

A project by



FOR LUXURY LIVING IN
AN ICONIC DESTINATION
@SHADNAGAR

SRI P CHENNA RAMULU'S
MAHAAN
GATED APARTMENTS

RERA No: P02400005750
RERA No: P02400005933





SRI P CHENNA RAMULU'S
MAHAAN

THE NEW STAR IN TWINKLING SHADNAGAR

Mahaan Apartments raises the bar in this buzzing locality. Crafted with passion on 1.85 acres of natural abundance, this premium gated community combines the best of lifestyle and leisure. This is Shadnagar's largest and most iconic address.





A BLEND OF ARCHITECTURE & FUNCTIONALITY





1.85 Acres
Gated Community


180 Units


2 BLOCKS
Each Block -
90 Units


Stilt +
5 Floors


2&3 BHK
Flats


HMDA
Approved


100%
Vaastu


Available Sizes
**1050, 1075,
1310** sft.


24/7
Security


Every inch of the community has been designed with thought and sensitivity. The sleek lines of the two blocks are complemented by the picture-perfect interiors of the apartments. 100% vastu compliant and blessed by nature, the homes offer a lifetime of delight.

SRI P CHENNA RAMULU'S
MAHAAN

MASTER PLAN




PROJECT FEATURES

-  GRAND ENTRY ARCH
-  NO COMMON WALLS
-  SECURITY ROOM
-  TOTLOT AREA/CHILDRENS PLAY AREA
-  RAIN WATER HARVESTING
-  SUFFICIENT GROUND WATER SUPPLY (6 BORES)
-  STREET LIGHTS (ELECTRICAL & SOLAR)
-  6 LIFTS (8 PASSENGER) 3 LIFTS FOR EACH BLOCK
-  KIDS FRIENDLY ENVIRONMENT
-  DESIRED LOCATION
-  EXTENTIVE - WELL PLANNED BEAUTIFUL LANDSCAPPING
-  WATER PROVIDED FOR LANDSCAPING PURPOSE (Drip System)
-  STILT CAR PARKING



**EXCLUSIVE
SPACES FOR
JOYFUL
ACTIVITY**



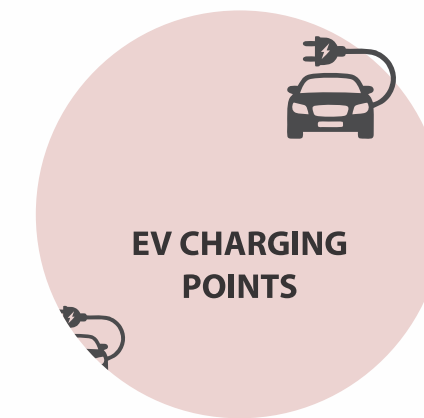
**SWIMMING
POOL**



**COMMUNITY
HALL**



**INDOOR
GAMES**



**EV CHARGING
POINTS**



**MUNICIPAL WATER
CONNECTION**



**INTERCOM
(SECURITY TO FLAT)**



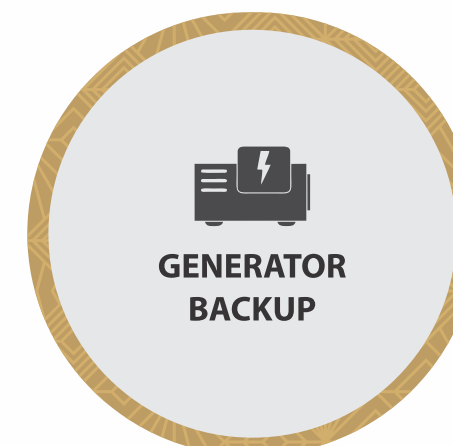
**CCTV
CAMERAS**



**OPEN GYM &
FITNESS CENTRE**



**CHILDRENS
PLAY AREA**



**GENERATOR
BACKUP**



SRI P CHENNA RAMULU'S
MAHAAN



SPLASH IN POOL

**PLAYFUL PLENTY
GREEN OPEN SPACES**



Adobe Stock #69475689

**WHERE
LEISURE
COMES
HOME
TO YOU**

GYM



MAHAAN Gated Apartments in Shadnagar offers wide scale of leisure amenities. So name your wish, and it's at your fingertip. A swimming pool for water lovers. The plush gym for fitness enthusiasts. An indoor games area for playing cards or table tennis. And a green, open play area that gives your kids the childhood joys they deserve.

SRI P CHENNA RAMULU'S
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PERGOLA

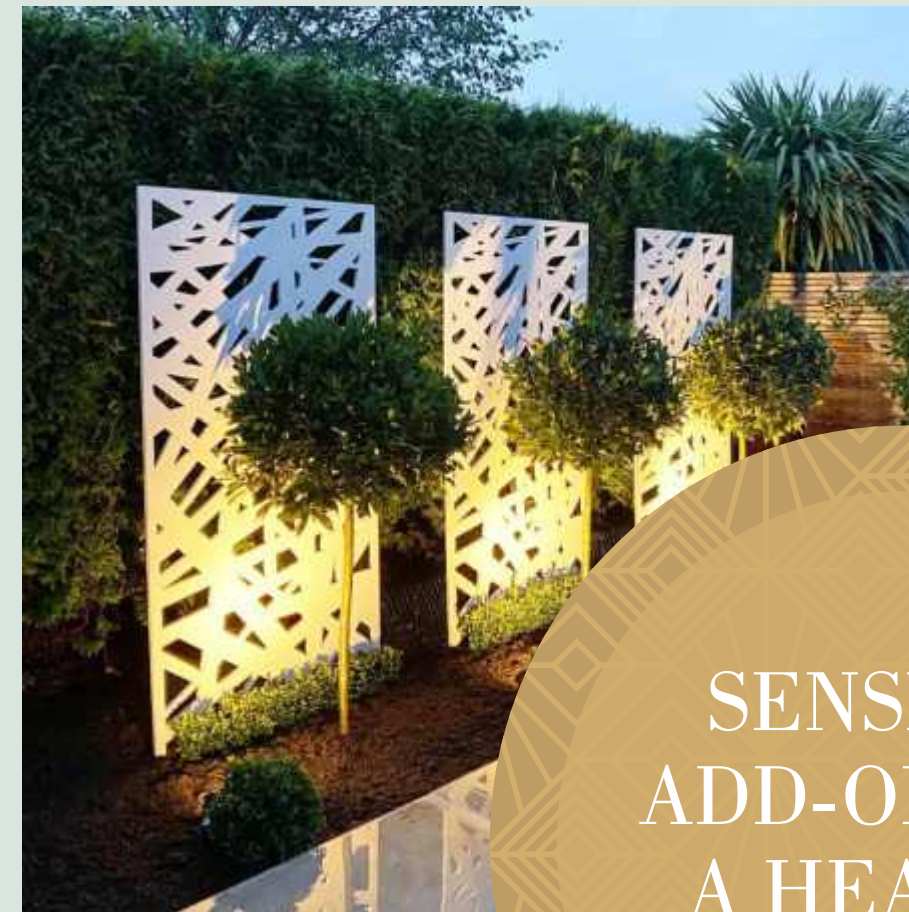


Trees
(Tulasi Plants,
Sandalwood Trees,
Jammi Tree)

AMLA TREE &
ALREADY EXISTING
PATRI TREE)



WATER
POND



DECORATIVE WALL

SENSITIVE
ADD-ONS FOR
A HEALTHY
LIFE



COLOUR GARDEN

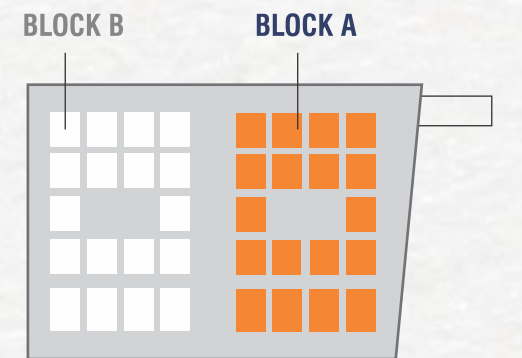
SCULPTURE



PEBBLE WALK

Yet another highlight of Mahaan Apartment is the way the outdoors has been designed to create aesthetics and healthy lifestyle. The pebble walk is a wonderful therapy for tired feet and the color garden soothes the senses. Medicinal trees like tulsi, sandalwood and amla have been planted to take you back to the clean fragrant days of your childhood.

SRI P CHENNA RAMULU'S
MAHAAN



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1075.sft.



3BHK-North - 1310.sft.



6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR



3BHK-North - 1310.sft.



2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



3BHK-North - 1310.sft.



6'6" WIDE CORRIDOR

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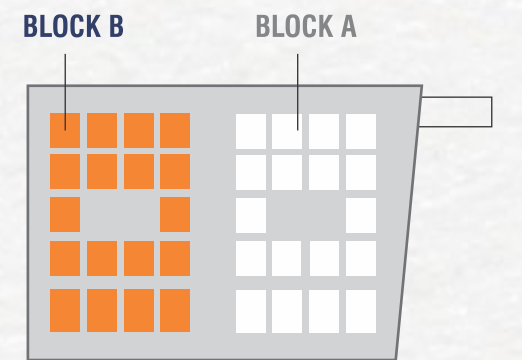
2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1075.sft.

3BHK-East - 1310.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1075.sft.



3BHK-North - 1310.sft.



6'6" WIDE CORRIDOR

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3BHK-North - 1310.sft.



2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



3BHK-North - 1310.sft.



6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR



2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1075.sft.

3BHK-East - 1310.sft.

SRI P CHENNA RAMULU'S
MAHAAN



TYPE 1

2BHK-West | 1050sft.



Type 2

2BHK-East | 1050sft.

isometric
views



TYPE 3

2BHK-West | 1075sft.



TYPE 4

2BHK-East | 1075sft.

12	13	18	1	12	13	18	1
11	14	17	2	11	14	17	2
10			3	10			3
9	15	16	4	9	15	16	4
8	7	6	5	8	7	6	5

TYPE 5

3BHK-North | 1310sft.



TYPE 6

3BHK-East | 1310sft.



SPECIFICATIONS

THE BEST
CAN
ONLY BE
MADE OF
THE FINEST



SRI P CHENNA RAMULU'S MAHAAN

STRUCTURE
R.C.C. framed structure in accordance with IS Code

SUPER STRUCTURE
RED BRICKS
9 inch thickness for External walls
4½ inch thickness for Internal walls

PLASTERING
External & Internal Walls : Double coat of Cement plastering for smooth finish.

DOORS
Main Door : Teak wood frame with Teak wood shutters with spray polish
Internal Doors : Medium Teak wood frame with Flush doors with Enamel Paint

HARDWARE
Doors : Premium quality hardware fittings and locks of reputed make

WINDOWS
UPVC windows with Glass Panels & Mosquito Mesh
All the windows are fixed with MS Safety Grills

FLOORING
Branded Vitrified Tiles - 2ft x 2ft or 4ft x 2ft (cost Rs 40per Sqft) for Living, Drawing, Dining, Bedrooms, and Kitchen

CORRIDOR : Granite

STAIRCASE
Flooring : Granite
Railing : SS Railing

KITCHEN

- Platform with Black Granite
- Steel Sink
- 2 feet height Ceramic/Glazed tiles dado above kitchen platform
- Electrical Provision : Water Filter point, Chimney Point, Exhaust Fan Point, Fridge Point, Mixer/Grinder Point etc.
- Bore Water Tap, Municipal Water Tap,
- Water Provision : Water Filter Point

UTILITY AREA

- Anti-skid Tile flooring
- Wall Tiles upto 3 ft height
- Electrical Provision : Washing Machine Point
- Water Provision : Water tap for utility purpose, Water tap for Washing Machine purpose.

BATHROOMS

- Anti-skid Ceramic Tile flooring in all bathrooms
- Glazed wall tiles upto door height in all bathrooms.
- Wash Basin, W.C (all western) of Cera, Parryware or equivalent make.
- Wall-mixer with Shower of Jaquar (Jaquar Continental Model) or equivalent make
- All CP fittings are of Jaquar or reputed make.
- Provision – for Exhaust Fan Point & Geyser Point

ELECTRICAL

- Electrical Pipes of Sudhakar or equivalent make
- Concealed copper wiring of Finolex, Havells or equivalent make
- Modular Switches of Anchor (Roma), Havells or equivalent make
- MCB's of Legrand, Havells or equivalent make.
- Provisions : AC Point in bedrooms, TV and Telephone
- Points, 15A/5A Power Points

PAINTING
External Painting : Acrylic Emulsion of Asian or equivalent make
Internal painting : Altech Luppam Finish with Plastic Emulsion of Asian or equivalent make

COMMON AMENITIES

LIFTS
6 Lifts 8-Passengers of Universal or equivalent make

WATER SUPPLY

- CPVC Pipes of Ashirwad or equivalent make
- Borewell water from overhead tank
- Drainage Pipes of Sudhakar, Prince or equivalent make
- Provision – for Municipal water

POWER SUPPLY

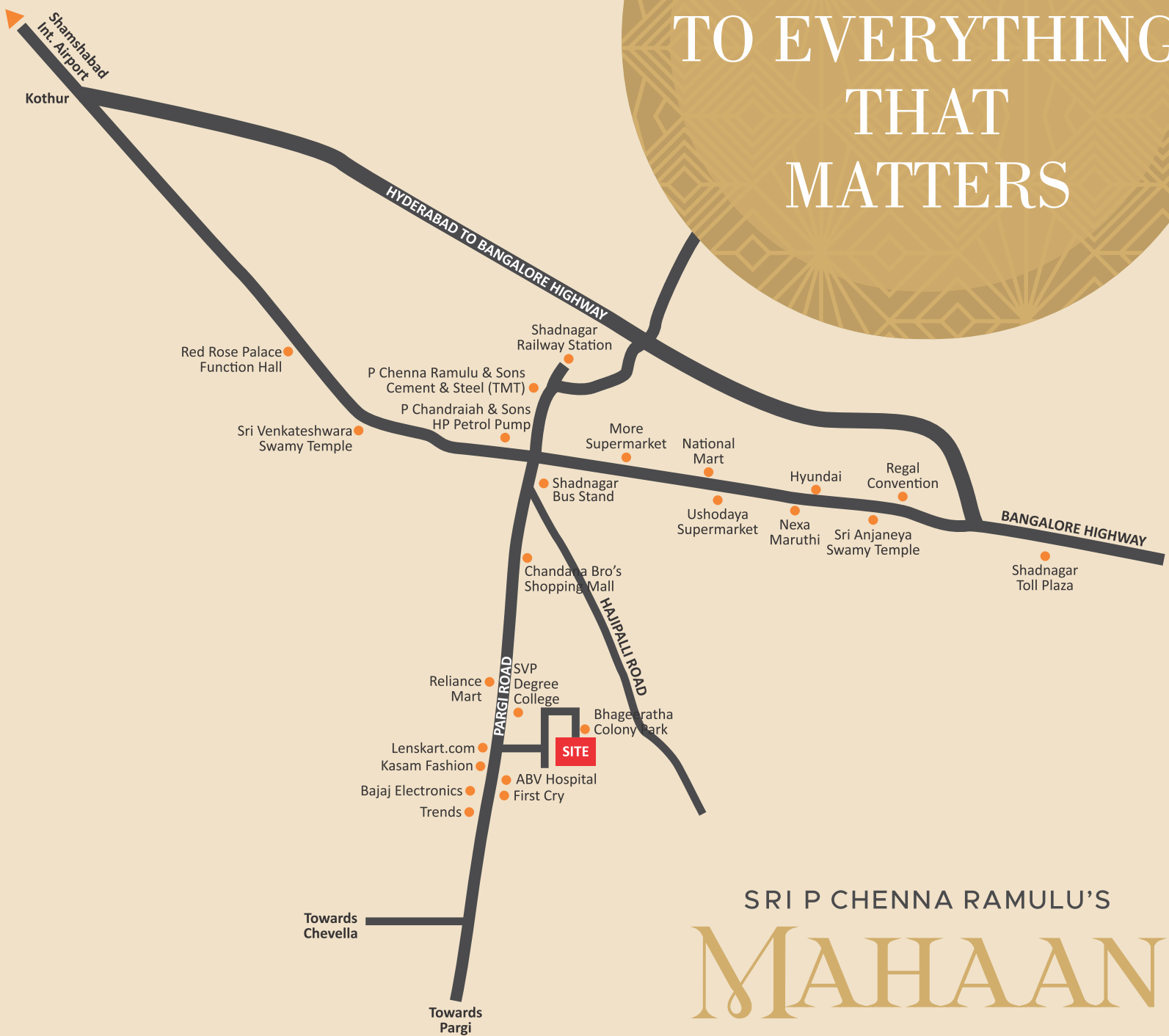
3-Phase Power Supply for each flat and Individual Meter in the Panel Board

POWER BACK-UP

- Generator of Ashok Leyland or equivalent make
- Back up for Lifts, Bore-wells, Parking, Corridors & Staircase
- Back up for 2 BHK – 2 Lights & 2 Fans
- Back up for 3 BHK – 3 Lights & 3 Fans
- Intercom Phone in Hall / Drawing Room
- CCTV Cameras
- Street Lights – Solar & Electrical (alternate poles)
- EV (electric vehicle) Charging Points



A CONNECTION TO EVERYTHING THAT MATTERS



SRI P CHENNA RAMULU'S MAHAAN

The connectivity is amazing! Your premium home is only minutes away from the centre of Shadnagar, and a short drive from the international airport. The neighbourhood is well known for ancient temples and spiritual hubs. What's more, all your urban needs are taken care of by reputed schools, medical facilities and shopping destinations. **This is certainly a location worth investing in today for a rewarding tomorrow.**



LOCATION QR CODE



- WELL KNOWN PLACES**
- Sri Ramanujacharya Swamy (Statue of Equality) – 20 Minutes
 - Kanha Shanti Vanam (World's Largest Meditation Centre) – 25 minutes
 - Sri Venkateshwara Swamy Temple (400+ Years old Temple) – 5 Minutes
 - Sri Ramalingeswara Swamy Devasthanam (Rameshwaram) – 25 Minutes



- NEARBY PHARMACIES, HOSPITALS & DIAGNOSTIC CENTRE**
- Apollo Pharmacy – less than 5 minutes (1.6 km)
 - Apollo Pharmacy – 5 minutes (1.9 km)
 - ABV Hospital – less than 5 minutes (0.35 km)
 - Shadnagar Super Speciality Hospital – less than 5 minutes
 - Vijaya Diagnostic Centre – 5 minutes (2 km)
 - Apollo Diagnostic Centre – 5 minutes (2 km)



- CONNECTIVITY**
- Shadnagar Bus Stand – less than 5 minutes (1.2 km)
 - Shadnagar Railway Station – 5 Minutes (2.2 km)
 - Shadnagar Junction or 'X' Road – less than 5 minutes (1.2 km)
 - Shadnagar Toll Plaza – 15 minutes (8.2 km)
 - Rajiv Gandhi International Airport – 30 Minutes (35 km)



- NEARBY SUPERMARKETS**
- Reliance Smart Point – less than 5 minutes (0.6 km)
 - More Supermarket – 5 Minutes (1.7 km)
 - National Mart (Ratnadeep) – 5 Minutes (2.2 km)
 - Ushodaya Supermarket – 5 Minutes (2.3 km)
 - And many more Convenience Store within 1 km



- NEARBY FUEL STATIONS**
- P Chandraiah & Sons HP Petrol Pump old NH 7 (Hyderabad Road) – 5 Minutes (1.5 km)
 - Bharath Petroleum old NH 7 (Hyderabad Road) – 5 Minutes (3 km)
 - HP Petrol Pump (Pargi Road) – 5 Minutes (1 km)
 - Essar Petrol Pump (Pargi Road) – 5 Minutes (2.2 km)
 - Indian Oil old NH 7 (Benguluru Road) – 5 Minutes (1.7 km)



- NEARBY SHOPPING**
- Bajaj Electronics – less than 5 Minutes (0.5 km)
 - Chandana Brothers – less than 5 Minutes (0.8 km)
 - Kasam Fashions – less than 5 Minutes (0.3 km)
 - Reliance Trends (fashion retail) – less than 5 Minutes 0.7 km
 - Reliance Trends Footwear – less than 5 Minutes 0.45 km
 - Firstcry.com (Store) – less than 5 Minutes (0.5 km)
 - Lenskart.com (Store) – less than 5 Minutes (0.3 km)
 - And many more retail outlets and restaurants within 2 km



- EDUCATIONAL INSTITUTES**
- Delhi World School – 10 minutes (2.5 km)
 - Brilliant Grammar High School – 5 minutes (1.9 km)
 - Symbiosis International University – 20 minutes (12 km)
 - SVP Degree College – less than 5 minutes (0.6 km)
 - Heritage Valley – 20 minutes (11 km)
 - branch of Sherwood Public School, Secunderabad

A project by



Corporate Office

SPJV Mahalaxmi Infra Private Limited
Plot No. 23, GLR 625, SV Towers, Karthik Enclave, Tadbund,
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Telangana - 500009. India

Site Office

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