

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.

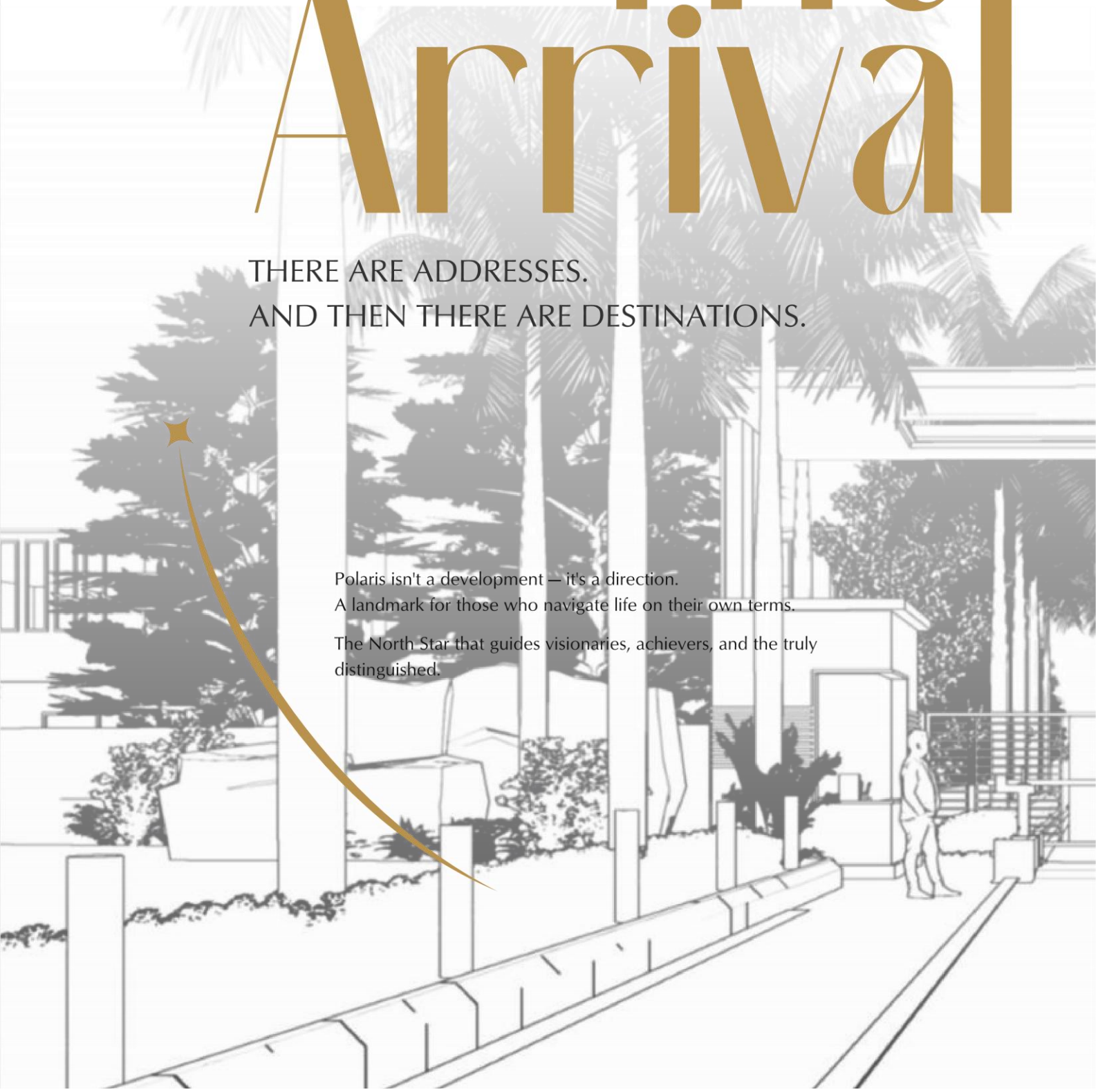


The Arrival

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

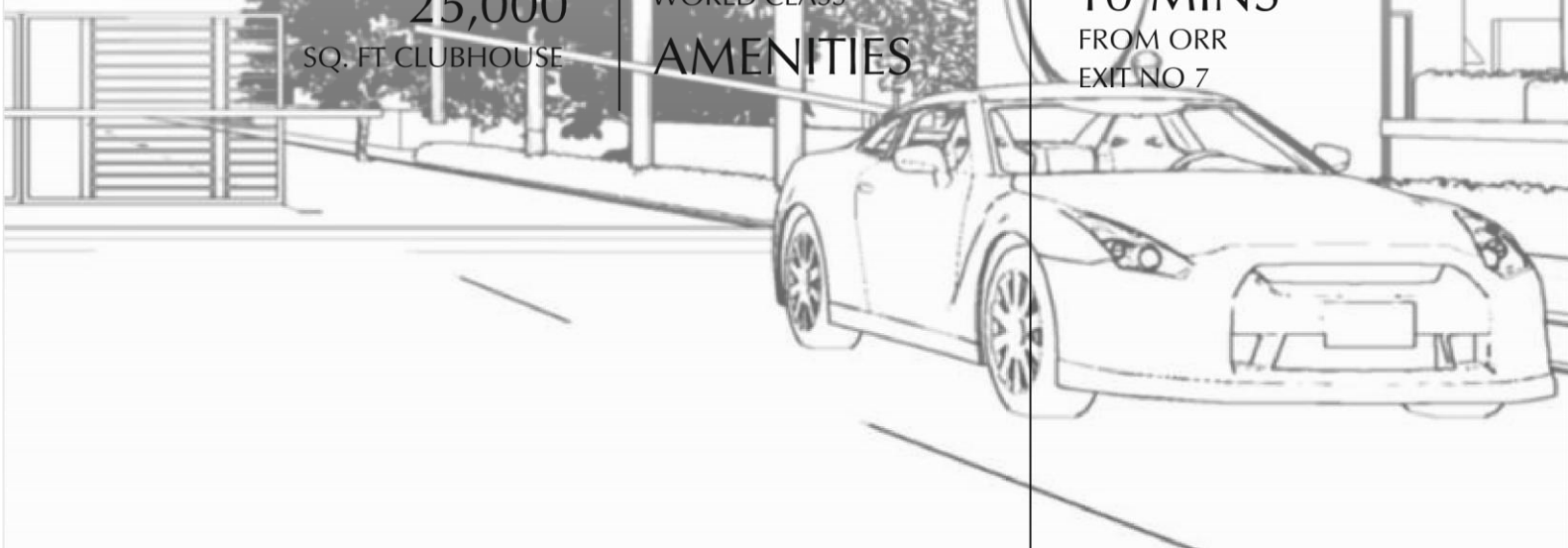
HMDA
APPROVED

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



Future Ready Plots

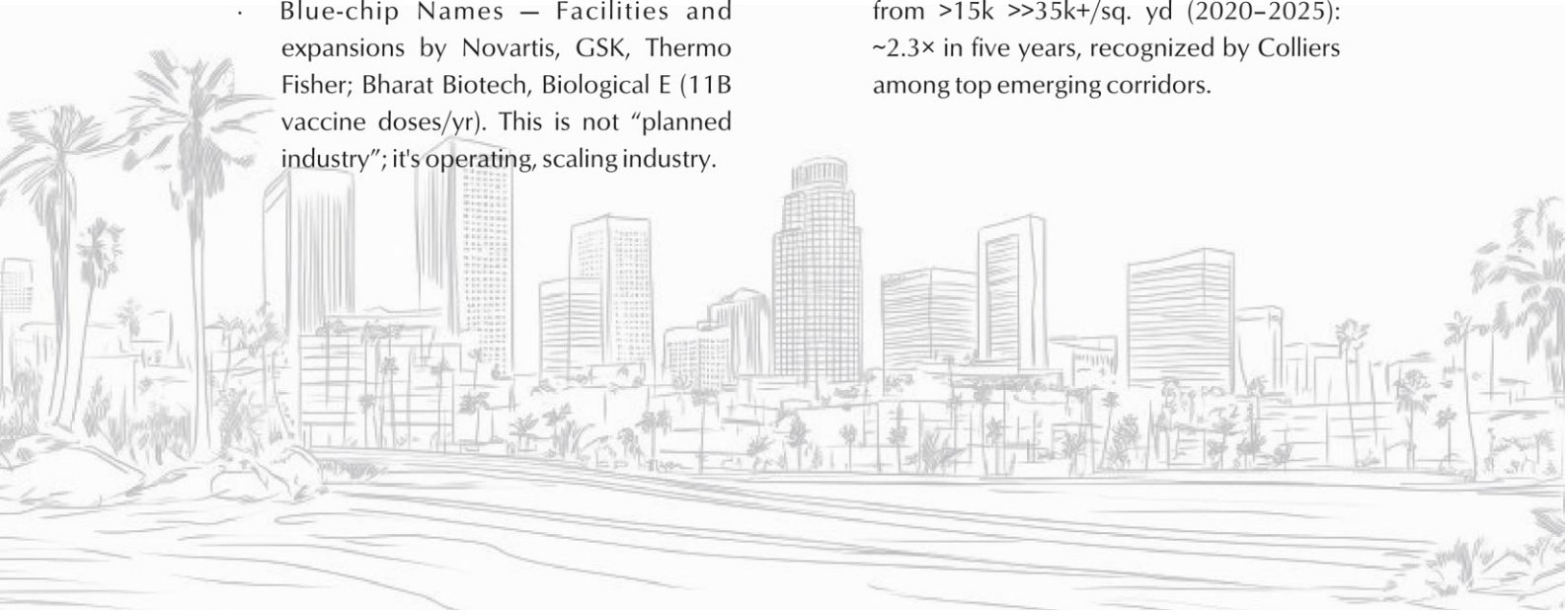
Why Shamirpet Wins?

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.



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



All Roads with Good Quality Interlocking Paver Blocks.



Welcome Arch with Gate



Sump with Pneumatic pumps for all water requirements.



Another Gate at the East Side of Layout.



Underground electricity lines with transformer.



Rainwater harvesting pits at required places as per HMDA norms.



Electricity with Street Lights



Avenue Plantation with shady trees planted along footpaths.



Underground drainage and Septic Tank.



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



Footpaths with good quality stones and Kerb Stones.



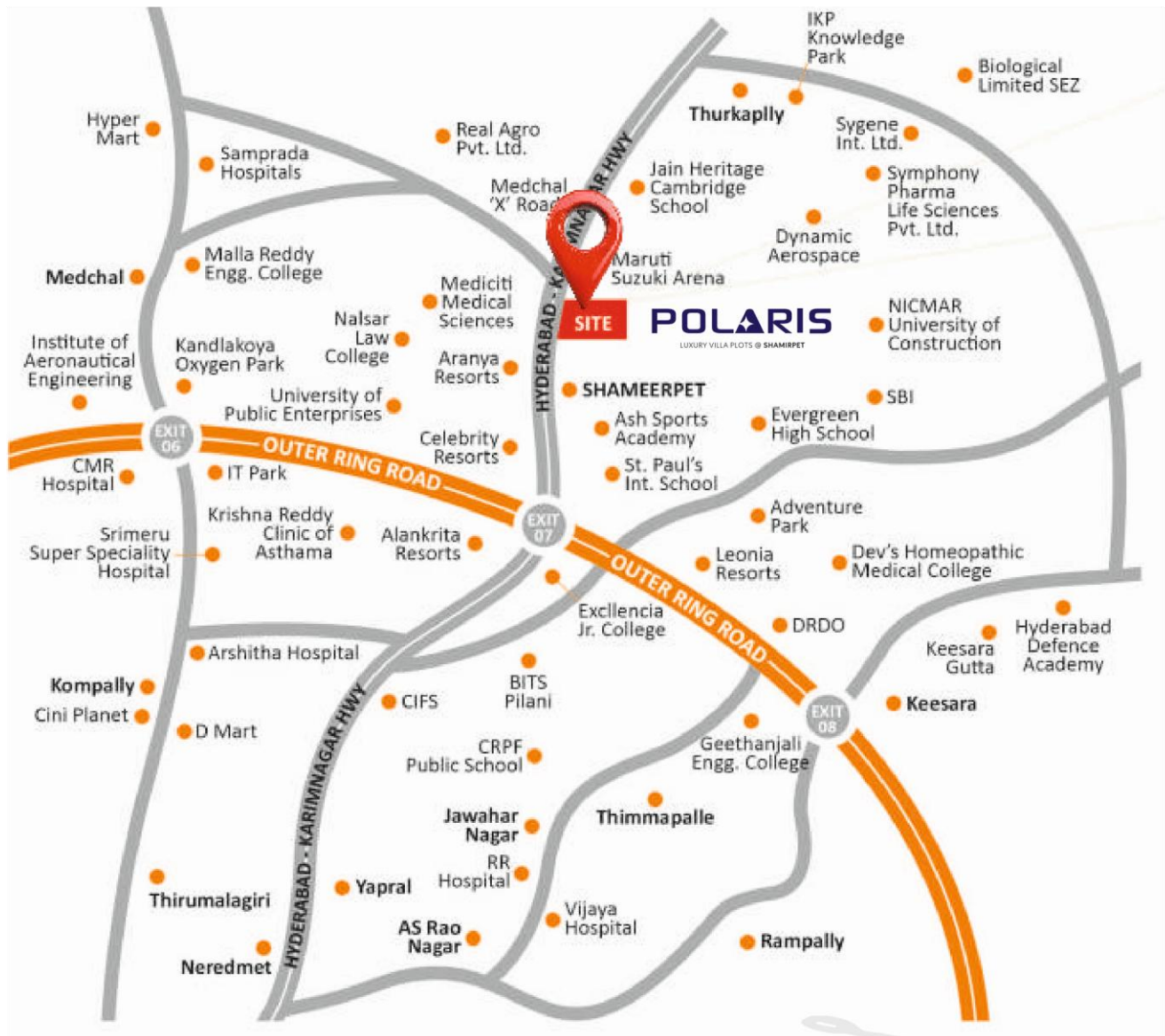
Compound wall around the Site.

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

	Min
ORR Exit 7	8
Medchal	20
Tirumalgi	25
Karkhana	35
JBS	40
Paradise	45
Sec'bad Station	55
RGIA	60
Financial District	60
Gachibowli	65



EDUCATIONAL INSTITUTIONS

	Min
Jain Cambridge School	1
NALSAR	11
IPE	11
Excellencia Jr. College	12
Mediciti College	13
V V School of Business	13
Diksha Waldorf School	14
Ivy League Academy	15
NICMAR	16
BITS Pilani	17
TG State Sports School	20



HOSPITALS

	Min
Mediciti Hospital	13
CMR Hospital	20
RR Hospital	30
Vijaya Hospital	30
Arshitha Hospital	30



STRESS FREE WORK COMMUTES

	Min
Genome Valley Ph 1&2	10
IKP Knowledge Park	12
DRDO Shamirpet	15
Kandlakoya IT Park	20
Genome Valley Ph 3	25
Infosys Pocharam	30
AIIMS Bibinagar	35
Financial District	60
Gachibowli	65
Hitech City	70



LEISURE TREASURE

	Min
Shamirpet Lake	4
Shamirpet Deer Park	6
Honey Berg Resort	7
Aranya Resort	7
Celebrity Resort	8
Alankrita Resort	10
Rainbow Resort	10
Summer Green Resort	11
Leonida Resort	13
District Gravity Adventure Park	15
Forest Ridge Resort	15



Buy A Plot
Build A Home
Live Your Dream



Door No. 7-91/4, 3rd Floor, Plot No.11
Brundavan Colony, Narsingi Village, Gandipet,
Hyderabad, Telangana - 500 075.

www.spinfraprojects.com