A project by



OWN some GOODNESS THAT nature created.



2 & 3 BHK

LUXURY HIGH-RISE APARTMENTS
IN A CONTEMPORARY GATED-COMMUNITY IN

LB NAGAR





WELCOME yourself TO A HOME YOU'LL celebrate.

Nature has many plans for us, and one of them is to give us shelter in its verdant lap. However, as human civilization evolved, we started making way for more concrete than jungles. But at Srikara Infra, we are working to reverse this trend, so that our future can live in homes surrounded by greenery.

We are delighted to bring to you Green Leaves Srikara.

Get set for a green welcome.

300 APARTMENTS



A) Entry and Exit
A) Seating Zone

B) Sculpture Court

C) Outdoor Workstation

D) Outdoor Chess Board

E) Skating Rink

F) Stage

G) Outdoor Fitness Station

H) Children's Play Area

I) Stage

J) Multipurpose Lawn

K) Elders' Seating Zone



BELONG to homes that BREATHE fresh for you.

At Green Leaves Srikara, you'll experience homes that breathe fresh. Because here, you'll belong to airy surroundings in a gated-community that spans nearly 2 Ac 10G. With 300 apartments, the commune is home to 2 BHK and 3 BHK homes, ranging from apartment dimensions of 2333 sft to 1291 sft crafted for a healthy, vibrant lifestyle.

MASTER PLAN





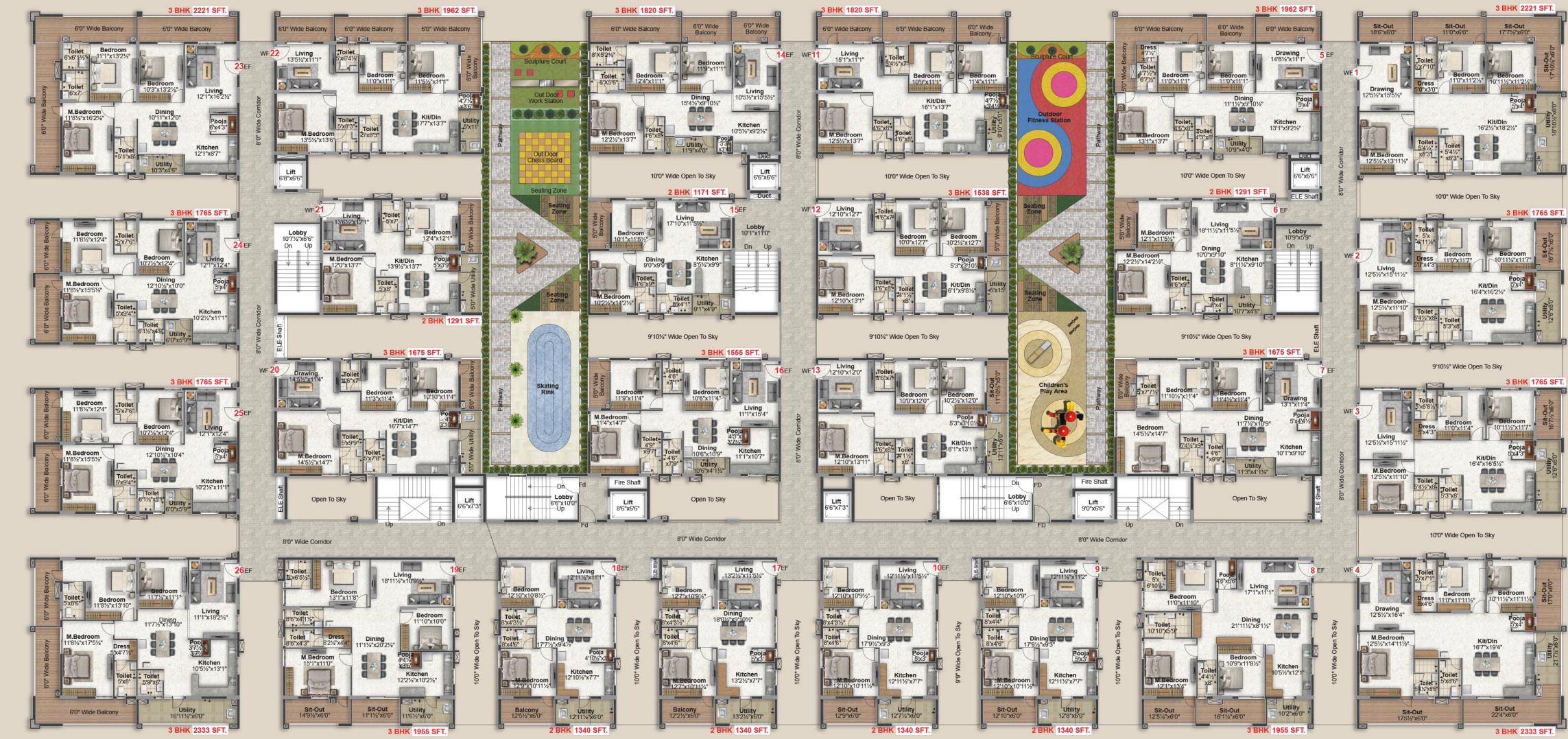


TYPICAL FLOOR PLAN



WHERE your HOME is just yours.

At Green Leaves Srikara, every single unit is well-spaced from the other, ensuring excellent privacy. With ample natural-light and pleasant ventilation from all sides, the open spaces in the corridors will give you a feeling of airiness. Additionally, the vast common areas provide an openhearted environment for relaxation and quick neighbourly gatherings.



3D VIEWS

EAST-FACING FLAT NO. 9,10,17,18 2 BHK (1340 SFT)





DREAM your
HOME, DESIGN
your living.

When you own a home at Green Leaves Srikara, you'll have in your possession a residence that's well-designed and thought-out intelligently. It's crafted in such a way that you can customize the interiors to match your vision of a dream-abode. Whether you choose a 2 BHK or a 3 BHK, enjoy the privacy and peace of no-shared-walls between the flats, and live pleasantly.

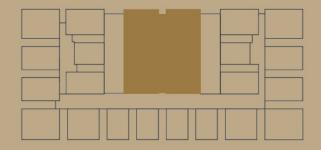


CLUBHOUSE FIRST FLOOR PLAN

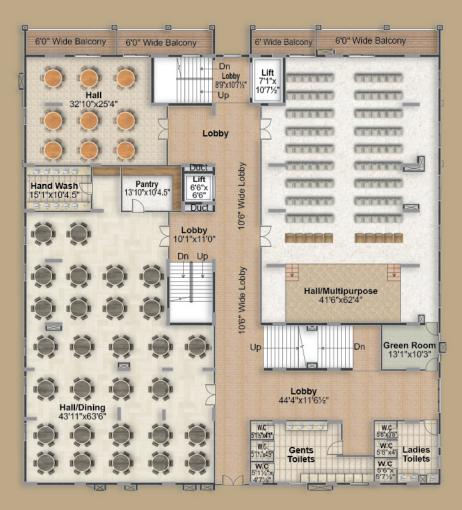




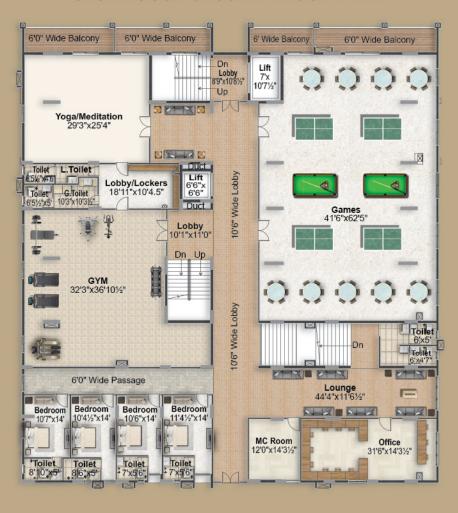
CLUBHOUSE KEY PLAN

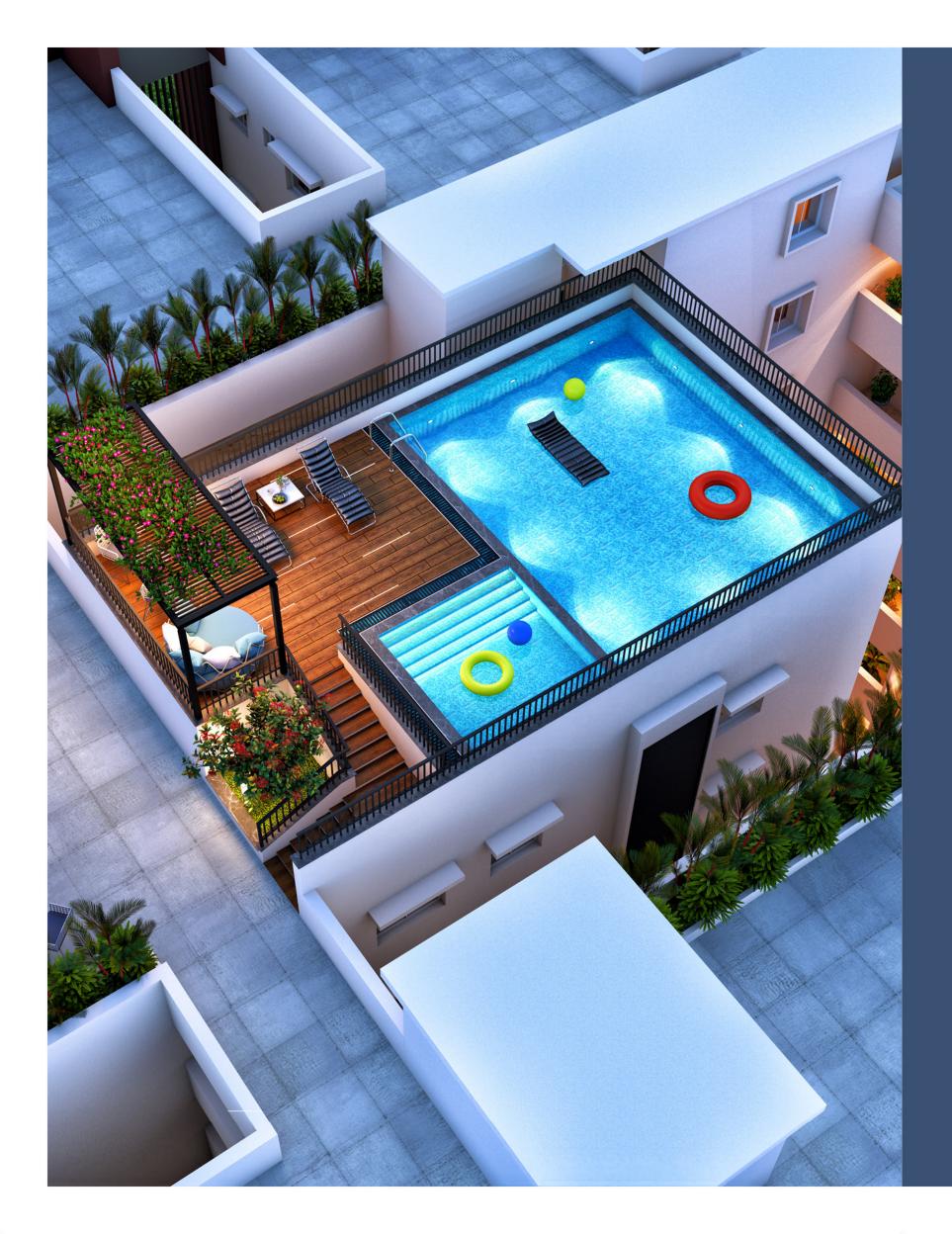


17,500 sft



CLUBHOUSE SECOND FLOOR PLAN























A WORLD of BRIGHT LIVING you imagined.

Set in a 2-acre vastness, Green Leaves Aura is a sophisticated real-estate choice that emphasises on privacy with its focus Set in a 2-acre vastness, Green Leaves Aura is a sophisticated real-estate choice that emphasises on privacy with its focus on design, open on design, open

CLUBHOUSE 17,500 sft



AMENITIES & FEATURES

























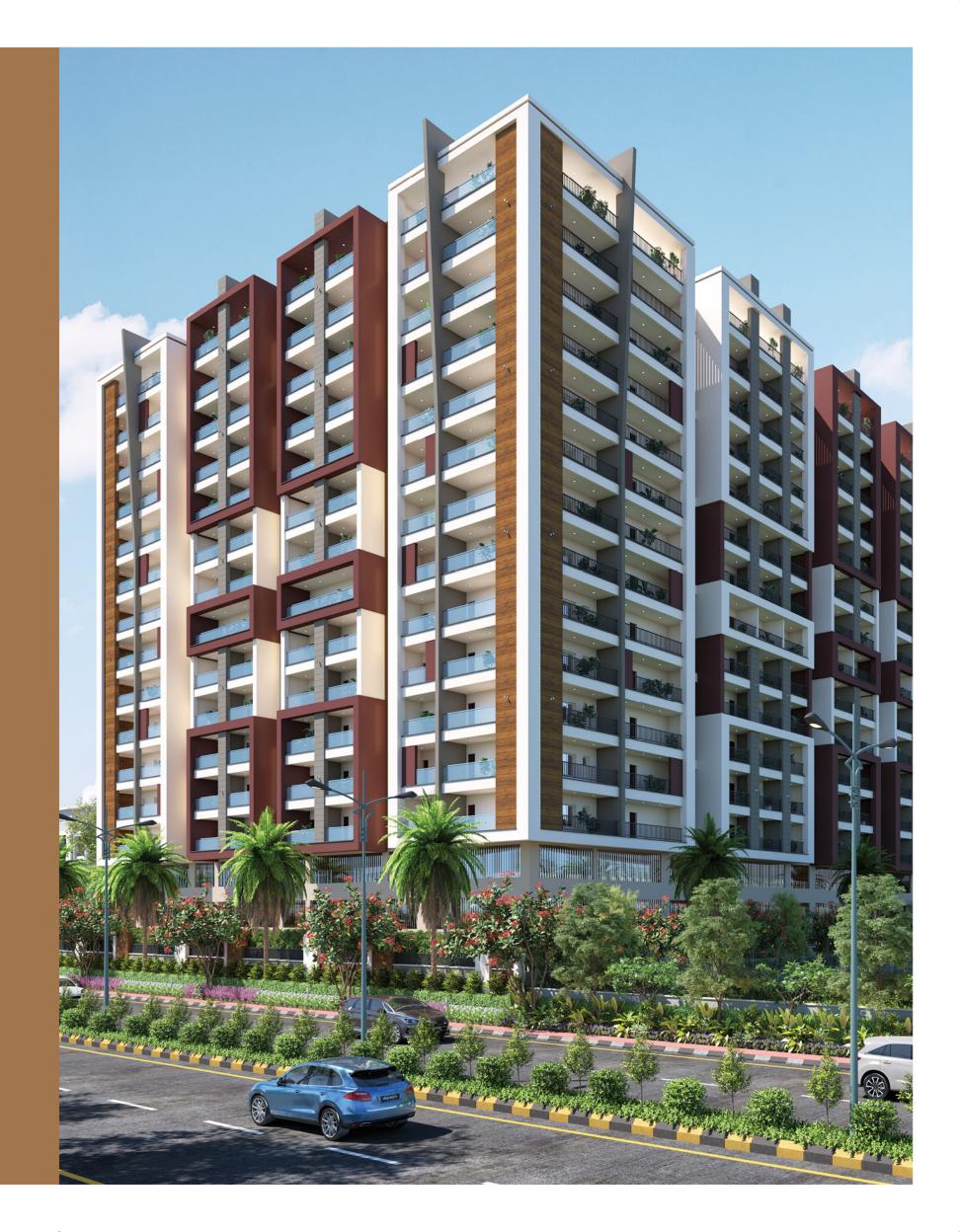






SO MUCH to CHERISH FOR A lifetime here.

Crafted to be amongst the best this side of the city, experience a superior community living at Green Leaves Srikara. We have created vaastu-compliant homes that integrate top-tier construction quality. Enjoy a plethora of amenities that range from lush landscaping, to a cricket net all the way.













STRUCTURE

RCC-framed structure.



BRICKWORK & PLASTERING

External Walls: With 8" thick AAC blocks and double-coat cement plastering with sponge finish.

Internal Walls: With 4" Solid bricks blocks and single-coat cement plastering with sponge finish.



PAINTING

External: Texture / Putty finish with 2 coats of exterior emulsion paint of Asian / Berger or equivalent make, over a coat of primer.

Internal: Smooth luppam finish with 2 coats of premium emulsion paint of Asian / Berger or equivalent make, over a coat of primer.



DOORS

All doors are of engineered wood frames with designer veneer flush shutters, finished with melamine polish and fitted with reputed make hardware.



COMMUNICATION

WINDOWS

■ Intercom facility to all units

Windows: UPVC sliding connecting security and neighbourhood.



TILE CLADDING

Bathrooms: 2' x 4' size GVT tile dado of up to 7' height. Utilities: 2' x 4' size glazed ceramic tile dado up to 3' height.

shutters with mosquito mesh.

零

SECURITY

Sophisticated round-the-clock security system.

telephone point in living room.

 Surveillance cameras at appropriate locations for monitoring.

■ Provision for Internet connection and

UTILITY

Provision for washing machine.
One tap in wet area for washing utensils.



ELECTRICAL

Wires: Fire-retardant copper wires of Polycab / V-Guard or equivalent make. Switches: Modular switches and Sockets of Legrand / Schneider or equivalent make. Power Plugs:

- For AC in all bedrooms, living
- For TV in Drawing, Living and Master bedroom with provision for cable / dish TV
- For geyser in all bathrooms
- For chimney, refrigerator, microwave oven, mixer / grinder in kitchen
- For washing machine in utility
- Three-phase supply for each flat.

 Legrand / Schneider make distribution

board with MCBs in all flats.

Power Backup: 100% generator backup for common areas.



1

<u>.</u>

KITCHEN

FLOORING

tiles in toilets.

2'x4' vitrified tile flooring for

tiles in balconies and anti-skid

■ No platform or dado will be

Provision for municipal water

Provision for RO system.

exhaust fan and chimney.

and treated water.

SPECIFICATIONS

hall, bedrooms, dining and kitchen with rustic ceramic

IV II - V C

Sanitary: Kohler / Cera or equivalent reputed make wash basin and wall hung EWC with concealed flush tank.

Faucets: Kohler / Cera or equivalent reputed make. Provision for geysers in all bathrooms.

4

GENERAL

Hydro-Pneumatic System for even pressure water supply at all floors.

Sewage Treatment Plant of adequate capacity.

NOTE

- Registration Charges, GST or any other taxes applicable as per government norms, to be borne by customers only.
- 2) Corpus fund and maintenance charges shall be payable at the time of registration.
- 3) User charges for amenities, DG power, water, LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.

NEARBY LANDMARKS

St Patrick's & Little Flower High Schools

Sri Chaitanya & Narayana Colleges



SCHOOLS & COLLEGES



HOSPITALS

Rainbow Children's Hospital

Kamineni Hospitals





SHOPPING MALL

Galleria Metro Mall

PUBLIC TRANSPORTATION

LB Nagar Metro Station



In the HEART of the MOST HAPPENING Location.

Nestled in LB Nagar and bordering the Vijayawada Highway, Green Leaves Srikara offers proximity to the best and the choicest of what you'll need for everyday-living. From destinations of recreation, to evening-leisure facilities like cinemas. And then, there are vast supermarkets, top-tier healthcare options, popular schools and colleges, restaurants, and much more. Here's a location that promises excellent connectivity in a vibrant neighbourhood.



SCAN FOR LOCATION



No. P02400007063



Behind LPT Market, LB Nagar, Hyderabad-500 074 Cell: 72 888 08 777, 9704 777 777 Website: greenleavesgroup.in

Email: greenleavesinfra@gmail.com



SCAN FOR WEBSITE



Project financed by and mortgaged to Bajaj Housing Finance Limited

No objection certificate / permission to Mortgage Bajaj Housing Finance Limited will be provided for sale of flats.

TEAM

Architects



Contact : 040 - 40071 888, 99 499 499 55

MEP Consultants



Ph:+91 98497 11682

Landscape Architects



Ph: +91 98498 37951

Interior Solutions



Ph: +91 92000 35000

Disclaimer: This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.