SVADHA
KOLLAAR



Invest in a
home worthy of gold.

THIS FILE / BOOKLET IS STRICTLY FOR ARCHITECTURAL REVIEWS
AND INTERNAL CIRCULATION WITHIN TEAM ONLY



Homes even the skies will admire.

Homes are meant to be an asset - and that's another reason some 'buy' a home, and some 'invest' in a home. Either way, a home is a place to reap rich returns from. Whether the returns are emotional or financial - is what differs from person to person. But whatever the reason, a home should always look good. Here's Svadha Kollaar, designed to look beautiful even from atop the earth.



Complete from every perspective.

Svadha Kollaar has a Biophilic Design, that is, one that increases occupant connectivity to the natural environment through the use of nature in a direct or indirect way.

Plus, Kollaar is a smartly designed commune demarcated into three units - Block A, Block B, and Block C that nestle 3 BHK and 2 BHK apartments ranging from 1750 sft to 1215 sft.

It's a complete gated community that's moderately sized and will impress you with everything, from a nice entry to other minor but significant aspects essential for today's living.

PROJECT HIGHLIGHTS AND FEATURES

- Grand Entry with Security Post
- Well-designed Landscape
- Children's Play Area
- Half Basketball Court/Badminton Court
- Cricket Practice Net
- Elder's Seating Area
- Jogging / Waling Track
- Rainwater Harvesting Pits
- Intercom
- CCTV Surveillance in Parking Areas
- Round the clock Security
- Generator 100% DG Set back-up for common areas
- Solar Fencing
- Sewerage treatment plant treated water for landscape and toilet flush

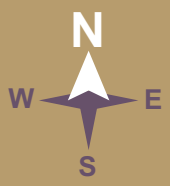
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Typical Floor Plan

BLOCK - A





Typical Floor Area Statement

Flat No.	Flat Type	Facing	Typical Floor
Flat 01, 04	3 BHK	East	1515 Sft
Flat 02, 03	2 BHK	East	1215 Sft
Flat 05	3 BHK	East	1545 Sft
Flat 06*	3 BHK	West	1545 Sft
Flat 07	2 BHK	West	1125 Sft
Flat 08, 09	2 BHK	West	1215 Sft
Flat 10	3 BHK	West	1515 Sft

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Typical Floor Plan
BLOCK - B



Typical Floor Area Statement

Flat No.	Flat Type	Facing	Typical Floor
Flat 01, 02, 08	2 BHK	East	1185 Sft
Flat 03	3 BHK	East	1590 Sft
Flat 04	3 BHK	West	1335 Sft
Flat 05, 11, 12	2 BHK	West	1185 Sft
Flat 06, 07	2 BHK	North	1185 Sft
Flat 09	3 BHK	East	1335 Sft
Flat 10	3 BHK	West	1590 Sft

N
W E
S

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Typical Floor Plan

BLOCK - C



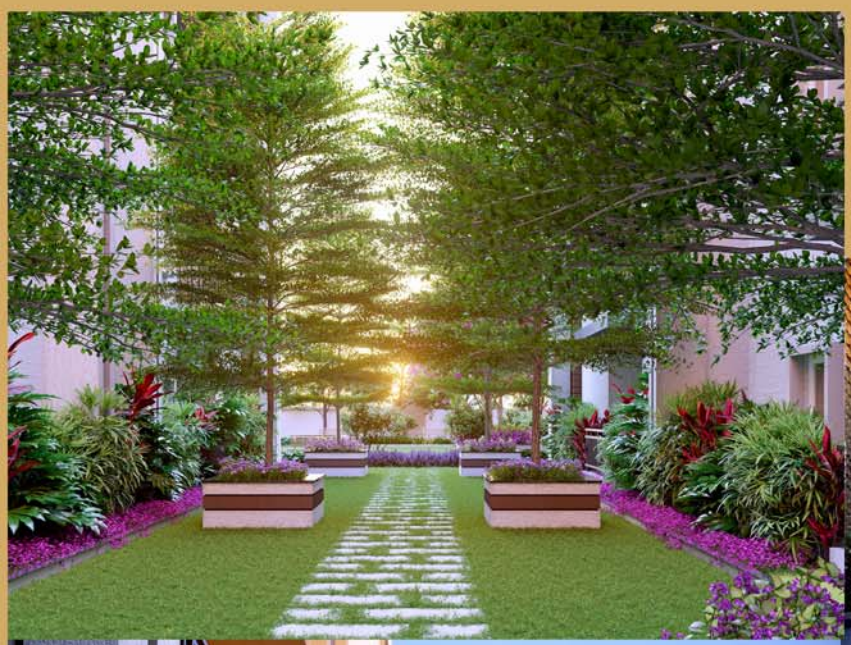


Typical Floor Area Statement

Flat No.	Flat Type	Facing	Typical Floor
Flat 01	3 BHK	East	1580 Sft
Flat 02, 03	2 BHK	East	1215 Sft
Flat 04	3 BHK	East	1515 Sft
Flat 05	3 BHK	East	1750 Sft
Flat 06*	3 BHK	West	1750 Sft
Flat 07	2 BHK	West	1125 Sft
Flat 08, 09	2 BHK	West	1215 Sft
Flat 10	3 BHK	West	1515 Sft

Stay enveloped in the beauty of nature.

From the beautiful morning sunshine falling all over you and giving you its energy to walking on the delicate grass beneath your feet - Svadha Kollaar will make life awesome and full of experiences for its residents. Prepare yourself to walk in the tree-lined pathways with breeze draping you with its magic.











A club that's right near your home.

Enhance your living up by many notches, for Svadha Kollaar has a 4-floor clubhouse that has all the space from a Spa to detox yourself to a Multipurpose Hall, where you can host your events and close-knit family small celebrations.



CLUBHOUSE AMENITIES

GROUND FLOOR:
Waiting / Seating Lounge
Multipurpose Hall
Party Lawn

FIRST FLOOR:
Indoor Games
Table Tennis
Billiards

SECOND FLOOR:
Indoor Gym
SPA and Saloon

THIRD FLOOR:
3 Guest Rooms
Yoga Hall

OPEN TERRACE:
Swimming Pool with Pool Deck
Baby Pool



The details add charm to beauty.

Svadha Kollaar is designed to look inviting and is designed to make you feel good about the whole place. But what will make the entire experience amazing is that the kind of material and metals that have gone into making it worthy and sturdy. We've added sturdiness in every way.

FOUNDATION & STRUCTURE

Structure: R.C.C. framed structure to withstand wind and Seismic Loads.

Super Structure: CC brick/ Aerocon light weight blocks of 9" thick for external walls and 4½" thick for internal walls.

PLASTERING

Internal Walls: Smooth finish plaster with cement / Gypsum POP Punning.

Ceiling: Smooth finish plaster with cement / Gypsum POP Punning.

External: 18mm thick smooth finish with cement plaster.

FLOORING

Living, Dining, Bedrooms and Kitchen: Premium Vitrified tiles (GVT / Double charged) of reputed make.

Balconies/Sit outs: Porcelain/ceramic tiles of reputed make.

Bathrooms/Utility: Anti-skid and acid resistant Ceramic tiles of standard make.

Corridors & Staircase: Combination of Granite/Vitrified tiles as per design by architect.

DADOING

Utility and Wash area: Ceramic tiles dado up to 3' height.

Bathroom: Glazed/Matt finish ceramic tiles of standard make up to door height.

JOINERY WORKS

Main Door: Engineered frame and Engineered shutter aesthetically designed and fixed with reputed make hardware.

Internal Doors: Engineered frame and Engineered shutter aesthetically designed and fixed with reputed make hardware.

Windows/French Doors: 2.5 track UPVC sliding shutter with clear glass panels and provision for Mosquito mesh.

Grills: Aesthetically-designed MS safety grills with enamel paint finish.

Railing: MS/SS railing for staircases. MS with enamel paint finish railing for balconies/sit outs.

PAINTING

Internal Walls and Ceiling: Two coats of Emulsion paint over putty and primer finish.

External: Combination of Texture/Putty with two coats of external Emulsion paint.

KITCHEN

Provision for supply of treated water connection.

Provision for fixing water purifier, exhaust fan / chimney.

SECURITY NETWORK

- Security Surveillance cameras at appropriate locations.
- Solar powered security fence on compound wall.

ELECTRICAL & COMMUNICATION

- Concealed copper wiring of Poly cab make / Equivalent and modular switches of best brands.
- Power outlets for air conditioners in all bedrooms and Dining/living areas.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in utility area.
- Power outlet for Washing machine at utility area.
- Three-phase power supply for each unit with individual meter boards.
- MCB of reputed make in all distribution boards.
- Telephone points in living and master bed room.
- Wired internet provision in living room for wireless router connectivity.

BATHROOMS & PLUMBING

- All internal and external waterlines are of CPVC Ashirvad / equivalent.
- All Drainage/sewer lines are of P.V.C. Ashirvad / equivalent make.
- Wash basin in master bathroom toilet and dining area for 2 and 2.5 BHKs, wash basin in master bathroom toilet, children bathroom and dining area for 3 BHKs
- All sanitary fixtures are of Kerovit /American Standard or equivalent make.
- Wall Mounted EWC with Flush valve/ tank in all toilets of Kerovit /American Standard or equivalent make.
- Premium quality C.P fittings of reputed make.

LIFT

6/8 Passenger Speed lift of KONE/OTIS or equivalent make. With Entrance fascia finished with Granite/Tile cladding.

POWER BACK UP

Common Areas: 100% DG Setup for common areas (Lifts, Corridors, lighting etc).

Internal Flats: 100% DG Setup for Lighting and fans only.

NOTE:

- Flat will be handed over for woodwork/Interiors after receiving 100% payment only.
- Shelves, chajjas, lofts, arches or any kind of modifications and alterations works are allowed only after handover of the flat.
- Modifications/Alterations/Extra works/Changes in specifications shall not be entertained.
- GST and Registration charges are applicable as per Government of India/Telangana State and have to be paid as per the agreed terms.

Always close to places that matter.

Svadha Kollaar is located near Outer Ring Road, and that implies a setting that will place you near the most important places you may want to visit.

LOCATION MAP

Not to scale



Location Features:

- Adj. to Birla Open Minds International School.
- The outer ring road Kollur service road is at a distance of 0.5 kilometer.
- Proposed 100 feet road to Wipro circle.
- The international airport is just a 30 minute drive.
- Lingampally Railway station is a 25 minute drive from the project.
- 18 kms to Hi-tech. City & Madhapur.
- Financial District, Microsoft, Infosys and ICICI Bank towers is 10 kms away.
- Access to all major international schools and hospitals are well within vicinity.
- Key IT offices, multinationals and commercial companies are located nearby.
- Near to Sridevi, CBIT and MGIT Engineering Colleges.

Google Map Link Here

https://goo.gl/maps/ok6o2TYCqMaYgx2s5

Scan QR code for location

Experiences that lead to establish elegance.

With experience comes expertise and exceptional standards of homes. Svadha Kollaar comes from a group that has several homes in its construction portfolio. Together with our other group company, we have created several homes. We invite you to find your home in our newest offering.

Ongoing Project



SUJA ELYSIAN

Pragathi Nagar

Completed Projects



Suja Aashreek

Alkapur Township,
Road No. 17



suja aaykon

Alkapur Township,
Road No. 28



svadha
An expression of pride

Alkapur Township,
Road No. 16



SUJA CELESTIA

Alkapur Township,
Road No. 21



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