



# SRINIVASAPURAM

Close to SriSailam Highway @ Kandukur X Road

*Live the grand Life..*



VILLA  
VILLAS | PLOTS





YOU DREAM!  
**WE DELIVER!**

AFFORDABLE  
TODAY,  
PRICELESS  
TOMORROW!

### Welcome to Grupe Builders and Developers LLP

With two decades of unparalleled experience in the real estate realm,  
Grupe has become synonymous with trust, quality, and innovation in south Hyderabad.  
Our journey, Woven into the city's skyline, showcases a commitment to not just building homes,  
but also developing Premium Commercial & Residential plots crafting lifestyle also.

### Ongoing Projects



Located in the next big  
residential hub of  
Srisailem Highway Road  
up to Kandukuru



One of the most lifestyle loaded  
with Villas & plotted developments  
in South Hyderabad.



Already 1000+ existing  
Villas & Plotted development  
companies filled  
with happy customers



# Walk into the Land of your Dreams



- 1) Luxurious living awaits you at KANDUKURU X Road.
- 2) Broaden your horizons
- 3) Live your dream life by owning a villa/villa plot
- 4) Expansive areas with the finest facilities and superior design.

**Greetings from SRINIVASAPURAM**

Very close to Srisaillam Highway @ Kandukuru X Road

**VILLA**  
**VILLAS | PLOTS**



Your Choice!  
We Offer!





**SRINIVASAPURAM**

The Finest Design  
The Best Location  
And The Most Luxurious  
Lifestyle Villas@ Kandukur



Presenting  
**Exclusive Limited  
Edition Villas**

*Live the grand Life..*





## The Villa Lifestyle. EAST FACE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**200 Sq yds (36'X50')**  
Ground Floor : Built-up Area - 1290 Sft  
G+1 : Built-up Area - 2500 Sft

**167 Sq yds (30'X50')**  
Ground Floor : Built-up Area - 1017 Sft  
G+1 : Built-up Area - 2000 Sft

PharmaCity  
X Road

Kandukuru  
X Road

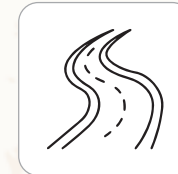
SRISAILAM HIGHWAY

<<< To Hyderabad



Proceeding No: G/RKKA/002207/2020  
Dt: 19-1-2024

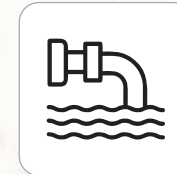
## PROJECT HIGHLIGHTS



40 & 30 Ft wide  
BT Roads



Avenue  
Plantation



Under ground  
Drainage



Parks



Electricity with  
Street Lights



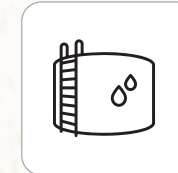
Water supply for  
Each plot



Rain water  
Harvesting  
Pits



Footpath  
with Curbing  
Stone



Over  
Head Tank



Play Area



# SRINIVASAPURAM

Premium Villas & Villa Plots @ Kandukur X Road





## The Villa Lifestyle. WEST FACE



GROUND FLOOR PLAN

**200 Sq yds (36'X50')**

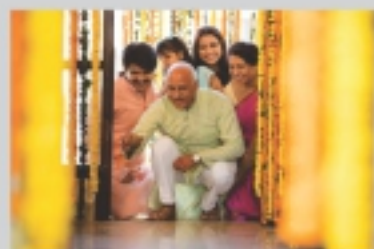
Ground Floor : Built-up Area - 1290 Sft

G+1 : Built-up Area - 2500 Sft

**167 Sq yds (30'X50')**

Ground Floor : Built-up Area - 1017 Sft

G+1 : Built-up Area - 2000 Sft



# SPECIFICATIONS



## STRUCTURAL WORK:

- RCC framed (G + 1) or Ground Floor structure is designed for both Seismic and wind forces as per Indian standard codes.
- Steel usage: SREE TMT / Equalnt
- Cement usage: OPC 53 grade for concrete works & PPC 43 grade all civil works.



## KITCHEN:

- Kitchen platform with granite slab and steel sink.
- Ceramic tile dado up to 2 feet.
- Utility: ceramic tiles dado up to 3' near wash area.



## FLOORING:

- Premium vitrified tiles flooring size of 2' x 2'
- Anti-skid ceramic tiles in utility areas.
- Designer tiles will be provided in the parking area
- Steps with granite flooring and stainless steel railing.



## ASIAN PAINTING & FINISHES:

- External finishing of 3 sides with external premium paint and front elevation with texture.
- Internal walls and ceiling shall be coated with two coats of cement based putty, and shall be painted with emulsion paint.



## NOTES:

- GST, registration charges and if any applicable govt. Taxes as per government rules should be borne by the customer.
- Persons desirous to alter/modify their villas within the prescribed slab area shall inform the same before the commencement of work and shall sign in the construction book.



## WALLS:

9" External wall and 4" thickness internal walls with red bricks and plastering smooth finish with river sand.



## DOORS

- Main door: door frame indian teak of 5" x 3" size & teak wood veneer shutter with eye hawk.
- Bed rooms: engineered wood door frame -4" x 3" & flush doors veneer shutter on both sides.
- Wash rooms - wpc door frame -4" x 3" & wpc shutter out side veneer and inside laminated.
- Hardware - premium brand hardware will be provided.



## WINDOWS:

- MS grill will be provided inside the window for safety any protection.
- Premium make uPVC windows provided with plain glass with mosquito mesh.



## TOILETS:

- Premium make of CP fittings and sanitary ware
- Premium make of ewc in all wash rooms.
- Geyser points in all bathrooms.
- Sintex – 1000 lts of capacity shall be provided.
- All bathrooms shall have ceramic tiles dado up to 7' height with concept laying.
- Two Wash basins – will be provided.



## ELECTRICALS:

- Copper wires premium make with adequate points for power and lighting.
- Premium make of modular switches.
- Television points shall be provided in living room and master bed room.



### A SECURED

GATED COMMUNITY  
WITH VILLAS & VILLA PLOTS

### GRAND ENTRANCE

WELL DESIGNED ARCH  
WITH SECURITY ROOMS

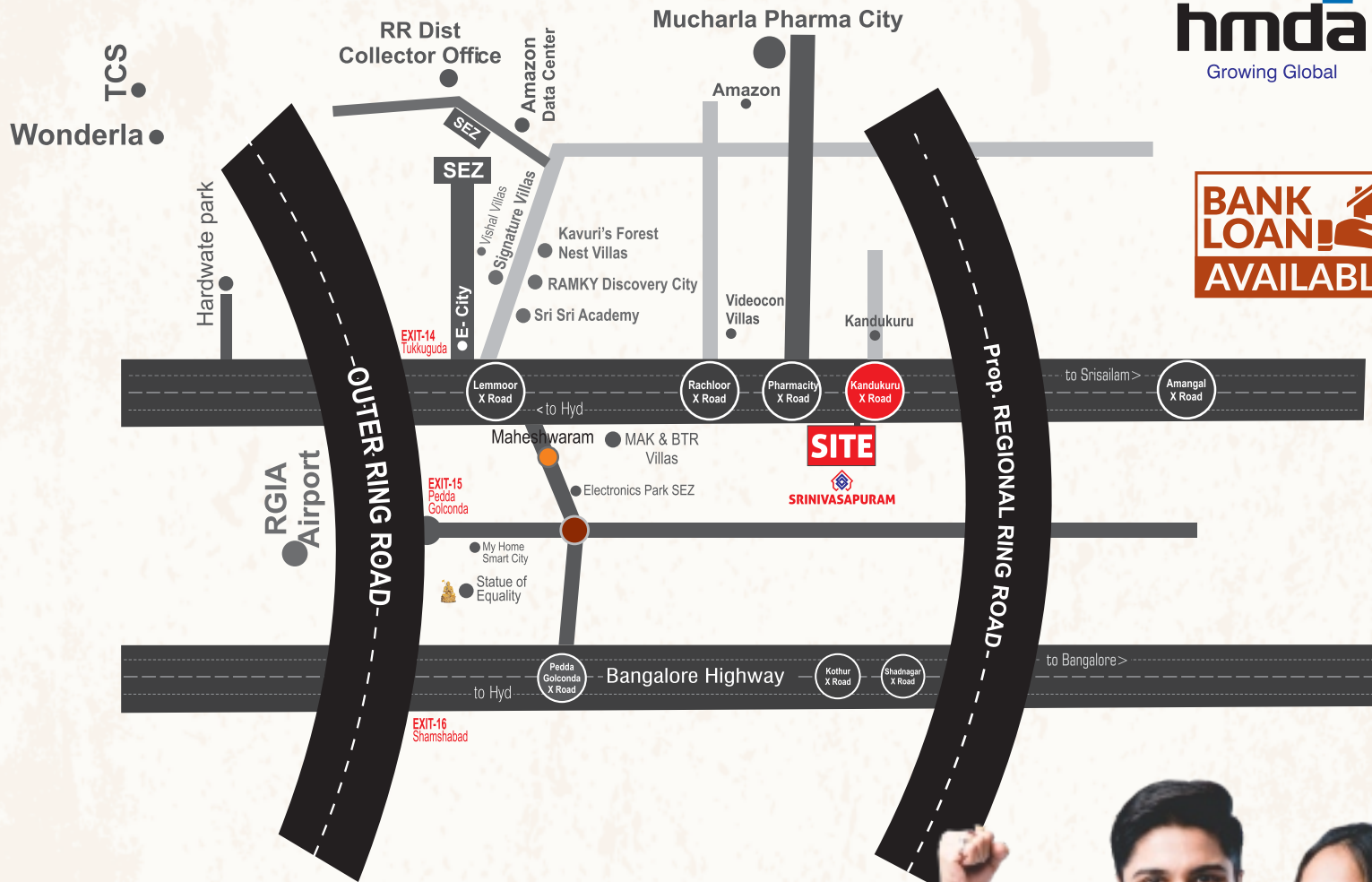
### WELL PLANNED

ROAD NETWORK  
GARDENS & PATHWAYS





**BANK  
LOAN!  
AVAILABLE**



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Scan this QR CODE  
for Location Map



Projector - 9866 40 4000