

## LOCATION HIGHLIGHTS

- 30 mins Drive from Shamshabad Airport (RGIA).
- 300' feet (RRR) Regional Ring Road Just 5 minutes Drive.
- Good transportation like Local Buses, MMTS Railway Station.
- Close to Schools, Colleges and Business Center.
- Near by Amusement Park, Textile Park, Apperel Parks, NRSA, Zoo and Shadnagar Town.
- Kanha Shanti Vanam (2000 acres).
- Sri Ramanuja Charya Statue 216 feet Height & Chinnajeayar Ashramam.
- Polepally Pharma SEZ in 2500 acres.
- Jedcherlla IT Park.
- Close to vicinity of Corporate Hospitals.
- Very Near by DLF Townships, P&G, Johnson & Johnson, MSN Lab, NATCO Lab and Olectra Greentech
- 100% Pollution Free Zone.

## LOCATION MAP

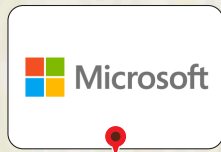
\*Not to Scale



JP DARGA



PROCTER & GAMBLE



MICROSOFT DATA CENTER



AMAZON



NATCO PHARMA



RGI AIRPORT



BALANAGAR RLY. STATION

### Scheme details for 165 Sq. Yards

Rate Per Sq. Yard.	Payment Duration	Allotment Amount	The Time of Registration	Total Cost
Rs. 11,000/-	1 Month	Rs. 3,00,000/-	Rs. 15,15,000	Rs. 18,15,000

### Extra Amount for Premium Plots:

North East Corner Rs. 500/-	Other Corner Plots Rs. 300/-	East Facing Plots Rs. 200/-	40' Road Facing Plots Rs. 200/-
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# 13-6-433/13,  
Nethaji Nagar Colony,  
Mehdipatnam Ring Road,  
Hyderabad - 500008.  
[www.sriabhishaavenues.com](http://www.sriabhishaavenues.com)

**For more Details Please Contact :**



# SRI AADHRIKA

FOR BETTER FUTURE

- **Sri Aadhrika** presents choice plots of your dreams which are suitable to build your dream house surrounded by flora and fauna amidst nature. The moment you step out of the house you can get connected to nature get yourself **recharged** and **rejuvenated**.
- **Sri Aadhrika** offers excellent connectivity with the proximity of Bangalore National Highway, Airport and ORR, connecting financial dist. Without hassles of traffic you can reach any destination easily.
- **Sri Aadhrika** will be a constant source of happiness forever to you and your family.

## Salient Features

- ◆ MUDA LAYOUT
- ◆ Plot Sizes 165, 183, 200, 240 Sq yards and Multiple.
- ◆ All 40' & 30' CC Roads with Curbing Stones.
- ◆ 100% Clear Title & Vasthu
- ◆ Avenue Plantation, Surrounded with Greenery
- ◆ Underground Electricity with Street Lights
- ◆ Children's Park with Landscaping
- ◆ Front Compound wall with Entrance Gate
- ◆ Fencing to Entire Layout Ensuring Safety
- ◆ Water Connection to Each Plot

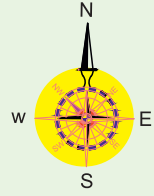
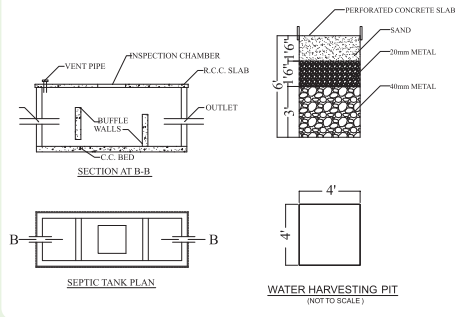




**SRI  
AADHRIKA**  
FOR BETTER FUTURE



**RERA No. : P01400008037**



**MUDA APPROVED**

TLP No. 320587/LP/GP279575/0001/2023



Plan Showing the proposed Layout in Sy. No. 270/14A2/1A, 270/14A2, 270/14A1E, 270/14A1A

Situated at : kethireddypally (village), Balanagar (Mandal), Mahaboob Nagar, Dist.

#Reg. Office Address: 13-6-433/13, Nethaji Nagar Colony, Mehdiapatnam Ring Road , Hyderabad 500008

PLAN SHOWING THE PROPOSED DRAFT RESIDENTIAL OPEN PLOTTED LAYOUT IN SY NO 270/PART, SITUATED AT CHINTHA KUNTA THANDA G.P., KETHIREDDIPALLE VILLAGE, BALNAGAR MANDAL, MAHABUBNAGAR DISTRICT, TELANGANA STATE.

BELONGING TO :-

M/S. SRI ABHISHA AVENUES

REP BY

SRI. P. SRINIVASA RAO,  
S/o. LATE. P. PUNNAIAH.

**REFERENCE**

LAYOUT BOUNDARY	:	
TOTAL LAYOUT AREA	:	7 Acres 18.03 Guntas 36062.06 SQ.Yds 30151.49 SQ.Mts
AREA EFFECTED UNDER PROPOSED 18.0M WIDE ROAD	:	321.43 Sqm
AREA EFFECTED UNDER WATER BODY	:	756.57 Sqm
NET LAYOUT AREA	:	7 Acres 7.378 Guntas 34772.74 SQ.Yds 29073.49 SQ.Mts
TOTAL NO. OF PLOTS	:	103
WATER HARVESTING PIT SIZE	:	4' x 4' x 6'
MORTGAGE AREA :-		3513.67 Sq yds
MORTGAGE PLOT NO's :-		85 TO 103

**LANDUSE ANALYSIS**

	Sqyds	PERCENTAGE
PLOTTED AREA	20473.19	58.88%
ROADS AREA	9791.53	28.16%
OPEN SPACES AREA	3134.63	09.01%
SOCIAL INFRASTRUCTURE AREA	871.58	02.51%
UTILITY AREA	348.17	01.00%
BUFFER AREA	152.47	00.44%
<b>TOTAL AREA</b>	<b>34771.60</b>	<b>100.00%</b>

Scale : 1 : 600



OWNERS SIGN

ARCHITECT / ENGINEER SIGN