

A project by



Building trust since 1998



FOR LUXURY LIVING IN  
AN ICONIC DESTINATION  
@SHADNAGAR

SRI P CHENNA RAMULU'S  
**MAHAAN**  
GATED APARTMENTS



RERA No: P02400005750  
RERA No: P02400005933

## THE NEW STAR IN TWINKLING SHADNAGAR

Mahaan Apartments raises the bar in this buzzing locality. Crafted with passion on 1.85 acres of natural abundance, this premium gated community combines the best of lifestyle and leisure. This is Shadnagar's largest and most iconic address.



SRI P CHENNA RAMULU'S  
**MAHAAN**



A BLEND OF  
ARCHITECTURE  
& FUNCTIONALITY



↗  
**m<sup>2</sup>**  
1.85 Acres  
Gated Community

 **180** Units

 **2 BLOCKS**  
Each Block -  
90 Units

 **Stilt +  
5 Floors**

 **2&3 BHK**  
Flats

 **HMDA**  
Approved

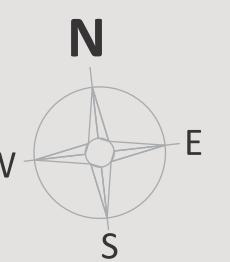
 **100%**  
Vaastu  
Approved  
Available Sizes  
**1050, 1075,  
1310 sft.**

 **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



## 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



DESIRED LOCATION



EXTENSIVE - WELL PLANNED BEAUTIFUL LANDSCAPING



WATER PROVIDED FOR LANDSCAPING PURPOSE (Drip System)



STILT CAR PARKING

SRI P CHENNA RAMULU'S

# MAHAAN



## EXCLUSIVE SPACES FOR JOYFUL ACTIVITY



SRI P CHENNA RAMULU'S  
**MAHAAN**



## SPLASH IN POOL

PLAYFUL PLENTY  
GREEN OPEN SPACES



Adobe Stock | #69474899

WHERE  
LEISURE  
COMES  
HOME  
TO YOU



GYM

MAHAAN Gated Apartments in Shadnagar offers wide scale of leisure amenities. So name your 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.

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**MAHAAN**



# COLOUR GARDEN



PERGOLA



## Trees (Tulasi Plants, Sandalwood Trees, Jammi Tree)



## PEBBLE WALK



AMLA TREE &  
ALREADY EXISTING  
Patri Tree)



# WATER POND

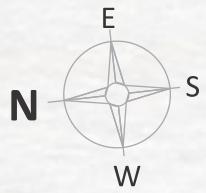


# SENSITIVE ADD-ONS FOR A HEALTHY LIFE

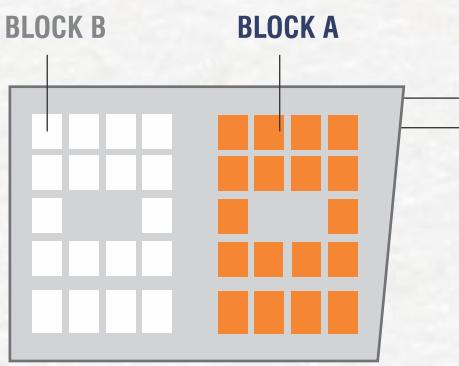
Yet another highlight of Mahaan Apartment is the way the outdoors has been designed to create aesthetics and healthy lifestyle. The pebble walk is a wonderful therapy for tired feet and the color garden soothes the senses. Medicinal trees like tulsi, sandalwood and amla have been planted to take you back to the clean fragrant days of your childhood.

# SRI P CHENNA RAMULU'S MAHAAN

SRI P CHENNA RAMULU'S  
**MAHAAN**



**TYPICAL FLOOR PLAN  
BLOCK A**



2BHK-West - 1050sft.



2BHK-West - 1050sft.



2BHK-West - 1050sft.



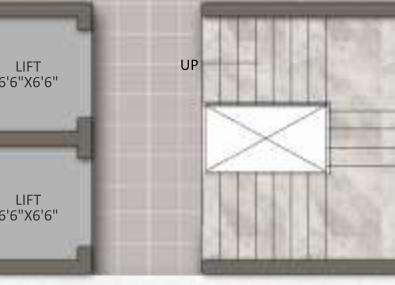
2BHK-West - 1075sft.



3BHK-North - 1310sft.



6'6" WIDE CORRIDOR



3BHK-North - 1310sft.

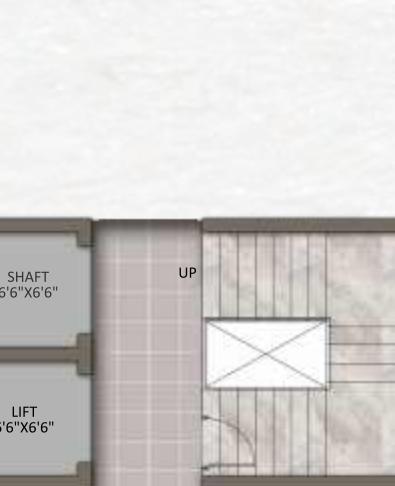


6'6" WIDE CORRIDOR

2BHK-West - 1050sft.



2BHK-West - 1050sft.



2BHK-West - 1050sft.



3BHK-North - 1310sft.



6'6" WIDE CORRIDOR



2BHK-East - 1050sft.

2BHK-East - 1050sft.

2BHK-East - 1050sft.

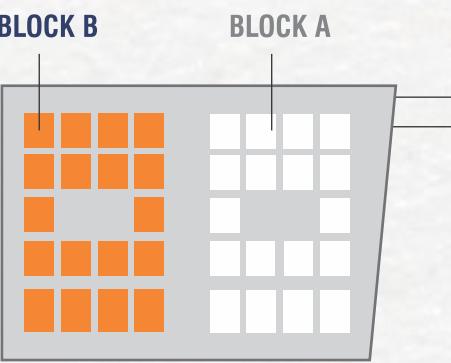
2BHK-East - 1075sft.

3BHK-East - 1310sft.

SRI P CHENNA RAMULU'S  
**MAHAAN**



**TYPICAL FLOOR PLAN  
BLOCK B**



2BHK-West - 1050sft.



2BHK-West - 1050sft.



2BHK-West - 1050sft.



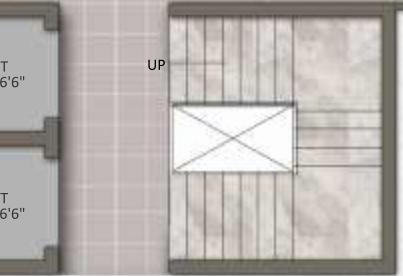
2BHK-West - 1075sft.



3BHK-North - 1310sft.



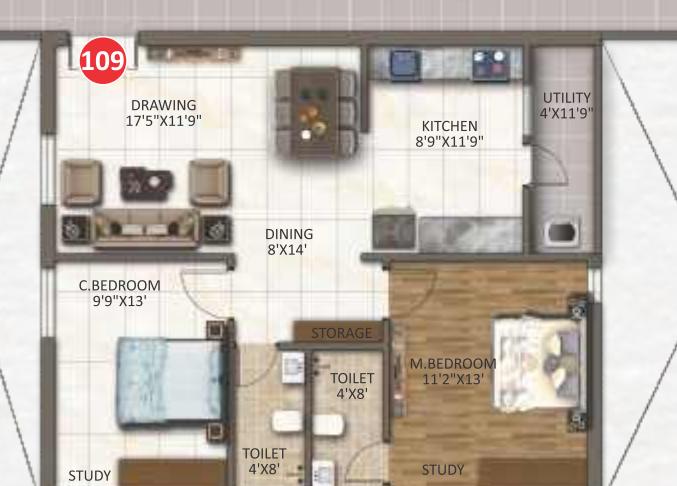
6'6" WIDE CORRIDOR



6'6" WIDE CORRIDOR



6'6" WIDE CORRIDOR



2BHK-East - 1050sft.

2BHK-East - 1050sft.

2BHK-East - 1050sft.

2BHK-East - 1075sft.

3BHK-East - 1310sft.

SRI P CHENNA RAMULU'S

# MAHAAN



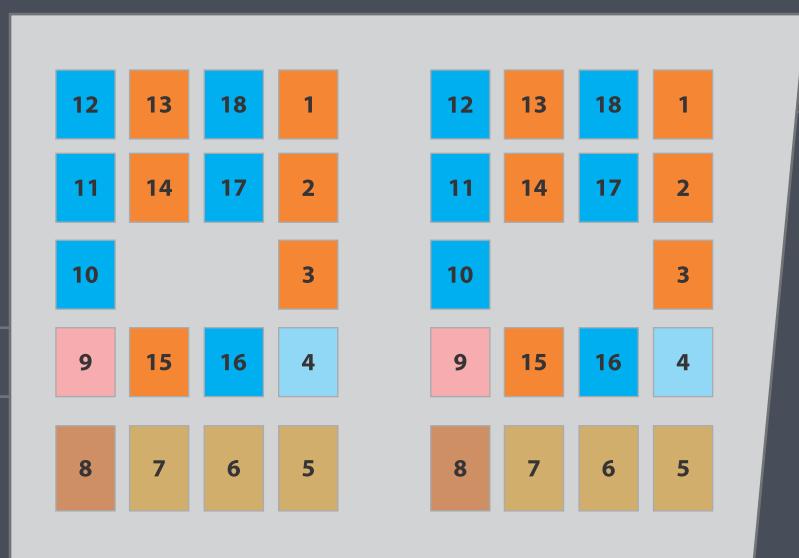
TYPE 1  
2BHK-West | 1050sft.



Type 2  
2BHK-East | 1050sft.



TYPE 3  
2BHK-West | 1075sft.



TYPE 4  
2BHK-East | 1075sft.



TYPE 5  
3BHK-North | 1310sft.



TYPE 6  
3BHK-East | 1310sft.

## isometric views

## 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, 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

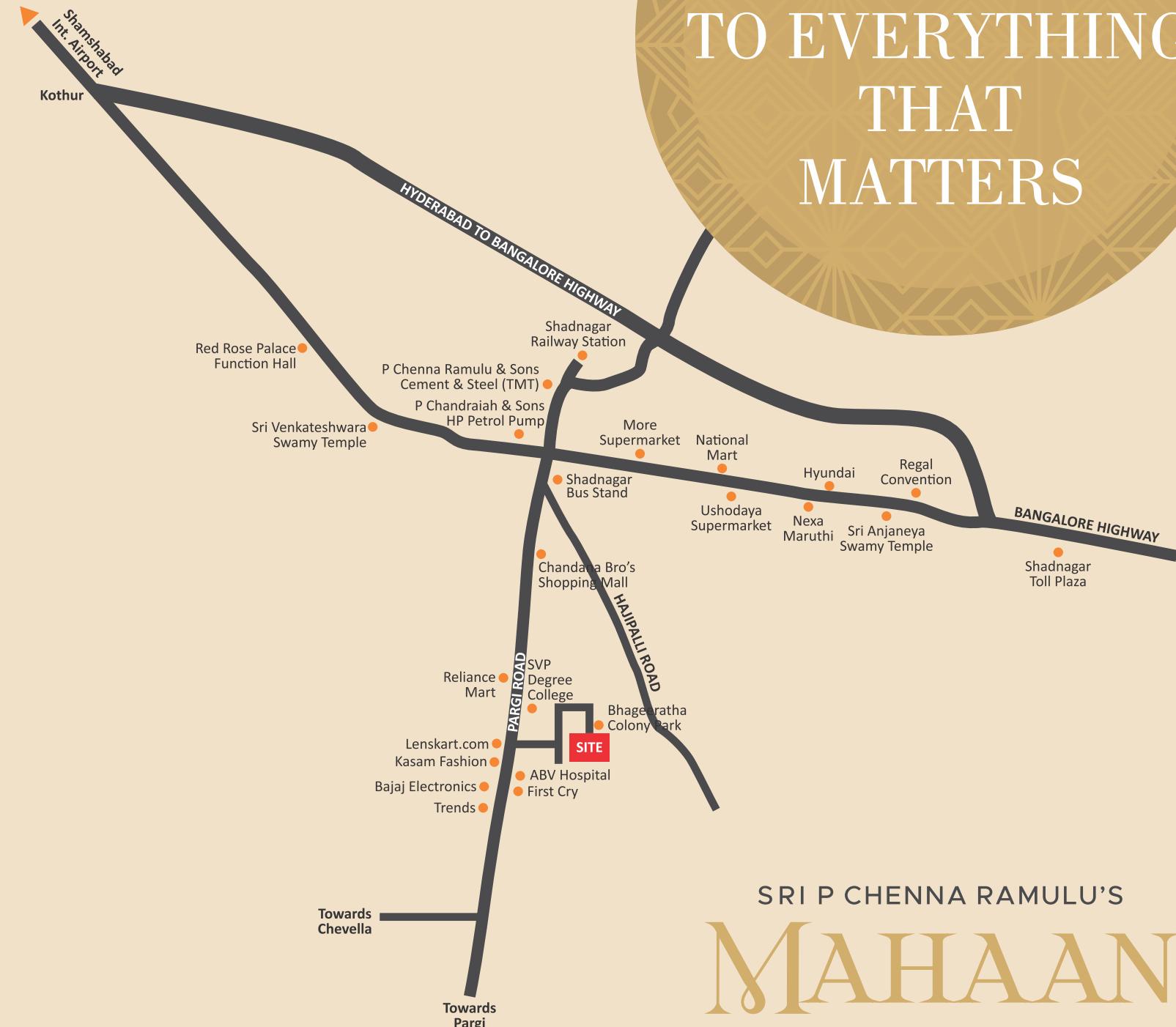
3-Phase Power Supply for each flat and Individual Meter in the Panel Board

### 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



## A CONNECTION TO EVERYTHING THAT MATTERS



### SRI P CHENNA RAMULU'S **MAHAAN**

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 Devastanam (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



A project by



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  
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