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S.V

CONSTRUCTIONS



GAJARAJ ENCLAVE

2 & 3 BHK PREMIUM LUXURY APARTMENTS
AT SARASWATHI NAGAR COLONY, SAIDABAD, DILSUKHNAGAR



A New Landmark of
Strength, Style & Sophistication

North West View

Welcome to a Luxury

Gated Community

1.13
Acre Guntas

137
Units

2 & 3
BHK
Luxury Flats

24/7
Security & CCTV
Surveillance

1200 to
2465
Sft Areas

More
Open Space

Children
Play Area

1B+2S+8+2 TDR
Total 10 Residential High Rise Floors

3 Level
Parking

Excellent Road
Connectivity

6,310 sq
Clubhouse with
World-Class Amenities

Solar-Fenced
for Complete Security
Grand Entry

Indoor
Games

Swimming
Pool

GAJARAJ
ENCLAVE

A GLANCE THAT WHISPERS DREAMS.
A SMILE THAT SHOUTS POSSIBILITIES

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Entrance View

GAJARAJ ENCLAVE



LEGEND

- A. Grand Entrance
- B. Security
- C. Driveway
- D. Walking Track
- E. Multipurpose Hall (First Floor)
- F. Swimming Pool
(To Be Constructed After OC)
- G. Avenue Plantation
- H. Children's Play Area
- I. Seating Zones
- J. Gazebo

MASTER PLAN





GAJARAJ ENCLAVE

A new chapter of refined living begins here.

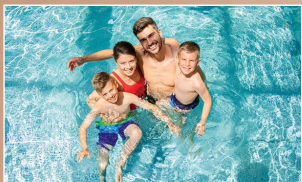
Tucked in the heart of Dilsukhnagar vibrant West Saroor Nagar, Gajaraj Enclave is where luxury meets peace, and convenience blends seamlessly with comfort. Designed for modern families who value both elegance and functionality, this is just a residence - it's a lifestyle upgrade.

Every square foot is thoughtfully planned, every detail a reflection of your aspirations. From spacious interiors to premium finishes, Gajaraj Enclave offers a perfect balance of sophistication and practicality.

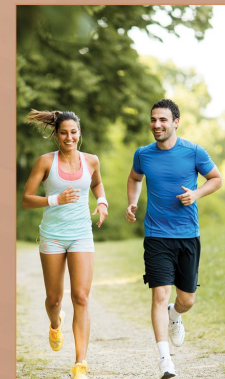
Wake up to sunlight streaming through wide windows, enjoy community moments in open spaces, and unwind in a home that understands your pace and priorities.



South West View



- Grand Entrance
- Clubhouse
- Multi-purpose hall
- Gym
- Indoor Games
- Yoga / Meditation Zone
- Swimming Pool (To Be Constructed After OC)
- Senior Citizens' Area
- Walking Track
- Children's Play Area
- No Common Walls
- CCTV Cameras for Common Areas
- Round-the-Clock Security
- Vaastu-Compliant
- Power Backup Generator
- Fully Automatic Lifts
- Earthquake resistant design
- Watchman rooms
- 3 Level Parking
- Wide driveways
- Avenue Plantation
- Solar Fencing For Compound Wall For Security
- Strategic Location in a Prime Area
- Well designed Common Areas like Corridors, Lifts, Car Parking.
- Eco-friendly, Pollution - Free Living Environment environment



AMENITIES & FEATURES

Clubhouse





Where Joy Lives Freely

A safe and joyful space where little ones laugh, play, and grow. Designed for fun, friendship, and unforgettable childhood memories—right outside your home.

Play Area

PLAY AREA VIEW



Your perfect poolside moment, every day.

Relax, refresh, and recharge in our elegantly designed swimming pool. Perfect for a morning dip, evening unwind, or weekend family fun — your private escape awaits just steps from home.

Swimming Pool

SWIMMING POOL VIEW

FIRST FLOOR PLAN

AREA STATEMENT

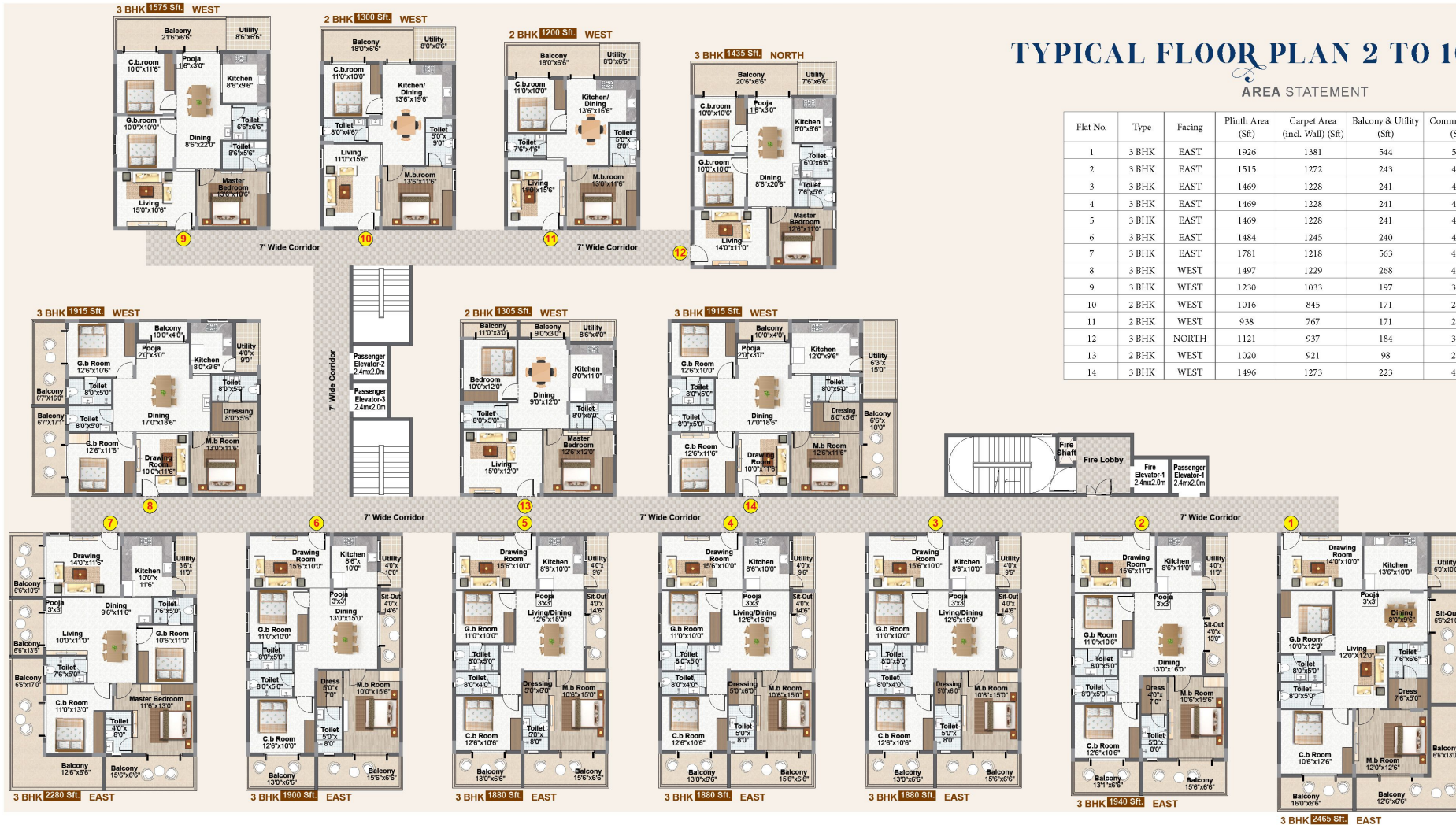
Flat No.	Type	Facing	Plinth Area (Sft)	Carpet Area (incl. Wall) (Sft)	Balcony & Utility (Sft)	Common Area (Sft)	Unit Saleable Area (Sft)
4	3 BHK	EAST	1469	1228	241	411	1880
5	3 BHK	EAST	1469	1228	241	411	1880
6	3 BHK	EAST	1484	1245	240	416	1900
7	3 BHK	EAST	1781	1218	563	499	2280
8	3 BHK	WEST	1497	1229	268	419	1915
9	3 BHK	WEST	1230	1033	197	345	1575
10	2 BHK	WEST	1016	845	171	284	1300
11	2 BHK	WEST	937	767	171	262	1200
12	3 BHK	NORTH	1121	937	184	314	1435
13	2 BHK	WEST	1020	921	98	285	1305
14	3 BHK	WEST	1496	1273	223	419	1915

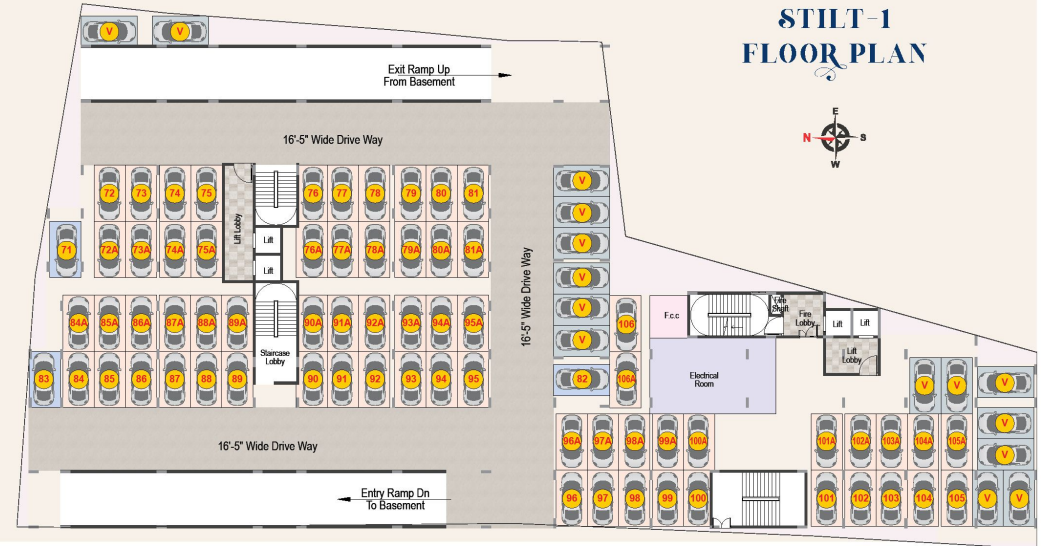
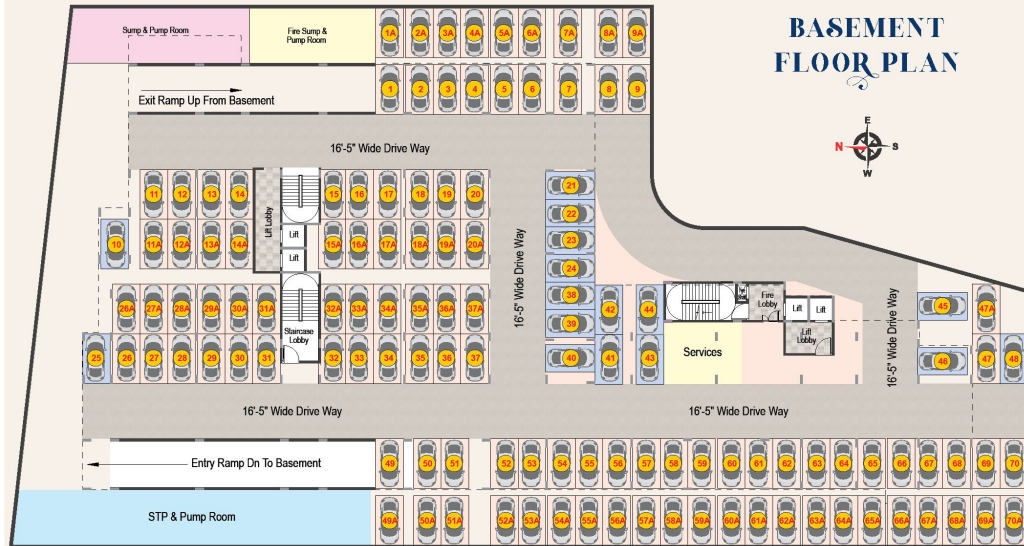
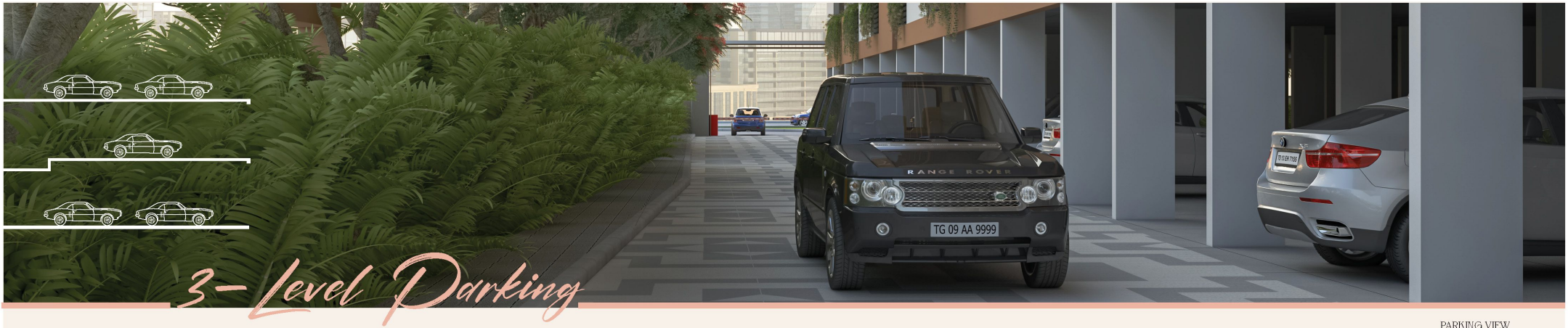


TYPICAL FLOOR PLAN 2 TO 10 FLOORS

AREA STATEMENT

Flat No.	Type	Facing	Plinth Area (Sft)	Carpet Area (incl. Wall) (Sft)	Balcony & Utility (Sft)	Common Area (Sft)	Unit Saleable Area (Sft)
1	3 BHK	EAST	1926	1381	544	539	2465
2	3 BHK	EAST	1515	1272	243	424	1940
3	3 BHK	EAST	1469	1228	241	411	1880
4	3 BHK	EAST	1469	1228	241	411	1880
5	3 BHK	EAST	1469	1228	241	411	1880
6	3 BHK	EAST	1484	1245	240	416	1900
7	3 BHK	EAST	1781	1218	563	499	2280
8	3 BHK	WEST	1497	1229	268	419	1915
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10	2 BHK	WEST	1016	845	171	284	1300
11	2 BHK	WEST	938	767	171	262	1200
12	3 BHK	NORTH	1121	937	184	314	1435
13	2 BHK	WEST	1020	921	98	285	1305
14	3 BHK	WEST	1496	1273	223	419	1915





PARKING VIEW



SPECIFICATIONS

STRUCTURE

R.C.C framed structure.

KITCHEN

Granite platform with steel sink and 2'-0" Height glazed ceramic tiles dadoing.

LIFTS

3 No Of 6 Passengers Lifts - Johnson/ Kone.
1 Service Lift - Johnson/Kone.

SUPER STRUCTURE

Built using advanced Mivan technology with solid concrete walls or conventional construction with cement bricks 9-inch thick bricks for all external walls. 4.5-inch thick bricks for internal walls.

TOILETS

Glazed ceramic tiles dado up to 66" height, sanitaryware and CP fittings from Jaquar, CERA, Sudhakar, or equivalent brands.

FALSE CEILING

False ceiling is provided only on the 10th floor (top/last floor).

MAIN DOOR

Main door Indian teak with polished teak door.

ELECTRIFICATION

Adequate powerpoints with concealed copper wiring and modular switches Anchor / Sudhakar make or equivalent make

POWER BACKUP

Available for common areas and for each unit (3 fans and 3 lights). Ashok leyland or Kirloskar equivalent make

INTERNAL DOORS

WPC Frame / pink stone frame with flush door shutter.

WATER

Water supply from sump & overhead tank.

POOJA

Pooja room setup with plywood work

WINDOWS

UPVC windows.

TV POINT

Provision in hall & master bedroom.

NOTE

- 1) Registration charges, GST, income tax, and any other applicable taxes as per government norms shall be borne by the purchaser.
- 2) 2 BHK units are allotted one dedicated car parking space.
3 BHK units are allotted two dedicated car parking spaces.
- 3) Disclaimer: This brochure is only a conceptual presentation of the project and not a legal offering.

FLOORING

Vitrified double charged 2x4 flooring tiles in hall, dining & bedrooms, Ceramic tiles in toilets, balconies and wash area standard make.

PAINTING

SV putty luppam finish with emulsion for all interior walls & external Structure Asian paints for exterior walls

SOME OF OUR PROJECTS

PROXIMITY

L.B Nagar Circle	07 mins
Dilsukhnagar Metro	05 mins
Airport	25 mins
Adibatla SEZ	30 mins

HOSPITALS

Lifespring hospital	05 mins
Maax life hospital	06 mins
Paramitha Hospitals	07 mins
Ankura hospital	07 mins
Gleneagles Aware	09 mins
Kamineni hospital	11 mins
Rainbow hospital	12 mins

SCHOOLS

SR Digi School	05 mins
Ravindra Bharathi School	05 mins
Academic Heights	06 mins
Sri Chaitanya	09 mins
Akshara Intl. Acad. Wing	12 mins
Birla Open Minds School	14 mins
Slate The School	14 mins



Sky Line Imperial @ Bongalur



Veda Homes @ Kandanur
Near Financial District Exit 12



Skyline Homes @ Adjacent to TCS, Adibatla



Skyline Veda @ OPP. TCS, Adibatla



Sai Sannidhi -II @ Meerpeth



Hotel Shubham Celebrations @ Sagar Ring Road



SV Mall @ Adibatla



Sai Urban Nest @ Adibatla

Shot At
Some of our

Signature Projects





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📍 **M/S Venkateshwara Enterprises**
4th Floor, Beside Ratnadeep
Super Market, Opp. SBI Bairamalguda
Branch, Karmanghat, Hyd, Telangana.

📍 **Site : Saraswathi Nagar Colony,**
Saidabad, Dilsukhnagar,
Mandal Saroornagar, Hyderabad.
✉ e-mail: gajarajenclave1@gmail.com

🌐 www.svconstructions.com

For More Details : ☎ 9248 664 966, 999 222 95 57.

Architect :

iyve
design & planners

3rd Floor, Pavani Annexe, Road no.2,
Banjara Hills, Hyderabad - 500034
Cell : +91 837 431 0518
+91 402 338 4518

BROCHURE DESIGN BY

DG
WORKS
9290 55 9933

NOTE: THIS BROCHURE IS A CONCEPTUAL PRESENTATION OF THE PROJECT AND IS NOT A LEGAL OFFERING. THE PROMOTERS RESERVE THE RIGHT TO REVISE PLANS, FEATURES, AND SPECIFICATIONS WITHOUT PRIOR NOTICE