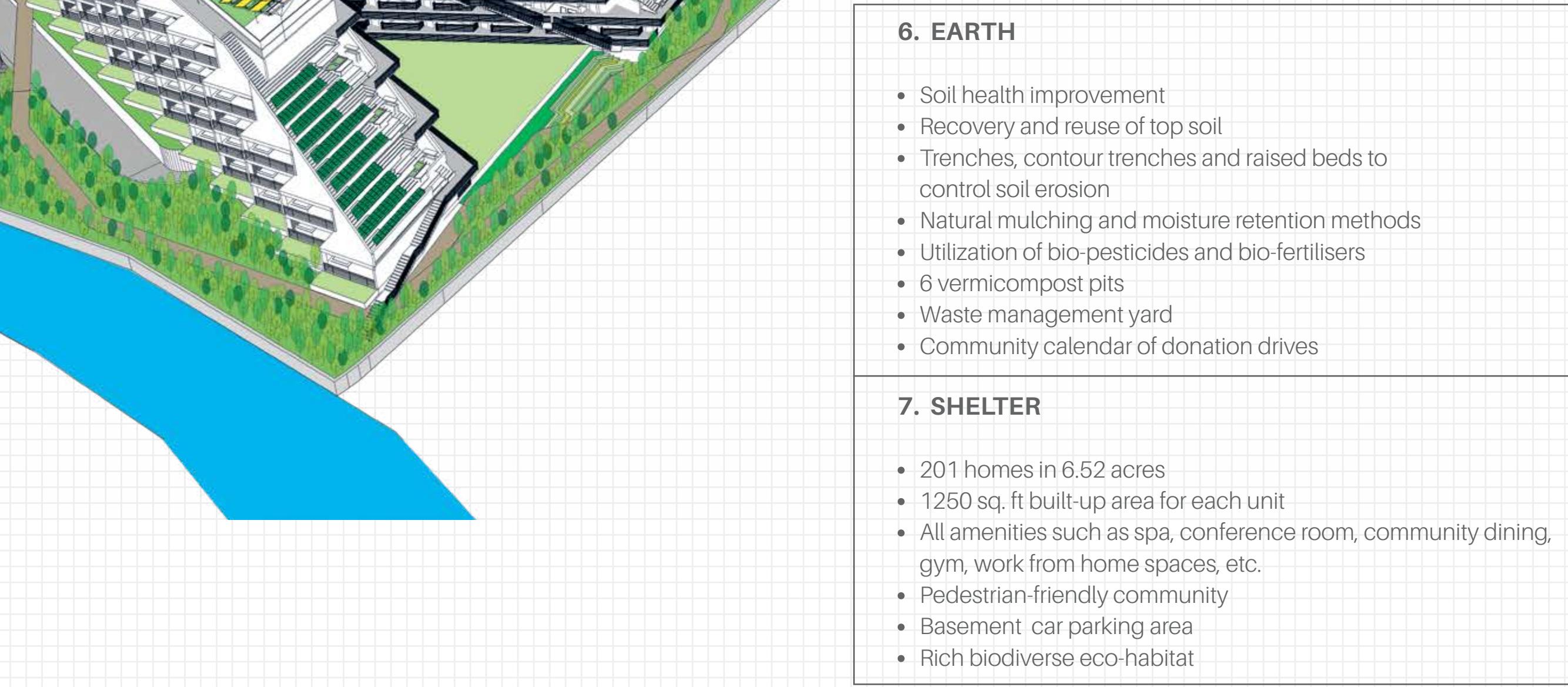
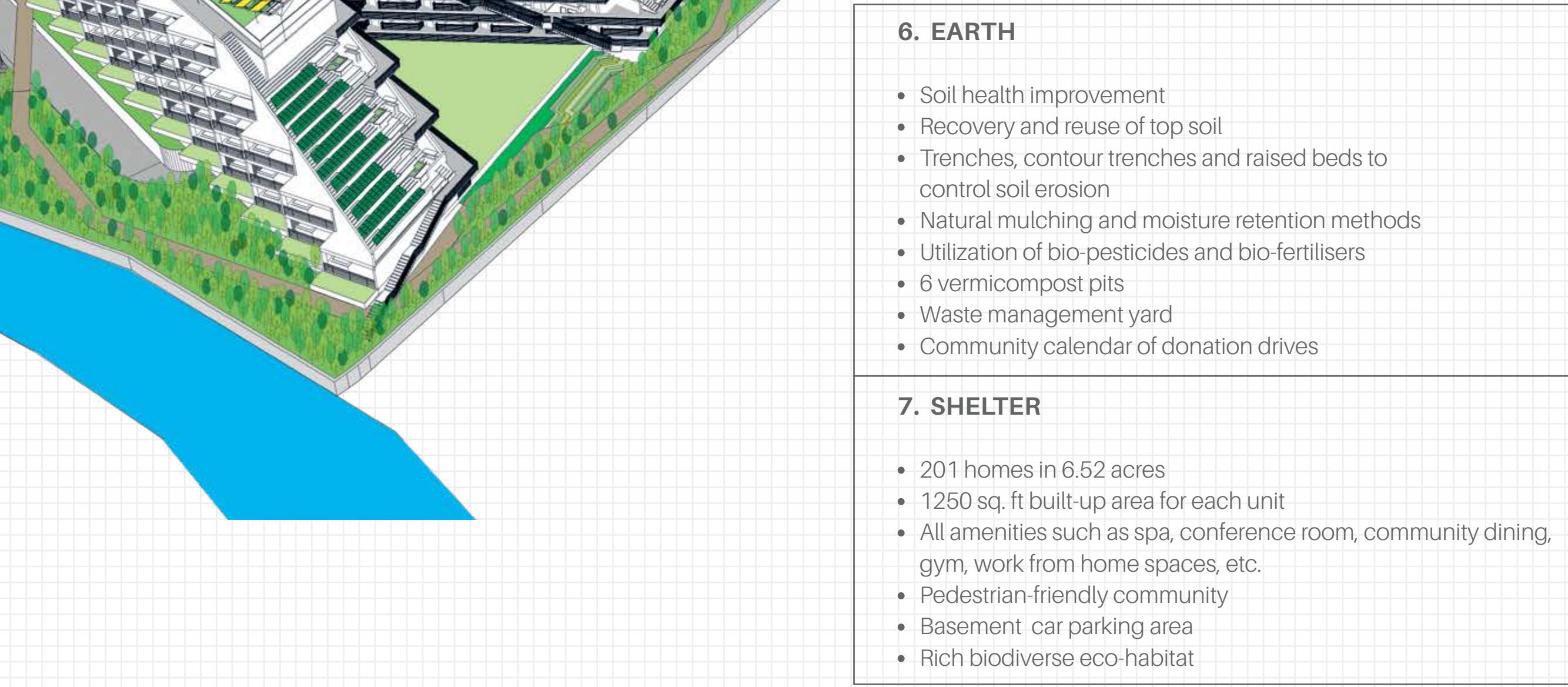
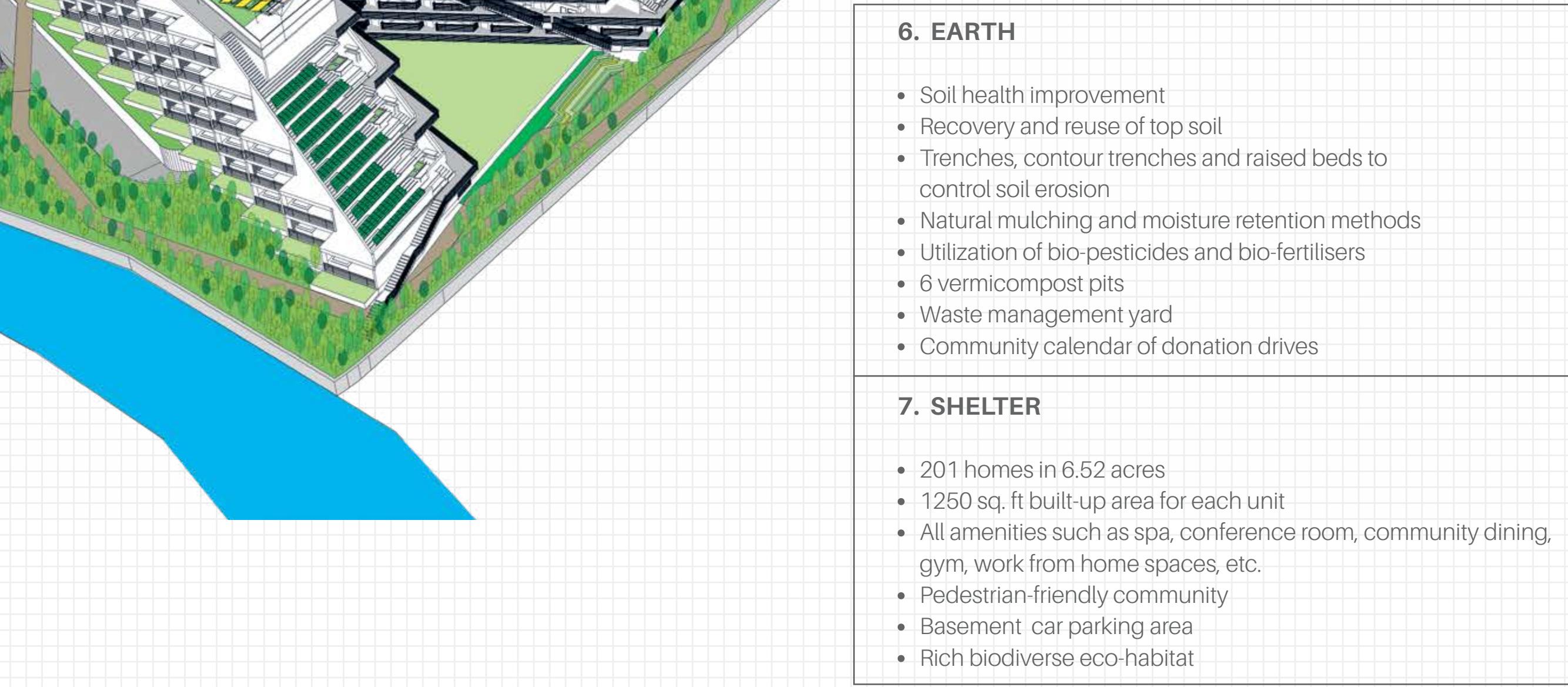
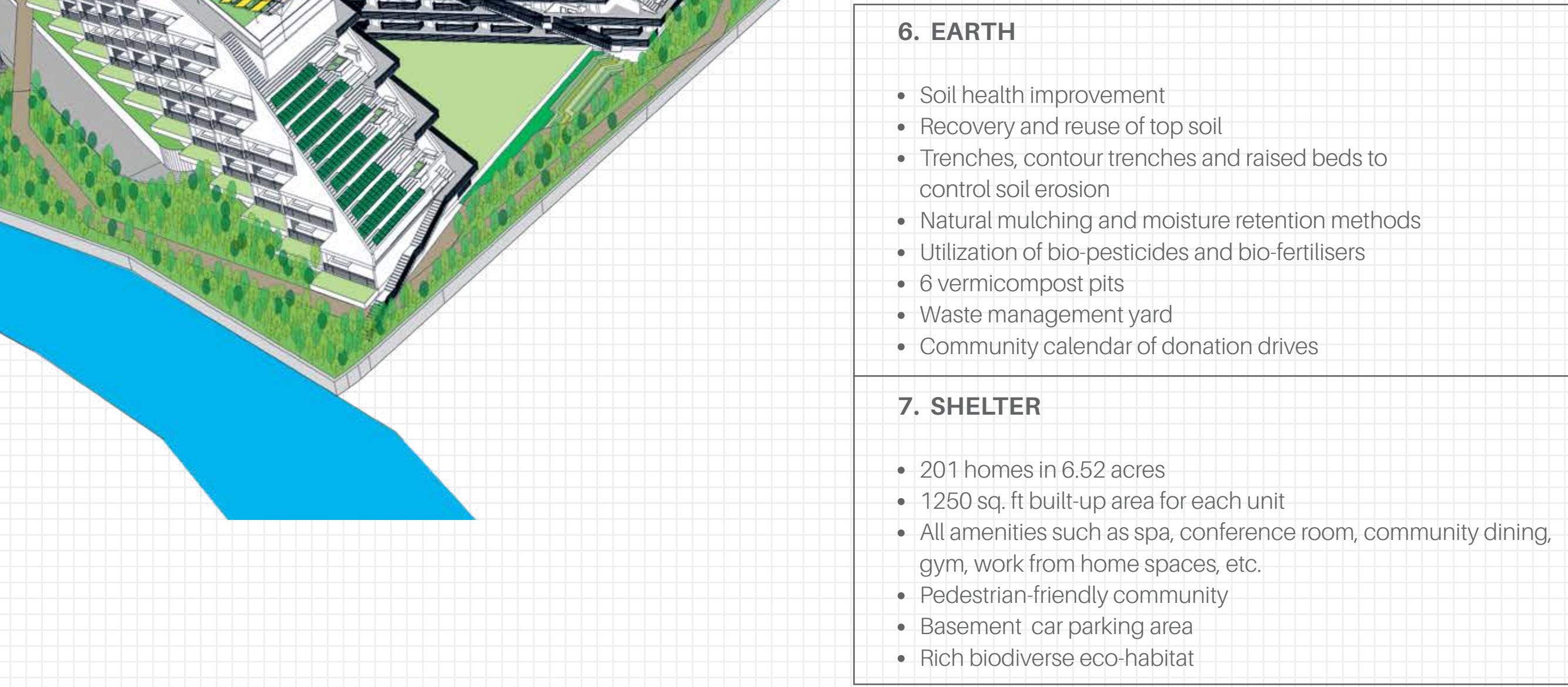
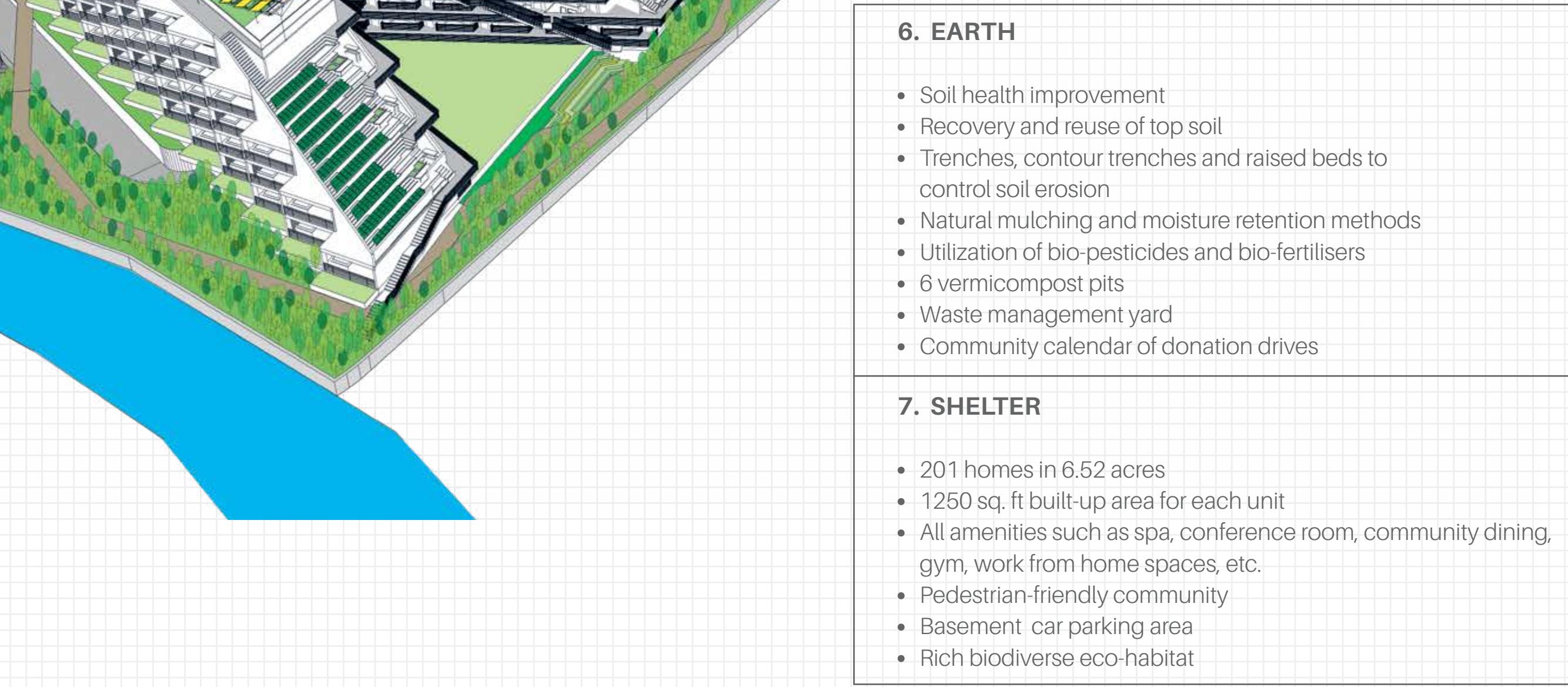
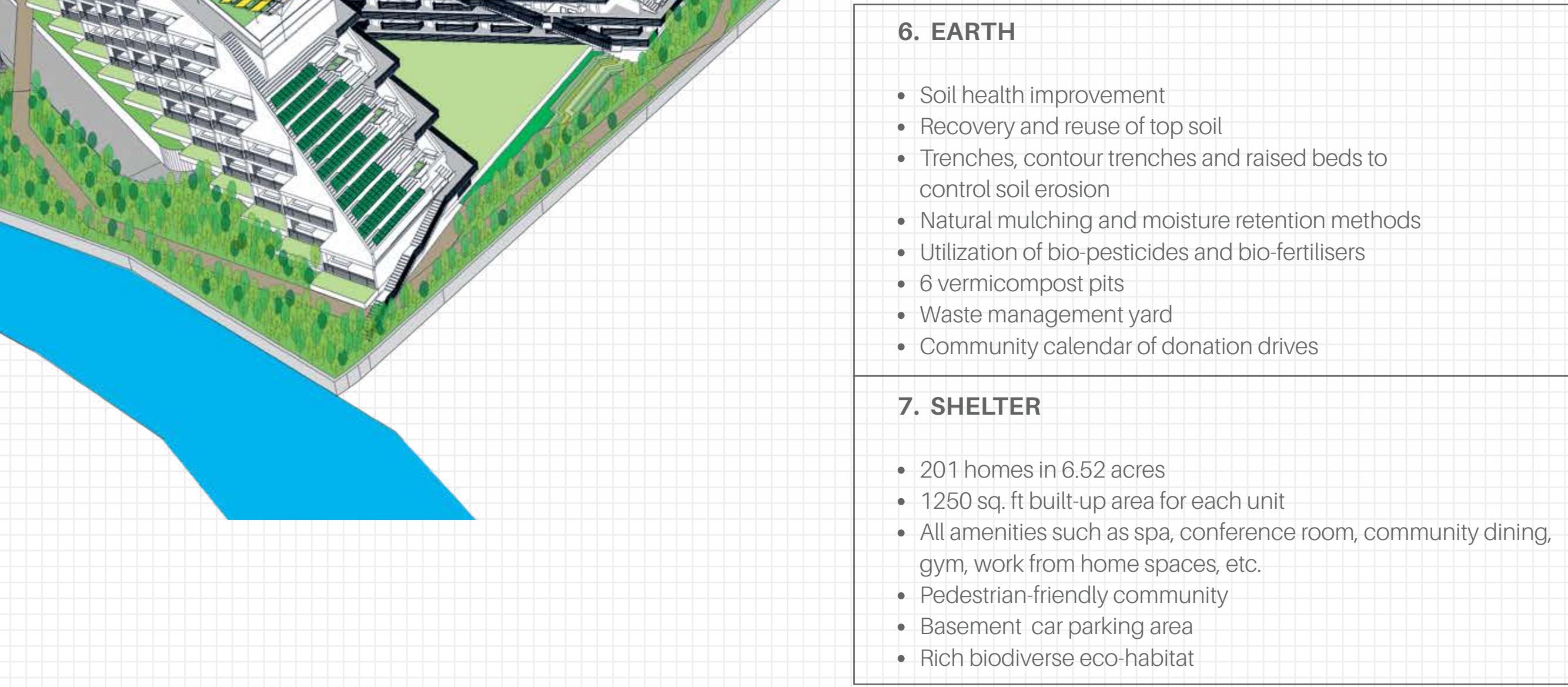
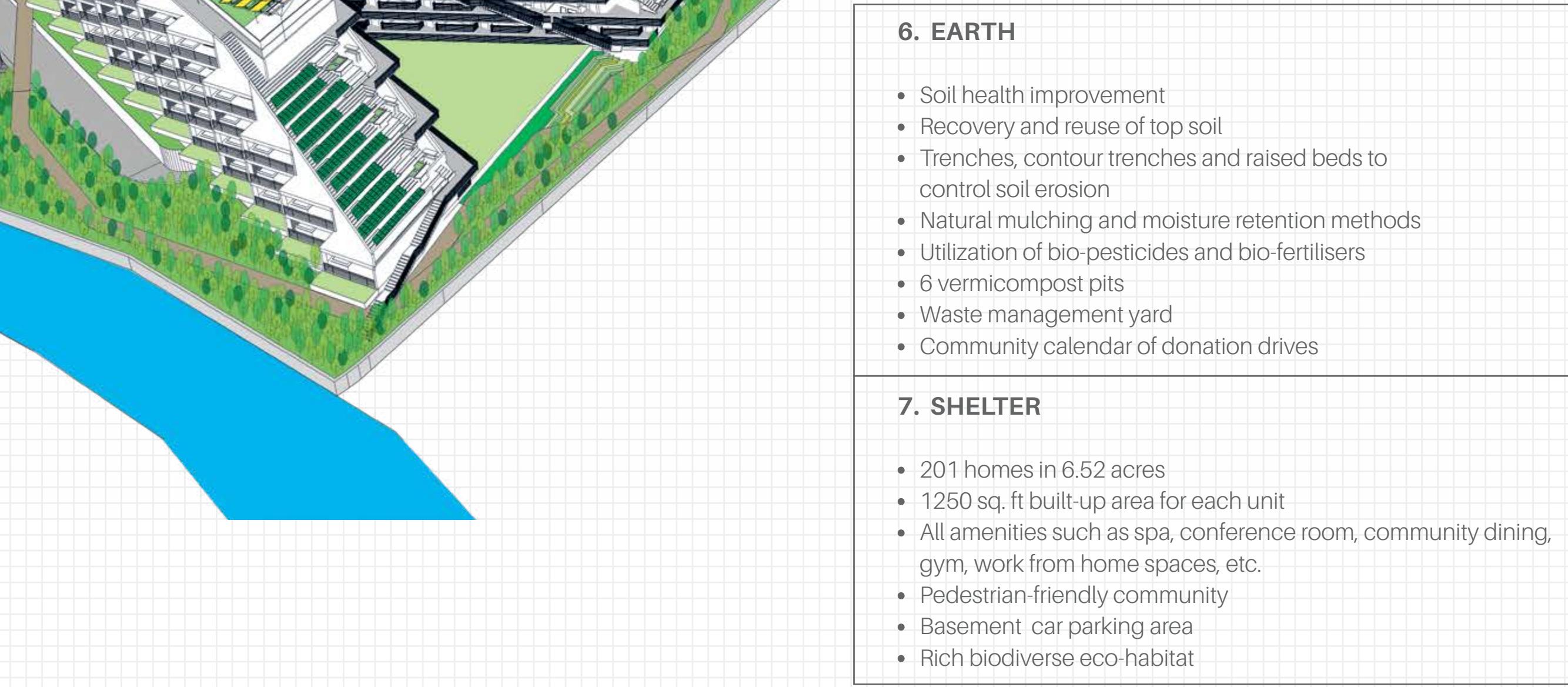
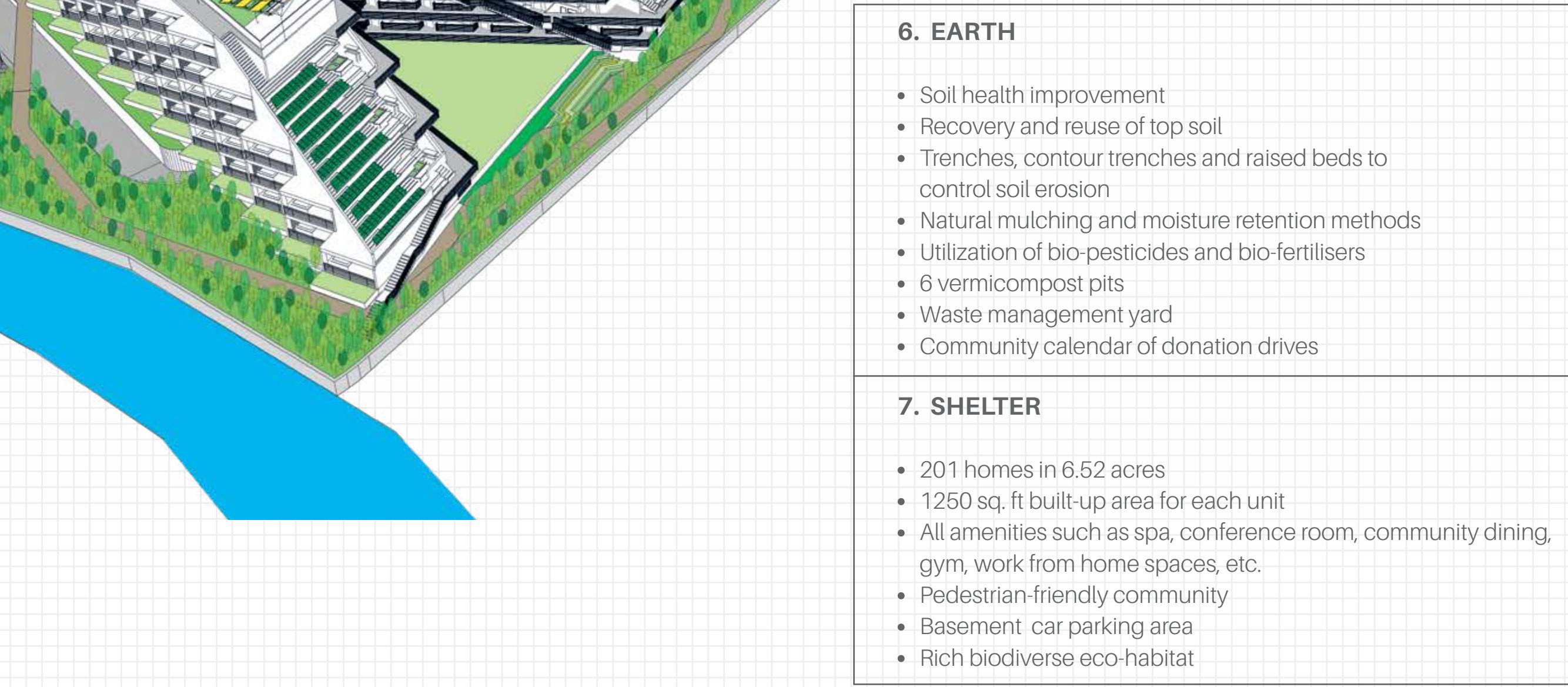
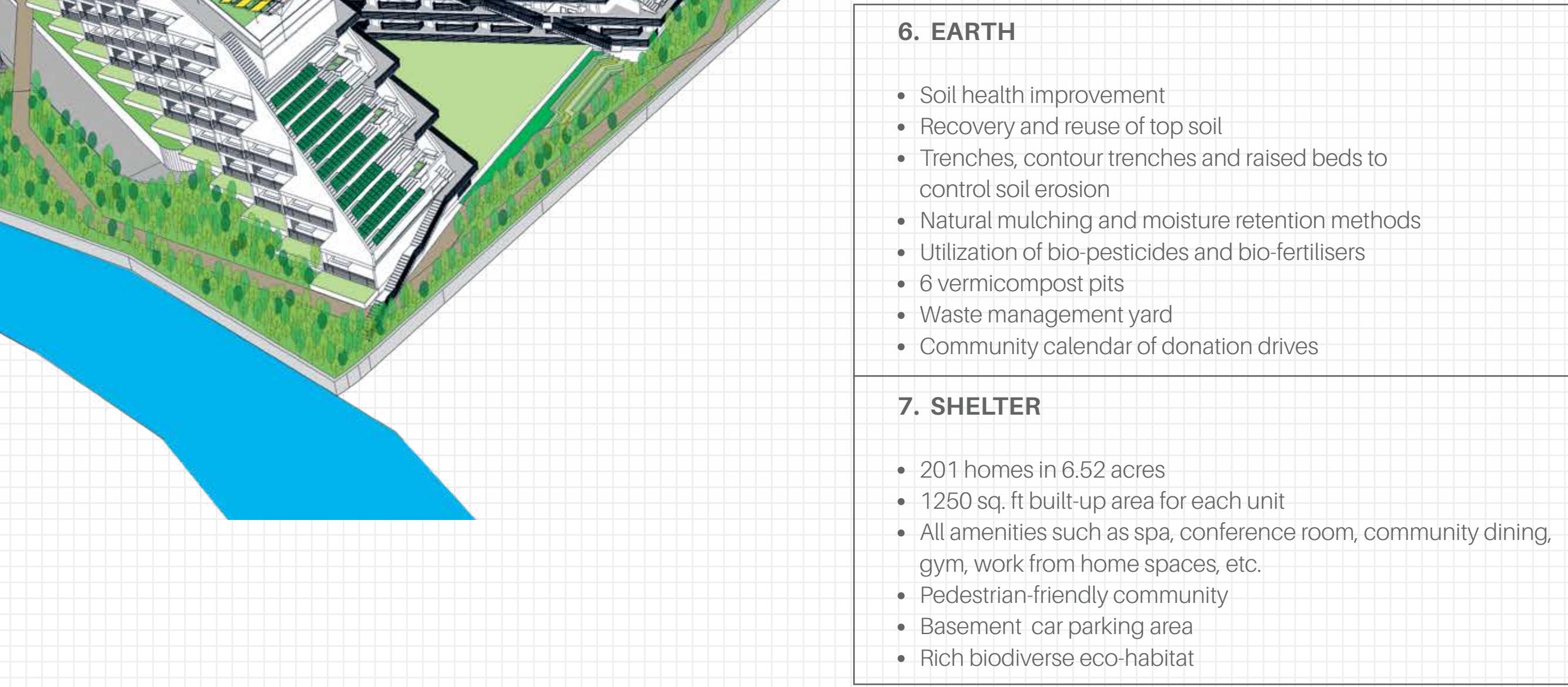
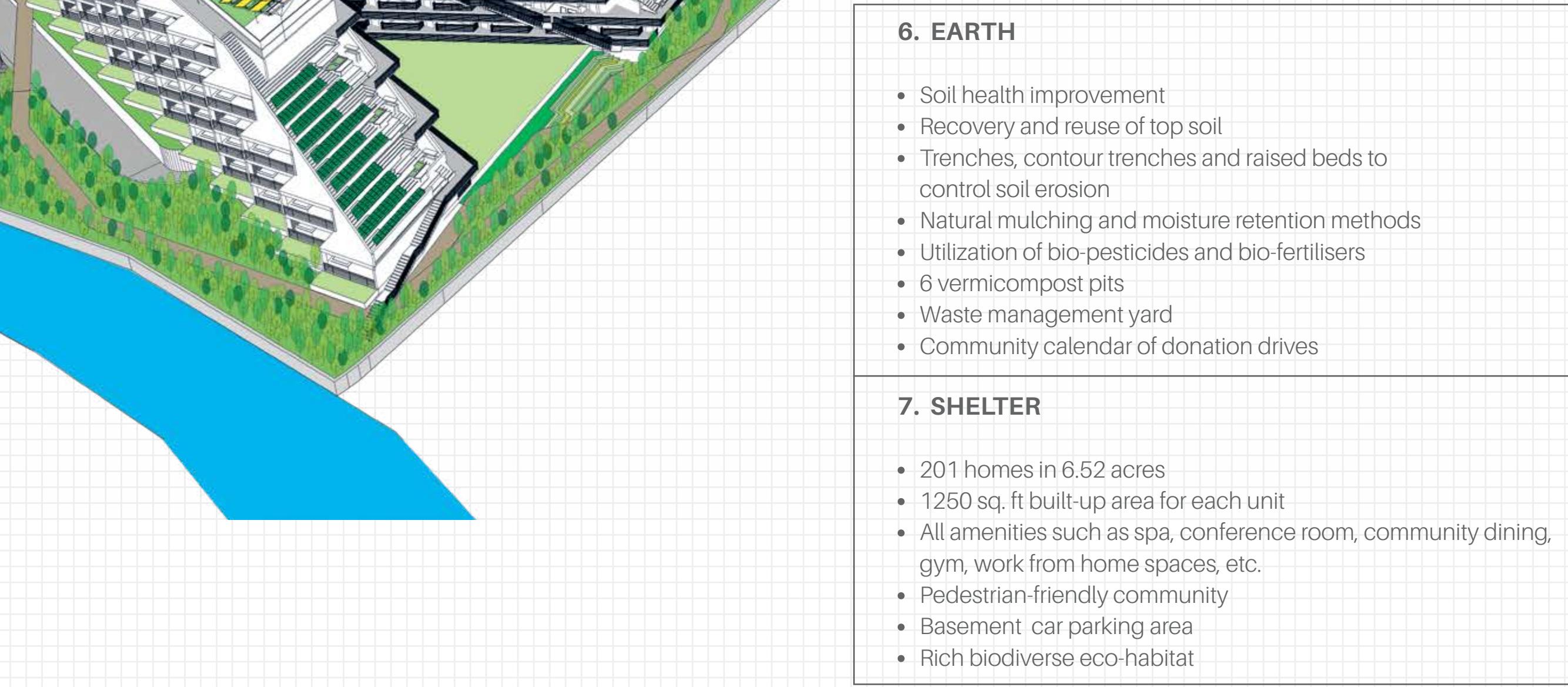
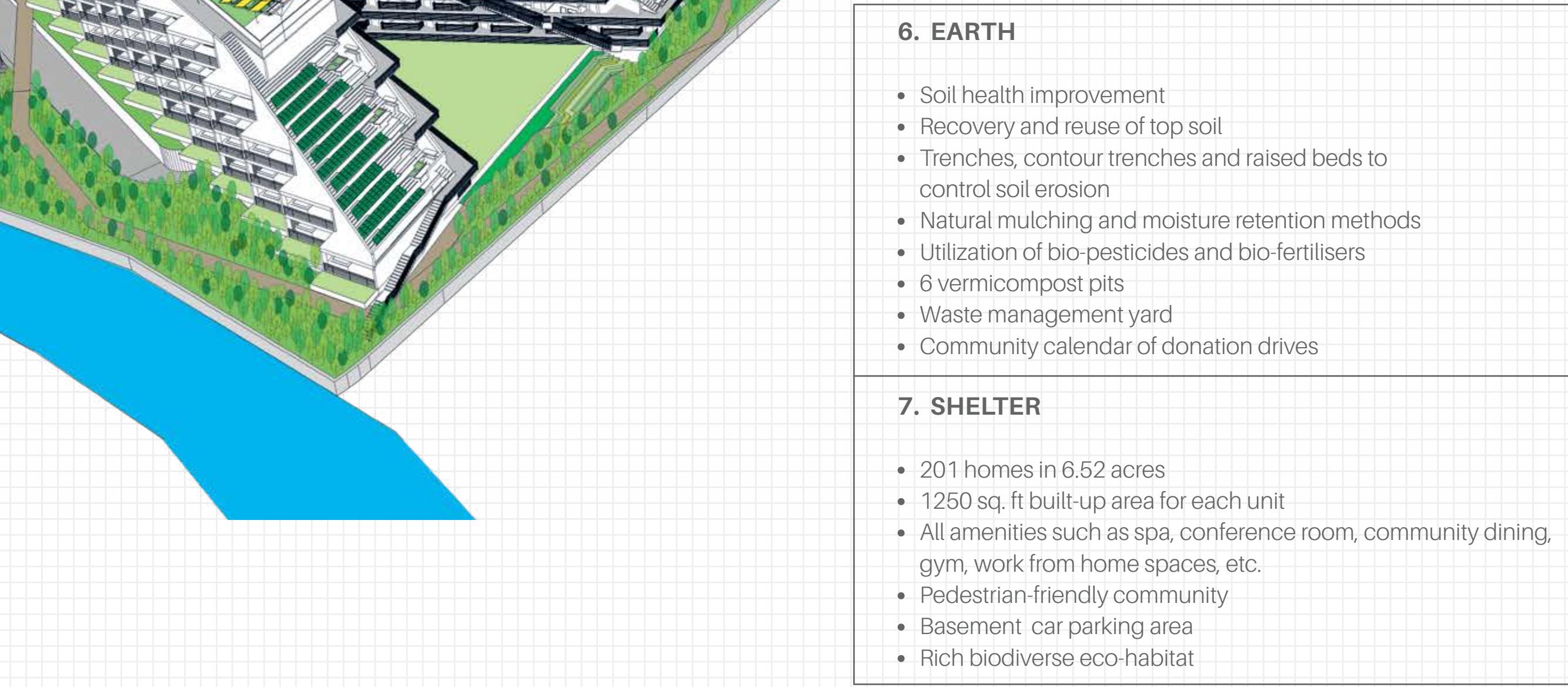
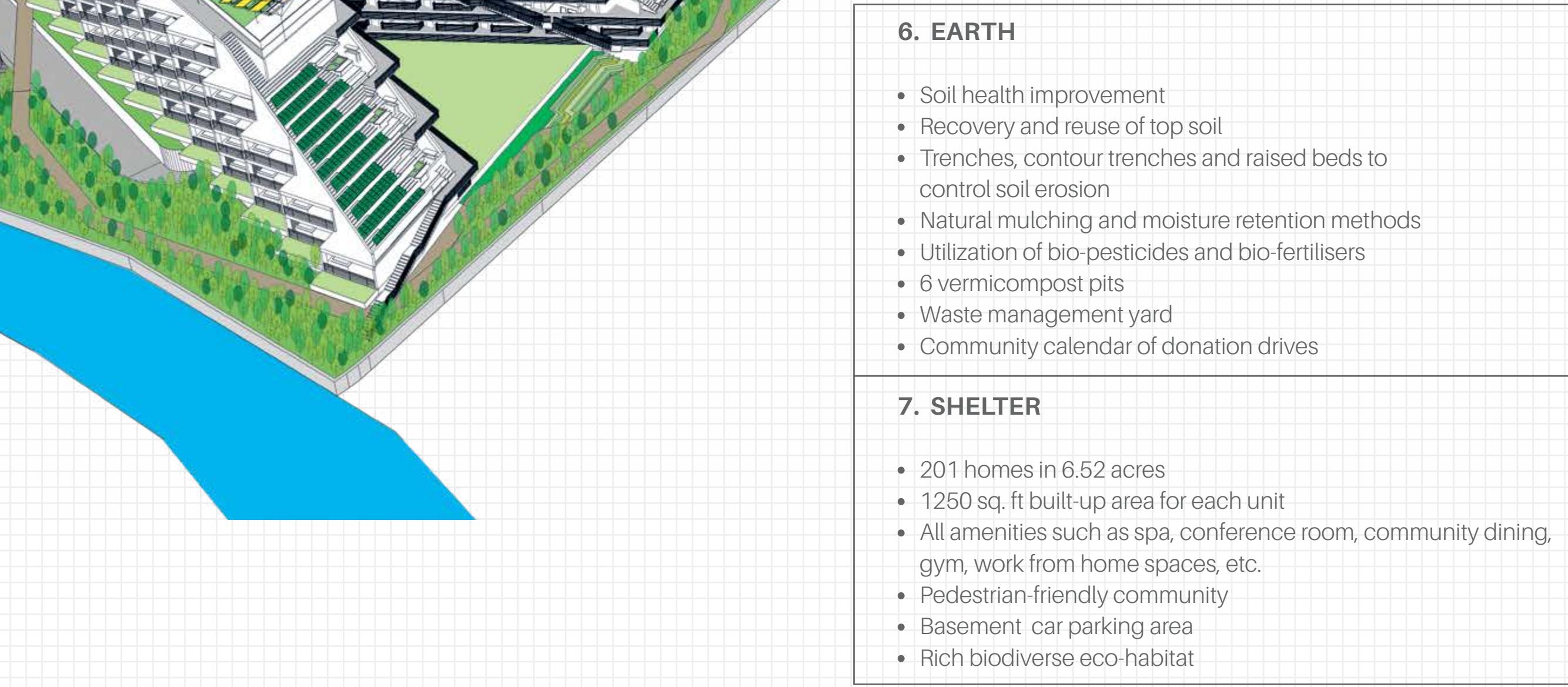
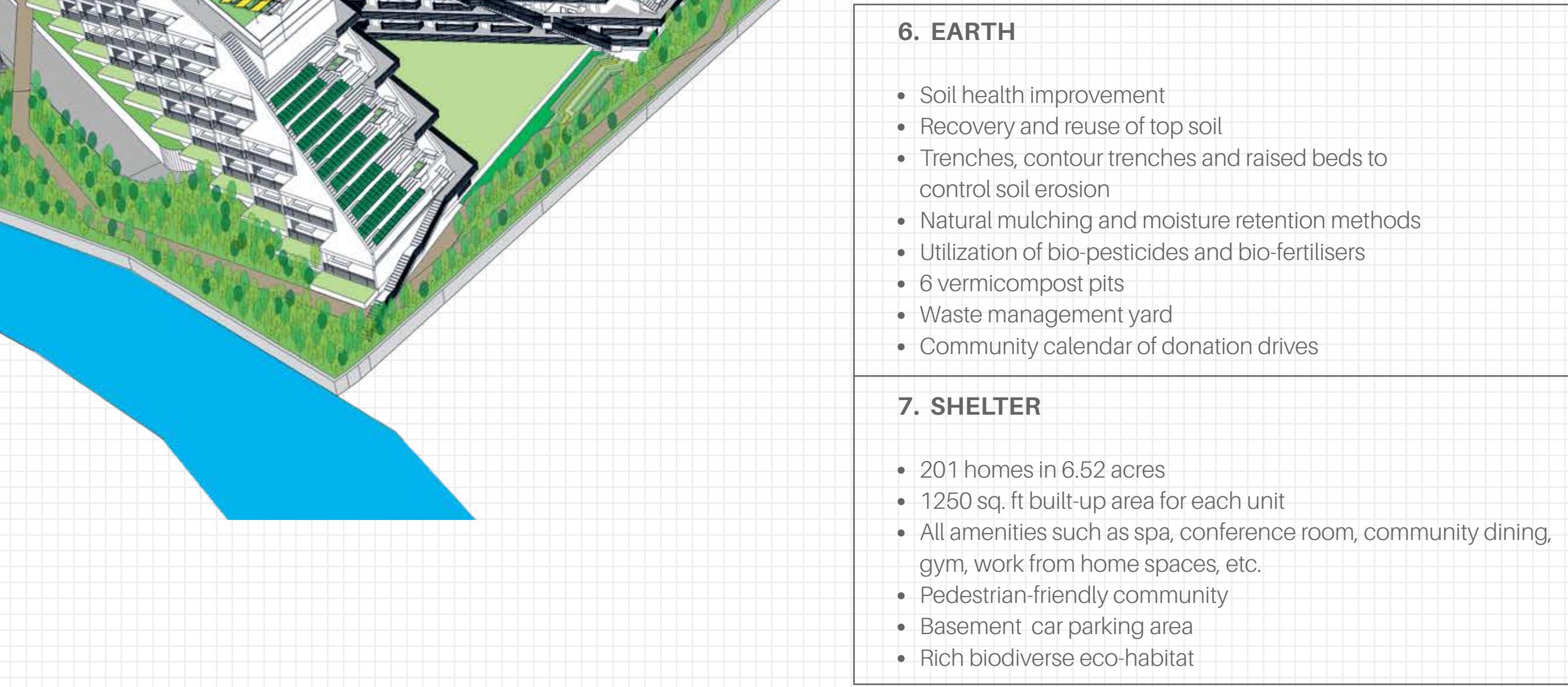
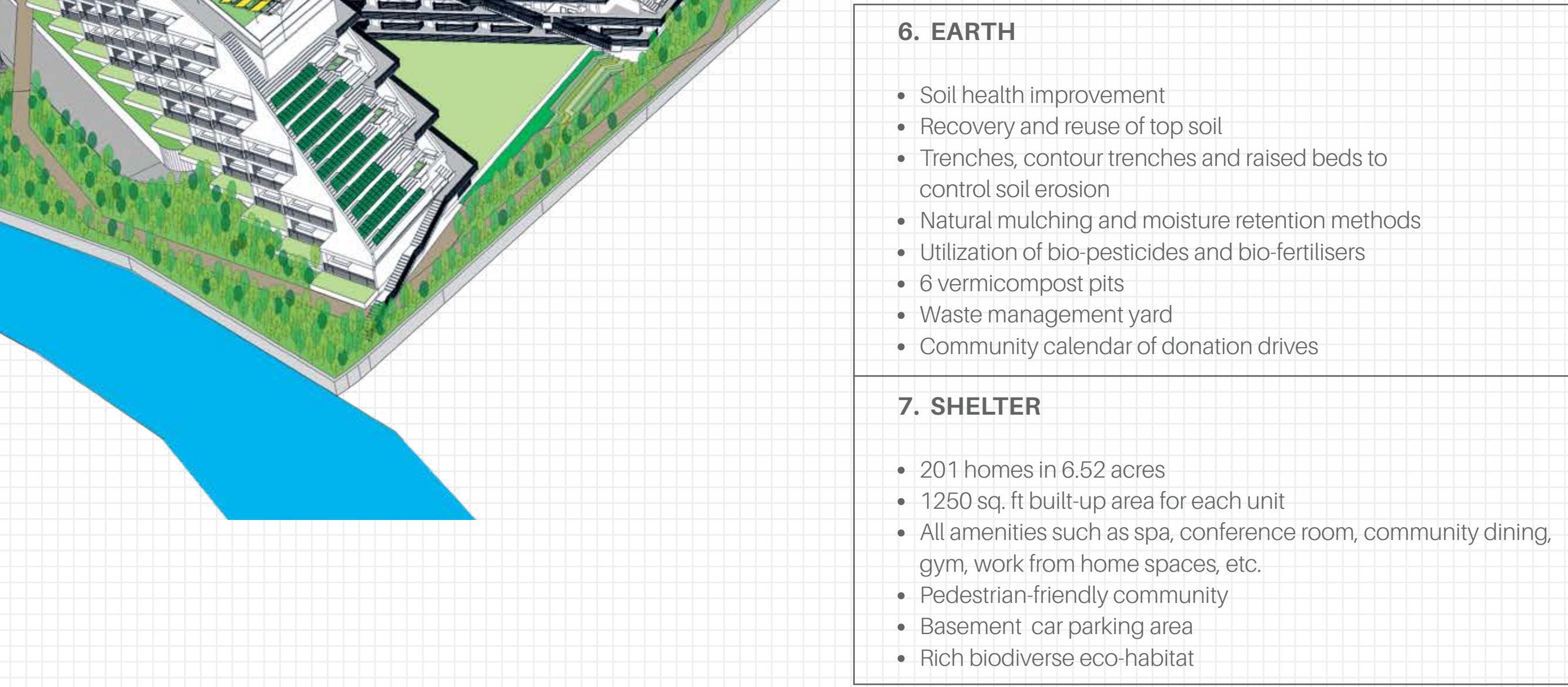
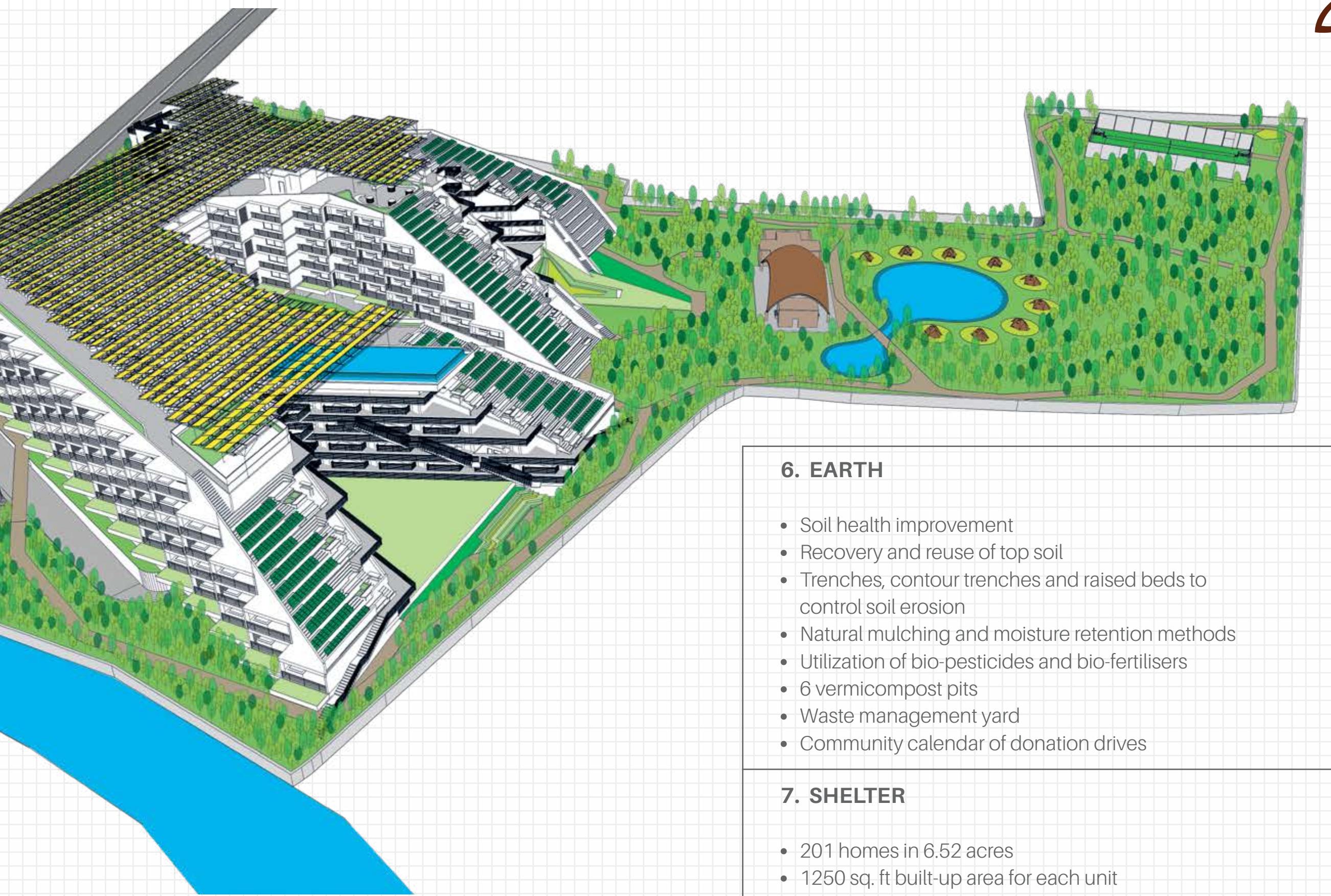
### 4. FOOD

- Rooftop farming - Local and seasonal leafy vegetables produced in the community
- Food forests - Local and seasonal fruit varieties
- Community kitchen with dine-in and takeaway facilities
- Organo Farm Store within the community

### 5. PEOPLE

Local village staff working in maintenance within the community, trained in:

- Housekeeping
- Cooking
- Gardening
- Security
- Electrical and plumbing
- Farming Estate Administration





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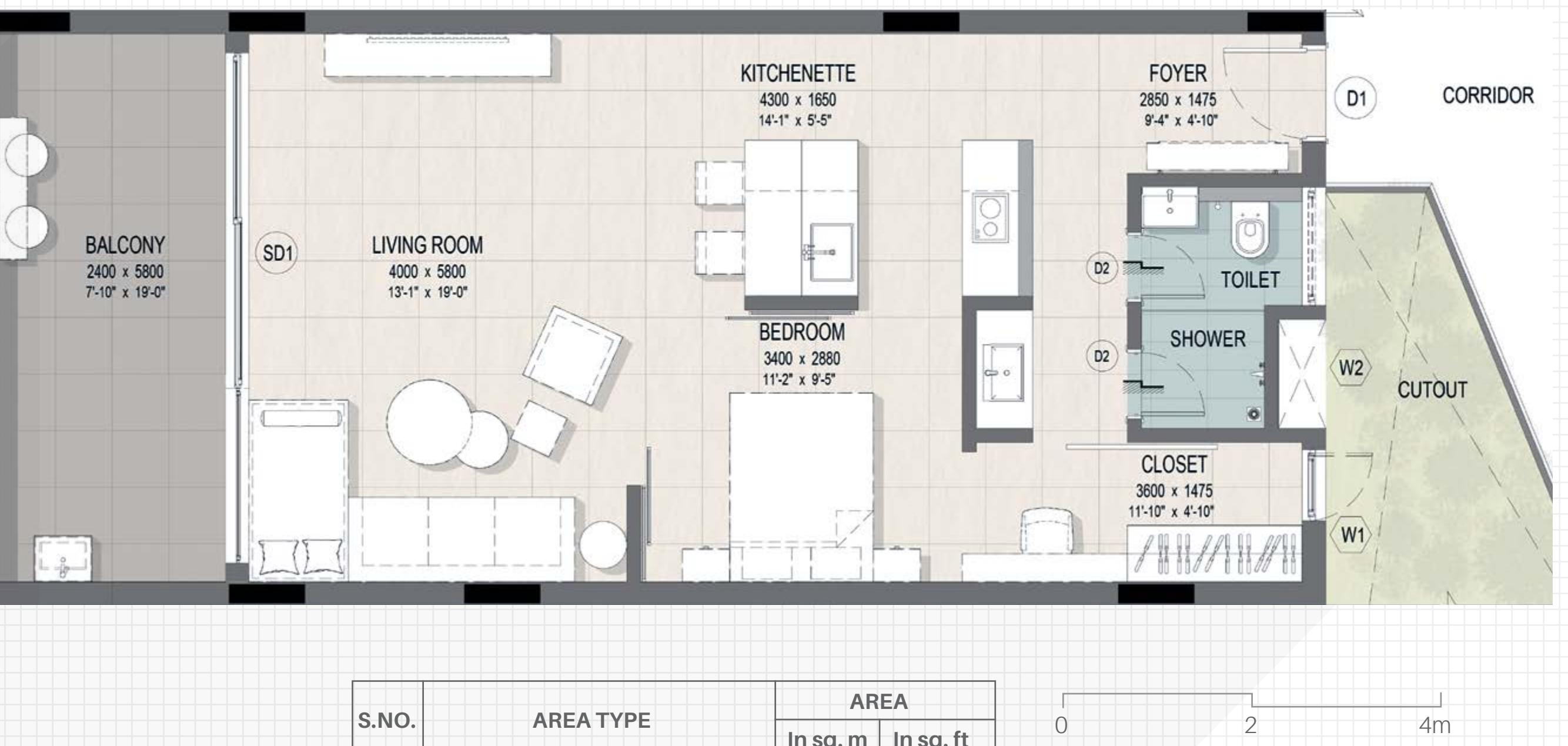


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## TYPICAL UNIT PLAN

### EAST FACING UNIT

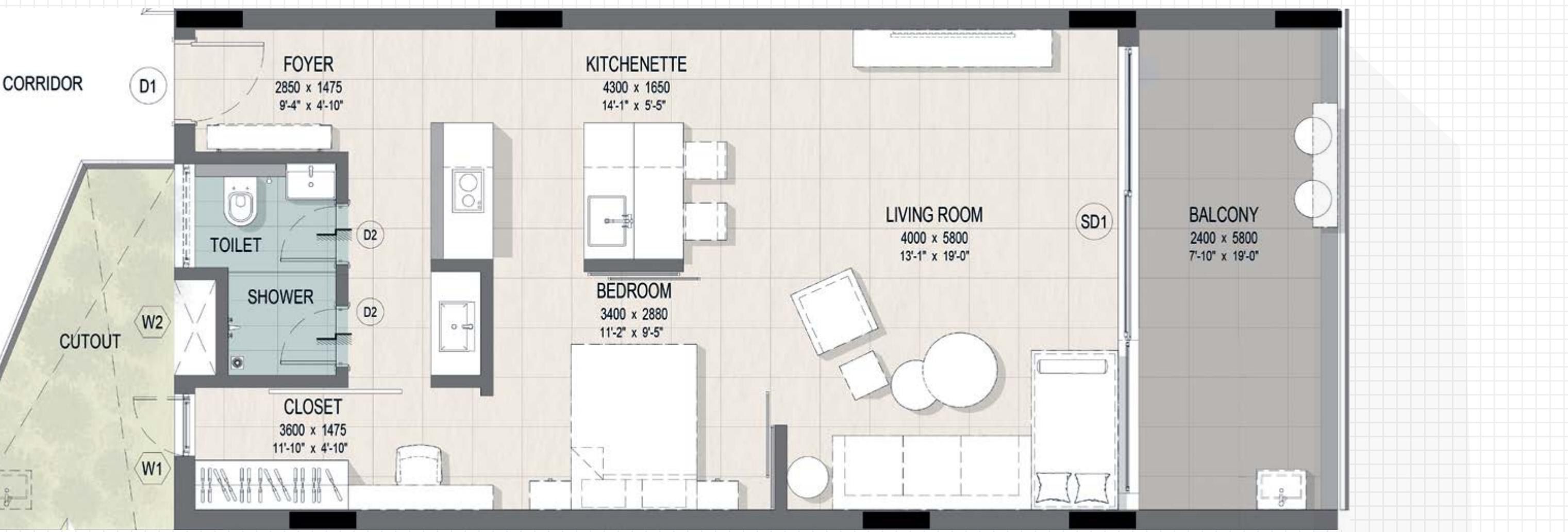


S.NO.	AREA TYPE	AREA	
		In sq. m	In sq. ft
1.	CARPET AREA	64	690
2.	BALCONY AREA	14	150
3.	BUILT-UP AREA	85-88	915-947
4.	SUPER BUILT-UP AREA	116	1250



## TYPICAL UNIT PLAN

WEST FACING UNIT



S.NO.	AREA TYPE	AREA	
		In sq. m	In sq. ft
1.	CARPET AREA	64	690
2.	BALCONY AREA	14	150
3.	BUILT-UP AREA	85-88	915-947
4.	SUPER BUILT-UP AREA	116	1250



View of the living room



View towards bedroom and kitchenette



View from the bedroom towards living and kitchenette



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## UNIT SPECIFICATIONS

TABLE 1: STRUCTURE

S.NO.	DESCRIPTION
1.1	<b>Structure</b> G+4 RCC Structure with Basement Parking
1.2	<b>Floor to Floor Height</b> 3000 mm (3m)
1.3	<b>Internal Walls</b> 100mm thick cement block walls or equivalent, as per structural design
1.4	<b>External Walls</b> 200mm thick cement block walls or equivalent, as per structural design
1.5	<b>Internal Plastering</b> Cement plaster
1.6	<b>External Plastering</b> 2 coats of Cement Plaster
1.7	<b>Internal Wall Paint</b> Smooth finish with lead-free, odor-free, low-VOC, make of Asian Premium Emulsion or equivalent
1.8	<b>External Wall Paint</b> Apex Ultima of Asian Paints or equivalent

TABLE 2: FLOORING & DADO

<b>Foyer / Living / Dining / Kitchen/ Bedroom</b> 600 mm x 600 mm vitrified tiles of reputable make.
<b>Balcony</b> 600 mm x 600 mm anti-skid double-charged vitrified tiles, laid as per standard design.
<b>Bathroom (WC &amp; Shower Stalls)</b> 600 mm x 300 mm anti-skid ceramic tiles of reputable make. Wall cladding up to 7'.

TABLE 3: PLUMBING & FIXTURES

<b>Wall-Hung Water Closet</b> Fixture will be of reputable make (1 unit).
<b>Wash Basin with Vanity (in WC stall)</b> Fixture will be of reputable make (1 unit).
<b>Wash Basin with Vanity (in toilet passage)</b> Fixture will be of reputable make (1 unit).
<b>Balcony Washbasin</b> Fixture will be of reputable make.
<b>Kitchen Sink</b> Stainless Steel 24" x 18" satin finish single bowl of reputable make.

## UNIT SPECIFICATIONS

TABLE 4: ELECTRICAL AND COMMUNICATIONS SYSTEMS

S.NO.	SPACE	ELECTRICAL PROVISION		
4.1	<b>External foyer</b>	<ul style="list-style-type: none"> <li>6A socket (1 unit) for decorative lights outside main door</li> <li>Bell point (1 unit)</li> <li>Unit number light (1 unit)</li> </ul>	4.6	<b>Bedroom</b>
4.2	<b>Internal foyer</b>	<ul style="list-style-type: none"> <li>Bell buzzer point (1 unit)</li> <li>6A socket (1 unit)</li> <li>Distribution box</li> </ul>	4.7	<b>Closet</b>
4.3	<b>Kitchenette</b>	<ul style="list-style-type: none"> <li>Undercounter-16A sockets for induction hob, mini refrigerator, microwave and water purifier (4 units.)</li> <li>Above counter-16A sockets for juicer/toaster (2 units)</li> <li>Above breakfast counter-6A socket (1 unit)-laptop/mobile charging</li> <li>Electrical provision for ducted hood</li> </ul>	4.8	<b>WC stall</b>
4.4	<b>Living Area</b>	<ul style="list-style-type: none"> <li>TV Point (1 units), LAN point (1 unit)</li> <li>Below TV-6A (1 unit), 6A sockets (3 units)</li> <li>Near seating area-6A sockets (2 units)</li> <li>Fan (1 unit)</li> <li>1.5 TR AC (1 unit)</li> <li>Wifi router</li> </ul>	4.9	<b>Shower stall</b>
4.5	<b>Balcony</b>	<ul style="list-style-type: none"> <li>6A sockets in balcony (2 units)</li> <li>Fan (1 unit)</li> </ul>	4.10	<b>Toilet passage</b>

**Power Supply** - 3 Phase power supply with MCBS and electric switch boxes made of Legrand or equivalent

**Electrical Cabling** - Polycab or Equivalent

**Electrical Wiring** - Concealed conduit wiring with PVC insulated FRS cables

**Energy Metering** - Digital Energy Meter, make of Emaure or equivalent 1 unit. 2400 Units per home area available to use annually. Additional units will be charged and to be paid. Minimal Demand charges to be paid to EB will be applicable and included in Maintenance Charges. Refer to maintenance SLAs.



## TABLE 5: INTERIOR WORKS

### Kitchen Counter -

- Granite countertop or equivalent as per standard design

### Kitchen Under-Counter Cabinets -

- Modular below-counter cabinetry with plywood/cement board carcass and laminate/glass shutters, as per standard design
- Cabinets with running length (5' 8" and 2'8" height) - 2 units
- Components include 1 bottle pull-out, 3 tandem boxes. Rest are shutters with ply/glass shelves
- Storage below breakfast counter as per standard design

### Kitchen Above-counter Cabinets -

- Modular ceiling-hung above-counter cabinets with open/closed shelves with plywood carcass and laminate plywood shutter, as per standard design
- Cabinets with running length (4' and 2' height)- 2 units

### Kitchen appliances -

- Built-in Induction hob, make of Hafele or equivalent
- Mini-Fridge - make of Faber or equivalent
- Cabinet mounted ducted hood- make of Hafele or equivalent
- Under-counter water purifier - provision of waterline and electrical points only
- Undercounter microwave/ oven - provision of electrical points

### Wardrobes -

- Modular wardrobes of running length 6' and height of 8', as per standard design
- Plywood/eco-board/cementfibre board carcass and sliding doors with coloured glass in aluminum profiles, as per standard design
- One shelf at 6'6" height and one mid-level shelf with 4 units of lockable drawers below

**False-Ceiling** - Minimal False-Ceiling as per standard design. Standard toilet false-ceiling. Wooden Finish false ceiling in the balcony.

**Interior Light Fixtures** - LED Light Fixtures, as per standard design

**External Light Fixtures** - LED Light Fixtures, as per standard design

**Mirrors** - Above WC wash basin and above toilet passage Washbasin, as per design (2 units)

### Notes:

1. Exclusion includes loose furniture, furnishings and electronics
2. Gas/LPG-based cooking stoves are prohibited
3. In the brands mentioned above, the Developers may use equivalent brands at their discretion
4. All specifications above shall be provided for the spaces in the default layout of the home and do not apply to any changes to spaces or additional spaces created
5. The above numbers are applicable for price consideration
6. All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding

**Unlock the many moods of your Rurban lofts home**



Indulge in some quality 'Me' time





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Indulge in some quality "Me time"

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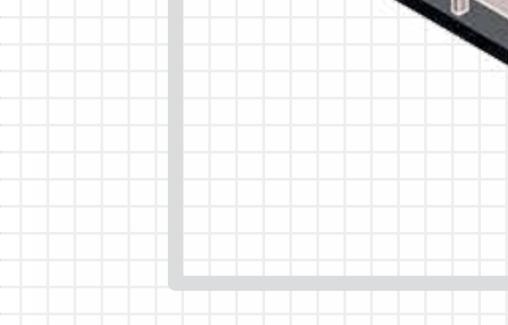
Indulge in some quality "Me time"



Unlock the many moods of your Rurban lofts home



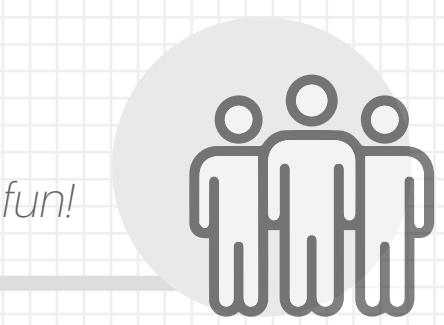
Host your squad over for a day full of fun!



Unlock the many moods of your Rurban lofts home



Host your squad over for a day full of fun!





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## MORE FROM ORGANO

### OES

With an intent to mainstream sustainability, OES in Hyderabad empowers children to embrace eco-living mindsets, behaviours and habits through Experiential Learning programmes.

[www.organoetschool.co.in](http://www.organoetschool.co.in)

### OFM

OFM oversees Organo's Communities, employing local villagers to manage infrastructure and personal villa spaces, ensuring year-round maintenance and promoting community well-being.

**organo**  
*Facility*  
*Management*



OFS is a signature farm store established by Organo Eco-Habitats with the intent of sourcing and providing safe and witnessed food to its customers.

[www.organofarmstore.org](http://www.organofarmstore.org)

### SDP

At SDP, we are proud of our healthy, tailored menu crafted by local cooks using fresh community farm produce. Their skilled dedication brings authentic, lovingly prepared dishes to your table. Experience the essence of community dining with delightful flavours and warm hospitality at Slow Down Place in Organo.

[www.slowdownplace.organo.co.in](http://www.slowdownplace.organo.co.in)



**Slow Down Place**

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