



Guptha Infraventures And
Constructions Private Limited

Promoted By



Designed by madworks in

A dazzling lifestyle
awaits you!




Indraprastha

Suchitra Circle, Secunderabad

TS RERA NO: P02200003822

Flat No: 205, Lotus Block, Gardenia Towers, Pipeline Road, Near Suchitra Circle, Hyderabad, Telangana - 500055.

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www.svcconstructions.com

Step into the essence of luxury living at SVC's Indraprastha, an upcoming premium lifestyle 2BHK and 3BHK homes with copious amenities in Suchitra circle, Kompally, Secunderabad

3 Residential Towers & 1 Club House

2 Basements + Stilt + 12 Floors

432 units

2 BHK – 1350 sft to 1500 sft

3 BHK – 1745 sft to 2050 sft

A lifestyle
that tells your story

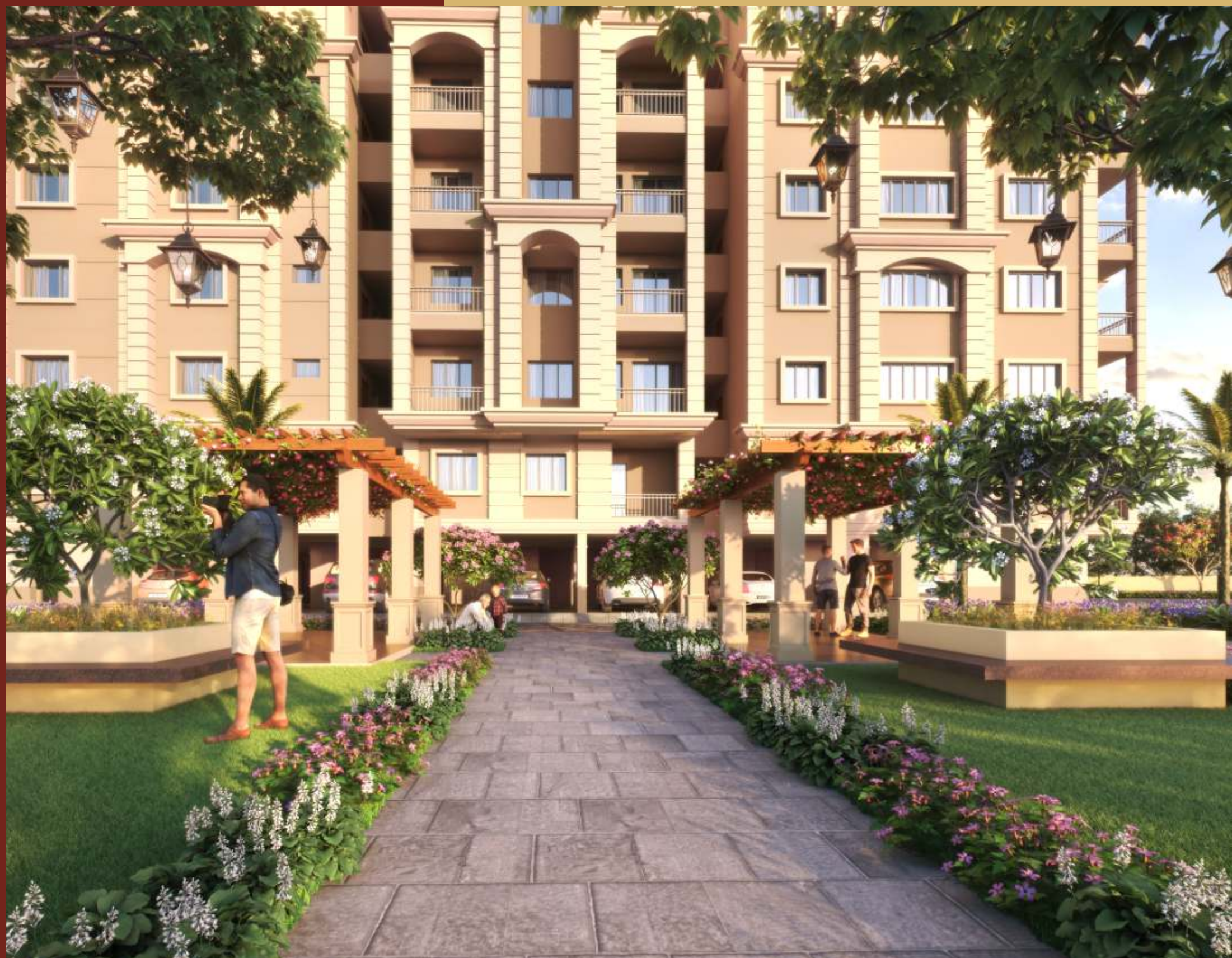
Indraprastha
Suchitra Circle, Secunderabad



Indraprastha brings together the unmatched functionality with fine detailing, offering you

More life from every square feet

- All Around jogging Track
- Inter Communication Facility
- Terrace Swimming Pool with Party Lawn
- Sit-out Pavilion with Planting
- Gas Pipe Line
- DG – 100% backup to all apartments
- Children's Play area
- Multi-Purpose Court
- Stage & Party Lawn
- Water Treatment



The project connects you seamlessly to the IT hubs, office spaces, Industrial parks, etc.

The beautiful, elegant gated community has 66% open spaces located adjacent to the green belt of the Suchitra. The project is loaded with sports amenities and larger than life clubhouse.

Homes
that strike balance





INDRADANUSH Clubhouse Features

A 30,000 sq ft lavish pad to relax and socialize. Indradanush is loaded with the amenities to make the most out of your weekend.

AMENITIES

- ➔ 2 Multipurpose halls with 150 and 240 capacities along with provision for pre-function and guest rooms
- ➔ GYM with training facility
- ➔ Supermarket
- ➔ Creche
- ➔ ATM
- ➔ Yoga
- ➔ Meditation spaces
- ➔ Indoor Games (TT, Carroms, Chess, Snooker Table)
- ➔ Library
- ➔ Clinic
- ➔ Salon
- ➔ Spa

Note: - Clubhouse is common for all 5 towers subject to terms and conditions.



Yoga/Meditation



Clinic



Swimming Pool



ATM



Creche



Salon



Library



Gym



Super Market



Chess



Carroms



The delightful indoors and the beautiful edifice perfectly match with exciting, vibrant outdoors.

OUT DOOR AMENITIES

- ➔ Children's Play Area
- ➔ Multipurpose Court (Badminton, Volley Ball Court)
- ➔ Meditation Lawn with Deck
- ➔ Courtyard Landscape
- ➔ Chess Board with Planting
- ➔ Active lawn for Toddler
- ➔ Party Lawn with Stage
- ➔ Sit out Pavilion with Plantation

The lap or two in the expansive roof-top pool at Indradhanush clubhouse will do a world of good to your health. Enjoy a pool party with family and friends by the poolside beautiful landscape area designed to make your casual evenings memorable.



MASTER PLAN

LEGEND

A BLOCK - IRIS

B BLOCK - TULIP

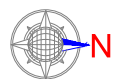
C BLOCK - ORCHID

**D BLOCK - INDRADANUSH
CLUBHOUSE**





NORTH :



BLOCK A TYPICAL FLOOR PLAN 2nd to 12th floor

TULIP

BLOCK - B TYPICAL FLOOR PLAN

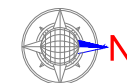
Indraprastha

Suchitra Circle, Secunderabad



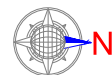
TYPICAL FLOOR PLAN 2nd TO 12th FLOOR

NORTH :





NORTH :



TYPICAL FLOOR PLAN 2nd to 12th floor

PROJECT SPECIFICATIONS



1)Structure:

RCC framed structure designed for earthquake/seismic resistant and wind



2)Super Structure Masonry:

Cement Blocks/ FlyAsh Bricks of required thickness



3)Plastering:

- Internal:1 Coat plastering with river sand and cement for smooth finish
- External: 2 Coat plastering with river sand and cement for smooth finish, as per façade design



4)Doors:

- Main Door: Indian Teak wood frame with veneered flush shutter with melamine polish with all fittings
- Internal Doors: African teak wood frame with laminated flush shutter of required thickness
- Hardware: Godrej/Europa or Dorset make.
- French Door: UPVC door system with sliding shutter and mosquito mesh shutter (Mesh is optional and shall be provided at the cost of client)



5)Windows:

- UPVC window system with required tracks and plain glass as per design and mosquito mesh shutter (Mesh is optional and shall be provided at the cost of client)
- Grills: MS Grills for windows with enamel paint finish



6)Painting:

- External: Textured/smooth finish with two coats of exterior weather proof paint of Asian or equivalent brand
- Internal: 2 coat putty for smooth finish of reputed brand followed by 1 coat primer and 2 coats of premium emulsion paint of Asian brand or equivalent brand



7)Flooring:

- Living and dining: Vitrified Tiles (800x800) mm
- Bedrooms Vitrified Tiles (600x600) mm
- Kitchen: Anti-skid tiles
- Balconies, Bathroom & Wash-area: Anti-skid tiles (300x300) mm
- Corridor and stair case: Granite Slabs/Tiles

of required thickness

- Lift lobby: Granite tiles/vitrified tiles based on aesthetics
- Stilt, Cellar and Basements: VDF flooring



8)Tile Cladding/ Dadoing:

- Dadoing in Kitchen: Glazed ceramic tiles up to 2 feet above granite platforms
- Bathrooms: Glazed ceramic tiles up to door height
- Utilities: Ceramic tiles up to 3 ft



9)Kitchen:

- Granite Platform with Stainless steel sink
- Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore-well water)
- Provision for fixing of water RO system, exhaust fan and chimney



10)Utilities/Wash:

- Wet area with water provision for cleaning purposes and washing machine provision in Utility area



11)Plumbing: Bathrooms

- Plumbing and sanitary lines as per professional MEP consultants design and guidance
- Wall mounted EWC with flush tank and sanitary fittings of reputed brands
- Wash basin of reputed brand in every bathroom
- Provision for geysers in all bath rooms.
- Single lever fixtures with wall mixer cum shower
- All C.P fittings are of reputed brands



12)Electrical:

- Concealed copper wiring with ISI mark of reputed brands
- Modular switches with ISI mark of reputed brands
- Provision for power outlets for air conditioner in all bedrooms and living area
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, mixer/grinder and RO/aqua guard plant in kitchen, washing machine in utility area
- Three phase power supply for each unit and individual meter boards

- Miniature circuit breakers (MCB) for each room at main distribution box



13)Internet/Cable TV

- Provision for cable connection in Master bedroom and living room
- One internet provision in living area in each apartment
- Intercom facility in living area to all the units connecting Security



14)Lifts

- High-speed automatic passenger lifts and service lift of reputed brands with V3F for energy efficiency
- Structural provision is being made for adding an elevator in future



15)STP

- A sewage treatment plant of adequate capacity as per norms will be provided, part of the treated sewage water will be used for landscaping/flushing



16)Water Treatment Plant.



17)Power Backup

- 100% DG backup for lights and fans 10A load
- 100% DG backup for all common areas, lifts and pumps



18)CCTV and Security Management:

- Sophisticated round the clock security system
- Panic button and intercom is provided in the lifts connected to the security room
- Solar power fencing around the compound
- CCTV installations/system as per consultants



19)Fire& Safety:

- Fire Sprinkler system in basement as per fire department norms
- Fire Alarm and other installations in the buildings as per local authority norms shall be provided



20)LPG:

- Provision for supply of gas through gas pipeline to all individual flats with pre-paid gas meters



21)Parking Management

- Entire parking is well designed with parking signages and equipment at strategic locations to ease traffic flow
- Basements traffic flow has been designed to ensure smooth flow of vehicles



22)Corridor Lighting

- LED Lighting for all corridors



23)Greenery and Landscape

- Elegant landscaping design in the setback areas wherever feasible as per the consultant design
- Open spaces between the buildings have been planned to accommodate pavilions, sit outs, and play courts for youngsters/kids



24)Rain water harvesting pits - As per norms

Note:

- A. Any locational changes in main doors, A/c outdoor and indoor units (planned locations) and elevational changes will not be allowed
- B. Outside grills for balconies are not allowed
- C. All room dimensions indicated are excluding finishing/plastering
- D. Columns & Shear Walls subject to minor change based on structural designs
- E. Architectural features shown are indicative & Subject to change
- F. Structural provision for addition of future lift by the residents has been given
- G. Alternative makes which are similar to the proposed makes for any item may be used based on market availability or any other reasons

*All the images shown in this brochure are artistic representation, the final outcome may vary

Close to everything

Located in Suchitra circle, Indraprastha is well connected to the Secunderabad Railway Station, Metro Stations, IT hubs and international education institutions. The reputed corporate hospitals and government health care institutions are in close proximities. Enjoy mall-hopping, explore the entertainment zones and discover the best of fine-dining experiences. Every place that you need to go is just only a few minutes away.

New Twin-Tower IT Hub is Opening Soon

Location Advantages

Connectivity to the Project

- Secunderabad Railway Station –12 kms
- Outer Ring Road – 12.80 Kms
- Hitech City – Madhapur – 16 kms
- KPHB – 9 kms

Schools & Colleges Near By:

- Suchitra academy International School – 3 kms
- Sherwood public school – 1.2 Kms
- St. Anthony's School – 1.8 kms
- Sadhu Vaswani International School – 5.5 kms
- Pearson School – 5.0 kms
- Loyola Degree & PG college – 3.5 kms

Hospitals Near by:

- Russh Super specialty hospital – 2.8 kms
- Konark Hospitals – 1.2 kms
- Usha Mullapudi Cardiac Centre - 5.2 kms
- Suraksha children hospital– 3.5 kms
- Bloom Hospitals – 4.5 kms

Theatres & Malls Near by:

- Decathlon – 2.0 kms
- TNR North city mall – 2.5 kms
- Metro wholesale – 2.5 kms
- Dmart– 3.5 kms
- Cineplanet– 5 kms
- Miraj cinemas – 6.0 kms



Architects



Landscape Architects



Structural Consultants



MEP Consultants

