

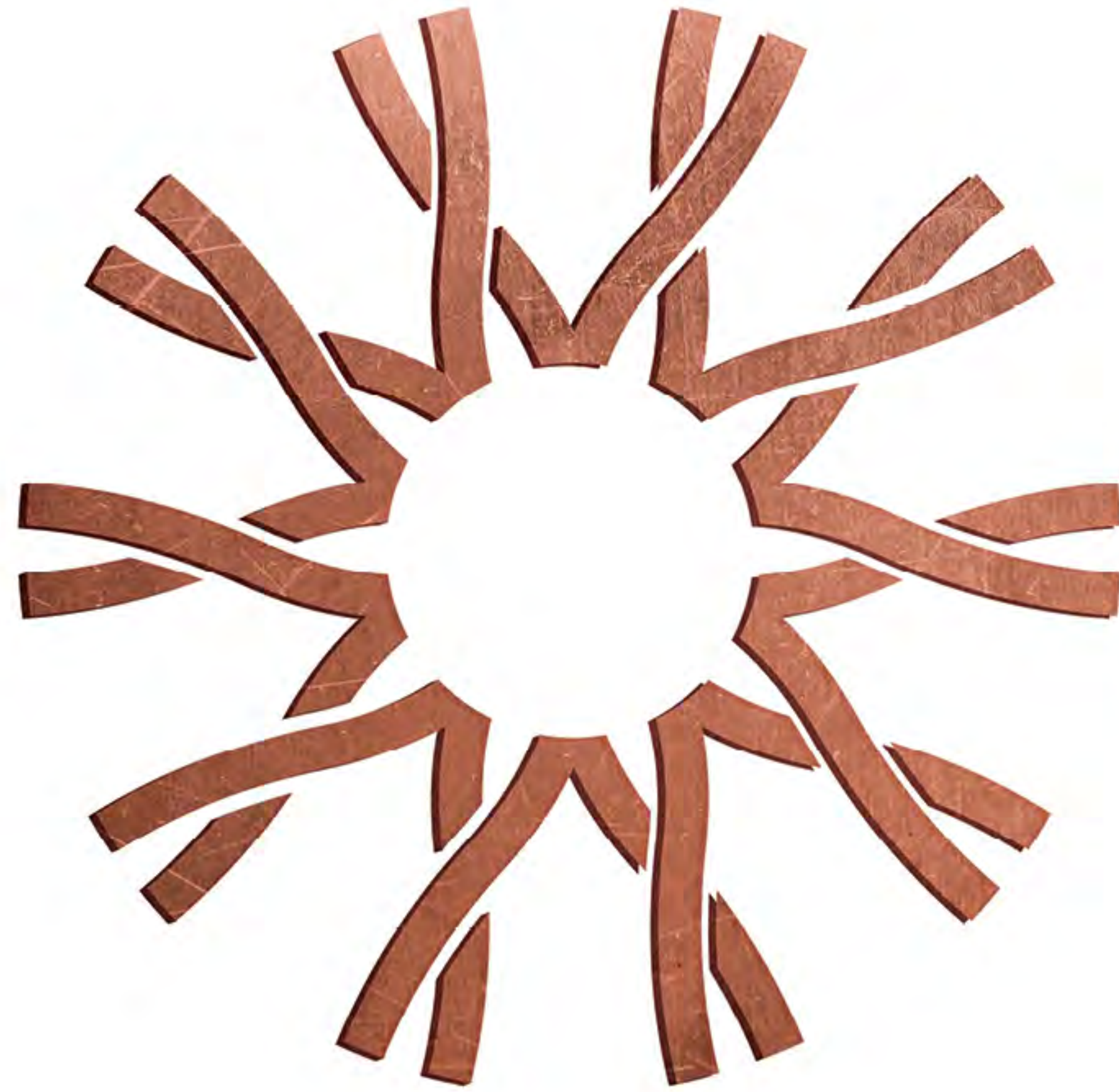


SIDDHARTH'S

VIHAAN

PREMIUM VILLAS @GAGILLAPUR

A NEW DAWN IN PREMIUM LIVING



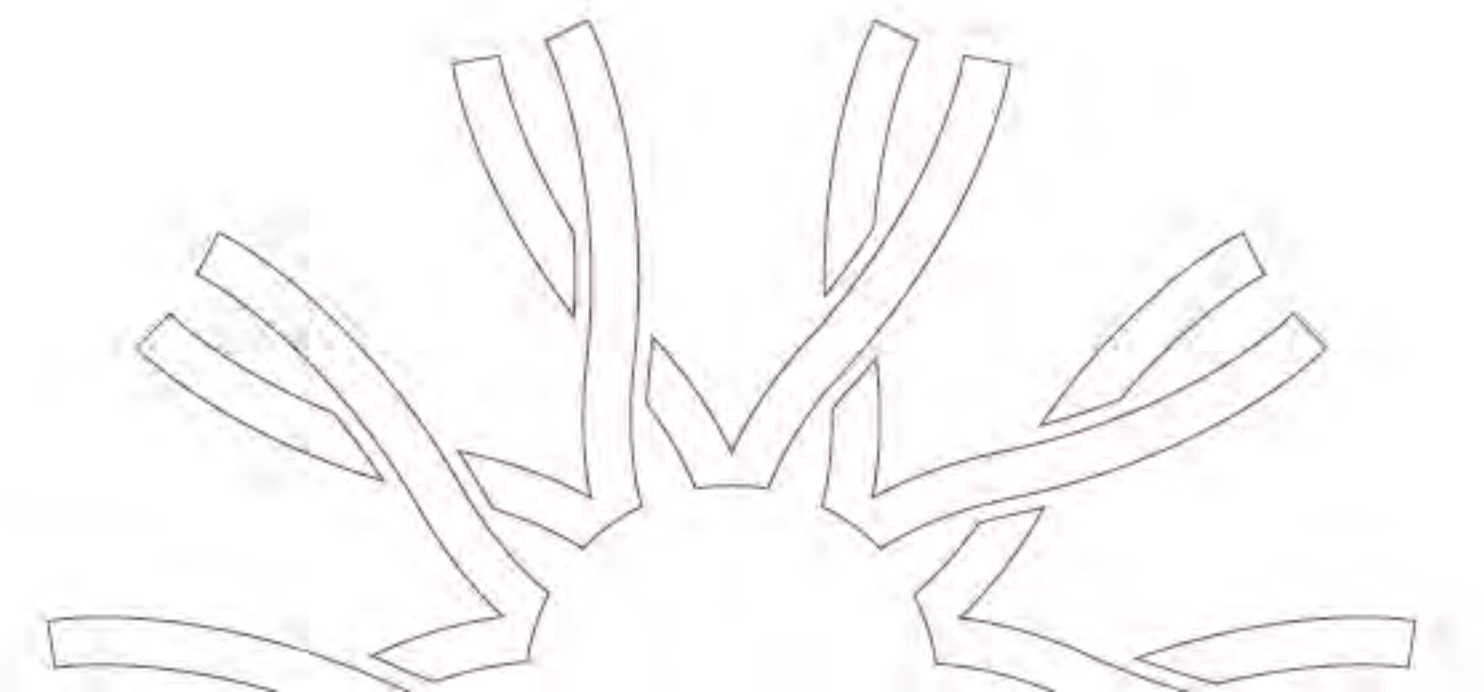
Long-lasting relationships are built on trust and gaining trust requires an unrelenting commitment to values. We are a construction company from Hyderabad that's committed to delivering the highest standards, keeping to promised schedules, adding value to your investments and upholding the spirit of business ethics at every step of your journey with us.

Our latest project, Vihaan is another reflection of who we are as a company. We hope this short journey through what life at Vihaan can be for you and your family convinces you to be a part of it.





CRAFTED TO
DELIVER
THE BALANCE
YOU SEEK





WELCOME HOME TO YOUR EQUILIBRIUM

Life is a beautiful journey that's best lived when it's balanced. At Siddharth Developers, we understand your desire for a balanced lifestyle that caters to your wants and needs. And so, we've crafted Vihaan to reflect your dreams and much more.

RISE TO ELEGANCE

Located in the rapidly developing locale of Gagillapur, Vihaan is an elegant villa community that perfectly moulds comfort and affordability. The stylish villas, incredible location and exceptional quality of life make this place worth calling home.





WEST FACING

Vihaan is an opportunity for you and your loved ones to indulge in an exciting, engaging and nurturing life. The elegant villa community has loads of features and amenities designed to enhance your lifestyle in myriad ways.

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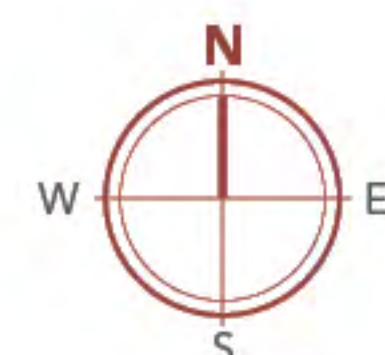
YOUR LIFESTYLE

EXPERIENCE

SPATIAL BLISS

Your villa at Vihaan has all the space in the world for a lifetime of moments and memories. In addition, the elegant villa community of 223 villas, spread over 13+ acres, is a safe and spacious extension of your home where loved ones of all ages can live and thrive freely.





- | | | |
|---------------------------------|---------------------------------|---------------------|
| 01. MAIN ENTRANCE & EXIT GATE | 08. CLUBHOUSE ENTRANCE DRIVEWAY | 15. CRICKET PITCH |
| 02. ROAD | 09. POOL DECK | 16. FITNESS STATION |
| 03. OPEN SPACE ENTRANCE DECK | 10. SWIMMING POOL (LAP POOL) | 17. BADMINTON COURT |
| 04. PATHWAY / JOGGING TRACK | 11. KIDS' POOL | 18. GARDEN |
| 05. SEATING DECK UNDER PERGOLA | 12. VISITORS' PARKING | 19. SERVICE PATHWAY |
| 06. LAWN | 13. HALF BASKETBALL COURT | 20. WTP |
| 07. SEATING UNDER PORTAL FRAMES | 14. CHILDREN'S PLAY AREA | 21. STP |

Area in Sq.yards	Area in Sq. mtrs	Villa No	No Of Villas	Ground Floor (SFT)	First Floor (SFT)	Head Room (SFT)	Total (SFT)
135	113.12	229, 230, 231	3	782	782	144	1708
135	112.66	228	1	778	778	144	1700
137	114.48	227	1	782	782	144	1708
141	117.57	226	1	808	808	177	1793
144	120.65	225	1	831	831	208	1870
148	123.74	224	1	859	859	188	1906
150	125.57	83-86, 113-117	9	891	891	196	1978
150	124.69	10	1	885	885	180	1950
151	126.27	5	1	894	894	224	2012
152	127.41	6	1	905	905	225	2035
152	126.71	7	1	901	901	200	2002
152	126.83	223	1	886	886	202	1974
153	127.84	8	1	912	912	206	2030
153	127.93	9	1	912	912	191	2015
155	129.92	222	1	913	913	215	2041
157	130.85	4	1	932	932	225	2089
159	132.81	232	1	951	951	202	2104
159	132.9	221	1	936	936	215	2087
160	133.86	22-30, 46-57, 70-76, 101-105, 127-137, 155-162, 171-180, 197-206	72	959	959	215	2133
162	135.42	3	1	972	972	225	2169
167	140.03	2	1	1011	1011	225	2247
168	140.8	233	1	1023	1023	202	2248
170	141.91	138, 181, 207	3	1033	1033	195	2261
172	143.51	152-154	3	1041	1041	215	2297
177	147.95	1	1	1078	1078	225	2381
177	147.62	196	1	1086	1086	220	2392
188	157.44	195	1	1086	1086	220	2392
192	160.93	92, 106	2	1207	1207	196	2610
210	175.56	31	1	1340	1340	218	2898
224	187.26	21,45,69	3	1446	1446	227	3119
Total number of villas			118				

Area in Sq.yards	Area in Sq. mtrs	Villa No	No Of Villas	Ground Floor (SFT)	First Floor (SFT)	Head Room (SFT)	Total (SFT)
127	105.97	93	1	681	681	149	1511
130	108.51	125 , 126	2	700	700	164	1564
132	110.05	124	1	720	720	142	1582
133	111.47	123	1	720	720	142	1582
151	125.81	94	1	847	847	148	1842
160	133.86	12-19, 32-43, 58-67, 77-81, 87, 89-91, 108-112, 119-122, 140-151, 163-170, 183-193, 209-218	89	907	907	175	1989
170	141.91	118 , 139 , 182 , 208	4	976	976	190	2142
177	147.76	219	1	1027	1027	194	2248
178	148.6	11	1	907	907	175	1989
189	157.9	194	1	1027	1027	194	2248
193	160.93	107	1	1141	1141	251	2533
198	165.72	220	1	1027	1027	194	2248
224	187.26	20 , 44 , 68 , 82 , 88	5	1369	1369	222	2960
	Total number of villas		109				

Area in Sq.yards	Area in Sq. mtrs	Villa No	No Of Villas	Ground Floor (SFT)	First Floor (SFT)	Head Room (SFT)	Total (SFT)
167	139.5	95-100	6	988	988	191	2167
Total number of villas			6				

NURTURE

IN NATURE

At just the perfect distance from the city, Vihaan is a home that lets you get the best of everything. Surrounded by vast green spaces and connected to the city through the ORR, it's a rare haven of purity, serenity and connectivity unlike any other.



EAST FACING



EAST FACING FLOOR PLAN

Plot Area : 224 Sq. yds



AREA STATEMENT

SITE AREA	GROUND FLOOR	FIRST FLOOR	TERRACE FLOOR	TOTAL AREA
224 Sq. yds	1446 Sft.	1446 Sft.	227 Sft.	3119 Sft.



EAST FACING FLOOR PLAN

Plot Area : 160 Sq. yds



AREA STATEMENT

Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
160 Sq. yds	959 Sft.	959 Sft.	215 Sft.	2133 Sft.



EAST FACING



EMBRACE COMMUNITY LIVING

Vihaan is a space designed and built to be a home that keeps you socially active. The villa community's proximity to IT hubs and other professional workspaces makes it an attractive destination for like-minded families. Here's where new and long-lasting friendships are bound to blossom for life.



EAST FACING
VILLA STREET VIEW



WEST FACING

WEST FACING FLOOR PLAN

Plot Area : 224 Sq. yds

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



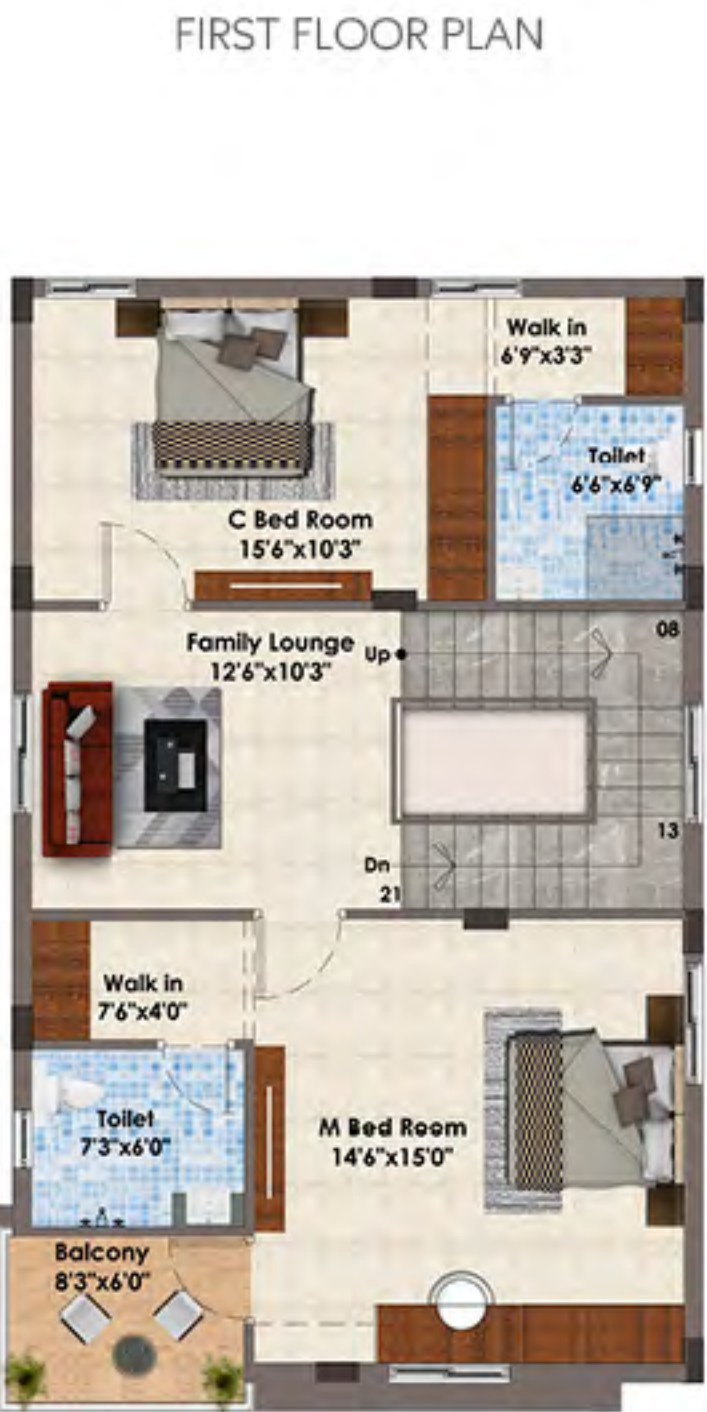
AREA STATEMENT

Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
224 Sq. yds	1369 Sft.	1369 Sft.	222 Sft.	2960 Sft.



WEST FACING FLOOR PLAN

Plot Area : 160 Sq. yds



AREA STATEMENT

Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
160 Sq. yds	907 Sft.	907 Sft.	175 Sft.	1989 Sft.



WEST FACING



EAST FACING FLOOR PLAN

Plot Area : 150 Sq. yds

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
150 Sq. yds	891 Sft.	891 Sft.	196 Sft.	1978 Sft.



EAST FACING FLOOR PLAN

Plot Area : 170 Sq. yds

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
170 Sq. yds	1033 Sft.	1033 Sft.	195 Sft.	2261 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
170 Sq. yds	976 Sft.	976 Sft.	190 Sft.	2142 Sft.



WEST FACING FLOOR PLAN

Plot Area : 170 Sq. yds

GROUND FLOOR PLAN



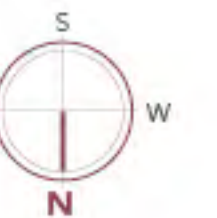
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Site Area	Ground Floor	First Floor	Terrace Floor	Total Area
167 Sq. yds	988 Sft.	988 Sft.	191 Sft.	2167 Sft.



NORTH FACING FLOOR PLAN

Plot Area : 167 Sq. yds

THRIVE IN COMFORT

What truly makes a house into a home is the comfort that it delivers. From subtle luxuries like hydro-pneumatic water supply and sit-out areas to opulent amenities like a clubhouse and parks, Vihaan has everything you need to make your life a breeze.



WEST FACING
VILLA STREET VIEW



ACTIVATE
YOUR



LIFE

Vihaan comes equipped with an impressive range of amenities that engage and nurture you in every way. Whether you want to relax, rejuvenate or compete, your home here has something for every mood.

LUTE

EXTRAVAGANTLY

The 19,794 sft luxurious clubhouse at Vihaan is where your life gets convenient. From guest rooms and indoor games to a party lounge and office room, Club Vihaan is a space that lets you expand your horizons right at home.

CLUBHOUSE

AMENITIES

Ground Floor


Double Height
Entrance Lounge


Swimming Pool
With Deck


Kids' Pool


Library


Association
Room

First Floor


Multipurpose Hall


Dining Hall

Second Floor


Indoor Play Area


Creche

Third Floor


Party Lounge


Unisex Gym


Aerobics


Meditation Room

Fourth Floor


Coffee Shop


Work Space


Guest Rooms (3)



OUTDOOR
AMENITIES



Cricket Nets



Outdoor Gym



Half Basketball Court



Badminton Court



Meditation/Yoga Room



Sitting Areas



Sand Pit Play Area For Kids



Multipurpose & Dining Hall



Beautiful Landscapes



Jogging Track

IN DUCE

A NEW HIGH

The premium and balanced life you've been dreaming of is now a reality at Vihaan. Upgrade to a lifestyle that moulds independence, serenity and connectivity perfectly together to deliver living experiences that you will cherish forever.



SPECIFICATIONS



FOUNDATION & STRUCTURE
R.C.C. framed structure to withstand wind & seismic loads.



SUPER STRUCTURE
Plastering: Double coat smooth finished cement plastering for internal and external surface.



FLOORING
Living, Drawing, Dining, Kitchen and Bedrooms: 800X800 Double charged vitrified tiles.
Toilets & Utility: 300X300 Antiskid ceramic tiles for flooring and 300 x 600 ceramic tile dado upto 7' height in all bathrooms.
Balcony: 300X 600 Antiskid ceramic tiles for flooring .
Staircase: 18mm Thick polished granite with suitable molding and step gripers.



KITCHEN
Two taps will be provided.
UTILITY
Glazed ceramic tiles dado 4' height.Power socket for washing machine will be provided.



TOILETS
Sanitaryware: WC: American Standard wall hung model.
Washbasin: American Standard single hole wash basin.



PLUMBING AND SANITARY
CP Fittings : Grohe and American Standard CP fittings will be provided in kitchen, toilets and utility areas.



JOINERY
Main Door: Polished finish solid wood frame with aesthetically designed veneer door with hardware.
Internal Door: Solid wood frame and aesthetically designed laminate doors with hardware.
Toilet Doors: Solid wood frame and aesthetically designed skin doors with hardware.



WINDOWS
2.5 Track UPVC windows with 4mm thick glass with mosquito net.



D.G. POWER
Common areas and Clubhouse : Adequate D.G. power backup will be provided.
Villas: 1 KVA D.G. power backup will be provided.



ELECTRICAL
Main DB: 3-phase power supply with Schneider electric MCB.
Electrical Items: Schneider, Livia model switches (10/16 A), fan regulator, TV socket, front plate, sockets (10/16 A), telephone and internet sockets.
Copper Wiring: Concealed copper wiring in PVC conduits for lighting, fans, sockets and power points wherever necessary.



TELECOM AND INTERNET
Living Room: TV, internet and telephone points will be provided.
MBR and CBR: TV points will be provided.



PAINTING
Internal wall finishes: Treated with two coats putty and finished with one coat of primer and two coats of premium emulsion paint.
External wall finishes : Finished with texture one coat of exterior primer and two coats of exterior paint.



SEWAGE TREATMENT PLANT
Adequate capacity plant will be provided and treated water will be used for landscaping.



WATER TREATMENT PLANT
Adequate capacity will be provided with hydropneumatic system.



SECURITY SYSTEM
24x7 security with CC cameras at main entrance, clubhouse and other necessary areas.



SOLAR POWER FENCING
Solar power fencing throughout the project boundary.



ELEVATOR
8 passenger elevator - 1 in clubhouse.



RAILING
Staircase: SS railing will be provided.
Balcony: Toughened glass railing will be provided.



NOTE
Following items are not included and are supplied if required, at additional cost only:
* Kitchen platform with sink.
* Window grills.
* PVC water tank on terrace and plumbing lines.
* Washing machine point on terrace.
* Tiles in setback area.

BRANDS WE USE



LOCATION HIGHLIGHTS

DISTANCE FROM KEY LOCATIONS:

Air Force Academy	3 Kms
Outer Ring Road	2 Kms
Gandimaisamma X Roads	5 Kms
Suraram	9.8 Kms
Jeedimetla	11.8 Kms
Medchal	13 Kms
Kompally	15.5 Kms
Suchitra	16.5 Kms
Hitech city	23 Kms
Gachibowli	26 Kms

SCHOOLS & JR. COLLEGES:

The Creek School	6 Kms
Oakridge International School	8 Kms
Delhi Public School	10 Kms
Unicent School	10 Kms
Silver Oaks International School	11 Kms
Kennedy School	12 Kms
Keshava Reddy School	13 Kms
Surya The Global School	14 Kms
Ganges Valley School	17 Kms
NSKK Jr. College	1.6 Kms
Sri Chaitanya Jr. College	7.5 Kms
Narayana Jr. College	13 Kms

ENGINEERING & MEDICAL COLLEGES:

Aurora's Technological Institute	1 Km
Mallareddy Engineering College	9 Kms
VJIT	9 Kms
Mallareddy Medical College	9.8 Kms
Mamata Medical College	13 Kms
CMR Engineering College	15 Kms
Gokaraju Rangaraju Engineering College	16 Kms

OUR CONSULTANTS

ARCHITECTURE PARTNER



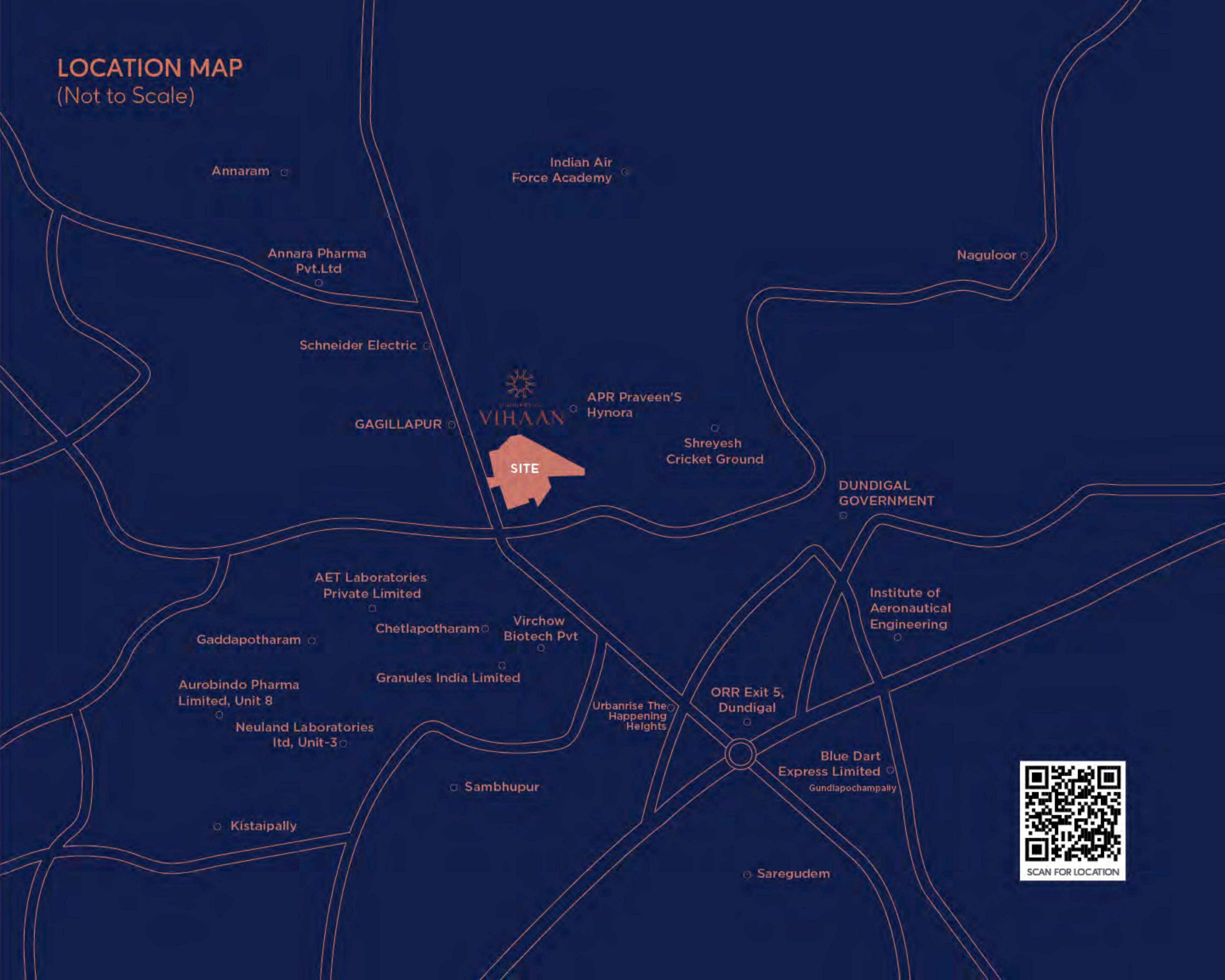
MEP PARTNER

HP CONSULTANTS

BRAND PARTNER



LOCATION MAP (Not to Scale)



SCAN FOR LOCATION



www.siddharthdevelopers.com



SIDDHARTH DEVELOPERS

H.No. 1-2-33/15, Flat No. 101, AS Raju Nagar, Behind Kolan Raghava Reddy Gardens,
Nizampet Road, Hyderabad - 500 085.

Phone: +91 40 4856 1661. Email: info@siddharthdevelopers.com

For Bookings, Contact : +91 **7286922225, 7286911118** | Follow us:    

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