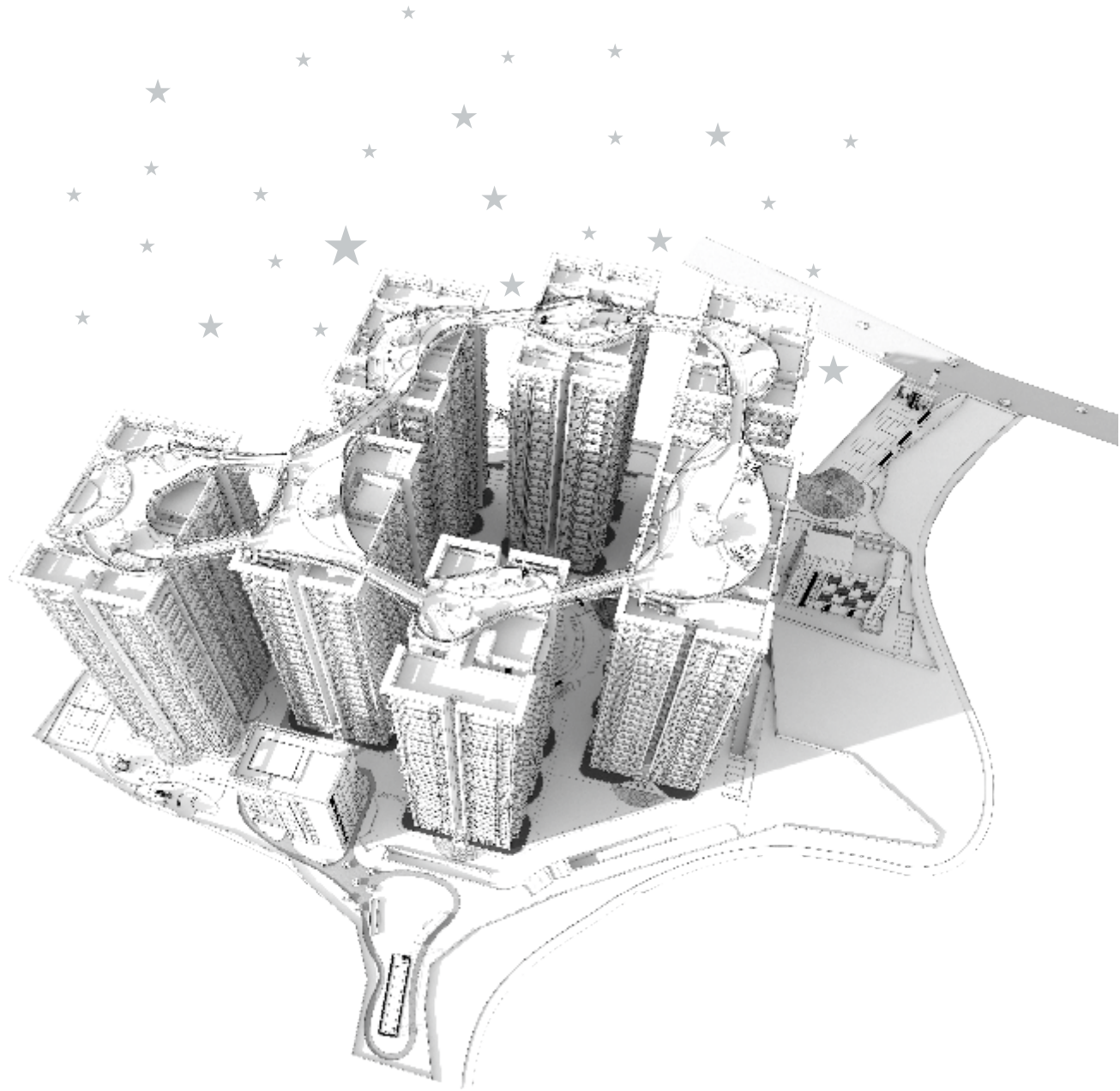


THE FIRST AND THE FINEST



VAISAKHI   
**SKYPARK**  
LIVE THE EXCEPTIONAL



LIVE THE GREATEST TIME OF YOUR LIFE



At Vaisakhi, we are committed to bring in an exceptional lifestyle, that would be a continual source of unending joys and enrichment for you.

Everyday is a day well lived!

# WALK IN THE SKY



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**SKYPARK**  
LIVE THE EXCEPTIONAL

Exceptional is a way of life at SKYPARK.

This first of its kind edifice in South India, takes the lifestyle to a new high! Experience the sky from the skywalk, overlooking the city vistas, and lay anchor at this wonderful green cocoon, enriched by plethora of amenities that are a promise of the finest of its kind living style.

Spread across 7-towers, these 20 floors high sky residences, elevate the meaning of life experience to something that had never been seen before in Southern India.

LIVE IN THE PARK



SKY-WALK  
IMAGINE WALKING IN THE SKY!

FIRST OF ITS KIND

True to its spirit, experience “**The-first-of-its-kind**” sky bridge, that literally makes you walk in the sky. Its like fulfilling a dream to live in the clouds and to reach the stars. This connecting bridge that sprawls and connects the 7 towers over the top floor, with its commanding views and activity zones, is truly an enchanting affair.



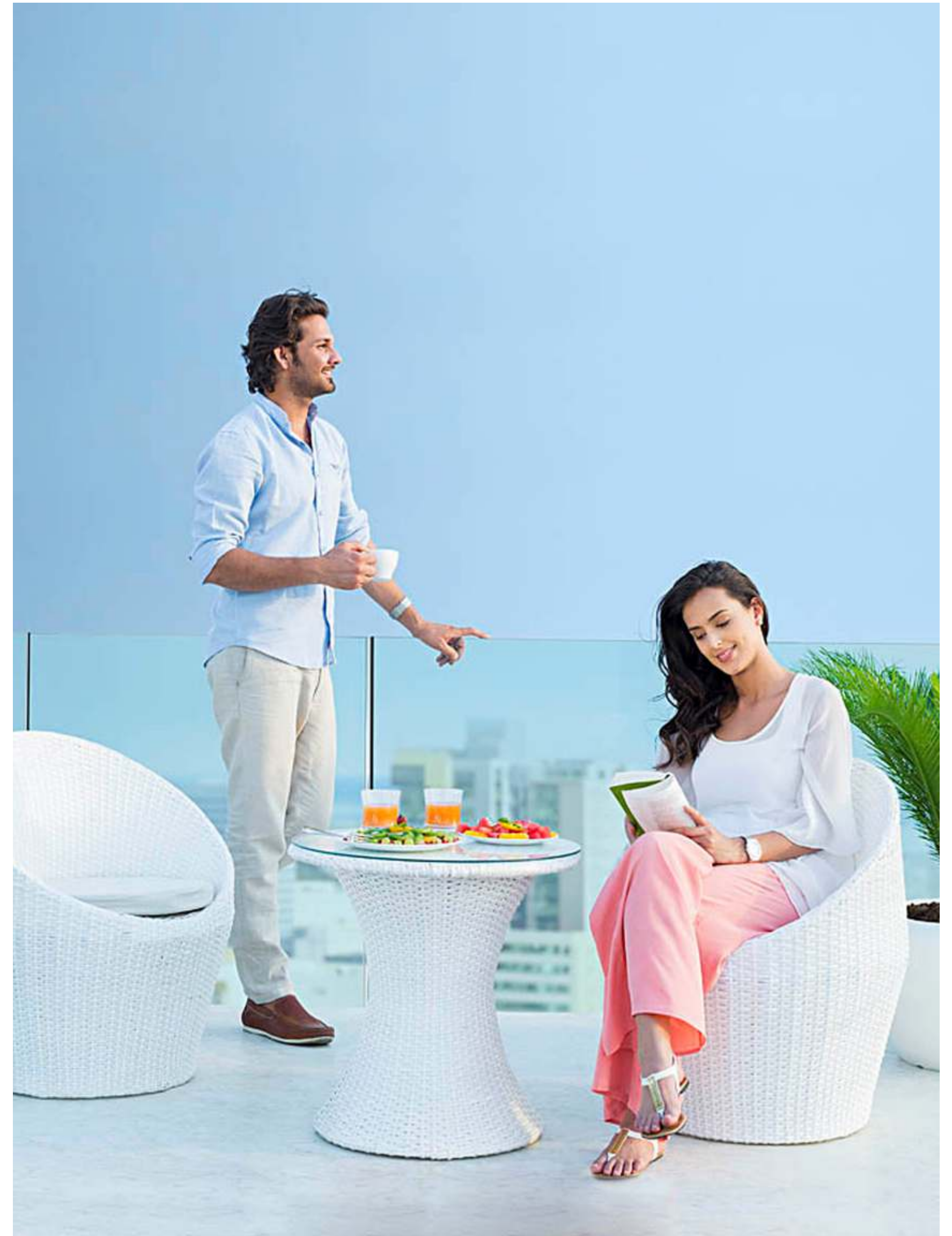
## THE FINEST OF ITS KIND

Open up to a majestic entrance and that feeling of aristocracy



Enter into a world of dramatic landscapes with cluster of fresh greens

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LIVE THE EXCEPTIONAL





FEEL THE MAGIC



FEEL THE SPIRITUAL TEMPLE AT SKYPARK



SMART ENTRY



TOTAL SECURITY WITH PROFESSIONAL & ELECTRONIC SURVEILLANCE

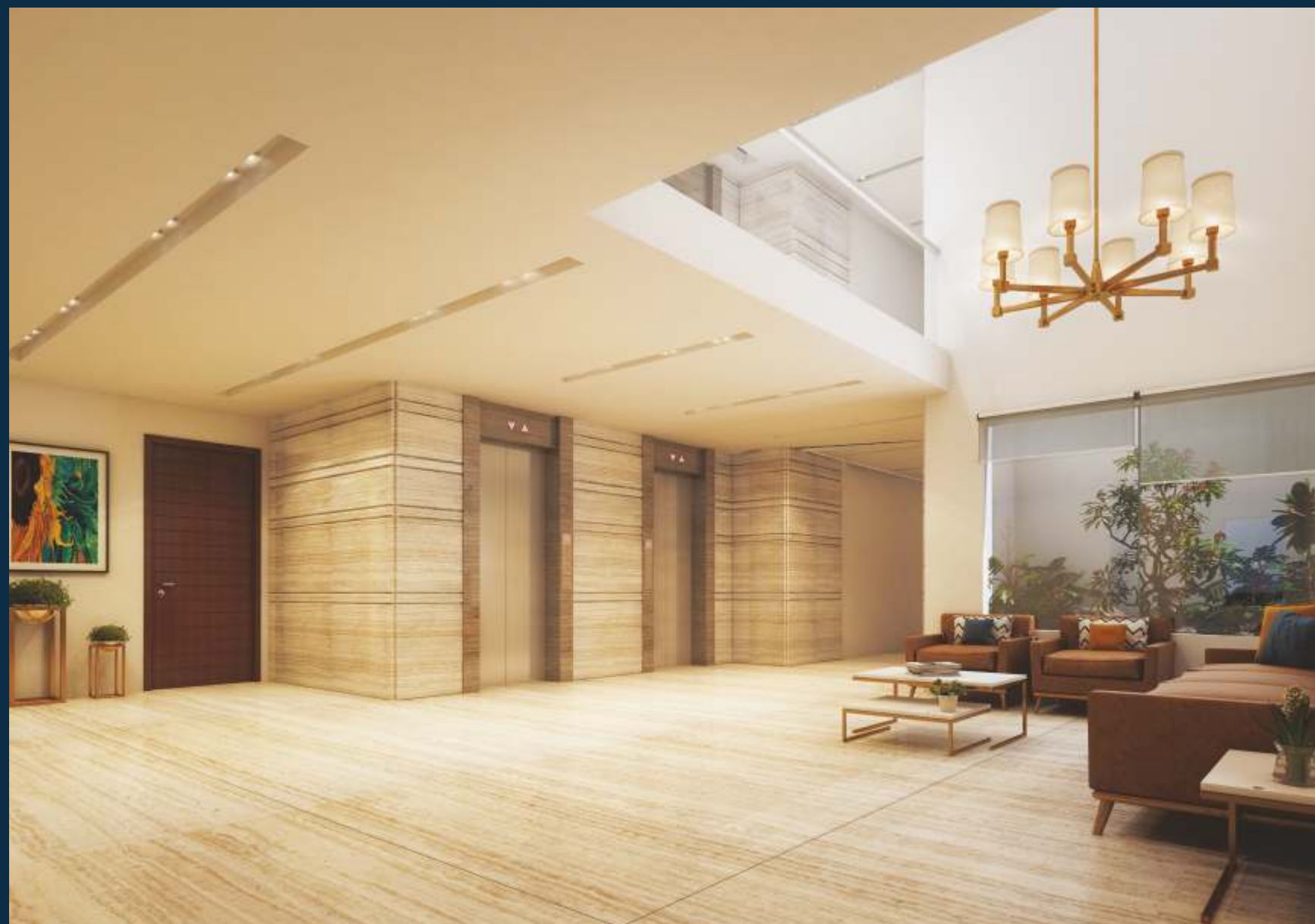


AUTO-CONTROLLED ENTRY & EXIT

## INSPIRING FEATURES

- 10.35 Acre Gated Community
- Spacious Central Courtyard
- Only 25% Building Coverage
- Seven Blocks, 20 Floors each
- 5 Blocks - 8 Flats per Floor
- 2 Blocks - 6 Flats per Floor
- All 3 BHK Apartments
- 1396 Sft - 2765 Sft areas
- No Common walls
- Vaastu Compliant
- Two Level Parking
- 2 Separate ClubHouses
- South Clubhouse - Entertainment & Sports
- North Clubhouse - Recreation & Spa
- Spacious Central Courtyard / Open spaces
- Connecting pathways
- Reflexology pathway in Elders Zone
- Drop off spaces in front of each Tower
- 24-hr Security with Intercom & CC Cameras
- Fire driveway with grass pavers
- Water Softener Plant
- Sewage Treatment Plant
- DG Backup





## A TASTE OF ROYALTY

### GRAND ENTRANCE LOUNGE

The entrance lounge in each tower oozes sophistication at every step. Residents can gracefully entertain their visitors without having to disturb the privacy of their homes.

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## SPLENDID HOMES WITH EXCEPTIONAL FEATURES

### 10'6" HEIGHT SLAB-TOPS

Welcome to the luxury of higher roofs at Skypark. The slab tops are at 10'6" height to give you more clear space to experience better light, better ventilation and also an enhanced scope of decorative false ceilings.

### 8' HEIGHT DOORS

An exclusive feature at Skypark is the elegance of 8' tall doors. Unlike the regular heights of the door frames, these uniquely designed frames create an aura of immense beauty and flowing spaces.



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## THE TERRACE LIFE

- Sky Walk -Terrace Walking Track
- Children Play Area
- Elders' Zone
- Outdoor Fitness Zone
- Amphi Theater
- Fountains
- Party Space
- Panoramic Sea Views
- Kambalakonda Reserve Forest View

## LIVE IT UP! WALK IN THE SKY

BEHOLD THE MAGNIFICENCE OF NATURE.  
THE SOUL OF VIZAG IS VISIBLE FROM YOUR TERRACE SKIES.

Jog a few rounds on sky track that traverses seven towers to keep your body fit.  
The daily morning or evening walks on Skypark terrace are simply divine.  
a truly elevating experience, the Skypark way!

EVERYTHING UNDER THE STARLIGHT

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**SKYPARK**

LIVE THE EXCEPTIONAL

AN ARCHITECTURAL MARVEL  
IN SOUTH INDIA



TERRACE ACTIVITIES



## THE SKYWALK-TERRACE

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## THE TERRACE REINVENTED

Your home at Skypark is one of the rarest buildings in South India with a unique architectural feature - A SKY WALK. Start your day with a unique experience of walking in an open and bright space at the terrace that fills you with calmness. Relax, rejuvenate, enjoy heart-felt talk or party with dear ones in the wonderfully designed areas of a truly exciting lifestyle.



TERRACE WITH SAFE  
& SECURE PLAY ZONES

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## THE CHILDREN GROVE

Give your children a rare experience of spending leisure with friends on terrace. Set them free and inculcate a sense of freedom in them, even so high from above the ground. The sky is the limit to their imagination, as they play in the securely designated play areas under the starlit skies.



## GREEN TERRACE WITH REFLEXOLOGY PATH

V A I S A K H I   
**SKYPARK**  
LIVE THE EXCEPTIONAL



## THE ELDERS ZONE

Bring out the child in you at the senior citizens zone on Skypark terrace! Experience the various shades of green that no other terrace has ever given you. The detail of pathways, seating areas, landscaped gardens and shrubs greet you at every step. Jog and walk or just watch budding talent at the sky-theater with majestic city views as the backdrop.

## SKYPARK TERRACE WITH CITY VIEWS

Enjoy watching sunrises over Bay of Bengal,  
changing colors of city views and star spangled sky.  
Live the romance at Skypark.



V A I S A K H I   
**SKYPARK**  
LIVE THE EXCEPTIONAL

## OUTDOOR FEATURES

- Designer Landscapes & Hardscapes
- Designer Water Bodies & Fountains
- Pergolas
- Dedicated Walkways
- Outdoor Seating Areas
- Parks & Play Areas
- Jogging Track
- Cycle Track
- Skating Rink
- Cricket Practice Net
- Volleyball Court
- Basketball Court
- Tennis Court
- Temple

## LIVE IN THE PARK

INVITING OUTDOORS ATTRACT AND DRAWS YOU INTO ITS MAGIC  
THAT UNFOLDS POETICALLY AS YOU WALK PAST THE DELIGHTFUL GREENS.

The best of landscape specialists are engaged  
to transform the premise into a paradise.



## THE LUSH LANDSCAPE



A mere 25% space is covered by the building construction. The rest of the land area is meticulously designed and exhaustively landscaped to give you memorable experiences. Meandering pathways, ambient street lighting, cozy seating areas create a perfect backdrop for an enriched lifestyle.

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## THE REGAL COURTYARD

The courtyard is the heart of the outdoors. This attracts the residents to socialize and spend their leisure time in the open. The soulfully designed arena with lush green landscapes, hardscapes, water bodies, seating areas and trees invites the residents to relax and de-stress in the midst of nature.

DANCE TO THE MUSICAL FOUNTAINS



## THE FOUNTAINS OF JOY

The vitality of community truly reflect in Skypark's interactive fountains. The central courtyard comes alive to this magical display with light and changing colors to captivate your senses.

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PLAY IN THE PARK

## CLUB ACTIVITIES

### **NORTH CLUBHOUSE**

- Grant Entrance Lobby
- Visitors Lounge
- 2 separate Multipurpose Halls
- Shops
- Guest Rooms
- Provision for Restaurant with deck
- Provision for Supermarket
- Provision for Spa

### **SOUTH CLUBHOUSE**

- Preview Theatre
- Provision for Doctor Clinic
- Provision for Creche
- Library
- Hobbies Room
- Dance Room
- Yoga Hall
- Well Equipped Gym
- Table Tennis
- Billiards
- Shuttle Courts
- Squash Court
- Swimming Pool on Terrace

### CLUB SKYPARK

## LIVE THE EXCITEMENT!

Skypark's two exclusive clubhouses offer a plethora of recreation amenities for residents. A grand lounge, a terrace swimming pool, and an ultra-modern theater being some of its major attractions.



ULTRA-MODERN LOUNGE

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LIVE THE EXCEPTIONAL

## LIVE THE LEISURE

The alluring lounge is the ultimate statement of luxury in the clubhouse. The sophisticated ambience of this enclave is where residents entertain themselves. Attend the frequently held parties in stylish multi-purpose hall or just invite friends over for larger gatherings and fun times.

NORTH CLUBHOUSE





SOUTH CLUBHOUSE



TERRACE SWIMMING POOL

CLUB ACTIVITIES



MODERN GYMNASIUM



STATE-OF-THE-ART MOVIE PREVIEW THEATER



## ACTIVITIES TO ENGAGE

In pursuit of self development, take time to work out in gym, meditate or just read a book in library. Shop in supermarket, unwind in spa, practice your steps in dance room or teach skills to the young in hobby room. Here every moment is an exercise in self indulgence!

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LIVE THE EXCEPTIONAL



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LIVE THE EXCEPTIONAL



A WORLD OF EXCLUSIVITY



TYPICAL FLOOR PLAN  
**BLOCK - I**

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1534	271	123	1928	482	2410

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1402	140	116	1658	415	2073

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1402	140	116	1658	415	2073

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1557	249	122	1928	482	2410



KEY PLAN



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1539	266	123	1928	482	2410

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1385	155	118	1658	415	2073

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1385	155	118	1658	415	2073

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1534	269	123	1926	481	2407

TYPICAL FLOOR PLAN  
**BLOCK - 2 & 6**



KEY PLAN



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1521	227	121	1869	467	2336

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1447	116	119	1682	420	2102

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1496	250	123	1869	467	2336



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1521	227	121	1869	467	2336

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1447	188	121	1756	439	2195

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1496	250	123	1869	467	2336

TYPICAL FLOOR PLAN

**BLOCK - 3, 4 & 5**

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1152	231	105	1488	372	1860

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1019	81	98	1198	299	1497

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1019	81	98	1198	299	1497

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1152	196	105	1453	363	1816



KEY PLAN



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1138	254	106	1498	374	1872

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1019	81	98	1198	299	1497

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1019	81	98	1198	299	1497

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1152	210	106	1468	367	1835

TYPICAL FLOOR PLAN  
**BLOCK - 7**

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1853	217	132	2202	550	2752

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1446	140	118	1704	426	2130

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1446	140	118	1704	426	2130

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1830	249	133	2212	553	2765



CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1853	217	132	2202	550	2752

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1438	146	120	1704	426	2130

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1438	146	120	1704	426	2130

CARPET AREA (SFT)	BALCONY AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1807	248	131	2186	546	2732



KEY PLAN



# SPECIFICATIONS

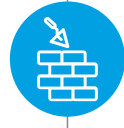


## STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

## SUPER STRUCTURE

9" Thick solid / ACC block work for external walls  
4" thick solid / ACC block work for internal walls.



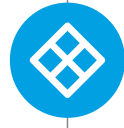
## WALL FINISHES

- a) INTERNAL WALL FINISHES: Smooth plastered surface treated with putty and painted with emulsion.
- b) EXTERNAL WALL FINISHES: Sponge finished sand faced cement plaster and painted with exterior paint.



## DOORS

- a) MAIN DOOR: Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand.
- b) INTERNAL DOOR: Engineered wood / Sal wood frame & flush shutter / UPVC frame & shutter with reputed make hardware of the best brand.
- c) FRENCH DOORS: UPVC / High density Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track.
- d) WINDOWS: UPVC / High density Aluminum window system with glass with provision for mosquito mesh track.



## FLOORING

- a) Living, Dining: 1200 x 1200mm, Bedrooms & Kitchen: 600 x 1200/800 x 800mm size Vitrified/PGVT tiles.
  - b) ALL BALCONIES: Anti skid ceramic tiles
  - c) BATHROOMS: Vitrified tiles
  - d) CORRIDORS: Granite / Vitrified tiles
  - e) STAIRCASE: Natural stone / Tile
- BRANDS USED: Johnson/ Kajaria/ Italake/ Avalon/ Icon/ Simero tiles or equivalent.



## TILE CLADDING

- a) Dado in kitchen: Ceramic tiles dado up to 2'0" height above kitchen platform
  - b) BATHROOMS: Glazed / Matt finish / Vitrified tiles dado up to 7'0" height
  - c) Utility Area: Ceramic tile dado to sill height
- Brands Used: Johnson/ Kajaria/ Italake/ Avalon/ Icon/ Simero tiles or equivalent.



## KITCHEN

- a) Adequate kitchen space designed to enable easily fit in modular kitchen available in the market
- b) Provision for fixing of RO system, exhaust fan & Chimney
- c) Drainage point for sink shall be provided.



## UTILITY /WASH AREA

Provision for washing machine & wet area for washing utensils etc.



## BATHROOMS

- a) Good quality ceramic washbasins
  - b) Good quality wall mounted EWC
  - c) Good quality concealed flush tank
  - d) Good quality single lever C.P. fittings
- Brands Used: Jaquar/ Duravit/ Hindware/ Hansgrohe or equivalent.



## ELECTRICAL

- a) Concealed copper wiring of reputed make
- b) Power outlets for air conditioners in living and bedrooms
- c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in Utility area
- d) Miniature circuit breakers (MCB) for each distribution board of reputed make
- e) Modular switches of reputed make
- f) '3-phase' power supply in each unit at Cost



## TELECOM

- a) Telephone points in living room and master bedroom



- b) Intercom facility to all the units connecting Security and neighborhood

## CABLE TV/DISH TV

Provision for cable connection in living room and master bedroom



## INTERNET

Provision for internet connection in living room and master bedroom



## LIFTS

- a) High speed automatic elevators with V3F for energy efficiency with granite / marble / tile cladding
- b) One service lift with V3F for energy efficiency for each tower, entrance with granite / marble / tile



## WTP & STP

- a) Treated water will be made available through an exclusive water softening plant
- b) Hydro-pneumatic system for even pressure water supply at all floors
- c) Sewage treatment plant of adequate capacity



## CARWASH FACILITY

Car Wash Bay at vantage point



## GENERATOR

Limited D.G. backup with Acoustic enclosure



## CAR PARKING

Car parking slots in Cellar 1 & Cellar 2



## FACILITIES FOR THE PHYSICALLY CHALLENGED

Access ramps at entrance lobbies shall be provided for the physically challenged



## SECURITY / BMS

- a) Sophisticated round-the-clock security system
- b) Boom barriers for efficient traffic management
- c) Surveillance cameras at the main Security and entrance of each block
- d) Access Entry/ Smart Entry



## PARKING MANAGEMENT

All car parking slots and driveways are designed by traffic consultants



## CLUBHOUSE & AMENITIES

**North Clubhouse:** Grand entrance lounge, Provision for supermarket, Spa & restaurant, multipurpose halls, Shops, Guest rooms, and Restaurant

**South Clubhouse:** Preview theatre, Doctors clinic, creche, library, hobbies room, dance room, Yoga hall, well equipped Gym, Table Tennis, billiards, squash court, shuttle courts, swimming pool on terrace

**Outside Activities:** Children play zone, Skating Rink, Jogging/ walking track, Tennis court, Volleyball court, Basket ball court, cricket net, and cycle track

## Terrace Activities:

Sky Walk - Terrace walking track, Children play area, elders' zone, outdoor fitness zone, amphitheater, fountains, Party area.

## OTHERS:

Note:

- a) Outside balcony enclosure are not permitted either by grills or any other way.
- b) No grill on the main door is permitted.

## Note:

1. All electrical fittings should be purchased by the owner at his own cost, only provision for the above electrical fixtures will be made by the Builder.
2. Shifting of outdoor and indoor AC units are not allowed. Erection of any type of structure for AC outdoor unit and others are not allowed.
3. All dimensions indicated are excluding finishes / plastering. Columns and walls subject to minor changes based on structural design
4. Furniture shown are indicative only and do not form the part of the contract
5. Architectural features shown are indicative and subject to change.

## BETWEEN BLUE SKY & GREEN EARTH



Vizag chose to live in an ideal environment of Yendada. Placed between verdant mountains and blue ocean, Yendada and its neighbour Madhurawada have attracted several IT companies, institutions and mega gated communities. Growing infrastructure of shopping, restaurants and recreation is just few minutes away from your home. Live and share the joys of an integrated environment at Skypark!

### Distances from Skypark

Just 5 mins from Rushikonda Beach

GITAM University/ Medical College - 1.5 Km

Cricket Stadium - 1.5 Kms

Silver Oaks School - 1.8 Kms

Schools / Junior colleges - 2 Kms

Rushikonda Beach - 2.5 Kms

Gayatri Vidya Parishad / Medical College - 3 Kms

IT SEZ - 6 Kms

Health City - 6.5 Kms

(Apollo Hospital, Care Hospital,  
VIMS & LV Prasad Eye Institute)

MVP Colony - 7 Kms

Golf Club - 8.5 Kms

12 Engg Colleges within - 10 Kms

IIAM - 12 Kms



Location Map  
(Not to Scale)

## A TOWERING TESTIMONY TO TRUST & VALUE...

Vaisakhi has a place of eminence in transforming the skyline of Vizag. Over the years, the company has built landmark projects and raised the bar in setting standards for fine living thus changing an outlook in quality parameters and integrated living in Vizag. Truly, Vaisakhi Builders are in tune with "Smart City" status of the city in conceiving mega residential projects. Come, live the future in today's homes of Vaisakhi.



PROMOTERS



ARCHITECTS



Vistaas Architectural Consultants  
• MUMBAI • HYDERABAD • PUNE • VIZAG

ACCOUNTING  
CONSULTANTS

CHALAM  
ASSOCIATES

STRUCTURAL  
DESIGNER

PROF. K. RAMBABU  
Andhra University

