

POWERED BY



ALAKANANDATM RIVERFRONT

Where Life Restarts

1st of its Kind & Best of
TELANGANA & ANDHRA

South India's
1st & ONLY
Riverfront
Gated Community
of Approved **Villa PLOTS** on the
Banks of **KRISHNA** & Paleru Rivers

Pre-Launch Now Open

with
India's LONGEST
Private RiverFront - 3 Kms Long!

surrounded by
31,000+ Acres of Forest Land
which means **no disturbance for life!**



ALAKANANDATM
RIVERFRONT
Where Life Restarts

KOTI LINGALA
TEMPLE

ENTRANCE

VILLA PLOTS

SENIOR CITIZEN
ACTIVE LIVING

WELLNESS
CENTER

SGS ASHRAM

VILLA PLOTS

VILLA PLOTS

CHILDREN
PLAY PARK

PET PARK

CLUB
HOUSE

BOTANICAL
GARDENS

GOLF DRIVING RANGE

OUTDOOR
SPORTS

HORSE
RIDING

FISHING
DECK

PALERU
RIVER

RIVERWALK
BOULEVARD

FUTURE
DEVELOPMENT

BOAT
JETTY

AMPHITHEATRE

KRISHNA RIVER

MasterPlan

*Located @ the meeting point
of KRISHNA & PALERU Rivers!*



No graphics or artistic images here...

**everything you are about to see is a
REAL PHOTO of work at site!**

These are **ACTUAL PHOTOS** of developments at Alakananda **SHOT RECENTLY...**



Phase 1

Phase 2

1 Km Frontage
Paleru River

2 Kms Frontage

Krishna River



ALAKANANDATM
RIVERFRONT
Where Life Restarts

**31,000+ Acres
of Forest Land**

KRISHNA RIVER
1 km wide *(approx)*
Always full!

**Villas already built &
families holidaying here!**

Phase 1 Plots

Clubhouse

Drone Photo
This is a REAL PHOTO!



**Major Works
Completed**



**Fully Approved
by DTCP**



**Immediate
Registration**



Rated Highly : 4.8 out of 5

**Many VILLAS already CONSTRUCTED &
being enjoyed by families on weekends & holidays!**



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RIVERFRONT
Where Life Restarts



**Actual Photos
of Villas Built**

Plot Owners have ALREADY BUILT custom designed Villas for their families and are living here on the weekends & holidays - with some renting AirBnB style!

Right in the **CENTER** of Andhra & Telangana

Making it **equally attractive**
to people on **both sides!**

Only 12 mins from the **4 & 6 lane**
Hyderabad to Vijayawada Highway,
connected by a **New 4 Lane BT Road**



New Railway Line & Junction

(Southern Railways) being built just 7 Kms away!



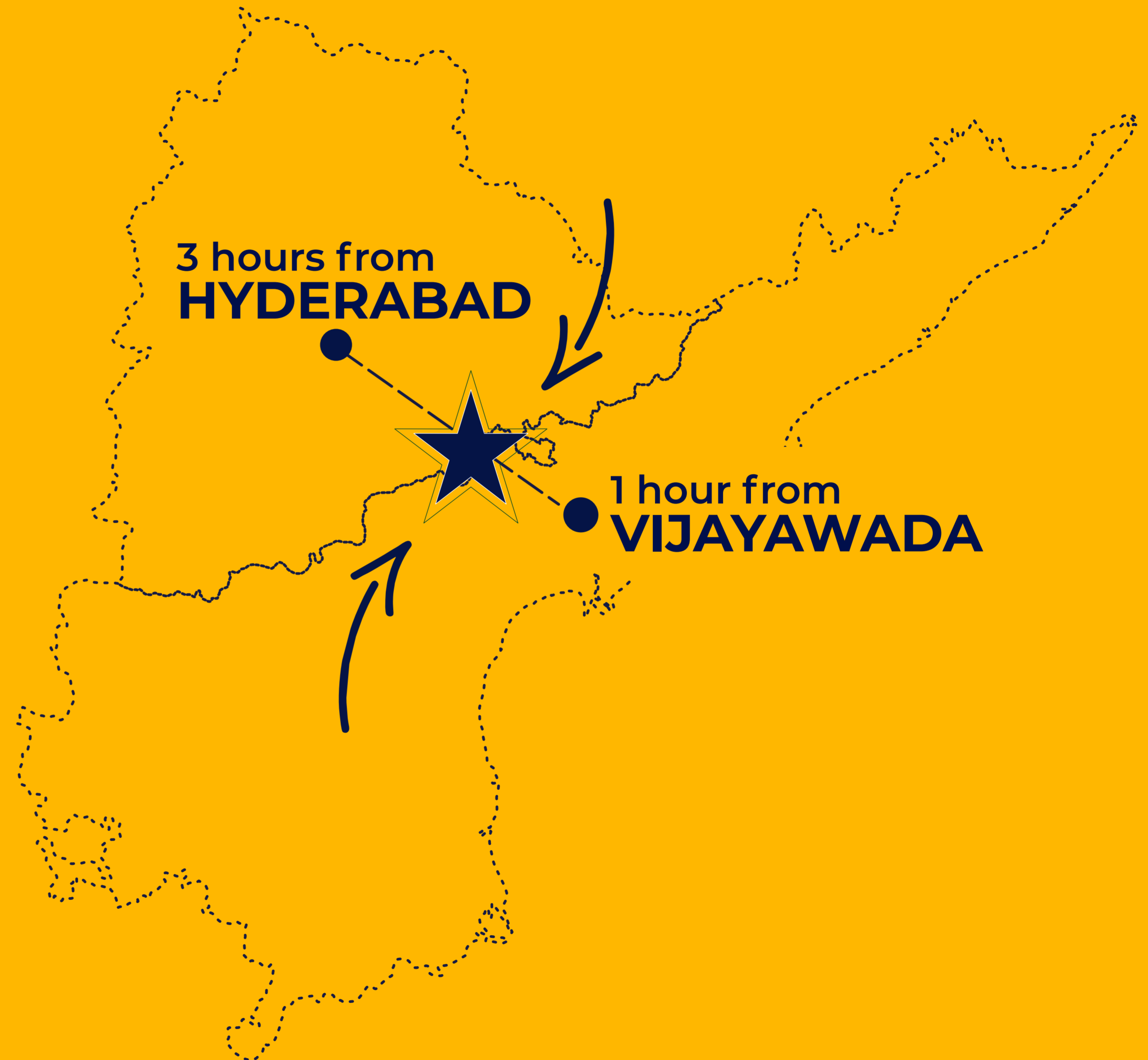
New Cruise & Cargo Terminal

(National WaterWays) being built next door!



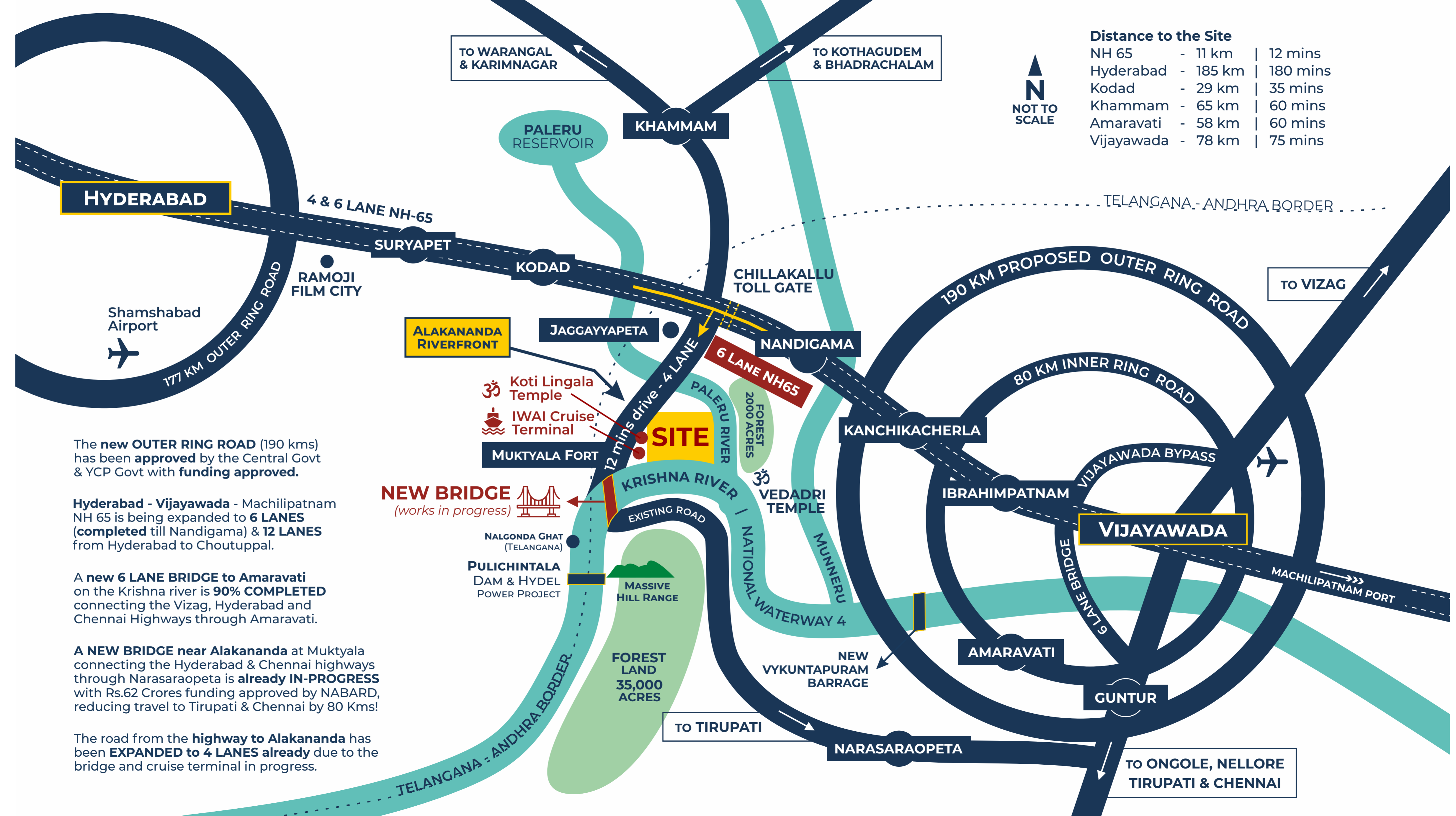
New Bridge on Krishna River

next to Alakananda, reducing travel time between TS & AP!



Distance to the Site

NH 65	- 11 km	12 mins
Hyderabad	- 185 km	180 mins
Kodad	- 29 km	35 mins
Khammam	- 65 km	60 mins
Amaravati	- 58 km	60 mins
Vijayawada	- 78 km	75 mins



The **new OUTER RING ROAD** (190 kms) has been **approved** by the Central Govt & YCP Govt with **funding approved**.

Hyderabad - Vijayawada - Machilipatnam NH 65 is being expanded to **6 LANES** (completed till Nandigama) & **12 LANES** from Hyderabad to Choutuppal.

A **new 6 LANE BRIDGE** to Amaravati on the Krishna river is **90% COMPLETED** connecting the Vizag, Hyderabad and Chennai Highways through Amaravati.

A **NEW BRIDGE** near Alakananda at Muktyala connecting the Hyderabad & Chennai highways through Narasaraopeta is **already IN-PROGRESS** with Rs.62 Crores funding approved by NABARD, reducing travel to Tirupati & Chennai by 80 Kms!

The road from the **highway to Alakananda** has been **EXPANDED to 4 LANES** already due to the bridge and cruise terminal in progress.

NEW BRIDGE (works in progress)

- Koti Lingala Temple
- IWAI Cruise Terminal

SITE

- NALGONDA GHAT (TELANGANA)
- PULICHINTALA DAM & HYDEL POWER PROJECT

FOREST LAND 35,000 ACRES

2000 ACRES FOREST

NEW VYKUNTAPURAM BARRAGE

TO ONGOLE, NELLORE TIRUPATI & CHENNAI



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RIVERFRONT
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EXCELLENT CONNECTIVITY

Just 12 mins from HYD VGA Highway

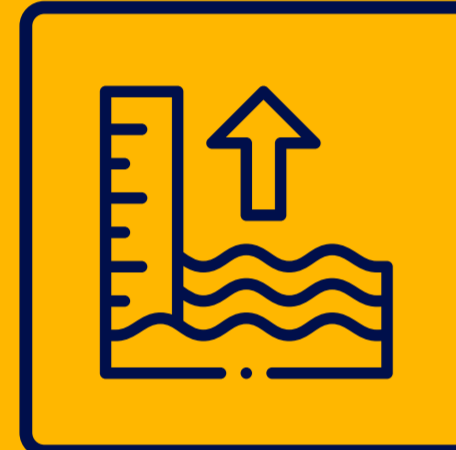
Located off the **4 / 6 Lane Hyderabad to Vijayawada Highway** (expansion in progress)

Brand New **4 Lane Road** for a congestion-free, **NON-STOP** journey from **Highway to Alakananda** (connecting upcoming river bridge 50% complete)

ALAKANANDA ENTRANCE

Entrance located right on this **4 Lane BT Road** (existing 2 lanes being expanded)

ZERO-Risk of **Flooding**



Entire land is **SAFELY** located
40 FEET ABOVE Water Levels

This is like sitting **4 Floors ABOVE** normal levels, making it **impossible** for water to enter our land, *even during the worst possible floods!*

In the **last 100 years** of floods on Krishna River, the **highest water levels** recorded was **ONLY 27 Feet** - which means we are still **13 Feet ABOVE** the **HIGHEST possible levels**, making it **ABSOLUTELY SAFE** to build your home here...



Level 1

Level 2

Level 3

40 Feet ABOVE
Water Levels

Drone Photo
This is a REAL PHOTO!

Fully Compliant with CRZ Rules

No-Construction **BUFFER ZONE** of **330 FEET** or **100 Meters** maintained from the Krishna River boundary.

As per **Coastal Regulation Zone (CRZ) Norms of the Central Govt**, a massive **48 Acres** of pure riverfront land - *approx 2 Kms stretch abutting the Krishna River* - will forever remain open green space - **WITHOUT plotting or construction.**

And so no one can **worry or complain** about river being disturbed, damaged or polluted...



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

Construction Zone
(Phase 1 - 117 Acres)

330 Ft Buffer Zone
(No Construction Here)

KRISHNA RIVER

1 km wide (approx)

Always full!

Drone Photo
This is a REAL PHOTO!

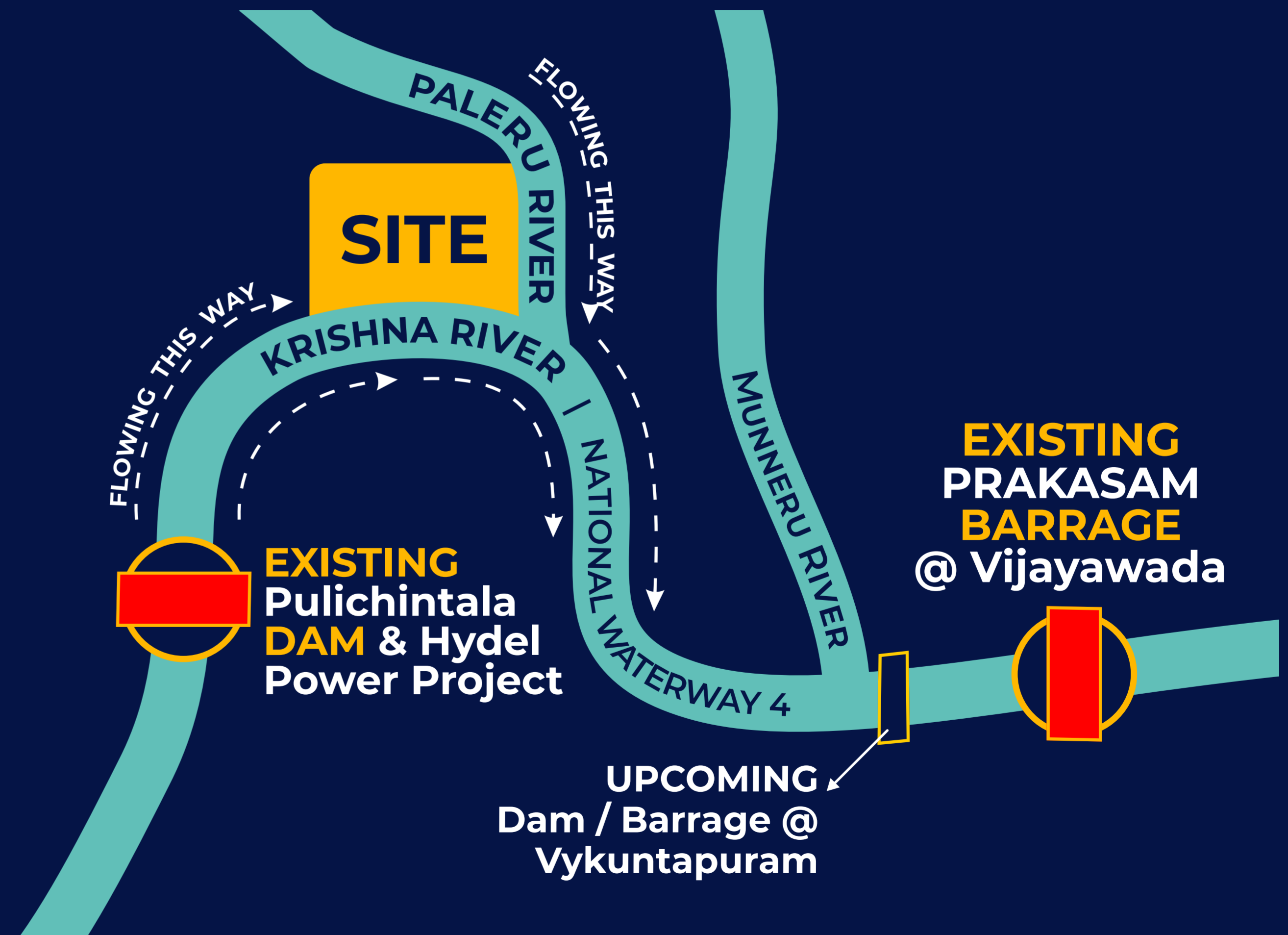
At Alakananda,
Krishna River is always
FULL of WATER
year-long because...

We are located **IN-BETWEEN** Pulichintala Dam
up-stream & Prakasam Barrage downstream...

Since Krishna River is the **MAIN SOURCE** of
Drinking & Irrigation water for Vijayawada Guntur
regions, it **continuously receives** fresh water from
the Pulichintala Dam up-stream which is also a
hydel power project releasing water continuously.

And **only if Vijayawada city is fully submerged** under
water, there is a small chance of water entering our
land, meaning no chance of flooding forever!

This also means **NO-CHANCE** of flooding as
we are sitting **Between 2 Dams on 2 Sides**,
where River Water Levels are constantly
monitored & controlled by the Govt...



Why Alakananda?

Markets like Hyderabad & Bangalore are **SATURATED** with **SKY-HIGH PRICES** and **OVER-SUPPLY** of routine, run-of-the-mill projects, with **too many resellers** and not enough buyers / end-users, making it increasingly **DIFFICULT TO RESELL** such routine plots & flats.

A more sure-shot way of earning good ROI in Indian real estate now, is by investing in :

- unique, one-of-their kind properties **that CANNOT be REPLICATED...**
- are **AFFORDABLY** priced, which means **FASTER APPRECIATION** for you...
- and **with genuine end-user demand**, making it **very EASY to RESELL**, without competition...

And this is where Alakananda **STANDS-OUT** perfectly, as it is Telangana & Andhra's...

1st & Only RiverFront
Gated Community of
Resort Themed Villa **PLOTS**
on the **Banks of KRISHNA & Paleru Rivers!**

thus making this :

- **impossible to replicate** in South India,
- **appreciate QUICKLY** since its **HALF the cost** of plots in even towns like Khammam, Warangal, etc.
- **easy to RESELL** without competition.

And hence the perfect investment!

Achieve

3 GOALS

in one place...



Invest in the **Pre-Launch Offer**

CREATE WEALTH

75% to 100% in 3 to 4 Years



Grandkids to Grandparents can enjoy!

HOLIDAY HOME

Ultimate Weekend Getaway



Spend your **Golden Years in Style!**

RETIREMENT HOME

Final Destination in Life

Project Amenities

20 Acre, RiverFront
ClubHouse
Phase 1 Operational



Restaurant

with Resident Cooks



Party Lawns

for upto 800 people



Guest Rooms

for Plot Owners (3 Star)

Access **ONLY** for Plot Owners & not open to General Public.

**31,000+ Acres
of Forest Land**



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

Krishna River

Club House
Will be expanded
substantially...

**REAL Photo
Shot @ Site!**





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RIVERFRONT
Where Life Restarts



REAL PHOTO of Shivaratri Celebrations at ClubHouse

Project Amenities

1st time in India for a Residential Layout

Private Boat Jetty

with **Water Sports!**

~ **ALREADY OPERATIONAL** ~



Approved Boats
with Govt Permissions



6 Seater SpeedBoat
plus **Kayaks & Canoes**



Licensed Drivers
with Safety Jackets

Access **ONLY** for Plot Owners & not open to General Public.



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

Krishna River

1 km wide (approx)

Always full!

Floating Modular Jetty
@ Alakananda



REAL Photo
Shot @ Site!



Project Amenities

RiverFront Beach Party Zone

~ ALREADY OPERATIONAL ~



Restaurant
on the Riverfront



Riverside Party
zone for upto 200 people



Observatory
& AC Sky Lounge

Access **ONLY** for Plot Owners & not open to General Public.



ALAKANANDA™
RIVERFRONT
Where Life Restarts



Private RiverFront HouseWarming Party
for upto 200 people for one of the plot owners!
Photo taken at **11.30 PM** under full moonlight!

REAL Photo
Shot @ Site

Enjoy Sunrises & Sunsets on the banks of Krishna & Paleru Rivers, almost like they are your **Private Property!**



Real Photos
Shot @ Site!



RiverFront Observatory & Viewing Lounge / Deck

31,000+ acres of lush green Forest Land surrounding you!

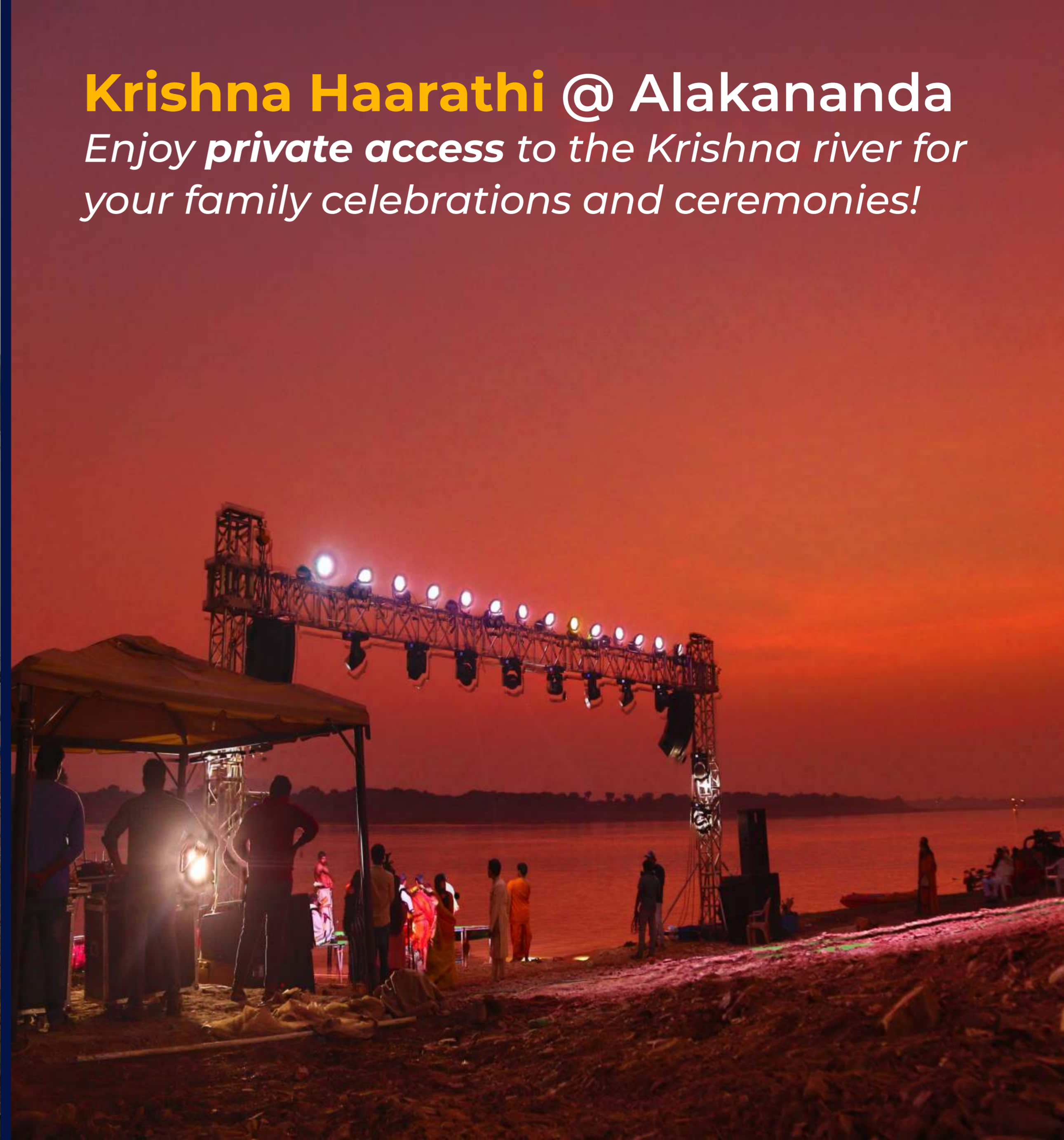


ALAKANANDA™
RIVERFRONT
Where Life Restarts



Real Photos
of events on the riverfront
beach party zone.

Krishna Haarathi @ Alakananda
*Enjoy private access to the Krishna river for
your family celebrations and ceremonies!*



Project Amenities

40 Acres

Botanical Gardens

25,000+ Trees / 52+ Varieties

of Fruits & Vegetables already planted & fruiting!



Farm to Fork

Pluck your own fruits!



Organic Fruits

& Vegetables everyday!



Forest Walk

5 kms walking track!

Access **ONLY** for Plot Owners & not open to General Public.



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

**31,000+ acres
of Forest Land**

PALERU RIVER

KRISHNA RIVER

CIRCLE 2

CIRCLE 1

**Real Photo
Shot @ Site!**



Brinjal



Seetaphal



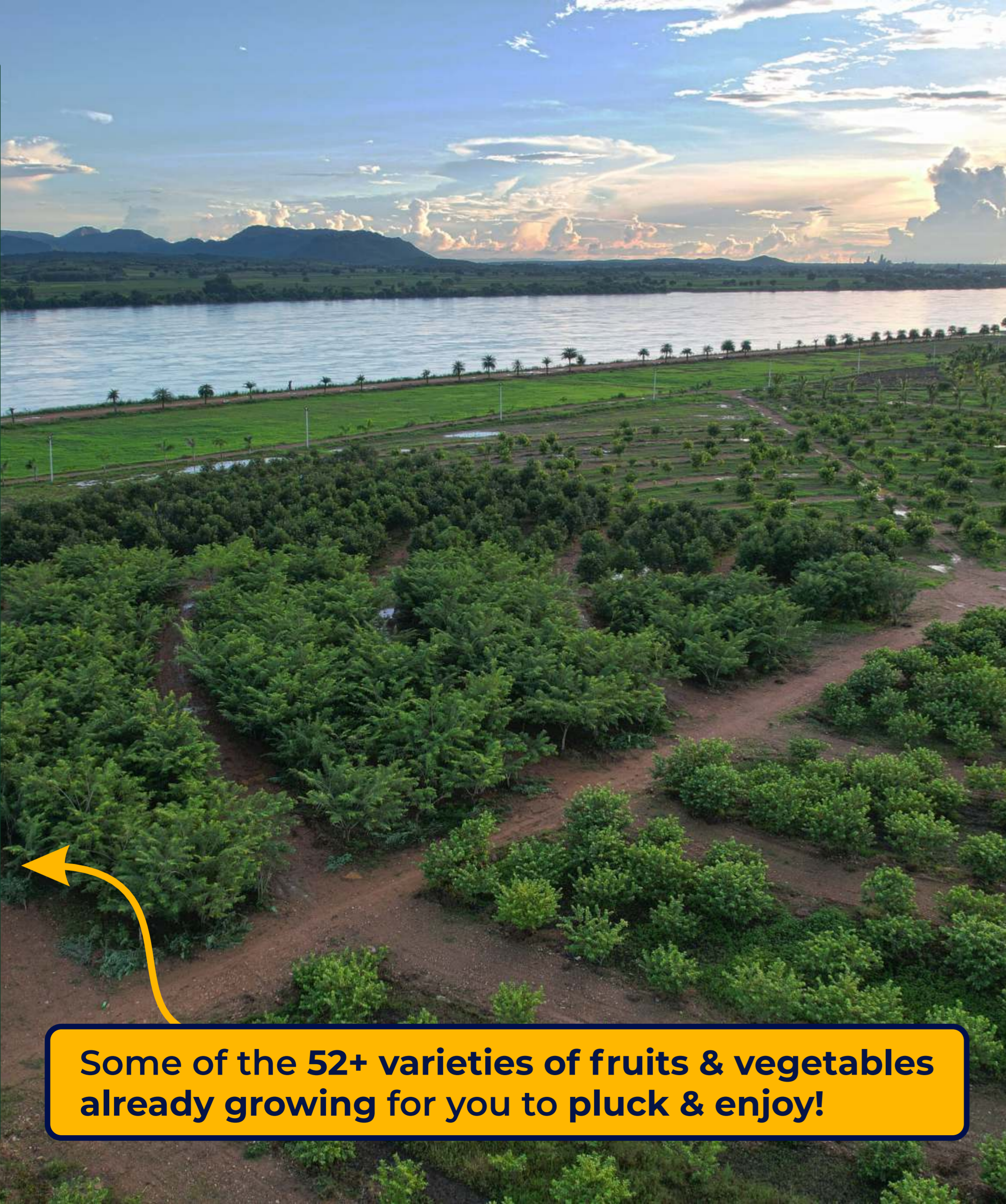
Radish



Guavas



Mangoes



Some of the 52+ varieties of fruits & vegetables already growing for you to pluck & enjoy!



**ALAKANANDATM
RIVERFRONT**
Where Life Restarts



**Real Photo
Shot @ Site!**

Project Amenities

1st of its kind in TS & AP in a Residential Layout

Horse Riding Arena

with **In-House Trainer!**

~ ALREADY OPERATIONAL ~



Race Horses + Pony

from Hyderabad Polo Club



Resident Trainer

for you to learn in-house



Stables Built

with Saddles & Equipment

*Access **ONLY** for Plot Owners & not open to General Public.*



Real Photos
Shot @ Site!



ALAKANANDA™
RIVERFRONT
Where Life Restarts



KRISHNA RIVER

Project Amenities

1st of its kind in TS & AP

RiverFront Sports Arena

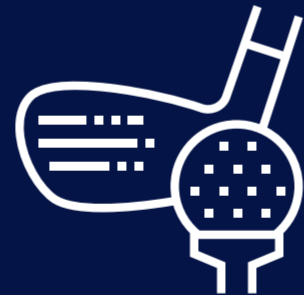
spread over 10 acres!

~ OPERATIONAL IN PHASES ~



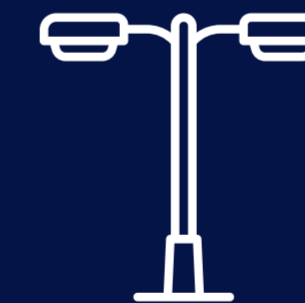
Beach Volleyball

Box Cricket & Football



Mini Golf +

Driving Range



Floodlight Facility

for Round the Clock use

*including many more outdoor sports like Tennis,
Badminton, Basketball, Football, Cricket Nets, etc.*

Access **ONLY** for Plot Owners & not open to General Public.



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

**Outdoor
Sports**

**Mini Golf &
Driving Range**

KRISHNA RIVER

**Real Photos
Shot @ Site!**

**Observatory
& Sky Lounge**

**Riverside
Party Zone**

Beach Volleyball

Project Amenities

Alakananda is Your One-Stop Destination for

Wellness of Body, Mind & Soul

with 150+ acres of Open Space and...



5 Temples nearby
+ SGS Ashram inside



Wellness Center*
Ayurveda & Naturopathy



Senior Citizen*
Active Living Homes

** In design stage and will be developed along with Phase 2 and 3*



ALAKANANDA™
RIVERFRONT
Where Life Restarts



SGS Ashram
INSIDE Alakananda



Koti Lingala Temple
right next door



Vedadri Temple
10 mins by Boat!



Tirumalagiri (TTD)
Temple 20 mins away



ALAKANANDA™
RIVERFRONT
Where Life Restarts



Senior Citizen
ACTIVE LIVING HOMES

** In design stage & will be developed
along with Phase 2 and 3.*



Wellness Center
AYURVEDA & NATUROPATHY



ALAKANANDATM
RIVERFRONT
Where Life Restarts

31,000+ acres of Forest Land

PALERU RIVER

Botanical Gardens

Phase 1 Plots

Villas already built & families holidaying here!

Phase 2 Plots

**UTTARA
VAAHINI**

One of the FEW & RARE places in India where a Major River FLOWS NORTH - instead of South - then turns EAST & then South again, considered very auspicious in Hindu mythology...

**Real Photo
Shot @ Site!**



Prices set to take off

because of MAJOR DEVELOPMENTS
next to Alakananda..



Railway Junction
7 kms from Alakananda!



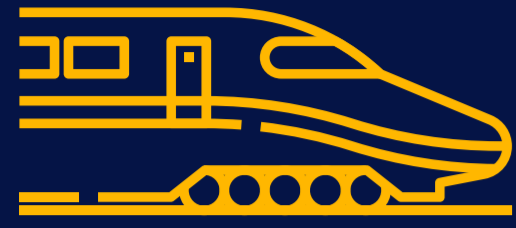
New Bridge on Krishna
being built next to Alakananda!



Cruise & Cargo
Terminal also next door!

thus making Alakananda a
Gateway to Andhra & Telangana!

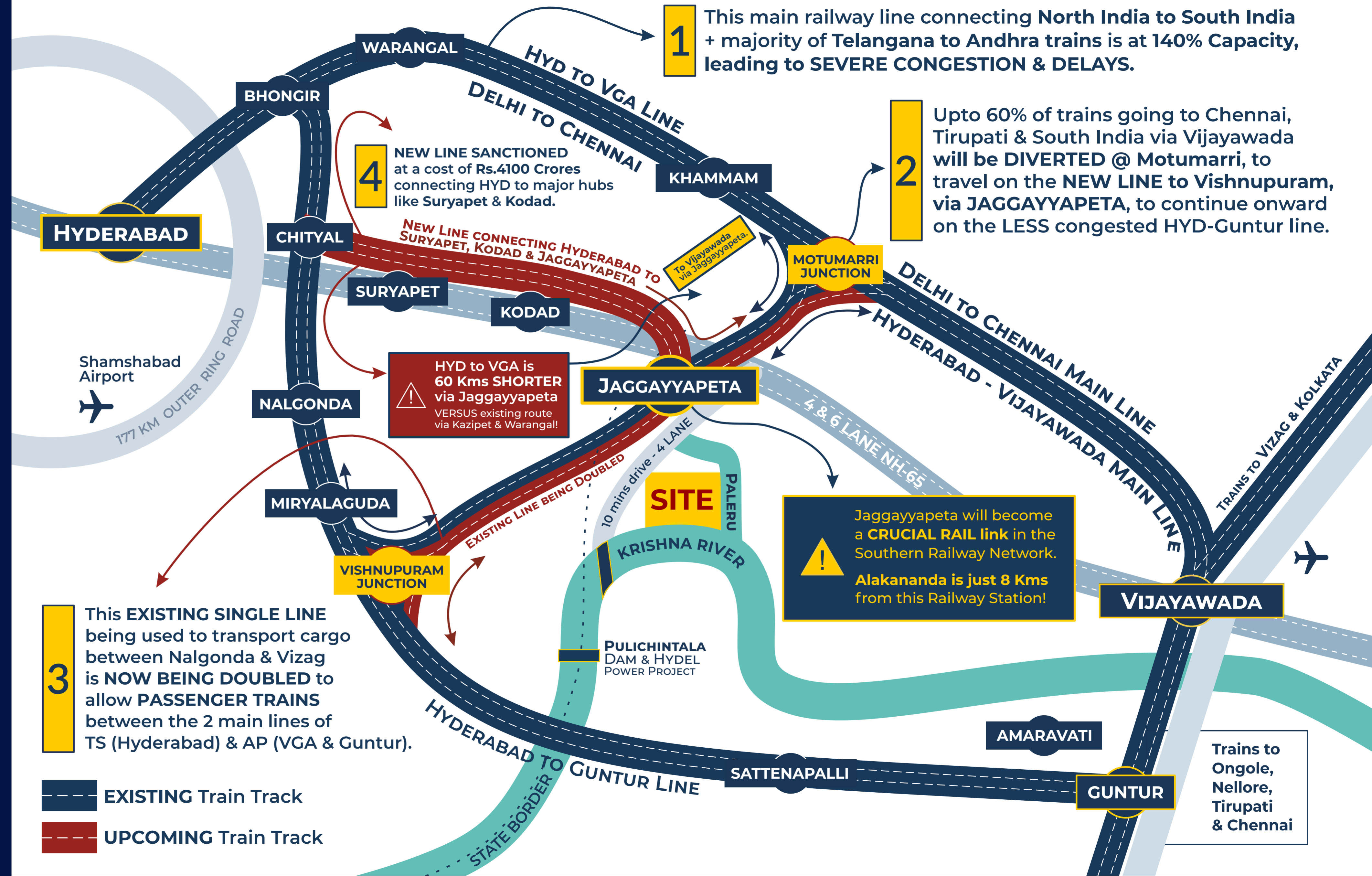
All these project are **funded by CENTRAL GOVT** and hence
will not stop or slowdown incase of change of State Govt.
Works are in **advanced stage** or already in progress!
Come and **see these for yourself!**



New Railway Lines & Junction near Alakananda!

Central Govt is laying **2 new RAILWAY LINES** at a cost of **Rs.5800 Crores** that will make Jaggayyapeta - **7 mins from Alakananda**, a Major Railway Junction for AP & TS!

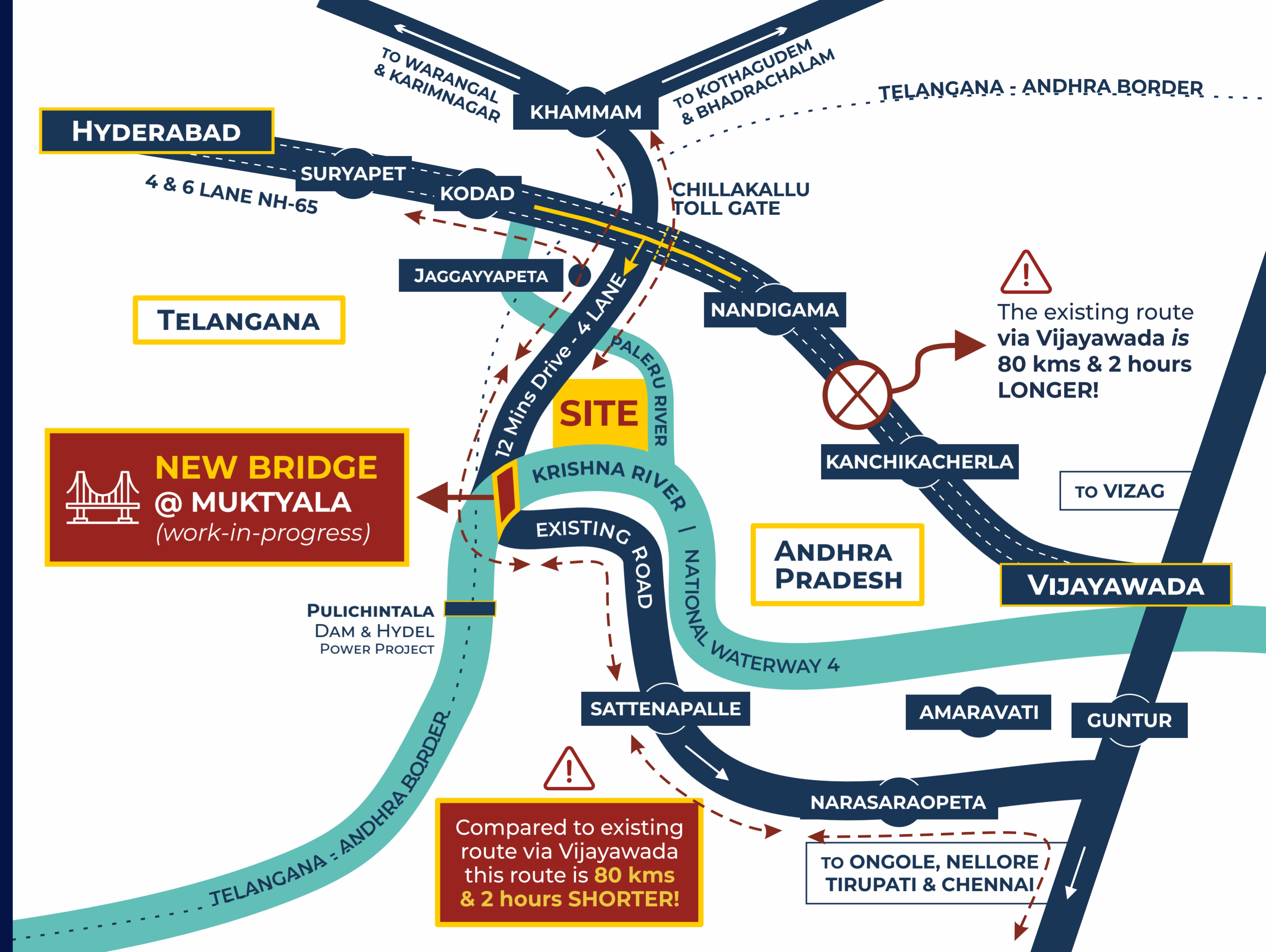
In the near future, a **Vande Bharat Train to Alakananda** is possible!



New Bridge on Krishna River right **NEXT** to Alakananda!

The only 2 major bridges for people to **CROSS THE KRISHNA RIVER** are at Nalgonda & Vijayawada - almost 200 kms apart!

This **NEW BRIDGE** coming up right-in-between, **will tremendously CUT DOWN TRAVEL TIME** between major hubs of Telangana i.e. Hyderabad, Khammam, Kodad, Warangal, Karimnagar, Kothagudem, Bhadrachalam, to key hubs of Andhra, such as Guntur, Nellore, Ongole, Tirupati, Chittor & Chennai - **COMPLETELY BYPASSING** Vijayawada, saving people upto **80 Kms of distance & 2 hours of time!**

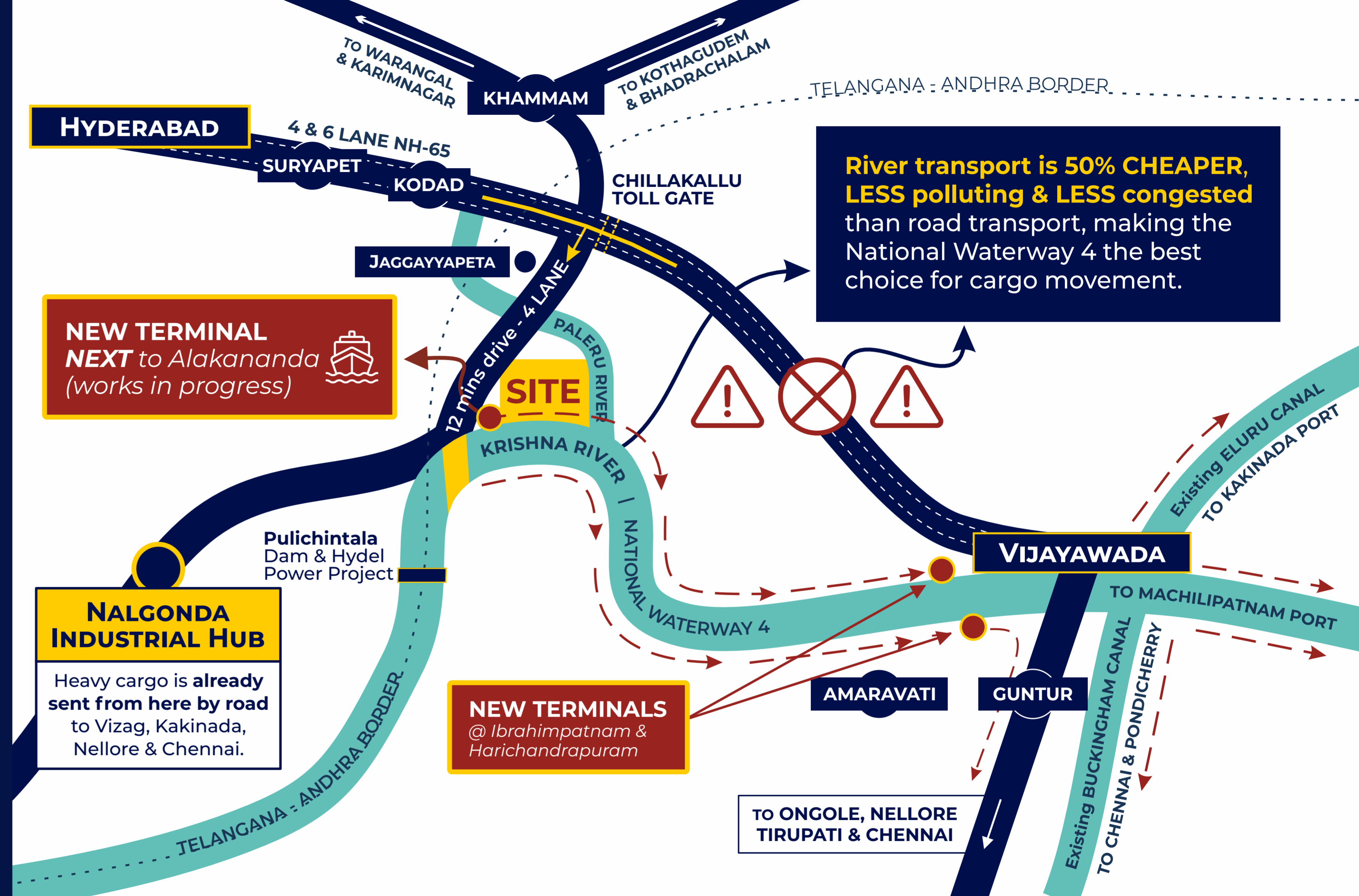


Muktyala & Jaggayyapeta - next to Alakananda - will become a SHORT-CUT between TS & South AP!

Cruise & Cargo River Terminal right NEXT TO Alakananda!

Krishna River being developed
as **National WaterWay No.4**
under Central Govt's Sagarmala program,
to facilitate **CARGO TRANSPORT** between
Telangana & AP's key deepwater ports.

Tourism will also become a big theme
as **Cruise Boats** will connect **key tourist
spots along the Krishna river** such as :
Kanakadurga Temple / Bhavani Island,
Vedadri Temple / Koti Lingala Temple
Muktyala Fort & Pulichintala Dam!



**Muktyala & Jaggayyapeta - next to Alakananda -
are becoming a Logistics Hub for AP & Telangana!**

Invest in...
VILLA PLOTS

**267, 300, 355
400 & 500
Sq Yards**

 **DTCP
Approved**

No Deadlines to Build,
No Fixed Designs to follow...

Build a Villa Whenever & However you want...



100% Customised
Floor Plans & Elevation



No Deadline to Build
Construct whenever you want!



No Apartments
Only G+2 Floors Allowed

*Plot owners have **already built and occupied their villas**,
with some even **renting them out like an AirBnB!***

Actual Photos

These are Customised Villas
ALREADY CONSTRUCTED
for Plot Owners.



ALAKANANDATM
RIVERFRONT
Where Life Restarts



Weekend Home for
Dr. Gurava Reddy
Founder, Sunshine Hospitals



PLOT : 888 SQ YARDS
4 BHK AREA : 6000 SQ FT

Real Photos of
Villas **ALREADY BUILT**
for Plot Owners.



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Where Life Restarts

PLOT : 267 SQ YARDS
1.5 BHK AREA : 1450 SQ FT

PLOT : 444 SQ YARDS
2 BHK AREA : 1850 SQ FT



ALAKANANDATM
RIVERFRONT
Where Life Restarts



Real Photos of
Villas **ALREADY BUILT**
for Plot Owners.



PLOT : 444 SQ YARDS
3 BHK AREA : 3200 SQ FT

Luxury Villa Plot Standards
in a Rustic Ambiance

Premium Specifications

with Underground & Concealed Infrastructure



Underground
Electricity & Drains



Black Top (BT) Roads
60 & 40 ft wide with footpath



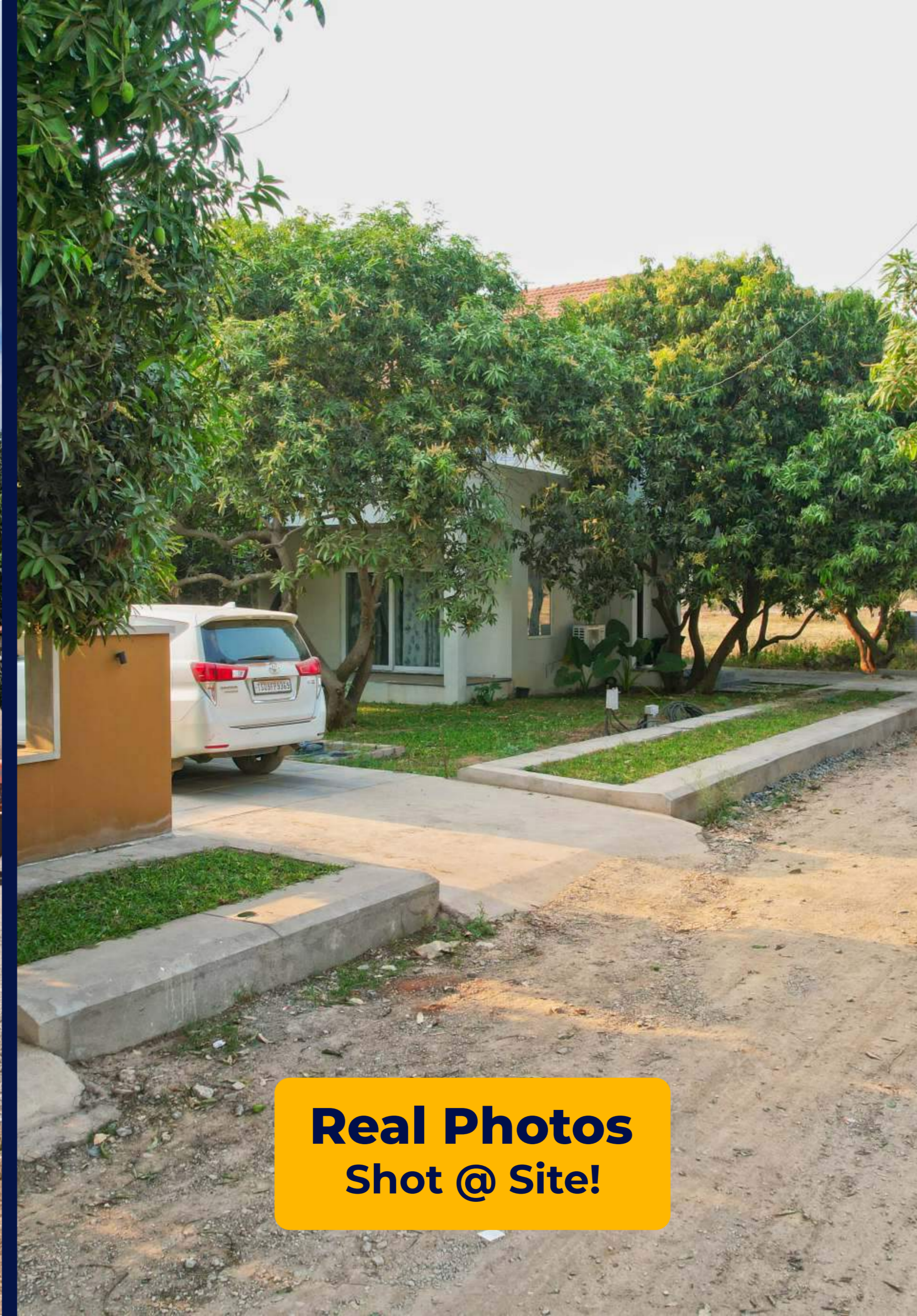
Plug & Play Plots
with Power & Water

~ WORKS IN ADVANCED STAGE ~

Avenue Plantation
with Drip Irrigation (4 ft wide)

Service Duct
for Power & Water Pipelines

Stormwater Drain
for Rainwater runoff (2 ft wide)



Real Photos
Shot @ Site!



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RIVERFRONT
Where Life Restarts





**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

↑ Forest Land stretches for about 25 kms ↑

↻ River flowing to Vijayawada

Pulichintala Dam & Reservoir
6 kms upstream from Alakananda
supplying CONTINUOUS flow of
fresh water YEAR LONG

↓ Alakananda is this way
OTHER SIDE of Krishna river ↓

At Alakananda, you are surrounded by **31,000+ acres** of lush green Forest Land, ensuring the cleanest, greenest & most undisturbed ambiance forever!

The forest land is **on the OTHER SIDE of Krishna river**, so don't worry about wild animals here!

TESTIMONIALS

what our **investors** feel about
Alakananda RiverFront...



Truly once-in-a-lifetime & a rare chance
for any family to possess an exotic asset
on the riverfront!

Dr. Gurava Reddy

Chairman, Sunshine Hospitals

Has **already constructed** his villa in Alakananda!



Alakananda was “Love at first sight” – despite being a builder myself, I can only wonder in amazement at the amount of hard work, planning and vision that has gone into creating this unique project!”
Avinash Gupta (MD, ASAP Constructions, Hyderabad)



I travelled all the way from Bangalore just to see this project and was amazed by the waterfront ambiance & facilities and gave my booking amount cheque on the spot without even consulting my family!
Praveen PVS (Vice-President - ABB, Bangalore)



I fell in love with the ambience and the serenity on my very 1st visit! Bought 2 plots myself & highly recommend this BOTH as a growth investment for young investors, as well as a lovely retirement spot for those in later years!
Dr. Sanjai Addla (Uro-Oncologist, Apollo Hospitals)



The sincerity of the promoters is evident at every step & most of the work is almost complete even before they started selling plots and that gave me a lot of confidence & made it easy to invest on-the-spot, on the very 1st visit!
Lakkineni Prasad (MD, Pratibha Institutions, Khammam)



The allure of greenery and its future as an enchanting tourist destination, made me want to own a piece of land here. Infact after I bought my plot here, I sent the brochure to my children and they instantly felt that I should have gone for a bigger plot!
Ramachandru Tejavath (IAS, Special Rep. of TS in New Delhi)



We then found Alakananda, we felt this is the perfect place to fulfill our long-pending desire to rebuild our ancestral house - right on the banks of Krishna River, while still being in a gated community where everything is taken care-off!
Dr. Ravindranath Mallela (Consultant Radiologist, HYD)



Unique property embedded between 3 districts of 2 states & in proximity to Vedadri and Koti Lingala temples along with Sangamam of Krishna & Paleru rivers - making it incomparable to any other layouts we see day in and day out!
CSN Raju (Chief Partner, Cyberabad Legal Services, HYD)



I never heard of G&C Global before - but during the site tour, I got their inside story that was very genuine & professional. My dealing with them was very straightforward & prompt and I got answers to all my questions to my complete satisfaction.
Srihari Vallabhajosula (Doctor, Scotland)



The place is even more beautiful and serene than what it seems in the photos on the website & that is when it hit me - that most people, like me, will not be able to realise until they visit the site that it really is "once-in-a-lifetime chance!"
Piyush Sharma (Customer Experience Consulting, Delhi)



Of all the investments I have made in real estate so far, Alakananda truly stands out as a benchmark! This is a "happening" calm place, in "organized" wilderness, with "reachable" solitude, amidst "unreligious" divinity!
Poornima Vishnubhotla (Founder, 4th Dymension, HYD)



The way the founder makes things easy & transparent, from plot selection to registration & construction, is why I highly recommend this as a refreshing weekend holiday home cum retirement spot & also as a value-for-money investment...
Sandhya Puri (Senior Manager, Deloitte, Hyderabad)



I am from Orrissa and have never been to AP & yet invested in Alakananda on my very 1st visit from Bangalore as I was mesmerized seeing the promoter's vision & grandiose plans to create something that has never been done before!
Abhishek Mishra (Adobe Technologies, Bangalore)

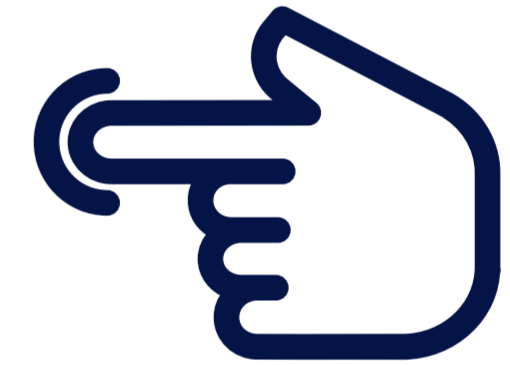


**ALAKANANDATM
RIVERFRONT**
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theAlakananda.com

Click here to visit project website for complete details including location map, masterplan, plot sizes, feature list and photos showing massive works already completed at site.



CALL US TO KNOW MORE

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