

TS RERA Number - P02400001645



**LAKSHMI'S  
CADILLAC**

BLISSFUL RETREAT

## A vision for future

The Promoters of Cadillac, LAKSHMI INFRA is a rich blend of Chartered Accountants and Civil Engineers, having vast experience in Construction Industry for the last 23 Years. The Promoters have been doing various projects in Hyderabad, Tenali and Guntur. So far Promoters have transformed 3 million sft into Residential and Commercial Space. The company is dedicated to the discovery and application of innovative building methods, eco-friendly initiatives and industry best practices. Our motto is to Turning the Dreams into Reality.

Corporate Office:

### Lakshmi Infra

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Architects & Engineers

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**Disclaimer:** This brochure is only a conceptual presentation of the project and not a legal offering. The company reserves the right to make changes in plans, specifications and elevation as deemed fit.

2 & 3 BHK Apartment Community @ Kondapur, Hyderabad







Welcome To  
A Celebration Called Life





A project by **Lakshmi Infra**



## A retreat for a lifetime

Lakshmi Infra offers you an incredible community - Lakshmi's Cadillac that is perfect for your lifestyle. Set within a soothing and charming green features, this is truly a place to call home.





A project by **Lakshmi Infra**



**LAKSHMI'S  
CADILLAC**

BLISSFUL RETREAT

Your dreams are realised in one address  
Lakshmi's Cadillac is a community of 348 units of 2 & 3 BHK accommodated in 3 blocks of 12 levels, and an elegant Club House with roof-top pool and amenities to rejuvenate you. Each residence is crafted with luxurious specifications. It is set in 3 acres of green backdrop adorned with designer landscapes.





A project by **Lakshmi Infra**



## Life finds harmony

Experience the kind of lifestyle you've only ever dreamed about. A perfect place for your family to spend a hassle free life. The community provides an array of facilities and conveniences which makes your home a hard place to leave each day.

### Project Highlights

**Lakshmi's Cadillac** - facing North-East corner (100 feet road) is conveniently located in Kondapur, the most balanced locality in Hyderabad for Work, Play and Life.

- + 348 - 2 & 3 BHK Luxurious Apartments
- + Around 22,000 sft Club House
  - > Multi-Purpose Party Hall
  - > Super Market
  - > State of the art Gym
  - > Indoor Games
  - > Guest Rooms
  - > Saloon and Clinic
  - > Roof-top Swimming Pool
- + Landscaped Garden with Water Body
- + Walking Path / Jogging Track
- + Children's Play Area
- + Rain Water Harvesting
- + Multi-purpose Court
- + Visitors' Parking



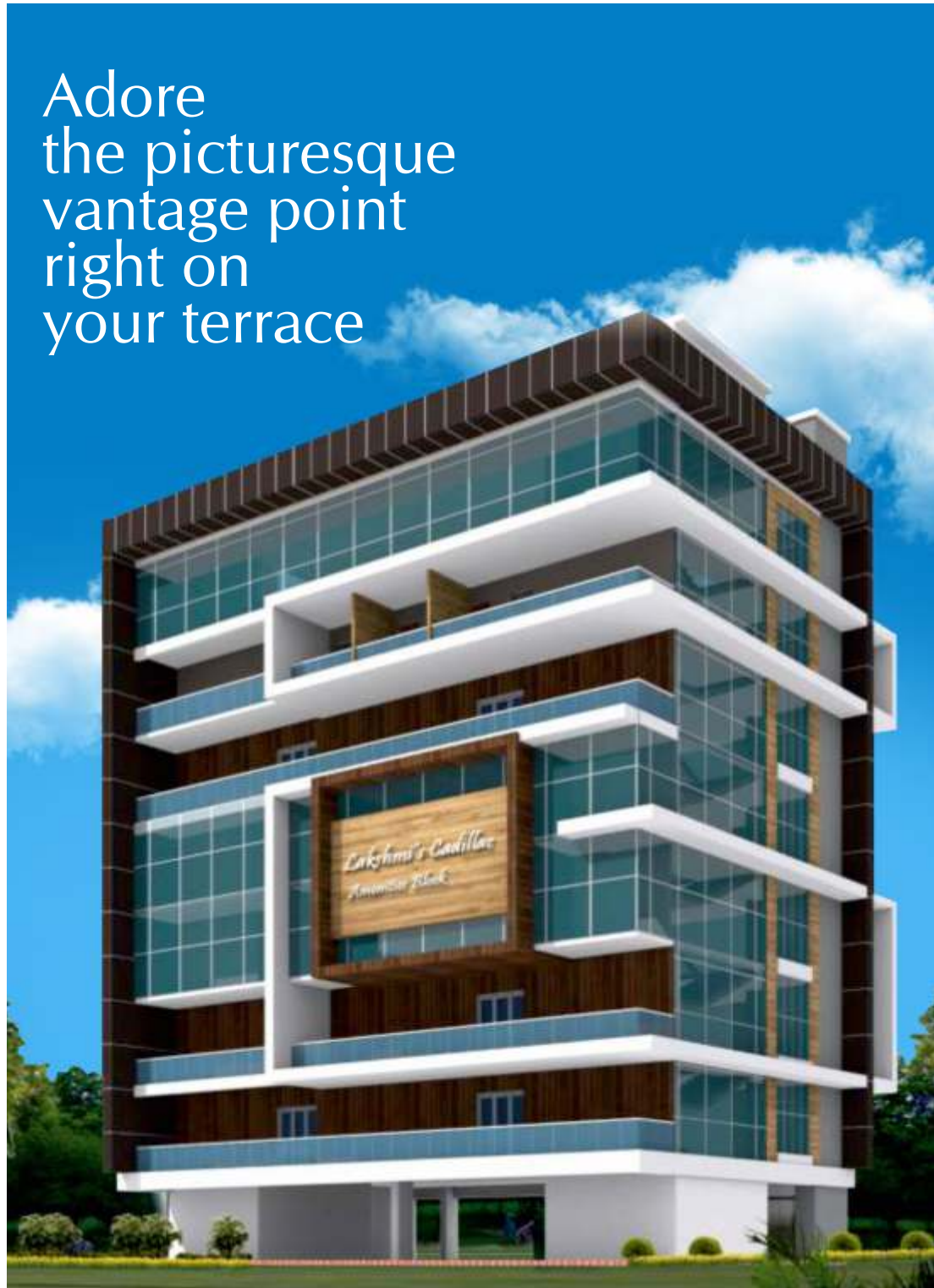


## Roof top pool

Relax, unwind and enjoy

Enter a world of surprises. A pool that is open to sky, right on top of the roof. It's a vibrant, indulgent pool brimming to relax and play. The sparkling pool is set in an expanse of 22,000 sft club house with exquisite outdoor view. There's a state-of-the-art gym, unisex saloon and a multi-purpose hall to celebrate every occasion with family and friends.

Adore  
the picturesque  
vantage point  
right on  
your terrace



## Club house Features

- + Roof-top Pool
- + Supermarket
- + Multi-purpose Hall
- + Gymnasium
- + Indoor Game
- + Health Care Centre
- + Unisex Salon
- + Guest Rooms



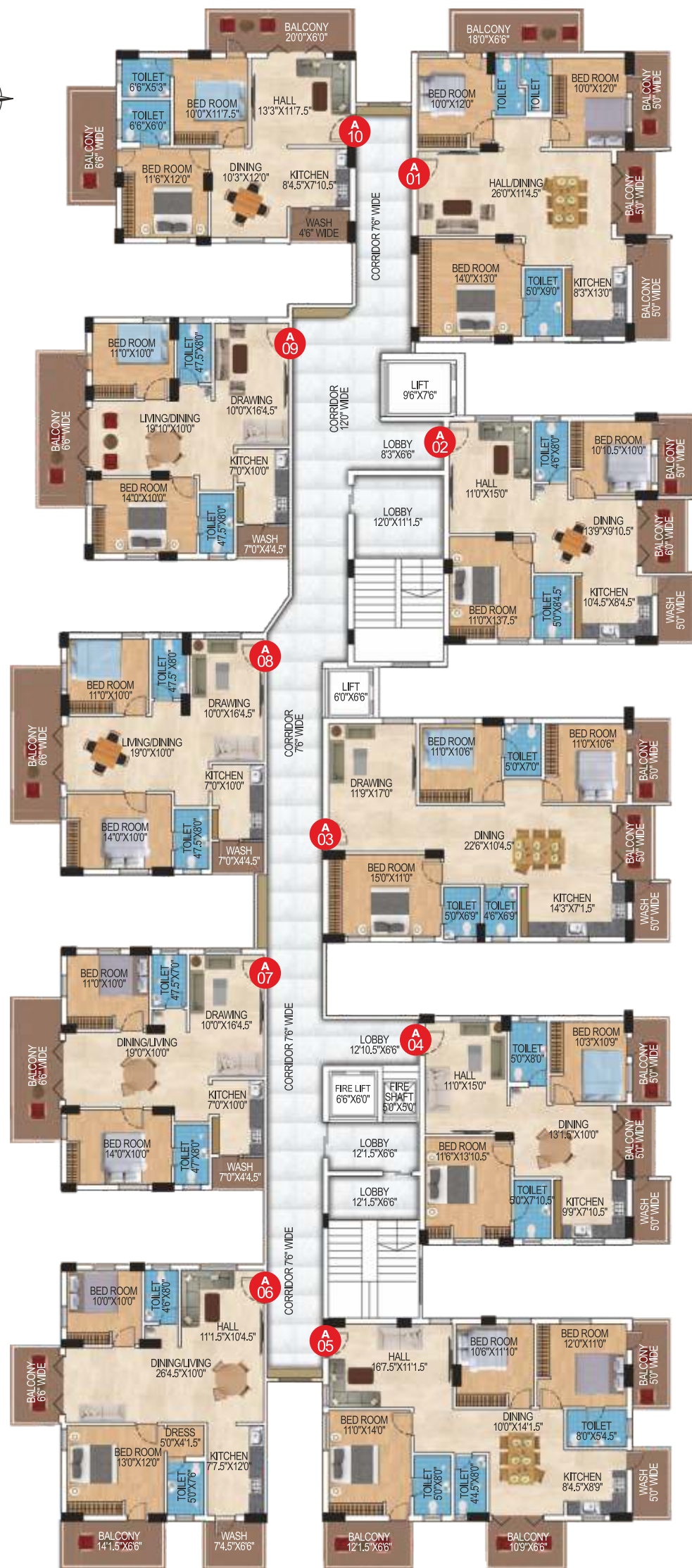


# TYPICAL FLOOR PLAN Block A



## Area Statement

S. No.	Plinth Area	Common Area	Total Area	Type Of Flats
1	1418	355	1773	3 BHK
2	1015	254	1269	2 BHK
3	1365	341	1706	3 BHK
4	1002	251	1253	2 BHK
5	1375	344	1719	3 BHK
6	1158	290	1448	2 BHK
7	1014	254	1268	2 BHK
8	1014	254	1268	2 BHK
9	1014	254	1268	2 BHK
10	1040	260	1300	2 BHK

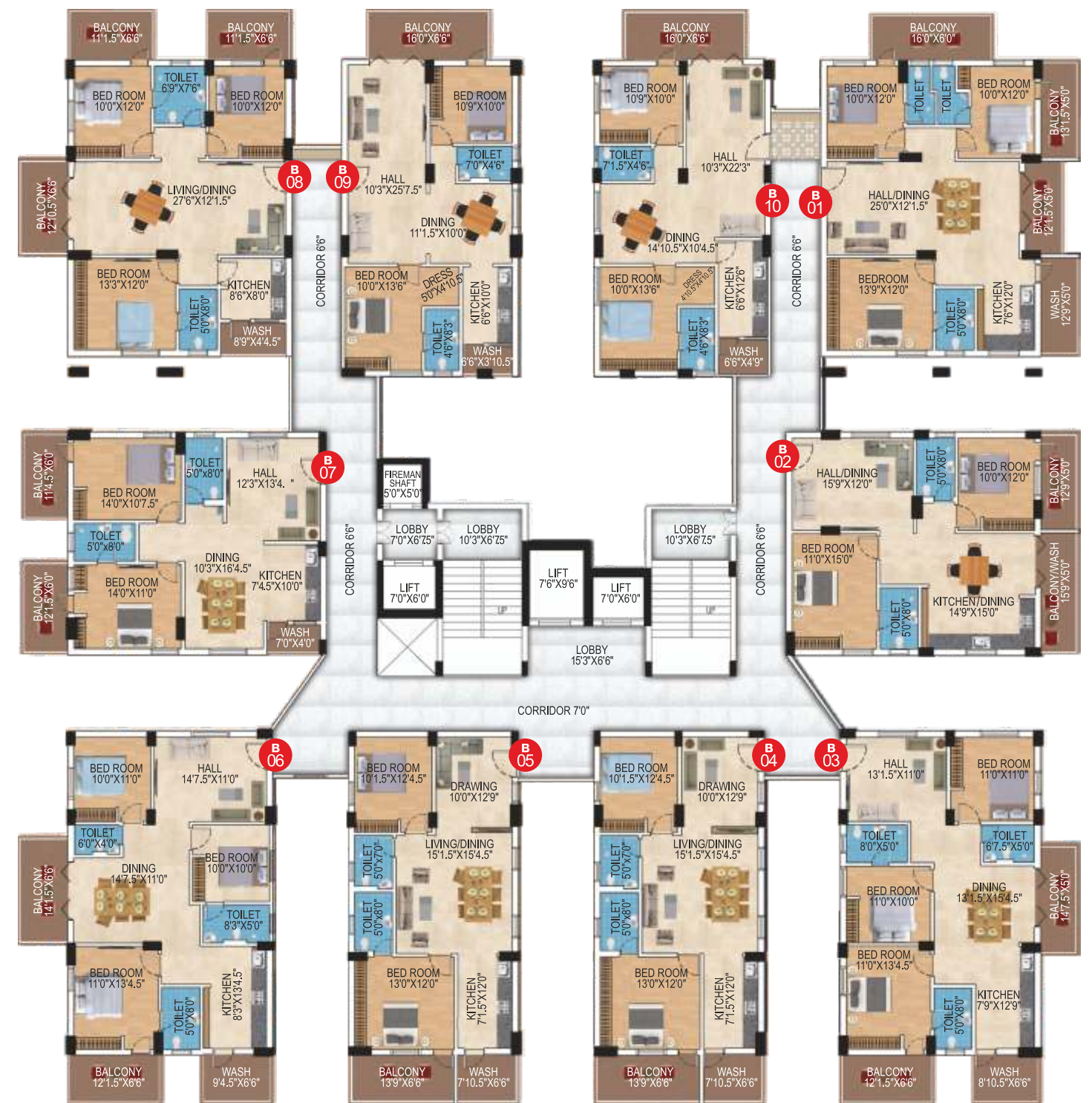


# TYPICAL FLOOR PLAN Block B



## Area Statement

S. No.	Plinth Area	Common Area	Total Area	Type Of Flats
1	1357	339	1696	3 BHK
2	1097	274	1371	2 BHK
3	1302	326	1628	3 BHK
4	1067	267	1334	2 BHK
5	1067	267	1334	2 BHK
6	1344	336	1680	3 BHK
7	1108	277	1385	2 BHK
8	1341	335	1676	2.5 BHK
9	1042	261	1303	2 BHK
10	1042	261	1303	2 BHK



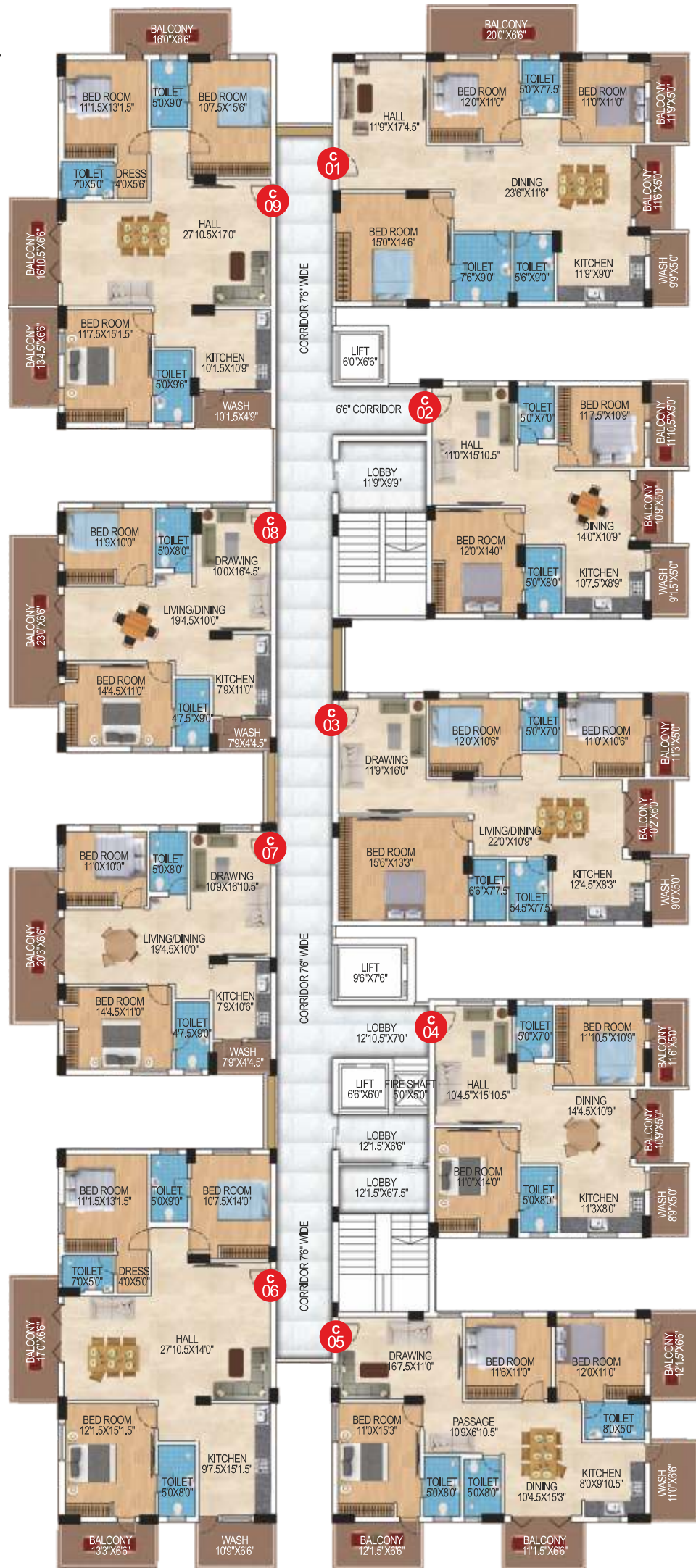


TYPICAL FLOOR PLAN  
**Block C**



**Area Statement**

S. No.	Plinth Area	Common Area	Total Area	Type Of Flats
1	1706	427	2133	3 BHK
2	1086	272	1358	2 BHK
3	1453	363	1816	3 BHK
4	1074	269	1343	2 BHK
5	1493	373	1866	3 BHK
6	1713	428	2141	3 BHK
7	1092	272	1364	2 BHK
8	1092	272	1364	2 BHK
9	1717	429	2140	3 BHK



**Imagine a Community within the heart of the city**  
A luxurious community in the prime area of Hyderabad

Lakshmi's Cadillac is conveniently located in Kondapur, the most balanced locality in Hyderabad for Work, Play and Life. Cadillac is stone's throw away from Educational Institutes, Health Care Centres, IT Hub, Restaurants & Entertainment etc. Easy connectivity with all parts of Hyderabad makes Cadillac extremely convenient to live. Well connected to Airport, ORR, Rly Stations - you are minutes away from every essential of life.

**PROXIMITY TO**

**Educational Institutes**

- Narayana 0.0 Kms
- Arbor International School 0.0 Kms
- Chirec Public School 1Kms
- Jain Intl. School 1.0 Kms
- Sri Rama High School 2 Kms
- Hyderabad Central University 2.7Kms
- ICFAI National College 4 Kms
- D V R College of MCA 5 Kms

- Botanical Garden 1.5 Kms
- Palapitta Park 1.5 Kms
- Sarat City Capital Mall 1.5 Kms
- Cyber Towers 3.0 Kms
- Raheja Mindspace 3.5 Kms
- Financial District 4.5 Kms

**Hospitals**

- Sai Neha Hospital 0.0 Kms
- Best Super Speciality 0.2 Kms
- Satya Sree Clinic 03 Kms
- Apollo Pharma 0.6 Kms
- Apollo Kondapur 2.0 Kms

**Other Places**

- Heritage Fresh 0.5 Kms
- Vijetha Super Market 0.75 Kms
- Ratnadeep Super Market 1.5 Kms
- Spar 1.5 Kms

**Location Map**

Not to scale







# Master Plan



LEGEND			
01	Entry/Exit	09	Path Way/Jogging Track
02	Exit	10	Transformer Yard
03	Deck	11	Digital Generator Area
04	Water Body	12	Multipurpose Court
05	Party Lawn	13	Children Play Area
06	Path Way	14	Cricket Practicing Net
07	Shrub with Specimen Tree	15	Drive Way
08	Court Yard with Artistic Paving Design	16	Club House





## SPECIFICATIONS

<b>STRUCTURE</b>	RCC Framed Structure Designed for Wind & Seismic Forces
<b>SUPER STRUCTURE</b>	Autoclaved Aerated Concrete (AAC) / Cellular Concrete Blocks / Clay Bricks of Good Quality with Cement mortar, outer walls of 9" thick and other walls of 4" thick.
<b>MAIN DOORS</b>	Polished Teakwood frames and Designed Veneer Shutter with Standard Hardware Fittings.
<b>INTERNAL DOORS</b>	Painted Medium Teakwood Frame with Skin Panel Shutters and Standard Hardware fittings
<b>WINDOWS</b>	Sliding UPVC Windows with Mosquito Mesh Shutters fitted with Glass & Standard Hardware Fittings.
<b>VENTILATORS</b>	UPVC / Aluminum for Toilets
<b>WALL FINISHES</b>	
<b>Internal</b>	Cement based Wall Putty with Plastic Emulsion Paint of reputed make for Internal walls and Ceiling over the Plastered Surface.
<b>External</b>	Combination of Textured & Non-Textured Surfaces with Exterior Weather - Proof Acrylic Emulsion Paint on Plastered Surfaces of reputed make.
<b>FLOORING</b>	Living, Dining Bedrooms & Kitchen: Vitrified Tiles of Reputed Make
<b>Balconies, Toilets &amp; Wash Area</b>	Anti Skid Vitrified Tiles
<b>Corridor</b>	Anti Skid Vitrified Tiles
<b>Staircases</b>	Granite
<b>DADOING</b>	
<b>Kitchen</b>	Glazed Ceramic tile Dadoing upto 2 Feet height above platform.
<b>Bathrooms</b>	Glazed Ceramic tile Dadoing upto 7 Feet height.
<b>Wash Area</b>	Glazed Ceramic tile Dadoing upto 3 Feet height.
<b>LIFT WALL FASCIA</b>	Granite / Marble / Vitrified tile
<b>KITCHEN</b>	Polished Granite with SS Sink, Provision for Chimney and Exhaust Fan.
<b>GRILLS</b>	Enamel Painted MS Grills for Windows



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<b>RAILING</b>	Enamel Painted MS Railing with MS Top Rail for Balconies
<b>LIFTS FOR EACH BLOCK</b>	Automatic Elevators per Block Catering to Residential as well as Goods.
<b>ELECTRICAL</b>	AC Points in Bedrooms & Living Rooms Geyser Points in Toilets Points for Aqua Guard, Chimney, Exhaust, Mixer and Grinder in Kitchen PVC Insulated Fire Retardant Wires of Standard make Modular Electrical Switches of Reputed make Lightening Protection System Provision for Washing Machine in Wash Area
<b>TV &amp; TELECOM</b>	Provision for Cable TV/DTH and Telephone in the Master Bedroom & Living Room
<b>INTERCOM</b>	Intercom Connection Facility to Security from all the Flats.
<b>INTERNET</b>	Provision for Internet Point in Living Room
<b>PLUMBING &amp; SANITARY</b>	Wall Mounted White Color Wash Basins & EWC's with Flush Tank in all Toilets Hot & Cold Mixer with Concealed Diverter in all Toilets Treated Water Supply through Over Head Water Tank (OHT) One Drinking Water Connection (Municipal) in Kitchen.
<b>FIRE FIGHTING &amp; PROTECTION</b>	Fire Tanks, Automatic Sprinklers in Basements, Hose Pipe Boxes, Fire Alarms Etc. as per DGFS Norms.
<b>LOBBIES</b>	Anti Skid Vitrified Tiles Flooring for Lift Lobbies
<b>POWER BACKUP</b>	DG Generator for all Flats & Common Areas except AC, Geysers and Mixer/Grinder Points
<b>SAJJAS</b>	No Loft Provisions in the Flats.
<b>DISCLAIMER</b>	The above Specifications may vary in case of Authority requirements/Architect choice without altering the intent of design and with equivalent or better Quality.

