ROUTE MAP
NOT TO SCALE



LOCATION HIGHLIGHTS

- Just 200 meters from Bangalore Highway (NH-44)
- Within Shadnagar Town Limit
- Commercial Zone (Heighest Zone by HMDA)
- Surrounded by Houses/Apartments – Ready to Construct
- Excellent Rental Income Potential
- Proposed 12-Lane NH-44 Bangalore Highway
- 1 km from the Biggest Old Sri Rama Swami Temple
- 10 Minutes Drive from P&G & Hetero
- 10 Minutes Drive from & Anantha Padmanabha Swamy Temple
- 15 Minutes Drive from Statue of Equality
- 5 Minutes Ahead of Microsoft (Adhani) Data Center
- 10 Minutes Drive from 3000 Acres My Home Project
- 15 Minutes Drive from Kanha Shanti Vanam
- 20 Minutes Drive from Bullet Train Hub
- 20 Minutes Drive Outer Ring Road
- 45 Minutes Drive from Gachibowli
- 12 Minutes Ahead of Symbiosis University
- 20 Minutes Drive from International Airport
- 6 km Before Regional Ring Road (RRR)
- After Kothur MMTS, DLF Township, NRSA & Many Other Companies
- Close to Microsoft,Adhani Data Center & Many Other Companies
- 45 Minutes Drive from Kokapet (Neopolis)



a project by
VIRAADITYA INFRA DEVELOPERS
Flat No : 605, Everest Block,
Aditya Enclave,
Ameerpet - 500073, TS.

Note: This brochure is only a conceptual presentation and not a legal offering.

SureshAds @ +91 73961 33339

VIRAADITYA Heights

@ SHADNAGAR TOWN
(2nd Bit from Bangalore Highway)

a project by VIRAADITYA INFRA DEVELOPERS

hmda APPROVED LAYOUT

TS RERA

PREMIUM HMDA VILLA PLOTS
SURROUNDED BY HOUSES/APARTMENTS

VISIT - COMPARE - DECIDE



100% CLEAR TITLE PLOTS

Price ₹22,499/- Per Sq Yard

COMMERCIAL ZONE

- BANK LOAN AVAILABLE
- SPOT REGISTRATION



PROJECT HIGHLIGHTS

- HMDA Approved Layout
- 100% Vaastu Compliant
- Premium Villa Plots
- 100, 60 & 30 Feet Roads
- Underground Drainage System
- Underground Water Supply
- Electricity to Each Plot
- Underground Water Sump
- Parks with Landscaping
- Avenue Plantation
- Water Harvesting Pits
- Modern Modular Street Lights
- Children's Play Area
- Compound Wall
- Excellent Ground water Availability

VIRAADITYA Heights

@ SHADNAGAR TOWN
(2nd Bit from Bangalore Highway)

a project by

VIRAADITYA
INFRA DEVELOPERS

STATEMENT OF AREAS

Acres 2-7.9 Guntas (Or) 10642.7 sq yds

58.07% PLOTS	: 5937.62 Sqyds
31.26% ROADS	: 3196.82 Sqyds
7.50% Park	: 766.95 Sqyds
2.60% Socialinfra	: 266.12 Sqyds
0.54%Utilities	: 56.1 Sqyds
TOTAL	: **10113.61 Sqyds**

VIRAADITYA INFRA DEVELOPERS
Shadnagar Village,
Farooqnagar Mondal

