



SHADES OF GREEN
Luxury Villas in the Warmth of Nature
By HPR Infra

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Welcome to a life where nature
isn't outside your home
it is a part of it.

At Shades of Green, every home is designed to seamlessly blend with its natural surroundings. Lush landscapes, open spaces, and thoughtful planning ensure that greenery isn't just a view — it becomes a part of your everyday living experience.

Project Overview



4.2
Acres



Bank Loans
Available



83
Villas



BDA
Approved



RERA
Registered



Clear
Legal Titles



20 Mins
from Manyata
Tech Park



20 Mins
from Airport



**Well
Developed**
& Eco-friendly
Layout

RERA: PRM/KA/RERA/1251/446/PR/040826/008858

Who we are?

We are a Hyderabad-based construction company dedicated to building thoughtfully planned apartments, villas and plotted developments. We focus on creating neighborhoods with generous road widths, well-engineered underground utilities, curated landscapes, and optimal home orientation for natural light and ventilation.



12 + YEARS IN
BUSINESS



2.4+ MILLION
SQ. FT. DELIVERED



1200 + HAPPY
CUSTOMERS



STRONG PARTNER
ECOSYSTEM



OUR FOOTPRINT

HPR's projects are primarily based in Hyderabad, Telangana, across key growth corridors connected to the ORR and major highways. The portfolio also includes a sea facing plotted development near Chirala, Andhra Pradesh, with residential expansion planned in Bengaluru, Karnataka.



Hyderabad



Bangalore



Chirala, AP





OUTDOOR AMENITIES



Reflexology
Park



Basketball
Court



Pet Park



Outdoor
Gym



Children's
Park



Water
Pond



Pickleball
court



Cricket
pitch



AMENITIES



Entrance Arch



Rainwater
Harvesting



Underground
Water Tank



Compound
Wall



STP



24/7 Security



CCTV
Surveillance



Power & Water
Supply to Each Villa



Underground
Drainage



A Legacy You *Can Trust*

Built on a foundation of trust and excellence, every project reflects a commitment to quality and long-term value. With a vision that goes beyond construction, we create spaces that stand the test of time. Attention to detail, thoughtful planning, and superior craftsmanship define our journey. Here, you don't just invest in a home you invest in a legacy.



SUSTAINABLE BY NATURE
BRICK-CLADDED

Villas

Where timeless design meets conscious living. Built with naturally durable brick façades, these villas offer superior insulation, reduced energy consumption, and lasting strength — all while blending seamlessly with their surroundings. Experience a home that stays cooler in summer, warmer in winter, and kinder to the planet, without compromising on elegance or comfort.





Designed Around Nature

A concept where architecture flows effortlessly with the surrounding landscape. Designed as an east-facing villa, the home welcomes the warmth of the morning sun, while its striking double-height elevation creates a sense of grandeur, openness, and visual elegance. Homes are thoughtfully designed to invite natural light, fresh air, and greenery into everyday living. Open layouts, soaring volumes, and natural elements come together to create a calming, breathable environment. Every space reflects a harmonious balance of beauty, functionality, and thoughtful design where architecture and nature exist in effortless connection.



Spacious 4 BHK villas designed to offer comfort and elegance. Every villa is thoughtfully planned to enhance usability and openness. Premium design elements elevate the overall living experience. Homes that reflect sophistication in every detail.



EAST VILLA PLANS (SBA - 2933 Sq. Ft.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

EAST VILLA PLANS (SBA - 2933 Sq. Ft.)



SECOND FLOOR PLAN



TARRACE PLAN

WEST FLOOR PLANS (SBA - 3150 Sq. Ft.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WEST FLOOR PLANS (SBA - 3150 Sq. Ft.)



SECOND FLOOR PLAN

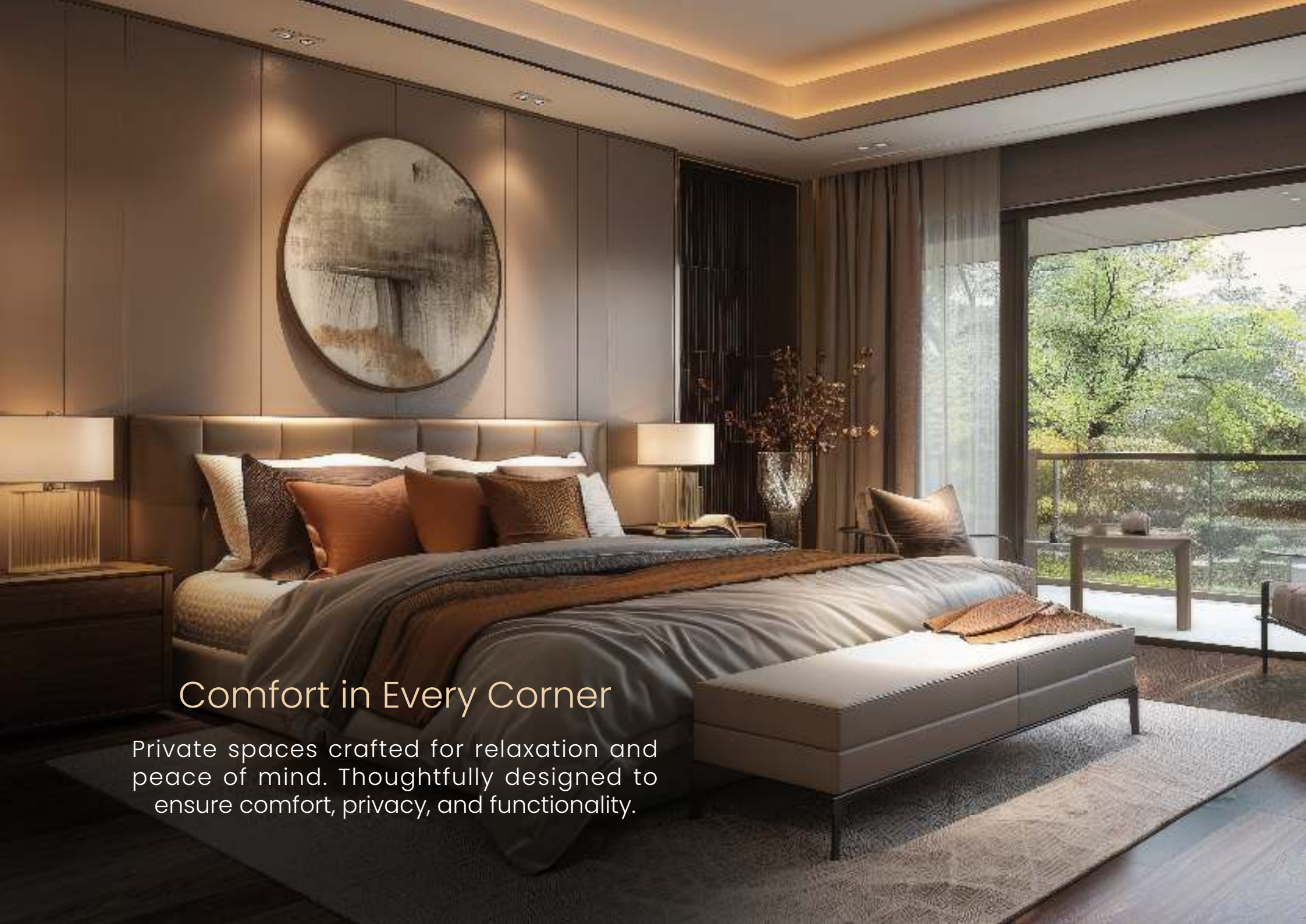


TARRACE PLAN

The Heart of Your *Home*

Spacious living areas designed for comfort and togetherness. Perfect for hosting guests or enjoying family moments. Large windows bring in natural light and scenic views. A welcoming space that blends elegance with warmth.





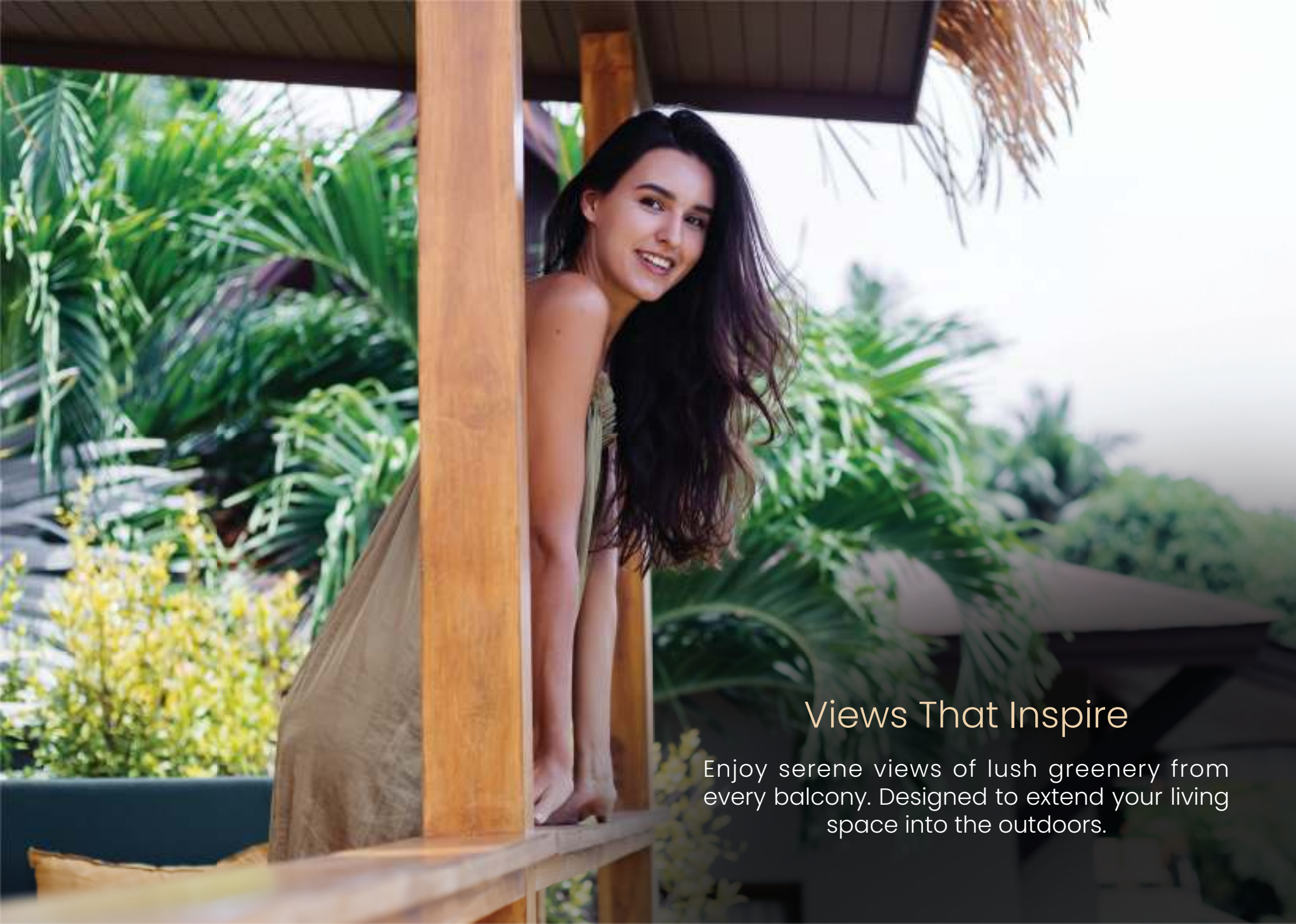
Comfort in Every Corner

Private spaces crafted for relaxation and peace of mind. Thoughtfully designed to ensure comfort, privacy, and functionality.



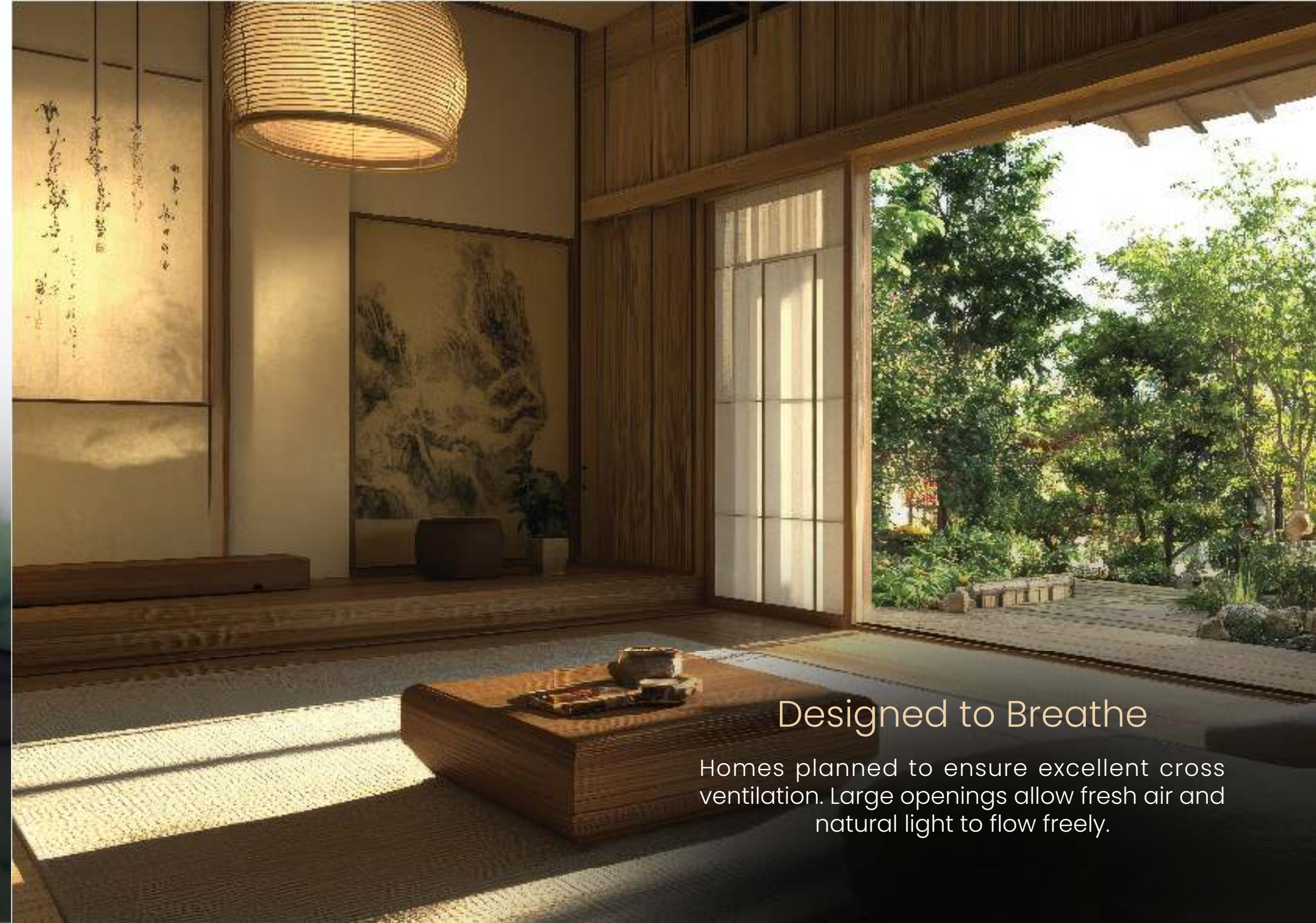
Designed for Modern Living

Stylish kitchens equipped with premium finishes and smart layouts. Designed to combine functionality with contemporary aesthetics.



Views That Inspire

Enjoy serene views of lush greenery from every balcony. Designed to extend your living space into the outdoors.



Designed to Breathe

Homes planned to ensure excellent cross ventilation. Large openings allow fresh air and natural light to flow freely.

A World of *Leisure*

A grand 15,000 sq. ft. clubhouse designed for elevated living. A perfect destination for recreation, relaxation, and socializing.





Large Terrace Party Area



Kids Pool



3 Guest Rooms



Gym



Yoga / Meditation Room



Indoor Games



Library



Swimming Pool



Multipurpose Hall



Co-working Space

Indoor *Amenities*

Experience a thoughtfully designed clubhouse that brings together wellness, recreation, work, and celebration in one elegant destination. From a refreshing swimming pool and state-of-the-art gym to serene yoga spaces, a modern co-working lounge, library, indoor games, banquet hall, guest suites, and a stunning rooftop party terrace—every amenity is crafted to elevate your lifestyle with comfort, convenience, and sophistication.

OUTDOOR AMENITIES



Basketball Court



Children's Park



Pet's Park



Pickleball Court



Water Pond



Reflexology Park



Outdoor Gym



Cricket Pitch

LOCATION ADVANTAGE



IT Hubs

- Amazon office - 4 Kms - 10 Mins
- Bhartiya City Tech park - 3.5 Kms - 8 Mins
- Manyata Tech Park - 8 kms - 16 Mins
- KIADB - Aerospace, IT and financial District - 9 Kms. - 15 Mins



Malls

- Bhartiya Cit Mall - 8 Mins
- Elements Mall - 15 Mins
- RMZ Galleria Mall - 15 Mins
- Mall of Asia - 25 Mins



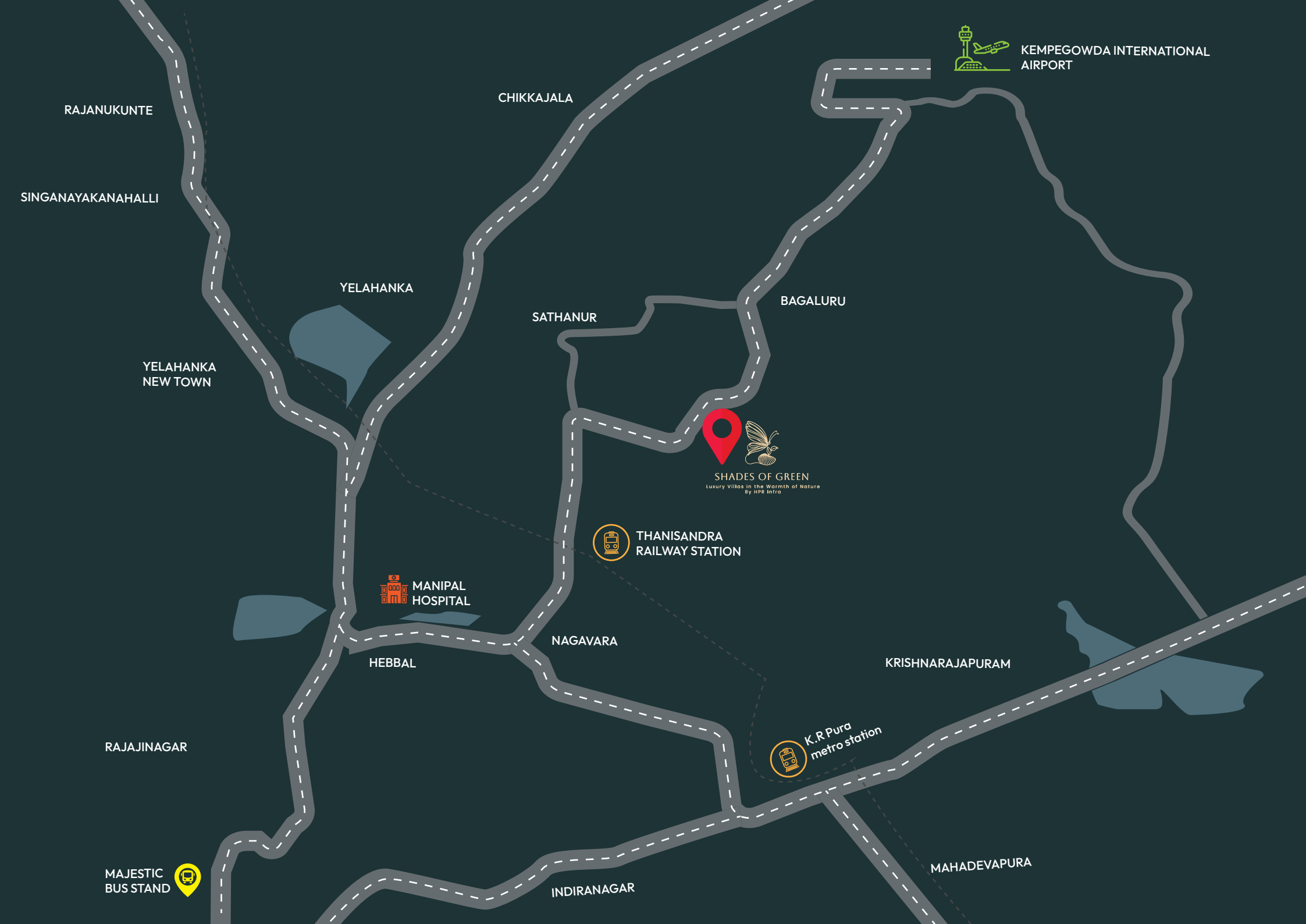
Schools

- BM International School Hennur - 2 Mins
- Vidyashilp School - 3 Mins
- Rayan International Academy - 12 Mins
- Orchids The International School - Jakkur - 12 Mins



Hospitals

- North Bangalore - 2 Kms - 5 Mins
- Abhay Hospital (Unit Of JD Group
- Cyte Care - 5 Kms - 8 Mins
- Sparsh Hospital - 7 Kms- 15 mins
- Manipal Hospital - 10 Kms -20 Mins
- Aster Hospital -11 Kms -22 Mins



WHY INVEST IN SHADES OF GREEN



Strategic Location

- Located in North Bengaluru's rapidly evolving growth corridor, offering excellent connectivity to Hebbal, Thanisandra, Hennur, Yelahanka, and Kempegowda International Airport.
- Well-connected via Hennur Main Road, Kannur Road, Bellary Road (NH-44).



Work Hub Access

- Convenient access to leading employment hubs including Manyata Tech Park, Kirloskar Business Park, KIADB Aerospace SEZ, and the upcoming Information Technology Investment Region (ITIR).
- An ideal residential destination for professionals working in North and East Bengaluru's major business districts.



Upcoming Infrastructure

- Infrastructure growth is being accelerated by the upcoming Metro Phase 2B (Airport Line), STRR, and major road expansion projects.
- The corridor is witnessing rapid development with premium educational institutions, healthcare facilities, retail centres, and lifestyle destinations.



Growth Hotspot

- Hennur-Kannur Road continues to witness strong real estate appreciation, driven by robust infrastructure development and airport-led growth.
- Increasing demand for premium plotted developments and residential communities makes it a promising destination for long-term investment and high capital appreciation.

SPECIFICATIONS



STRUCTURE

- **Structure:** RCC framed structure designed as per relevant IS codes.
- **External Walls:** 6" solid concrete block masonry.
- **Internal Walls:** 4" solid concrete block masonry.
- **Ceiling:** 11 feet and 10 feet clear ceiling height to make Villa Spacious.



PAINTING

- **Internal:** 2 Coats Putty,1 Coat Primer & 2 Coats Emulsion Paint.
- **External:** 1 coat damp proof primer + 1 coat texture & 2 coats of exterior premier emulsion.



DOORS & WINDOWS

- **Door Height:** All doors are 8'-0"" high.
- **Main Door:** Teak wood frame with a polished veneer shutter.
- **Internal Doors:** Engineered wood frames with laminated flush shutters (lamine finish on both sides).
- **Toilet Doors:** Engineered wood frames with waterproof laminated flush shutters.
- **Windows:** Aluminium/UPVC with provision for mosquito mess.



COMMUNICATION

- TV and Internet points in the Living Room, Family Lounge and all bedrooms.



RAILINGS

- MS railing for Balconies & SS glass railing for staircase.



FLOORING & DADO

- **Living & Dining:** Marble look alike vitrified Tiles
- **Kitchen:** Premium vitrified tile flooring.
- **Master Bedroom:** Premium laminated wooden flooring.
- **Other Bedrooms:** Premium vitrified tile flooring or equivalent.
- **Balcony & Utility:** Anti-skid ceramic tile flooring.
- **Open Terrace:** VDF flooring or anti-skid ceramic tiles.
- **Bathrooms:** Premium glazed vitrified tiles (GVT) for flooring and wall dado up to 8 ft height.
- **Staircase:** Granite
- **Parking:** VDF flooring/Polished Kota Stone.



PLUMBING/CP & SANITARY FIXTURES

- **Sewerage Lines:** PVC pipes of reputed make.
- **Water Supply Lines:** CPVC pipes of reputed make.
- **Toilets:** Premium EWC with flush cistern in all bathrooms.
- **Wash Basins:** Premium wash basins in all bathrooms.
- **Bathrooms:** Overhead shower with concealed diverter in all bathrooms.
- **Kitchen:** Stainless steel sink with provision for a water purifier.
- **Solar:** Provision for installation of a solar water heating system.



ELECTRICAL

- **Wiring:** Concealed FRLS copper wiring.
- **Switches & Accessories:** Premium modular switches from Legrand or equivalent.
- **Distribution Board:** Premium DB with MCBs and RCCB/ELCB for enhanced electrical safety.
- **Air Conditioning:** Provision for air conditioning in all bedrooms.
- **Geysers:** Power point provision for geysers in all bathrooms.
- **EV Charging:** Provision for an electric vehicle charging point in the private parking area.



UTILITIES & SERVICES

- **Power Backup:** 100% DG power backup for the villa & Common areas.
- **Rain Water Harvesting: integrated self-cleaning Rainy Dual Intensity filters that harvest rooftop rainwater using cohesion and centrifugal force ensuring that every drop of rain is captured, filtered, and returned to the earth.**
- **Water Supply:** Underground sump with a pneumatic pumping system for continuous water supply.
- **Sewage Treatment Plant (STP):** Underground drainage network connected to a centralized STP.



SECURITY

- **24x7 Security:** Round-the-clock security at the main entrance gate.
- **Visitor Management:** MyGate app-based visitor access and management.
- **CCTV Surveillance:** CCTV cameras at the main entrance, internal roads and villa blocks for enhanced security.



FACILITIES & AMENITIES

- **Indoor:** Club house with Multipurpose hall, Library/Co-working space,Adminstartion office, Yoga/Meditation, Gym and guest rooms.
- **Outdoor:** Swimming pool, Pet park, Reflexology park, Children's Park, Outdoor gym, Pickel ball and cricket pitch.