

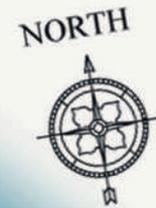


Vasanth Vihar  
*River Front*  
@ BHIMILI

OPEN PLOTS | VILLAS | APARTMENTS



Vasanth Vihar  
*River Front*  
 @ BHIMILI



AP RERA NO.  
**P03270094846**  
 Greater Visakhapatnam  
 Municipal Corporation  
 Approved Layout



L.P.No. : 2/2023

Approved by  
  
**VMRDA**  
 LAYOUT  
 LP. NO. 3/2024

## GVMC AREA STATEMENT

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)	Facing	Plot No.	Area (Sq.Yd)	Facing
1	628.19	NE	32	167.46	N
2	205.68	NE	33	146.27	N
3	243.85	N	34	145.41	N
4	200.00	N	35	200.00	N
5	200.00	N	36	200.00	N
6	200.00	NE	37	200.00	N
7	332.91	N	38	200.00	N
8	265.42	N	39	200.00	N
9	397.69	NE	40	442.26	N
10	166.67	S	41	200.00	S
11	166.67	S	42	200.00	S
12	230.12	S	43	471.32	S
13	356.48	N	44	359.29	N
14	200.00	N	45	200.00	N
15	200.00	N	46	200.00	N
16	200.00	N	47	200.00	N
17	200.00	N	48	227.70	NE
18	200.00	N	49	236.83	E
19	200.00	N	50	236.83	E
20	200.00	N	51	231.44	E
21	356.98	N	52	200.00	S
22	271.12	N	53	200.00	S
23	205.02	N	54	200.00	S
24	200.00	S	55	200.00	S
25	200.00	S	56	325.04	S
26	200.00	S	57	440.15	N
27	200.00	S	58	457.54	N
28	200.00	S	59	576.73	N
29	428.12	S	60	255.94	N
30	203.21	N	61	235.96	N
31	188.65	N		15,402.93	

### Roads

Cement Concrete Roads

### Drainage

Underground Drainage

### Electrification

Over head Electrification

### Water Supply

Water supply pipe line for each Plot

### Plantation

Avenue Plantation , Lush lawns with Manicured Land Scaping.

### Pathways

Antiskid tiled friendly walkways

### Parks

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

### Security

Fully Secured gated community layout with compound wall around and CC Cameras surveillance at the entrance.

### Vasthu

100% Vasthu Compliant .

### Overall Project

First Class Gated community layout with 100% Vasthu Compliant and most Delightful Landscaping & North East River front 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



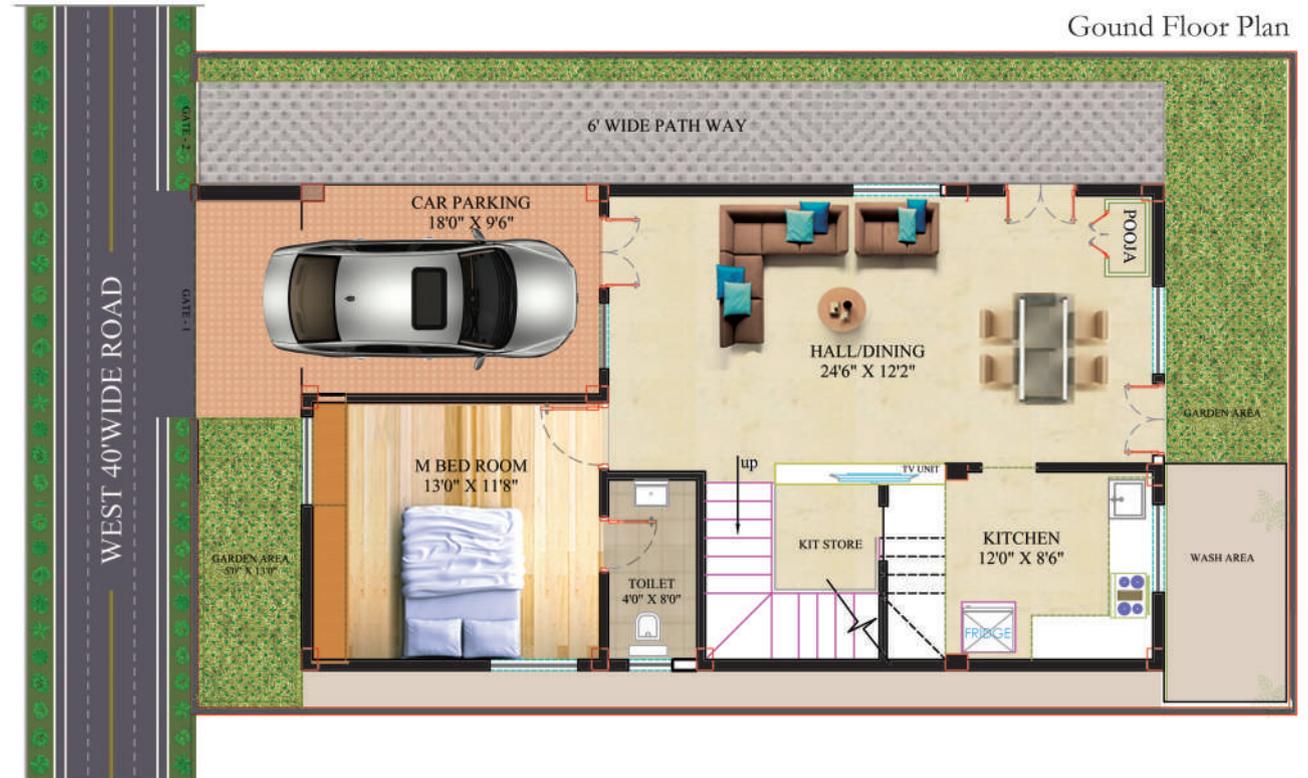


## Villa Floor Plan



First Floor Plan

Ground Floor Plan



## PROPOSED WEST FACING DUPLEX VILLA

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



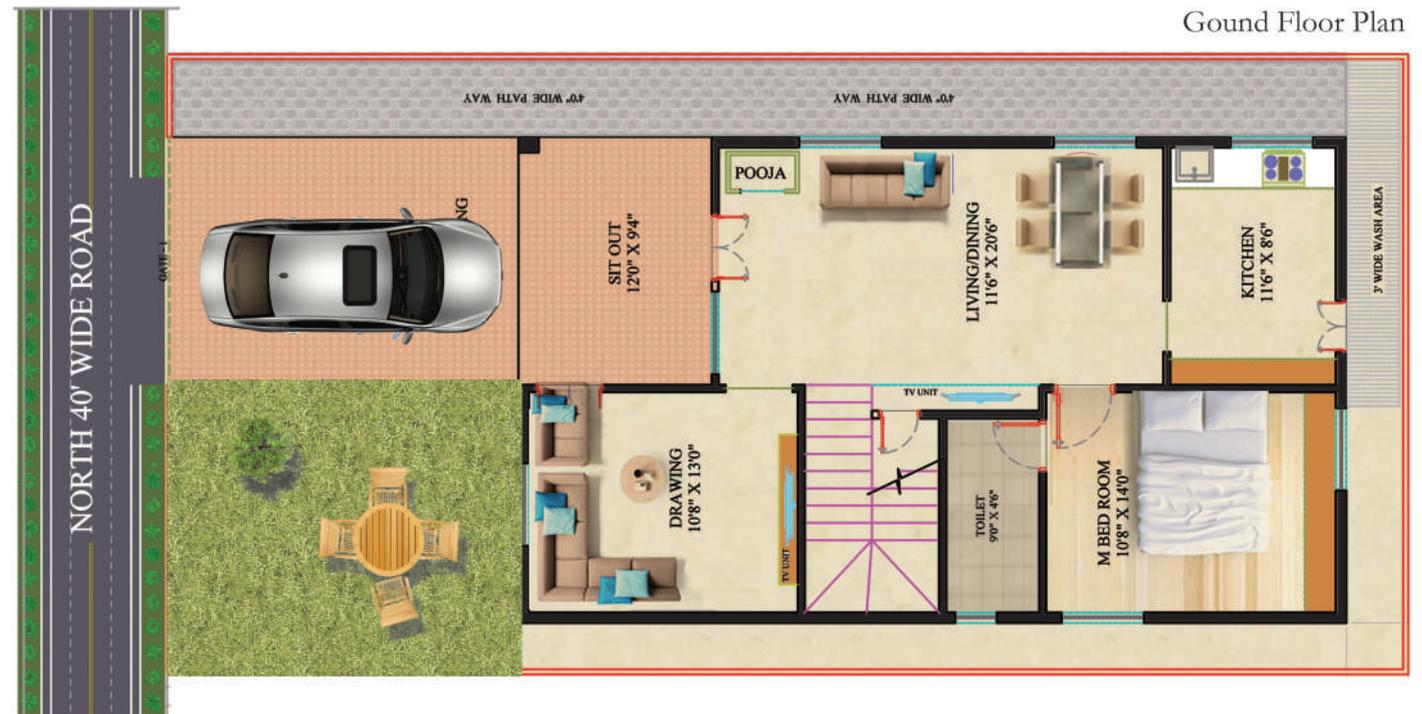


## Villa Floor Plan



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.

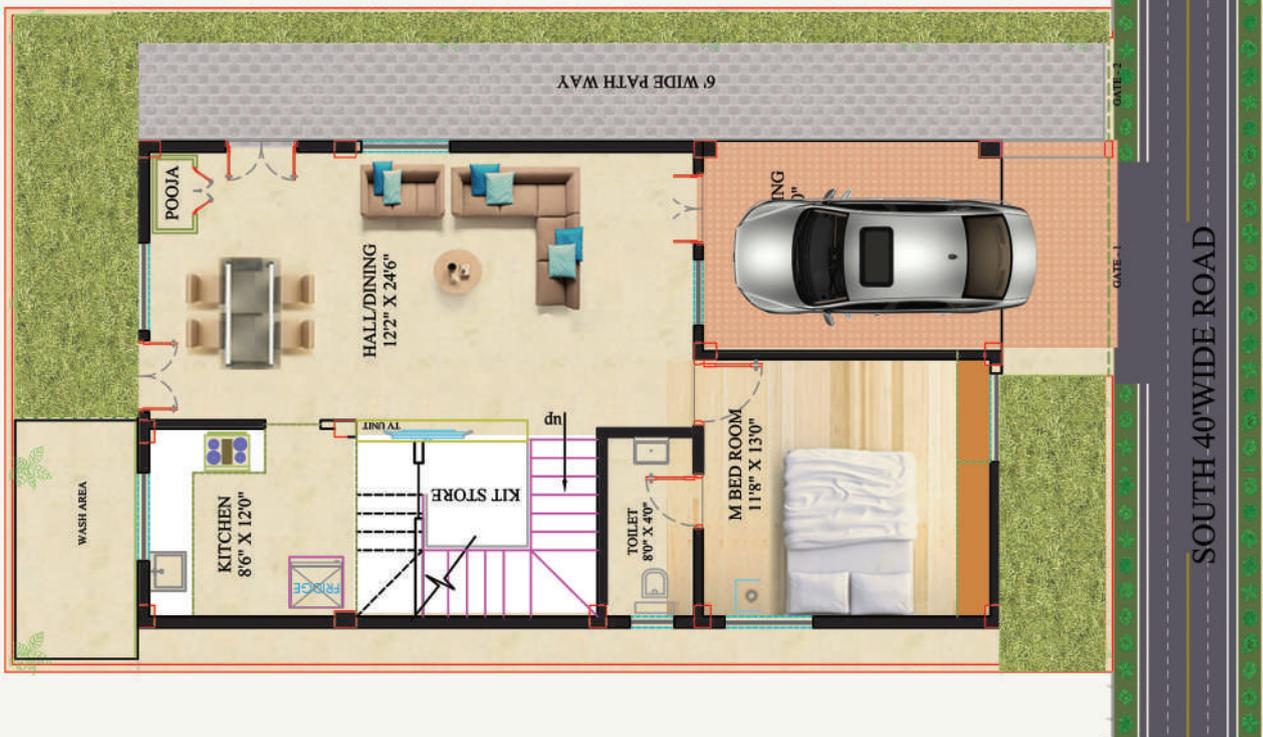
3 Bedrooms, 2 Halls, Drawing, Kitchen,  
Dining, Sitout, Car Parking, Open Lawn

## Villa Floor Plan



First Floor Plan

Ground Floor Plan



## PROPOSED SOUTH FACING DUPLEX VILLA

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,GVMC Limits one of the most emerging 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 between 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 and Cement Concrete Roads with Thoughtfully Designed Path 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 & External walls

## Doors & Window

Main Door - Best Teak wood door frame & shutter and joinery With Godrej / Doorset/ 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/Berge / Equivalent make over a coat of cement primer.

External – Two coats of premium exterior emulsion paint of Asian/Berge / 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' Vetrified 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.

## Broadly, the strengths of the Project are -

- Exceptional location is very nearer to National Highway No.16 and good connectivity with the Beach Corridor, and just 12km away from the IT Hub and DATA Centre
- The Project located closely to International Schools, Engineering Colleges, Medical Colleges and IIM Vizag etc.
- The Project is very close to Sports Complex, and Tourism Destination.
- The Project is nearer to Proposed Bhogapuram Green Field International Air Port.
- 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.

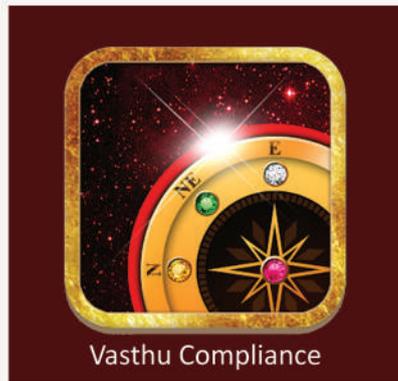


location nearby...

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



VUDA Approved Layout, Kothavalasa



625 Flats - Vizianagaram



Vasanth Vihar Royal @ Tanuku  
*The Address to Royalty*



Villas @ Vizianagaram Township



VUDA Duplex Villas, Kothavalasa

# COMPLETED PROJECTS



200 flats, Opp. Railway Station, Vizianagaram



7Ac. VMRDA Approved Layout, Desapatrunipalem



VMRDA Approved Layout, Desapatrunipalem



245 flats, Madhurawada, Visakhapatnam



VUDA Approved Layout, Chintalapalem



22 Acres VUDA Approved Layout - Vizianagaram

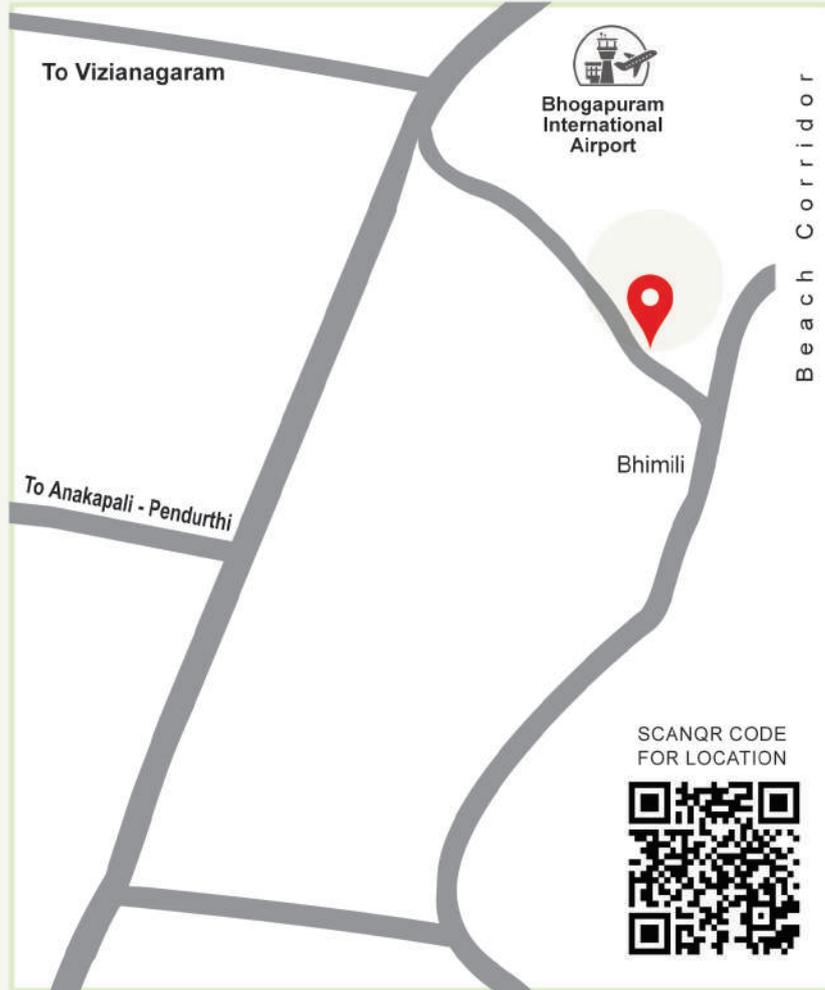


Duplex @ Vizianagaram Township

Aerial View, Vizianagaram Project



## LOCATION



"**Vasanth Vihar**" has been established by Mr. Jai Prakash Babu Valluri, Chairman along with his son & also Managing Director Mr. Vasanth Babu Valluri. Our company is a leading infrastructure company executing various types of residential apartment complexes, villas and layouts. To expand our business horizons and to bring the professionalism into the business we have floated the company. Mr. Jai Prakash Babu Valluri and Mr. Vasanth Babu Valluri are having rich experience in the construction field; we are in the construction industry since 2002.

## MILESTONES

We have started our journey in 2002 with a milestone of 200 flats, Opp. Railway Station, Vizianagaram. All these flats have been constructed with good quality and as per vaasthu. As a result we have gained 200 happy customers at this venture who have got an appreciation of 400% on their Investment with in 12 years of time.

This journey has been continued with VUDA approved open plots at Dharmapuri, Vizianagaram as per vaasthu and also as per the guidelines of VUDA. All the customers have got an appreciation of 550% on their investment within 7 years of time.

This legendary has continued again with our 245 flats Apartment Project at Madhurawada, Visakhapatnam in 2008, 450 flats at Kothavalasa in 2010, 600 flats at Vizianagaram in 2011, 25 Acres VMRDA Approved layout at Kothavalasa in 2018 and VMRDA approved layout in Desapatrunipalem. All these buyers have got an appreciation of 250% on their investment within 5 years of time.

## KEY FACTORS

- Dedication
- Quality
- Vaasthu Concern
- Location Advantage



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

NOTE : THIS BROCHER IS ONLY FOR PRESENTATION OF THE PROJECT AND NOT FOR LEGAL OFFERING. THE PROMOTERS RESERVE THE RIGHT TO MAKE CHANGES AS DEEMED FIT.  
\*Vasanth Vihar is not responsible for any cash payments made out of Vasanth Vihar Office.  
\*\*If any transaction through bank kindly ensure the Bank Account Details. \*\*\*Kindly obtain proper receipt for any Transaction



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