



Approved



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On Warangal Highway, Pocharam.

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The background of the image is a close-up, high-resolution photograph of white fabric. The fabric is draped and folded in various ways, creating soft, rounded shapes and smooth, flowing lines. The lighting is very soft and diffused, coming from the side, which creates gentle shadows and highlights on the folds, giving it a three-dimensional and elegant appearance.

**ENCORE ...**

**TO A RESIDENCE ...**



**... REMINISCENT  
OF ROYALTY**

**OPULENT ...**



**EXTRAVAGANT**

## THE WAYS OF ROYALTY

# HARIHARA'S SRI SAI KAKATIYA



'Hari Hara's Sri Sai Kakatiya' is a one-of-a-kind, spectacular residence at Pocharam with dramatic views capturing the strapping Hyderabad-Warangal NH 163 to the North and lighting up an iconic skyline to the East. The property boasts 360 flats of elegant living ensconced in two high-rising towers of 15 floors with phenomenal panoramic exposures and deep private terraces highlighting breathtaking views of the surrounding magnificence. Injected into the design are a rich personality and sleek functionality.

HARIHARA'S SRI SAI  
**KAKATIYA**



**HARIHARA'S SRI SAI  
KAKATIYA**

In an era of luxury, the creation of '**Hari Hara's Sri Sai Kakatiya**' gives way to the unexpected. The tailored design is enriched with the architecture of the yore and the ubiquitous in an effervescent combine indeed. Layers of immaculate landscaping speckled with high-end amenities and canopies of verdant greenery render a distinct spirit and style - together monumental invite to graciously proportioned residences with flawless finishes. Future-forward technology is woven throughout '**Hari Hara's Sri Sai Kakatiya**' residences.





## BEYOND IMAGINATION

**A**'Hari Hara's Sri Sai Kakatiya' captures the imagination right from the moment you enter. As you sweep in through the grand entry gates, you are treated to the pleasant view of the boundary planting punctuating the driveway and a sprawling park on the right. A little ahead the driveway forks and façade of the imposing towers behold in unison. Well-designed beyond residential communities, 'Hari Hara's Sri Sai Kakatiya' is built with signature essence in every sector with a plethora of modern amenities-entertainment, leisure, hospitality, relaxation, fitness and sports.

## STILT FLOOR PLAN



### SPECIALLY FOR YOU

- Gated Community
- Club House of International standards
- Umpteen sports features
- Amphitheater



### LEGEND

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| Entrance & Exit Gates - 01            | 16 - Pergola Under Seating Deck      |
| Approach Road - 02                    | 17 - Jogging Track @ Driveway Level  |
| 7.0 M Wide Driveway - 03              | 18 - Pathway @ Lawn Area             |
| Road Junctions & Entrance Paving - 04 | 19 - Boundary Planting               |
| Main Entrance Water Body - 05         | 20 - Party Lawn                      |
| Clubhouse Entrance Water Body - 06    | 21 - Grid Planting                   |
| Lawn - 07                             | 22 - Skating Rink                    |
| Clubhouse Entrance - 08               | 23 - Outdoor Fitness Station         |
| Open Shower - 09                      | 24 - Badminton Court                 |
| Seating @ Clubhouse Area - 10         | 25 - Entrance Pergola                |
| Children's Play Area - 11             | 26 - Amphitheater                    |
| Half Basket Ball Court - 12           | 27 - EPDM Play Area with Rock Garden |
| Cricket Pitch - 13                    | 28 - Swimming Pool                   |
| Grass Pavers - 14                     | 29 - Table Tennis                    |
| Surface Parking - 15                  | 30 - Golf Putting                    |
|                                       | 31 - Stage                           |

## PRESTIGIOUSLY ROYAL

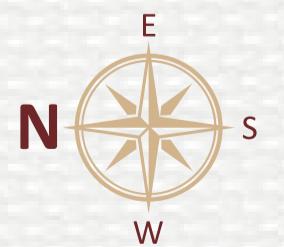
*H*'Hari Hara's Sri Sai Kakatiya' is royalty all the way. It is a unique and beautifully crafted gated urban meadow beckoning you to a prestigious way of life. Expansive landscaped open spaces, making it an ideal locale for you to meet and mingle with fellow residents, while drawing you close to nature. The welcoming gesture, great design and generously appointed interiors of social-spaces and aesthetics is possible only here.

### SOME STANDOUTS

- Located abutting the Warangal Highway
- Tallest Residential Tower on Warangal Highway
- Double Height Stilt Floor
- 7 minutes to ORR Ghatkesar Exit: 9
- 5 minute to Anurag University
- 5 minute to MJR Mall
- 15 minute AIIMS Bibinagar



### MASTER PLAN





**TYPICAL FLOOR PLAN  
BLOCK - B**



BLOCK - B  
KEY PLAN



**BLOCK B**

FLAT NOS.	AREA IN SFT.
01	1335
02	1335
03	1335
04	1335
05	1335
06	1500
07	1500
08	1500
09	1500
10	1600
11	1600
12	1500
13	1500



**BRILLIANTLY  
FILLING**

Brilliant planning of the homes promises an unprecedented quality and fulfilment for life. A perfect blend of comfort and luxury pervades the newest appeal in Pocharam - 'Hari Hara's Sri Sai Kakatiya'. Without precedent on the Warangal Highway.

Fulfilling your wish to rejoice in the lap of luxury, the elegantly built uber-luxury residences ardently promise you elite quality in the most desirable neighbourhood. Built to complement your standards and sensitivities, the perfect blend of comfort and luxury is 'Hari Hara's Sri Sai Kakatiya' with unequivocal appeal.

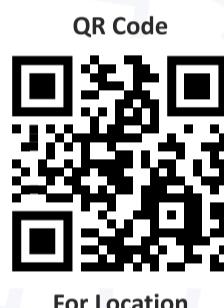
## ADMIRABLY ARISTOCRATIC



# HARIHARA'S SRI SAI KAKATIYA

## LOCATION PLAN

(Not to Scale)



For Location



## CONNECTING LIFE SMOOTHLY

'Hari Hara's Sri Sai Kakatiya' is in the most desirable neighbourhood of the well-connected Hyderabad-Warangal Highway placing you within ready reach of everything you need for an aspirational lifestyle. Approachable tri-directional from Amberpet-Ramanthapur-Uppal Circle, the Secunderabad-Tarnaka-Uppal and the Vanasthalipuram-LB Nagar-Uppal sectors, 'Hari Hara's Sri Sai Kakatiya' dominates the landscape of Pocharam. Embracing schools, colleges, hospitals, work-zones, leisure and entertainment pockets in its ambit, the property also affords access to the Nehru ORR, giving unhindered access to the Rajiv Gandhi International Airport, a 30-minute drive away.

### KNOWLEDGE LEDGE

- Anurag University: 6 km
- Kommuri Pratap Reddy Institute of Technology: 8 km
- Sreenidhi Engg College: 13 km
- Johnson Grammar School: 7 km
- Delhi Public School: 7 km
- Pallavi Model School: 2 km
- Siddhartha School: 600 m

### WORK WOVS

- Infosys Pocharam: 7.8 km
- Mindspace Pocharam: 10.2 km

### CENTRES OF CONTIGUITY

- Pocharam: 7.8 km
- Peerzadiguda: 3.7 km
- Uppal: 4.1 km
- Chengicherla: 6 km
- Mallikarjuna Nagar: 4.7 km

### NURSING TIMES

- RBM Multispeciality Hospital: 1.7 km
- Ankura Hospital for Women & Children: 0.4 km
- Life Spring Maternity Hospital: 8.9 km
- Aditya Hospital: 1.5 km
- Kamineni Hospital: 8.6 km
- AIIMS Bibinagar: 22 km (30 min ride)

## AN ENTREATING RETREAT

CLUB HOUSE @ 'KAKATIYA'





## DIVE INTO THE BLUE

SWIMMING POOL @ 'KAKATIYA'

A modern swimming pool with azure blue waters. Inviting for a delve into its recesses. Enjoy a lap or two in the cool shade of the foliage fawning over or bask in the sun when you are done.

HARIHARA'S SRI SAI  
**KAKATIYA**





## A BASKET OF HAPPINESS

BASKET BALL COURT @ 'KAKATIYA'

The half basketball court challenges your netting skills. Try your hand at dribbling the ball for a whale of a time all by yourself or with pals.

HARIHARA'S SRI SAI  
**KAKATIYA**

# INVIGORATING EXERCISE

OUTDOOR GYM @ 'KAKATIYA'

Gulp fresh air and nothing to beat a lungful of pure oxygen. Get the pace ticking. The open-air gymnasium exhilarates your being and invigorates your sinew incomparably.

HARIHARA'S SRI SAI  
**KAKATIYA**





CHILDREN'S PLAY AREA @ 'KAKATIYA'



MINI GOLF COURSE @ 'KAKATIYA'

HARIHARA'S SRI SAI  
**KAKATIYA**

## THE RIGHT STROKE

An endearing game of golf for the discerning. A dedicated golf course at your disposal. Calculated moves and shots for that immeasurable joy and satisfaction.

# CATCH THEM YOUNG

SKATING RINK @ 'KAKATIYA'

The kids get their share of space too and its earmarked. Let them race in glee  
gliding smoothly on the rink as you revel too in their pleasure.

HARIHARA'S SRI SAI  
**KAKATIYA**





## CONGREGATE IN CELEBRATION

BANQUET HALL @ 'KAKATIYA'

A place to gather and socialize. Celebrating your occasions or sharing your achievements with the community. The modern well-equipped banquet hall leaves nothing to desire with its attendant facilities

HARIHARA'S SRI SAI  
**KAKATIYA**

# A VOLLEY OF HAPPINESS

BADMINTON COURT @ 'KAKATIYA'

The badminton court tests your sporting skills and spirit of camaraderie. Play singles or doubles and show your mettle. The game serves you volleys of happiness.

HARIHARA'S SRI SAI  
**KAKATIYA**



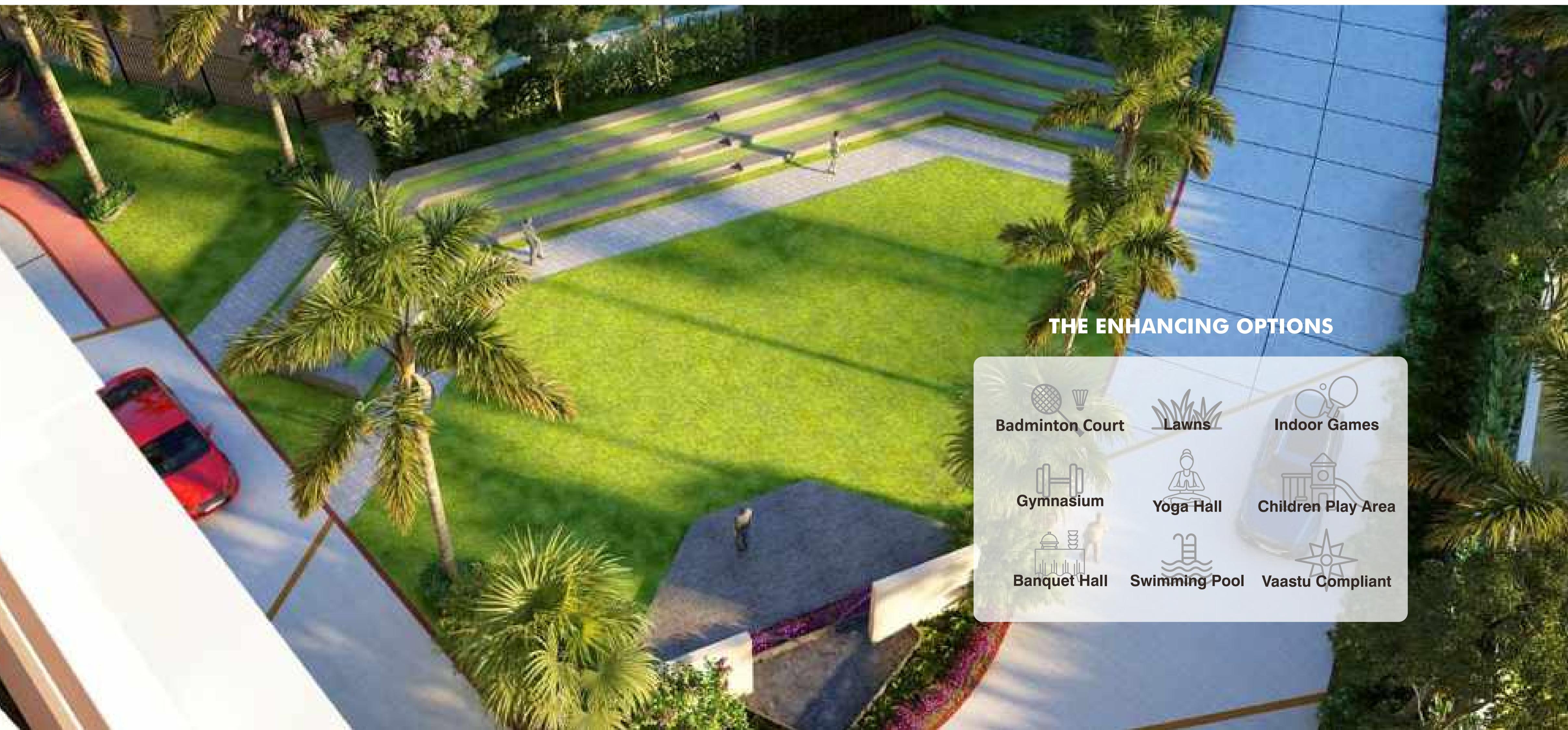
SKATING RINK



'Harihara's Sri Sai Kakatiya' is designed to enhance your lifestyle with a clutch of modern amenities. Its clubhouse is equipped with a wide range of recreational amenities. The swimming pool, banquet halls, gym, badminton court, the amphitheatre, and other indoor games, the landscaped open spaces facilitate various outdoor activities providing for an elegant and refreshing balance and an expression to the wholesome life you have chosen to live.

## A REFRESHING EQUILIBRIUM

AMPHITHEATER @ 'KAKATIYA'



### THE ENHANCING OPTIONS

- Badminton Court
- Gymnasium
- Banquet Hall
- Swimming Pool
- Vaastu Compliant
- Lawns
- Indoor Games
- Yoga Hall
- Children Play Area

**HARIHARA'S SRI SAI  
KAKATIYA**

A residence built to the highest standards with exactly your wishes in mind. That is the most befitting description for 'Hari Hara's Sri Sai Kakatiya', a coveted enclave coming up at Pocharam on the Hyderabad-Warangal Highway. Remarkable and serene, the towers sculpted in Hari Hara's signature style will lull you into the pure pleasure of opulent living in undiluted sumptuousness.

**DISTINCTLY  
DISTINGUISHED**



# MADE TO ORDER



## SPECIFICATIONS

### SUPER FRAMEWORK:

Reinforced cement concrete framed Structure with anti-termite treatment Foundation.

### SUPER STRUCTURE:

Light weight bricks in cement mortar with plastering inside & outside with 43 grade cement.

### JOINERY:

- a. Entrance door: Teak wood frame & teak veneer flush door as per Architect's design with accessories.
- b. Bedroom Door / Toilet Door / Utility Door: Teak wood frame and Flush door shutters with laminates.
- c. Windows: UPVC windows with mosquito mesh and sliding shutters of reputed make.
- d. Grills :Aesthetically designed mild steel grills with enamel paint finish.

### FLOORING:

600 x 600mm high quality vitrified tiles in drawing, living, dining, bedroom, kitchen and puja room.

### UTILITIES/WASH:

Provision for washing machine and wet area for washing utensils etc.

### KITCHEN:

- a. Kitchen platform in granite and glazed tile dado. Above platform upto 2 ft. with stainless steel kitchen sink with municipal and bore water connections.
- b. Provision for Aquaguard.

### BATHROOMS:

- a. Anti-skid Ceramic tile flooring and Dado of glazed tiles upto door height.

### ELECTRICAL:

- a. Concealed copper wire of reputed make in PVC conduits of Sudhakar or equivalent make.
- b. Power outlets for Air Conditioners (AC) in all the bedrooms.
- c. Power outlets for geysers in all the bathrooms.
- d. Power plug for cooking range chimney, refrigerator, microwave oven, mixers/grinders in kitchen, washing machine in utility area, plug points for TV and Audio system etc.
- e. Miniature Circuit Breakers (MCBs) for each distribution board of reputed make.
- f. Modular switches of reputed make.

### SANITARY:

All C.P. Fittings are of reputed make, CPVC pipes for water lines, SWR pipes for waste water and sanitary lines.

### PAINTING:

**External:** External walls with 2 coats of exterior emulsion paint of ASIAN or equivalent make over a coat of primer.

**Internal:** Smooth finish with putty 2 coats of acrylic emulsion paint of ASIAN make or equivalent over a coat of primer.

### LIFT:

4 Nos. of automatic 8-passenger capacity lift in each block with rescue device with V3F for energy efficiency of reputed make for each tower entrance with vitrified tiles/ granite cladding.

### POWER BACK-UP:

- a. Provision for geyser and exhaust fan.

- b. Single lever fixtures with wall mixer cum shower.
- c. Fixed ventilation with mesh.
- d. High quality EWC of reputed make.
- e. Power back-up facility.
- f. 3 (Three) light points to each flat.
- g. 3 (Three) fan points to each flat.
- h. 2 (Two) plug points to each flat.
- i. Back-up for all common lights & lifts.

### OTHERS:

- a. Energy efficient LED lighting for common areas.
- b. Letter box and designer nameplate for each apartment.

### FIRE & SAFETY:

Firefighting and sprinkler as per NBC norms. Fire alarm and public address system will be as per NBC norms.

### CAR PARKING:

1 car park for each flat and parking shall be in 2 levels.

### SECURITY:

- a. Round the clock security / surveillance system.
- b. The complete building will be provided with building management system with all facilities.
- c. Panic button and Intercom. is provided in the lifts connected to the Security system.

### INTERNET:

1 Internet provision in each apartment.

### CABLE TV:

Cable TV provision for cable connection.

### INTERCOM FACILITY:

Intercom facility to all the units connecting security.

### MARKETING

### ARCHITECTS

### STRUCTURAL

### 3D WORKS