

Beauty.    
Amidst peace.



SIKHARA'S   
TRANQUIL

A TRENDY LUXURY VIEW

GATED COMMUNITY PREMIUM VILLAS  
@ CHERLAPALLY, HYDERABAD



Pride.   
Amidst peace.

There isn't anything like peace that we wish to be surrounded by, in this universe. Those who are blessed with a home that's about peace and tranquillity are said to own a pride that they are destined for. Soak in that kind of peace at Sikhara Tranquil.

65 PREMIUM VILLAS

Life.  
Amidst peace.

With a commune that comprises 65 premium villas, you know you belong to an integrated part of a residential landscape where you will cherish life; where you will celebrate the environs, and where you will want to live the moments you have waited for with bated breath.



## LAYOUT PLAN



EAST-FACING PLANS



Area Details

Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
1073	1073	641	2787

PLOT SIZE 32'X50'9" - 180 Sq.Yds.

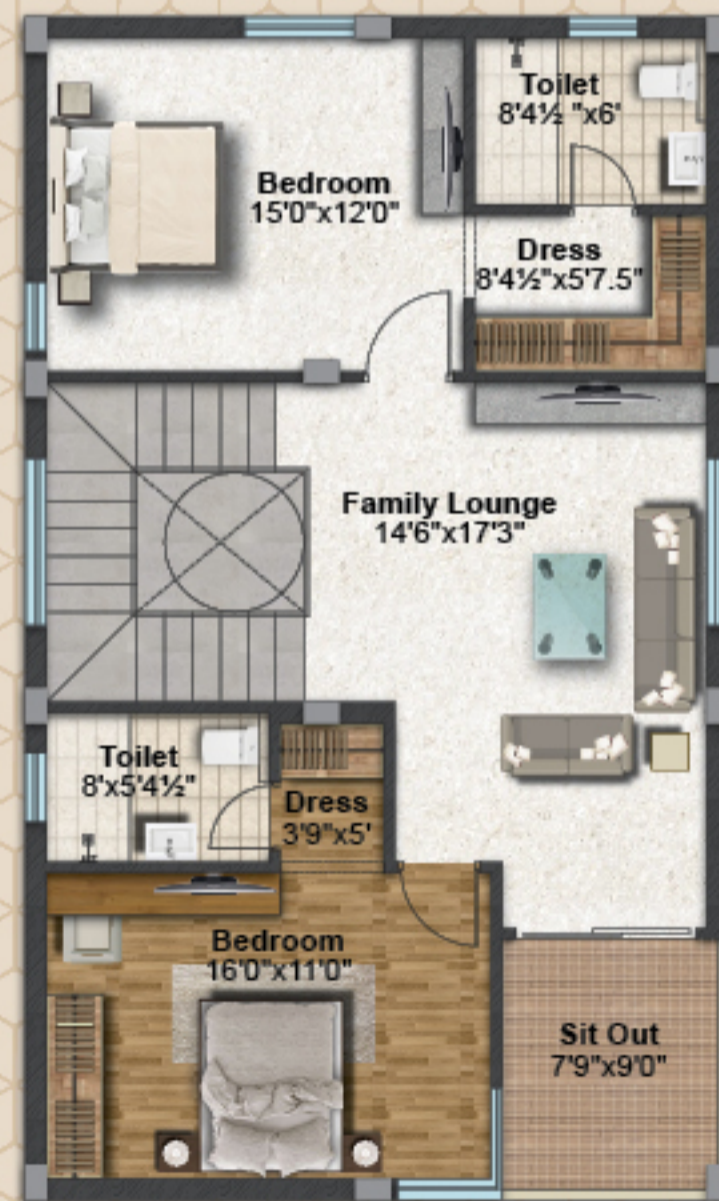
SIKHARA'S   
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Ground Floor Plan



First Floor Plan



Second Floor Plan





Bonding.   
Amidst peace.

Here, you will find friends, you will find likeminded folks, you will find people from your profession. And so will your family members – whether it is kids or the retired elderly, everyone will find enough people and enough thoughts to bond with.

EAST-STREET VILLA VIEW

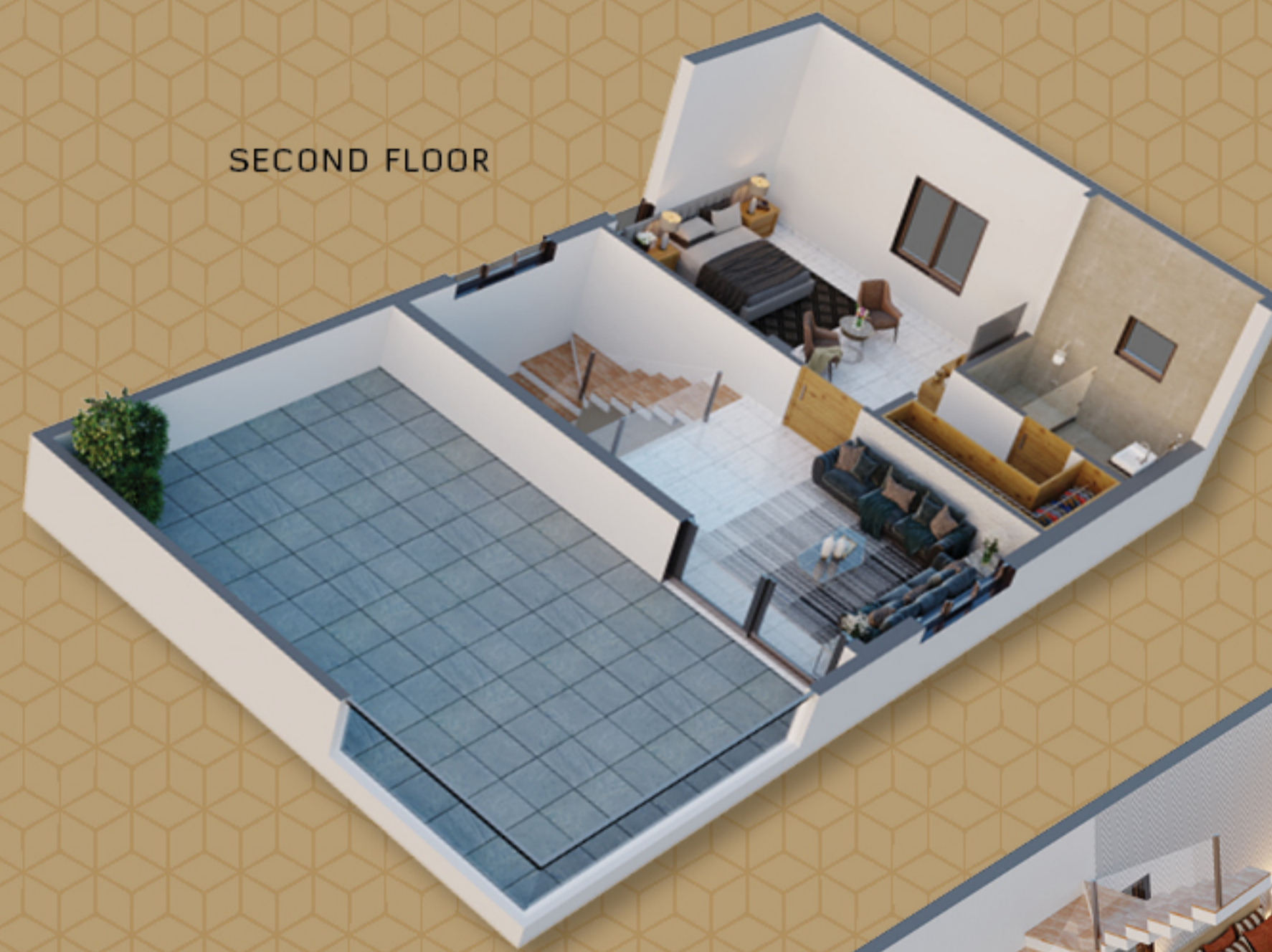
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GROUND FLOOR

**East Villa**  
3 D P L A N S

SECOND FLOOR



FIRST FLOOR



Planning.  
Amidst peace.

Creating a community like this is a matter of pride and passion for us. Which is why, we have left no stone unturned to ensure that we make Sikhara's Tranquil a place that is planned with passion and lived with emotion.

**Floor Plans**  
3 D V I E W S



WEST-FACING VILLA VIEW

Warmth.  
Amidst peace.

Considering sentiments, values and beliefs that most nurture, the villas at Sikhara's Tranquil have been designed in west-facing directions. The west-facing variant of villas are G+2 spanning 2720 sft with an exclusive parking included. Live life full of warmth.

WEST-FACING PLANS

Area Details

Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
1073	1073	574	2720



PLOT SIZE 32'X50'9" - 180 Sq.Yds.

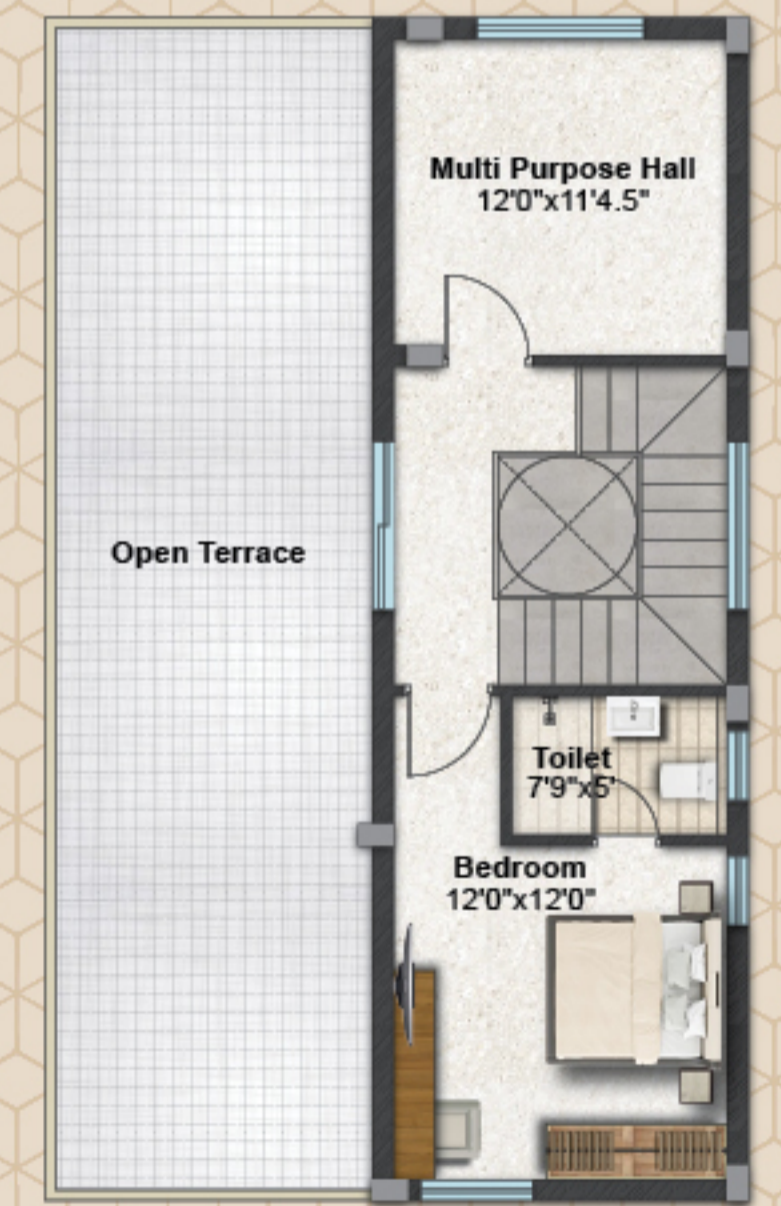
Ground Floor Plan



First Floor Plan



Second Floor Plan



Delight.  
Amidst peace.

The beauty of a home that we have designed is what it will have everyone delighted and wishing to spend more time at home. That's what will make Sikhara's Tranquil the place to fall in love with, the place to spend more time at, and the place to cherish for life.

SIKHARA'S  
**TRANQUIL**  
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

West Villa  
3 D PLANS

Floor Plans  
3 D VIEWS





Balance.  
Amidst peace.

Attain the kind of balance you want in your living at your villa at Sikhara's Tranquil. Here's a set of villas that is north-facing in an area spanning 3668 sft spread on a land of area 227 sq.yds. Have abundant privacy and have vast space all around you.

### NORTH-FACING PLANS

Area Details

Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
1364	1364	940	3668

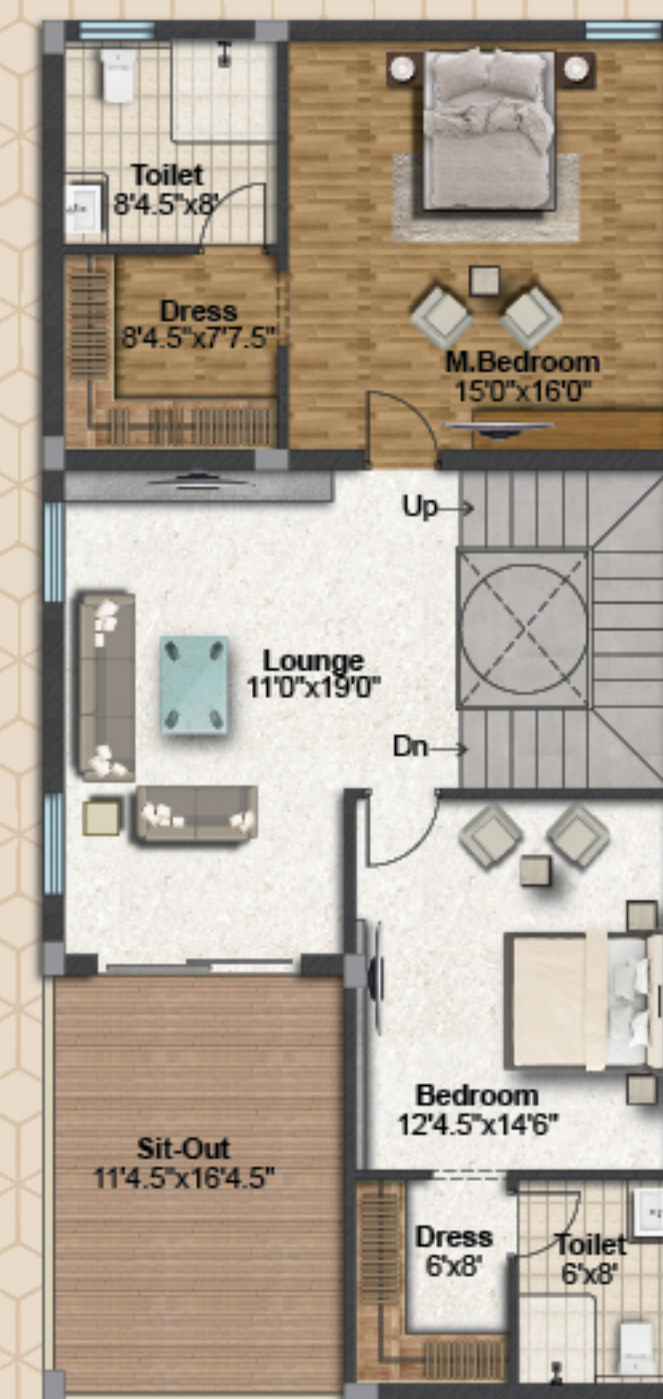
PLOT SIZE 32'X64' - 227 Sq.Yds.



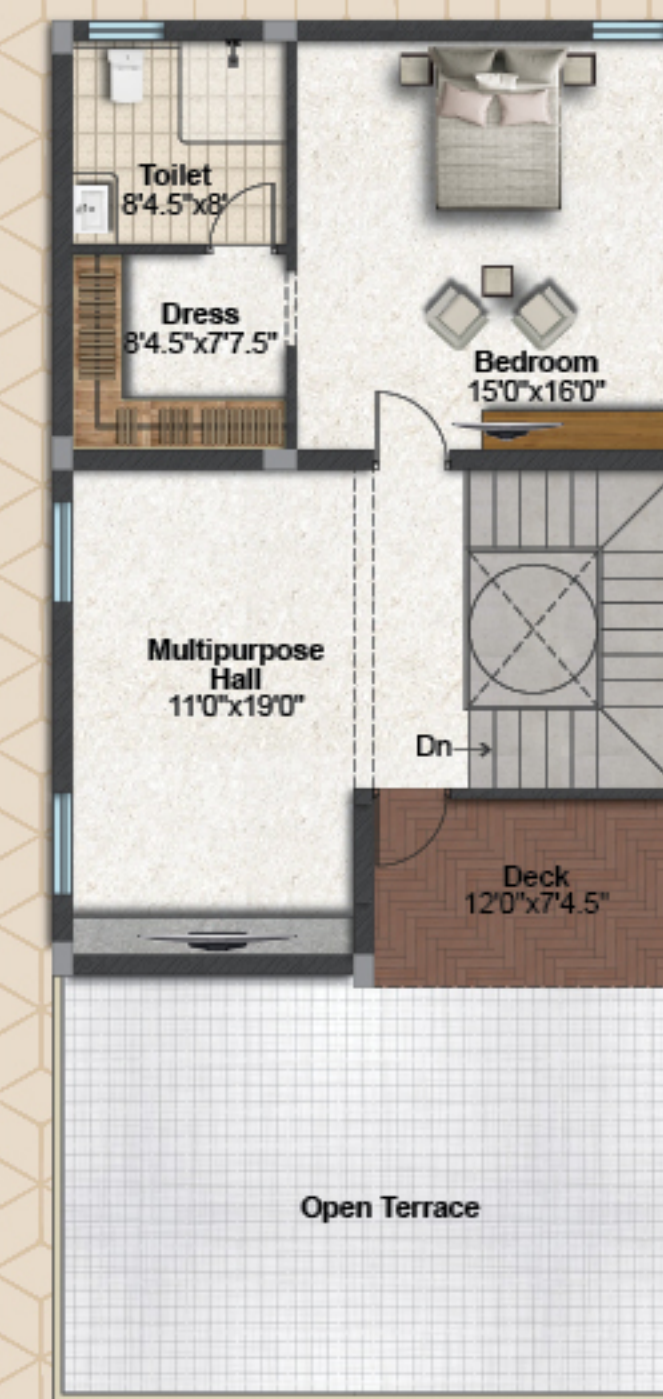
### Ground Floor Plan



### First Floor Plan



### Second Floor Plan





# SIKHARA'S TRANQUIL

A TRENDY LUXURY VIEW

## CLUBHOUSE AMENITIES



- Conference Room
- Fully-equipped Gym
- Indoor Games Room
- Guest Suites



- Swimming Pool
- Provision for Library
- Space for Super Market/Grocery
- Yoga/Aerobic Center



- Provision for solar panels on the terrace for its power and power to common areas, with net connectivity



### SECURITY

- Completely Compounded Wall
- Round the clock CCTV Surveillance
- 24/7 Security with Intercom

## AMENITIES & FEATURES

- Landscaped gardens with avenue tree plantations
- Walking/jogging Track
- Children's Play Area

- Generator back-up facility for common areas
- C.C/B.T.Roads with LED Lighting

- Complete Underground Electrical Cabling
- Good cross-ventilation
- Hydro-pneumatic pressurized water supply with underground sump

- Borewells as required
- Outdoor Gym
- Provision for Car-wash Area
- Well-designed Rain-water Harvesting

 Recreation.   
Amidst peace.

Truly, with abundant nature, lots of trees and amenities at every corner that assure good times, fit times, fun times and do-nothing times – Sikhara's Tranquil has amazing amenities and facilities to keep you busy. With a super-amazing clubhouse, you will never have the need to go past the gates of your community for any leisure.



Assurance.  
Amidst peace.

## SPECIFICATIONS



### STRUCTURE

RCC-framed structure to withstand wind and seismic loads. Super structure masonry work with first-class brick work in cement mortar.



### PLASTERING

Internal: Double-coat cement plaster with smooth finish.  
External: Double-coat sand-faced cement plastering.



### DOORS & WINDOWS

Main Doors: Teakwood frame with veneered flush shutter and melamine polish.  
Internal Doors: Engineered wood frames with molded flush shutters and polishing/painting/masonite skin on both sides.  
Windows: UPVC door system with clear glass and mosquito proofing fitted with elegantly designed MS painted grills. Granite slab will be provided on the window sill.  
All hardware of reputed make provided on the window sill.



### FLOORING

Living / Dining / Entrance Foyer / Master Bedroom / Other Bedrooms / Kitchen Double-charged with vitrified tiles of 30" X 30" with elegant designer finish look with skirting.  
Bathrooms: Acid-resistant, anti-skid ceramic tiles of Johnson, Kajaria or equivalent.  
Staircase: Granite with skirting with SS railing.  
Covered Balconies: Ceramic tiles of Johnson, Kajaria or equivalent.  
Parking Area: Best quality cement-based parking tiles over PCC bed.



### UTILITIES/WASH

Provision for washing machine, dishwasher and additional laundry area in terrace. Wet area for washing utensils.



### PAINTING

External: Synthetic spray plaster/ exterior emulsion paints of Asian / ICI make.  
Internal: Smooth putty finish with two coats of acrylic emulsion paint over a coat of primer.



### KITCHEN

Granite platform with stainless steel sink with both municipal and bore water connection. Provision for fixing RO system, exhaust fan and chimney.



### CLADDING AND DADOING

Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.  
Bathrooms: Glazed ceramic tile dado of Johnson, Kajaria or equivalent up to 7" height.  
Utilities/Wash: Glazed ceramic tile dado up to 3' height.



### BATHROOMS

All toilets will be designed with dry and bath areas consisting of:  
1) Wash basin with hot and cold mixer valve.  
2) EWC with concealed flush tank of Cera, Hindware, Parry or equivalent make.  
3) Hot and cold wall mixer with shower.  
4) Provisions for geysers in all toilets.  
5) All CP fittings are chrome-plated of Jaquar, Marc, Plumber or equivalent make.  
6) All CPVC fittings/material are of Finolex, Ashirvad or equivalent make.  
7) All PVC fittings/material are of Sudhakar, Nandi or equivalent make.



### TERRACE

1) Water-proofing of open terrace with provision for drip system with drip timer to be provided.  
2) One water-tank on roof top.  
3) Provision for solar-water heaters and provision for solar panels with net metering on rooftop of second floor.



### ELECTRICAL

1) Concealed PVC pipes with ISI standard copper wiring in conduits for lights, fan, plug and power plug points wherever necessary.  
2) AC points in all bedrooms and hall.  
3) Mixer/grinder/oven/refrigerator points in kitchen.  
4) Separate MCB with isolator will be provided at main distribution box in each house.  
5) Three-phase supply for each unit and individual meter boards.  
6) All electrical fittings of Finolex/Finocab/Anchor/Northwest/equivalent make.  
7) Provision for UPS and net-metering from solar panels.



### TELECOM / INTERNET / CABLE TV

1) Telephone points in all bedrooms, drawing and dining areas with provision for EPABX.  
2) Provision for internet connection in living room/bedrooms.  
3) Provision for Wi-Fi routers and Wi-Fi range extenders in all floors.  
4) Intercom connectivity in all villas connecting to central security.  
5) Cable connection in all bedrooms and living room.



### COMPOUND WALL AND GATE

Masonry wall with MS gate and wicket gate with electricity connection provision for auto gate.





WEST-STREET VILLA VIEW

## Commute. Amidst peace.

The most relevant aspect for anyone investing in a new home is the location. So, if your work and life is on this side of Hyderabad, then the location of Cherlapally will get you excited. Considering its closeness to important places, it's sure to be your choice for easy travelling.

### LOCATION MAP

(Not to Scale)



### TEAM

Architect



**TRU DESIGNS**

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MEP Consultants



**ESVE Design Solutions Pvt. Ltd.**

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ISRO Layout, Bangalore 560 078  
Phone: 080 26664152, 26664195



Upgrade  
Amidst peace.

Sikhara's Tranquil is an ideation of Sikhara Developers, a name with the legacy of building homes with insights and practicality integrated in them. Sikhara's Tranquil is yet another offering that will have you in wonder. Its time upgrade your living, isn't it?



**SIKHARA**  
DEVELOPERS

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SCAN TO WEBSITE

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifice - 9885253570