



Srivari *Villas*

AT NELLORE

OPEN UP TO A NEW LIFESTYLE OF FREEDOM & PEACE!



When your dreams have always been to live in that spacious, flowing villa that can match up to your aspirations, Sri Vari Villas is the place to lay the anchor at. Experience a life that is a reflection of your dreams in the most beautiful way. Be ready to get started with a new life and a modern lifestyle as the luxury has just arrived!

SEEKING THE BEST
RESIDENTIAL ADDRESS IN NELLORE,
STEP IN!

SriVari *Villas*



Srivari *Villas*

RE-DEFINE
YOUR LIFESTYLE WITH
NELLORE'S FINEST
GATED COMMUNITY

These luxury villas are something very special. The luxury of city villas now gets reflected into the villas here. Experience the charm of a well planned lavish villa lifestyle that you have always aspired for. One-of-a-kind villas built for the very first time in Nellore; these villas are a gateway to prosperity. Inspired from a contemporary lifestyle, these homes are visually pleasing with a strong aesthetic to suit your every needs. Sun kissed, well-lit, and well-ventilated king-size rooms, large and comforting balconies, ample parking space define your daily living.



NATURE MEETS PLANNING

With every step you take around these boundless spaces, you'll dive into an oasis of tranquility. Large open flowing spaces within and around the house welcome you.

Drive into the realm of green spaces marked by garden pockets to celebrate life like never before. The well laid out community has wide internal roads with landscaped pockets. The green open spaces for children make the perfect setting for morning walks and the evening get together.





LIFE MEETS STYLE

TRADITION MEETS MODERNITY,
COMFORT MEETS LUXURY AND
DREAMS MEET REALITY.

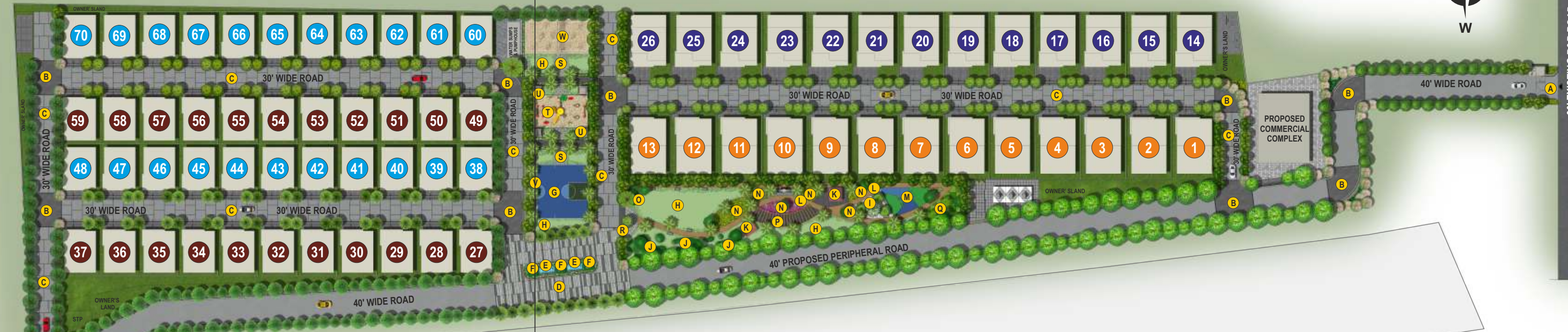
Srivari *Villas*

Srivari Villas

PROJECT HIGHLIGHTS

- 8.78 Acre Gated Community
- 70 Luxury Villas
- 45(358 Sqyd) & 30(233 Sqyd) Ankanams Plots
- East & West facing Villas
- Vaastu Compliant
- Large balconies, Sit-outs & terrace
- Deluxe quality construction
- Main Entrance Entry and Exit Gate Complex
- 40' & 30' Wide Internal Roads
- Interlocking Pavers for Jogging Track
- Children's Play Area
- Party Lawns
- Proposed Club House & Pool in Phase-2

SITE LAYOUT PLAN



**FUTURE EXPANSION
PHASE-II**

AREA STATEMENT

VILLA NO	AREA SIZE	EAST	WEST	TOTAL BUILT-UP AREA
45 ANKANAS (358 SQYD)				
1-13	46'0"X70'0"	13		4717 SFT
14-26	46'0"X70'0"		13	4710 SFT
30 ANKANAS (233 SQYD)				
27-37 49-59	40'1.5"X52'3"	22		2720 SFT
38-48 60-70	40'1.5"X52'3"		22	2700 SFT

LEGEND

- A. Entrance Gateway
- B. Pavers Paving
- C. V.D.F Flooring with Broom Finish
- D. Granite Paving
- E. Water Body with Bubblers
- F. Pylon
- G. Half Basketball Court
- H. Lawn
- I. Seating Plaza
- J. Mound
- K. Gazebo
- L. Murram Pathway
- M. Fitness Station
- N. Ground Covers
- O. Cluster Plantation
- P. Pergola
- Q. Grid Plantation
- R. Park Entrance
- S. Stepping Stones
- T. Children's Play Area
- U. Deck Under Tensile
- V. Seating
- W. Volleyball Court



EAST FACING VILLA

45 ANKANAMS

EAST FACING
FLOOR PLAN

AREA STATEMENT

PLOT AREA 358 Sq.Yds

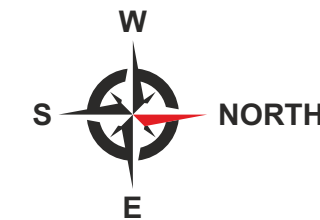
GROUND FLOOR AREA - 1882 SFT

FIRST FLOOR AREA - 1803 SFT

SECOND FLOOR AREA - 1032 SFT

TOTAL

4717 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING VILLA

45 ANKANAMS

WEST FACING FLOOR PLAN



GROUND FLOOR PLAN

AREA STATEMENT

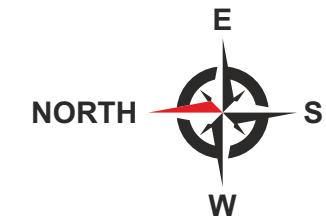
PLOT AREA 358 Sq.Yds

GROUND FLOOR AREA - 1837 SFT

FIRST FLOOR AREA - 1684 SFT

SECOND FLOOR AREA - 1189 SFT

TOTAL 4710 SFT



FIRST FLOOR PLAN



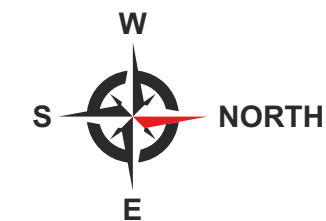
SECOND FLOOR PLAN



EAST FACING VILLA

30 ANKANAMS

EAST FACING
FLOOR PLAN



AREA STATEMENT

PLOT AREA	233 Sq.Yds
GROUND FLOOR AREA	- 1360 SFT
FIRST FLOOR AREA	- 1360 SFT
TOTAL	2720 SFT



GROUND FLOOR PLAN

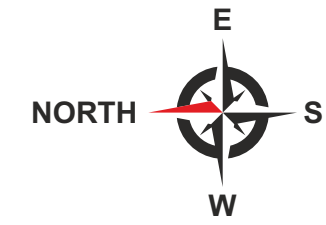


FIRST FLOOR PLAN



WEST FACING VILLA

30 ANKANAMS WEST FACING FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENT

PLOT AREA	233 Sq.Yds
GROUND FLOOR AREA	- 1350 SFT
FIRST FLOOR AREA	- 1350 SFT
TOTAL	2700 SFT

SPECIFICATIONS

STRUCTURE

STRUCTURE: R.C.C. framed structure

SUPERSTRUCTURE: 9" Thick red bricks for external walls and 4.5" thick red bricks for internal walls.

PLASTERING

INTERNAL: 1 Coat of plastering in CM 1:6 for walls and ceiling.

EXTERNAL: 2 Coats of plastering in CM 1:6 for external walls.

DOORS

MAIN DOOR: Engineered wood frame of 7'-0" height with designer flush shutter with two sides veneer, with polishing or WPC door with standard hardware fittings.

INTERNAL DOORS: Engineered wood frame of 7'-0" height with designer flush shutter with two sides veneer, with polishing or WPC door with standard hardware fittings.

FRENCH DOORS, if any: UPVC door frames with clear glass paneled shutters and designer hardware of reputed make, with provision for mosquito mesh.

WINDOWS: UPVC Window system with clear glass of suitable finishes as per design, with provision for mosquito mesh.

PAINTINGS

EXTERNAL: Textured finish and two coats of Exterior emulsion paint of reputed make.

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

FLOORING

LIVING, DINING, BEDROOM & KITCHEN:

Vitrified tiles of 800mmX800mm

BATHROOMS: Acid resistant, anti-skid ceramic Tiles of reputed make.

PARKING: Interlocking tiles/Industrial vitrified

LIVING BALCONIES: Vitrified tiles of reputed make with matt finish.

STAIRCASE: Marble/Granite

TILE CLADDING

DADOING IN KITCHEN: Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make. (Optional).

BATHROOMS: Glazed ceramic tile dado of reputed make up to 7'0" height.

UTILITIES: Glazed vitrified tile of reputed make up to 3'0" height.

SERVANT ROOM: Ceramic tiles.

SERVANT BATHROOM: Non skid tiles.

KITCHEN

1. Granite platform with stainless steel sink
2. Separate Municipal water tap
3. Provision for fixing of water purifier, exhaust fan & chimney.

UTILITIES / WASH

Washing machine provision in the Utility area.

BATHROOMS

1. Semi pedestal washbasin

2. Wall hung EWC with concealed flush tank of reputed make.

3. Single lever fixtures with wall mixer cum shower of reputed make.

4. Provision for geysers in all bathrooms.

5. All C.P. fittings are chrome plated of reputed make.

ELECTRICAL

1. Concealed copper wiring are of best brands.

2. Power outlets for Air-conditioners in all rooms.

3. Power outlets for geysers in all bathrooms.

4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in Utility Area.

5. 3-Phase supply for each unit and individual Meter Boards.

6. Miniature Circuit Breakers (MCB) for each distribution boards are of best brands.

7. Elegant designer Modular electrical switches.



TELECOM

1. Telephone points in all bedrooms, living room, family room.

2. Intercom facility to all the units connecting Security.

CABLE TV

Provision for cable connection in all bedrooms and living room.

INTERNET

1 Internet provision in each flat / FTH with WiFi Internet for common areas.

LIFTS

Provision for lift is given for 357 sq yards villas.

STP

1. A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

2. Rainwater harvesting provided for recharging ground water levels

GENERATOR

100% D.G Set backup for common area's and 1.5KW power supply for each villa with acoustic enclosure & A.M.F.

SECURITY / BMS

1. Sophisticated round-the-clock security system.
2. Surveillance cameras at the main Security and entrance of each block to monitor.
3. Video door phone for each villa connected to

Security for screening of the visitors.

4. Identity cards for servants

5. Boom barriers at entry for vehicles with mechanical operation.

AIR-CONDITIONING

Provision for air-conditioning for all rooms as per the requirement with power supply and drain pipe

LANDSCAPING

Landscaping in all common area's

WATER

Pneumatic pumps will be used for supply of water

EXTERNAL LIGHTING

Light posts with lamp fittings for street lighting

COMPOUND WALL

Compound wall shall be constructed all around the site with main entrance gate and security.





Nellore Jonnawada Kamakshi Temple



Vedagiri Lakshmi Narasimha Swamy Temple



MGB Mall



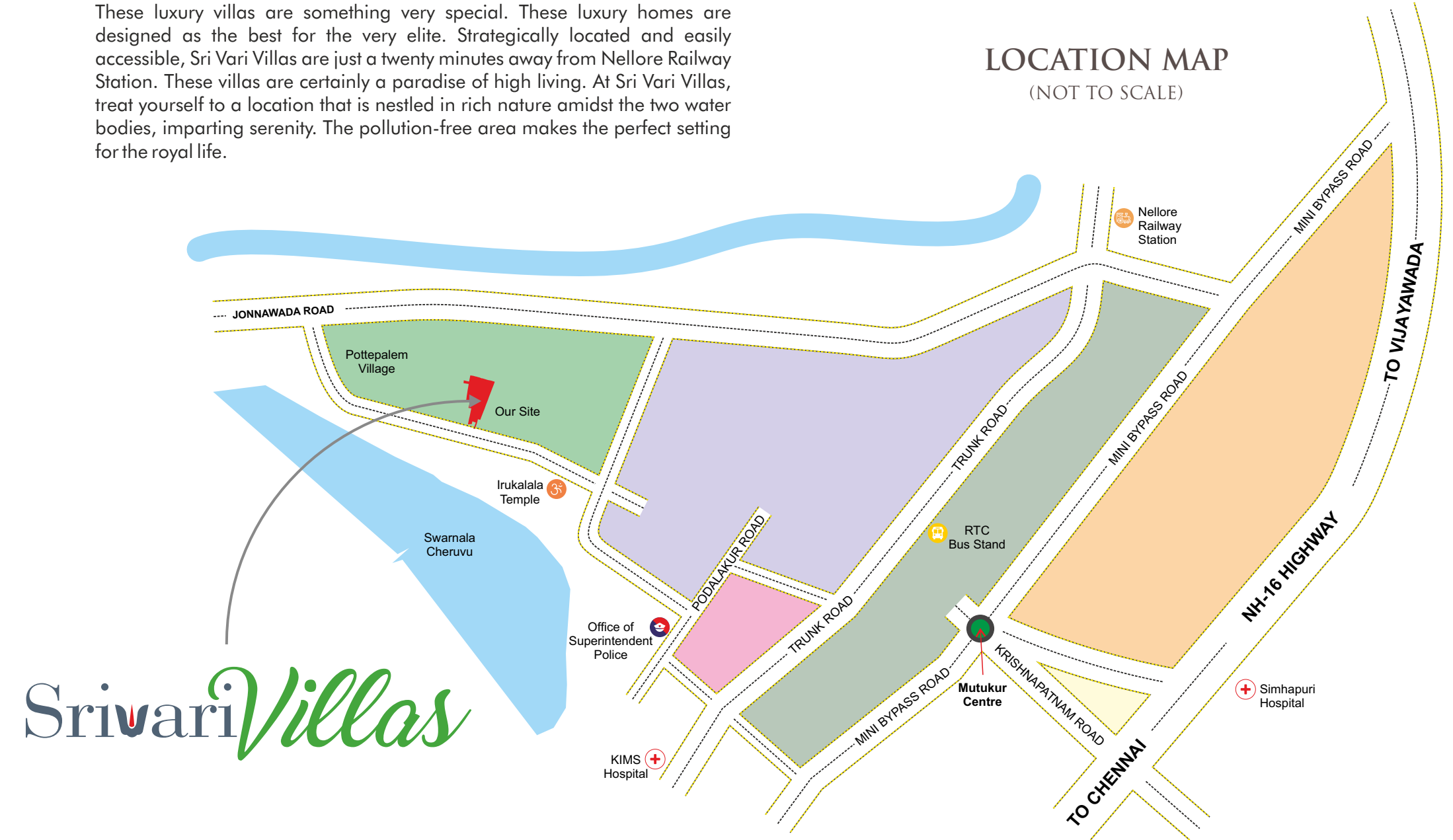
Nellore Railway Station

LOCATION MEETS TRANQUILLITY

These luxury villas are something very special. These luxury homes are designed as the best for the very elite. Strategically located and easily accessible, Sri Vari Villas are just a twenty minutes away from Nellore Railway Station. These villas are certainly a paradise of high living. At Sri Vari Villas, treat yourself to a location that is nestled in rich nature amidst the two water bodies, imparting serenity. The pollution-free area makes the perfect setting for the royal life.

LOCATION MAP

(NOT TO SCALE)



SriVari Villas

PROMOTERS



SHANGRILA

Shangrila Infracon India Private Limited
Nellore to Zonnawada Road, Near Pottepalem - 524 004

M: 73373 11112, 73373 11113

Email: marketing@shangrilainfra.com

www.shangrilainfra.com

RERA: P09250070632

ARCHITECTS



TRU DESIGNS

Plot No. 59, 4th Floor, Phase-1, Kavuri Hills
Madhapur, Hyderabad - 500 033
Phone: +91 40 4017 9395
email: info@trudesigns.in
www.trudesigns.in

STRUCTURAL ENGINEERS



5-10-194, Office No. 3, 2nd Floor
Chakrapani Estates, Hill Fort Road
Saifabad, Hyderabad -500 004
+91 89773 52846, +91 40 2321 2846
email-masconsultingengineers@gmail.com

MEP CONSULTANTS



495, Sanmathi, 9th Main, 11th Cross
ISRO Layout, Bangalore - 560 078.
Telefax - (080) 26664152 / 95
Email - esvedesigns@gmail.com

LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

First floor, Plot No - 57, Kavuri Hills
Phase -1, Madhapur
Hyderabad - 500 033
Ph: +91-98490 41999