



SREE VARAAHA

# AN EXCLUSIVE ULTRA LUXURIOUS SKYSCRAPER

285 Financial District, Hyderabad

PROJECT  
LOCATION

AN EXCLUSIVE ULTRA LUXURIOUS SKYSCRAPER  
HYDERABAD, INDIA

DEVELOPMENT TYPE  
SITE EXTENT

LUXURY RESIDENTIAL APARTMENT  
6 ACRES

CLIENT

SREE VARAHAA DEVELOPERS PVT LTD

DESIGN ARCHITECTS  
LANDSCAPE ARCHITECT  
MEP CONSULTANTS  
STRCUTURE  
FACADE & LIGHTING  
INTERIOR DESIGNER

DESIGNHAAUS  
TIERRA DESIGN, SINGAPORE  
GRUNE  
ASRA  
ARUP  
DESIGNHAAUS

STAGE

CONCEPT DESIGN

- 1. GOALS & OBJECTIVES
- 2. BENCHMARK
- 3. LOCATION
- 4. SITE
- 5. DESIGN DEVELOPMENT
- 6. MASTER PLAN
- 7. PLANS
- 8. RENDERINGS
- 9. SPECIFICATIONS

# 1

## GOALS AND OBJECTIVES



“Our vision extends beyond building homes; we aim to cultivate a unique lifestyle that seamlessly blends **luxury, innovation, sustainability, and Vastu principles** for a transformative living experience.”

## ► 5 DEVELOPMENT VISION

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Rixos, Dubai



Parque de la Innovación, Argentina



Sky Habitat, Singapore

Creating a landmark Project with 4 Luxurious tower which stands out with Unique façade, **sustainability features, World Class Amenities** and Sky Lounges.

## ► 6 DEVELOPMENT CONCEPT

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**Grand Lobby**

A Luxurious triple height entrance lobby.



► 7 DEVELOPMENT CONCEPT - SENSE OF ARRIVAL



Water features, such as **cascading fountains**, **tranquil ponds**, and reflective pools, create a serene atmosphere in residential complexes. These elements not only enhance aesthetic appeal but also promote **relaxation and a sense of well-being**, making the drop-off area a calming entry point for residents and visitors alike.

## ► 8 DEVELOPMENT INSPIRATION - GRAND DROP OFF



A sense of dexterous **opulence and comfort** with modern amenities and greenery.

## ► 9 DEVELOPMENT INSPIRATION - AMENITIES & GREENERY

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Landscaped gardens and Outdoor seating create a refreshing ambience accompanied with recreational activities, **Children's Play area, Cycling, skating rink and indoor gym** facilities to bring in the interactive and sportive environment to the inhabitants.

## ► 10 DEVELOPMENT INSPIRATION - GRAND LANDSCAPE

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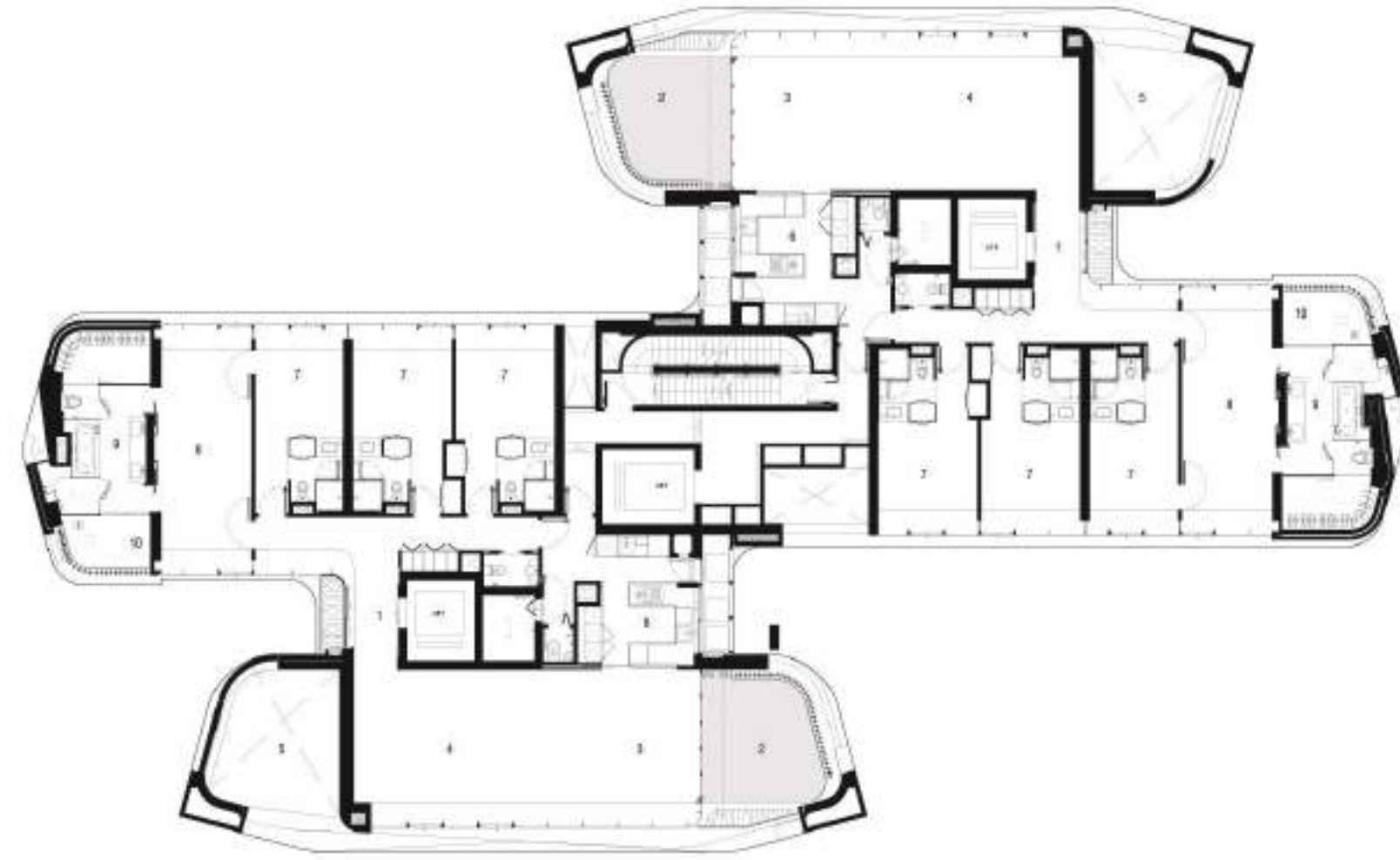


Sky amenities, such as **rooftop gardens, lounges, and pools**, offer residents breathtaking views and a unique space for **relaxation and social gatherings**. These elevated features enhance urban living by providing serene outdoor experiences in the heart of the city.

## ► 11 DEVELOPMENT INSPIRATION - SKY GARDEN & TERRACES

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# 2 BENCHMARKS



Ardmore Residence, Singapore



## ► 13 BENCHMARKS - ARDMORE, SINGAPORE

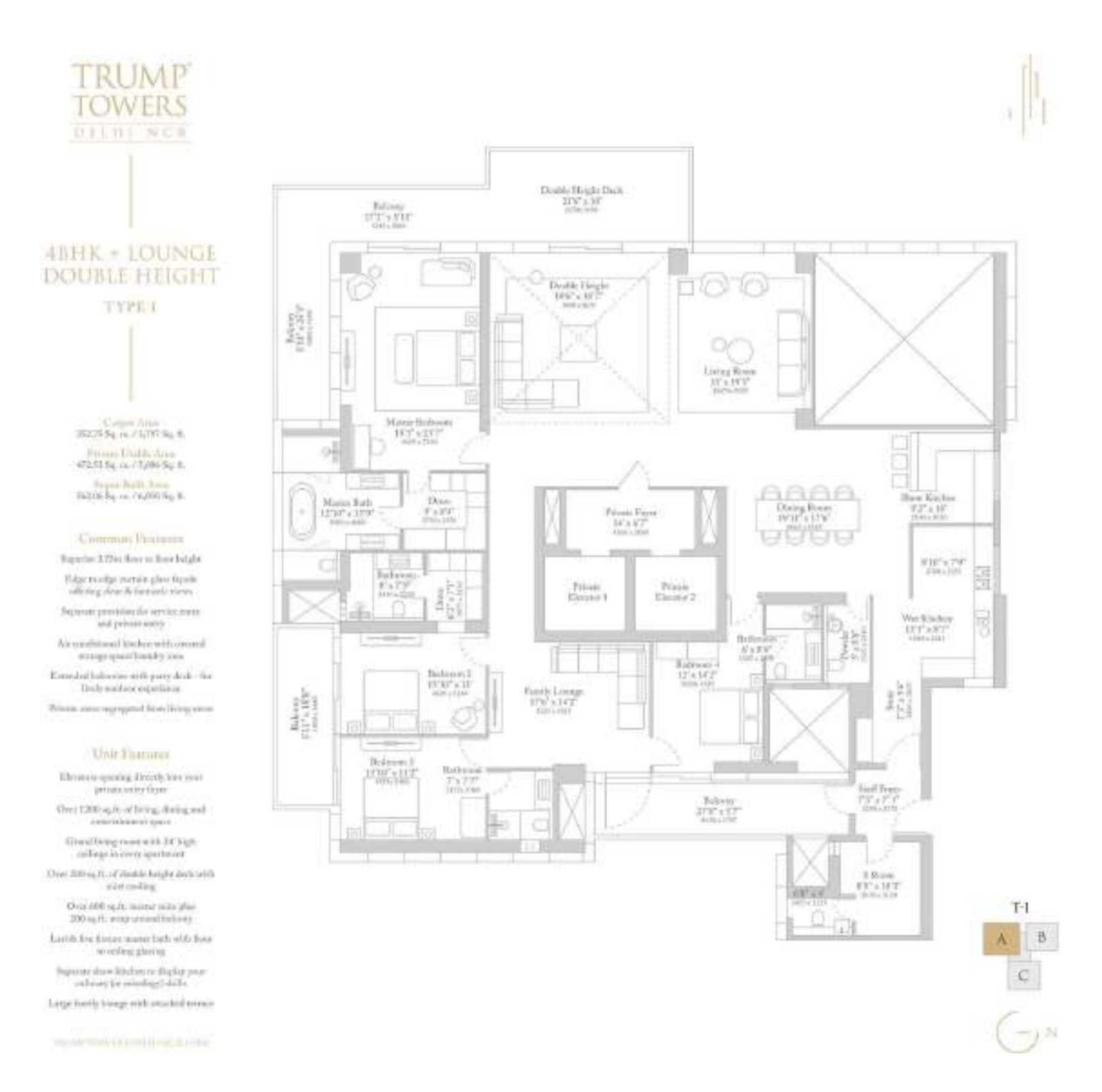
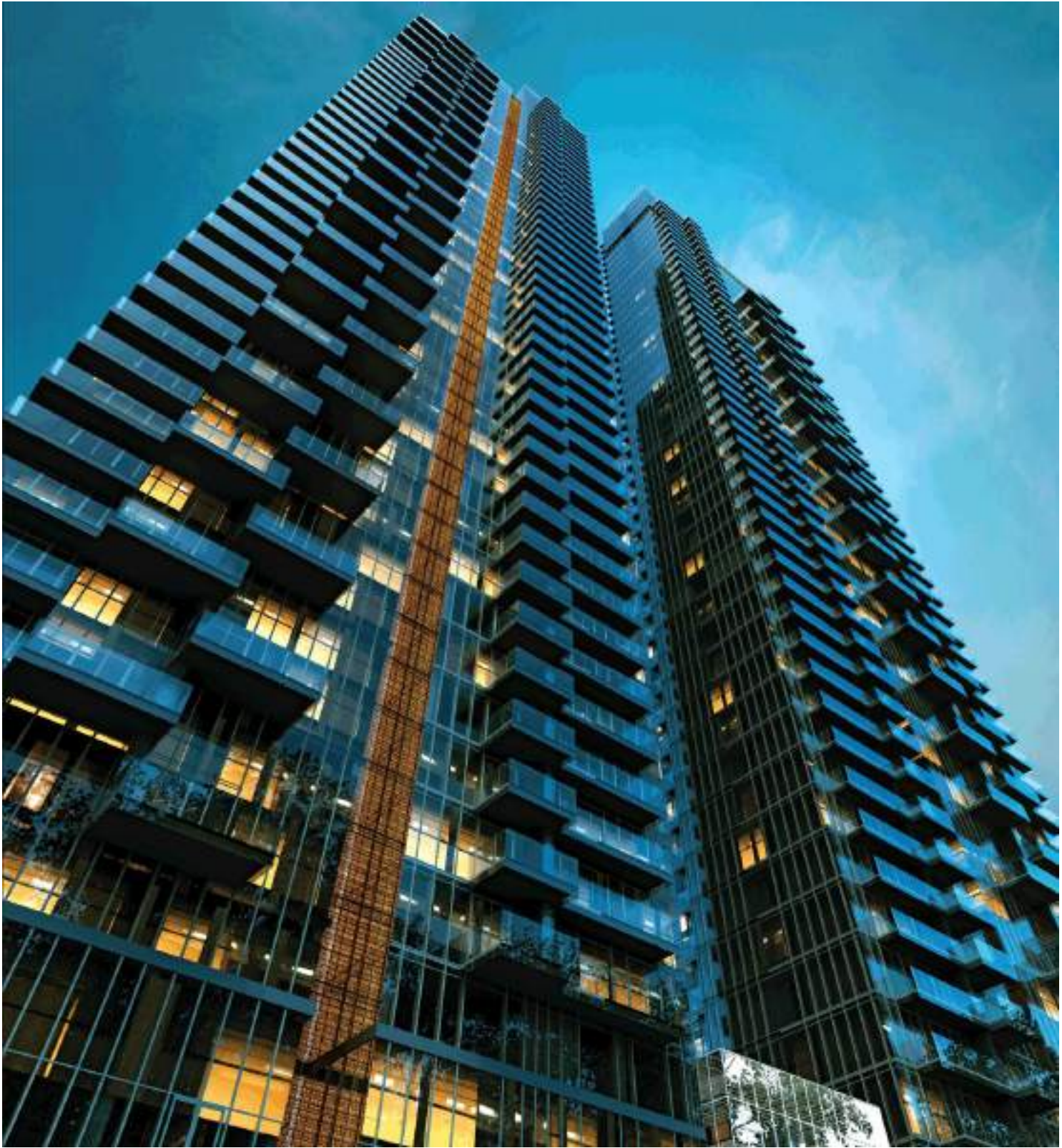
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The Pinnacle, Singapore

## ► 14 BENCHMARKS - THE PINNACLE, SINGAPORE

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Trump Tower, Gurugram



► 15 BENCHMARKS - TRUMP TOWER, GURUGRAM

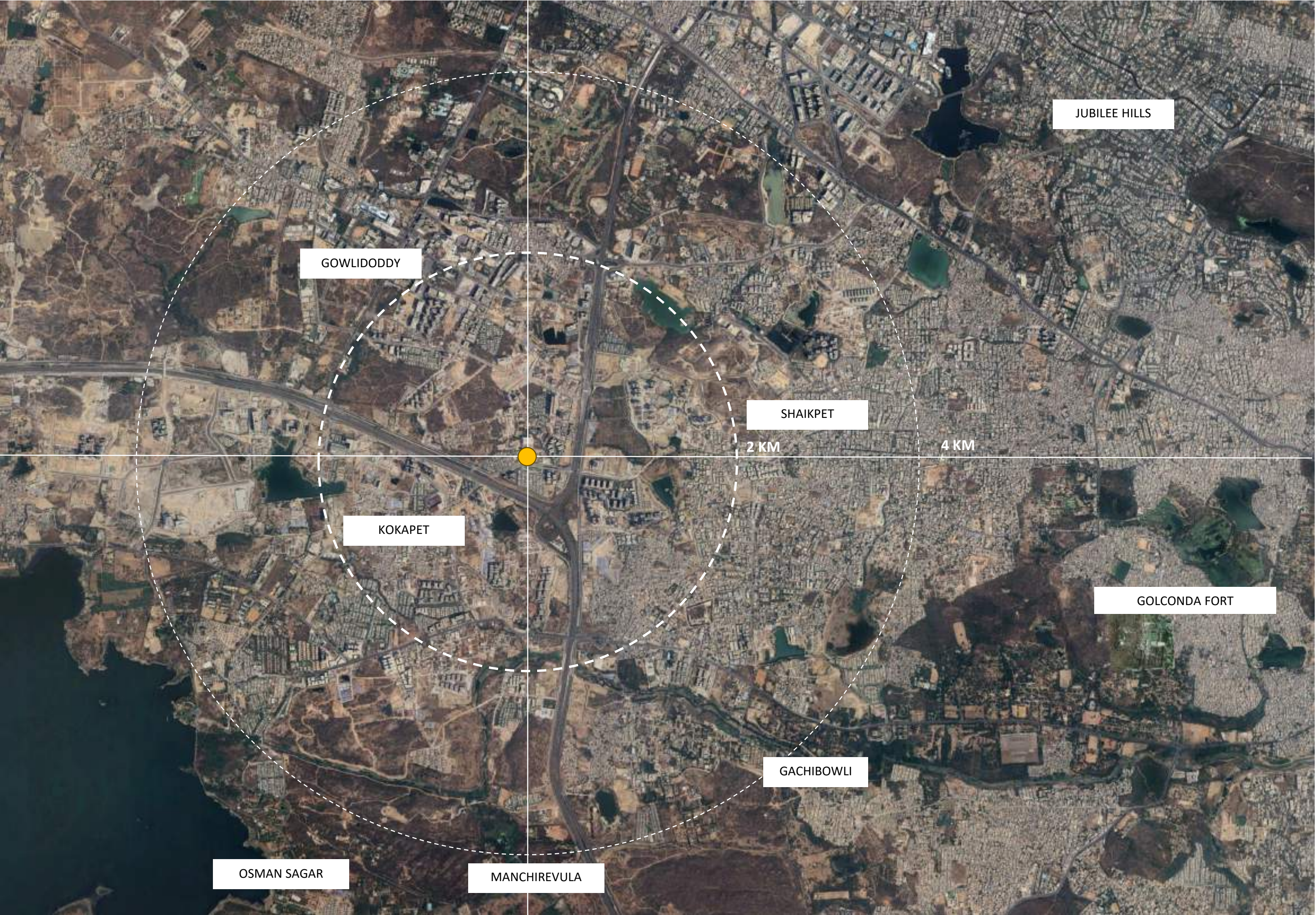


DLF Camellias, Gurugram



► 16 BENCHMARKS - DLF CAMELLIAS, GURUGRAM

# 3 LOCATION



 **Financial District, Hyderabad, Telangana.**

**CONNECTIVITY**

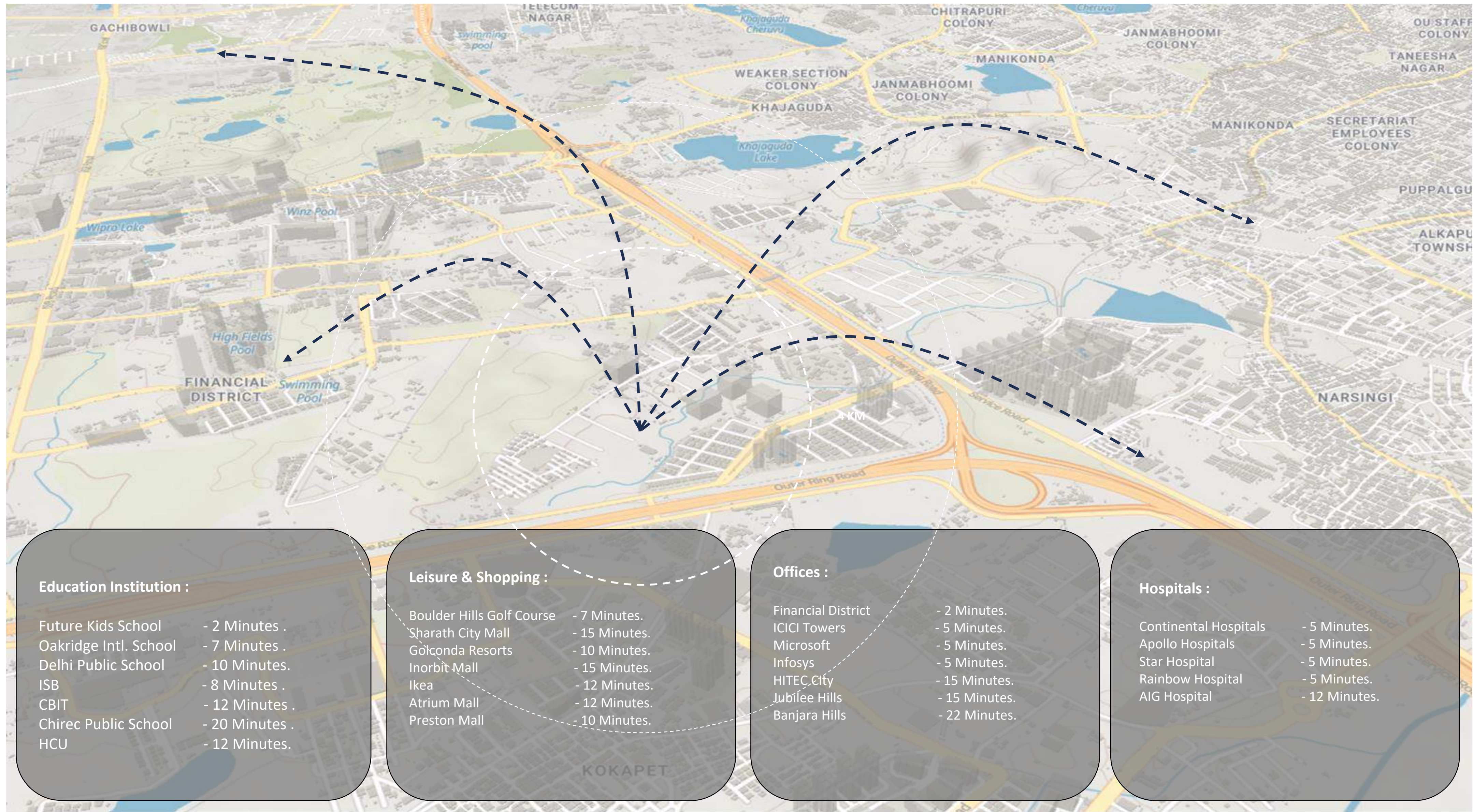
 **Outer Ring Road**  
Gachibowli (3 Minutes)  
Kokapet (3Minutes)  
Narsingi (3 Minutes)

 **Rajiv Gandhi International Airport is 25 min away**



The site located in the heart of Financial District promising easy access to the commercial zone and city level connectivity as the ring road is just 500m away

## ► 19 LOCATION



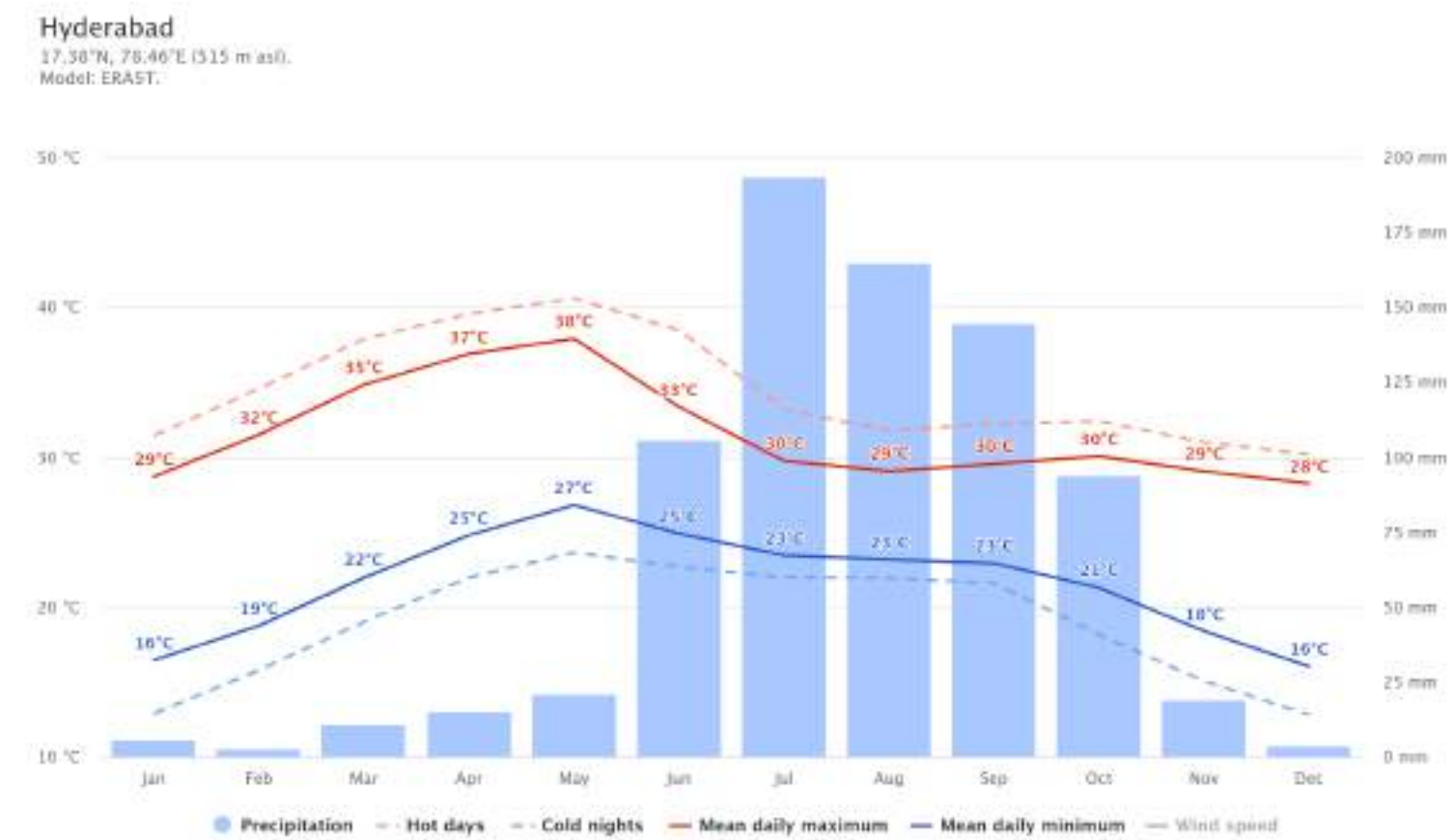
## ► 20 CONNECTIVITY

# 3 SITE



The climate of Hyderabad, Telangana features an **Semi-Arid climate**. The days are hot and dry, usually going up to extreme highs of 40 °C (104 °F), while the nights are cool and breezy.

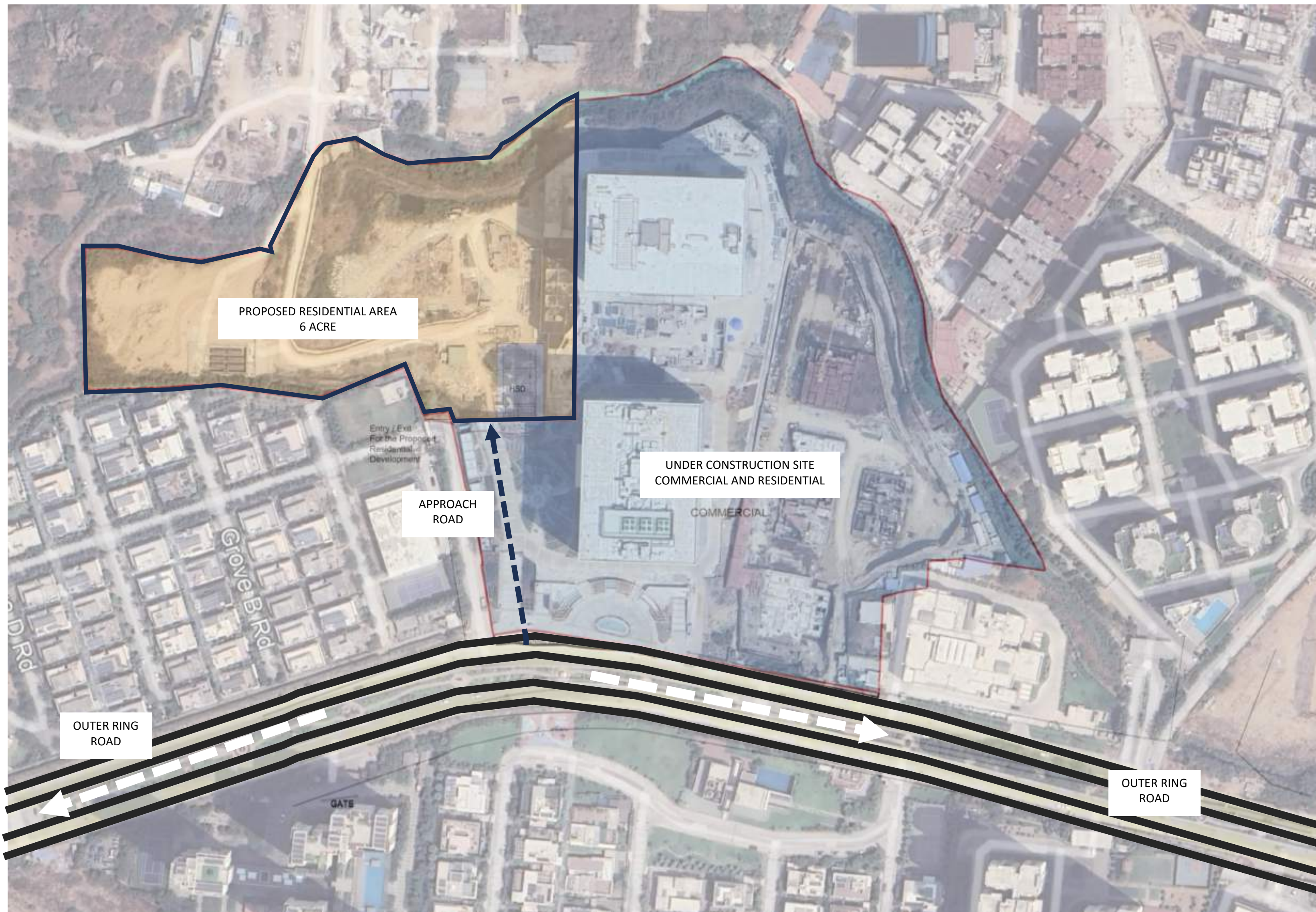
Major Wind Flows from NW- SE and Vice- versa



Wind Rose Diagram

Average Temperature and Precipitation

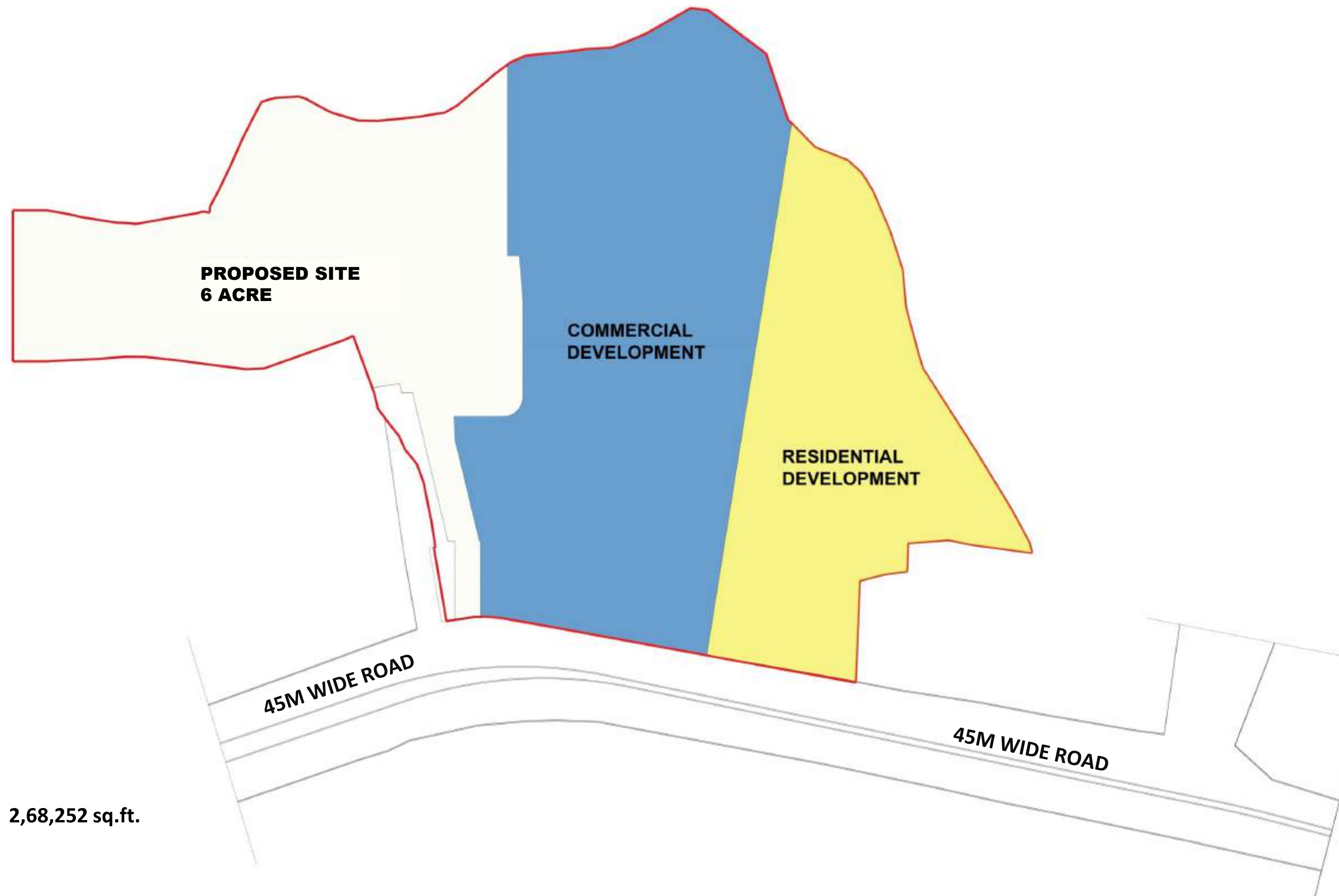
## ► 22 SITE AND CLIMATE



Nehru outer Ring Road is just 500 m away from the site providing easy connectivity to the social infrastructures and different parts of the city.

## ► 23 SITE AND PROXIMITY

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SITE EXTENT: 6.00 acres | 24,281 sqm. | 2,68,252 sq.ft.



► 24 OVERALL MASTER PLAN

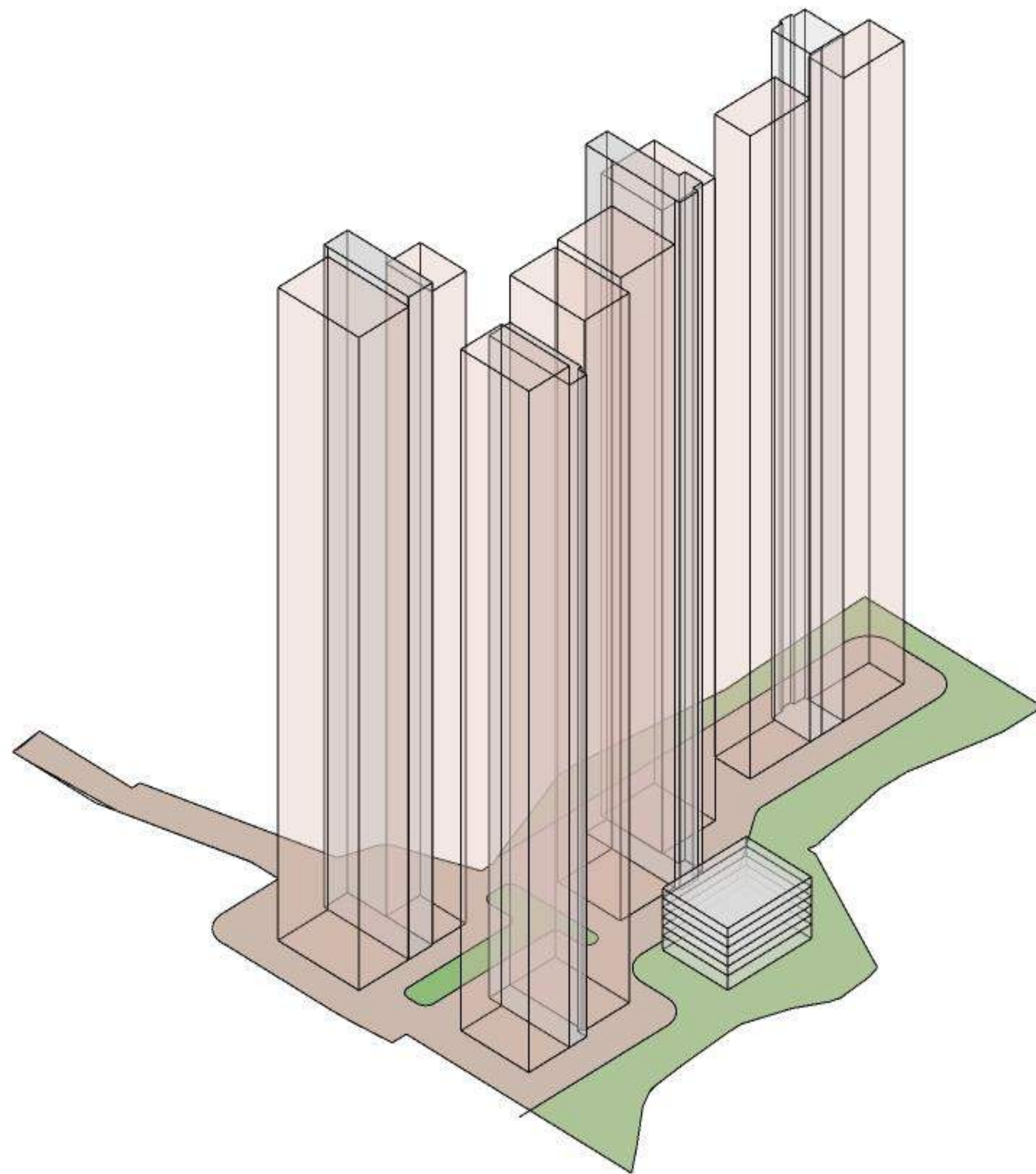
# 4

## DESIGN DEVELOPMENT



Provision of **transforming 5 acres** of the ground into a lush, green haven dedicated to **community gatherings** and **recreational activities**.

Designed outdoor spaces to be entirely **free of motor vehicles**, focusing on **safety, beauty,** and **fostering social connections**.

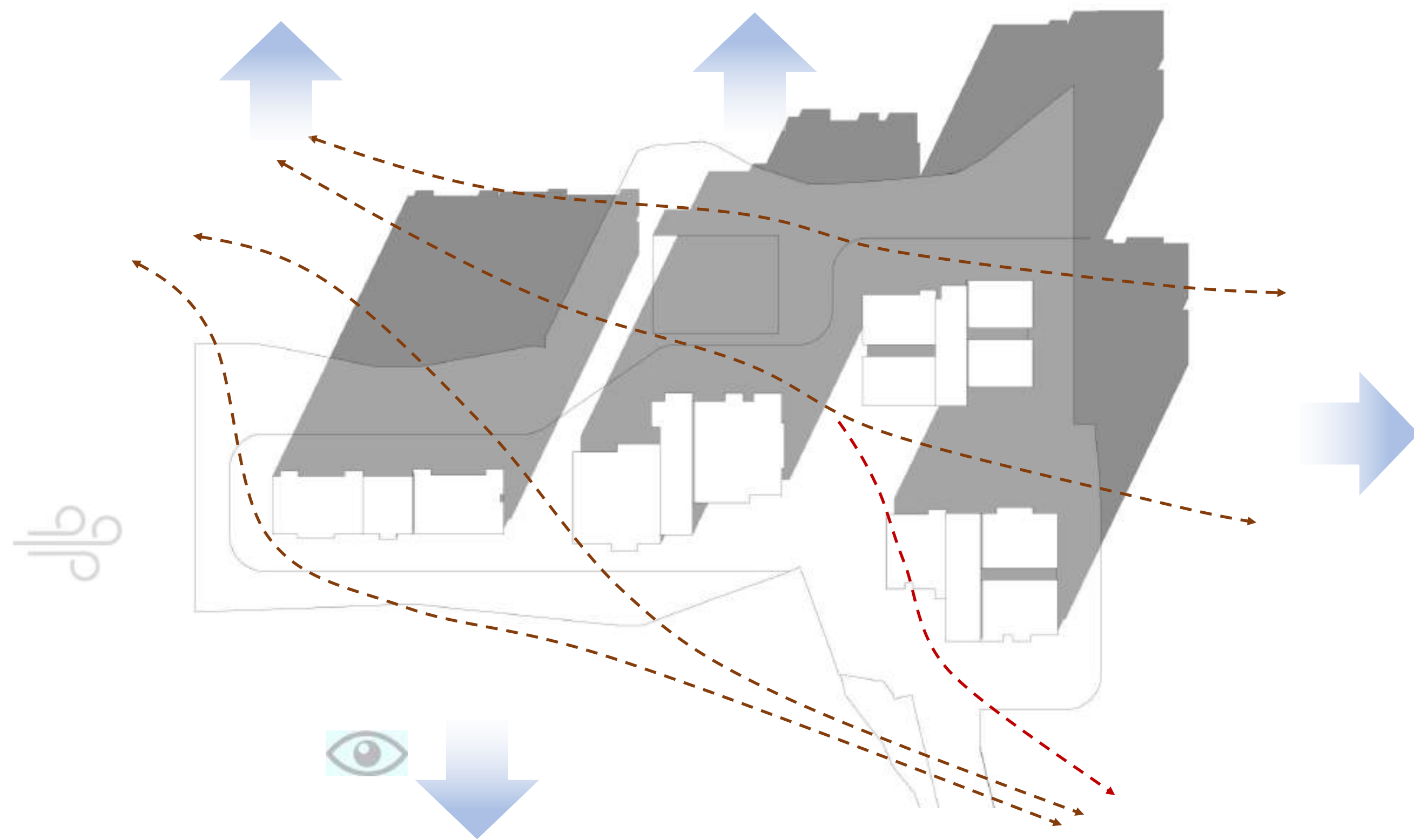


**Ground Coverage** for the tower and Club house is just **20 % of the plot area.**



## ► 27 DESIGN DEVELOPMENT - VOLUMETRIC MASSING

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### N-S Orientation

To reduce energy load for the apartment & make interiors more comfortable

### Efficient circulation

Luxurious Efficient cores with less percentage of loading area.

### Wind Movement

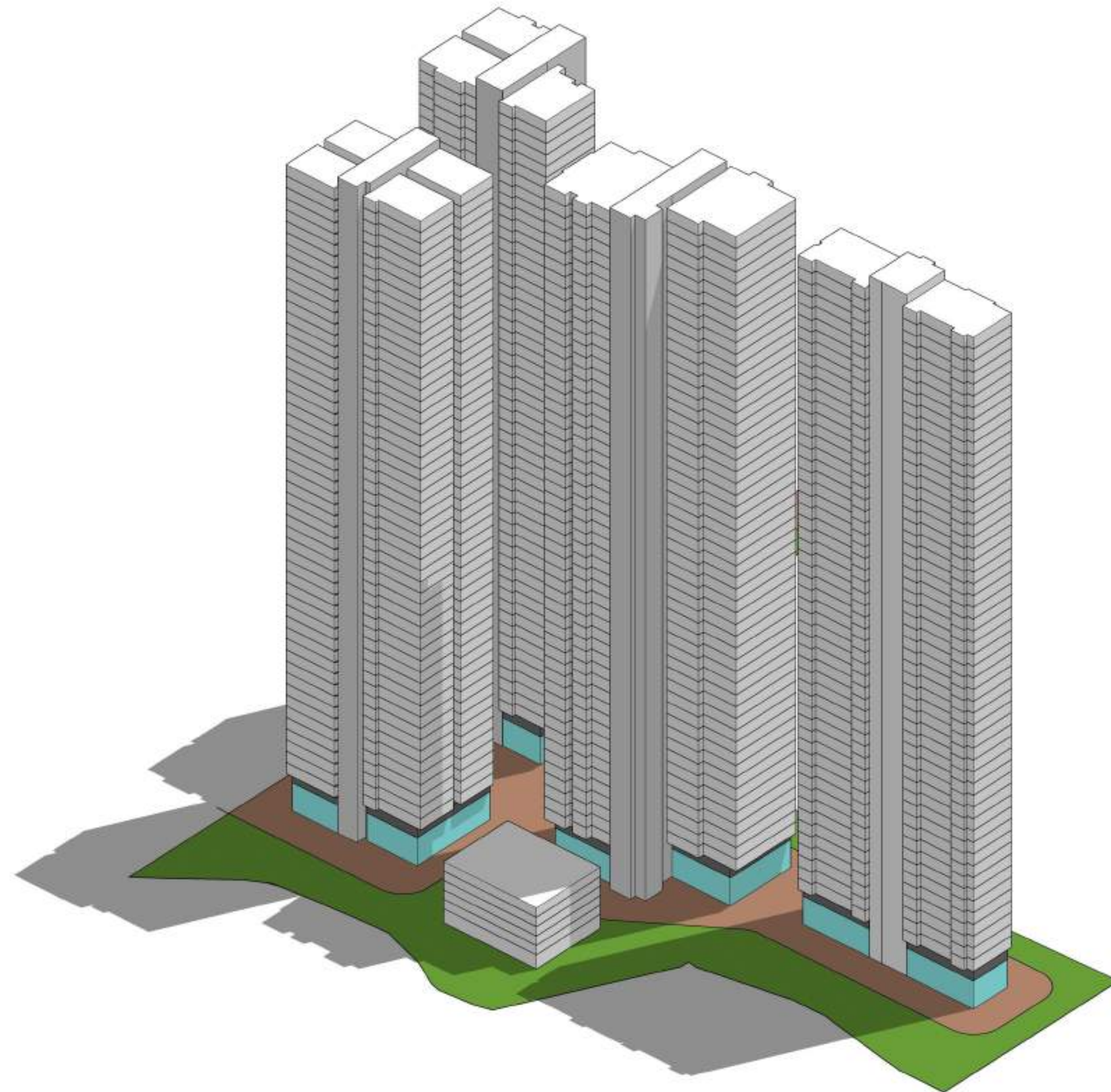
Towers are planned in such a way that wind passes through out the landscape

### Privacy

Each tower is planned to be at least 20 meters apart, ensuring maximum privacy.



## ► 28 DESIGN DEVELOPMENT - BUILDING FEATURES

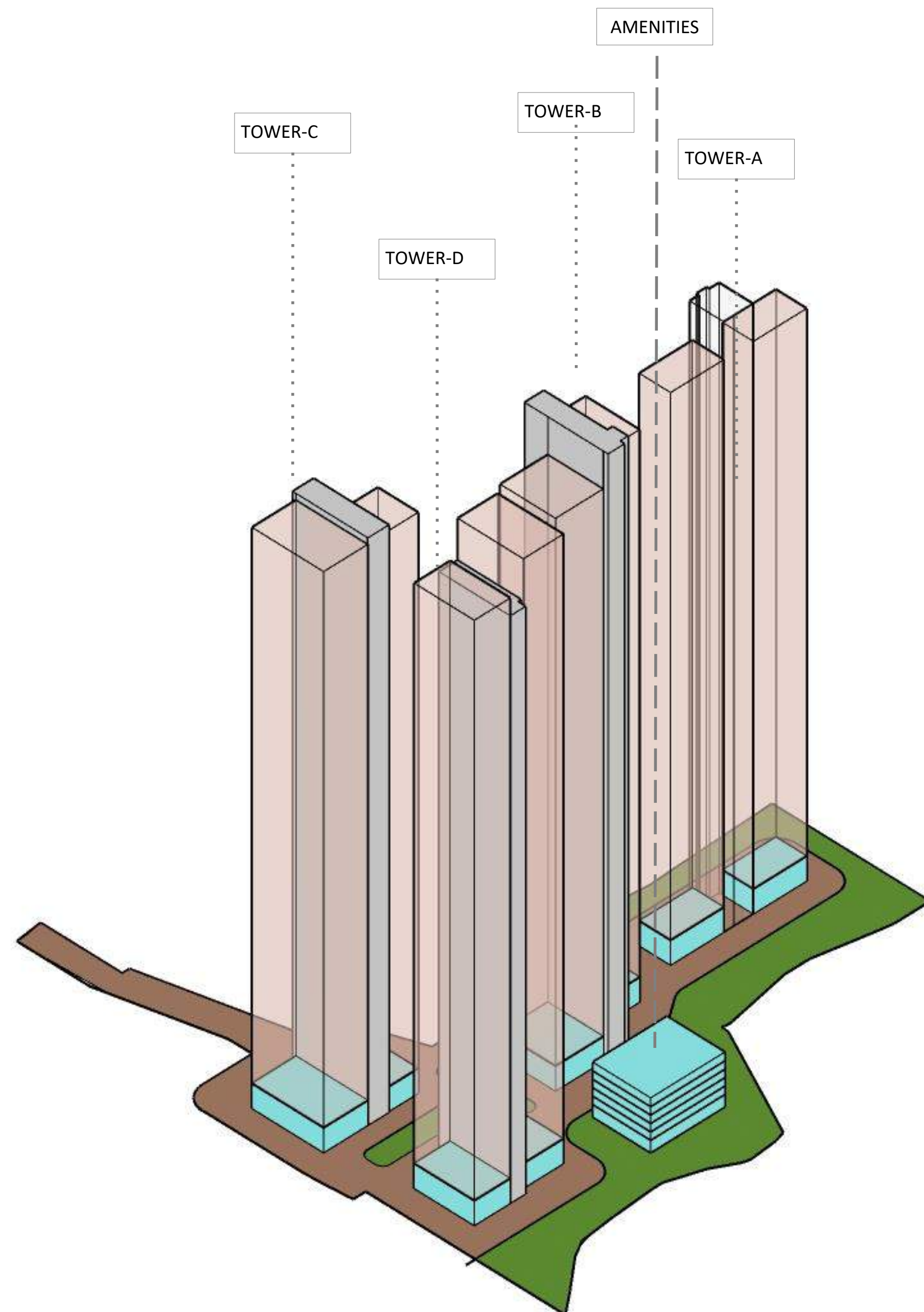


**Outdoor courts** and Amenities are planned at the North side, providing a shaded and cooler environment.



## ► 29 DESIGN DEVELOPMENT - BUILDING FEATURES

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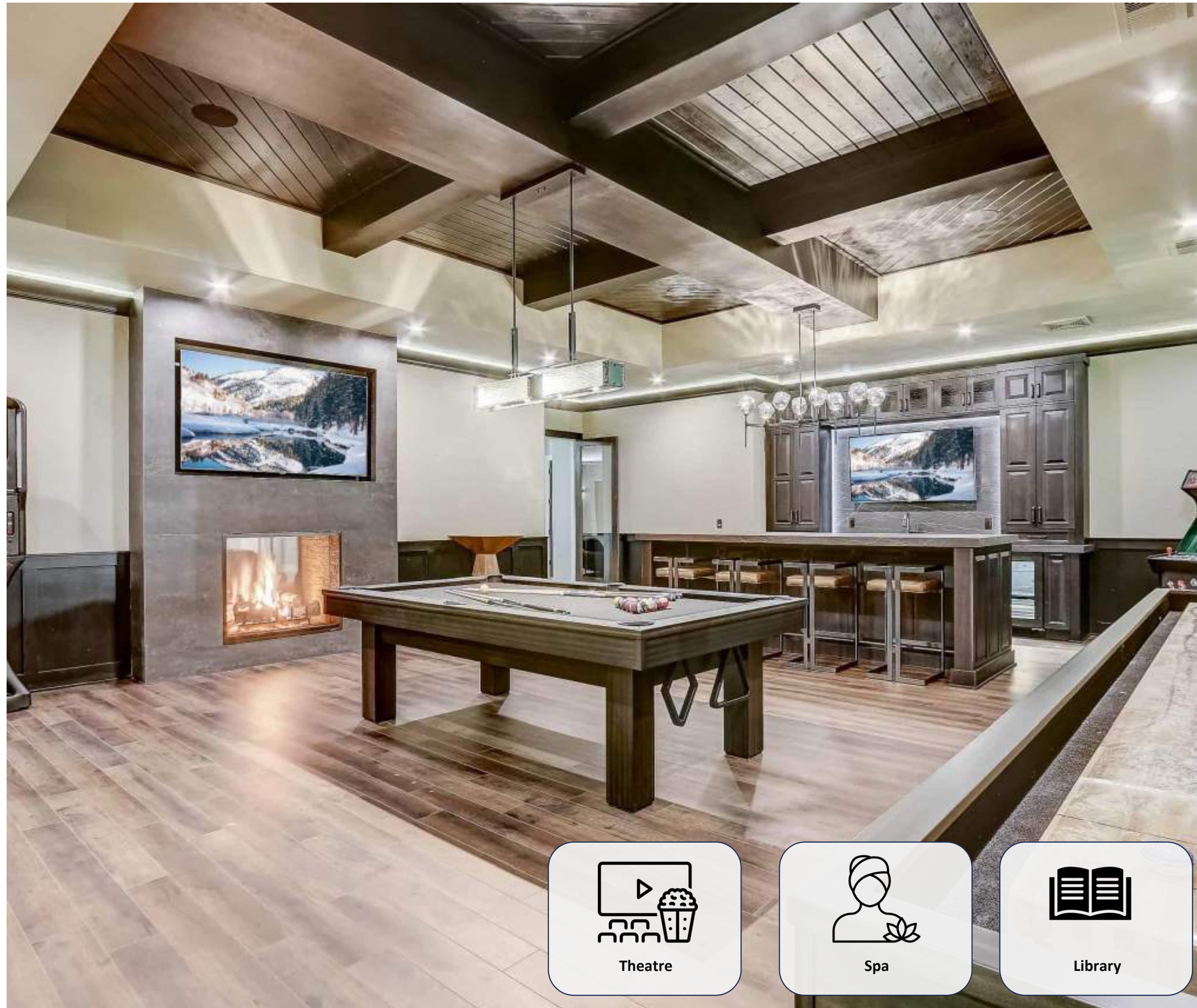
**50,000 sqft.** of Indoor Amenities has been provided.

Tot Lot of more than 15% of plot area has been proposed.

**2 Acres** of Open Space with Landscape and Amenities



## ► 30 DESIGN DEVELOPMENT - AMENITIES



## Club House

A **50,000 sqft** of Club House building as a vibrant hub for community engagement and recreation.

### Key Amenities includes

- Business Center
- Restaurant with spill-out sitting
- Departmental Store
- Guest Room
- Golf Simulator Room
- Doctors Room



Theatre



Spa



Library



Gym



Indoor games



Restaurants



**Outdoor Amenities** plays a crucial role in enhancing the quality of life in a residential complex and provides opportunities for recreation, relaxation, and social interaction, fostering a vibrant community atmosphere for the residents.

#### Key Amenities includes

- Entrance Plaza
- Banquet Lawn
- Outdoor sitting space and Gazebo
- Community Gathering Area
- Creche
- Outdoor and Indoor Sports
- Cycling Track



Creche



Yoga



Tennis Court



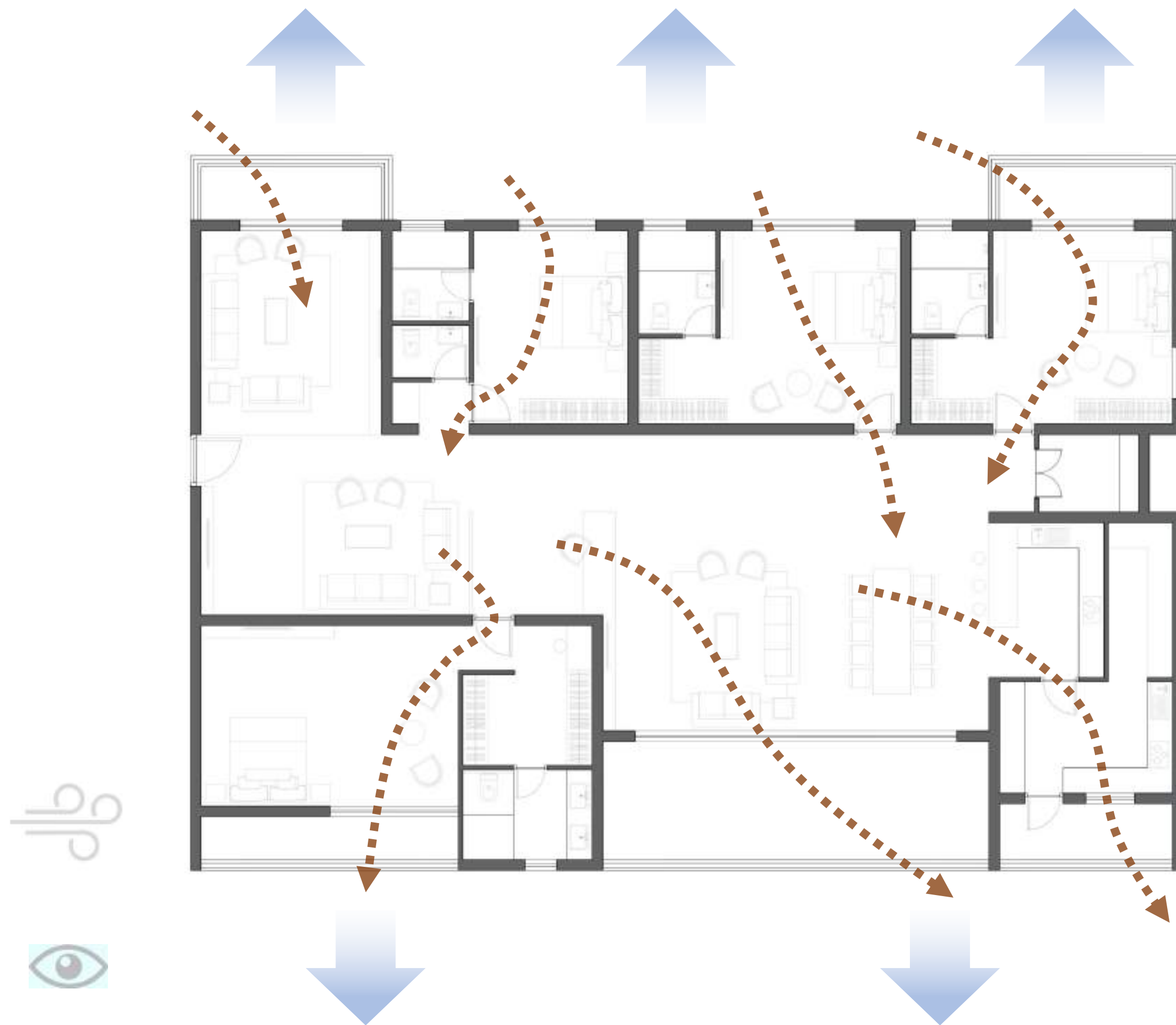
Basketball court



Jogging Track



Swimming Pool



#### APRTMENTS USP's

**Cross Ventilated**

**3 Side Open**

**100% Vastu Complaint**

**Optimum Daylight**



### ► 33 DESIGN DEVELOPMENT - APARTMENT FEATURES

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# 6 MASTER PLAN



### LEGENDS :

- 1. SITE ENTRY/EXIT
- 2. ENTRANCE PLAZA
- 3. RAMPS
- 4. LOBBY
- 5. AMENITIES
- 6. FTP
- 7. SKY LIGHT





- LEGENDS :**
- 1. ENTRANCE PLAZA
  - 2. RAMPS
  - 3. AMENITIES
  - 4. FTP
  - 5. SKY LIGHT



# 7 PLANS



Key Plan



**TOWER A – UNIT 01**  
 4 BHK + HELPER'S ROOM  
**5692 SQFT.**  
**EAST FACING**

**TOWER A – UNIT 02**  
 4 BHK + HELPER'S ROOM  
**5665 SQFT**  
**WEST FACING**



## ► 38 TOWER A PLAN



Key Plan



**TOWER A – UNIT 01**  
**4 BHK + HELPER'S ROOM**  
**5692 SQFT.**  
**EAST FACING**



## ► 39 UNIT PLAN – TOWER A, UNIT 01

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Key Plan



**TOWER A – UNIT 02**  
**4 BHK + HELPER'S ROOM**  
**5665 SQFT**  
**WEST FACING**



## ► 40 UNIT PLAN – TOWER A, UNIT 02

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**TOWER B – UNIT 01**  
**4 BHK + HELPER'S ROOM**  
**9157 SQFT.**  
**EAST FACING**



**TOWER B – UNIT 02**  
**4 BHK + HELPER'S ROOM**  
**9875 SQFT.**  
**WEST FACING**

Key Plan



## ► 41 TOWER B PLAN



Key Plan



**TOWER B – UNIT 01**  
**4 BHK + HELPER'S ROOM**  
**9157 SQFT.**  
**EAST FACING**



## ► 42 UNIT PLAN – TOWER B, UNIT 01

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## ► 43 UNIT PLAN – TOWER B, UNIT 02

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## Key Plan



**TOWER B – UNIT 02**  
**4 BHK + HELPER'S ROOM**  
**9875 SQFT.**  
**WEST FACING**



Key Plan



## ► 44 UNIT PLAN – TOWER C PLAN



## ► 45 UNIT PLAN – TOWER C, UNIT 01

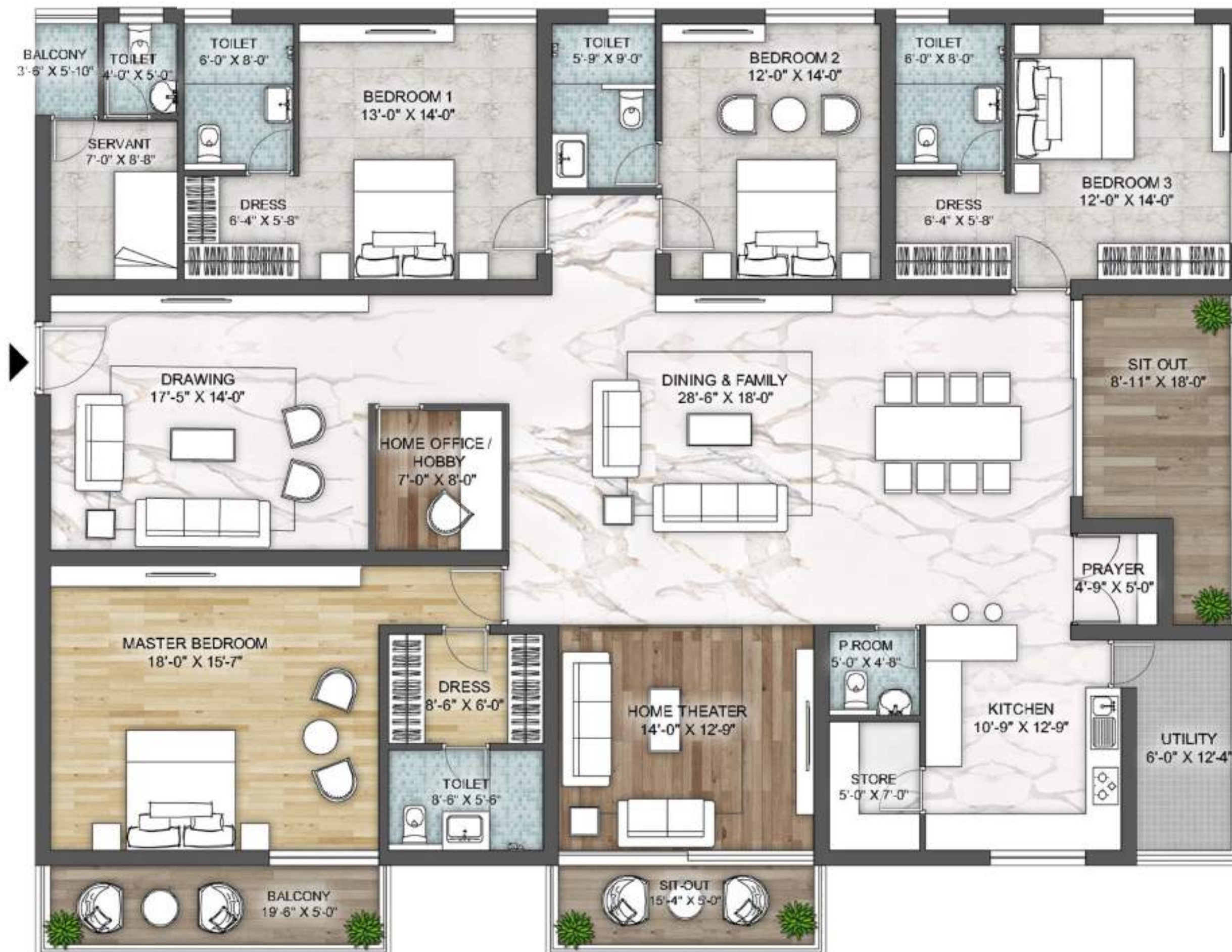
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Key Plan



**TOWER C – UNIT 01**  
4 BHK + HELPER'S ROOM  
4667 SQFT.  
EAST FACING



Key Plan



**TOWER C – UNIT 02**  
**4 BHK + HELPER'S ROOM**  
**4436 SQFT.**  
**WEST FACING**



## ► 46 UNIT PLAN – TOWER C, UNIT 02

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Key Plan



**TOWER C – UNIT 03**  
**4 BHK + HELPER'S ROOM**  
**4410 SQFT.**  
**WEST FACING**



## ► 47 UNIT PLAN - TOWER C, UNIT 03

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**TOWER D – UNIT 03**  
**4 BHK**  
**3681 SQFT.**  
**EAST FACING**

**TOWER D – UNIT 01**  
**4 BHK**  
**3605 SQFT.**  
**EAST FACING**

**TOWER D – UNIT 04**  
**4 BHK**  
**3119 SQFT.**  
**WEST FACING**

**TOWER D – UNIT 02**  
**4 BHK**  
**3119 SQFT.**  
**WEST FACING**

Key Plan



► 48 UNIT PLAN – TOWER D PLAN



Key Plan



**TOWER D – UNIT 01**  
 4 BHK  
 3605 SQFT.  
 EAST FACING



## ► 49 UNIT PLAN - TOWER D, UNIT 01

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Key Plan



**TOWER D – UNIT 02**  
 4 BHK  
**3119 SQFT.**  
**WEST FACING**



## ► 50 UNIT PLAN - TOWER D, UNIT 02

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Key Plan

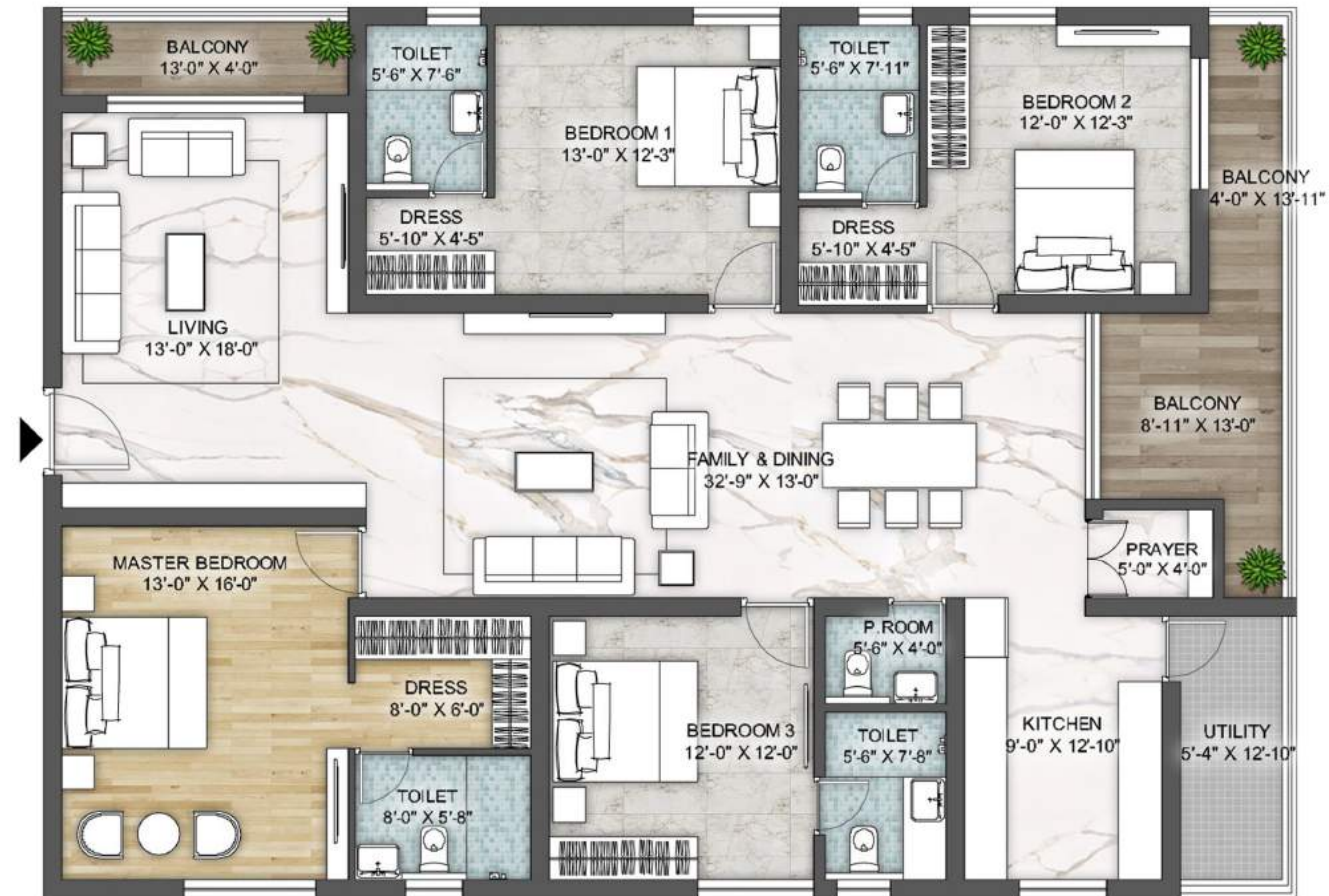


**TOWER D – UNIT 03**  
 4 BHK  
 3681 SQFT.  
 EAST FACING



## ► 51 UNIT PLAN - TOWER D, UNIT 03

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Key Plan



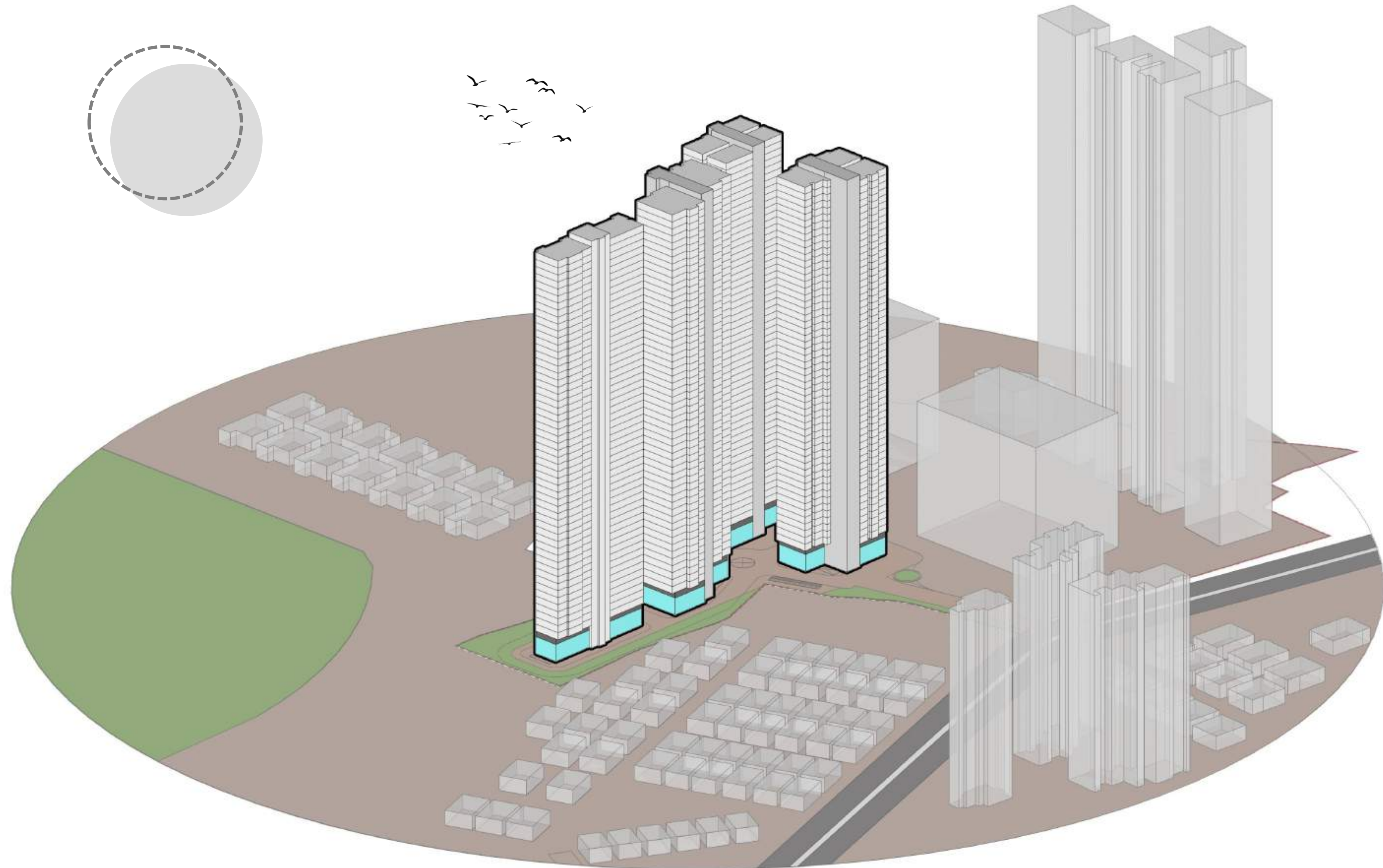
**TOWER D – UNIT 04**  
 4 BHK  
 3119 SQFT.  
 WEST FACING



## ► 52 UNIT PLAN - TOWER D, UNIT 04

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# 8 RENDERINGS



► 54 RENDERINGS - BIRD'S EYE VIEW

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# 9 SPECIFICATIONS

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STRUCTURE          | FOUNDATIONS: RCC<br>STRUCTURE: RCC Framed Structure/ Composite beams<br>STRUCTURE: RCC Shear Walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DOORS & WINDOWS         | MAIN DOOR: Designer door frame with shutter of 10’ height fixed with reputed hardware of Hafele, Hettich, Ozone or equivalent make<br>INTERNAL DOORS: Teakwood frame & flush shutter with Polished Vineer on both sides of 8’ height, fixed with reputed hard ware of Hafele, Hettich, Ozone or equivalent make<br>UTILITY DOOR: Teakwood frame & flush shutter with laminate on both sides, fixed with reputed hardware of Hafele, Hettich, Ozone or equivalent make<br>TOILET DOORS: Teakwood frame & Polished Vineer shutter with reputed hard ware of Hafele, Hettich, Ozone or equivalent make<br>BALCONY SLIDING DOORS: Aluminium French doors of reputed make<br><b>WINDOWS:</b> 1. Aluminium windows<br>2. Ventilators - Aluminium ventilator for all toilets, store |
| INTERNAL WALLS     | Gypsum plaster with bond it                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RAILING                 | SS railing over MS support in fire and main staircases<br>Aesthetically designed laminated glass railing systems with high quality handrails, cap rails and railing base of reputed make                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| INTERNAL PAINTING  | Acrylic Emulsion over Gyp base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ELECTRICAL              | All electrical fittings like modular switches/ power points of Legrand/ Schneider or equivalent make<br>Miniature Circuit Breakers (MCB) & elcb for each distribution board of reputed make<br>Concealed copper wiring in conduits for lights, fans, powers plugs etc<br>Power outlets for ac in drawing, living, dining and all bedroom<br>Power outlets for geysers and exhaust fans in all bath rooms<br>Power outlets for chimney, refrigerator, microwave oven, aqua water and mixer/ grinder in kitchen<br>Power outlets for washing machine, dish washer in utility area<br>Power out lets for TV in drawing, living and all bedrooms<br>Led lights in common area and parking area                                                                                   |
| EXTERNAL PAINTING  | Exterior Ace Paint over Textured Finish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CABLE TV & WIFI & OTHER | Provision for wired internet in living and all bedrooms<br>Provision for Wi-Fi within the home<br>Intercom facility connecting to the security and clubhouse<br>Service provider shaft connecting all units with concealed cable in all bedrooms and living                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CEILING FINISHINGS | Smooth putty finish with premium Acrylic emulsion<br>Lobbies & Balcony – Designer False ceiling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AIR-CONDITIONING        | Space allocation for centralized VRV system Hitachi/Equivalent<br>VRV Unit as per the requirement of flat area Indoor cassette units will be Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| FLOORING/ SKIRTING | LIVING/ DINING: Imported marble<br>MASTER BEDROOM & HOME THEATRE: Engineered wood flooring<br>BEDROOMS & DRY KITCHEN: Imported Marble<br>TOILETS: Imported Marble<br>WET KITCHEN: Anti-skid premium Vitrified tiles<br>MAIN BALCONY: Leather Finish Granite<br>OTHER BALCONIES: External grade anti-skid vitrified tiles<br>UTILITY: Matte finish vitrified tiles<br>LOBBIES: Elegantly designed granite flooring/Imported marble<br>SERVICE & FIRE STAIRCASE: Natural Stone Flooring<br>PARKING: Screed Flooring<br>DRIVEWAYS: Stamp concrete<br>DOMESTIC HELP ROOM & BATHROOM: Ceramic tile flooring and dado | LIFTS                   | PASSENGER LIFTS: high-speed lifts from Toshiba or equivalent make<br>SERVICE/ FIRE LIFT: High-speed automatic service lift from Johnson or equivalent make                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DADOING            | MASTER BEDROOM TOILETS: Granite/ Marble up to false ceiling level<br>TOILETS: Combination of Imported Marble and Designer tiles dado up to false ceiling level<br>LIFT LOBBY: Granite/Marble                                                                                                                                                                                                                                                                                                                                                                                                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SANITARY           | CP FITTINGS: Kohler /Equivalent make<br>SANITARY FITTINGS: Kerovit/ Roca/ Grohe/ Toto/ Villery boch or equivalent make<br>UTILITY: CP fittings of reputed make like Jaquar/ Hindware/ ESS or equivalent make<br>SERVANT TOILET: CP fittings of reputed make like Jaquar/ Hindware/ ESS or equivalent make<br>Sanitary fittings of reputed make like Parryware/ Hindware or equivalent make                                                                                                                                                                                                                      |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                     |                                                                                                                                                                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DG                  | 100% DG backup with acoustic encloser with auto change over                                                                                                                                                                                                                            |
| FIRE SUPPRESSION    | Sprinkler system with distribution in common areas and flats as per fire suppression norms                                                                                                                                                                                             |
| SECURITY FACILITIES | Solar-powered security fence<br>Video door phone facility at the main door<br>Boom barrier operated with access card readers<br>CCTV cameras at the main entrance and around the campus in open areas and inside lifts<br>Panic button and intercom in the lifts connected to security |
| STP                 | Sewerage Treatment Plant of adequate capacity as per norms inside the project                                                                                                                                                                                                          |
| WASTE MANAGEMENT    | Garbage Room with Chute<br>Organic waste convertor                                                                                                                                                                                                                                     |

|                                         |                                                                                                                                                                                                |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CAR WASH FACILITY                       | Provision for Car Wash Facility                                                                                                                                                                |
| CAR CHARGING POINTS IN THE PARKING AREA | As per norms                                                                                                                                                                                   |
| GAS BANK                                | Centralized Gas Bank with gas piping to all flats                                                                                                                                              |
| HOME AUTOMATION                         | Wireless home automation solution<br>Lighting control - 03 on-off control circuits for lighting per room<br>Fan control - 01 on-off per room<br>Voice-based control using Alexa or Google Home |

