

A prestigious project by

**Sree Laxmi Developers**

Approved By



RERA NO: P01100004771



Sree Laxmi

**GARDENIA**

2&3 BHK Deluxe flats @ Kistareddy Pet, Hyderabad.



Approved By



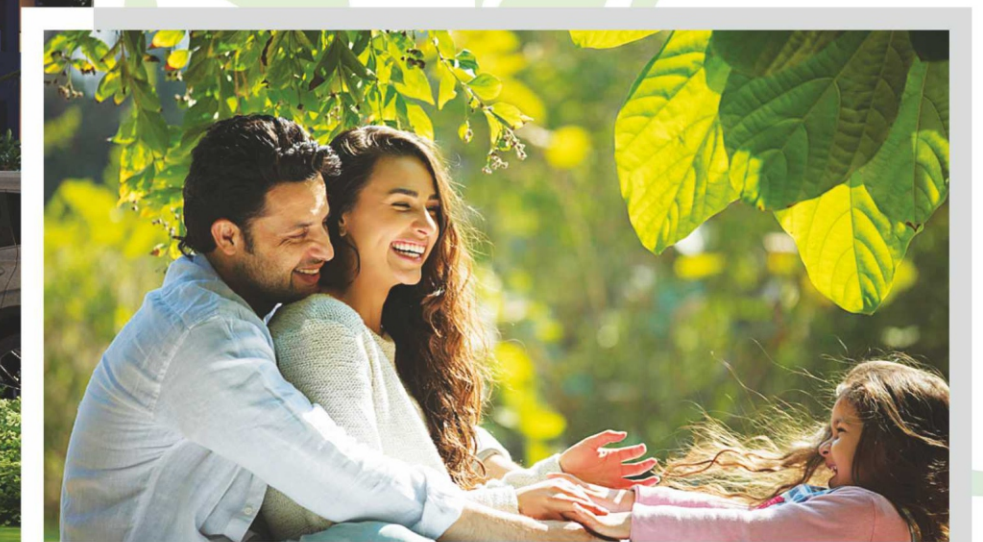
# Sree Laxmi GARDENIA

2&3 BHK Deluxe flats@ Kistareddy Pet, Hyderabad.

Welcome to Sree Laxmi Developers, Hyderabad. The Management of Company has 20 years of vast experience in Residential Building Construction and completed several projects since inception.

All the ventures promoted by the firm so far have been highly successful and have full satisfaction of customers.

Strategically located near Outer Ring Road, Kistareddy Pet, Hyderabad, Sree Laxmi Gardenia, Cellar + Ground + 5 Floors Apartments ( 3 Blocks + 1 Club House) that offers premium living moments with modern architecture & quality construction. A gated community with safety, security and peaceful living.





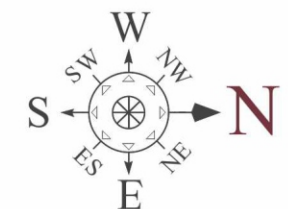
**BLOCK - A**


**Sree Laxmi GARDENIA**  
 2&3 BHK Deluxe flats@ Kistareddy Pet, Hyderabad.



**Typical Floor Plan**

Flat	Area in sft.	Facing
1	1025 Sft	East
2	1025 Sft	East
3	1025 Sft	East
4	1000 Sft	East
5	975 Sft	East
6	970 Sft	East
7	1020 Sft	East
8	1020 Sft	East
9	1025 Sft	West
10	1025 Sft	West
11	1025 Sft	West
12	1000 Sft	West



# Typical Floor Plan

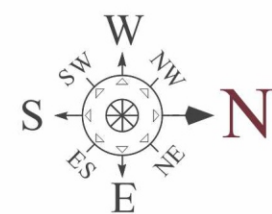
## Area statement

Flat	Area in sft.	Facing
1	1505 Sft	East
2	1190 Sft	East
3	1190 Sft	East
4	1190 Sft	East
5	1190 Sft	West
6	1190 Sft	West
7	1190 Sft	West
8	1505 Sft	West



**BLOCK - B**

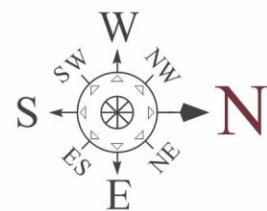

**Sree Laxmi**  
**GARDENIA**  
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# Typical Floor Plan

## Area statement

Flat	Area in sft.	Facing
1	1490 Sft	East
2	1190 Sft	East
3	1120 Sft	East
4	1120 Sft	East
5	1120 Sft	West
6	1120 Sft	West
7	1190 Sft	West
8	1435 Sft	West



**BLOCK - C**

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- AMENITIES**  
**Club House**
- 1) Super Market
  - 2) Gents & Ladies gym
  - 3) Multi-Purpose Hall
  - 4) Indoor Games
  - 5) Yoga / Meditation Hall

- Project Highlights**
- 1) Power Backup
  - 2) CCTV Surveillance  
24 Hours Security
  - 3) Walking Track
  - 4) Children's Play Zone
  - 5) Landscaping
  - 6) Rain Water Harvesting
  - 7) Solar Fencing



Total Area  
**1.6 Acres**



Total Units  
**168**



Blocks  
**3**

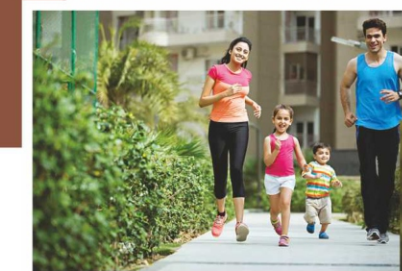


1 Club Houses  
**(G+4) 6000 Sq.ft**



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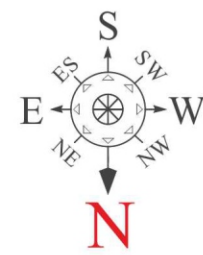
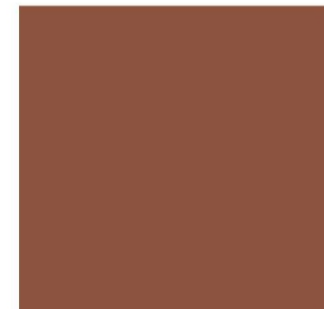


# KEY PLAN



## Sree Laxmi GARDENIA

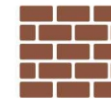
2&3 BHK Deluxe flats@ Kistareddy Pet, Hyderabad.



# Specifications



**FOUNDATION & STRUCTURE**  
R.C.C. framed structure to withstand wind & seismic loads.



**SUPER STRUCTURE**  
Solid Cement Bricks (External walls 9", Internal walls 6" thick)



**WALL FINISHES**  
**Internal Wall Finishes:** Smooth plastered surface treated with lappam and painted with emulsion paint of Asian or equivalent make.  
**External Wall Finishes:** Sponge finished texture paint wherever required and painted with weather proof paints of Asian or equivalent make.



**FLOORING**  
**Living, Drawing, Dining, Bed Rooms & Kitchen:** 600 X 600 mm Vitrified tiles of reputed brand.  
**Sit Outs & Balcony:** Antiskid tiles of reputed brand.  
**Toilets:** Antiskid acid resistant tiles.  
**Corridors & Staircase:** Vitrified tiles/ natural granite stone.



**LIFTS**  
Standard make of V3F technology lift of 6 passengers capacity with ARD facility. Granite/Marble/Glazed ceramic tiles cladding at front wall of the lift.



**SECURITY**  
Sophisticated round the clock security system. Surveillance cameras at the main security. Solar powered security fence for total compound.



**JOINERY WORKS**  
**Main Door:** Teak wood frame & designed teak Veneer shutter finished with polish and fitted with reputed make hardware.  
**Internal Doors:** Teak wood frame, flush doors with designed doors of reputed make.  
**Windows and French door:** UPVC window system of reputed make with glass, mosquito net track and safety grills. UPVC French door with glass paneled sliding shutters.



**KITCHEN**  
Designed/ provision for ultra modular kitchen. Granite platform with SS sink. Separate taps for municipal and bore water. Glazed ceramic tile dado up to 2'-0" height above the platform. Power points provision for cooking range (2 No's of 16 amps), water purifier, exhaust fan/ chimney.  
**Utility & Wash Area:** Glazed ceramic tiles up to 3' height. Flooring with antiskid acid resistant tiles. Provision for washing machine.



**BACKUP GENERATOR**  
Automatic backup generator for common usage only.



**TOILETS**  
**Tile Dado:** Glazed ceramic tile dado up to door height of reputed make.  
**Sanitary ware:** Western commodes with health faucet. Washbasins of Parryware or equivalent make (white color only).  
**CP Fittings:** Wall mixture with over head shower and other taps of Parryware / Jaguar or equivalent make.



**ELECTRICAL**  
3 phase power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of Fine cab/ Havells or equivalent make. Modular switches of Legrand/ Havells or equivalent make. Power outlets for air conditioners in bed rooms only. Power points for geysers and exhaust fans in all bath rooms.



**TELEVISION & INTERNET**  
Television points in living and master bed room only, internet facility for each flat provided at living hall.



**WATER SUPPLY**  
Provision for both municipal and bore well water. Harvesting pits for rain water to recharge the ground water table. Municipal water for drinking and bore water for general purpose will be supplied through sump and over head tanks.



**PARKING**  
One car parking slot for each flat (in cellar). Entire parking is well designed to suit the number of car parking's. Visitors parking will be provided.

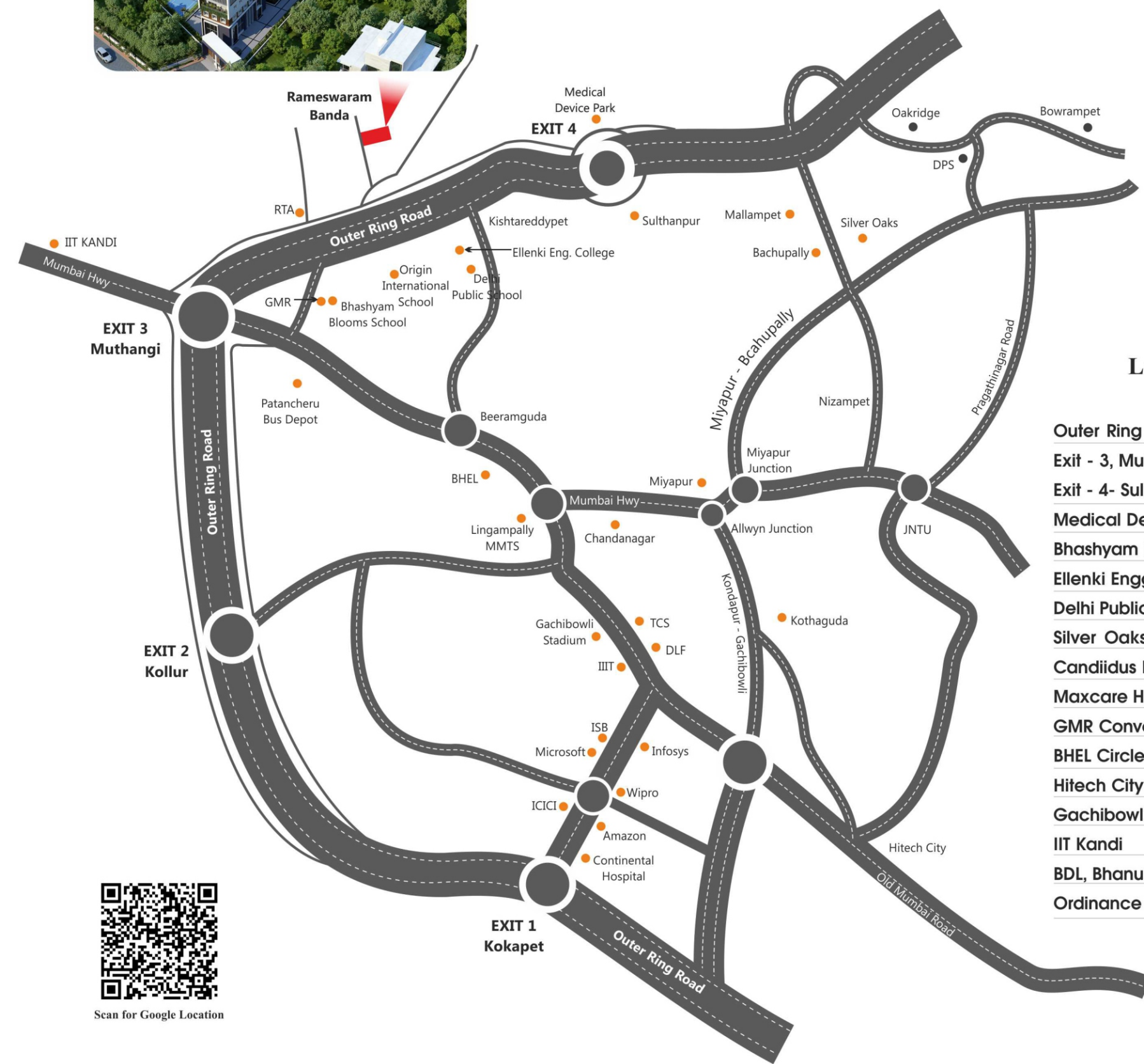


**NOTE**  
a) GST and Registration etc., applicable extra cost as per Govt. norms.  
b) Persons desirous to alter / modify shall inform the same at the time of booking only. (Modification will be done if possible as per the situation with extra cost)



# Sree Laxmi GARDENIA

## LOCATION MAP (not to scale)



### Location Highlights

Outer Ring Road	- 0.8 km.
Exit - 3, Muthangi (Mumbai Highway)	- 6.0 km.
Exit - 4- Sultanpur	- 4.5 km.
Medical Device Park	- 5.0 km.
Bhashyam Blooms School	- 2.5 km.
Ellenki Engg. College	- 2.0 km.
Delhi Public School	- 2.0 km.
Silver Oaks International School	- 3.0 km.
Candiidus International School	- 6.6 km.
Maxcare Hospital	- 4.0 km.
GMR Convention Center	- 3.0 km.
BHEL Circle	- 12 km.
Hitech City	- 23 km.
Gachibowli	- 21 km.
IIT Kandi	- 21 km.
BDL, Bhanur	- 18 km.
Ordinance Factory	- 21 km.



Scan for Google Location

## COMPLETED PROJECTS



Sree Rudra Avenue



Mahalakshmi Residency Block -A



Mahalakshmi Residency Block -B



Sree Laxmi Pearls



Sree Urmila Avenue



Sree Laxmi Residency



Sree Laxmi Nivas



Sree Balaji Residency



Sree Laxmi Elite



Sree Laxmi Pride



Sree Laxmi Avenue

## UP COMING VILLA PROJECT



@ Near Medical Device park, Sultanpur, ORR Ext No: 4





Promoters

## **Sree Laxmi Developers**

Plot.No: 14, KVR Valley, beside Praneeth Homes,  
Near Outer Ring Road, Hyderabad - 500 090.

E-mail: [sivaji30@gmail.com](mailto:sivaji30@gmail.com)

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

Cell No: **+91 98498 35455**



Site Address

Sree Laxmi

**GARDENIA**

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Consultants

**SRI SOUDHA**

Architects & Engineers

Mallisety Sreedhar

Sardar Patel Nagar, Kukatpally, Hyderabad

Cell No: 9701562424

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