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TS RERA No: P02200007434



DEVELOPING PARTNER



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Concept & Design by:  
 outlinemedia.in | 186860 86876

A PROJECT BY



# SRI VATSA

WHERE LIFE FLOWS SERENELY

@MALLAMPET

2 & 3 BHK Premium Apartments

Where Life  
 Finds Comfort

TS RERA No: P02200007434





**131**  
UNITS





5  
FLOORS





# MADE WITH YOU IN MIND

At Akruthi Constructions, we always have our hearts and minds open to better understand how you love to live. It helps us build better and reach higher. Sri Vatsa is one such towering example, where your desires and our expertise have moulded into excellence.

# 14

AMENITIES





# WELCOME HOME TO SRI VATSA

Located just 3 minutes from the ORR - Mallampet exit, Sri Vatsa is an apartment project built with utmost care. Spread over 8000 sq.yds, the 5-floor standalone apartment is a glorious property designed to be a forever home of the highest quality standards.



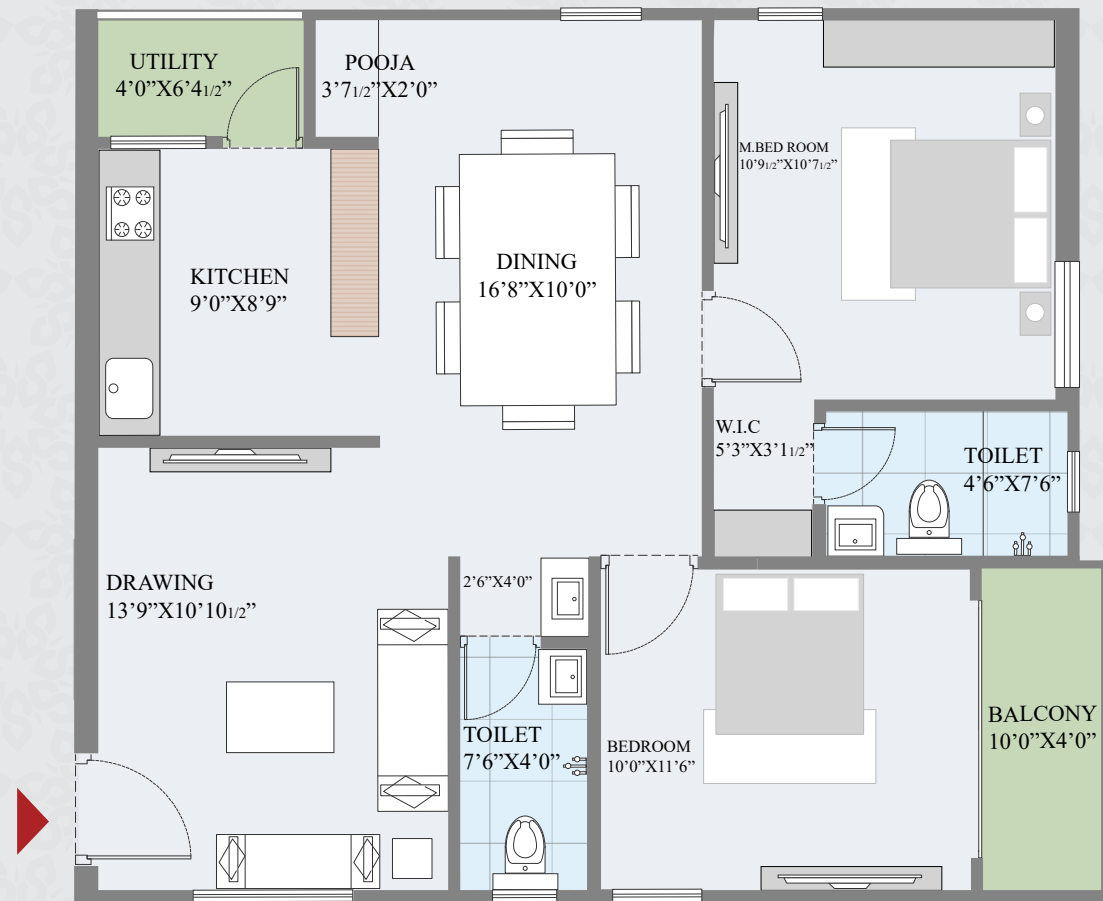
**ORR**  
Exit No. 4A  
just 3 mins away

Rest Easy!  
**Kokapet** is  
just 20 mins away

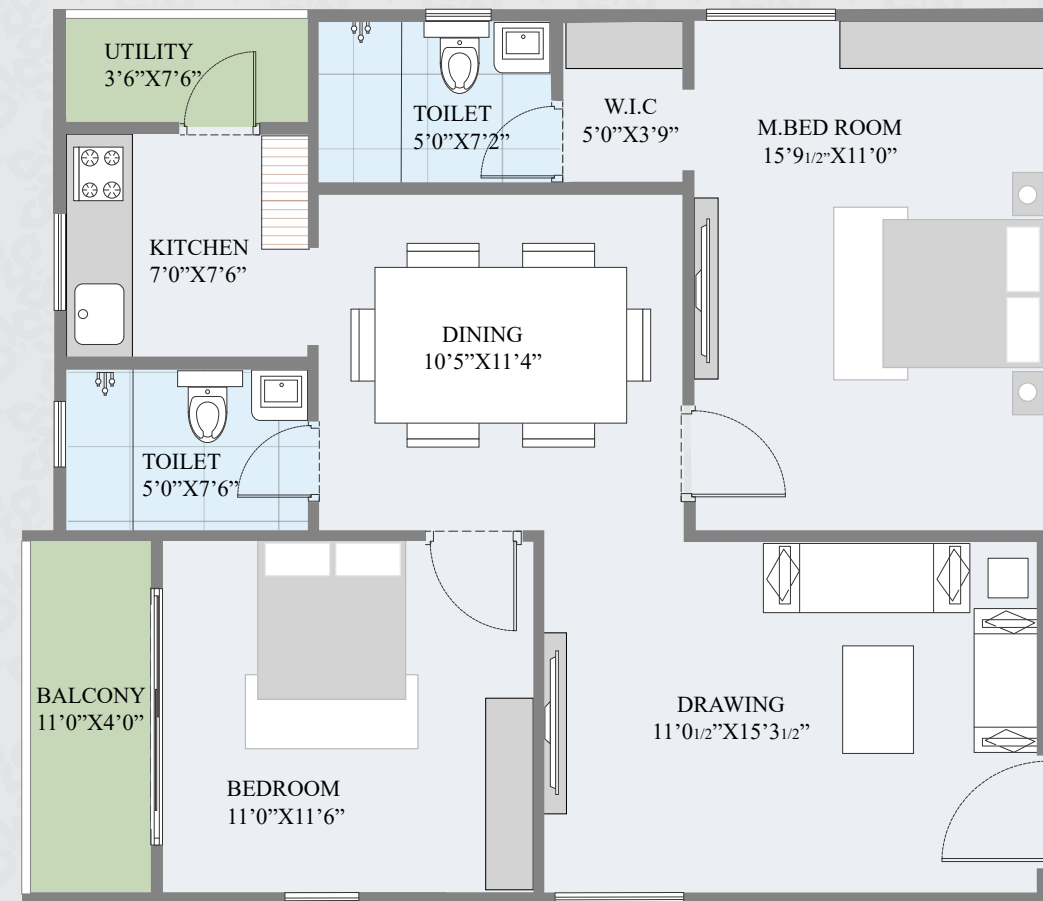


# FLAT PLANS

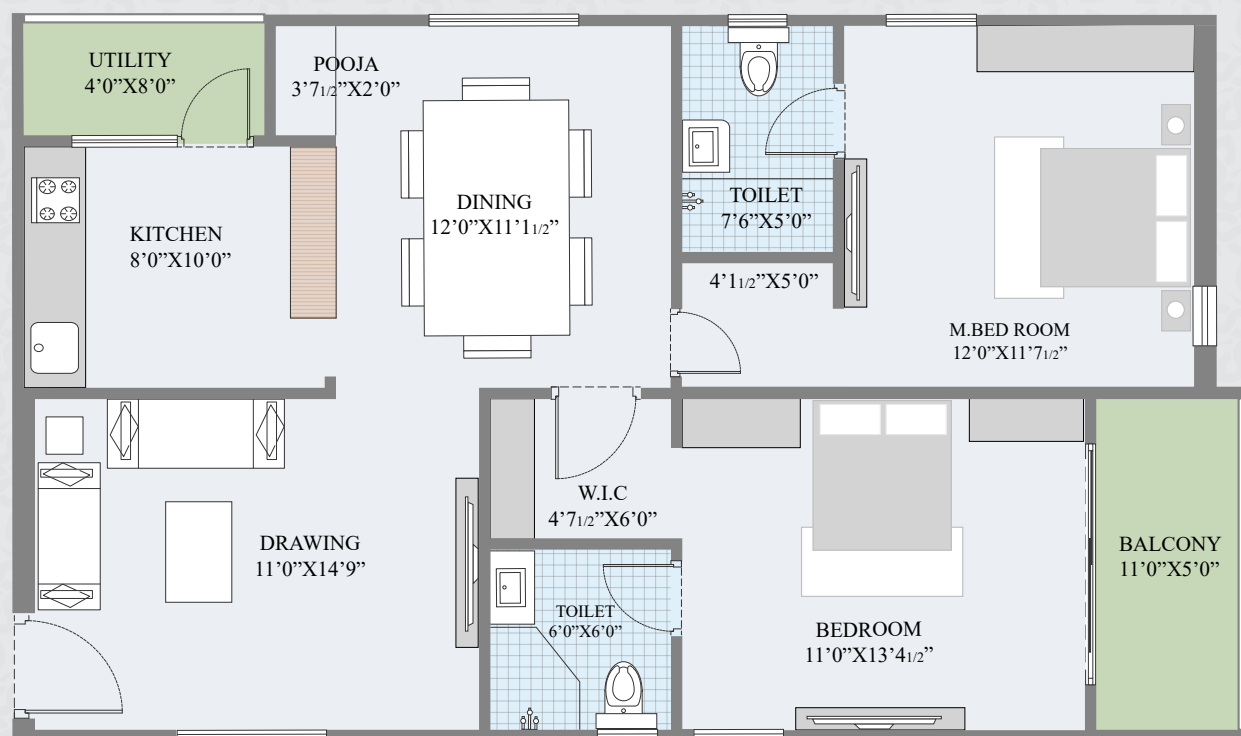
1100 SFT. - FLAT NO: 4 - ALL FLOORS - EAST FACING - 2 BHK



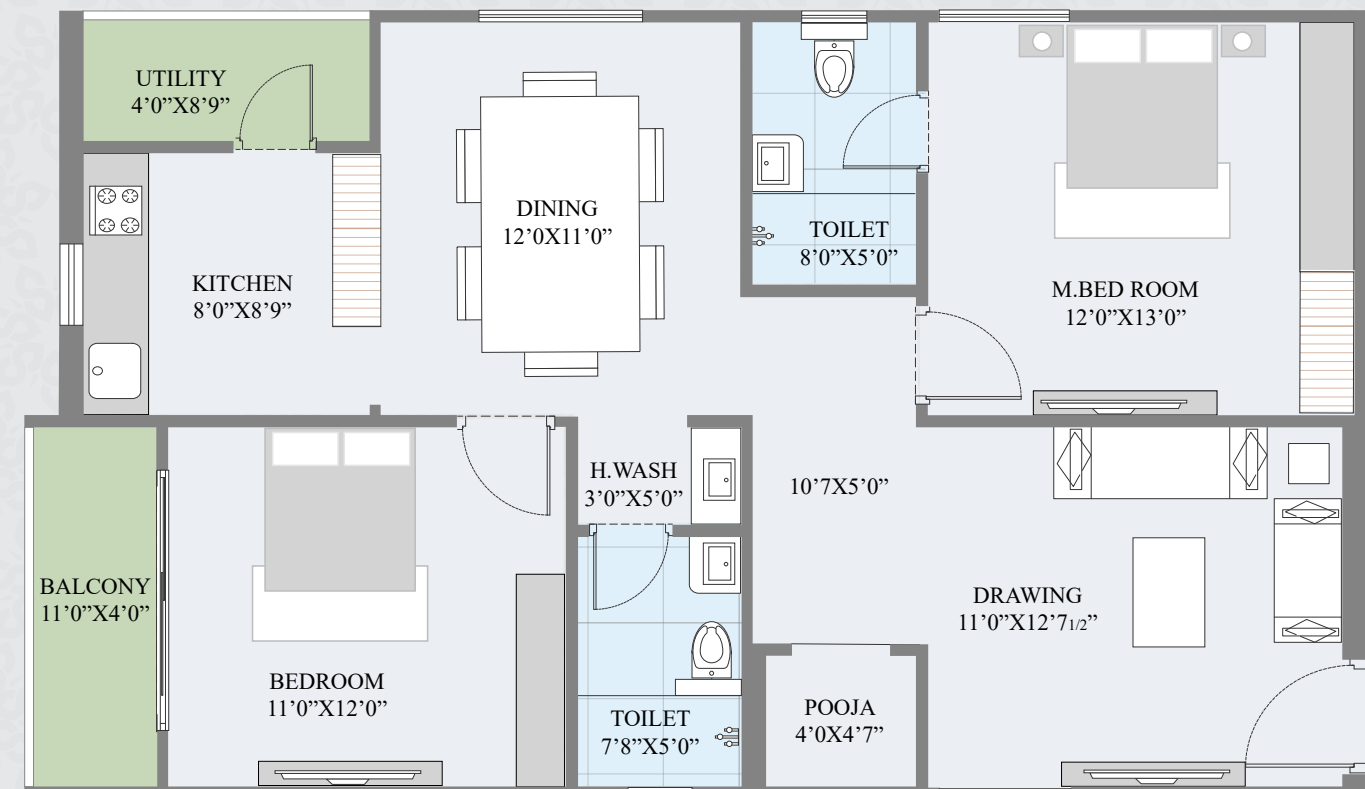
1100 SFT. - FLAT NO: 13,23 - ALL FLOORS - WEST FACING - 2 BHK



1220 SFT. - FLAT NO: 6 - ALL FLOORS - EAST FACING - 2 BHK



1220 SFT. - FLAT NO: 15,24 - ALL FLOORS - WEST FACING - 2 BHK





PROJECT  
HIGHLIGHTS

## THE COMFORTS YOU PROSPER WITH

The stunning apartment isn't just another home, it's a place with so much more with 14+ amenities. From a clubhouse with a gym, guest rooms, library and more to thoughtful amenities like an EV charging point, children's pool and walking track, Sri Vatsa is a home where boredom has no place.



CHILDREN'S PLAY AREA



WALKING TRACK



EV CHARGING POINTS



MULTIPURPOSE HALL





# HOMES YOU'LL FIT RIGHT INTO

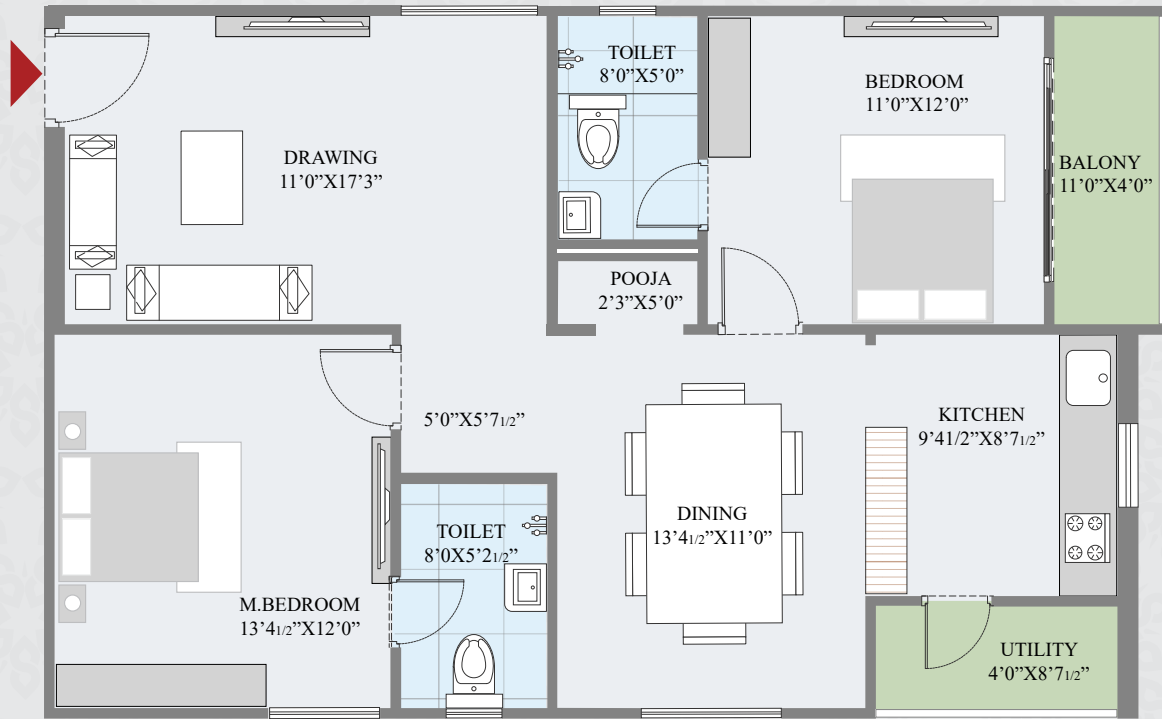
The 131 units of 2 & 3 BHK apartments bring smart design and thoughtful innovation perfectly together to deliver homes that are not only big on space but also on comfort. With homes ranging from 1100 sft to 1660 sft, there's something here for families of every size.



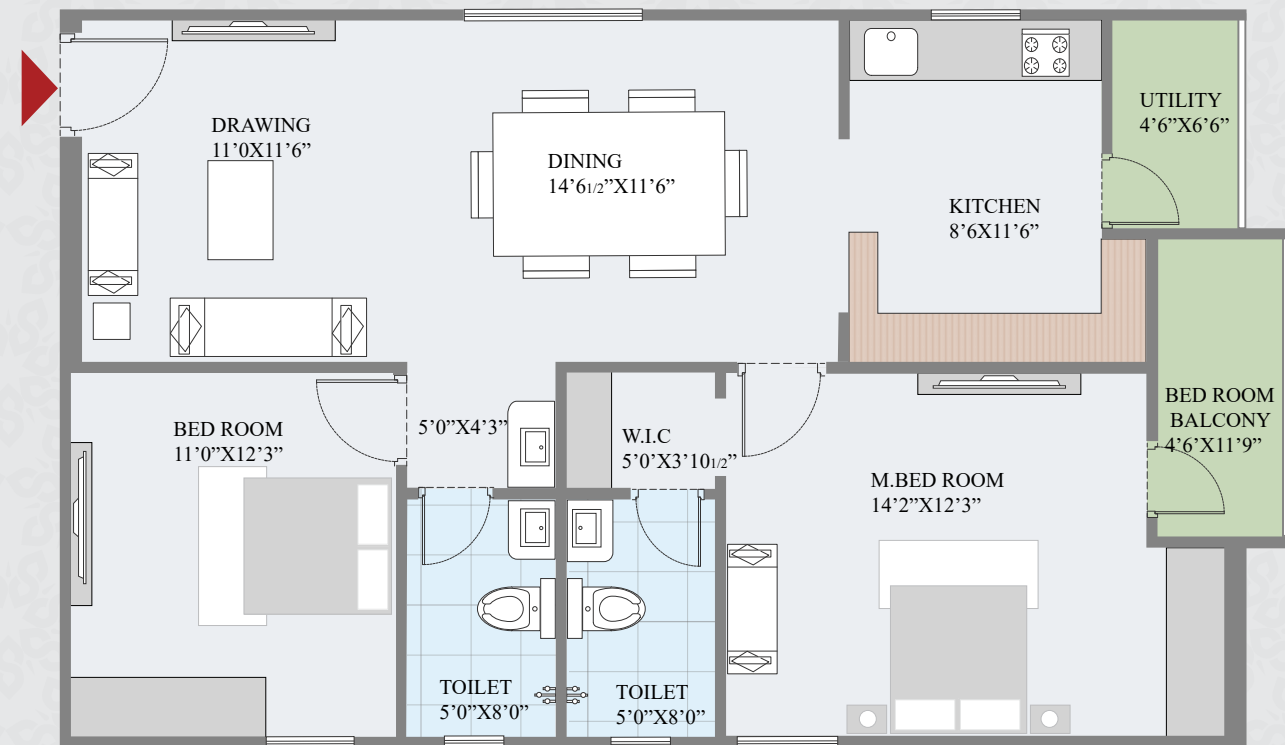
# FLAT PLANS



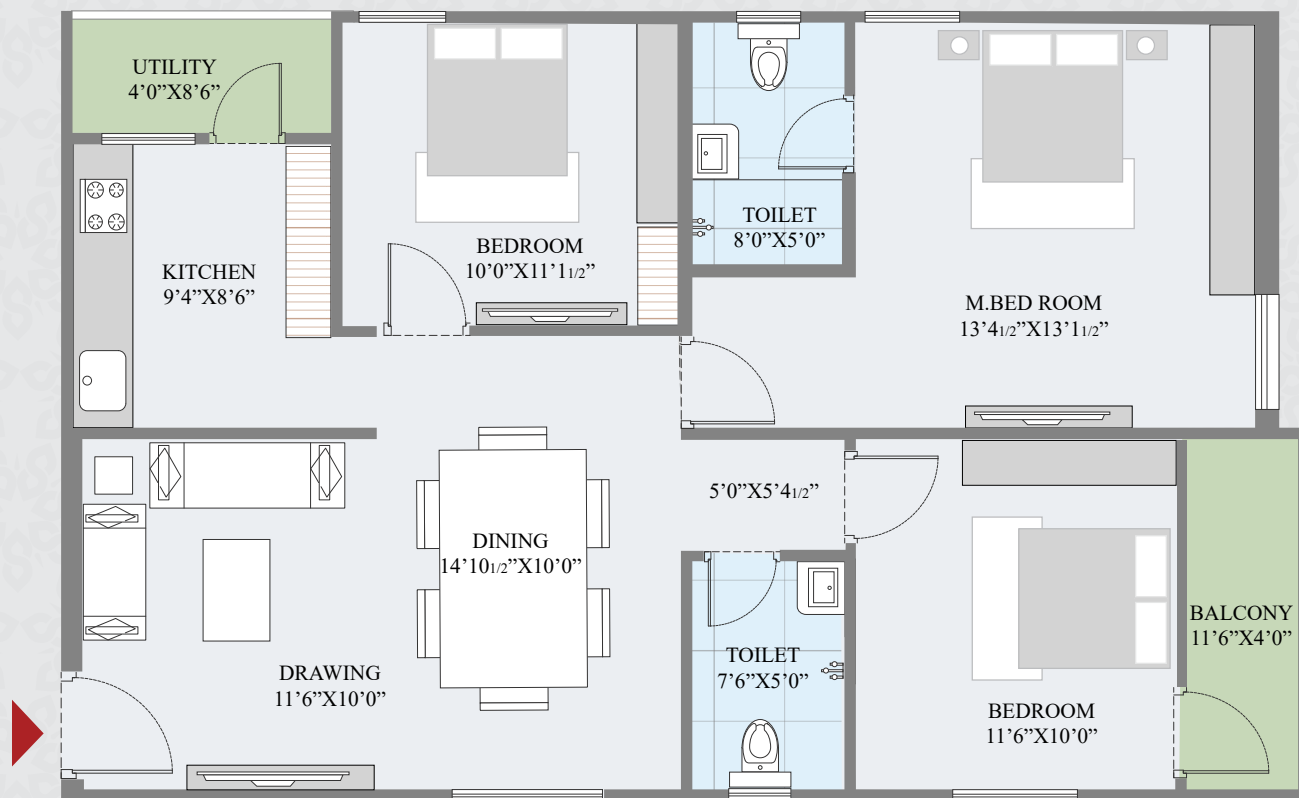
1265 SFT. - FLAT NO: 5,3 - ALL FLOORS - WEST FACING - 2 BHK



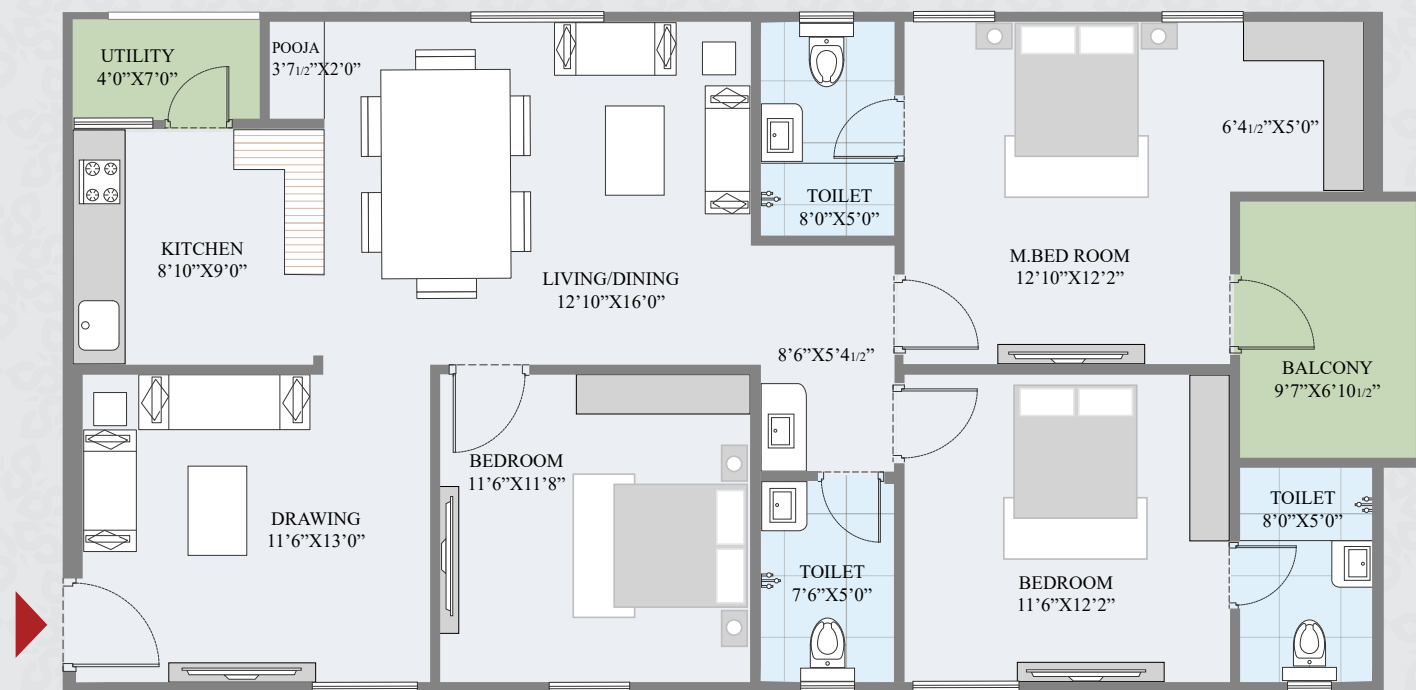
1270 SFT. - FLAT NO: 8,9,10,17,18,19,20 - ALL FLOORS - NORTH FACING - 2 BHK



1300 SFT. - FLAT NO: 16,14 - ALL FLOORS - EAST FACING - 2.5 BHK



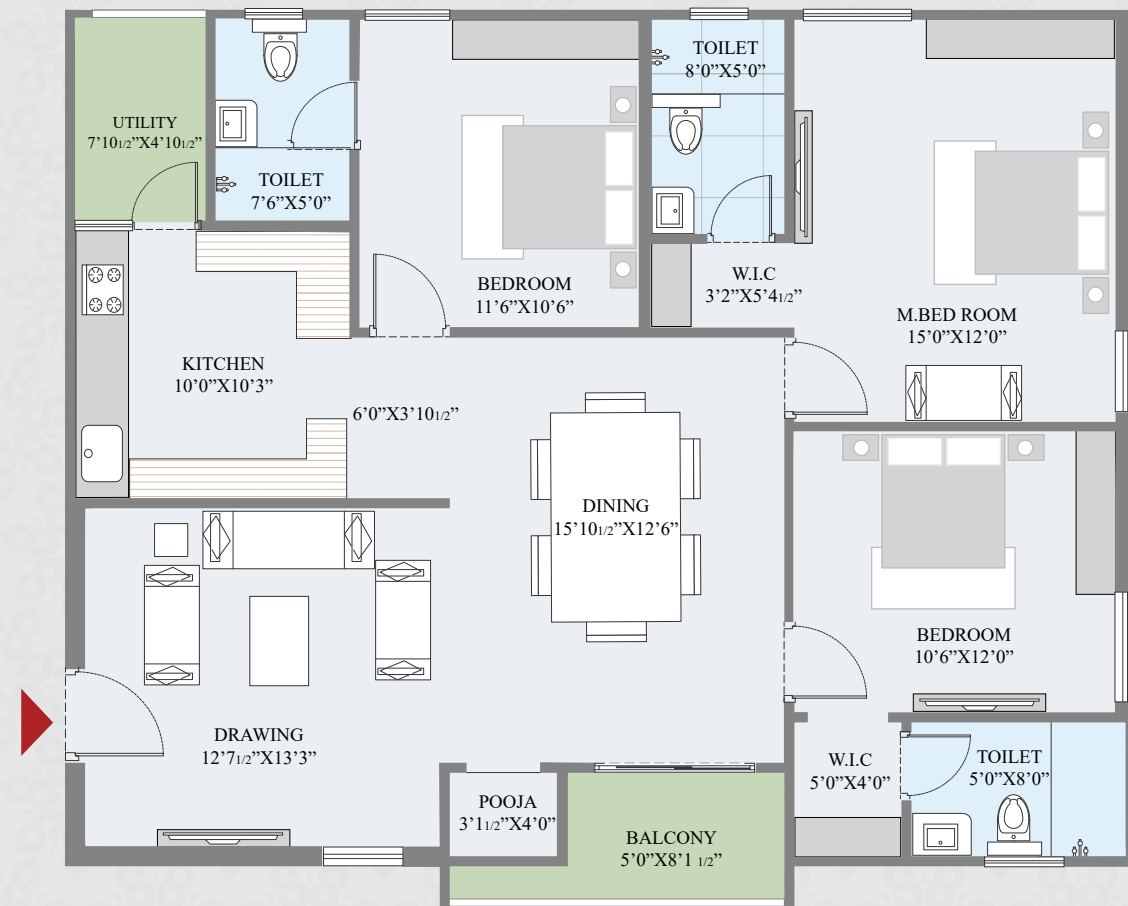
1595 SFT. - FLAT NO: 26,27 - 3, 4 & 5 FLOORS - EAST FACING - 3 BHK



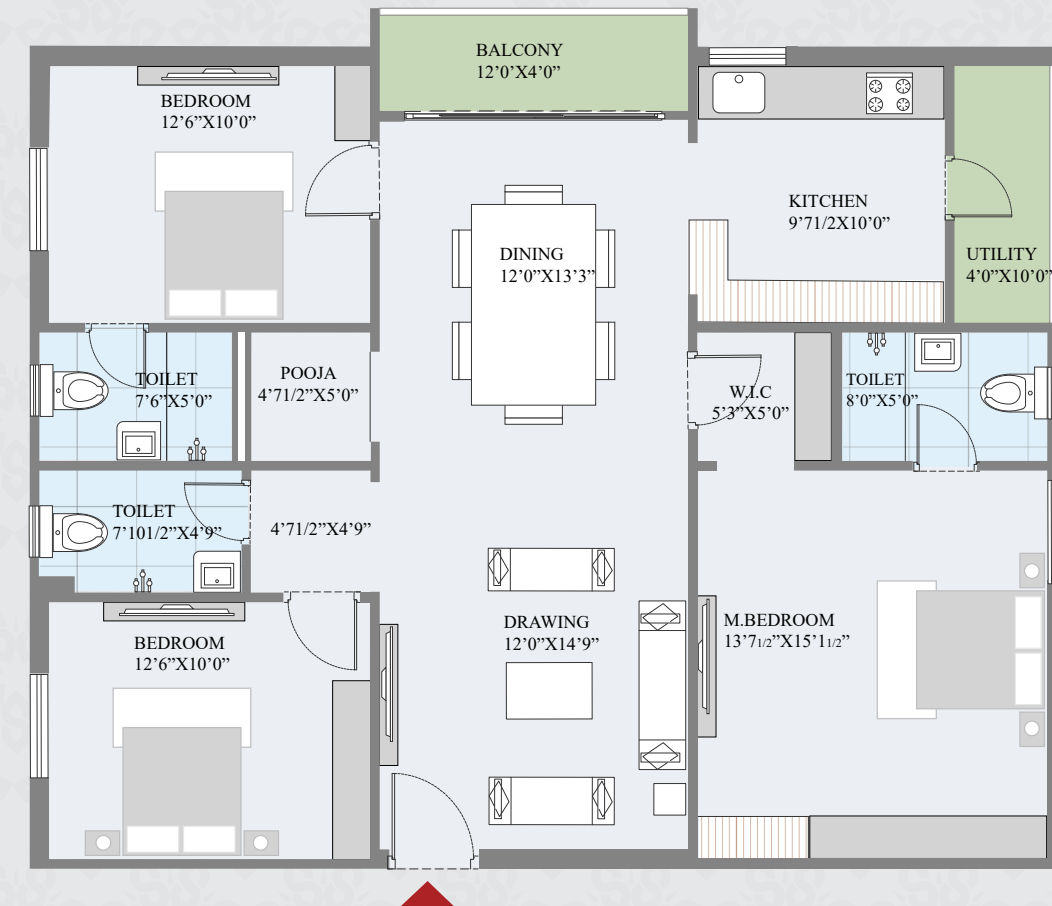
# FLAT PLANS



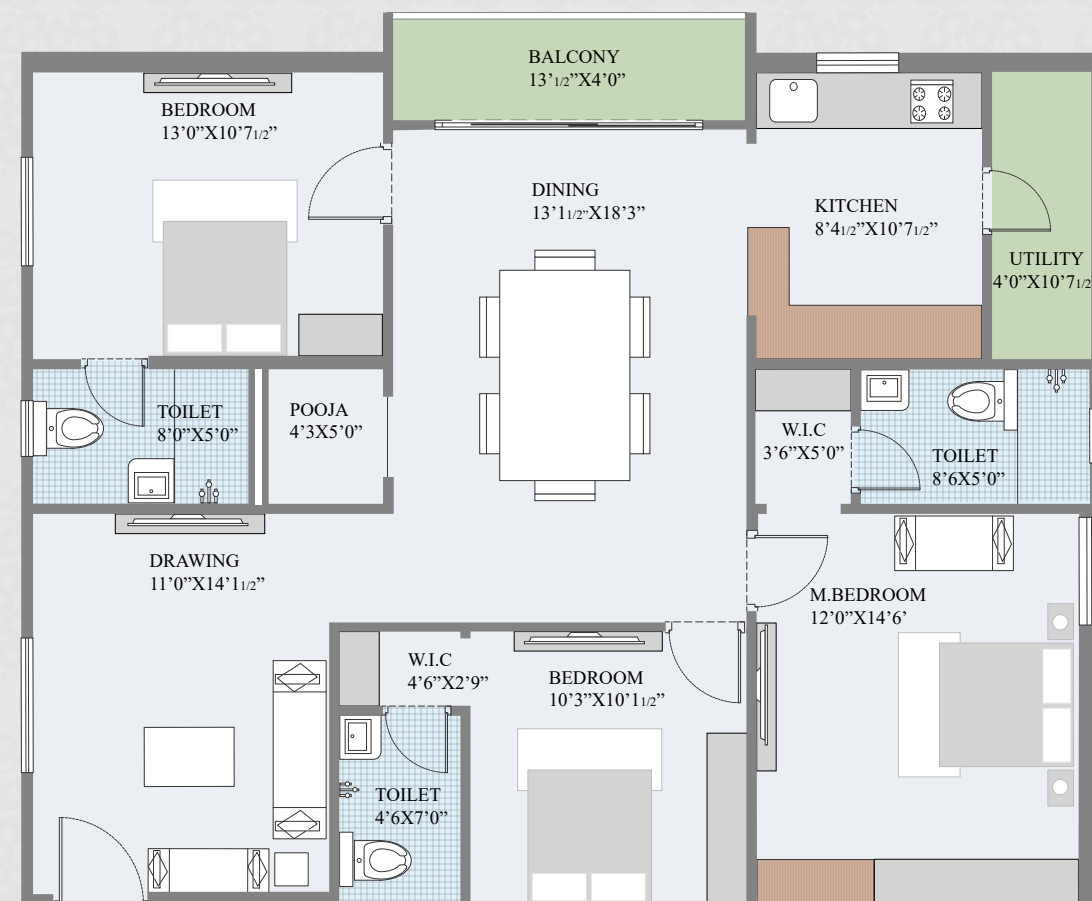
1625 SFT. - FLAT NO: 2,12 - ALL FLOORS - EAST FACING - 3 BHK



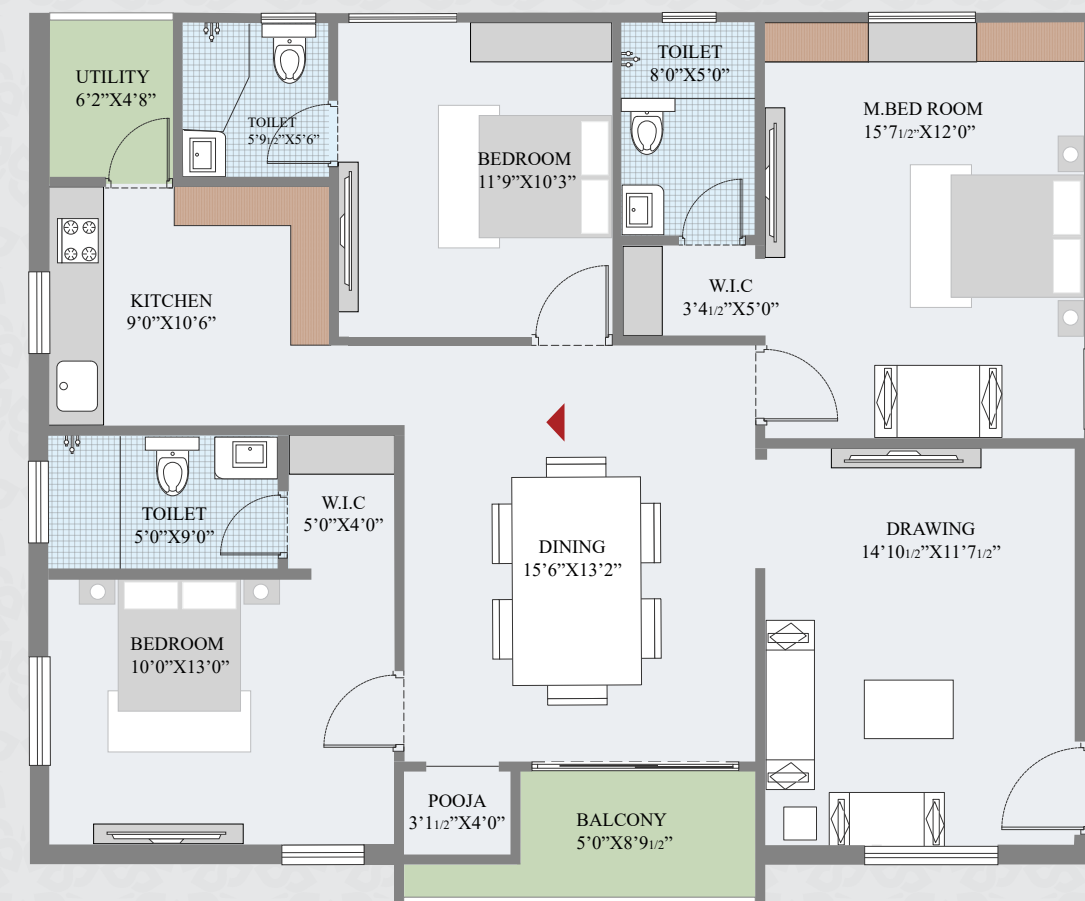
1625 SFT. - FLAT NO: 1 - ALL FLOORS - WEST FACING - 3 BHK



1625 SFT. - FLAT NO: 7 - ALL FLOORS - WEST FACING - 3 BHK



1625 SFT. - FLAT NO: 11, 21 - ALL FLOORS - WEST FACING - 3 BHK





# THE WORLD OPENS UP TO YOU HERE

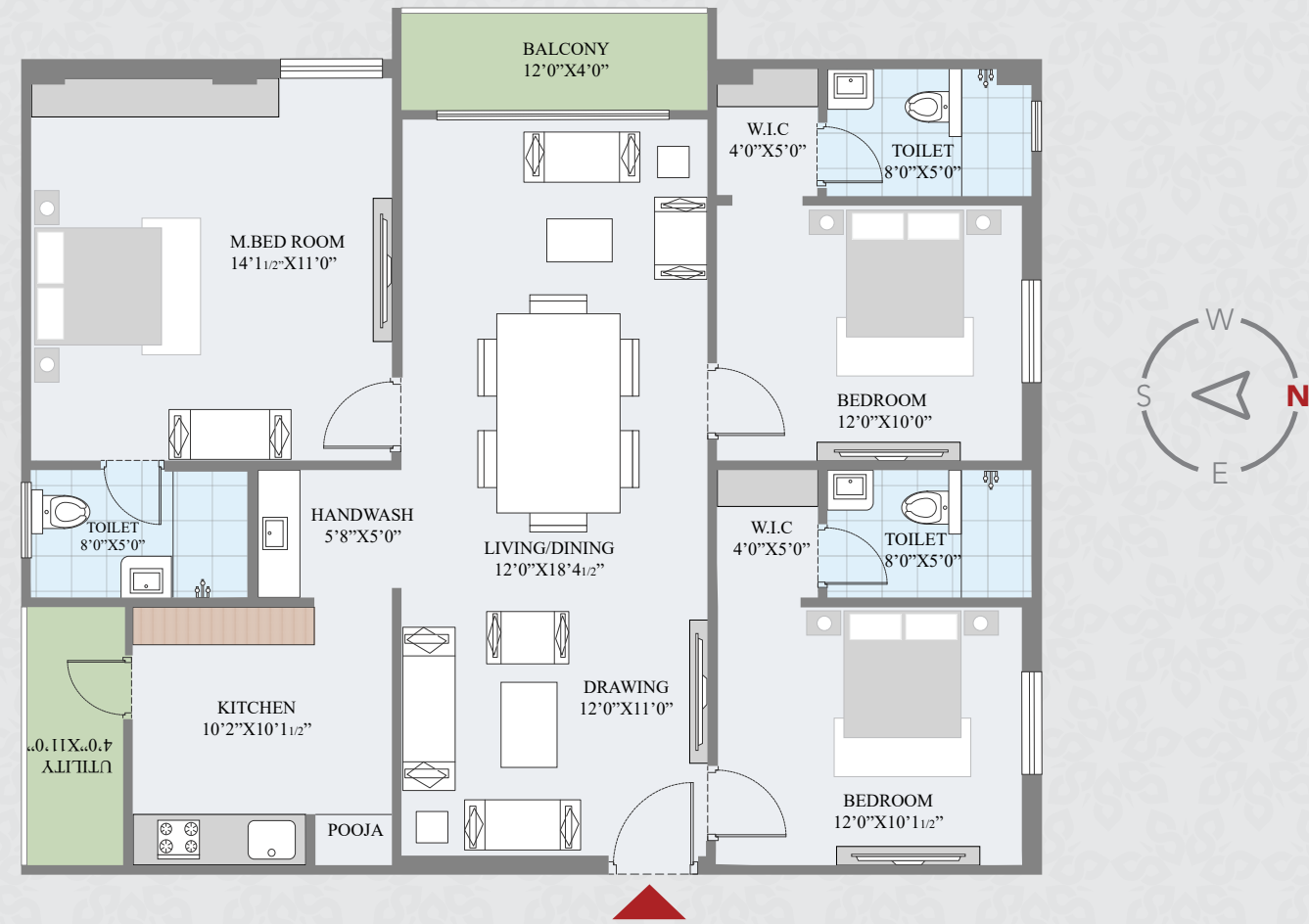
Sri Vatsa's location is what sets it apart from the rest. The standout address gives you access to every part of Hyderabad and beyond with ease. Additionally, the serene surroundings give you and your loved ones the perfect environment to grow in joy.



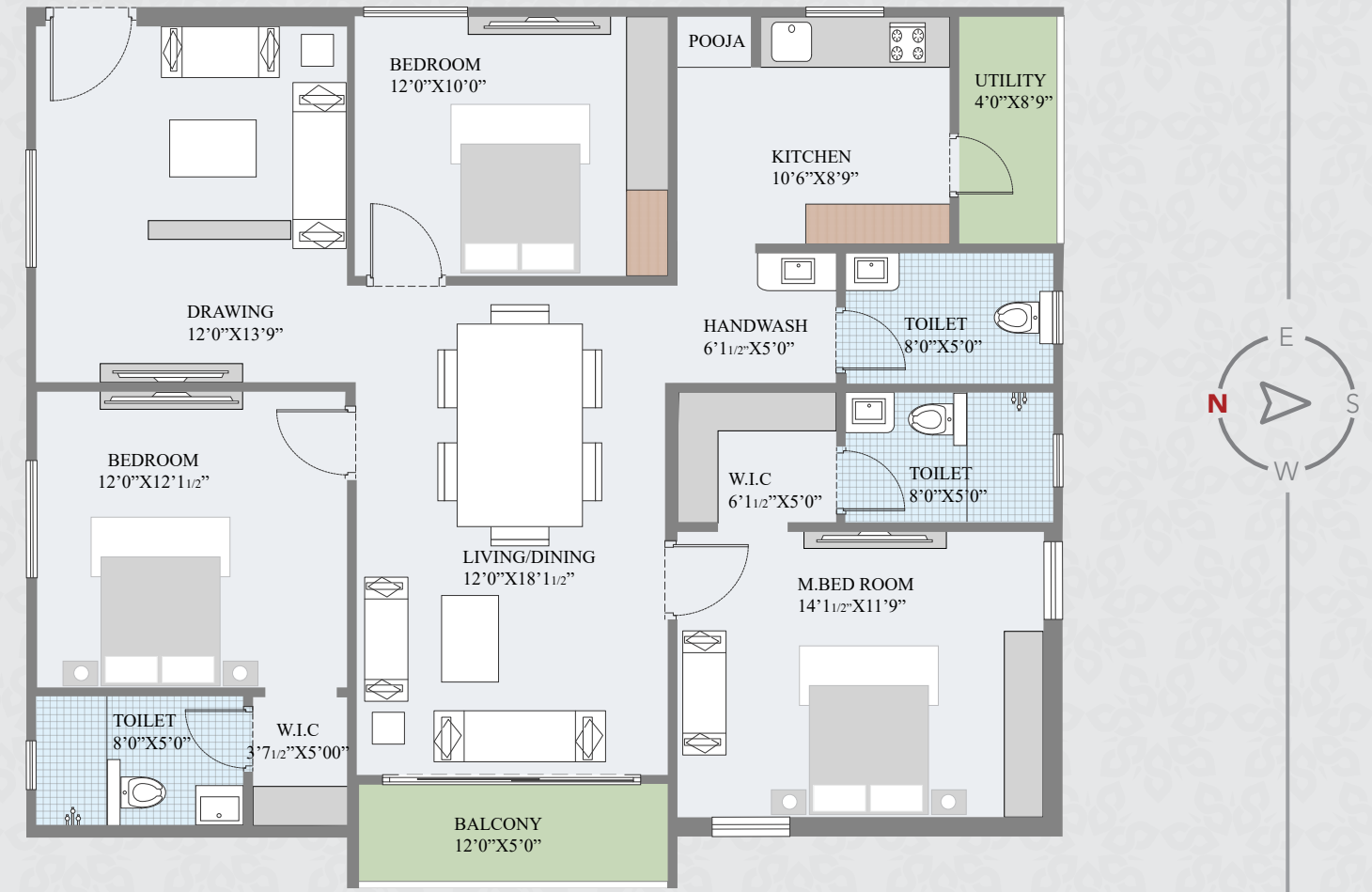
# FLAT PLANS



1660 SFT. - FLAT NO: 22 - ALL FLOORS - EAST FACING - 3 BHK



1660 SFT. - FLAT NO: 25 - ALL FLOORS - EAST FACING - 3 BHK

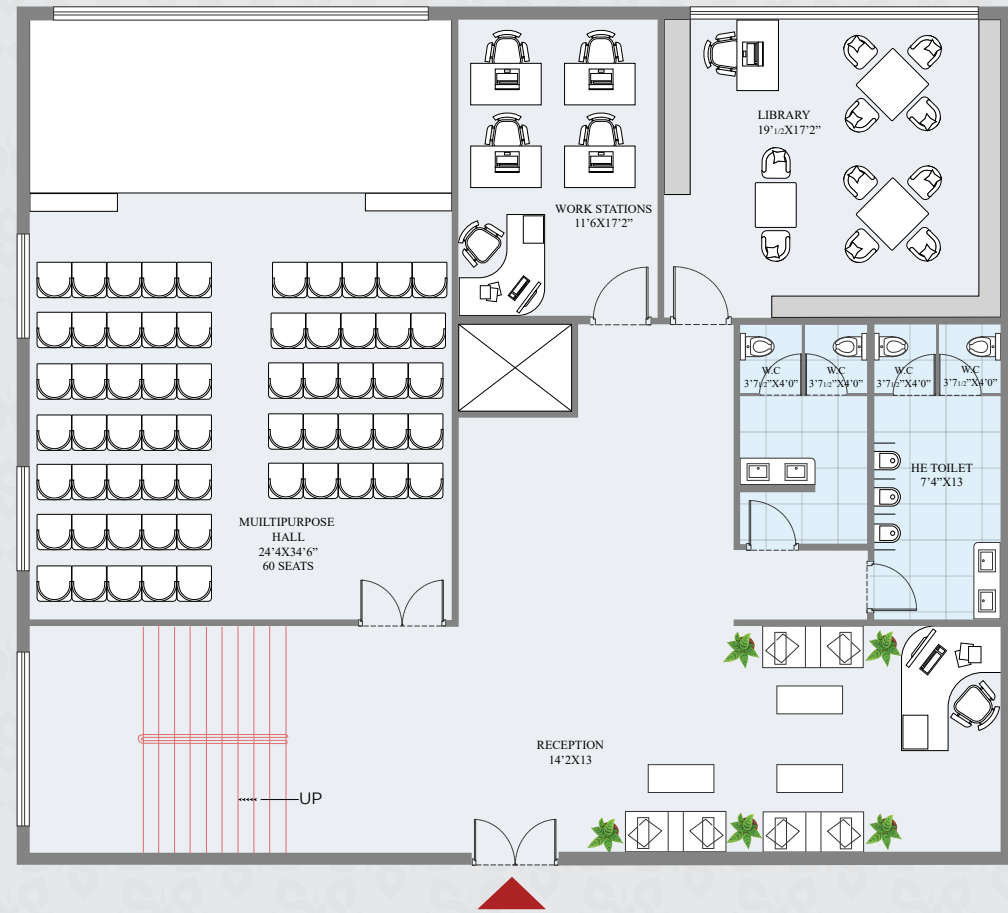


FLOOR	SFT.	BHK	FACING	FLAT NO.
All	1100	2 BHK	East	4
All	1100	2 BHK	West	13,23
All	1220	2 BHK	East	6
All	1220	2 BHK	West	15,24
All	1265	2 BHK	West	5,3
All	1270	2 BHK	North	8,9,10,17,18,19,20
All	1300	2.5 BHK	East	16, 14
3, 4 & 5	1595	3 BHK	East	27,26
All	1625	3 BHK	East	2,12
All	1625	3 BHK	West	1,7,11,21
All	1660	3 BHK	East	25,22

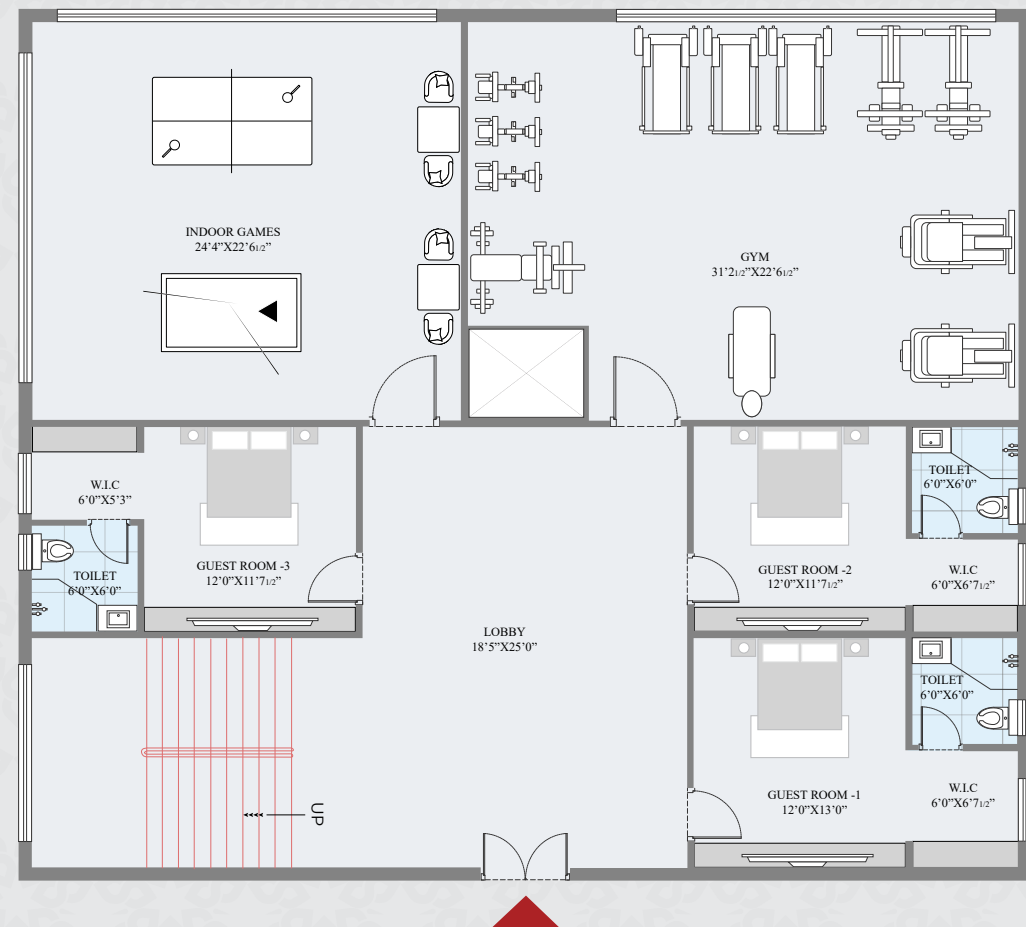


# CLUBHOUSE PLANS

5675.54 SFT. - 1ST FLOOR - CLUBHOUSE



5675.54 SFT. - 2ND FLOOR - CLUBHOUSE





# MASTER PLAN



**SRI VATSA**  
WHERE LIFE FLOWS SERENELY

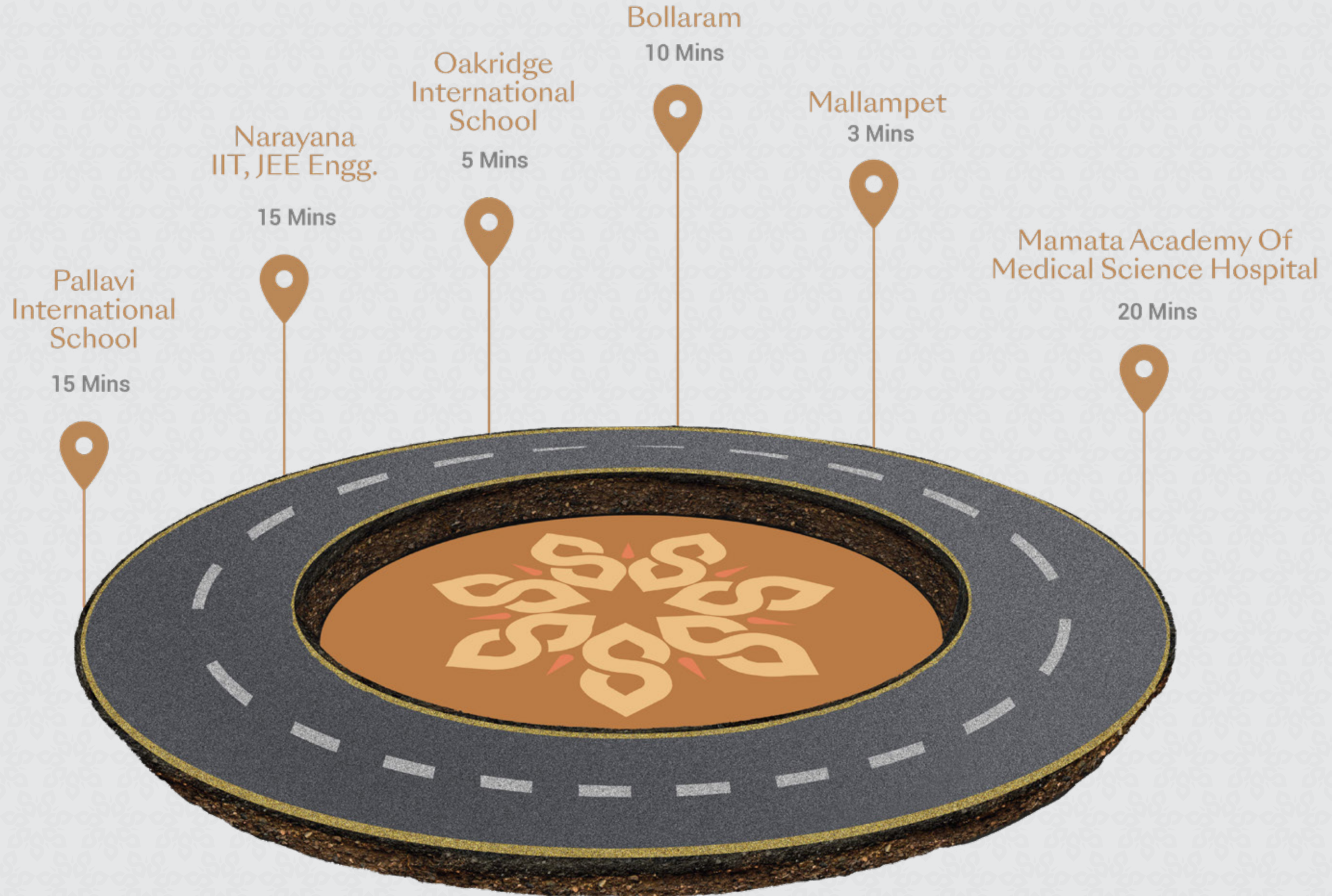


### LEGEND:

- A. Entry/Exit
- B. Security Room
- C. Sitting Area
- D. Lawn
- E. Children's Play Area
- F. Gazebo
- G. Podium
- H. Badminton Court
- I. Cricket Pitch
- J. Walking Track
- K. Swimming Pool

(Displays the typical floor plan. Some floors possess variations.)

# LOCATION HIGHLIGHTS





# SPECIFICATIONS



**RCC WORK:** M25 (1:1.5:3) grade of concrete.  
Steel of TMT ISI brand.



**SUPER STRUCTURE :**  
All external walls of 9" thick CC blocks & internal walls of 4" thick CC blocks.  
INTERNAL: Single coat of plastering with sponge finish. EXTERNAL: Double coat plastering.



**FLOORING :**  
Vitrified tiles of (2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets. Anti-skid tiles in toilets.  
Parking area: Cement tiles or equivalent stone.  
Corridor flooring of granite.



**KITCHEN :**  
Black granite with branded stainless steel sink.  
Water supply tap for sink with RO point. Provision for exhaust.



**PAINTING :**  
EXTERNAL: Texture finish with two coats of Asian/Berger/Techno/Akzo or equivalent emulsion.  
INTERNAL: Two coats of putty and one coat of primer and two coats of emulsion paint of Asian/Berger/Techno/Akzo or equivalent emulsion.



**ELECTRICAL :**  
EV charging station: BOLT or equivalent make.  
  
Concealed copper wiring in conduits. Power outlets for AC provisions in all bedrooms. Power outlets for geyser provisions in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen. 3 Phase power supply with 5 KVA for each house. MCB provision with meter and boards. All electrical fittings of Anchor/ROMA/Havells or equivalent make. Inverter wiring for one

fan and light in all units. Power supply for washing machine at utility area. Solar fencing surrounding the building. Independent power meters.



**ELEVATORS:**  
Johnson, Kone or similar make.



**STAIRCASE RAILINGS :**  
Stainless steel railings for staircase.



**WATER SUPPLY :**  
Common over-head tank with water lifting by pump from borewell. Sump will be provided for Manjeera water. Separate provision for Manjeera will be provided in each unit. Rainwater harvesting pits will be provided as per Govt. specifications. Independent water meters.



**SANITARY :**  
All Hindware/Jaquar/Polar or equivalent sanitary fittings with CPVC pipelines. Ashirwad or equivalent make of CPVC pipes and pipe fittings for water lines  
Sudhakar/Prince or equivalent make of PVC pipes and pipe fittings for drainage lines.

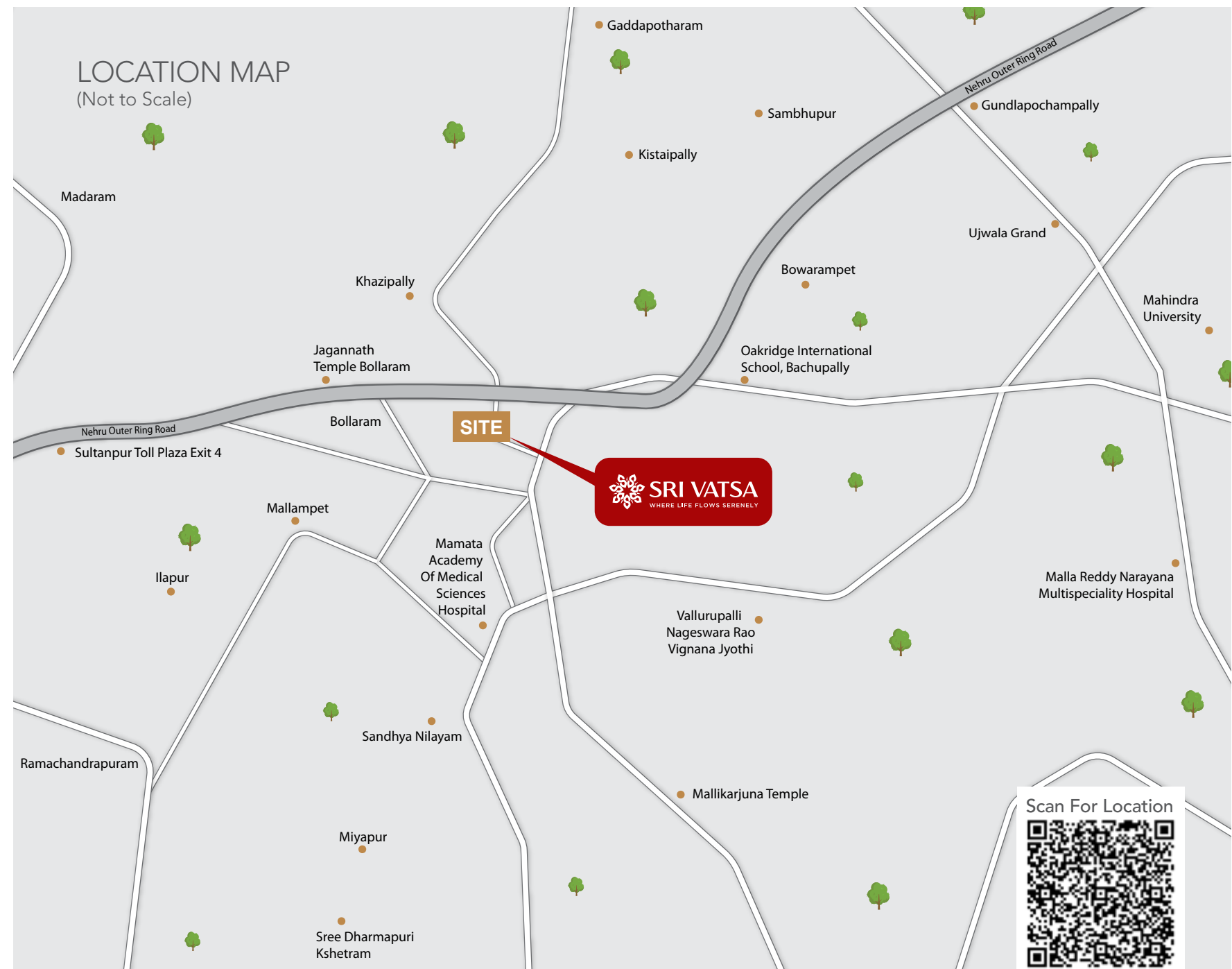


**WOOD WORK :**  
Internal Doors: Teak wood frame with moulded flush doors and hardware of standard make  
Toilet Doors: Teak wood frames with WPC doors and hardware of standard make  
Windows: 2.5 track UPVC frames and shutters with 5mm black/clear glass panels with hardware of standard make and iron safety grill.



**TOILETS :**  
Shower: Overhead shower with geyser provision, floor mounted EWC in all bathrooms.

\*No modifications will be entertained. Construction will be done as per HMDA approved drawing only.



## NEARBY LOCATIONS

**5 mins:** Oakridge International School, Mallampet | **10 mins:** Bollaram, Silver Oaks International School, Kennedy High The Global School | **15 mins:** Narayana IIT-JEE College, Pallavi International School, DPS, BVRIT Women's Engineering College, VNR Vignan Jyothi Institute of Engineering and Technology  
**20 mins:** Mamata Academy Of Medical Science Hospital, Bachupally Circle, Nizampet, Ambitus World School, Gokaraju Rangaraju Engineering College

