

# Chidvilasam చిద్విలాసం

## Blissful Haven

A Luxury Apartment At Annojiguda,  
Ghatkesar ORR Arm Junction



CLUSTER GROVE  
CONSTRUCTIONS



P02200003040



Chidvilasam marks Cluster Grove Constructions' inaugural foray into the real estate domain, bolstered by 120 man years of collective expertise. Committed to delivering exceptional value for every investment, we strive for customer satisfaction above all else. Presenting CHIDVILASAM, our upcoming Super Luxury Residential project.

## Chidvilasam

## WELCOME

Chidvilasam is not just another apartment complex; it's a visionary project designed to redefine the concept of community living. Nestled amidst serene surroundings, Chidvilasam stands as a beacon of unity, culture, and holistic well-being. It is a sanctuary where individuals find belonging, families create cherished memories, and a diverse community thrives in harmony. Experience the essence of community living like never before at Chidvilasam - where every moment is a celebration of togetherness.

At Chidvilasam, our philosophy is simple yet profound: to nurture a community where every individual thrives, where spirituality meets modernity, and where every moment is imbued with meaning. We believe in fostering connections that transcend boundaries, in celebrating diversity, and in creating spaces that inspire growth and fulfillment. Our philosophy is rooted in the belief that true happiness lies in the balance of mind, body, and spirit, and in the collective journey of self-discovery and mutual support. At Chidvilasam, we strive to create a sanctuary where residents can truly live, love, and flourish – together.



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## WHAT MAKES CHIDVILASAM UNIQUE

### 1. COMMUNITY-CENTRIC DESIGN:

Chidvilasam is meticulously crafted with the ethos of fostering a vibrant community spirit. From its inception, every aspect of the project is thoughtfully curated to encourage interaction, celebration, and connection among residents.

### 2. CULTURAL CENTER:

At the heart of Chidvilasam lies its Cultural Center, a dedicated space for residents to come together and celebrate their rich heritage. This center hosts a myriad of events, ranging from cultural festivals and performances to educational workshops, serving as a melting pot of traditions and experiences.

### 3. TEMPLES AS GATHERING HUBS:

The inclusion of temples within the complex serves as more than just places of worship; they are vibrant hubs where residents convene, greet one another, and forge lasting bonds. These sacred spaces symbolize unity and provide a sense of belonging to residents of diverse backgrounds.

### 4. CLUBHOUSE OASIS:

The clubhouse at Chidvilasam is a haven of leisure and recreation. With amenities like a swimming pool, coffee shop, gym, multipurpose hall, and more, residents have ample opportunities to unwind, socialize, and create cherished memories with neighbors.

### 5. GREEN SPACES AND NATURAL RETREATS:

Amidst the hustle and bustle of modern life, Chidvilasam offers lush greenery, flower gardens, and fruit-bearing trees that not only enhance the aesthetic appeal but also provide serene retreats for residents to reconnect with nature and rejuvenate their senses.

### 6. THOUGHTFUL AMENITIES FOR ALL AGES:

Chidvilasam caters to the needs of every resident, with facilities like benches for elders to socialize, a tot lot area for children to play, and quiet spaces for meditation and contemplation. Every detail is designed to ensure that residents of all ages find comfort and fulfillment within the community.



# SITE ELEVATION



3.03  
ACRES

7  
TOWERS

12  
FLOORS

180  
UNITS

2 BHK  
1368 sft to 1716 sft

3 BHK  
1729 sft to 1881 sft



# FLOOR PLAN



**SITEPLAN**  
SCALE - 1"=16'-0"

S.No.	Flat No.	Area in sft.	Facing
1	1	1978.84	East
2	2	1963.65	East
3	3	1475.66	East
4	4	1810.80	East
5	5	1653.03	East

S.No.	Flat No.	Area in sft.	Facing
6	6	1610.46	East
7	7	1437.82	East
8	8	1564.48	West
9	9	1487.43	West
10	10	1475.10	West

S.No.	Flat No.	Area in sft.	Facing
11	11	1487.43	West
12	12	1487.43	West
13	13	1487.43	West
14	14	1978.84	West
15	15	1457.23	North





## LAYOUTS

Welcome to the layout of Chidvilasam, where seven blocks named after the seven hills of Tirumala await you: Venkata, Narayana, Neeladri, Garudadri, Anjanadri, Vrishabhadri, and Seshadri. Each block is meticulously crafted with modern amenities and designed with empathy to ensure a customer-centric experience. Embracing the essence of community living, our layout fosters a sense of togetherness and belonging. With a focus on creating a kid-friendly environment,

Chidvilasam offers spaces where children can learn, play, and thrive. Join us in this journey of harmonious living, where every detail is thoughtfully curated to enhance your lifestyle and enrich your experience.

## SESHADRI

### AREA STATEMENT : BUILT UP AREA

FLAT NO-1, 3BHK = 1609.26 SFT



FLAT NO-14, 3BHK = 1253.86 SFT

FLAT NO-15, 2BHK = 1609.26 SFT





## NEELADRI



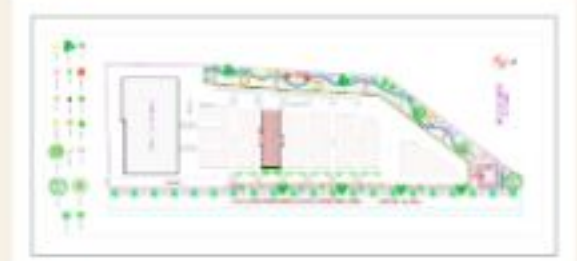
### AREA STATEMENT : BUILT UP AREA

FLAT NO-2, 3BHK = 1963.65 SFT - East Facing

FLAT NO-13, 2BHK = 1487.43 SFT - West Facing



## GARUDADRI



### AREA STATEMENT : BUILT UP AREA

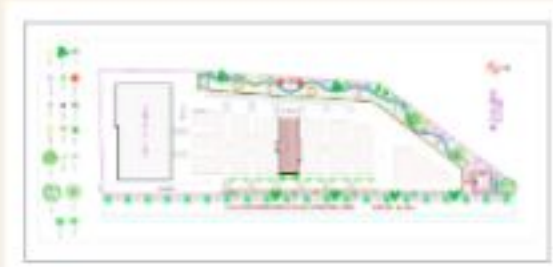
FLAT NO-3, 2BHK = 1475.66 SFT - East Facing

FLAT NO-12, 2BHK = 1487.43 SFT - West Facing





## ANJANADRI



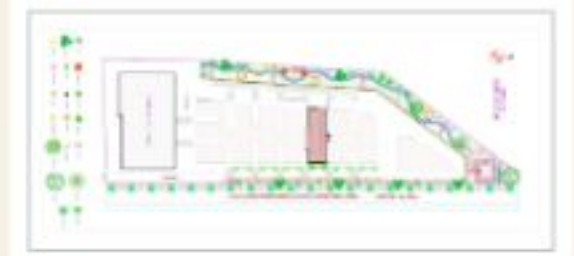
### AREA STATEMENT : BUILT UP AREA

FLAT NO-4, 3BHK = 1810.80 SFT - East Facing

FLAT NO-11, 2BHK = 1487.43 SFT - West Facing



## VRISHABHADRI



### AREA STATEMENT : BUILT UP AREA

FLAT NO-5, 3BHK = 1653.03 SFT - East Facing

FLAT NO-10, 2BHK = 1475.10 SFT - West Facing







## NARAYANADRI



### AREA STATEMENT : BUILT UP AREA

FLAT NO-6, 2BHK = 1610.46 SFT - East Facing

FLAT NO-9, 2BHK = 1487.43 SFT - West Facing



## VENKATADRI



### AREA STATEMENT : BUILT UP AREA

FLAT NO-7, 2BHK = 1437.82 SFT - East Facing

FLAT NO-8, 2BHK = 1564.48 SFT - West Facing





## INTERIORS

Step into Chidvilasam, where the canvas of modern interiors awaits your personal touch. With a scope to upgrade your lifestyle, envision your dream space within our comfortable, contemporary framework. From sleek finishes to spacious layouts, we provide the canvas for you to craft your ideal living environment.

Whether it's cozying up in the living spaces or creating culinary delights in the kitchen, Chidvilasam empowers you to tailor your surroundings to reflect your unique style and preferences. Embrace the opportunity to shape your living space and redefine comfort at Chidvilasam.



Visual Representation Only

### LIVING ROOM:

The living room is the heart of our home, where laughter echoes and memories are made. It's a cozy haven where we gather with loved ones, share stories, and unwind after a long day. With plush sofas, warm lighting, and tasteful décor, our living room exudes comfort and hospitality, inviting guests to relax and linger awhile. Whether it's movie nights with the family or intimate conversations with friends, the living room is where connections flourish and bonds deepen.





Visual Representation Only

## BEDROOM

The bedroom is our sanctuary, a private retreat where we find solace and rejuvenation. With soft linens, soothing colors, and personalized touches, our bedroom is a cocoon of comfort and serenity. It's where we recharge our spirits and dream our brightest dreams, enveloped in a sense of peace and tranquility. Whether it's curling up with a good book or drifting off to sleep beneath a canopy of stars, our bedroom is a haven of rest and renewal, where we can truly be ourselves.



Visual Representation Only

## KIDS BEDROOM

The kids' bedroom is a magical realm where imagination knows no bounds and adventures abound. With vibrant colors, whimsical décor, and plenty of space to play, our kids' bedroom sparks creativity and curiosity in young minds. It's a place where dreams take flight and friendships are forged, filled with laughter, games, and endless possibilities. From building forts to hosting tea parties, our kids' bedroom is a treasure trove of joy and wonder, where every day is an adventure waiting to unfold.





Visual Representation Only

## DINING AREA

Our dining area is more than just a place to enjoy meals; it's a space for nourishment, connection, and celebration. Gathered around the table, we share not only food but also laughter, love, and the joys of togetherness. With elegant furnishings and ambient lighting, our dining area sets the stage for unforgettable moments and cherished traditions. From weekday dinners to festive gatherings, every meal in our dining area is an opportunity to savor life's simple pleasures and create lasting memories.



Visual Representation Only

## KITCHEN

The kitchen is the heart of our home, where aromas mingle and flavors dance, creating a symphony for the senses. With gleaming countertops, state-of-the-art appliances, and ample storage space, our kitchen is a chef's paradise and a culinary playground. It's where we experiment with new recipes, indulge in old favorites, and nourish our bodies and souls with love-infused meals. From morning coffee rituals to family feasts, our kitchen is a hub of activity and a testament to the joy of cooking and sharing food with those we hold dear.





## TEMPLES

### LORD VENKATESHWARA TEMPLE

Nestled within Chidvilasam, the Lord Venkateshwara Temple is more than a place of worship; it's a sacred sanctuary where residents gather to seek blessings and solace. Dedicated to Lord Venkateshwara, the temple radiates divine energy, fostering a deep sense of community and spiritual connection among residents. Through collective prayers and rituals, the temple becomes a beacon of hope and inspiration, guiding residents on their spiritual journey and enriching their lives with grace and divine blessings.



### GANESHA SHRINE AT THE ENTRANCE

At the entrance of Chidvilasam stands a small yet significant Ganesha shrine, welcoming residents with the auspicious presence of Lord Ganesha. Symbolizing wisdom, prosperity, and success, the shrine instills a sense of protection and positivity, ensuring smooth transitions for all who enter. Residents find solace in Lord Ganesha's benevolent gaze, drawing strength and courage from his divine blessings as they embark on their daily endeavors. With each visit to the shrine, residents are reminded of the power of resilience and determination in overcoming life's obstacles.



### AMMAVARI TEMPLE

Deep within the tranquil surroundings of Chidvilasam lies the Ammavari Temple, a sacred abode dedicated to the universal mother, Ammavaru. As the embodiment of maternal love and compassion, Ammavaru's temple serves as a nurturing sanctuary where residents find solace, guidance, and unconditional love. Through heartfelt prayers and devotion, residents forge a deep connection with Ammavaru, experiencing her boundless grace and blessings in every aspect of their lives. The temple is more than a place of worship; it's a testament to the enduring bond between residents and the divine mother, fostering a sense of belonging and spiritual fulfillment.





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## CULTURAL CENTER





Visual Representation Only

## LARGE TREES LIKE



MANGO TREE  
COCONUT TREE  
AMLA TREE  
CURRY LEAF PLANT  
HENNA PLANT

POMEGRANATE TREE  
JAMMI TREE  
BANYAN TREE  
LEMON TREE

## FLOWER PLANTS LIKE



PANCHA TULASI  
LILY  
ROSE  
HIBISCUS  
LOTUS

CHAMANTHI  
BANTHIPOOLU  
JASMINE  
PARIJAT TREE



Visual Representation Only



# CLUB HOUSE



## CLUB HOUSE AMENITIES

- GYM
- RESTAURANT
- BAKERY
- CONVENIENCE STORE
- BANQUET HALL
- INDOOR GAMES
- GUEST ROOMS
- PLUG & PLAY WORKING SPACE
- LIBRARY



## GROUND FLOOR

On the ground floor, indulge in a luxurious lifestyle with our exceptional amenities. Take a refreshing dip in our sparkling swimming pool, offering a delightful escape from the hustle and bustle of daily life. Afterwards, unwind at our juice/coffee shop, satisfy your cravings at our bakery and departmental store, and stock up on fresh produce at our vegetable store. Experience unparalleled convenience and relaxation with Cluster Grove Constructions.



Visual Representation Only



Visual Representation Only



Visual Representation Only

## LUXURY FEATURES

A WELCOME LOUNGE AREA  
 FITNESS CENTRE WITH STATE OF THE ART GYM  
 PAGODAS/GAZEBOS  
 GATHERING PLAZA WITH MULTIPURPOSE HALL



Visual Representation Only



## 1<sup>ST</sup> FLOOR

On the first floor, elevate your living experience with our premium amenities. Unwind in the green room, a serene space for relaxation and rejuvenation. Our multipurpose hall is perfect for hosting events and gatherings, while fostering a sense of community. Experience the epitome of luxury living with Cluster Grove Constructions.



Visual Representation Only



Visual Representation Only

## 2<sup>ND</sup> FLOOR

On the second floor, embark on a journey to wellness and vitality with our state-of-the-art amenities. Recharge your body and mind in our yoga studio, sculpt your physique in our well-equipped gym, or engage in friendly competition in our indoor games area. Experience holistic well-being and fitness at its finest with Cluster Grove Constructions.



Visual Representation Only



Visual Representation Only



Visual Representation Only



### 3<sup>RD</sup> FLOOR

On the third floor, experience tranquility and comfort with our premium amenities. Our guest rooms offer a welcoming retreat for visitors, while the lounge provides a cozy space for relaxation and socialization. Enjoy a seamless blend of hospitality and comfort with Cluster Grove Constructions.



Visual Representation Only



Visual Representation Only

### 4<sup>TH</sup> FLOOR

On the fourth floor, immerse yourself in productivity and serenity with our thoughtfully designed amenities. Find focus and inspiration in our working station cum library room, or seek solace in the silence of our designated silent room. For formal meetings or conferences, our board meeting room offers the perfect setting. Experience the perfect balance of work and relaxation with Cluster Grove Constructions.



Visual Representation Only



Visual Representation Only





BANQUET HALL WITH EXCELLENT  
VIEWS OF THE GREENS  
POOL TABLE  
A WORLD CLASS CAFE  
CYCLING TRACK  
MEDITATION/HEALING GARDENS



TABLE TENNIS  
CARROMS  
CHESS  
LIBRARY  
TODDLERS PLAY AREA  
WALKING TRACK





## NEIGHBOURHOOD

Nestled amidst a vibrant hub of activity, Chidvilasam offers unparalleled convenience with its proximity to various shopping centers, including D-Mart, Decathlon, Trends, Hari Om Shopping Center, and MJR Square Mall. For educational pursuits, esteemed institutions like Narayana Junior College, Srinidhi Institute, Rockswood International School, and Pallavi International School are within reach. Leading software companies such as Genpact, Infosys, and Medha Servo Drives Pvt provide ample opportunities for career growth.

Access to top-tier healthcare facilities like AIIMS, Neelima Super Speciality Hospitals, and Shri Wazra Multi-Specialty Hospital ensures peace of mind for residents. With easy connectivity to the Ghatkesar Toll Plaza (ORR), Uppal, Rajiv Gandhi International Cricket Stadium, and nearby areas like Rampally, Nagole, and Cheeriyal, Chidvilasam offers the perfect blend of convenience and lifestyle amenities. It's heartwarming to note that Yadadri shrine is just half an hour drive from here.



Visual Representation Only



# SPECIFICATIONS



## STRUCTURE

RCC framed Structure. All external walls 9" and internal walls 4 1/2" Size with AAC Brick.

## SUPERSTRUCTURE:

AAC Block work with jointing material



## PLASTERING

2 coats cement plaster with Putty finish

## PAINTING

One Coat of primer and two coats of emulsion paint with smooth finish for interior walls and common areas. Exterior Walls - One coat of primer and two coats of emulsion paints.



## DOORS

Main Door - Veneer Door  
Internal Doors - Flush doors  
Height - 7'-0"



## KITCHEN

Granite Platform with 2ft. glazed tile dado above. granite kitchen platform, provision for washing machine in utility area.



## FLOORING

Vitrified double charge flooring in living, dining & bedroom Ceramic Tiles for Kitchen. Anti-skid tiles in Balcony, Utility & Toilet.



## SECURITY

Round the clock security Intercom facility connected from each unit to security room. Clubhouse and other apartments area's.



## LIFTS

8 passenger automatic/ High speed KONE Lifts - 3No's and One Goods' Lift.



## WINDOWS

U.P.V.C. Window shutters with 3 tracks.



## WATER SUPPLY

Plenty of Ground water available. Mission Bhagirath water supply connection will be provided as per Govt Norm's along with a dedicated water treatment and waste water treatment plants



## SWIMMINGPOOL

Large size swimming pool



## BACKUP GENERATOR

Standby generator for light in common area, lifts and pumps with 2 Samp points for each apartment



## ELECTRICAL

Power supply of 3 KVA and 5KVA for Residential Units. Concealed conduits with good quality Copper wire of standard make. Modular electrical switches. One Miniature Circuit Breaker (MCB) for each room. Points for Geyser in toilets. Provision for Washing Machine in utility. Refrigerator point in Kitchen or Dining. Microwave Oven point in Kitchen. Air Conditioner Point in all Bedrooms and Hall. TV point in hall and Master Bedroom. Provision for Telephone & Internet in living/Hall.



## CAR PARKING

- One car park for each apartment. Extra parking slots at additional cost.
- Extra space provided for motor/cycle parking available
- Designated bike parking for delivery boys
- Designated space for laundry hub
- Designated space for car wash



## LOCATION & CLOSE PROXIMITY



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### SHOPPING CENTERS SUCH AS:

- D-Mart
- Decathlon
- Trends
- Hari Om shopping centre
- MJR Square Mall



### EDUCATIONAL INSTITUTIONS SUCH AS:

- Narayana Junior College
- Srinidhi Institute
- Rockwoods International school
- Pallavi International School
- Rashtriya Vidya Kendram
- Sri Chaitanya techno School
- Chinmaya Junior College & Academy



### SOFTWARE COMPANIES SUCH AS:

- Genpact
- Infosys
- Medha Servo Drives Pvt



### HEALTHCARE FACILITIES SUCH AS:

- AIIMS
- Neelima Multi Speciality Hospitals
- Shri Wazra Multi Specialty Hospital



### EASY ACCESS TO:

- Ghatkesar Toll Plaza (ORR)
- Yadagirigutta
- Uppal
- Rajiv Gandhi International Cricket Stadium
- Rampally
- Cheeriyal

**D Mart**

**DECATHLON**



**ROCKWOODS INTERNATIONAL SCHOOL**  
Celebrate Learning!



**genpact**

**Infosys**







## FOR MORE DETAILS

As you've discovered the unique essence of Chidvilasam, we invite you to take the next step towards making it your home. Embrace the opportunity to be part of a vibrant community where spiritual enrichment, cultural celebration, and modern convenience converge seamlessly. Take action today to secure your place in this sanctuary of peace and harmony. Contact our sales team now to learn more about available apartments and book your dream home at Chidvilasam. Experience the joy of community living, the serenity of spiritual sanctuary, and the fulfillment of belonging. Your journey begins here – at Chidvilasam, where every moment is an invitation to live your best life.

## BANKS

Tailored loan solutions are offered by leading financial institutions, ensuring a seamless homebuying experience at our project



## SITE ADDRESS

Sy No 4(P) 5(P) & 6(P), Annojiguda,  
Ghatkesar Mandal, Medchal, Telangana - 501301

## ARCHITECTS & STRUCTURAL ENGINEERS

Archi Design Associates  
Flat No. 302, Sai Lakshmi Mansion,  
Lane No.2, Adjacent Bharat Petrol Bunk,  
SD Road, Secunderabad - 500003.  
Mob: +91 9849013063, 8096224466  
Email: archidesigns@gmail.com

## BRANDING AND CREATIVE WORK

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Financial District, Hyderabad - 500032  
Mob: +91 98666 57462, Web: www.dotmatters.in  
Email: krishna.uce@gmail.com



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BY



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CONSTRUCTIONS

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[www.clustergroveconstruction.com](http://www.clustergroveconstruction.com)