



SOM
BOULEVARD
MOKILA

NATURE'S NEIGHBOURHOOD



SOM BOULEVARD

Nature's Neighbourhood

Many of us assume, the calming and enhancing effects of nature can be found only outside the city and one must travel out of the urban mix to experience nature.

Presenting SOM BOULEVARD.
The Nature's Neighbourhood.

Spread over 40 acres of quality green spaces and thriving neighbourhood, Som Boulevard integrates nature into your life by making homes more livable and life more pleasurable.

Gandipet



Samasthi Intl. School



IBS-Hyderabad-Campus



Indus Intl. School

ORO Sports

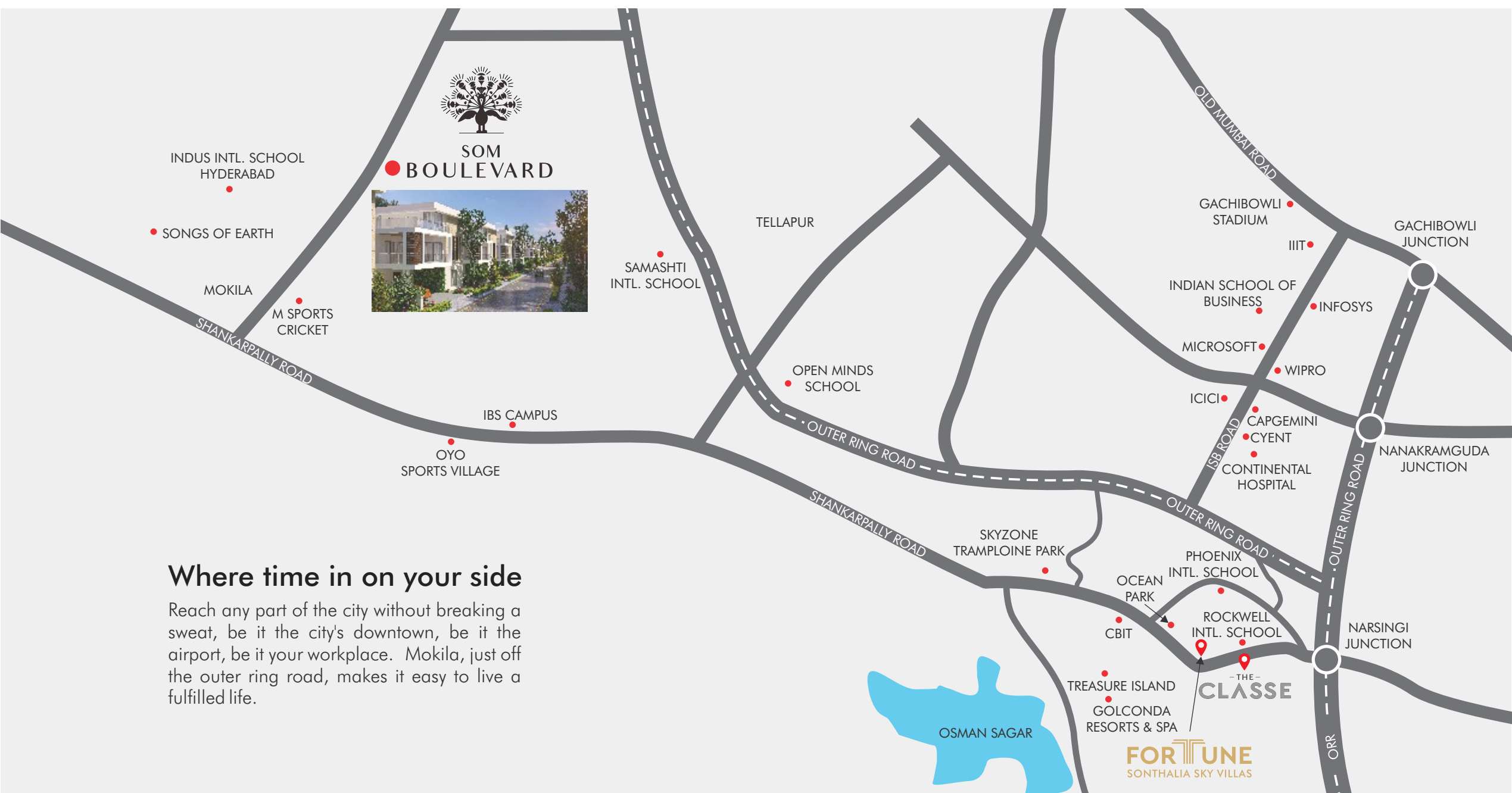
The Neighbourhood

A neighbourhood rich in beauty, entertainment facilities, outdoor sports and excellent connectivity, Mokila is an ideal destination for new home seekers.

The wonderful mix of natural liveliness and peace all around makes it Hyderabad's primary residential precinct.

A picturesque countryside environment and wide open spaces characterize Som Boulevard.

Serene, lush, expansive and enveloped in the lap of nature, it is truly a piece of paradise on earth.



PROXIMITY:

SCHOOLS	COLLEGES	FUN	CONNECTIVITY	NEIGHBORHOOD
Birla Open Minds School < 10 mins	CBIT < 10 mins	Golconda Resorts < 10 mins	Shankerpally Rly. Stn. < 05 mins	Shankerpally < 10 mins
Prachin Global School < 05 mins	MGIT < 10 mins	Sky Zone Trampoline Park < 10 mins	Nagulapalli Rly. Stn. < 10 mins	Kokapet < 15 mins
Indus Intl. School < 05 mins	ICFAI < 05 mins		ORR < 10 mins	Gandipet < 15 mins
Samasthi Intl. School < 10 mins			Intl. Airport < 45 mins	Financial District < 20 mins



Modern Villas, timeless luxury.

Presenting the finest villas in the lap of mother nature, Som Boulevard is spread across 40 acres of prime property and offer 270 aesthetically designed villas in Mokila. The culmination of space, nature, design and construction innovation provides gorgeous, fully-functional villas.



Street View

MASTER PLAN



LEGEND

OVERALL AREA

- 01. Entrance & Exit Gate
- 02. Main Entrance Paving
- 03. Junction area Paving
- 04. Entrance Water Feature
- 05. Avenue Plantation
- 06. Pathway / Jogging Track
- 07. Lawn

CLUBHOUSE

- 08. Entrance Plaza
- 09. Entrance Water body with Bubbles
- 10. Cluster Trees beside Trees

AQUA THERAPY ZONE

- 11. Lap Pool
- 12. Kids Pool
- 13. Indoor Pool
- 14. Pool Deck
- 15. Recliner Seating under covered Structure
- 16. Double Height Structure
- 17. Bar Counter under Pergola

CONVENTION ZONE

- 18. Entrance Deck / Stage with Pergola and free Standing Pillars
- 19. Party Lawn
- 20. Amphitheatre
- 21. Stage under Pergola

RECLUSION ZONE

- 22. Yoga under Trees
- 23. Bamboo's Grove
- 24. Tree's Grove

ADRENALINE AND AGILITY ZONE

- 25. Children's Play Area
- 26. Elderly Seating Deck under Pergola
- 27. Children's Play Area with EPDM Flooring
- 28. Seating Deck under Pergola

ADRENALINE AND AGILITY ZONE

- 29. Half Basketball Court
- 30. Beach Volleyball Court
- 31. Cricket Practice Pitch

ADRENALINE AND AGILITY ZONE

- 32. Fitness Zone
- 33. Tennis Court
- 34. Kid's Cycle Park
- 35. Skating Rink

EXHIBIT ZONE

- 36. Pets Park
- 37. Butterfly Garden with Sculpture



SOM
BOULEVARD
OVERVIEW

TOTAL LAND AREA
40 ACRES

TOTAL VILLAS
270

VILLAS SIZE
300 - 400 - 475 sq.yds.

VILLA STRUCTURE
GROUND + 2 FLOORS

CLUBHOUSE
48,000 Sft.



Plaza Entrance & Exit Gate

Opulence, all around.
The beautifully designed entrance extends a warm welcome and is sure to cast a spell from the moment you lay your eyes on it.



Water body



A sparkling experience, every time.

Watch out as you step inside, you may be seduced as the sparkling water body with gurgling water from the fountain, flowing like a poem invites you to revel in its mystery. The soothing sound calms & transports you to a realm most have forgotten.

You are home.





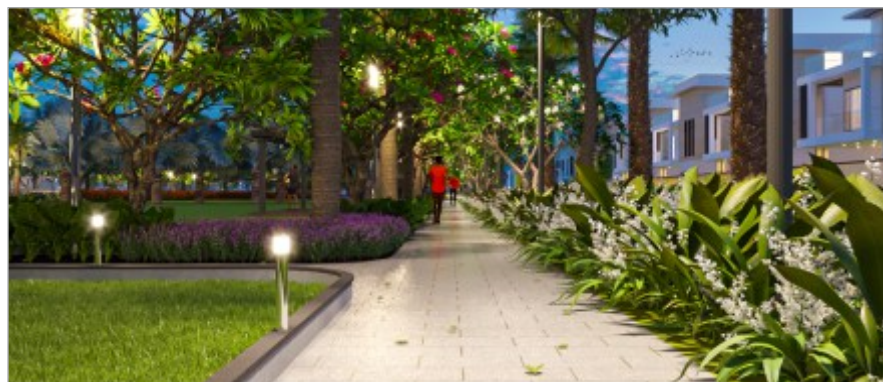
Discover all the ways nature plays

The garden of comforts will lure you to step outside to relax and soak in the ethereal atmosphere at the central park.

Gazebo Seating spaces



Amphitheatre



Walkway

Landscaped Central Park

Tennis Court



Kids Cycling Park



Basketball Court



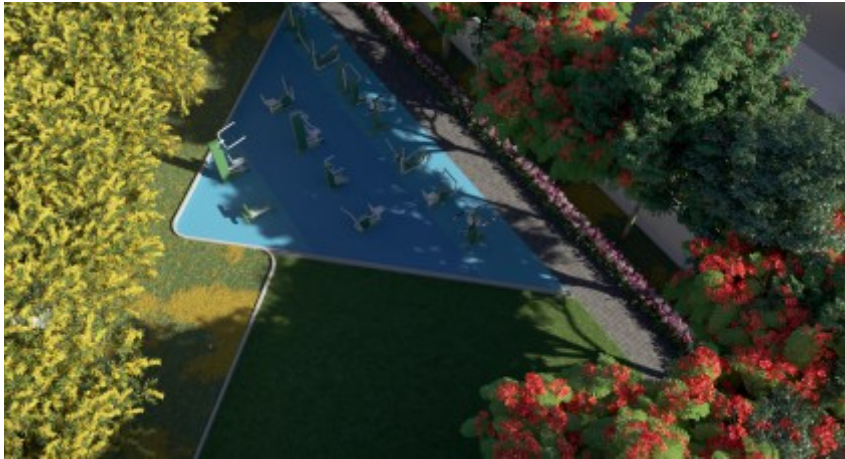
Children Play Area



Cricket Practice Net



Children Play Area



Fitness Zone



Make outdoors yours

The young and adults can spread their wings and enjoy their favourite outdoor activity amidst the expansive and soothing greens.



Exquisite villas in lush green surroundings.

A perfect blend of art and architecture, design and nature, style and substance, Som Boulevard is a breath-taking community of contemporary villas in lush green surroundings.

East & West Facing **Street - 300 Sq yds.**



East Facing Villa - 300 Sq yds.

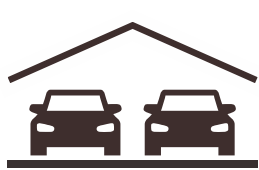
Type- 1



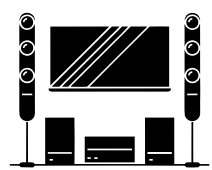
Total Built up Area
4135 Sft.



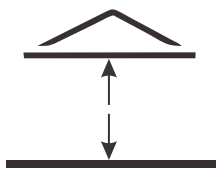
Ground +
Two Floors



Two
Cars Parking



Four Bedrooms +
Home Theatre



Floor Height
Ground-11'6"
First & Second-11'



Wooden Flooring in
Master Bedroom



Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 1633 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 1532 SFT.



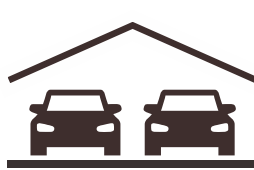
SECOND FLOOR PLAN
BUILT UP AREA - 970 SFT.



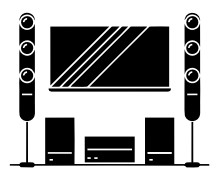
Total Built up Area
4140 Sft.



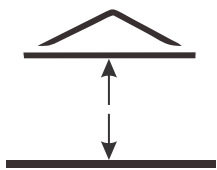
Ground +
Two Floors



Two
Cars Parking



Four Bedrooms +
Home Theatre



Floor Height
Ground-11'6"
First & Second-11'



Wooden Flooring in
Master Bedroom



Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 1650 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 1518 SFT.



SECOND FLOOR PLAN
BUILT UP AREA - 972 SFT.



Contemporary villas that reflect your lifestyle.

True luxury is having the choice to pick from the best. The east and west facing villas on offer come in 4 distinctly different options for you to chose the best that suits your lifestyle.

East & West Facing **Street - 400 Sq yds.**

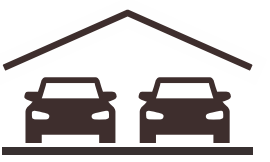




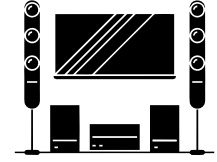
Total Built up Area
5200 Sft.



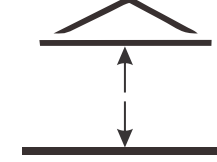
Ground +
Two Floors



Two
Cars Parking



Four Bedrooms +
Home Theatre



Floor Height
Ground-12'6"
First & Second-11'6"



Wooden Flooring in
Master Bedroom



Landscaped
Deck Area





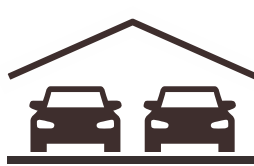
East Facing Villa - 400 Sq yds. Type- 2



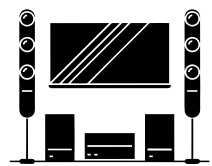
Total Built up Area
5200 Sft.



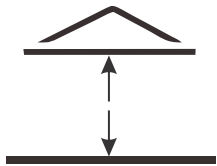
Ground +
Two Floors



Two
Cars Parking



Four Bedrooms +
Home Theatre



Floor Height
Ground-12'6"
First & Second-11'6"



Wooden Flooring in
Master Bedroom



Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 2085 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 1903 SFT.



SECOND FLOOR PLAN
BUILT UP AREA - 1212 SFT.



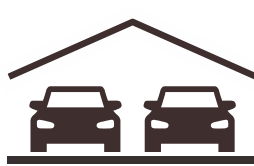
West Facing **Villa - 400 Sq yds.** Type- 1



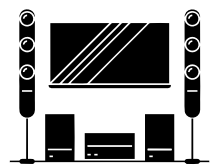
Total Built up Area
5202 Sft.



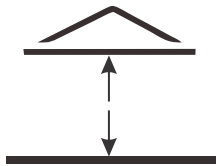
Ground +
Two Floors



Two
Cars Parking



Four Bedrooms +
Home Theatre



Floor Height
Ground-12'6"
First & Second-11'6"



Wooden Flooring in
Master Bedroom



Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 2012 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 1858 SFT.



SECOND FLOOR PLAN
BUILT UP AREA - 1332 SFT.



Total Built up Area
5199 Sft.

Ground +
Two Floors

Two
Cars Parking

Four Bedrooms +
Home Theatre

Floor Height
Ground-12'6"
First & Second-11'6"

Wooden Flooring in
Master Bedroom

Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 1903 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 2012 SFT.



SECOND FLOOR PLAN
BUILT UP AREA - 1284 SFT.



Lavish. Spacious. Exclusive.

Designed to offer you the ultimate luxury of space and privacy, these villas are lavish and largest in the community. Go beyond the ordinary and discover a life that is refined and truly luxurious.

West Facing **Street** - 475 Sq yds.



Total Built up Area
5956 Sft.

Ground +
Two Floors

Two
Cars Parking

Four Bedrooms +
Home Theatre

Floor Height
Ground-12'6"
First & Second-11'6"

Wooden Flooring in
Master Bedroom

Landscaped
Deck Area



GROUND FLOOR PLAN
BUILT UP AREA - 2012 SFT.



FIRST FLOOR PLAN
BUILT UP AREA - 2449 SFT.



SECOND FLOOR PLAN
BUILT UP AREA - 1495 SFT.



Living Area

Ground Floor

Drawing Room



Bed Room



Dining Area



Kitchen



Homes you aspire and deserve

Som Boulevard residences combine resort style amenities with the features you can't live without. Vastu compliant, abundant ventilation, expansive spaces, premium fittings and fixtures ensure that you savor the moments spent here. Achieve perfect serenity in life with living spaces that give you absolute freedom and environment.



Master Bedroom



Master Bedroom Toilet



Family Lounge



Children Bedroom



From livable to lovable homes

Find time to do your favorite things at your favorite corner, whether it is reading, writing, working, making calls or just spending some 'me time'. Come home to a feeling of relaxation and cherish your privacy.



Home Theatre



Showtime, every time!

Rekindle your love for movies, binge watch your favourite web series, laugh over hilarious scenes, entertain your guests, connect with your friends and cherish big-screen excitement in the comfort of your home, every time.



Bedroom



48,000 Sft. CLUBHOUSE

Exclusive privileges.

Slow down and enjoy the myriad pleasures life has to offer. The clubhouse of Som Boulevard has something exclusive for everyone. Play, relax and socialize at the highest level of convenience.



Clubhouse View from Balcony



Clubhouse

Clubhouse Ground Floor



Amenities

Reception | Outdoor Swimming Pool | Indoor Swimming Pool | Waiting Lounge | Multipurpose Hall | Banquet Hall | Cafeteria | Pharmacy | Supermarket



Double Height Reception



Every space has a story to tell

Walk into the clubhouse through the splendid double height entrance lobby designed to take your breath away and set the tone for the infinite experiences.



Hit the Refresh button

Outdoor Swimming Pool

Spend relaxing evenings with friends and family while swimming together, racing each other from one end of the pool to the other.



Outdoor Swimming Pool



Indoor Temperature Controlled Swimming Pool

Enjoy the best of pool life without having to step outside, without having to worry about the weather outside, while floating in the expansive indoor pool.



Indoor Temperature Controlled Swimming Pool



Banquet Hall



Multipurpose Hall



Making every event more special

Host the most intimate of ceremonies, and stunning receptions, with panoramic views over beautiful gardens.



Cafeteria

Clubhouse **First Floor**



Amenities

Preview Theatre | 2 Badminton Courts | 2 Squash Courts | Billiards | Table Tennis | Indoor Games | Salon | Massage | Spa | Jacuzzi | Conference Room



Preview Theatre



Get a cinematic experience

Feel completely engrossed in your favorite movies at the plush Preview Theatre featuring an impressive surround sound system.



Badminton Court

Squash Court



Indoor Games



Conference Room



Table Tennis



Make your games better

Share laughs and lessons while making memories you'll all treasure for a lifetime playing with family or friends.

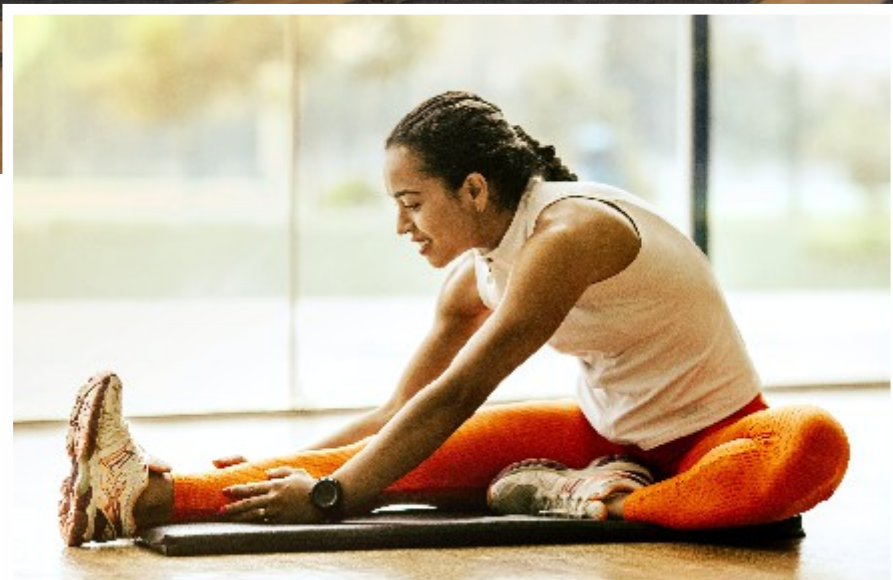
Clubhouse **Second Floor**



Amenities
Gym | Yoga | Library | Cards Room | 3 Guest Suites



Yoga



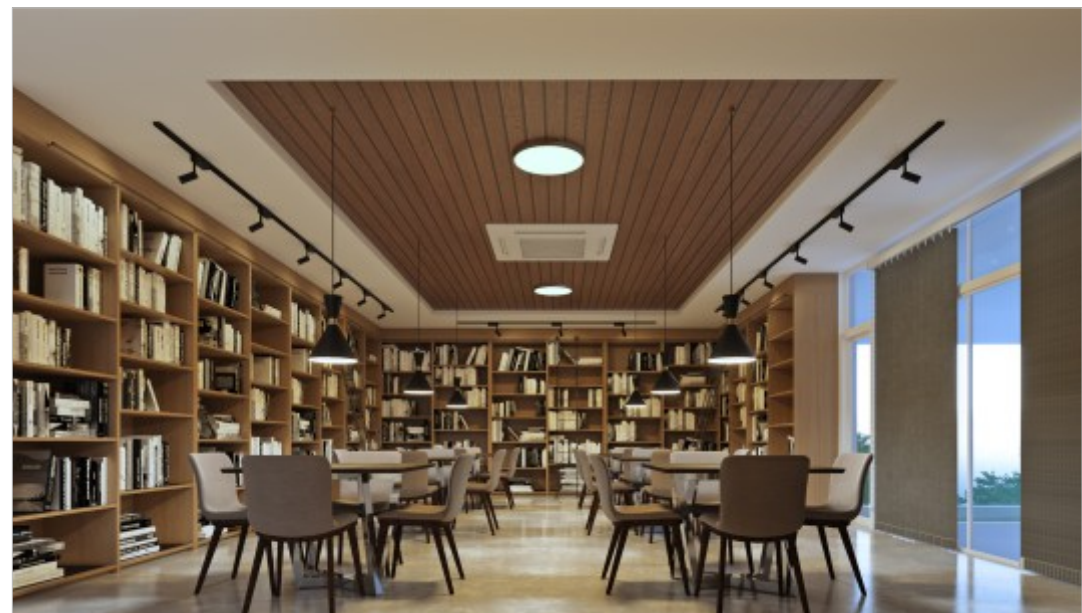
Reach the depths of your Soul
Learn some new asanas, increase your flexibility and rejuvenate your body, mind and soul at the soothing Yoga & meditation centre.



Gym



Guest Room



Library



Everything you need for a fitness fix

Fit exercise into your day and keep up with your fitness goals at our state-of-the-art workout facilities.

Specifications

STRUCTURE

- R.C.C. framed structure to withstand Wind and Seismic Loads.
- Super Structure: Reinforced shear walls for external walls

PAINTING

External

- Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

Internal

- Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

Sitout & Deck

- Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.

MAIN DOOR FRAME & SHUTTER

Frame

- Main door frame of 7’6” height with premium designer hardware fittings

Shutter

- 48mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides.

INTERNAL DOOR FRAME & SHUTTER

Frame

- Internal door frame of 7’6” height with premium designer hardware fittings

Shutter

- 40mm thick flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides.

WINDOWS & FRENCH DOOR FRAME & SHUTTER

- French Doors: Anodised Aluminium frames/UPVC with toughened glass panelled sliding shutter with toughened high performance glass and offers advanced thermal to withstand wind loads.
- Windows: Imported Aluminium frames, toughened with energy efficient glass sliding / casement with provision for mosquito track and designer hardware of reputed make.
- Ventilators: UPVC/Aluminium ventilator for all toilets, store, kitchen, servant room & servant toilet.
- Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

HARDWARE

- Hard ware in brush finished stainless steel for all doors.
- All the doors with towel bolts and a mortise lock or tubular / cylindrical lock.
- Magnetic / Concealed door stoppers of reputed make for the main door and the bedroom doors.

ELEVATORS / LIFTS

- Provision for lift, branded lift at additional cost.

DRAWING, DINING, LIVING, KITCHEN & FOYER, GROUND FLOOR BEDROOM

Flooring: Premium Large size vitrified tiles with 4-inch Skirting

MASTER SUITE ROOM, MULTI PURPOSE ROOM

- Engineered wooden flooring of reputed make.

INTERNAL STAIRCASE

- Imported Marble/Granite

BATHROOM & POWDER ROOM

- Acid resistant & anti-skid premium, vitrified tiles and wall cladding up to lintel height

UTILITY

- Glazed Ceramic tiles for wash area.

BALCONIES

- Anti-skid imported quality vitrified tiles

PARKING AREA

- Combination of wash concrete and granite

KITCHEN / UTILITY / WASH

- Separate tap connection for municipal water and borewell water.
- Double Stainless Steel sink in the utility and single bowl sink in the kitchen with single lever spout.
- Power plugs for cooking range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder and Aqua Water in kitchen.
- Provision for Dish Washer, Washing Machine with CP Fittings.

SANITARY & FIXTURES

Water Closets

- Western Style, porcelain EWC of reputed make in all bathrooms.

Health Faucets

- Health faucets of reputed make in all bathrooms.

Wash Basins

- Porcelain wash basins with granite counter top of reputed make.

Cockroach Traps

- A detachable stainless steel cockroach trap of reputed make in all bathrooms.

Overhead Showers

- Overhead showers of reputed make in all bathrooms.

Faucets

- All faucets (CP), heavy body metal fittings of reputed make.
- Hot water connection to the shower and wash basin in each bathroom

Rain Showers

- Rain Showers in master bedroom

ELECTRICAL FIXTURES

- Internal Electrical Fixtures.
- Plug points for T.V. & Audio Systems etc.
- Concealed copper wiring of reputed make.
- 3 phase Supply for each unit and Energy Meter.

- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Modular Switches of reputed make.
- LED Light Fixtures for all Common Areas & Landscape Area Lighting

TELECOMMUNICATION, CABLE TV AND INTERNET

- Telephone points in Living, Dining Areas, all Bedrooms.
- Intercom facility to all the units connecting Security.
- DTH Provision for Cable Connection in Living and all Bedrooms.
- Wired internet provision in master bedroom, children bedroom and drawing room.

WTP & STP

- Fully treated water made available through exclusive water softening plant of bore well water.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, Treated sewage water will be used for the landscaping and flushing.

WATER SUPPLY

- Centralized water distribution by hydro-pneumatic system for all villas with individual water meters for each villa

CAR PARKING

- 2 Car Parks for Each Villa

PARKING MANAGEMENT

- Parking signage at required places to ease traffic flow.

GENERATOR

- 100% DG set Backup with acoustic enclosure & AMF Panel for all villas and Common area.

LPG

- Provision for supply of gas from centralized Gas bank to all individual villas with gas meter.

BMS

- Building management software for gas bank, generator power, general power connection.

WASTE MANAGEMENT

- Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste(batteries, lamps), and wet waste(organic).

RAINWATER HARVESTING

- Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

- LED Lightings posts with lamp fittings and LED lights, in Landscaping areas

LANDSCAPE & WATER BODIES

- Landscape and water bodies in the landscaped areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.

SECURITY

- Sophisticated round the clock security system
- Video door phone facility at main door
- Intercom from security to all villas
- Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

- Aesthetically designed compound wall shall be constructed all around the gated community with solar fencing.

CLUB HOUSE

- Reception/Waiting Lounge
- Swimming Pool with Deck
- Kids Pool
- Temperature control pool
- Super Market
- Pharmacy
- Crèche
- Multi-Purpose Hall
- Mini Hall
- Guest Rooms
- Indoor Games –Billiards & Table Tennis
- Badminton Court
- Yoga/Aerobics
- Air Conditioned Gymnasium
- Saloon/Spa for men & women
- Squash Court
- Cards Room
- Preview Theatre
- Cafeteria
- Conference Rooms/Business Lounge
- Library
- Work Station

OUTDOOR AMENITIES

- Jogging Track
- Bicycling Track
- Private Green Area
- Flower Park
- Children Play Area
- Pets Garden
- Cricket Pitch
- Half Basket Ball Court
- Tennis Court
- Pergola with Seating Area
- Amphitheatre
- Senior Citizen Area
- Water Bodies

Optional features at extra cost:

- VRV / VRF system of reputed make in drawing room, living room, dining room and all bedrooms
- Modular Kitchen
- False Ceiling with Light fixtures
- Branded Lift



CREATORS OF SUPERIOR VALUE

Sri Sreenivasa is renowned for persistent delivery of value and adaptation to changing customer needs. We believe in spearheading change and setting a new benchmark every single time we take up a project. The stunning results have established us firmly on the wish list of those who seek superior value and an all-inclusive way of life.

We have built world-class residential and commercial developments in Hyderabad & Chennai. Some of our landmark projects include the GVK Sky City, Fortune One, Fortune Prime, Fortune Sky Villas and Esmeralda Fortune.

A few of our other ongoing projects

FORTUNE SONTHALIA SKY VILLAS

Kokapet

5.2 Acres | 4 Blocks | 232 Apartments
2 Basement & G + 28 Floors
4 BHK | 6333 to 7333 Sft.
45,000 Sft. Clubhouse



3.2 Acres | 4 Towers | 98 Apartments
3 Stilt Parking + G + 13 Floors
4 BHK | 5555 Sft.
30,000 Sft. Clubhouse

FORTUNE ONE

A new urban high in Road #12, Banjara Hills

3.3 Acres | 4 Wings | 174 Apartments
3 Basement Parking + 10 Upper Levels
3 & 4 BHK | 2630 - 4015 Sft.
24,500 Sft. Clubhouse



PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



LANDSCAPING



MEP



NEW MEDIA



SSI-KC DEVELOPERS

Plot No.901 #201, DSR Tranquil, Ayyappa Society Main Road,
Madhapur, Hyderabad - 500 081, Telangana.
M: +91 87 9000 9000 | 91210 45678
E: sales@srisreenivasa.com | www.srisreenivasa.com



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