

TS RERA No: P02400000143

A PROJECT BY
SHANTASRIRAM
CONSTRUCTIONS

THE FUTURE MEETS THE NATURE

SHANTASRIRAM 
BROOKWOODS

Limited Edition Premium Villas
@ Kismatpur, Off TSPA Junction





SHANTASRIRAM 
BROOKWOODS

WHERE LUXURY
MEETS
TRANQUILITY

5.5

ACRES
COMMUNITY

56

LUXURY
VILLAS

G+2

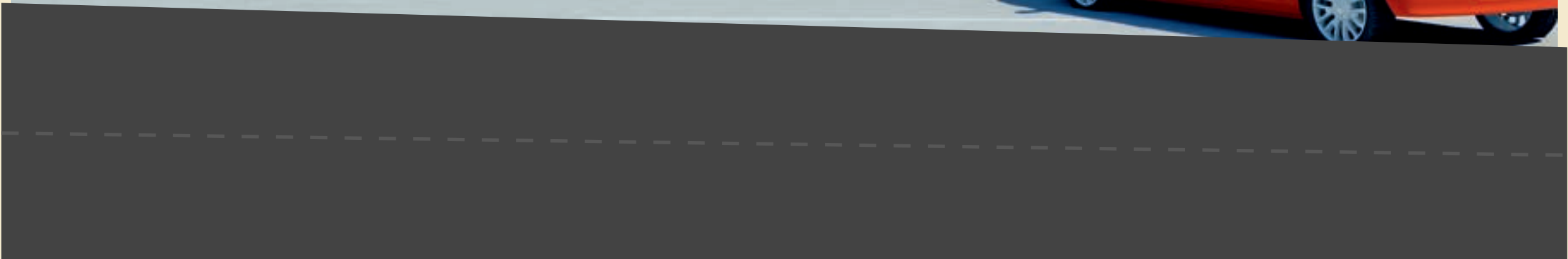
FLOORS
TRIPLEX VILLAS

**EAST, WEST
& NORTH
FACING**

**HMDA
APPROVED**



BROOKWOODS



5 MINS



TSPA JUNCTION

What makes Brookwoods irresistible is, the fantastic combination of strategic location and smartly designed premium villas. Rajendranagar's 2000 acres of lush greenery: The oxygen-rich environment is known for its exceptional Air Quality Index (AQI) and high water table, that lets you experience the beauty of green living and the promise of a healthier lifestyle.

5 MINS



2000 ACRES O2-RICH
NEIGHBORHOOD
RAJENDRANAGAR
GREENERY

2 MINS



PROPOSED
BUDVEL IT PARK



Budvel IT Park: Nestled just 10 minutes away, the proposed IT Park will be home to cutting edge infrastructure and amenities, which makes it the perfect hub for Hyderabad's thriving tech landscape for business growth.

15 MINS



**FINANCIAL
DISTRICT**

5 MINS



**100 ACRE
HIGH COURT
CAMPUS**

SHANTASRIRAM 
BROOKWOODS

Off TSPA Junction & Hyderabad IT Growth Corridor: Barely 5 minutes away from the premier Telangana State Police Academy and Hyderabad IT Growth Corridor, rest assured you are in close proximity to IT MNCs, Outer Ring Road, Financial District-Kokapet and more.

**COME HOME TO SEAMLESS
CONNECTIVITY**

TO OXYGEN-RICH LIVING

For those looking to indulge in the luxury amidst fresh green environs, away from the chaos of crowded communities, look no further! Elevate your lifestyle amidst the exclusive enclave of luxury villas, where opulence meets tranquility. Experience a world of sophistication and elegance in this exclusive villa community, where luxury knows no bounds.



SHANTASRIRAM 
BROOKWOODS

PROJECT HIGHLIGHTS

- HMDA-approved
- Set amidst undulating greenery
- Close to key destinations
- Premium gated community
- 56 Triplex Villas - 4BHK
- Exclusive 3-Level clubhouse
- 240 - 390 Sq Yds Plots
- Fully equipped Gym
- Landscaped Water bodies
- Guest suites
- 2 Car Parking each
- 24 hour Water supply
- 24x7 Professional security
- 100% Power Back-up







CLUBHOUSE

BLOCK - E

BLOCK - D

BLOCK - C

BLOCK - B

BLOCK - A

BLOCK - G

BLOCK - H

BLOCK - F

PROPOSED
COMMERCIAL
& RESIDENTIAL

MAIN ENTRANCE

SITE LAYOUT PLAN



P02400000143

Project Approved



COME HOME TO THE PRIVILEGED ADDRESS

Discover the epitome of luxury living in Hyderabad's prestigious gated community, nestled in lush green surroundings. The passionately designed spacious villas offer a sanctuary of unparalleled joy and comfort for its residents, where every corner exudes elegance and charm. Immerse yourself in the lap of luxury as you experience the finest amenities tailored to elevate your lifestyle.



SHANTASRIRAM 
BROOKWOODS

A WORLD BUILT AROUND JOY

VILLAS HIGHLIGHTS

Exclusively designed

3 & 4 BHK G+2 Floors Villas

240 Sq yds - 3700 Sft. to 390 Sq yds - 4800 Sft.

Vasthu Compliance

Lift provision for each villa

Super Luxury Specifications

Multi Purpose Hall

Spacious Car Parkings

Water Body & Landscaping

Servant's Room





 **SHANTASRIRAM**
CONSTRUCTIONS

CLUB @
BROOKWOODS

CLUB @ BROOKWOODS

COME HOME TO A WORLD OF ENTERTAINMENT

The stylish exclusive clubhouse is sure to be the nerve centre of entertainment and socializing. Endless entertainment awaits at the sprawling clubhouse, ensuring every moment is filled with joy and excitement. Unleash the sports buff in you at the sparkling blue swimming pool, table tennis, squash, badminton, billiards and more. A secure children's play area ensures kids play safe while the fully equipped gym and spa will be a treat for the fitness conscious.

CLUB FACILITIES

- Terrace Swimming Pool
- Fully Equipped Gym
- Deck Area
- Lobby
- Banquet Hall
- Games Lounge
- Reception Area
- Waiting Rooms
- Guest Rooms



TYPE-1 BLOCK-B EAST FACING VILLA PLAN

VILLAS NO. 1 to 8



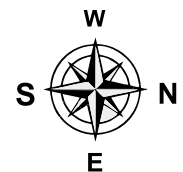
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



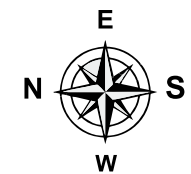
AREA STATEMENT

**PLOT AREA : 234.35 Sq.yds
or 389.34 Sq.Mts**

GROUND FLOOR:	1127.86 SFT
FIRST FLOOR:	1127.86 SFT
SECOND FLOOR:	1099.99 SFT
TERRACE FLOOR:	255.23 SFT
TOTAL :	3610.94 SFT

TYPE-2 BLOCK-A WEST FACING VILLA PLAN

VILLAS NO. 9 to 14



AREA STATEMENT

PLOT AREA : 289.80 Sq.yds

GROUND FLOOR: 1171.12 SFT

FIRST FLOOR: 1171.12 SFT

SECOND FLOOR: 1154.98 SFT

TERRACE FLOOR: 271.69 SFT

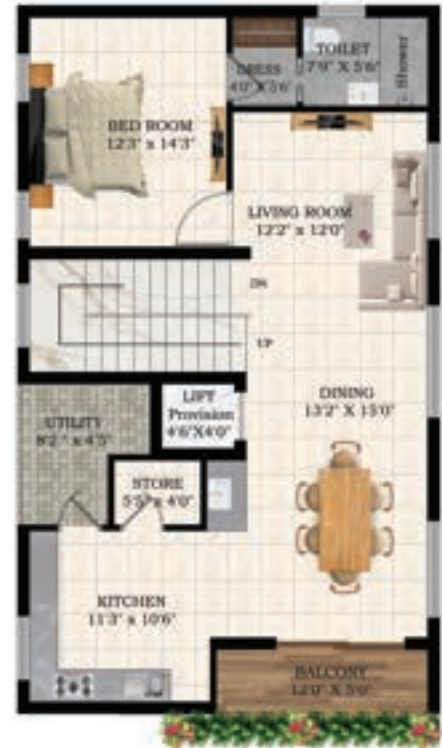
TOTAL : 3768.91 SFT

TYPE-3 BLOCK-A EAST FACING VILLA PLAN

VILLAS NO. 15 TO 20



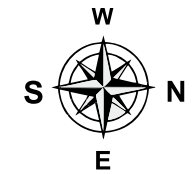
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 289.80 Sq.yds

GROUND FLOOR: 1154.55 SFT

FIRST FLOOR: 1154.55 SFT

SECOND FLOOR: 1154.55 SFT

TERRACE FLOOR: 271.80 SFT

TOTAL : 3735.45 SFT

TYPE-4 BLOCK-G WEST FACING VILLA PLAN

VILLAS NO. 21/A



KEY PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

AREA STATEMENT

PLOT AREA : 243.50 Sq.yds

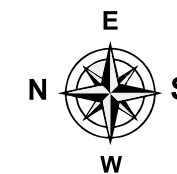
GROUND FLOOR: 989.60 SFT

FIRST FLOOR: 989.60 SFT

SECOND FLOOR: 989.60 SFT

TERRACE FLOOR: 183.24 SFT

TOTAL : 3152.04 SFT



TYPE-5 BLOCK-G WEST FACING VILLA PLAN

VILLAS NO. 21 to 23



KEY PLAN



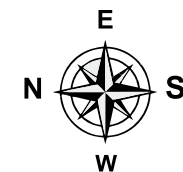
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 272.37 Sq.yds

GROUND FLOOR: 1171.12 SFT

FIRST FLOOR: 1171.12 SFT

SECOND FLOOR: 1154.98 SFT

TERRACE FLOOR: 271.69 SFT

TOTAL : 3768.91 SFT

TYPE-6 BLOCK-C WEST FACING VILLA PLAN

VILLAS NO. 24, 25 & 26



KEY PLAN



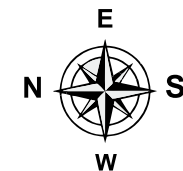
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 262.68 Sq.yds
or 240.52 Sq.Mts

GROUND FLOOR:	1241.17 SFT
FIRST FLOOR:	1241.17 SFT
SECOND FLOOR:	1241.17 SFT
TERRACE FLOOR:	271.69 SFT
TOTAL :	3995.20 SFT

TYPE-7 BLOCK-C WEST FACING VILLA PLAN

VILLAS NO. 27



KEY PLAN



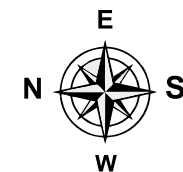
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 235.81 Sq.yds

GROUND FLOOR: 1410.42 SFT

FIRST FLOOR: 1410.42 SFT

SECOND FLOOR: 1410.42 SFT

TERRACE FLOOR: 271.58 SFT

TOTAL : 4502.84 SFT

TYPE-8 BLOCK-D EAST FACING VILLA PLAN

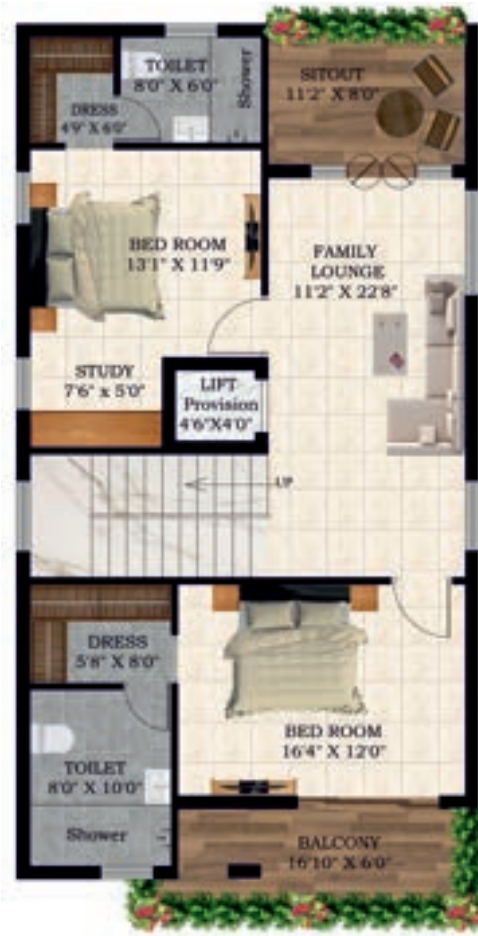
VILLAS NO. 28 to 32/A



KEY PLAN



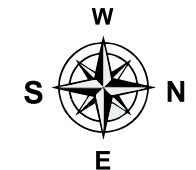
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 240.00 Sq.Yds.

GROUND FLOOR:	1306.16 SFT
FIRST FLOOR:	1306.16 SFT
SECOND FLOOR:	1024.03 SFT
TERRACE FLOOR:	159.03 SFT
TOTAL :	3795.38 SFT

TYPE-9 BLOCK-D WEST FACING VILLA PLAN

VILLAS NO. 33 to 37/A



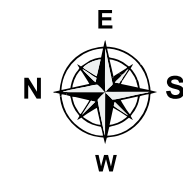
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 240.10 Sq.yds

GROUND FLOOR: 1307.56 SFT

FIRST FLOOR: 1307.56 SFT

SECOND FLOOR: 965.06 SFT

TERRACE FLOOR: 161.40 SFT

TOTAL : 3741.58 SFT

TYPE-10 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. 38



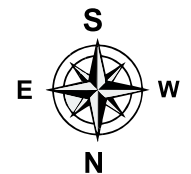
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



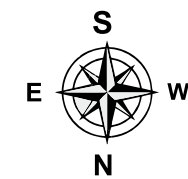
AREA STATEMENT

PLOT AREA : 318.44 Sq.Yds.

GROUND FLOOR:	1554.28 SFT
FIRST FLOOR:	1554.28 SFT
SECOND FLOOR:	1087.51 SFT
TERRACE FLOOR:	168.93 SFT
TOTAL :	4365.00 SFT

TYPE-11 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. 39



AREA STATEMENT

PLOT AREA : 350 Sq.yds
or 292.64 Sq.Mts

GROUND FLOOR:	1995.65 SFT
FIRST FLOOR:	1995.65 SFT
SECOND FLOOR:	1584.25 SFT
TERRACE FLOOR:	168.99 SFT
TOTAL :	5744.54 SFT

TYPE-12 BLOCK-F NORTH FACING VILLA PLAN

VILLAS NO. 40, 41 & 42



KEY PLAN



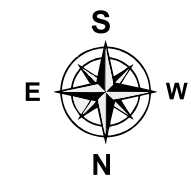
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 234.02 Sq.yds

GROUND FLOOR: 1452.60 SFT

FIRST FLOOR: 1452.60 SFT

SECOND FLOOR: 1074.39 SFT

TERRACE FLOOR: 167.86 SFT

TOTAL : 4147.45 SFT

TYPE-13 BLOCK-E EAST FACING VILLA PLAN

VILLAS NO. 44A & 44B



KEY PLAN



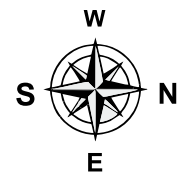
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA STATEMENT

PLOT AREA : 282.12 Sq.yds
or 293.59 Sq.Mts

GROUND FLOOR:	1542.45 SFT
FIRST FLOOR:	1542.45 SFT
SECOND FLOOR:	1517.70 SFT
TERRACE FLOOR:	182.92 SFT
TOTAL :	4785.52 SFT

TYPE-14 BLOCK-E EAST FACING VILLA PLAN

VILLAS NO. 45 to 47



KEY PLAN



GROUND FLOOR



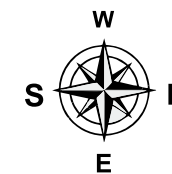
FIRST FLOOR



SECOND FLOOR

AREA STATEMENT

PLOT AREA : 305.08 Sq.yds
or 331.41 Sq.Mts



GROUND FLOOR:	1677.81 SFT
FIRST FLOOR:	1677.81 SFT
SECOND FLOOR:	1654.57 SFT
TERRACE FLOOR:	182.92 SFT
TOTAL :	5193.11 SFT

TYPE-15 BLOCK-H NORTH FACING VILLA PLAN

VILLAS NO. 48, 49, 50 & 51



GROUND FLOOR



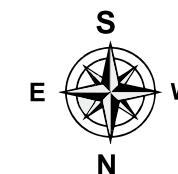
FIRST FLOOR



SECOND FLOOR

AREA STATEMENT

PLOT AREA : 211.34 Sq.yds
or 227.54 Sq.Mts



GROUND FLOOR:	1227.72 SFT
FIRST FLOOR:	1227.72 SFT
SECOND FLOOR:	1227.72 SFT
TERRACE FLOOR:	182.92 SFT
TOTAL :	3866.08 SFT

SPECIFICATIONS



STRUCTURE

RCC framed structure designed to withstand wind & seismic loads.



SUPER STRUCTURE

WALLS: Fly- ash brick walls of 9" thick outer and 4 thick inner walls.



DOORS / WINDOWS / VENTILATOR

MAIN DOOR: Designer Teakwood frame & veneered shutters with reputed hardware fitting finished with melamine finish.

FRENCH DOORS: UPVC Sliding door with float glass paneled shutters and designer hardware of reputed make

WINDOWS: UPVC windows system with float glass with suitable finishes as per design.

VENTILATORS: UPVC ventilator including provision for exhaust fan.

GRILLS: Aesthetically designed, mild steel (M.S) grills with satin emulsion paint finish.



PAINTING

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

External: Textured finish and two coats of weather proof exterior emulsion paint of reputed make.

Parking area: OBD paint over two coats of putty.



FLOORING

Living / Dining: Vitrified tiles of standard make.

Master Bedroom: 800 x 800 mm size of vitrified tiles of standard and reputed make.

Kitchen: 800 x 800 mm size of vitrified tiles of

standard and reputed make.

Staircase: Granite.

Toilets: 1200 X 600 mm Wall tiles, 600 X 600 mm Floor ceramic tiles of standard and reputed make.

Utility: 600 X 600 mm Anti-skid ceramic tiles of standard and reputed make.

Parking: Tender stone / granite as per design

Maid Room: 600 x 600 mm vitrified tile flooring.



KITCHEN

Provision for washing machine in the utility area.



BATHROOMS

Vanity type washbasin / readymade counter in any one bathroom if space permitted, top wall mounted WC with concealed flush tank with single lever fixtures, shower. Provision for geysers in all bathrooms. All C.P. fittings are chrome plated of Roca / Toto. All sanitary wares of Duravit or Toto / Roca.



ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, water purifier, mixer / grinders in kitchen, washing machine & dish washer in utility area provision.

3-Phase supply for each unit and individual meter boards.

Miniature Circuit Breakers (MCB) for each distribution boards of reputed make elegant designer modular electrical switches

Concealed conduit wiring with PVC insulated copper cables in all rooms for light, fan and plug points.

A/C provision in all bedrooms, living and dining.



TELECOM / I – NET/ CABLE TV

One internet point provision in each villa. DTH, intercom, telephone points in living and bedrooms.



PLUMBING

Plumbing lines will be with CPVC pipes / as specified by PHE consultants

All C.P fittings are Chrome plated of Roca / Toto or equivalent make.

All sanitary wares of Duravit, Toto or Roca.



SECURITY & SURVEILLANCE

The entire property is secured with a compound wall along with solar fencing and the entrance will be manned by a security team.



STP

Water sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for the landscaping



GENERATOR

D.G. Sets with Acoustic enclosure & A.M.F / as specified M & E Consultant with 100% backup including common areas except air conditioning & gestures.



WATER SUPPLY

Water supply lines with GI PPR pipes or / as specified by PHE Consultants.

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

LOCATION MAP (Not to Scale)

DISTANCES FROM SITE

ROADS

ORR Service Road	- 800 Mts
TSPA Junction (formerly APPA)	- 2.5 Kms
Langarhouse	- 10 Kms
Gachibowli Junction	- 14 Kms
Shamshabad RGIA	- 17 Kms
Wipro X Roads	- 14 Kms

SCHOOLS

Akshara International School	- 1.0 Km
Glendale Academy	- 5.5 Kms
Srinidhi International School	- 6.8 Kms
Army Public School	- 5.5 Kms
Shree Swami Narayan Gurukul	- 10 Kms
Delhi Public School	- 13.5 Kms
Oakridge International School	- 13 Kms

HOSPITALS

Shadan Hospital	- 1.5 Kms
Neocare Hospitals	- 2.8 Kms
Sun City Hospital	- 5.3 Kms
Rishita Hospital	- 3.7 Kms
Premier Hospital	- 11 Kms

SHOPPING

Walmart Best Price	- 7.7 Kms
Inorbit Mall	- 17 Kms

LAKES

Himayat Sagar Lake	- 2.5 Kms
Osman Sagar Lake	- 10 Kms



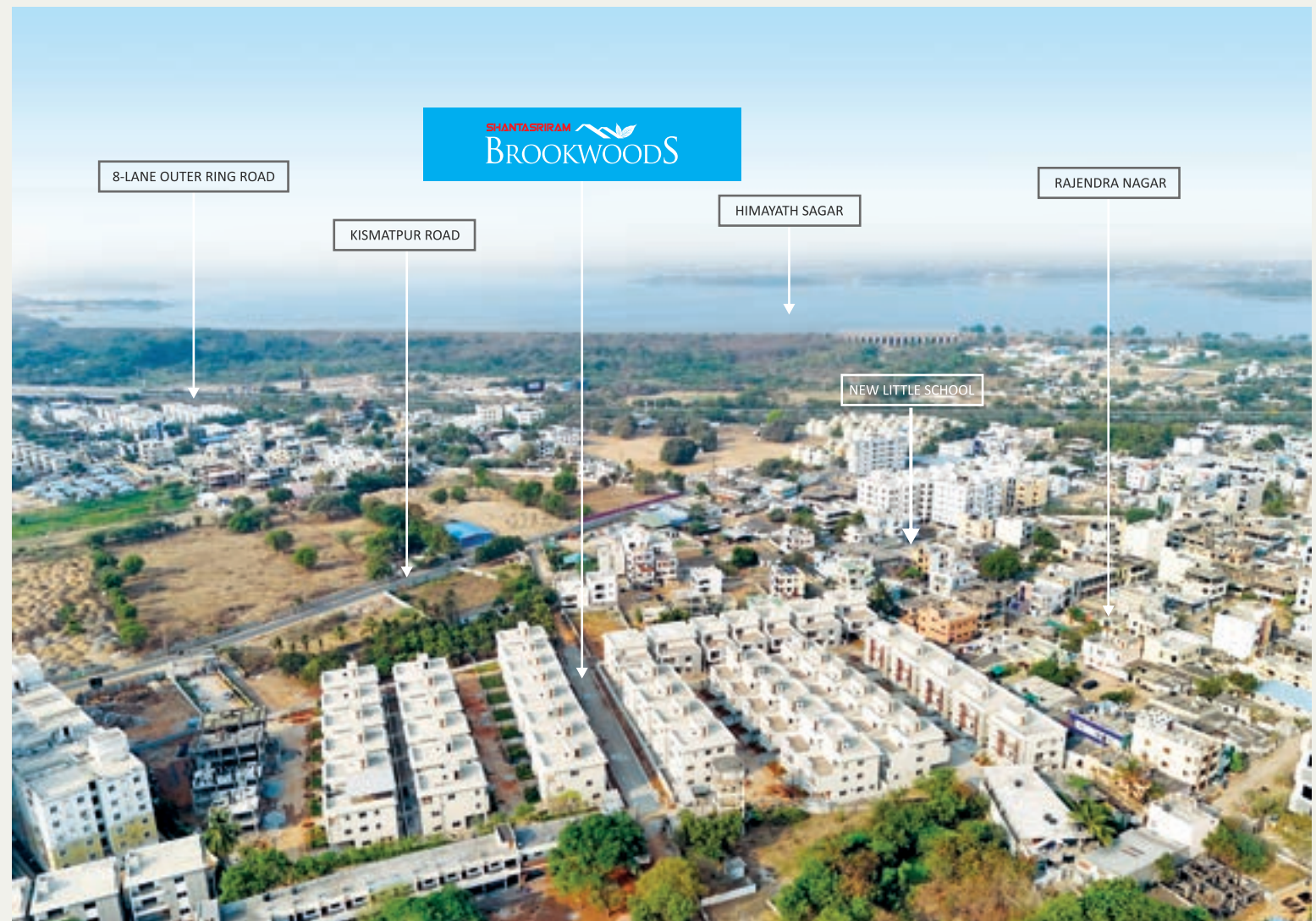
SCAN FOR
LOCATION



SHANTASRIRAM
BROOKWOODS

SHANTASRIRAM 
BROOKWOODS

TSPA Junction is the clear winner in the saga of ORR development. The connectivity, affordability and rapid infrastructure development make TSPA Junction the choice of thousands of home seekers. Upscale gated communities, express highways, a multitude of schools and shopping arcades make it a sought after destination. Be it Wipro X Roads or Gachibowli, you will reach in 10-15 minute smooth drive. Send your children to elite schools, enjoy fine dining and shopping in ever-growing commercial enclaves in the neighborhood. Arrive in future with a villa at Brookwoods.



Rajiv Gandhi International Airport



Solar Roof Cycle Track



Microsoft



ISB



Financial District

MEMBER



8000+

HAPPY HOMES
DELIVERED

5 ONGOING
RESIDENTIAL
PROJECTS

29 YEARS OF
EXPERIENCE



5 FEATURED
PROJECTS

80+
COMPLETED
PROJECTS

4 ONGOING
COMMERCIAL
PROJECTS

SHANTASRIRAM 
BROOKWOODS

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SITE ADDRESS

“Shanta Sriram Brookwoods”
Sy. No. 139, 139/A, 140 and 140/E
Kismathpur Village, Gandipet Mandal
Ranga Reddy District - 500 030

ARCHITECTS



Banjara Hills, Hyderabad - 500 034

STRUCTURAL ENGINEERS



Himayatnagar, Hyderabad - 500 029