

YADADRI RESIDENCY · NH-167 · MIRYALAGUDA

Premium 2 BHK *Independent Homes* · Miryalaguda

A DTCP-approved, TG-RERA registered gated enclave of independent homes on your own plot. East, West and North facings. Limited plots Available.



APPROVALS FIRST. FACTS ON PAPER.

WELCOME

A home of your own, built the right way.

Yadadri Residency is a gated enclave of independent 2 BHK homes on NH-167, Miryalaguda. Every home sits on its own plot, in a layout approved by the Telangana town-planning department and registered with the state real-estate regulator.

Rootin builds with one promise: approvals first, facts on paper, and honest, transparent pricing. This brochure gives a first-time buyer everything needed to decide.



DTCP APPROVED
LP No. 17/2023/HRO/H1

DTCP = Directorate of Town & Country Planning, the Telangana authority that approves layouts.



TG-RERA REGISTERED
P01800009320

RERA = the state real-estate regulator. Verify this project any time at rera.telangana.gov.in.



Street view inside the enclave · Artist's impression. Actual product may differ.

AT A GLANCE

40+

HOMES IN A GATED ENCLAVE

N · E · W

FACINGS AVAILABLE

104–200+ sq. yds 2 BHK

INDEPENDENT HOMES

Own land

DEVELOPER-OWNED
LAYOUT

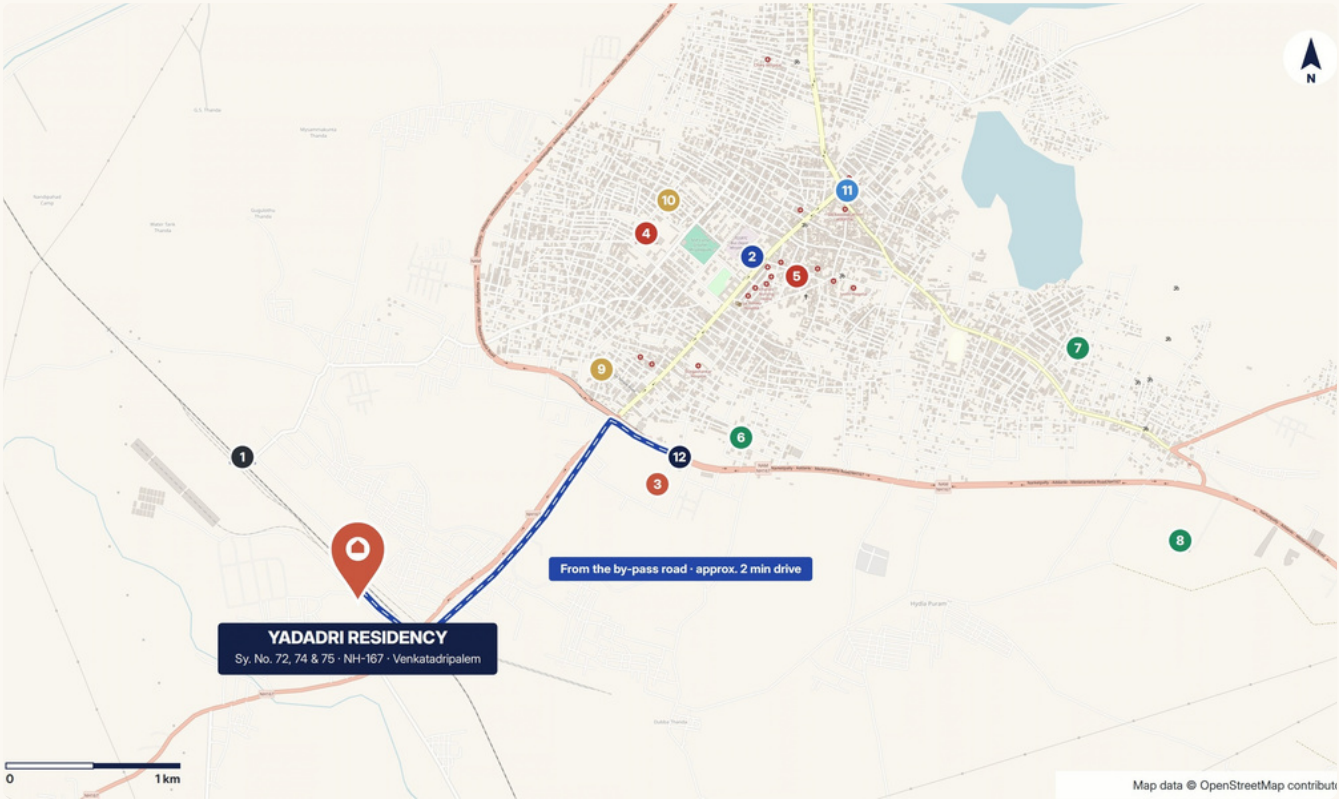
Layout area 14,635.75 sq. yds · park 1,463.72 sq. yds (10%) · 33-ft internal roads (existing) · 60-ft existing road on the north-east · 30-ft road on the south · Limited Homes Available.



Scan to open the TG-RERA portal and search registration number P01800009320. The project is listed there as "Yadadri Residency", "Venkatadripalem, Miryalaguda."

LOCATION

Minutes from everything Miryalaguda offers.



- 1 Miryalaguda Railway Station
- 2 TGSRTC Bus Station
- 3 D-Mart, Gayatri Nagar
- 4 Area Hospital (Govt.)
- 5 Private hospitals cluster
- 6 Nagarjuna Degree & PG College
- 7 Kadher College of B.Ed
- 8 KNM Degree College
- 9 Sai Baba Temple
- 10 Ramalayam Temple
- 11 Banks & ATMs (town centre)
- 12 By-pass road junction (NH-167)

Map data © OpenStreetMap contributors. Places shown are from public map data; positions are approximate. Travel times are approximate, by road, as provided by the developer.

DRIVE TIMES (APPROX.)

Railway station · Bus stand	~2 min
By-pass road · Shopping (D-Mart, Vishal Mega Mart)	~2 min
Hospitals	~3 min
B.Ed. college · Sri Chaitanya School	~2 min
Lotus School · Banks	~5 min
Yadadri Thermal Power Station	~10 min

WHY MIRYALAGUDA

A working town, not a speculation

One of Telangana's major rice-milling and agricultural trading centres, fed by the Nagarjuna Sagar left canal. Jobs, markets and services are already here.

Connected by road and rail

On NH-167 and the Secunderabad–Guntur railway line, with a by-pass road and regular TGSRTC buses to Hyderabad, Nalgonda, Kodad and Guntur.

Schools, colleges and hospitals nearby

Established schools, degree and B.Ed. colleges and the town's hospitals are within a few minutes' drive.

A growing power hub next door

The Yadadri Thermal Power Station at Damaracherla is being commissioned in phases towards a planned 4,000 MW (5 × 800 MW).

DISTANCES BY ROAD (APPROX.)

Hu zu rn ag ar	~33 km	Kodad	~51 km
Nalgonda	~42 km	Guntur	~125 km
Nagarjuna Sagar	~45 km	Hyderabad	~147 km
Vijayawada	~148 km	From Miryalaguda town, by road	

One layout, 33-ft roads, a park at its heart.

DTCP-approved layout LP No. 17/2023/HRO/H1 · Sy. No. 72, 74 & 75, Venkatadripalem (G.P.), Miryalaguda · 14,635.75 sq. yds · Park 1,463.72 sq. yds (10%)



NH-167 100-ft frontage
(e ast)

60-ft existing road (north-
e ast)

30-ft road
(south)

33-ft internal roads
(existing)

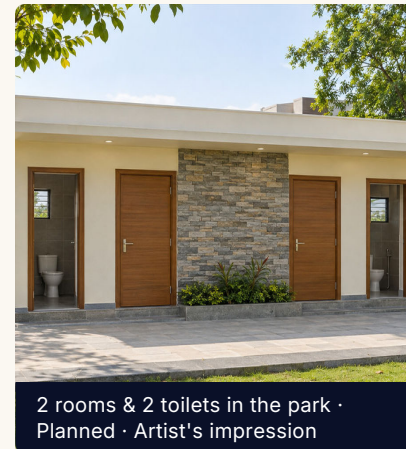
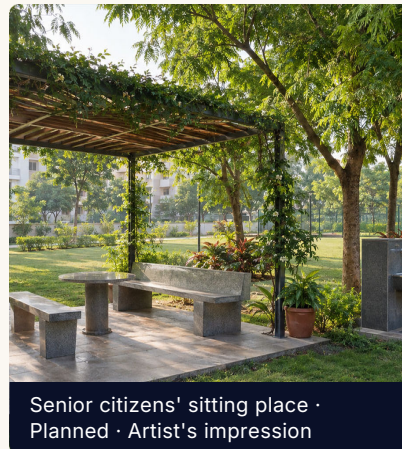
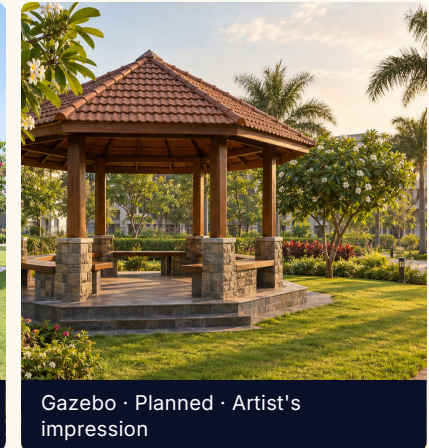
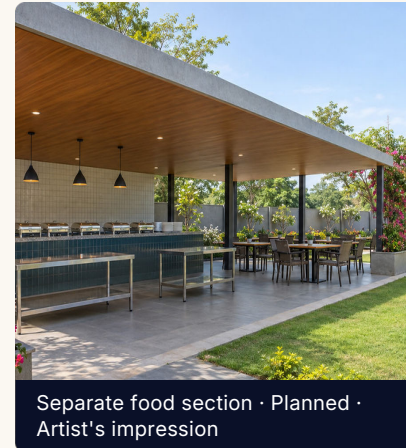
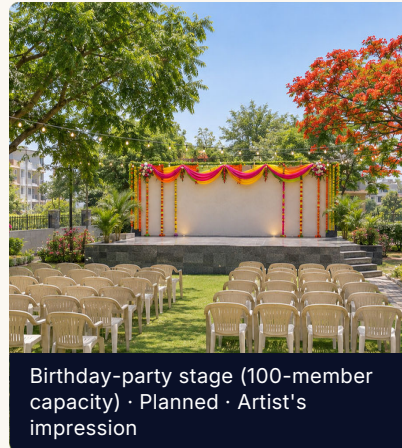
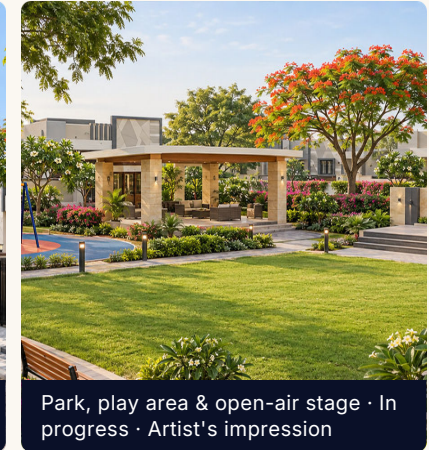
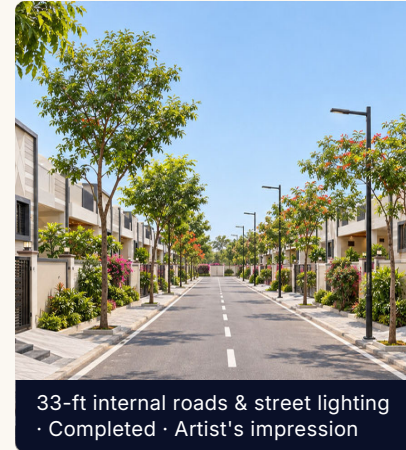
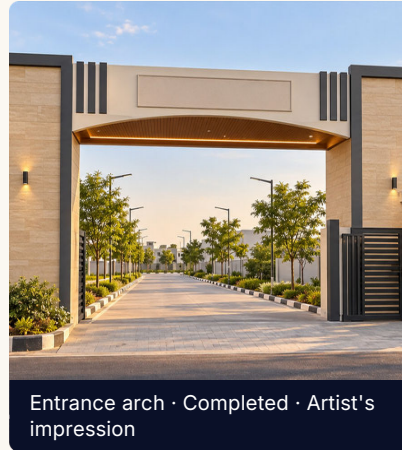
10% park / open
space

Indicative layout. Not to scale. Dimensions as per
drawing.

What is built, what is coming.

ITEM	STATUS
Entrance arch	Completed
Compound wall	Completed
33-ft internal roads	Completed
Underground drainage	Completed
Water supply (Mission Bhagiratha)	Completed
Electricity	Completed
Street lighting	Completed
CCTV	In progress
Park / green reserve	In progress
Children's play area	In progress
Community lounge	In progress
Open-air stage	In progress
24/7 manned security	Planned
Avenue plantation	Planned
Small stage for birthday parties (100-member capacity)	Planned
Separate food section	Planned
Gazebo	Planned
Senior citizens' sitting place for refreshment	Planned
2 rooms and 2 toilets in the park area	Planned

Status as reported by the developer on the date of printing. Amenities marked "In progress" or "Planned" are not yet complete.



ALREADY IN PLACE
Roads, drainage,
water, power and
street lights are
completed.

Walk the finished 33-ft roads on your visit. The park and community amenities follow in phases.

MEET THE HOMES

Three facings. One design family.



EAST FACE MODEL

Plots 9, 10 & 11 · 33' × 50'

≈183sq.yds

1550.00 sq. ft · Area as per drawing

2 bedrooms · 2 toilets · 1 car porch ·

Theme: Terracotta & Teak · Pages 8–9



WEST FACE MODEL

Plot 18 NP · 30' × 45'

150sq.yds

1393.40 sq. ft · Area as per drawing

2 bedrooms · 2 toilets · 1 car porch ·

Theme: Royal Blue & Pearl · Pages 10–11



NORTH FACE MODEL

Plots 13 & 14 · 30' × 50'

≈167sq.yds

1358.00 sq. ft · Area as per drawing

2 bedrooms · 2 toilets · 1 car porch ·

Theme: Emerald & Sandstone · Pages 12–13

FINISH THEMES

 Terracotta & Teak · East

 Terracotta & Teak · West

 Terracotta & Teak · North

Exterior themes for the feature wall, frames and main door. Choice of theme as per the Agreement for Sale.

Facing is as stated in the title block of each drawing; the front of every home faces its road. Plans for other plot sizes are available on request.

EAST-FACING HOME · TERRACOTTA & TEAK

East Face Model



The widest of the three plans. The covered car porch sits on the right with the teak main door opening into a 14-ft hall; the kitchen and pooja are at the front left, and both bedrooms sit at the quiet rear, each with its own toilet. An external staircase runs along the front to the terrace.

East facing

FROM THE DRAWING'S TITLE
BLOCK

1550.00 sq. ft

AREA AS PER DRAWING

2 bed · 2 toilets

CAR PORCH 15'-6" × 16'-10"

FROM THE PLAN

Car porch on the right; the main door opens east from the hall onto the porch.

Kitchen and pooja at the front left, with the external staircase along the front wall.

Master bedroom with dress room and toilet; children's bedroom with its own toilet at the rear.

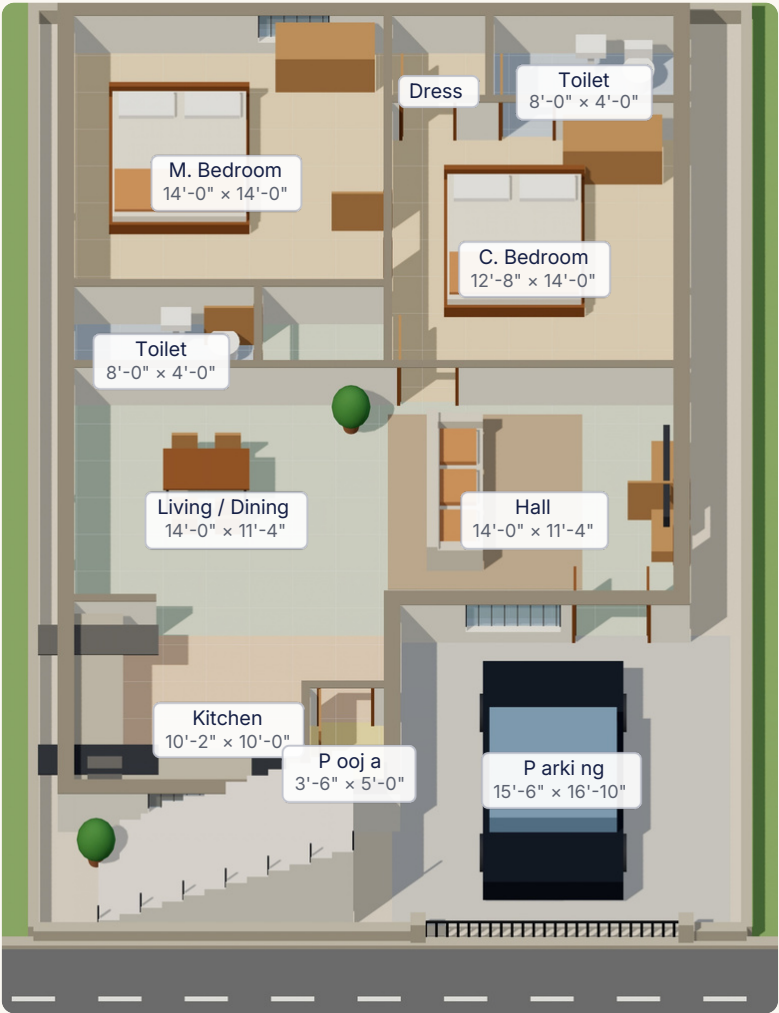


Hall, looking across the living / dining area towards the kitchen. Artist's impression. Furniture not included.

GROUND FLOOR PLAN · 2D



3D FURNISHED PLAN



Artist's impression. Furniture not included. Built from the 2D drawing; room sizes as per the drawing. Road at the bottom; the front of the home faces the road.

ROOM SCHEDULE

ROOM	SIZE (FT)
Master bedroom	14'-0" × 14'-0"
Children's bedroom	12'-8" × 14'-0"
Hall	14'-0" × 11'-4"
Living / dining	14'-0" × 11'-4"
Kitchen	10'-2" × 10'-0"
Pooja	3'-6" × 5'-0"
Toilet 1	8'-0" × 4'-0"
Toilet 2	8'-0" × 4'-0"
Parking	15'-6" × 16'-10"
Staircase	6'-6" wide

M.D = main door · D1, D2 = internal doors · W = window · V = ventilator. Sizes are as written on the drawing.

AREA AS PER DRAWING

1550.00 sq. ft

Plots 9, 10 & 11 · 33' × 50' (≈183 sq. yds) · East facing

Plans for other plot sizes are available on request.

WEST-FACING HOME

West Face Model



90° front elevation · Artist's impression. Actual product may differ.

A compact plan with a generous 18-ft living / dining room along one side and a pooja nook by the kitchen. The car porch is on the left with the main door opening into the hall; the master bedroom sits at the front right beside the external staircase to the terrace.

West facing

FROM THE DRAWING'S TITLE
BLOCK

1393.40 sq. ft

AREA AS PER DRAWING

2 bed · 2 toilets

CAR PORCH 14'-0" × 12'-0"

FROM THE PLAN

Car porch on the left; the main door opens west from the hall onto the porch.

An 18'-2" living / dining room with a pooja nook beside the kitchen.

External 6'-6" staircase to the terrace at the front right, beside the master bedroom.



Hall, with the main door and the dining area beyond. Artist's impression. Furniture not included.

GROUND FLOOR PLAN · 2D



3D FURNISHED PLAN



ROOM SCHEDULE

ROOM	SIZE (FT)
Master bedroom	12'-0" x 12'-0"
Children's bedroom	12'-0" x 11'-5"
Hall	10'-8" x 10'-10"
Living / dining	10'-8" x 18'-2"
Kitchen	7'-8" x 6'-0"
Pooja	3' x 4'
Toilet 1	4'-0" x 6'-0"
Toilet 2	7'-0" x 4'-0"
Parking	14'-0" x 12'-0"
Staircase	6'-6" wide

M.D = main door · D1, D2 = internal doors · W = window · V = ventilator. Sizes are as written on the drawing.

AREA AS PER DRAWING

1393.40 sq. ft

Plot 18 NP · 30' x 45' (150 sq. yds) · West facing

Plans for other plot sizes are available on request.

NORTH-FACING HOME

North Face Model



90° front elevation · Artist's impression. Actual product may differ.

A 19-ft living / dining room, a separate drawing room at the entrance, two equal 6' × 6' toilets and a 3-ft balcony strip along the side. The car porch is on the left; the children's bedroom sits at the front right beside the external staircase, with the master bedroom at the rear.

North facing

FROM THE DRAWING'S TITLE
BLOCK

1358.00 sq. ft

AREA AS PER DRAWING

2 bed · 2 toilets

CAR PORCH 13'-8" × 14'-0"

FROM THE PLAN

Car porch on the left; the main door opens north from the drawing room onto the porch.

A separate drawing room leads to a 19'-2" living / dining room.

Two equal 6' × 6' toilets, and a 3'-0" balcony strip along the side of the home.

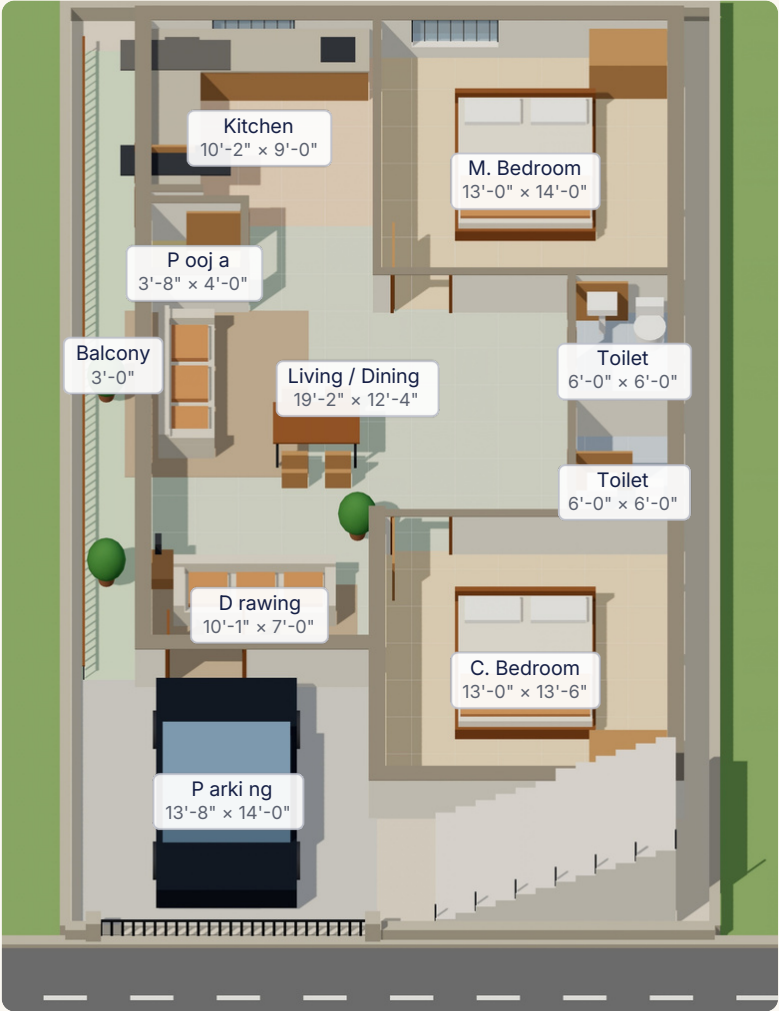


Living / dining room, looking towards the kitchen. Artist's impression. Furniture not included.

GROUND FLOOR PLAN · 2D



3D FURNISHED PLAN



ROOM SCHEDULE

ROOM	SIZE (FT)
Master bedroom	13'-0" × 14'-0"
Children's bedroom	13'-0" × 13'-6"
Living / dining	19'-2" × 12'-4"
Drawing room	10'-1" × 7'-0"
Kitchen	10'-2" × 9'-0"
Pooja	3'-8" × 4'-0"
Toilet 1	6'-0" × 6'-0"
Toilet 2	6'-0" × 6'-0"
Balcony	3'-0" wide
Parking	13'-8" × 14'-0"
Staircase	6'-6" wide

M.D = main door · D1, D2 = internal doors · W = window · V = ventilator. Sizes are as written on the drawing.

AREA AS PER DRAWING

1358.00 sq. ft

Plots 13 & 14 · 30' × 50' (≈167 sq. yds) · North facing

Plans for other plot sizes are available on request.

SPECIFICATIONS

Built with materials you can see and check.



RCC framed structure

Reinforced concrete columns, beams and slab, with walls in premium masonry.



Vitrified flooring

Vitrified tiles throughout; anti-skid tiles in toilets and other wet areas.



Concealed copper wiring

Copper wiring run inside the walls, finished with modular switches.



Teak main-door frame

A teak frame at the entrance, with designer flush shutters for internal doors.



Sliding windows with safety grills

Light-filled rooms with sliding windows and fixed safety grills.



Designed on Vasthu principles

Entrances and room positions follow Vasthu guidance, as shown on each plan.



Full terrace access

An external staircase to your own open terrace above the home.



False ceiling included for every customer

A gypsum false ceiling with cove lighting in the living area comes with every home, permanently. Scope as per the Agreement for Sale.

Specifications are as stated by the developer and may be refined in the Agreement for Sale. Brand names and the final make of materials will be confirmed at the time of agreement.



HOW TO BUY

Five simple steps.

- 01 Visit the site**
Walk the layout and see the completed roads, drainage, water and street lights.
- 02 Choose plot and facing**
Pick the plotsize and the North, East or West facing that suits you.
- 03 Book with the booking amount**
Your plot is reserved on payment of the booking amount.
- 04 Agreement for Sale and registration**
Aregistered Agreement for Sale fixes the price, payment milestones and handover timeline. Loan paperwork starts here.
- 05 Handover as per Agreement**
Your homeiscompletedandhanded over as per the Agreement for Sale.

Handover within 6 to 9 months of registration (indicative; final date as per the Agreement for Sale).

Payment milestones: booking amount → 20% at the Agreement for Sale → 80% through bank loan funding, as per the Agreement for Sale.

COMMON QUESTIONS

Straight answers.

Is the project approved?

Yes. The layout is DTCP-approved (LP No. 17/2023/HRO/H1) and the project is registered with TG-RERA (P01800009320). Verify it on rera.telangana.gov.in.

How much does it cost?

Honest, transparent pricing. Ask our team for the current price sheet. Registration and statutory charges are payable as per government norms.

Can I get a home loan?

Yes. Home loans are available, approved by leading banks. Our team will guide you through the paperwork.

Who owns the land?

The layout is on the developer's own land at Sy. No. 72, 74 & 75, Venkatadripalem.

Which facings and sizes are available?

North, East and West facings, on plots from 104 to 200+ sq. yds. Limited plots remaining; ask for today's availability. Plans for other plot sizes are available on request.

Whendo I pay and when do I get the keys?

Booking amount → 20% at the Agreement for Sale → 80% through bank loan funding. Handover within 6 to 9 months of registration (indicative; final date as per the Agreement for Sale).

Is the false ceiling really included?

Yes. False ceiling included for every customer, with every home.

CONTACT

Come and see it for yourself.

SALES

+91 99599 95666

Call or WhatsApp

EMAIL

sales@rootin.in
info@rootin.in

· WEB

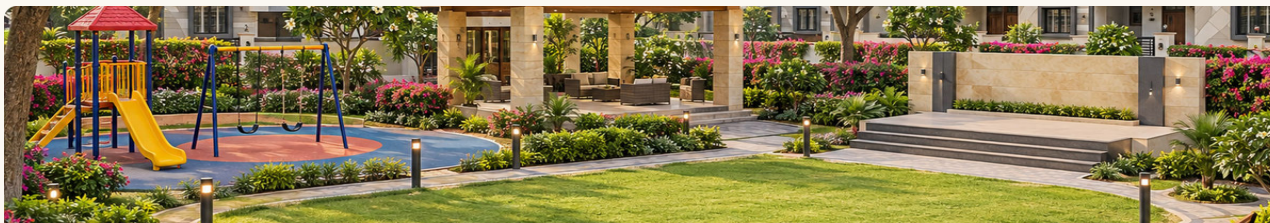
[www. Rootin.in](http://www.Rootin.in)

SITE OFFICE

Yadadri Residency, Sy. No. 72, 74 & 75, NH-167, Venkatadripalem (G.P.), Miryalaguda, Nalgonda District, Telangana – 508207

ROOTIN REALTY

UnitNo. 302, 3rdFloor, Pranava Interlux, Sri Rama Colony, Siddhi Vinayaka Nagar, Madhapur, Hyderabad, Telangana – 500081



Park, children's play area and open-air stage (in progress) · Artist's impression.



WhatsApp us



Directions



Verify on TG-RERA



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sales@rootin.in

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Whats App



Directions



TG-RERA

SITE OFFICE

Yadadri Residency
Sy. No. 72, 74 & 75, NH-167,
Venkatadripalem (G.P.), Miryalaguda,
Nalgonda District, Telangana – 508207

ROOTIN REALTY

Unit No. 302, 3rd Floor, Pranava Interlux,
Sri Rama Colony, Siddhi Vinayaka Nagar,
Madhapur, Hyderabad, Telangana – 500081

APPROVALS

TG-RERA Reg. No. P01800009320
DTCP LP No. 17/2023/HRO/H1
Promoter: Rootin Ventures LLP
rera.telangana.gov.in

FACINGS · SIZES

North · East · West
104 – 200+ sq. yd. plots
2 BHK independent homes
Limited plots remaining



@YADADRIRESIDENCYBY.ROOTIN

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