



Corporate Office
Sri Swarnayug Infra Projects
Shed No. B-4, Phase-1, First Floor,
Shapur Nagar, Quthbullapur Mandal,
Medchal-Malkajgiri District,
Hyderabad-500055, Telangana, India.

Site Office
Shubha Pradham
Sy No. 94D, Bollaram Road,
Kompally, Hyderabad - 500100.

Call : **+91 9666464688** www.swarnayuginfra.com



Architect



Gachibowli, Hyderabad.
Ph: +91 98858 23482

Landscape Architects



Hyderabad.
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Structural Engineers



**MVV Engineering
Consultants**
Manikonda, Hyderabad.
Ph : +91 99085 31109

MEP Consultants

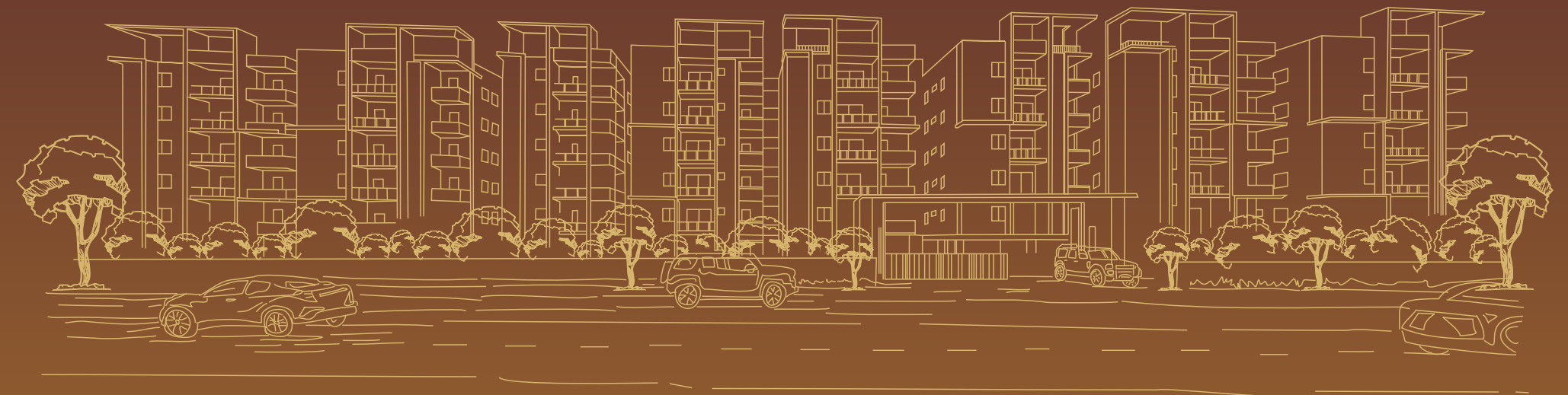


Gachibowli, Hyderabad.
Ph: +91 40 40202329



GOLDEN ERA BEGINS HERE

@ Kompally



Shubha
PRADHAM

a concept of [4square] +91 7097975551

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SERVING CUSTOMERS WITH A SMILE

Swarnayug Infra Projects is built on a strong foundation of construction experience and professional expertise. Focused on quality, thoughtful planning, and timely delivery.

We create homes that offer lasting value and comfort. We believe a home is more than concrete-it is a long-term investment and a space for generations to grow.



WHERE BLESSINGS FLOURISH

Welcome to an auspicious address where life's meaningful moments unfold. Set across 1.28 acres, Shubha Pradham offers 97 exclusive apartments designed for comfort, quality, and long-term value.

Shubha
PRADHAM



GRACEFUL ARCHITECTURAL HAVEN



Step into a graceful architectural haven, where hearts find peace and families together flourish. A premium space designed for togetherness. Here, traditions breathe, laughter echoes, and every sunrise brings goodness to your doorstep.

Shubha
PRADHAM



HMDA & RERA
APPROVED PROJECT

1.28
ACRES

6-STOREY
APARTMENTS

97
UNITS

2 & 3 BHK
PREMIUM FLATS

53%
OPEN SPACE

5247^{SFT}
CLUBHOUSE

an artistic rendering shubha pradham night elevation view

DESIGNED

PROJECT FEATURES

CRAFTED NOT JUST FOR
LUXURY LIVING, BUT FOR
COMMUNITY BONDING.



Rainwater
Harvesting Pit



Premium
Clubhouse



Elders Park
for Recreation



3 Passenger
Lifts &
1 Service Lift



Solar
Fencing

No
Common
Walls

CENTRALLY
LOCATED PROJECT

DELIVERED

A GREEN, SERENE HAVEN
THOUGHTFULLY CREATED
FOR LASTING PEACE.

COMFORT

- 2 & 3 BHK Units from 1213 to 2017 sft
- Grand Entrance Arch with Landscape
- Waiting Pavilion
- 24/7 Security & CCTV Surveillance
- DG backup for common areas
- STP treated water for landscaping purpose



Formal & Informal
Seating zones



STYLE



Spacious
Balconies



Visitors
Car Parking



Vaastu
Compliant Units

Shubha
PRADHAM

an artistic rendering shubha pradham entrance gate and landscape views





MASTER PLAN

A map to a happier life. At Shubha Pradham, each element is thoughtfully placed, so life flows effortlessly. From the grand entrance to the picturesque trees, everything belongs. Truly, the blueprint of blessings.

TRADITIONAL SOUL. MODERN GOAL.



Legend

- 1 Entrance/Exit
- 2 Badminton Court
- 3 Multipurpose Stage Screen Wall
- 4 Party Lawn
- 5 Amphitheatre Seating
- 6 Climbing Wall
- 7 Sculpture in Landscape
- 8 Sandpit
- 9 Children's Play Area
- 10 View Point as Pergola
- 11 Elder's Seating
- 12 Half Basket Ball Court
- 13 Walking Track
- 14 Reflexology Pathway
- 15 Tropical Plantation
- 16 Outdoor Gym
- 17 Skating Rink

TYPICAL FLOOR PLAN



ROOM TO BREATHE.
SPACE TO DREAM

FLAT NO.	1	2	3,5	4	6	7	8	9	10	11	12,14,16	13,15	17
AREA IN SFT.	1971	1885	1638	1686	1499	1961	1941	2017	1653	1213	1297	1271	1819
TYPE	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	3BHK	2BHK	2BHK	2BHK	3BHK
FACING	North	East	East	West	North	East	East	East	East	East	West	East	West

Area Statement (area in sft.)

Shubha
PRADHAM

Flat No. **1** 3BHK-North **1971**sft



Flat No. **2** 3BHK-East **1885**sft



Flat No. **3,5** 3BHK-East **1638**sft



Flat No. **4** 3BHK-West **1686**sft



Flat No. **6** 3BHK-North **1499**sft



TYPICAL FLOOR PLAN



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PRADHAM



Flat No. **7** 3BHK-East **1961**sft



Flat No. **8** 3BHK-East **1941**sft



Flat No. **9** 3BHK-East **2017**sft



Flat No. **10** 3BHK-West **1653**sft



Flat No. **11** 2BHK-East **1213**sft

Flat No. **12,14,16** 2BHK-West **1297**sft



Flat No. **17** 3BHK-West **1819**sft



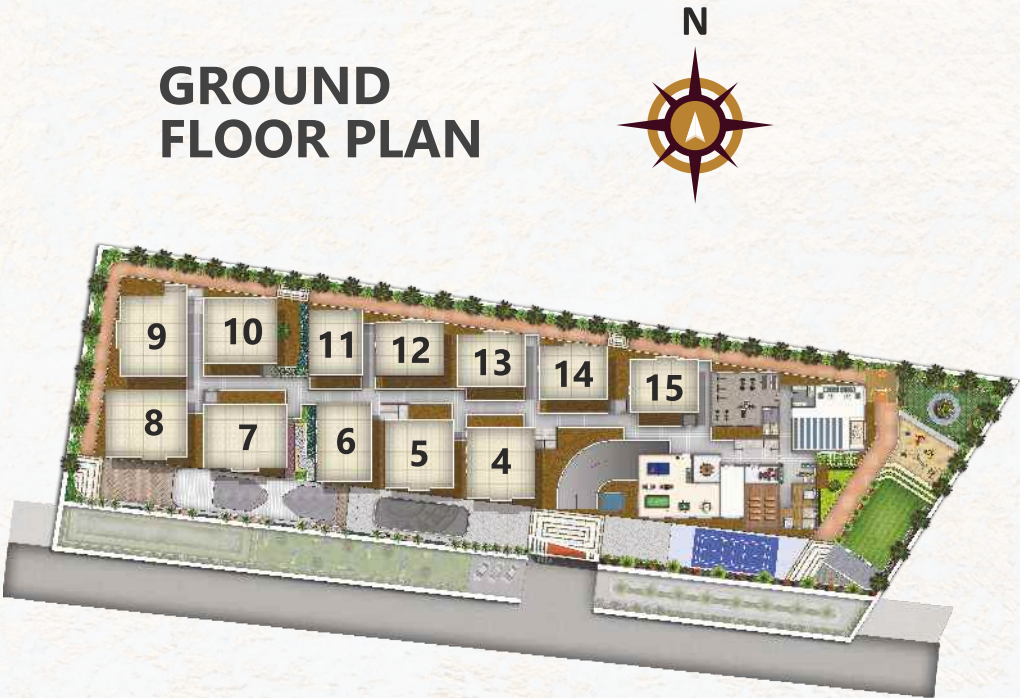
The clubhouse, the beating heart of the community at Shubha Pradham, is where stories begin, belonging happens and bonds deepen. It is where neighbours become family, where every day offers a reason to gather: for playing, reading, hosting guests, celebrating, working out, working from home and coming closer.

AMENITIES
SHARED.
MEMORIES
MADE.

CLUBHOUSE
FLOOR PLAN



GROUND
FLOOR PLAN





FUN AND FLAIR IN FRESH AIR

OUTDOOR FEATURES

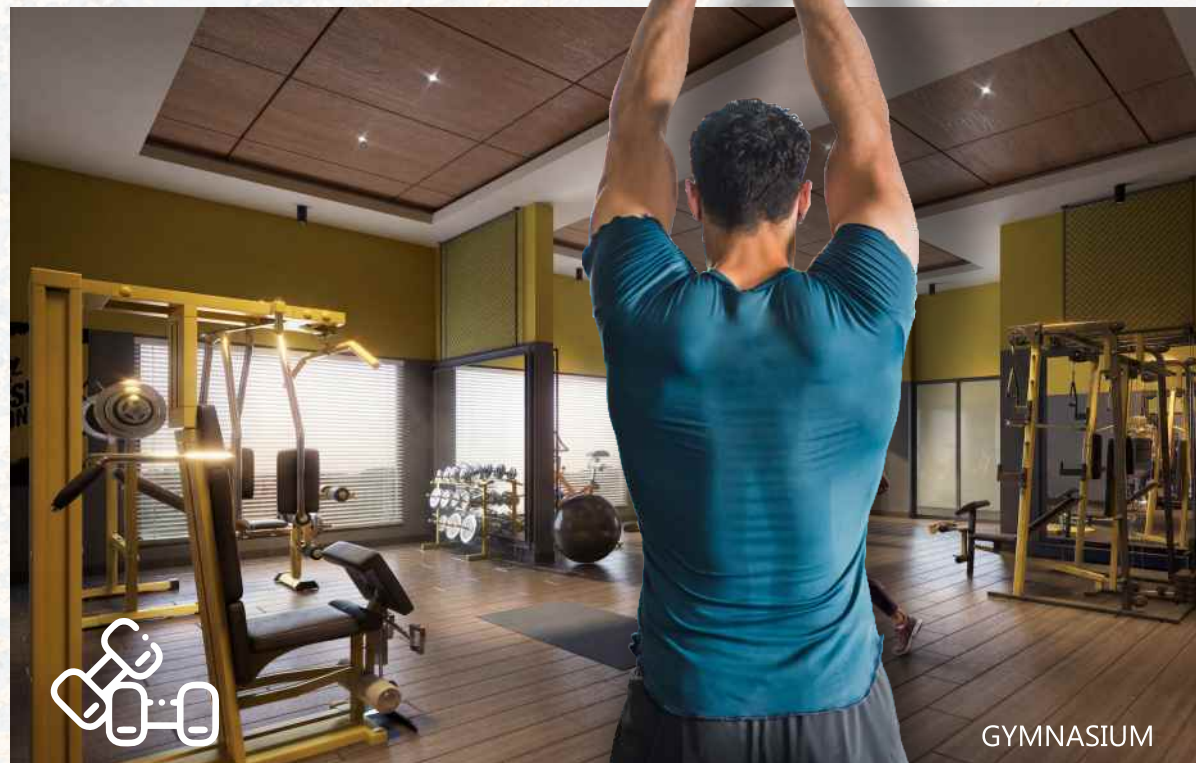
- Half Basketball Court
- Badminton Court
- Cricket Practice Net
- Outdoor Gym
- Skating Rink
- Children's Play Area
- Sand Pit
- Climbing Wall
- View Point as Pergola
- Seating Deck under Pergola
- Walking Track
- Cycling Track
- Reflexology Pathway
- Party Lawn
- Multipurpose Stage with Screen Wall
- Sculpture in landscape
- Multiple Seating Plazas

Shubha
PRADHAM





INDULGENCES WAITING TO BE EXPERIENCED



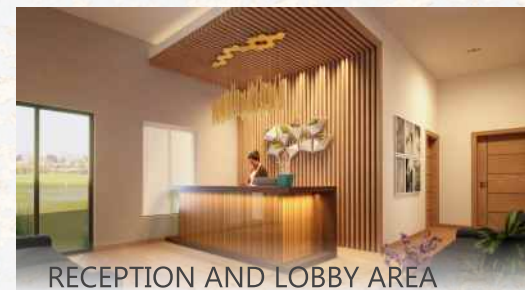
GYMNASIUM



GUEST ROOMS



CHESS



RECEPTION AND LOBBY AREA



LIBRARY



YOGA/MEDITATION



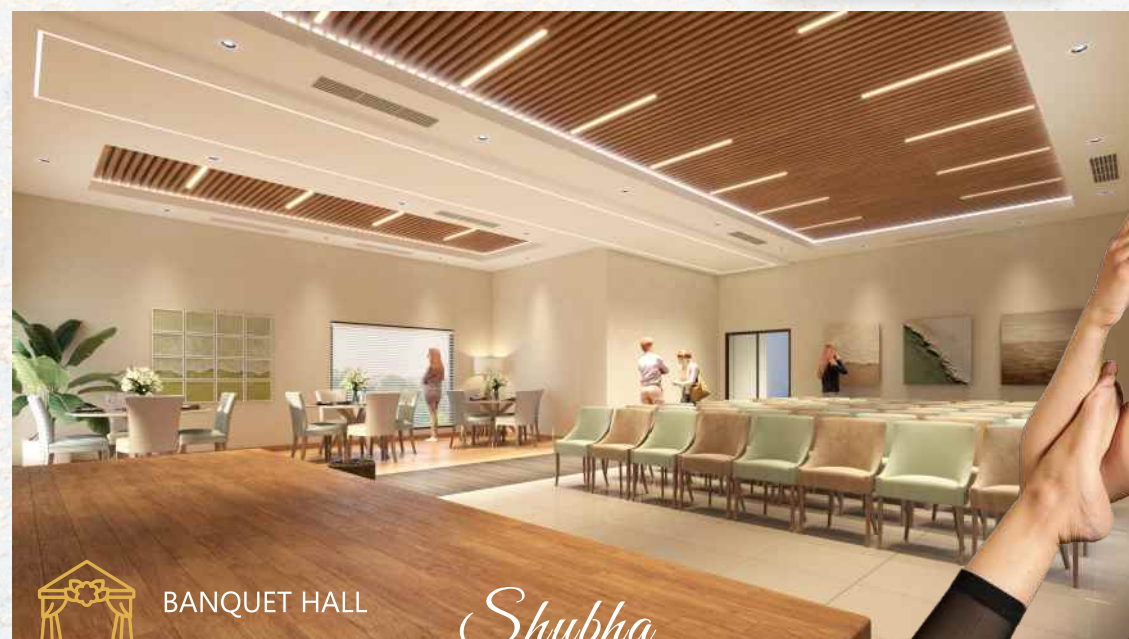
CARROMS



TABLE TENNIS

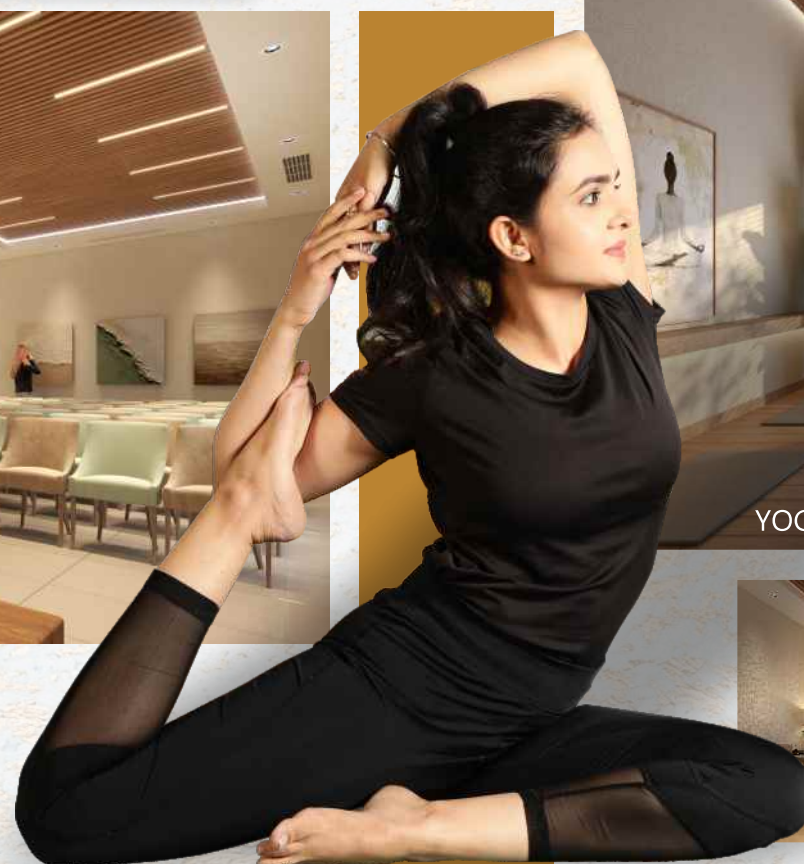


FOOSBALL TABLE



BANQUET HALL

Shubha
PRADHAM



MULTIPURPOSE HALL



CO-WORKING SPACE





STRUCTURE

- RCC framed structure designed to withstand seismic loads as per IS codes.
- 9" thick External walls with red brick masonry.
- 4.5" thick Internal walls with red brick masonry.



PLASTERING

Smooth plaster finishes for all Internal and External walls.



DOORS & WINDOWS

- Main Door : Teak/Engineered solid wood frame and veneer shutter aesthetically designed and polished.
- Internal Doors : Engineered/Hardwood door frame with both sides laminated shutters.
- French Doors : UPVC sliding doors in balconies with clear glass wherever required
- Windows : UPVC sliding windows with clear glass, mosquito mesh, and MS safety grills with enamel paint.
- Ventilators : UPVC ventilators with provision for exhaust fan.
- Hardware : All hardware fittings of reputed make.



FLOORING & DADO

- Living, Dining, Kitchen, and Bedrooms: Vitrified tile flooring of reputed make.
- Staircase : Granite/Natural stone.
- Corridors & lift lobby : Granite / Vitrified tiles.
- Balconies : Anti-skid vitrified tile flooring.

SPECIFICATIONS

THE LANGUAGE OF LUXURY REDEFINED

- Bathrooms: Anti-skid ceramic tiles flooring with ceramic tiles dado up to door height.
- Wash areas: Anti-skid ceramic tiles flooring with tile dado up to 3'-6" height.



KITCHEN

- Granite platform with stainless steel sink and tile dado up to 2' height above the kitchen platform.
- Provision for water purifier, chimney and exhaust fan.
- Provision for municipal and borewell water.



PLUMBING & SANITARY

- Sanitaryware and CP fittings of reputed make.
- Wall-mounted EWC with flush.
- Single lever diverter with shower fixture in all bathrooms.
- Wash basins in all bathrooms and dining area.
- CPVC and PVC plumbing lines of reputed make.
- Geyser provision in all bathrooms.
- Provision for water purifier, washing machine and dishwasher in wash area.

WATER PROOFING

- Waterproofing in wash areas, balconies, terrace, overhead water tank and under-ground water tank.



ELECTRICAL

- Concealed copper wiring of reputed make.
- Modular switches in all rooms of reputed make.
- Power outlets for water purifier, refrigerator, microwave, mixer-grinder, chimney, and cooking range in kitchen.
- Power outlets for TV in living room and master bedroom, and AC points in all bedrooms.
- Plug points for geysers and exhaust fans in bathrooms.
- Washing machine and dishwasher points in the utility area.
- 3-phase power supply for each flat.
- MCB provided at the main distribution board for each flat.
- Individual energy meter as per standards.



CABLE TV, INTERNET

- Provision for DTH/Cable TV connection in living room and master bedroom.
- Provision for Internet connection in living area.



PAINTING

- Internal : Smooth putty finish with one coat primer and two coats of interior emulsion paint of reputed make.
- External : Textured finish with one coat primer and two coats of exterior emulsion weatherproof paint.



RAILINGS

Aesthetically designed MS railings for staircase and balconies with enamel paint.



WTP & STP

- Water treatment plant for borewell (Not RO).
- Sewage treatment plant provided and treated water for landscaping and flushing purpose.
- Rainwater harvesting system as per statutory norms to recharge groundwater.



SECURITY

- CCTV cameras in common areas, lift, and clubhouse.
- Round the clock security system.
- Solar power fencing around the compound.



LIFTS

- Automatic passenger and service lifts of reputed make.



GENERATOR

- 100% DG backup for common areas and backup for lights and fans in flats.



PARKING

- Well-designed car parking spaces.
- Concrete finish driveways, pillar marking, color coding, acrylic signages, and speed breakers.

Shubha
PRADHAM

CLOSE TO



CONNECTIVITY

- NH44 Highway - 250mtrs | 2 mins
- Outer Ring Road (Medchal Exit) - 3 kms | 8 mins
- Bolarum Railway Station - 3 kms | 8 mins
- Suchitra Junction - 5 kms | 12 mins



ENTERTAINMENT

- Adventure Land - 1.5 kms | 5 mins
- Cine Planet Multiplex - 2 kms | 6 mins
- Gaming Zone - 4 kms | 8 mins
- TNR Northcity Mall - 5 kms | 15 mins
- Leonía Resort & Water Park - 17 kms | 25 mins



EDUCATION

- Unicent School - 0.8 km | 4 mins
- Delhi World Public School - 2 kms | 6 mins
- DRS Int. School - 4 kms | 8 mins
- GVK Int. School - 4 kms | 8 mins
- Niraj Int. School - 5.5 kms | 10 mins
- St. Martin's Eng. College - 4 kms | 10 mins
- Malla Reddy Eng. College - 5 kms | 12 mins
- CMR Engineering College - 7 kms | 15 mins



HEALTH

- Jade Hospital - 550 mtrs | Walkable
- Ankuraa Hospital - 2.6 kms | 6 mins
- Russh Super Speciality Hospital - 3 kms | 8 mins
- Surekha Hospital - 3.5 kms | 8 mins
- KIMS Hospital - 4 kms | 10 mins



LIFE STYLE

- Ratnadeep Supermarket - 2 kms | 5 mins
- D-Mart, Kompally - 2.5 kms | 7 mins
- Reliance Smart Point - 2.5 kms | 7 mins
- Decathlon, Kompally - 3 kms | 8 mins

LOCATION PLAN

(not to scale)



Location QR Code



Shubha
PRADHAM

THE LOCATION FOR
AN AUSPICIOUS LIFESTYLE



Shubha Pradham offers peaceful living in a fast-developing residential corridor, with seamless connectivity to ORR, prominent IT hubs such as Tech Mahindra, Gateway IT Park, and Biotech Parks, along with reputed educational institutions, healthcare centres, shopping destinations, and everyday conveniences. Thoughtfully located for a balanced urban lifestyle, the project keeps you close to work, lifestyle, and family essentials while offering a calm and comfortable environment.