



Botanical Heights

@ SHAMIRPET



File No: HMDA/TEMP/5708/2021



OFFER PRICE

₹ **2199** Per Sft. **ONLY**

REGULAR PRICE

₹ **3599** Per Sft. **ONLY**

PROJECT HIGHLIGHTS

- ▶ 100% Vastu
- ▶ Clear Title
- ▶ 24/7 Security
- ▶ Avenue Plantation
- ▶ Shettle Court
- ▶ Basket Ball Practice Court
- ▶ Solar Fencing
- ▶ Entrance Gate
- ▶ Children's Play Area
- ▶ Water Fountains
- ▶ Jogging Track
- ▶ ATM Facility
- ▶ Gym and Aerobic
- ▶ Terrace Pool
- ▶ Banquet Hall
- ▶ Guest Rooms
- ▶ Cafteria (Resturent)
- ▶ Waiting Lounge
- ▶ Landscaping
- ▶ Club House
- ▶ Cricket Pitch
- ▶ Super Market
- ▶ Liberery

LOCATION MAP



SPECIFICATIONS

FRAMED STRUCTURE

- ▶ 1 Basement + Stilt + 8 storied RCC framed structure.

SUPER STRUCTURE

- ▶ 8"/9" Thick bricks/blocks work for external walls and 4"/7" thick bricks/blocks for internal walls.
- ▶ Blocks will be joined by using jointing chemical mortar.

PLASTERING INTERNAL

- ▶ **External:** Double coat cement plaster of 12mm thick with smooth finishing.
- ▶ **Internal:** Cement plastering with 2 coats of wall putty finished to zero level.

JOINERIES

- ▶ **Main Door Frame:** Best quality Teak Wood frame with melamine/PU finish.
- ▶ **Main Door Shutters:** Best quality Teak Wood frame with melamine/PU finish.
- ▶ **Internal Door Frames:** Best quality hard wood door frames with polish/paint.
- ▶ **Internal Door Shutters:** BWP grade both sides 1mm thick laminate.
- ▶ **Windows:** Anodized aluminum / uPVC door frames with performance glass acoustically treated glass paneled shutter with best hardware.

KITCHEN

- ▶ Platform with Granite laying on it including stainless steel sink
- ▶ Superior quality vitrified tiles flooring
- ▶ Superior quality ceramic wall tiling up to lintel level.

FLOORING

- ▶ Flooring and skirting with 600mmx600mm double charged vitrified tiles.

LOCATION HIGHLIGHTS

- ▶ Adjacent to shantiniketan School
- ▶ 1 km to Outer Ring Road
- ▶ 1 km to Leonia Resorts
- ▶ 1 km to Celebrity Club
- ▶ 2 km to Alankrita Resort
- ▶ 5 km to Nalsar University
- ▶ 6 km to Bits Pilani
- ▶ 10 kms to ECIL and Kapra
- ▶ 15 kms to Genome Valley
- ▶ 20 kms to Jubilee Bus Stand
- ▶ 23 kms to Secunderabad Rly. Station
- ▶ 25 kms to MGBS



DEVAS INFRA
VENTURES PRIVATE LIMITED

D/No:8-3-214/22/5 3rd Floor, Surya Tata Towers
Srinivas Colony, West, Ammerpet, Hyderabad-500016

Contact:



DEVAS INFRA

VENTURES PRIVATE LIMITED

HIGHLIGHTS

- 11 ACRE GATED COMMUNITY PROJECT @ SHAMEERPET
- 6 BLOCKS | 8 FLOOR | STILT PARKING | 1352 FLATS
- 2 BHK FLATS WITH 901 SFT & 980 SFT | 3BHK FLATS WITH 1232 SFT, 1345 SFT & 1400 SFT AREA WITH EAST AND WEST FACINGS
- 100% VASTU | 24/7 SECURITY | AMPLE CAR PARKING | ENTERANCE ARCH
- HANDOVER TIME @ 36 MONTHS FROM THE DATE OF HMDA APPROVAL
- NEAR TO LEONIA RESORT AND OUTER RING ROAD

BOTANICAL HEIGHTS RATE CARD

Rs.2199/- per SFT	Rs.3599/- per SFT
100% PAYMENT WITHOUT BANK LOAN	30% PAYMENT and 70% BANK LOAN
CAR PARKING AND AMENITIES FREE	CAR PARKING AND AMENITIES WILL BE CHARGE EXTRA
2 BHK - 1000 SQ.FT	2 BHK - 1000 SQ.FT
Rs. 21,99,000/-	Rs. 35,99,000/-
BOOKING AMOUNT # Rs.2,00,000/-	BOOKING AMOUNT # Rs.2,00,000/-
FLAT ALLOTMENT # Rs.3,00,000/- (Below 15 Days)	FLAT ALLOTMENT # Rs.3,00,000/- (Below 15 Days)
FLAT AGREEMENT # Rs.6,00,000/- (Below 30 Days)	FLAT AGREEMENT # Rs.5,00,000/- (Below 30 Days)
FLAT REGISTRATION # RS.10,99,000/- (AFTER HMDA APPROVAL)	REMAINING BALANCE # RS.25,99,000/- (BANK LOAN or DIRECT PAYMENT)

NOTE:

- EAST FACE FLAT PER SFT : RS.100/- WILL BE EXTRA CHARGED
- CORNER FLAT 200/- PER SFT WILL BE EXTRA CHARGED
- NORTH EAST CORNER FLAT PER SFT:300/- WILL BE EXTRA CHARGED



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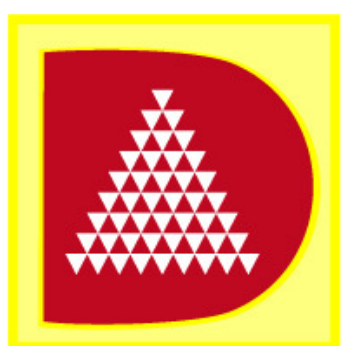
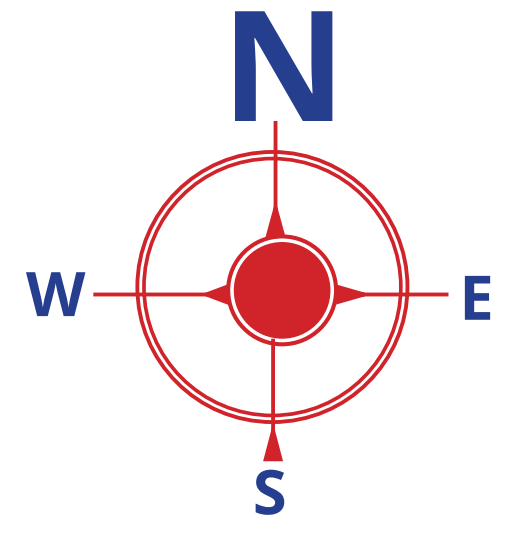
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TOTAL LAND AREA - 10Ac 1Gu 68Yds
 APPROACH ROAD AREA - 23Gu 108Yds
 NET LAND AREA - 9Ac 17Gu 72Yds
 TOTAL SUPER BUILT-UP AREA-13,55,611 Sq.Fts
 (including common area : 25%)
 TOTAL AMENITIES BUILT-UP AREA-4121 Sq.Fts
 EACH FLOOR

PLAN SHOWING THE PROPOSED TOWNSHIP IN SURVEY NOS. 677/A/1/1, 677/A/1/2, 679/A/1/1, 679/A/1/2, 679/A/2, 689/A. SITUATED AT SHAMIRPET VILLAGE AND MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, T.S.

BELONGING TO : M/S. DEVAS INFRA VENTURES PRIVATE LIMITED.



DEVAS INFRA
 VENTURES PRIVATE LIMITED

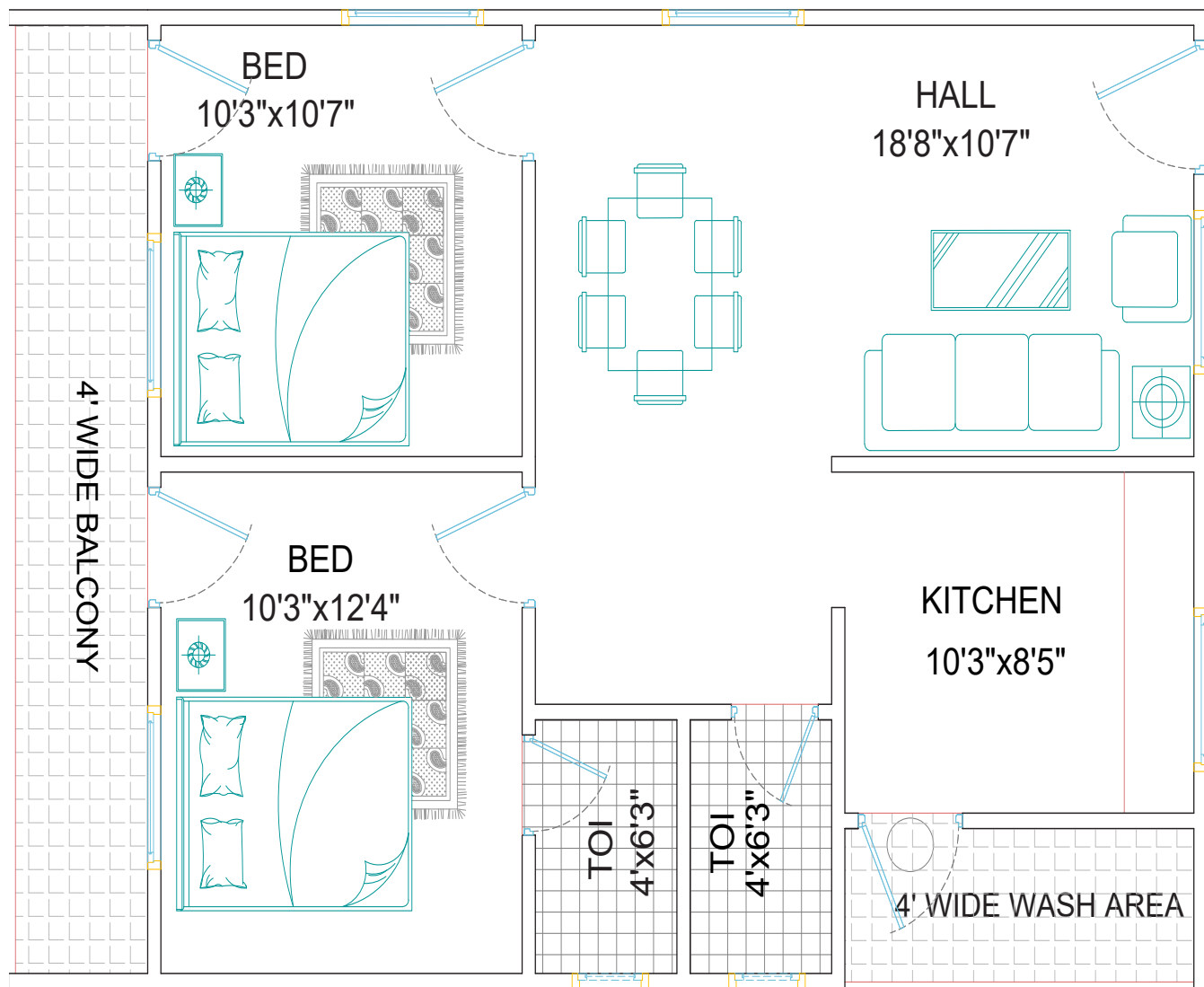
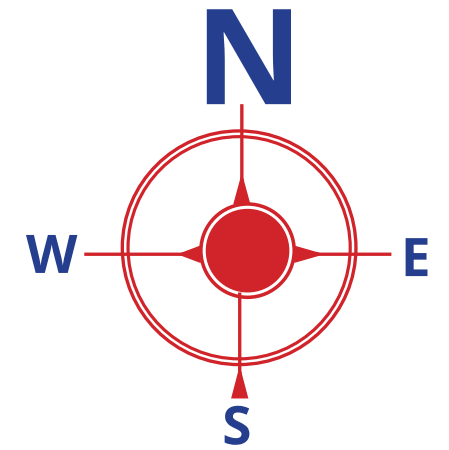


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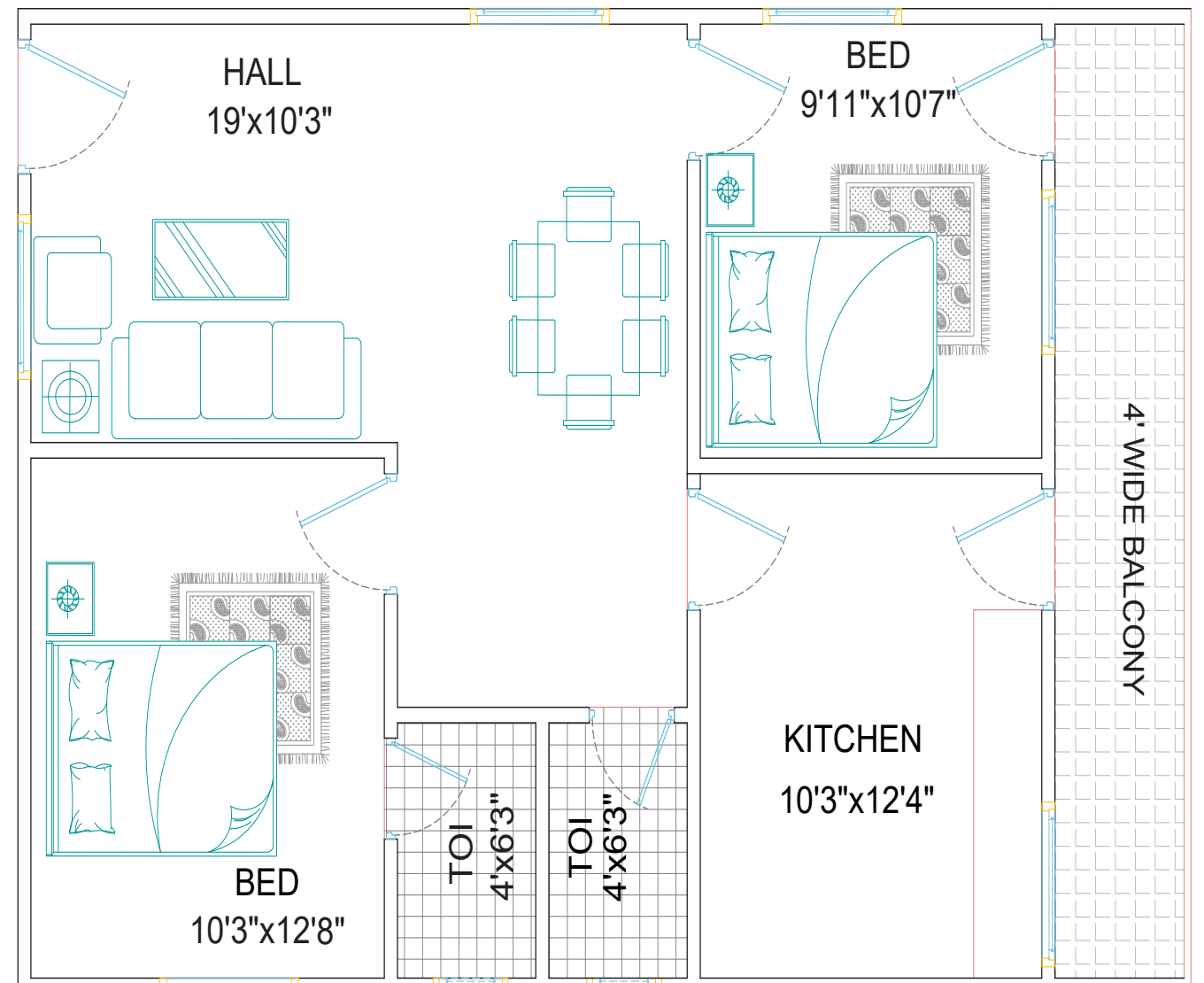
@ SHAMIRPET



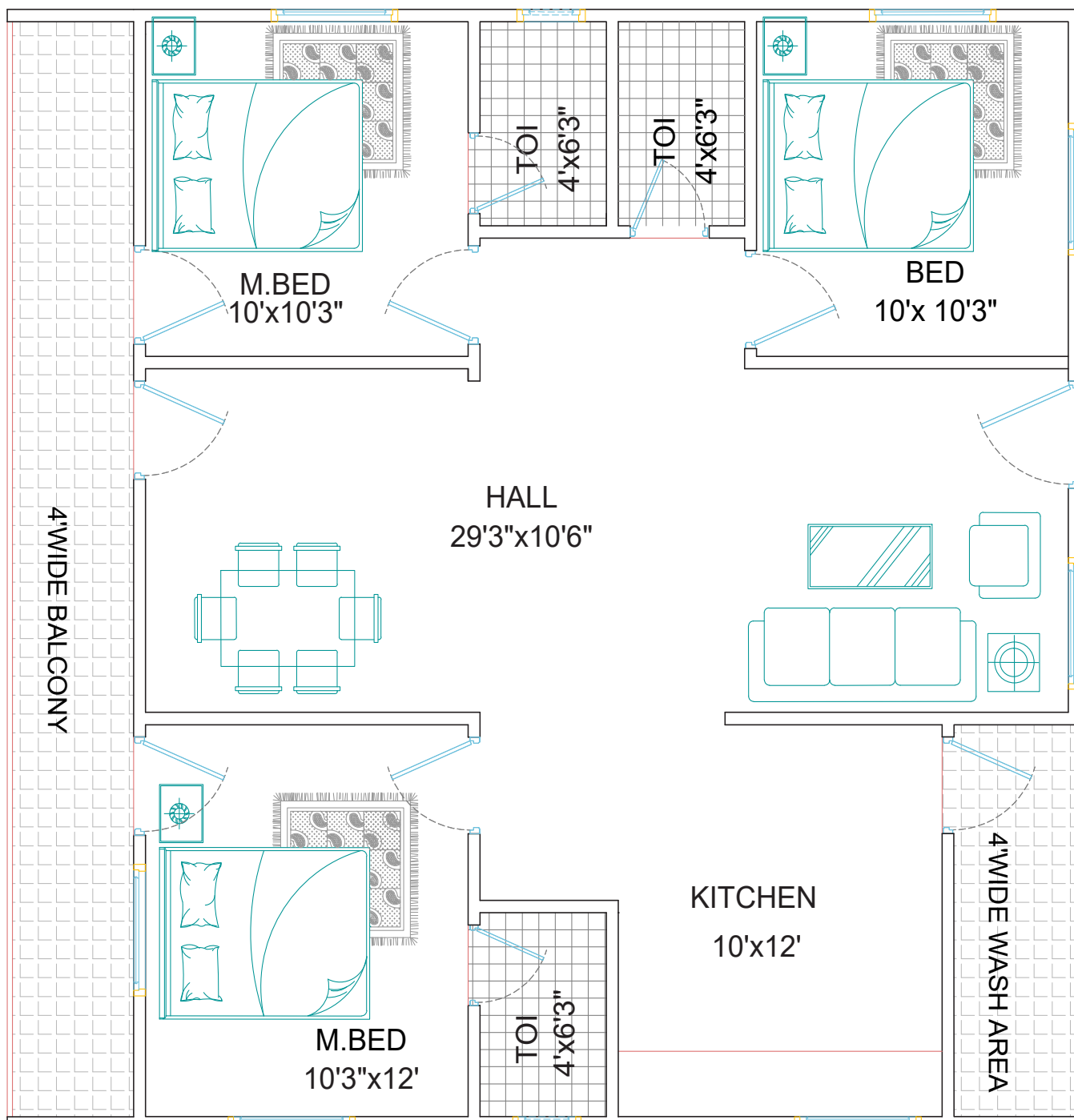
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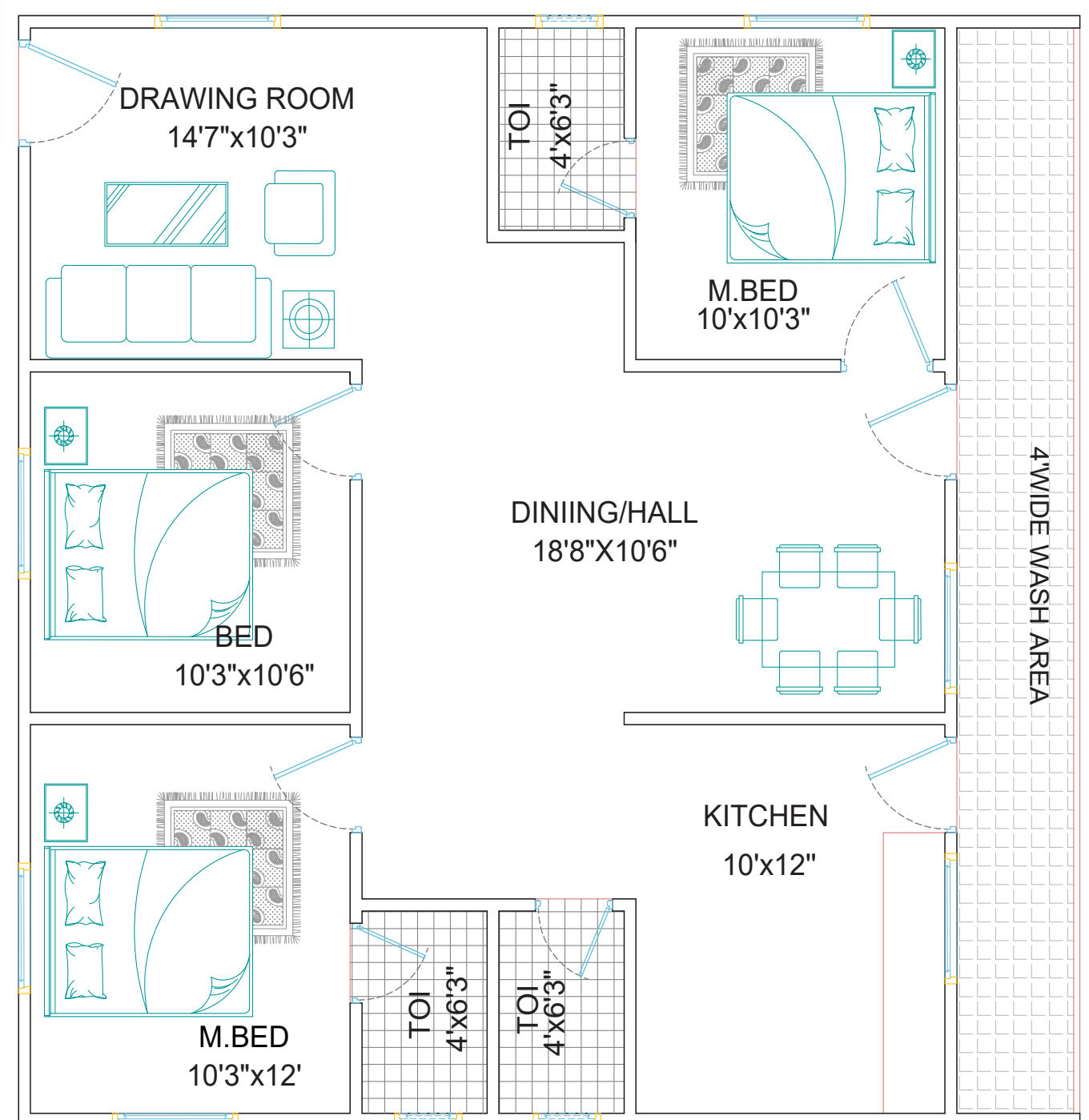
2BHK FIRST TO SEVENTH FLOOR PLAN - EAST FACE(980 Sft)



2BHK FIRST TO SEVENTH FLOOR PLAN - WEST FACE(980 Sft)



3BHK FIRST TO SEVENTH FLOOR PLAN - EAST FACE(1400 Sft)



3BHK FIRST TO SEVENTH FLOOR PLAN - WEST FACE(1400 Sft)



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

TOWN PLANNING SECTION

Application For Building Permission

[For Residential above 4000 Sq mtrs & Non multistoried (below 18 Mt.)]

Application No :HMDA/TEMP/5708/21

A) TYPE OF DEVELOPMENT							
1	Building Permission	Residential above 4000 Sq mtrs & Non multistoried (below 18 Mt.)					
2	Submitted On	23 April, 2021					
B) DETAILS OF APPLICANT							
1	Application is for Self Use or Selling Purpose?	Land Owner (Self Use)					
2	Name (In Full)	CHEKKA VENKATASUBRAHMANYAM AND FIVE OTHERS					
3	Address Line 1	BONTANICALHEIGHTS, SURVEY NO: 677/A/1/1,677/A/1/2,677/A/2,679/A/1/1/1,679/A/1/2,679/A/1/1/2,679/A,679/B/1,689/A, SHAMIRPET VILLAGE AND MANDAL, MEDCHAL-MALKAJIGIRI DIST,TELANGANA.					
4	Address Line 2						
5	City	State/Province/Region	HYDERABAD	TELANGANA			
6	PIN	5	0	0	0	7	8
7	Land Line Phone	Mobile No.	9505499519				
8	E-mail	prplanners1@gmail.com					
C) LOCATION OF THE PROPOSED SITE							
1	Project Location	Erstwhile Hyderabad Urban Development Authority (HUDA)					
2	Plot No.	-					
3	Survey No.	677/A/1/1,677/A/1/2,677/A/2,679/A/1/1/1,679/A/1/2,679/A/1/1/2,679/A,679/B/1,689/A					
4	District	Mandal	Medchal-Malkajgiri	Shamirpet			
5	Village	Shamirpet					
6	Premises No./Door No.	-					
7	Road/Street	BONTANICALHEIGHTS, SURVEY NO: 677/A/1/1,677/A/1/2,677/A/2,679/A/1/1/1,679/A/1/2,679/A/1/1/2,679/A,679/B/1,689/A, SHAMIRPET VILLAGE AND MANDAL, MEDCHAL-MALKAJIGIRI DIST,TELANGANA.					
8	Locality/Nearest Land Mark	SHAMIRPET					
9	Zone/Planning Unit	Zone-1 Medchal					
10	Case Type	New					
11	Is plot part of a sanctioned layout?	No					
12	Plot sanctioned by the LRS	Before 2007					