



silpa
^{CSK}
Green Villas
— SHADNAGAR —



Welcome To World Of Bliss

The venture is spread over 183 Acres of land and is to be completed in three phases. This prestigious venture is HMDA approved layout offering plots and constructed villas. The villas range from 1600 to 1900 sft. The plots are well demarcated with basic amenities like underground water, electricity and sewerage systems in place. The gated community is safe, secure and is well-connected by internal roads.





Club House

An aesthetically designed spacious and utilitarian clubhouse is being built around 11,500 sq. ft. The club house, when ready would have spacious banquet hall, Multi purpose hall, recreation room, provisions for a restaurant, indoor games and a swimming pool. It will be the hub for social gatherings and community celebrations. Facilities will also be provided for outdoor sports like Volleyball, Basketball, Tennis Court and Cricket nets.

Project Highlights

- ✓ HMDA approved layout
- ✓ Club house
- ✓ Swimming pool
- ✓ Gymnasium
- ✓ Children's Play Area
- ✓ Banquet Hall
- ✓ Library
- ✓ Temple
- ✓ Restaurant
- ✓ Sports Zone
- ✓ Underground Drainage
- ✓ Underground Electricity
- ✓ Underground Water through Over head tank
- ✓ Landscape Gardens
- ✓ Avenue Plantation
- ✓ Badminton, Volleyball, Basketball, Tennis Court & Cricket Nets
- ✓ 60 ft, 50 ft and 40 ft BT Roads
- ✓ 24x7 security

Specifications



STRUCTURE

RCC Framed Structure.

Super Structure: Red Brick /Solid Cement Concrete blocks(with Machine made) masonry walls finished with 2 coats of cement plaster 9"/6" walls for external & 4.5" walls.

TMT STEEL MAKE: Dhanalakshmi / Jairaj Steel Fe - 550 Grade.

CEMENT: CHETTINAD / JSW / KCP / PENNA OPC 53 Grade



DOORS & WINDOWS

Main Door Frame & Shutter: Hard Wood door frame Teak wood shutter with melamine polish and designer hardware of SS304 of premium make(Dorset).

Internal Doors: Hard wood frame and flush shutter with laminate with melamine polish and hardware of reputed make(Dorset).

Kitchen external & Balcony Doors: Hard wood frame and flush shutter with laminate and melamine polish for front face and synthetic enamel paint for rear face with hardware of reputed make.

Toilet Doors: Hard wood frame and flush shutter with laminate with for front face and synthetic enamel paint for rear face with hardware of reputed make(Dorset).

Windows: UPVC frames and shutters with clear glass with hardware of reputed make.



ELECTRICAL WORKS

Concealed copper wiring in conduits of FRHS grade in Havells / Finolex brand for lights, fans, TV, Computers and power points wherever necessary.

Power points for air conditioners in all bedrooms.

Power points for refrigerators and cooking appliances in kitchen

Power points for geysers in all bathrooms.

3 phase supply for each Villa and individual meter boards

Power Backup: Provision for Partial power backup through generator : Fan and light point in living, dining, all bedrooms and only for light points in kitchen and toilets.

MCB's of distribution board of Legrand make or equivalent.

All Electrical fittings of Legrand make or equivalent.



TELEPHONE, INTERCOM, BROADBAND

Communication: Telephone point in living, provision for internet connection in Living & Master bedroom, provision for cable TV connection in master bed room & living room.



WATER SUPPLY & DRAINAGE SYSTEM

CPVC pipes for Water supply Internal & External in Shafts(Make: Ashirvad / Astral/ Sudhakar)

PVC pipes for sewer lines for Internal& External in Shafts. (Make: Ashirvad / Astral / Sudhakar)

SWG- A Grade pipes for external drainage with in the setbacks.

PVC Pipes for Rain water.

Sintex tank on terrace.



FLOORING

All Rooms: Premium quality 2'-0" x2'-0" double charged vitrified tiles with 4" skirting.

Balcony, Utility: Anti-skid ceramic tiles with 1'-0" X 1'-0" & F floor open terrace will be 2'-0" X 2'-0"

Toilets: Anti-skid vitrified tile flooring and edge cut 2' X 1' digital tiles for Dado upto 7'-0" Ft Height.

Staircase: Granite stone for steps & mid-landing, treads edge moulding with SS Railing of SS 304 Grade.



CLADDING/DADOING

Ceramic tiles up to 2' height above kitchen platform

Ceramic tiles up to 3' height in utility / wash area.

Flooring & wall tiles -- KAJARIA/RAK/VITERO



KITCHEN

Black Granite with the RCC Platform.

Stainless Steel sink with drain board (Nirali or Parryware).



BEDROOMS & HALL

RCC Shelves to be provide in each room.



TOILETS

Floor Mounted EWC with concealed flush tank for Master Bedroom / Other bedrooms of Hindware / Cera/ Parryware / American standard

Hot and Cold water mixer with shower of Cera/ Parryware/ Hindware or equivalent brands

Provision for Geyser points in all toilets

All CP fittings of Cera / Parryware/ Hindware or equivalent brand



WASH BASIN

for Dining area



FABRICATION WORKS

MS Railing for Balcony windows with enamel paint.

MS Grill for compound wall and Main Gate with powder coated painting.



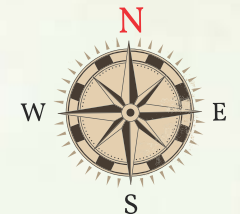
PAINTING

Internal walls: Birla wall care putty of 2 coats with 1 coat primer & 2 coats of ASIAN Plastic emulsion.

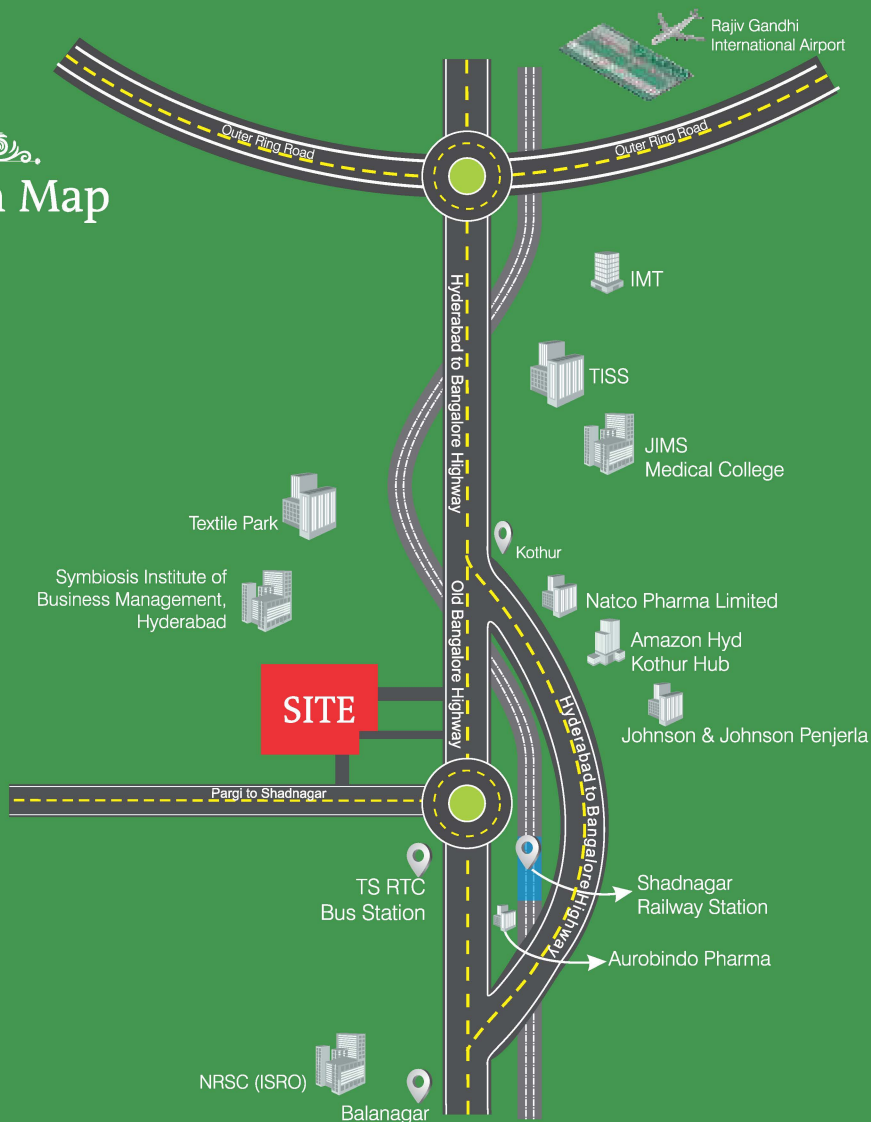
External Walls: Exterior Birla wall care putty of 2 coats with 1 coat of primer& 2 coats of ASIAN Ace paint.



Venkateswara
Swamy Temple



Location Map



Location

Silpa Green Villas is located in the heart of the municipal limits of Shadnagar, the most happening satellite towns of Hyderabad. It is well connected by Rail and Road transport. It is the address of the pharma city with NatcoPharma, AurobindoPharma, Johnson & Johnson having their units here. Amazon has its Godown and warehouse here. Some premier educational institutions like IMT, TISS and Symbiosis are located in the vicinity. JIMS Medical College and other quality healthcare facilities are available in this thriving municipality. Its proximity to Hyderabad International airport is an added advantage. Its connectivity to the Outer Ring Road, RRR and the industrial hubs of Kothur and Balanagar is also worth mentioning.

About Silpa Group

Established in 1994, Silpa Infratech Ltd is one of the fastest growing companies in the Indian real estate industry in general and South India in particular. Our business model entails undertaking of projects through Acquisitions, Joint Venture Developments as well as Development and Real Estate. Silpa Group provides construction of supreme quality with excellent Architectural Design, Engineering & Landscaping services executing several notable projects across Cities like Hyderabad, Bengaluru, Kurnool, Sangareddy, Ananthapur, Nandyal, Adoni, Tada, Yemminganur Zaheerabad, Shankarpally & Patancheru.

A Project by

silpa
GROUP

Silpa Infratech Ltd.

3rd Floor, Venkata Sai Building,
Phase - I, Kavuri Hills, Hyderabad-
500081.

For More Details

Ph:9398146984