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**Sri Sai HariHara Estates (P) LTD.**  
# 1-7-9/3, 4th Floor, Harihara Estate, Opp: ISI, St.No. 8,  
Habsiguda, Hyderabad, Telangana - 500 007

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**Site address:**  
Survey No. 64/66 Situated at Chenna Reddy Enclave,  
Peerzadiguda, Medipally Mandal, Medchal-Malkajgiri District,  
Telangana



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A LEAP TO  
EXTRAORDINARY

Designed by FMW (+91- 9246542471)



## STEP INTO SERENE HOMECOMING

Showcasing a commanding architectural elegance, offering a glimpse of luxurious living in the heart of Uppal, 'Sri Sai Yatika' beckons to a luxurious life in a lavish residence.



  
Sri Sai  
YATIKA

Luxuriously Crafted -  
High rise Gated Community

◆  
Double Height Stilt Floor

◆  
Well planned Car Parking

◆  
Lush Green Landscaping

◆  
World-class Clubhouse

◆  
Numerous Sports Facilities

◆  
Premium Quality Construction





EXPERIENCE A  
SPLENDID LIFESTYLE

Aerial View





Sri Sai  
YATIKA

## THE GATEWAY TO OPULENCE

Extending a warm welcome, 'Sri Sai Yatika' entrance captivates with its charming facade. From the moment you step in, the tone is set for the opulent lifestyle that awaits within.

Entrance Gate View



LOCATION PLAN

(Not to Scale)



MINUTES AWAY FROM  
KEY DESTINATIONS

Global Indian Intl. School 3 minutes	Ankura Hospital 3 minutes	Decathlon Sports 3 minutes
Kendriya Vidyalaya 9 minutes	Spark Hospital 3 minutes	Asian Cine Square 5 minutes
Delhi Public School 20 minutes	Kamineni Hospital 20 minutes	DSL Mall 10 minutes
Anurag University 20 minutes	AIIMS Bibinagar 30 minutes	Uppal Metro Station 8 minutes
Infosys 25 minutes	ORR Exit 25 minutes	RGI Airport 55 minutes

**Gated Community**  
Living Amid Peers

**10 Floors of Elevated**  
Condominium Living

**Urban Living Nestled**  
in Uppal's Heartland

**300 Meters**  
from Warangal  
Highway

Sri Sai  
YATIKA

**Swift Access**  
to Everywhere

**Two Level**  
Cellar Parking

**Amenities Elevating**  
Your Lifestyle

**Premium Landscape**  
for an Enchanting  
Environment







EXPLORE  
UNMATCHED LUXURY

'Sri Sai Yatika' embodies luxury across 2.85 acres. Towering high with ten floors, it offers 3BHK homes ranging from 1635 sq.ft to 2435 sq.ft. The exclusive 15000 sq.ft Clubhouse is the chief attraction, designed for your pleasure and relaxation.

PROJECT HIGHLIGHTS

2.85  
ACRES

10  
FLOORS

280  
FLATS

15000 SQ.FT  
CLUBHOUSE

1635 SQ.FT — 2435 SQ.FT



LAYOUT PLAN

1st, 4th, 7th, 10th Floors







TYPICAL FLOOR PLAN

1st, 4th, 7th, 10th Floors

AREA STATEMENT

FLAT NOS.	B1	B2	B3	B4	B5	B6	B7	B8
AREA IN SFT.	2085	2085	2085	2085	2085	1940	1940	2085
FACING	West	West	West	West	East	East	East	East

FLAT NOS.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
AREA IN SFT.	1795	2435	2085	2435	1895	1895	2360	2085	2085	1940
FACING	East	West	West	West	North	North	North	East	East	West

FLAT NOS.	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
AREA IN SFT.	1795	2435	2085	2085	2435	1795	1940	2085	2305	1795
FACING	East	West	West	West	West	East	West	East	East	East





TYPICAL FLOOR  
1st, 4th, 7th, 10th  
INDIVIDUAL FLAT PLANS





# COME TO THE ZONE OF COMFORT

Experience independent apartment living with no common walls and decent spacing between apartments. Homes are built Vaastu compliant and equipped with the latest technological innovations for your well-being.



## LAYOUT PLAN

2nd, 3rd, 5th, 6th, 8th, 9th Floors







## TYPICAL FLOOR PLAN

2nd, 3rd, 5th, 6th, 8th, 9th Floors

### AREA STATEMENT

FLAT NOS.	B1	B2	B3	B4	B5	B6	B7	B8
AREA IN SFT.	1900	1900	1900	1900	1900	1750	1750	1900
FACING	West	West	West	West	East	East	East	East

FLAT NOS.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
AREA IN SFT.	1635	2185	1900	2185	1750	1750	2075	1900	1900	1750
FACING	East	West	West	West	North	North	North	East	East	West

FLAT NOS.	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
AREA IN SFT.	1635	2185	1900	1900	2185	1635	1750	1900	2075	1635
FACING	East	West	West	West	West	East	West	East	East	East





TYPICAL FLOOR  
2nd, 3rd, 5th, 6th, 8th, 9th  
INDIVIDUAL FLAT PLANS









Club House View



  
Badminton Court

  
A/C Gymnasium

  
Multipurpose Hall

  
Indoor Games

## AN EXQUISITE HAVEN TO UNWIND

Experience the amenities of a contemporary and artistically crafted 15,000-square-foot clubhouse. This coveted venue provides unmatched pastimes for your relaxation. Additionally, the clubhouse boasts facilities such as conference rooms, an AC gym, a home theatre, and expansive party and banquet halls for celebrations and hospitality. Relax and unwind at your own pace.

  
Conference Hall

  
Mini Theatre

  
Swimming Pool

  
Guest Rooms





LUXURY HONED  
TO ITS FINEST

SPECIFICATIONS

STRUCTURE:

RCC framed structure to withstand wind & seismic loads.

WALLS:

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

PAINTING:

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

FLOORING:

- a. **Living/drawing & dining:** 1200mm x 600mm vitrified tiles of reputed make.
- b. **Bedrooms & kitchen:** 800 x 800 mm size double charged vitrified tiles of reputed make.
- c. **Bathrooms/balcony/utility:** Anti-skid vitrified /ceramic tiles of reputed make.
- d. **Corridors:** Granite flooring / Full body Vitrified Tiles as per architect design.
- e. **Staircase:** Tandur Polished stone / Granite Flooring as per architect's design.

DADOING:

- a. **Bathrooms:** Ceramic tiles of reputed make, up to 7'-0” height.
- b. **Utilities:** Ceramic tiles of reputed make, up to 3'-0” 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 with PU Polish and SS Hardware of reputed make.
- 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:

- a. Provision for modular kitchen.
- b. Provision for Water purifier, Chimney and Ignition Stove.
- c. Provision for Bore water connection in kitchen & utility area.
- d. Provision for washing machine in utility area.

BATHROOMS:

- a. Wash basins in all bathrooms.
- b. Diverter and Shower in all bathrooms.
- c. EWC of reputed make for all bathrooms.
- d. Premium 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, 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/data point in the living room/drawing room and master bedroom.

LIFTS:

- a. High-speed automatic passenger/service lifts with rescue devices of reputed make.
- b. Lift lobby with vitrified tiles/granite.

POWER BACKUP:

- a. DG backup for all lights and fans (excluding heavy appliances ACs, geysers, washing machine and dishwasher).
- b. 100% DG backup for common areas and service/utility areas.

FIRE & SAFETY:

Fire alarms, hydrants and sprinklers as per fire regulations and norms.

PARKING:

Entire parking designed to suit the requisite number of car parks at the stilt and cellar(s) as per the sanctioned plan.

CAR WASH FACILITY:

Provision of car wash facility in cellar parking area.

ELECTRIC CHARGING STATION:

Public Electric Charging Station provided at a feasible location in the car parking area.

SECURITY:

- a. Sophisticated round-the-clock security system.
- b. Surveillance cameras at the main security gate, entrance lobby of all wings, clubhouse, passenger lifts, children play area, and appropriate common areas.

