

SHANTASRIRAM   
**BROOKWOODS**  
LIFE IS BEAUTIFUL...



**Sri Narsaiah**  
Chairman  
Shanta Sriram Group

“

As promoters of Shanta Sriram Group, we are passionate about delivering an exceptional environment to our customers. The nature's exuberance and the future potential have inspired us to build an exclusive villa community at Kismatpur, off APPA Junction. We drew everything best in architecture, recreation and landscaping to build villas that gives wholesome living to your family. We promise that we will deliver the highest level of excellence and luxury in our prestigious villa project.”



**Sri Lingaiah**  
Executive Director  
Shanta Sriram Group

SHANTASRIRAM   
**BROOKWOODS**  
OFF APPA JUNCTION, KISMATPUR, HYDERABAD

BACK TO THE NATURE...AND FUTURE!



INSPIRED BY NATURE, DESIGNED BY GLOBAL ASPIRATIONS



## VALUE PROPOSITION BY SHANTA SRIRAM

Brookwoods is a value proposition in international style living amidst the bounty of Nature. Shanta Sriram is fascinated by the topography of Kismatpur surroundings. With Himayath Sagar and the permanent greenbelt under III-GO, Mrugavani National Park on one side, the vast Agricultural University and Musi river on the other, Brookwoods promises an elite lifestyle to meet the aspirations of the global Indian near APPA Junction.



A GATED COMMUNITY FOR ELEVATED LIFESTYLE



Brookwoods is a modern gated community where future meets the nature. The layout of exclusive villas is passionately designed integrating contemporary lifestyle with natural elements for wholesome living. The 3 & 4 bedroom triplex villas offer ground floor spaces for your Home office, Multipurpose hall, lounge for any flexible needs, as you enjoy elevated living from the first floor.

#### PROJECT HIGHLIGHTS

- A Premium HMDA-Approved Gated Community | 47 Three & Four BHK Elevated Villas
- East, West & North facing Triplex Villas | Exclusive Apartments | Strategic Location
- Aesthetically designed Entrance Gate | Designer Landscaping | Jogging Track | Avenue Plantation
- 30' & 40' wide Internal Roads | Hardscaping | Water Bodies | Children Play Area | Exclusive 4-Level Clubhouse
- 100% Power back up for all Common Areas | Visitors' Car Parking | 24 hr Security with Video Door Phone & CCTVs
- Solar Fencing | Underground Cabling | Water Treatment Plant | STP
- Centralized Garbage Disposal System | Property Management Services



Bird's eye view of layout



## RISE UP TO AN ELEVATED LIVING

The Brookwoods villas are built to touch the joy eternal. The ambience is a seamless merger of refined interiors and green outdoors complementing each other. The secure layout displays the colors of nature vividly as you enjoy sunrises and sunsets daily and the four seasons round the year. Brookwoods is a journey that celebrates your life, style and achievements.

### VILLAS HIGHLIGHTS

Exclusively designed 47 Three & Four BHK G+2 Floors Villas  
236 Sq.yds - 2966 Sft. to 448 Sq.yds - 3741 Sft.

Vasthu Compliance | Modular Kitchen | Lift provision for each villa  
Super Luxury Quality Specifications & Finishes | Multi Purpose Hall  
Spacious Car Parkings | Water Body & Landscaping | Servant's Room



AREA STATEMENT

Plot No.	Plot Area in Sq.Yds.	Saleable Area in SFT.	Plot No.	Plot Area in Sq.Yds.	Saleable Area in SFT.
1	341	3482	24	264	3481
2	277	3317	25	256	2960
3	269	3317	26	246	2963
4	261	3317	27	236	2966
5	253	3317	28	258	3482
6	245	3317	29	260	3482
7	237	3317	30	260	3482
8	236	3317	31	260	3482
9	299	3481	32	260	3482
10	290	3481	33	448	3741
11	290	3481	34	316	4374
12	291	3481	35	333	3867
13	290	3481	36	347	3867
14	323	3481	37	349	3867
15	323	3482	38	370	3867
16	290	3482	39	258	3481
17	291	3482	40	260	3481
18	323	3482	41	260	3481
19	323	3482	42	260	3481
20	331	3482	43	260	3481
21	272	3481	44	296	4035
22	273	3481	45	308	4035
23	270	3481	46	319	4035
			47	329	4035



SHANTASRIRAM  
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The 3-level villas display contemporary designs, extravagant spaces that fulfill every need of yours. The spatial detail is charming and the ambience is relaxing. Hi-end amenities and recreation facilities will sustain the exclusive community. The best of material and brands are used to enhance your lifestyle.



A BLEND OF REFINED INDOORS & GREEN OUTDOORS



SHANTASRIRAM   
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The three and four bedroom villas symbolize luxury, comfort and freedom. The large bedrooms, living room and spacious sit-outs set the stage for warm relationships. Quality spells at every step while large windows let sunshine fill every corner of the villa. Brookwoods' seamless integration enables the residents to enjoy outdoor vistas from their home.



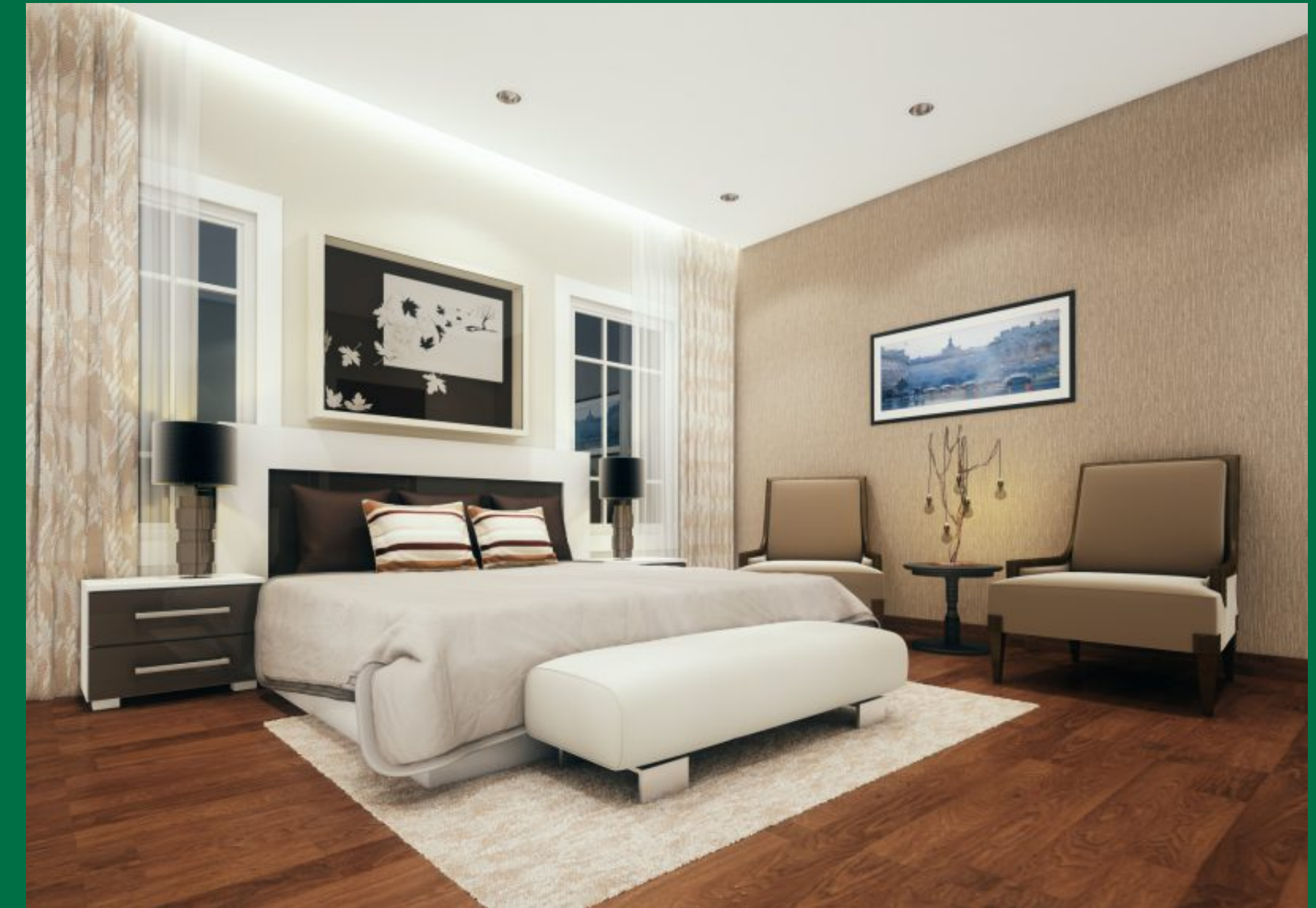
A WORLD CLASS HOME





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Brookwoods is defined by wide roads adorned by plantation and flowering shrubs. Walking is a joy as the internal roads will lead you to your villa. Designer landscaping, seating areas and shade-giving trees are a joy forever. Celebrate the seasons year-round on Brookwoods' canvas.



BROOKWOODS - A FINE TRIBUTE TO YOUR PERSONA



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**BROOKWOODS**  
LIFE IS BEAUTIFUL...

The resort-like recreation facilities at exclusive clubhouse keep all residents entertained and connected. Keep yourself fit, celebrate parties and play games with neighbors in the vibrant ambience of the clubhouse. Unwind and lead a bindaas lifestyle at Brookwoods.



#### CLUB AMENITIES

Swimming Pool | Well-equipped Ladies & Gents Gym with AC  
Indoor Games (Billiards Table, Caroms, TT Table, Chess, etc.) | Tennis Courts | Business Center  
Meditation Hall | Jacuzzi, Spa, Steam Bath | A/C Guest rooms with furniture | Multipurpose Hall

EVERY MOMENT IS EXCITEMENT



East Facing Villa

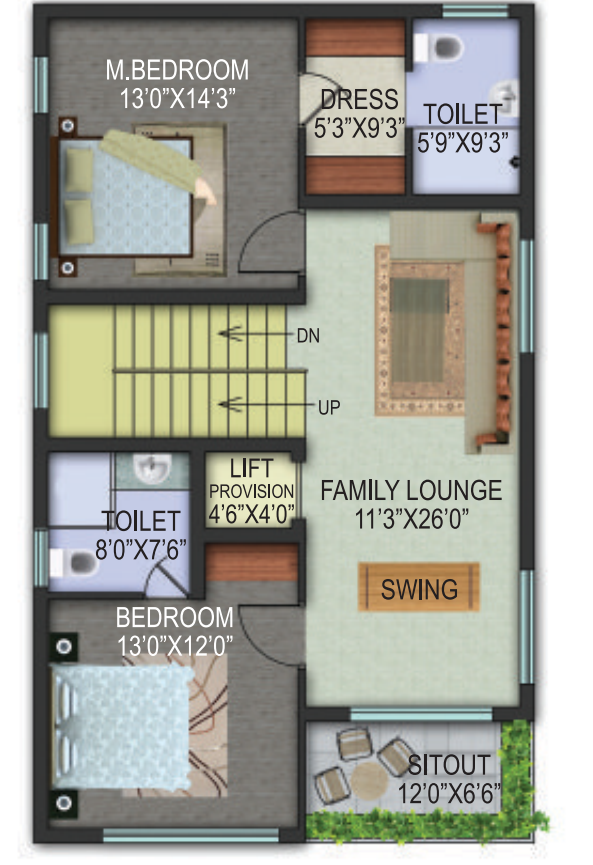
W  
N  
E  
S  
East Facing Villa



Ground Floor



First Floor



Second Floor

Area Statement in Sft

Plot Area: 290.00 Sq.Yds / 243 Sq.Mts

Ground Floor	1172 SFT
First Floor	1155 SFT
Second Floor	1155 SFT
Total Area	3482 SFT
	323.49 SQM



East Facing Villa  
Conceptual View



Ground Floor



First Floor



Second Floor



West Facing Villa



Ground Floor



First Floor



Second Floor

Area Statement in Sft

Plot Area: 290.00 Sq.Yds / 243 Sq.Mts

Ground Floor	1171 SFT
First Floor	1155 SFT
Second Floor	1155 SFT
<b>Total Area</b>	<b>3481 SFT</b>
	323.4 SQM



West Facing Villa  
Conceptual View



Ground Floor



First Floor



Second Floor



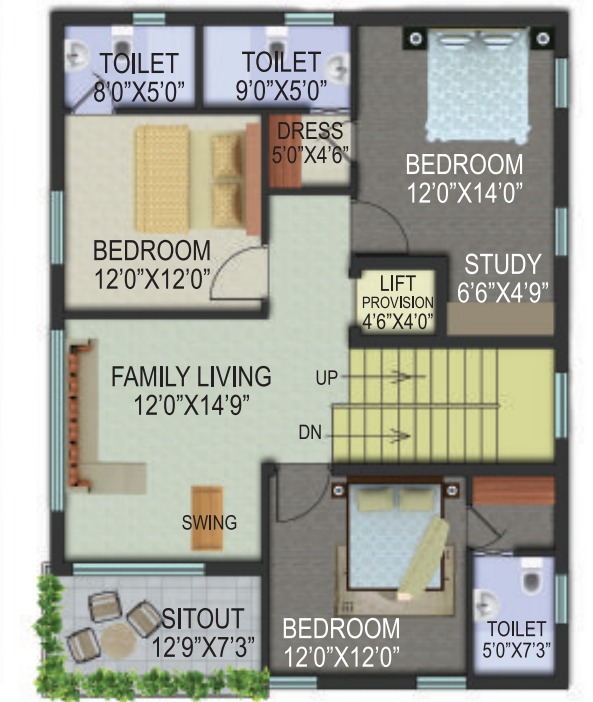
North Facing Villa



Ground Floor



First Floor



Second Floor

Area Statement in Sft

Plot Area: 340.00 Sq.Yds / 284 Sq.Mts

Ground Floor	1289 SFT
First Floor	1289 SFT
Second Floor	1289 SFT
<b>Total Area</b>	<b>3867 SFT</b>
	359.26 SQM



North Facing Villa  
Conceptual View



Ground Floor



First Floor



Second Floor





LOCATION PLAN  
(NOT TO SCALE)

CLOSE PROXIMITY TO...

- APPA Junction : 1.5 Kms
- Wipro X Roads : 14 Kms
- Lungerhouse : 5 Kms
- Gachibowli Junction : 13 Kms
- Shamshabad Airport : 13.5 Kms
- Glendale Academy : 2 Kms
- Srinidhi International School : 2 Kms
- Narayan Gurukul : 3 Kms
- Army School : 3 Kms
- DPS & Oakridge Int. School : 6.5 kms
- Walmart Best Price : 3 Kms
- Inorbit Mall : 11 Kms
- Shadan Hospital : 1.5 Kms
- Sun City Hospital : 3 Kms
- Premier Hospital : 4 Kms
- Himayath Sagar Lake : 1 Kms
- Osman Sagar Lake : 3 Kms
- Chilkur Forest : 2 Kms



APPA Junction is the clear winner in the saga of ORR development. The connectivity, affordability and rapid infrastructure development makes APPA Junction the choice of thousands of home seekers. Upscale gated communities, express highways, a multitude of schools and shopping arcades make it a sought after destination. Be it Wipro X Roads or Gachibowli, you will reach in 10-15 minute smooth drive. Send your children to elite schools, enjoy fine dining and shopping in ever-growing commercial enclaves in the neighborhood. Arrive in future with a villa at Brookwoods.



Gachibowli Junction



Rajiv Gandhi International Airport



Delhi Public School



Microsoft



ISB



Financial District

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SPECIFICATIONS

**FOUNDATION & STRUCTURE**  
 RCC framed structure shall be designed and built taking due care of earthquake and wind forces and safe bearing capacity of the strata. The structure shall be built with ready-mix concrete of reputed manufacturers

**BRICK WORK & PLASTERING**  
 Flyash cement brick work in 9" thick for external walls and 4" thick for internal walls. Internal and external plastering in double coat with cement mortar as per standard mix

**MAIN DOOR**  
 Good quality Teak wood frame, panelled shutter finished with melamine polish and SS Matt finish hardware

**INTERNAL DOORS**  
 Teak wood frame with both side laminated designed flush door shutter with SS Matt finish hardware

**WINDOWS**  
 Best quality uPVC windows with glass and granite patti around the windows

**PAINTING**  
 Internal: Smooth finish with two coats of Wallcare putty, one coat of primer and two coats of Royal emulsion paint  
 External: Combination of texture paint as per Architectural design

**FLOORING**  
 Drawing, dining, living, kitchen and staircase with composite marble. Master bedroom with wooden flooring. Other bedrooms with 800 x 800 mm vitrified tiles, sit-out and balcony with rustic vitrified tiles of 300 x 300 mm.

**TILES DADOING AND FLOORING**  
 Kitchen Platform: Platform and cladding up to 2'0" height with granite tiles  
 Toilets: Designer glazed ceramic tiles dadoing up to 7'0" height and flooring with anti-skid ceramic tiles with good quality  
 Utility/Wash: Glazed ceramic tiles dado up to 3'0" height

**TOILETS**  
 All toilets consist of Dry and Wet area, granite counter for washbasin, hot & cold diverter with shower, wall hung WC's (concealed flush tanks), solar water heating system with geyser backup

**KITCHEN**  
 Modular kitchen with granite top, chimney (provision only), stainless steel sink (Frankle) with hot & cold wall mixer for Corporation water and bore well

**ELECTRICAL**  
 Concealed copper wiring in conduits for lighting, fan, plug and power points as per Architectural drawings  
 Power outlets for air-conditioners and TV points in all bedrooms, living and dining. Power outlets for geysers in all bathrooms. Power outlet for cooking range chimney, refrigerator, microwave oven, mixer/grinder in kitchen as per Architectural drawing  
 Individual meter board, Miniature Circuit Breaker(MCB) of standard make for each distribution board as per Architectural drawing

**AIR-CONDITIONING**  
 Split A/C provision with prefixed piping in all bedrooms, living and dining area

**TELECOM**  
 Telephone points in all bedrooms, drawing and living area. Provision for Internet connection in living room and bedrooms or Wi-fi router will be provided

**CABLE TV**  
 Provision for cable TV in all bedrooms and living

**POWER BACKUP**  
 100% Power back-up including common areas except for air-conditioning and geyser

**WATER SUPPLY**  
 First quality ISI mark GI/CPVC piping for internal plumbing

**DRAINAGE SYSTEM**  
 ISI mark PVC sanitary piping

Note: This brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make changes in elevation, highlights, plans and specifications as deemed fit.

SHANTASRIRAM  
**CONSTRUCTIONS**

The project is conceived by experienced promoters in collaboration with renowned architects, acclaimed landscape specialists and the finest consultants. The Vastu-compliant villas couldn't have been more perfect on account of Shanta Sriram's experience and professional management.



	<p>SHANTASRIRAM  <b>LAKE FRONT</b></p> <p>Off Outer Ring Road                  APPA Junction, Hyderabad</p>	
	<p>SHANTASRIRAM  <b>Citi</b></p> <p>Near Balanagar on Narsapur Highway                  Bhadurpally, Hyderabad</p>	
	<p>SHANTASRIRAM  <b>SPRING VALLEY</b>                  LABEL FOR LUXURY</p> <p>Gachibowli - Manikonda                  Hyderabad</p>	<p>SHANTA SRIRAM  <b>Chalet Meadows</b>                  THIS IS LIVING.</p> <p>Musheerabad, Hyderabad</p>
	<p>SHANTA SRIRAM  <b>SATELLITE TOWNSHIP</b>                  'G' BLOCK</p> <p>Near Bowenpally                  Secunderabad</p>	<p>SHANTASRIRAM  <b>Galaxy</b></p> <p>Road No.13, Banjara Hills                  Hyderabad</p>

DEVELOPERS

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 www.shantasriram.com

ARCHITECTS

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 #401, Lapaloma Caves, Road No.12  
 Banjara Hills, Hyderabad - 500 034

STRUCTURAL ENGINEERS

**ZAKA Zaki & Associates**  
 3rd Floor, Anasuya Commercial Complex  
 Liberty Road, Chandra Nagar, Himayatnagar  
 Hyderabad - 500 029

TWO DECADES OF TRANSFORMING DREAMS INTO REALITIES AND INVESTMENTS INTO ASSETS

