



Vasanth Vihar  
*River Front*  
@ BHIMILI

OPEN PLOTS | VILLAS | APARTMENTS



NORTH



# Vasanth Vihar River Front @ BHIMILI



Greater Visakhapatnam  
Municipal Corporation  
Approved Layout



L.P.No. : 2/2023



TLP No. 1167/0018/LP/VMRDA/2022

## GVMC AREA STATEMENT

Plot No.	Area (Sq.Yd)	Plot No.	Area (Sq.Yd)	Plot No.	Area (Sq.Yd)	Plot No.	Area (Sq.Yd)
1	663.31	44	166.67	87	215.32	130	488.745
2	364.98	45	166.67	88	194.56	131	486.341
3	200.00	46	166.67	89	200.00	132	452.482
4	200.00	47	166.67	90	200.00	133	517.737
5	200.00	48	166.67	91	200.00	134	166.67
6	200.00	49	282.07	92	301.44	135	166.67
7	200.00	50	211.65	93	250.52	136	166.67
8	200.00	51	200.00	94	166.67	137	166.67
9	200.00	52	200.00	95	166.67	138	166.67
10	200.00	53	200.00	96	166.67	139	166.67
11	200.00	54	200.00	97	166.67	140	233.69
12	200.00	55	194.56	98	161.24	141	273.77
13	270.37	56	205.69	99	273.65	142	200.00
14	161.24	57	194.56	100	200.00	143	200.00
15	166.67	58	200.00	101	200.00	144	200.00
16	166.67	59	248.13	102	200.00	145	200.00
17	166.67	60	263.60	103	200.00	146	200.00
18	166.67	61	200.00	104	200.00	147	200.00
19	166.67	62	200.00	105	200.00	148	308.52
20	166.67	63	200.00	106	200.00	149	230.08
21	166.67	64	200.00	107	200.00	150	166.67
22	166.67	65	200.00	108	200.00	151	166.67
23	166.67	66	200.00	109	200.00	152	166.67
24	166.67	67	200.00	110	212.07	153	166.67
25	166.67	68	200.00	111	215.82	154	166.67
26	133.30	69	200.00	112	166.67	155	166.67
27	236.54	70	200.00	113	166.67	156	166.67
28	199.04	71	204.45	114	166.67	157	227.25
29	207.04	72	169.36	115	166.67	158	172.65
30	136.72	73	166.67	116	166.67	159	137.02
31	182.13	74	166.67	117	166.67	160	165.06
32	178.53	75	166.67	118	166.67	161	190.22
33	177.14	76	166.67	119	166.67	162	214.57
34	177.14	77	166.67	120	166.67	163	238.92
35	180.90	78	166.67	121	166.67	164	166.67
36	200.00	79	166.67	122	227.14	165	161.24
37	200.00	80	166.67	123	281.51	166	217.40
38	200.00	81	166.67	124	200.00	167	243.51
39	200.00	82	166.67	125	200.00	168	137.79
40	200.00	83	218.78	126	200.00	169	143.18
41	200.00	84	250.19	127	200.00	170	230.55
42	194.56	85	161.24	128	200.00	171	202.76
43	161.24	86	166.62	129	200.00	172	333.74

## VMRDA AREA STATEMENT

Plot No.	Area (Sq.Yd)	Plot No.	Area (Sq.Yd)
1	237.00	37	211.33
2	242.81	38	180.82
3	200.00	39	112.56
4	200.00	40	62.68
5	200.00	41	123.89
6	301.52	42	201.46
7	200.00	43	167.41
8	200.00	44	167.36
9	200.00	45	167.05
10	200.00	46	166.78
11	300.00	47	166.67
12	166.67	48	166.67
13	166.67	49	166.67
14	266.67	50	166.67
15	306.67	51	166.67
16	200.00	52	166.67
17	200.00	53	166.67
18	200.00	54	166.67
19	200.00	55	166.67
20	200.00	56	166.67
21	200.00	57	136.55
22	166.67	58	219.36
23	166.67	59	200.00
24	166.67	60	200.00
25	166.67	61	200.00
26	166.67	62	200.00
27	166.67	63	150.00
28	407.34	64	150.00
29	124.25	65	150.00
30	167.47	66	150.00
31	217.64	67	200.00
32	223.84	68	200.00
33	231.02	69	200.00
34	238.19	70	200.00
35	150.00	71	260.00
36	150.00		

### Roads

Cement Concrete Roads

### Drainage

Underground Drainage

### Electrification

Overhead 3 Phase Electrification

### Water Supply

Water supply pipe line for each plot

### Plantation

Avenue Plantation, Lush lawns with Manicured Land Scaping.

### Pathways

Antiskid tiles walkways

### Parks

Aesthetically designed parks with play courts, Children Play area, Sr.Citizen Park, sitouts etc.

### Security

Fully Secured gated community with allround compound wall and CC Cameras at entrance.

### Vasthu

100% Vasthu Compliant.

### Overall Project

First Class Gated community with 100% Vasthu Compliance delightful landscaping and north-east river view.

# EAST FACING DUPLEX VILLAS STREET VIEW



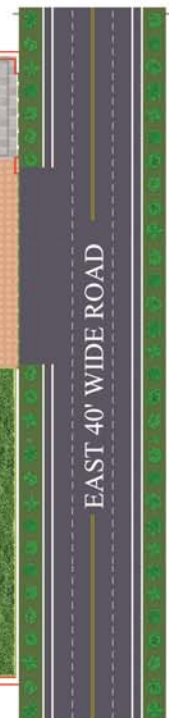
# Villa Floor Plan



First Floor Plan



# Ground Floor Plan



## PROPOSED EAST FACING DUPLEX VILLA

Plot Size : 30 x 60 (Feet)  
200 sq.yds

Total Built-up Area : 1520 sq.ft.

3 Bedrooms, 2 Halls, Kitchen, Dining, Sitout, Car Parking, Open Lawn

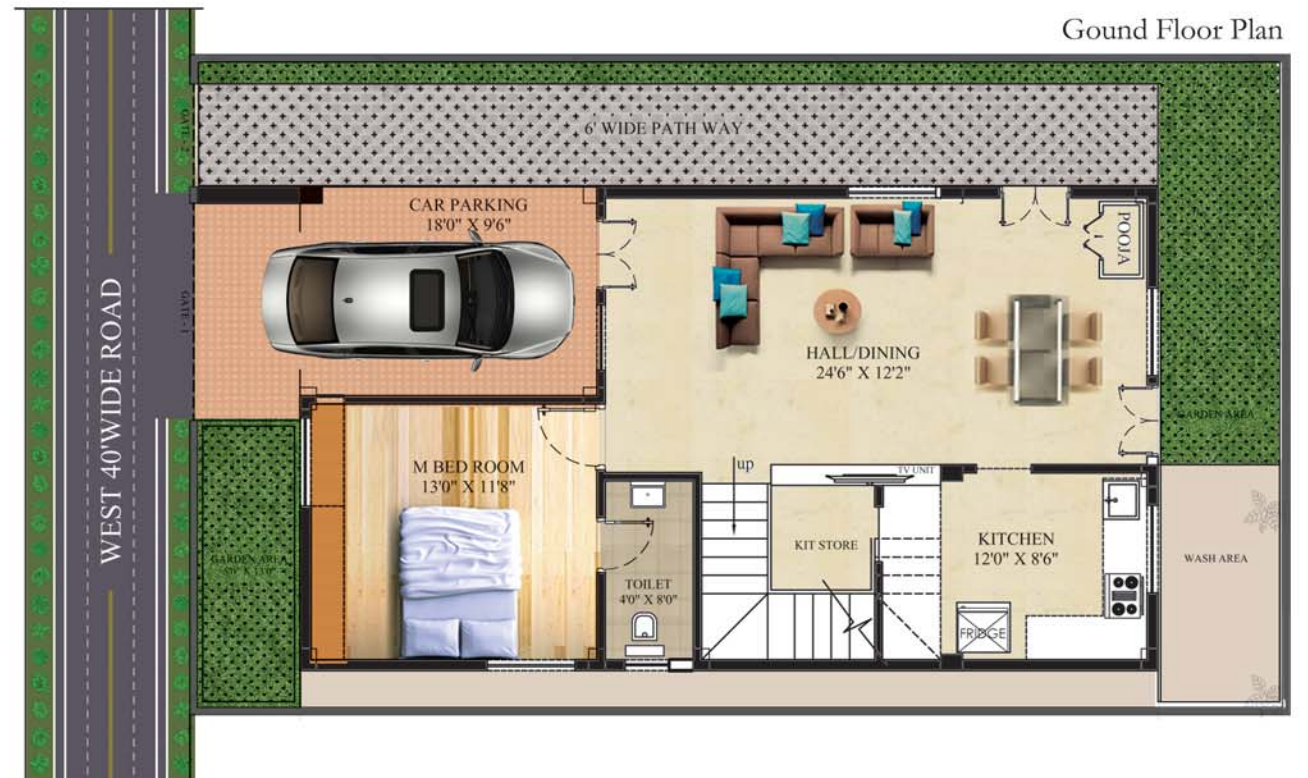


## Villa Floor Plan



First Floor Plan

Ground Floor Plan



PROPOSED  
**WEST FACING  
DUPLEX VILLA**  
WITH NORTH FACING ENTRY

Plot Size : 30 x 50 (Feet)  
166.67 sq.yds

Total Built-up Area : 1510 sq.ft.

3 Bedrooms, 2 Halls, Kitchen, Dining,  
Sitout, Car Parking, Open Lawn

# WEST FACING DUPLEX VILLAS STREET VIEW



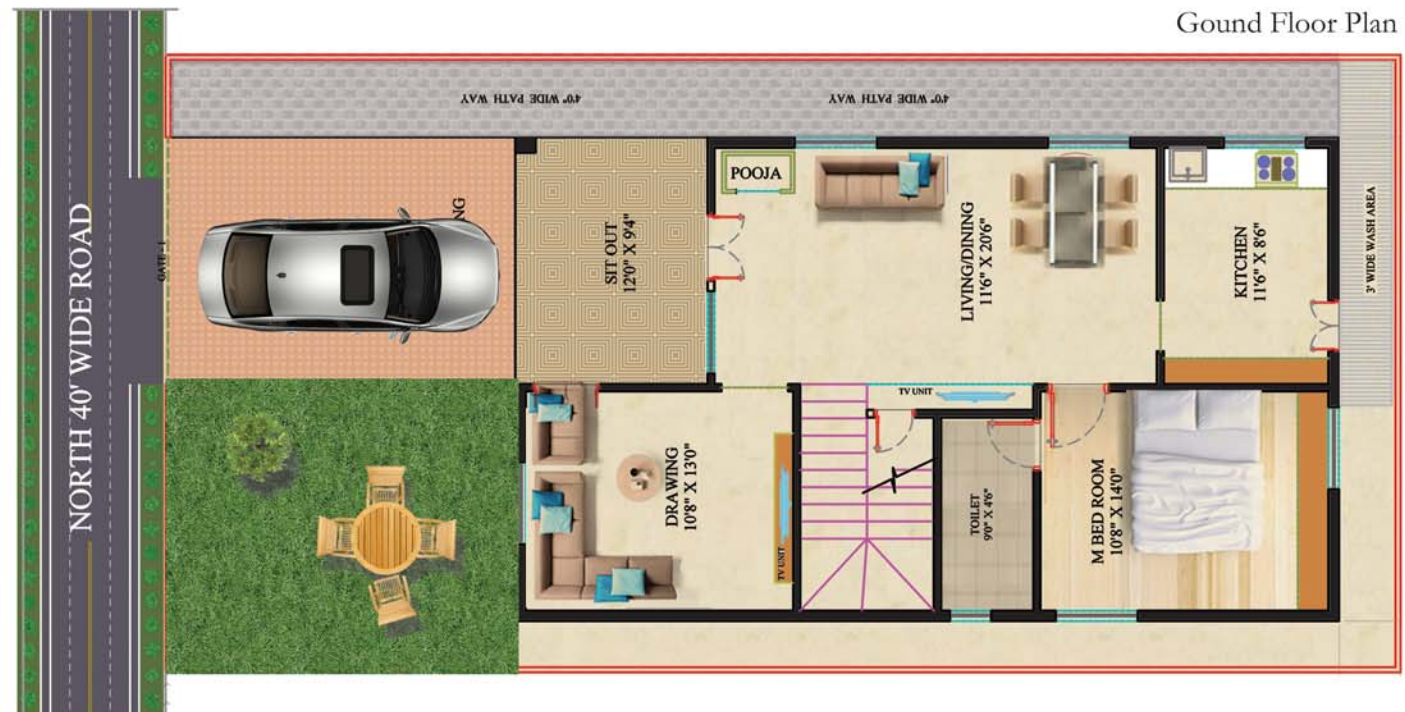


## Villa Floor Plan



First Floor Plan

Ground Floor Plan



PROPOSED

# NORTH FACING DUPLEX VILLA

Plot Size : 30 x 60 (Feet)  
200 sq.yds

Total Built-up Area : 1565 sq.ft.

3 Bedrooms, 2 Halls, Drawing, Kitchen, Dining, Sitout, Car Parking, Open Lawn



## Villa Floor Plan



First Floor Plan

Ground Floor Plan



PROPOSED

## SOUTH FACING DUPLEX VILLA

WITH NORTH - EAST FACING ENTRY

Plot Size : 30 x 50 (Feet)  
166.67 sq.yds

Total Built-up Area : 1510 sq.ft.

3 Bedrooms, 2 Halls, Kitchen,  
Dining, Car Parking, Open Lawn

# The high-end Integrated Township project at Bhimili, Visakhapatnam

## Salient features -

- Located at Bhimili under GVMC Limits, one of the key upcoming areas in Visakhapatnam.
- Will be the first class Integrated Township project in the City.
- Consists of Open Plots, Duplex villas and Apartments built to very high standards
- The size of plots range from 167 to 500 SqYds. And the size of villas range between 1500 to 1600 sft.
- Creation of various amenities, including play courts, children play areas, aesthetically designed & manicured landscape.
- Protected water distribution system to all plots.
- Under ground drainage system, cement concrete roads and thoughtfully designed walk ways.
- Surveillance cameras at main security Entry and Exit points of the layout.

## Structure

RCC Framed structure to withstand wind & seismic loads.

## Super structure

Brick Masonary for internal and external walls

## Doors & Window

Main Door - Best Teak wood door frame & shutter and joinery with Godrej / Dorset / equivalent ISI make.

Internal Doors – Hard wood frame flush shutters

Windows – UPVC windows with mosquito mesh and safety grills of NCL / Fenesta / equivalent ISI make.

## Paintings

Internal – Smooth putty finish with two coats of premium Acrylic Emulsion of Asian / Berger / Equivalent make over a coat of cement primer.

External – Two coats of premium exterior emulsion paint of Asian / Berger / Equivalent make over a coat of cement primer.

## Kitchen Counter

Granite Platform with 2' height Ceramic Tiles Dadoo and sink with drain board of Nirali or Equivalent make.

## Flooring

2'X2' Vitrified tiles for Bed rooms, Hall, Dining and Kitchen, 1'X1' Anti skid ceramic tiles for Toilets, utility and Balcony areas. Ceramic tiles dado upto 7 feet height for Toilets.

## Bathrooms

Wash basins and EWC with Cera / Hindware / Parryware / Equivalent make

Provision for Geysers and Exhaust fans for all bath rooms.

## Electrical

Power outlets for Air conditioners in Bed rooms. Power sockets for cooking Chimney, Microwave oven, Refrigerator, Washing machine in Utility area. Provision for Telephone and Internet. All Electrical Items of Finolex / Legrand / Anchor / GM / Equivalent make.

# Project strengths

- Exceptional location very nearer to National Highway 16, good connectivity to the Beach Corridor, and only 12km from from IT Hub and Data Centre
- The Project is close to International Schools, Engineering Colleges, Medical Colleges and IIM Vizag etc.
- The Project is close to Sports Complex, and Tourism Destination.
- The Project is nearer to the Proposed Bhogapuram Green Field International Airport.
- Most delightful landscape with North East River view.
- Thoughtfully planned amenities like Outdoor Gym and Yoga Centre, Children Play Area, Sr. Citizen Park, Volley Ball Court, Open air theatre.
- Vasthu compliant and intelligently designed Villas.
- Creating a resort-like environment and an exclusive neighbourhood.
- All the above contributing to high value appreciation.



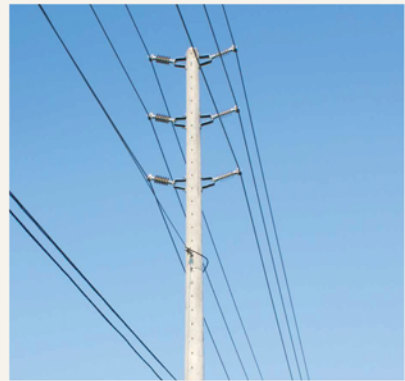
location nearby...

Beach Corridor

Vasanth Vihar  
*River Front*  
@ BHIMILI

Smart Living  
with  
*Nature*





## AMENITIES

- ◆ Outdoor Yoga Centre
- ◆ Children Play Arena
- ◆ Sr. Citizen Park
- ◆ Vasthu Compliance
- ◆ Outdoor GYM
- ◆ Open Air Theatre
- ◆ Cement Concrete Roads
- ◆ Underground Drainage
- ◆ Foot paths
- ◆ Water Supply Pipeline for all plots
- ◆ Electrification
- ◆ Avenue Plantation
- ◆ Volley Ball Court

# COMPLETED PROJECTS



750 Flats - Kothavalasa



625 Flats - Vizianagaram



Vasanth Vihar Royal @ Tanuku  
*The Address to Royalty*



Villas @ Vizianagaram Township



VUDA Approved Layout, Kothavalasa



VUDA Duplex Villas, Kothavalasa

# COMPLETED PROJECTS



200 flats, Opp. Railway Station, Vizianagaram



7Ac. VMRDA Approved Layout, Desapatrunipalem



VMRDA Approved Layout, Desapatrunipalem



VUDA Approved Layout, Chintalapalem



245 flats, Madhurawada, Visakhapatnam



22 Acres VUDA Approved Layout - Vizianagaram



Aerial View, Vizianagaram Project



Duplex @ Vizianagaram Township

## LOCATION



"**Vasanth Vihar**" has been established by Mr. Jai Prakash Babu Valluri, Chairman along with his son and Managing Director Mr. Vasanth Babu Valluri. Our company is a leading infrastructure company executing various types of residential apartment complexes, villas and layouts. Mr. Jai Prakash Babu Valluri and Mr. Vasanth Babu Valluri are having rich experience in the construction field since 2002.

## MILESTONES

We started our journey in 2002 with a milestone project of 200 flats, Opp the Vizianagaram railway station. The locational advantage, quality and vaasthu compliant nature of the project has given an appreciation of more than 400% in 12 years.

The journey continued with VUDA approved plots in Dharmapuri which gave returns of 550% in 7 years.

This commitment to delivery value and appreciation continued with

- 50 Acres VUDA Approved Layout in Vizianagaram.
- Villa Projects in Vizianagaram.
- 245 flats in Madhurwada, Visakhapatnam.
- 450 flats in Kothavalasa.
- 600 flats in Vizianagaram.
- 25 acres VMRDA approved layout in Kothavalasa.
- VMRDA approved layout in Desapatrunipalem.

All the above project generated a appreciation of at least 250% in 5 years.

## KEY FACTORS

- Dedication
- Quality
- Vaasthu Concern
- Location Advantage



Contact Nos. :  
**9581513999**  
**9703821234**  
**9703827878**

Note: This brochure is for representational purposes only and is not a legal offering. The promoters reserve all rights to make changes as they deem fit.

- Vasanth Vihar is not responsible for any cash payments made outside our offices.  
- Please confirm our bank details before making any payments through banking channels.  
- Kindly obtain a receipt for all transactions.



CENTRAL OFFICE

Office Address : **VISAKHAPATNAM**

Sri **Vasanth Vihar**  
Seethammadhara N.E.,  
Port Stadium Backside Road  
Visakhapatnam-530013, 0891-2555457



VIZIANAGARAM OFFICE

Sri **Vasanth Vihar**  
# 327, Plot no. 265, Vasanth Vihar  
Regency Layout, Dharmapuri Road  
Vizianagaram-535003, 08922-295001



KOTHAVALASA OFFICE

**Vasanth Vihar**  
Araku-Visakhapatnam Road,  
Near Railway Station  
Kothavalasa-535183, 9581444302