



Sridhaam



Serenity.
Opulence.
Beauty. Luxury and
exclusivity

Significant of the elegance
of calmness and plentitude.

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 Herc lean task either. All it takes is some re-thinking. Some re-drawing & some re-building. And before you know it, your life's improved a whole lot more.

That's the science of living.

A place where the five elements -

Earth, water, air, light and forest - come together to create something extraordinary.

Brought to life by **DPR's Sridhaam**.



Tales of Sridhaam

Embarking 5 Elements

"Sridhaam" is derived from two words "Sri" and "Dhaam." In Hinduism, "Sri" is often used as a prefix to denote wealth, prosperity, & auspiciousness. "Dhaam" refers to a place called home. "Sridhaam" could be interpreted as a home with wealth and prosperity with the power of 5 elements.

Sridhaam Villas is meticulously planned to provide the perfect blend of opulence & 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, & Plumbing), structure, and landscape.

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





**A Dramatic Entrance
of Light & Shadow**



SAHARA

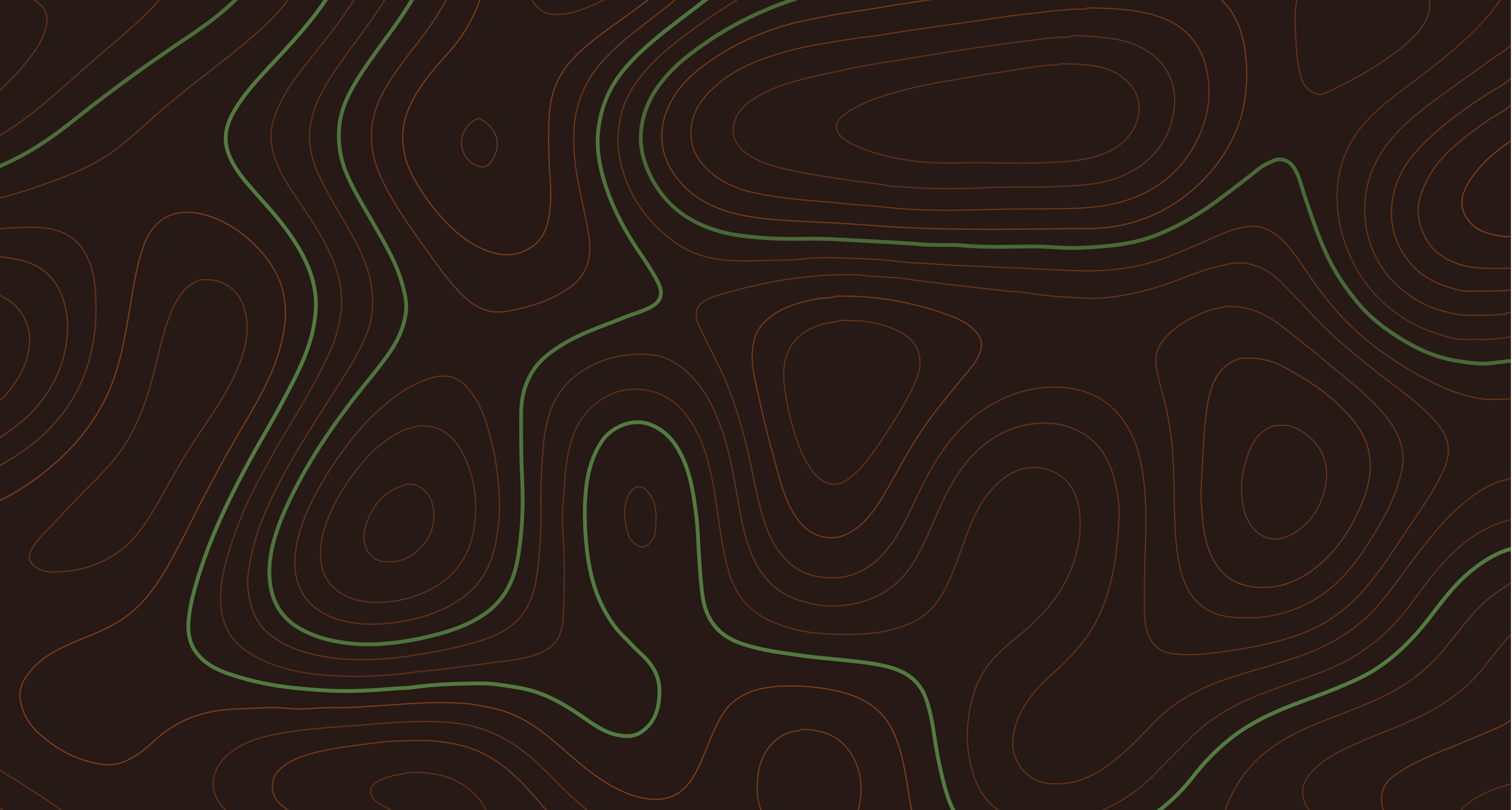


Murmuring Canopy Oasis

SAPPHIRE



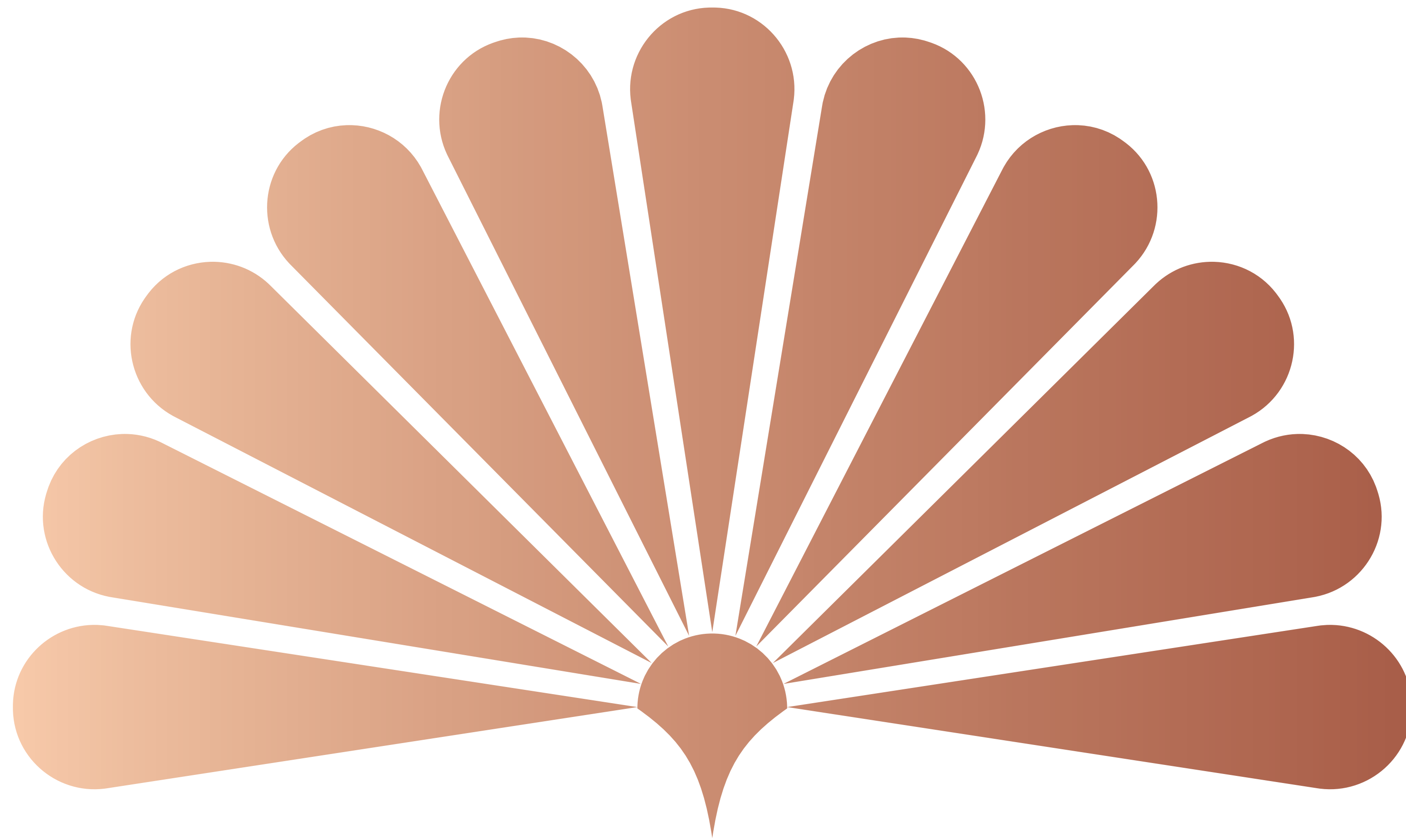
The water's tranquil, continuous
movement calming your soul



SANSAAR



**Firm Foundation
Solid Ground**



SAMVAHA



A Breath Of Fresh Air



Sridhaam

Where Life
is Born



Cricket Net



Outdoor Seating



Pool



Kids Play Area



Badminton Court



Multi Purpose Turf Court



Oat



Amenities



Pergola



Walk Way

Crafted to Turn Every Moment Into an Experience

At DPR, we guarantee the finest design processes & the provision of top-tier amenities.

Our project development philosophy is artfully manifested in our designs, seeking beauty, balance & belonging.



Clubhouse Amenities

A Clubhouse Beyond Expectations

For the part of your day that aren't scheduled.

With ample space to pause, recharge or reconnect – just what you need.

Our amenities have been designed to meet your every need 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



Across
7
Acres

59
Units

1
Acre
Green Spaces



**Indoor
Games Room**

Recreate Reconnect Rejuvenation Relaxation



Pool



Cafeteria

Some weekends call for celebration, others for silence - at **'Sridhaam'**, there is space for both.

A chat with friends, a quiet evening of games, a comfort of swim, a gym that keeps you motivated.

It's not about keeping busy, it's about having space for what matters.



Gym

EAST FACING

Luxury
220 sq.yds



Ground Floor



First Floor



Second Floor

WEST FACING

Luxury
220 sq.yds



Ground Floor



First Floor



Second Floor



Second Floor (Option 2)

EAST FACING

Luxury
320 sq.yds



Ground Floor



First Floor



Second Floor

WEST FACING

Luxury
320 sq.yds



Ground Floor



First Floor



Second Floor





Kitchen



Kids Bedroom



Office Space



Live Better. Feel Better.

Architectural Excellence

We made sure architecture doesn't just produce aesthetically pleasing drawings; but it encompasses robust support for Structural, Mechanical, Electrical, Plumbing & Landscape aspects.

Exclusive Puja Room

For those seeking tranquility within their prayer space, our design carves out as a separate puja room in villas.

Expandable Living Areas

Each living area is designed to be expandable through decks or generously sized balconies.

Optimal Cross Ventilation in Every Room

Prioritizing impeccable ventilation, ensuring dual-sided cross ventilation in every corner, eliminating the possibility of suffocation & fosters a fresh indoor environment.

Ideal Staircase Placement

Lifts & staircases are centrally located, seamlessly accessible across all floors.

Embracing Core Indian Values and 100% Vaastu Compliance

We immerse you in the essence of our culture, following the principles of Vaastu.

Structure

R.C.C. frames structure to resist wind, earthquake & Seismic loads

Super Structure

Red Bricks in Cement Mortar of External 9" thick walls & internal 4" thick walls

Plastering

Internal walls:
Single coat plastering for walls & 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

Kitchen Wall Cladding

Wall cladding up to 2'-0" height above kitchen platform with Glazed Vitrified/ Ceramic tiles of reputed make

Terrace

Flooring with Anti-skid/Rustic tiles of reputed make for open terrace areas

Bedroom

800 x800 /600 x600 mm size Vitrified tiles of reputed make

Flooring

Drawing, Living, Kitchen & Drawing area: 800 x1200/600x1200/ 600x900 size Vitrified tiles of reputed make

Bathroom

Glazed Vitrified / Ceramic tiles wall cladding and for flooring anti skid Vitrified/ Ceramic tiles of reputed make

Staircase

Marble/Granite flooring.

Kitchen Wall Cladding

Wall cladding up to 2'-0" height above kitchen platform with Glazed Vitrified/ Ceramic tiles of reputed make

Balcony/Utility

Anti skid vitrified/ceramic tiles & for utility area wall cladding with glazed tiles

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

Power Backup

DG power back to individual villa. DG power backup for common areas and for Clubhouse

Parking Area

Anti skid parking tiles

Doors & Windows

Main Door & Internal doors of Engineered Frame & engineered flush shutter with veneer on both sides & doors-hardware with good quality of Stainless Steel fittings like hinges, tower bolts locks 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

Tv/Telephone

Telephone and intercom and for TV in all bedrooms, drawing & living room

Internal walls:

Two coats of premium emulsion with smooth putty finish of reputed make

Exterior with two coats weatherproof exterior paint

Plumbing & 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

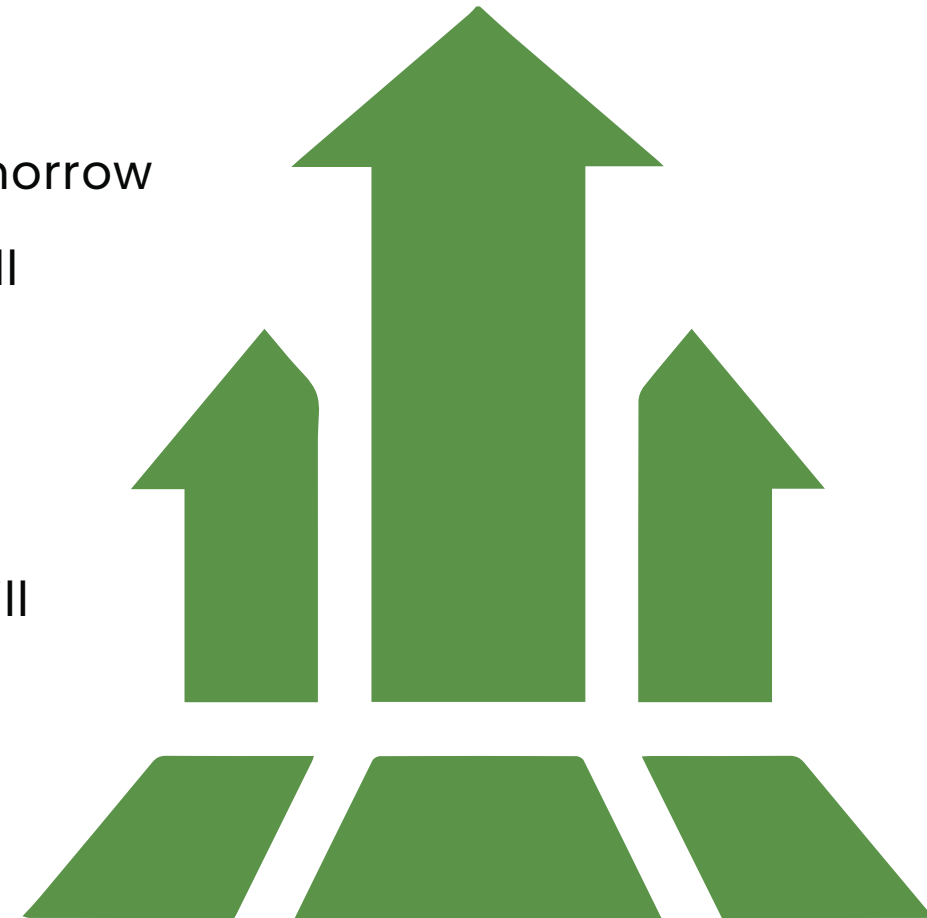


An Investment In Growth

Mokila is on the rise, with growing demand, strong rental potential and seamless access to Hyderabad's IT hubs.

Property values here are climbing, making it the right time to invest.

- ✓ A location with rising appreciation
- ✓ Thriving rental value with high demand
- ✓ 15 min to Kokapet SEZ
- ✓ 20 min to ORR
- ✓ 40 min to RGIA
- ✓ A home that feels right today;
A decision that makes sense for tomorrow
- ✓ Closer to IT SEZ. Mokila prices are still lower than Kokapet, Tellapur and Nalagandala. Best risk-reward ratio for mid-to-long-term investors
- ✓ Ideal for long term holding. Mokila is still in growth phase as the prices will compound creating more returns



Educational Institutions

Oakridge International School	15 min
Delhi Public School	15 min
Meru International School (Tellapur)	15 min
Birla Open Minds International School	10 min
Glendale International School	11 min
CBIT	5 min
MGIT	5 min
Avinya International School	3 min
Gaudium International School	5 min
Indus Valley International School	10 min

Important Nearby Locations

Gandipet	12 min
Min Financial District	9 min
US Consulate General	9 min
Gachibowli Circle	18 min
Nanakramguda Junction	8 min
Cyber Towers	23 min

Hotels & Leisure

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

Health Care Facilities

Continental Hospital, Financial District	7 min
Care Hospital, Gachibowli	18 min
AIG Hospital, Gachibowli	18 min
KIMS, Gachibowli	19 min
Yashodha Hospital, Hi-Tech City	25 min

Business/IT Institutions

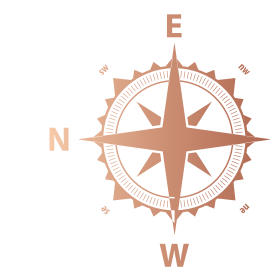
ICICI Towers	10 min
Wipro	10 min
Microsoft	10 min
Infosys	11 min
ISB	10 min
Amazon	11 min
Wave Rock	11 min
The Sky View	18 min

Public Transport

RGIA - Airport	28 min
Lingampally Railway Station	26 min
Raidurg Metro Station	21 min

Shopping & Entertainment

IKEA	19 min
Sarath City Capital Mall	20 min
SLN Terminus	19 min
Inorbit Mall	21 min



Layout Plan

A Balanced Future

This isn't just a home. It's an investment in a life rooted in nature, shaped by trust and built to last.

Delivered on time with quality construction with branded materials.

12

Feet Ceiling Height
Ground Floor

100%

Vaastu Compliant
Design

30,000

Acres of Surrounded
Lush Greenery

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Greenery

Consisting Aromatic Garden
Herel Garden & Nakshtra

Hotspot

Demand is rising steadily
for Mokila

Feature

Extended Patios &
Deck





A Place Where Life Is Born



Sridhaam