



PALLAVI DBR

# Gardenia

BANDLAGUDA, NAGOLE



BREATHE  
MORE LIFE...

PALLAVI DBR  
*Gardenia*

From the very outset of planning for PALLAVI DBR GARDENIA, we focused on creating a family friendly neighborhood with abundant landscaping and green spaces, where each one of your family members can enjoy not just a peaceful indoor lifestyle but also a safe and active outdoor one.

With its beautiful landscapes and fresh breezes, PALLAVI DBR GARDENIA will enhance your lifestyle allowing you to breathe more oxygen and more life amidst the bustling city. The project is not only tucked away with abundant greenery in a peaceful residential locality such as Bandlaguda Nagole, but is also in very close proximity to all major urban destinations in Hyderabad and Secunderabad.

We welcome you to enhance and complete your lifestyle with all the modern amenities of a fully equipped gated community.

BREATHE MORE OXYGEN  
AMIDST THE BUSTLING CITY

PALLAVI DBR  
*Gardenia*

A PREMIUM GATED COMMUNITY  
TO ELEVATE YOUR LIFESTYLE



NOT JUST  
CONCRETE  
ALL THE WAY...



With more than 30% of the total land left open, we plan to turn the project into an urban jungle. We'll transform most of the open land for parks and recreational spaces with abundant and aesthetically appealing landscaping where every nook and corner of the project will consist some greenery.

We will plant trees not only in the façade of the building but also in every space that allows us to plant a tree including all tot-lots and common areas. We also plan to provide dedicated areas in your balconies, which will have a separately waterproofed gutter and also provisions for placing planters.

WELCOME THE GREENS AND WELCOME THE PLEASANCE !

A GRAND ENTRANCE

PALLAVI DBR  
*Gardenia*





## PROJECT FEATURES & PREMIUM AMENITIES

- Club House & Amenities
  - Swimming Pool
  - Convention Hall - 300 members capacity.
  - Gymnasium
  - Indoor Games Room
    - Table Tennis Board
    - Snooker Board
    - Carom Boards with table and chairs
    - 2 Chess Boards with table and chairs
- Fully equipped children's play ground with swings, slides and other play equipment.
- Shuttle / Badminton court
- Walking track
- Beautifully landscaped park with a Yoga studio/Open air Yoga studio

## OTHER HIGHLIGHTS

- Beautiful landscaping in tot-lot areas
- Ergonomically designed flats
  - Provision for urban kitchen farming in utility balcony and landscaping in hall balcony with waterproofed gutters
- CCTV cameras for the entire project with all important areas under security surveillance
- Intercom facility connected from security to every flat



# LIVE AN ACTIVE OUTDOOR LIFESTYLE

PALLAVI DBR  
*Gardenia*



With abundant open areas, a dedicated walking track and other outdoor amenities such as a swimming pool, a shuttle court, a beautifully landscaped park with an open yoga studio and with an indoor games room equipped with games such as a table tennis board, a snooker board, chess and carom boards, you and your family members can live an active outdoor lifestyle, in which you have excellent opportunities to walk, exercise, play and stay active without the necessity to seek an outdoor park elsewhere.

And with a dedicated non-concrete walking track made specifically with mud so that residents can walk, jog or run without the fear of injuring their knee joints in the long run and without endangering themselves with the risk from motorists by walking on the streets.

AND SAVE YOUR  
KNEE JOINTS TOO...





# GIFT YOUR CHILDREN A MEMORABLE CHILDHOOD



Currently, children of the latest generations are more glued to their screens than any other object or activity in their lives. You can pro-actively reduce their screen times and bring them outdoors to breathe some fresh air and play in the sun by gifting them a safe and energetic community filled with friends of similar age groups and a dedicated children's playground fully equipped with modern playground equipment.

You can also stop worrying about their safety and let them play peacefully within the boundaries of the gated community, which will be equipped with high security surveillance systems and monitored 24x7 by the security personnel. Gift them the lifelong friendships, the mischief and the events that they can remember and cherish all through their lives.



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CONTEMPORARY  
ELEVATION DESIGN



# MODERN LIFESTYLES AND GADGETS NEED AMBIENCE WITH NEW AGE ERGONOMICS



Our lifestyles have changed drastically in the last 3 decades, especially with the advent of mobiles, internet, direct to home cable tv services, modern electronic gadgets and hi-fi home appliances. All these modern gadgets and lifestyle upgradations require compatible accommodations and new age ergonomics that not only give you a beautiful ambience but also perfect functionality and a clean and uncluttered house.

**A/C Power & Pipe Provisions:** Power outlets at optimal positions for all air conditioner points with 3" PVC pipe provisions for housing and connecting your AC external and internal unit with electrical cables and copper piping and a drain outlet for the A/C external Unit

**Wire Free T.V unit provisions:** Electrical pipe provisions for a clean, de-cluttered and wire-free TV unit in the Hall Room.

**Ergonomic Mobile & Laptop charging points:** Power points at 1 feet height above the floor in the hall, living and bedrooms primarily for mobiles and laptops charging points.

**Concealed independent DTH:** DTH cables for each flat are run directly from the roof top dish area to their respective halls and bedrooms, so that you don't see any cable hanging in the corridors, balconies or any external part of the building.

**Concealed Internet cabling:** Internet cabling is provided directly from the building's central panel box in the cellar via respective floor junction box to your drawing or hall room and another cable connection from there to the master bed room for provision of an additional wi-fi router.

**Washing Machine & Dishwasher provision:** Inlet and outlet provisions for a washing machine and dishwasher in the Utility area

**Inlet & Outlet provisions for RO Water Filter:** An exclusive concealed power point and a municipal water inlet exactly above the kitchen sink for a RO water filter and a concealed drain pipe for RO outlet connected directly to the building's water harvesting pit.





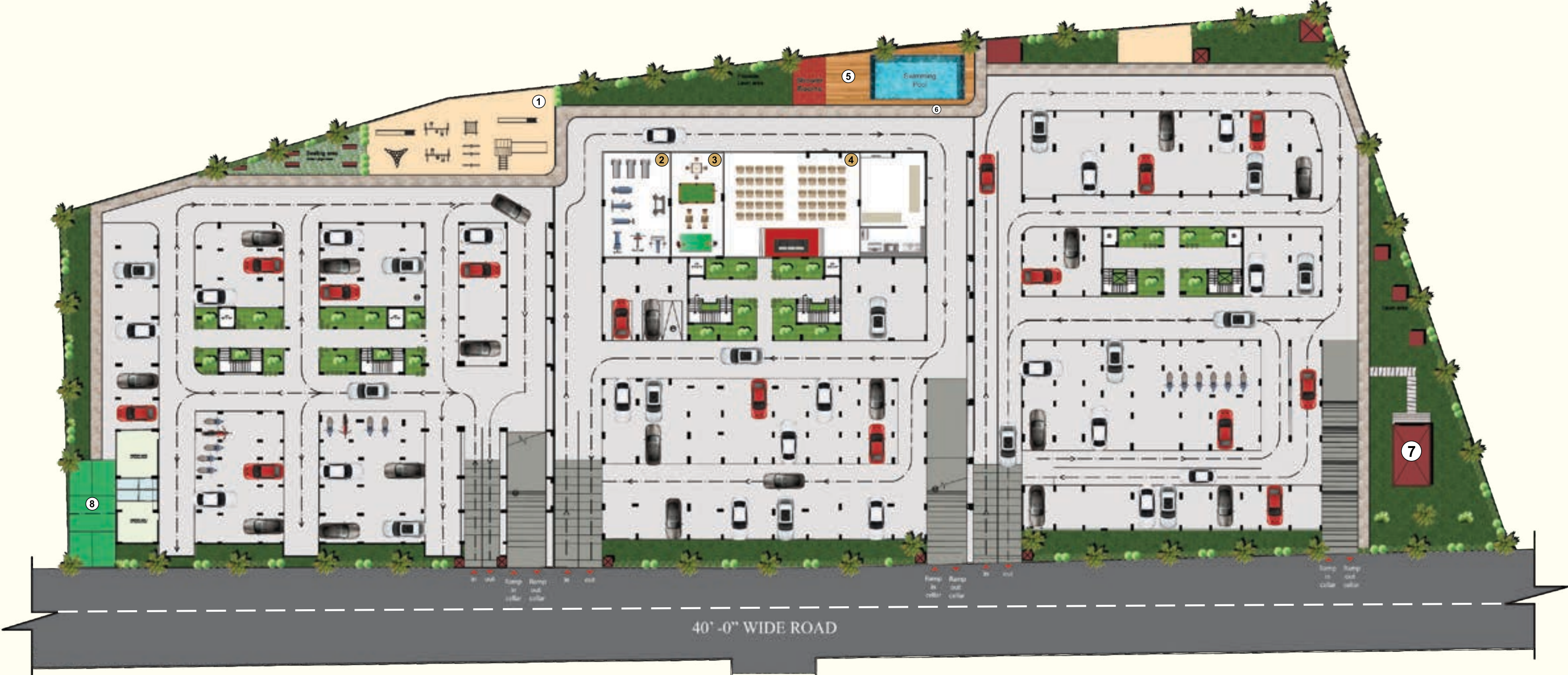
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LARGE BALCONIES





# STILT FLOOR PLAN



- 1 Children's Play Ground
- 2 Gymnasium
- 3 Indoor Games Room
- 4 Convention Hall
- 5 Swimming Pool
- 6 Walking Track
- 7 Park with a Yoga Studio
- 8 Shuttle / Badminton Court

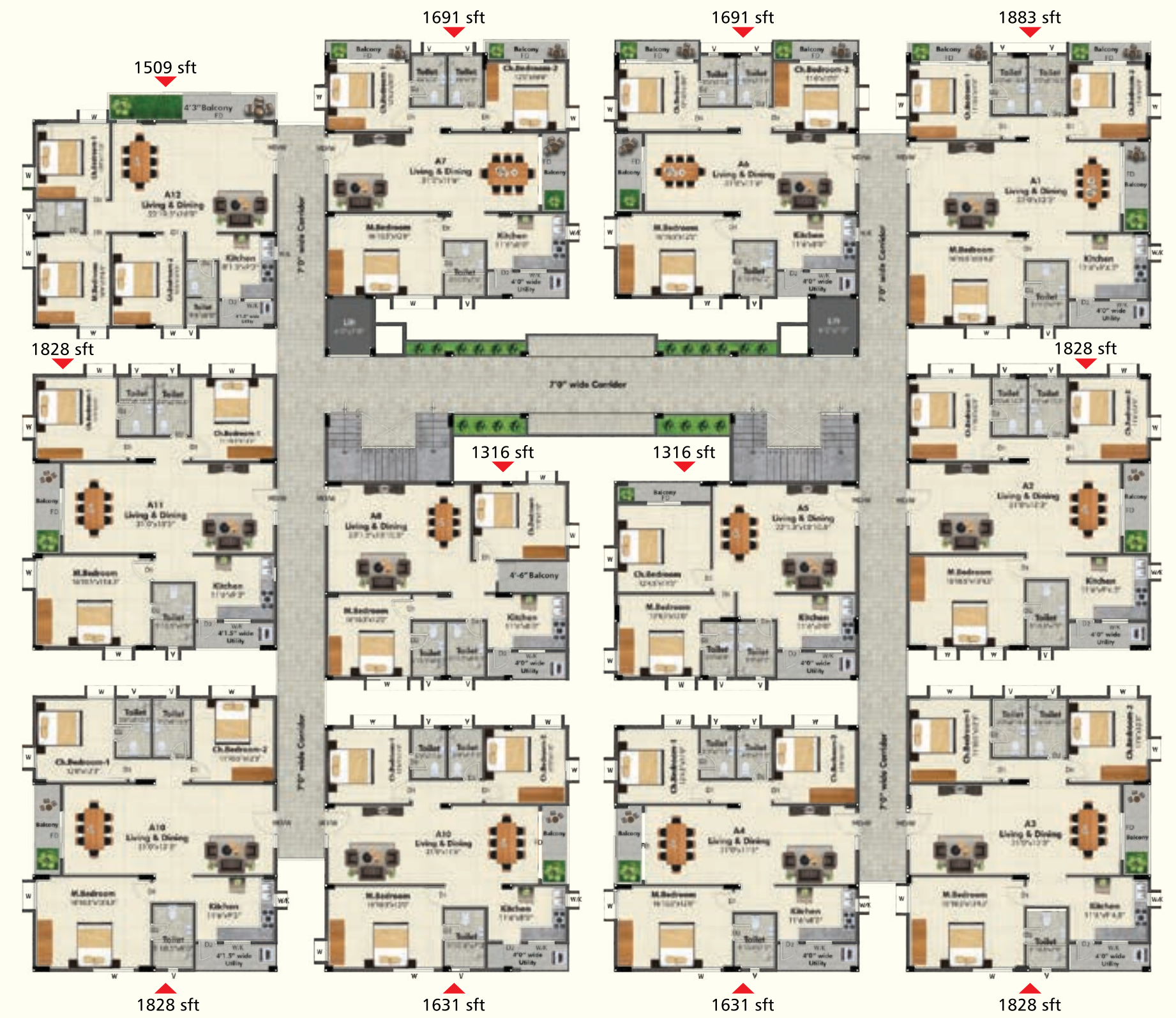
40'-0" WIDE ROAD



# LAYOUT PLAN



# BLOCK-A

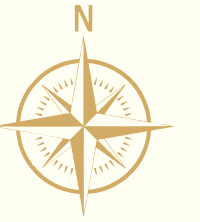


# TYPICAL FLOOR PLANS



# BLOCK-B

# BLOCK-C



# SPECIFICATIONS



1. **PLAN:** All flats are designed per Vaasthu.
2. **STRUCTURAL DESIGN:** With plinth beams to withstand wind & seismic Loads
3. **FOUNDATIONS & STRUCTURE:** R.C.C Framed Structure is designed to the standard specification of BIS "Bureau of Indian Standards" with due provision for earthquake force and self-bearing capacity of strata. The structure, which includes footings, columns, beams and slabs, shall be built with high quality "Ready Mix Concrete" with grades of M20 and M25 and steel of a reputed make, under strict quality controls.
4. **SUPERSTRUCTURE - Walls:** Brick Masonry with light weight Red bricks or Solid Cement Aerated Concrete Blocks.
5. **PLASTERING:** External and internal wall double coat cement plaster with smooth sponge finish and joint of the R.C.C structure and brick wall will be covered with mesh before commencing of the internal wall plastering to avoid cracks.
6. **DOORS:** **Main Door:** Seasoned teak wood frame with engineered designed molded shutters and designer hardware of reputed make.  
**Internal Doors:** Teak wood frames or factory made wooden frames with laminated flush shutters  
**French Door/Window:** UPVC Frame, shutters and rails with plain float glass panels and designer hardware of reputed make
7. **WINDOWS:** UPVC window frames, shutters with glass panels and mosquito mesh and elegantly designed enamel painted MS safety grills.
8. **FLOORING & WALL TILING:**  
**All Rooms:** Premium Vitrified tiles (600 x 600 mm) with skirting of reputed make in all rooms and balconies. Marble or Granite in common areas.  
**Toilets:**
  - a. Anti skid ceramic/vitrified tiles for the bathroom floors
  - b. Glazed ceramic tile dado of reputed make up to 7' height**Utility/Wash Area:**
  - a. Glazed designer concept ceramic tile dado make up to 3' height
  - b. Separate Wet area for washing utensils
9. **PAINTING:**  
**Internal:** Smooth finish with two coats of water proof lappam / wall putty, a coat of primer and two coats of Acrylic emulsion paint of Asian paints/ICI Dulux or equal make.  
**External:** Weather proof acrylic emulsion for exterior walls.  
**Doors & Grills:** Satin/matte finish enamel paint for internal doors and window grills.  
**Parking Area:** Two coats of water proof cement paint over a coat of primer.
10. **KITCHEN:** Cooking platform topped with polished granite with built-in stainless steel sink and long neck taps of premium make and Glazed Ceramic Tile dado up to 2'-0" height above the platform. One tap inlet with drinking water supply for RO and one tap inlet for borewell water supply and one RO waste water outlet connected to the water harvesting pit to save water.
11. **TOILETS:** All Toilets will have
  - a. Separate wet & dry areas
  - b. Water proofed floors with 6'-0" high, concept ceramic tile dadoing.
  - c. Hot and cold wall mixer taps of reputed make with geyser provision.
  - d. Wash basin Hindware/ Cera or equivalent make
  - e. Western commode with attached flush tank of Hindware/ Cera or equivalent make.
  - f. All taps and fittings are chrome plated of Jaguar/Hindware/ Cera or equivalent make.
12. **PLUMBING & SANITARY:**  
**Water Supply pipes and fittings :** ISI standard CPVC piping of Ashirwad or equivalent make and  
**Drainage:** ISI standard PVC/SWR sanitary piping of of Prince/Sudhakar or equivalent make.  
**Rain water Harvesting:** The rain water from the terrace and the open areas will be collected through pipes connected directly to the water harvesting pits to recharge the underground water.  
**Washing Machine:** Water inlet and outlet provision for washing machine in utility or wash area.
13. **ELECTRICAL:** 3 Phase supply for each flat with individual meter boards  
**Electrical Pipes:** ISI standard, 1/2" or 3/4" PVC or CPVC pipe fittings of reputed make such as Sudhakar or Polycab  
**Wiring:** ISI standard, concealed multi strand, fire resistant copper wiring in conduits for lights, fans and plug and power points of premium make such as Finolex/ Havells/ Polycab or equivalent make.  
**Switches & other fittings:** Modular switches of Anchor/ Wipro/ Havells or equivalent make with:
  - a. Ergonomic power outlets at 1 feet height for mobile charging in living and bed rooms.
  - b. Power outlets for air conditioners in all bedrooms
  - c. Power outlets for geysers in all bathrooms
  - d. Plug point for chimney, Refrigerator, Microwave-ovens/Mixer-Grinders and other appliances in the kitchen
  - e. Plug points for washing machine in utility area.
  - f. Plug points for television and other electronic devices in drawing and bedrooms
  - g. Separate MCB (Miniature Circuit Breakers) will be provided for light and power circuit at main distribution box within each flat.
14. **COMMUNICATIONS:**
  - a. **Telephone / Voice:** Telephone point in drawing and master bedrooms
  - b. **Internet / Data:** Provision for wireless router connection in drawing and master bedroom
  - c. **Cable TV / DTH:** Provision for DTH wiring in living and master bed rooms
  - d. **Intercom:** Intercom facility to communicate within the gated community
15. **ELEVATORS:** Automatic elevators of Johnson or equivalent make with V3F system for energy efficiency.
16. **WATER SUPPLY:** Adequate water supply shall be provided through borewells and M.C.H drinking water supply in kitchen through separate overhead tank.
17. **ELEVATION:** Contemporary elevation with beautiful elements and colour concepts.

NOTE: This brochure is only a conceptual presentation and not a legal offering. The builders / promoters reserve the right to alter, modify and change the plans, specifications and offers as deemed fit. Images shown are for illustration purpose only.



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## LOCATION ADVANTAGES

- Just 2 Kms from Nagole X Roads
- Just 3.5 Kms from Nagole Metro Station
- Just 4.5 Kms from L.B Nagar Junction
- Just 5 Kms from Uppal Junction
- 15 kms from Secunderabad Railway Station
- 28 kms from Rajiv Gandhi International Airport
- Close proximity to excellent Educational Institutions.
- Close proximity to world class Hospitals such as Kamineni, Yashoda & Apollo
- Peaceful and secluded lifestyle in close proximity to the great urban amenities.
- Close proximity to excellent Restaurants, large Shopping Centers, Malls and Supermarkets in Dilukhnagar, Uppal, Habsiguda and Secunderabad areas.



## OUR COMPLETED PROJECTS :

### PALLAVI RESIDENCY

Bhavani Nagar, Malkajgiri  
2001

### PALLAVI VILLA

Ramakrishnapuram, Neredmet  
2003

### PALLAVI MANEMMA ENCLAVE

Gandhi Nagar, Ashok Nagar  
2005

### PALLAVI ARCADE

Anandbagh, Malkajgiri  
2007

### DEEPIKA ARCADE

Anandbagh, Malkajgiri  
2009

### PALLAVI AVENUE

Sanjay Nagar, Malkajgiri  
2013

### PALLAVI AASHRAY

Malkajgiri  
2017





PROMOTERS:-

**PALLAVI DEVELOPERS**

# 5-32/3, Pallavi Nilayam  
Malkajgiri, Hyderabad  
Telangana - 500047

SITE ADDRESS:-

**PALLAVI DBR GARDENIA**

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Ajay Nagar Bandlaguda,  
Nagole Hyderabad 500062

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