







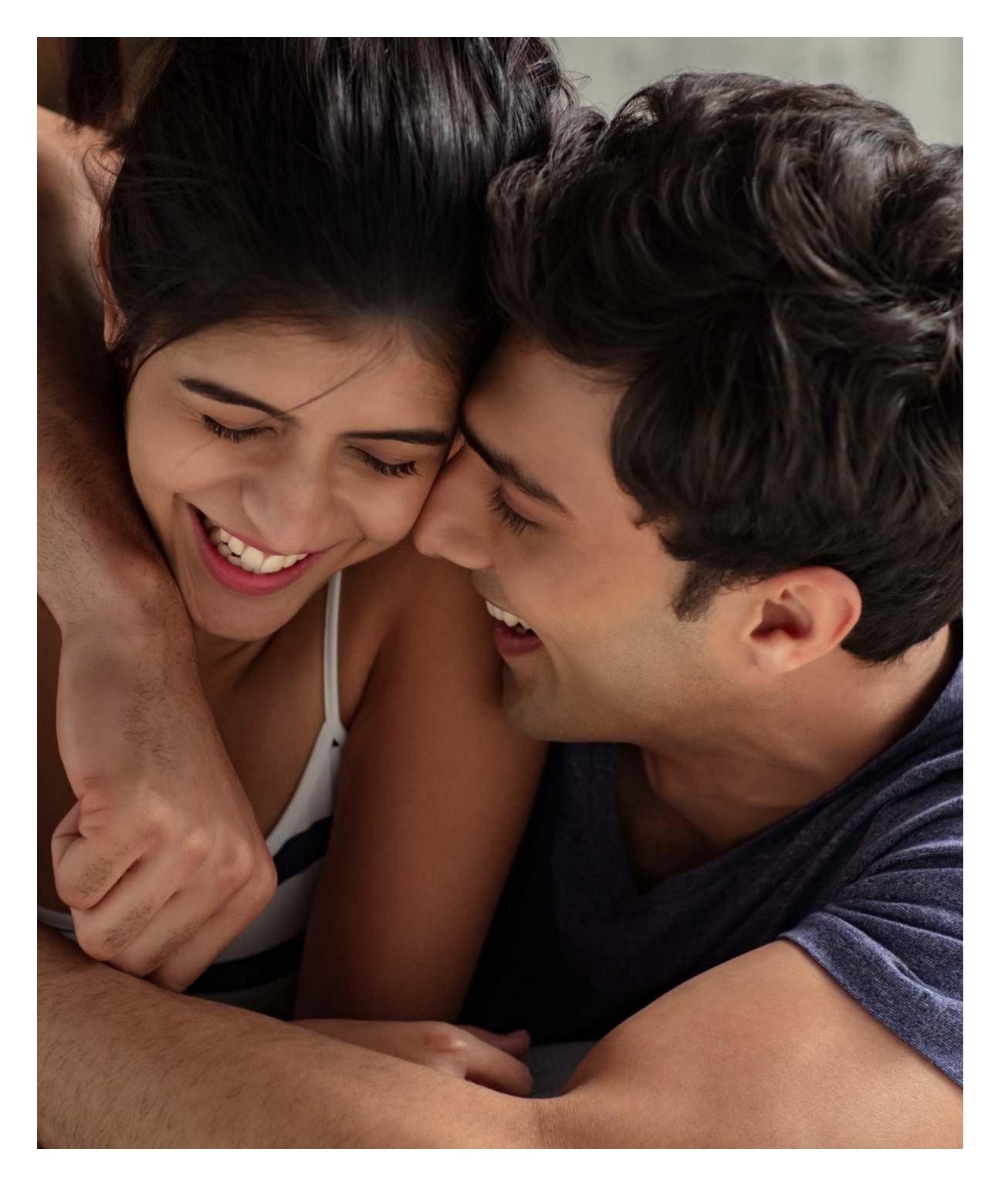
An address that matches your status.

Welcome to Sreenivasam.



Welcome to the finest life space in Kondapur.



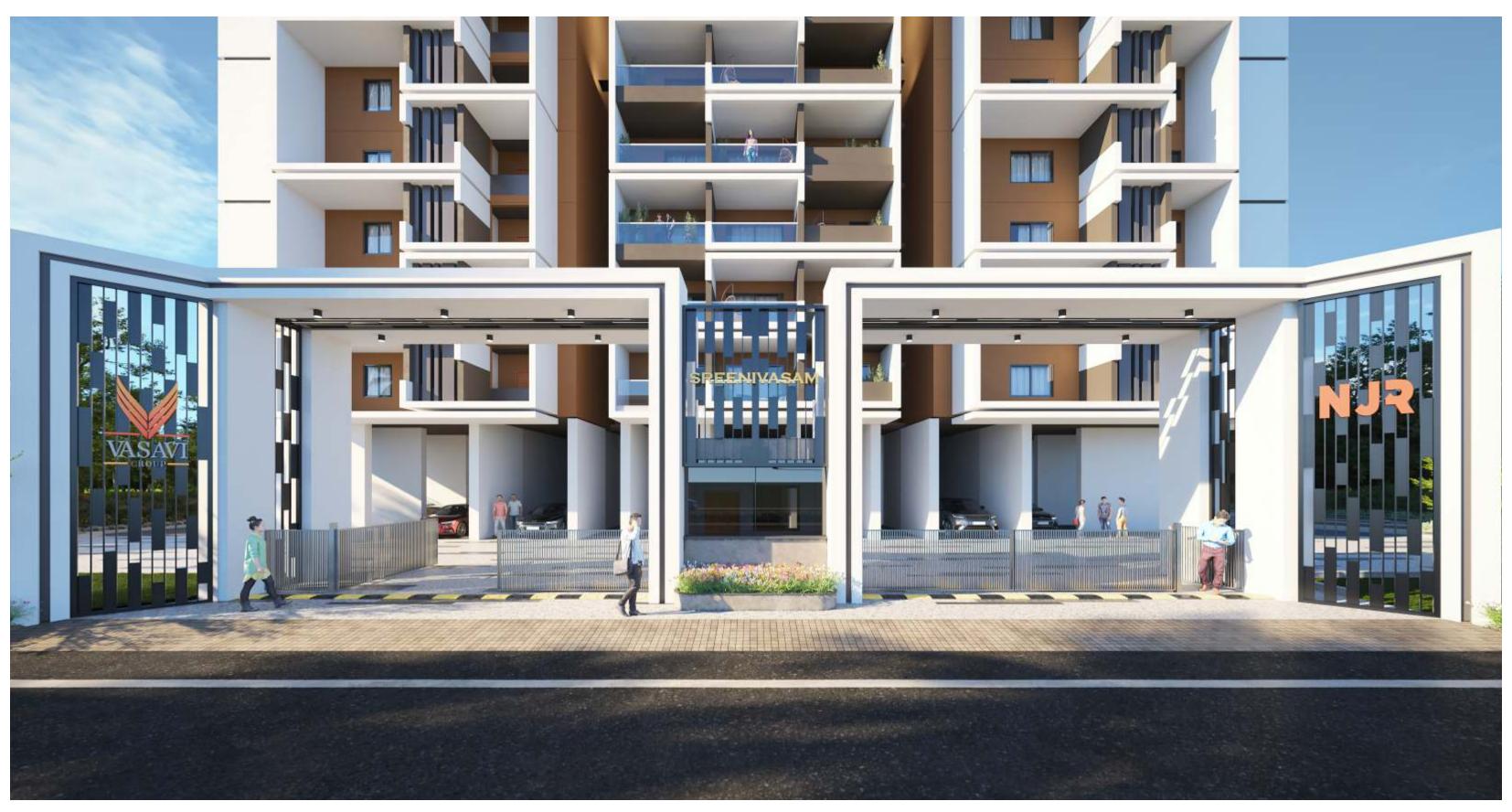


A Cocoon of laughter and love

From strumming the guitar on a starry night to having an impromptu barbeque bash with your friends, this is home to creativity and companionship.





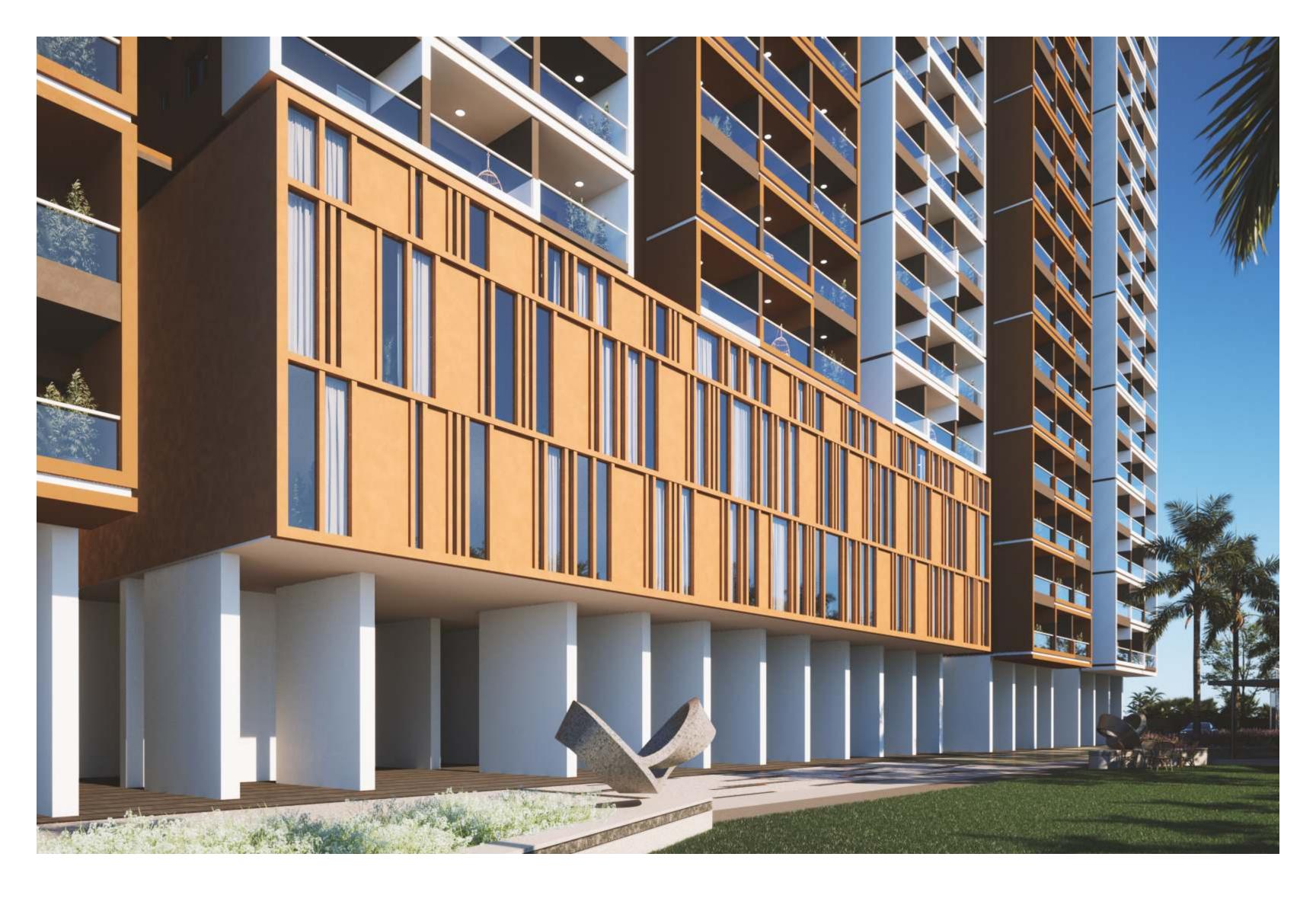






Where forever begins

Conceptualized as a smart home for new-age home seekers, Sreenivasam is a stunning blend of architecture, amenities, landscaping and leisure. Standing tall on a broad 100 feet road, the complex is set to be a benchmark address in Kondapur, only 8 minutes away from the iconic HITEC City of Hyderabad.



Mosaic of architecture with nature

The picture-perfect environs of this coveted destination include green landscaped grounds with creative metal sculptures and natural blooms. But it is the architecture that is truly fascinating, Sleek and very modern, the complex will soon be an object of admiration in the neighbourhood.



Overview

SITE AREA

2.27 Acres

FLOORS

17

NO OF UNITS

263

TYPE OF UNITS

AII **3** BHK

UNITS RANGE

1740 to

2270 Sft.

CLUBHOUSE

21,800 *Sft.*

STRUCTURE

2 Cellars +

G + **17** Floors







Open spaces for happy little feet

Let the children live their childhood in an oxy-rich and free-flowing atmosphere, as they race across the lush green manicured lawns. The grounds are completely safe in the gated community, and there are designated spaces for little ones to play, cycle or just chase butterflies!



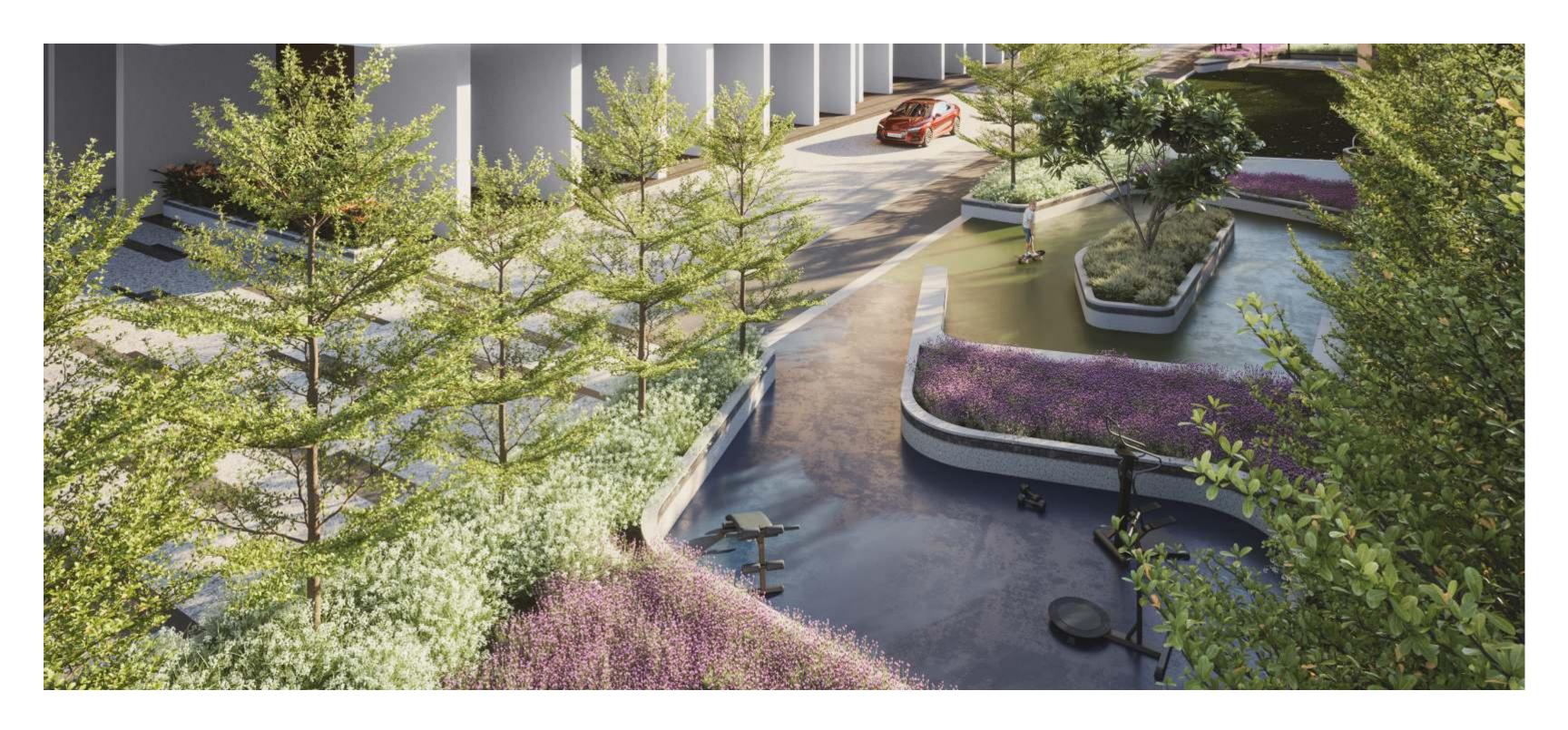




The 17-storey blocks stand tall on landscaped grounds filled with nature's bountiful greenery and man-made wonders like metal sculpture and art in stone. There are lovely spots to sit in or take a stroll with family and friends. This is an eco-friendly and healthy life right in the city.







Framing your home with a splash of colours.

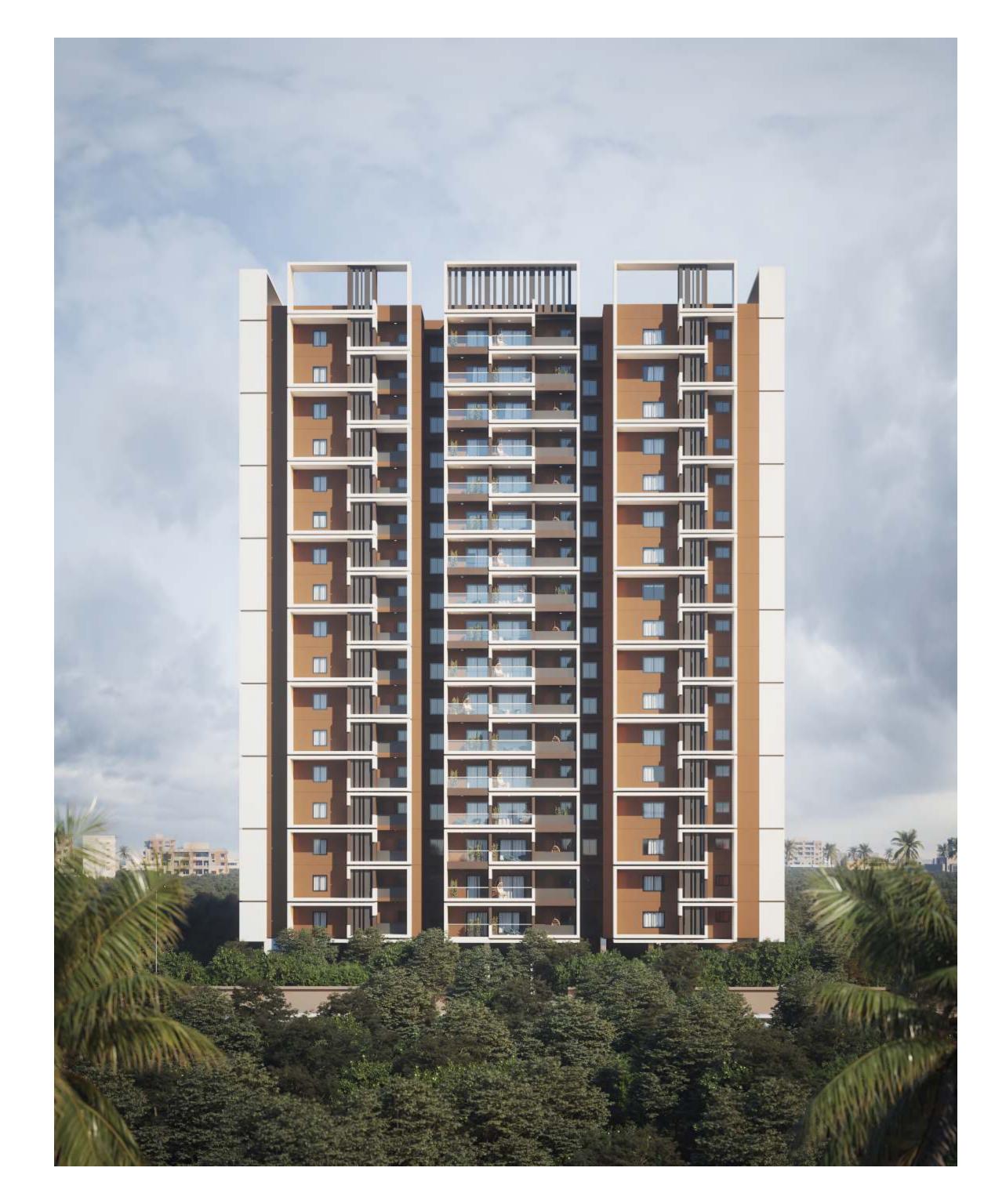
Where you discover friends and rediscover yourself





Gorgeous inside out

At Sreenivasam, the breathtaking facade of the building complements the silken apartments within. Well detailed and carefully thought out, the 3BHK homes are a celebration of family ties, friendships and above all, your impeccable taste and status.



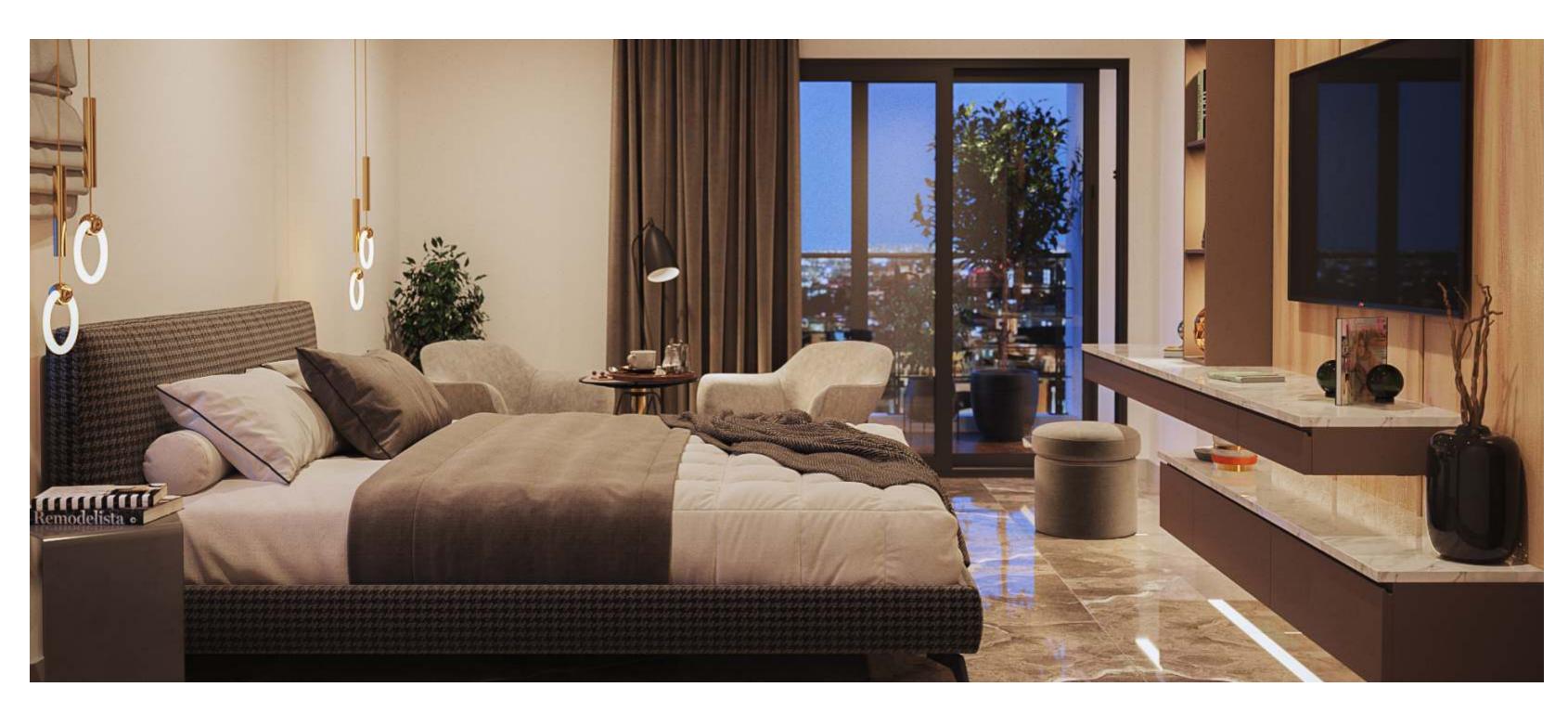




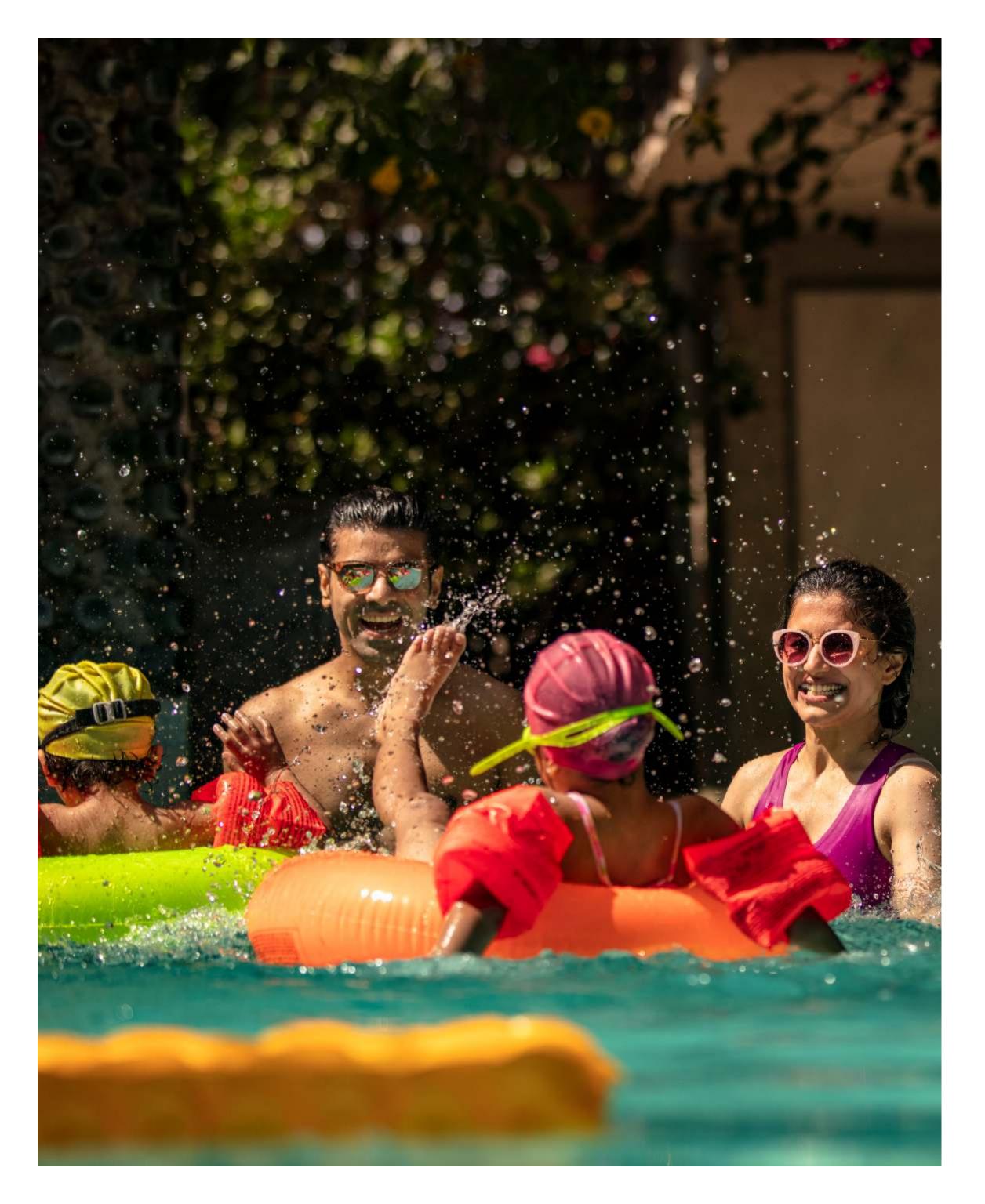
Interiors so lovely and sunshiney

Every corner offers a new awakening in Sreenivasam. It's a nice cozy space planned with great ventilation, 100% Vaastu compliance, best-quality fittings and tons of positive vibes. Cook, play, sleep, read or just look out of the balcony to a great view. Magic happens at home!









And here comes the splash of fun

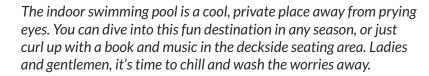
There's excitement awaiting you after the day's work when you return home to Sreenivasam. The luxurious clubhouse built into the complex is a great place to unwind and relax in. Swimming in the indoor pool is definitely on your must-do list.

And if you are a fitness enthusiast, the gym is waiting. You can even host functions in the lovely banquet hall. You think it, and your home has an answer!





Your own pool of enchantment

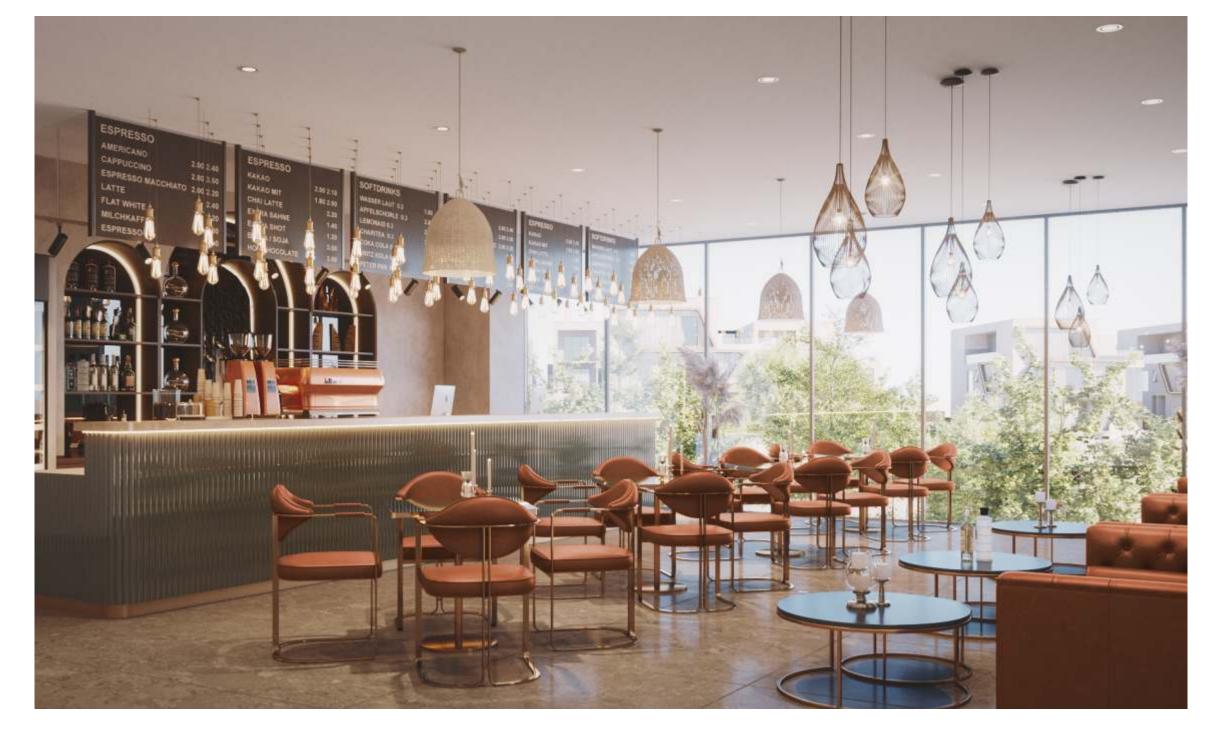












Indoor Amenities

Guest Rooms

Grand Entrance Lobby

Multipurpose hall

Cafeteria

Swimming pool

Kid's Swimming Pool

Change Rooms

Indoor Games

Table Tennis

Billiards Lounge

Aerobic/Yoga/Meditation room

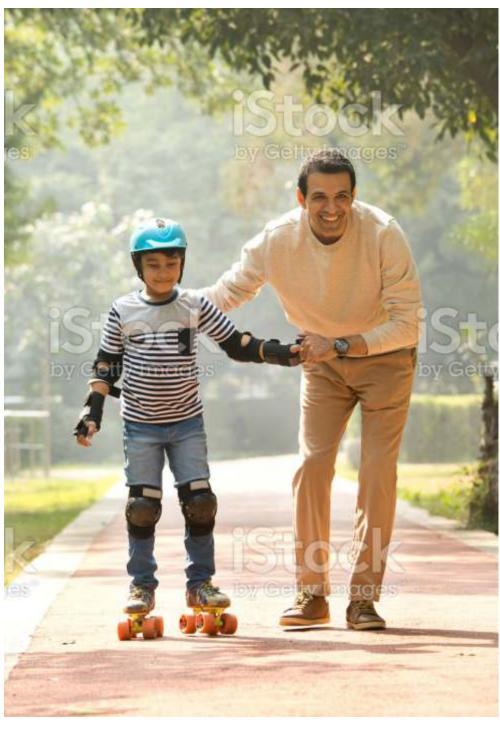
Library & Workplace

Office Room

Gymnasium

Locker in Gym









Outdoor Amenities

Half Basketball Court/ Multipurpose Court
Children 's Play areas
Jogging Track/ Walking Track
Cricket pitch with net
Open air Amphitheatre
Skating Rink

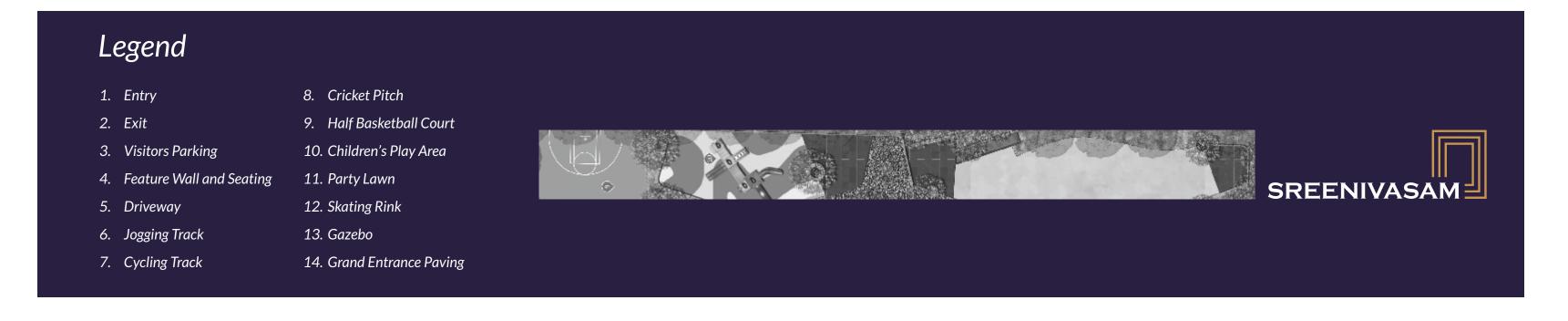








Master Plan



Typical Floor Plan

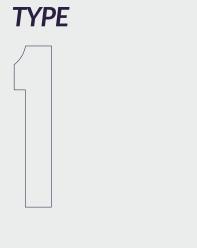


AREA STATEMENT	Flat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Facing	WEST	EAST														
	Net Flat Area (in Sft.)	1787	1595	1368	1368	1368	1595	1787	1509	1787	1595	1368	1368	1368	1595	1787	1509
	Saleable Area (in Sft.)	2270	2025	1740	1740	1740	2025	2270	1915	2270	2025	1740	1740	1740	2025	2270	1915

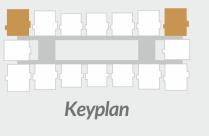








ЗВНК East Facing 2270 Sft.



Keyplan



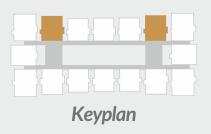








ЗВНК **East Facing** 2025 Sft.

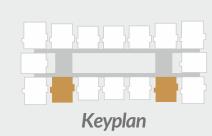


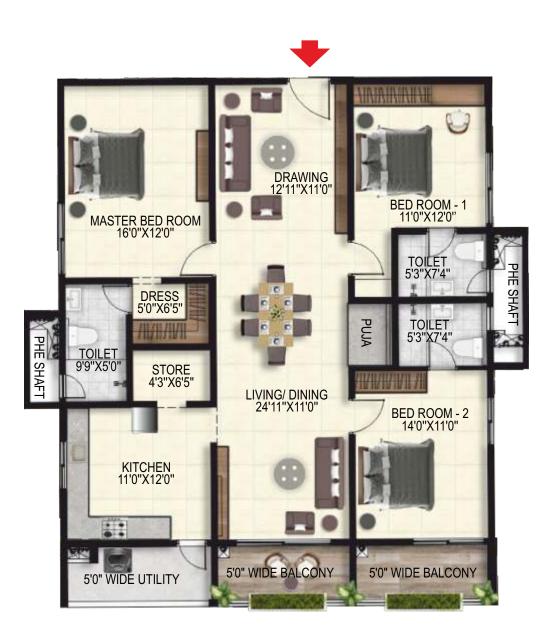






ЗВНК West Facing 2025 Sft.

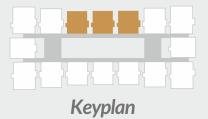




TYPE



3BHK East Facing 1740 Sft.

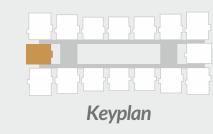




TYPE



3BHK East Facing 1915 Sft.

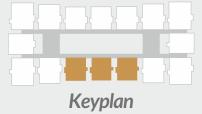




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3BHK West Facing 1740 Sft.

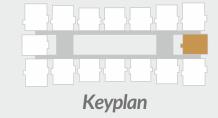




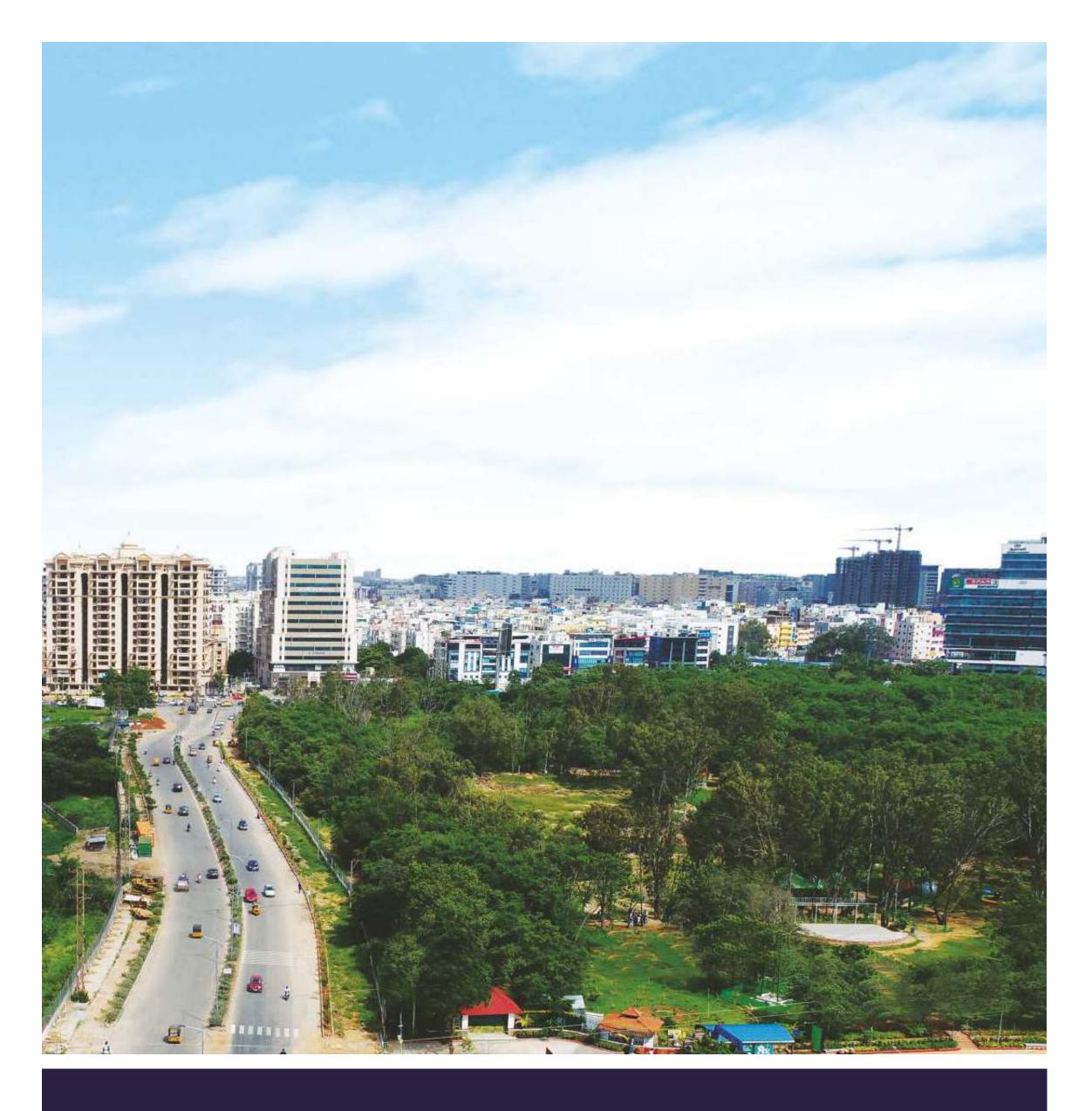
TYPE



3BHK East Facing 1915 Sft.







Glow and grow in a location like no other

Kondapur is the final word. Few locations have proximity to the city and connectivity like this well-planned, futuristic neighbourhood. Gachibowli or Hitec City, malls or schools, leisure parks or hospitals - when you are living here, you are not far away from anywhere. Even the Botanical Gardens is a short drive away. Why would you settle for anything less?

And yet, noise and traffic is a safe distance away. The greenery and broad roads assure you of health and happiness, as well as great returns on investment. Lay anchor here.

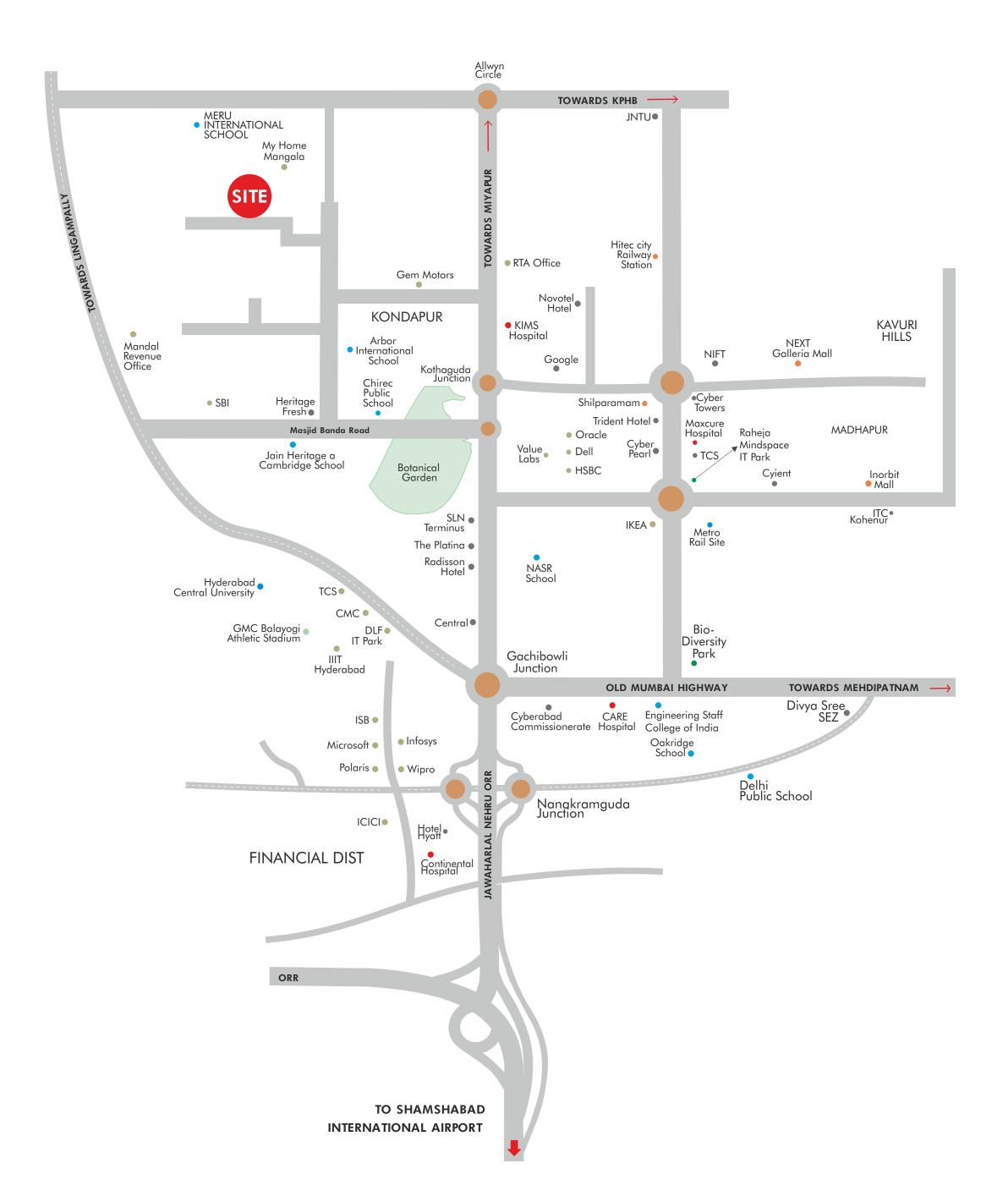
274 acre Botanical Garden





Stay close to what matters the most.

Location Plan (Not to Scale)



Distances from Site

Schools

Arbor International School - 1 Min
Chirec Public School - 3 Mins

Oakridge International School - 15 Mins Delhi Public School - 15 Mins





Shopping & Entertainment

Botanical Garden Ikea - 5 Mins - 10 Mins

Inorbit Mall AMB Mall - 12 Mins - 13 Mins

Corporate Offices

DLF Cyber City Cyber Towers Mindspace - 5 Mins - 10 Mins

- 10 Mins





Hospitals

Kims (Kondapur) - 10 Mins Care (Gachibowli) - 10 Mins Continental (Financial District) - 10 Mins



Specifications



FOUNDATION & STRUCTURAL FRAME

RCC foundation & RCC framed structure.

SUPERSTRUCTURE

Aluminium form work & Shear Wall technology.



PLASTERING INTERNAL

Internal Walls: Gypsum plastering of putty to smooth finish for internal walls.



JOINERY WORKS

MAIN DOOR

- Main Door Frame: Best quality Teak wood frame with polish.
- Main Door Shutter: 35 mm both side Teak veneer shutter with polish finish.
- Bedroom/Toilet Doors
- Door Frame: Best quality engineered hardwood door frame.
- Doors Shutter: One side laminated and other side veneer with polish.
- Sliding Doors
- Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.



WINDOWS

• Windows: UPVC window system with safety MS grills and provision for mosquito mesh track.



PAINTING

- EXTERNAL Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- INTERNAL Smooth Gypsum finish with two coat of putty, one coat primer and two coats of premium Acrylic emulsion paint of best brands.



FLOORING

- ROOMS
 - Living, Dining & Kitchen: 800x800 mm Double charged vitrified
 - Bed Rooms 800x800 mm Double charged vitrified tiles/GVT.
- Master bed room 800x800 Double charged vitrified tiles.
- TOILETS Anti-skid ceramic tiles for flooring
- CORRIDORS GVT (Vitrified tiles)/ Granite.
- LIVING BALCONIES Matt/Anti-skid ceramic tiles.
- COMMON LOBBIES Granite / Marble / Vitrified tiles combination flooring as per design.
- LIFT LOBBY Granite / Vitrified tiles combination flooring as per design.
- STAIRCASE Granite/Antiskid tiles.



TILE CLADDING

- KITCHEN Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
- TOILETS Glazed ceramic tile dado up to door / lintel height.
- UTILITY & WASH Tile dado up to 3' height.
- LIFTLOBBY Granite / Vitrified tiles combination flooring as per design.



KITCHEN/UTILITY

- One line in sink + RO purifier connection
- EXHAUSTS Provision for chimney.
- UTILITY/WASH Washing machine provision in Utility area.



TOILETS

- Sanitary/CP Fittings.
- Sanitary: TOTO or Jaquar or Cera or Kohler or Hindware or American standard.
- CP Fittings: Grohe or Jaquar or Hindware or Kohler or American standard.
- Wash Basin in all Bed room toilets.
- Wall Mounted EWC with Concealed flush tank/valve.
- Single Lever fixtures with Wall mixer cum shower.
- Provision for geyser and exhaust fans in all bathrooms.



Provision for Internet/Telephone/Intercom.

INTERNET/CABLETV/TELECOM



High speed automatic passenger lifts with Rescue device with V3F for energy efficiency 4 lifts + 2 service lifts (make of Toshiba/Schindler/Mitsubishi/Kone/Johnson/Otis).



WATER SUPPLY SYSTEM/SEWAGE TREATMENT PLANT

- · Treated water will be made available through exclusive water softening for domestic
- A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.
- Rain water harvesting pits.



GENERATOR POWER BACK UP

100% DG Set Backup.



SECURITY/BMS

- Sophisticated round the-clock security system.
- Surveillance cameras at the main security entrance.
- CC Cameras at all floors near lifts & in the corridors.



PARKING MANAGEMENT

• Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.



CLUBHOUSE & AMENITIES

Well designed Clubhouse with:

- Reception, Lobby, Cafeteria, Multi Purpose Hall, Gym with equipments, Indoor games like chess, carom, Table Tennis, Yoga/aerobics, billiards room, Guest rooms.
- Space for office



OPEN AREA AMENITIES

Kids play area, Open lawn, Walking, Jogging track, Indoor kids play area, Senior's gathering area, grass paved area, walkway.



HAND RAILING

Balcony: MS railing/Glass railing/SS Railing.



FIRE & SAFETY

- Fire alarms & Public address system.
- Fire hydrant systems.



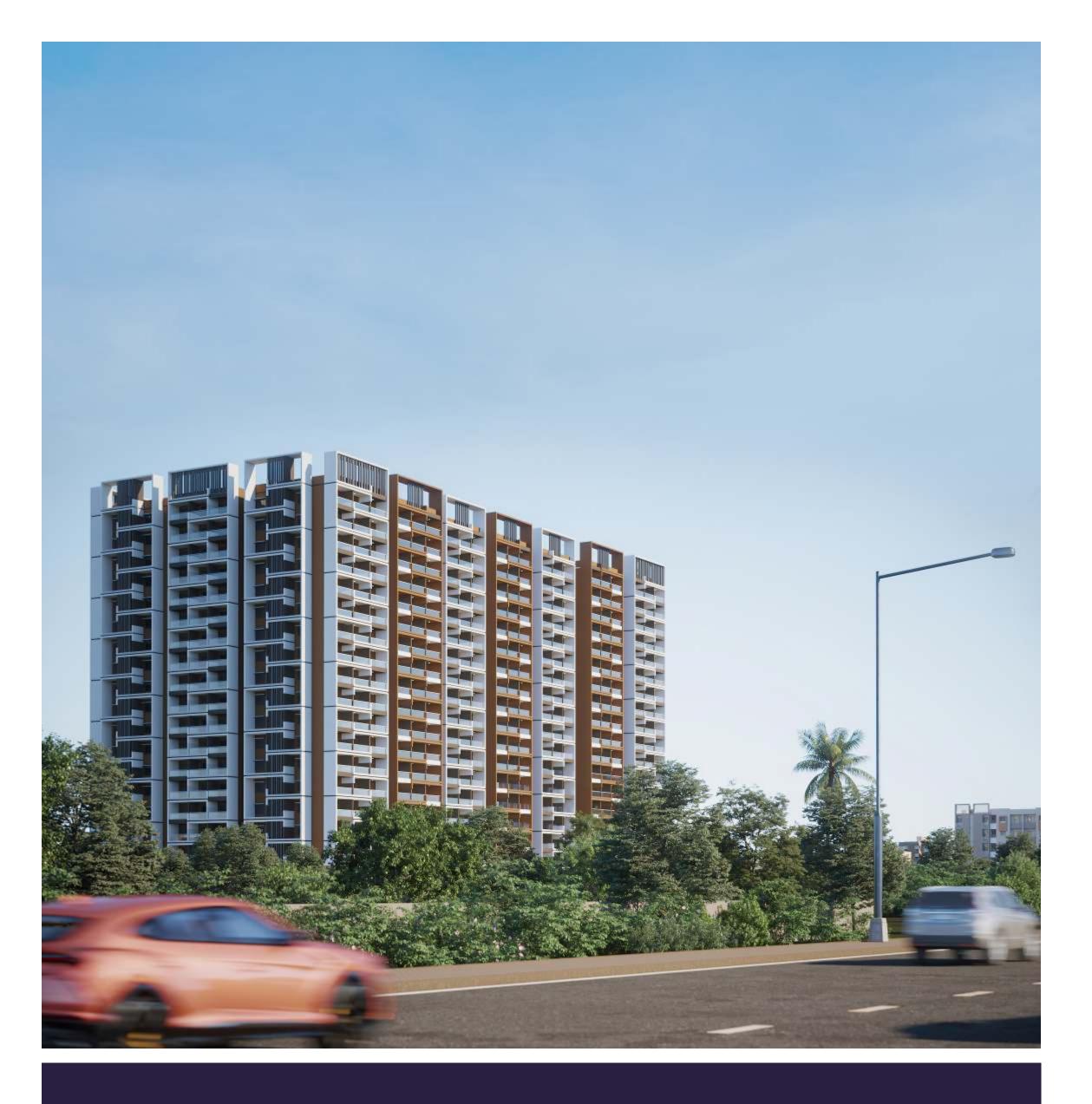
ELECTRICAL

- Cables: Concealed copper wiring of Havells/Polycab/Finolex.
- Modular Switches: Norisys/Schneider make/Honeywell/Hager.



PLUMBING LINES

- Drainage/Sewage: PVC pipes & PVC fittings.
- Water Supply Lines: Internal and external CPVC or UPVC pipes & fittings.



Consultants

Principal Architect



Structural and MEP



Land Scape









VASAVI GROUP

Corporate Office: 1st Floor, Anilath Maja Housing Society, 8-2-120/86/9/A/1, 12, 2 and 13, North End, Opp. Park Hyatt, Road No. 2, Banjara Hills, Hyderabad, Telangana - 500034.



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