

Live like Royalty in the
Home of your Dreams



SRIVARI MEADOWS
LUXURY VILLAS @ MOKILA



VARA PRASAD
CONSTRUCTIONS
BUILDING TOMORROW

Layout Permit No. 000371/LO/Plg/HMDA/2021



Designed to Combine Greenery with Grandeur

Enjoy the luxurious amenities offered, amidst tranquil greenery guaranteed to last undisturbed for decades to come. Your home will turn into your heaven once you are at Srivari Meadows. It's time to be healthy, happy and proud-house.



Combine Serenity with Safety

Constructed amidst 14 acres of verdant greenery, the 117 villas at Srivari Meadows are built with high-end security features which make them the most secure homes. This gated community enjoys a grand entrance with security room, clean ambience and 24/7 security.





Combine Lifestyle with Nature

Your home offers you every modern comfort you ever wanted, while your surroundings ensure that you make a difference by living in an eco-friendly environment. The community is protected by solar fencing and CCTV surveillance in all the common areas and parking area. The landscaped gardens are well-maintained by utilising recycled water.


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Master Plan

Legend

- 01 Grand Entrance
- 02 Amenities Block
- 03 Tot-Lot Open Space
- 04 Internal Roads
- 05 Existing Main Road

Project Features

- ▲ Grand Entrance with Security Room
- ▲ 14 Acres of Gated Community
- ▲ 117 Villas
- ▲ Sewage Treatment Plant (STP)
- ▲ 100% Vaastu
- ▲ 24/7 Security
- ▲ Jogging/ Walking track
- ▲ Solar Fencing
- ▲ CCTV Surveillance in Parking & Common areas
- ▲ Well Designed Landscape
- ▲ Rain Water Harvesting Pits
- ▲ EV Charging in Common Areas
- ▲ Smart Lighting at Master Level

Business Center with World Class Facilities

Your Own Little Universe, Designed to Meet Your Every Need

Designed with your comfort and lifestyle in mind, the villas at Srivari Meadows exceed all your expectations by catering to your every need and anticipating some others. Along with luxurious amenities, this home provides an easy access to many offices, IT Parks, International Schools like Indus, Gaudium and Colleges like the Indian School of Business, IIIT, ICFAI Business School, making it a truly worthwhile investment.






SRIVARI MEADOWS
LUXURY VILLAS @ MOKILA



East villa

300 sq.yds

4254 sq.ft

- ▲ 4 Bedrooms
- ▲ 1 Maid Room
- ▲ 1 Drawing Room
- ▲ 1 Living Room
- ▲ 1 Family Lounge
- ▲ 1 Kitchen
- ▲ 1 Dining Hall
- ▲ 1 Home Theatre
- ▲ 6 Toilets
- ▲ Lift



East floor plan

TYPE - I

300 sq.yds

4254 sq.ft



Isometric Views



33' WIDE EAST ROAD

Ground Floor



First Floor



Second Floor



- 01 Parking: 17'x17'
- 02 Drawing: 15'3"x12'9"
- 03 Dining: 21'4"x13'
- 04 Living: 13'6"x17'9"
- 05 Kitchen: 17'x12'3"
- 06 Store: 6'9"x6'
- 07 Utility: 5'7½"x5'3"
- 08 Lift: 5'3"x5'3"
- 09 Powder: 5'7½"x5'3"
- 10 Guest Room: 13'3"x14'9"
- 11 Closet
- 12 Toilet: 5'x9'
- 13 Toilet: 4'6"x6'
- 14 Maid Room: 8'8"x6'
- 15 Deck

- 01 Lobby: 12'10"x13'
- 02 Family Lounge: 15'3"x15'
- 03 Sit Out
- 04 Puja: 6'9"x7'3"
- 05 Children Room: 17'x13'6"
- 06 Closet
- 07 Toilet: 5'7½"x10'6"
- 08 Lift: 5'3"x5'3"
- 09 Master Room: 21'9"x14'9"
- 10 Closet: 10'6"x8'3"
- 11 Toilet: 10'6"x6'
- 12 Cut Out Below

- 01 Passage
- 02 Lift: 5'3"x5'3"
- 03 Home Theatre: 19'x18'9"
- 04 Toilet: 5'7½"x5'3"
- 05 Bedroom: 13'1½"x14'9"
- 06 Toilet: 5'4½"x9'
- 07 Outdoor Bar
- 08 Terrace Garden

East floor plan

TYPE - II

300 sq.yds

4254 sq.ft



Isometric Views



33' WIDE EAST ROAD

Ground Floor



First Floor



Second Floor



- 01 Parking: 17'x17'
- 02 Drawing: 15'3"x13'
- 03 Living: 13'6"x18'0"
- 04 Kitchen: 17'x18'3"
- 05 Dining: 23'6"x13'9"
- 06 Lift
- 07 Powder: 3'6"x6'1"

- 08 Guest Room: 13'3"x14'9"
- 09 Toilet: 5'2"x9'
- 10 Closet
- 11 Toilet: 4'6"x6'
- 12 Maid Room: 8'8"x6'
- 13 Sit Out



- 01 Lobby: 14'9"x13'9"
- 02 Family Lounge: 15'3"x15'3"
- 03 Sit Out
- 04 Puja: 6'9"x7'3"
- 05 Children Room: 17'x12'9"
- 06 Closet: 7'8"x5'
- 07 Toilet: 9'x5'

- 08 Lift
- 09 Master Room: 18'3"x14'9"
- 10 Toilet: 9'9"x7'9"
- 11 Closet: 9'9"x6'6"
- 12 Private: Sit Out
- 13 Cut Out: Below



- 01 Passage
- 02 Lift
- 03 Home Theatre: 17'x13'
- 04 Toilet: 5'6"x5'
- 05 Bedroom: 11'1/2"x14'11"
- 06 Toilet: 5'6 1/2"x9'3"
- 07 Closet
- 08 Outdoor Bar
- 09 Terrace Garden

East floor plan

PREMIUM VILLAS

350 sq.yds

4800 sq.ft



Isometric Views



33' WIDE EAST ROAD

Ground Floor



First Floor



Second Floor



- 01 Parking: 17'6"X19'6"
- 02 Drawing: 15'9"X15'3"
- 03 Dining: 21'4"X12'9"
- 04 Living: 13'6"X10'9"
- 05 Kitchen: 15'9"X13'4"
- 06 Store: 5'7"X7'6"
- 07 Utility: 5'6"X7'6"
- 08 Lift: 5'3"X5'3"
- 09 Powder: 5'1"X5'3"
- 10 Guest Room: 12'9"X18'
- 11 Closet
- 12 Toilet: 5'3"X9'4"
- 13 Toilet: 4'6"X7'6"
- 14 Maid Room: 8'7"X7'6"
- 15 Deck

- 01 Lobby: 11'4"X13'3"
- 02 Family Lounge: 15'9"X18'
- 03 Sit Out
- 04 Puja: 6'X6'9"
- 05 Children Room: 15'9"X17'7"
- 06 Closet
- 07 Toilet: 5'1"X11'3"
- 08 Lift: 5'3"X5'3"
- 09 Master Room: 21'4"X18'9"
- 10 Closet: 10'6"X10'1"
- 11 Toilet: 10'6"X7'6"
- 12 Cut Out Below

- 01 Passage
- 02 Lift: 5'3"X5'3"
- 03 Home Theatre: 18'4"X21'3"
- 04 Toilet: 5'1"X5'3"
- 05 Bedroom: 12'9"X18'
- 06 Toilet: 5'3"X9'4"
- 07 Outdoor Bar
- 08 Terrace Garden



West villa

300 sq.yds

4264 sq.ft

- ▲ 4 Bedrooms
- ▲ 1 Maid Room
- ▲ 1 Drawing room
- ▲ 1 Living Room
- ▲ 1 Family lounge
- ▲ 1 Kitchen
- ▲ 1 Dining Hall
- ▲ 1 Home Theatre
- ▲ 6 Toilets
- ▲ Lift



West floor plan

TYPE - I

300 sq.yds

4264 sq.ft



Isometric Views



33' WIDE WEST ROAD

Ground Floor



First Floor



Second Floor



- 01 Parking: 16'7½"x17'
- 02 Drawing: 23'3"x17'3"
- 03 Living / Dining: 17'8x18'3"
- 04 Guest Room: 11'6"x14'3"
- 05 Closet
- 06 Toilet: 4'10½"x8'3"
- 07 Powder: 3'6"x7'3"
- 08 Lift: 5'3"x5'3"
- 09 Maid Room: 6'x6'
- 10 Toilet: 6'x3'
- 11 Store: 6'x7'3"
- 12 Utility: 10'x4'
- 13 Kitchen: 15'9"x10'2"
- 14 Deck

- 01 Lobby: 10'4½"x13'
- 02 Private Sit Out
- 03 Master Room: 18'3"x14'3"
- 04 Closet: 9'2"x6'4½"
- 05 Toilet: 9'x7'6"
- 06 Family Lounge: 17'x11'6"
- 07 Sit Out
- 08 Puja: 6'6"x5'9"
- 09 Children Room: 15'3"x12'8"
- 10 Closet
- 11 Toilet: 5'7½"x10'6"
- 12 Lift: 5'3"x5'3"
- 13 Cut Out: Below

- 01 Passage
- 02 Bedroom: 13'7½"x14'3"
- 03 Closet
- 04 Toilet: 4'10½"x8'3"
- 05 Home Theatre: 19'x17'9"
- 06 Lift: 5'3"x5'3"
- 07 Toilet: 5'7½"x5'3"
- 08 Outdoor Bar
- 09 Terrace Garden

West floor plan

TYPE - II

300 sq.yds

4264 sq.ft



Isometric Views



33' WIDE WEST ROAD

Ground Floor



First Floor



Second Floor



- 01 Parking: 16'7½"x17'
- 02 Drawing: 23'3"x18'3"
- 03 Living / Dining: 17'x18'3"
- 04 Guest Room: 11'6"x13'6"
- 05 Closet
- 06 Toilet: 5'0½"x8'3"
- 07 Powder: 3'6"x6'1"
- 08 Lift
- 09 Toilet: 5'3"x3'3"
- 10 Maid Room: 9'6"x6'7"
- 11 Kitchen: 15'9"x10'10"
- 12 Deck



- 01 Lobby: 12'9"x13'9"
- 02 Private Sit Out
- 03 Master Room: 18'3"x13'6"
- 04 Closet: 9'2"x5'7½"
- 05 Toilet: 9'2"x7'6½"
- 06 Family Lounge: 17'x15'
- 07 Sit Out
- 08 Puja: 6'6"x5'9"
- 09 Children Room: 15'3"x11'6"
- 10 Closet
- 11 Toilet: 9'6"x5'9"
- 12 Lift
- 13 Cut Out Below



- 01 Passage
- 02 Bedroom: 15'1½"x13'6"
- 03 Closet
- 04 Toilet: 5'0½"x8'3"
- 05 Home Theatre: 20'6"x13'
- 06 Toilet: 5'5"x4'3"
- 07 Lift
- 08 Outdoor Bar
- 09 Terrace Garden



Swimming Pool

Combine Luxury with Utility

Your home comes with amazing amenities which make it feel more like a luxurious resort or a well-appointed workspace. Enjoy the well-designed club house where you can network with people and hold business meetings supported by a business centre. Host parties and a variety of events in the multipurpose halls, accommodate special guests in the guest rooms, enjoy relaxing spa services, exercise or practice yoga and aerobics. Your children will have their own dedicated play area, while you play indoor games, badminton and cricket or swim to your heart's content.





Multipurpose Halls:

Hold parties, functions or musical nights where you dance your blues away, right at home. With least disruption to your personal space, meet your friends and entertain your guests in the beautifully maintained premises of the Club House, where your presence is enough to get the party started.



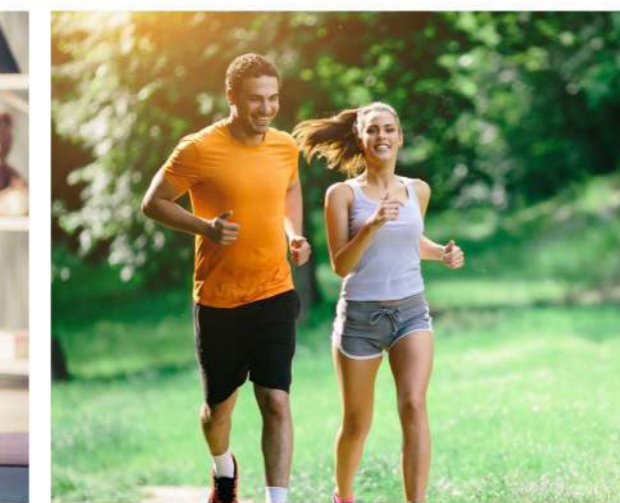
Gymnasium

The beautifully equipped and professionally maintained gymnasium at the Club House offers you a comfortable option to grab that work out at any time of your choice. What's more, you don't need to drive miles just to meet your fitness goals.



Combine Action with Relaxation

Enjoy the amenities designed especially for your comfort, at the Club House within the community. Shed the stress and relax with the luxurious spa services or practice yoga & aerobics under the watchful care of teachers. Play games like badminton, cricket or snooker or be enthralled by the mischievous laughter and boundless enthusiasm of your kids, as they gambol in their dedicated play area. Pamper important guests and even business partners by putting them up in the special guest rooms here, while you avoid disruption to your lifestyle.



Club Amenities

- Well-designed Club House
- Guest Rooms
- Spa
- Indoor Games
- Badminton Courts
- Cricket Nets
- Kids' Play Area
- Yoga & Aerobics




SRIVARI MEADOWS
LUXURY VILLAS @ MOKILA



◆ AIM ◆ THINK ◆ GROW

Business Centre



Conference Hall



Work Station



CafeTeria

Gain admirable work-life balance by accessing the on-demand business centre within the community. Deliver outstanding results by working with focus at one of the safe and sanitised workstations or hold a conference with your team members to break revolutionary ground. Assuage the pangs of hunger which disrupt work at the cafeteria next door.





Srivari Meadows Sets a High Bar

This project was conceived and executed with an aim to offer amenities which surpass the best in the market, solely with your comfort in mind. Every single aspect of the development focuses uncompromisingly on delivering the highest quality of life to those who make it their home. Verdant nature has also played an active role to add to the attraction of the project, making it surpass every other project and be recognised for being better than the best.



Specifications

STRUCTURE

R.C.C. Framed Structure to withstand Wind & Seismic Loads.

SUPER STRUCTURE

External Walls :6" Thick R.C.C Walls.

Internal Walls :4" Thick R.C.C Walls.

PLASTERING

Internal Walls: 2 Coats of Plastering in CM 1: 6 for internal non R.C.C partition Walls.

WALL FINISHES

Exterior Walls: Weather proof, reputed make Exterior Texture paint with two Coats of Exterior Emulsion Paint on soft surfaces as per elevation design.

Interior Walls: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer

Ceiling: Moisture resistant board with acrylic emulsion paint in toilets.

DOORS & WINDOWS

Main Door: Manufactured Teak Veneered Door Frame & Shutter finished with Good Quality Melamine Polish and Hardware of Reputed Make.

Internal Doors: Manufactured Hard Wood Door Frame & Laminated Shutter with Hardware of Reputed Make.

French Doors: UPVC Door Frame of Reputed Profile Sections with Float Glass Paneled Shutters and Designer Hardware of Reputed Make along with Mosquito mesh.

Windows: UPVC Windows with Reputed Profile Sections with Float Glass with Suitable Finishes as per Design with Mosquito mesh for all windows.

FLOORING

Living, Drawing & Dining: 1200mm x1200mm double charged vitrified tiles of reputed make.

All Bed Rooms: 800mm x800mm double charged vitrified tiles of reputed make.

Home Theatre: Wooden Laminated Flooring.

Utility: NON-SLIP ceramic / Matt finish Vitrified tiles.

Kitchen: Double charged vitrified tiles of reputed make.

Servant Room: Ceramic tiles.

Entrance & Sit outs: NON-SLIP / anti-skid tiles / matt finish Premium Vitrified tiles.

Staircase: Granite / Designer tiles as per Architect.

Toilets: Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make.

Parking Area: Parking Area with chequered tiles/ Kota stone as per design.

WALL DADO

Utility and Servant Toilet Ceramic Tiles up to 3' height.

Toilet Wall Dado Designer ceramic tiles/ Vitrified tiles till 8' height.

Kitchen Dado Designer ceramic tiles/ Vitrified Wall tiles up to 2' above platform.

KITCHEN

Provision for electrical and plumbing points for sink and water purifier.

Power plugs for chimney, exhaust fan, refrigerator, microwave oven / mixer/ grinder and cooking Range / Rice cooker.

Granite platform with stainless steel sink.

Utility & Wash: Utility – Tap point for general washing and

Provision for Dishwasher Wash / Laundry – Provision

for Washing Machine and Dryer.

SANITARY

Sanitary Fittings: Fittings of standard make, provision of geysers of suitable capacity, Single lever CP fittings/mixer traps, wash basin, wall hung (or) floor mounted WC.

Servant Toilet: Standard EWC / IWC of reputed make.

ELECTRICAL & COMMUNICATION

Electrical Installations: Concealed copper wiring with Flame Retardant Low Smoke (FRLS), PVC insulated wires of superior range.

Modular switches of superior brand and 3 Earth Leakage Circuit Breakers (ELCB) for each villa Separate Miniature Circuit Breaker (MCB) for light & power circuit at main distribution box within each villa.

Electrical DB: Three phase power supply for each unit with individual meter boards and miniature circuit breakers of reputed Make.

Electrical Fixtures: ISI marked premium make modular switches & sockets.

Air Conditioning: Power outlets for air-conditioners in all Bedrooms, Home theatre and Living rooms.

Telephone: Telephone provision in GF-Living Room, Master Bedroom.

Internet: Internet points in GF-Living Room, Master Bed Room.

TV

TV points in all bedrooms, Home theatre and Living / Drawing Room.

Power Back up: DG Power back up for entire villa (except ACs & Geysers).

100% power backup for essential services.

MISCELLANEOUS

Railings: Toughened Glass & MS Railing with reputed enamel paint finish.

Compound Wall: Three sides compound wall of 4' height.

LIFT

5 Passenger Schindler glass door lift (USB connected).

COMMON SERVICES

Tank & Sump: Pneumatic system& UG Sump.

Rain Water: Soak wells and bore wells along the storm harvesting system drain at regular interval for recharging the ground water table.

Water Treatment: Water treatment plant to provide water & softening plant for soft water supply.

Landscaping: Landscape with a combination of soft and hardscape. Pump circulation system, street furniture, pergolas, lawns etc.

Signage: Directional & safety signage's for driveways, entrance gate houses & villas.

RCC Trench System: All services cable routing such as electrical for cable Routing IT & other mechanical services if any will be through RCC trench system only.

External Lighting: Lighting post shall be provided keeping in mind proper aesthetics and ensuring sufficient illumination.

Peripheral lighting all along compound walls to ensure sufficient illumination for security.

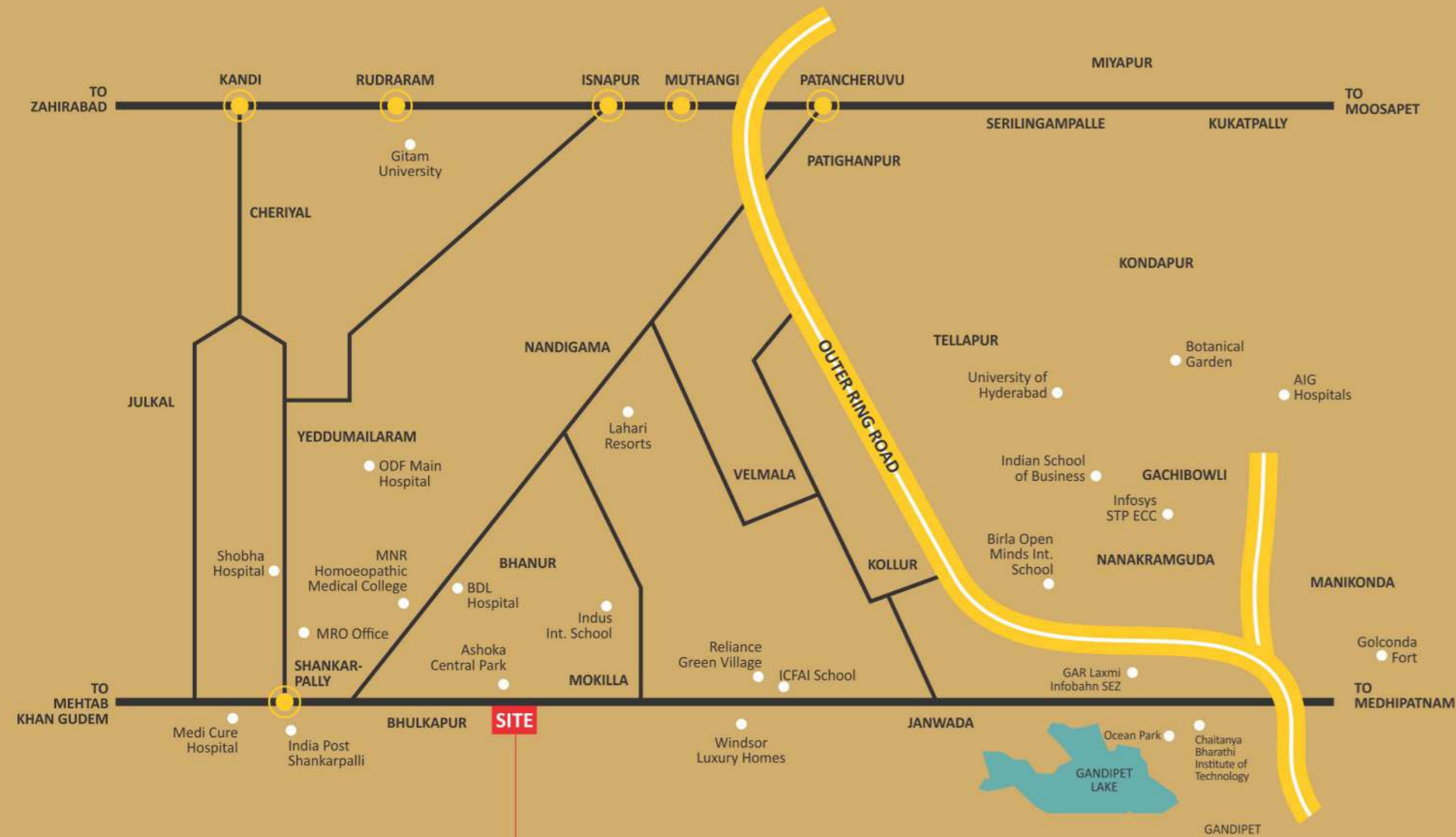
STP

STP to be totally below grade and enclosed with suitable mechanical ventilation system. No open air aeration ponds.

SECURITY

CCTV Cameras and guarded by security persons.

Solar fencing all around the site.



Far from the Noisy City, but within its Easy Reach

Enjoy peace and tranquility amidst gorgeous green surroundings, completely unaware of the pollution, the madding crowds and the bustle of the metropolis near you. But, rest assured knowing that if you need to catch a flight or visit the city, you can zoom across the Outer Ring Road, to any destination in a matter of minutes. The gated community abuts the 150-foot wide road Hyderabad - Shankarpally, 15 kms away from the upcoming Neopolis Financial District.

Easy Accessibility

- ▲ Outer Ring Road
- ▲ Financial District
- ▲ Osman Sagar
- ▲ Ocean Park
- ▲ Golkonda Resorts
- ▲ Gachibowli
- ▲ ISB Gachibowli
- ▲ IBS (ICFAI Business School)
- ▲ Indus International School
- ▲ Samisthi School
- ▲ Gaudium School
- ▲ Vasavi Engg. College
- ▲ MGIT
- ▲ CBIT
- ▲ IIIT Gachibowli
- ▲ Wipro
- ▲ Microsoft
- ▲ Infosys
- ▲ CYIENT
- ▲ ICICI



SCAN FOR SITE LOCATION



Team

Architects



Sree Chakra Residency,
Road No. 37, Jubilee Hills,
Hyderabad. Ph: +91 8019827051

Structural Engineers



2nd Floor, Vaishnavi Double Ten,
Madhapur, Hyderabad-500081.
Ph: 040-23374888, 866662164

MEP consultant



ESVE Design Solutions Pvt. Ltd.

#495, 'Sanmathi', 9th main, 11th Cross,
ISRO Layout, Bangalore 560 078
Ph: 080 26664152, 26664195

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

concept of **TRIOCHI** 90527 55731



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