

WELCOME TO A VIBRANT COMMUNITY



TSPA JUNCTION, BANDLAGUDA (NEAR ORR EXIT NO-18), RAJENDRA NAGAR





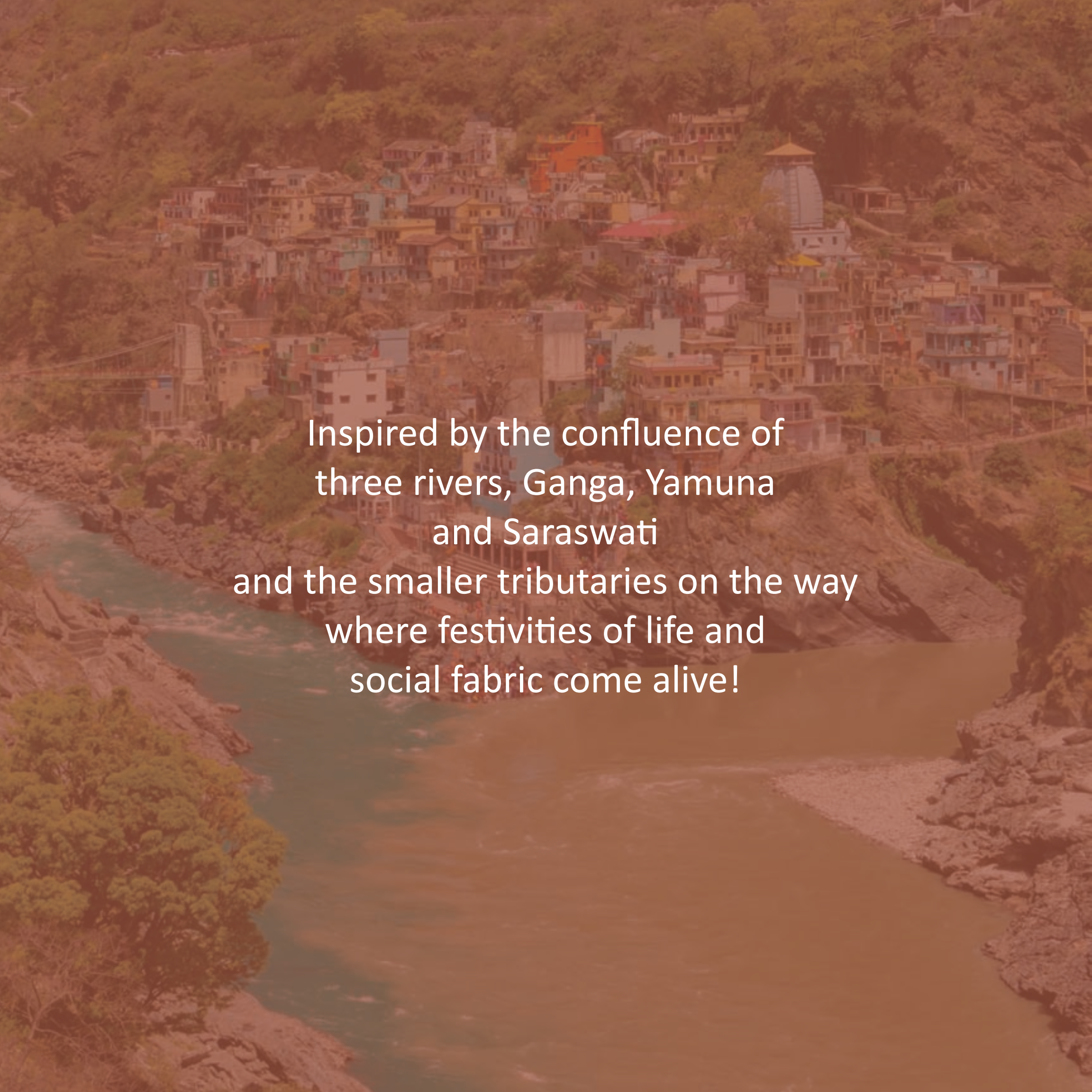
**SMR**<sup>®</sup>  
HOLDINGS

CREATING A VIBRANT COMMUNITY  
OF THOUGHTS, EXPRESSION, FREEDOM AND GROWTH

We call it  
“The Neighbourhood”



Boulder Woods • Heights • Casa Carino • Harmony County



Inspired by the confluence of three rivers, Ganga, Yamuna and Saraswati and the smaller tributaries on the way where festivities of life and social fabric come alive!

The concept of Neighbourhood is all about bringing lives closer to live in harmony. Invest not just in a home but an entire Neighbourhood. With a gamut of amenities, play areas, green pockets, walkways, temple and many more, that a community thrives on, explore a lifestyle that's uniquely active and alive.



Where communities thrive...





An Artistic view of Block - A

What makes Boulder Woods  
the preferred Home for  
the successful, the seeker,  
the active, the retired,  
the practical, the artist,  
the settler, the wanderer  
a compelling choice?



Boulder Woods at Neighbourhood, a confluence of Different Minds,  
Different Thoughts in a harmonious neighbourhood.



GACHIBOWLI

HITEC  
CITY

JUBILEE  
HILLS

GOLCONDA  
FORT

BANJARA  
HILLS

**SMR**  
NEIGHBOURHOOD

MILITARY  
AREA

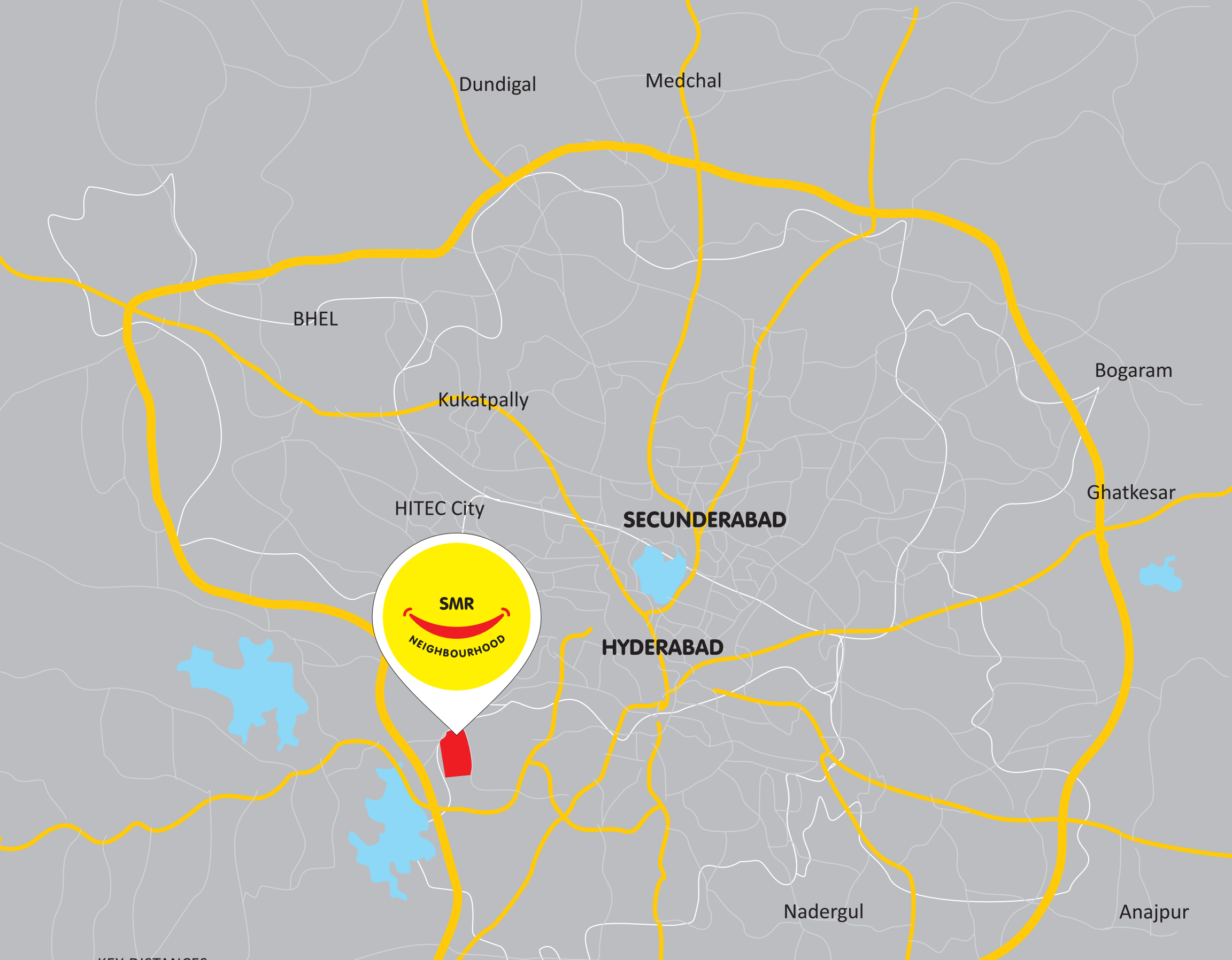
GLENDALE  
ACADEMY  
2 KMS

SMR  
VINAY  
HARMONY  
COUNTY  
PHASE-1

KISMATPUR  
ROAD

SMR  
VINAY  
HARMONY  
COUNTY  
PHASE-1  
CLUB

TIME  
SCHOOL  
1 KM FROM  
HERE



**KEY DISTANCES**

**HOSPITALS**

- Crayons Hospital - **2 Mins**
- Suncity Nursing Home - **6 Mins**
- Premier Hospital - **10 Mins**
- Olive Hospital - **12 Mins**
- Sunshine - **20 Mins**
- Continental Hospital - **22 Mins**

**SCHOOLS**

- Glendale Academy - **5 Mins**
- Time School - **3 Mins**
- Kendriya Vidyalaya - **13 Mins**
- Sreenidhi International School - **13 Mins**
- Rockwell Intl. School - **18 Mins**
- Phoenix Greens School - **18 Mins**

**MEDICAL & ENGINEERING COLLEGES**

- Shadan Medical College - **5 Mins**
- Bhaskar Medical College - **18 Mins**
- Vasavi Engg College - **12 Mins**
- CBIT - **20 Mins**

**MAJOR LANDMARKS**

- Proposed Budvel IT Cluster - **5 Mins**
- TSPA Junction - **5 Mins**
- Mrugavani National Park - **8 Mins**
- Mehdipatnam - **15 Mins**
- Gachibowli Junction - **20 Mins**
- HITEC City - **25 Mins**
- Financial District - **20 Mins**
- Shamshabad Airport - **25 Mins**



LOCATION MAP (NOT TO SCALE)



**Connectivity**

For the likes of Mrs. & Mr. Ramanathan, Mr. & Mrs. Joshi, Mr. & Mrs. Sharma, Dr. Arun Gokhle, Dr. Laxmi Srinivasan, Pilot Monika Chaubey, cabin crew Rohit Bakshi, and many others working in IT companies, Hospitals, and in the airlines, **CONNECTIVITY AND LOCATION** is paramount reason to choose the Neighbourhood at SMR VINAY BOULDER WOODS.



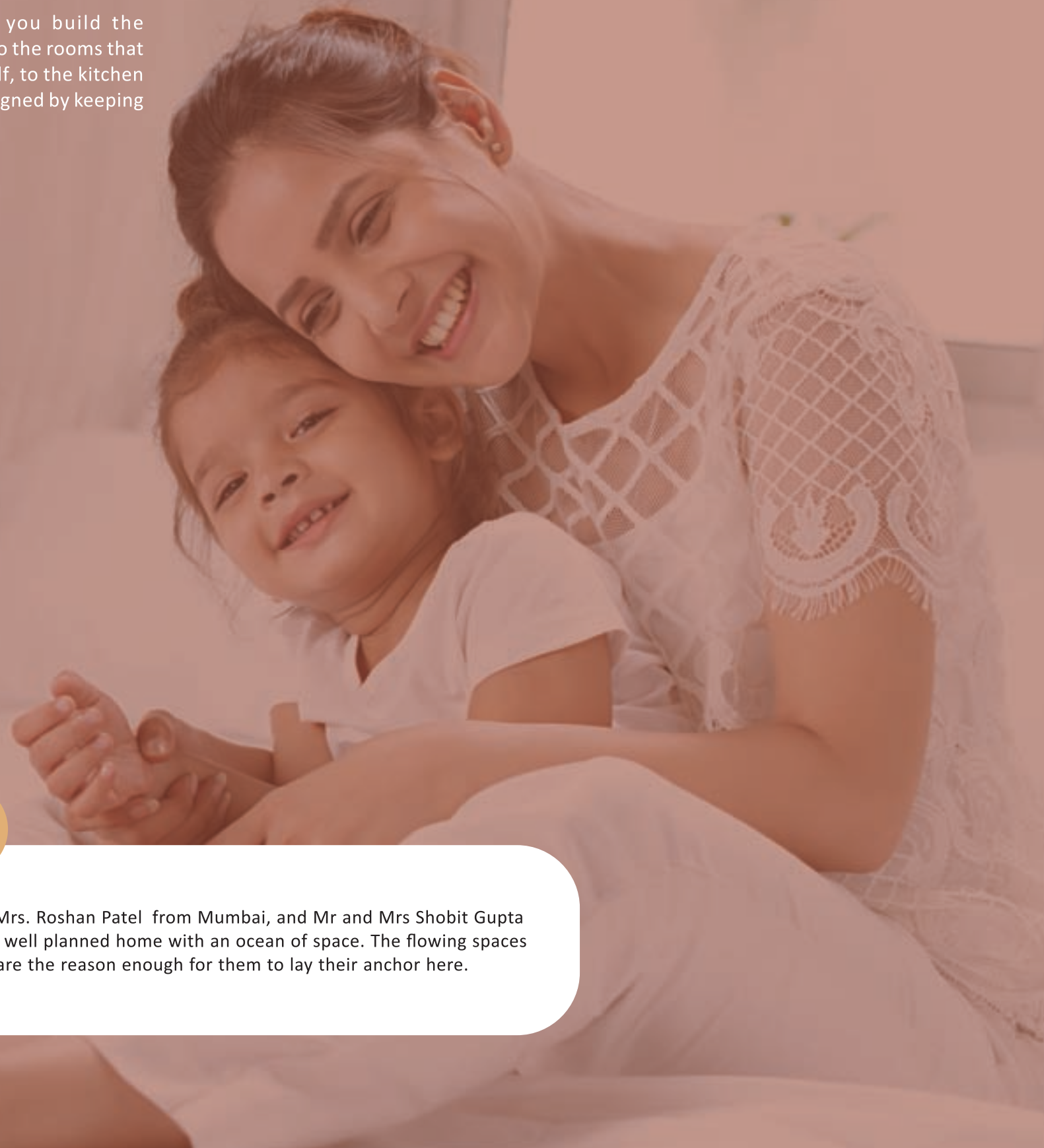
SMR  
VINAY  
BOULDER  
WOODS



An Artist vision of Night view of Block - A

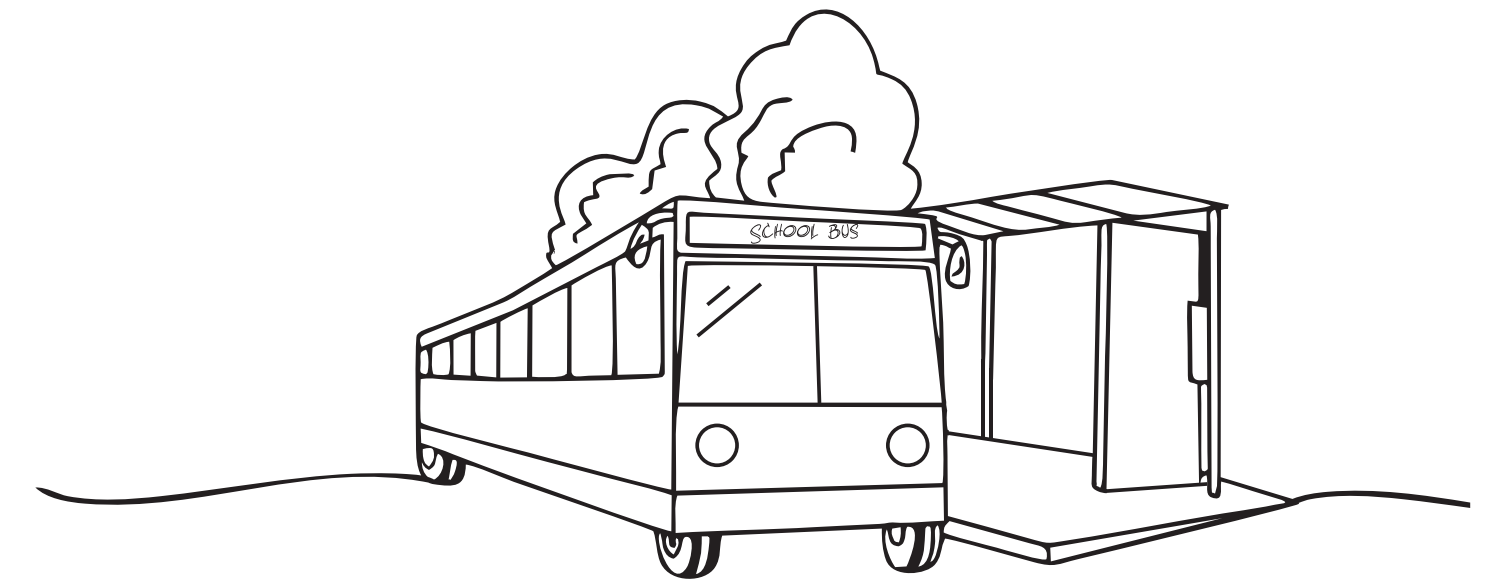
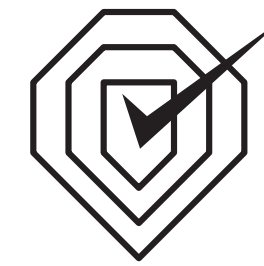
## WELL THOUGHT OUT SPACES Inside & out

From the living room where you build the memories with your loved ones to the rooms that you spend your time with yourself, to the kitchen that is a bliss of aroma are all designed by keeping your desires in mind.



For the young couples like Mr. and Mrs. Roshan Patel from Mumbai, and Mr and Mrs Shobit Gupta from Delhi, Boulder Woods is such a well planned home with an ocean of space. The flowing spaces of the interiors and lavish outdoors are the reason enough for them to lay their anchor here.

## Secure & Serene



Dedicated School Bus Bay



## Children - Friendly

Mrs. Sangeetha Reddy, the senior IT professional and her friend Shobana Roy have a family with young kids. They were so impressed with the bus bay for the school bus that it was an instant decision keeping the security of children in mind. No crossing the roads to catch the school bus anymore!





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WOODS

An Artistic view of Block - B



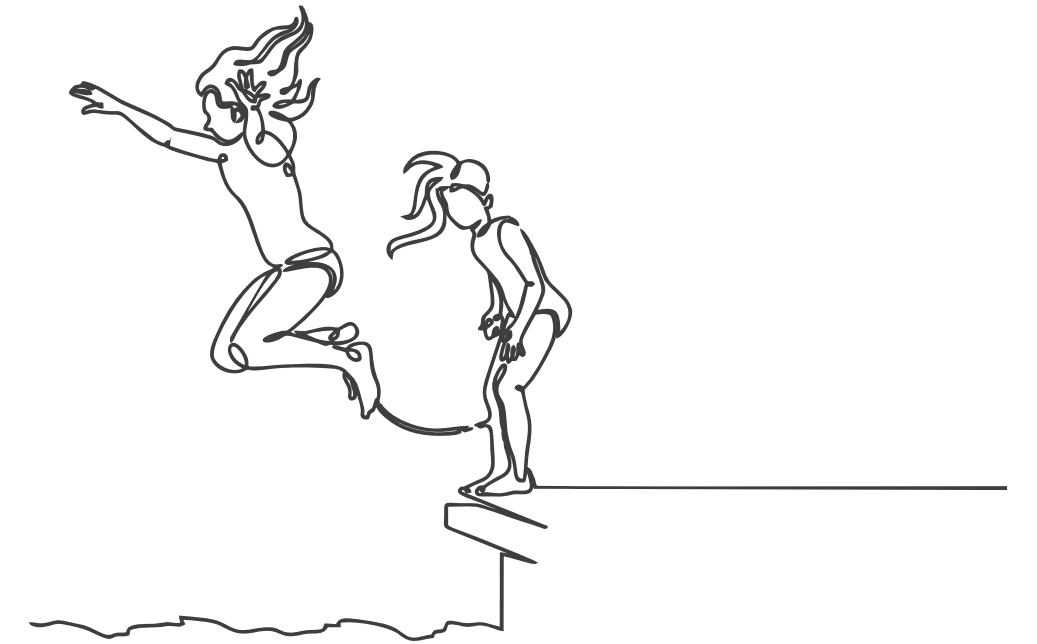


## The Leisure & Relaxation at the Neighbourhood!

Why go too far to de-stress, when the clubhouse at the Neighbourhood itself becomes the best spot for leisure and relaxation. Relax at the deck around the swimming pool in the evenings, swim and relieve your stress in the pool. Make new friends from your neighbourhood at the lounge area, play indoor games/sports, energise yourself with the latest equipment at the gym, celebrate the occasions in the dramatic hall, all in the splendid clubhouse at the Neighbourhood.

Multi-faceted Clubhouse

- **Lavish Reception and Lounge Area**
- **Guest Rooms**
- **Indoor Games Zone**
- **Swimming Pool with relaxing deck area**



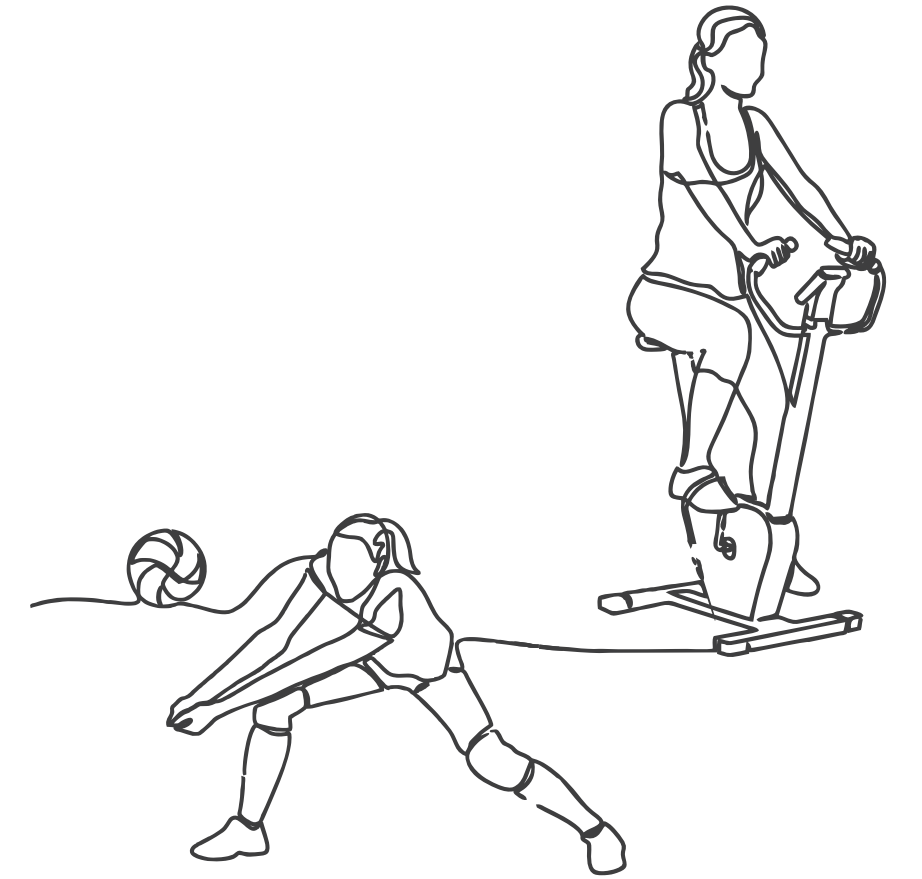
**SMR  
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BOULDER  
WOODS**  
CLUB



An Artistic view of Club house of boulder woods

## CLUB FACILITIES & AMENITIES

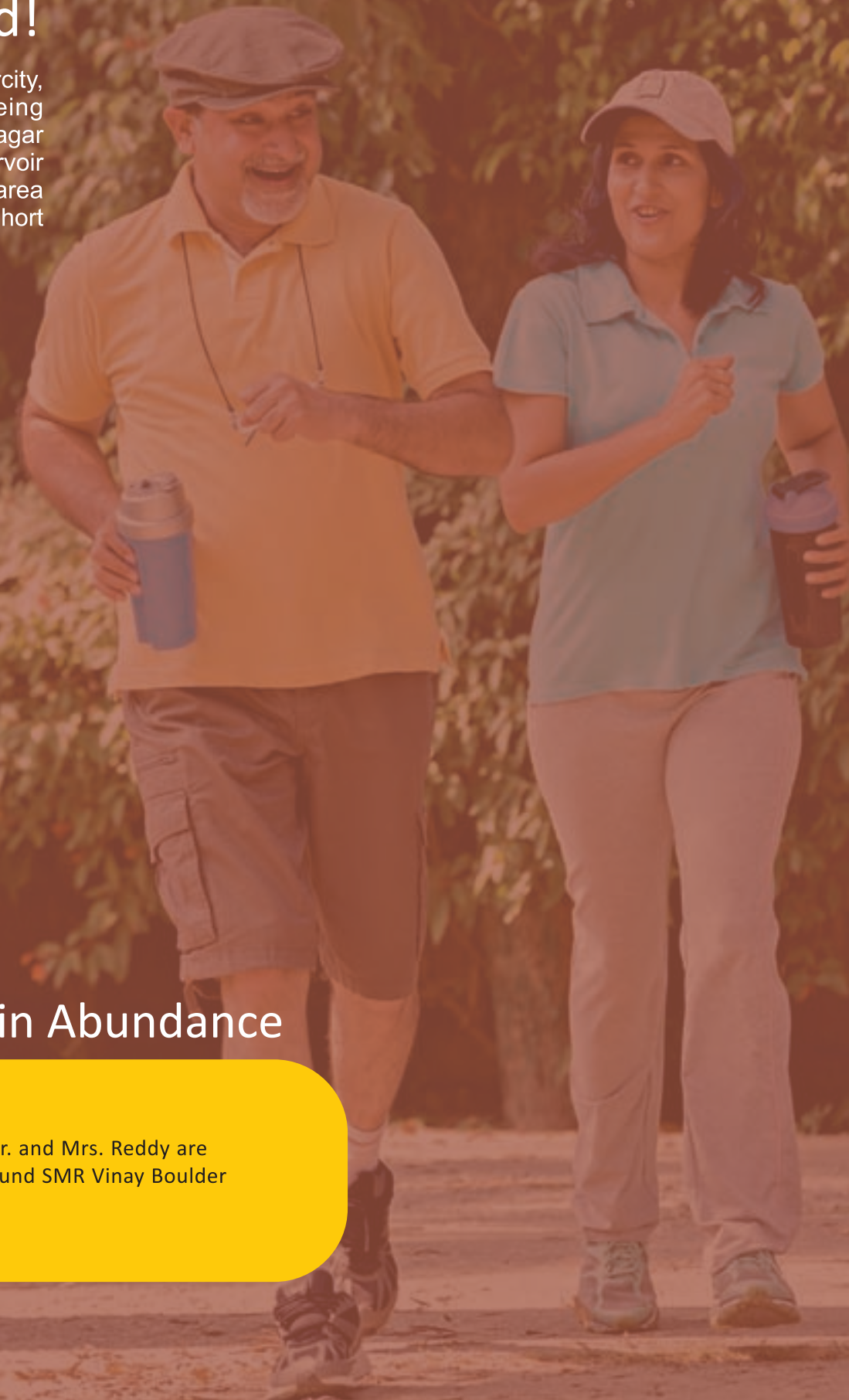
- Gymnasium
- Children play areas with designer landscapes with play equipment
- Indoor games (Table Tennis, Chess, Carroms & Pool Table etc)
- Indoor Shuttle Court
- Mini Tennis Court & Mini Basketball Court
- Yoga/Meditation Hall
- Common Hall
- Banquet Halls
- Squash Court
- Cricket Ground
- Out Door Gym
- Terrace Swimming Pool
- Well Planned Parking at Stilt, Cellar and Sub-cellar
- Ample Guest Car Parking Space on surface
- Round-the-clock Security with Surveillance
- Intercom Facility
- Fire Fighting System
- Sewage Water Treatment Plant with recycled system for flushing and landscape gardens
- Centralized Piped Gas System
- Defined Walkways
- Power Backup for Common Areas



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VINAY  
BOULDER  
WOODS  
CLUB

## The bliss of water bodies around the neighbourhood!

While the growing city is struggling with water scarcity, Boulder Woods enjoys a unique advantage of being surrounded by the water bodies such as Osman Sagar (Gandipet) on one side and the Himayat Sagar reservoir on the other. Whether you think of good lake around the area or a picnic by the lake side greenery, you have it just a short drive away.



### Nature, Elements in Abundance

A good home is always an evergreen home filled with happiness. Mr. and Mrs. Reddy are happy to have found their place with EVERGREEN WATER BELTS around SMR Vinay Boulder Woods. This makes their reason to settle for the best.

## Your Own Cricket Ground

The Neighbourhood at Boulder Woods comes with additional perks as a full-fledged play ground and an open concert space. A play ground designed as a cricket arena or an open concert space for you to display the best of your cultural talents.

**The perks are always a paradise to live with.**



### Holiday at Home

Mr. Rehman Ali and Mr. John Joseph along with their children have their reasons to settle for no less but for more of the CENTURIES, GOALS AND CELEBRATIONS at the Neighbourhood of SMR VINAY Boulder Woods.





## Capital Appreciation or regular income to retire in peace and style

When you plan to invest in your home, we believe you are investing into a quality lifestyle. An investment in the Neighbourhood ensures you greater value for your hard earned money. Whether you plan to live in this splendid space yourself or you plan to rent it out, SMR VINAY Boulder Woods becomes a great choice with greater returns on lower investment.

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VINAY  
BOULDER  
WOODS**

An Artist view of center promenade which separates Harmony County and Boulder Woods



An Artistic view of Block - A

## A Thriving Community

Marked by the single entry to the modern residential cluster, SMR Vinay Boulder Woods stands tall around the uber-luxury villas and premium apartments connecting with green lung areas. Meet and greet while you jog on the joggers' path, walk and talk as you tread the greens, relax and yoga together, and let your children make new friends and play carefree in the centralised green park.

**Green lung area with children's play zone  
Footpath lined with shady trees and flowering plants connecting every family.**



## SPECIFICATIONS

### FOUNDATION & STRUCTURE

RCC framed structure designed to withstand wind & Seismic loads

### SUPER STRUCTURE

6"/4" Thick RCC shear wall/6"/4" thick solid cement block with 12mm thick smooth plastering

### DOORS

MAIN DOOR: Main door frames of Teak wood and flush shutter with both sides Veneer with melamine polishing & hardware of the standard brand.

INTERNAL DOORS: Internal doors frame of Teak wood & commercial flush shutters with luppum and enamel paint and hardware of the standard brand.

### WINDOWS

Aluminium powder coated window frames and sliding with 5 mm thick glass with safety grills (M.S) with enamel paint finish wherever required

### PAINTING

EXTERNAL: Textured finish & two coats of exterior emulsion paint of the standard brand of Indian make

INTERNAL: Smooth Luppum finish and Plastic emulsion paint of standard brand over a coat of primer

### FLOORING

LIVING, DINING, BEDROOMS & KITCHEN: Vitrified Tiles flooring of the standard brand.

TOILETS, BALCONY & UTILITIES: Anti-skid ceramic tiles flooring of the standard brand

CORRIDORS, STAIRCASES & LIFT LOBBIES: Granite/ Vitrified tile flooring and fire staircase with Tandoor stone flooring

### KITCHEN

Granite platform with stainless steel sink with 2'-0" height dadoing.

### TOILETS

Glazed ceramic tiles dado of the standard brand upto 7'-0" height

### UTILITIES / WASH

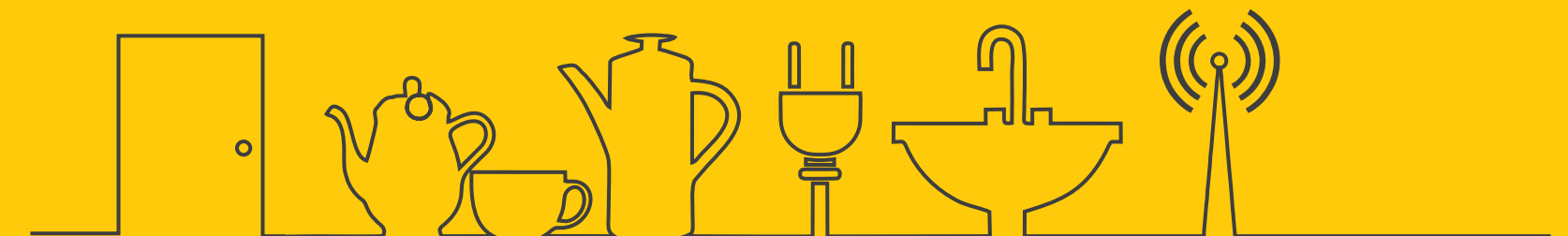
Provision for washing machine and Wet area for washing utensils etc.

### BATHROOMS

Toilets with European WC, wash basin, CP & sanitary fittings of standard brand

### ELECTRICAL

1. Concealed copper wiring with PVC Insulated wires and Modular switches of reputed make
2. Two way switches for fan & light in master bedroom.
3. Power points for refrigerator, microwave ovens, mixer/grinders, exhaust fans in kitchen, washing machine in Utility areas
4. Provision for geyser points in bathrooms.
5. Provision for AC points in hall & all bedrooms.
6. TV points in hall & all bedrooms



# Master Plan

SMR Neighbourhood



- LEGEND**
- ① ENTRY / EXIT
  - ② SCHOOL BUS STOP
  - ③ CLUBHOUSE - BOULDER WOODS
  - ④ PLAY AREA
  - ⑤ CRICKET GROUND -BOULDER WOODS
  - ⑥ TENNIS COURT
  - ⑦ BASKETBALL COURT
  - ⑧ BLOCK-B ENTRANCE - BOULDER WOODS
  - ⑨ OUT DOOR GYM
  - ⑩ GUEST PARKING
  - ⑪ BLOCK - B EXIT - BOULDER WOODS
  - ⑫ TEMPLE
  - ⑬ CONNECTING UNDERPASS BETWEEN PHASE 1 & 2
  - ⑭ TERRACE POOL
  - ⑮ PHASE - 3 ENTRY & EXIT
  - ⑯ BLOCK - A ENTRY & EXIT - BOULDER WOODS
  - ⑰ VILLA ENTRY & EXIT

# Site Layout Plan

SMR Vinay Boulderwoods



Total Land Area - 8 Acres

BLOCK-A - Ground + 15 Floors - 400 Flats

BLOCK-B - Ground + 11 Floors - 183 Flats





**BLOCK - A**  
**TYPICAL FLOOR PLAN**

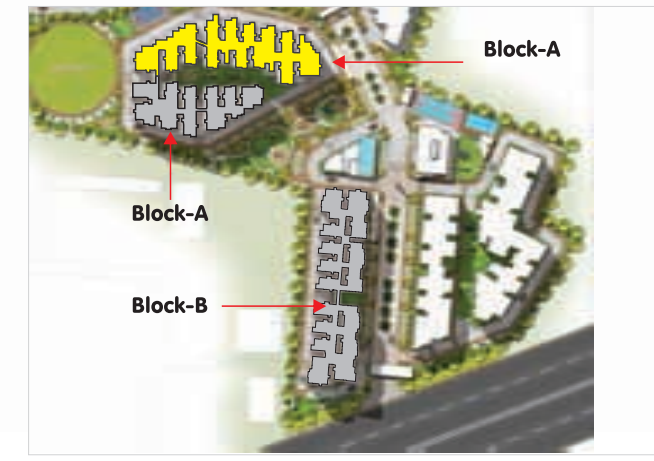


An Artistic view of Block - A

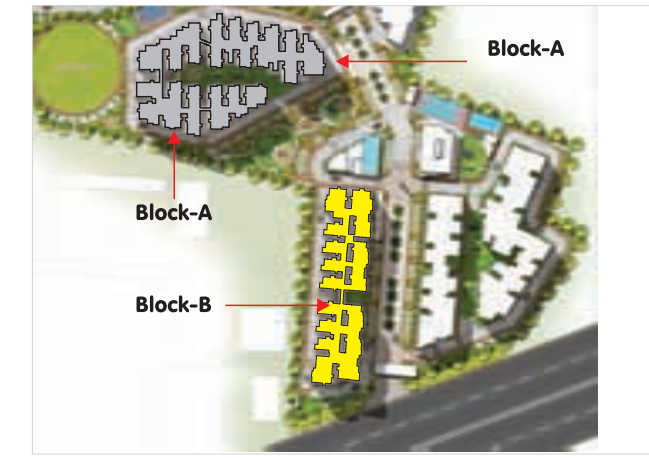




# BLOCK - A TYPICAL FLOOR PLAN



# BLOCK - B TYPICAL FLOOR PLAN

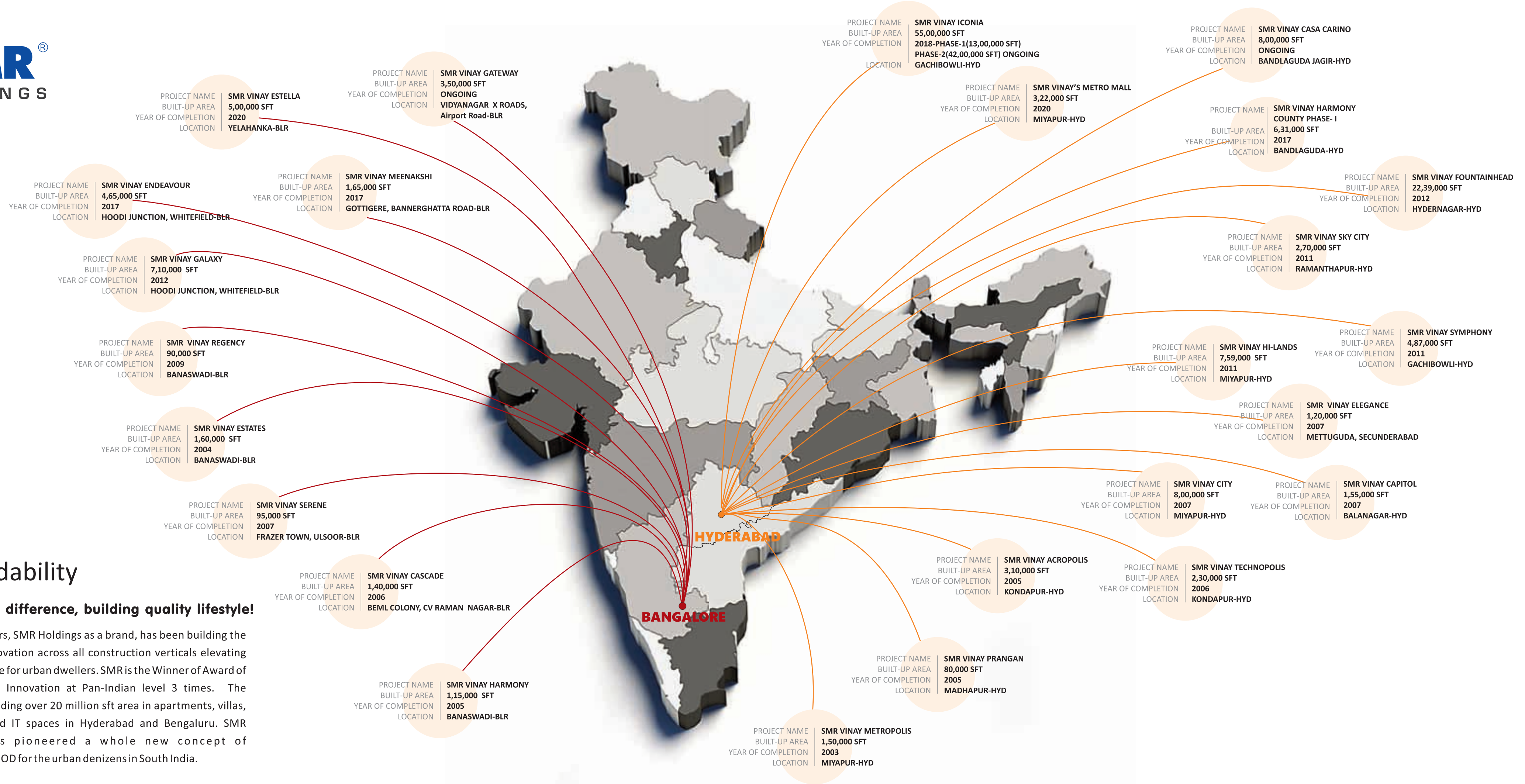


SITE LAYOUT



An Artistic view of Block - B





## Dependability

### Making the difference, building quality lifestyle!

For over 25 years, SMR Holdings as a brand, has been building the essence of innovation across all construction verticals elevating the quality of life for urban dwellers. SMR is the Winner of Award of Excellence and Innovation at Pan-Indian level 3 times. The company is building over 20 million sft area in apartments, villas, commercial and IT spaces in Hyderabad and Bengaluru. SMR Holdings has pioneered a whole new concept of NEIGHBOURHOOD for the urban denizens in South India.



**S. Ram Reddy**  
B.Arch, M.Hg., A.I.I.A  
**Chairman & Managing Director**

Mr S. Ram Reddy was awarded the prestigious CITD Award for Best Architectural Performance for 1996-97, by the then President of India, His Excellency Dr. Shri Shankar Dayal Sharma, at Rashtrapathi Bhavan. He is a Member of Institute of Town Planners of India and Member of Indian Institute of Architects. He also received a Membership Certificate in 2001 from the Indian Institute of Interior Designers (IIID), Mumbai. He was elected as the Associate Member (Life) and declared as the Member of International Federation of Interior Designers (IFI), Asia Pacific Space Designers Association (APSDA). Mr S. Ram Reddy received Quality Award in 2003 for excellent and Innovative construction from H. E. Sri Surjeet Singh Barnala, then Governor of Andhra Pradesh.



**S. Pruthviraj Reddy**  
B.Arch, A.I.I.A.,  
M.S.(Construction Management) USA  
**Executive Director**

Mr. S. Pruthviraj Reddy is the inspiration and driving force of Boulder Woods. He is an Architect and a very widely travelled person with a Masters degree in construction management, Stevens institute of technology, USA. He is initiating a new direction, taking the organization forward and contributing immensely in delivering Boulder Woods from conceptualization to the construction and delivering on time of an exceptional project. Taking care major activities of organization like design, marketing/sales, execution, managing the man power, schedules with quantity. etc etc

## AWARDS & ACCOLADES



Receiving award for Best Architectural Performance from His Excellency Shri Shankar Dayal Sharma in 1996 at Rashtrapathi Bhavan, New Delhi



Receiving Quality Award for excellent & innovative construction from H.E. Shri Surjeet Singh Barnala (Governor of A.P.) in 2003



TV 5 Business Leader - 2012 Award in Mid-Segment by the Chief Minister of Andhra Pradesh

**SMR**<sup>®</sup>  
**HOLDINGS**

Corporate Office  
SMR HOUSE  
Plot No 73, Nagarjuna Hills, Punjagutta, Hyderabad - 500 082

[www.smrholdings.in](http://www.smrholdings.in)

Regional Office  
SMR VINAY ESTATE  
Commercial Block, #402, 4th Floor  
Near Horamavu Jn., Outer Ring Road, Bengaluru - 560 043

Principal Consultants  
SMR Shelters Pvt Ltd  
Architects, Engineers, Interiors & Landscaping  
5th Floor, Plot No 73, Nagarjuna Hills, Punjagutta  
Hyderabad - 500 082

People behind the Project  
S. Ram Reddy  
S. Pruthviraj Reddy  
and Team SMR

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Chief Consulting Architect  
Ar. S. Ram Reddy  
B.Arch, M.Hg., A.I.I.A

Member  
**CREDAI**  
HYDERABAD

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.

**TS RERA No.**

**BLOCK - A: P02400001484**

**BLOCK - B: P02400001593**

Invest in your Home,  
Invest in the Whole Neighbourhood

**SMR**<sup>®</sup>  
**HOLDINGS**

[www.smrholdings.in](http://www.smrholdings.in)

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**TATA CAPITAL  
HOUSING FINANCE LIMITED**

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Terms and conditions apply.

