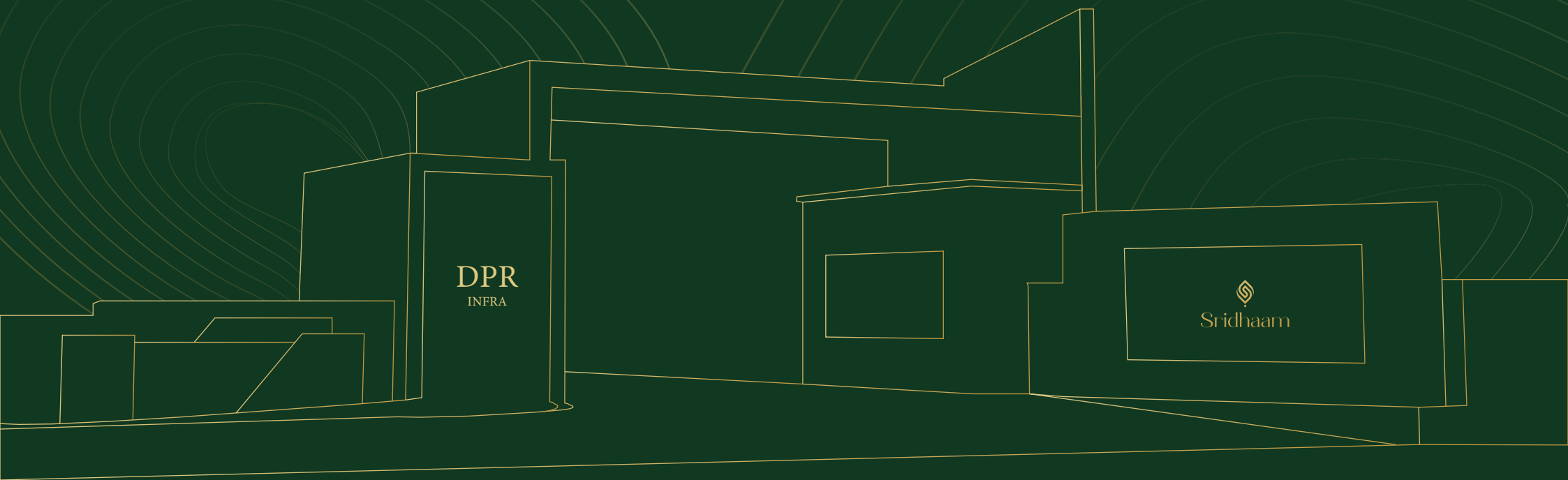
# Sridhaam






Serenity,
Opulence,
Beauty,
luxury and exclusivity;
significant of the elegance
of calmness and plentitude.

# Building a Future of Urban Luxury

Increasingly, we've begun to embrace science. And though we may not understand the nitty gritties of it, We understand the benefits of it. Simply because science is real. The fact is, since time immemorial Science has always made our lives richer. And it will continue to do so in the years to come. It's not a Herculean task either.

All it takes is some re-thinking. Some re-drawing and some re-building. And before you know it, your life's improved a whole lot more. That's the science of living.

Brought to life at DPR's Sridhaam.




Live Close


To Nature





"SRIDHAAM" is derived from two words "Sri" and "Dhaam. "In Hinduism, "Sri" is often used as a prefix to denote wealth, prosperity, and auspiciousness. "Dhaam" refers to a place called home. "Sridhaam" could be interpreted as a home with wealth and prosperity.

SRIDHAAM VILLAS is meticulously planned to provide the perfect blend of opulence and comfort, with every detail carefully considered to create an unforgettable living experience. The villas are constructed with premium quality materials, keeping Sustainable Living and Green Spaces in mind and fitted with high-end Smart Technology, appliances and finishes, ensuring that each residence is a masterpiece of luxury.

Unrivalled value in design: We are committed to delivering unparalleled value by employing the most efficient design proceses, ensuringe very square foot is optimised. Our architectural plans are meticulously crafted with impecable quality, tailored to your unique requirements. We cover all aspects, including MEP(Mechanical, Electrical, and Plumbing), structure, and landscape.

Embracing Indian values and Vaastu: We take pride in preserving our Indian heritage and embrace the principles of Vaastu in Sridhaam.

# Tales Of Sridhaam




Sridhaam



# Grand Entrance



AT DPR, we guarantee the finest design processes & the provision of top-tier amenities. Our project development philosophy is artfully manifested in our designs, thoughtfully addressing usability and maintenance concerns to ensure utmost satisfaction for our clients.

DPR INFRA comprises a team of seasoned professionals who have converged to redefine the real estate landscape through projects that harmonize with both technology & nature, creating spaces that are inherently human-centric. With backgrounds spanning diverse fields such as real estate, finance, design, and execution and each member boasting over 20 years of experience, our company is equipped with the vision and expertise to make every project a landmark.



# Amenities

SRIDHAAM VILLAS includes a range of amenities designed to provide residents with a resort-style living experience. Whether you're looking to relax by the pool, enjoy a game of tennis by the ClubHouse, or simply take in the stunning views, our amenities have been designed to meet your every need.Technology, appliances and finishes, ensuring that each residence is a masterpiece of luxury.

## Sports

Badminton Court
Basketball Court
Tennis
Cricket Net Practice
Jogging Track
Swimming Pool
Indoor Games
Gym

## Recreation & Lifestyle

Convenience Store
Banquet Hall
Party Lawns
Indoor/ Outdoor Yoga
Outdoor Gazebo Sit Outs

# Cafeteria



# Indoor Game

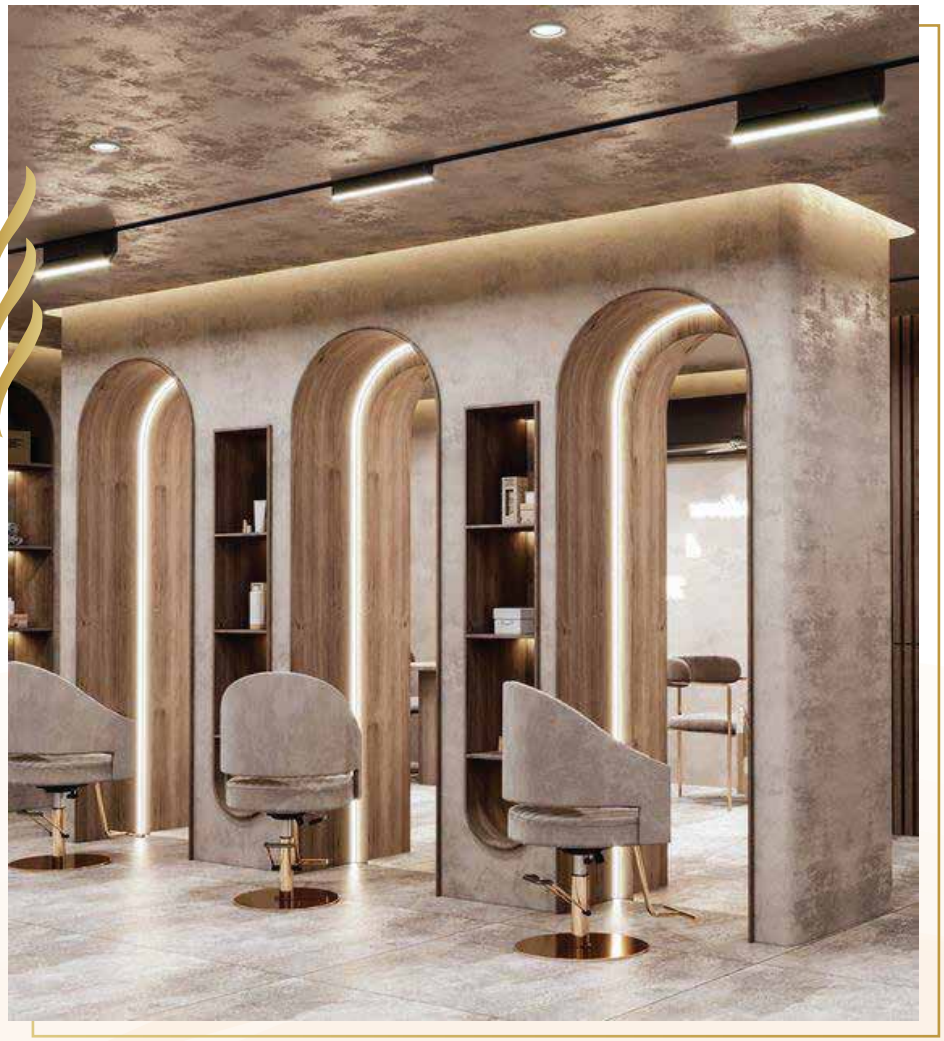


# Gym



# Salon













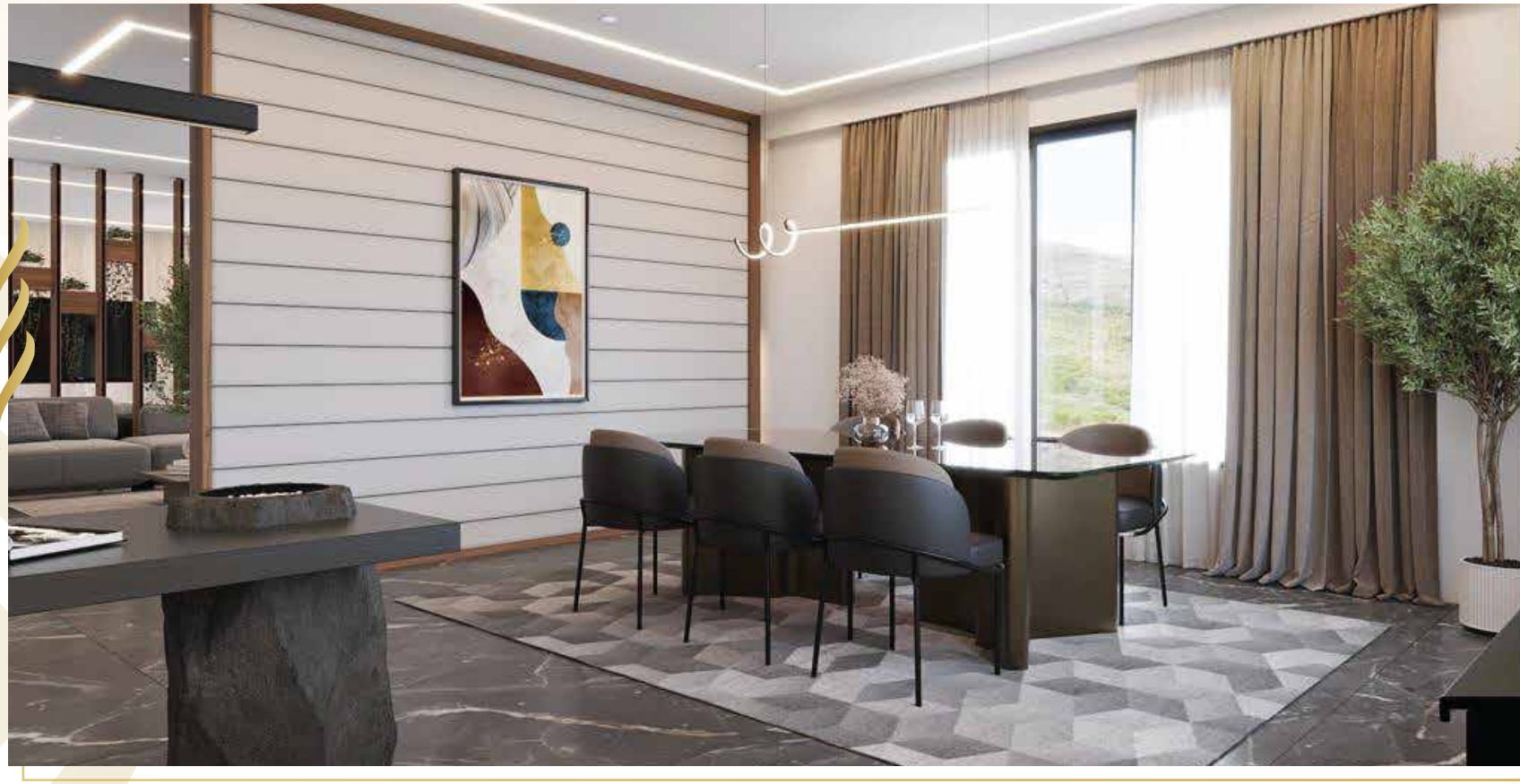
# Drawing Room



# Living Room



# Dining



# Kitchen





# Master Bedroom

# Children Room





# Work/Study Room

**ARCHITECTURAL EXCELLENCE:** While we were building Sridhaam, we made sure architecture doesn't just produce aesthetically pleasing drawings; but it encompasses robust support for Structural, Mechanical, Electrical, Plumbing and Landscape aspects.

**DEDICATED ELEVATOR PROVISION:**
All villas within the project are equipped with dedicated elevator provisions. We believe that a complete villa experience needs an elevator.

**EXCLUSIVE PUJA ROOM:** For those seeking tranquility within their prayer space, our design carves out as a separate puja room in villas, departing from the common practice of combining cooking and spiritual areas.

**EXPANDABLE LIVING AREAS:** Each living are is designed to be expandable through decks or generously sized balconies.

**AMPLE PARKING SPACES:** We address the issue of cars encroaching on road space by meticulously designing dedicated and spacious parking areas. Furthermore, extended balconies on the northeastern side provide additional shading for parked vehicles.









## OPTIMAL CROSS VENTILATION IN EVERYROOM:

Our villa design prioritize impeccable ventilation, ensuring dual-sided cross ventilation for each room. This strategic ap-proach eliminates the possibility of suffocation and fosters are freshing indoor environment.

## UNINTERRUPTED SPACES:

Sridhaam's ethos centers on creating unobstructed spaces within villas. Our design philosophy strategically positions columns to facilitate resident movement, augmenting the aesthetic and practical value of floor areas, yielding greaters paciousness.

**IDEAL STAIRCASE PLACEMENT:** Lifts and staircases are centrally located, seamlessly accessible from all areas across all floors.

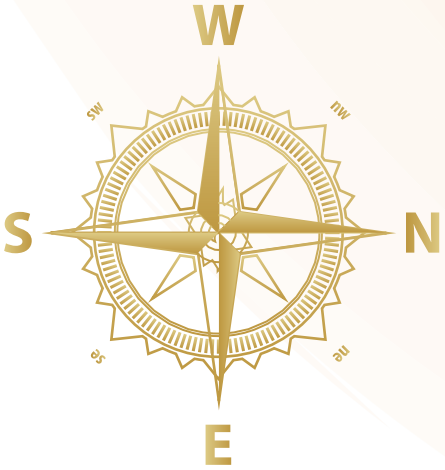
**EMBRACING CORE INDIAN VALUES AND 100% VAASTU COMPLIANCE:** We immerse you in the essence of Indian culture, following the principles of Vaastu.












220 sq.yds

# EAST FACING




Ground Floor



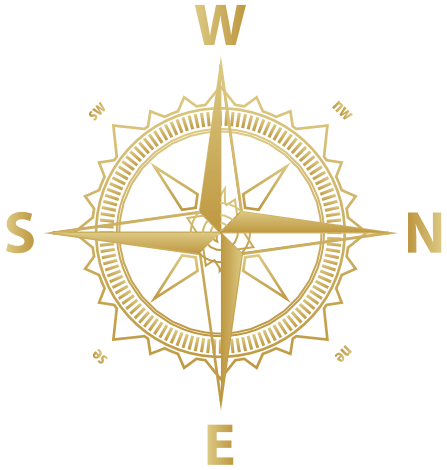

First Floor




Second Floor




Second Floor (Option 2)




220 sq.yds

# WEST FACING




Ground Floor




First Floor




Second Floor (Option 1)




Second Floor (Option 2)




320 sq.yds

# EAST FACING




Ground Floor




First Floor




Second Floor




320 sq.yds

# WEST FACING




Ground Floor




First Floor




Second Floor

**OPTIMAL LOCATION:** Located Close to Kokapet SEZ, Financial District &, situated amidst a thriving modern development, encompassing over 30000 acres of lush greenery, and offering convenient access to ORR exits, this location undeniably emerges as one of the most sought-after destinations.

**EXQUISITEDESIGN:** Ourdesign principles stem from a philosophy that places paramount importance on maximizing the usability of living spaces. We invite you to explore the SRIDHAAM philosophy, which revolves around concepts such as Uninterrupted Spaces and Extendable Living Rooms, to name a few.

**NURTURING NATURAL ENVIRONMENT:** At Sridhaam, we hold natural elements in high regard, prioritizing the inflow of oxygen-richair. To this end, we have crafted Herbal Gardens, Nakshatravanam (featuring trees aligned with birth stars). Our landscaping endeavors are aligned with the goal of enriching the inherent natural ambiance.













## EMBRACE NATURE WITHIN YOUR ABODE:

Embracing the 'concepts of' Cross Ventilation' and 'Increased Northern-Facing Glass,' our design philosophy not only ensures complete ventilation but also floods the villas with abundant natural light.

**ENRICHED PROPERTY VALUE:** Spanning 3,500 square feet, this villa offers generous living spaces comprising expansive living, kitchen, and dining areas. Comprising four bedrooms, a loft, and both open and covered terraces, the villa provides a holistic living experience. Additionally, it encompasses dedicated provisions for a lift, a puja room, an office, a gym, a utility space, and a separate laundry room.

**EXTENDED PATIOS AND DECKS:** Strategically positioned with increased set backs, amplify the property's value proposition. By enhancing practicality, the overall value of the property is significantly elevated without the need for additional salable area.

15 mins to Kokapet SEZ

20 mins to ORR

40 mins to RGIA

Located strategically amidst a network of schools, hospitals, and malls, this project epitomizes the fusion of mordern living with convenience at its core.







## Educational Institutions

| | |
|---|---|
| Oakridge International School | 15 Min |
| Delhi Public School | 15 Min |
| Meru International School (Tellapur) | 15 Min |
| Birla Open minds international school | 10 Min |
| Glendale International School | 11 Min |
| CBIT | 5 Min |
| MGIT | 5 Min |

## Business/ IT Institutions

| | |
|---|---|
| ICICI Towers | 10 Min |
| Wipro | 10 Min |
| Microsoft | 10 Min |
| Infosys | 11 Min |
| ISB | 10 Min |
| Amazon | 11 Min |
| Wave Rock | 11 Min |
| The Sky View | 18 Min |

## Shopping & Entertainment

| | |
|---|---|
| IKEA | 19 Min |
| Sarath City Capital Mall | 20 Min |
| SLN Terminus | 19 Min |
| Inorbit Mall | 21 Min |

## Health Care Facilities

| | |
|---|---|
| Continental Hospital, Financial District | 7 Min |
| Care Hospitals, Gachibowi | 18 Min |
| AIG Hospitals, Gachibowl | 18 Min |
| KIMS, Gachibowl | 19 Min |
| Yashodha Hospital, Hi-tech City | 25 Min |

## Public Transport

| | |
|---|---|
| RGIA -Airport | 28 Min |
| Lingampally Railway Station | 26 Min |
| Raidurg Metro Station | 21 Min |

## Hotels & Leisure

| | |
|---|---|
| Sheraton | 9 Min |
| Hyatt, Gachibowli | 9 Min |
| The Golconda Resort | 9 Min |
| ITC Kohinoor | 22 Min |
| Trident | 22 Min |

## Important Nearby Locations

| | |
|---|---|
| Gandipet | 12 Min |
| Min Financial District | 9 Min |
| US Consulate General | 9 Min |
| Gachibowli Circle | 13 Min |
| Nanakramguda Junction | 8 Min |
| Cyber Towers | 23 Min |

| | |
|---|---|
| STRUCTURE | R.C.C. frames structure to resist wind, earthquake and Seismic loads. |
| SUPER STRUCTURE | C.C. Blocks/Fly Ash Bricks in Cement Mortar of External 9" thick walls and internal 4" thick walls. |
| PLASTERING | Internal walls: Single coat plastering for walls and ceilings. |
| EXTERNAL WALLS | Double coat plastering with maintaining high quality standards as per norms. |
| WATER PROOFING | Water Proofing treatment for areas exposed to water such as toilets, balconies and terraces. |
| FLOORING | Drawing, Living, Kitchen and Drawing area: 800 x1200/600x1200/ 600x900 size Vitrified tiles of reputed make. |
| BEDROOMS | 800 x800 /600 x600 mm size Vitrified tiles of reputed make. |
| KITCHEN WALL CLADDING | Wall cladding up to 2'-0" height above kitchen platform with Glazed Vitrified / Ceramic tiles of reputed make. |
| BATHROOMS | Glazed Vitrified / Ceramic tiles wall cladding and for flooring anti skid Vitrified/ Ceramic tiles of reputed make. |
| BALCONY / UTILITY | Anti skid vitrified/ceramic tiles and for utility area wall cladding with glazed tiles. |
| STAIRCASES | Marble/Granite flooring. |
| TERRACE | Flooring with Anti-skid/Rustic tiles of reputed make for open terrace areas. |
| PARKING AREA | Anti skid parking tiles. |
| DOORS & WINDOWS | Main Door & Internal doors of Engineered Frame & engineered flush shutter with veneer on both sides and doors-hardware with good quality of Stainless Steel fittings like hinges, tower blots locks of reputed make. |
| FRENCH DOORS | UPVC sliding doors with clear glass with Mosquito mesh. |
| WINDOWS | UPVC sliding windows with clear glass with Mosquito mesh. |
| RAILINGS | Toughen glass railing with SS/Aluminum handrail for Staircase, Sit-outs & Balconies. |
| PAINTING | External: Texture with two coats weatherproof exterior paint. |
| | Internal: Two coats of premium emulsion with smooth putty finish of reputed make. |
| ELECTRICAL INSTALLATIONS: | Concealed copper wiring of Finolex / Polycab / Havells or equivalent made with high quality modular switches /sockets of Legrand / Havells/ Salzer or equivalent. |
| | A/c provision in all bedrooms and living and drawing rooms. |
| | TV points in drawing/living and in all bedrooms. |
| | Power sockets for geysers, Exhaust fans, etc in bathroom. |
| | Power sockets for Refrigerator, Cooking range, Chimney, Microwave, Mixer/grinder. |
| POWER BACKUP: | DG power back to individual villa. |
| | DG power backup for common areas and for Clubhouse. |
| PLUMBING AND SANITARY: | Sanitary ware Fixtures: Wall hung water closet with concealed flush tank of Kohler/Jaguar/Cera/ Hind ware or equivalent of reputed make. |
| | Vanity type wash basin with hot & cold-water mixer in all bathrooms. |
| TV/TELEPHONE: | Telephone and intercom and for TV in all bedrooms, drawing and living room |

The Company/ Firm reserves the right to terminate, revoke, modify, alter, add and delete any one or more of the terms and conditions outlined in the brochure. The Company/ Firm shall be under no obligation to notify the user of the amendment to the terms and conditions and the user shall be bound by such amended terms and conditions.

Computer generated images, walkthroughs and render images used on this brochure are the artist's impression and are an indicative of the actual designs. This is not official brochure and things are subject to change. Further the actual design / construction may vary in fit and finish from the one displayed in the information and material displayed on this brochure.

Notwithstanding anything, in no event shall the Company/ Firm, employees and agents be liable to the visitor/ user for any or all damages, losses and causes of action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this brochure or information, action taken or abstained through this brochure.

Situated in a prime location, in the heart of an up and coming neighbourhood, the project offers residents stunning views of the natural beauty that surrounds them. From the moment you enter, you will be transported to a world of serenity and tranquillity, establishing a future of Design, Architecture and Interior Excellence.

# THANK YOU!

DPR INFRA
Plot no 28, Huda Heights,
Banjara Hills, Hyderabad
Telangana, India

Mob. +91 – 63042 36636
Email. info@sridhaam.com
Website. www.sridhaam.com

Sridhaam