# HOME IS WHERE THE HEART FLOURISHES





LUXURY VILLAS @ KOMPALLY





## PRESENTING



Enter into a realm of luxury villas like no other! Vasavi Avasa beckons you, where luxury villas redefine living. It offers a curated lifestyle, blending lush surroundings with cutting-edge amenities. Every detail is considered to elevate daily life, enticing you to a vibrant world of extraordinary living.

LUXURY VILLAS @ KOMPALLY





Where playtime isn't just fun, it's secure and alive with joy. Here, we've created a haven for our little ones to explore, laugh, and make memories in a protected environment. Within our gates, you'll find vibrant playdates, laughter echoing through the air, and a sense of community that's truly special. Come be a part of a place where every play is not just happening; it's happening securely and filled with happiness.





# PROJECT HIGHLIGHTS



7.08 Acres



59 Villas



Area Range 4515-4669 sqft



9198 sqft Clubhouse





A realm of convenience and luxury with our worldclass facilities. From state-of-the-art fitness centres to inviting recreation spaces, our community offers a spectrum of amenities tailored to elevate your lifestyle. Dive into relaxation by our pools, stay active in our fitness zones, and relish moments of connection in our social spaces. Every facility is designed to enrich your daily life, making each day in our community an experience of comfort and convenience. Welcome to a place where exceptional facilities redefine living.

# EXTRA ORDINARY FEATURES THAT REDEFINE LIVING

Immerse yourself in the enchanting ambience of our community, where tranquillity meets vibrant living. From the rustle of leaves in our green spaces to the hum of shared conversations, our ambience is a symphony of comfort and connection. Whether you seek serene moments or lively gatherings, our community ambience sets the perfect backdrop for every chapter of life.

Welcome to a place where ambience is not just a setting; it's an experience.





Where your daily life is enhanced by thoughtfully curated amenities. Imagine kick-starting your mornings with a workout in our cutting-edge fitness centre or finding serenity in our beautifully landscaped gardens. Take a dip in the refreshing pool, and feel the essence of a living space designed for your ultimate comfort and joy. Our amenities aren't just additions; they're the soul of a home that we've crafted with a commitment to making each day extraordinary. Welcome to a place where living is an experience, not just a routine.







### LEGEND

- 1. Entry/Exit
- 2. Water Feature With Pergola Above / Palm Court
- 3. Party Lawn
- 4. Stepping Stones
- 5. Amphitheatre With Pergola Above

- 6. Kids Play Area
- 7. Social Pods
- 8. Sunken Seating
- 9. Bosque Plaza
- 10.Chess Garden
- 11. Stage With Feature Wall

- 12. Outdoor Gym/Fitness Court
- 13. Badminton Court
- 14. Seating
- 15. Zen Garden / Senior Citizen Garden
- 16. Cricket Practice Net
- 17. Reflexology With Railing

- 18. Stacked Seating
- 19. Feature Mound With Palms
- 20. Tree Plantation Alongside Road
- 21. 9m (30 Ft.) Wide Road
- 22. 12m (40 Ft.) Wide Road

23. Plantation Along Mound

- 27. Plantation 28. Service Area

25. Clubhouse

24. Proposed 100 Feet Road

26. Club House Parking



## East Facing | Total Built Up Area 4503 sqft

### Ground Floor 1691 sqft



### First Floor 1691 sqft



### Second Floor 1121 sqft





### Ground Floor 1691 sqft



# West Facing | Total Built Up Area 4339 sqft

### First Floor 1691 sqft



### Second Floor 957 sqft





# East Facing

Isometric View



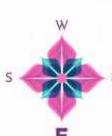
**Ground Floor** 



First Floor



Second Floor



# West Facing

Isometric View



Ground Floor



First Floor



Second Floor







#### Connected to Rail & Road

 MMTS Station Gundlapochampally 1.5 Kms Outer Ring Road 2.5 Kms 4 Kms • NH 7 Secunderabad Station 18 Kms

### Connected to Hospitals

 Ram Hospital Narayana Hridayalaya 6 Kms • Balaji Multi Speciality Hospital 7 Kms • Usha Mullapudi Cardiac Centre 7 Kms Harsha Hospital 8 Kms

5 Kms

#### Connected to Entertainment

· Dhola-Ri-Dhani 3 Kms Cine Planet (Multiplex) 5 Kms • Runway 9 (Go Karting) 6 Kms • Diwan Dhaba & Other 7 Kms Famous Hyd Dhabas





### **SPECIFCATIONS**



#### STRUCTURE

- . Shell: RCC framed structure with masonry partitions. Floor to floor height will be a minimum of 10 feet.
- . Masonry: Brick masonry of 230mm thickness for exterior walls and 115mm thickness for interior walls.
- . Plastering: 18mm thick double coat waterproof plastering for external walls; 12mm thick single coat plastering for internal walls.
- Living, Dining & Kitchen: 800mm x 800mm vitrified tile flooring.
- Utility: 300mm x 300mm anti-skid ceramic tile flooring and wall tiles up to architect's design.
- Bedrooms: 600mm x 600mm vitrified tile flooring.
- . Bathrooms: 300mm x 300mm anti-skid ceramic tile flooring and 300mm x 450mm wall tiles up to the door top.
- Balconies/Sit-outs: 600mm x 600mm anti-skid ceramic tile flooring.
- Staircase: Easy grip granite/ Kota stone/ vitrified tile/ equivalent flooring.
- Parking Floor: Vacuum dewatered flooring/ Indian Patent Stone flooring/ parking tiles/ cement flooring.
- Terrace Floor: IPC flooring.

Makes: Reputed makes like Qtone, Metro, REX etc.

#### ELEVATOR

Provision for lifts in all villas.

#### SANITARY FIXTURES

- Water Closets: Wall mounted western style, porcelain EWC of reputed make will be provided in all bathrooms.
- . Overhead Showers: All bathrooms will be provided with overhead showers of reputed make.
- . Wash Basins: Porcelain wash basins of reputed brands will be provided in all bathrooms. All CP bottle traps of standard make
- Kitchen Sink: Stainless steel sink of reputed make will be provided.
- Faucets: All faucets will be of CP; heavy body metal fittings of reputed manufacture.
- Washing Machine & Dishwasher Point: One cold water inlet and drainage outlet each will be provided in the utility.
- Plumbing: All water supply lines will be of CPVC & drainage lines will be of PVC pipes.
- Makes: Sanitary fixtures- Kohler, Hindware, American Standard or equivalent.

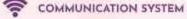
#### DOORS & WINDOWS

- Door Height: All doors will be 8 feet high above the finished floor level.
- Frames: main door frame will be of teak wood and rest all door frames will be of hardwood.
- . Shutters: All doors will be solid core flush(block board) shutters, with panelled decorative veneers with polished finish or factory pressed laminate shutters or moulded doors with pointed finish
- . Windows: The windows will be of Unplasticized Polyvinyl Chloride (UPVC) with glazing of 5mm thick float glass with provision
- Hardware: All hardware will be of stainless steel with a brushed finish. The main door will be provided with a latch of reputed make. All other Doors will be provided with door bolts and a mortise/tubular/cylindrical lock.
- Windows Make: Vasavi Craft, NCL Veka, Kommerling, Ashrith or equivalent make

- Interior Paint: All interior paint with two coats of lappam(wall putty), one coat of primer and two coats of plastic emulsion paint as per architect's colour scheme.
- . Exterior Paint: Two coats of exterior grade lappam(wall putty) and two coats of exterior grade acrylic emulsian paint with one coat of primer as per architect's colour scheme
- Staircase Handraib Will be of stainless steel or MS or glass or a combination of the above as per the architect's design.
- Makes: Birla Putty, Asian paints, Berger, Nerolac, Techno paint or equivalent make.

Wiring: All wiring will be of reputed FRLS wires and cables, concealed in 25mm dia conduits. The wiring for the 15 amp point will be 1100 grade 3/20 copper wire which is sufficient for equipment capacity of up to 5.0kW. The wiring for 5 amp point will be of 3/22 rating which will be sufficient for wet grinder/ mixer/ shaver/ refrigerator/washing machine and other appliances of copacity up to 1100W.

- Switches: All switches will be of reputed make. Sackets will be provided in living, dining and bedrooms. In addition to basic lighting and fan controls, the following number of sockets will be provided in various rooms:
- Living/Dining: 3 nos-5 amp switch & socket, 1 nos-15 amp switch and socket.
- Kitchen: 3 nos-5 amp switch & socket, 3 nos-15 amp switch and socket
- Utility: 1 nos-5 amp switch & socket, 2 nos-15 amp switch and socket.
- Master Bedroom: 4 nos-5 amp switch & socket.
- Other Bedrooms: 3 nos-5 amp switch & sacket.
- Bathrooms: 1 No-Samp switch & socket
- Terrace: 1 nos-5 amp switch & socket, 2 nos-15 amp switch and socket.
- Geyser: Provision of geyser along with switch & socket in all toilets.
- . Exhaust: Provision of exhaust along with switch & socket in kitchen and tailets.
- A/C: Provision of A/C point with switch and socket for living, dining and all bedrooms.
- Common Area Lighting: Solar powered light posts with lamp fittings.
- . Makes: Conduits- Sudhakar, Precision, Avanplast, Polycab or equivalent make. FRLS wires, MCBs- Finolex, Polycab, Anchor or equivalent make.
- Switches & Sockets: DB's- Legrand, Schneider, Anchor, Hager, Havells or equivalent make.
- Light Fittings: Philips, Wipro, Crompton or equivalent make.



- Telephone Point: One telephone point each will be provided in the living room and master bedroom.
- Internet/Cable: Conduit will be provided at designated location as provision for laying cable.
- . TV Cable: Conduit will be provided in the living room and master bedroom as provision for laying cable. Intercom: Intercom facility provided throughout the property. (Residences/ Security/Amenities/Community Services)

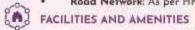


#### SECURITY SYSTEM

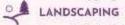
- Solar Powered Fence: Will be provided for the total compound wall. Surveillance cameras will be provided at the main 'Security'
- Internal Compound Wall: 5 feet height wall behind each villa

### WILITIES AND SERVICES

- Back-up Power: To the extent of IKVA will be provided to individual units and also to common area lighting, pumps and motors. The generators will be provided along with an automatic change over switch.
- Solar Water Heater: Each unit will be provided with a solar water heater of adequate capacity.
- Sewage Treatment Plant: STP of adequate capacity will be provided.
- Water Treatment Plant: Fully treated water will be made available through a specialised water softening and purification plant.
- Water Supply: Water is supplied through an underground piping system from a treated water sump.
- Rain Water Harvesting: As per IGBC and HMDA norms.
- Road Network: As per HMDA norms.



- Clubhouse: Banquet hall/cafeteria for parties/ functions/ multi-purpose venue, indoor gaming room, 2 suite rooms are provided for the guests. An open theatre/multi-purpose area is also provided.
- WiFi with broadband connection is provided.
- Swimming Pool: Swimming pool with paddle pool area for kids and changing rooms is provided.
- . Gym: Will be provided with commercial low impact treadmill, total body elliptical fitness cross trainer, upright cycle, 4 station multi-gym, multi-purpose bench and dumb-bell rack, Smith machine, power rack and machine fly. Open air gym is also provided.
- . Outdoor Sporting Facilities: Basketball hoop, valleyball court, badminton court, cricket practice net, children's play area, walking or jogging track and skating rink
- . Shapping Facilities: Provision for commercial places such as pharmacies, grocery stores/ supermarkets.



- Soil: A mixture of good quality red soil and sand mixed with compast will serve as the base layer for landscaping.
- Soft Landscaping: Grass, shrubs, bamboo and easy maintenance plants will be provided.

APPROVALS

Permit No. 06606/LO/HMDA/1436/MED/2023 29-09-2023





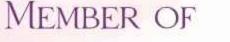
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### CONSULTANTS



















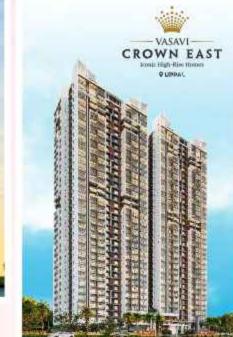


































### HONOURS & AWARDS



Ms. Sowmya Chanda & Mr. Abhishek Chanda Directors of Vasavi Group Receiving an Award From Raveena Tandon Actress





Ms. Sowmya Chanda Director, Vasavi Group Receiving an Award From Sunil Shetty





Sri Yerram Vijay Kumar CMD, Vasavi Group Receiving an Award From Dr. Mahendra Nath Pandey Hon'ble Minister for Heavy Industries Government of India



Sri Yerram Vijay Kumar,



CMD, Vasavi Group & Sri Rajiv Kumar Agarwal, Vice Chairmen, Vasavi Group Receiving a Copy of The MOU Signed for "Development of Lakes Under CSR in Hyderabad\* From Sri K. T. Rama Rao Hon'ble Minister for Municipal Administration & Urban Development, Telangana State



Sri Yerram Vijay Kumar CMD, Vasavi Group Receiving an Award From Sri Nitin Gadkari Hon'ble Minister for Road Transport & Highways In The Government Of India





Sri Yerram Vijay Kumar CMD, Vasavi Group Receiving an Award From Sri G. Kishan Reddy Hon'ble Union Minister Government of India





#### A CHRONICLE OF CRAFTING THE FINEST LANDMARKS!

The success story of Vasavi Group is built on the foundation of quality, integrity, innovation and matchless customer service. Incorporated and established in 1994 and headquartered in Hyderabad, the real estate glant has extended its footprint across the twin cities. Through their illustrious journey spanning over 30 years, the Group is proud to have accomplished 30 residential projects and 17 commercial projects. The Group has spearheaded some of the most notable residential developments covering the length and breadth of the capital city and emerged as a name synonymous with the highest construction standards that redefine excellence



VISION Create Happy Memories.

Every Single Day.

PHILOSOPHY Better Planning Better Location. Better Amenities.

Better Value.

VALUES

Transparency · Integrity Honesty • Trust Passion • Innovation

#### VASAVI FOUNDATION

Vasavi Foundation undertakes the Corporate Social Responsibility activities of Vasavi Group. The Foundation focuses on health, livelihood, education, and donations to relief works during calamities

#### LEGACY

25,000+ Happy Residents Acres Villa Apartments Projects Projects



Site Office: Vasavi Avasa Kompally, Hyderabad - 500100.

Corporate office: Vasavi Corporate 4th Floor, Road No. 12, Banjara Hills, Hyderabad 500034.

www.thevasavigroup.com











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