



**SRIKARA**  
BUILDERS Pvt. Ltd.

— — — — —  
**SRIKARA HOMES**  
— — — — —



*“Where Dreams Come Home”*



## ❧ SRIKARA HOMES ❧

Every home is crafted meticulously and thoughtfully to provide you an unrivalled living experience. Be it the use of branded products or the spacious design that allows maximum ventilation and lighting, or the un-compromised safety features for your family, every square foot of your home is designed with utmost care.

**NIGHT VIEW**



**ENTRANCE VIEW**



**SRIKARA HOMES**

**SRIKARA HOMES**



**SRIKARA HOMES**



**SRIKARA BUILDERS PVT.LTD.**

# CLUB HOUSE ENTRANCE





A home is more than four walls. That is why it is important to choose a space that ensures you and your loved ones experience the best of life. So, come home to Srikara - the home that cares for your happiness and your health. With state-of-the-art amenities and stunning wellness features, this thoughtfully crafted home is sure to make you and your family incredibly happy and healthy.

## SALIENT FEATURES

- 160 lifestyle apartments on a sprawling 2.44 acres at Ippatam, Tadepalli.
- Secured community with 60% open space.
- Stilt + 5 Floors design structure.
- Exclusive 2 & 3 BHK luxury gated community apartment.
- Planned to accommodate abundant light & ventilation
- Vaastu compliant.
- Amenities include a gym, swimming pool, Party Hall, Guest Rooms & more...
- Located close to IT, companies, hospitals, schools & colleges.

# ARIAL VIEW



# NIGHT VIEW





# DAY VIEW



# CLUB HOUSE ENTRANCE



## GYM



# AMENITIES

## INDOOR AMENITIES



150 Seating Capacity  
Multi Purpose Hall



Guest Rooms



Dining Hall



Coffee Shop



Departmental Store



Ladies/ Gents Gym



Association Hall

## OUT DOOR AMENITIES



Kids Play Area



Jogging Track



Party Lawn



Basket Ball Court



Shuttle Court



Yoga Hall



Swimming Pool

## SWIMMING POOL VIEW



# SITE LAYOUT



SWIMMING POOL

JOGGING TRACK

PLAY AREA

CLUB HOUSE

DRIVE WAY

DRIVE WAY

DRIVE WAY

A-Block

DRIVE WAY

B-Block

DRIVE WAY



JOGGING TRACK

SWIMMING POOL

CLUB HOUSE

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

**CAR PARKING LAYOUT**

108,208,308,408,508  
3BHK | 1780 sqft.

108



109

109,209,309,409,509  
3BHK | 1780 sqft.

107,207,307,407,507  
3BHK | 1780 sqft.

107



110

110,210,310,410,510  
3BHK | 1780 sqft.

106,206,306,406,506  
3BHK | 1780 sqft.

106



111

111,211,311,411,511  
3BHK | 1780 sqft.

105,205,305,405,505  
3BHK | 1780 sqft.

105



112

112,212,312,412,512  
3BHK | 1780 sqft.

104,204,304,404,504  
3BHK | 1780 sqft.

104



113

113,213,313,413,513  
3BHK | 1780 sqft.

103,203,303,403,503  
3BHK | 1780 sqft.

103



114

114,214,314,414,514  
3BHK | 1780 sqft.

102,202,302,402,502  
3BHK | 1780 sqft.

102

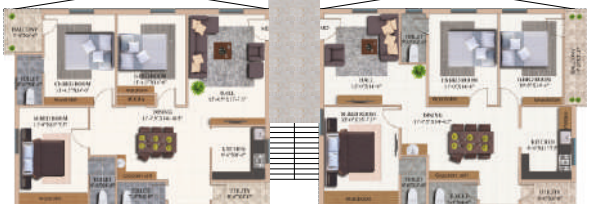


115

115,215,315,415,515  
3BHK | 1780 sqft.

101,201,301,401,501  
3BHK | 1780 sqft.

101



116

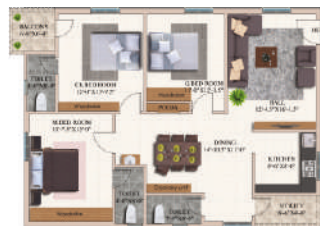
116,216,316,416,516  
3BHK | 1780 sqft.

**A-Block- Typical Floor Plan**



108,208,308,408,508  
3BHK | 1731 sqft.

108



O.T.S



109

109,209,309,409,509  
3BHK | 1731 sqft.

107,207,307,407,507  
3BHK | 1731 sqft.

107



O.T.S

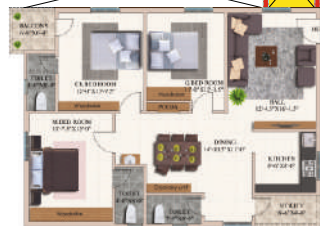


110

110,210,310,410,510  
3BHK | 1731 sqft.

106,206,306,406,506  
3BHK | 1731 sqft.

106



O.T.S



111

111,211,311,411,511  
3BHK | 1731 sqft.

105,205,305,405,505  
3BHK | 1731 sqft.

105



O.T.S



112

112,212,312,412,512  
3BHK | 1365 sqft.

104,204,304,404,504  
2BHK | 1365 sqft.

104



O.T.S



113

113,213,313,413,513  
2BHK | 1365 sqft.

103,203,303,403,503  
2BHK | 1365 sqft.

103



O.T.S



114

114,214,314,414,514  
2BHK | 1365 sqft.

102,202,302,402,502  
2BHK | 1365 sqft.

102



O.T.S



115

115,215,315,415,515  
2BHK | 1365 sqft.

101,201,301,401,501  
2BHK | 1365 sqft.

101



O.T.S



116

116,216,316,416,516  
2BHK | 1365 sqft.

**B-Block- Typical Floor Plan**





# FLOOR PLANS



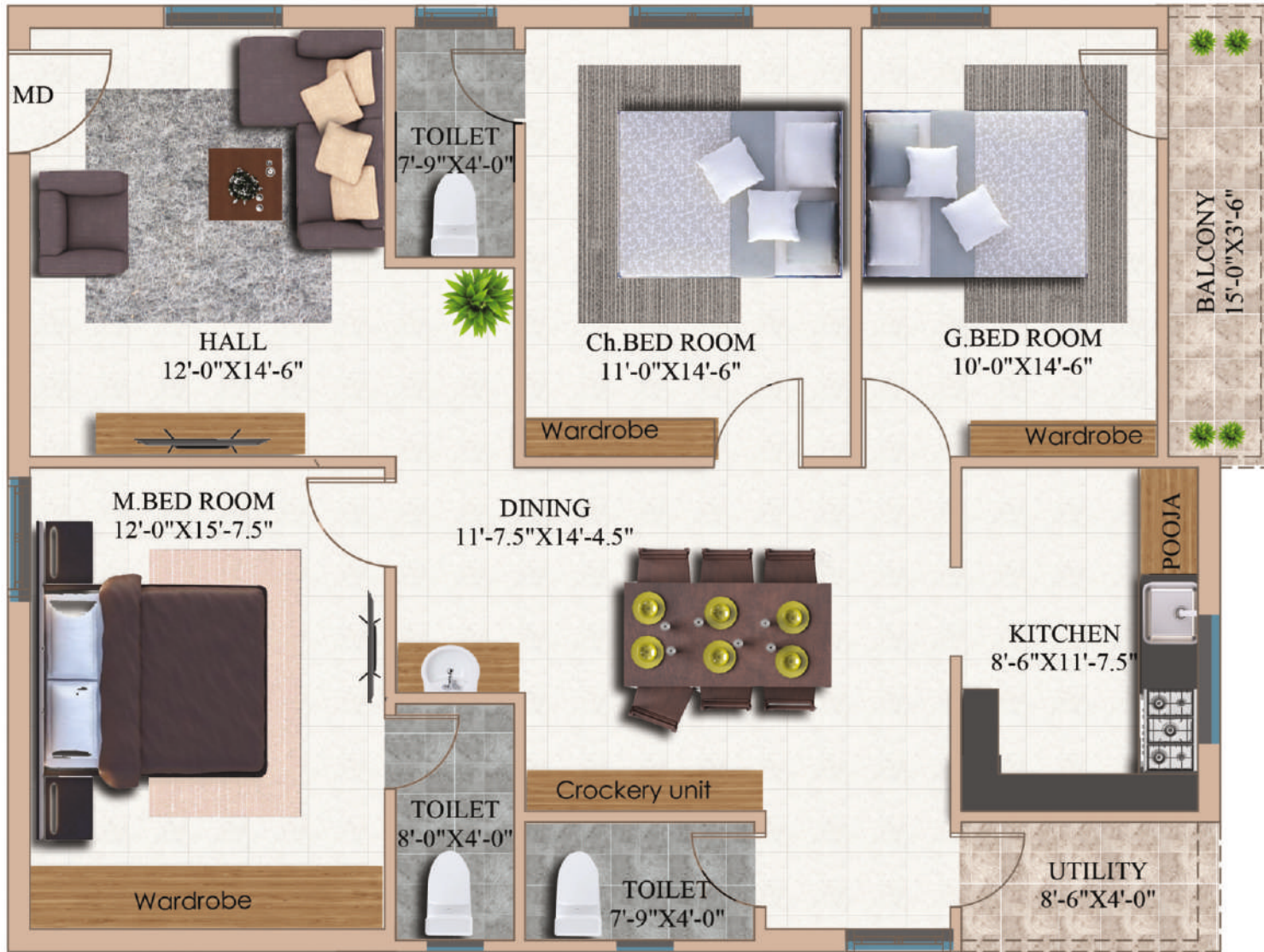
**ENTRY**



## BLOCK-A 3BHK EAST FACING

Carpet Area	Plinth Area	Salable Area	UDS
1142.40 Sq.ft	1344 Sq.ft	1780 Sq.ft	68.5 Sq. yds

ENTRY



**BLOCK-A 3BHK WEST FACING**



Carpet Area	Plinth Area	Salable Area	UDS
1142.40 Sq.ft	1344 Sq.ft	1780 Sq.ft	68.5 Sq. yds



**BLOCK-B 3BHK EAST FACING**

Carpent Area	Plinth Area	Salable Area	UDS
1109.25 Sq.ft	1305 Sq.ft	1731 Sq.ft	68.5 Sq. yds

ENTRY



**BLOCK-B 3BHK WEST FACING**



Carpet Area	Plinth Area	Salable Area	UDS
1109.25 Sq.ft	1305 Sq.ft	1731 Sq.ft	68.5 Sq. yds



## BLOCK-B 2BHK EAST FACING



Carpet Area	Plinth Area	Salable Area	UDS
860.20 Sq.ft	1012 Sq.ft	1365 Sq.ft	50.0 Sq.yds

ENTRY



## BLOCK-B 2BHK WEST FACING



Carpent Area	Plinth Area	Salable Area	UDS
860.20 Sq.ft	1012 Sq.ft	1365 Sq.ft	50.0 Sq.yds

# SIGNATURE SPECIFICATIONS



## STRUCTURE

- Structural system** : RCC framed structure as per design.  
**Masonry** : 230 mm for external walls & 100 mm for internal walls.  
**Floor – Floor height** : Shall be maintained at 2980 mm.



## WALL FINISH

- Internal walls** : Living, Dining, Bedrooms , Kitchen ,Utility & lobby finished with 2 coats of Putty, 1 coat of primer and 2 coats of Premium emulsion.  
**Ceiling** : 1 coat of White primer and 2 coats of emulsion.  
**Exterior walls** : Exterior faces of the building finished with 1 coat of primer and 2 coats of exterior emulsion with color as per architect's design.  
**Bathroom** : Glazed ceramic tile up to lintel bottom level.  
**Kitchen** : Glazed ceramic wall tile height of 600 mm above the platform top.



## FLOOR FINISH WITH SKIRTING

- Living & Dining** : Vertified tiles of size 600 x 600 mm  
**Bedrooms & Kitchen** : Vertified tiles of size 600 x 600 mm  
**Bathroom & Balcony** : Anti-skied ceramic tiles of size 300 x 300 mm



## KITCHEN

- Kitchen** : Platform will be finished with granite slab of 600 mm width at height of 800 mm from the finished floor level.  
**CP fitting** : Parryware/ Cera or equivalent.  
**Sink** : Single bowl stainless steel sink.



## BALCONY & OTHERS

- BALCONY Handraill** : MS handrail as per the architect's design



## BATHROOM

- Sanitary fixtures** : Parryware / Hindware / Cera or equivalent  
**CP fitting** : Parryware / Cera or equivalent  
**All bathrooms** : EWC closet & One Toilet only IWC, Health faucet, Two in one wall mixer with over head shower, Wash basin.



## JOINERY

- Main door** : Teak frame size (5" x 3")  
Door size 3'6" x 7'0" Door Shutter solid wood  
**Bed & Balcony doors** : Country Wood frame size (4" x 2 1/2")  
Flush Door size 3'0" x 7'0" & 2'6" x 7'0" Door Shutter ready made both side laminated



## WINDOW

- Windows** : UPVC windows with mosquito net ,  
Transparent plain glass and MS grill on inner side  
**Ventilators** : UPVC frame with fixed / adjustable louvered



## ELECTRICAL FITTINGS

- Power Supply** : 3 – phase power supply connection  
**Safety device** : MCB ( Main circuit breaker)  
**Wires** : Copper wire of a Quality is brand polycab or equivalent  
**TV & Telephone** : Point in the Living / Hall & M.Bed Room  
**Data & USB charging** : Point in the Living / Hall  
**Split air conditioner** : Electrical point will be provided in all bedrooms.  
**Exhaust fan** : Point will be given in all bathrooms & Kitchen.  
**Geyser** : Point will be given in all bathrooms  
**Backup** : 630 W for 2 BHK & 720 W for 3BHK.

# SPECIFICATIONS COMMON TO BUILDING COMPLEX

## COMMON FEATURES

<b>Lift</b>	: 6 -passenger capacity automatic door lift will be provided. Each block has one cargo lift.
<b>Backup</b>	: 100% power backup for common amenities such as lifts, water pump and select common area lighting.
<b>Name board</b>	: Apartment owner's name will be provided in stilt floor.
<b>Lift fascia</b>	: Granite lift fascia in all floors.
<b>Lobby/ Corridor</b>	: Granite in all floors.
<b>Staircase floor</b>	: Granite in all floors.
<b>Stilt flooring</b>	: Grano flooring with car park number marked in paint.
<b>Staircase handrail</b>	: SS handrail in all floors.
<b>Final floor</b>	: POP false ceiling.
<b>Parking</b>	: Individual Covered 4 wheeler and 2 wheeler parking .

## OUTDOOR FEATURES

<b>Water storage</b>	: OHT and UG sump.
<b>Rainwater harvest</b>	: Rainwater harvesting in site.
<b>Intercom</b>	: Intercom Provision only.
<b>Safety</b>	: CCTV surveillance cameras will be provided all around the building at pivotal locations in stilt.
<b>Well-Defined Driveway</b>	: Interlocking paver block will be laid all around the building with demarcated driveway.
<b>Security</b>	: Security booth will be provided at the entrance.
<b>Compound wall</b>	: Building perimeter will be fenced by a compound wall for a height of 1650mm with entry gates.
<b>Landscape</b>	: Suitable landscape appropriate places in the project.
<b>STP</b>	: This Project have sewerage treatment plant.

## PAYMENT PATTERN

PAYMENT PATTERN	
Booking Advance	10%
Agreement Stage	10%
Commencement of Foundation	25%
Commencement of Respective Floor Roof	20%
Completion of Respective Flat Brick Work	15%
Completion of Respective Flat Plastering Work	15%
Handing Over	5%



# LOCATION MAP



## LOCATION ADVANTAGES

### DISTANCE FROM RAILWAY STATION, BUS STAND & AIRPORT

- Vijayawada Bus Stand - 12 mins
- Mangalagiri Bus Stand - 5 mins
- Vijayawada Railway Station - 12 mins
- Gannavaram Airport - 45 mins

### DISTANCE FROM NEAREST HOSPITAL

- AIIMS Medical College & Hospital - 5 mins
- American Hospital - 9 mins
- NRI Medical College & Hospital - 15 mins
- Manipal Hospital - 5 mins
- Ramesh Hospital - 10 mins
- Andhra Hospital - 15 mins
- NTR Health Univesity - 20 mins

### DISTANCE FROM NEAREST COLLEGES

- K.L.U - 5 mins
- AIIMS Medical College - 5 mins
- NRI Medical College - 15 mins
- Nirmala College of Pharmacy - 5 mins
- Krishnaveni Polytechnic College - 3 mins
- Nagarjuna University - 10 mins
- NTR University 20 mins
- Layola College - 20 mins
- SRM University - 30 mins
- VIT A.P. University - 30 min

### NEAREST SCHOOLS

- Ravindra Bharati School
- Aravinda School
- Gems Public School
- Nirmala E.M. School
- AIMEE International School
- Geetanjali Public School
- Sri Chaitanya Techno School
- Narayana E-Techno School
- Amaravati Play School



**Sri Lakshmi Vineela. A** M.Tech, M.B.A  
Managing Director

**A. Yoganand** M.Tech., AMIE, AMIV  
Director

Site Address:

#169, Ippatam, Ippatam to Atmakuru  
Main Road Tadepalli Municipality  
Guntur Dist., AP.

Head Office:

#13/5, Kinjutham Guru Swamy St.  
Ayanavaram, Chennai-23, TN.

Contact : 63004 88084  
88979 00073, 98844 80073

Consultants:

**Er. A. Yoganand**, M.Tech., AMIE, AMIV, Architects and Structural Engineers  
Ph: 88979 00073, 98844 80073, Email: a.yoganand07@gmail.com

Web: [www.srikarabuilders.com](http://www.srikarabuilders.com) | E-mail: [srikarabuildersap@gmail.com](mailto:srikarabuildersap@gmail.com)