CHIRA TOWN

A PROJECT BY

CHIRA DEVELOPERS

"For those who see land not simply as an asset, but as the foundation of something greater."





THE SPACE TO RISE

You have worked hard to create a life of your own. With every milestone, your ambitions have grown, and so has your idea of what the future should look like. At some point, owning a home is no longer just about having a place to live. It is about owning the **space from which the next chapter can take shape.**

Welcome to Chira Town by **Chira Developers, a 90-acre development with 57 acres dedicated to residential plots.** With plot sizes of **200, 333 and 361 Sq. Yds.,** Chira Town gives you something a ready-built property cannot: **the freedom to decide what your land becomes, and when.**

Whether you see it as the foundation for your future home, a long-term asset or something to pass forward, **Chira Town gives you the space to begin.**

FOR THOSE WHO THINK BEYOND THE PLOT

Ownership with a Sense of Purpose

There is a difference between buying land and choosing a place to build your future.

The thoughtful buyer looks beyond the boundaries of a plot. They consider what surrounds it, how the neighbourhood is evolving, how easily life connects to work and education, and whether the decision will continue to make sense years from now.

At Chira Town, every aspect is shaped around that way of thinking. **A well-considered location. A planned development. And the freedom to decide what your piece of land becomes.**

Because the best property decisions are not always about buying more.

They are about choosing better.



INSPIRED BY THE LAND, DESIGNED FOR POSSIBILITY

Ownership with a Sense of Purpose

There is something timeless about owning a piece of land. It begins as open space, yet holds the potential to become whatever the future calls for. At Chira, this idea shapes the way we think about development, creating thoughtfully planned spaces where ownership comes first and possibility follows. Here, the land is not the end of the journey. It is where your next chapter begins, with the freedom to build, grow and create something that lasts.






31
32



CHIRA
SHAPING LAND.
CREATING POSSIBILITIES.

About Chira Developers

Chira is a real estate development company built around a simple belief: **the right piece of land can be the beginning of something much bigger.**

We create thoughtfully planned plotted developments that bring together location, connectivity, infrastructure and future potential. Every project is approached with a long-term perspective, with an emphasis on creating places that are practical today and positioned for tomorrow.

As Chira grows, so does the vision, expanding from plotted developments into residential communities and larger real estate destinations.

Shaping land. Creating possibilities.

A LOCATION POSITIONED FOR WHAT'S NEXT

Dundigal—Bahadurpally: Connected to Hyderabad's Growing North-West Corridor

Chira Town is positioned in a rapidly developing corridor of Hyderabad, surrounded by established institutions, emerging IT parks and key city destinations.

Beyond the immediate neighbourhood, the location connects residents to **Gachibowli, the Financial District, major healthcare and lifestyle destinations, and Hyderabad's international airport.**

A location built around connectivity today. and growth tomorrow.

Key Connectivity (Road & Transport)

Outer Ring Road (ORR) Exit 5	1 Min
Medchal Checkpost	10 Min
Kandlakoya IT Park (Gateway IT Park)	5–10 Min
Gachbowli - Financial District ORR Exit	25 Min
Rajeev Gandhi International Airport	45 Min

Educational Infrastructure

Pallavi International School	2 Min
DRS international School	5 Min
MLR Institute of Technology	5 Min
Institute of Aeronautical Engineering (IARE)	6 Min
Sri Sloka School	8 Min
T.I.M.E. School (Kandlakoya)	8 Min
The Creek Planet School (Mercury Campus)	8 Min
CMR Group of Institutions	8 Min
Oakridge International School	10 Min

Healthcare Facilities

Arundhati Institute of Medical Sciences	2 Min
Dundigal Government Hospital	5 Min
Aditya Hospitals (Medchal)	8 Min
Malla Reddy Narayna Hosipatal	10 Min

Entertainment & Leisure Hubs

Dhola-ri-Dhani (Ethnic Resort)	10 Min
Cine Planet (Multiplex, Kompally)	15 Min
TNR Northcity Mall	15 Min
Fairmount Downtown Mall	15 Min
Leonia Resort	15 Min

Government Projects & Strategic Growth Engines

Air Force Academy (Dundigal)	5 Min
ORR Growth Corridor Exit No. 5A	1 Min
Medchal Malkajgiri District Court	5 Min
Kandlakoya IT Park (Gateway IT Park)	5–8 Min
450 Acres of IT SEZ (Special Economic Zone) in the Vicinity	

Scan For Location

Annaram

Annora Pharma

Indian Air Force Academy

NAGULOOR

Project Location

Aditya Hospitals (Medchal)

Medchal Checkpost

Schneider Electric

GAGILLAPUR

CMR Group of Institutions

Shreyesh Cricket Ground

Dundigal Govt. Hospital

ORR Exit 6

AET Laboratories

Gaddapotharam

Chetlapotharam

Virchow Biotech Pvt

Institute of Aeronautical Engineering

Arundhati Institute of Medical Sciences & Hospital

T.I.M.E. School Kandlakoya

Kandlakoya IT Park (Gateway IT Park)

Aurobindo Pharma Ltd. Unit 8

Granules India Limited

ORR Exit 5, Dundigal

MLR Instuitute of Technology

Dhola-ri-Dhani (Ethnic Resort)

Neuland Laboratories Ltd, Unit-3

Shambipur

Kistaipally

Fairmount Downtown Mall

DRS International School

Runway 9 (Go-Karting)

The Creek Planet School (Mercury Campus)

Sri Sloka School

Gandimaisamma 'X' Road

Cine Planet (Multiplex, Kompally)

Pallavi International School

Silver Oaks International School

Oakridge International School

Tech Mahindra

TNR Northcity Mall

BACHUPALLY

JNTU-Miyapur

Malla Reddy Narayna Hospital

Delhi Public School

Financial District, Gachibowli

Scan For Location

Location Map

(Not to Scale)

A PLACE TO BUILD YOUR OWN

Thoughtfully Planned Plots. Room for Your Vision.

Chira Town brings together well-planned residential plots, thoughtfully designed infrastructure and a setting shaped for comfortable everyday living. With generous open spaces, essential amenities and seamless connectivity, every plot offers the freedom to create a home that reflects your way of life.

Your land. Your plans. Your future.



PROJECT OVERVIEW

✦ PROJECT TYPE

Residential Plotted Development

✦ TOTAL SITE AREA

90 Acres

✦ RESIDENTIAL AREA

57 Acres

✦ DEVELOPMENT

Thoughtfully Planned Residential Community

✦ OPEN SPACES & AMENITIES

Sports, Wellness & Community Spaces

✦ LOCATION

Dundigal–Bahadurpally, Hyderabad

✦ ROADS & INFRASTRUCTURE

Planned Internal Roads & Essential Infrastructure

✦ PLOT OPTIONS

200 Sq. Yds.

Ideal for creating a thoughtfully planned family home.

333 Sq. Yds.

More space for larger homes and outdoor living.

361 Sq. Yds.

Generous plots for expansive home plans.



MYPI



Kesineni Northscape Villas



Evara Villas by Kalpavruksha

Udayasree Develoipers

Sphoorti Foundation

Dundigal IT Park SEZ Zone

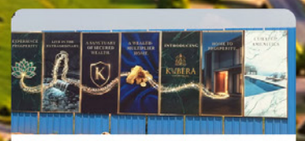
NEHRU OUTER RING RO

CHIRA TOWN

Pallavi International School

Karthikeya Rock Palms

Ramannagari-Kesineni Residential Development



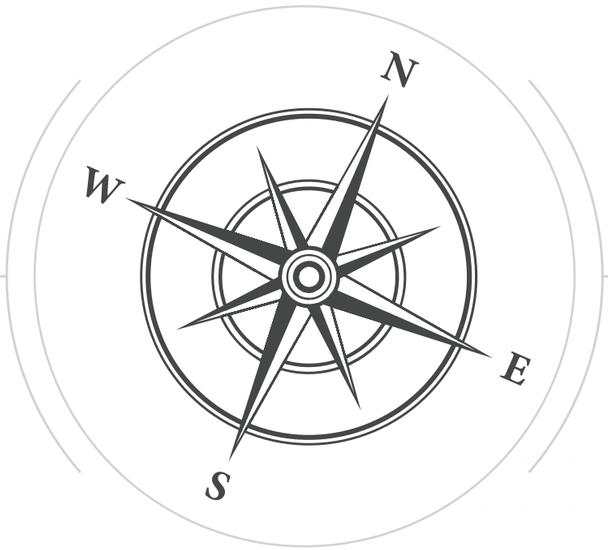
Kubera Luxury Premium Villas

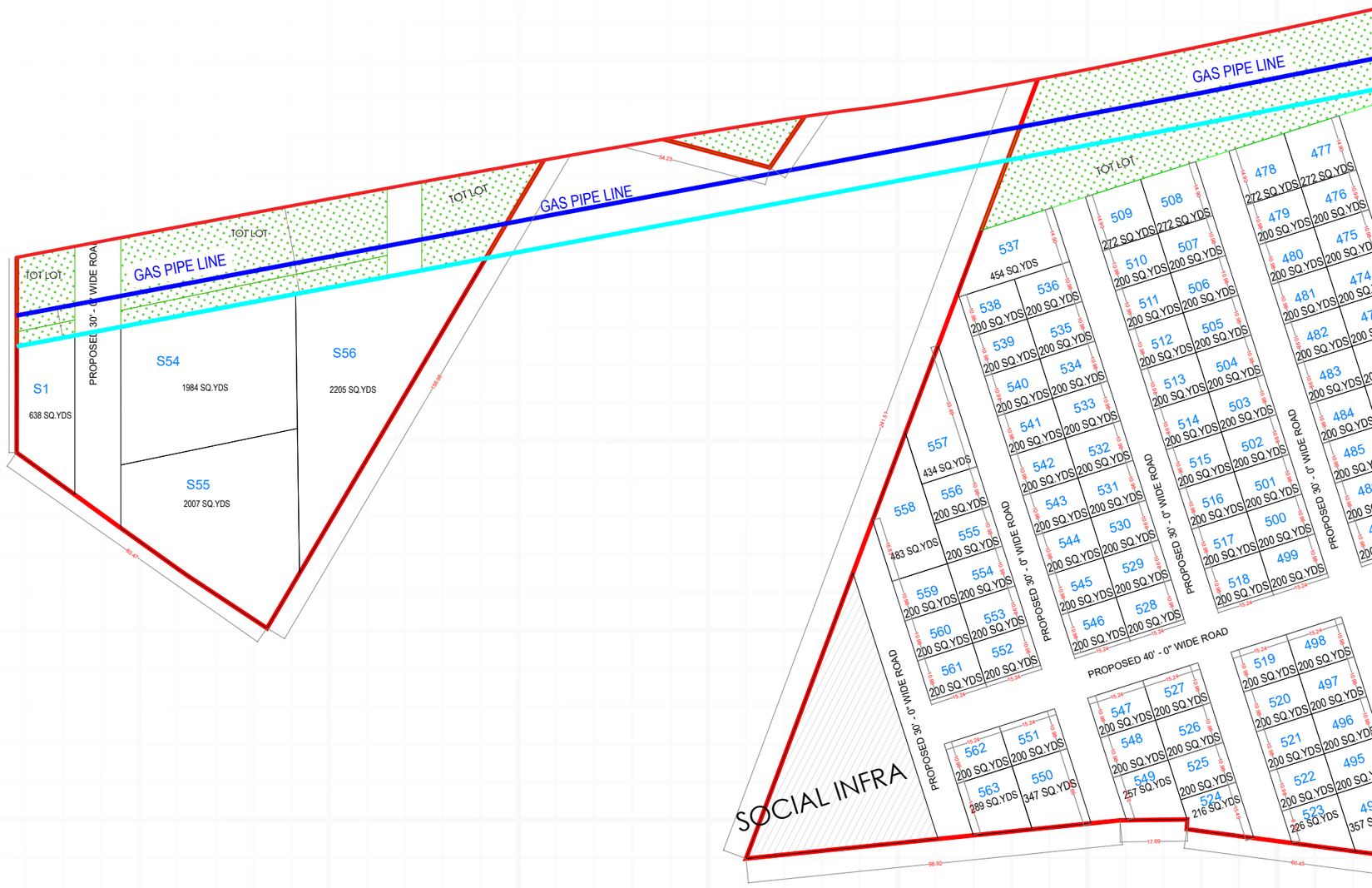


CASA Grand Belair

AD

CHIRA
DEVELOPERS





CHIRA TOWN


GAS PIPE LINE
GAS PIPE LINE
TOT LOT
UTILITY
AMENITIES
PROPOSED 60' - 0" WIDE ROAD
PROPOSED 100' - 0" WIDE MASTER PLAN ROAD
PROPOSED 100' - 0" WIDE ROAD
PROPOSED 30' - 0" WIDE ROAD
PROPOSED 40' - 0" WIDE ROAD
PROPOSED 100' - 0" WIDE MASTER PLAN ROAD
PROPOSED 60' - 0" WIDE ROAD
216 859 SQ.YDS
217 1353 SQ.YDS
218 1274 SQ.YDS
219 1180 SQ.YDS
220 1096 SQ.YDS
214 483 SQ.YDS
215 714 SQ.YDS
213 335 SQ.YDS
212 276 SQ.YDS
211 218 SQ.YDS
210 163 SQ.YDS
209 493 SQ.YDS
189 279 SQ.YDS
188 224 SQ.YDS
187 353 SQ.YDS
186 495 SQ.YDS
200 233 SQ.YDS
201 249 SQ.YDS
171 358 SQ.YDS
172 374 SQ.YDS
92 316 SQ.YDS
93 332 SQ.YDS
27 809 SQ.YDS
28 743 SQ.YDS
248 334 SQ.YDS
256 478 SQ.YDS
247 521 SQ.YDS
257 494 SQ.YDS
246 537 SQ.YDS
19 628 SQ.YDS
36 576 SQ.YDS
18 385 SQ.YDS
37 354 SQ.YDS
154 268 SQ.YDS
153 196 SQ.YDS
359 442 SQ.YDS
360 188 SQ.YDS
395 295 SQ.YDS
396 172 SQ.YDS
430 347 SQ.YDS
461 335 SQ.YDS
462 285 SQ.YDS
493 252 SQ.YDS

MASTER PLAN

ONE LARGE CANVAS. MANY FUTURES.

The master plan of Chira Town brings together 57 acres of residential plotted development within the larger 90-acre development.

- **Internal Road Details** : 20 Acres of Total Road Area
- **Road Widths** : 100 Feet, 60 Feet, 40 Feet, 30 Feet
- **Open Spaces** : 12 Acres
- **Landscaped Areas** : 7.7 Acres of Parks
- **Social Infra** : 2 Acres
- **Amenities** : 1.27 Acres Or 6,164 Square Yards
- **Community Spaces** : 5,158 Square Yards or 1 Acre

The plan is the framework.
What you build within it is yours.


SOCIAL INFRA
PROPOSED 40' - 0" WIDE ROAD
PROPOSED 30' - 0" WIDE ROAD
PROPOSED 100' - 0" WIDE MASTER PLAN ROAD
TOT LOT
OPEN PARK
UTILITY
TRANSFORMER YARD
PROPOSED 120' - 0" WIDE MASTER PLAN ROAD
EXISTING 40' - 0" WIDE ROAD

PLOT OPTIONS

CHOOSE THE SPACE THAT FITS YOUR NEXT CHAPTER.

Not everyone needs the same home.

And not every future looks the same.

That's why Chira Town offers three residential plot sizes.

Find Your Size.
Find Your Space.

	200 Sq. Yds.	333 Sq. Yds.	361 Sq. Yds.
Plot Dimensions	36ft x 50ft	50ft x 60ft	50ft x 65ft
Facing	East	North	West
Road Width	30	40	100
Availability	20	30	30
Price	40k	Negotiable	Negotiable







AMENITIES

More Than a Plot. A Place to Belong.

At Chira Town, the experience extends beyond your plot. Thoughtfully planned amenities bring together recreation, wellness, fitness and community spaces, giving residents more ways to spend time, stay active and connect.

Designed for everyday living. Created for everyday moments.

SPORTS & RECREATION

- Multi-Purpose Court
- Cricket Practice Nets
- Badminton Court
- Pickle Ball Court
- Box Cricket
- Sand Pit
- Outdoor Play Area
- Children Play Area
- Cycling Track

WELLNESS & FITNESS

- Outdoor Gym
- Walking Track
- Jogging Track
- Open Yoga
- Reflexology Pathway
- Senior Citizen Seating Plaza

COMMUNITY & LEISURE

- Party Lawn / Meditation Area
- Gathering Area
- Seating Plaza
- Deck With Pergola
- Amphitheatre
- Pet Park
- Grid Plantation With Seating

EVERYDAY CONVENIENCES

- Bus Stop
- EPDM Flooring

A community designed to move, meet, play and unwind.















VILLAS FOR A MORE COMPLETE WAY OF LIVING

A selection of thoughtfully designed villas that bring together space, privacy and contemporary living.

For those looking beyond a plot, Chira also offers curated villa developments designed around modern lifestyles, thoughtful planning and comfortable living.

VILLA CONFIGURATION	3 / 4 BHK
PLOT AREA	200 Sq. Yds.
BUILT-UP AREA	3300 Sq. Ft.
VILLAS	20 Villas





YOUR SPACE.
YOUR VISION.

Build a Home That Is Truly Yours

A home begins long before the walls go up. It begins with having the right space to build it on.

At Chira Town, thoughtfully planned residential plots give you the freedom to decide how your home looks, feels and grows with you. Choose your space, shape your plans and create a home that reflects your way of living.

Because sometimes, the real luxury is having the freedom to build it your way.



CHIRA
DEVELOPERS

The city is closer.

Everything you need is closer.

Now, come a little closer
to what could be yours.

YOU

Chira Town

SPACES THAT RISE

RERA NO: P02200010116

RERA APPROVED

HMDA APPROVED

CHIRA DEVELOPERS

CHIRA DEVELOPERS LLP

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