



VISHAL
PROJECTS PVT.LIMITED
Building On Trust



*Luxury
inspired
by
Nature*



A dream place
to live life

vishal 
sanjivani

Adj. e-city, ORR Junction
(Exit No.14), Tukuguda
Srisailem Highway, HYD



Pre-certified silver Rated Green Homes Gated Community Triplex villas Project

EAST FACING

222 Sq.Yds

Total Built-up Area-3561 Sq.ft.



WEST FACING 222 Sq.Yds Total Built-up Area-3392 Sq.ft.



EAST FACING 240 Sq.Yds Total Built-up Area-3825 Sq.ft.



WEST FACING 240 Sq.Yds Total Built-up Area-3603 Sq.ft.



EAST FACING 325 Sq.Yds Total Built-up Area-4537 Sq.ft.



GROUND FLOOR
1660 Sq.ft.



FIRST FLOOR
1734 Sq.ft.



SECOND FLOOR
1143 Sq.ft.



WEST FACING 325 Sq.Yds Total Built-up Area-4463 Sq.ft.



GROUND FLOOR
1660 Sq.ft.



FIRST FLOOR
1705 Sq.ft.



SECOND FLOOR
1098 Sq.ft.



EAST FACING

350 Sq.Yds

Total Built-up Area-5355 Sq.ft.



GROUND FLOOR
1878 Sq.ft.



FIRST FLOOR
1980 Sq.ft.



SECOND FLOOR
1497 Sq.ft.



WEST FACING

350 Sq.Yds

Total Built-up Area-4967 Sq.ft.



NORTH FACING

350 Sq.Yds

Total Built-up Area-4931 Sq.ft.



GROUND FLOOR
1875 Sq.ft.



FIRST FLOOR
1765 Sq.ft.



SECOND FLOOR
1291 Sq.ft.



SPECIFICATIONS:-

R.C.C.framed Structure:	Earthquake resistant foundation with R.C.C.M20 Grade concrete designed for Sesmic. Zone-2.
Super Structure	: 9"/6" First class brick masonry with good quality Cement fly ash bricks in cement mortar. All villas are termite treated at plinth level.
Plastering	: Internal: Single coat cement plaster with smooth Finish. External: Double coat cement Plaster with sponge finish.
Doors	: Main door with best Teak wood door frame and shutter Aesthetically designed with Melamine polishing and Designer hardware of reputed make. Internal Door frame With teak, flush door shutters with Luppam finish and Enamel paint with reputed hardware make.
Windows	: UPVC windows with toughened glass shutters with standard hardware.
PAINTING:	
External	: Matt/Exterior emulsion paints of Asian Paints/ICI Make or equivalent.
Internal	: Smooth finish with good quality putty over a coat of Primer finished with two coats of acrylic emulsion paint.
Elevation	: Emulsion paint and cladding as per design.
Flooring	: Internal flooring with 800 x 800MM vitrified tiles of Reputed Brand and staircase with granite flooring.
Covered Terrace & Balconies	: Rustic series ceramic tiles of reputed brand.
Parking Area	: Flooring with interlocking paver tiles/VDF flooring.
Bathrooms	: Glazed ceramic tiles dado upto door height and anti-skid Ceramic tiles for flooring of reputed brand.
Kitchen	: Glazed ceramic tiles dado upto 2 ft height above kitchen Platform of reputed brand.Granite Platform with stainless steel sink of Reputed brand With mixture tap and provision for Water Purifier.
Utilities/Wash	: Glazed ceramic tiles dado up to 3ft height and anti-skid Ceramic tiles for flooring of reputed make.Provision for washing machine and wet area for washing Utensils etc.
Sanitary	: All bathrooms consist of wash basin with hot and cold Mixer valve. Master bathrooms with glass partitioned Shower/Wet area, Wash basin with granite Counter. EWC with flush tank of reputed make. Hot and cold valve mixer with shower. All CP Fittings are of reputed make. All ceramic fixtures are of reputed make.
Electrical	: Concealed copper wiring of ISI standard brand or Equivalent make in PVC conduits power outlets for air Conditioners in all bedrooms. Power plug for cooking Range chimney, refrigerator, microwave ovens and Mixer grinder in kitchen,. Plug points for TV and audio Systems, wherever necessary. Three-phase supply for Each villa and individual meter boards. Miniature Circuit.Breakers (MCB) and ELCB with ISI mark. All electrical Fittings of reputed brand & make. Provision for solar Water heater
Telecom	: Provision for Internet connection in Study rooms and telephone points wherever necessary.
Cable TV	: Provision for cable connection in living room and all Bedrooms.
Power Back-up	: Provision for common facilites i.e., Streetlights, Water Supply & Parks.

*Anti termite treatment for all villas.

*Water proofing of all villas.

Amenities & Infrastructure:

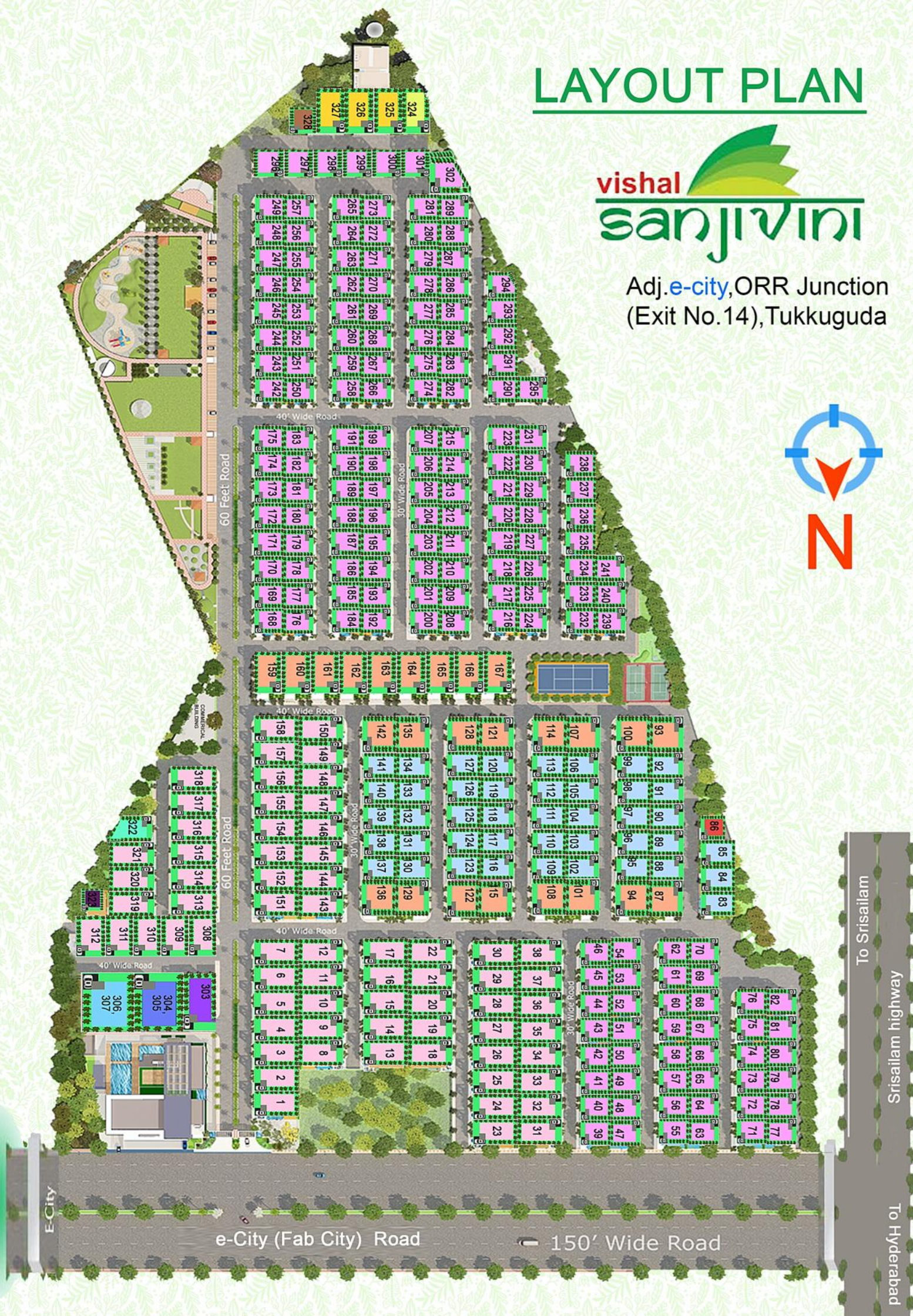
- Recreational Facilities with Swimming pool,Gymnasium,Indoor Sports,Restaurant,2 Banquet Halls with 600 & 300 people capacity and Conference Hall.
- 2.5 acres lush green park with Children Play Area,Gazebo Sit-outs,Water Fountain, 50 car parking facility
- Amphitheatre in Main Park
- 6 Mini Parks
- Sports park with Lawn tennis court,Indoor Stadium,Swimming pool,Gym & Restaurant
- 2 Gas banks to provide piped gas supply to each villa
- Sewerage treatment plant and waste water management
- R.O.water purification plant
- Main gate with electronic boom barriers and intercom video from main gate reception to individual villas
- Gated community with IGBC norms
- Generator back-up for common amenities
- Rain water harvesting pits in each villa & common areas
- Avenue and garden plantations of medicinal value in villas
- C.C Paver blocks for 60 ft,40 ft & 30 ft roads.
- Compound wall with Solar fencing
- Adequate water supply to every villa through Ground Water & Municipal water (Krishna River water) with 5lakh litre water capacity sump
- LED street lighting
- Internal Lift (Optional Facility)

SECTOR TYPE	PLOT NOS	NO OF PLOTS	PLOT AREAS
A-TYPE	1 TO 38,143 TO 158 & 308 TO 321	68	325 SQ.YDS
B-TYPE	39 TO 82 & 168 TO 302	179	222 SQ.YDS
C-TYPE	83 TO 85,88 TO 92,102 TO 106,118 TO 120,130 TO 134 & 95 TO 97,109 TO 113,123 TO 127, 137 TO 141	43	240 SQ.YDS
D-TYPE	87,93,94,100,101,107,108,114,115,121, 122,128,129,135,136,142 & 159-167	25	350 SQ.YDS
E-TYPE	86	1	158 SQ.YDS
F-TYPE	303	1	510.5 SQ.YDS
G-TYPE	304,305	2	895 SQ.YDS
H-TYPE	306,307	2	984.9 SQ.YDS
I-TYPE	322	1	272.6 SQ.YDS
J-TYPE	323	1	563.86 SQ.YDS
K-TYPE	324	1	342.48 SQ.YDS
L- TYPE	325,326,327	3	368 SQ.YDS
M-TYPE	328	1	192.15 SQ.YDS
TOTAL		328	

LAYOUT PLAN



Adj. e-city, ORR Junction
(Exit No.14), Tukkuguda



To Srisailem

Srisailem highway

To Hyderabad

Vishal sanjivini has the attributes of a resort that merge harmoniously with all the facilities which define a modern and traditional life style. It is like living in a star hotel, wellness centre and de-stress zone all rolled into one perfect Recreational Centre.

- 33.44 Acres
- 328 Luxury Triplex villas
- Gated community with IGBC norms
- More than 3 acres of recreational space

This is what the Recreational Centre offers:

- Swimming pool • Sauna • Billiards table • Restaurant • Children's pool • Jacuzzi for men and Women • Gymnasium • Banquet hall • Ayurvedic wellness center
- Guest rooms • Yoga hall • Wi-fi enabled common areas • Aerobics hall ATMs



VILLA SIZES

222 Sq.Yds. Triplex Villa Built up Area	3561 Sft (East facing) 3392 Sft (West facing)
240 Sq.Yds. Triplex Villa Built up Area	3825 Sft (East facing) 3603 Sft (West facing)
325 Sq.Yds. Triplex Villa Built up Area	4537 Sft (East facing) 4463 Sft (West facing)
350 Sq.Yds. Triplex Villa Built up Area	5355 Sft (East facing) 4967 Sft (West facing) 4931 Sft (North facing)

Project Highlights:

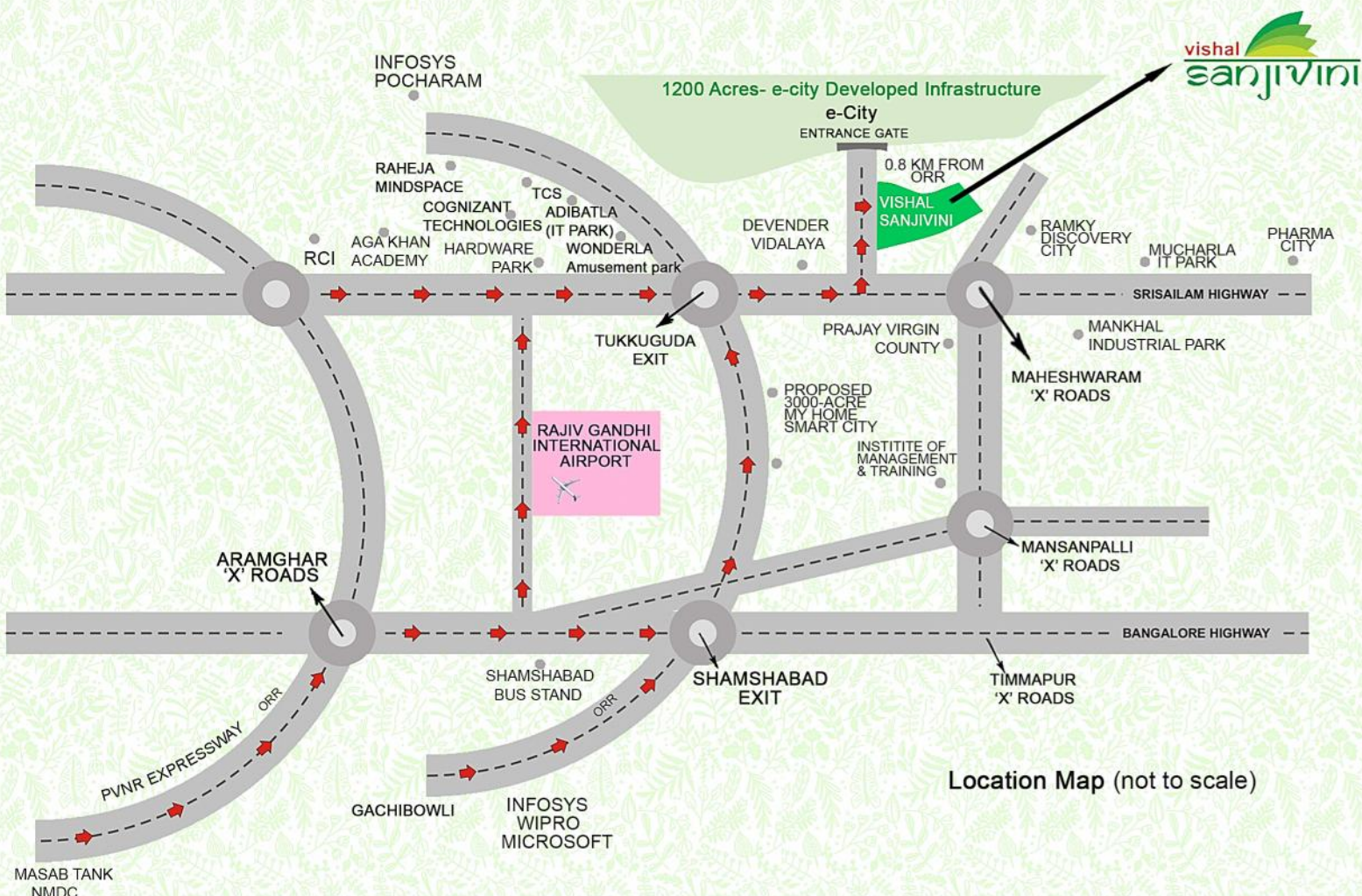
- HMDA Approved Project
- IGBC norms construction
- Strategic location on a 150 ft e-city road,
- 8 Minutes drive from Airport and TCS-Adibatla
- Just an arm's distance from ORR
- 20 Minutes drive from Gachibowli
- 45 Minutes drive from Punjagutta
(On PVNR Express Highway and Airport)
- 5 Minutes drive to Wonderla Amusement Park
- 8 Minutes drive to Aga-khan Academy
- 10 Minutes drive to Bhashyam school Maheshwaram
- 15 Minutes drive to Delhi Public School, Nadergul



Great location. **Great Returns.**

Vishal Sanjivini enjoys an excellent locational advantage-in the galaxy of IT and ITES institutions at e-city, part of the proposed ITIR project in Tukkuguda. It also has outstanding infrastructure connecting to all IT Hubs, Hyderabad and Cyberabad cities. The surrounding area has the **Hardware park, Aga-Khan Academy, Sri Sri Academy (International School), TCS, Cognizant, Tata Aerospace Project** and two **electronics manufacturing clusters declared by the Government of India - giving Tukkuguda an edge.** Springing up in Conjunction with this industrial development has been a stream of commercial establishments that have contributed to making Tukkuguda the pick of real estate hubs.

It is just 8Minutes from Shamshabad Airport, half a kilometre from outer Ring Road and very close to Adibatla IT park. A drive of half-an-hour/twenty minutes on the scenic ORR takes you to HITEC City, the US Consulate at Gachibowli, Infosys and Samskruthi Township at Pocharam.



Member of:

CREDAI

TREDA
Telangana Real Estate
Developers Association



This brochure is purely conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specifications, amenities, partners, plans or prices mentioned herein.



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