

A PROJECT BY



E-INFRA
FOUNDATION ON VALUES



HARIVILLU
HOMES
Since 2008

Autumn

*“fall in love with
life again”*



scan for location



Autumn



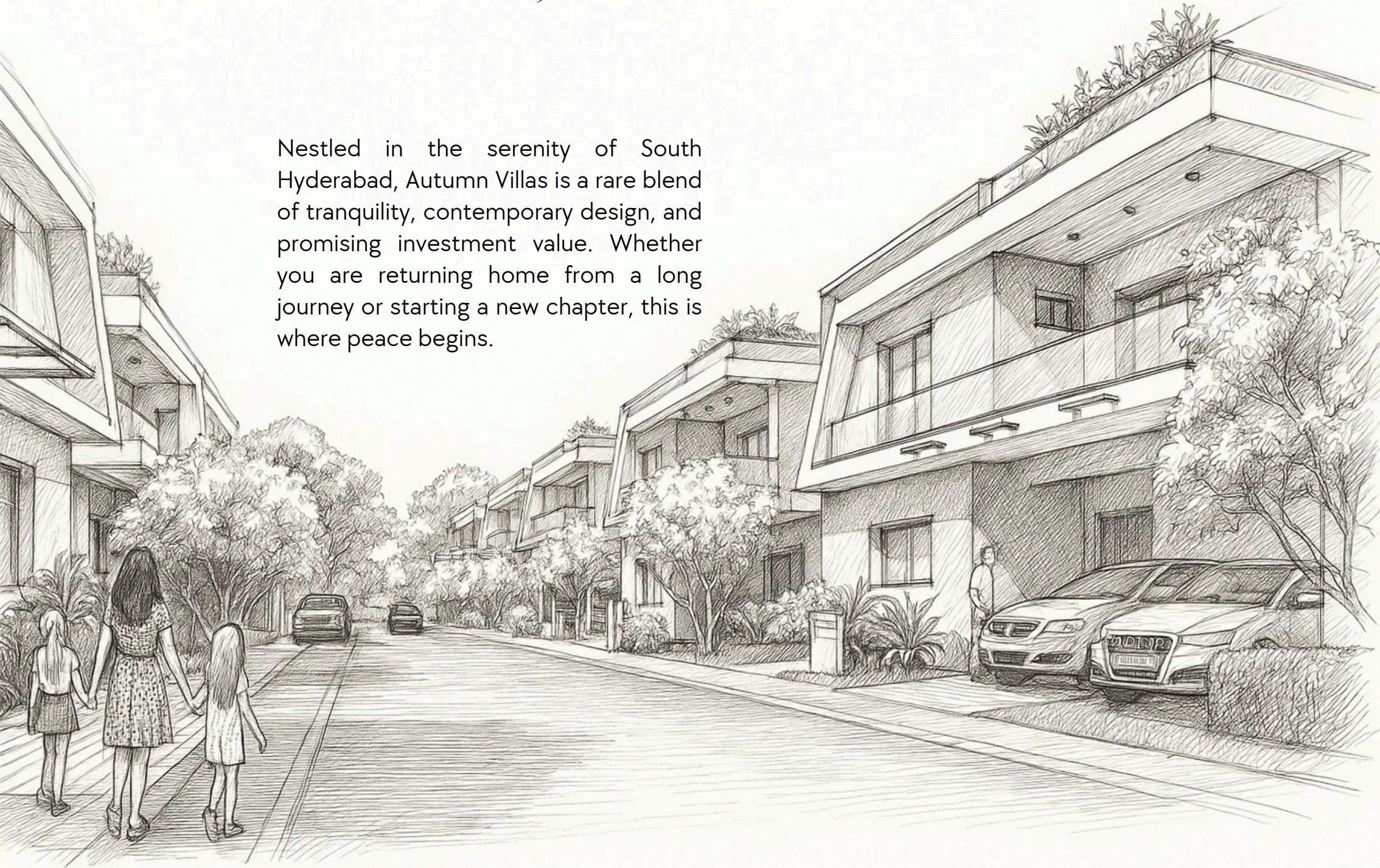
QUIET GRANDEUR



Rooted In Seasons, Raised In Luxury

23 Acres 182 Villas 30,000 SFT Clubhouse

Nestled in the serenity of South Hyderabad, Autumn Villas is a rare blend of tranquility, contemporary design, and promising investment value. Whether you are returning home from a long journey or starting a new chapter, this is where peace begins.



where autumn lives forever



THUMMALOOR

Thummaluru is the next natural destination for villa communities, offering HMDA-approved layouts - Proximity to Hyderabad Future City - with Better air, better roads, and less congestion.

As Hyderabad's growth moves southward, Thummaluru stands out as the smarter, quieter, and more scenic alternative to noisy suburbs.



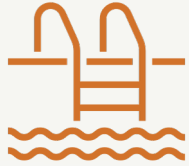
Perfect Balance of Connectivity and Calm

- Private gardens, sunrise decks, & meditation balconies.
- Walk under tree-lined pathways.
- Bird zones, butterfly gardens, and open skies
- Vastu-aligned villa layouts designed for harmony
- Civic infrastructure blended with eco-luxury

The heart of Autumn living.
Designed for timeless moments.



Amenities



**SWIMMING POOL
WITH CHANGING
ROOMS**



**RESTAURANT
PROVISION**



**MEDITATION/
YOGA ROOM**



**MULTIPURPOSE
HALL**



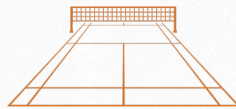
**BASKETBALL
COURT**



GUEST ROOMS



**PARTY LAWN/OPEN
PARTY AREA**



**BADMINTON
COURT**



**CHILDREN
PLAY AREA**



**GROCERY
STORE**

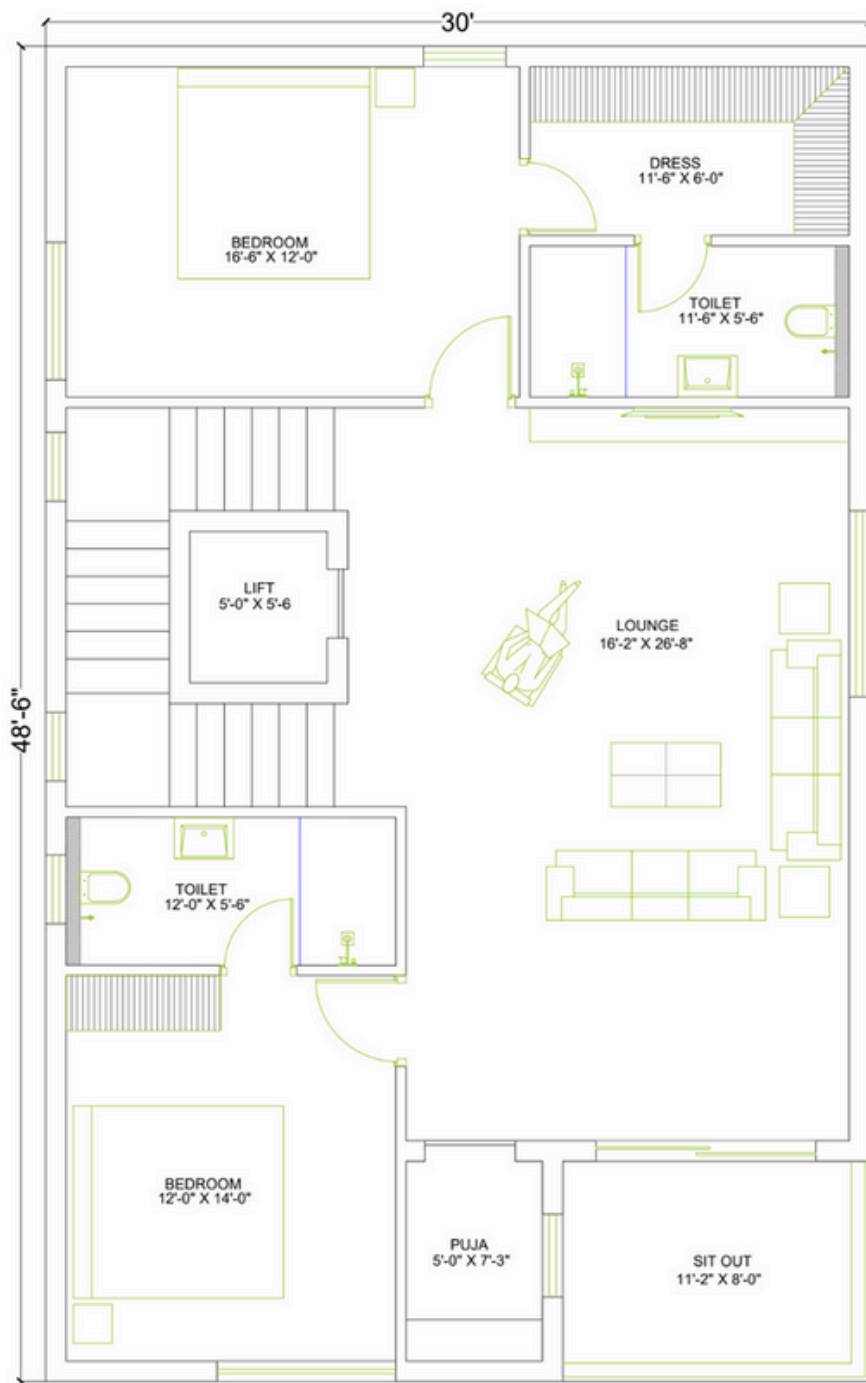


**4 PRIVATE SITTING
LOUNGES/ WORK
STATIONS**

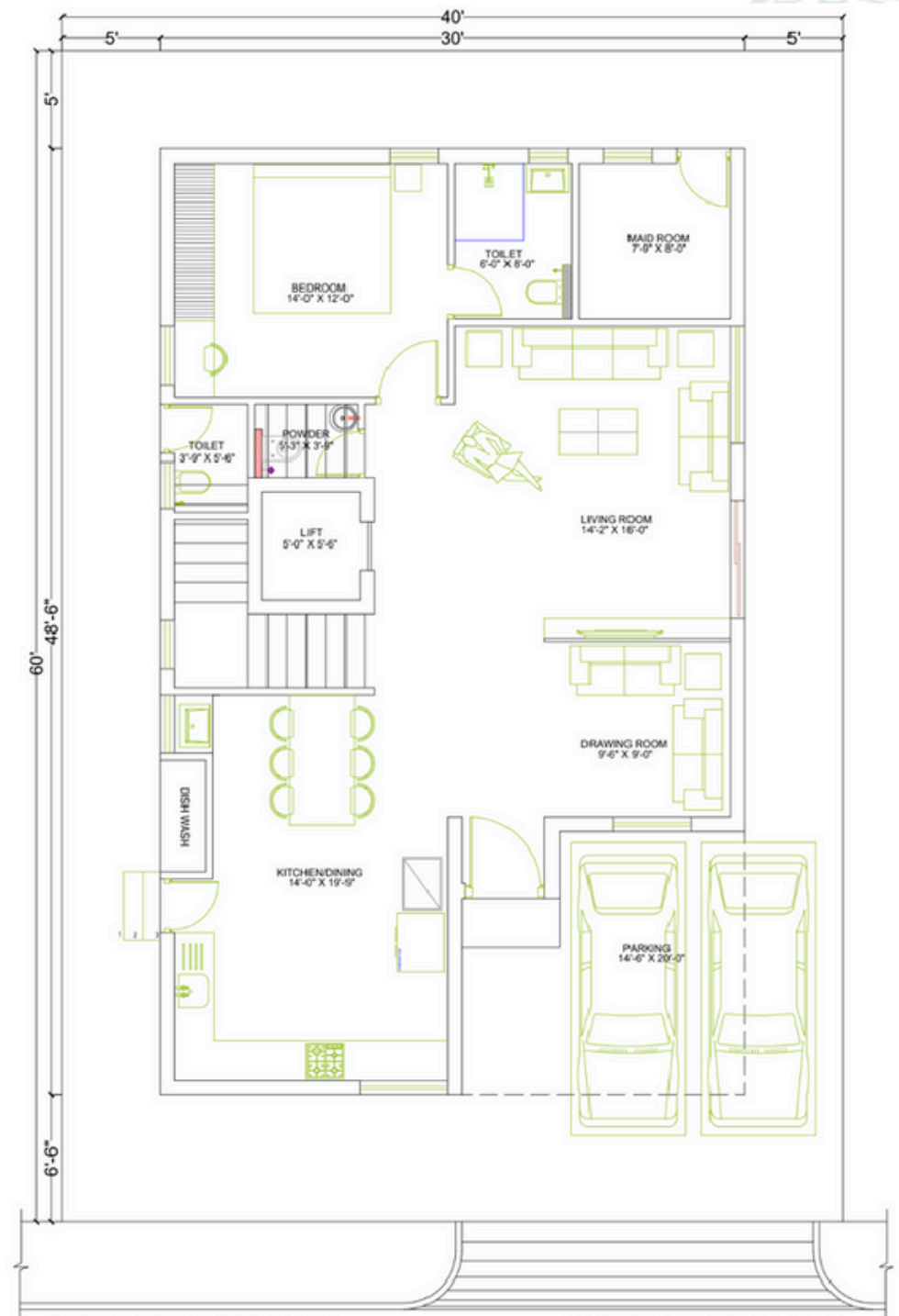


**DISPENSARY / FIRST
AID ROOM**





(EAST FACING VILLA FIRST FLOOR PLAN)



(EAST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" x 60'-0" = 267 Sqys

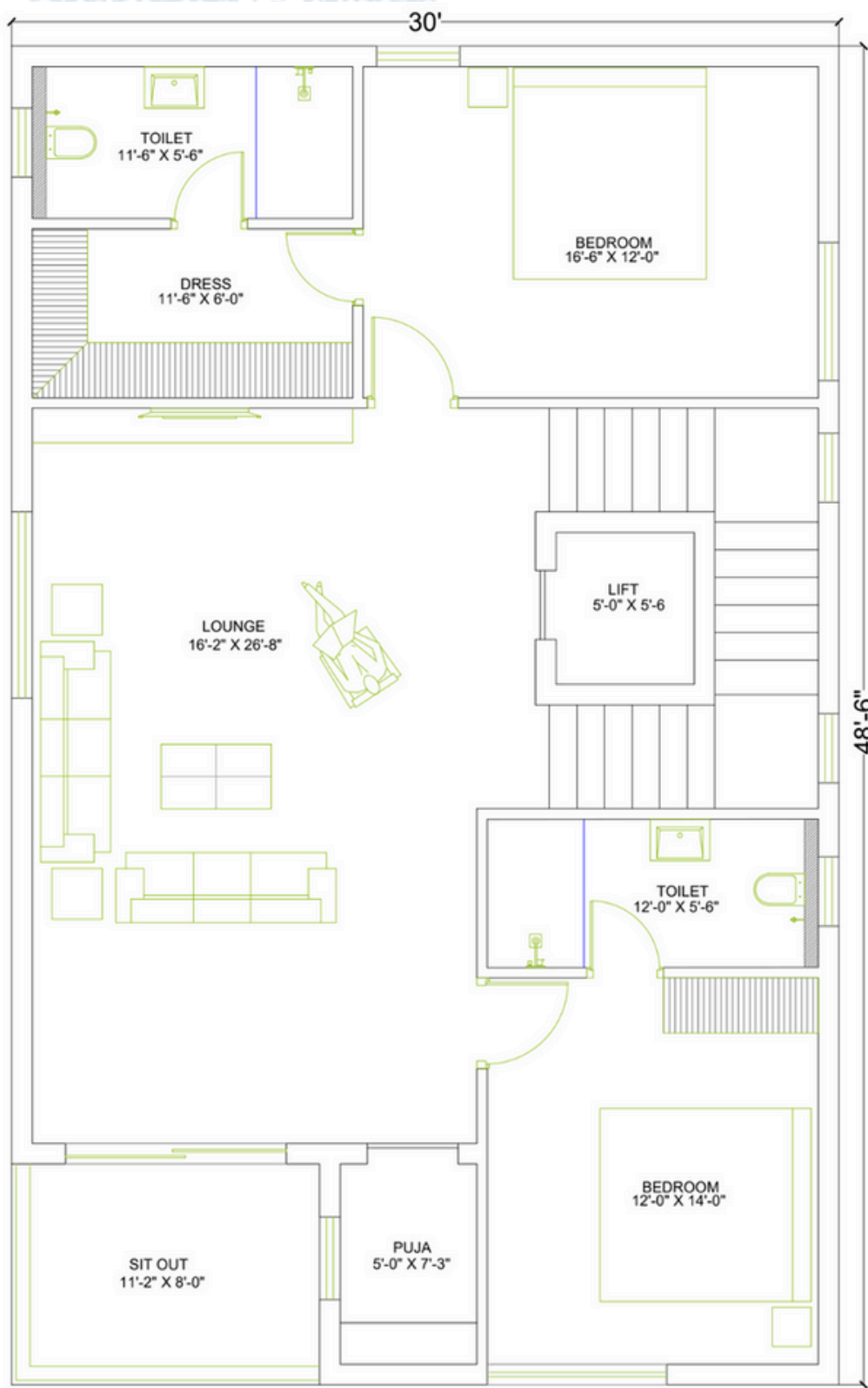
GROUND FLOOR BUILT UP AREA - 1455 Sft
 FIRST FLOOR BUILT UP AREA - 1455 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3125 Sft

(EAST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" X 60'-0" = **267 SQYS**

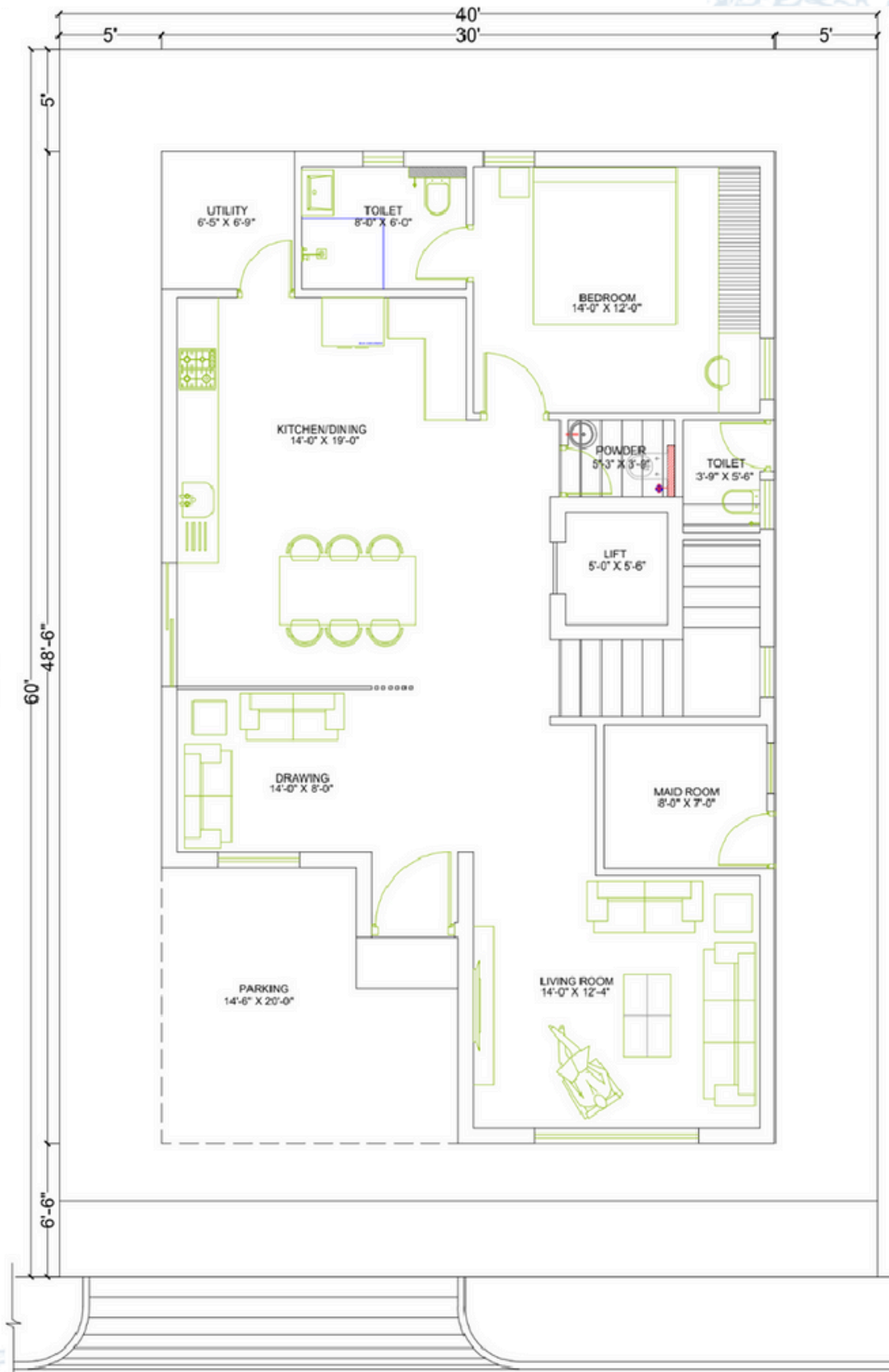
GROUND FLOOR BUILT UP AREA - 1455 SFT
 FIRST FLOOR BUILT UP AREA - 1455 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3125 SFT
 TYPE: DUPLEX





(NORTH FACING VILLA FIRST FLOOR PLAN)



(NORTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" X 60'-0" = 267 Sqys

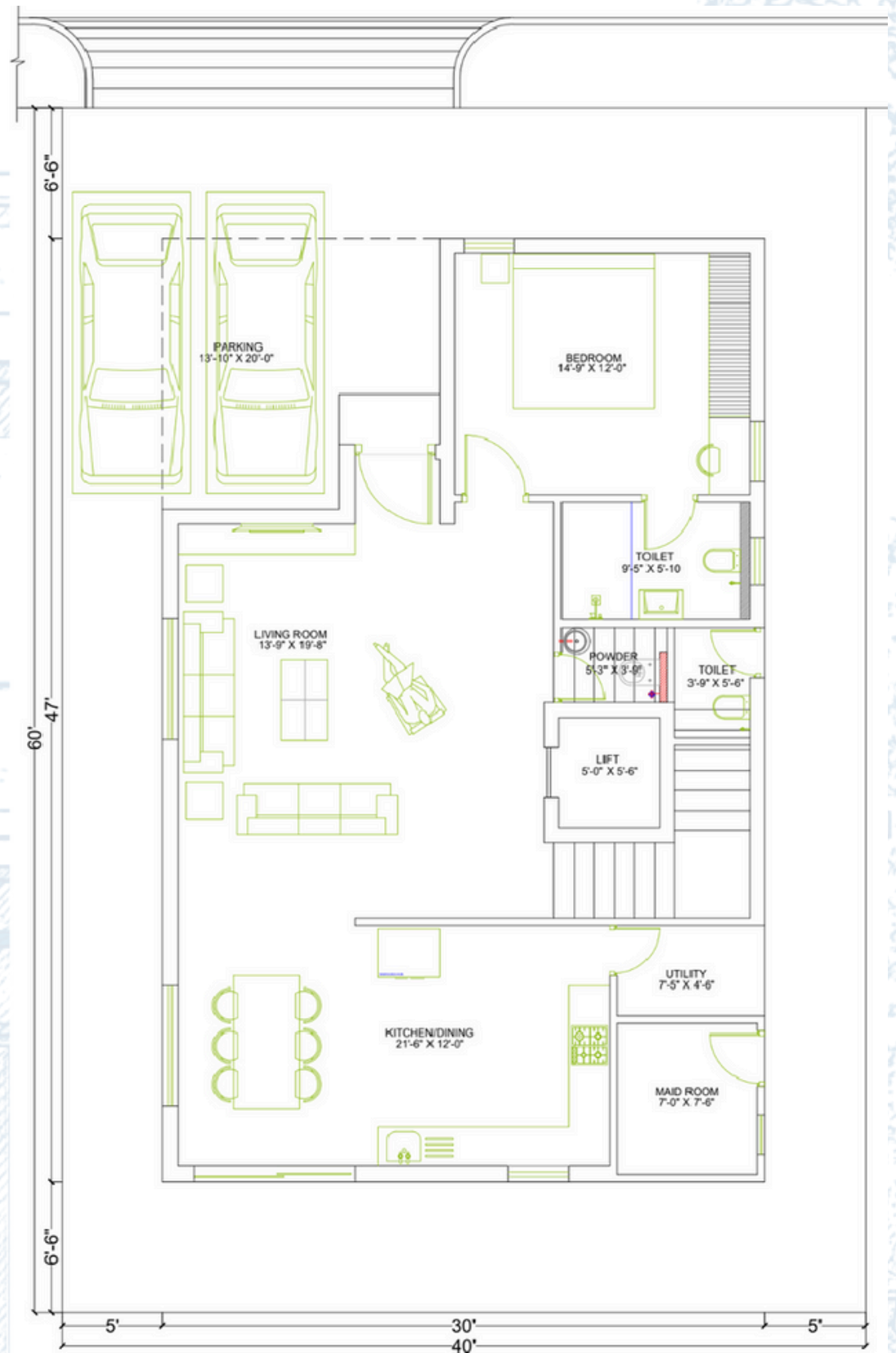
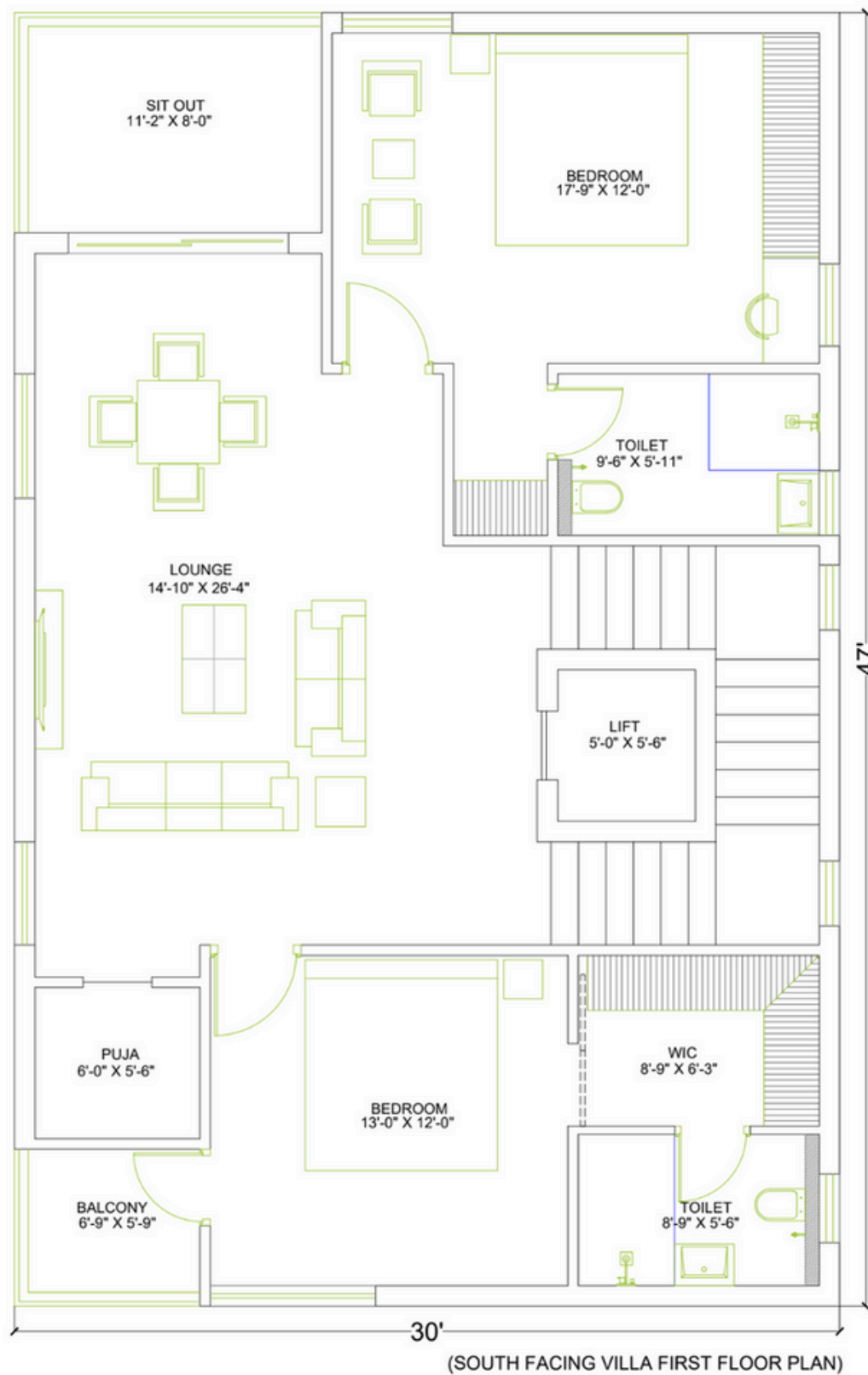
GROUND FLOOR BUILT UP AREA - 1455 Sft
 FIRST FLOOR BUILT UP AREA - 1455 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3125 Sft

(NORTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" X 60'-0" = **267 SQYS**

GROUND FLOOR BUILT UP AREA - 1455 SFT
 FIRST FLOOR BUILT UP AREA - 1455 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3125 SFT
 TYPE: DUPLEX





SIZE OF VILLA 40'-0" x 60'-0" = 267 Sqys

GROUND FLOOR BUILT UP AREA - 1410 Sft
 FIRST FLOOR BUILT UP AREA - 1410 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3035 Sft

(SOUTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" X 60'-0" = **267 SQYS**

GROUND FLOOR BUILT UP AREA - 1410 SFT
 FIRST FLOOR BUILT UP AREA - 1410 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3035 SFT
 TYPE: DUPLEX



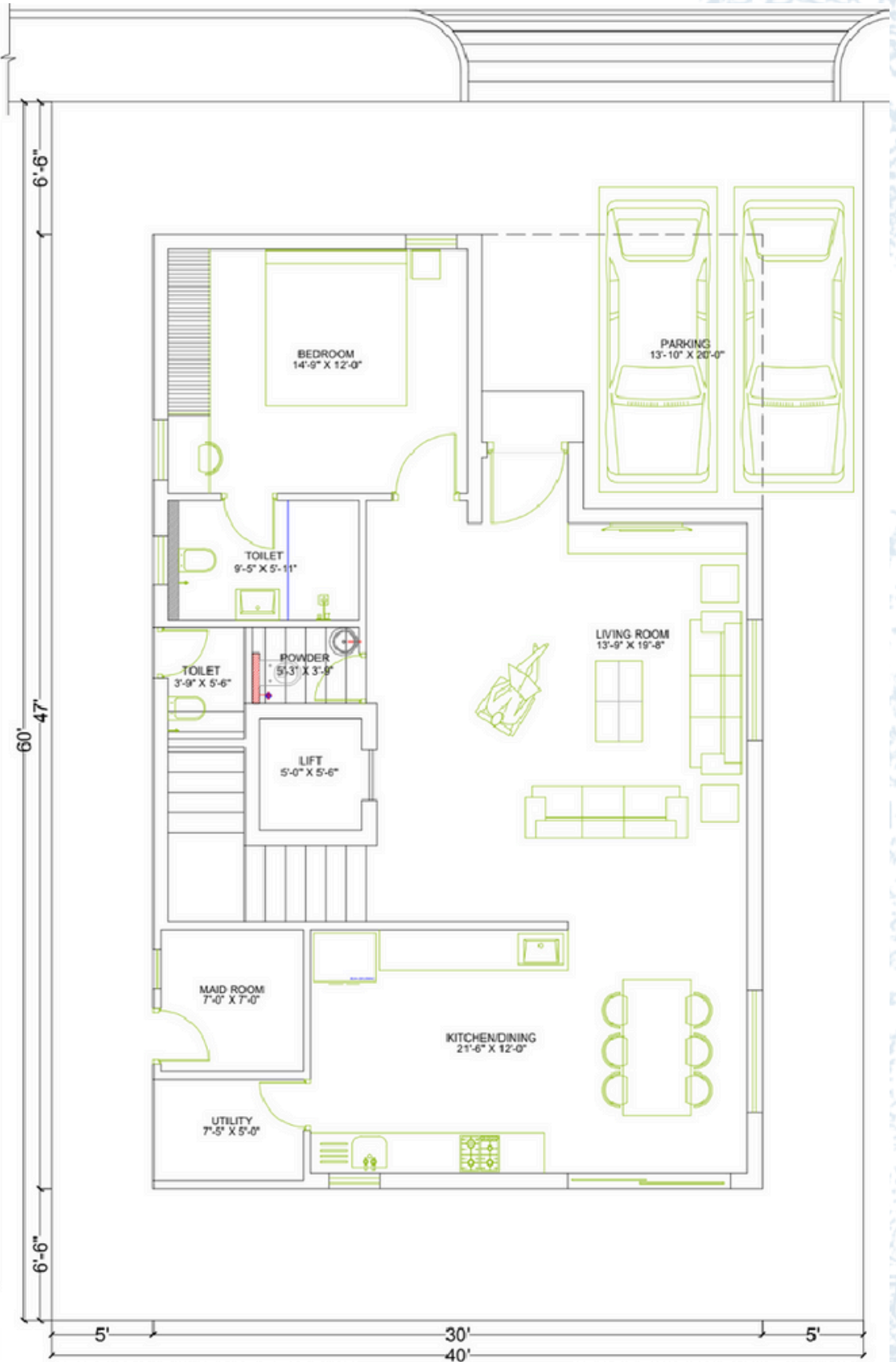


(WEST FACING VILLA FIRST FLOOR PLAN)

(WEST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" X 60'-0" = **267 SQYS**

GROUND FLOOR BUILT UP AREA - 1410 SFT
 FIRST FLOOR BUILT UP AREA - 1410 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

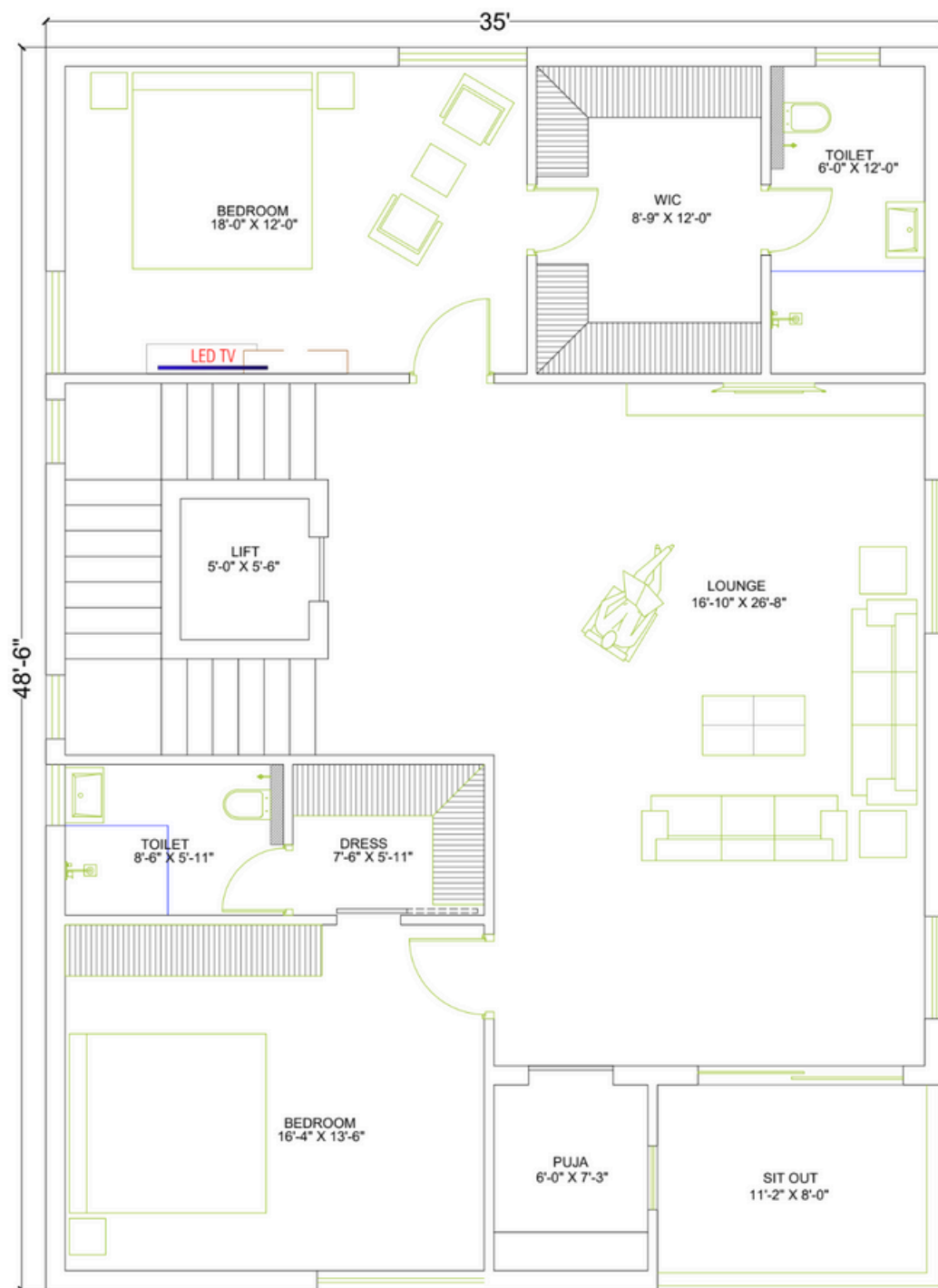
TOTAL - 30355 SFT
 TYPE: DUPLEX



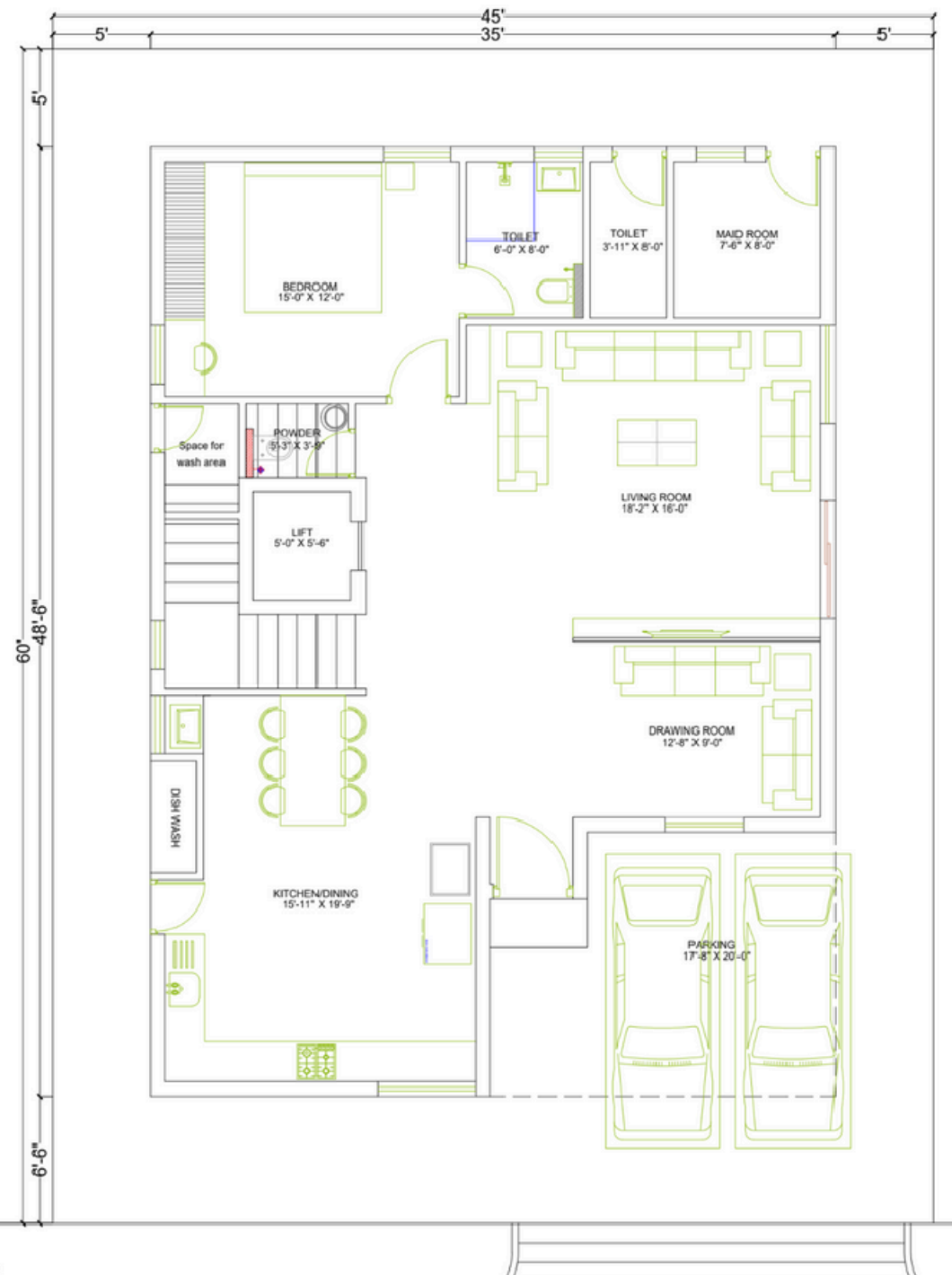
(WEST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 40'-0" x 60'-0" = 267 Sqys

GROUND FLOOR BUILT UP AREA - 1410 Sft
 FIRST FLOOR BUILT UP AREA - 1410 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3035 Sft





(EAST FACING VILLA FIRST FLOOR PLAN)



(EAST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" x 60'-0" = 300 Sqys

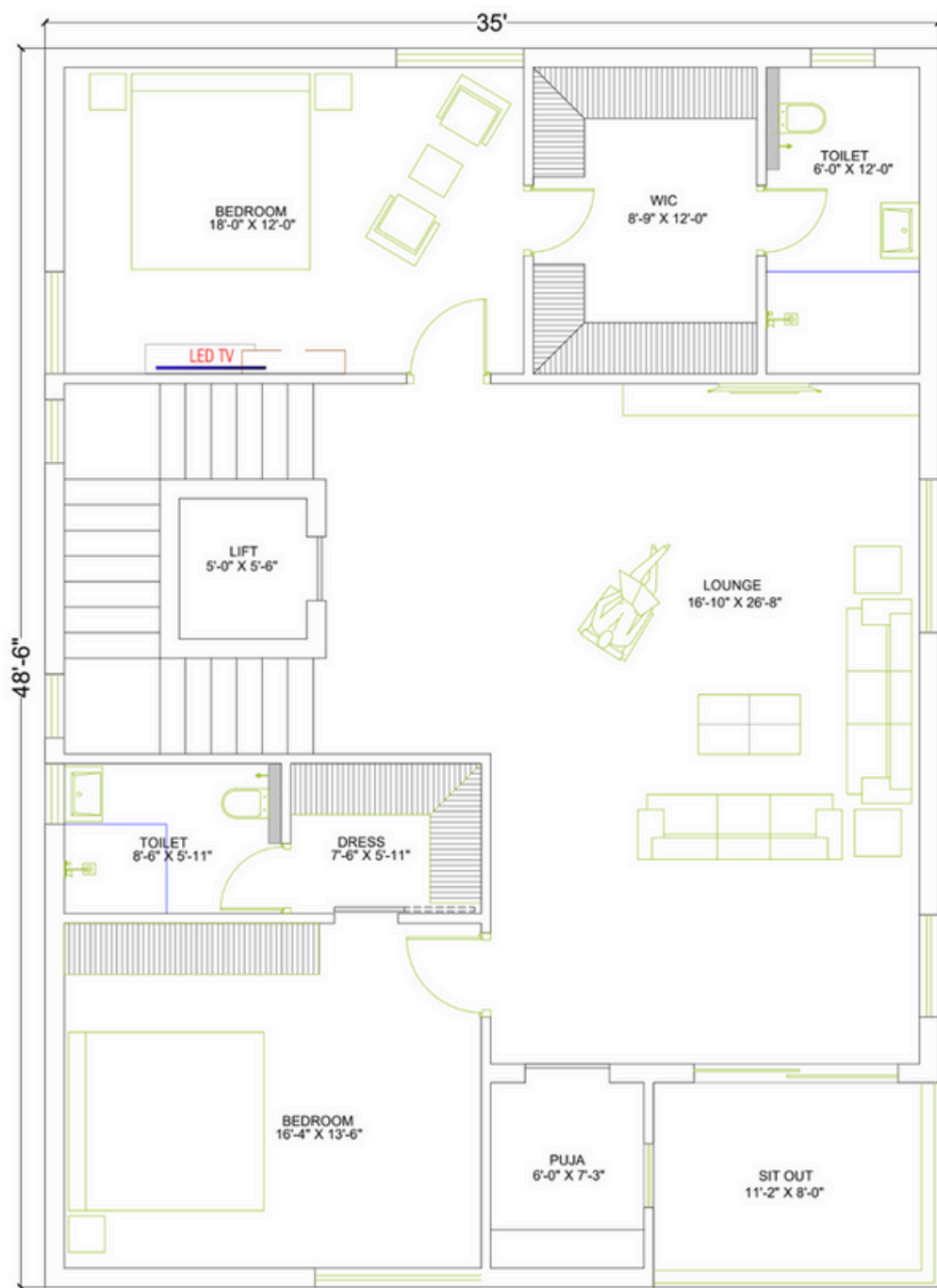
GROUND FLOOR BUILT UP AREA - 1698 Sft
 FIRST FLOOR BUILT UP AREA - 1698 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3611 Sft

(EAST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" X 60'-0" = **300 SQYS**

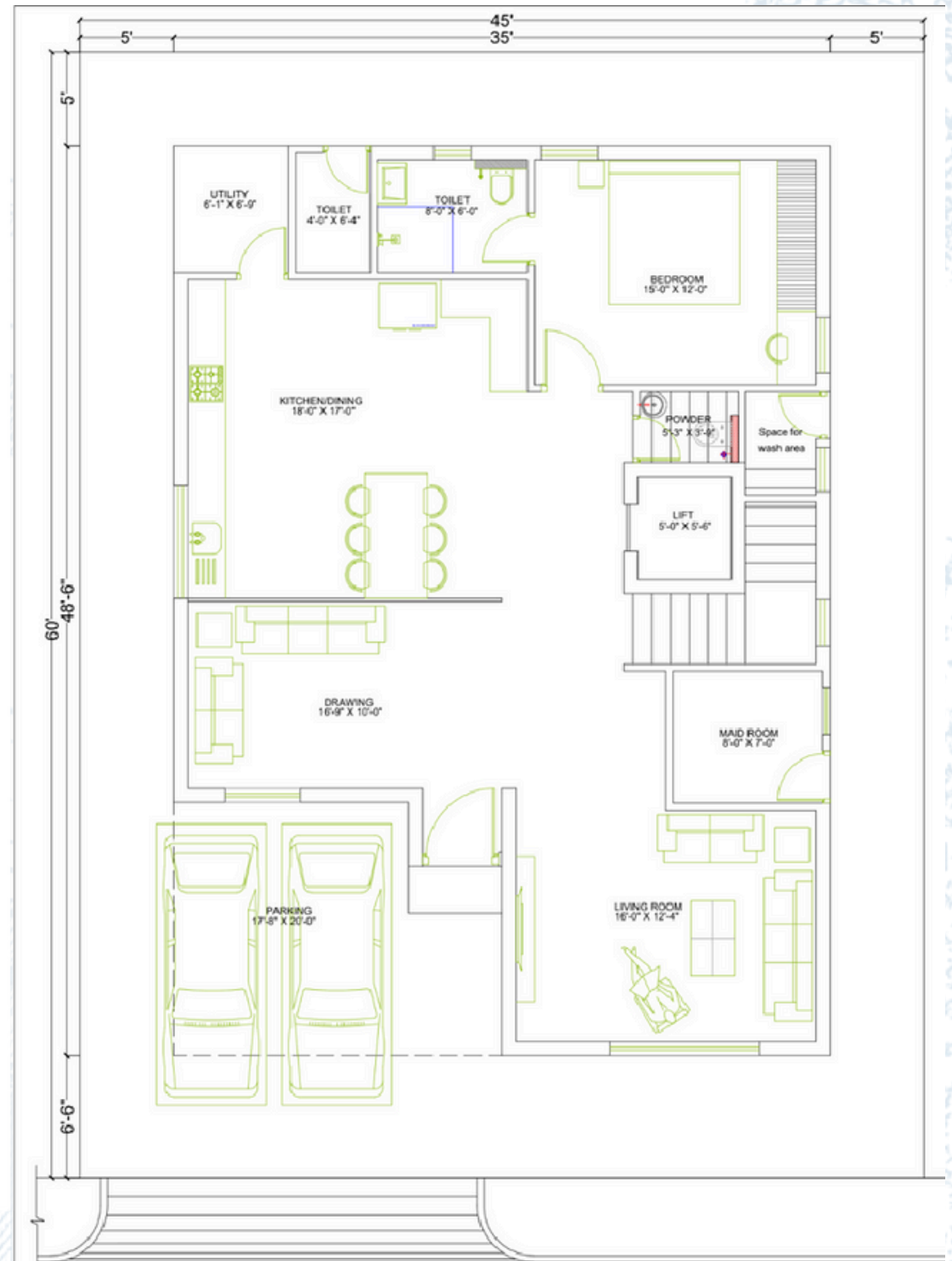
GROUND FLOOR BUILT UP AREA - 1698 SFT
 FIRST FLOOR BUILT UP AREA - 1698 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3611 SFT
 TYPE: DUPLEX





(EAST FACING VILLA FIRST FLOOR PLAN)



(NORTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" x 60'-0" = 300 Sqys

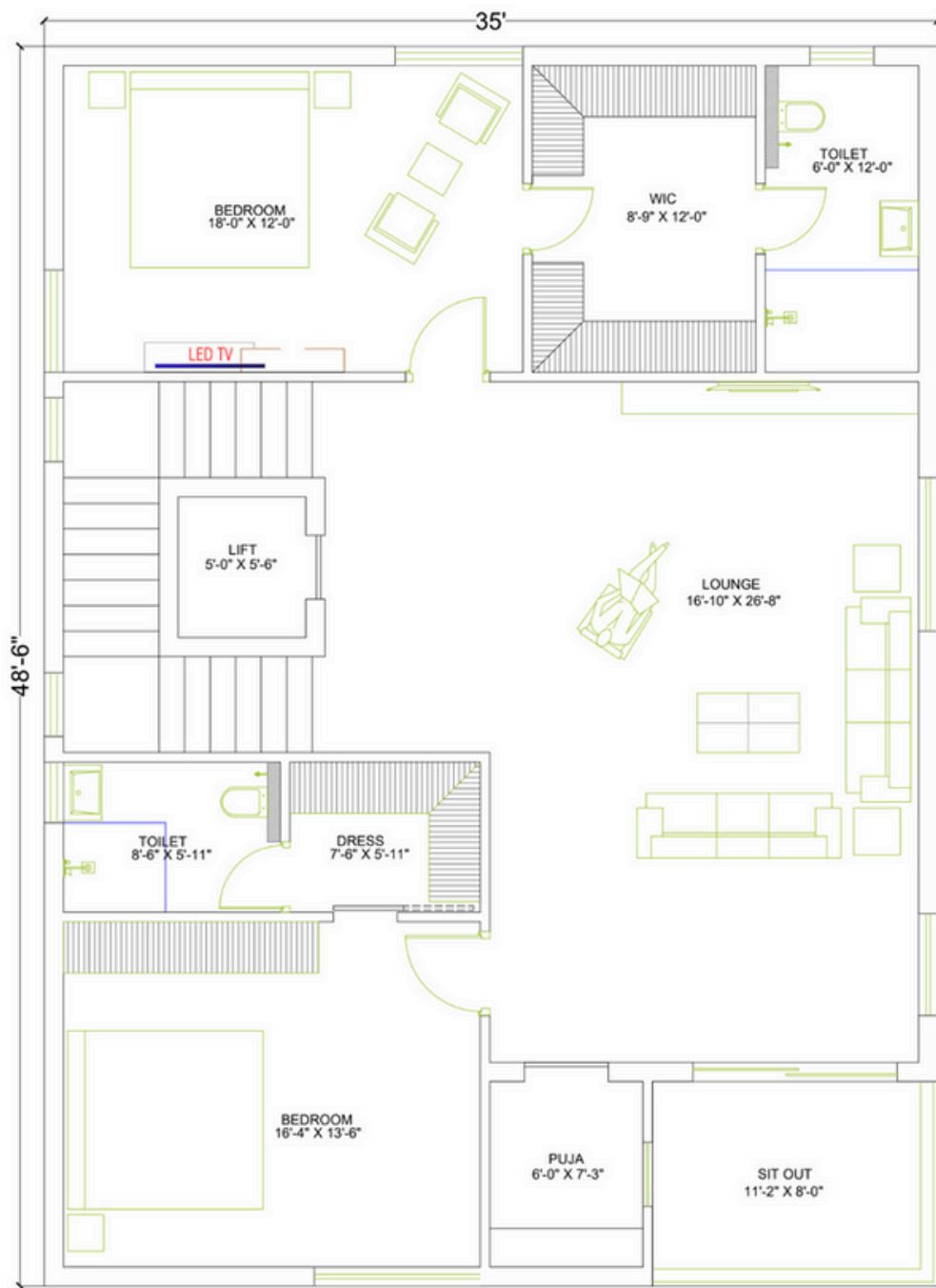
GROUND FLOOR BUILT UP AREA - 1698 Sft
 FIRST FLOOR BUILT UP AREA - 1698 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3611 Sft

(NORTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" X 60'-0" = **300 SQYS**

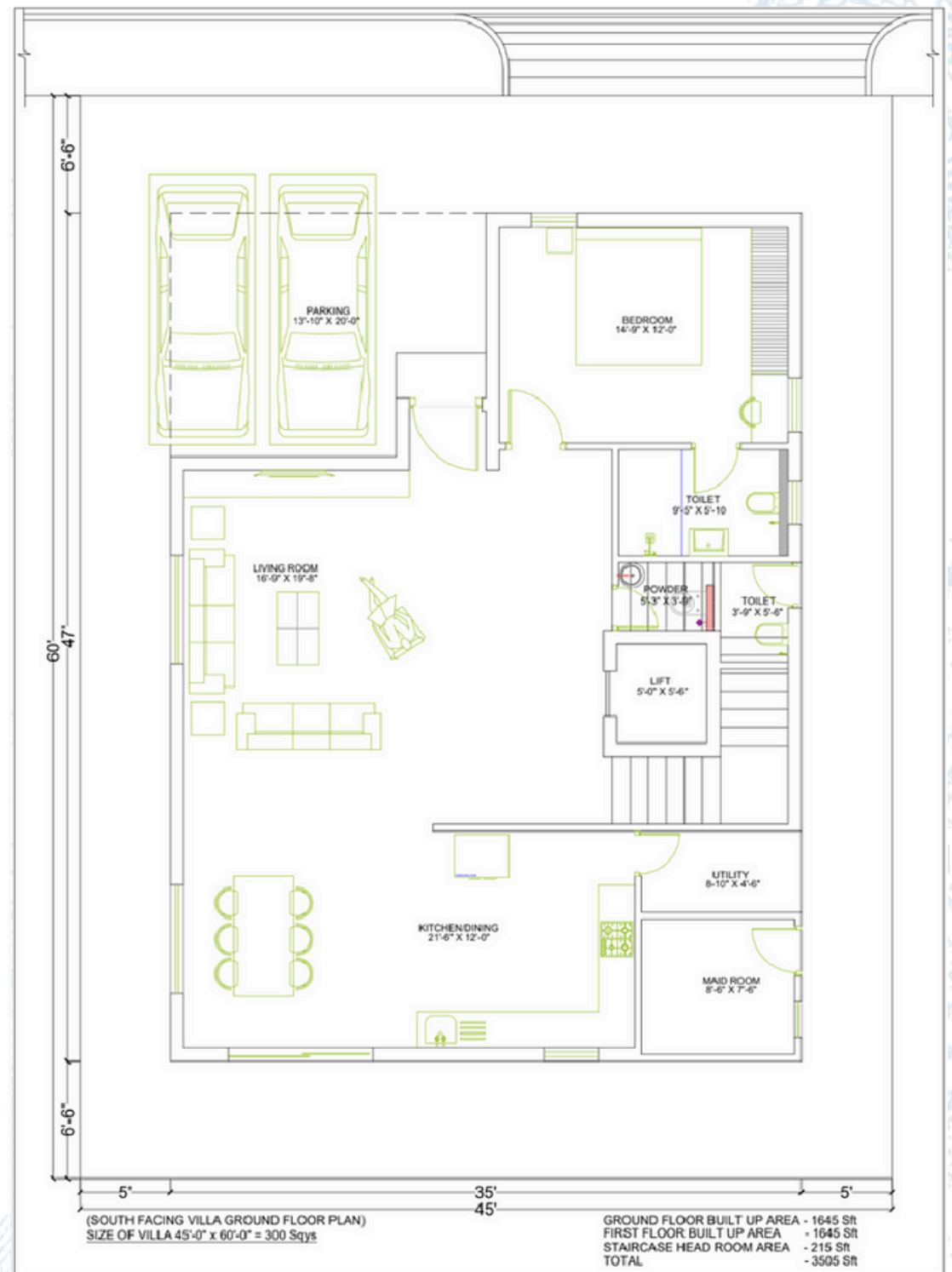
GROUND FLOOR BUILT UP AREA - 1698 SFT
 FIRST FLOOR BUILT UP AREA - 1698 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3611 SFT
 TYPE: DUPLEX





(EAST FACING VILLA FIRST FLOOR PLAN)



(SOUTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" x 60'-0" = 300 Sqys

GROUND FLOOR BUILT UP AREA - 1645 Sft
 FIRST FLOOR BUILT UP AREA - 1645 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3505 Sft

(SOUTH FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" X 60'-0" = **300 SQYS**

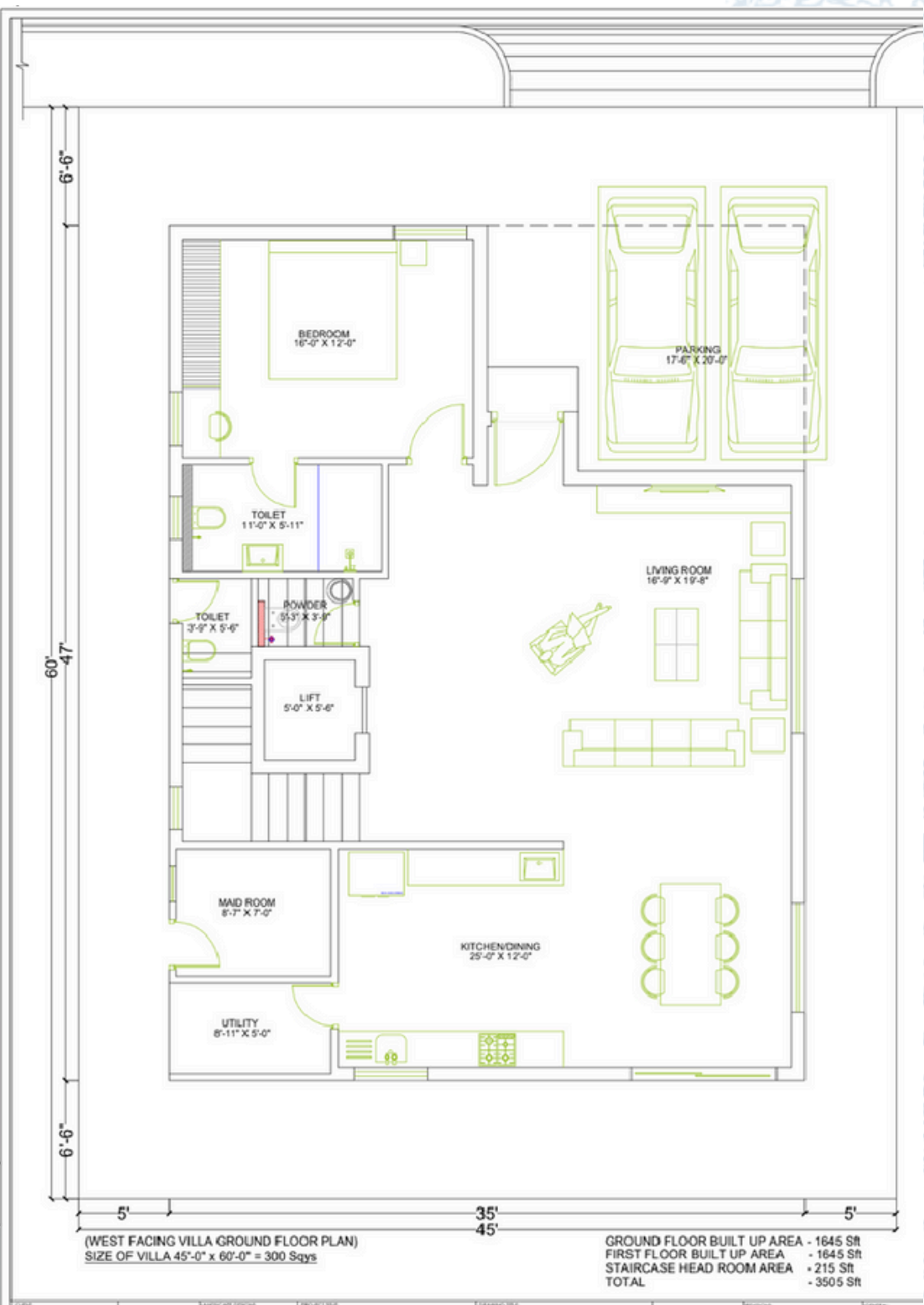
GROUND FLOOR BUILT UP AREA - 16455 SFT
 FIRST FLOOR BUILT UP AREA - 1645 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3505 SFT
 TYPE: DUPLEX





(WEST FACING VILLA FIRST FLOOR PLAN)



(WEST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" X 60'-0" = 300 Sqys

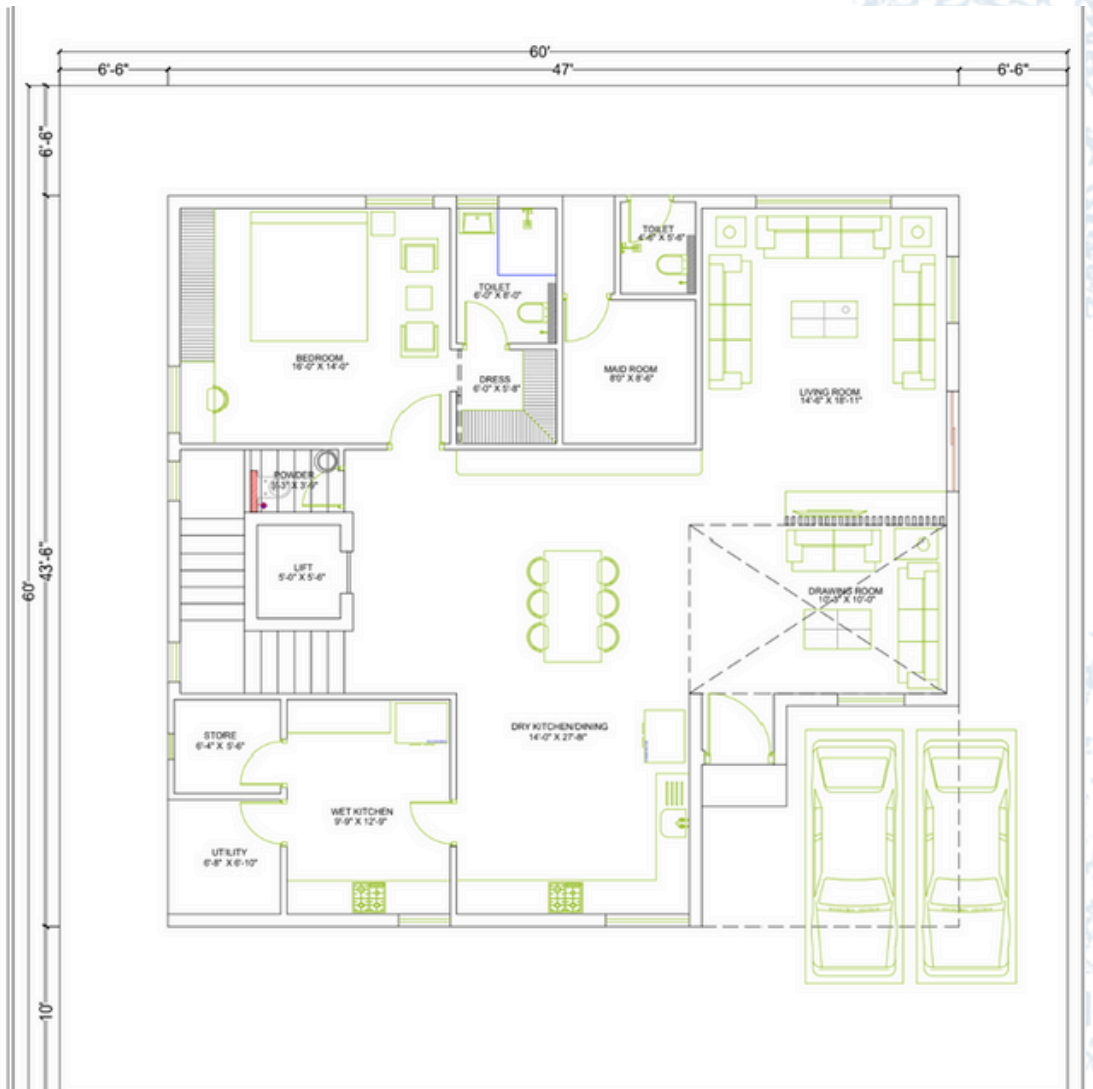
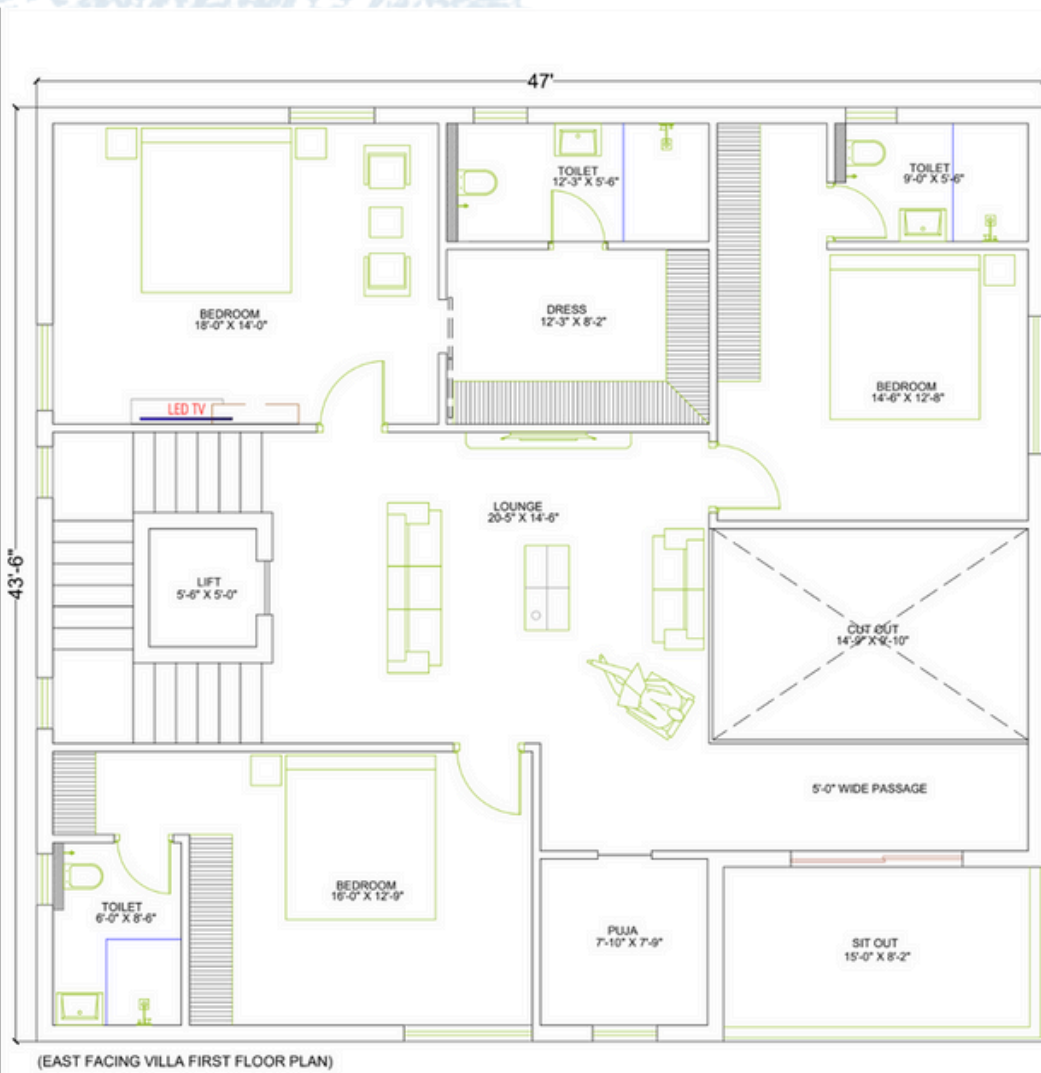
GROUND FLOOR BUILT UP AREA - 1645 Sft
 FIRST FLOOR BUILT UP AREA - 1645 Sft
 STAIRCASE HEAD ROOM AREA - 215 Sft
 TOTAL - 3505 Sft

(WEST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 45'-0" X 60'-0" = **300 SQYS**

GROUND FLOOR BUILT UP AREA - 1645 SFT
 FIRST FLOOR BUILT UP AREA - 1645 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3505 SFT
 TYPE: DUPLEX



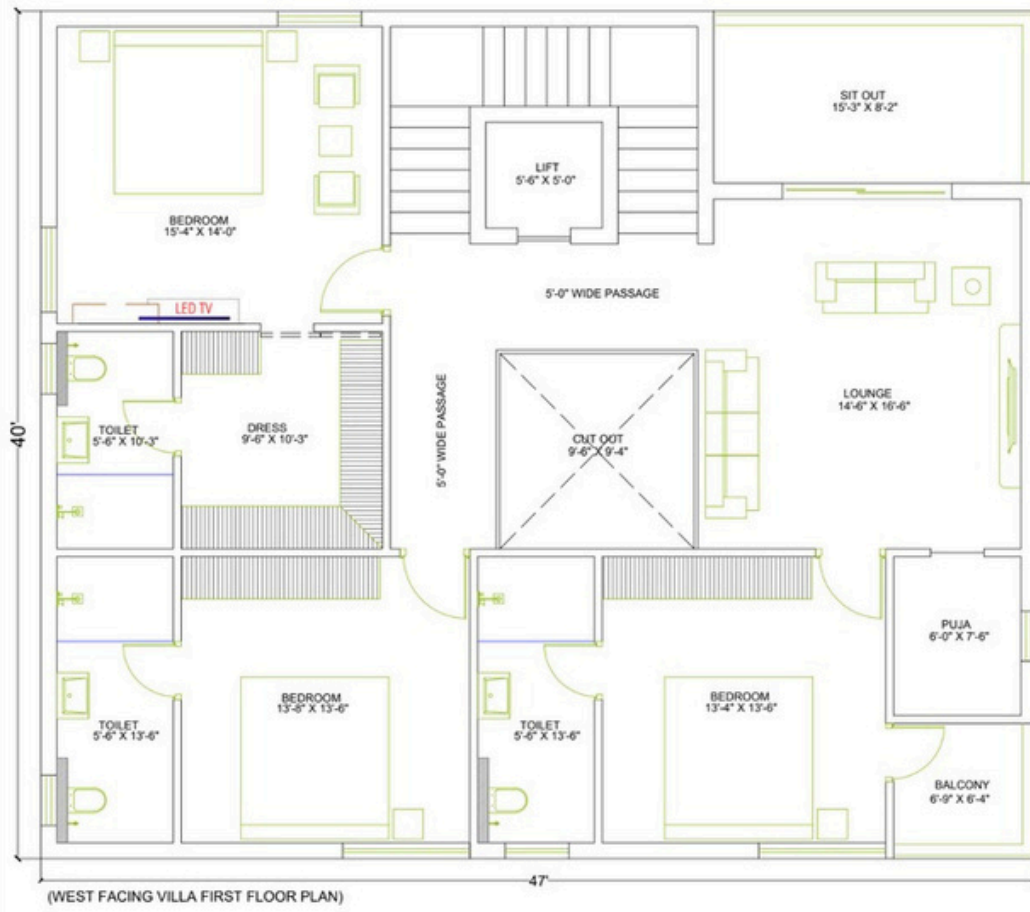


(EAST FACING VILLA GROUND FLOOR PLAN)
 SIZE OF VILLA 60'-0" X 60'-0" = **400 SQYS**

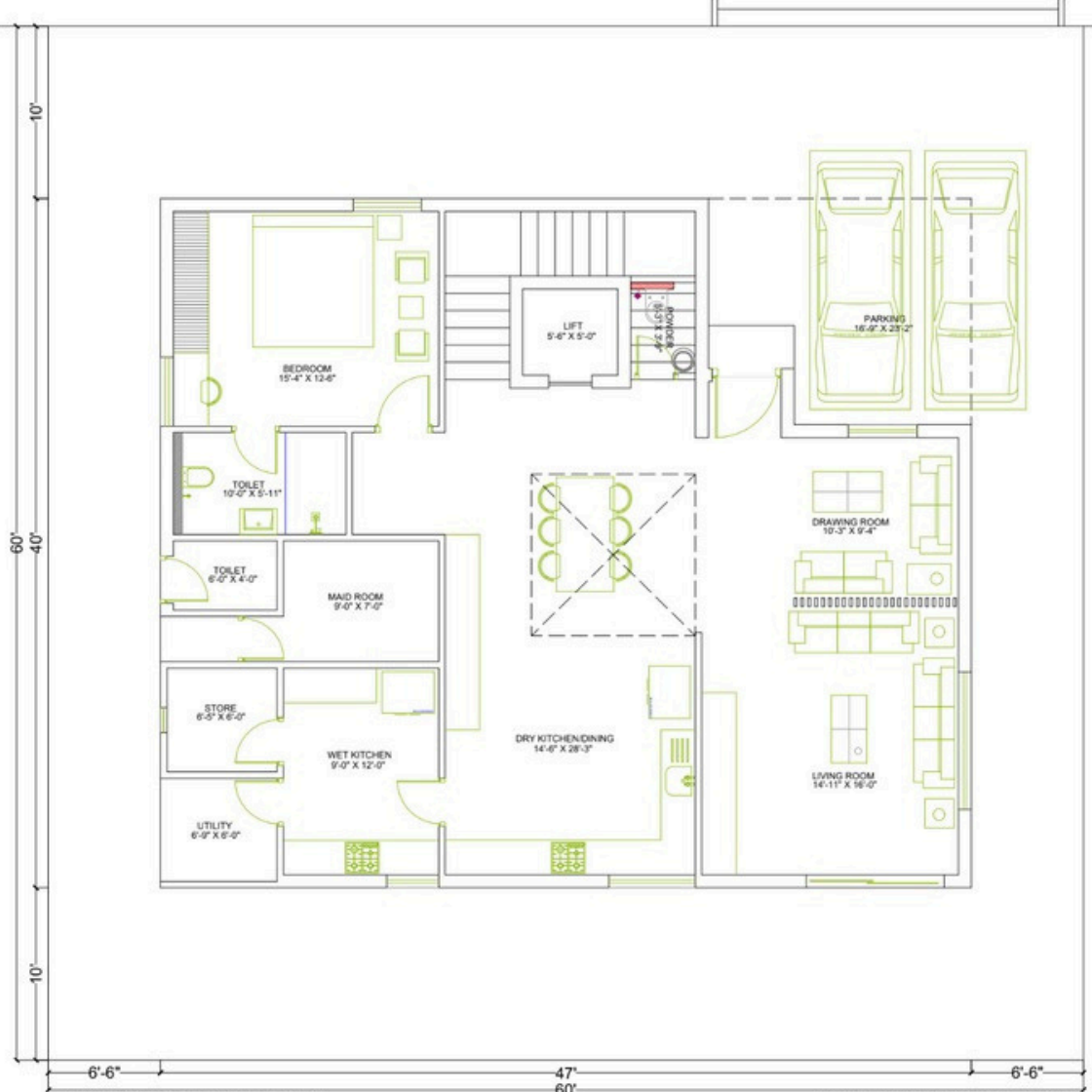
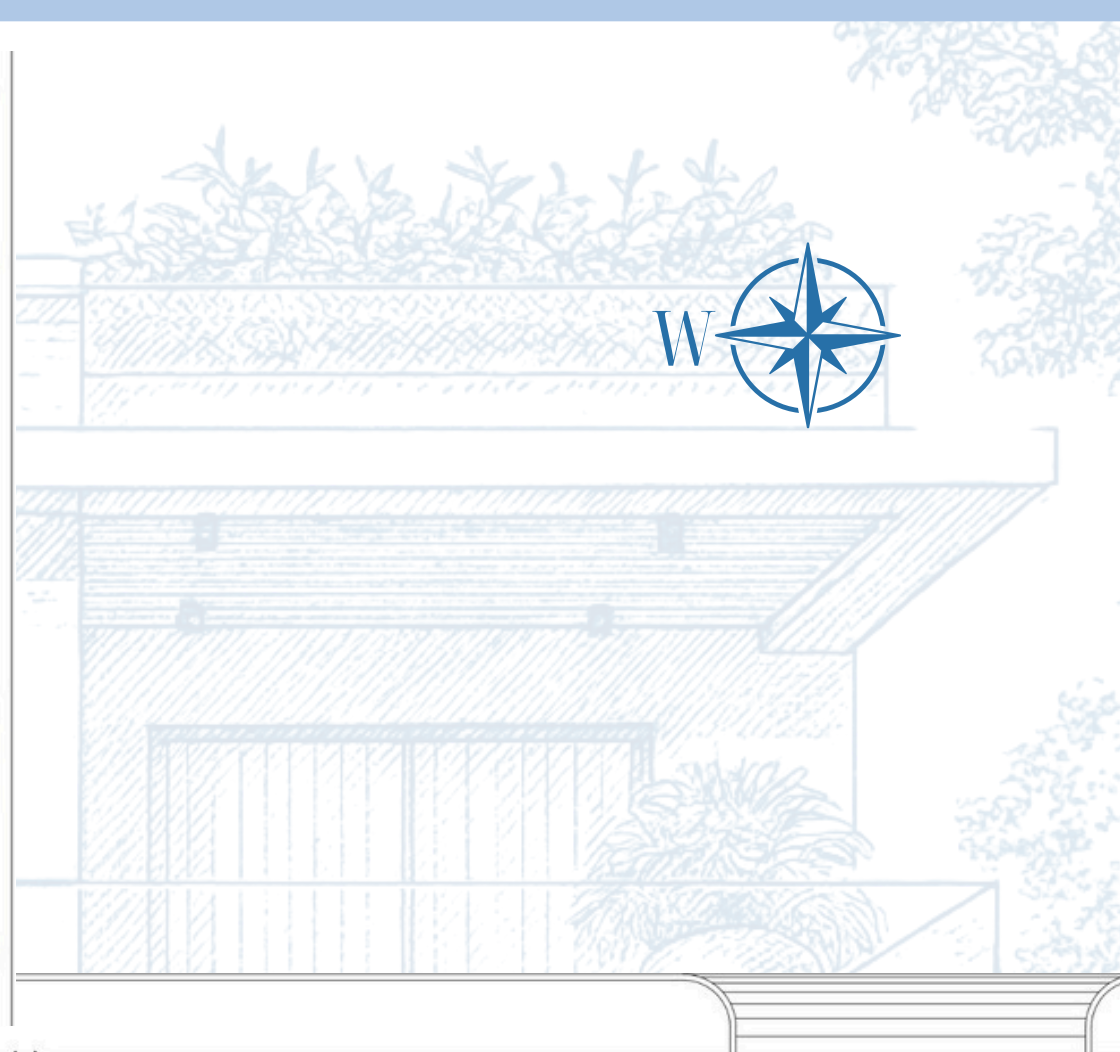
GROUND FLOOR BUILT UP AREA - 2045 SFT
 FIRST FLOOR BUILT UP AREA - 2045 SFT
 STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 4305 SFT
 TYPE: DUPLEX





(WEST FACING VILLA FIRST FLOOR PLAN)



(WEST FACING VILLA GROUND FLOOR PLAN)
SIZE OF VILLA 60'-0" x 60'-0" = 400 SQYS

GROUND FLOOR BUILT UP AREA - 1880 SFT
FIRST FLOOR BUILT UP AREA - 1880 SFT
STAIRCASE HEAD ROOM AREA - 215 SFT
TOTAL - 3975 SFT

(WEST FACING VILLA GROUND FLOOR PLAN)
SIZE OF VILLA 60'-0" X 60'-0" = **400 SQYS**

GROUND FLOOR BUILT UP AREA - 1880 SFT
FIRST FLOOR BUILT UP AREA - 1880 SFT
STAIR CASE HEAD ROOM AREA - 215 SFT

TOTAL - 3975 SFT
TYPE: DUPLEX

Master Layout Plan



STRUCTURE

RCC framed structure designed for seismic and wind loads

SUPER STRUCTURE

First class Cement/ Clay Solid brick masonry in cement mortar.

8" thick solid Bricks including finishing for external walls and 42" thick solid Bricks for internal walls.

PLASTERING

Internal: Double Coat Cement Plaster with Smooth Finishing for walls.

External: Double Coat Sand Faced Cement Plastering for external walls.

PAINTING

Internal: 2 coats of good quality emulsion paint over putty finished surface.

External: Texture finish and weather proof emulsion paints based on the elevation design.

DOORS & WINDOWS

Main Door: 8-feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.

Internal Doors: 7-feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.

FLOORING

Drawing, living, and dining, kitchen and foyer areas with GVT 800X800mm.

Bedrooms and Home Theater with wooden laminated/Vitrified flooring 800X800mm.

Bathrooms with premium vitrified tiles 8'feet height on walls and floor.

Staircase with Marble flooring.

ELECTRICAL

> Three phase supply for each unit.

> Concealed copper wiring in conduits for lights, fan and power plugs wherever necessary of HPL/ equivalent make. > Power outlets for air conditioners in living and bedrooms.

> Power outlets for geysers in all toilets.

> Power outlets for cooking range, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen, Washing machine/dish washer in utility area.

> Miniature Circuit Breakers (MCBs) for each distribution board of Legrand/ HPL/ equivalent make.

> All modular electrical switches of Legrand/ HPL/ equivalent make.

TELECOM/INTERNET/ CABLE TV

> Provision for cable connection in living room and in all bedrooms.

> Provision for internet connection in living room and Master bedroom.

STP

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, part of the treated sewage water will be used for the landscaping.

RAIN WATER DISPOSAL

The rainwater from the terrace & open areas will be collected through rainwater pipes, which will be discharged into the rainwater harvesting pits to recharge the under groundwater.

COMMON AREAS

Parking Area: Each house will have a dedicated car parking space.

Tank: Centralised water tank.

SECURITY

> Sophisticated round-the-clock security system.

> Surveillance cameras at the main gate and common areas.



300 SQYS EAST



400 SQYS EAST

Thummaloor, Maheshwaram

The heart of Hyderabad's **FUTURE CITY**.

Why the Buzz Around Future City?

- Massive job creation: Expected to create 5–10lakh (500K–1M) jobs.
- Real estate boom: Land values in Maheshwaram, Tukkuguda, Thummaloor, and Kandukur have skyrocketed due to anticipated demand.
- Next global innovation hub: Focused on biotech, pharma, aerospace, clean energy, EV, AI, and advanced manufacturing.
- World-class living: Smart homes, walk-to-work concepts, world-class schools, hospitals, entertainment zones, and shopping centers.

*“Own land where
the future lives”*



- Land Value Growth: 160%–180% growth in just 4 years.
- Strong rental demand expected from Pharma, SEZ, and airport workforce.
- Potential to outperform early-stage Gachibowli investments.
- Perfect for short-term flips (24–36 months) or long-term legacy.
- Lifestyle ROI: Peace, privacy, wellness, and legacy.

Low Holding Cost

+

High Exit Potential

=

Perfect NRI/ Second-Home Investment.

2.5x

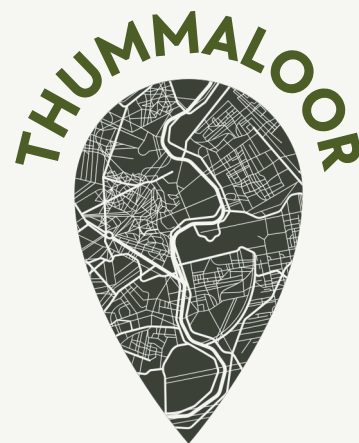
Appreciation expected by 2027*

180%

Growth seen in Tukuguda Villas. Thummaluru is next in line.*

Zero

Zero saturation. Zero congestion. Maximum future value.*



Source: Telangana Registration Department, local market registry, CREDAI Hyderabad

Everyday Essentials
Groceries, clinics, pharmacies, and daily needs – all just 10–15 mins away. Convenience without compromise for you and your family.



Spiritual & Wellness Zones
Surrounded by spiritual centers, yoga retreats, and nature clubs – live a balanced, elevated lifestyle.

Outer Ring Road Access
Strategically located exactly 10 km from ORR Exit 14 (Tukkuguda), connecting you instantly to the entire city.



Adibatla SEZ Corridor
Just 20–30 mins away, home to TCS, Cognizant, and Aerospace Parks – Hyderabad's new tech engine.

Metro Expansion Nearby
The proposed Metro Phase IX – RGIA – Future City (Skill University) will elevate future connectivity and drive capital appreciation.



Mucherla IT City (Proposed)
Located 20–25 mins away, this 3000-acre mega IT Park is expected to be the next HITEC City.

Elite Education Belt
Top international schools like Aga Khan Academy (15 mins), Manchester Global School (10 mins), DPS (15–20 mins), and Sri Sri Academy are all within 10 mins perfect for growing families.



Financial District & Gachibowli
Your villa is just 45–50 mins from Hyderabad's business power center – work access with lifestyle balance.

Telangana's FUTURE CITY
Walk-to-work smart city concepts, world-class housing, education, entertainment, and healthcare ecosystems.



Rajiv Gandhi International Airport
Reach the airport in under 30 minutes – ideal for NRIs, frequent flyers, and global professionals.



*A Location Ready to Rise
with Seamless Connectivity*

Autumn



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