

  
**FORTUNE INDRA VILLAE**  
@ Madhapur

AS EXCLUSIVE AS IT GETS



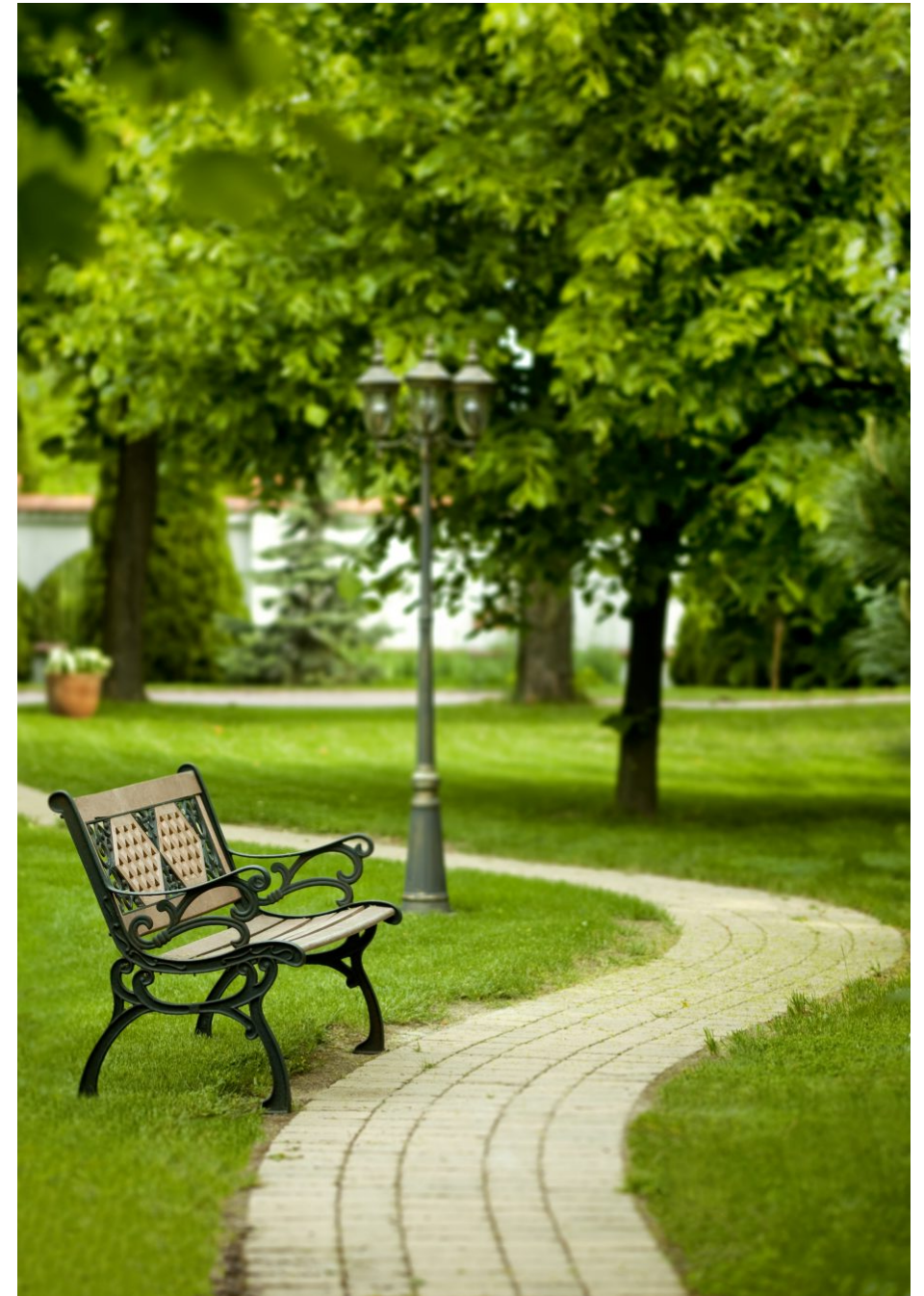
FORTUNE  INDRA VILLAE  
@ Madhapur

AS PREMIUM AS IT GETS

a project by



*When an experienced builder chooses a premium location for a coveted home, what results is an object of adoration. It is where the engineering consummates into an art form to give exclusive homes to discerning residents. It is where vibrant outdoors blend with the refined indoors. Discover the charm of seasons changing colors gracefully at **Fortune Indra Villae**.*







Fortune Indra Villae

Fortune Indra Villae



FORTUNE  INDRA VILLAE  
@ Madhapur

NESTLE IN LUXURY OF SPACE

*Coming up in Madhapur, this global address is a set of 34 villas that host a million dreams and joyous moments. The 3-level magnificent villas spread in flowing spaces, gives a warm glow to live in happiness. Against a canvas of the finest features and greenery, life in **Fortune Indra Villae** is a sweet home coming.*



Living room



Bed room



Dining room



Kitchen







# STREET VIEW OF WEST FACING VILLAS







  
**FORTUNE INDRA VILLAE**  
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## PROJECT HIGHLIGHTS

*4.5 Acre Gated Community of 34 triplex villas*

*GHMC - approved project*

*334 Sq yds to 519 Sq yds plots*

*4630 Sft - 4785 Sft built up areas*

*Stately entrance gate*

*Vastu complaint*

*Well cambered 35' BT roads with kerb stones*

*Footpath with paver blocks*

*State-of-the-art street lighting*

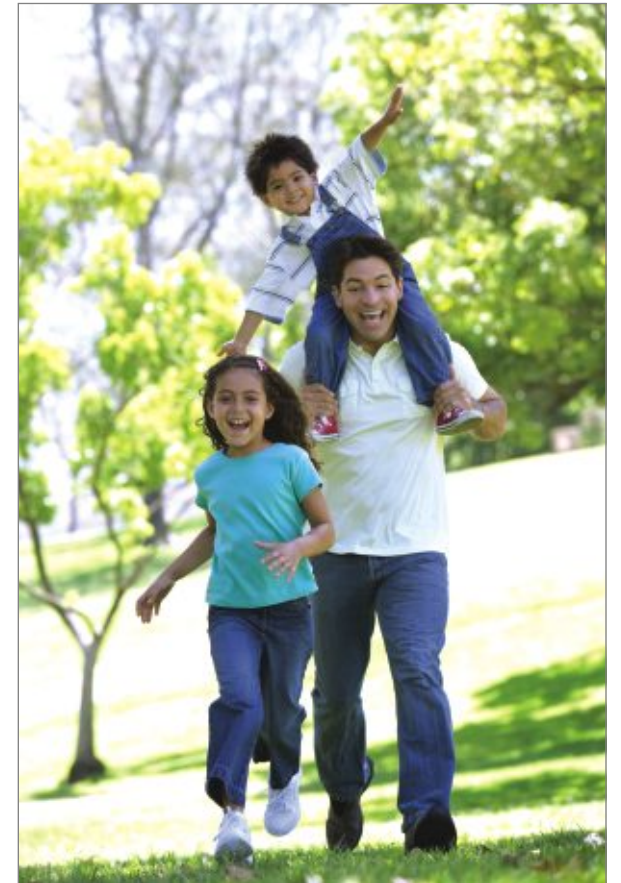
*Underground cabling*

*Centralised garbage disposal system*

*Avenue plantation*

*Furnished society / Maintenance office*

*Signages and maps in luminous paints*





**FORTUNE INDRA VILLAE**  
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**RECREATION AT ITS BEST**



*Body, mind or soul, the clubhouse is the right prescription for you everyday. Relax and unwind indulging in several recreation options. Socialize, Set out for jogging everyday within premises and splash in the pool. Hit the gym, be a recluse in library or meditation hall or just mingle with others to refresh and rejuvenate.*

*Exclusive 3-level clubhouse of 10,000 Sft (Fully Air-conditioned)*

*Swimming pool with deck area*

*Reception area*

*Multi-purpose hall with furniture*

*Gymnasium with treadmill, elliptical cycle, weights etc.*

*Creche*

*Indoor games*

*Library*

*Yoga & Meditation hall*

*Spa*

*Aerobics studio*



CLUB HOUSE



Fortune Indra Villae Club



# NIGHT VIEW OF WEST FACING VILLAS





# FORTUNE INDRA VILLAE

@ Madhapur

## SITE LAYOUT



## AREA STATEMENT

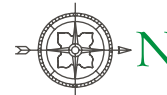
PLOT NO	FACING	SIZE IN SYDS
1	East	350.00
2	East	388.89
3	East	350.00
4	East	388.87
5	East	349.66
6	East	349.28
7	East	349.97
8	East	351.28
9	East	423.32
10	West	334.24
11	West	350.00
12	West	350.00
13	West	350.00
14	West	350.00
15	West	350.00
16	West	412.22
17	East	412.22
18	East	350.00
19	East	350.00
20	East	350.00
21	East	350.00
22	East	350.00
23	East	519.17
24	West	388.13
25	West	361.69
26	West	374.34
27	West	386.96
28	West	368.99
29	West	388.88
30	South	375.36
31	South	413.72
32	North	337.40
33	North	340.00
34	North	340.00



# EAST FACING VILLA







**EAST FACING  
VILLA  
45'x70'**

**AREA STATEMENT**

**Plot Area: 350 SqYds**

Ground Floor	:	1450 Sqft
First Floor	:	1695 Sqft
Second Floor	:	1325 Sqft
Car Porch	:	315 Sqft
<b>Total</b>	:	<b>4785 Sqft</b>



WEST FACING VILLA







**WEST FACING  
VILLA  
45'x70'**

**AREA STATEMENT**

**Plot Area: 350 SqYds**

Ground Floor	:	1450 Sqft
First Floor	:	1695 Sqft
Second Floor	:	1325 Sqft
Car Porch	:	315 Sqft
<b>Total</b>	:	<b>4785 Sqft</b>



# NORTH FACING VILLA







GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**NORTH FACING  
VILLA**  
**51'x60'**

**AREA STATEMENT**

**Plot Area: 340 SqYds**

Ground Floor	:	1435 Sqft
First Floor	:	1665 Sqft
Second Floor	:	1230 Sqft
Car Porch	:	300 Sqft
<b>Total</b>	:	<b>4630 Sqft</b>



#### STRUCTURE

**R.C.C. FRAMED STRUCTURE:** R.C.C. framed structure to withstand wind & seismic loads.

**SUPERSTRUCTURE:** Internal & external brick walls with fly ash bricks.

#### PLASTERING

**INTERNAL WALLS:** 18mm th. Double Coat Cement Plaster with smooth finishing

**CEILING:** 12mm th. Single Coat Smooth Cement Plaster finishing.

**EXTERNAL:** 18mm th Double Coat Sand Faced Cement Plaster

#### JOINERY WORKS

**MAIN DOOR:** B.T Wood frame with two sides veneered flush shutter with melamine polishing and designer hard ware of reputed make.

**INTERNAL DOORS:** B.T Wood frame with designer flush shutter with two sides veneer with melamine polishing and reputed hardware fittings.

**TOILET DOORS:** B.T. Wood frame and hard core filled water proof flush shutter with one side veneer, one side paint and fitted with reputed hardware.

**WINDOWS:** UPVC window system with clear float glass with provision for mosquito mesh track.

**FRENCH DOORS:** UPVC frames with tinted glass panels and grills

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

#### PAINTING

**INTERNAL WALLS & CEILING:** Smooth putty finish with two coats of Acrylic emulsion paint of reputed make over a coat of primer

**EXTERNAL:** Combination of texture and smooth finish with 2 coats of exterior emulsion

#### FLOORING

**Home Theater & GYM:** Solid wooden flooring of premium brands

**DRAWING/ DINING/ LIVING/ BEDROOMS:** Italian marble flooring of (Rs 400/- per sft including material, laying & polishing)

**KITCHEN:** Matt finish tiles of 600mmx600mm size

**TOILETS:** Anti – skid and acid resistant tiles of reputed make.

**PARKING:** Granolithic / paving block flooring.

**STAIRCASES:** Imported marble flooring

#### KITCHEN

Granite platform and stainless steel sink with drainboard. Separate tap for Municipal water (Manjeera) and Softened bore well water. Provision for fixing of water purifier

#### DADOING

**KITCHEN:** Glazed ceramic tile dado up to 2'ht above kitchen platform.

**BATHROOM:** Glazed ceramic tiles of reputed make up to 7" height.

**SERVANT'S ROOMS & UTILITIES:** Rustic vitrified tiles of reputed make.

#### UTILITIES / WASH

Provision for washing machine, dish washer & wet area for washing utensils etc.

#### BATHROOMS

(Kohler, Roca, Duravit or Equivalent)

- Counter top wash basin with granite platform.
- Wall mounted EWC with concealed flush tank.
- Single lever diverter with shower of reputed make.
- Provision for geysers and exhaust fans in all bathrooms.
- All C.P. Fittings are chrome plated of best brands.



#### FABRICATIONS

**STAIRCASE RAILING:** Uprights in best quality Burma teak wood and premium grade matt finish stainless steel with 12mm thick Saint Gobian glass.

**External RAILING:** Premium grade matt finish stainless steel with 12mm thick Saint Gobian glass

#### ELECTRICAL

- Concealed copper wiring in conduits for lights fan, plug and power plug points wherever necessary of standard make.
- Power outlets for air conditioners in all bedrooms, living and dining
- Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen
- Plug points for refrigerator, TV and audio system etc., wherever necessary.
- 40Amps 3-phase supply for each villa and individual meter boards.
- Concealed AC copper wiring and drain pipe for fixing of Indoor AC units.
- Miniature Circuit Breakers (MCB) & ELCB for each distribution board.
- All electrical fittings of Legrand or equivalent make.

#### T.V/ TELECOM/ INTERNET

- FTH with Wi-Fi internet, DTH, Telephone & intercom.
- Telephone points in all bedrooms, living room, and drawing room.
- Intercom facility connecting all the villas and security.
- Internet provision in Master Bed Room, and Drawing room, Wi-Fi internet in Club House
- T.V Connection in all Bed rooms, Living room and Home theater.

#### WTP & STP

- Fully treated water made available through exclusive water softening and purification plant in case of bore well water.
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- A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping.

#### GENERATOR

100% D.G set backup with Acoustic enclosure & A.M.F. panel.

#### SECURITY / BMS

- Sophisticated round – the – clock security system.
- Solar power fencing around the compound.
- Video door phone for each villa connected to security for screening of the visitors.
- Identity cards for servants
- Boom barriers at entry for vehicles with mechanical operation.

#### GAS SUPPLY (LPG)

Gas bank with centralized gas piping to individual residential villas with gas leak detectors and with individual gas meters.

#### RAIN WATER HARVESTING

All the runoff water from villas and landscaped areas to be used for proper and efficient rainwater harvesting

#### LANDSCAPING

The setback areas around the villa shall have

- Aesthetic green and flowering plants
- Garden Lights
- Adequate no. of power & water supply points.

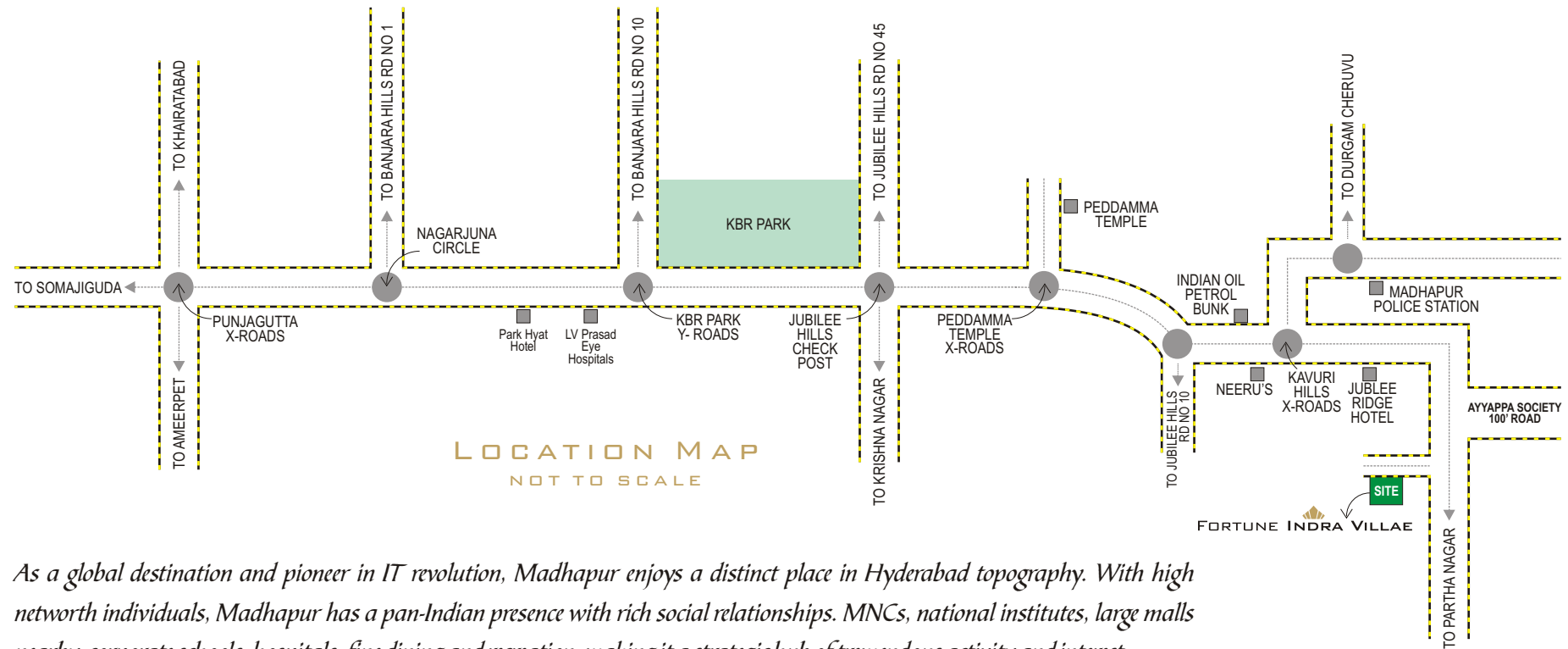
#### WATER SUPPLY

Pneumatic pumps will be used for supply of treated water to individual villas.



# FORTUNE INDRA VILLAE @ Madhapur

AS CENTRAL AS IT GETS



*As a global destination and pioneer in IT revolution, Madhapur enjoys a distinct place in Hyderabad topography. With high networth individuals, Madhapur has a pan-Indian presence with rich social relationships. MNCs, national institutes, large malls nearby, corporate schools, hospitals, fine dining and recreation, making it a strategic hub of tremendous activity and interest.*



## DISTANCES FROM SITE

*Meridian School - 1 Kms*

*HITEC City - 2 Kms*

*Jubilee Hills Club - 3 Kms*

*Jubilee Hills Checkpost - 4 Kms*





## ONGOING PROJECTS

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ESMERALDA FORTUNE, Kondapur

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## PASSION AT WORK

*Sri Sreenivasa Constructions builds elite homes with passion and expertise. The promoters are customer-focused in providing quality homes at competent prices. Their unflinching attention to quality and detail, reliability and integrity endeared them to countless customers in Hyderabad. Lifestyle environments, latest designs and choice amenities make every Sri Sreenivasa project a premium venture. Strategic locations are shrewdly chosen for faster appreciation of properties. The promoters treat each project with a fresh perspective and strive to better every standard they set for themselves.*



FORTUNE PRIME, Madhapur

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TWO OF THE MOST PRESTIGIOUS PROJECTS

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FORTUNE ENCLAVE, Road No 12, Banjara Hills



FORTUNE TOWERS, Madhapur



FORTUNE TOWERS (Swimming pool)



## DEVELOPERS



### HYDERABAD OFFICE

DSR Tranquil, Plot No.901, # 201, Ayyappa Society Main Road  
Madhapur, Hyderabad - 500 081, AP, India.  
Ph: +91-40-4270 0099, Fax: +91-40-4008 8006  
e-mail: [sales@srisreenivasa.com](mailto:sales@srisreenivasa.com)  
[www.srisreenivasa.com](http://www.srisreenivasa.com)

### CHENNAI OFFICE

Flat No 5 & 6, 2nd Floor, No10, 58th Street, Ashok Nagar  
Chennai - 600 058, India. Ph: +91-44-4204 2011, 4204 2022  
e-mail: [chennai@srisreenivasa.com](mailto:chennai@srisreenivasa.com)

## ARCHITECTS



### GENESIS PLANNERS PVT LTD

Plot No 559, Road No 92, Phase-III, Jubilee Hills, Hyderabad - 500 033  
Ph: 91-40-6697 7777, Fax: 91-40-2355 5549  
e-mail: [genesisplanners@gmail.com](mailto:genesisplanners@gmail.com)

## LANDSCAPE ARCHITECTS

### NAVEEN ASSOCIATES

8-2-270/C, Srinikethan Colony, Road No 3, Banjara Hills, Hyderabad - 500 034  
Ph: 91-40-2354 6966  
e-mail: [naveen@naveenassociates.com](mailto:naveen@naveenassociates.com)

## ELECTRICAL CONSULTANTS

### SYNERGY

Hyderabad - 500 033

## PLUMBING & SANITARY CONSULTANTS

### ESVE DESIGN SOLUTIONS PVT. LTD

Bangalore

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