



# Sridhaam

DPR  
INFRA

  
Sridhaam





Serenity,  
Opulence,  
Beauty,



luxury and exclusivity;  
significant of the elegance  
of calmness and plentitude.

# Building a Future of Urban Luxury





Increasingly, we've begun to embrace science. And though we may not understand the nitty gritty of it, We understand the benefits of it. Simply because science is real. The fact is, since time immemorial Science has always made our lives richer. And it will continue to do so in the years to come. It's not a Herculean task either.

All it takes is some re-thinking. Some re-drawing and some re-building. And before you know it, your life's improved a whole lot more. That's the science of living.

Brought to life at DPR's Sridhaam.















Live Close





To Nature













"SRIDHAAM" is derived from two words "Sri" and "Dhaam". In Hinduism, "Sri" is often used as a prefix to denote wealth, prosperity, and auspiciousness. "Dhaam" refers to a place called home. "Sridhaam" could be interpreted as a home with wealth and prosperity.

**SRIDHAAM VILLAS** is meticulously planned to provide the perfect blend of opulence and comfort, with every detail carefully considered to create an unforgettable living experience. The villas are constructed with premium quality materials, keeping Sustainable Living and Green Spaces in mind and fitted with high-end Smart Technology, appliances and finishes, ensuring that each residence is a masterpiece of luxury.

Unrivalled value in design: We are committed to delivering unparalleled value by employing the most efficient design processes, ensuring every square foot is optimised. Our architectural plans are meticulously crafted with impeccable quality, tailored to your unique requirements. We cover all aspects, including MEP (Mechanical, Electrical, and Plumbing), structure, and landscape.

Embracing Indian values and Vaastu: We take pride in preserving our Indian heritage and embrace the principles of Vaastu in Sridhaam.



# Tales Of Sridhaam









# Grand Entrance









**AT DPR**, we guarantee the finest design processes & the provision of top-tier amenities. Our project development philosophy is artfully manifested in our designs, thoughtfully addressing usability and maintenance concerns to ensure utmost satisfaction for our clients.

**DPR INFRA** comprises a team of seasoned professionals who have converged to redefine the real estate landscape through projects that harmonize with both technology & nature, creating spaces that are inherently human-centric. With backgrounds spanning diverse fields such as real estate, finance, design, and execution and each member boasting over 20 years of experience, our company is equipped with the vision and expertise to make every project a landmark.









# Amenities

**SRIDHAAM VILLAS** includes a range of amenities designed to provide residents with a resort-style living experience. Whether you're looking to relax by the pool, enjoy a game of tennis by the ClubHouse, or simply take in the stunning views, our amenities have been designed to meet your every need. Technology, appliances and finishes, ensuring that each residence is a masterpiece of luxury.

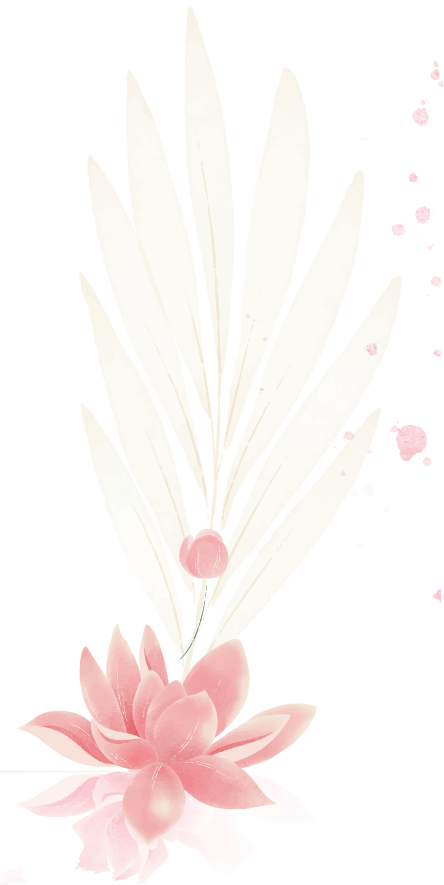


## Sports

Badminton Court  
Basketball Court  
Tennis  
Cricket Net Practice  
Jogging Track  
Swimming Pool  
Indoor Games  
Gym

## Recreation & Lifestyle

Convenience Store  
Banquet Hall  
Party Lawns  
Indoor/ Outdoor Yoga  
Outdoor Gazebo Sit Outs











# Cafeteria



# Indoor Games

# Pool





# Gym









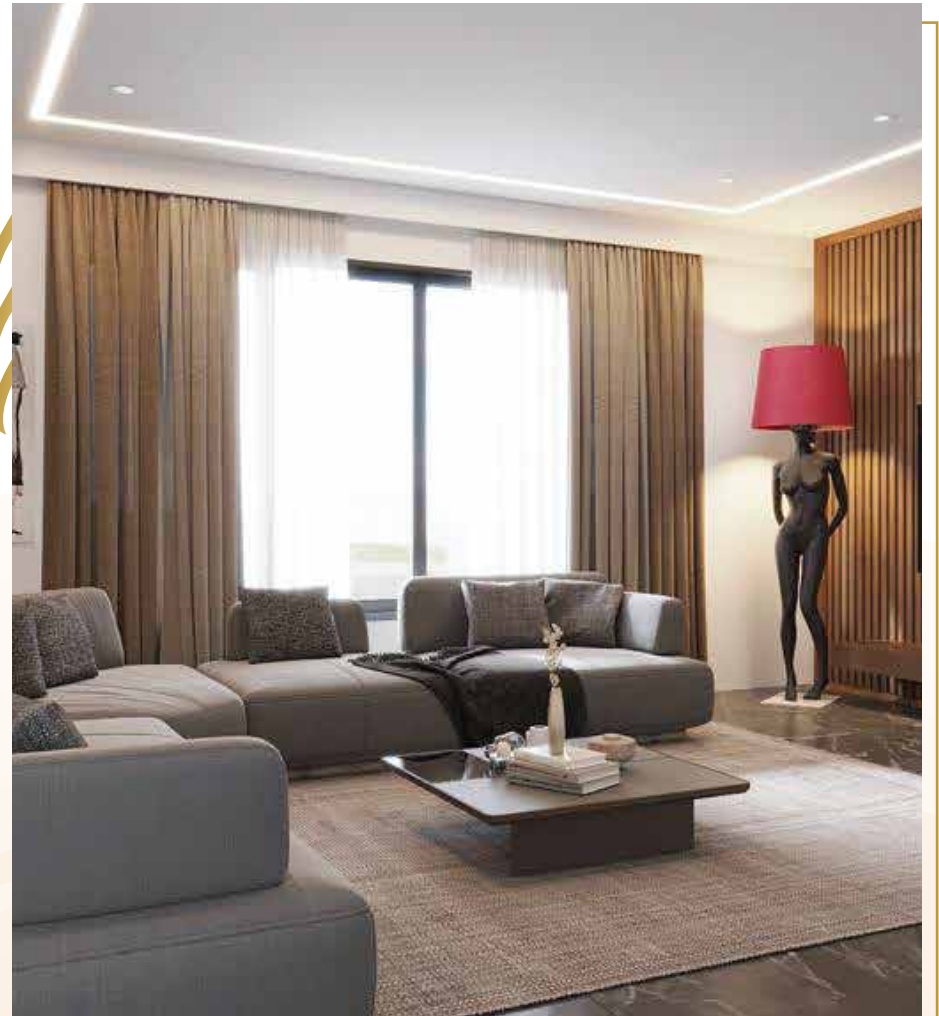




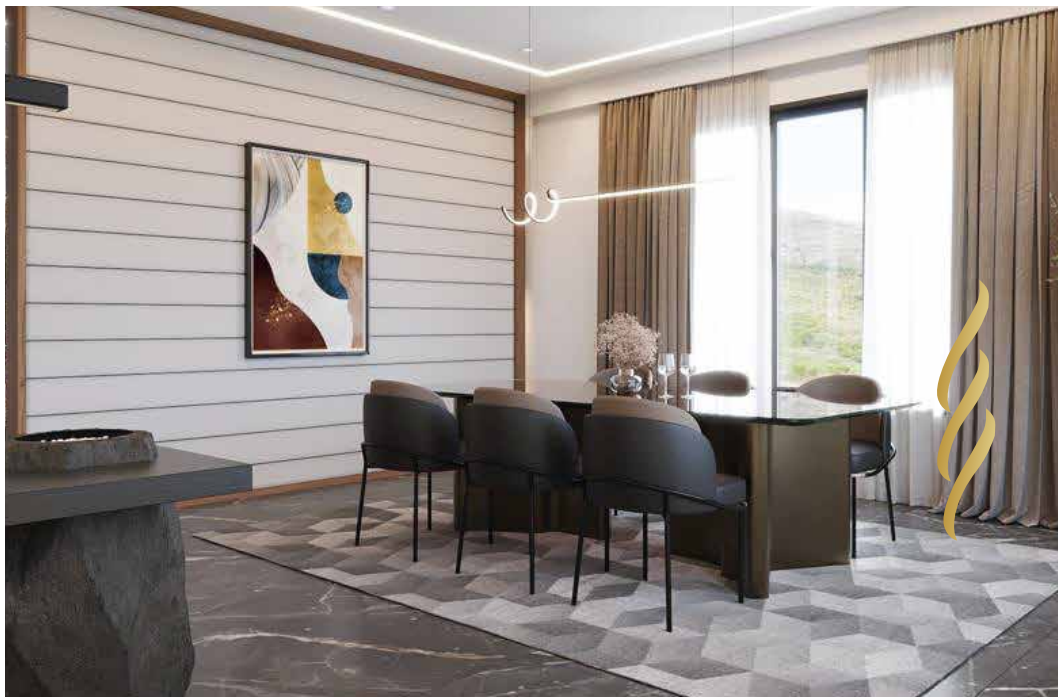


Living Room

Drawing Room







Dining

Kitchen





# Master Bedroom





# Children Room



# Work/Study Room



**ARCHITECTURAL EXCELLENCE:** While we were building Sridhaam, we made sure architecture doesn't just produce aesthetically pleasing drawings; but it encompasses robust support for Structural, Mechanical, Electrical, Plumbing and Landscape aspects.

**DEDICATED ELEVATOR PROVISION:** All villas within the project are equipped with dedicated elevator provisions. We believe that a complete villa experience needs an elevator.

**EXCLUSIVE PUJA ROOM:** For those seeking tranquility within their prayer space, our design carves out as a separate puja room in villas, departing from the common practice of combining cooking and spiritual areas.

**EXPANDABLE LIVING AREAS:** Each living area is designed to be expandable through decks or generously sized balconies.

**AMPLE PARKING SPACES:** We address the issue of cars encroaching on road space by meticulously designing dedicated and spacious parking areas. Furthermore, extended balconies on the northeastern side provide additional shading for parked vehicles.







### OPTIMAL CROSS VENTILATION IN EVERYROOM:

Our villa design prioritize impeccable ventilation, ensuring dual-sided cross ventilation for each room. This strategic approach eliminates the possibility of suffocation and fosters a fresh indoor environment.

### UNINTERRUPTED SPACES:

Sridhaam's ethos centers on creating unobstructed spaces within villas. Our design philosophy strategically positions columns to facilitate resident movement, augmenting the aesthetic and practical value of floor areas, yielding greater spaciousness.

**IDEAL STAIRCASE PLACEMENT:** Lifts and staircases are centrally located, seamlessly accessible from all areas across all floors.

**EMBRACING CORE INDIAN VALUES AND 100% VAASTU COMPLIANCE:** We immerse you in the essence of Indian culture, following the principles of Vaastu.





220 sq.yds

EAST  
FACING

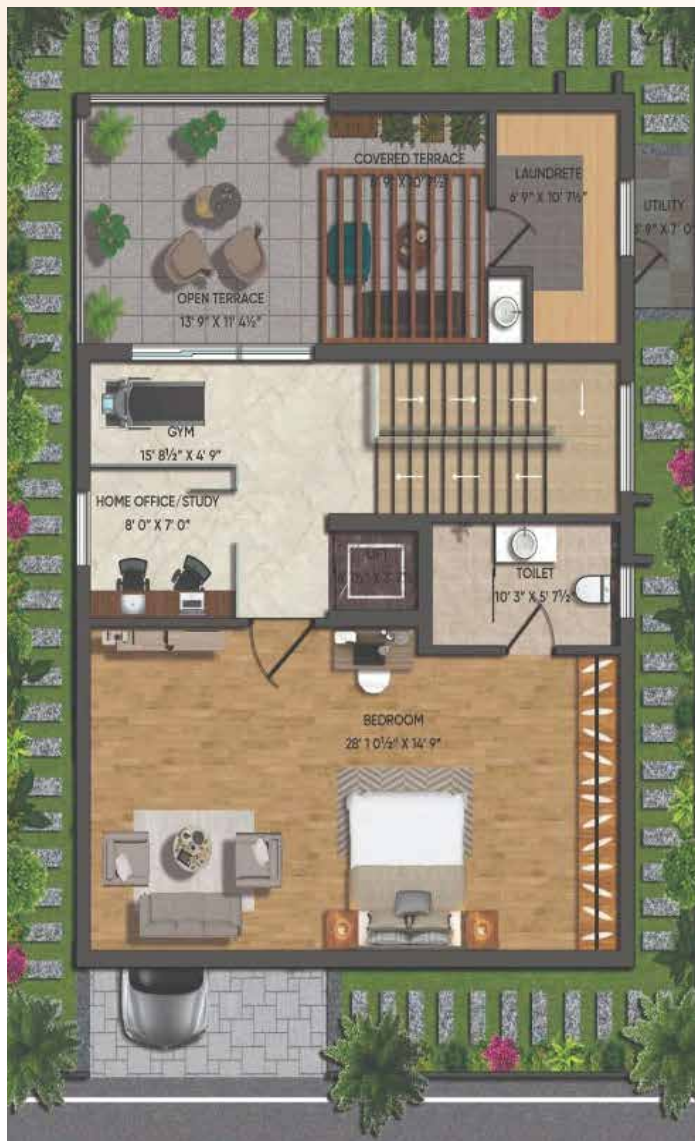


Ground Floor



First Floor





Second Floor



Second Floor (Option 2)





220 sq.yds

WEST  
FACING



Ground Floor



First Floor





Second Floor (Option 1)



Second Floor (Option 2)





320 sq.yds

EAST  
FACING



Ground Floor





First Floor



Second Floor





320 sq.yds

WEST  
FACING



Ground Floor





First Floor



Second Floor







**OPTIMAL LOCATION:** Located Close to Kokapet SEZ, Financial District & situated amidst a thriving modern development, encompassing over 30000 acres of lush greenery, and offering convenient access to ORR exits, this location undeniably emerges as one of the most sought-after destinations.

**EXQUISITE DESIGN:** Our design principles stem from a philosophy that places paramount importance on maximizing the usability of living spaces. We invite you to explore the SRIDHAAM philosophy, which revolves around concepts such as Uninterrupted Spaces and Extendable Living Rooms, to name a few.

**NURTURING NATURAL ENVIRONMENT:** At Sridhaam, we hold natural elements in high regard, prioritizing the inflow of oxygen-rich air. To this end, we have crafted Herbal Gardens, Nakshatravanam (featuring trees aligned with birth stars). Our landscaping endeavors are aligned with the goal of enriching the inherent natural ambiance.







## EMBRACE NATURE WITHIN YOUR ABODE:

Embracing the 'concepts of Cross Ventilation' and 'Increased Northern-Facing Glass,' our design philosophy not only ensures complete ventilation but also floods the villas with abundant natural light.

**ENRICHED PROPERTY VALUE:** Spanning 3,500 square feet, this villa offers generous living spaces comprising expansive living, kitchen, and dining areas. Comprising four bedrooms, a loft, and both open and covered terraces, the villa provides a holistic living experience. Additionally, it encompasses dedicated provisions for a lift, a puja room, an office, a gym, a utility space, and a separate laundry room.

**EXTENDED PATIOS AND DECKS:** Strategically positioned with increased set backs, amplify the property's value proposition. By enhancing practicality, the overall value of the property is significantly elevated without the need for additional salable area.



15 mins to Kokapet SEZ

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20 mins to ORR

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40 mins to RGIA

Located strategically amidst a network of schools, hospitals, and malls, this project epitomizes the fusion of modern living with convenience at its core.





## Educational Institutions

Oakridge International School.....	15 Min
Delhi Public School.....	15 Min
Meru International School (Tellapur).....	15 Min
Birta Open minds international school.....	10 Min
Glendale International School.....	11 Min
CBIT.....	5 Min
MGIT.....	5 Min

## Business/ IT Institutions

ICICI Towers.....	10 Min
Wipro.....	10 Min
Microsoft.....	10 Min
Infosys.....	11 Min
ISB.....	10 Min
Amazon.....	11 Min
Wave Rock.....	11 Min
The Sky View.....	18 Min

## Shopping & Entertainment

IKEA.....	19 Min
Sarath City Capital Mall.....	20 Min
SLN Terminus.....	19 Min
Inorbit Mall.....	21 Min

## Health Care Facilities

Continental Hospital, Financial District.....	7 Min
Care Hospitals, Gachibowli.....	18 Min
AIG Hospitals, Gachibowli.....	18 Min
KIMS, Gachibowli.....	19 Min
Yashodha Hospital, Hi-tech City.....	25 Min

## Public Transport

RGIA -Airport.....	28 Min
Lingampally Railway Station.....	26 Min
Raidurg Metro Station.....	21 Min

## Hotels & Leisure

Sheraton.....	9 Min
Hyatt, Gachibowli.....	9 Min
The Golconda Resort.....	9 Min
ITC Kohinoor.....	22 Min
Trident.....	22 Min

## Important Nearby Locations

Gandipet.....	12 Min
Min Financial District.....	9 Min
US Consulate General.....	9 Min
Gachibowli Circle.....	15 Min
Nanakramguda Junction.....	8 Min
Cyber Towers.....	23 Min

STRUCTURE	R.C.C. frames structure to resist wind, earthquake and Seismic loads.
SUPER STRUCTURE	C.C. Blocks/Fly Ash Bricks in Cement Mortar of External 9" thick walls and internal 4" thick walls.
PLASTERING	Internal walls: Single coat plastering for walls and ceilings.
EXTERNAL WALLS	Double coat plastering with maintaining high quality standards as per norms.
WATER PROOFING	Water Proofing treatment for areas exposed to water such as toilets, balconies and terraces.
FLOORING	Drawing, Living, Kitchen and Drawing area: 800 x1200/600x1200/ 600x900 size Vitrified tiles of reputed make.
BEDROOMS	800 x800 /600 x600 mm size Vitrified tiles of reputed make.
KITCHEN WALL CLADDING	Wall cladding up to 2'-0" height above kitchen platform with Glazed Vitrified / Ceramic tiles of reputed make.
BATHROOMS	Glazed Vitrified / Ceramic tiles wall cladding and for flooring anti skid Vitrified/ Ceramic tiles of reputed make.
BALCONY / UTILITY	Anti skid vitrified/ceramic tiles and for utility area wall cladding with glazed tiles.
STAIRCASES	Marble/Granite flooring.
TERRACE	Flooring with Anti-skid/Rustic tiles of reputed make for open terrace areas.
PARKING AREA	Anti skid parking tiles.
DOORS & WINDOWS	Main Door & Internal doors of Engineered Frame & engineered flush shutter with veneer on both sides and doors-hardware with good quality of Stainless Steel fittings like hinges, tower bolts locks of reputed make.
FRENCH DOORS	UPVC sliding doors with clear glass with Mosquito mesh.
WINDOWS	UPVC sliding windows with clear glass with Mosquito mesh.
RAILINGS	Toughen glass railing with SS/Aluminum handrail for Staircase, Sit-outs & Balconies.
PAINING	External: Texture with two coats weatherproof exterior paint. Internal: Two coats of premium emulsion with smooth putty finish of reputed make.
ELECTRICAL INSTALLATIONS:	Concealed copper wiring of Finolex / Polycab / Havells or equivalent made with high quality modular switches /sockets of Legrand / Havells/ Salzer or equivalent. A/c provision in all bedrooms and living and drawing rooms. TV points in drawing/living and in all bedrooms. Power sockets for geysers, Exhaust fans, etc in bathroom. Power sockets for Refrigerator, Cooking range, Chimney, Microwave, Mixer/grinder.
POWER BACKUP:	DG power back to individual villa. DG power backup for common areas and for Clubhouse.
PLUMBING AND SANITARY:	Sanitary ware Fixtures: Wall hung water closet with concealed flush tank of Kohler/Jaguar/Cera/ Hind ware or equivalent of reputed make. Vanity type wash basin with hot & cold-water mixer in all bathrooms.
TV/TELEPHONE:	Telephone and intercom and for TV in all bedrooms, drawing and living room



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Situated in a prime location, in the heart of an up and coming neighbourhood, the project offers residents stunning views of the natural beauty that surrounds them. From the moment you enter, you will be transported to a world of serenity and tranquillity, establishing a future of Design, Architecture and Interior Excellence.

T H A N K   Y O U !

DPR INFRA

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