



IJM Lingamaneni Township Private Limited

HEAD OFFICE

H.No3-71/NR,Plot No.71, Kavuri Hills-11,
Madhapur, Hyderabad-500 033, INDIA

SALES & MARKETING OFFICE

Raintree park Dwaraka Krishna, Opp Nagarjuna University,
NH-5, Vijayawada - Guntur Highway, Kanteru Cross Road, Guntur - 522 508



APCRDA Approved Plans



Key To Your Dream Villa

Villas 26



DWARAKA KRISHNA
AN INTERNATIONAL
CLASS TOWNSHIP

Disclaimer: - All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. Applicant/Alloteeshall not have any right to rise objection in this regards.



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Step into a world-class lifestyle where the possibilities are limitless. Our exclusive villas come in three different types, all with ample space to enjoy. You'll love living the high life here.
Book your villa today!



DREAMING OF LIVING IN
THE LAP OF LUXURY?
HERE IT IS!





BREATH-TAKING
VILLAS THAT LET
YOU LIVE A LIFE
OF LUXURY!



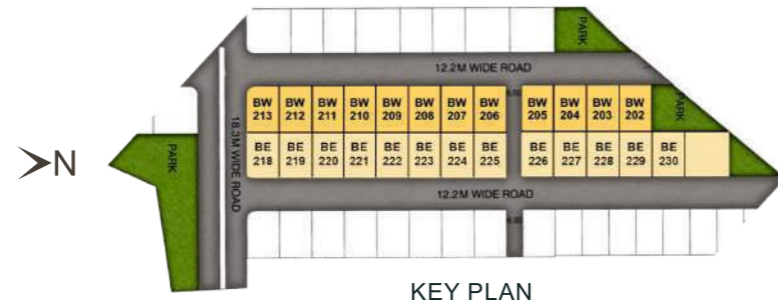
DISCOVER
THE BEST
PLACE TO
CALL HOME

Villas 26

ENJOY
A LUXURIOUS
LIFESTYLE YOU
DESERVE



Villas 26



KEY PLAN



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

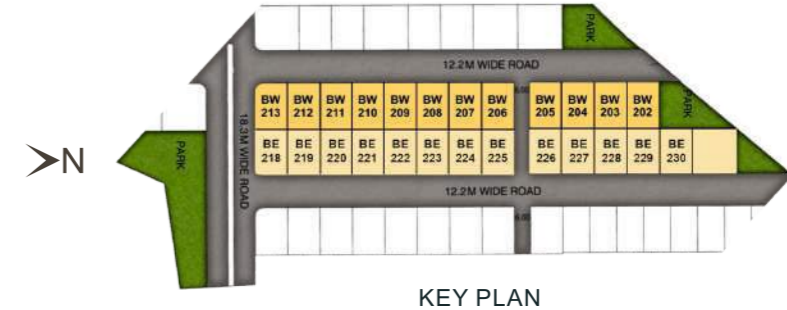
Plot Size: 40'x55'	Built-Up Area: 3,575 Sq.ft.
Plot Area: 244 Sq.Yards	Carpet Area: 2,788 Sq.ft.

4 bedroom with toilet + Powder room | Home theatre | Puja
Two car parking | Study/work from home | Servant room & toilet

B-EAST VILLAS



B-WEST VILLAS



Plot Size: 40'x58'6"	Built-Up Area: 3,467 Sq.ft.
Plot Area: 260 Sq.Yards	Carpet Area: 2,835 Sq.ft.

4 bedroom with toilet + Powder room | Home theatre | Puja
Two car parking | Study Room | Work from home | Servant room & toilet

Villas 26

ENJOY
LIMITLESS
POSSIBILITIES










STATE-OF-ART CLUBHOUSE

Features

-  Hassle-free clear land titles free from encumbrance
-  Earthquake resistant structure
-  Underground electrical cabling
-  Vaastu Compliance
-  Beautifully landscaped environment comprising greenery
-  24hrs water supply
-  Rain water Harvesting
-  Sewage treatment plant
-  Connectivity to Internet, telephone, cable TV via centralized underground cabling
-  24-hour integrated security

Amenities

-  Swimming Pool
-  Children's Pool
-  Gymnasium
-  Yoga Room
-  Tennis Courts
-  Outdoor Badminton Court
-  Volley ball Court
-  Games Rooms
-  AV room / Library
-  Multi-Purpose Hall
-  Jogging Track
-  Completed Fully loaded Club House



Specifications

- ◆ **STRUCTURE**
 - ◆ Reinforced Cement Concrete
- ◆ **ROOF**
 - ◆ Reinforced Cement Concrete roofing
- ◆ **CEILING**
 - ◆ Smooth Putty finish & Emulsion Paint
- ◆ **DOORS**
 - ◆ Main Doors: Teak wood frame & Teak wood Shutter
 - ◆ Internal doors: Teak wood frame & Flush door shutters
- ◆ **WINDOWS**
 - ◆ Living, Dining & Bedrooms: 3-track UPVC windows with mosquito mesh
 - ◆ Toilets: Fixed Louvers
- ◆ **FLOOR FINISHES**
 - ◆ Living, Dining & Bedrooms: Vitrified Tiles with skirting
 - ◆ Kitchen, Bathrooms & Balcony: Anti-skid Ceramic tiles
- ◆ **WALLS**
 - ◆ Cement concrete block Masonry
- ◆ **WALL FINISHES**
 - ◆ Interior: Smooth Finish with putty & Emulsion Paint
 - ◆ Exterior: Sponge finish plaster with Texture/Weather Proof paint
- ◆ **TILES**
 - ◆ Bathrooms: Ceramic tiles up to 2100mm in height
 - ◆ Kitchen: Ceramic Tiles to 600mm height above counter level
- ◆ **KITCHEN**
 - ◆ Bare Kitchen
- ◆ **LIFT**
 - ◆ Provision for Passenger Lift
- ◆ **ELECTRICAL WIRING, SWITCHES & OTHERS IF ANY**
 - ◆ Sufficient Electrical Points for :
 - ◆ AC, Exhaust fan in Toilets, Geyser in Toilets, Water purifier,
 - ◆ Dishwasher, Chimney in kitchen, and Washing machine in a dry area
- ◆ **SANITARY FITTINGS**
 - ◆ Master Toilet - EWC, Wash Basin, Bathtub, Shower Rose with provision for Geyser.
 - ◆ Other Toilets - EWC, Wash Basin, Shower Rose with Geyser Provision
 - ◆ Common Toilet - EWC, Shower Rose with Geyser Provision.



Villas 26

LOCATION MAP
Not to Scale

- ◆ Abutting National Highway
- ◆ 20min to VIJAYAWADA
- ◆ 10min to GUNTUR
- ◆ 20min to AP Secretariat(Amaravathi)
- ◆ 40min to Airport



Scan for Location

IJM IN INDIA

25 years of Trust



IJM (India) Infrastructure Limited (IJMII) incorporated in 1998, is a preferred construction partner and has strong presence in Roads, Buildings & Urban Rail.

IJMII has successfully completed 32 projects while delivering one sterling performance after another in its operations in India

IJMII has many first to its credit.

2000

Successfully executed **India's first flagship expressway project** 'Mumbai Pune Expressway' from Kon to Chowk

2003

Implemented **India's first automated toll collection system** - Tada-Nellore stretch of NH 65, a G2G project

2005

The first world-class Integrated Township in Hyderabad – Raintree Park (Popularly known as Malaysian Township)

2003-07

Spearheaded Urban Mass Transportation system development in India by successful execution of multiple packages of Delhi Metro Rail Corporation

2012

Successfully executed the then **tallest building in Delhi** – MCD Civic Centre with 28 floors (102 m high)

2012

The **first integrated township in Bangalore** – Prestige Shantiniketan **Single largest development in Bangalore** as of 2017

2021

Redefined pace and quality of road construction for 25.54 lane Kms within 17.45 hrs at Solapur – Bijapur section of NH 52. Event featured in **Limca Book of Records/Asia Book of Records**

2021-22

Prestigious CIDC 'Vishwakarma' award recipient for two consecutive years Chairmans Commendation Trophy – 2021 Best Professionally Managed Company – 2022 Best Construction Project (SBRP) - 2022

IJMII's motto of "Excellence through quality" is reflected in the trust gained over its 25 years of operations, resulting in the high quality and timely delivery of 21 Million Sft of Residential / Commercial space along with 1.5 Million Sft under development.

MCD CIVIC CENTRE BUILDING NEW DELHI

BUA: 23.5 Lakh Sq. Ft.



RAINTREE PARK TOWNSHIP, HYDERABAD (MALAYSIAN TOWNSHIP)

BUA: 29.0 Lakh Sq. Ft.



RAINTREE PARK DWARAKA KRISHNA, PHASE-1 VIJAYAWADA

BUA: 19.05 Lakh Sq. ft.



TCS IT PARK BUILDING PROJECT HYDERABAD

BUA: 4.76 Lakh Sq. Ft.



PRESTIGE SHANTINIKETAN TOWNSHIP PROJECT BANGALORE

BUA: 65 Lakh Sq. Ft.



FIRST CITY, PHASE - 1 NAGPUR

BUA: 8.18 Lakh Sq.Ft.



PRESTIGE SHANTINIKETAN COMMERCIAL BANGALORE

BUA: 41.31 Lakh Sq. Ft.



RAINTREE PARK DWARAKA KRISHNA, PHASE - 2 VIJAYAWADA

BUA: 8.3 Lakh Sq.Ft.

