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@HariharaEstates



Registration Number:  
P02200005594



### Sri Sai HariHara Estated (P) LTD.

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# HARIHARA'S SRI SAI KAKATIYA

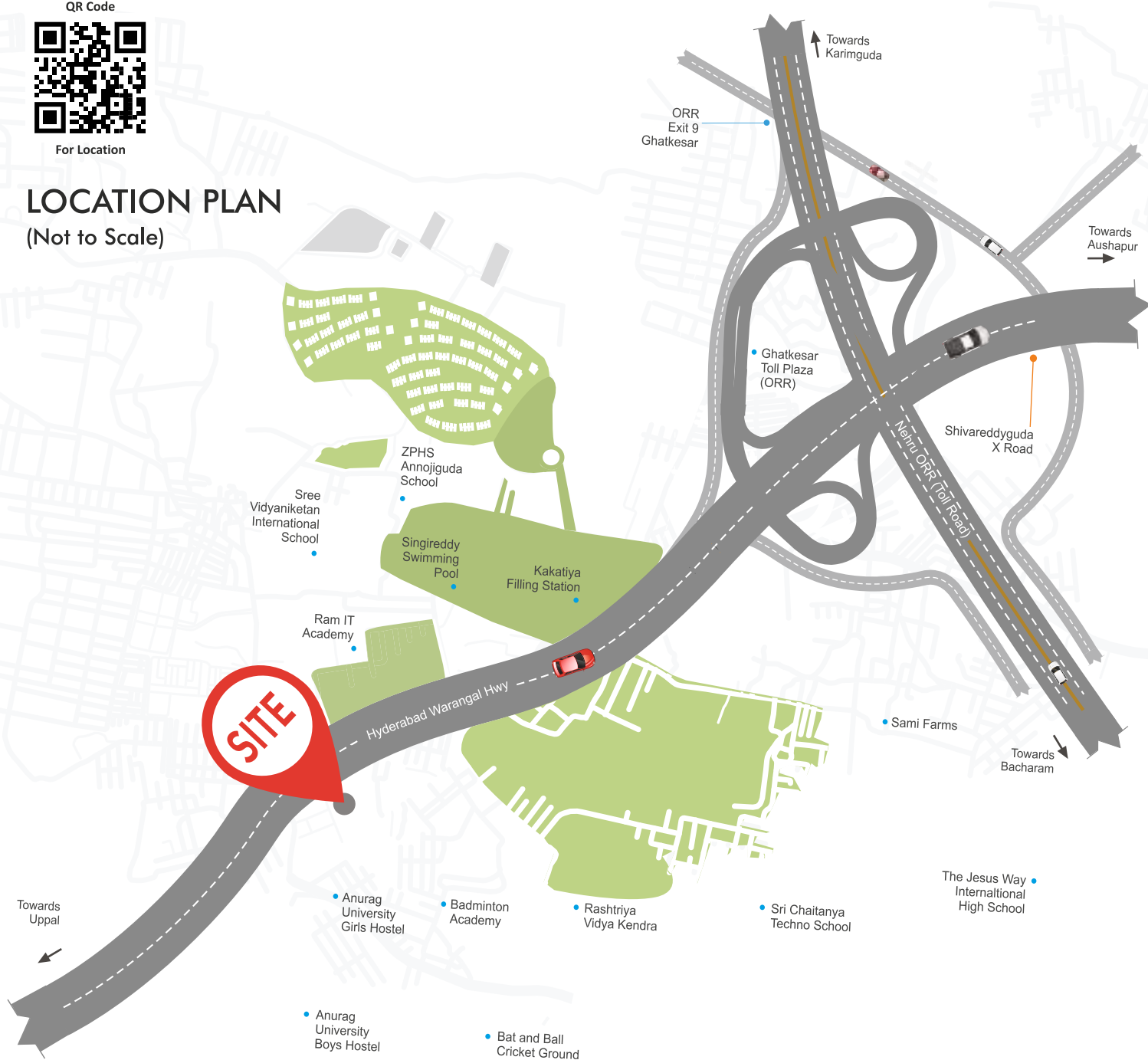
On Warangal Highway @ POCHARAM

THE WAYS OF ROYALTY





## LOCATION PLAN (Not to Scale)



## CONNECTING LIFE SMOOTHLY

'Hari Hara's Sri Sai Kakatiya' is in the most desirable neighbourhood of the well-connected Hyderabad-Warangal Highway placing you within ready reach of everything you need for an aspirational lifestyle. Approachable tri-directionally from Amberpet-Ramanthapur-Uppal Circle, the Secunderabad-Tarnaka-Uppal and the Vanasthalipuram-LB Nagar-Uppal sectors, 'Hari Hara's Sri Sai Kakatiya' dominates the landscape of Pocharam. Embracing in its ambit, schools, colleges, hospitals, work zones, leisure and entertainment pockets, the property also gives easy access to the Nehru ORR, giving unhindered movement to the Rajiv Gandhi International Airport, a 45-minute drive away.

### CONNECTIVITY BOOSTERS

- Rotterdam International School : 15 minutes
- Rockwoods International School : 10 minutes
- Reqelford School : 20 minutes
- Anurag University : 5 minutes
- Sreenidhi University : 10 minutes
- Infosys : 5 minutes
- MJR Mall & Multiplex : 5 minutes
- Nandanavanam Park : 10 minutes
- AIIMS Bibinagar : 15 minutes
- ORR Exit : 5 minutes
- Uppal Metro Station : 20 minutes
- RGI Airport : 45 minutes



## LAYOUT PLAN



## PRESTIGIOUSLY ROYAL

'Hari Hara's Sri Sai Kakatiya' is royalty all the way. It is a unique and beautifully crafted gated urban meadow beckoning you to a prestigious way of life. Expansive landscaped open spaces, make it an ideal locale for you to meet and mingle with fellow residents while drawing you close to nature. The welcoming gesture, great design and generously appointed interiors of social spaces and aesthetics are possible only here.



3 ACRES | 2 BLOCKS | 15 FLOORS | 360 FLATS | 15000 SFT CLUBHOUSE | 1335 SFT 2 BHK | 1500 SFT / 1600 SFT 3 BHK





## GENEROUSLY SPATIAL

Your home at ‘Hari Hara’s Sri Sai Kakatiya’ is well-ventilated and naturally lit, and wholly Vaastu compliant. Generously anointed and endowed you have a choice of layout configurations that make optimal and aesthetic use of space and enable convenient living.

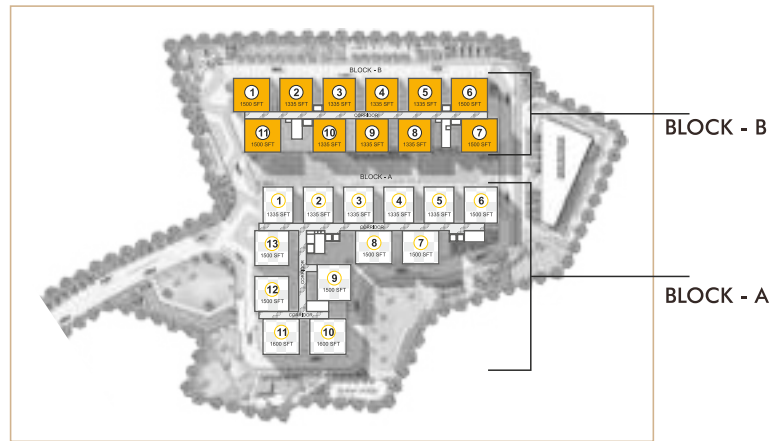




TYPICAL FLOOR PLAN  
BLOCK - B



BLOCK - B  
KEY PLAN



BLOCK B

FLAT NOS.	AREA IN SFT.	FACING
01	1500	WEST
02	1335	WEST
03	1335	WEST
04	1335	WEST
05	1335	WEST
06	1500	WEST
07	1500	EAST
08	1335	EAST
09	1335	EAST
10	1335	EAST
11	1500	EAST

BRILLIANTLY FILLING

Brilliant planning of the homes promises an unprecedented quality and fulfilment for life. A perfect blend of comfort and luxury pervades the newest appeal in Pocharam - 'Hari Hara's Sri Sai Kakatiya'. Without precedent on the Warangal Highway.



CHILDREN'S PLAY AREA @ 'KAKATIYA'



AMPHITHEATER @ 'KAKATIYA'



## FACILITIES AT A GLANCE

Retail Super Market

Conference Room

Banquet Hall

Party hall

Indoor Games

A/C Gymnasium

Home Theater

# AN ENTREATING RETREAT

CLUBHOUSE @ 'KAKATIYA'

HARIHARA'S **SRI SAI  
KAKATIYA**

On Warangal Highway @ POCHARAM

## DIVE INTO THE BLUE

SWIMMING POOL @ 'KAKATIYA'

A modern swimming pool with azure blue waters invites you to delve into its recesses. Enjoy a lap or two in the cool shade of the foliage fawning over or bask in the sun when you are done.





DISTINCTLY  
DISTINGUISHED



SKATING RINK @ 'KAKATIYA'



CRICKET PRACTICE NET @ 'KAKATIYA'

MADE TO ORDER

SPECIFICATIONS

STRUCTURE:

R.C.C framed structure to withstand wind & seismic loads

WALLS:

- a. 8” thick external walls and 4” thick internal walls with cement blocks
- b. Internal: Smooth cement plastering finish
- c. External: Double-coat cement plastering finish

PAINTING:

- a. External: Textured or putty with two coats of exterior emulsion paint
- b. Internal: Premium Emulsion Paint of reputed make with roller finishing over luppam finish

FLOORING:

- a. Living/drawing, dining, all bedrooms & kitchen: 800 x 800 mm sized double-charged vitrified tiles of reputed make
- b. Bathrooms/balcony/utility: Anti-skid vitrified/ ceramic tiles of reputed make
- c. Corridors: Granite flooring / Full body vitrified tiles as per Architect’s design
- d. Staircase: Tandur Polished stone

DADOING:

- a. Kitchen: Ceramic tiles up to 2’ 0” feet in height with water connections
- b. Bathrooms: Ceramic tiles of reputed make, up to 7’0” feet in height
- c. Utilities: Ceramic tiles of reputed make, up to 3’0” feet in height

DOORS:

- a. Main Door: Teakwood frame and hardwood teak veneer shutter with polish and SS hardware of reputed make

- b. Internal doors: Teakwood frame and flush door shutter with both sides laminate and SS hardware of reputed make

Bathroom Doors: Teakwood frame and flush door shutter

- c. Balcony: uPVC sliding doors with plain glass & mosquito mesh of reputed make

WINDOWS/GRILLS:

- a. Windows: uPVC sliding windows with plain glass & mosquito mesh of reputed make
- b. Grills: Aesthetically designed, Mild Steel (MS) grills with powder coat finish

KITCHEN/UTILITIES:

Granite countertop with a single bowl stainless steel sink with bore water connection along with provision for water purifier and washing machine

BATHROOMS:

- a. Wash basins in all bathrooms
- b. Diverter and Shower in all bathrooms
- c. EWC for all bathrooms of reputed make
- d. CP fittings of reputed make
- e. Power provision for geysers in all bathrooms

ELECTRICAL:

- a. Concealed copper wiring of reputed make
- b. Power outlets for air conditioners in the living room and all bedrooms
- c. Power outlet for cooking range chimney, refrigerator, microwave oven, and mixer/grinder in kitchen
- d. Power supply for each unit
- e. Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- f. Switches of reputed make

TV/TELEPHONE/DATA:

One TV point in living room/drawing room and master bedroom and data point in living room/drawing room  
Telephone & intercom provision in living/drawing room

LIFTS:

- a. High-speed automatic passenger/service lifts with rescue devices of reputed make.
- b. Lift lobby with vitrified tiles/granite as per Architect’s design.

POWER BACKUP:

- a. DG backup for lights and fans (excluding ACs and geysers) (maximum of 12 points per flat )
- b. 100% DG backup for common areas and service/utility areas

FIRE & SAFETY:

Fire alarms, hydrants and sprinklers installed as per the Fire Department regulations and norms

PARKING:

Entire parking designed to suit the requisite number of car parks at stilt and basement(s)

CAR WASH FACILITY:

Provision for car wash facility in cellar parking area

ELECTRIC CHARGING STATION:

Public electric charging station will be provided at a feasible location in the car parking area

SECURITY:

- a. Sophisticated round-the-clock security system
- b. Surveillance cameras installed at the Security Main Gate, the entrance to each tower, passenger lifts, children's play area, and appropriate common areas