

Most things in life change with time.  
Dreams grow bigger.  
Challenges become tougher.  
Responsibilities increase with growing stature.  
As I move up, all I want is to build strong, lasting relationships  
beginning with my home!  
A fountainhead of the happiness eternal...





It is the spirit of excellence  
and undying passion  
that fuels and defines  
the fountainhead of life.  
Life then finds  
its own inspiration  
for creating  
magical moments of  
sheer extra-ordinaire!

KKR'S **SMR VINAY**  
**FOUNTAINHEAD**  
Where Architecture redefines better living at Hydernagar off JNTU





For us, every day is a new day.  
So all we need is the kind of  
environs that will answer our needs,  
even after years.



## KKR'S **SMR VINAY** **FOUNTAINHEAD**

Where Architecture redefines better living at Hydernagar off JNTU

**SMR Vinay Fountainhead** is the kind of layout which will never get crowded or choked. There are only 4 towers on 10 acres of landscaped canvas, so that your family gets lots of breathing space and the complete freedom to pursue their dreams. Besides, it's incredibly secure at a coveted location. Whether at work or play, **SMR Vinay Fountainhead** delivers.



**4 TOWERS ON 10 ACRES**



Seems to suit my pace.  
But what about my family's requirements?  
I wouldn't want to pay for unwanted area,  
at the same time...  
Would the apartment still seem  
the right size?



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**Comfortably sized below 1950 sft.**

With ample design inputs on the flexibility in usage of spaces, the apartments are just right for varied family needs. The living room is spacious and can double up as a perfect party venue. The sunny, airy bedroom, well laid out kitchens, exclusively designed toilets and comfy sit-outs offer exclusive views. The sense of detailed planning of spaces takes care of all the necessities and more.



COMFORTABLY SIZED BELOW 1950 SFT.





# KKR'S SMR VINAY FOUNTAINHEAD

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## SPECIAL FEATURES

- Vaastu compliant.
- 50' setback, of which 30' is road and 20' area for greenery.
- Spacious Courtyard in the center.
- Good view for every apartment.
- Full Facility Club House with Gym.
- 75,000 sft. area for Facilities & Amenities.
- Total area of construction is 20% and the rest 80% is open area.
- Wind-resistant designs.
- Structure that withstand seismic loads.



Though I like the interiors,  
but what I love is more of open  
spaces and landscaping.  
My happiness knows no bounds  
when I watch my children  
playing freely in the open.



KKR'S SMR VINAY  
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The extravaganza of outdoor space comes alive with **80% of open space** that accommodates a variety of landscaped pockets to be a home to joyful moments. One can go for a brisk jog, run around, cycle or just step out to admire the sunset. Added to this is the fresh breeze and a view you will always enjoy.



**80% OPEN SPACES**

The Roof Garden comes alive to a great night life, with music deck and dance floor, and uninterrupted view of the surroundings! The terrace garden, the top pool will attract the fancy of avid lovers of fun and good life.



While our home is our best hangout, we also like to chill out. I dream of the best recreation and sports facilities, maybe an evening swim, a game of tennis or pumping some iron...

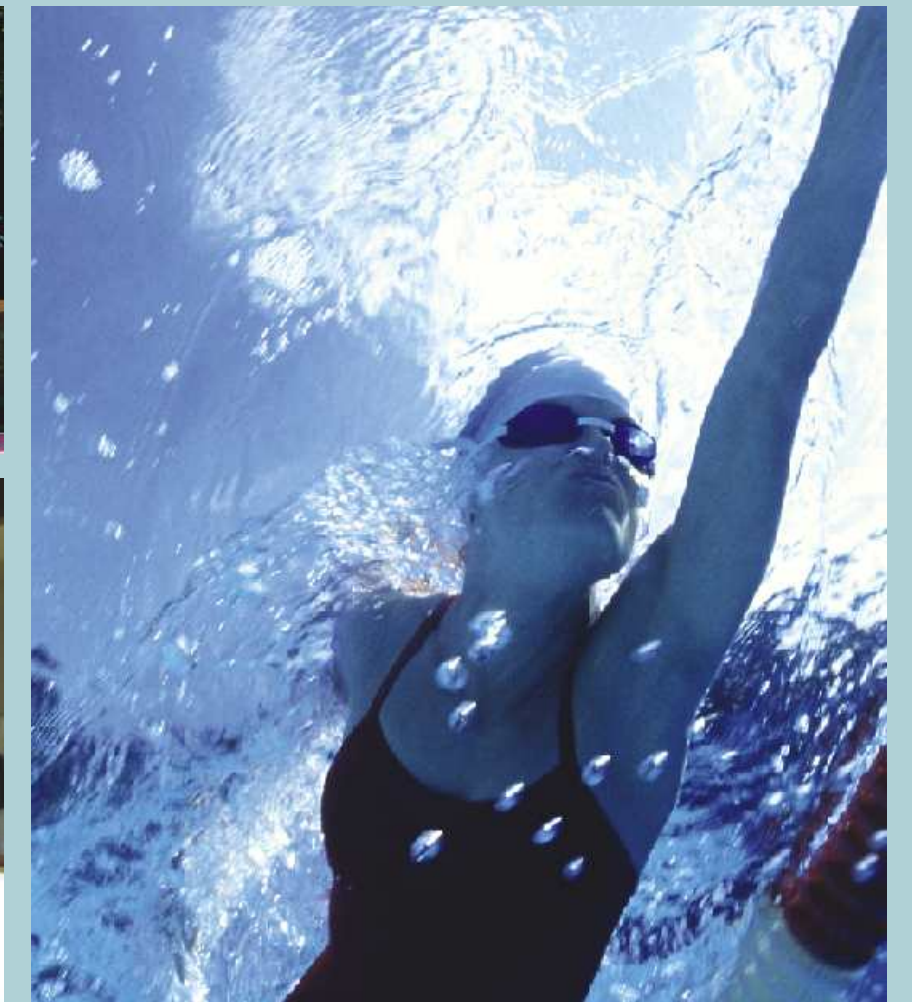


## KKR'S SMR VINAY FOUNTAINHEAD

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Name your desire, and our exclusive clubhouse serves it all on a platter right within the enclosed grounds. The two-level clubhouse has a fully equipped gym, swimming pool, jacuzzi, reading room, coffee shop, tennis court ... and more!

Unleash the fun-person in you and pamper yourself with state-of-the-art recreation and sports facilities. Surely a great excuse to live the good life.



THE 2-LEVEL CLUB HOUSE





# KKR'S SMR VINAY FOUNTAINHEAD

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## HIGHLIGHTS

- Uninterrupted view
- Pollution-free environment
- Waste-water management system
- Ground water percolation system
- Solar water heating plant
- Excellent cross ventilation
- Solar power for street lighting and fencing
- Generator back-up
- Fire fighting systems
- Reticulated gas supply
- Hi-speed elevators



### Clubhouse facilities

Lounge | Library | Separate gyms for Ladies and Gents | Health Club | Swimming Pool | Indoor Games  
Banquet Hall | Guest Suites | Shopping Mall | Restaurants | Locker Facility | Meditation / Yoga | Beauty Parlour

# KKR'S SMR VINAY FOUNTAINHEAD

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Clubhouse at SMR Vinay Fountainhead



My family's security is top priority for me.  
I wish there could be a system that would take complete care... even in my absence.



## KKR'S SMR VINAY FOUNTAINHEAD

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At a time when security is top priority for ultimate peace, **Home Automation** at SMR Vinay Fountainhead describes it best. State-of-the-art security systems including color door video phones and technology that records all visitors, keep you informed of all movements in and around your home. Rest assured, no more panic buttons.

Other add-on features include Wi-Fi connectivity in this gated and guarded community.





Just like my love for paintings  
and home decor,  
my house should complement our  
lifestyle. Only the best construction  
material and designs can floor me.



## KKR'S SMR VINAY FOUNTAINHEAD

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While the name SMR spells quality in the construction industry, their previous accomplished projects hold a testimony to the same. **SMR Vinay Fountainhead** is far from the ordinary. Contemporary designs, sleek finishes, world-class fittings, attention to detail are just some of the reasons that make Fountainhead a benchmark in quality.



SMR - THE NAME SPELLS **QUALITY**



I hate those peak traffic hours  
getting choked on narrow roads.  
My friends too should  
have a pleasure drive to my home.  
Well, more than this,  
it's about the children.  
I hope they have schools nearby.



## KKR'S SMR VINAY FOUNTAINHEAD

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### In the lap of IT industry

SMR Vinay Fountainhead scores more for its strategic location. Located near the coveted express highway from Gachibowli to Miyapur, the lifeline of IT, you cannot ignore the cluster of residential apartments, IT majors, corporate schools, shopping malls, restaurants are a mere five minute drive. In short, SMR Vinay Fountainhead meets all expectations of high comfort and convenience.





# KKR'S SMR VINAY FOUNTAINHEAD

Where Architecture redefines better living at Hydernagar off JNTU

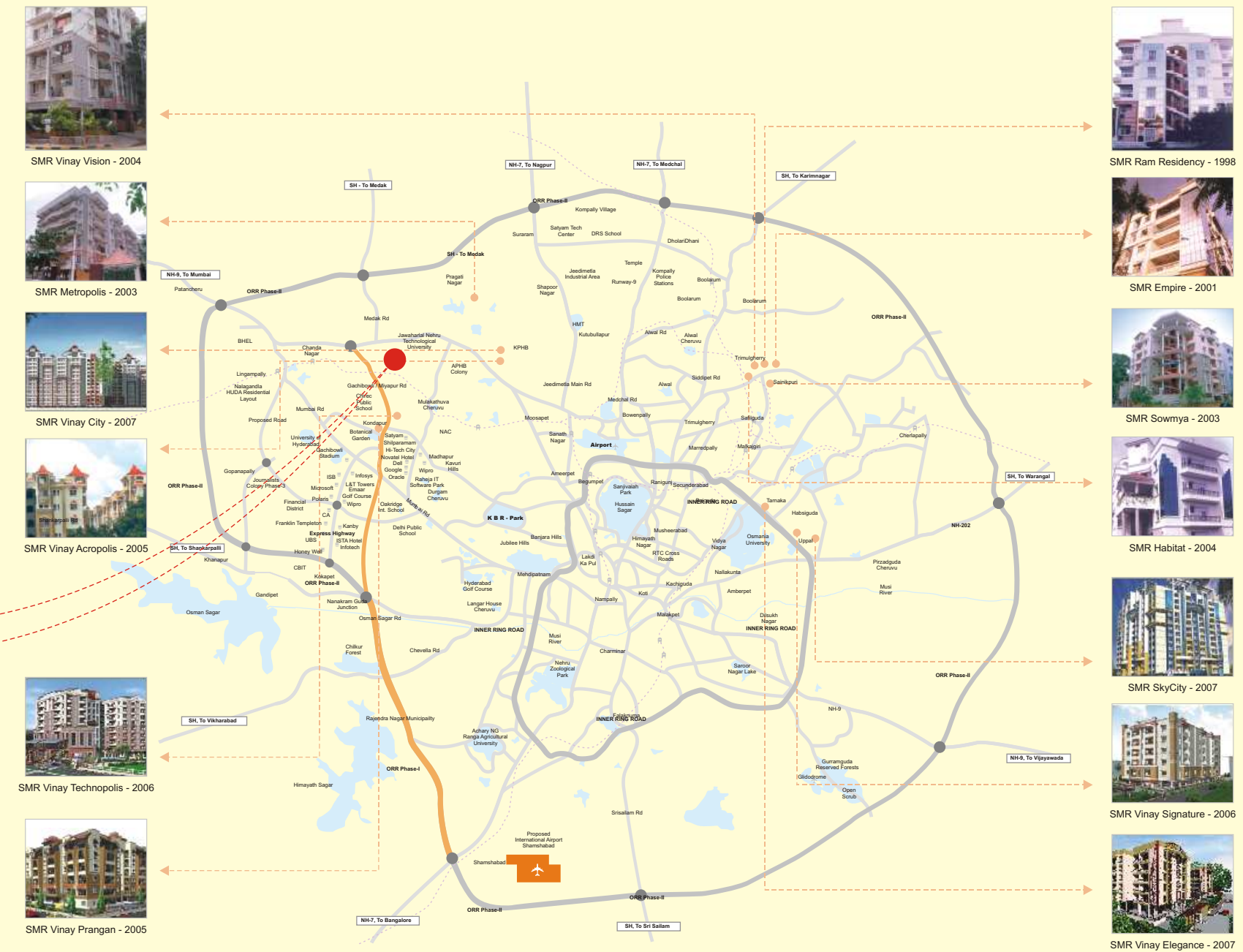


## Strategic Location

- Very close to express highway
- Half km from Hafizpet / MMTS Railway Station
- Walkable distance to the proposed Metro Rail Terminal
- Three kms from Cyber Towers & Shilparamam
- Three kms from old Bombay highway
- Major schools and institutes in a radius of five kms
- Eight kms to Gachibowli IT hub of Wipro.



Location Map (not to scale)





# KKR'S SMR VINAY FOUNTAINHEAD

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## SITE LAYOUT PLAN



- Earthquake resistant structure
- Designer landscape
- Pergolas for soothing ambience
- No common walls
- Three level parking
- Round-the-clock security with intercom
- Children play area
- Visitors' lobby
- Amphi-theatre
- Jogging tracks
- Treated water supply





KKR'S **SMR VINAY**  
**FOUNTAINHEAD**  
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**GROUND FLOOR PLAN**



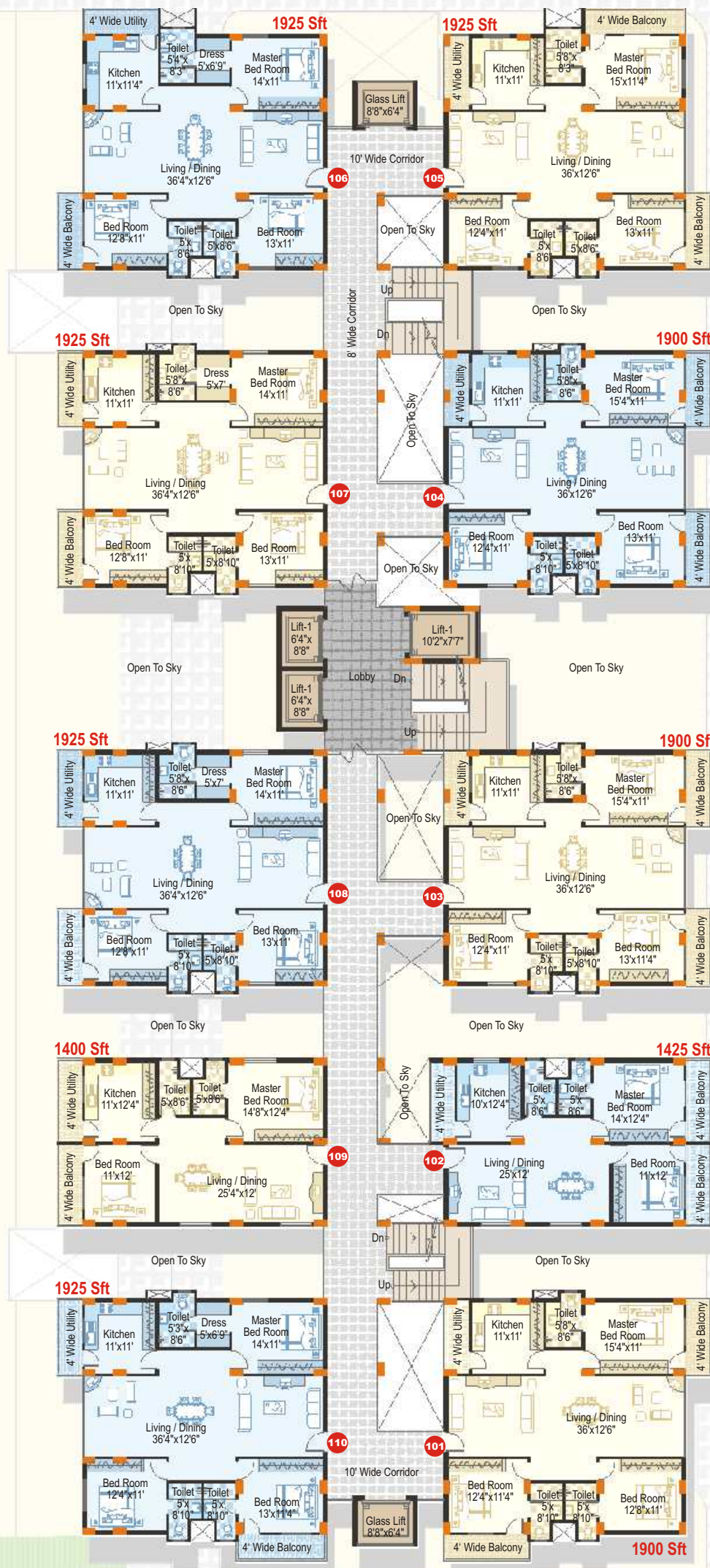
To Hazipet MMTS Railway Station

100' WIDE ROAD

To Kukatpally Main Road

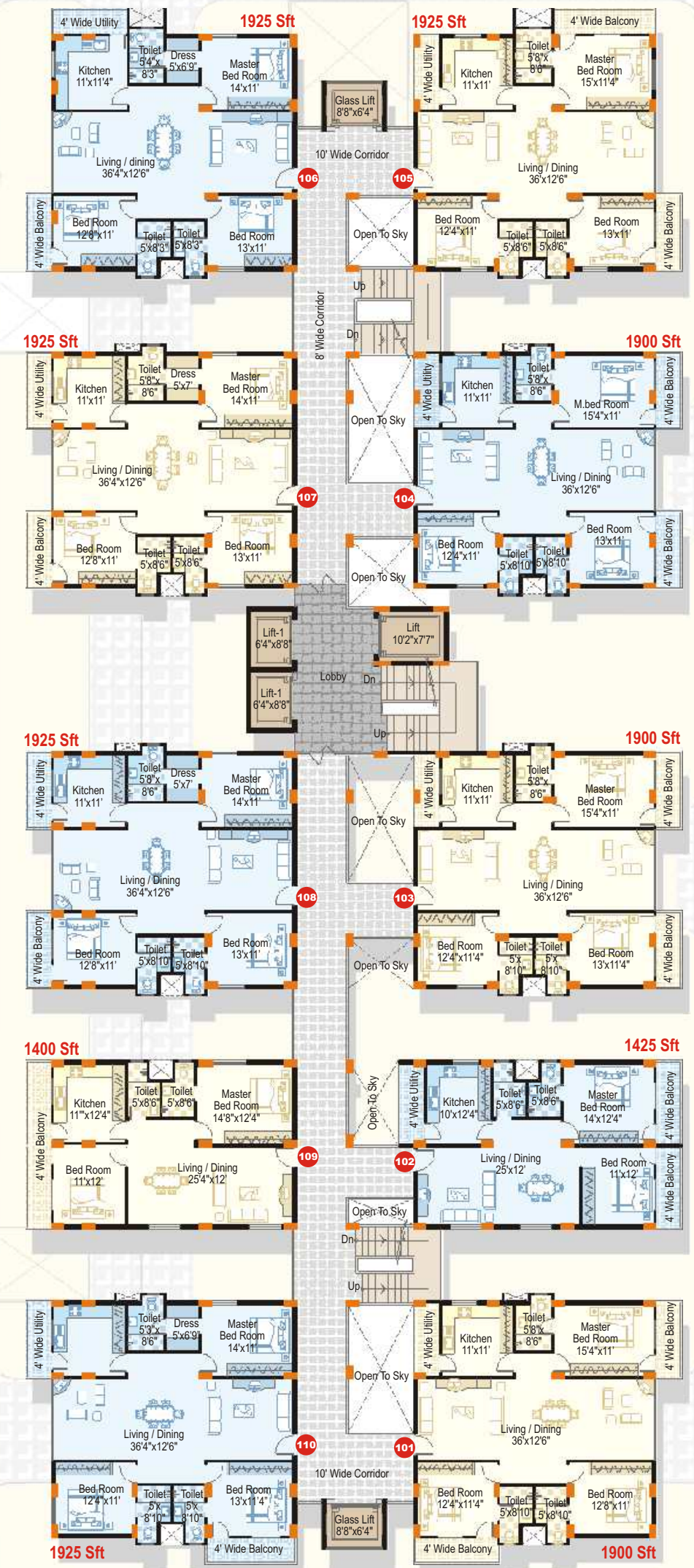
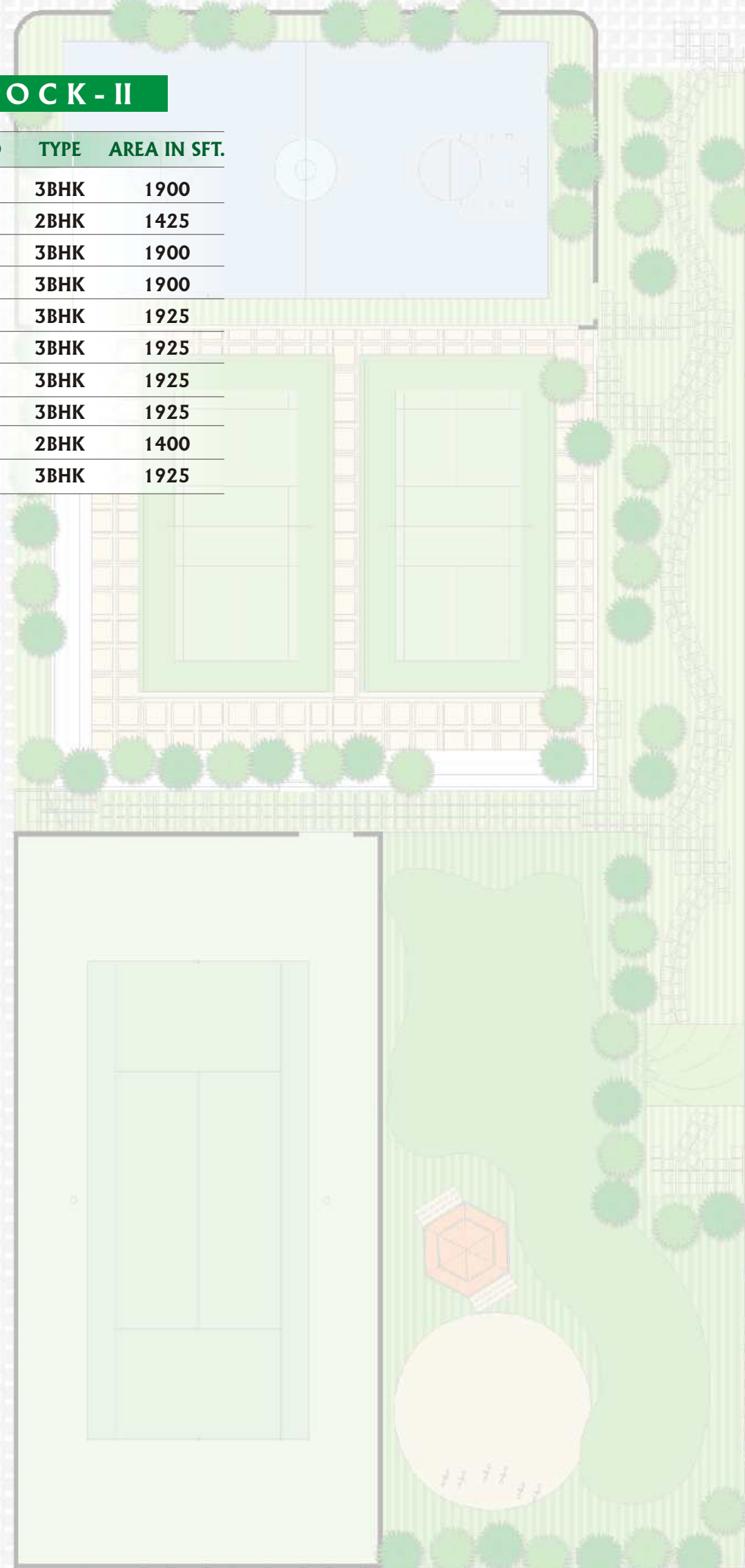






## BLOCK-II

FLAT NO	TYPE	AREA IN SFT.
101	3BHK	1900
102	2BHK	1425
103	3BHK	1900
104	3BHK	1900
105	3BHK	1925
106	3BHK	1925
107	3BHK	1925
108	3BHK	1925
109	2BHK	1400
110	3BHK	1925



## BLOCK-I

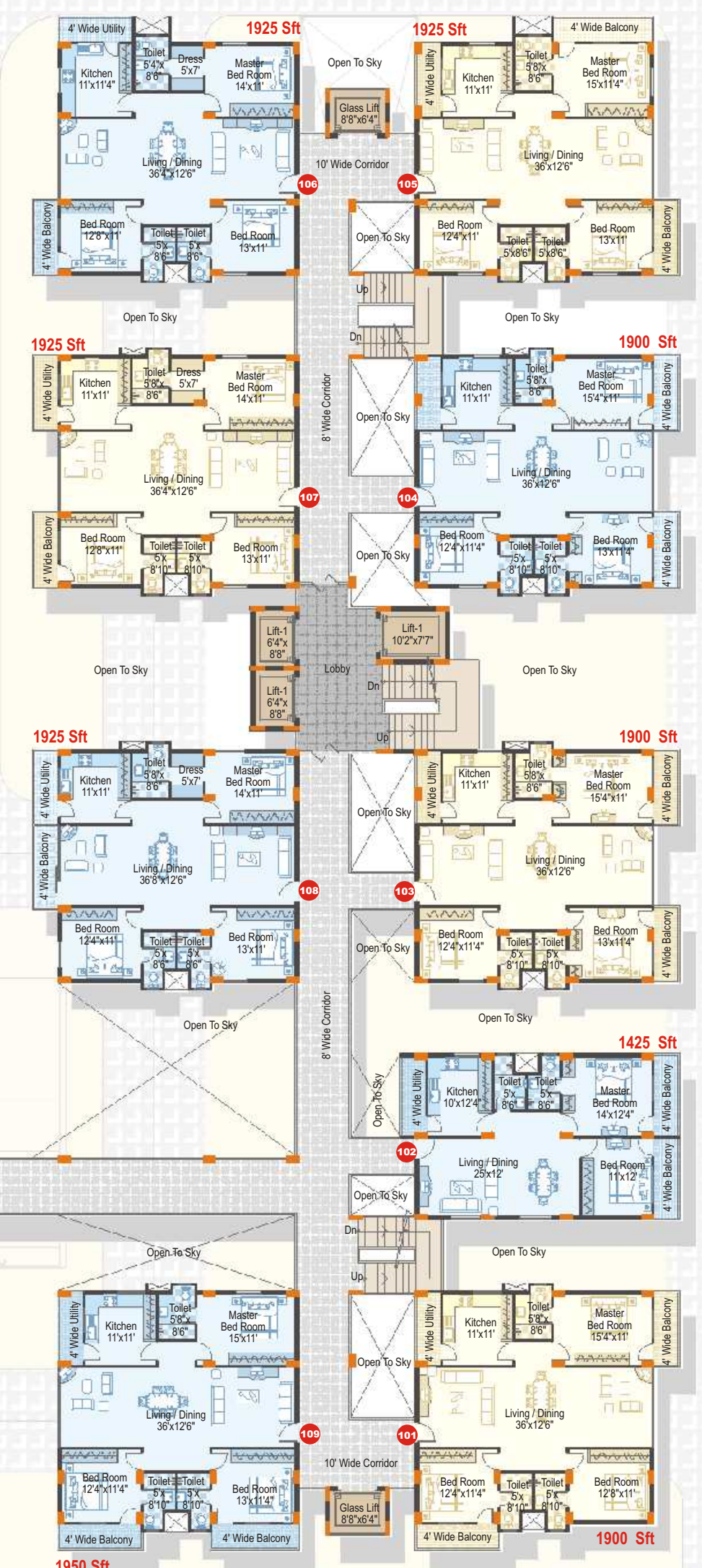
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106	3BHK	1925
107	3BHK	1925
108	3BHK	1925
109	2BHK	1400
110	3BHK	1925





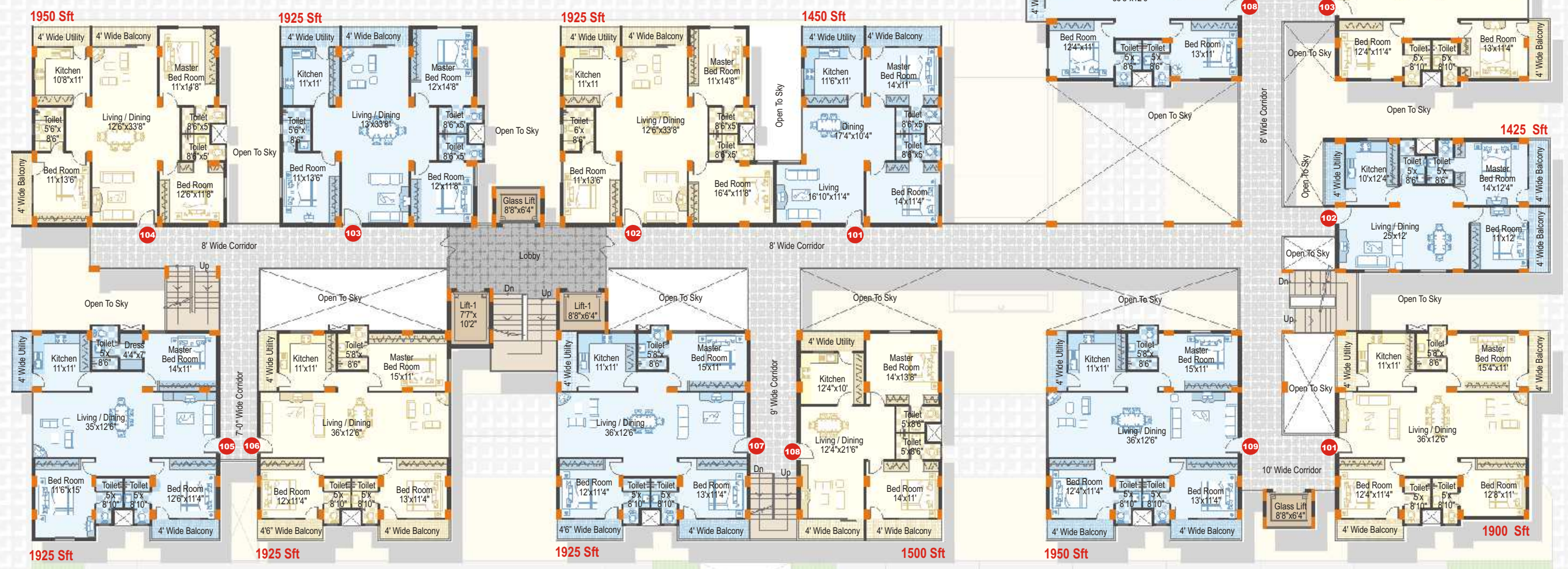
## BLOCK - III(A)

FLAT NO	TYPE	AREA IN SFT.
101	3BHK	1900
102	2BHK	1425
103	3BHK	1900
104	3BHK	1900
105	3BHK	1925
106	3BHK	1925
107	3BHK	1925
108	3BHK	1925
109	3BHK	1950



## BLOCK - III(B)

FLAT NO	TYPE	AREA IN SFT.
101	2BHK	1450
102	3BHK	1925
103	3BHK	1925
104	3BHK	1950
105	3BHK	1925
106	3BHK	1925
107	3BHK	1925
108	2BHK	1500





# KKR'S SMR VINAY FOUNTAINHEAD

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## CLUBHOUSE

- Lounge
- Library
- Separate gyms for Ladies and Gents
- Health Club
- Swimming Pool
- Indoor Games
- Banquet Hall
- Guest Suites
- Shopping Mall
- Restaurants
- Locker Facility
- Meditation / Yoga
- Beauty Parlour



## BLOCK-IV

FLAT NO	TYPE	AREA IN SFT.
101	3BHK	1925
102	3BHK	1925
103	2BHK	1450
104	2BHK	1450
105	3BHK	1925
106	3BHK	1925
107	3BHK	1925
108	3BHK	1925
109	2BHK	1450
110	2BHK	1450
111	3BHK	1925
112	3BHK	1950



KKR'S SMR VINAY  
**FOUNTAINHEAD**

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At SMR, we are sensitive to multiple social aspects of good community living. Being spearheaded by architects, sensitivity becomes the inherent DNA of environments that we create.

**Special thought for physically challenged** finds its reflection in the design solutions that we explore and build. The net result is the creation of an alive and enthusiastic environment that brings cheer to one and all.



WHERE DESIGN STEMS FROM SOCIAL SENSITIVITY



# KKR'S SMR VINAY FOUNTAINHEAD

Where Architecture redefines better living at Hydernagar off JNTU

## SPECIFICATIONS

R.C.C framed structure.

Solid cement/ mud brick walls in cement mortar.

Walls with sponge finished cement plaster and luppam putty emulsion paint.

Vitrified floor for the total flat.

Corridors and staircases with granite / marble flooring.

All door frames are of Teak wood, main door shutter in Teak paneled and others with commercial flush shutters.

All window frames and shutters with Teak wood / Aluminium.

Enamel luppam/putty paint for wood works. Exteriors and interiors with branded paints.

Glazed tile dado up to 7 ft. height in toilets and 2 ft. height above kitchen platform of branded make.

Provision for Modular Kitchen.

Branded concealed copper wiring with adequate points in all rooms.

Telephone, TV and broadband cable points in hall and all bed rooms and A/C points in all bed rooms.

Sanitaryware with good quality CP and PVC fittings of branded make.



For further details on above mentioned projects and other projects of SMR log on to [www.smrbuilders.com](http://www.smrbuilders.com), [www.smrholdings.com](http://www.smrholdings.com)

### SMR Vinay Fountainhead?

I never thought  
one address would have it all!

“This is IT - the true fountainhead  
of eternal joy”







**Mr S. Ram Reddy**  
B. Arch., M. Hg., A.I.I.A.,  
Chairman & Managing Director,  
SMR Group of Companies

**SMR Holdings** is under the leadership of its Chairman and Managing Director **Sri S. Ram Reddy** who is an Architect and a dynamic visionary. **Sri S. Ram Reddy** was awarded the prestigious CITD Award for Best Architectural Performance for the year 1996-97, by H. E. Dr. Shankar Dayal Sharma, The President of India, Rashtrapathi Bhavan, New Delhi. He also received Membership Certificate on 25-08-2001 from IIID (Indian Institute of Interior Designers), Mumbai, electing as Associate Member (Life) and announcing as a Member of IFI (International Federation of Interior Designers), Asia-Pacific Space Designers Association (APSDA).



Receiving award for Best Architectural Performance from His Excellency Shri Shankar Dayal Sharma



Receiving quality award for excellent and innovative construction from His Excellency Shri Surjeet Singh Barnala (Governor of A.P.)



**PRUTHVI ESTATES**

SOME OF OUR PROJECTS



AND MANY MORE . . .

**Corporate Office**

**SMR HOUSE**

Plot No 73, Nagarjuna Hills, Punjagutta, Hyderabad 500 082.  
Ph : 040-2335 3722, 2335 3762, 2335 3726, 5558 5022  
Fax : 040-2335 3297

**Regional Office**

No: 11, Convent Street, Richmond Town, Bangalore - 560 025.  
Ph : 080-2221 0468, 2210 1006, Fax : 080-4114 2226  
**www.smrbuilders.com**  
e-mail : smrgroup@hotmail.com, smr@smrbuilders.com

C R E D I T S

Principal Consultants

**SMR Live Spaces**

Chief Consultant : Mr. Ram Reddy, B.Arch, M.hg, A.L.L.A  
Chief Architect : Mr. Ramchander, B.Arch., A.L.L.A

Architectural Associates

**UNUS**

Mr. N. Praveen Kumar, B.Arch, A.L.L.A  
#401, Windsor Castle, Nehru Nagar, East Marredpally,  
Secunderabad - 500 026, Mobile : 92461 59395

Structural Consultants

**Builders Associates**

Architects, Engineers & Interior Designers  
3-6-354, 3rd Floor, Karam Singh Complex, Basheer Bagh,  
Hyderabad - 500 029. Ph : 040 - 2322 2695, 6636 9802

Landscape Consultants

**Naveen Associates**

Mr. Naveen Panuganti  
#8-2-270/C, Ground Floor, Sri Niketan Colony, R.No.3 Banjara Hills,  
Hyderabad - 500 034, Mobile: 98490 04965

STP Consultant

**Peacock Engineering Industries**

Mr. Murali Mohan, M.Tech., Mobile : 98661 13973

Fire Consultants

**Hi-Fi System Services**

Mr. S. Pavan Kumar  
Mobile : 92463 30561

Solar Hot Water System Consultants

**Arunodaya Services**

Mr. B. Raji Reddy, M.Com.  
Mobile : 92465 00693

Piped Gas System Consultants

**Eminent Gas Technologies Pvt Ltd.**

Mr. Kishore, Mobile : 93237 44210

Electrical Consultants

**Design Engineers and Consultants**

Mr. Chitti Babu  
#11-1-776/11, Chilkalguda, Secunderabad - 500 061  
Mobile : 98480 35712

Plumbing Consultants

**Sarathi Consultants**

Mr. K. Krishna  
Pl.No. 20A, Avanthi Nagar, Erragadda  
Hyderabad - 500 018  
Mobile : 98485 90135



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