



SREE VARAHA

*Swar*  
tattvam  
@ Secunderabad



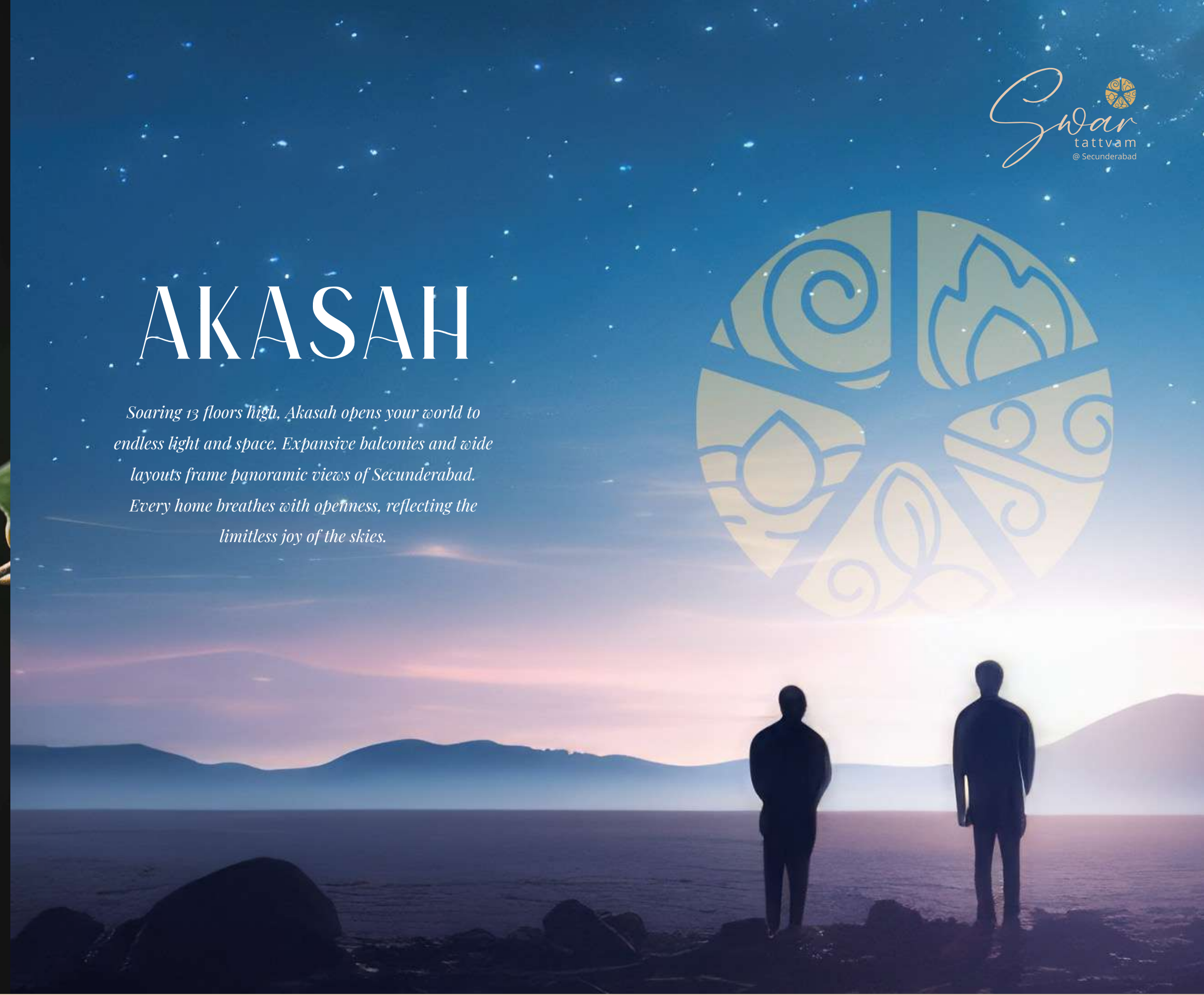
# PRITHVI

*Rooted in 9 acres of lush landscapes and solid RCC structures, Prithvi brings stability to everyday living. Tree-lined pathways and landscaped gardens connect you to nature at every step. Here, life feels grounded, secure, and beautifully balanced.*



# AKASAH

*Soaring 13 floors high, Akasah opens your world to endless light and space. Expansive balconies and wide layouts frame panoramic views of Secunderabad. Every home breathes with openness, reflecting the limitless joy of the skies.*



# APAH

*Apah flows through the project with serene ponds, sparkling pools, and calming water features. Designed to soothe and refresh, it creates spaces of leisure and renewal. Every moment by the water invites balance, clarity, and peace.*



# VAYUH

*Vayuh fills your days with freshness through cross-ventilated homes and open courtyards. Jogging tracks, outdoor gyms, and gardens ensure you always stay energized. The rhythm of life here is light, airy, and full of vitality.*



# AGNI

*Agni ignites warmth and energy in vibrant community spaces and a 35,000 sft clubhouse. Bright interiors and lively gathering zones bring people together in joy. It is this spark that transforms everyday living into celebration here at Svar Tattvam*



# RESORT LIFESTYLE

## IN THE HEART OF SECUNDERABAD

### @ PADMARAO NAGAR

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*Amidst the vibrant heart of the city rises a world crafted to balance urban convenience with serene, resort-style living. Spread across 9 acres of lush greenery in Padmarao Nagar, this landmark development redefines luxury through space, comfort, and timeless design. With 9 towers, 13 floors, and a host of thoughtfully curated amenities, every detail here is designed to enrich your everyday.*

# MASTER PLAN



## LEGEND

1. ENTRANCE PORTAL
2. SCULPTURE & ART
3. SCHOOL BUS PARKING BAY
4. VISITOR'S WAITING LOUNGE
5. BIO POND
6. LIBRARY READING LOUNGE
7. FUN FOUNTAIN
8. YOGA & MEDITATION
9. AMPHITHEATER / OPEN-AIR CINEMA
10. GARDENS
11. JOGGING TRACK
12. OPEN GYM / OUTDOOR GYM
13. MULTI-SPORT COURT / OUTDOOR GYM
14. MULTI COURT / VOLLEYBALL COURT
15. CRICKET PITCH
16. PICKLEBALL COURT
17. AROMA GARDEN
18. OUTDOOR KID'S PLAY AREA
19. FAMILY GATHERING PAVILIONS
20. ACUPRESSURE PATH
21. POOL
22. KID'S POOL
23. POOL TOILETS
24. POOL DECK



# LUXURY BEYOND LIVING

9 Acres

9 Towers

637 Flats

G+12 Floors

1453-2723 Sq. Ft. Built

35,000 sft Clubhouse





# SERENITY

*At Swar Tattvam, serenity is not imagined - it is lived. Wake up to 9 acres of landscaped greens, water features, and quiet corners that bring calm right to your doorstep. Peace is no longer a getaway, it's home.*

# WELLNESS

*Wellness here means more than an amenity. It's the way tree-lined jogging tracks, open-air gyms, and yoga decks become part of your everyday rhythm. Every space is designed to keep you refreshed, active, and in balance.*





# A BUNDANCE

*Abundance at Swar Tattvam is felt in space - wide layouts, expansive balconies, and endless greens. It is a richness that goes beyond size, giving you room for laughter, togetherness, and a life that feels complete.*

# RECREATION

*Here, recreation is part of daily life. Amphitheaters, sports courts, swimming pools, and open play areas bring joy to every age. Whether it's playful weekends or relaxed evenings, leisure finds you right at your doorstep.*



# CLUBHOUSE

## HARMONY

*This is where the energy of Secunderabad meets the calm of curated living. Designed around the five elements, Swar Tattvam creates harmony - between people and nature, togetherness and privacy, activity and rest. Life flows seamlessly here.*



# T TIMELESS

*At Swar Tattvam, moments  
by the pool become timeless  
memories — laughter echoing  
across turquoise waters,  
evenings spent with family,  
and days of carefree leisure.  
It's not just recreation, it's a  
lifestyle that lingers forever.*





OUTDOOR

# A MENITIES

*A 35,000 sqft clubhouse, lush gardens, reading lounges, pools, and gathering pavilions – amenities here are more than conveniences. They become backdrops for family bonding, friendships, and memories, enriching your life with comfort and connection.*

- Family Gathering Pavilions for Social Events / Festivals
- Multi Sport Court / Field / Basketball
- Swimming Pool (Aqua / Bio)
- Kid's Pool / Wading Pool
- Swimming Pool Facilities for Male & Female
- Open Gym / Outdoor Gym
- Multi Court / Volleyball Court
- Cricket Practice Net
- Outdoor Kid's Play Zone
- Yoga & Meditation Room
- Accupressure Path
- Sun Deck
- Aroma Garden
- Jogging Track
- Fun Fountain
- Bio Pond
- Live Performance Lounge
- Amphitheater / Open Air Cinema

# THRIVE

*Life here is designed to keep you engaged and inspired. From fitness and indoor sports to theaters, lounges, and gathering spaces, every amenity encourages you to thrive—socially, physically, and emotionally - within your own community.*

## CLUBHOUSE AMENITIES

- *Multi-Purpose Hall / Banquet Hall with Pre-Function Area and Adjacent Garden*
- *Guest Rooms / Suites*
- *Indoor Gym & Fitness Center*
- *Badminton / Shuttle Court*
- *TT / Billiards / Pool Table / Board Games*
- *Dance & Crossfit Zone*
- *Unisex Saloon*
- *Library*
- *Mini Theater / Media Room*
- *Departmental Store / Grocery Store*





# TRANQUILITY

*Tranquility here is found in the stillness of water features, the whisper of trees, and the quiet of shaded corners. Your home is designed to be a retreat, restoring peace at the end of every day.*

# V ERDURE

*Verdure defines your surroundings at Swar Tattvam. From aroma gardens to bio ponds, greenery shapes the community's soul. Every view outside your window is alive with freshness, making nature your constant and most beautiful neighbor.*





# AFFLUENCE

*Here, affluence is expressed in refinement rather than excess. Spacious layouts, fine finishes, and world-class amenities combine to create understated elegance. It's luxury that feels natural, effortless, and deeply rewarding to experience every day.*

# M ODERN

*Modern living here blends technology with warmth. From advanced security to smart systems and contemporary interiors, every detail is future-ready. Yet the essence remains simple - a home that feels stylish, secure, and welcoming.*



# BLOCK - A

**1550** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.

**2153** UNIT 03  
3 BHK  
WEST FACING  
SQ. FT.

**2002** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.

**2530** UNIT 03  
3 BHK  
WEST FACING  
SQ. FT.



**2336** UNIT 02  
4 BHK  
EAST FACING  
SQ. FT.

**2153** UNIT 04  
3 BHK  
EAST FACING  
SQ. FT.

BLOCK - A FIRST FLOOR PLAN



**2799** UNIT 02  
4 BHK  
EAST FACING  
SQ. FT.

**2530** UNIT 04  
3 BHK  
EAST FACING  
SQ. FT.

BLOCK - A TYPICAL 2ND TO 12TH FLOOR PLAN

**2153** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.



**2153** UNIT 04  
3 BHK  
WEST FACING  
SQ. FT.



**2530** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.



**2530** UNIT 04  
3 BHK  
WEST FACING  
SQ. FT.



**2336** UNIT 02  
4 BHK  
EAST FACING  
SQ. FT.



**2336** UNIT 03  
4 BHK  
EAST FACING  
SQ. FT.



**2153** UNIT 05  
3 BHK  
EAST FACING  
SQ. FT.



**2723** UNIT 02  
4 BHK  
EAST FACING  
SQ. FT.



**2723** UNIT 03  
4 BHK  
EAST FACING  
SQ. FT.



**2530** UNIT 05  
3 BHK  
EAST FACING  
SQ. FT.



BLOCK - B FIRST FLOOR PLAN

BLOCK - B TYPICAL 2ND TO 12TH FLOOR PLAN

**2153** UNIT 01  
3 BHK  
SQ. FT. WEST FACING



**2153** UNIT 04  
3 BHK  
SQ. FT. WEST FACING



**2530** UNIT 01  
3 BHK  
SQ. FT. WEST FACING



**2530** UNIT 04  
3 BHK  
SQ. FT. WEST FACING



2400 WIDE CORRIDOR

2400 WIDE CORRIDOR

ENTRANCE LOBBY

ENTRANCE LOBBY

ENTRANCE LOBBY

ENTRANCE LOBBY

**2336** UNIT 02  
4 BHK  
SQ. FT. EAST FACING



**2336** UNIT 03  
4 BHK  
SQ. FT. EAST FACING



**2153** UNIT 05  
3 BHK  
SQ. FT. EAST FACING



**2723** UNIT 02  
4 BHK  
SQ. FT. EAST FACING



**2723** UNIT 03  
4 BHK  
SQ. FT. EAST FACING



**2530** UNIT 05  
3 BHK  
SQ. FT. EAST FACING



BLOCK - C FIRST FLOOR PLAN

BLOCK - C TYPICAL 2ND TO 12TH FLOOR PLAN

**1561** SQ. FT.  
UNIT 01  
3 BHK  
WEST FACING



**1561** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING



**1561** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING



**1884** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING



**1884** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING



**1884** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING



**1711** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING



**1711** SQ. FT.  
UNIT 03  
3 BHK  
EAST FACING



**1711** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING



**1561** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING



**2034** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING



**2034** SQ. FT.  
UNIT 03  
3 BHK  
EAST FACING



**2034** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING



**1884** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING



BLOCK - D FIRST FLOOR PLAN

BLOCK - D TYPICAL 2ND TO 12TH FLOOR PLAN

**1711** SQ. FT.  
UNIT 01  
3 BHK  
WEST FACING

**1711** SQ. FT.  
UNIT 03  
3 BHK  
WEST FACING

**1711** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING

**1561** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 01  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 03  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING

**1884** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING



**1561** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING

**1561** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING

**1561** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING

BLOCK - E FIRST FLOOR PLAN



**1884** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING

**1884** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING

**1884** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING

BLOCK - E TYPICAL 2ND TO 12TH FLOOR PLAN

1561 SQ. FT. UNIT 01 3 BHK WEST FACING



1561 SQ. FT. UNIT 04 3 BHK WEST FACING



1561 SQ. FT. UNIT 06 3 BHK WEST FACING



1884 SQ. FT. UNIT 06 3 BHK WEST FACING



1884 SQ. FT. UNIT 04 3 BHK WEST FACING



1884 SQ. FT. UNIT 06 3 BHK WEST FACING



1711 SQ. FT. UNIT 02 3 BHK EAST FACING



1711 SQ. FT. UNIT 03 3 BHK EAST FACING



1711 SQ. FT. UNIT 05 3 BHK EAST FACING



1561 SQ. FT. UNIT 07 3 BHK EAST FACING



2034 SQ. FT. UNIT 02 3 BHK EAST FACING



2034 SQ. FT. UNIT 03 3 BHK EAST FACING



2034 SQ. FT. UNIT 05 3 BHK EAST FACING



1884 SQ. FT. UNIT 07 3 BHK EAST FACING



# BLOCK - G

**1711** SQ. FT.  
UNIT 01  
3 BHK  
WEST FACING

**1711** SQ. FT.  
UNIT 03  
3 BHK  
WEST FACING

**1711** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING

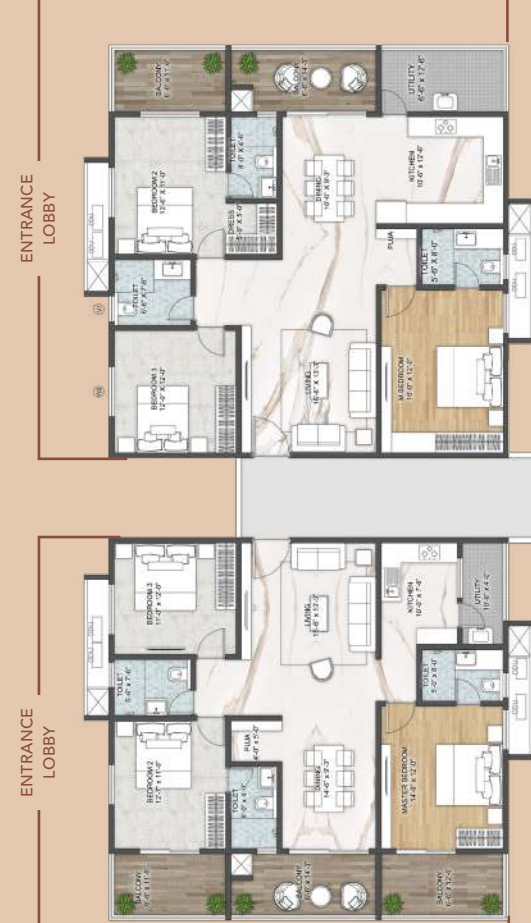
**1561** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 01  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 03  
3 BHK  
WEST FACING

**2034** SQ. FT.  
UNIT 04  
3 BHK  
WEST FACING

**1884** SQ. FT.  
UNIT 06  
3 BHK  
WEST FACING



**1561** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING

**1561** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING

**1561** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING

**1884** SQ. FT.  
UNIT 02  
3 BHK  
EAST FACING

**1884** SQ. FT.  
UNIT 05  
3 BHK  
EAST FACING

**1884** SQ. FT.  
UNIT 07  
3 BHK  
EAST FACING

BLOCK - G FIRST FLOOR PLAN

BLOCK - G TYPICAL  
2ND TO 12TH FLOOR PLAN

**1561** UNIT 01  
3 BHK  
SQ. FT. WEST FACING

**1453** UNIT 03  
3 BHK  
SQ. FT. WEST FACING

**1884** UNIT 01  
3 BHK  
SQ. FT. WEST FACING

**1775** UNIT 03  
3 BHK  
SQ. FT. WEST FACING



**1561** UNIT 02  
3 BHK  
SQ. FT. EAST FACING

**1453** UNIT 04  
3 BHK  
SQ. FT. EAST FACING

BLOCK - H FIRST FLOOR PLAN



**1884** UNIT 02  
3 BHK  
SQ. FT. EAST FACING

**1755** UNIT 04  
3 BHK  
SQ. FT. EAST FACING

BLOCK - H TYPICAL  
2ND TO 12TH FLOOR PLAN

**1561** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.

**1453** UNIT 03  
3 BHK  
WEST FACING  
SQ. FT.

**1884** UNIT 01  
3 BHK  
WEST FACING  
SQ. FT.

**1775** UNIT 03  
3 BHK  
WEST FACING  
SQ. FT.



**1561** UNIT 02  
3 BHK  
EAST FACING  
SQ. FT.

**1453** UNIT 04  
3 BHK  
EAST FACING  
SQ. FT.

BLOCK - I FIRST FLOOR PLAN



**1884** UNIT 02  
3 BHK  
EAST FACING  
SQ. FT.

**1775** UNIT 04  
3 BHK  
EAST FACING  
SQ. FT.

BLOCK - I TYPICAL  
2ND TO 12TH FLOOR PLAN



**STRUCTURE:**

RCC structure in Aluminium Shuttering (MIVAN SHUTTERING)

**DOORS:**

Polished timber frame with panelled shutter, timber type to be teak wood, walnut, oak or equivalent

**INTERNAL DOORS:**

Polished timber frame with panelled shutter, timber type to be teak wood, walnut, oak or equivalent

**IRONMONGERY:**

All door hardware (handles, hinges, etc) from Hafele / Dorma / Olivare / Ozone or an equivalent make.

**WINDOWS:**

UPVC windows with mesh shutter.

**FLOORING/DADO:**

800 X 800 Double charge vitrified tiles,  
1200 X 600 Tiles for toilet wall and cladding,  
1200 X 600 tiles for balcony

**KITCHEN:**

Granite platform with SS sink of standard make.

**BATHROOM:**

Chromium plated fittings & sanitary fittings of Kohler or equivalent

**PAINTING:**

2 coats of lappem and putty with 2 coats of paint of asian / equivalent

**ELECTRICAL:**

Modular switches Legrand / GM or equivalent. 3 KW DG backup for each apartment

**LIFTS:**

Kone / Schindler or equivalent with in-built safety feature

**EXTERNAL SECURITY:**

CCTV for surveillance for all locations.  
Visitor Management



## SPECIFICATIONS

**BMS / BAS:**

Fire Alarm Panels, Fire Hydrant Panels, Water Tank Monitoring, Elevator Operations, CCTV, Access Control, Vehicle Management, Perimeter Security, Generators, STP, WTP and many more of the sub systems. Proposed System will include Sensors, Pressure Switches, Flow Meters, Controllers, Relays, Communication Protocols, API's

\*No modifications will be entertained. Construction will be done as per HMDA approved drawing only





# CONNECTIVITY

## METRO & RAIL:

Secunderabad railway station - 2 Mins  
 Secunderabad East Metro Station - 5 Mins  
 Metro connectivity to airport

## MALLS:

Necklace Pride - 12 Mins  
 IMAX - 20 Mins  
 GVK - 20 Mins  
 Shoppers Stop - 20 Mins  
 Lifestyle - 20 Mins

## HEALTHCARE:

Gandhi Hospital - 2 Mins  
 Apollo - 5 Mins  
 Yashoda - 8 Mins  
 KIMS - 12 Mins  
 Rainbow - 15 Mins

## BUSINESS HUBS:

Ranigunj - 10 Mins  
 Paradise - 10 Mins  
 Pot Market - 10 Mins  
 General Bazaar - 10 Mins  
 Begumpet - 15 Mins  
 Punjagutta - 20 Mins

## EDUCATION:

Delhi Public School - 10 Mins  
 Geethanjali Devashray - 10 Mins  
 Secunderabad Public School - 10 Mins  
 Hyderabad Public School - 15 Mins



Scan For  
Site Location





## DEVELOPMENT PARTNERS



[www.sreevaraahagroup.com](http://www.sreevaraahagroup.com)

Address: 5th Floor, Myscape Weave,  
Financial District, Gachibowli, Hyderabad-500032.

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NOTE : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.