

# Swastik Aavaas

WE DELIVER

WHAT WE PROMISE



[www.srisadguruconstructions.com](http://www.srisadguruconstructions.com)





*Blending great homes with great lifestyle without compromise is our vision.  
Quality and Commitment is our motto.*



WELCOME TO

# Swastik Aavaas

**SWASTIK AAVAAS** is one of the best upcoming residential community in "NIZAMPET ROAD". **Dwarfing everything else in sight, the superstructure casts a radiant light around it with its ultra green surroundings and magnificent architecture.** We dared to think beyond the convention of just homes. Exhibiting true foresight, we are transforming places into new coveted destinations, practicing nothing but clean deeds as per GHMC norms. Understanding inside-out the dream called home, we stand by our word. We strive for impeccable quality, utmost attention to detail, timely execution of project and an in-depth research, enabling people live life to the fullest. Placing highest premium on privacy, we have made everyday living that much quieter with a 10 feet open space between each flat. Properly curing concrete improves strength, durability, water tightness, and wear resistance. We have taken up curing process in four phases a day.

Its locational advantage doesn't end there—it is just ten minute away from the famous Jawaharlal Nehru Technological University (JNTU), Prestigious Metro station, Corporate Hospitals, Elite Schools & Colleges, Magnificent malls and IT sector.



Swastik Aavaas



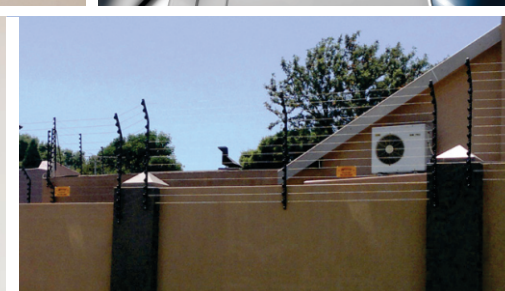
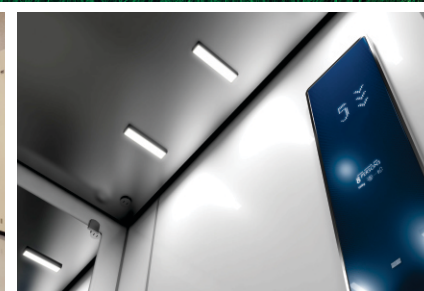
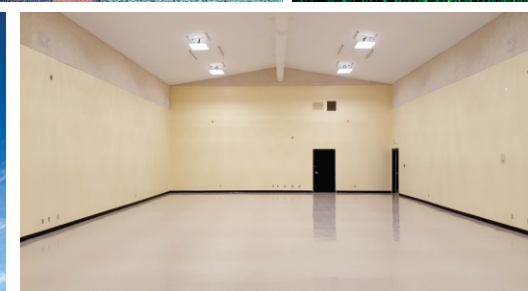


## Amenities

- + Solar power system of 4 KV
- + 24x7 security services
- + Intercom connectivity
- + CCTV surveillance
- + Solar fenced boundary wall
- + 8 passenger KONE elevator
- + Multipurpose hall & Children 's Play area
- + Granite Flooring , False ceiling & LED lamps in corridors
- + Pre - Fixed Individual water meters
- + 24 hours electricity back-up
- + Ample water storage facility
- + Walking track

## Project Highlights

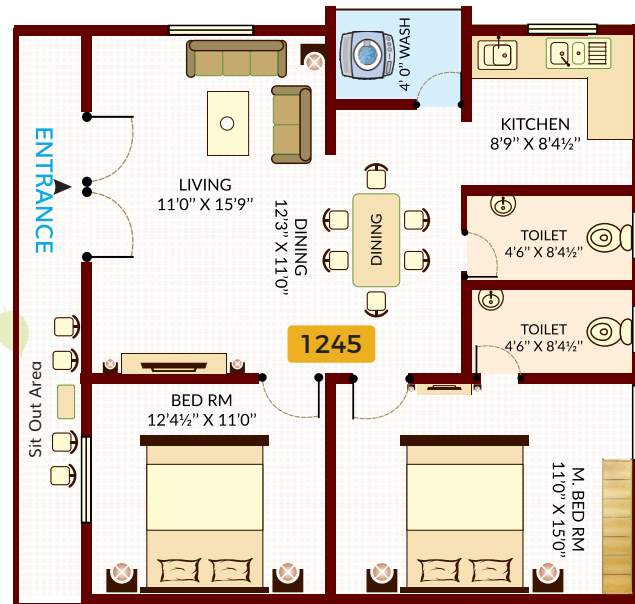
- + Gated community with vastu shastra compliance
- + GHMC approved as per RERA Act
- + Quality construction as per ISO standards
- + 2 level car parking with ample space
- + Metro station view
- + 10 feet open space between each flat
- + Very near to Hi-tech city / Gachibowli
- + Well planned spaces with good ventilation
- + Termite control & chemical treatment from pre constructive stages
- + Superior A grade quality materials with fine finishing
- + Wide driveways
- + Rain water harvesting / Recharge pit



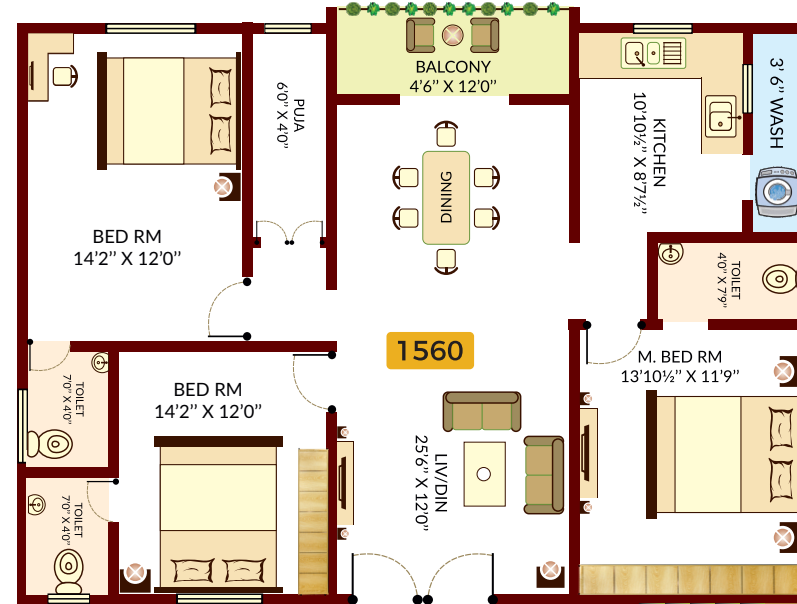


2 & 3BHK Typical Floor Plan

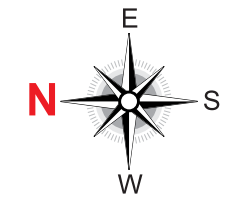
2 BHK North Facing | 1245 SFT



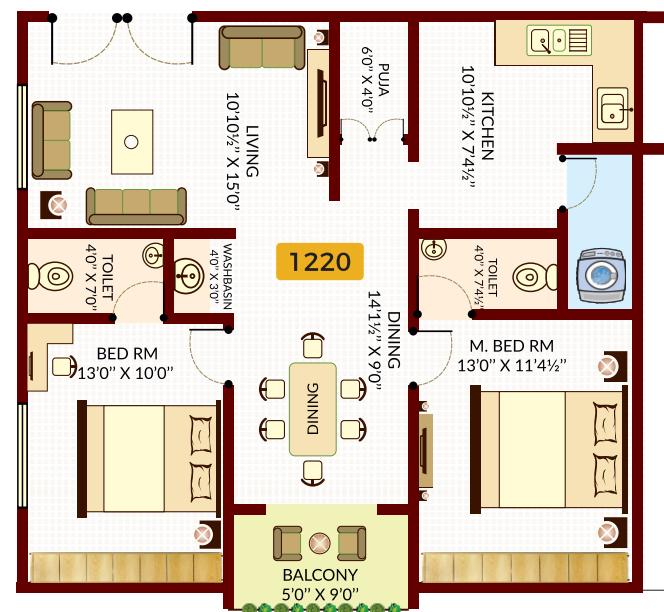
3 BHK West Facing | 1560 SFT



10 Feet Open Space



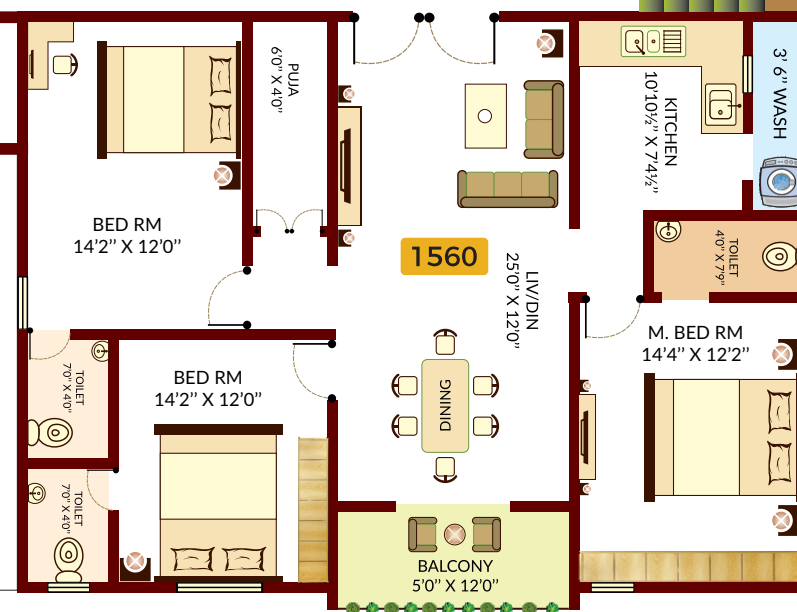
ENTRANCE 7'0" CORRIDOR



10 Feet Open Space

2 BHK East Facing | 1220 SFT

ENTRANCE 7'0" CORRIDOR

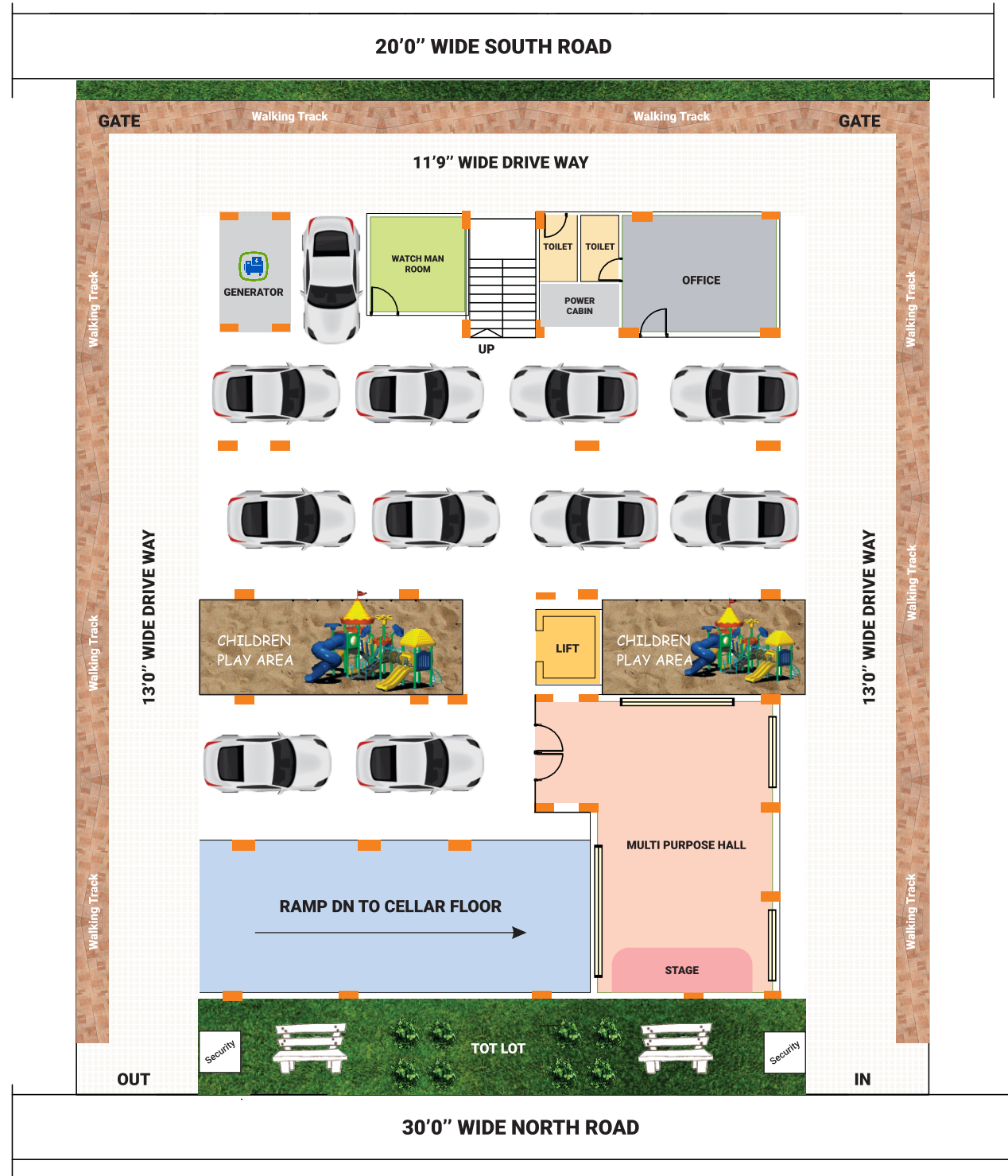


3 BHK East Facing | 1560 SFT

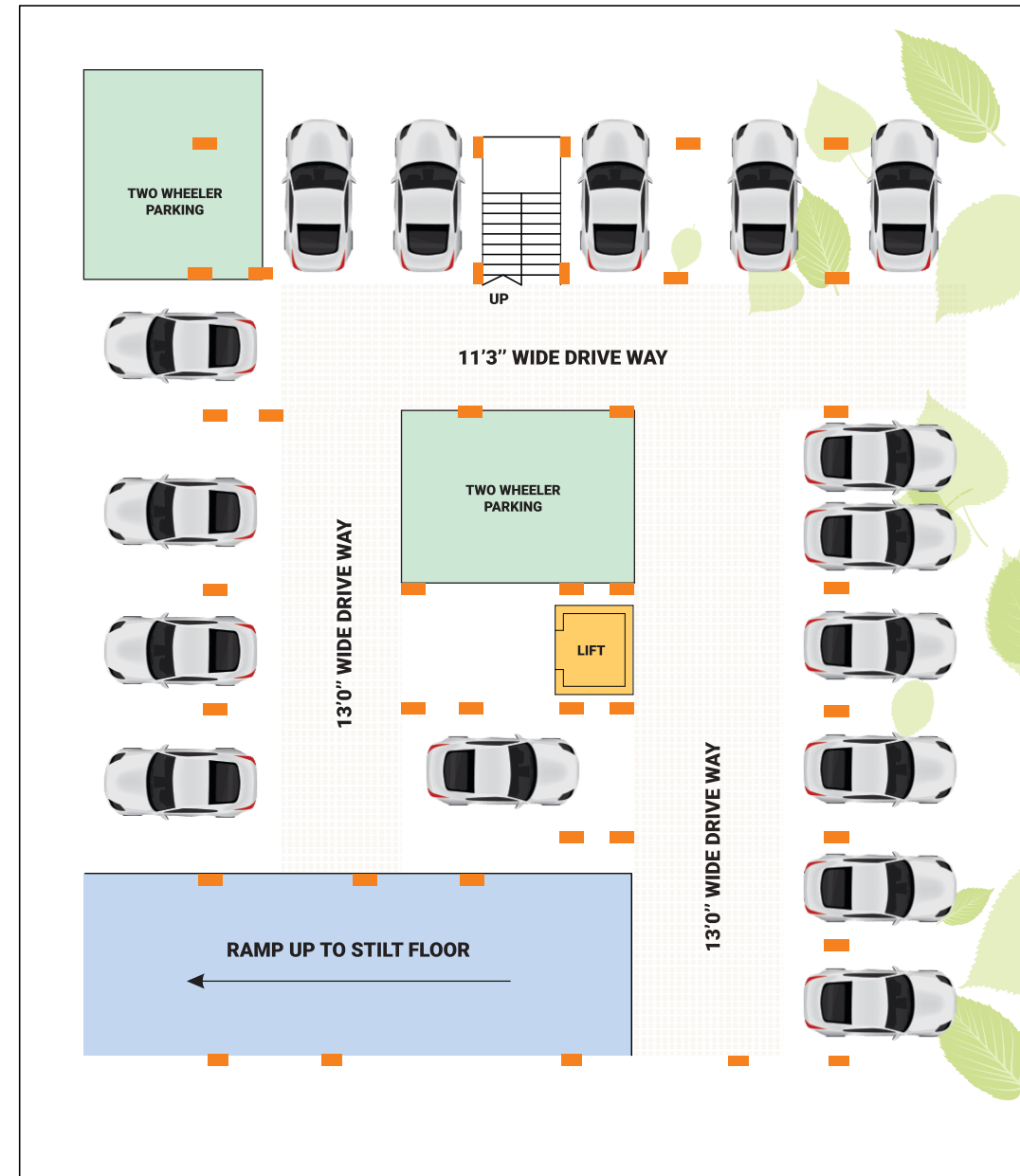


Parking Floor Plans

Parking Level - 01



Parking Level - 02





## Specifications

### FRAMED STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

SUPERSTRUCTURE - First Class Brick Masonry in Cement Mortar

PLASTERING - Two coats of plastering with sponge finishing

### Wood Work

**MAIN DOOR** Best teak wood frame & shutter aesthetically designed with melamine polishing and designer hardware of reputed make

**INTERNAL DOORS** Best teak wood frame with moulded paneled shutter doors with reputed make fittings

**WINDOWS** UPVC Window system with tinted Float Glass with suitable finishes as per design

### Painting

**EXTERNAL** Two coats exterior acrylic emulsion paint of Asian /ICI or equivalent make over one coat of primer

**INTERNAL** Smooth wall putty finish with acrylic emulsion paint of Asian/ICI or equivalent over a coat of primer

### Floors

Living, Dining, Bedroom & Kitchen: First quality Vitrified Tiles (24"x24")

**BATHROOMS** Acid-resistant anti-skid Ceramic Tiles

**KITCHEN** Black Granite platform and 2' height digital tiles

**ELECTRICITY** Concealed copper wiring in conduits for lights, fans, power plug points wherever necessary

**PLUMBING** Superior quality GI/CPVC piping with special fitting as per relevant IS specification sanitary and Rain water piping

**WATER** 24 hours water supply is ensured with water tank

**LIFT** 8-Passengers lift with standard make

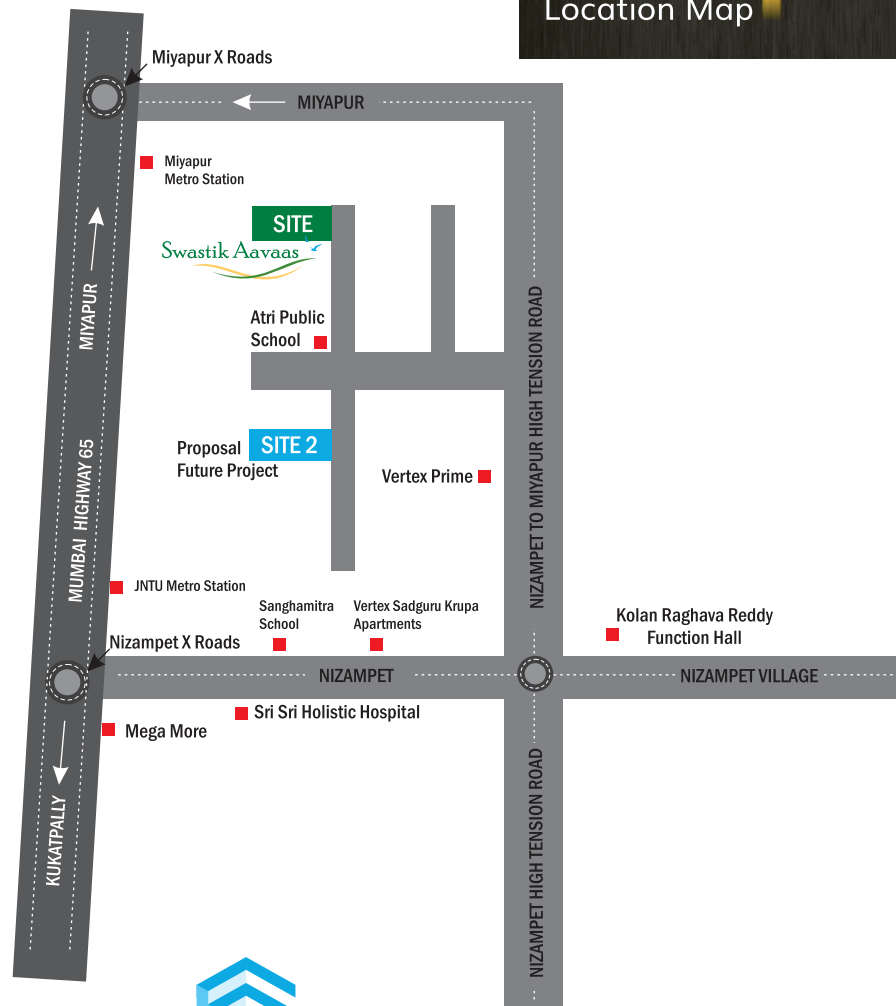
**SECURITY** 24/7 Watchmen security with CC Camera Monitoring, Intercom and compound wall fencing

**REGISTRATION** Registration or any Govt. charges will be borne by the buyer





## Location Map



### DRIVE FROM

#### Walkable Distance

- ▶ METRO
- ▶ MULTI SPECIALITY HOSPITALS
- ▶ SCHOOLS & COLLEGES
- ▶ MALLS

**5 Mins**  
JNTU

**10 Mins**  
Hi-Tec City

**20 Mins**  
Gachibowli



#### Site Address:

Plot No. 86 & 86A, Survey No. 63 & 66  
Mitra Hills, Hydernagar, Hyderabad - 72, Telangana, India

#### Registered Office:

#404, Padmaja's Jhansi Enclave, Bhagyanagar Colony  
Opp: KPHB, Kukatpally, Hyderabad-72, Telangana, India.

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

Breathing fresh air  
is Living