



Tirumala
Infra Developers

Creating **Real Value** in
Property and **Places**

In the proximity
of **Biggest Pharma**
City and **RRR**



“GOLDEN EXOTICA”

Grab this
golden opportunity
to find next home at

**DOUBLE
DHAMAKA
SALES**



**Open Villa Plots for sale
Before Maisigandi Temple
@ Kadthal, Srisailam Highway**

Clearance
offer

A project
Approved by
banks



DTCP Final Approved
T.L.P No:80/2020/H



P02400002888

Location Highlights

- 4 km from Pharma City Residential Township.
- 3 mins from Regional Ring Road.
- 10 Km Amazon Data Center.
- 200 Feet Srisaillam Higway facing layout
- 10 Min. Drive from Green Reach Villas, MAK Villas, Videocon Villas & BE Limited.
- Exit 14 Tukkguda Junction
- 25 Min. Drive from Shamshabad Airport.
- 15 Min. Drive from Fabcity and Mankhal Industrial SEZ.
- 15 Min. Signature, Ramky & Kavuri Villas.
- 15 Min. Drive from Bhashyam Intl. School, Sri Sri Intl. School & Agha Khan Intl. School
- 25 Min. Drive from Wonderla & R.R. Dist. Collectorate .
- 30 Min. from Adibatla & TCS.
- 30 Min. Drive from Ibrahimpatnam, BDL, Octopus, NSG, Gurunanak University and JB Serencity.
- 30 Min. Drive from 1000 Acres Eliminedu Tata Aerospace SEZ, Hyundai Hub & Defence Park.

Project Highlights

- 100% Vaastu Design Layout and With Clear Title.
- DTCP Final Approved, RERA Approved Layout.
- Gated Community.
- Underground Drainage.
- Underground Waterline System with taps.
- 200', 50', 40' & 33' Black Top Roads.
- Avenue Plantation With Tree Gaurds.
- Electric Poles Along With Street Lights.
- Green Parks And Children Park Areas.
- Cycling Track.
- Main Gate At The Entrance Road.
- Rain Water Harvesting.
- 24/7 Security.

ROUTE MAP

Not to Scale



This Brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to make any change in planning specifications, elevations etc., as deemed fit.

**DTCP Final Approved layout plan of plots in SY.No:557, 558,559,560,628, & 631
Near Maisigandi Temple, at Kadthal (V) Kadthal (M) RR Dist.**



**TS RERA
P02400002888**

**DTCP Final Approved
T.L.P No:80/2020/H**

Layout Area	Ac 26.00 Cents	130529.00Sq Yards
Site Reserved for	Ac 2.86 Cents	11552.86Sq Yards
Open Space (Park)	Ac 7.59 Cents	28971.83 Sq Yards
Roads Area (28.53%)	Ac 17.21 Cents	63296.48 Sq Yards
Plot/ed Area (61.47%)	Ac 2.59 Cents	12335.69 Sq Yards
Mortgage Area (15.04%)		
On Plotted Area (From Plots 71 to 81,105 to 126, And 138 to 148)		
No. of Plots	264	



- Mortgage Plots
- Residential Plots
- Commercial
- Villas

DEVELOPMENTS

- * 50'40' & 33' BT Roads
- * Overhead Tank
- * Electricity
- * Under Ground Drainage
- * Avenue Plantation
- * Landscaping
- * Children Play Area
- * Footpath with Curbing Stone
- * Green Parks



RATE CARD

Booking Enrollment amount 2 Lakhs
Plot Allotment 25%
Within 45 days will be Registration
Registration charges to be born by member
North East Corner per sq yard Extra 750/-
All Corner per sq yard Extra 500/-
East facing per sq yard Extra 200/-

← To Srisaillam **Proposed 200'-00" Wide road** To Hyderabad →