

# POLARIS

Find your true north.

📍 SHAMIRPET





The North Star of

# Hyderabad

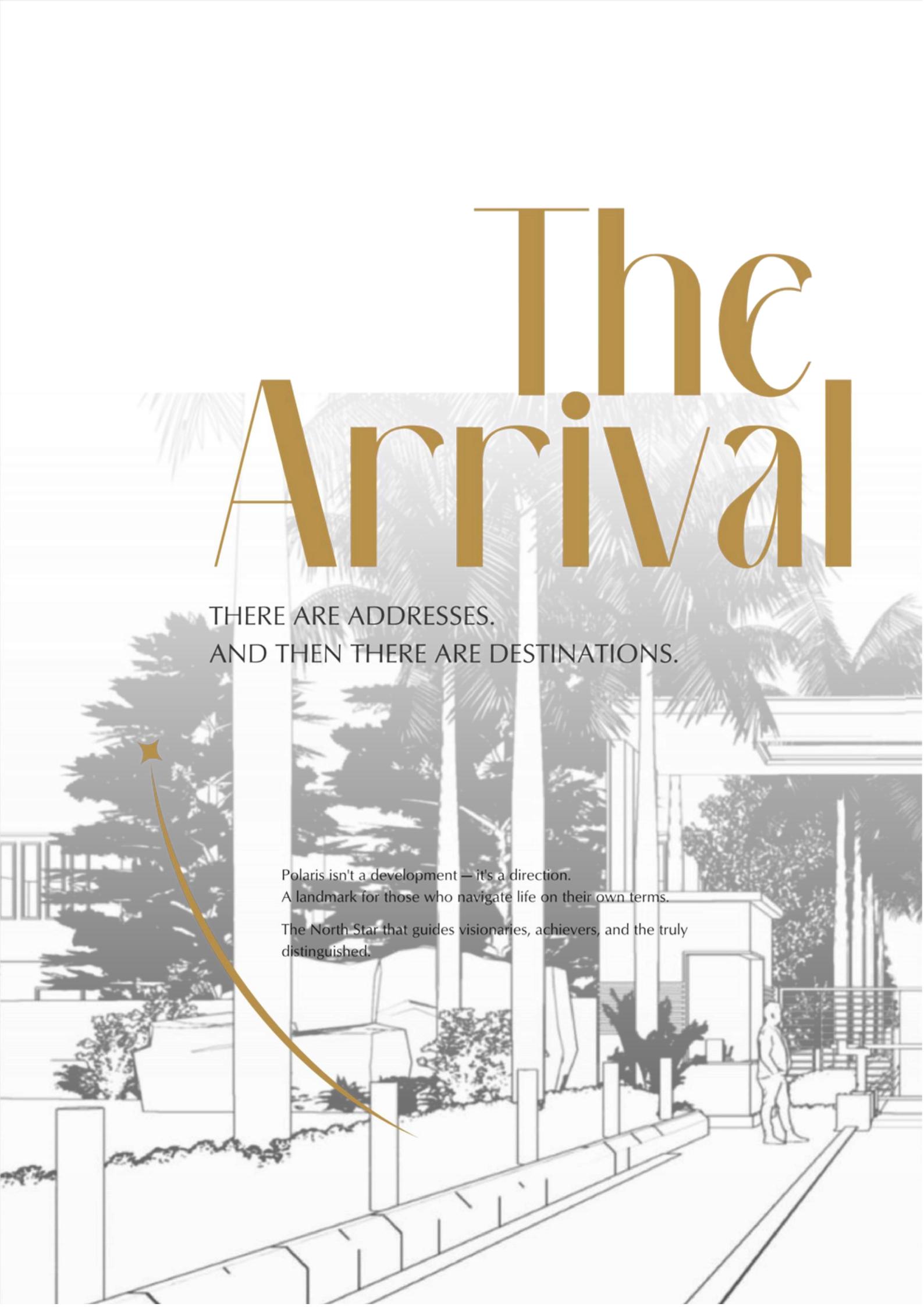
Through the ages, travelers have looked to the North Star — Polaris — which guided and lead them safely towards their destination. Inspired by this symbol of direction and constancy, Polaris emerges in the North of Hyderabad as a modern landmark of promise and growth.

Strategically positioned and meticulously planned, Polaris is not just a plotted development — it's a direction toward progress, offering investors a chance to secure their future in one of Hyderabad's most promising corridors.

Just as Polaris never shifts from its place in the sky, this project stands firm on the values of stability, vision, and lasting value.



# The Arrival



THERE ARE ADDRESSES.  
AND THEN THERE ARE DESTINATIONS.

Polaris isn't a development — it's a direction.  
A landmark for those who navigate life on their own terms.

The North Star that guides visionaries, achievers, and the truly  
distinguished.



207  
VILLA PLOTS

153 - 667  
SQ. YDS

30 & 40  
FT ROADS

HMDA  
APPROVED

RERA  
APPROVED

25,000  
SQ. FT CLUBHOUSE

WORLD-CLASS  
AMENITIES

10 MINS  
FROM ORR  
EXIT NO 7

# Urban Retreat

A COMMUNITY BUILT AROUND COMFORT,  
CONNECTION & CONVENIENCE.



A vibrant clubhouse with fitness, indoor games, and leisure spaces welcomes you every day. Step outside to landscaped gardens, jogging tracks, and play zones for all ages. Celebrate every occasion in spacious party areas and community lawns. Even your guests feel at home with well-appointed guest rooms for a comfortable stay.



Club House



Children Play Area



Yoga Room



Garden & Plantation



Swimming Pool



Guest Room



Sit-out Areas



Gated Community



Common Servant Quarters



Banquet Hall



Box Cricket



Open Cafe



Barbeque Place



Badminton Court & Indoor Games



Jogging Track



Indoor Gym



Reception & Waiting Lounge



Association Room



Preview Theatre



24X7 Security

**POLARIS**

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## MASTER LAYOUT



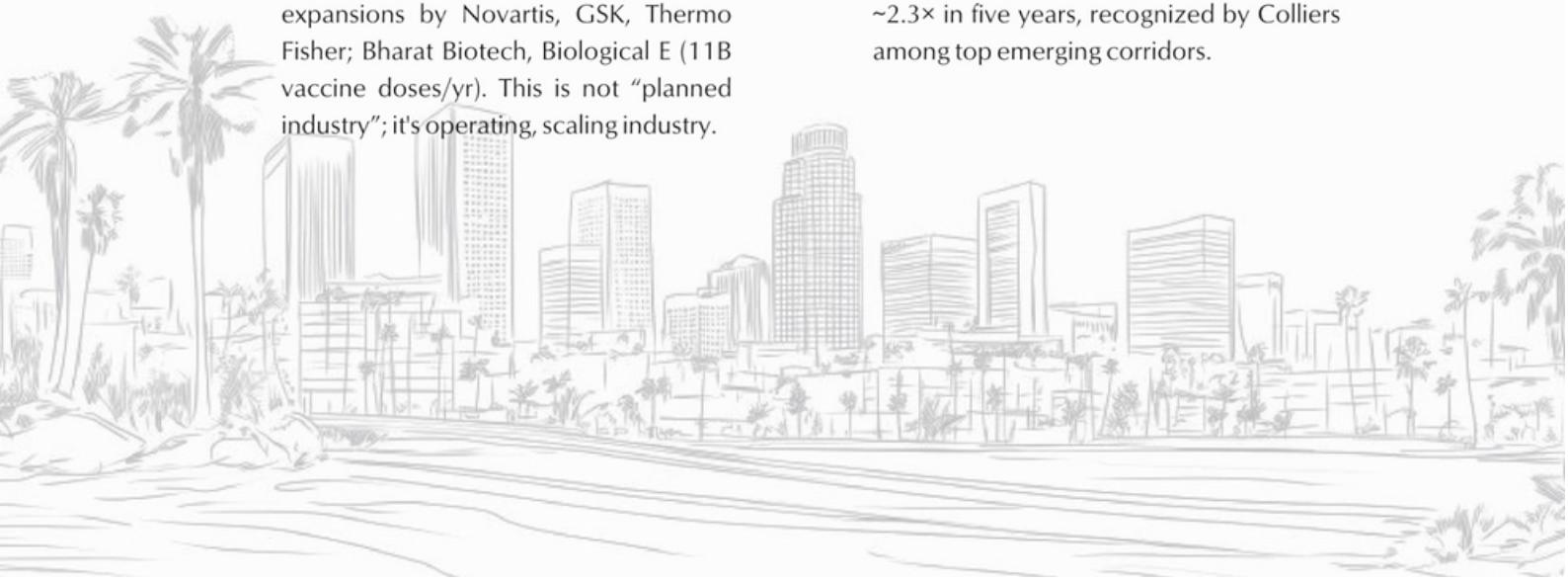
# Why Shamirpet Wins?

## THE ADDRESS OF INSTITUTIONS & INFLUENCE

- Genome Valley — India's #1 life-sciences cluster with 200+ companies and ~25,000 direct employees today; Phase-2 expansion takes this to 75,000+ by 2030.
- Tier-1 Institutions — BITS Pilani (Hyd), NALSAR, IPE anchor intellectual capital and stable rental/owner demand.
- Blue-chip Names — Facilities and expansions by Novartis, GSK, Thermo Fisher; Bharat Biotech, Biological E (11B vaccine doses/yr). This is not "planned industry"; it's operating, scaling industry.

## LOCATION LOGIC YOU CAN BANK ON

- 8 Minutes to ORR Exit 7, 3 Minutes to Shamirpet Lake and green buffers keep air and sound quality high.
- Hilton Hyderabad Genome Valley and premium nature resorts nearby signal the luxury trajectory of the micro-market.
- Trajectory, not hype — Plot values moved from >15k >>35k+/sq. yd (2020-2025): ~2.3× in five years, recognized by Colliers among top emerging corridors.





# Growth Catalysts

## 1) City-to-Shamirpet: Signal-Free, Time-Certain

- Paradise < > Shamirpet 18.1-km Elevated Corridor (Telangana's longest): tenders issued Oct'25, 36-month schedule; unlocks ~75% faster run-time from city to Shamirpet.
- Paradise < > Dairy Farm Road 5.32-km Elevated Link on NH-44
- NH-44 upgrades & ORR junction improvements ongoing — the daily experience gets tangibly better.

## 2) Metro Phase-2B to Shamirpet (JBS < > Shamirpet)

- 22 km / 14 stations; DPR approved by state and in Central review. With green signal, build starts by 2026–27; operational by 2030–32.
- Designed specifically to serve Genome Valley — this is demand-led transit, not ribbon-cutting optics.

Details That

# Define Excellence

## PROJECT FEATURES



50' ft Approach Road to the Venture, 40' Ft & 30' Ft Internal Roads.



All Roads with Good Quality Interlocking Paver Blocks.



Sump with Pneumatic pumps for all water requirements.



Underground electricity lines with transformer.



Electricity with Street Lights



Underground drainage and Septic Tank.



Footpaths with good quality stones and Kerb Stones.



Community Welfare Center after obtaining Final layout in the Social Infra Structure Area.



Welcome Arch with Gate



Another Gate at the East Side of Layout.



Rainwater harvesting pits at required places as per HMDA norms.



Avenue Plantation with shady trees planted along footpaths.



Park areas and other open spaces covered with green lawns and flowering plants.



Compound wall around the Site.

Because perfection isn't an act - it's a habit.

# LOCATION MAP

(NOT TO SCALE)



Set in Shamirpet, Hyderabad's emerging luxury corridor, Polaris enjoys a rare harmony—far from the city's chaos yet close to everything that matters.

Just minutes from: Genome Valley – India's leading life sciences hub Shamirpet Lake – a serene weekend escape Outer Ring Road – seamless city connectivity IT & Knowledge Clusters – the future growth axis

A location of enduring value.

# Future Hub



## DAILY DESTINATIONS



## EDUCATIONAL INSTITUTIONS



## HOSPITALS

	Min		Min		Min
ORR Exit 7	8	Jain Cambridge School	1	Medicity Hospital	13
Medchal	20	NALSAR	11	CMR Hospital	20
Tirumalgiri	25	IPE	11	RR Hospital	30
Karkhana	35	Excellencia Jr. College	12	Vijaya Hospital	30
JBS	40	Medicity College	13	Arshitha Hospital	30
Paradise	45	V V School of Business	13		
Sec'bad Station	55	Diksha Waldorf School	14		
RGIA	60	Ivy League Academy	15		
Financial District	60	NICMAR	16		
Gachibowli	65	BITS Pilani	17		
		TG State Sports School	20		



## STRESS FREE WORK COMMUTES



## LEISURE TREASURE

	Min		Min
Genome Valley Ph 1&2	10	Shamirpet Lake	4
IKP Knowledge Park	12	Shamirpet Deer Park	6
DRDO Shamirpet	15	Honey Berg Resort	7
Kandlakoya IT Park	20	Aranya Resort	7
Genome Valley Ph 3	25	Celebrity Resort	8
Infosys Pocharam	30	Alankrita Resort	10
AIIMS Bibinagar	35	Rainbow Resort	10
Financial District	60	Summer Green Resort	11
Gachibowli	65	Leonia Resort	13
Hitech City	70	District Gravity Adventure Park	15
		Forest Ridge Resort	15

