

Welcome to Hiranya, a premium plotted development spread across 4.13 acres in the fast-growing locale of Kandanur. Designed with modern infrastructure and prime connectivity, Hiranya promises not just a home, but a high-return investment opportunity in Hyderabad's most sought-after corridor.

## Project Highlights

- ✓ R1 Zone
- ✓ Total Plots: 58
- ✓ HMDA Approved & RERA Certified
- ✓ Plot Sizes: 127 – 500 Sq. Yds

## Location Advantages



ORR (Exit No: 3) 5 Mins (5 KM)



BDL 7 Mins (7 KM)



Lahari Resorts 5 Mins (5 KM)



Candidus International School 4 Mins (4 KM)



ICRISAT 9 Mins



BHEL 11 Mins



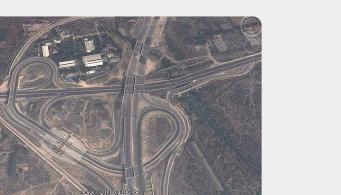
Toshiba 15 Mins



IIT Hyderabad 19 Mins



Gaudium International School 6 Mins (6 KM)



Muthangi X Roads 8 Mins

\*Images are for illustration purposes only, and the content is for informational purposes. Terms and conditions apply.

## World-Class Amenities



Majestic Entrance Arch



Underground Electricity Network



Underground Water Lines



Avenue Plantation for Green Living



Durable CC Roads



Secured Compound Wall



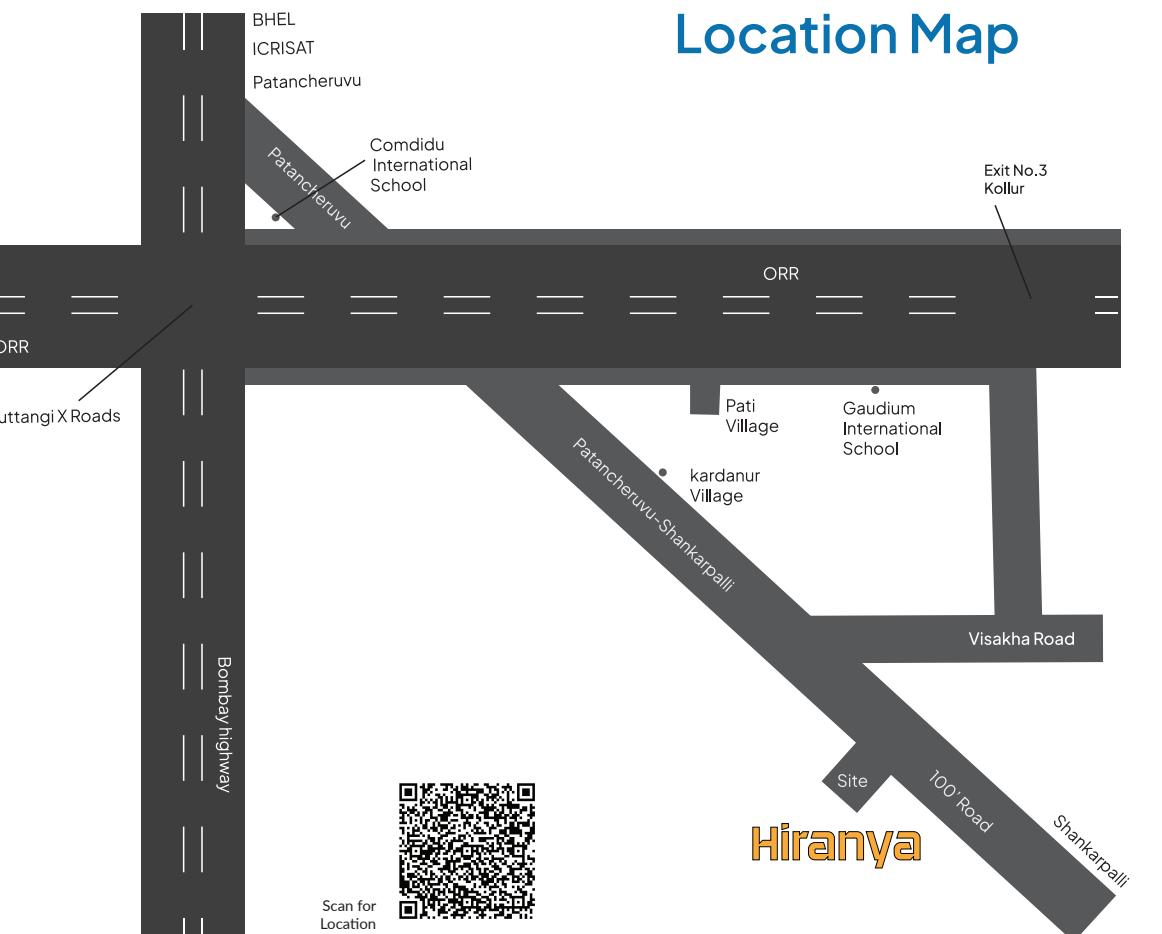
Underground Drainage System

# Hiranya

## Why Invest in Hiranya?

- Strategically located near Mumbai Highway with seamless ORR access
- Surrounded by top educational institutions, industries, and IT hubs
- Assured High ROI with rapid infrastructure growth in the region
- A secure and smart investment for building your dream home or growing your wealth
- At Hiranya, you don't just buy a plot—you secure your future with one of the best investment opportunities in Hyderabad.

## Location Map



A PROJECT BY  
AR INFRA & DEVELOPERS

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AR INFRA & DEVELOPERS

# Hiranya

Transforming space into  
lasting value and opportunity

Where strategic investment meets luxurious living



# About

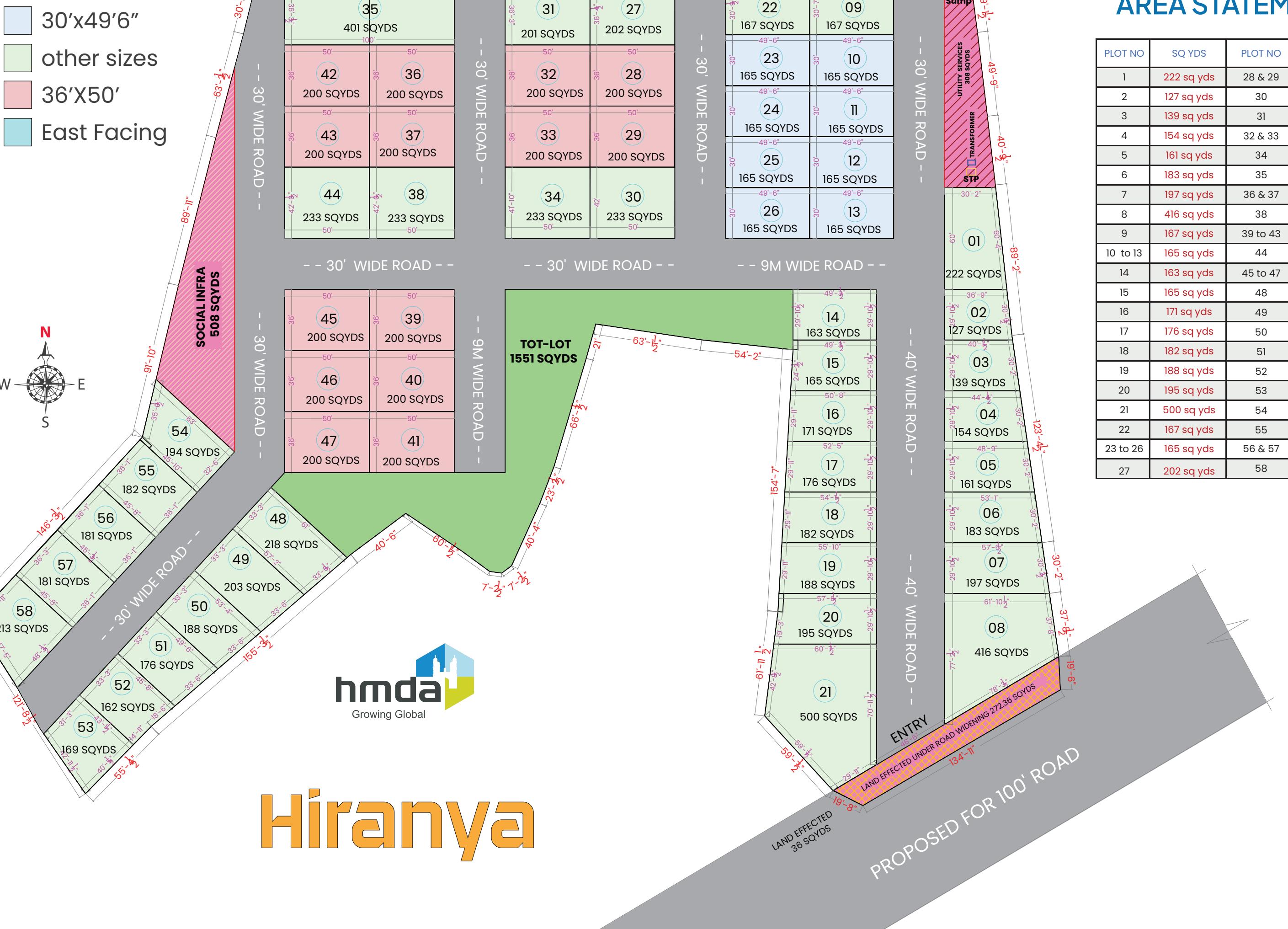
# Chinmayya Sri Layouts

With over a decade of experience, Chinmayyasi Layouts has established itself as a trusted name in the Hyderabad real estate market. Known for successfully executing multiple projects simultaneously, we take pride in delivering on time, maintaining transparency, and ensuring customer satisfaction.

Our real estate projects are carefully chosen in prime locations, offering not only modern living but also excellent returns on investment (ROI). This combination of strategic planning, quality craftsmanship, and customer-centric values has earned us strong relationships and lasting trust.

## Our Mission

At Chinmayya Sri Layouts, our mission is to create exceptional real estate solutions that bring together strategic locations, superior quality, and convenience. Each project is designed to provide wise investments, luxurious amenities, and thriving communities.



# AREA STATEMENT

PLOT NO	SQ YDS	PLOT NO	SQ YDS
1	222 sq yds	28 & 29	200 sq yds
2	127 sq yds	30	233 sq yds
3	139 sq yds	31	201 sq yds
4	154 sq yds	32 & 33	200 sq yds
5	161 sq yds	34	233 sq yds
6	183 sq yds	35	401 sq yds
7	197 sq yds	36 & 37	200 sq yds
8	416 sq yds	38	233 sq yds
9	167 sq yds	39 to 43	200 sq yds
10 to 13	165 sq yds	44	233 sq yds
14	163 sq yds	45 to 47	200 sq yds
15	165 sq yds	48	218 sq yds
16	171 sq yds	49	203 sq yds
17	176 sq yds	50	188 sq yds
18	182 sq yds	51	176 sq yds
19	188 sq yds	52	162 sq yds
20	195 sq yds	53	169 sq yds
21	500 sq yds	54	194 sq yds
22	167 sq yds	55	182 sq yds
23 to 26	165 sq yds	56 & 57	181 sq yds
27	202 sq yds	58	213 sq yds