

Inhale Life!



THE  
BODHIVRIKSHA

A Project by

**KAREIN ACHA**™  
let's do good



**SHANTASRIRAM**  
CONSTRUCTIONS  
WHERE TRUST IS A TRADITION



# 10 GREAT REASONS TO BUY A HOME AT THE BODHIVRIKSHA

01

**A TREE FOR  
EACH HOME**



PROJECT WITH  
**WORK FROM  
HOME ZONES**

02

03

**2 CLUBHOUSES  
39,701 SFT**



**DEDICATED  
PLAY-ZONE**

ADDITIONAL AREA OF  
55,385 SFT.

04

05

**MORE UDS &  
LOW DENSITY**

BETTER INVESTMENT  
APPRECIATION POTENTIAL



06

**LAKE-VIEW HOMES**



**IGBC**

PRE-CERTIFIED  
GOLD RATED PROJECT

07

08

**KAREIN ACHA**

USHERING IN TRANSPARENCY  
IN REAL ESTATE



**APPA  
JUNCTION**

IDEAL LOCATION  
TSPA JUNCTION

09

10

**PROJECT  
MANAGEMENT**







## AWAKEN HEALTHY LIFESTYLE, INHALE LIFE!

Gautam Buddha attained enlightenment under The Bodhivriksha - The tree of awakening. At The Bodhivriksha the towers are named after simple positive values of life which are also the values of Karein Acha.



## DESIGNED FOR THE ENTIRE FAMILY

From play areas to elder seating, there's something for everyone in our project.



## DESIGNED SUSTAINABLE WATER BODIES IN THE COMMUNITY

Water bodies like ponds sustain ecosystems which helps give back to nature.

## A TREE FOR A HOUSE

An ocean of greenery awaits you to breathe fresh, pure air with 800+ trees.







NO. OF TOWERS  
**3**

NO. OF UNITS  
**796**

UNIT TYPE  
**3 BHK**

UNIT SIZE  
**1294-1975 Sq.Ft.**

CLUB HOUSES  
**2**

CLUB HOUSE AREA  
**39,701 Sq.Ft.**

ADDITIONAL PLAY ZONE AREA  
**55,385 Sq.Ft.**

VASTU COMPLIANT  
**E, N & W FACING**



MANICURED IMPECCABLY



DRIVE WAY



Reflexology pathways



PODIUM VIEW FROM FIRST FLOOR



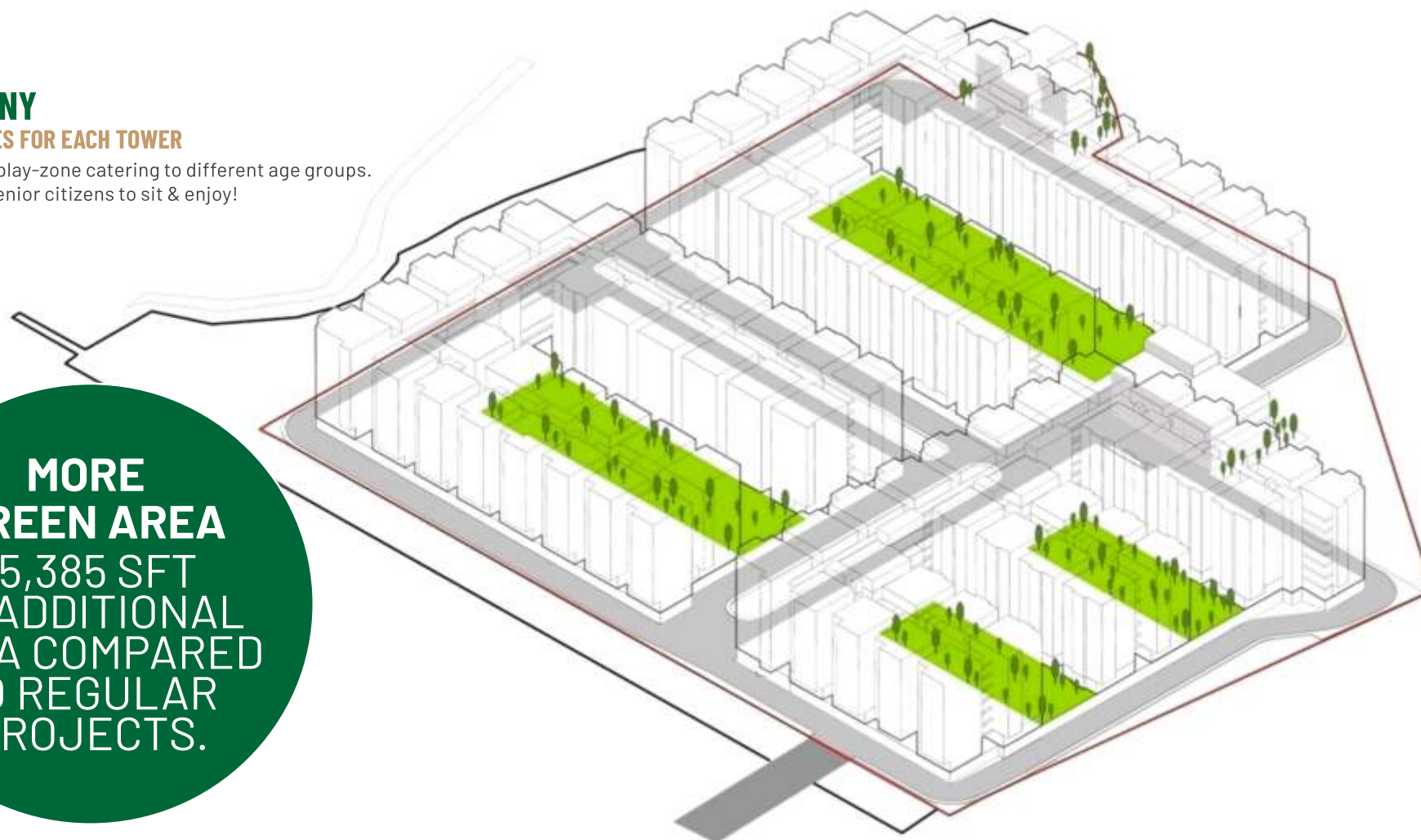


## INHALE HARMONY

### DEDICATED PLAY-ZONES FOR EACH TOWER

Each tower has its own play-zone catering to different age groups. There's also space for senior citizens to sit & enjoy!

**MORE  
GREEN AREA**  
55,385 SFT  
OF ADDITIONAL  
AREA COMPARED  
TO REGULAR  
PROJECTS.



ROBUST ENGINEERING

ICONIC LANDSCAPING  
Grand stairs to play zone area

BREATHE THE PURE AIR





GRAND CLUBHOUSE 1



GRAND CLUBHOUSE 2



### CLUBHOUSE 01: PACKED WITH FUN & ENTERTAINMENT

Clubhouse 1 is a fun-packed with zone designed for health & entertainment. Amenities includes creche.



### CLUBHOUSE 02: FILLED WITH AMENITIES

Clubhouse - 02 is designed for work from home, to make it easier for young working couples to balance work from home effectively.







1



2



3



4



5



6



7

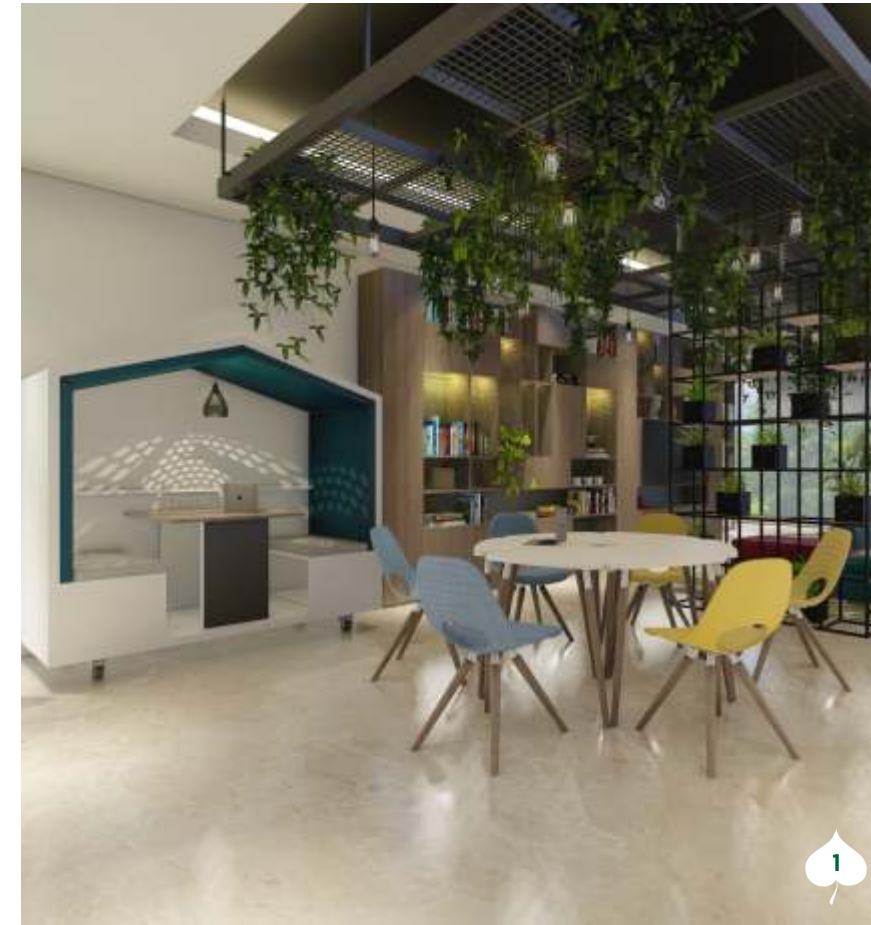


8



9

1. DECK & INDOOR ACTIVITIES 2. TENNIS COURT 3. SWIMMING POOL 4. HOME THEATRE  
5. TABLE TENNIS 6. YOGA HALL 7. GYM 8. AEROBICS HALL 9. BANQUET HALL



1



2



3



4



5



6



7



8

1. CO-WORK SPACE 2. TUTION ROOMS 3. BOARD ROOM 4. GUEST ROOMS  
5. BUSINESS CENTER 6. RETAIL 7. 2ND & 3RD FLOOR LOBBY 8. CLUB HOUSE LOBBY





## THE MASTER PLAN OF GOOD HEALTH

1. ENTRY GATE
2. WAITING AREA
3. DRIVE WAY
4. OSR / TOTLOT AREA
5. POND
6. PARTY LAWN
7. GAZEBO
8. SWIMMING POOL
9. CLUBHOUSE -02
10. MEDITATION AREA
11. TREE HOUSE GAZEBO
12. REFLEXOLOGY PATH
13. CLUBHOUSE -01
14. MEDIANS
15. BADMINTON COURT
16. MINI AMPHITHEATRE
17. STEPS LEADING TO PLAY ZONE AREAS.





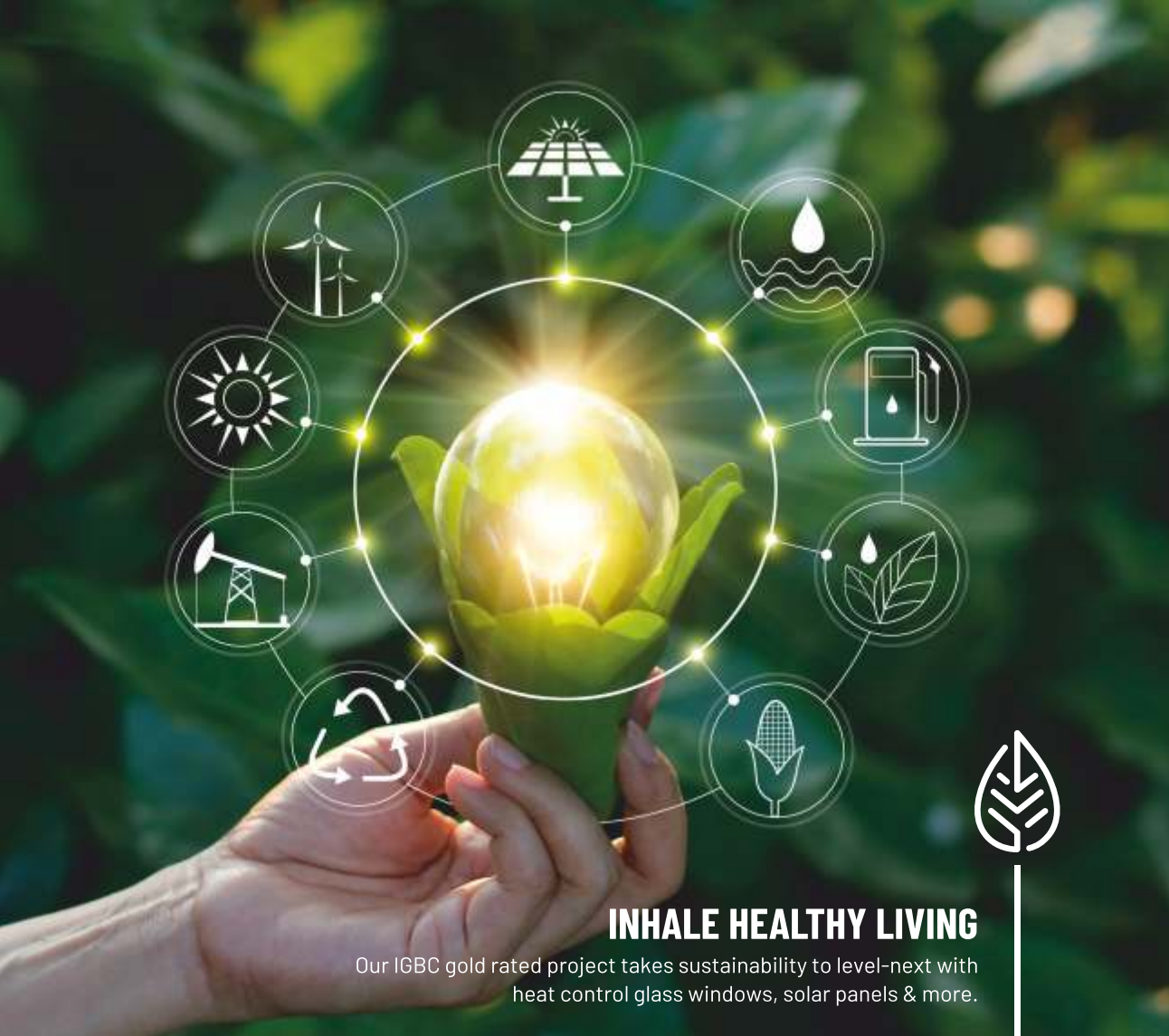


## Dedicated co-working spaces in Clubhouse 2

Having trouble managing work-life balance with remote working? Our clubhouse offers co-working spaces so you can have a dedicated workstation within the gated community. Enjoy uninterrupted wi-fi connectivity, access to projectors and more.







Solar power for common areas to reduce maintenance cost.

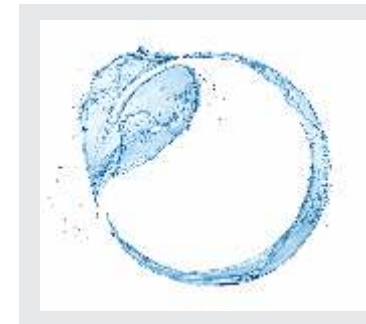


Cycling by residents produce green energy



## IGBC Pre-certified Gold Rated Project

As per the Indian Green Building Council (IGBC) Green Factory Buildings rating programme gold rating is given to nationally recognised projects.



## RAINWATER HARVESTING



## LOW FLOW FIXTURES

To save water

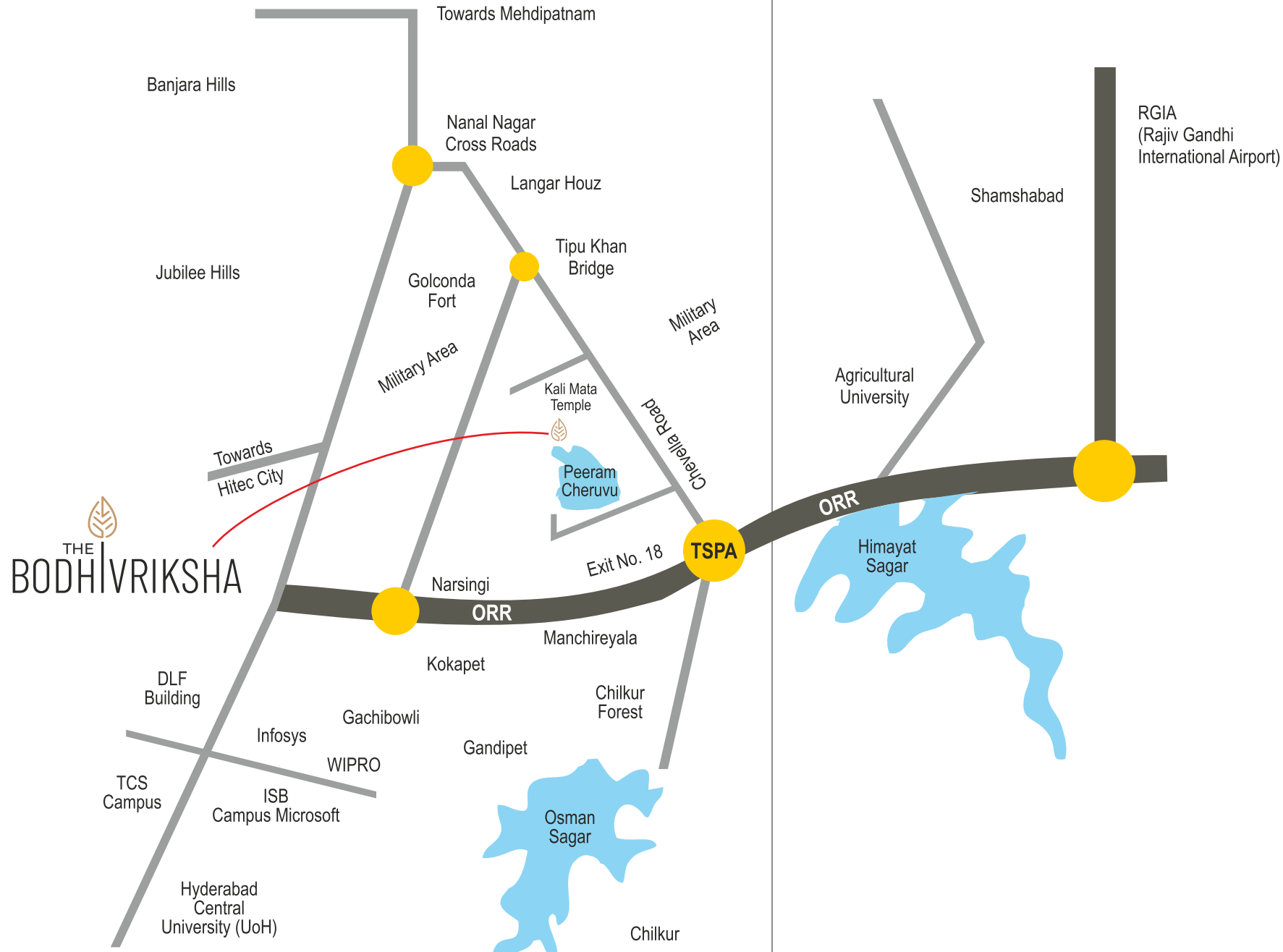


## LED LIGHTS



## CAR-CHARGING STATION





## LOCATION MAP

Not to the scale

### LOCATION HIGHLIGHTS



#### EDUCATIONAL:

DELHI PUBLIC SCHOOL  
SREENIDHI INTERNATIONAL SCHOOL  
ROCKWELL INTERNATIONAL SCHOOL  
TIME SCHOOL  
GLENDALE ACADEMY  
SLOKA WALDORF  
BHARTIYA VIDYA BHAVAN (NIRD CAMPUS)



#### BUSINESS & CONNECTIVITY:

WIPRO CIRCLE  
FINANCIAL DISTRICT  
RG INTERNATIONAL AIRPORT  
MEHDIPATNAM CENTRE



#### HOSPITALS:

SHADHAN HOSPITAL  
CONTINENTAL HOSPITAL,  
RISHITHA HOSPITALS  
ANDANI HOSPITAL





## SPECIFICATIONS



### Framework

Reinforced cement concrete – with 43 / 53 grade cement



### Super structure

RCC framed structure to withstand seismic loads and block masonry for external and internal works



### Doors & windows

#### Main door

Teakwood frame & and flush shutter with veneer finish on both sides with reputed hardware

#### Internal doors

Hard wood frame with door shutters of enamel paint or laminate

#### UPVC french doors:

Sliding type with single glazing windows – upvc windows with clear glass



### Flooring

800mm x 800mm double charged vitrified tiles



### Painting

#### Internal

Smooth lappam finish with emulsion paint of reputed make

#### External

Textured paint



### Kitchen

Stainless steel sink with plumbing and chrome plated taps fittings of reputed make



### Utilities

Provision for exhaust fan, chimney & washing machine



### Toilets

Wash basins in all toilets

EWC in all toilets

Hot & cold water mixer with overhead shower

Provisions for geyser in master bedroom

Water proofing in all toilets

CP fittings of Kohler or Toto make or equivalent



### Electricals

- Concealed copper wiring in conduits for lights, fan, plug and power plug
- Power outlets for air-conditioners in in all bed room and living area
- Power plug for tv, refrigerator, mixer grinder, and washing machine
- Miniature circuit breakers (mcb) for each distribution board
- 3 phase supply for each unit and individual meter board
- All electrical fittings of standard make
- (Modular switches) after discussion with mep consultant (dt)
- Geyser provision in all toilets



### Telephone

Telephone points in living area



### Cable TV. & internet

Provision for power point for TV in living room

Provision for internet in master bed room or living area



### Lifts

6 or 8 passenger lifts of johnson make or equivalent



### Power back up

Adequate power back for each unit



### Project consultants:

TATA projects





# THE BODHIVRIKSHA

## GREEN LADDER DEVELOPERS LLP

#501, Oasis Center, Begumpet, Somajiguda Main Road, Hyderabad - 500016, Telangana, India.

Ph: 040 45656500 • [www.thebodhivriksha.com](http://www.thebodhivriksha.com) • [info@kareinacha.com](mailto:info@kareinacha.com)

TS RERA : **P02400003070**

————— A Project By —————



————— Member of —————



————— Our Consultant —————

