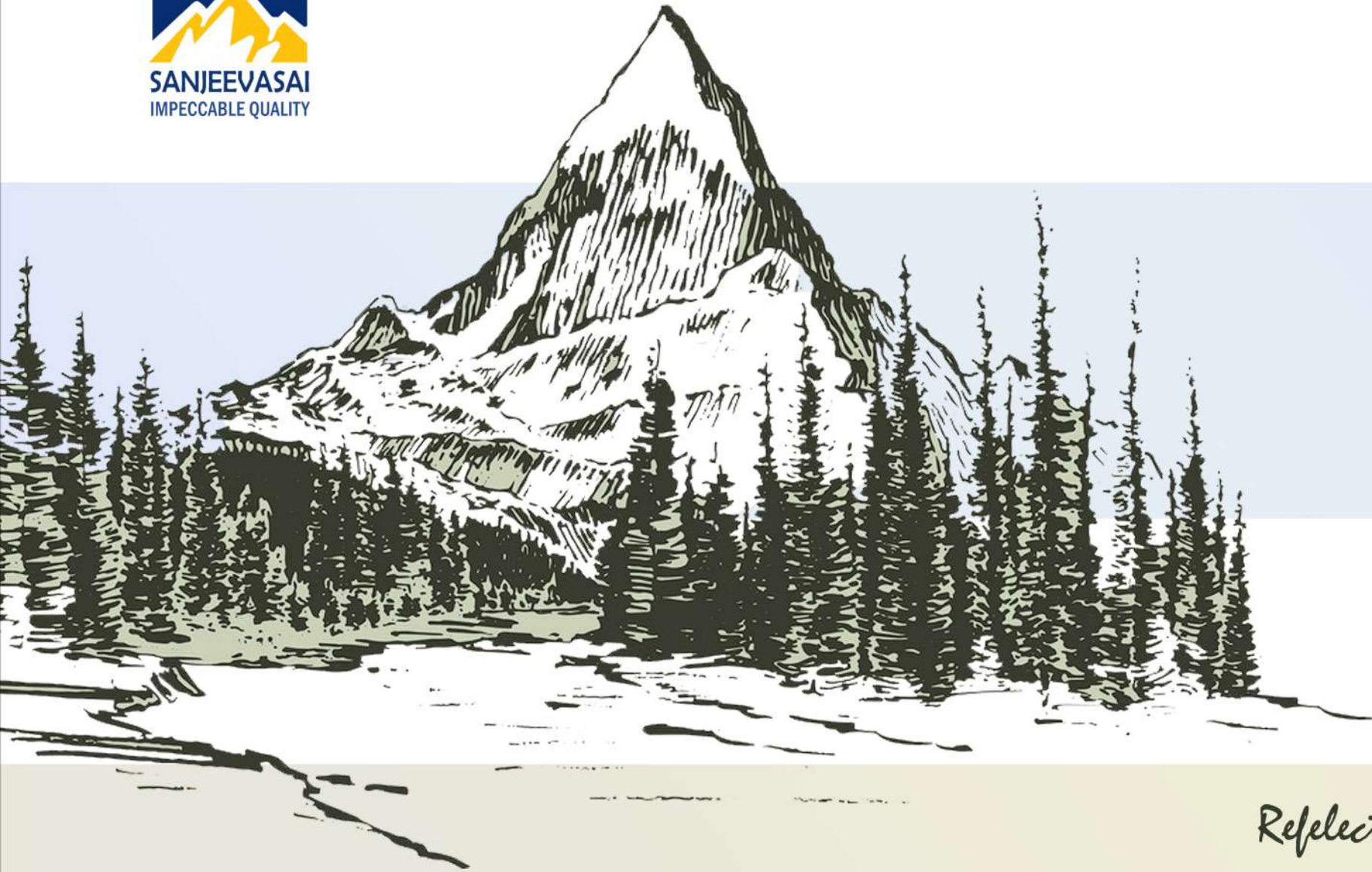




SS OAKS

TRUSTED QUALITY

Reflection of nature for a Brighter Tomorrow

A FINEST & ICONIC VILLAS WELCOMES YOU ON RAICHUR
PROJECT APPROVED BY RERA





OAKS

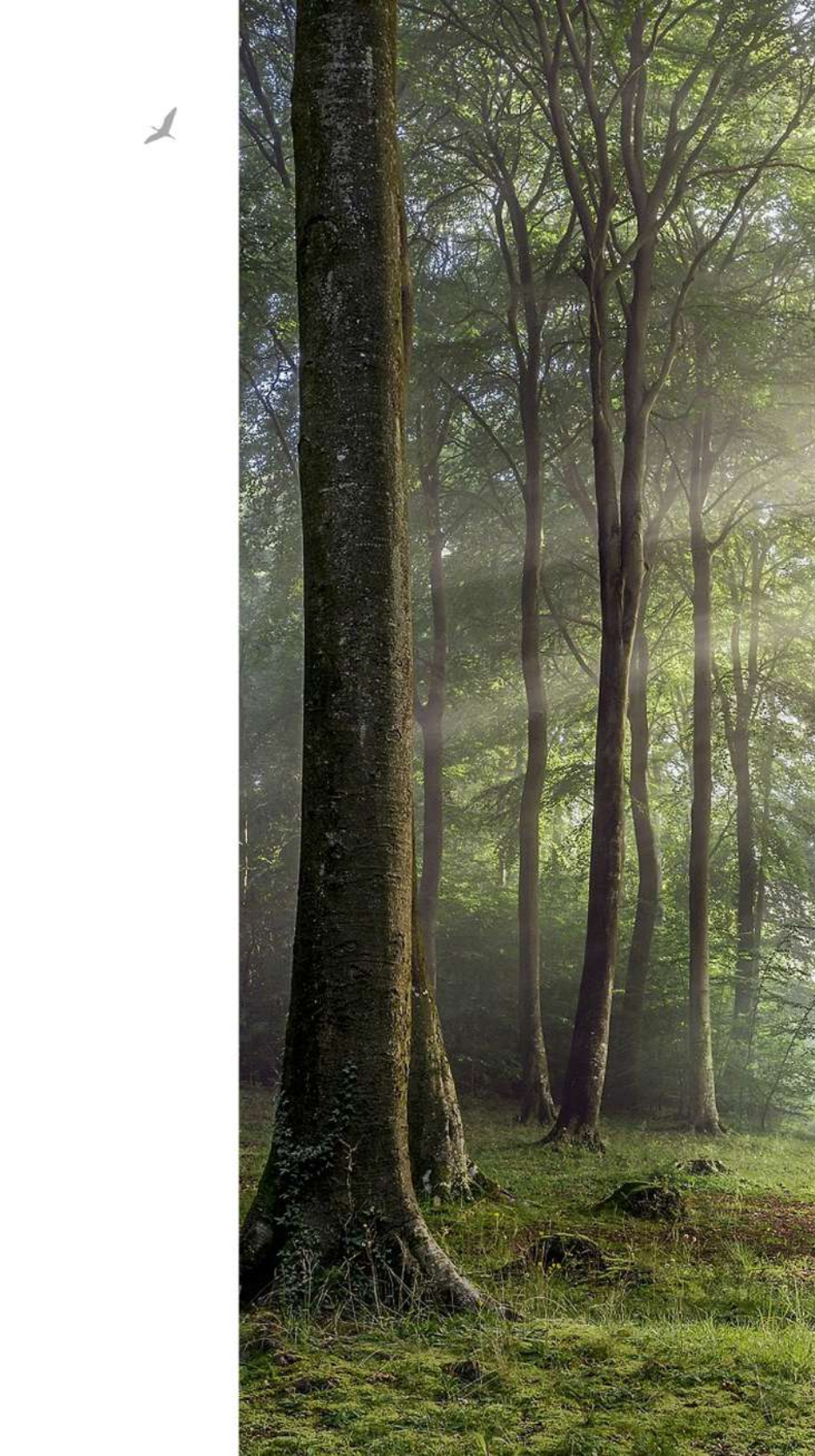
Oaks are of ornamental landscape value and certain oaks also have economical value. We are blending those ornamental and economical values in our venture to uphold the spirit of the possessors. Beauty plus Fortune is the best combination ever.

INTRODUCING

SS OAKS

We have been raising with passion and style, our earlier ventures set the trend as the beautiful and eye catching structures in this new age. We flaunt our versatility and diversity to the future generations in our constructions. At this moment in time, we are all set to trumpet our prestigious project.

- SanjeevaSai



PROJECT HIGHLIGHTS



This is going to be a heavenly place for you and your family with extraordinary features like classic surroundings, Spacious living and a life full of comfort. The gated community starts with a royal entrance gate with black top roads, Children's play area, luxurious swimming pool with play area. With utmost pleasure we are presenting you the 100% Vaastu project. Practical Luxury is our supreme concern for you along with two other healthiest design concepts. One is the greenery in and around the community and next comes the quality of living.

- SanjeevaSai

AERIAL VIEW

The Top view of the villas will be the top notch thing. The glimpse of greenery on all sides of the site can be seen in this spectacular view and as per the vaastu site is extended towards North-East.





Hello Guest

Welcome to SS OAKS the first of its kind in Raichur. It has been conceived and designed with the purpose of creating a world class living habitat, that is a celebration of nature and is a complete universe in itself.

SGS

SANJEEVA SAI OAKS

SGS

SANJEEVA SAI
PROJECTS



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GATE VIEW

The gate resembles the royalty and spiritual look where the top view has a beautiful arch and front view bears a resemblance to Lord Hanuman Tilak with a provision of a water fountain.

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RELIABLE TRUST



EAST VIEW VILLAS

One of the best views of our antique. Choosing the east direction gives you the best light and energy and it also represents agility, focus and Protection.



TOTAL PLOT AREA : 150.00 Sqyards
 Ground floor built up area : 950 sq.ft
 First floor built up area : 880 sq.ft
 Head room built up area : 110 sq.ft
 Total built up area : 1940 sq.ft



The Magnificent Villas of this grand gated community are designed with utmost architectural finesse that emits lushness, glamour and allure. Each segment of the villa living room, bedroom, kitchen are thoughtfully crafted keeping in mind the needs of every member of the family.





SS OAKS

EAST FACING



What defines the perfect home ? An ambience that relaxes you ? Decor that reflects your taste? Or surroundings that promote an all round feeling of well being ? 'SS Oaks' embody the spirit that precedes the name in true spirit and gives you all these and more ! Experience the brightest edge of the venture and taste the breath of life. It's where the imagination can stretch and the sun shines brighter. We are awaiting for your arrival and rise.



Imagine a magical world, a land where dreams come true. A land where you wake up in the morning, slip on your glass slippers, walk across the plush marble laid floor to step onto rolling green landscapes stretching as far as horizon. Besides, Interiors are beautifully crafted that suits all the generations.



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 Ground floor built up area : 950sq.ft
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 Head room built up area : 110sq.ft
 Total built up area : 1940sq.ft



Spacious and roomy, every villa of SS Oaks gives you a feeling of freedom that you can make most of. Each segment of the villa living room, bedroom, kitchen are thoughtfully crafted keeping in mind the needs of every member of the family.



WEST FACING

Meticulously designed and astutely planned, the royal villas give you a maximum value for money by ensuring minimum space wastage. So, here you have a home, with all modern facilities and services for a comfortable, luxurious and hassle free living.



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WEST FACE VILLA INTERIOR

Every emperor needs a view of his kingdom. The spacious balcony gives you a panoramic view of the site. The elegant homes with flawless design, graceful architecture and beautiful vistas from the SS Oaks outdoes even your imagination. The epitome of fine living, these homes lend a touch of allure and charm to your lifestyle.



SITE DETAILS

The site is along the 100’feet Raichur - Mantralayam High way, now we are constructing first phase Villas. It is also accessed to 40’feet road.

AREA STATEMENT

VILLA NO'S	PLOT SIZE IN SQ.YARDS	VILLA FACING
1	162.00	EAST
2-13	150.00	EAST
14-24	150.00	WEST
25	183.00	WEST
26	205.00	WEST
27	133.33	EAST
28-40	150.00	EAST
41-53	150.00	WEST
54	209.00	WEST

The plotted area is mentioned in Sq. Yards. One Sq.Yard =9 sq.feet.





ALL GOOD THINGS ARE HAPPEN BY OAKS



The lifestyle at SS Oaks is beyond the expectation and it is unmatched. All Good things don't come with a tag on them. These independent homes, nested in greenery, with wide open spaces, spell a new dimension of luxury living in the city.



ULTRA MODERN CLUB HOUSE



The valued time that you spend in this recreation, amusement and relaxation will cause you to be more disconnected with hassles of the outside world. It will enhance your well-being and submerge you in a state of elevated bliss. The icing on the cake is that all this exquisite fusion of nature and luxury comes to you at a budget that is unbelievable and matches your dreams.



SPLURGE AND INDULGE IN SWIMMING POOL



Some of the best memories are made in bathing suits. We designed in a way to make your life cool by the pool.



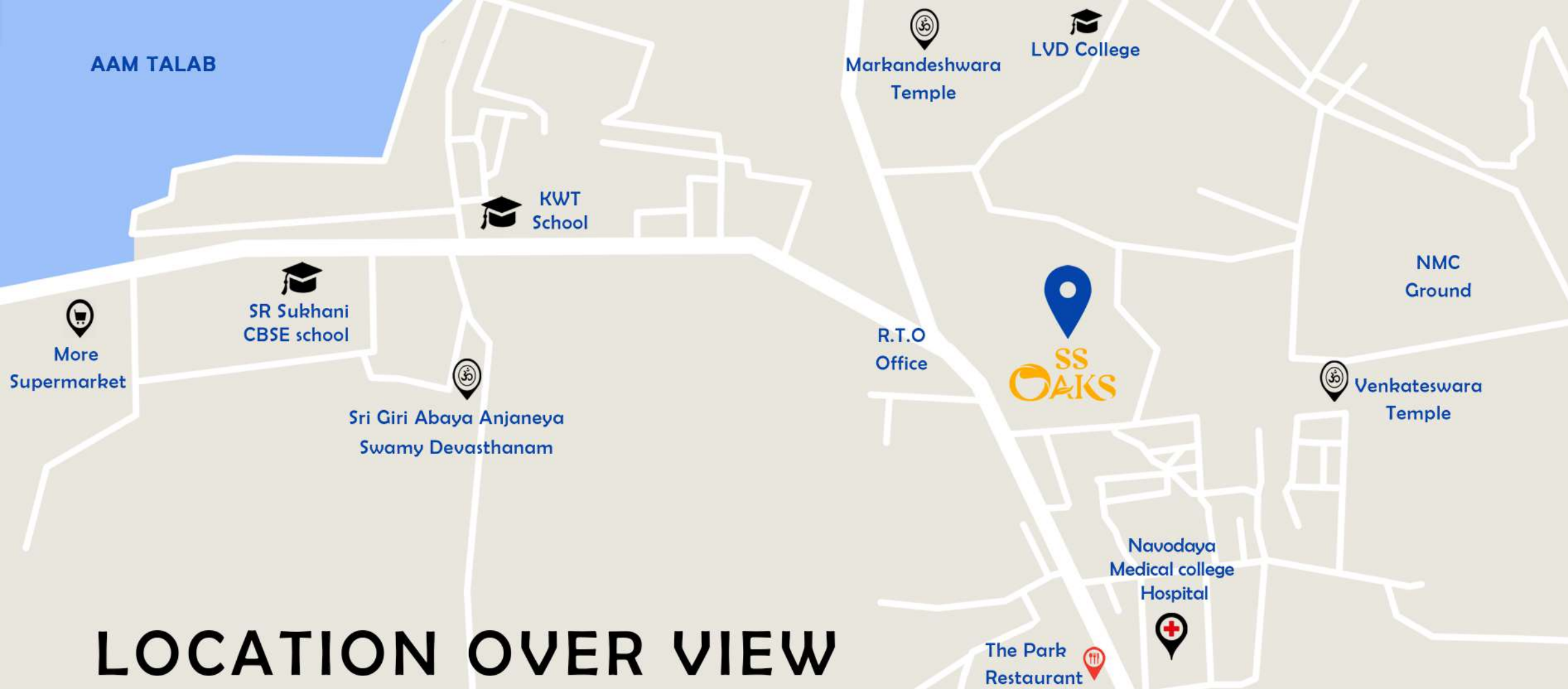
CRAFTED WITH EXALTED IMPRESSIONS



Close your eyes and experience the magic of Villas. An unmatched level of excellence defines the magnificent and luxurious villas against a clear blue sky and sprawling greens. Let your eyes soak in the panoramic views of its landscaped habitat. SS Oaks' promises to make your life better not only within the coziness of the four walls of your beautiful home but also beyond because of its resource rich and environmental surroundings.

-Street View

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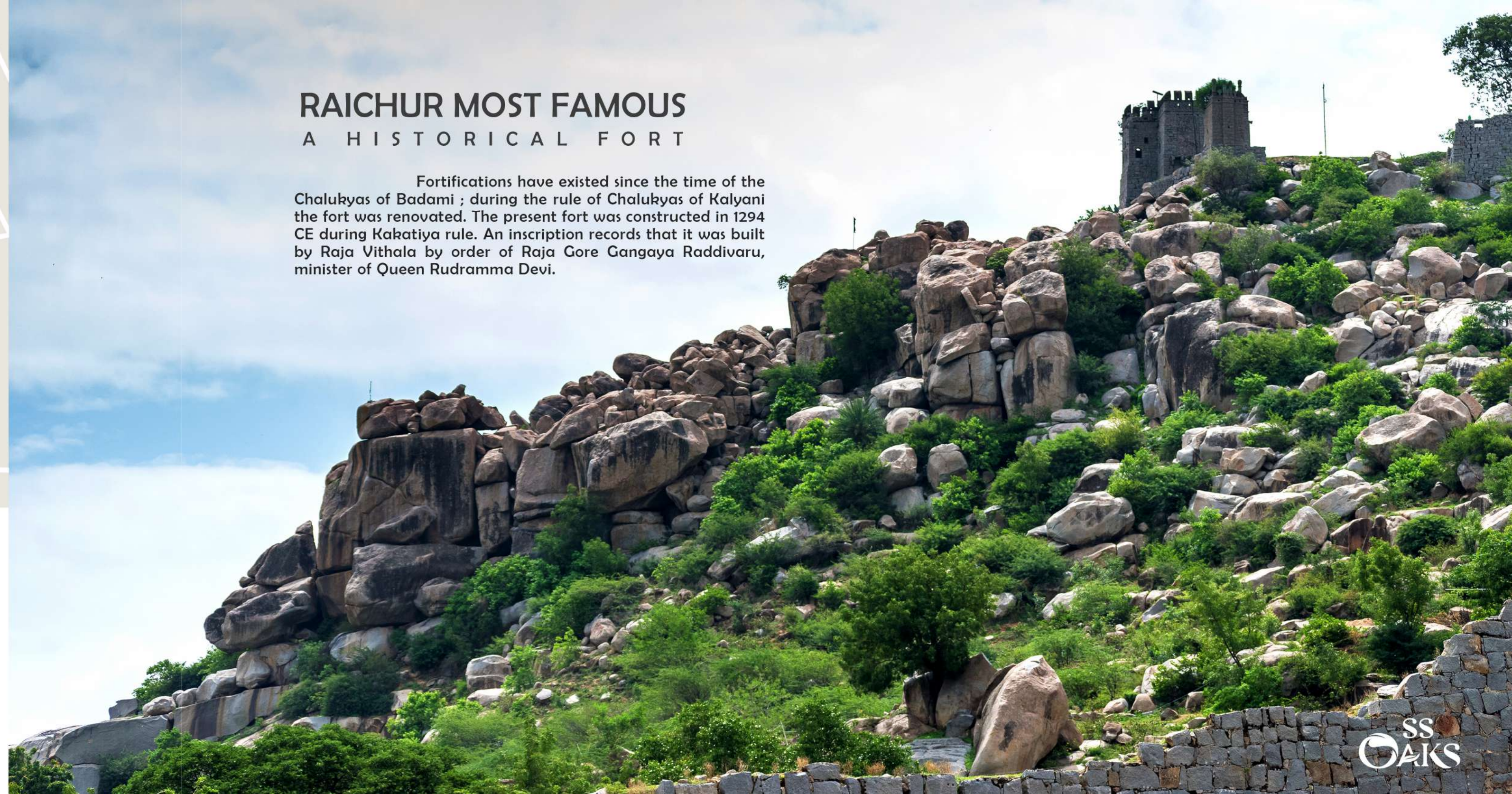
LOCATION OVER VIEW

LOCATED AT CONVENIENT AND PLUSH LOCALE

	Railway station Bus stand.	3.6 KM 4.6 KM	9 Minutes 11 Minutes		Navodaya Hospital Sanjeevani Hospital	1 KM 4.1 KM	3 Minutes 11 Minutes
	Navodaya Medical college LVD College	1 KM 1.2 KM	3 Minutes 6 Minutes		More Super Market Reliance Mart	2.3 KM 5 KM	6 Minutes 12 Minutes
	Global Vision Public School SR Sukhani CBSE school	1.7 mts 1.3 Km	5 Minutes 5 Minutes		Vasavi Nagar Garden IDSMT Park	1.8 KM 2.9 KM	6 Minutes 8 Minutes
	Venkateswara Temple Markandeshwara Temple	800 mts 1.3 Km	4 Minutes 5 Minutes		The Park Restaurant Athidhi Family Restaurant	900 mts 2.3 KM	3 Minutes 6 Minutes

RAICHUR MOST FAMOUS A HISTORICAL FORT

Fortifications have existed since the time of the Chalukyas of Badami ; during the rule of Chalukyas of Kalyani the fort was renovated. The present fort was constructed in 1294 CE during Kakatiya rule. An inscription records that it was built by Raja Vithala by order of Raja Gore Gangaya Raddivaru, minister of Queen Rudramma Devi.





AT A GLANCE

Structure

RCC framed structure provided to with stand wind and seismic loads.

Super structure

230MM thick Red brick /light weight brick wall for external and 110MM thickness for Internal walls with cement mortar.

Flooring

Standard good quality 2'x2' vitrified Tiles in living, dining, bed rooms, Marble flooring for staircase and parking tiles for setbacks and portico. standard good brand like cera/ equivalent brand. 7'-0" glazed tiles in bathrooms.

Doors & Windows

Main door frames & shutter with teak wood and all other door frames with teak wood and with moulded flush shutters. UPVC windows with safety grills and mosquito mesh.

Electrical work

PVC insulated wires of Fincab/Finolex make. Power outlets for geysers in all bath rooms. Power plug for cooking range, chimney, Micro wave ovens, Mixer/grinder in kitchen. Plug point for Refrigerator and TV wherever necessary. AC points in all bed rooms. For Each Villa 3 phase supply will be given.

Plumbing / Sanitary

Sanitary pipes like Finolex, water supply pipes like Ashirvad / equalent brand. Providing one Indian and two western W.C bell make / hindware or equalent brand in a villa. Crea/ equalent brand wall mixture and other taps are provided.

Kitchen

Granite platform and dadoing of glazed ceramic tiles up to 2' height above the platform and SS sink is provided.

Staircase Railings

Stainless steel railing for internal staircase

Painting

Asian paints for internal walls with Luppam finishing, Cement based paints for exterior and enamel paints for doors.

Electricity

Electricity supply to the gated community through underground cabling with adequate number of transformers for fluctuation free power supply, provision of data cables along with electrical cables for cable and TV connections.

Sanitation

Professionally designed sanitary & water supply for gated community villas.

Water supply

Water from individual overhead tank is supplied through under ground piping system.

Roads

Systematically designed network of road as per RDA norms and connected to highway.

Power Back up

Power back up for common areas and club houses.

Recreation

Well planned community building and swimming pool located at the convenient place without disturbing the circulation areas of the people.

Direct Access

Raichur-Mantralayam high way.

Vaastu

Designed as per 100 % Vaastu principals.

Security

An eco-friendly gated community with elaborate security arrangements, compound wall, security for entire gated community.

AMENITIES

24 X 7 Security
Swimming pool
Gym
Mini Banquet hall
Children Play area
CC Cameras at main entrance
Power Backup in Common Area
Underground Electricity



SS
OAKS

CATCH US



Site plan & Villa
Plans Designed by

SURYA CONSULTANCY
ARCHITECTS, PLANNERS, ENGINEERS
LANDSCAPING, INTERIOR DESIGNERS

Arch, Elevations &
Designed by



Vaishnavi Heaven, Flat No : 404 MPLNo 6-2-77/47, Siddanth Colony Mantralayam Road, Raichur -584103.
www.sanjeevasaigroup.com, sanjeevasairaichur@gmail.com,
Mobile : + 9448982828, 9440259395, 9866373736

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