



FROM A LEGACY OF TRUST
TO A LANDMARK OF TOMORROW

DTCP-Approved, | Ready-to-Construct Villa Plots
Near Collectorate, Khammam

FROM EXPERIENCES TO LANDMARKS – **THE SHREYAS JOURNEY**

Mr. G. Srinivas Rao
Founder & Chairman, Shreyas Group

I have always believed that events are not just occasions — they are experiences that inspire, unite, and leave an everlasting mark. With that belief, I began my journey over two decades ago in event management, driven by nothing but passion and a dream to create something extraordinary.

In 2008, when we launched Jalsa with Shreyas Media, it was more than just a debut — it was a statement. A statement that Shreyas would redefine how entertainment and events are experienced. That one moment became the spark that grew into Shreyas Group, today a powerhouse of creativity and innovation across multiple verticals.

From film and corporate events to cultural festivals, sports, and global platforms, Shreyas has always stood for scale, imagination, and flawless execution.

Over the years, our family has expanded into Shreyas Media, Shreyas Live, Shreyas Utsav, Wassap Media, Shreyas Talent, Shreyas Sports, Impact Foundation, and more — each carrying forward the same vision of excellence.

Now, as we embark on our next chapter, Shreyas Group is proud to venture into real estate. For us, this is not just a business expansion — it is a natural extension of our philosophy. Just as we create experiences that bring people together, we now aspire to build spaces that do the same: homes, communities, and landmarks that inspire belonging, trust, and pride.

With the same passion that made Shreyas a trusted name in events, we step into real estate with a commitment to raise the bar in quality, design, and sustainability.

This journey has only just begun. As we explore infinity, our mission remains unchanged — to deliver unforgettable experiences, in every field we step into.



ONE CITY. ONE VISION.

Shreyas ONE City is a **25-acre premium plotted township** beside Butterfly Circle, Khammam. With **300+ villa plots**, wide roads, a lifestyle clubhouse, and strong approvals, ONE City is built to be your **lifetime address**—a place where families thrive and investments grow.



KEY
PROJECT
HIGHLIGHTS

25

Acres
of DTCP, & RERA
Approved Layout

300+

Premium
Villa Plots

From
150

sq. yds.
onwards

60ft, 40ft. &
30ft. Wide
Internal Roads

Central
Clubhouse
with Lifestyle Amenities

Beside
Butterfly Circle,
near
Collectorate

EVERY DETAIL ADDS VALUE

- DTCP & RERA approved layout
- Spacious 60, 40, and 30 feet cement roads
- Green belt & children's park
- Electricity facility
- Convention Hall Spread Across 3000 Square Yards



- Drinking water pipeline connection to every plot
- Avenue plantation on both sides of the roads
- Drainage system & security room
- Overhead water tank





Elegant entrance arch with gate



Full compound wall around the project



Designated Open Spaces, Public Utilities &
Social Infrastructure Zones

Trust of a Proven Brand
– Backed by Shreyas Group's
legacy of large-scale ventures



Community Living – Designed for families,
supported by lifestyle amenities



WHY CHOOSE US

Secure Investment
– DTCP, and RERA approvals



Future Growth – Positioned in
Khammam's fastest-developing corridor

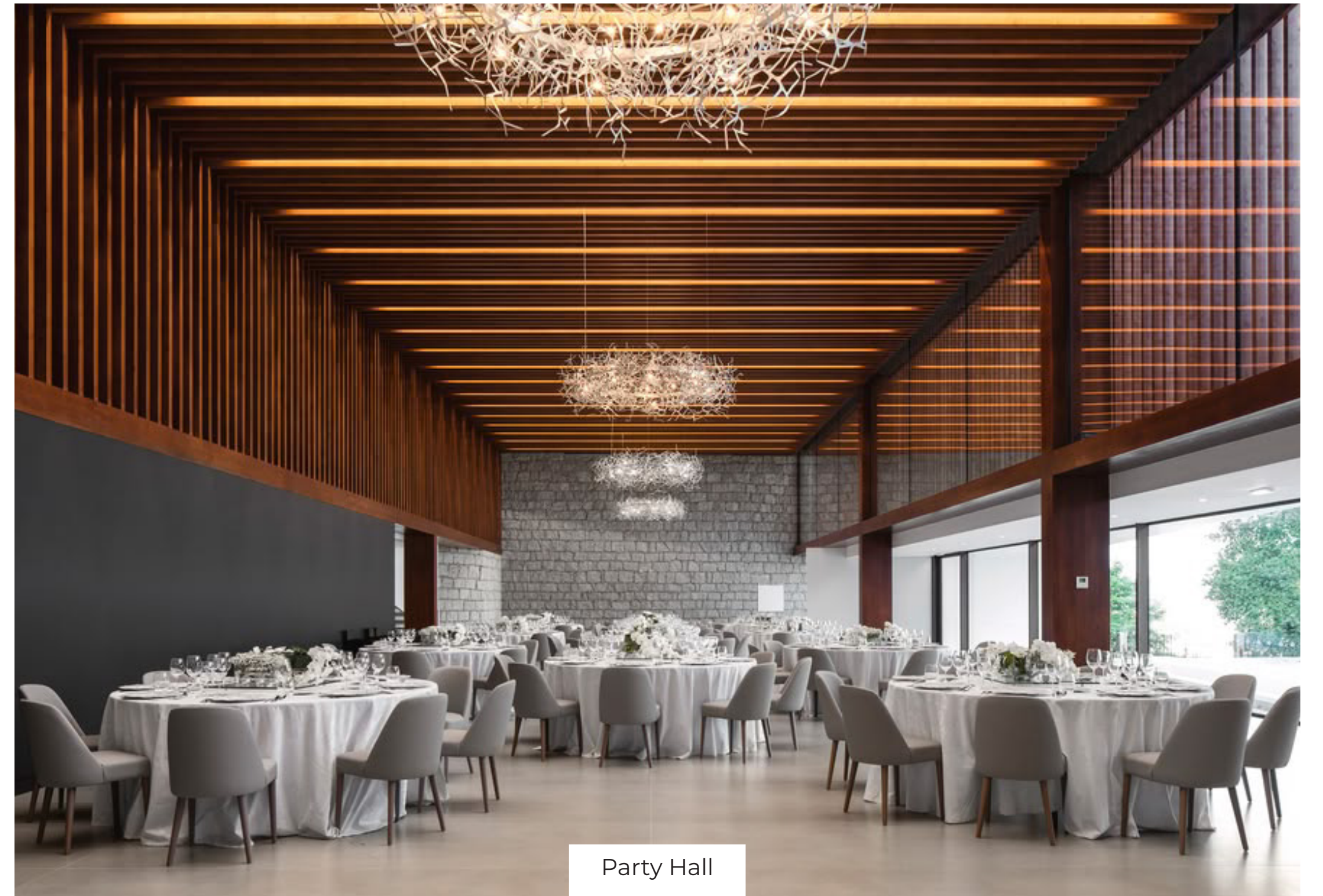


Strategic Location – Beside
Collectorate & Butterfly Circle





CLUB
HOUSE



Party Hall



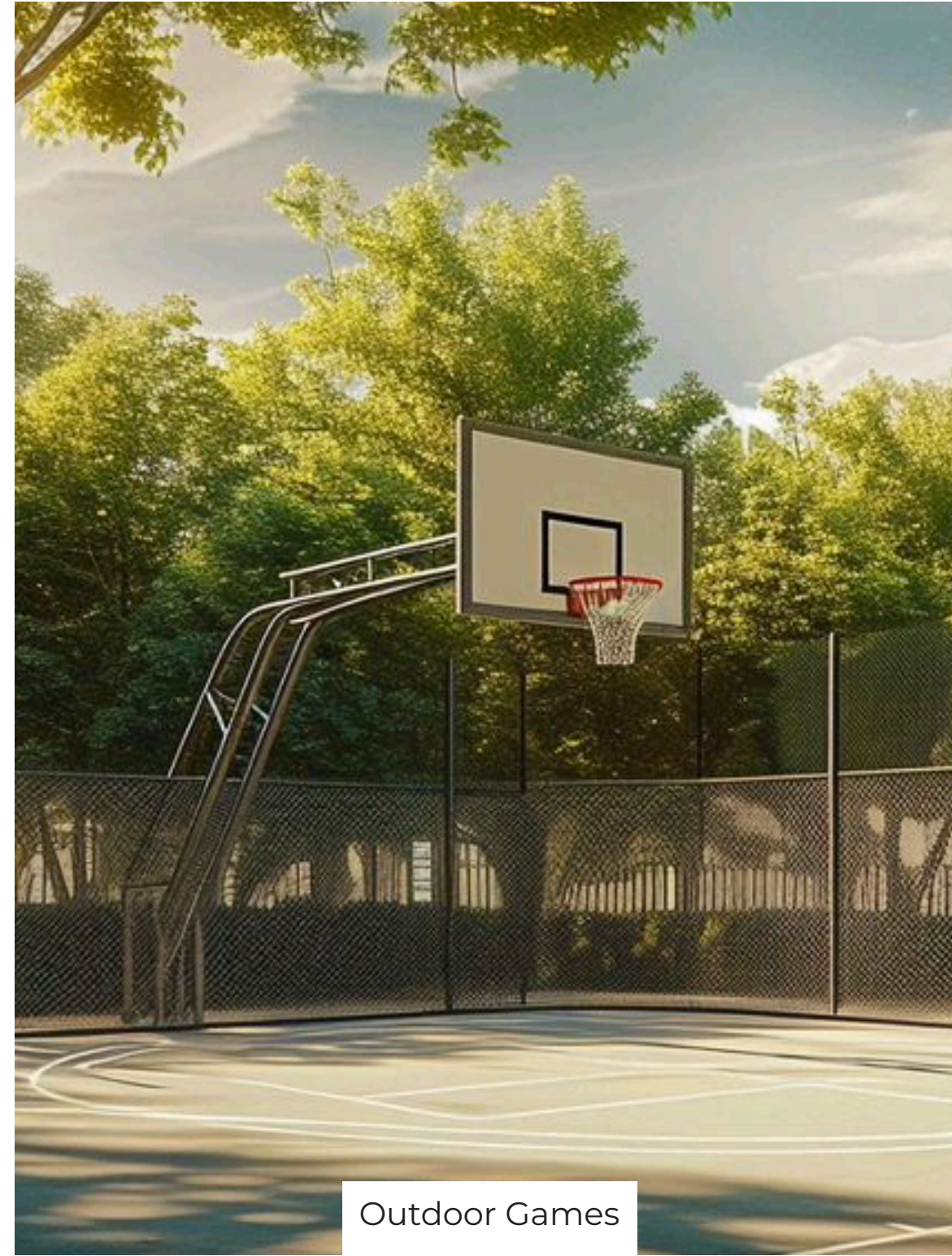
Yoga



Gym



Indoor Games



Outdoor Games

PLANNED FOR PROGRESS, DESIGNED FOR LIFE

Designed for privacy and harmony, each villa is thoughtfully placed with Vastu-aligned orientations.

Lush green buffers, a central clubhouse, and smooth roadways create a seamless flow, elevating life to its finest.

Location:
Near Collectorate, Beside Butterfly Circle, Greenfield Highway, Wyra Road

Area:
25 Acres (DTCP Approved)

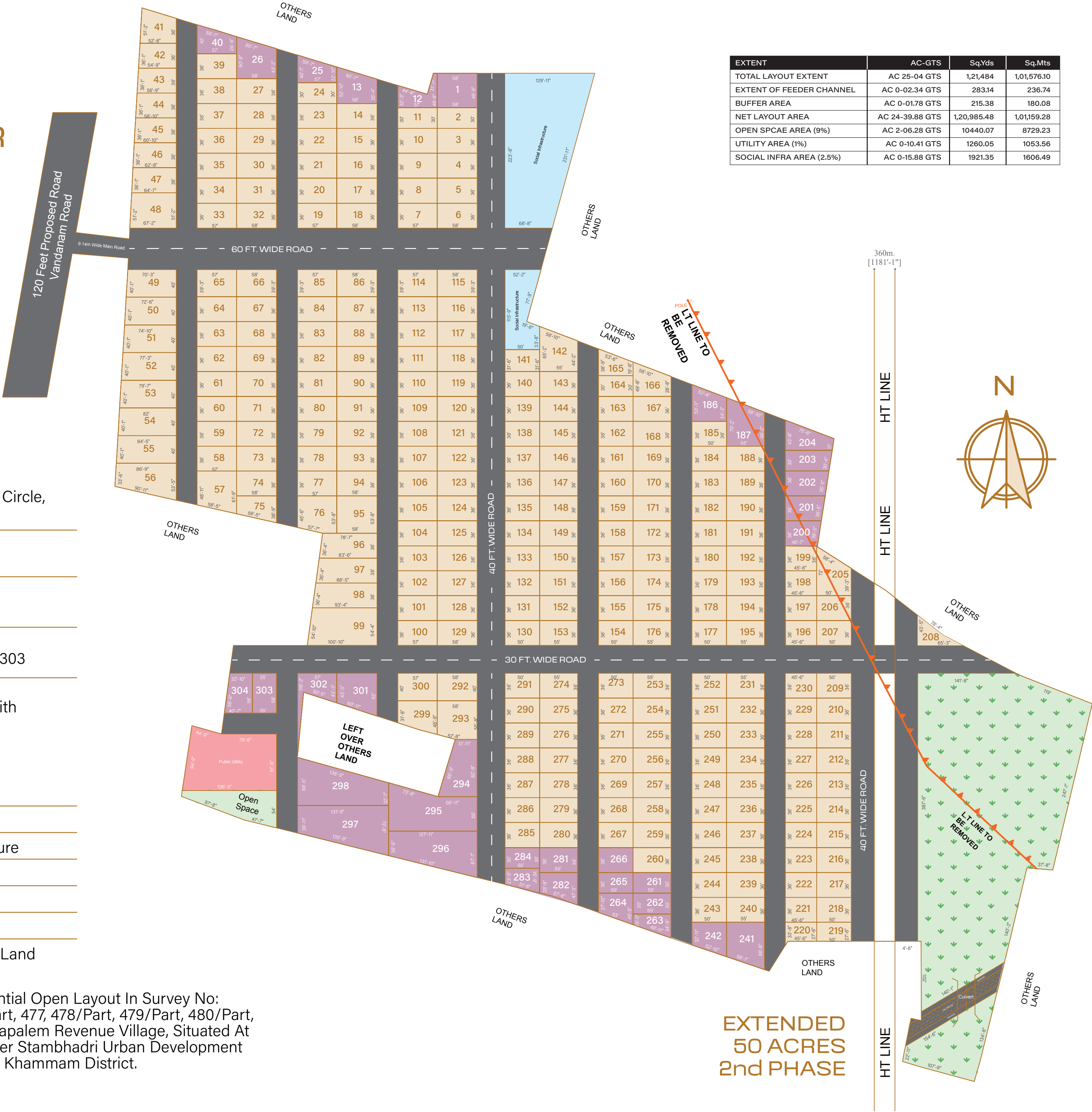
Saleable Area:
60,327 Sq. Yards

Plots:
272 Saleable | 31 Mortgage | Total: 303

Theme:
Premium Gated Plotting Venture with Festival Engagement

	Public Utility
	Mortgage
	Social Infrastructure
	Open Space
	Plots
	Roads
	Left Over Others Land

Plan Showing Proposed Of Residential Open Layout In Survey No: 470/Part, 471, 473, 474, 475, 476/Part, 477, 478/Part, 479/Part, 480/Part, 481, 482/Part, & 483/Part Of Ammapalem Revenue Village, Situated At Ammapalem Revenue Village, Under Stambhadri Urban Development Authority (Suda), Konijerla Mandal, Khammam District.



EXTENT	AC-GTS	Sq.Yds	Sq.Mts
TOTAL LAYOUT EXTENT	AC 25-04 GTS	1,21,484	1,01,576.10
EXTENT OF FEEDER CHANNEL	AC 0-02.34 GTS	283.14	236.74
BUFFER AREA	AC 0-01.78 GTS	215.38	180.08
NET LAYOUT AREA	AC 24-39.88 GTS	1,20,985.48	1,01,159.28
OPEN SPCAe AREA (9%)	AC 2-06.28 GTS	10440.07	8729.23
UTILITY AREA (1%)	AC 0-10.41 GTS	1260.05	1053.56
SOCIAL INFRA AREA (2.5%)	AC 0-15.88 GTS	1921.35	1606.49

PLOT NO:	AREA SQ.YDS	PLOT NO:	AREA SQ.YDS
1	319.85	114	248.49
2	193.33	115	252.85
3-6	232.00	116-129	232.00
7-10	228.00	130-140	200.00
11	190.00	141	175.00
12	186.09	142	334.29
13	284.00	143-153	220.00
14-18	232.00	154-163	200.00
19-23	228.00	164	166.66
24	190.00	165	162.30
25	199.31	166	239.41
26	334.87	167-176	220.00
27-32	232.00	177-185	200.00
33-39	228.00	186	242.71
40	211.45	187	364.53
41	249.06	188-195	220.00
42	214.83	196-199	182.00
43	223.00	200	197.51
44	231.15	201	219.80
45	239.31	202	242.10
46	247.14	203	218.78
47	254.53	204	234.63
48	374.20	205	307.34
49	317.05	206-207	200.00
50	327.45	208	142.64
51	338.02	209-218	200.00
52	348.59	219	152.73
53	359.16	220	140.25
54	369.72	221-230	182.00
55	380.29	231-240	220.00
56	424.56	241	361.52
57	350.32	242	229.82
58-64	228.00	243-252	200.00
65	248.49	253-260	220.00
66	252.85	261-262	183.33
67-74	232.00	263	153.61
75	207.75	264	203.55
76	323.44	265	166.66
77-84	228.00	266-273	200.00
85	248.49	274-281	220.00
86	252.85	282	231.47
87-94	232.00	283	164.37
95	346.00	284	166.66
96	324.04	285-291	200.00
97	343.79	292	257.85
98	363.54	293	348.68
99	585.82	294	407.79
100-113	228.00	295	789.02
114	248.49	296	728.47
		297	823.56
		298	747.31
		299	257.11
		300	253.40
		301	339.31
		302	263.09
		303	225.50
		304	236.52

LOCATED IN THE HEART OF KHAMMAM

Strategic Location, Future-Ready Growth

Capital appreciation meets community convenience in Khammam's fastest-growing zone.

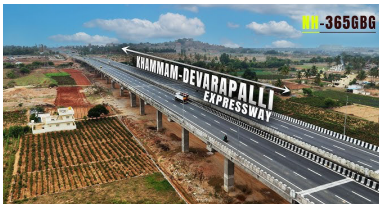
Proximity to Key Landmarks



Butterfly Junction - 500m



New Collectorate Office - 2 mins to drive



Suryapet-Devarapalli Highway - 5 mins to drive



Nagpur - Amaravati Expressway - 2 mins to drive

Education & Healthcare Hub

20+ Education Institutes Nearby
100+ Clinics/Hospitals in 5 km Radius

Regional Linkages

Seamless links to nearby towns like Kallur, Suryapet, Badrachalam, Sathupalli, Kothagudem, and Kothagudem Airport (Sanctioned) ensuring easy commute and access to broader amenities.

