

VAISHINAVI
INFRACON INDIA PVT. LTD.



ADVAITHA



IGBC
Pre-certified For
Design **GOLD**

Member Of
CREDAI



UNITING PEOPLE, DIVERSITIES, AND LIFESTYLE.

With a legacy that spans over 20 years, Vaishnavi Infracon has given to Eastern and Western Hyderabad, a variety of projects spanning commercial, residential, and mixed-use development. In fact, every single project we have taken up shines in glory even today.

Over the seasons of these two decades, Vaishnavi Infracon has become one of the most innovative and successful property developers in the city offering urban living environments that have always surpassed expectations. We are happy to present yet another of our offerings: **Vaishnavi Advaita**.



ADVAITHA
BY VAISHNAVI

SURROUND YOURSELF WITH ONENESS.

Oneness is happiness. When we are surrounded by oneness, life seems like a blessing. Inspired by this philosophy, Vaishnavi Infracon presents a residential commune that's designed to usher in the virtues of oneness.

Get ready to surround yourself with Vaishnavi Advaitha.
A home of oneness.



WHERE THE GOOD OF LIFE MEETS.

When it comes to a home, we all seek that one place which has it all. From the assurance of a well-designed insides, to the convenience of space, time, and location – we seek everything. Vaishnavi Advaita is designed to be a residential space that is a luxury for every dream waiting to be realised inside a certain shell of expectations.

The luxury-gated commune is an exclusive 3 Bedroom-Hall-Kitchen apartment located in Gayatri Nagar, at Karmanghat. What makes this more desirable is the many good things it is born with:



Type of Apartment: 3 BHK



Range of Flat Areas:
1875 sq.ft. to 2465 sq.ft.



Total Site Area: 4589 sq. yards.



No of Floors: 8



No of Flats: 59



Amenities: 25+



Size of the Clubhouse:
10,500 sq.ft.



Open Space: 60%



OUR DESIGN WILL BE YOUR DELIGHT.

While every residential commune comes with a standard set of features, we have ensured that we go a few steps further with Vaishnavi Advaitha, by delighting you with facets that you would have rarely come by in the search for that perfect home for life.



Red Brick Construction

Construction with Red Brick is an ageless and a durable building method that also renders a classic aesthetic appeal.



Indoor Swimming Pool

Temperature-controlled Indoor Pool ensures precise temperature according to seasons, while also ensuring privacy.



Banquet Hall

Elegant and aesthetic Banquet Hall that can welcome 80-100 guests, just perfect for special occasions and celebrations.



Solar Power

Solar energy for common areas contributes to a greener future and provides tangible benefits through environmental sustainability



Landscaping

One that enhances outdoor spaces through soothing design and hardscaping for appealing and functional environments.



Smart Door Lock

Enhanced security with key-less access through biometric authentication for your home.



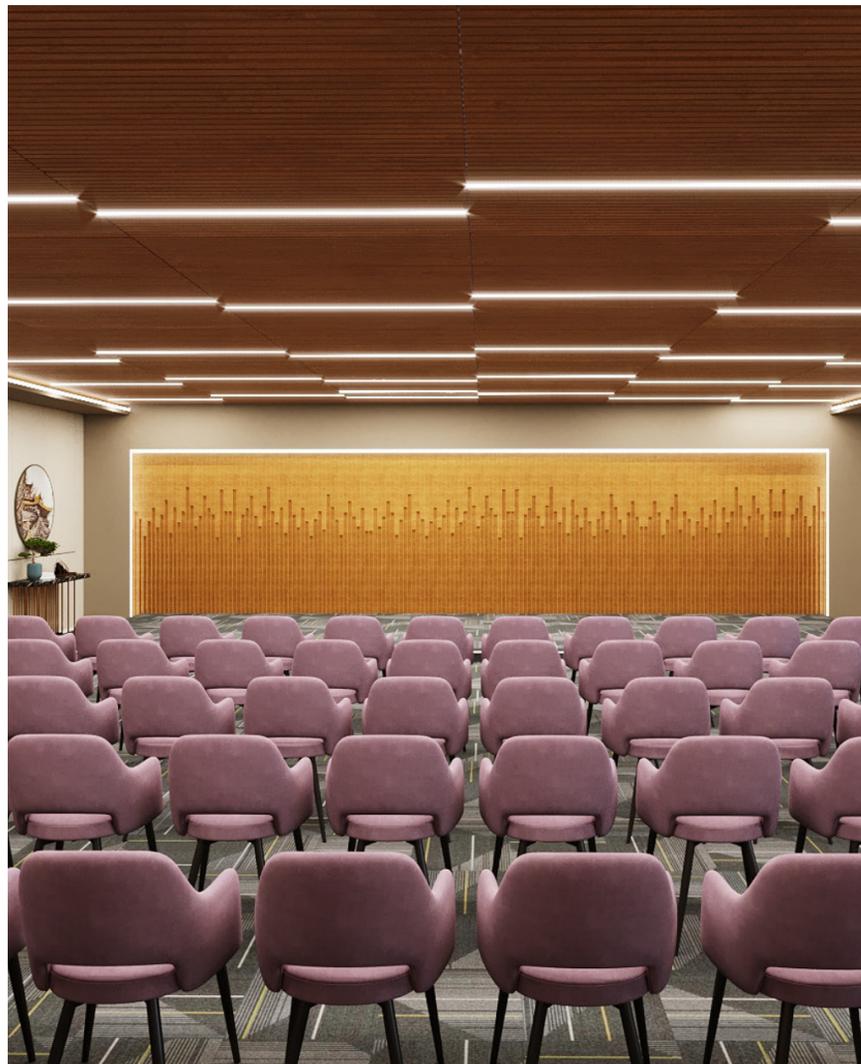
Wide Balcony

A spacious outdoor retreat, perfect for relaxation and enjoying panoramic views with ample seating and greenery.



Yoga Deck

An exclusive space outdoors that's dedicated for mindful practice, nurturing balance, strength, inner peace.



MASTER PLAN



LEGEND:

- | | |
|----------------------------|-------------------------|
| 1. Entrance Gate | 6. Seating Pavilion |
| 2. Entrance Feature Paving | 7. Elderly Seating Area |
| 3. Entrance Water Feature | 8. Children's Play |
| 4. Linear Seating | 9. Oxygen Park |
| 5. Yoga Deck | |



ENJOY THE LUXURY OF LEISURE, ALL FOR YOURSELF.

At Vaishnavi Advaita, we have ensured that you live amidst vast open spaces. But most of all, we have a Clubhouse that's as vast as 10,500 sq.ft. What will have you in wonder is that it's a one-of-a-kind clubhouse, as no other communes in the twin-cities pamper you with a clubhouse of this size for just 59 units.

FIRST FLOOR PLAN (CLUBHOUSE)



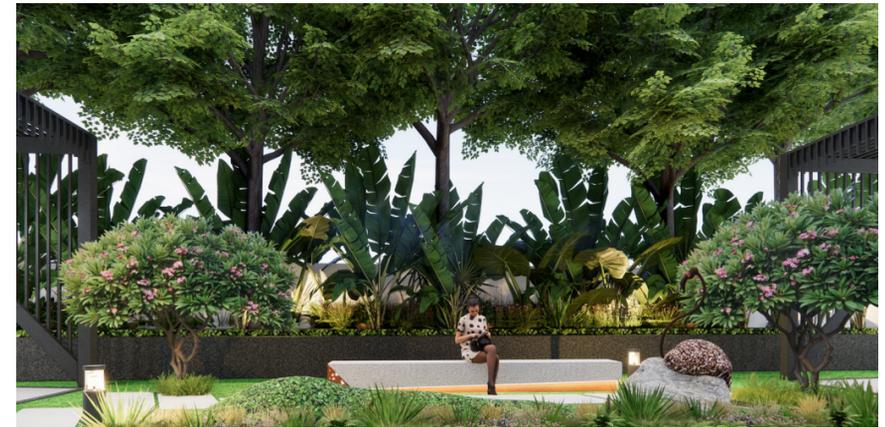
- 
Indoor Swimming Pool
- 
Children's Play Area
- 
Banquet Hall
- 
Guest Rooms
- 
Indoor Gym
- 
Indoor Games
- 
Table Tennis
- 
Snooker
- 
Waiting Lounge
- 
Yoga Deck
- 
Oxygen Park
- 
Elderly Seating Area
- 
Central Courtyard
- 
3 Layer Security System
- 
100% Power Backup
- 
Solar Fencing
- 
Water Bodies
- 
Landscaping
- 
Internal PMS Office
- 
Centralized DTH Provision
- 
STP
- 
Rain Water Harvesting Pits
- 
EV Charging Points
- 
Visitors' Car Parking





EXPERIENCE REJUVENATION, RELAXATION, AND RENEWAL.

When you have a vast Clubhouse with facilities for almost everything from sports, fitness, recreation, pastime, or spaces just to sit by yourself - there's a world of recreation around you.



BALANCING NATURE, PLEASURE, AND LIVING SPACE.

Spread on a land of 4589 sq.yards, Vaishnavi Advaita will be a sight to behold from the skies – and for the skies. From a smartly-planned building to the interestingly placed Clubhouse, the landscaping, and the open spaces – we have ensured that you live amidst a mindful balance of facets that make a commune enchanting.





TYPICAL FLOOR PLAN

Flat Area Statement

Flat No.	Facing	Carpet Area	Balcony Area	Utility Area	Builtup Area	Common Area	Super BUA
1	East	1077	203	51	1442	433	1875
2	West	1391	326	47	1897	568	2465
3	West	1284	173	74	1650	495	2145
4	West	1436	261	66	1896	569	2465
5	East	1157	129	60	1458	437	1895
6	East	1436	258	66	1897	568	2465
7	East	1239	249	47	1650	495	2145
8	East	1391	324	48	1897	568	2465

SPECIFICATIONS

Structure

RCC framed structure to withstand wind & seismic loads

Walls

- Red brick with 9" thick for external walls and 4½" thick for internal walls
- Smoothly Plastered Internal walls & Sponge Finish external walls



Painting

- EXTERNAL: Textured/Sponge finish with weather proof Paint of reputed make.
- INTERNAL: Putty & Acrylic Emulsion Paint of reputed make.

Windows & Railings

WINDOWS: UPVC Window of reputed profile sections with coordination of High performance glass to reduce heat load & energy consumption with mosquito mesh provision for all windows.

BALCONY & STAIRCASE RAILINGS: MS railing in enamel paint finish of reputed make



Floorings & Cladding

- DRAWING, LIVING, DINING, BED ROOMS & KITCHEN: Large format GVT tiles of reputed make equal to Simpolo or equivalent make.
- TOILETS FLOORING: Anti-Skid vitrified tiles of reputed make
- TOILET DADO: 600mmx300mm Vitrified tiles up to False ceiling level
- BALCONY: Anti-Skid Vitrified tiles of reputed make
- KITCHEN DADO: Vitrified tiles dado up to 2' height above the kitchen counter
- KITCHEN COUNTER: Black Granite top
- UTILITY FLOORING: Anti-Skid vitrified tiles of reputed make
- UTILITY DADO: Vitrified tiles up to 4' height
- CORRIDORS: 600mm*600mm full body format Vitrified tiles of reputed make
- ENTRANCE LOBBIES: Granite / Marble Flooring with designer false ceiling
- LIFT LOUNGE FLOORING: Granite / Marble Flooring with designer false ceiling
- LIFT WALL CLADDING: Granite / Marble cladding up to False Ceiling
- STAIRCASE: Granite / Kota stone / Tandoor stone for Riser & tread

Doors & Windows

- MAIN DOOR: Manufactured teak/ sustainably sourced wood frame & shutter finished with good quality melamine polish with hardware of reputed make and Smart Lock System of reputed make.
- INTERNAL DOORS: Manufactured hard wood / Sustainably sourced wood frame & laminate shutter with hardware of reputed make
- FRENCH DOORS: UPVC door frame of reputed profile sections with coordination of High performance glass to reduce heat load & energy consumption with Mosquito mesh provision

Telecommunications, Cable TV & Internet

- Telephone points in drawing / living & all bed rooms
- Intercom facility to all the units connecting security
- Provision for cable connection in drawing, living, dining & all bedrooms
- One internet connection provision in drawing, living & all bedrooms

EV Charging

Charging points for electric vehicles shall be provided.

Car Washing Facility

Car washing facility shall be provided as per the vendor's specifications

CP & Sanitary Fixtures

TOILETS:

- Vanity Type Wash basin / Granite top Wash basin.
- EWC with concealed flush tank of reputed make of Jaquar, Grohe or equivalent
- Single lever fixtures with wall mixer cum shower of reputed makes.
- All C.P fittings are of reputed make of Jaquar, Grohe or equivalent.
- False ceiling will be provided in all toilets.

KITCHEN:

- Provision for Separate Municipal water provided by GHMC along with bore well water.
- Provision for fixing of water purifier, exhaust fan or chimney

UTILITY: Provision for Washing machine / Dish washer & wet area for vessel washing.

Electrical Fixtures

- Provision for Geysers in all Toilets
- Provision for Exhaust fans in all Toilets
- Power outlets for air conditioners in all bed rooms, drawing, living & dining
- Power outlets for TV in drawing, living & all bed rooms
- 3 phase supply for each unit with individual meter board
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Modular Switches of reputed make of Legrand / Schneider / equivalent
- Power plug for cooking range, chimney, refrigerator, micro wave, mixer / grinder in kitchen.
- Washing machine / Dish washer provision in Utility

WSP & WTP

- Domestic water made available through an exclusive water softening plant
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping flushing purpose
- Rain water harvesting (injected bore wells) at regular intervals provided for recharging ground water levels as per the norms.

Elevators/Lifts

- PASSENGER LIFTS: High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make.
- FLOORING & CAR INTERNAL FINISH: Granite / marble finish for flooring
- FIRE / SERVICE LIFT: High speed automatic passenger / goods lift of reputed make with ARD with V3F for energy efficiency and group control

Power Backup

- 100% DG back up with acoustic enclosure & A.M.F



Security/BMS

- Sophisticated round the clock security / surveillance system
- Surveillance cameras at the main entrance gate and driveways for monitoring.
- Solar power fencing all around the compound wall

Centralized Billing

Billing shall be done for consumption of electricity & water using prepaid meters system.

Fire & Safety

- Fire hydrant and fire sprinkler system in basements as per NBC norms
- Control panel will be kept at main security





EASE MEETS CONVENIENCE MEETS LANDMARKS.

Vaishnavi Advaita is located in Gayatri Nagar in the fast-growing Karmanghat, which is today one of the busiest and the fastest emerging destinations for every sphere. It's also a fast-growing hub for everything from education to entertainment. Most of all, it's a key junction close to LB Nagar.

Location Map



Educational Institutions	Duration
Krishnaveni Talent School	1 Min
Nagarjuna School	2 Min
Pavitra International School	5 Min
Akshara International School	6 Min

Healthcare	Duration
Owaisi Hospital	8 Min
Kamineni Hospital	8 Min
Global Hospital	10 Min
Orange Hospital	11 Min

Malls & Theaters	Duration
TNR PVR Cinemas	5 Mins
BVK Multiplex	10 Mins
Vaishnavi Onyx	12 Mins
Decathlon	25 Mins

Easy Connectivity	Duration
Metro Station LB Nagar	10 Min
Airport	30 Min
MGBS	30 Min
Railway Station	30 Min

Conveniences	Duration
More Supermarket	2 Min
Reliance Supermarket	7 Min
Ratnadeep Supermarket	8 Min
Heritage Fresh	9 Min

Organizations	Duration
DRDO	12 Min
Genpact Habsiguda	23 Min
GMR Aero Space	26 Min
TCS Adibatla	30 Min

Refreshments	Duration
Mini Shilparamam Uppal	18 Min
Sanjeevani Vanam	18 Min
Hasten Go-Karting	18 Min
Mahavir Harina Park	20 Min

OUR LEGACY OF GIVING HAPPINESS CONTINUES.

2005-2008

SAIDABAD

1. Vaishnavi Enclave

KOTHAPET

1. Vaishnavi Emerald
2. Vaishnavi Residency
3. Vaishnavi Krishnaveni
4. Vaishnavi Meadows

ALKAPURI COLONY

1. Vaishnavi Castle
2. Vaishnavi Heavens
3. Vaishnavi Pinnacle

CHAMPAPET

1. Vaishnavi Arcade

DILSUKHNAGAR

1. Vaishnavi Nest

KONDAPUR

1. Vaishnavi Heights

2010-2011

VIJAYAPURI COLONY

1. Vaishnavi Residencia

2009-2011

ALKAPURI COLONY

1. Vaishnavi Mahal

SNEHAPURI COLONY

1. Vaishnavi Orchids

2008-2012

KONDAPUR

1. Vaishnavi Classic

LB NAGAR

1. Vaishnavi Empire

KOTHAPET

1. Vaishnavi Signature

ALKAPURI COLONY

1. Vaishnavi Kuteer

VANASTHALIPURAM

1. Vaishnavi PSRJ

2010-2012

GREEN HILLS COLONY

1. Vaishnavi Chittipolu Nilayam

NAGOLE

1. Vaishnavi Lakshmi Sudha

2011-2013

R.K.PURAM

1. Vaishnavi SG Marvel

KACHIGUDA

1. Vaishnavi Chitrakoot

2012-2014

MARUTHI NAGAR

1. Vaishnavi Moukthika
2. Vaishnavi Ram Enclave
3. Vaishnavi Shyam Enclave

MOOSARAM BAGH

1. Vaishnavi Sri Simha

FILM NAGAR

1. Vaishnavi Oak

BANJARA HILLS

1. Vaishnavi Srimaan

GADDIANNARAM

1. Vaishnavi SV Dvivedi

2013-2015

HIMAYATH NAGAR

1. Vaishnavi Abode

GAYATRI NAGAR

1. Vaishnavi Narsimha Pleasure

NAGOLE

1. Vaishnavi Plaza

2012-2015

CHIKKADPALLI

1. Vaishnavi Naren's Residency

2014-2016

R.K.PURAM

1. Vaishnavi Elegance
2. Vaishnavi Pride

LB NAGAR

1. Vaishnavi Xanadu

2016-2021

BANDLAGUDA JAGIR

1. Vaishnavi Oasis

LB NAGAR

1. Vaishnavi Onyx 1
2. Vaishnavi Onyx 2

KARMANGHAT

1. Vaishnavi Padmanilayam
2. Vaishnavi Soudha

GAYATRI NAGAR

1. Vaishnavi Elite

2021-Ongoing

BANDLAGUDA JAGIR

1. Vaishnavi Houdini

VAISHNAVI

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