



**ACHYUTA**

A tranquil world at Tukuguda



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What if you could wake up in an enchanting world that is away from the pollution, away from the chaos yet in the heart of greenery?

What if you could live in a serene world exclusively designed to wipe away the stress from your busy life?

What if your home's a blend of calm, comfort and convenience?

Introducing SV Achyuta, the Serene Side of Life!



# ACHYUTA

A tranquil world at Tukkuguda

## Your Home, Your Sanctuary

Experience the perfect blend of contemporary living and tranquil nature at SV Achyuta, a gated community of luxury villas in Tukkuguda. Enveloped by picturesque surroundings, this community provides an enchanting backdrop for cherished moments with family and friends. Every corner is thoughtfully designed with comfort and elegance in mind, ensuring SV Achyuta is your peaceful haven.

### What makes SV Achyuta so special?

- ◆ Spacious backyards to relax and unwind
- ◆ Thoughtfully designed amenities for all age groups
- ◆ Beautifully crafted landscape zones for moments of tranquility



# ACHYUTA

A tranquil world at Tukkuguda

Your home fills your life  
with a sense of serenity

Find the perfect place to call home in a comfortable environment. SV Achyuta is a gated community of premium villas enveloped in serene surroundings at Tukkuguda. With your home at SV Achyuta, you will not only enjoy a tranquil world of solace but also indulge in all the modern amenities that a contemporary home can offer.



# MASTER PLAN



## LEGEND

1. Entrance Gateway
2. Visitor's Parking
3. Welcoming Water Body
4. Park Entrance Pergola
5. Seating under Pergola
6. Seating Bench
7. Walkway
8. Party Garden
9. Water Feature
10. Herbs garden
11. Entry Deck
12. Sculpture Court
13. Relaxing Garden
14. Hanging Chair under Porch
15. Open Air Viewing Gallery
16. Maze Garden
17. Pathway
18. Outdoor Work Station
19. Outdoor Meeting Area under Trellis
20. Rock Climbing
21. Specimen Planter
22. Children's Activity Space
23. Deck
24. Stepped Seating with Trellis
25. Ludo Board
26. Chess Board
27. Skating Rink
28. Outdoor Fitness Station
29. Cricket Net
30. Elderly Seating Zone
31. Viewing Gallery
32. Yoga / Meditation lawn
33. Stage
34. Oxygen Garden
35. Children's Play Area
36. Pickle Ball Court

## AREA STATEMENT EAST & WEST FACING VILLAS

Plot No.	Plot Facing	Plot Area Sq. Yds.	Built-up Area Sft.	Plot No.	Plot Facing	Plot Area Sq. Yds.	Built-up Area Sft.	Plot No.	Plot Facing	Plot Area Sq. Yds.	Built-up Area Sft.
1	East-A	238	4153	30	East-A	238	4153	59	East-B	219	3865
2	East-A	238	4153	31	East-A	238	4153	60	S-East-B	219	3865
3	East-A	238	4153	32	S-East-A	238	4153	61	N-East-C	313	4826
4	East-A	238	4153	33	N-East-B	277	4024	62	East-B	219	3865
5	East-A	238	4153	34	East-A	238	4153	63	East-B	219	3865
6	S-East-A	238	4153	35	East-A	238	4153	64	East-B	219	3865
7	N-East-A	304	4554	36	East-A	238	4153	65	East-B	219	3865
8	East-A	238	4153	37	East-A	238	4153	66	East-B	219	3865
9	East-A	238	4153	38	East-A	238	4153	67	East-D	295	4254
10	East-A	238	4153	39	East-A	238	4153	68	West-E	235	3760
11	East-A	238	4153	40	East-C	286	3984	69	West-B	219	3994
12	East-A	238	4153	41	West-D	225	3548	70	West-B	219	3994
13	West-C	297	4521	42	West-A	238	4216	71	West-B	219	3994
14	West-A	238	4216	43	West-A	238	4216	72	West-B	219	3994
15	West-A	238	4216	44	West-A	238	4216	73	West-B	219	3994
16	West-A	238	4216	45	West-A	238	4216	74	N-West-C	313	4953
17	West-A	238	4216	46	West-A	238	4216	75	S-West-B	219	3994
18	West-A	238	4216	47	West-A	238	4216	76	West-B	219	3994
19	West-A	238	4216	48	N-West-B	254	3658	77	West-B	219	3994
20	N-West-A	304	4411	49	S-West-A	238	4216	78	West-B	219	3994
21	S-West-A	238	4216	50	West-A	238	4216	79	West-B	219	3994
22	West-A	238	4216	51	West-A	238	4216	80	West-B	219	3994
23	West-A	238	4216	52	West-A	238	4216	81	East-E	221	3874
24	West-A	238	4216	53	West-A	238	4216	82	East-F	212	3681
25	West-A	238	4216	54	West-A	238	4216	83	East-G	211	3670
26	West-A	238	4216	55	East-B	219	3865	84	East-H	211	3605
27	East-A	238	4153	56	East-B	219	3865	85	East-I	238	4068
28	East-A	238	4153	57	East-B	219	3865	86	East-J	287	4348
29	East-A	238	4153	58	East-B	219	3865	87	East-K	333	4551



**You'll receive**  
a calming entry to your home

Step into the world of serene living through a grand and sprawling entrance. From the wide driveways to the street planting and water feature, everything is meant to evoke feelings of harmony and calmness.



## You'll get the perfect place to enjoy solitude

Tune in to the bright, open outdoors and catch a moment of solitude at your favourite spot. Ample seating spaces, for everyone, in the midst of greenery create serenity that will make you forget all the tiredness of your long day.



Welcoming Water Body



Water Body



## Your life will be surrounded by vibrant pockets of green

Discover a world where lush greenery meets open spaces. Our thoughtfully crafted landscape zone and tranquil surroundings welcome you to your adobe where nature and contemporary comforts coexist beautifully.





### ZONE ONE

- ◆ Entry Deck
- ◆ Sculpture Court
- ◆ Pathway
- ◆ Ludo Board
- ◆ Chess Board
- ◆ Skating Rink
- ◆ Outdoor Fitness Station
- ◆ Cricket Net



Ludo & Chess Area



## You'll have a place to flex your play muscles

Escape from the stress of everyday life, playing your favourite sport in a fresh, open setting. With dedicated spaces for sports, SV Achyuta helps you relax, recharge, and reassess in the right proportion for fantastic work/life balance.



Cricket Pitch



Skating Rink



**ZONE TWO**

- ◆ Entry Deck
- ◆ Sculpture Court
- ◆ Pathway
- ◆ Outdoor Work Station
- ◆ Outdoor Meeting Area Under Trellis
- ◆ Rock Climbing
- ◆ Specimen Planter
- ◆ Children's Activity Space
- ◆ Deck
- ◆ Stepped Seating With Trellis



Outdoor Meeting Area Under Pergola



## You'll find creative ways to play with your children

Get your child into the outdoors, run around and meet other children to play with. The dedicated children's play area draws you and your kids in and lets you spend time with your kids: the perfect prescription for the new, crazy world we live in.

ZONE TWO





ZONE THREE

- ◆ Entry Deck
- ◆ Sculpture Court
- ◆ Relaxing Garden
- ◆ Hanging Chair under Porch
- ◆ Open Air Viewing Gallery
- ◆ Maze Garden



Hanging Chair under Porch



ZONE THREE

### You'll embrace the tranquility of life

Experience a tranquil outdoor oasis just moments from your doorstep. The serene natural surroundings and ample seating create the perfect environment for cherished family gatherings and unforgettable memories, all while ensuring your privacy remains intact.





## ZONE FOUR



- ◆ Entry Deck
- ◆ Sculpture Court
- ◆ Elderly Seating Zone
- ◆ Viewing Gallery
- ◆ Yoga / Meditation Lawn
- ◆ Stage
- ◆ Oxygen Garden



Elderly Seating Zone



## You'll make time for your health

Immerse yourself in a tranquil yoga and meditation space that nurtures your mind, body, and spirit. Embrace the calming atmosphere as you journey towards your higher self, surrounded by a supportive community of like-minded individuals on their own paths of awakening.



Backyard Walking Track



Maze Garden



## You'll smash it off for a healthy beginning

Discover the excitement of pickleball on the court, where you can enjoy the fastest-growing sport alongside your family and friends. Connect with like-minded individuals while embracing a healthy lifestyle through this engaging and energetic activity.



**EAST FACING VILLA TYPE- A**  
**238 Sq. Yds.**



**TOTAL BUILT-UP AREA - 4153 Sft.**

WEST FACING VILLA TYPE- A  
238 Sq. Yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOTAL BUILT-UP AREA - 4216 Sq. Ft.



**EAST FACING VILLA TYPE- B**  
**219 Sq. Yds.**



**TOTAL BUILT-UP AREA - 3865 Sq. Ft.**

WEST FACING VILLA TYPE- B  
219 Sq. Yds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOTAL BUILT-UP AREA - 3994 Sq. Ft.



**NORTH EAST FACING VILLA TYPE- B**  
**304 Sq. Yds.**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**TOTAL BUILT-UP AREA - 4565 Sft.**



**NORTH WEST FACING VILLA TYPE- A**  
**304 Sq. Yds.**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**TOTAL BUILT-UP AREA - 4440 Sq. Ft.**

# Your home will be a haven of tranquility

Enjoy bright, open living spaces that let you find balance and harmony of life. Whether you want to entertain friends, unwind with a book after a long day or just kick back with family, living spaces create an environment that's calming and soothing.

Drawing Room



Living Area



Dining Area



GROUND FLOOR

Kitchen





### You'll get a good night's rest, everyday

Feel inspired by the elegant bedroom spaces that will make you want to get cozy. Creating a peaceful oasis, serene sleep spaces instil a sense of calm and help you reset after a whole day and have a little peace.



FIRST FLOOR



Master Bedroom



Bedroom



Guest Bedroom

Balcony



## SECOND FLOOR

### You'll have a space to get entertained

Experience entertainment on the big screen, without leaving your home. Spend your off-hours screening your favourite movie with your family, or even just lazing about with friends watching live sports matches.

Media room





## Your new lifestyle extends beyond your home

Enjoy ample lifestyle amenities that help you focus on your downtime in a relaxing environment. Add life to your off-hours, unplug at the end of your workday, meet your neighbours, share some laughs and treat yourself to some fun at the state of the art clubhouse.



Reception & Waiting Lounge



Covered Swimming Pool



## GROUND FLOOR

Reception & Waiting Lounge  
Swimming Pool and Kids Pool  
with Deck Area

### You'll splash away to endless days of relaxation

Make a splash in the refreshing waters of the pool and feel revitalized after your hard day of work. Whether it's relaxation time that you are after, improving your fitness by swimming laps or entertaining the kids, the swimming pool truly ticks all the boxes.



## You'll smash your way to fitness

Stay active and energized with a top-notch indoor badminton court located right in your neighbourhood. Whether you're looking to engage in casual games or hone your skills with serious practice, this court caters to all age groups. It enhances enjoyment, promotes fitness, and fosters community connections, all while keeping the atmosphere light and enjoyable.

Indoor Badminton Court



Squash Court

## You'll reconnect with your squash buddies

Work up a sweat over game of squash, hit the ground running and have a good time with friends. Squash is the healthiest of all sports as it is fast paced, intense and demands strength, agility and flexibility on the court.



## FIRST FLOOR

Badminton Court  
Squash Court  
3 Guest Suites



3 Guest Suite

## You'll make your guests feel special

Give your guests a 'home away from home' experience and create a lasting impression. The cosy and spacious guest rooms in the community will let you exceed their expectations and ensure them have the most enjoyable and memorable stay.



**You'll get motivated to unwind  
and rejuvenate more often**

Unwind your mind and body, all within the comforts of your community. With a yoga studio and spa just a stone's throw away, you can discover your inner peace through soothing yoga classes and treat yourself to rejuvenating spa services whenever you desire.



**SECOND FLOOR**

- Yoga
- Spa
- Clinic
- Library
- Workstations



## You'll best work begins at home

Elevate your work life with smart workspaces that motivate, and energize you. Letting you thrive from your cozy corner, these workstations remove the hassle of commuting to office and inspire focus, creativity, and comfort.

Workstations



Clinic

## You'll get access to reliable healthcare at your doorstep

Say goodbye to long commutes for doctor consultations and get reliable care for you and your loved ones within the community. With clinic within the community, outpatient consultations are merely a leisurely stroll away.



SECOND FLOOR



Library

## You'll enjoy a tranquil atmosphere for reading

Discover the joy of reading without leaving the comfort of your neighborhood! The library in the clubhouse offers you a treasure trove of knowledge and relaxation, all just a short walk from your doorstep.



## You'll be known for hosting grand parties and events

Get together and socialize with near and dear ones in an idyllic setting. With space to accommodate various events, the Multipurpose Hall is ideal for social gatherings, birthday and anniversary parties, receptions and ceremonies and can be converted to a dining hall, space for events like Ganesh Chaturthi, pandal for Dussehra and community gatherings.



THIRD FLOOR

Multipurpose Hall  
Dining Hall

Banquet / Dining Hall



Gym



## You'll become a fitter version of yourself

Elevate your fitness journey right in your own neighborhood. Whether your goal is to shed fat or achieve a toned, sculpted physique, our cutting-edge community gym is here to inspire and support your transformation. Embrace the opportunity to become the best version of yourself without ever having to travel far.



FOURTH FLOOR

Gym  
Indoor Games

Indoor Games



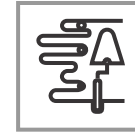


## SPECIFICATIONS



### STRUCTURE & SUPER STRUCTURE

R.C.C framed structure withstanding wind and seismic loads as per NBC code.  
Solid Blocks external walls and internal walls.



### PLASTERING

Joint of the RCC structure and cement brick wall will be covered with mesh before commencing of the internal and external wall plastering.  
External and internal walls double coat cement plaster with river sand.



### DOORS & WINDOWS

Main Doors: Aesthetically designed 8 ft height teak wooden doorframe with veneer shutter with polish finish , hardware of reputed make.  
Internal Doors: Engineered wooden frame with veneer shutter with polish finish and hardware of reputed make.  
Windows: Aluminium frames with plain glass and provision for mosquito mesh.



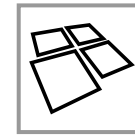
### PAINTING

External: Texture / Cladding (as per elevation design) with weather-proof exterior emulsion paints.  
Internal: Two coats of emulsion paint over smooth putty finish.



### FLOORING

Living / Dining: 800\*1600 size of vitrified tile of Kajaria/Somany/Equivalent brand.  
Bedrooms: 800\*800 size of vitrified tile of Kajaria/Somany/Equivalent brand.  
Master bedroom (in first floor) and home theatre: wooden plank flooring of Kajaria/ Somany/ Equivalent brand.  
Bathrooms: 600\*1200 size Glazed ceramic wall tiles with 600\*600 size antiskid Ceramic tiles of Kajaria/Somany/ Equivalent brand.  
Sitout and Decks: Wooden anti-skid vitrified tiles  
Parking: antiskid granite flooring (as per landscaping design)  
Internal Staircase: natural granite flooring as per approved design.



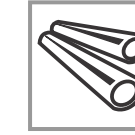
### KITCHEN/UTILITY

- Open for modular kitchen.
- 800\*1200 size vitrified tile flooring in kitchen of reputed make.
- Provision for fixing of exhaust fan and water purifier.
- Provision for washing machine, dishwasher in utility area.
- Utility up to 3ft height tile dado with anti skid flooring tiles



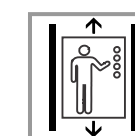
### BATHROOMS & FITTINGS

- Wash basin with hot and cold valve.
- Wall mounted EWC with concealed flush tank
- Single lever diverter with wall mixer cum shower in all toilets.
- Provision for geysers in all toilets.
- All CP and sanitary fittings are of reputed make.( Roca/ Grohe/Kohler or Equivalent)

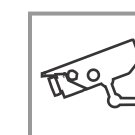


### ELECTRICAL

- 3 phase power supply to each villa unit with individual meter.
- Concealed copper PVC insulated wires of reputed make with good modular switches.
- Power outlets for air conditioners in all bedrooms and halls.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave oven & mixer grinder in kitchen.
- Plug points for T.V. and audio systems etc.
- Miniature circuit breakers (MCB) for each distribution board.
- Provision for one EV charging in parking area.
- All electrical wiring & concealed copper pvc insulated wires switches MCB 's are of reputed make ( Anchor by Panasonic , fine cab ,RR cable or equivalent )

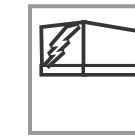


### LIFT PROVISION FOR ALL THE VILLAS



### SECURITY SYSTEMS

- Video intercom facility to all the villas connecting to security.
- Round the clock security / surveillance system (CCTV)
- Solar powered fencing all around the compound.



### GENERATOR & POWER BACKUP

- 100% DG backup for all the villas, common areas, security & clubhouse.



### WTP & STP

- Water treatment plant for water and centralized water distribution by hydro pneumatic system to all villas with individual water meters.
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping.

### SUSTAINABILITY FEATURES

- Organic waste convertor for solid waste management
- Rain water harvesting provision

### CLUB HOUSE

- Swimming pool with changing rooms
- Banquet halls
- Provision for store and Salon
- Provision for state of the Art Gymnasium.
- Indoor games
- Work station for residents
- Indoor air-conditioned badminton court
- Squash court
- Provision for Supermarket and Medical care

### INTERNAL COMMUNITY DEVELOPMENT

- Roads with VDF, pavers, grass pavers and white topping as per landscape design
- Walking/jogging track
- Pickle ball court
- Outdoor gym
- Children's play area with sand pit/EPDM flooring
- Backyard lawns
- Provision Cricket practice net



Outer Ring Road



Wonderla Amusement Park



## You'll connect with nature even when living in a city

Enjoy a sense of seclusion with a place that keeps you connected to the outside world without compromising on your quiet and tranquil life. SV Achyuta, at Tukkuguda, is located strategically in such a way that you enjoy seamless connectivity, serene ambience and unpolluted environment to live a peaceful life.

### PROXIMITY

Fab City	- 02 min
ORR Exit 14	- 05 mins
Rajiv Gandhi Intl. Airport	- 15 mins
IT Park Adibatla(TCS)	- 15 mins
DRDO	- 05 mins
TATA Aerospace	- 15 mins
Wonderla Amusement Park	- 05 mins
Electronic city	- 08 mins
Devender Vidyalaya	- 09 mins
Foxcon	- 10 mins
GMR Aero Space & Industrial Park	- 10 mins
Ranga Reddy Collectorate	- 10 mins
Proposed Indias Biggest WTC at Hardware Park, Raviryal	- 10 mins
GMR Aero City	- 15 mins
Agha Khan Academy	- 15 mins
CVR College of Engineering	- 15 mins
Delhi Public School	- 25 mins
Gachibowli	- 30 mins
Future City	- 40 mins

IT Park Adibatla (TCS)



Rajiv Gandhi International Airport



Delhi Public School



Aghakhan Academy





**SV INFRA**

## Transforming Ideas into Iconic Developments

Sree Venkateswara Infra (SV Infra) stands as a distinguished name in the realm of real estate development, renowned for its excellence in crafting luxurious residential and commercial spaces. Our team, composed of seasoned experts in construction, finance, project management, and marketing, has a remarkable history of executing large-scale ventures with precision and financial insight. We prioritize our clients by thoroughly understanding market demands and consistently surpassing their expectations. Committed to quality, innovation, and sustainability, SV Infra is focussed to delivering extraordinary projects that elevate living standards.



## Setting New Standards for Modern Living

V Group stands out as a premier real estate firm in Hyderabad and Bangalore, dedicated to the development of villas, apartments, and plots. Our emphasis on practical architectural design, high-quality infrastructure, and beautifully crafted landscapes ensures an unparalleled living experience. By adopting innovative real estate strategies and cutting-edge solutions, we significantly increase value for our clients, customers, and investors. Our dedication goes beyond merely completing outstanding projects; we strive to cultivate enduring relationships with our clients, partners, and stakeholders.

**PROJECT CONSULTANTS**

<p>ARCHITECTS</p>  <p><b>Tripuranth</b> AND ASSOCIATES</p>	<p>PMC</p>  <p><b>Asedha</b> PMC Consultants</p>	<p>LANDSCAPING</p>  <p><b>KOHIMA ARCHITECTS</b></p>	<p>NEW MEDIA</p>  <p><b>team</b> works your new media partner</p>
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