





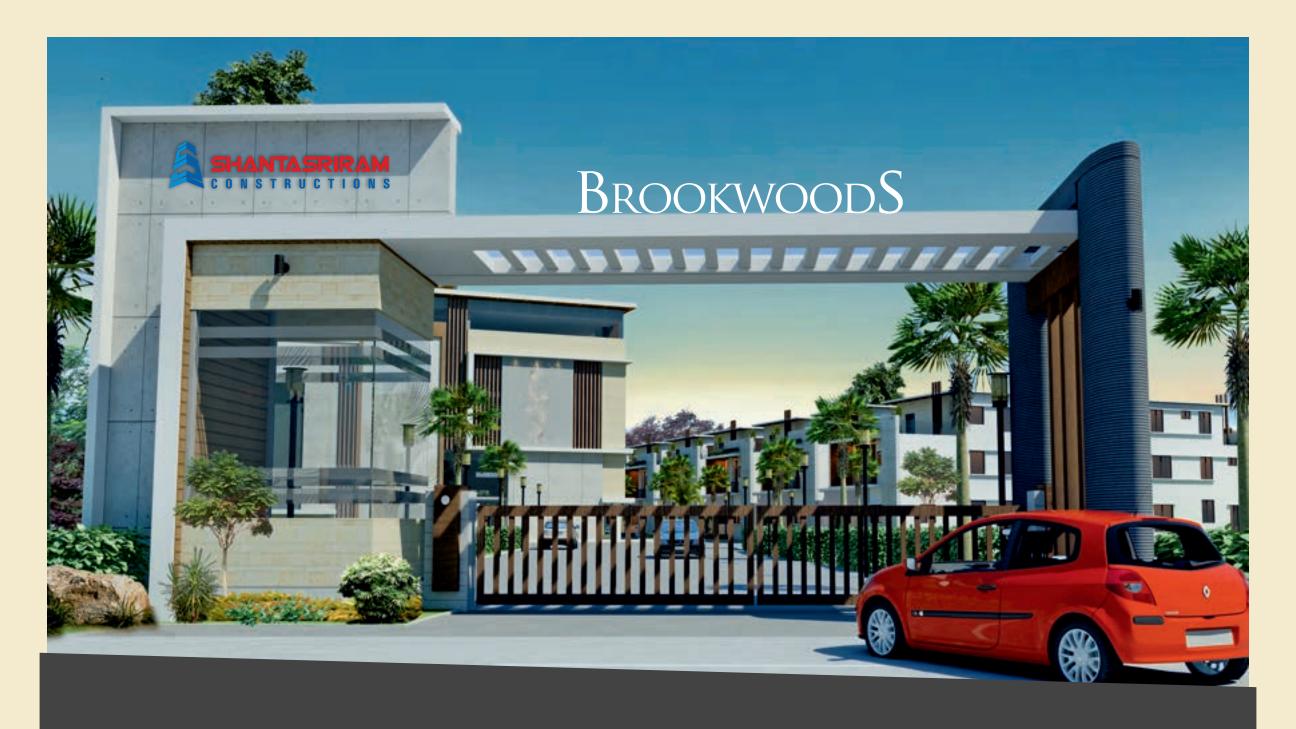
# WHERE LUXURY MEETS TRANQUILITY

5.5
ACRES
COMMUNITY

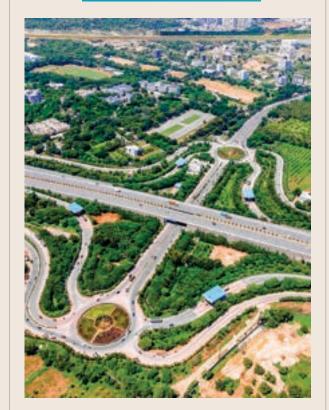
56 LUXURY VILLAS G+2
FLOORS
TRIPLEX VILLAS

**EAST, WEST & NORTH**FACING

**HMDA**APPROVED



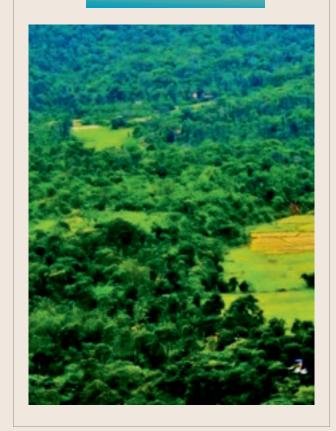
### 5 MINS



**TSPA JUNCTION** 

2000 ACRES O2-RICH NEIGHBORHOOD RAJENDRANAGAR GREENERY What makes Brookwoods irresistible is, the fantastic combination of strategic location and smartly designed premium villas. Rajendranagar's 2000 acres of lush greenery: The oxygen-rich environment is known for its exceptional Air Quality Index (AQI) and high water table, that lets you experience the beauty of green living and the promise of a healthier lifestyle.

### 5 MINS



### 2 MINS

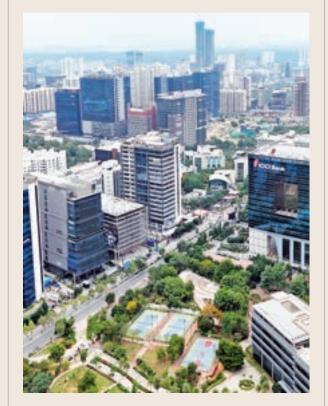


PROPOSED BUDVEL IT PARK



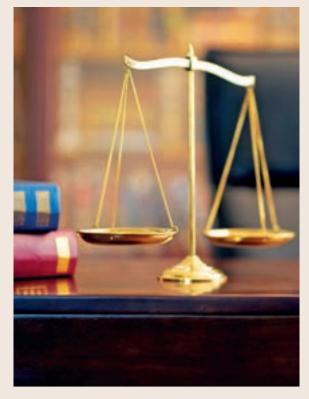
**Budvel IT Park:** Nestled just 10 minutes away, the proposed IT Park will be home to cutting edge infrastructure and amenities, which makes it the perfect hub for Hyderabad's thriving tech landscape for business growth.

### 15 MINS



FINANCIAL DISTRICT

### 5 MINS



100 ACRE HIGH COURT CAMPUS



Off TSPA Junction & Hyderabad IT Growth Corridor: Barely 5 minutes away from the premier Telangana State Police Academy and Hyderabad IT Growth Corridor, rest assured you are in close proximity to IT MNCs, Outer Ring Road, Financial District-Kokapet and more.

# COME HOME TO SEAMLESS CONNECTIVITY

# TO OXYGEN-RICH LIVING

For those looking to indulge in the luxury amidst fresh green environs, away from the chaos of crowded communities, look no further! Elevate your lifestyle amidst the exclusive enclave of luxury villas, where opulence meets tranquility. Experience a world of sophistication and elegance in this exclusive villa community, where luxury knows no bounds.





PROJECT HIGHLIGHTS

- HMDA-aproved
- Set amidst undulating greenery
- Close to key destinations
- Premium gated community
- 56 Triplex Villas 4BHK
- Exclusive 3-Level clubhouse
- 240 390 Sq Yds Plots

- Fully equipped Gym
- Landscaped Water bodies
- Guest suites
- 2 Car Parking each
- 24 hour Water supply
- 24x7 Professional security
- 100% Power Back-up







### SITE LAYOUT PLAN





# COME HOME TO THE PRIVILEGED ADDRESS

Discover the epitome of luxury living in Hyderabad's prestigious gated community, nestled in lush green surroundings. The passionately designed spacious villas offer a sanctuary of unparalleled joy and comfort for its residents, where every corner exudes elegance and charm. Immerse yourself in the lap of luxury as you experience the finest amenities tailored to elevate your lifestyle.







# VILLAS HIGHLIGHTS

# A WORLD BUILT AROUND JOY

Exclusively designed

3 & 4 BHK G+2 Floors Villas

240 Sq yds - 3700 Sft. to 390 Sq yds - 4800 Sft.

Vasthu Compliance

Lift provision for each villa

**Super Luxury Specifications** 

Multi Purpose Hall

Spacious Car Parkings

Water Body & Landscaping

Servant's Room





# COME HOME TO A WORLD OF ENTERTAINMENT

The stylish exclusive clubhouse is sure to be the nerve centre of entertainment and socializing. Endless entertainment awaits at the sprawling clubhouse, ensuring every moment is filled with joy and excitement. Unleash the sports buff in you at the sparkling blue swimming pool, table tennis, squash, badminton, billiards and more. A secure children's play area ensures kids play safe while the fully equipped gym and spa will be a treat for the fitness conscious.

#### **CLUB FACILITIES**

Terrace Swimming Pool

Fully Equipped Gym

Deck Area

Lobby

Banquet Hall

Games Lounge

Reception Area

**Waiting Rooms** 

**Guest Rooms** 



## CLUB @ BROOKWOODS







## TYPE-1 BLOCK-B EAST FACING VILLA PLAN

VILLAS NO. 1 to 8





**GROUND FLOOR** 



FIRST FLOOR



SECOND FLOOR



#### **AREA STATEMENT**

10 19

PLOT AREA: 234.35 Sq.yds or 389.34 Sq.Mts

GROUND FLOOR: 1127.86 SFT 1127.86 SFT FIRST FLOOR: SECOND FLOOR: 1099.99 SFT TERRACE FLOOR: 255.23 SFT 3610.94 SFT TOTAL:

## TYPE-2 BLOCK-A WEST FACING VILLA PLAN

VILLAS NO. 9 to 14









SECOND FLOOR





#### **AREA STATEMENT**

PLOT AREA: 289.80 Sq.yds

GROUND FLOOR: 1171.12 SFT
FIRST FLOOR: 1171.12 SFT
SECOND FLOOR: 1154.98 SFT
TERRACE FLOOR: 271.69 SFT
TOTAL: 3768.91 SFT

**GROUND FLOOR** 

## TYPE-3 BLOCK-A EAST FACING VILLA PLAN

VILLAS NO. **15 TO 20** 







FIRST FLOOR



SECOND FLOOR





#### **AREA STATEMENT**

PLOT AREA: 289.80 Sq.yds

GROUND FLOOR: 1154.55 SFT
FIRST FLOOR: 1154.55 SFT
SECOND FLOOR: 1154.55 SFT
TERRACE FLOOR: 271.80 SFT
TOTAL: 3735.45 SFT

## TYPE-4 BLOCK-G WEST FACING VILLA PLAN

VILLAS NO. **21/A** 







FIRST FLOOR



SECOND FLOOR



**AREA STATEMENT** 

PLOT AREA: 243.50 Sq.yds

GROUND FLOOR: 989.60 SFT
FIRST FLOOR: 989.60 SFT
SECOND FLOOR: 989.60 SFT
TERRACE FLOOR: 183.24 SFT
TOTAL: 3152.04 SFT

## TYPE-5 BLOCK-G WEST FACING VILLA PLAN

VILLAS NO. **21 to 23** 







FIRST FLOOR



SECOND FLOOR



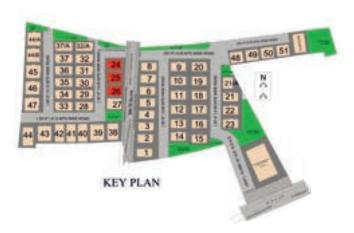
#### **AREA STATEMENT**

PLOT AREA: 272.37 Sq.yds

GROUND FLOOR: 1171.12 SFT FIRST FLOOR: 1171.12 SFT SECOND FLOOR: 1154.98 SFT TERRACE FLOOR: 271.69 SFT TOTAL: 3768.91 SFT

## TYPE-6 BLOCK-C WEST FACING VILLA PLAN

VILLAS NO. **24, 25 & 26** 











SECOND FLOOR



#### **AREA STATEMENT**

PLOT AREA: 262.68 Sq.yds or 240.52 Sq.Mts

GROUND FLOOR: 1241.17 SFT
FIRST FLOOR: 1241.17 SFT
SECOND FLOOR: 1241.17 SFT
TERRACE FLOOR: 271.69 SFT
TOTAL: 3995.20 SFT

## TYPE-7 BLOCK-C WEST FACING VILLA PLAN

VILLAS NO. 27





**GROUND FLOOR** 



FIRST FLOOR



SECOND FLOOR



#### **AREA STATEMENT**

PLOT AREA: 235.81 Sq.yds

GROUND FLOOR: 1410.42 SFT
FIRST FLOOR: 1410.42 SFT
SECOND FLOOR: 1410.42 SFT
TERRACE FLOOR: 271.58 SFT
TOTAL: 4502.84 SFT

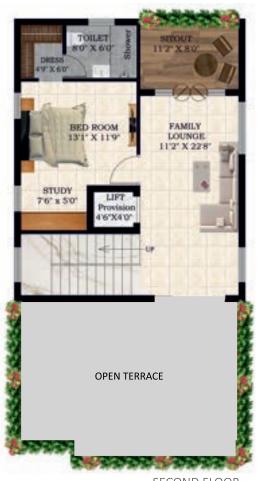
## TYPE-8 BLOCK-D EAST FACING VILLA PLAN

VILLAS NO. **28 to 32/A** 









SECOND FLOOR





#### **AREA STATEMENT**

PLOT AREA: 240.00 Sq.Yds.

GROUND FLOOR: 1306.16 SFT FIRST FLOOR: 1306.16 SFT 1024.03 SFT SECOND FLOOR: TERRACE FLOOR: 159.03 SFT TOTAL: 3795.38 SFT

## TYPE-9 BLOCK-D WEST FACING VILLA PLAN

VILLAS NO. 33 to 37/A







FIRST FLOOR



SECOND FLOOR





#### **AREA STATEMENT**

PLOT AREA: 240.10 Sq.yds

GROUND FLOOR: 1307.56 SFT
FIRST FLOOR: 1307.56 SFT
SECOND FLOOR: 965.06 SFT
TERRACE FLOOR: 161.40 SFT
TOTAL: 3741.58 SFT

## TYPE-10 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. 38











SECOND FLOOR



#### **AREA STATEMENT**

PLOT AREA: 318.44 Sq.Yds.

GROUND FLOOR: 1554.28 SFT
FIRST FLOOR: 1554.28 SFT
SECOND FLOOR: 1087.51 SFT
TERRACE FLOOR: 168.93 SFT
TOTAL: 4365.00 SFT

## TYPE-11 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. **39** 











SECOND FLOOR



#### **AREA STATEMENT**

PLOT AREA: 350 Sq.yds or 292.64 Sq.Mts

GROUND FLOOR: 1995.65 SFT
FIRST FLOOR: 1995.65 SFT
SECOND FLOOR: 1584.25 SFT
TERRACE FLOOR: 168.99 SFT
TOTAL: 5744.54 SFT

## TYPE-12 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. **40, 41 & 42** 





FIRST FLOOR



SECOND FLOOR





#### **AREA STATEMENT**

PLOT AREA: 234.02 Sq.yds

GROUND FLOOR: 1452.60 SFT FIRST FLOOR: 1452.60 SFT SECOND FLOOR: 1074.39 SFT TERRACE FLOOR: 167.86 SFT TOTAL: 4147.45 SFT

## TYPE-13 BLOCK-E EAST FACING VILLA PLAN

VILLAS NO. **44A & 44B** 











FIRST FLOOR

SECOND FLOOR

#### **AREA STATEMENT**

PLOT AREA: 282.12 Sq.yds or 293.59 Sq.Mts

GROUND FLOOR: 1542.45 SFT FIRST FLOOR: 1542.45 SFT SECOND FLOOR: 1517.70 SFT TERRACE FLOOR: 182.92 SFT TOTAL: 4785.52 SFT

**GROUND FLOOR** 

## TYPE-14 BLOCK-E EAST FACING VILLA PLAN

VILLAS NO. **45 to 47** 



**GROUND FLOOR** 



FIRST FLOOR



SECOND FLOOR



#### **AREA STATEMENT**

13 16 14 15

KEY PLAN

PLOT AREA: 305.08 Sq.yds or 331.41 Sq.Mts

GROUND FLOOR: 1677.81 SFT
FIRST FLOOR: 1677.81 SFT
SECOND FLOOR: 1654.57 SFT
TERRACE FLOOR: 182.92 SFT
TOTAL: 5193.11 SFT

## TYPE-15 BLOCK-H NORTH FACING VILLA PLAN

VILLAS NO. **48, 49, 50 & 51** 







FIRST FLOOR



SECOND FLOOR

#### **GROUND FLOOR**



#### **AREA STATEMENT**

PLOT AREA: 211.34 Sq.yds or 227.54 Sq.Mts

GROUND FLOOR: 1227.72 SFT
FIRST FLOOR: 1227.72 SFT
SECOND FLOOR: 1227.72 SFT
TERRACE FLOOR: 182.92 SFT
TOTAL: 3866.08 SFT

### **SPECIFICATIONS**



#### **STRUCTURE**

RCC framed structure designed to withstand wind & seismic loads.



#### **SUPER STRUCTURE**

WALLS: Fly- ash brick walls of 9" thick outer and 4 thick inner walls.



#### **DOORS / WINDOWS / VENTILATOR**

MAIN DOOR: Designer Teakwood frame & veneered shutters with reputed hardware fitting finished with melamine finish.

**FRENCH DOORS:** UPVC Sliding door with float glass paneled shutters and designer hardware of reputed make

**WINDOWS:** UPVC windows system with float glass with suitable finishes as per design.

**VENTILATORS:** UPVC ventilator including provision for exhaust fan.

**GRILLS:** Aesthetically designed, mild steel (M.S) grills with satin emulsion paint finish.



#### **PAINTING**

**Internal:** Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

External: Textured finish and two coats of weather proof exterior emulsion paint of reputed make.

Parking area: OBD paint over two coats of putty.



#### **FLOORING**

**Living / Dining:** Vitrified tiles of standard make. **Master Bedroom:**  $800 \times 800 \text{ mm}$  size of vitrified tiles of standard and reputed make.

Kitchen: 800 x 800 mm size of vitrified tiles of

standard and reputed make.

standard and reputed make.

Staircase: Granite.

Toilets: 1200 X 600 mm Wall tiles, 600 X 600 mm Floor ceramic tiles of standard and reputed make. Utility: 600 X 600 mm Anti-skid ceramic tiles of

Parking: Tender stone / granite as per design
Maid Room: 600 x 600 mm vitrified tile flooring.



#### **KITCHEN**

Provision for washing machine in the utility area.



#### **BATHROOMS**

Vanity type washbasin / readymade counter in any one bathroom if space permitted, top wall mounted WC with concealed flush tank with single lever fixtures, shower. Provision for geysers in all bathrooms. All C.P. fittings are chrome plated of Roca / Toto. All sanitary wares of Duravit or Toto / Roca.



#### **ELECTRICAL**

Power plug for cooking range chimney, refrigerator, microwave ovens, water purifier, mixer / grinders in kitchen, washing machine & dish washer in utility area provision.

3-Phase supply for each unit and individual meter boards.

Miniature Circuit Breakers (MCB) for each distribution boards of reputed make elegant designer modular electrical switches

Concealed conduit wiring with PVC insulated copper cables in all rooms for light, fan and plug points.

A/C provision in all bedrooms, living and dining.



#### TELECOM / I - NET/ CABLE TV

One internet point provision in each villa. DTH, intercom, telephone points in living and bedrooms.



#### PLUMBING

Plumbing lines will be with CPVC pipes / as specified by PHE consultants

All C.P fittings are Chrome plated of Roca / Toto or equivalent make.

All sanitary wares of Duravit, Toto or Roca.



#### **SECURITY & SURVEILLANCE**

The entire property is secured with a compound wall along with solar fencing and the entrance will be manned by a security team.



#### STP

Water sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for the landscaping



#### **GENERATOR**

D.G. Sets with Acoustic enclosure & A.M.F / as specified M & E Consultant with 100% backup including common areas except air conditioning & gestures.



#### **WATER SUPPLY**

Water supply lines with GI PPR pipes or / as specified by PHE Consultants.

Note: This brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make changes in elevation, highlights, plans and specifications as deemed fit.

#### **LOCATION MAP**

(Not to Scale)

#### **DISTANCES FROM SITE**

#### **ROADS**

ORR Service Road - 800 Mts
TSPA Junction (formerly APPA) - 2.5 Kms
Langarhouse - 10 Kms
Gachibowli Junction - 14 Kms
Shamshabad RGIA - 17 Kms
Wipro X Roads - 14 Kms

#### **SCHOOLS**

Akshara International School
Glendale Academy
Srinidhi International School
Army Public School
Shree Swami Narayan Gurukul
Delhi Public School
Oakridge International School
- 1.0 Km
- 6.8 Kms
- 5.5 Kms
- 10 Kms
- 13 Kms

#### **HOSPITALS**

Shadan Hospital - 1.5 Kms

Neocare Hospitals - 2.8 Kms

Sun City Hospital - 5.3 Kms

Rishita Hospital - 3.7 Kms

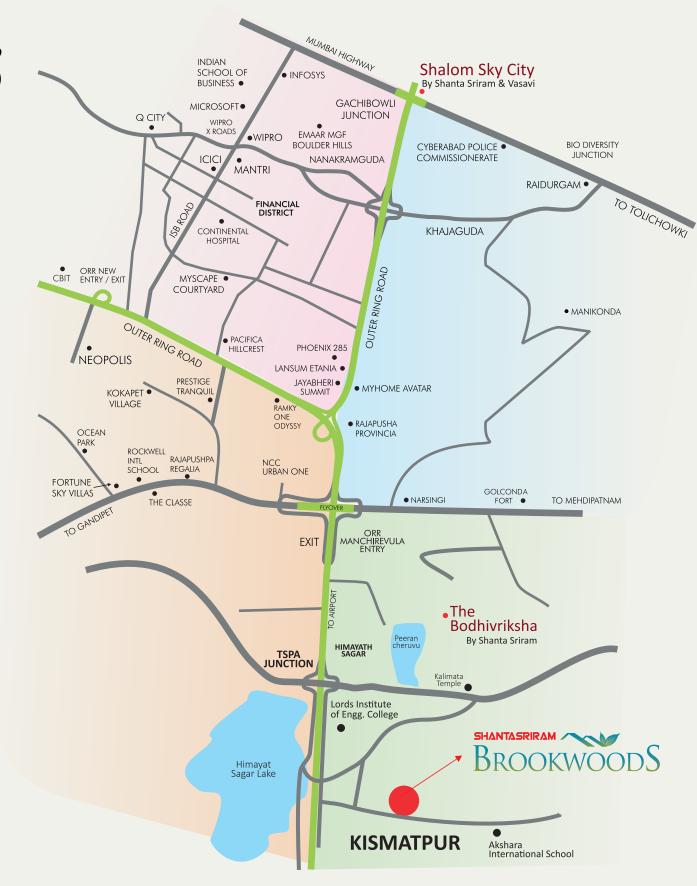
Premier Hospital - 11 Kms

#### **SHOPPING**

Walmart Best Price - 7.7 Kms
Inorbit Mall - 17 Kms

#### **LAKES**

Himayat Sagar Lake - 2.5 Kms
Osman Sagar Lake - 10 Kms

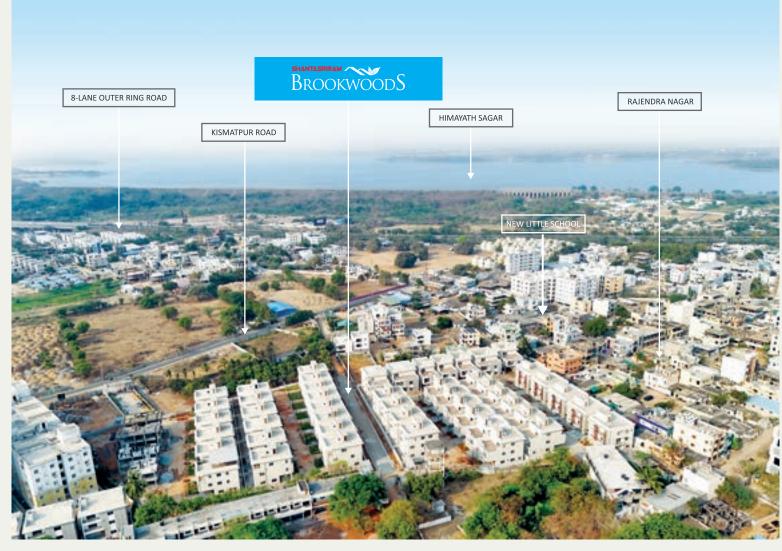


**SCAN FOR** 

LOCATION



TSPA Junction is the clear winner in the saga of ORR development. The connectivity, affordability and rapid infrastructure development make TSPA Junction the choice of thousands of home seekers. Upscale gated communities, express highways, a multitude of schools and shopping arcades make it a sought after destination. Be it Wipro X Roads or Gachibowli, you will reach in 10-15 minute smooth drive. Send your children to elite schools, enjoy fine dining and shoping in evergrowing commercial enclaves in the neighborhood. Arrive in future with a villa at Brookwoods.













Rajiv Gandhi International Airport Solar Roof Cycle Track

Microsoft

ISB

Financial District



















1802 & 1803, Level 18, Tower 1, Shalom Sky City, Gachibowli Circle, Hyderabad - 32

Ph: 99593 11299, 98499 55887

sales@shantasriram.com | www.shantasriram.com

#### SITE ADDRESS

"Shanta Sriram Brookwoods"

Sy. No. 139, 139/A, 140 and 140/E

Kismathpur Village, Gandipet Mandal

Ranga Reddy District - 500 030

#### ARCHITECTS



Banjara Hills Hyderabad - 500 03

#### STRUCTURAL ENGINEERS



Himayatnagar, Hyderabad - 500 029