

# 2BHK DIGNITY HOUSING PROJECTS GREATER HYDERABAD MUNICIPAL CORPORATION

# Background - GHMC



## Greater Hyderabad Municipal Corporation

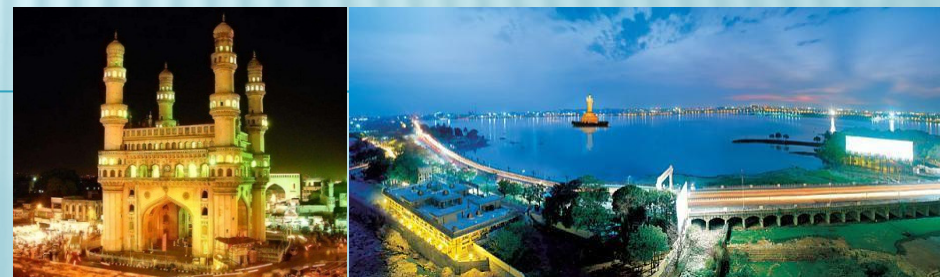
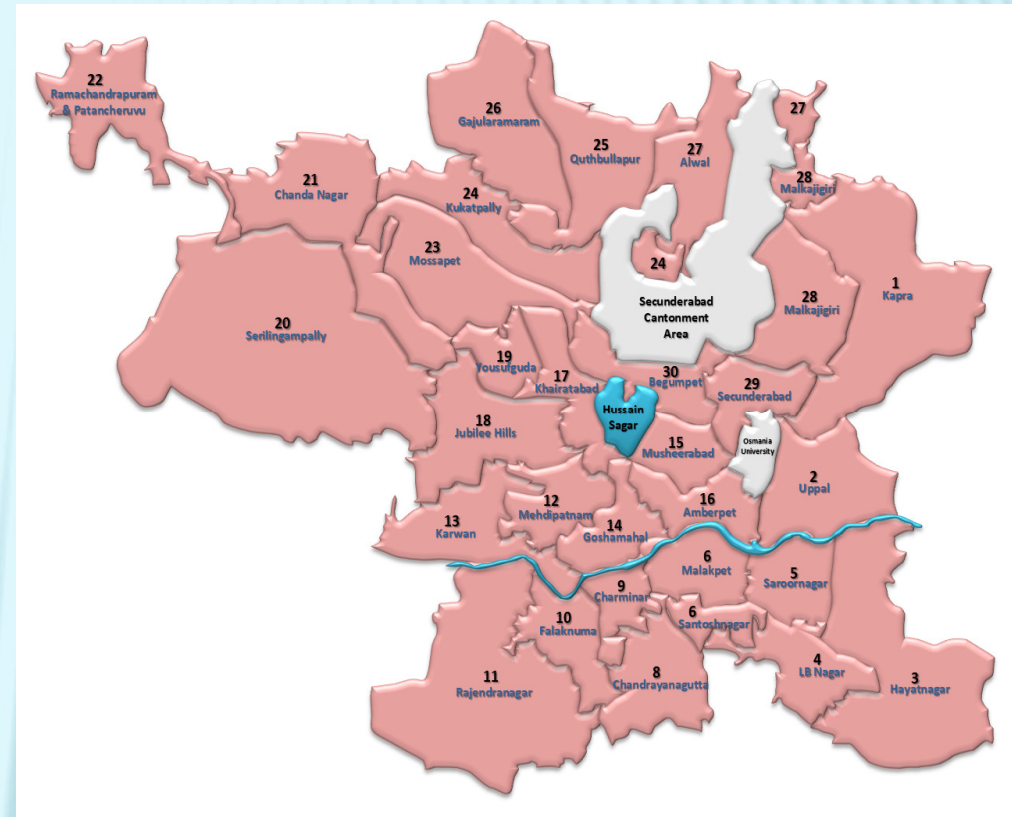
- ✓ ULB notified as Greater Hyderabad Municipal Corporation in April 2007
- ✓ Spread over an area of 625 Sq. Km.
- ✓ Population of 6.81 million as per census 2011
- ✓ City divided into 5 zones and 30 circles

## Slums in GHMC

- ✓ No. of notified slums = 1179
- ✓ No. of non-notified slums = 297
- ✓ Total Slums = 1476
- ✓ No. of Households = 4.06 Lakhs
- ✓ Slum population in million = 19.51 Lakhs

## Housing Demand in GHMC

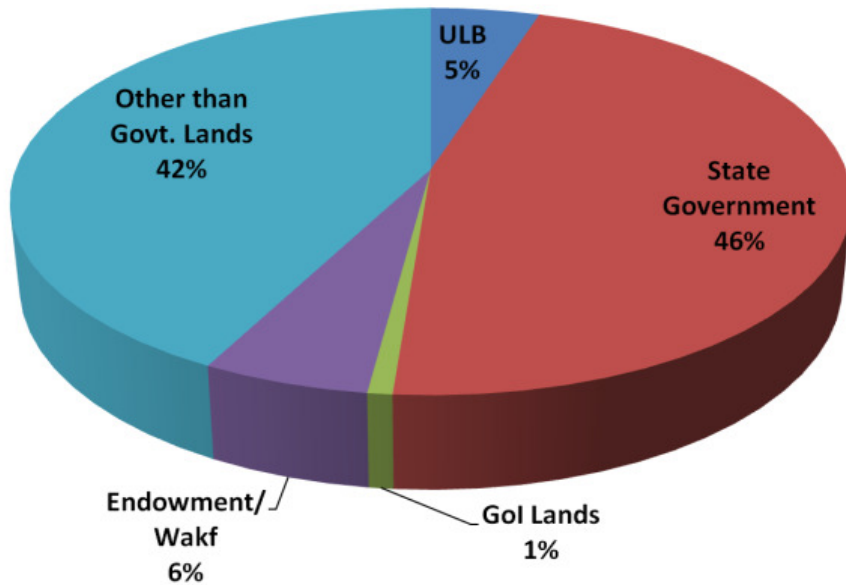
- ✓ SKS Survey Aug 2014 = 4,57,436
- ✓ Target Plan to build for phase I = 1.00 Lakhs
- ✓ Dignity Housing of 560 Sft with 2 Bedrooms, Hall, Kitchen and 2 Bath-cum-Toilets





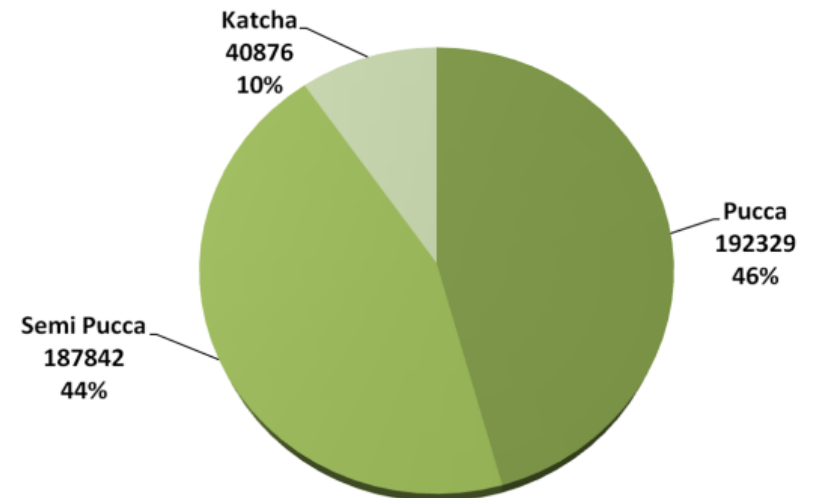
# Background- Slum Details

## STATUS OF LAND OWNERSHIP IN GHMC SLUMS



## Type of structure of houses

Type structure –  
No. of Households



# Strategy to meet housing demand- Pre Construction

- Area specific demand assessment
- Consultation with stake holders/ slum dwellers/ beneficiaries
- Pinpointing of Trouble free land for development
- Preparation of layout and obtaining approvals
- Preparation of cost estimations
- Ensuring budget provisions



## Telangana Today

Thursday, February 22, 2018

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### GHMC to conduct counselling sessions for slum dwellers

GHMC Commissioner B Janardhan Reddy directed the Additional Commissioner (UCD) and Zonal Commissioners to hold counselling sessions for the slum dwellers.

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By [TelanganaToday](#) | Published: 14th Feb 2017 10:50 pm | Updated: 14th Feb 2017 10:51 pm

**Hyderabad:** To expedite construction of two bedroom houses in the city, Greater Hyderabad Municipal Corporation (GHMC) is all set to conduct counselling sessions for slum dwellers, who are reluctant to vacate their houses for construction of two bedroom houses.

GHMC Commissioner B Janardhan Reddy directed the Additional Commissioner (UCD) and Zonal Commissioners to hold counselling sessions for the slum dwellers. During the sessions, officials will explain slum dwellers about advantages of living in double bed room houses, which will be equipped with sufficient parking, drainage, lighting, water and other civic amenities.





# 2BHK Dignity Housing by GHMC

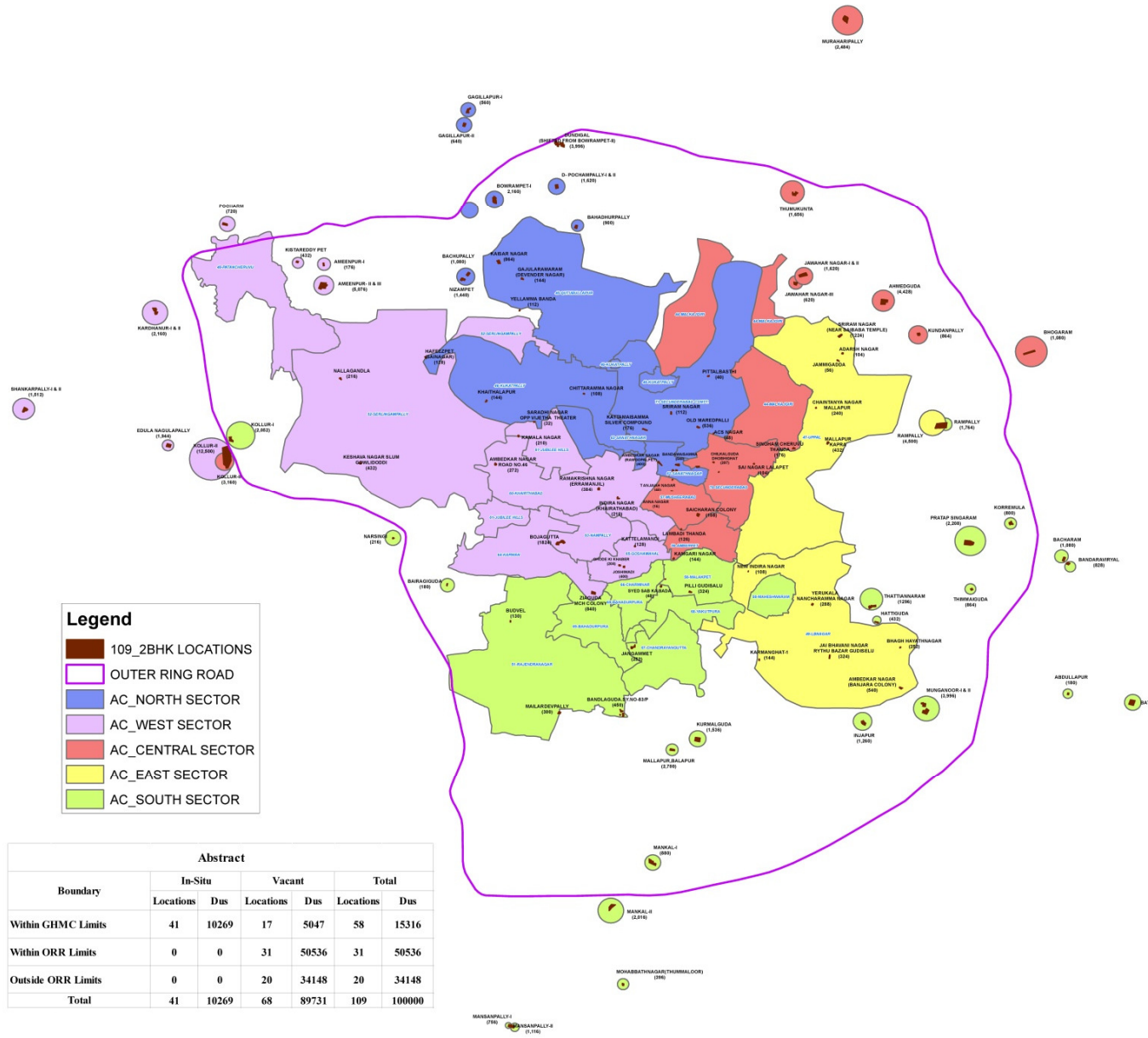


- The Government of Telangana set a target to construct 1,00,000 2BHK houses by GHMC
- 2BHK Houses will be allotted to beneficiaries at free of cost.
- Each house to have 2 Bed rooms, Hall, Kitchen and 2 toilets (Bath-cum-WC) with plinth area of 560 Sft (including common area) carpet area is 430 Sft.
- Works are in brisk progress in 109 locations of Hyderabad, Ranga Reddy, Medchal & Sanga Reddy Districts.

This was possible due to timely amendments to tender rules by Govt.

# Map showing allocation of 2BHK Houses

## MAP SHOWING THE SECTOR WISE & ASSEMBLY CONSTITUENCY WISE ALLOCATION OF 2BHK HOUSES TAKEN UP BY GHMC



**Legend**

- 109\_2BHK LOCATIONS
- OUTER RING ROAD
- AC\_NORTH SECTOR
- AC\_WEST SECTOR
- AC\_CENTRAL SECTOR
- AC\_EAST SECTOR
- AC\_SOUTH SECTOR

**Abstract**

Boundary	In-Situ		Vacant		Total	
	Locations	Dus	Locations	Dus	Locations	Dus
Within GHMC Limits	41	10269	17	5047	58	15316
Within ORR Limits	0	0	31	50536	31	50536
Outside ORR Limits	0	0	20	34148	20	34148
<b>Total</b>	<b>41</b>	<b>10269</b>	<b>68</b>	<b>89731</b>	<b>109</b>	<b>100000</b>

**Sector wise and Assembly Constituency wise allocation of 2BHK Houses taken up by GHMC**

Sl. No	Sector	Assembly Constituency Covered/ Name of the MLA	Homes taken up					Total DUs Taken up (In-situ & Vacant)		
			In-situ		Vacant			No. of Locations	No. of Dus	
			No. of Locations	No. of Dus	No. of Locations	No. of Dus	Available for Local	No. of Locations	No. of Dus	
1	NORTH SECTOR	Secunderabad Cantonment (Sri. G. Sayana)	5	1120	0	0	0	5	1120	
		Saifnagar (Sri. T. Simha Yadav)	6	1744	0	0	0	6	1744	
		Kukatpally (Sri. M. Krishna Rao)	1	108	1	144	0	144	2	252
		Qutubnagar (Sri. K.P. Viswananda Gowd)	0	0	11	13404	1240	12164	11	13404
		<b>Total</b>	<b>12</b>	<b>2972</b>	<b>12</b>	<b>13548</b>	<b>1240</b>	<b>12308</b>	<b>24</b>	<b>16520</b>
2	WEST SECTOR	Gothumudi (Sri. T. Raja Singh)	2	336	0	0	0	2	336	
		Nampally (Sri. Jaffer Hussain Meni)	1	1824	0	0	0	1	1824	
		Kherafathad (Sri. C. Ramachandra Reddy)	3	866	0	0	0	3	866	
		Jubilee Hills (Sri. Maganti Chopra)	2	242	0	0	0	2	242	
		Karwan (Sri. Kasur Methada)	1	840	0	0	0	1	840	
		Senlingampally (Sri. A. Ganthi)	1	432	3	456	0	456	4	888
		<b>Total</b>	<b>10</b>	<b>4540</b>	<b>14</b>	<b>24976</b>	<b>2452</b>	<b>22524</b>	<b>24</b>	<b>29516</b>
3	CENTRAL SECTOR	Malkajgiri (Sri. C. Kamala Reddy)	0	0	0	0	0	0	0	
		Musharabad (Sri. K. Lakshmi)	5	349	0	0	0	5	349	
		Amberpet (Sri. G. Kishan Reddy)	1	144	0	0	0	1	144	
		Secunderabad (Sri. T. Padma Rao)	4	408	0	0	0	4	408	
		<b>Total</b>	<b>10</b>	<b>901</b>	<b>8</b>	<b>15912</b>	<b>1591</b>	<b>14321</b>	<b>18</b>	<b>16813</b>
4	EAST SECTOR	Uppal (Sri. NVVS Prabhakar)	2	284	5	1580	0	1580	7	1864
		L.B. Nagar (Sri. R. Krishnam)	3	900	2	792	0	792	5	1692
		Additional	0	0	1	4500	450	4050	1	4500
		<b>Total</b>	<b>5</b>	<b>1184</b>	<b>8</b>	<b>6872</b>	<b>450</b>	<b>6422</b>	<b>13</b>	<b>8056</b>
5	SOUTH SECTOR	Nalbandi (Sri. Ahmed Bilal)	2	336	0	0	0	2	336	
		Yakutpura (Sri. Manthi Ahmed Khan)	1	48	0	0	0	1	48	
		Charuvu (Sri. Akbaruddin Ovais)	1	288	2	637	0	637	3	925
		Rajendranagar (Sri. T. Prakash Gowd)	0	0	4	826	39.6	786	4	826
		Maheshwaram (Sri. T. Krishna Reddy)	0	0	7	9400	940	8460	7	9400
		Chamara (Sri. Syed Pasha Qasbi)	0	0	0	0	0	0	0	0
		<b>Total</b>	<b>4</b>	<b>672</b>	<b>26</b>	<b>28423</b>	<b>2736</b>	<b>25687</b>	<b>30</b>	<b>29095</b>
		<b>Grand Total</b>	<b>41</b>	<b>10269</b>	<b>68</b>	<b>89731</b>	<b>8468</b>	<b>81263</b>	<b>109</b>	<b>100000</b>



## 2BHK District wise Breakup

SI No	Name of the District	In-situ			Vacant			Total (In-situ & Vacant)		
		No. of Locations	Extent In Ac.	No. of DUs	No. of Locations	Extent In Ac.	No. of DUs	No. of Locations	Extent In Ac.	No. of DUs
1	Hyderabad	34	60.40	8,545	3	9.00	1450	37	69.40	9,995
2	Ranga Reddy	3	5.65	900	27	147.67	22,966	30	153.32	23,866
3	Medchal	3	2.65	392	29	253.91	37,527	32	256.56	37,919
4	Sanga Reddy	0	0.00	0	10	188.27	28,220	10	188.27	28,220
<b>Total</b>		<b>40</b>	<b>68.70</b>	<b>9,837</b>	<b>69</b>	<b>598.85</b>	<b>90,163</b>	<b>109</b>	<b>667.55</b>	<b>1,00,000</b>

➤ THE LAND POOLING OF ABOUT 667.50 ACRES WAS POSSIBLE DUE TO “TSUNAMI CONVERGENT MODEL”

Conferred with “Prime Minister Excellence award”

# Strategy for Land pooling

- The GHMC adopted two pronged strategy to achieve the target of 1 Lakh houses. One is the development of in-situ slums (40 Locations) and the other is development of housing projects in vacant lands (69 Locations) with a requirement of 667.55 Acres of Land.

## In-Situ Lands:

Counseling by SRACO and Chetana awareness programme by media.

Seeing is Believing - Field visits to the Modal slum developed at IDH Colony.

Tsunami Approach

Common Possession Certificate

## Vacant Lands:

Convergent Model - Coordination with District Administration as GHMC comprised four districts namely, Hyderabad, Ranga Reddy, Medchal and Sanga Reddy Districts.

Coordinated with various State Government institutions and obtained identified open lands from them for the purpose of 2BHK Housing.

Use of Technology



# Uniqueness of Project

## Beneficiary Share

To ensure hurdle free and timely completion of the projects, beneficiary share **zero.**

## Strategy followed in Land Pooling

- Counselling
- Tsunami Approach
- Common Possession Certificate



## Best Civic Amenities

Primary Health Centres

Totlots

Greenary

Water Harvesting Structures



# Uniqueness of Project

## Maintenance Mechanism

Layouts planned with revenue generating features like shopping malls or shops at stilt floor in order to meet recurring maintenance expenditure towards lift, security, housekeeping of common facilities.

## Innovative Technologies

**Shear wall technology**

**Precast concrete building construction**

to complete the project in a short time with higher precision.

**Usage of Fly-Ash bricks and PPC cements in constructions in compliance to regulations by Ministry of Environment, GOI.**

## Linking Infrastructure

Provision of physical infrastructure like adequate drinking water, road connectivity, efficient drainage and sewerage systems by linking with existing schemes of State Government.

## Local Policy Interventions

The Government was also convinced to provide specific relaxations and incentives to encourage contractors to participate in housing tenders.

## Architectural Designs

Jawaharlal Nehru Architecture & Fine Arts University (JNAFAU), the best Architectural University in the State has been involved for the design of 2BHK housing.



# Local Policy Initiatives to facilitate implementation

GO Rt No.107 MAUD, Dated 28.02.2017 : Other State / Central Government registered contractors also made eligible to participate in tenders;

GO 849 MAUD, Dated 13.12.2016 : Existing GHMC licensed Builders made eligible to participate in tenders;

GO Rt No.380 MAUD, Dated 01.07.2017: To accept the single tenders in the 1<sup>st</sup> call;

Facilitating the contractors to deal with market fluctuations in procurement of raw materials like cement and steel. The Cement and Steel Manufacturers to provide material at fixed/less than market rates;

Relaxations in building byelaws (largely for in situ development) like height of the buildings, minimal requirement of road widths for high rise buildings;

Sand is supplied at free of cost by TSMDC (Telangana State Mineral Development Corporation);

## Measures Adopted

- The tenders for the construction of 1,00,000 Dwelling Units floated online through e-Procurement process
- G.O.Ms.10, HOUSING (RH&C.A1) DEPARTMENT, Dt:15.10.2015 Specifies
  - a. Allotment of flats shall be done by draw of lots
  - b. Preference to differently abled citizens for ground floor allotment
  - c. SC/ST/Minorities caste composition adhered to in selection of beneficiaries  
SC–17%, ST–6%, Minorities–12%, Others- 65%
- Issuance of Single Possession Certificate to beneficiaries of each in-situ slum as a single document



# Relaxations permitted by Govt. of Telangana



## GO RT NO.107 MAUD, DATED 28.02.2017 :

- Permitted to transport construction material during the day time/ No entry time.
- Allowing other technologies in construction of 2BHK houses with approval of the committee comprises members

Secretary to Govt. MA&UD Dept	Chief City Planner, GHMC
Commissioner, GHMC	Superintending Engineer(Housing )GHMC
Engineer-In-Chief/Chief Engineer dealing with Housing	Prof. of Civil Engineering from IIT, Hyderabad
Engineer-In-Chief/Chief Engineer PH	Chief Engineer(Housing) of TSHCL

## **SHEAR WALL TECHNOLOGY**

Shear wall technology (walls and slab construction using **Aluminium form work/Tunnel form work**). All the architectural drawings, structural designs and cost analysis pertaining to Shear Wall technology is proof checked by IIT Madras.

### **Advantages**

- A production cycle of 3 days can be achieved.
- The project can be completed in a short time compared to traditional construction systems.
- Higher precision in production of walls and slab units
- Smooth surfaces for the walls and slabs are obtained. Due to smooth surfaces, walls and slabs do not need any additional finishing such as plaster.



## **SHEAR WALL TECHNOLOGY**

### **Construction of 6240 Two BHK Houses Stilt+10 floors pattern at Rampally Village**

In the Construction **Shear Wall technology** is adopted by using **Tunnel form work imported from Turkey.**

#### **Tunnel Form:**

- Tunnel form is a formwork system that allows the concrete to cast walls and slabs in one operation.
- It combines the speed, quality and accuracy of factory/off site production with the flexibility and economy of in-situ construction.
- It gives high quality to require only minimum finishing for direct decoration.
- The system created an efficient load bearing structure for use in a wide variety of applications.



# Innovative Technology for Construction

## SHEAR WALL TECHNOLOGY AT RAMPALLY





## **SHEAR WALL/ MONOLITHIC CONSTRUCTION USING ALUMINUM FORMWORK:**

### ➤ **Methodology:**

- The structural elements like beams, walls, slabs made of RCC are cast together at one go by using aluminum formwork. The formwork panels will usually be of size 2' in width X 10' in height on either side that are connected with transverse connectors.

### ➤ **Merits:**

- Construction speeds can be achieved faster due to light of forms and less labor required for carrying the forms
- Plastering need not necessarily be required because of the finish obtained
- Formwork components are durable and can be used up to 150 repetitions.

### ➤ **Demerits:**

- Initial investments on formwork will be at higher rate of Rs 10,000/sqm.
- About 150 repetitions are easy to achieve and there after maintenance is required



# **SHEAR WALL TECHNOLOGY WITH ALUMINIUM FORM WORK**

## **CONSTRUCTION OF 864 TWO BHK HOUSES IN C+S+9 FLOORS AT DUNDIGAL VILLAGE**





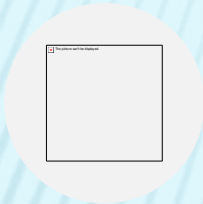
## **PRECAST CONSTRUCTION**

Precast concrete building construction. Structural designs proof checked by NIT, Warangal.

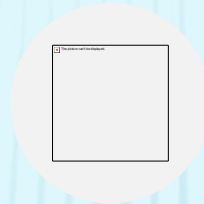
### ***Advantages***

- Increase in speed of construction
- High quality precast concrete units
- Improved durability
- Reduction of in site labour and formwork
- Longer spans can be offered
- All weather working & Faster cycle time

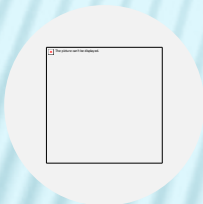
## **PRECAST CONCRETE CONSTRUCTION - LIMITATIONS**



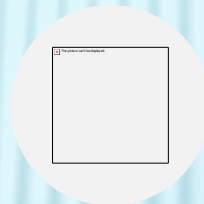
**Not suitable for residential having closer openings**



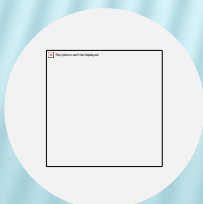
**Logistics – Production , Handling, Placement and Craneage**



**Flexibility to changes**



**Non – Familiarity of connections**



**Mishandling of elements may damage the elements**



# PRECAST CONCRETE CONSTRUCTION

- Foundation with strip footing along the length of the wall, depth of footing is 600 mm
- 25 mm dia dowel bars to be fixed in foundation for wall fixing
- 160 mm thick wall fixed & grouting with GP2(Master flow BASF 718) which is cementitious grout of 25 kg GP2 mixed with 4 liters of water. It is poured into helical sleeves after erecting of walls, grouting material strength reaches upto M60 in 28 days
- Walls joints are reinforced and filled with self compacting concrete M30 grade
- Columns are casted upto parking floor levels which are cast in situ
- **Slabs:** Pre-stressed hollow core slabs with grade M40, slab thickness 160 mm and 1.2 meter wide panels casted with high tensile strands of 9.3mm dia
- Above this HCS reinforcement screed concrete of 60 mm thick
- The same procedure will be continued for further floors.



# INNOVATIVE TECHNOLOGY FOR CONSTRUCTION

## PRECAST CONSTRUCTION AT DUNDIGAL-1404 DUs





## Innovative Technology for Construction

# **PRECAST CONSTRUCTION AT DUNDIGAL-1404 DUs**





# PRECAST CONSTRUCTION AT DUNDIGAL-1404 DUS



# PRECAST CONSTRUCTION AT DUNDIGAL-1404 DUS





## Status of 2 BHK Housing scheme by GHMC

### Physical status of works as on date:

•Earth Work Excavation Stage	-15 Locations	– 7,062 Houses
•Foundation/Footings Stage	-44 Locations	– 48,690 Houses
•RCC Frame works Stage	-37 Locations	– 34,110 Houses
•Brick Work/ Finishing works Stage	-08 Locations	– 7,684 Houses
•Completed	-03 Locations	–496 Houses

### Financial status of works as on date:

•Total Project cost of 1,00,000 Houses	- Rs.8598.58 Cr.
•GoI Subsidy	- Rs.1500.00 Cr
•Govt. of Telangana State Subsidy	- Rs.7098.58 Cr.
•Beneficiary Contribution / Bank Loan	- Nil
•Work carried out	- Rs.2,000 Cr.
•Payments released	- Rs.1645 Cr.

## Targets for Completion of 2BHK Housing scheme by GHMC



### ➤ Completed

( Singam Cheruvu thanda,Ameenpur I& Gajularamaram )

-496 Houses

### ➤ By December-2018

-39,669 Houses

### ➤ By June-2019

-33,531 Houses

### ➤ By December-2019

-26,304 Houses

### ➤ Total

-1,00,000 Houses



# IDH COLONY VISIT BY HON'BLE MINISTER- HOUSING GOI





# VISIT OF GHMC HOUSING PROJECTS BY SRI DURGA SHANKER MISHRA, SECRETARY, MOHUA, GOI.





# SINGAM CHERUVU- INSTITUTE DEVELOPMENT (G+3)









# VISIT OF GHMC HOUSING PROJECT BY GOI TEAM.





# VISIT OF GHMC HOUSING PROJECT BY GOI TEAM.





# KARNATAKA STATE CHIEF ENGINEER & SUPERINTENDENT ENGINEER VISIT TO SINGAM CHERUVU THANDA DIGNITY HOUSING COLONY.





# GOA MUNICIPAL CORPORATION & COUNCILLORS VISIT TO SINGAM CHERUVU





# 2BHK PROJECT – AMEENPUR-I (176 DS), GHMC



# 2BHK PROJECT – GAJULARAMARAM (144 DUs), GHMC





# AHMEDGUDA Layout displayed at Lucknow





# 2 BHK Housing at Ahmedguda



ALL DIMENSIONS ARE IN METRES  
SCALE : 1:1000  
SPECIFICATIONS :

SCHEDULE OF OPENINGS  
OPENING SCHEDULES PER DU

DOORS:  
MD - MAIN DOOR - 1.00M X 2.10M - 1  
D1 - DOOR 1 - 0.90M X 2.10M - 2  
D2 - DOOR 2 - 0.75M X 2.10M - 3  
ARCH  
W1 - WINDOW 1 - 1.50M X 1.20M - 1  
W2 - WINDOW 2 - 1.20M X 2.10M - 2  
W3 - WINDOW 3 - 0.90M X 0.90M - 1  
V - VENTILATOR - 0.60M X 0.60M - 1

AREA'S :

TOTAL PLOT AREA : 83909.79 SQ MTS. (OR) 100355 SQ YDS  
PROPOSED ROAD : 25705.14 SQ MTS (OR) 30743 SQ YDS

NO. OF FLOORS : CELLAR + STILT+9 FLOORS  
TOTAL HEIGHT OF THE BLOCKS : 30.75 MTS  
TOTAL NO OF BLOCKS : 41 Nos.  
TOTAL NO OF FLATS : 4428 Nos.

AREA STATEMENT

FLOOR NAME	BLOCK AREA
CELLAR FLOOR	663.86
STILT FLOOR	663.86
FIRST FLOOR	624.28
SECOND FLOOR	624.28
THIRD FLOOR	624.28
FOURTH FLOOR	624.28
FIFTH FLOOR	624.28
SIXTH FLOOR	624.28
SEVENTH FLOOR	624.28
EIGHTH FLOOR	624.28
NINTH FLOOR	624.28
BUILTUP AREA	6946.24 SQ MTS

REQUIRED TOT LOT AREA 9% OF TOTAL SITE : 4195.49 SQ MTS  
PROVIDED TOT LOT AREA : 4959.28 SQ MTS  
TOTAL BUILT-UP AREA OF 48 BLOCKS : 27749.60 SQ MTS (Including Parking Floors)  
REQUIRED PARKING AREA 15% OF 8 U.A PER BLOCK : 842.77 SQ MTS  
PROVIDED PARKING AREA : 936.72 SQ MT (16.66%)

- Legend**
- Rain Water Harvesting Pit
  - Trees
  - Greenery

**Salient Features**

**Layout Details**

Total No. of Blocks : 41  
Total No. of DUs : 4428  
Length of 6.00m Wide Drive Way : 4450.31 M

**Block Details**

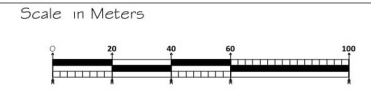
Total Ground (Covered) Area : 26554.40 SQ.Mts (285829 Sft)  
Each Dwelling unit area : 560 Sft  
(including common area)  
Number of DUs in Each Floor : 12  
Number of Floors in each Block : C+5+9 (11 Floors)

**Areas of Proposed Layout**

Area of	Area in Sq.m.	Percentage
Residential (Proposed Blocks)	26554.40	31.65%
Tot - Lot area	4959.28	05.91%
Amenities	6207.39	07.40%
Green & Open Areas	18869.77	22.49%
Roads	25705.14	30.63%
Future Road widening area	1613.81	01.92%
<b>Total site area</b>	<b>83909.79 (20.73Acres)</b>	<b>100%</b>

**Site Area - 20.73 Acres**  
**NOTE:- All Dimensions are in Meters**

**PROPOSED 2 BHK HOUSING AT AHMEDGUDA**  
**Sy.No.24/2, 24/3 NEAR RAJIV GRUHA KALPA, MEDCHAL CONSTITUENCY OF GHMC**



**NCPCE Infrastructure India Pvt. Ltd.**  
Infrastructure Designers, Urban Planners and Project Management Consultants  
(Formerly known as National Consultants for Planning and Engineering)  
12-2-826/A/12, LIC Colony, Madhapalam, Hyderabad - 500028.  
Tel.: 040-2351 7558. Fax: 040- 2351 4379. Cell.: 0-98480 35377, 98490 35377



# 4428 DUS IN C+S+9 PATTERN AT AHMEDGUDA OF MEDCHAL CONSTITUENCY





# 4428 DUS IN C+S+9 PATTERN AT AHMEDGUDA OF MEDCHAL CONSTITUENCY





# 1620 DUS IN C+S+9 PATTERN AT D.POCHAMPALLY OF QUTHBULLAPUR CONSTITUENCY





# 900 DUs IN S+5 PATTERN AT BAHADURPALLY OF QUTHBULLAPUR CONSTITUENCY





**432 DUs IN C+S+9 PATTERN AT YERUKALA NACHARAMMA BASTHI OF  
LB NAGAR CONSTITUENCY**





# 840 DUS IN S+5 PATTERN AT JIYAGUDA OF KARWAN CONSTITUENCY





# 2052 DUS IN C+S+9 PATTERN AT KOLLUR-I OF PATANCHERU CONSTITUENCY









# KOLLUR-II LAYOUT





# 15,660 DUS IN C+S+9 PATTERN AT KOLLUR-II OF PATANCHERU CONSTITUENCY





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GREATER HYDERABAD MUNICIPAL CORPORATION  
Government of Telangana  
**2 BHK Housing - HOPE to HOME**

