



— VASAVI —
**CROWN
EAST**

The central graphic features a golden crown icon composed of numerous small dots, positioned above the text '— VASAVI —' and 'CROWN EAST'. The text is rendered in a mix of white and golden serif fonts.

Iconic High-Rise Homes

@ UPPAL



WELCOME TO THE
NEW EAST



A Legacy of Trust. Since 1994.

A person and a child stand in a field at sunset, their arms raised in celebration. The person is wearing a plaid shirt and dark pants, while the child is wearing a light-colored shirt and pants. A golden crown icon is positioned above the child's head. To the right, the rear portion of a red classic car is visible. The background is a bright, hazy sunset sky over a field of tall grass.

PORTAL TO THE
BEST THINGS IN LIFE



SPACES THAT ENABLE OPULENCE

Homes that tower over the city skyline with lavish greenery and amenities. Homes that comfort you and make you want to come back, seeking endless possibilities of relaxation, richness, and joy!



AN EXCLUSIVE
CORNER TO ENJOY
QUALITY TIME







SOAR HIGH TO THE
SPIRIT OF
MAGNIFICENCE



Landscape



Temperature Controlled Swimming Pool

A CROWN FOR MAGICAL MOMENTS

A place nestled in tranquility to connect
you to the valuable gifts of life.





PROJECT
HIGHLIGHTS



1.93
Acres



75%
Open Space



324
Units



34
Floors



10
Sky Villas



26,600 sft.
Clubhouse



GATEWAY TO
YOUR ELEGANT

A CROWN FOR FORGING DREAMS

Lavish aesthetics, and sprawling amenities harmonize to create an oasis of avid dreams and aspirations.





MASTER PLAN

LEGEND

- | | |
|------------------------|-------------------------------------|
| 1. PLAZA WITH SEATING | 11. OUTDOOR GYM |
| 2. FIRE DRIVEWAY | 12. SPECIMEN TREES WITH SEATING |
| 3. BASKETBALL COURT | 13. WATER BODY WITH FEATURE WALL |
| 4. BADMINTON COURT | 14. WOODEN PAVING WITH PERGOL |
| 5. SKATING RINK | 15. CRICKET PITCH |
| 6. JOGGING TRACK | 16. PERIPHERAL PLANTING |
| 7. STEPPED PLAZA | 17. SENIOR CITIZEN'S CUM PARTY LAWN |
| 8. YOGA/MEDITATION | 18. LAWN |
| 9. SECURITY CABIN | 19. PALM PLANTING |
| 10. CHILDREN PLAY AREA | |



100% Vaastu Compliant Floor Plan



TYPICAL FLOOR PLAN

Area Statement in Sq.ft.

Unit No.	Type	Facing	Carpet Area	Balcony Area	SBAU
1	3 BHK	West	1281.17	252.27	2120
2	3 BHK	East	1286.66	246.78	2120
3	3 BHK	West	1479.87	224.11	2350
4	3 BHK	North	1132.75	176.3	1820
5	2 BHK	East	740.85	135.54	1235

Unit No.	Type	Facing	Carpet Area	Balcony Area	SBAU
6	3 BHK	East	740.85	135.54	1235
7	3 BHK	North	1132.75	176.3	1820
8	3 BHK	East	1435.07	269.49	2350
9	3 BHK	East	1286.66	246.78	2120
10	3 BHK	West	1281.17	252.27	2120

East 3BHK 2120 sq.ft.

West 3BHK 2120 sq.ft.

East 3BHK 2120 sq.ft.

West 3BHK 2120 sq.ft.



East 3BHK 2350 sq.ft.

North 3BHK 1820 sq.ft.

East 2BHK 1235 sq.ft.

East 2BHK 1235 sq.ft.

North 3BHK 1820 sq.ft.

West 3BHK 2350 sq.ft.



A CROWN FOR
BEAUTY AND DELIGHT

Come home to the hub of radiance.
Where imagination is boundless and
smiles are countless!



BASK IN THE
POCKETS
OF GREENERY





UNLIMITED
AMENITIES FOR
UNLIMITED
ENTERTAINMENT

CLUBHOUSE AMENITIES



Grand Lobby



Kids Play Area



Temperature Controlled Swimming Pool



Yoga / Aerobics / Zumba Room



Gym



Supermarket



Cafe



Multipurpose Hall with Dining & Pantry



Library



Indoor Games



Arcade Games



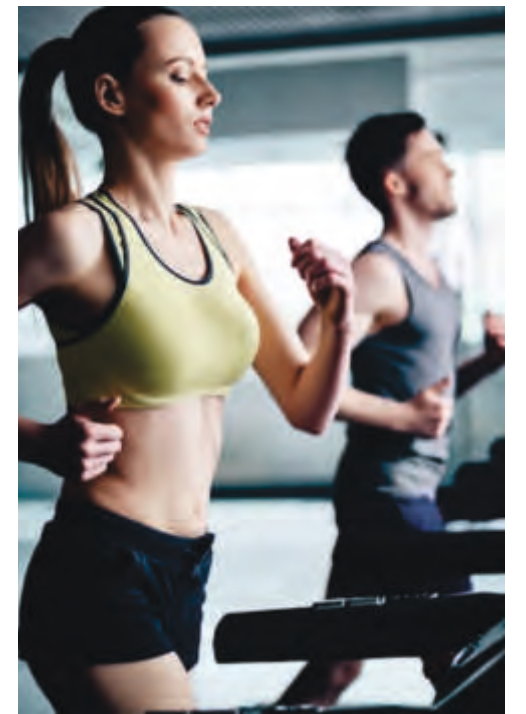
Creche



ETCH YOUR REFLECTION WITH FITNESS

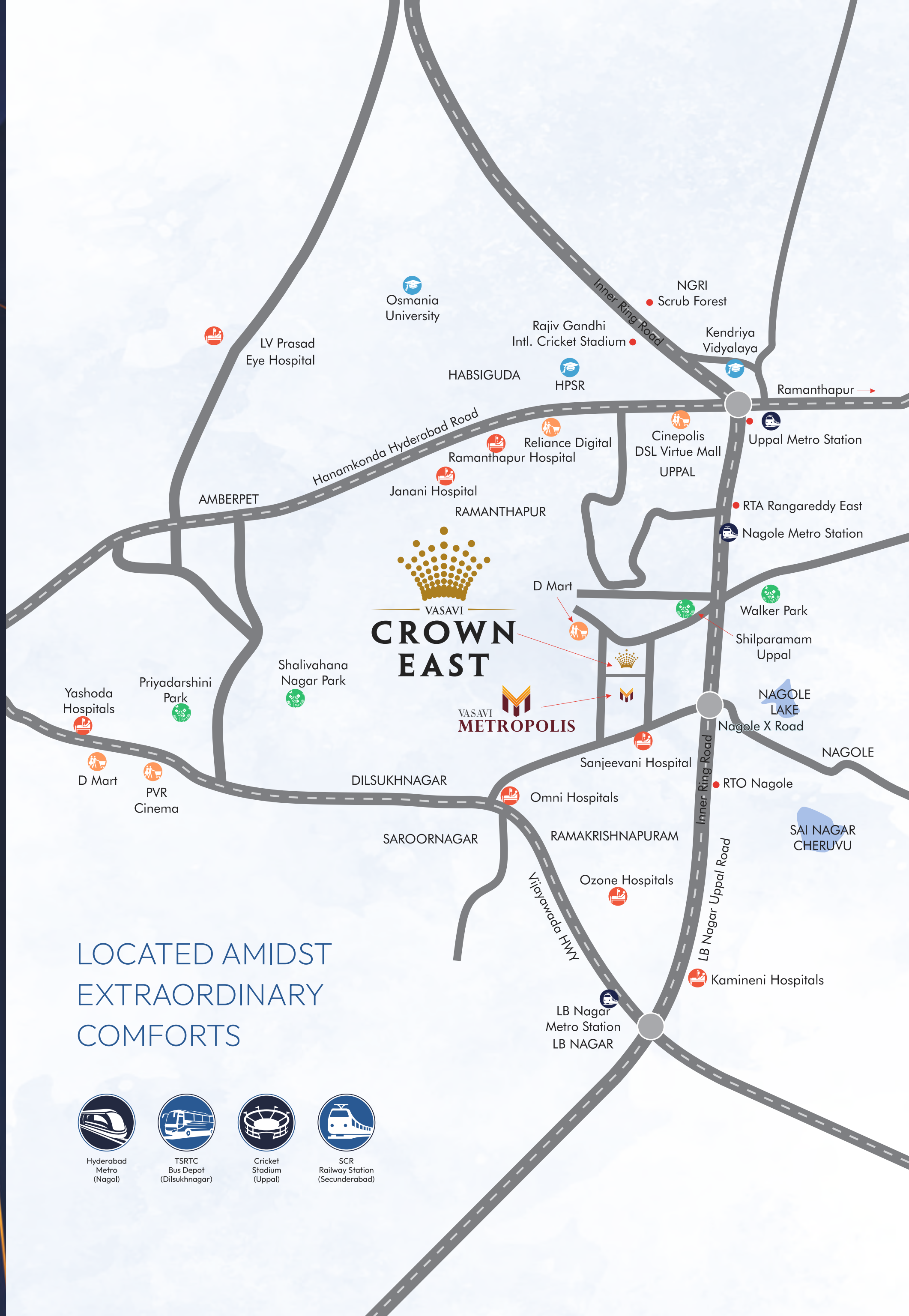
RELAX

Gym	Board Games	Badminton Court	Table Tennis
Crossfit	Card Room	Billiards	Foosball





VASAVI
**CROWN
EAST**



LOCATED AMIDST
EXTRAORDINARY
COMFORTS



Hyderabad Metro (Nagol)



TSRTC Bus Depot (Dilsukhnagar)



Cricket Stadium (Uppal)



SCR Railway Station (Secunderabad)



LOCATION ADVANTAGES



EDUCATIONAL INSTITUTES

• Kendriya Vidyalaya	2.9 kms	07 min
• Hyderabad Public School	4.0 kms	11 min
• Indu International School	7.3 kms	15 min



MALLS & MULTIPLEXES

• D-Mart	300 mts	01 min
• Cinepolis	2.5 kms	07 min
• Sree Ramana Theatre	4.6 kms	15 min



METRO STATIONS

• Nagole Metro St.	1.5 kms	04 min
• Uppal Metro St.	2.6 kms	06 min
• NGRI Metro St.	4.8 kms	10 min
• LB Nagar Metro St.	6.0 kms	12 min



PARKS & SPORTS CENTER

• Shilparamam	1.2 kms	04 min
• RGI Cricket Stadium	2.9 kms	08 min
• Priyadarshini Park	7.2 kms	15 min



CORPORATE HOSPITAL

• Kamineni Hospital	5.5 kms	10 min
• Ozone Hospital	5.3 kms	09 min
• Sanjeevini Hospital	5.6 kms	11 min



SPECIFICATIONS



Foundation

- RCC Foundation



Super Structure & Walls

- Super structure with Aluminium form work shear wall technology



Wall Finishing

- **EXTERNAL** : Textured finish and 2 coats of external emulsion paint ASIAN/BERGER
- **INTERNAL** : All internal walls with base paint and POP punning /Gyproc. Painting with premium quality, Acrylic emulsion paint brands like ASIAN/BERGER.



Ceiling Finishing

- WPC/POP false ceiling in balconies and corridors, POP cornice for concealing service lines inside the flat.



Doors & Windows

- **MAIN DOOR** : High-end engineered wood door frame & shutter with premium finish and hardware. Architrave in door frame
- **INTERNAL DOORS** : High-end engineered wood door frame & shutter with premium finish and hardware.
- **UTILITY DOORS** : Aluminium/UPVC door frame of reputed profile section.
- **WINDOWS/FRENCH DOORS** : Powder coated Aluminium/UPVC window systems with fibre mesh, designed to take all wind pressure double glazed unit with toughend glass or equivalent glass upto slab level with two track/three track sliding with MS Grill



Railing

- S.S Railing reputed brand



Flooring & Dadoing

- Drawing, Dining, Bedrooms, Kitchen Etc. : 800x 800 mm size double charged Vitrified tiles of reputed brand with spacer joint
- Master Bedroom : Vitrified tiles (Italian shade)
- Balcony, Bathrooms/ Utility : Anti-skid Vitrified/ ceramic tiles
- Corridors : Combination of Vitrified tiles and Granite
- Stair Case : Combination of Vitrified tiles and Granite
- Bathrooms : Ceramic tiles Dado upto False ceiling height of reputed make.
- Kitchen : Ceramic tiles Dado upto 2' height above kitchen platform.
- Utility Area : Ceramic tiles Dado upto 4' height of reputed make.



Electrical

- Concealed copper wiring of make Finolex/Havells or equivalent
- 3 phase supply for each unit with individual prepaid meters.
- Miniature circuit breaker (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.



Kitchen

- Provision for Water purifier.



Toilets

- All toilets are fitted with Wall mounted EWC with concealed flush valve of Jaquar or equivalent make.



Plumbing

- Drainage / Sewage : PVC Pipes &Pvc fittings.
- Water Supply Lines : Internal and external CPVC or UPVC pipes.
- Sanitary Fittings : Jaquar or equivalent.
- Tap Fittings : Jaquar or equivalent.



Water & Sewage Treatment Plant (WTP / STP)

- Domestic water made available through an exclusive water softening plant.
- Treated sewage water will be used for Landscape purpose.



Water Supply

- Municipal Water and Ground water.



Garbage Chute

- Provided in all floors.



Air Conditioning

- Suitable capacity of A/C system (only conducting)



Lifts

- High speed passenger/goods lifts of standard make .



Fire Safety

- Complete project with fire fighting system of standard make.



Securit (BMS)

- Sophisticated round the clock service / CCTV surveillance system.



LPG Supply

- Reticulated piped gas system to individual flat monitored with gas meter / Gas bank.



Power Backup

- 100% DG backup with acoustic enclosure and AMF



EV Charging Stations

- Upto 10 numbers shall be provided in a designated area.



Cable TV / DTH

- DTH / Cable connection in Living & Bedrooms.



Internet / Wifi

- Internet provision in each flat.

HONOURS & AWARDS



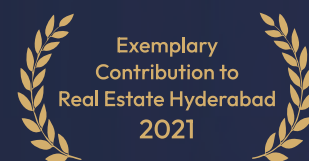
YERRAM VIJAY KUMAR
CHAIRMAN & MD, VASAVI GROUP
RECEIVING AN AWARD FROM
SHRI G. KISHAN REDDY
HON'BLE UNION MINISTER
GOVT. OF INDIA



YERRAM VIJAY KUMAR
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YERRAM VIJAY KUMAR
CHAIRMAN & MD, VASAVI GROUP
RECEIVING AN AWARD FROM
MS TAMILISAI SUNDARARAJAN
HON'BLE GOVERNOR
OF TELANGANA STATE



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A CHRONICLE OF CRAFTING THE FINEST LANDMARKS!

The success story of Vasavi Group is built on the foundation of quality, integrity, innovation and matchless customer service. Incorporated and established in 1994 and headquartered in Hyderabad, the real estate giant has extended its footprint across the twin cities. Through their illustrious journey spanning over 27 years, the Group is proud to have accomplished 30 residential projects and 17 commercial projects.

The Group has spearheaded some of the most notable residential developments covering the length and breadth of the capital city and emerged as a name synonymous with the highest construction standards that redefine excellence.



VISION

Create happy memories.
Every single day.

PHILOSOPHY

Better Planning.
Better Location.
Better Amenities.
Better Value.

VALUES

Transparency • Integrity
Honesty • Trust
Passion • Innovation

VASAVI FOUNDATION

Steered by the vision of Sri. Yerram Shankaraiah, Vasavi Foundation aims to improve the lives of communities by taking initiatives that provide benefits to both individuals and communities as a whole.

Vasavi Foundation undertakes the Corporate Social Responsibility Activities of Vasavi Group. The Foundation focuses on Health, Livelihood, Education, and Donations to Relief Work during Calamities. Through its various initiatives, Vasavi Foundation strives to impact people's lives to build a better world for the future.

LEGACY

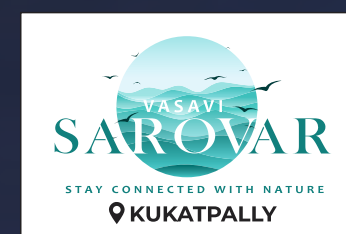
30 Residential Projects	17 Commercial Projects	08 Million Sft. Built	310 Acres Villa Plots Sold	50 Million Sft. 5 Years Goal
4510 Apartments Built		25,000+ Happy Residents		

OUR PROJECTS

Ongoing Projects



Upcoming Projects




VASAVI
CROWN EAST
 Iconic High-Rise Homes
 @ UPPAL

CONSULTANTS

Principal Architect



Landscaping



Structure Engineer



MEP



Vaastu



Structure Proof Checking



Lift



Parking



PROJECT APPROVED BY

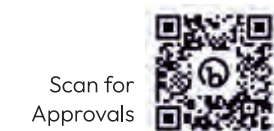


MEMBER OF



APPROVALS

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
AAI : Airport Authority of India, Hyderabad Airport	NOC I.D. : NADI / SOUTH / B / 040721 / 538788	08 - 04 - 2021
FIRE : Govt. of Telangana State Disaster Response & Fire Service Department	AKC Number : 396640002021	01 - 08 - 2021
SEIAA (EC) : State Level Environment Impact Assessment Authority Telangana State (SLEIAA)	Order Number : SEIAA / TS / OL / MDCL - 3219 / 2021 - 896	04 - 09 - 2021
HMDA : Hyderabad Metropolitan Department Authority	Letter Number : 048050 / GHT / RL / U6 / HMDA / 060 82021	05 - 11 - 2022
TSPBC : Telangana State Pollution Control Board	Order Number : 68 / TSPCB / CFE / MDC / RO-RR-I / HO / 2021	08 - 11 - 2021
RERA : Telangana Real Estate Regulatory Authority	TS RERA NO. : P02200005561	20 - 12 - 2022





CORPORATE OFFICE : 8-2-120/86/9/A/1, 12, 2 & 13, Anilath Maja Housing Society, 1st Floor, North End,
Opp. Park Hyatt, Road No. 2, Banjara Hills, Hyderabad - 500 034, T.S.

MARKETING OFFICE : 1-98/2/92, Kavuri Hills Road, CBI Colony, Madhapur, Hyderabad - 500 033, T.S.

SITE OFFICE : Vasavi Crown East, Bhagyath Layout
Sy. No. 380/P to 395/P, 400/P, 402 to 414, 416, 417, 420 TO 429,
Plot No. : 22 & 23, Nagole Road, Uppal, Medchal-Malkajgiri, Hyderabad - 500 039, T.S.

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TS RERA NO. P02200005561

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