



Landscape Architects

Architecture, Structural & MEP Consultant's

SV INFRA  
LAND OWNERS



OPP. AV CONVENTION, SHADNAGAR  
TS RERA NO: P02400007024

THE FIRST TRIPLEX GATED COMMUNITY  
LUXURY VILLAS IN SHADNAGAR

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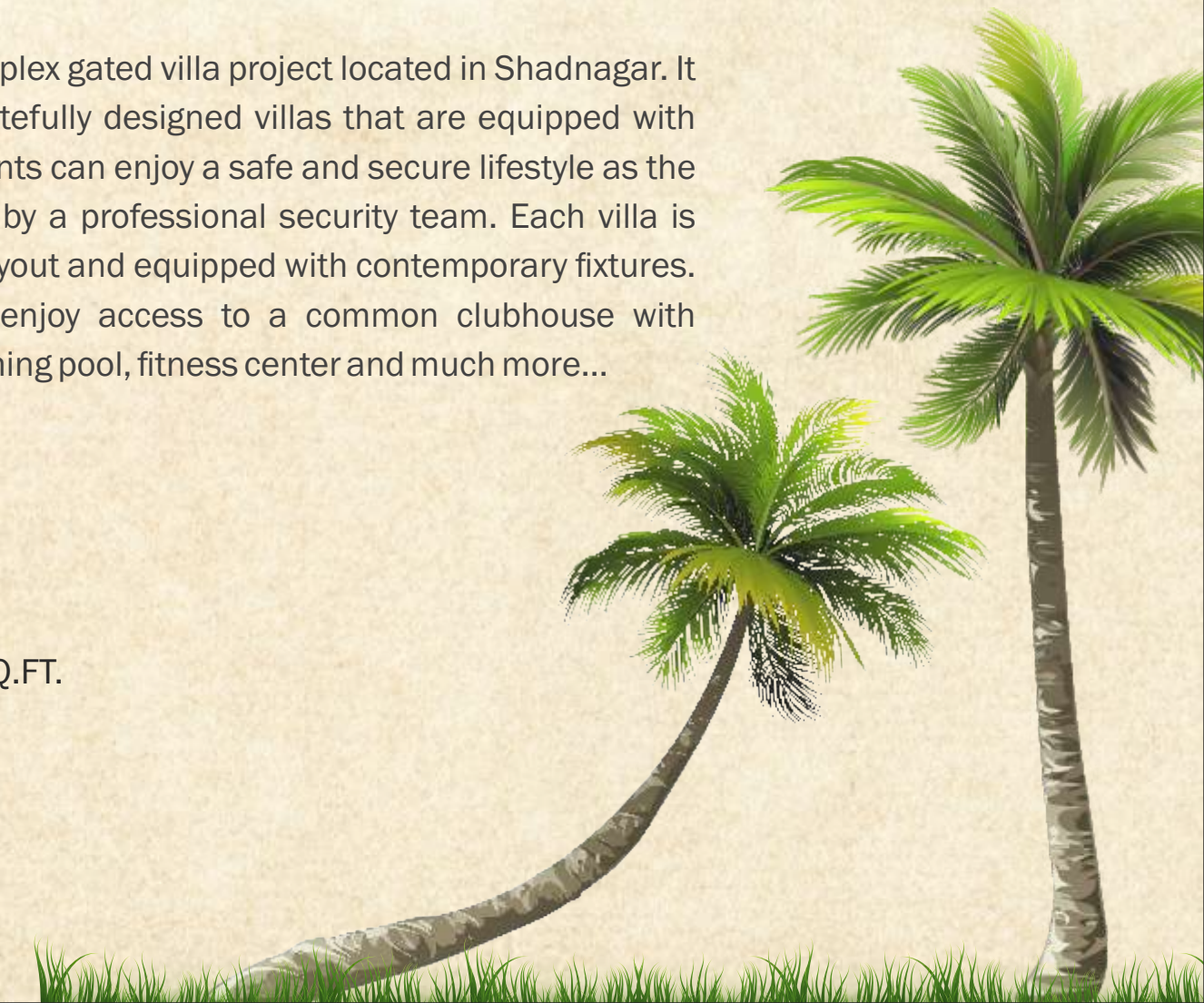




## PALM VISTA

Palm Vista is a luxurious triplex gated villa project located in Shadnagar. It features spacious and tastefully designed villas that are equipped with modern amenities. Residents can enjoy a safe and secure lifestyle as the complex is guarded 24/7 by a professional security team. Each villa is designed with a modern layout and equipped with contemporary fixtures. While the residents can enjoy access to a common clubhouse with amenities such as a swimming pool, fitness center and much more...

- \* 2 Acres
- \* 30 Villas
- \* Each Villa 160 Sqyds
- \* 2365 SQ.FT. - 2800 SQ.FT.







## EXPERIENCE LUXURY LIVING IN SHADNAGAR'S TRIPLEX VILLAS

- \* Introducing the First Gated Community of Luxury Villas in Shadnagar!
- \* Stunning Triplex Villa with 3 spacious Bedrooms, Home Theater and Lift Provision.
- \* A Gated Community Project that features exclusive internal roads and compound walls on all sides (Strictly No Public Access to Outsiders).
- \* 10 Mins Drive to Elikatta Microsoft Data Center.
- \* 5 Mins Drive to Proposed Regional Ring Road (RRR).
- \* World Class Outdoor Amenities and 5000 sft astonishing Clubhouse with extraordinary amenities
- \* DTCP and RERA Approved Project.





# AMENITIES



Ambient Street Lighting on all Roads.



Underground Communication System.



24x7 CCTV Security.



Water Pipeline for Each Villa from sump with pressure pump system



Footpath on Both Sides of the Road.



Grand Entrance Archway.



100% Vaasthu Compliant.



Rainwater Harvesting Pits.



Underground Drainage System.



163 KV Transformer Facility for 30 Villas, Club House and Common Areas.



Underground Electric facility.



Septic Tank.



Solar Fencing



EV Charging Point



Lift Provision





## OUTDOOR AMENITIES

- \* Landscaping in Tot-Lot Areas and on Both Sides of the Road.
- \* Seating Plaza.
- \* Cricket Practice Net.
- \* Badminton Court.
- \* Half Basketball Court.
- \* Swimming Pool & Kids Pool with Party lawn
- \* Sand Pit.
- \* Children Play Area.
- \* Jogging Track in Tot Lot Area.
- \* Multipurpose Lawn.
- \* Outdoor Fitness Station.







## CLUBHOUSE

Experience the ultimate level of luxurious comfort with the magnificent **5000 sqft** Clubhouse, featuring 3 floors along with a lift.

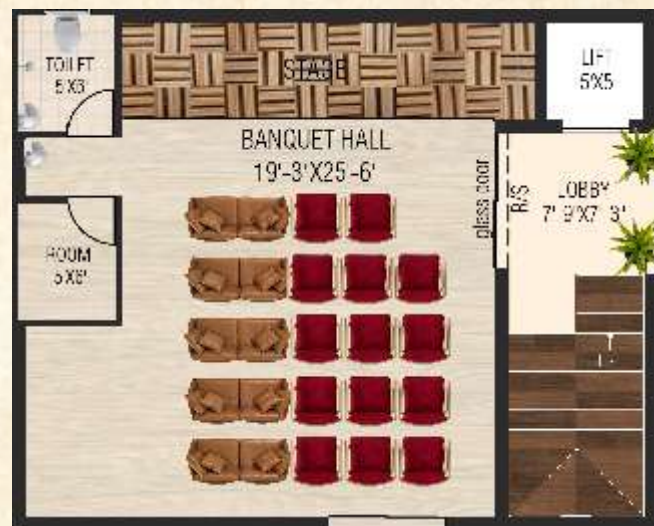
- \* Multipurpose Hall
- \* Indoor Games (Snooker, Table Tennis, Chess and Caroms)
- \* Gymnasium
- \* 2 Guest Rooms with attached Washrooms, Meeting/Conference Room.







**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**





## MASTER PLAN

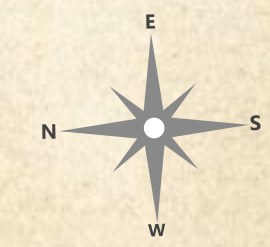
|          |      |           |          |
|----------|------|-----------|----------|
| Villa 1  | East | 153 SqYds | 2592 Sft |
| Villa 2  | East | 159 SqYds | 2718 Sft |
| Villa 3  | East | 159 SqYds | 2718 Sft |
| Villa 4  | East | 159 SqYds | 2718 Sft |
| Villa 5  | East | 159 SqYds | 2718 Sft |
| Villa 6  | East | 159 SqYds | 2718 Sft |
| Villa 7  | East | 159 SqYds | 2718 Sft |
| Villa 8  | East | 159 SqYds | 2718 Sft |
| Villa 9  | East | 159 SqYds | 2718 Sft |
| Villa 10 | East | 159 SqYds | 2718 Sft |

|          |      |           |          |
|----------|------|-----------|----------|
| Villa 11 | West | 159 SqYds | 2481 Sft |
| Villa 12 | West | 159 SqYds | 2481 Sft |
| Villa 13 | West | 159 SqYds | 2481 Sft |
| Villa 14 | West | 159 SqYds | 2481 Sft |
| Villa 15 | West | 159 SqYds | 2481 Sft |
| Villa 16 | West | 159 SqYds | 2481 Sft |
| Villa 17 | West | 159 SqYds | 2481 Sft |
| Villa 18 | West | 159 SqYds | 2481 Sft |
| Villa 19 | West | 159 SqYds | 2481 Sft |
| Villa 20 | West | 153 SqYds | 2365 Sft |

|          |      |           |          |
|----------|------|-----------|----------|
| Villa 21 | East | 152 SqYds | 2553 Sft |
| Villa 22 | East | 161 SqYds | 2739 Sft |
| Villa 23 | East | 163 SqYds | 2799 Sft |
| Villa 24 | East | 163 SqYds | 2799 Sft |
| Villa 25 | East | 162 SqYds | 2778 Sft |
| Villa 26 | East | 147 SqYds | 2466 Sft |
| Villa 27 | East | 161 SqYds | 2760 Sft |
| Villa 28 | East | 160 SqYds | 2739 Sft |
| Villa 29 | East | 160 SqYds | 2739 Sft |
| Villa 30 | East | 159 SqYds | 2718 Sft |

## AMENITIES

- |                          |  |                       |
|--------------------------|--|-----------------------|
| 1. Entrance Arch         | 5. Jogging Track                             | 8. Lawn               |
| 2. Club House            | 6. Swimming Pool & Kids Pool with Party lawn | 9. Children Play Area |
| 3. Badminton Court       | 7. Outdoor Fitness Station                   | 10. Sand Pit          |
| 4. Half Basketball Court |  | 11. Cricket Net       |
|                          |  | 12. Seating Plaza     |







## EAST FACING VILLA : 159 Sq.Yds. (Total Built-up Area: 2718 Sq.ft.)

### GROUND FLOOR (906 Sft)

|                     |                 |
|---------------------|-----------------|
| Portico/Parking     | 11'0" x 11'4.5" |
| Living/Drawing Room | 12'3" x 10'7.5" |
| Pooja Room          | 7'0" x 4'0"     |
| Kitchen             | 7'0" x 10'0"    |
| Dining              | 9'6" x 14'3"    |
| Guest Bedroom       | 10'0" x 14'3"   |
| Common Washroom     | 4'9" x 7'9"     |



### FIRST FLOOR (906 Sft)

|                      |                 |
|----------------------|-----------------|
| Lounge               | 16'6" x 10'7.5" |
| Master Bedroom       | 11'0" x 14'3"   |
| Master BR Walk-In    | 4'7.5" x 5'0"   |
| Master BR Washroom   | 5'0" x 9'0"     |
| Children Bedroom     | 11'0" x 14'3"   |
| Children BR Walk-In  | 4'7.5" x 6'3"   |
| Children BR Washroom | 5'0" x 8'0"     |
| Sit-Out/Balcony      | 7'0" x 11'4.5"  |



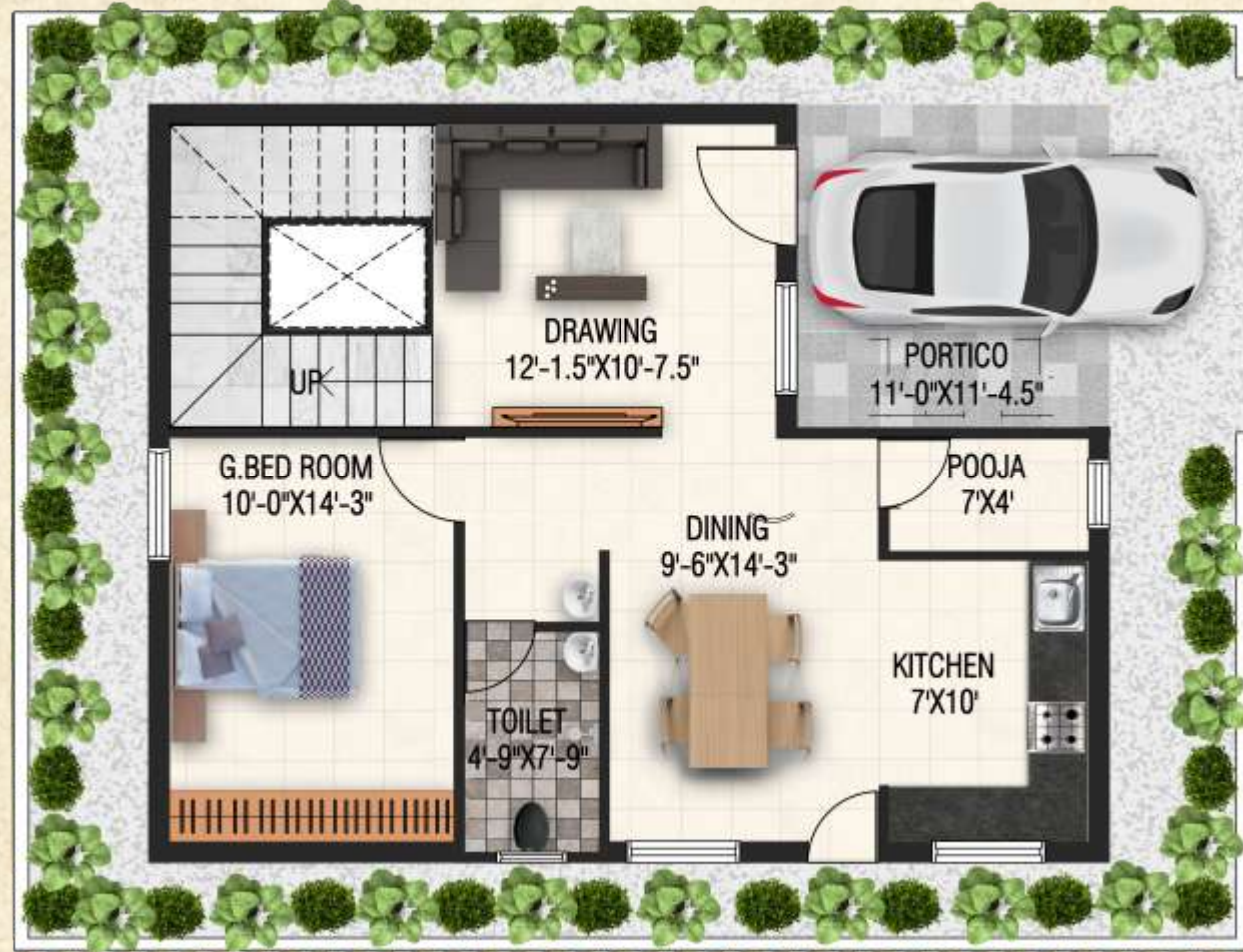
### SECOND FLOOR (906 Sft)

|                       |                 |
|-----------------------|-----------------|
| Lounge                | 12'3" x 10'7.5" |
| Home Theatre/Bedroom  | 16'4.5" x 14'3" |
| Home Theatre Walk-In  | 4'7.5" x 5'0"   |
| Home Theatre Washroom | 5'0" x 9'0"     |
| Slab Projections      | 11'4.5" x 26'9" |





EAST FACING VILLA FLOOR PLAN :



GROUND FLOOR (906.00 SFT)



FIRST FLOOR (906.00 SFT)



SECOND FLOOR (906.00 SFT)





## WEST FACING VILLA : 159 Sq.Yds. (Total Built-up Area: 2481 Sq.ft.)

### Ground Floor (893 Sft)

|                              |                 |
|------------------------------|-----------------|
| Portico/Parking              | 11'4.5" x 11'0" |
| Living/Drawing Room & Dining | 20'6" x 15'0"   |
| Pooja Room                   | 4'0" x 5'6"     |
| Kitchen                      | 10'0" x 8'9"    |
| Guest Bedroom                | 11'0" x 14'7.5" |
| Common Washroom              | 3'1.5" x 7'0"   |



### First Floor (893 Sft)

|                      |                             |
|----------------------|-----------------------------|
| Lounge               | 10'1.5" x 15'0"             |
| Master Bedroom       | 11'0" x 13'1.5"             |
| Master BR Walk-In    | 5'1.5" x 7'1.5"             |
| Master BR Washroom   | 5'6" x 7'6"                 |
| Children Bedroom     | 10'0" x 13'1.5"             |
| Children BR Walk-In  | 5'0" x 7'1.5"               |
| Children BR Washroom | 5'0" x 7'6"                 |
| Sit-Out/Balcony      | 10'0" x 5'0" & 11'0" x 5'0" |



### Second Floor (695 Sft)

|                       |                 |
|-----------------------|-----------------|
| Lounge                | 10'1.5" x 7'0"  |
| Home Theater/Bedroom  | 11'0" x 13'1.5" |
| Home Theater Walk-In  | 3'7.5" x 3'7.5" |
| Home Theater Washroom | 7'0" x 4'0"     |
| Slab Projection 1     | 26'0" x 8'1.5"  |
| Slab Projection 2     | 18'7.5" x 3'0"  |





WEST FACING VILLA FLOOR PLAN :



GROUND FLOOR (893.00 SFT)



FIRST FLOOR (893.00 SFT)



SECOND FLOOR (695.00 SFT)



# SPECIFICATIONS



## STRUCTURE

RCC framed structure of ground floor plus upper two floors designed for earthquake/seismic resistant and wind.



## SUPER STRUCTURE MASONRY / WALLS

9" thick external walls and 4" thick internal walls with Red Bricks.



## PLASTERING

**Internal:** 1 Coat plastering with River Sand and Cement for smooth finish.

**External:** 2 Coat plastering with River Sand and Cement for smooth finish, as per facade design.



## DOORS

**Main Door:** Indian Teak Wood frame with two side Veneered Flush shutter with melamine polish of required thickness with all fittings. Wood frame will be melamine polished. Opening of 7'x3.5'.

**Internal Doors :** African Teak wood frame with two side Laminated Flush shutter of required thickness with all fittings. Wood frame will be enamel painted. Opening of 7'x3'.

**Bathroom/Utility Doors::** African Teak Wood or Jodhpur Stone Frame with two side Laminated Flush shutter of required thickness with all fittings. Wood/Stone frame will be enamel painted. Opening of 7'x3'.

**Hardware:** Yale/Dorset or of Equivalent brand.

**French Doors:** UPVC door system with 2.5 tracks, clear glass, sliding shutter and mosquito mesh shutter provision (Mesh and fixing must be at the cost of client only) of Prominace or Equivalent brand.



## WINDOWS

**UPVC:** Window System with 2.5 tracks, clear glass as per design and mosquito mesh shutter provision (Mesh and fixing must be at the cost of client only) of Prominace or Equivalent brand.

**Grills:** MS Grills for windows with enamel paint finish.



## PAINTING

**External:** 2 coat putty/texture for smooth finish of Birla or Equivalent brand followed by exterior weatherproof paint of Asian or Equivalent brand.

**Internal:** 2 coat putty for smooth finish of Birla or Equivalent brand followed by 1 coat primer and 2 coats of premium emulsion paint of Asian or Equivalent brand.



## FLOORING

**Living, Dining and Kitchen:** Glazed Vitrified Tiles (GVT) of (1200 x 600) or (600 x 600) mm. Sunhearrt or of Equivalent brand.

**Bedrooms:** Glazed Vitrified Tiles (GVT) of (1200 x 600) or (600 x 600) mm. Sunhearrt or of Equivalent brand.

**Balconies:** Glazed Vitrified Tiles (GVT) of (600 x 600) mm. Sunhearrt or of Equivalent brand.

**Bathroom:** Anti-Skid Ceramic Tiles of (300 x 300) mm. Sunhearrt or of Equivalent brand.

**Open Terrace and Slab Projections:** Screed Flooring

**Internal Staircase:** Granite/Tiles or equivalent of required thickness.

**Car Parking / Utility Area:** Parking Tiles/Pavers as per Design.



## TILE CLADDING/ DADOING

**Dadoing in Kitchen:** Ceramic Tiles (600 x 300) mm up to 2 feet above granite platforms. Sunhearrt or of Equivalent brand.

**Bathrooms:** Ceramic Tiles (600 x 300) mm up to door height. Sunhearrt or of Equivalent brand.



## KITCHEN

- Granite Platform with Stainless Steel Sink.
- Provision for fixing of water RO system, exhaust fan and chimney.



## UTILITIES/WASH

Wet area with water provision for cleaning purposes and washing machine provision.



## PLUMBING

- All C.P fittings and sanitary fixtures of Jaquar or Equivalent brand.
- Wash Basins of Jaquar or Equivalent Brand.
- PVC and CPVC pipes of Ashirvad or Equivalent Brand.
- Wall Mounted EWC with flush tank and sanitary fittings of Jaquar or Equivalent Brand.
- Provision for geysers in all bathrooms.
- Single lever fixtures with wall mixer cum shower.
- Sumps with pressure pump of required capacity for borewell water will be provided.
- Total project is of underground drainage.
- Septic Tank will be provided as per DTCP norms.



## ELECTRICAL

- Concealed copper wiring of Polycab/HPL or Equivalent Brands.
- Modular switches of L&T or Equivalent Brands.
- Power outlets for air conditioner in all bedrooms and living area.
- Power outlets for geysers in all bathrooms.
- Power outlets for EV charging in parking area.
- Power plug for cooking range chimney, refrigerator, mixer/grinder, and RO/aqua guard plant in kitchen, washing machine in utility area.
- Three phase power supply for each villa and individual meter boards.
- Miniature circuit breakers (MCB) for each room at main distribution box.
- Total project is of underground electricity.



## INTERNET/CABLE TV

- Provision for cable connection in master bedroom and living room.
- One internet provision in living area in each villa.
- Intercom facility in living area to all the units connecting security.



## POWER BACKUP

- 100% DG backup for all common areas, roads, and pumps.
- 100% DG backup for lights and fans 1KW load for each Villa.



## CCTV AND SECURITY MANAGEMENT

- Solar power fencing around the compound.
- CCTV for roads, club house and main gate.



## GREENERY, LANDSCAPE AND ROADS

- Elegant landscaping design in the front side areas and wherever feasible as per the consultant design.
- Open spaces have been planned to accommodate pavilions, sit-outs, amenities and play areas for youngsters/kids.
- Roads are of CC or BT.



## RAINWATER HARVESTING PITS

- As per DTCP norms.



## RAILING

**Staircase:** SS / MS as per design requirement.  
**Balconies/Exterior:** SS / MS / Toughened Glass as per design requirement.



## LOCATION MAP



MAP NOT TO SCALE

## LOCATION ADVANTAGES

### \* INDUSTRIES AND TECH COMPANIES

- Microsoft Data Center - 10 Mins
- NRSC - 17 Mins
- Natco Labs - 24 Mins
- Jck Embassy Industrial Park - 25 Mins
- Johnson & Johnson - 32 Mins
- P&G - 33 Mins

### \* ATTRACTIONS

- JP Darga - 20 Mins
- Statue of Equality - 34 Mins
- Escape Water Park - 48 Mins
- Xtreme Adventure - 51 Mins

### \* SCHOOLS

- Oxford High School - 5Mins
- St Marys High School - 5 Mins
- Shadnagar English Medium High School - 7 Mins
- Delhi World School - 8 Mins
- Shaastra The Global School - 8 Mins
- Medha International School - 11 Mins
- Heritage Valley The Indian School - 20 Mins

### \* COLLEGES

- Vignan Junior College - 5 Mins
- Moonray Institute of Pharmaceutical Science - 5 Mins
- Vivekananda Degree College - 8 Mins
- Vivekananda Institute of Science and Information Technology - 14 Mins
- Noor College of Education - 17 Mins
- Symbiosis Institute of Business Management - 20 Mins

### \* HOSPITALS

- ABV Hospital - 5 Mins
- Manasa Hospital - 6 Mins
- Viva Hospital - 7 Mins
- Sai Samhith Hospital - 20 Mins
- Jims Hospital - 30 Mins
- Care Hospital - 50 Mins

### \* RESTAURANTS

- Sai Family Restaurant - 5 Mins
- Sai Krishna Family Restaurant & Lodging - 7 Mins
- Yummy Restaurant & Udipi Hotel - 12 Mins
- Hotel Ashiana - 14 Mins
- Hotel Sandarshini Udipi Veg - 15 Mins
- Route #44 Restaurant - 20 Mins

### \* TRANSIT

- Shadnagar Bus Stop - 5 Mins
- Shadnagar Railway Station - 5 Mins
- Proposed Regional Ring Road (RRR) - 5 Mins
- Bangalore Highway - 10 Mins
- Outer Ring Road - 30 Mins
- Rajiv Gandhi International Airport - 30 Mins
- Shamshabad Future Metro Station - 40 Mins
- Umdanagar MMTS - 45 Mins
- Gachibowli - 60 Mins

#### Note:

- A. Any locational changes in main doors, A/C outdoor and indoor units (planned locations) and elevation changes will not be allowed.
- B. Outside grills for balconies are not allowed.
- C. All room dimensions indicated are excluding finishing/plastering.
- D. Architectural features shown are indicative & Subject to change.
- E. Alternative makes which are similar to the proposed makes for any item may be used based on market availability or any other reasons.

\*All the images shown in the brochure are artistic representation, final outcome may vary