



Approved by:



P02400005294



LP. No. 000164/LO/plg/HMDA/2022

Olympia

PREMIUM VILLA PLOTS @ SHADNAGAR

A LIFE
CLOSER TO

Nature



A Project from



SRI PADMAVATHI
Estates

**BANK LOAN
AVAILABLE**

SPOT REGISTRATION



Where Dreams Reside, Life Flourishes.

Padmavathi Estates is an exquisite residential haven sprawled across 35 acres near Shadnagar, where elegance meets functionality.

Poised against the backdrop of a bustling highway, this project is a testament to sophisticated living. Navigate the meticulously crafted internal roads illuminated by charming street lights while embracing the serenity of green spaces and graceful avenue plantations.

Padmavathi Estates is a symbol of modern infrastructure, with abundant water, underground drainage pipes and cables, a secure compound wall, etc.

Embrace life's grandeur at Padmavathi Estates, where luxury intertwines with nature.





SRI PADMAVATHI

 *Estates*

Indulge in the epitome of opulence within PADMAVATHI ESTATES. Immerse yourself in the allure of meticulously crafted avenues lit by elegant street lights. Revel in the seamless harmony of abundant open spaces, where serenity mingles with essential amenities.



IT LIES WITH IN THE RRR GROWTH CORRIDOR



CHEVELLARD

SHADNAGAR

PARGI

EXISTING 150' WIDE ROAD

OPEN LAND

PARK AREA
1632.59 Sq.yds.

SOCIAL INFRA
4007.26 Sq.yds.

PARK AREA
113.35 Sq.yds.

PARK AREA
388.26 Sq.yds.

PARK AREA
169.26 Sq.yds.

UTILITY
(OHT/ TRANSFORMER)

OHT

SITE OFFICE

OPEN PLOTS IN
SURVEY No. 191/P, 192/P & 193/P,
SITUATED AT ELIKATTA VILLAGE,
FAROOQNAGAR (Part) Mandal,
RANGA REDDY DIST.,

OPEN LAND

PARK AREA
2740.93 Sq.yds.

UTILITY / DUST BIN
103.16 Sq.yds.

DUST BIN

OPEN LAND

PARK AREA
2671.31 Sq.yds.

PARK AREA
2690.52 Sq.yds.

SEPTCI TANK & STP
424.33 Sq.yds.

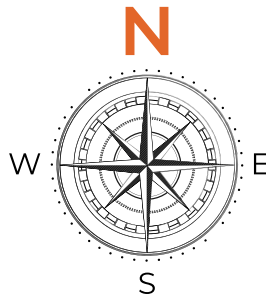
APPROVED LAYOUT



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Mortgage Plots

Olympia

PREMIUM VILLA PLOTS @ SHADNAGAR

UNVEILING SERENITY ON THE HIGHWAY:
YOUR GATEWAY TO DISTINCTIVE LIVING.



AMENITIES



Entrance Arch



Street Lights



Landscaping



Signboard
Directing Pathways



Septic Tank



BT Roads



CC Camera
Surveillance



Rainwater
Harvesting Pits



Footpaths



Water Pipeline To
Every Plot



Power Poles



Jogging Track

LAND USE ANALYSIS	SQ.Yds.	SQ.Mts.
1) PLOTED AREA	101641.24	84985.02
2) ROAD AREA	41566.30	34754.72
3) OPEN SPACE AREA		
I) PARK AREA / UTILITY AREA	13008.34	10876.63
II) SOCIAL INFRASTRUCTURE AREA	4007.27	3350.59
4) MORTIGAGE AREA (1-22 & 183-203)	15273.49	12770.58
TOTAL AREA	175496.64	146737.54



LOCATION

Highlights

- ✦ The HMDA - Approved gated plot community project situated in Shadnagar.
- ✦ Situated in a safe and secure neighborhood with rapid development.
- ✦ Very Close to the upcoming Microsoft Data Center.
- ✦ 3 Mins. from the proposed regional ring road.
- ✦ 5 Mins. from Shadnagar railway station.
- ✦ The approach road width is 150 feet.
- ✦ Public transport access is nearby (direct TSRTC buses from MGBS, Jubilee Bus Station, and Mehdipatnam).
- ✦ Close to companies and industries such as J&J, P&G, Amazon, Pharma SEZ etc.
- ✦ Educational Institutions like Symbiosis Institute of Business Management (SIBM), Heritage Valley Indian School, etc. are near by.
- ✦ Close to commercial hot spots like Textile Park etc.,
- ✦ Various entertainment avenues are nearby.
- ✦ Close to Kanha Santhivanam - The Global Meditation Center.
- ✦ Close to Chandanavally - Shabad Industrial Corridor.

A Strategic and Promising Investment Hub



NRSC, Shadnagar



Near Upcoming Microsoft Data Center



Near Proposed Regional Ring Road



5 Min

Shadnagar Railway Station



10 Min

Delhi World School



13 Min

Red Rose Function Palace



20 Min

Symbiosis Institute of Management



25 Min

L V Prasad Eye Institute



28 Min

JIMS Hospital



30 Min

Rajiv Gandhi International Airport

NEARBY LOCATIONS

SCHOOLS

Oxford High School	5 Min
St. Mary's High School	5 Min
Bashyam High School	6 Min
Sri Satya Sai High School	6 Min
Ravindra Bharathi School	6 Min
Narayana School	7 Min
Brilliant Grammar High School	7 Min
Shaastra - The Global School	8 Min
Sri Chaitanya Techno School	8 Min
Tagore High School	10 Min
Montessori High School	10 min
Medha International School	11 Min
Heritage Valley - The Indian School	20 Min

COLLEGES

Sri Bam Degree College	5 Min
Vignan Junior College, Shadnagar	5 Min
Moonray Institute of Pharmaceutical Science	5 Min
Vishwa Bharathi Juniror College	7 Min
Vivekananda Degree College	8 Min
Prathibha Junior College Shadnagar	10 Min
Vivekananda College of Education	12 Min
Vivekananda Institute fo Science and Information Technology	14 Min
Noor College of Education	17 Min
Symbiosis Institute of Business and Management	20 Min

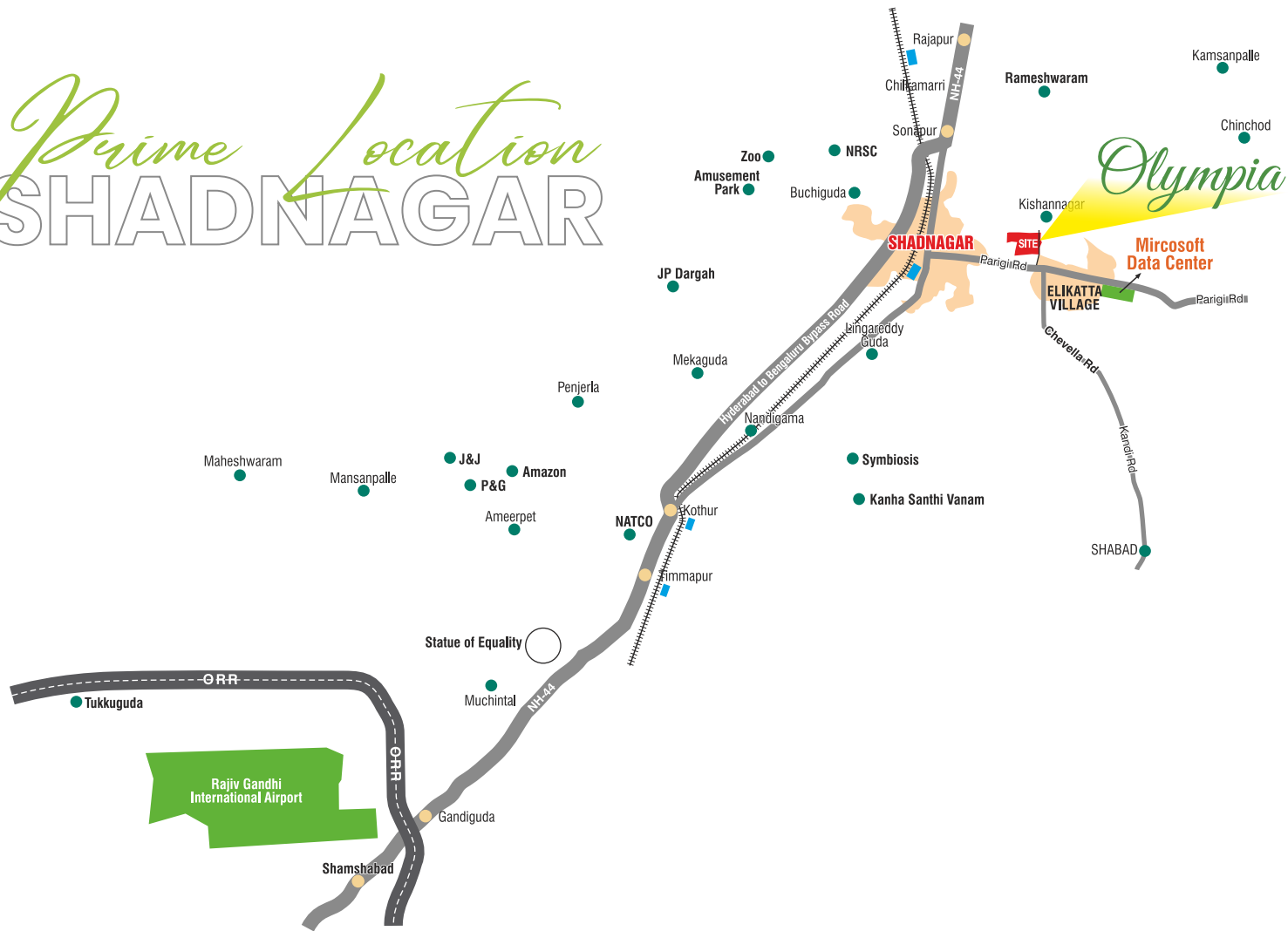
HEALTH CARE

Manasa Hospital	6 Min
Sai Samhitha Hospital	20 Min
LVPEI NATCO	25 Min
JIIMS Hospital	28 Min

CONNECTIVITY

Shadnagar Bypass Bus Stop	5 Min
Shadnagar Railway Station	5 Min
Proposed Regional Ring Road	3 Min
JCK Embassy Industrial Park	25 Min
Outer Ring Road (ORR)	30 Min
Rajiv Gandhi International Airport	30 Min

Prime Location SHADNAGAR



A Project from



SRI PADMAVATHI
Estates

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