

be

inspired
by every
moment
of joy

SRR

SRIRAM RIVERVIEW

LIVE IN A NEW LUXURY WAVE

WELCOME TO A NEW LIFE STYLE
GATED COMMUNITY APARTMENTS @ NARSINGI

TS RERA

Rera No. P02400004185

REDEFINING LIFESTYLE IN NARSINGI

10 BLOCKS

SUPERIOR AMENITIES FOR EVERY ONE

HMDA APPROVED

ARRAY OF INDOOR & OUT DOOR ACTIVITIES

69% OPEN SPACES

GROUND 11 FLOORS

DISTINCTIVE LIFESTYLE DESIGN

LAVISH CLUB HOUSE

AMONGST THE CITY'S MOST COVETED LOCATION

902 UNITS



Hyderabad city is ready for a new luxury destination
in the new-age locale of Narsingi. Step into SRR Sriram Riverview
- a beautiful gated community of designer apartments
with all amenities at your fingertips.

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A NEW WAVE OF LUXURY

Imagine living in a premium cluster of 902 spacious apartments and waking up to a view of the Musi river flowing alongside the gated wall of the complex!

SRR Sriram Riverview in Narsingi has majestic 12-storey blocks standing on lovely landscaped grounds. A lavish clubhouse with gym, pool and indoor games facilities make this the perfect address for healthy, happy living.





PROJECT FEATURES

- A spread of 13.07 Acres Gated community
- 3 BHK and 4 BHK Premium Residences
- Vaastu Compliant Units
- All corner flats offers Staggered Balconies
- Huge Cantilever Balconies
- 100% Houses facing Greenery
- 2 Covered Car Parkings per flat
- Access Ramps at all the entrants for Disable Friendly
- Clinic & Pharmacy Provisions
- 100% Power Backup
- Centralised Gas Supply with Pre-paid Gas meters
- Domestic Water Available through a Water Softening Plant
- STP Provided for Landscaping purpose
- Landscaping and Flushing Purpose only
- Separate Pet Areas in the Gated Community
- Walking and Jogging Areas
- Temperature controlled Ground Pool with Seating Deck

SAFETY & SECURITY

- 24/7 Security Services
- CCTV Surveillance
- Barbed Wire Fence
- Automatic Entry & Exit System

OUT DOOR SPORTS & ACTIVITIES

- Tennis Court
- Cricket Nets
- Elders Seating Zones
- Children's Play Areas
- Jogging Track







A CLUBHOUSE FULL OF ADVENTURES

Every facility you can dream of is offered in the exclusive Clubhouse.
Make a splash in the swimming pool or work out at the fully equipped gym.
Play table tennis and badminton, while the kids enjoy in the play area.
Host a small gathering at the multi-purpose
banquet hall, and meet friends at the opulent reception area.
This is the good life mantra!

CLUB FEATURES

- Double Height Reception & Lounge
- Family Swimming Pool
- Kids Pool
- Poolside Seating Deck
- Coffee Shop
- Multipurpose Hall
- Guest Rooms
- Equipped Gym
- Meditation/Yoga hall
- Library
- Out Door Seating Decks
- Provision for Super Market
- Provision for Uni sex Saloon & Spa
- Provision for Clinic

LEGEND

1. Entrance Gate
2. Feature Wall
3. Amphitheater
4. Gazebo
5. Party Lawn
6. Childrens Play Area
7. Tennis Court
8. Basket Ball Court
9. Jogging Track
10. Clubhouse
11. Swimming Pool
12. Under Pergola Seating
13. Sand Pit
14. Open Gym
15. Cricket Practice Net
16. Pets Zone

MASTER PLAN

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GROUND & FIRST FLOOR PLAN

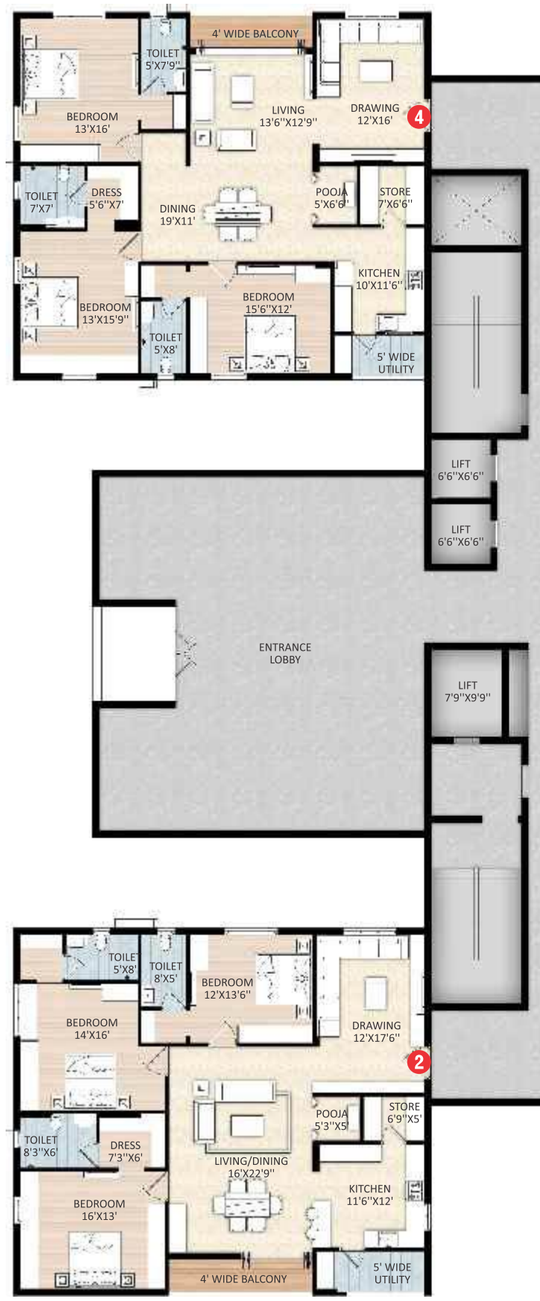
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KEY PLAN



BLOCK A&J

3BHK - EAST - **2415***sft*



3BHK - WEST - **2415***sft*



3BHK - EAST - **2415***sft*

3BHK - WEST - **2415***sft*

3BHK - EAST - **1935***sft*



3BHK - WEST - **1935***sft*



3BHK - EAST - **1765***sft*



3BHK - WEST - **1765***sft*



3BHK - EAST - **1765***sft*



8' WIDE CORRIDOR

LIFT 6'6"X6'6"

ENTRANCE LOBBY

LOBBY 10'X8'3"

LIFT 7'9"X10'

3BHK - EAST - **1935***sft*



3BHK - WEST - **1935***sft*



BLOCK B&I

GROUND & FIRST FLOOR PLAN

N

KEY PLAN



BLOCK C

BLOCK D&G

3BHK - EAST - 1935*sft*



3BHK - WEST - 1935*sft*



3BHK - EAST - 1765*sft*



3BHK - WEST - 1765*sft*



3BHK - EAST - 1765*sft*



3BHK - WEST - 1765*sft*



3BHK - WEST - 1935*sft*



8' WIDE CORRIDOR

LIFT 6'6"X6'6"

LIFT 6'6"X6'6"

LOBBY 10'X8'3"

LIFT 7'9"X10'

ENTRANCE LOBBY

3BHK - EAST - 2415*sft*



3BHK - WEST - 2415*sft*



3BHK - EAST - 1935*sft*



3BHK - WEST - 1935*sft*



3BHK - EAST - 1935*sft*



8' WIDE CORRIDOR

LIFT 6'6"X6'6"

LIFT 7'9"X10'

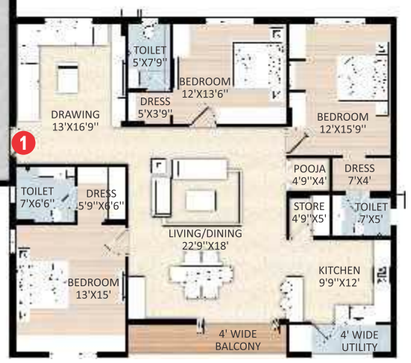
LOBBY 10'X7'3"

ENTRANCE LOBBY

3BHK - EAST - 2415*sft*



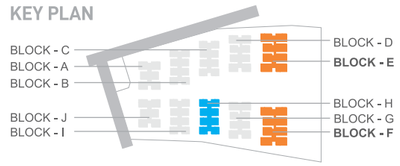
3BHK - WEST - 2415*sft*



GROUND & FIRST FLOOR PLAN

N

KEY PLAN



BLOCK E&F

BLOCK H

4BHK - EAST - **2985***sft*



4BHK - WEST - **2985***sft*



4BHK - EAST - **2415***sft*



4 BHK - WEST - **2985***sft*



8' WIDE CORRIDOR

ENTRANCE LOBBY

LIFT 7'9"X10'

LOBBY 10'X7'9"

4BHK - WEST - **2985***sft*



4BHK - EAST - **2985***sft*



4BHK - WEST - **2985***sft*



3BHK - EAST - **1935***sft*



3BHK - WEST - **1935***sft*



3BHK - EAST - **1765***sft*



3BHK - WEST - **1765***sft*



8' WIDE CORRIDOR

LIFT 6'6"X6'6"

LIFT 6'6"X6'6"

ENTRANCE LOBBY

LOBBY 10'X8'3"

LIFT 7'9"X10'

3BHK - WEST - **1765***sft*



3BHK - EAST - **1935***sft*



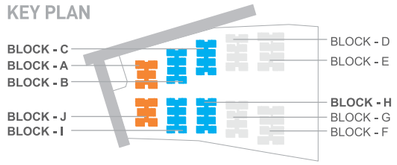
3BHK - WEST - **1935***sft*



TYPICAL FLOOR PLAN

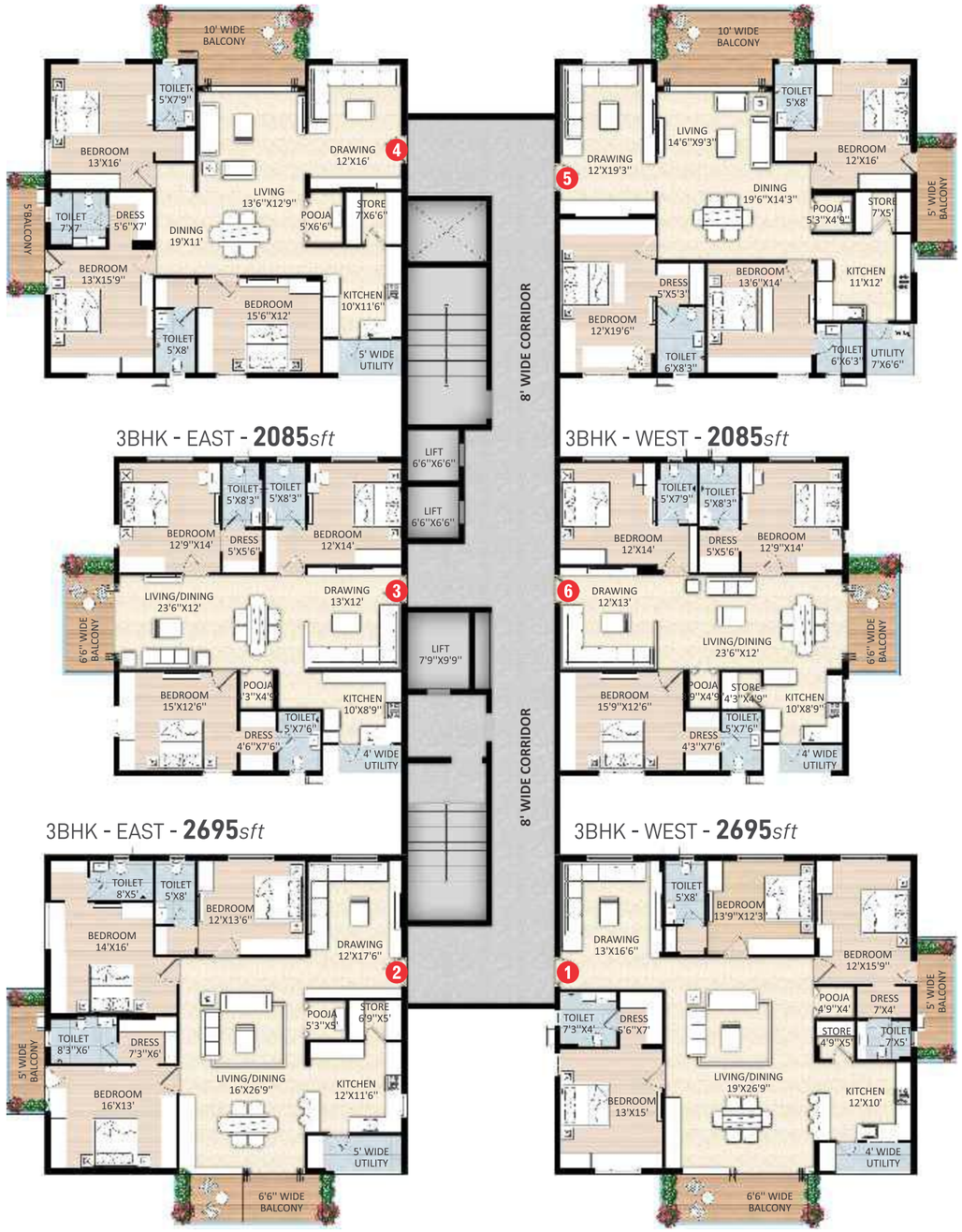
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KEY PLAN



BLOCK A&J

3BHK - EAST - 2695*sft*



3BHK - WEST - 2695*sft*

3BHK - EAST - 2085*sft*

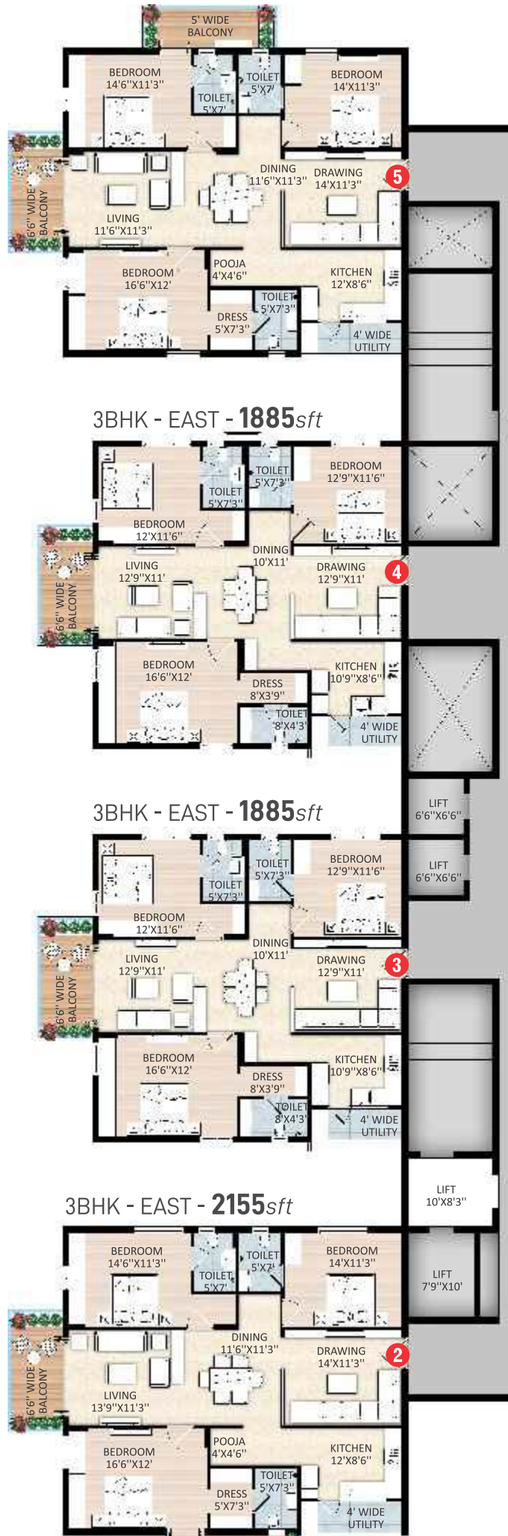
3BHK - WEST - 2085*sft*

3BHK - EAST - 2695*sft*

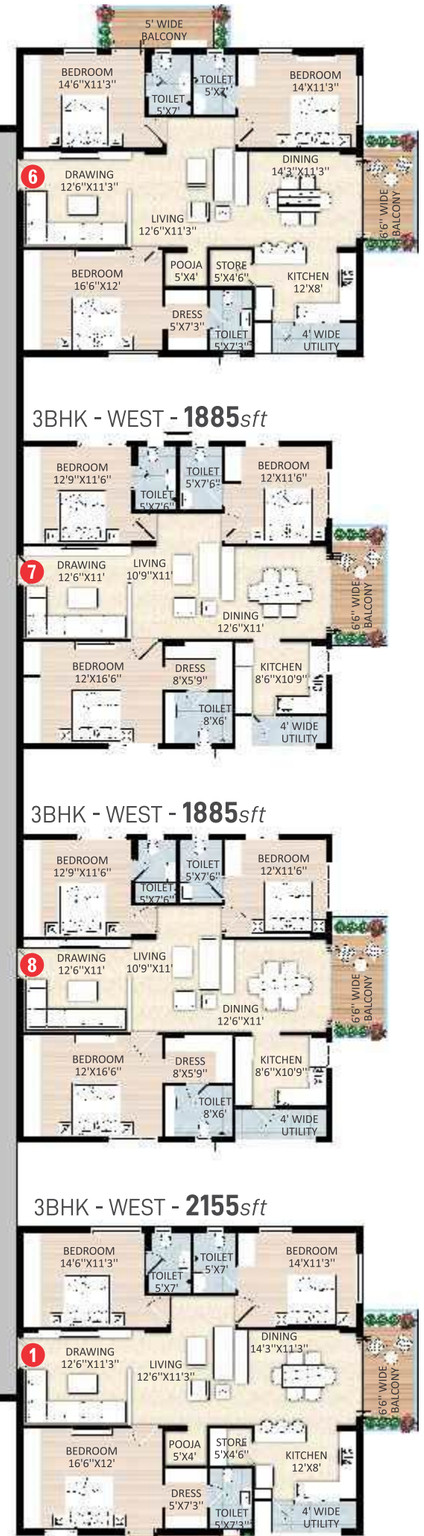
3BHK - WEST - 2695*sft*

BLOCK B, C, I & H

3BHK - EAST - 2155*sft*



3BHK - WEST - 2155*sft*



3BHK - EAST - 1885*sft*

3BHK - WEST - 1885*sft*

3BHK - EAST - 1885*sft*

3BHK - WEST - 1885*sft*

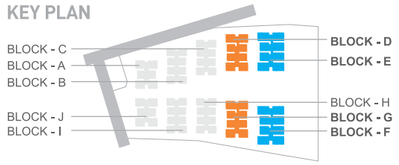
3BHK - EAST - 2155*sft*

3BHK - WEST - 2155*sft*

TYPICAL FLOOR PLAN

N

KEY PLAN



BLOCK D & G

3BHK - EAST - **2695***sft*



3BHK - WEST - **2695***sft*



3BHK - EAST - **2055***sft*



3BHK - WEST - **2055***sft*



8' WIDE CORRIDOR

LIFT 6'6"X6'6"

LIFT 6'6"X6'6"

3BHK - EAST - **2055***sft*



3BHK - WEST - **2055***sft*



LIFT 7'9"X10'

LOBBY 10'X7'3"

8' WIDE CORRIDOR

3BHK - EAST - **2695***sft*



3BHK - WEST - **2695***sft*



BLOCK E & F

4BHK - EAST - **3225***sft*



4BHK - WEST - **3225***sft*



8' WIDE CORRIDOR

4BHK - EAST - **2545***sft*



4BHK - WEST - **3125***sft*



4BHK - EAST - **2545***sft*



4BHK - WEST - **3125***sft*



4BHK - EAST - **3225***sft*



4BHK - WEST - **3225***sft*



SPECIFICATIONS

THE FINEST
MIX OF
AESTHETICS
FUNCTIONALITY

SUPER STRUCTURE
RCC structure, resistant to wind and earthquake. (zone-2)

WALLS
INTERNAL WALLS : 4" thick Solid Bricks blocks.
EXTERNAL WALLS : 9" thick Solid Bricks blocks.

PLASTERING
External and Internal wall double coat plaster with smooth finish

DOORS
MAIN DOOR : Designer Main Door Frame & Shutter of 7' 6" (clear) height with premium designer hardware fittings.
INTERNAL DOORS : Designer Internal Door Frame & Shutter of 7' 6" (clear) height with premium designer hardware fittings.

WINDOWS AND FRENCH DOORS
WINDOWS : UPVC frame with toughened glass with enamel paint mosquito mesh.
FRENCH DOORS : UPVC frame with toughened glass with aesthetically designed MS grills and mosquito mesh.

FLOORING AND WALL CLADDING
Drawing, Living, Dining, all Bedroom & Kitchen
Premium Large size vitrified tiles of 800mm x800mm with 4 inch Skirting.
BALCONIES : Premium Anti Skid vitrified tiles.
BATHROOMS : Acid resistant & anti skid premium tiles and wall cladding up to Lintel Height.
UTILITY : Anti Skid tiles and wall cladding up to 4 ft.
STAIRCASES : Granite vitrified tiles Flooring as per Architect design.
FIRE STAIRCASE : Tandur / Kota Stone/ Premium Tiles.
CORRIDOR & ELEVATOR LOBBIES : Vitrified tiles/Granite combination as per architect design.

PAINTING
EXTERNAL : Textured finish with 2 coats, of external emulsion paint of reputed make.
INTERNAL : Smooth putty finish with 2 coats of Premium Plastic emulsion paint of reputed make over a coat of primer.
SIT-OUTS : Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.
PARKING : Weather proof paint and over a base coat of primer for columns and one coat putty finish for entire ceiling roof.
BASEMENT PARKING : Two Coat of Painting along with one coat of Primer

PLUMBING
BATHROOMS
- All CP fitting and sanitary fixtures of Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Wash Basins of Premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Wall mounted EWC with concealed Flush Tank or Flush Valves and Health Faucets in all Bathrooms. The fixtures are of premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make.
- Over head shower in all washrooms.
- Provision Glass Partition for shower area in the master bedroom washroom.
- Provision for geyser in all the washrooms.

Note :
A) Any locational changes in A/c outdoor and indoor units and elevational changes will not be allowed.
B) Outside grills for balconies are not allowed.
C) H.M.W.S. bulk water, NEDCAP, standby Generator & Car parking charges are extra.

KITCHEN
- Soft Water Tap point of mixed water from Borewell and Municipal Water. This provision is given for Water Purifier Connection.
- Soft Water Tap point of mixed water from Borewell and Municipal Water for cooking and washing purpose.
- Provision for washing machine in utility area.
- Provision for a Sink in the Utility area.
- Stainless sink kitchen with granite platform of Nirali & equivalent make.

AIR CONDITIONING
- Provision for Air Conditioning drain outlet for living, Drawing, and all Bedrooms.
- A Designated AC Shaft for the Outdoor unit with access to each flat for maintenance.
- AC copper piping for connection b/w indoor & outdoor unit.

ELECTRICAL
- Elegant designer modular electrical switches of Legrand/Havells/Schneider or equivalent make.
- Concealed copper wiring of Premium make like Havells/Finolex/RR Kabel/Polycab or equivalent make.
- Power outlets for Geyser and Exhaust fan in all bathrooms.
- Power Outlets for Air Conditioners in all bedrooms/living/drawing rooms
- Plug points for TV in Drawing, Living, and all bedrooms.
- Power plugs for Cooking Hob, Chimney, Refrigerator and Water Purifier.
- Plug Points to cater for Microwave Oven, Mixer,Grinders, and Juicer in kitchen.
- Power plugs for Washing machine in Utility area.
- Three phase power supply for each unit.
- Miniature Circuit Board (MCB) for each Distribution boards of reputed make.

COMMUNICATION
TELECOM : Telephone points in all Bedrooms, Living and Drawing room.
Intercom Facility to all units connecting Security Cabin, Club House, and Maintenance office.
CABLES : Provision for DTH / Cable connection for TV in Drawing, Living, all bedrooms.
INTERNET : Wired internet provision in Drawing rooms and Master Bedroom

GENERATOR
- 100% DG set power backup.
- Separate DG Meter to given for each unit and the power usage charges are to be paid.

LIFTS
- Passenger Lifts shall be provided of Schindler / Kone / Thyssenkrupp or Equivalent Make.
- Service Lift shall be provided in all the Blocks.

FACILITY FOR DIFFERENTLY ABLED
- Anti Skid Access ramps at all block entrances, including basements and club house entry.
- Provision of Toilet for Differently abled in ground Floor of Club house.

WTP / STP
- Domestic Water made available through an exclusive water softening plant (Not RO Plant).
- Municipal Water and Borewell water mixed and feed to the softening plant.

D) Registration, GST and Labour Cess are to be borne by the customer.
E) All room dimensions indicated are excluding finishing/plastering.
F) Columns subject to minor changes based on structural designs
G) Architectural features shown are indicative & subject to change.

- Sewage treatment plant of adequate capacity as per norms will be provided, Treated sewage water will be used for landscaping and flushing purposes.

RAIN WATER HARVESTING
Rain water harvesting to boost the level of underground water shall be carried out based on consultant's design

WATER SUPPLY
- A centralized Underground Sump will be provided for the entire community
- The water shall be supplied to individual flats through pneumatic pressurized system Municipal Water and Borewell Water will be mixed and softened before supplying through pressurized system.

SECURITY & BMS
- Sophisticated round the clock security system.
- Barbed Wire Fencing all-around the compound wall.
- BMS Gas consumption with prepaid card system will be provided (centralized billing).
- Standalone Video door phone for main door for each apartment.
- Boom Barriers at Entry gate with mechanical operation
- Panic Button and Intercom is provided in the Lift that is connected to Security Room.

DOOR VIDEO SECURITY SYSTEM
Standalone Video door phone for each apartment.

CCTV
CCTV Cameras will be provided in common areas as per consultant design.

LPG
Provision for piped gas from centralized gas bank to all Kitchens with individual gas meter.

FIRE & SAFETY
- Fire hydrant and fire sprinkler system as per the Fire Department norms.
- Fire sprinkler system is basement as per fire department norms.

PARKING MANAGEMENT
Entire parking is well designed to suit the No. of car parks with parking signage's and equipment at strategic locations to ease traffic flow.

DRIVE WAY
All the drive ways are with VDF Flooring.

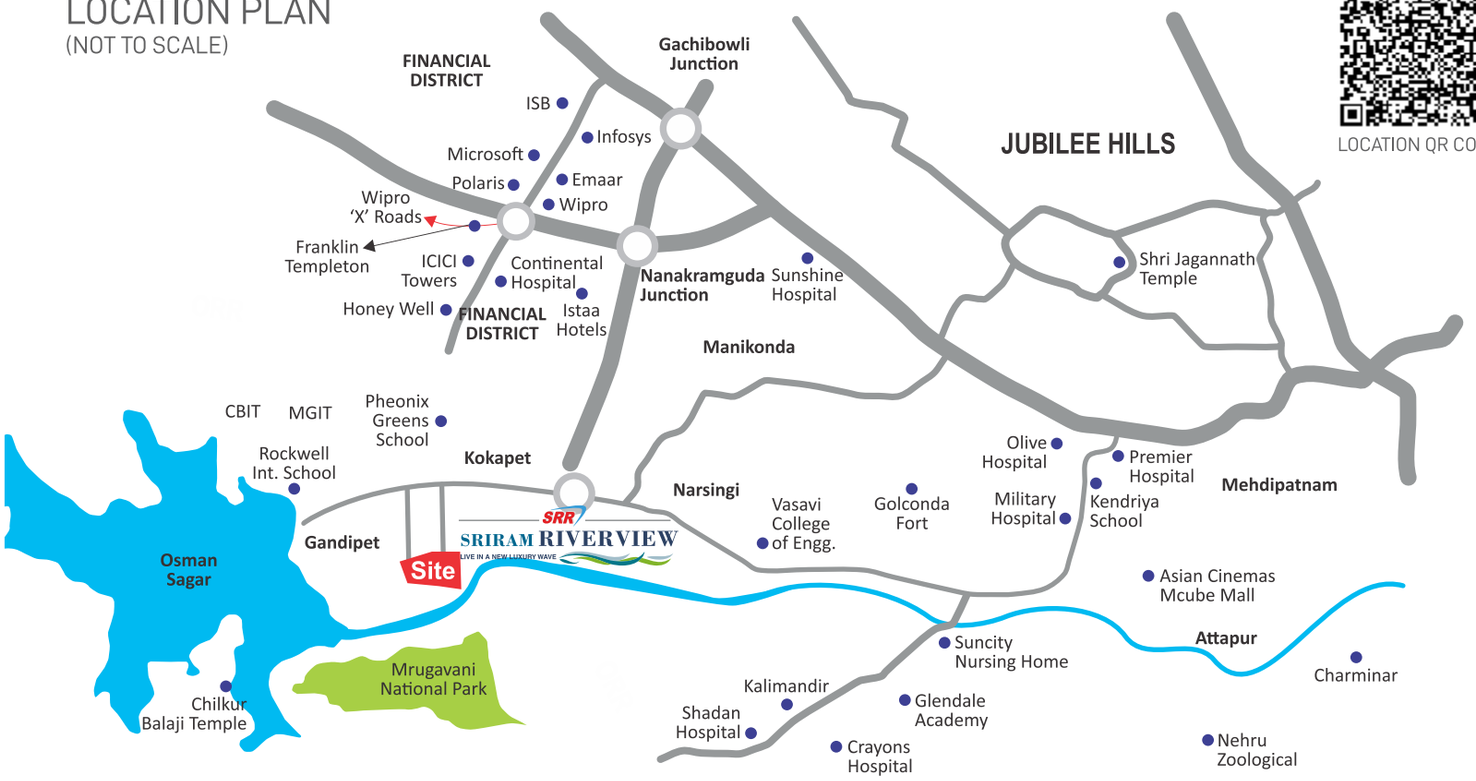
COMPOUND WALL
Aesthetically designed compound wall shall be constructed all around the plot with barbed fencing.

LIGHTING
LED lighting for all common areas including indoors and outdoors.

GREENERY AND LANDSCAPE
Landscaping in the setback areas wherever feasible as per the consultant design.

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LOCATION PLAN
(NOT TO SCALE)



LOCATION QR CODE

NARSINGI IS THE LOCATION OF THE FUTURE

The most future-ready location of Narsingi is a short drive from Hyderabad's financial district and Madhapur IT hub. It also has Metro connectivity and is close to the ORR.

Broad roads, good infrastructure and well-planned development will make Narsingi a coveted investment opportunity. Schools, hospitals, malls and leisure options in the neighbourhood give residents a sense of security and comfort.

MAKE YOUR MOVE TO SRR RIVERVIEW. REDISCOVER THE JOYS OF LIFE.

SCHOOLS

Rockwell Int. School - 4 Mins
Global Edge School – 5 Mins
CBIT & MGIT – 5 Mins
Oakridge Int. School - 15 Mins
Delhi Public School - 15 Mins
Future Kids School – 15 Mins
ICFAI – 15 Mins
Chirec Public School - 25 Mins

SHOPPING & ENTERTAINMENT

Sharath City Mall - 20 Mins
Inorbit Mall - 23 Mins
Botanical Garden - 25 Mins
IKEA - 25 Mins

CORPORATE OFFICES

Financial District - 15 Mins
WIPRO – 15 Mins
Cyber Towers - 20 Mins
ICICI Towers – 20 Mins
Google - 25 Mins
Mindspace - 25 Mins

HOSPITALS

Continental (Financial District) - 15 Mins
AIG (Kondapur) - 20 Mins
Care (Gachibowli) - 20 Mins
KIMS (Kondapur) - 25 Mins
Apollo – 25 Mins

SRR Inspiring Growth

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