



MAHALAXMI  
GROUP

Building trust since 1998



SPJV MAHALAXMI  
INFRA PVT LTD

Presents

SRI P CHENNA RAMULU'S

# MAHAAN

GATED APARTMENTS

RERA No: P02400005750 | RERA No: P02400005933

FOR LUXURY LIVING IN  
AN ICONIC DESTINATION  
AT SHADNAGAR

A project by



MAHALAXMI  
GROUP

Building trust since 1998



SPJV MAHALAXMI  
INFRA PVT LTD

Corporate Office

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

Site Office

**Sri P Chenna Ramulu's MAHAAN Apartments**  
Survey No 232/EE and 232/AA1, Beside Bhageeratha Colony Park,  
Pargi Road, Shadnagar, Ranga Reddy District, Telangana – 509216 .

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Architects

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Logo Designer

  
Mob. : +91 98802 15578

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit. Images shown are Artist Impression and shown for illustrative purposes only.







# 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

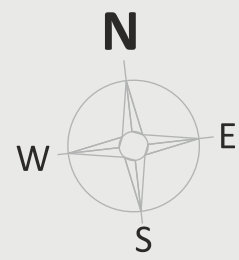
  
Available Sizes  
**1050, 1075,  
1310** sft.

  
**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



SRI P CHENNA RAMULU'S  
**MAHAAN**

## 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

- EXTENSIVE - WELL PLANNED BEAUTIFUL LANDSCAPPING
- WATER PROVIDED FOR LANDSCAPING PURPOSE (Drip System)
- STILT CAR PARKING
- DESIRED LOCATION



EXCLUSIVE  
SPACES FOR  
JOYFUL  
ACTIVITY



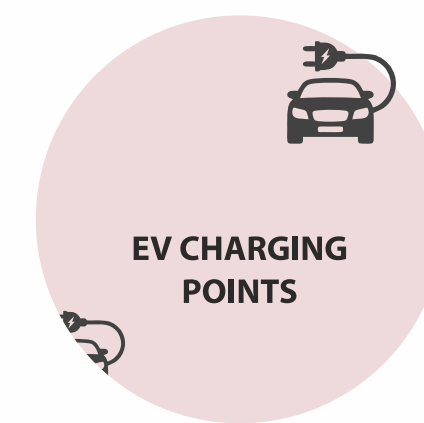
SWIMMING  
POOL



COMMUNITY  
HALL



INDOOR  
GAMES



EV CHARGING  
POINTS



MUNICIPAL WATER  
CONNECTION



INTERCOM  
(SECURITY TO FLAT)



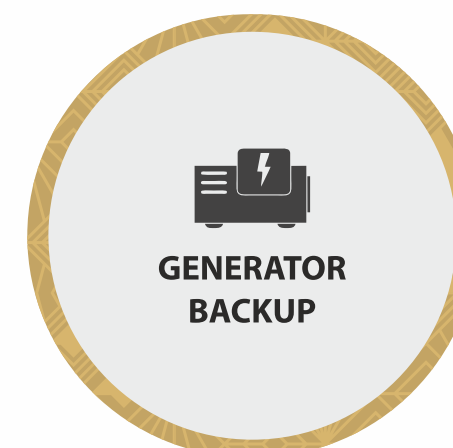
CCTV  
CAMERAS



OPEN GYM &  
FITNESS CENTRE



CHILDRENS  
PLAY AREA



GENERATOR  
BACKUP







**SPLASH IN POOL**

**PLAYFUL PLENTY  
GREEN OPEN SPACES**



WHERE  
LEISURE  
COMES  
HOME  
TO YOU

**GYM**



...s in Shadnagar offers wide scale of leisure amenities.  
...our 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  
**MAHAAN**



PERGOLA



COLOUR GARDEN



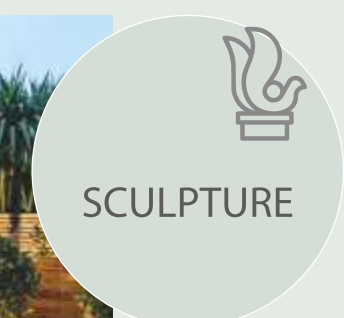
AMLA TREE & ALREADY EXISTING PATRI TREE)



Trees (Tulasi Plants, Sandalwood Trees, Jammi Tree)



WATER POND



SCULPTURE



DECORATIVE WALL



PEBBLE WALK

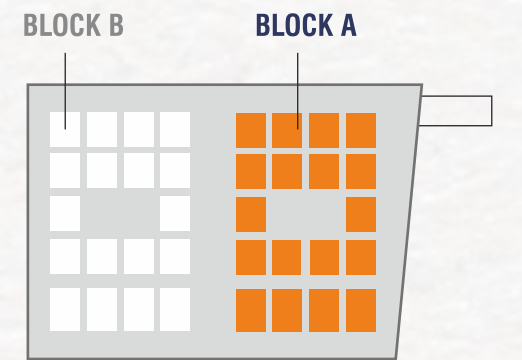


SENSITIVE  
ADD-ONS FOR  
A HEALTHY  
LIFE

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.



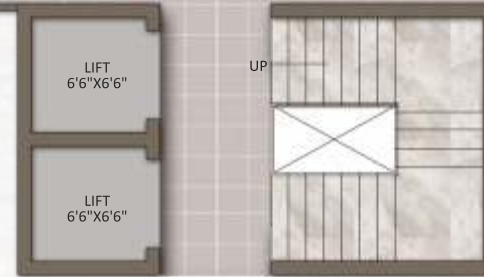
6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR

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6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR



2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

2BHK-East - 1050.sft.

3BHK-North - 1310.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



2BHK-West - 1050.sft.



6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR

6'6" WIDE CORRIDOR

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2BHK-East - 1050.sft.

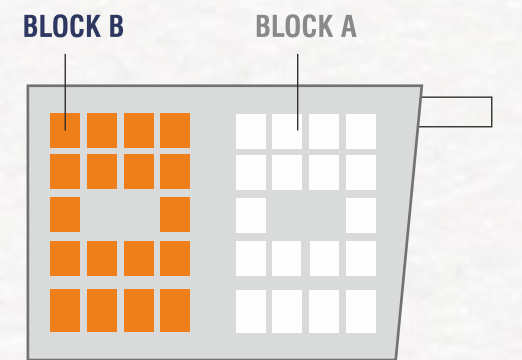
2BHK-East - 1050.sft.

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.



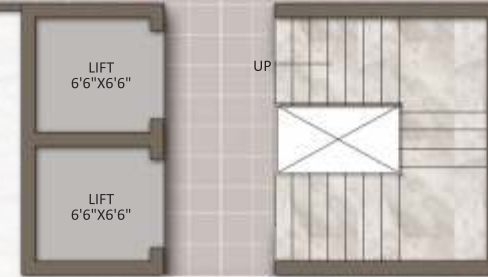
3BHK-North - 1310.sft.



6'6" WIDE CORRIDOR

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

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, Hindware, 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

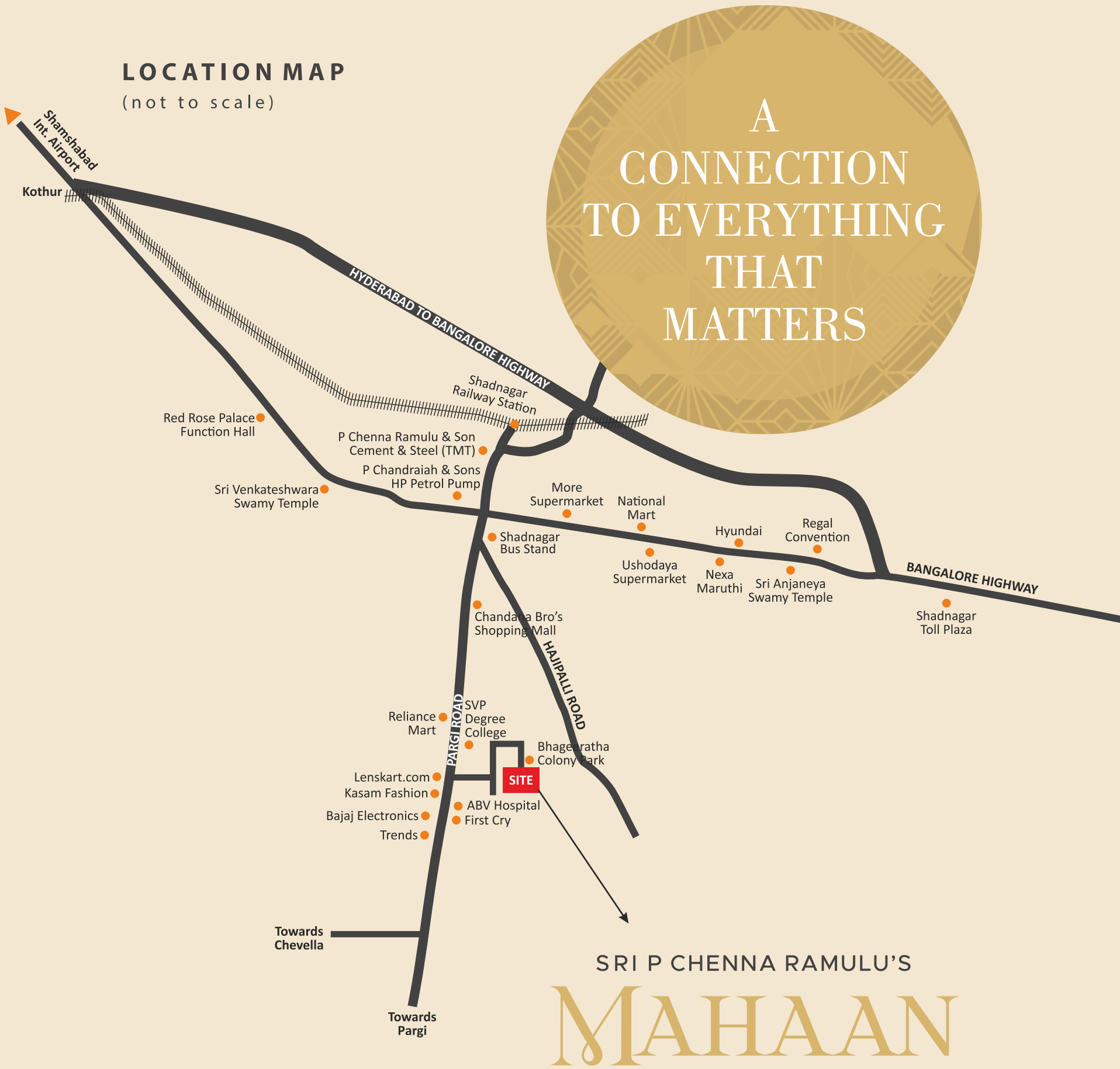
**POWER BACK-UP**

- 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





**LOCATION MAP**  
(not to scale)



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



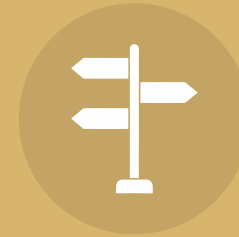
**WELL KNOWN PLACES**

- 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



## OUR PROJECTS



### MAHALAXMI PARADISE

- Site located at West marredpally.
- Total Construction SFT - 60000
- Space : 50,000 SFT - allotted for Residential.
- Parking + 5 Floors – 30 Flats.



### MAHALAXMI MANSION

- Site located at New Vasavi Nagar, Sec-bd.
- Total Construction SFT - 20000
- Space : 15,000 SFT – allotted for Residential.
- Parking + 4 floors – 12 flats.



### SRILAXMI RESIDENCY

- Site located at Old vasavi nagar, Sec-bd.
- Space : 10,000 SFT – allotted for Residential (4 floors – 10 Flats)



### MAHALAXMI JEWEL

- Site located at Bowenpally, Sec-bd.
- Space : 1,00,000 SFT – allotted for Residential.
- 2 level parking + 5 floors – 55 flats



### MAHALAXMI TRADE CENTRE

- Site located at Diamond point, sikh village, bowenpally.
- Space : 50,000 SFT - allotted for Commercial
- 2 Level Parking + 3 Floors.
- Space : 15,000 SFT - allotted for Commercial & Residential.
- Parking + 4 floors.



### KAIKALA MAHALAXMI RESIDENCY

- Site located at Manikonda, Hyderabad.
- Space : 60,000 SFT - allotted for Residential.
- Parking + 5 floors – 30 flats.



### MARRIPELLI ASISH MAHALAXMI RESIDENCY

- Site located at West marredpally.
- Space : 20,000 SFT – allotted for Residential.
- Parking + 3 floors – 12 flats.



### ARTIKAYALA NAGAI AH MAHALAXMI NIRMAN

- Site located at Uppal Bagayath.
- Space : 75000 SFT - allotted for Residential.
- 2 Level parking + 5 floors – 30 Flats.