









AMBIENCE

LET'S RENOVATE YOUR LIVING

3 BHK Luxury apartments
@ Netaji colony, manikonda



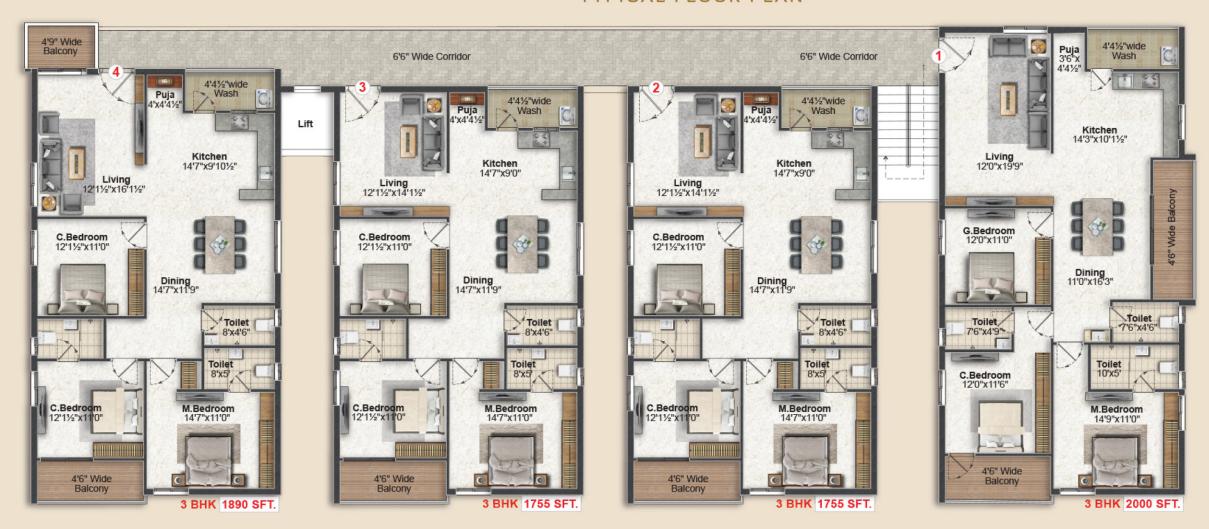


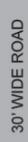
Area Statement

Flat No.	1	2	3	4
Туре	3 ВНК	3 BHK	3 ВНК	3 ВНК
Facing	North	East	East	East
Total Saleable Area (Sft)	2000	1755	1755	1890



TYPICAL FLOOR PLAN







AMENITIES				
EXCELLENT VENTILATION	SOLAR-FENCING			
QUALITY CONSTRUCTION	CCTV CAMERA SECURITY			
DESIGNED LANDSCAPE	INTERCOM FACILITY			
INDIVIDUAL FLATS	POWER BACKUP GENERATOR			
100% VAASTU	PRIME LOCATION			



PARKING PLAN



SPECIFICATIONS

STRUCTURE

RCC-framed structure.

SUPER STRUCTURE

Red brick work in cement mortar.

PLASTERING

Plastering in two coats sponge finish.

DOORS

- a) Main Door: Best teak wood frame and shutter finished with Teak Ply / Teak Veneer, aesthetically designed with melamine polishing and designer hardware of reputed make.
- b) Internal Doors : Teak wood frame and designer.

WINDOWS

UPVC Windows of APARNA / WINTECH or equivalent make.

KITCHEN

Municipal and bore well water connection provision for Aqua guard.

FLOORING

Vitrified tiles of size (800mm X 1600mm) of VARMORA or equivalent make.

UTILITIES

Provision for exhaust fan, chimney, washing machine.

ELECTRICAL

- a) Concealed copper wiring in conduits for lights, fans, power plug points of FINOLEX / KEI or equivalent make.
- b) Power plug points for cooking range chimney, refrigerator, micro-oven, mixer grinder in kitchen.
- c) Power outlets for air-conditioners in all bedrooms.
- d) 3 phase supply for each unit with individual meter board.
- e) Power outlets for Geysers in all bathrooms.
- f) All Modular electrical fittings of LEGRAND or equivalent make.
- g) Plug points for TV. in drawing room and Master Bedroom.
- h) MCB for distribution board of LEGRAND or equivalent make.

PAINTING

- a) Internal: Smooth luppam / putty finish with premium acrylic asian paints.
- b) External: Combination of Premium Texture / Cement based painting.

TELECOM

- a) Intercom facility to all the flats connecting the security.
- b) Provision of Internet connection in master bedroom and drawing room.

WATER SUPPLY & SANITARY

ISI Mark CPVC piping executed by professional plumbers.

HARVESTING PIT

Harvesting Pit will be provided.

BATHROOMS AND TOILETS

- a) CP fittings of GROHE / JAQUAR or equivalent make.
- b) EWC and flush tank of SOMANY / GEBERIT or equivalent make
- c) Hot and cold provisioned wall mixer with shower.
- d) Tiles up to 6.6' Height.
- e) Ceramic non slippery flooring of standard make.

LIFT

6 Passenger capacity lift of KONE or equivalent make with granite / vitrified tile cladding.

GENERATOR

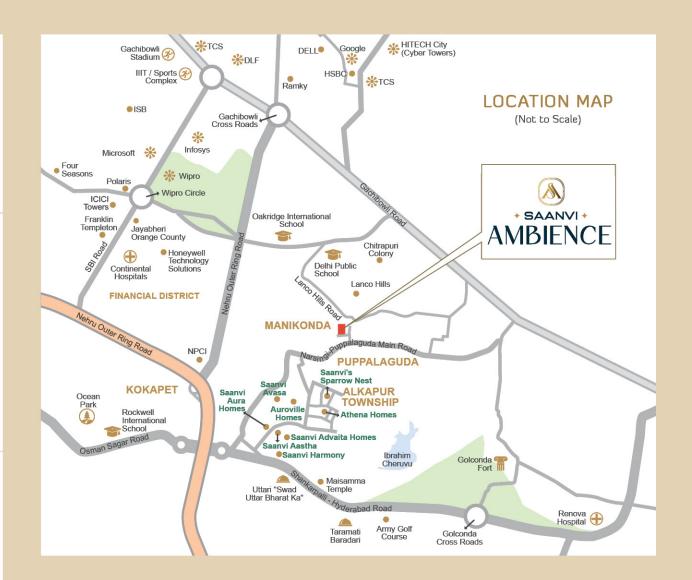
Power backup generator of MAHINDRA or equivalent make with backup for common areas, lift and entire flat (Except ACs and Geysers).

CCTV CAMERA PROVISION

CCTV cameras will be provided to enhance the security feature.

NOTE

- a) GST and registration charges as applicable to be borne by the customers only as per the prevailing rates.
- b) Person desires to Alter / Modify their flat internally shall be done at extra cost only.
- c) Person desires to Alter / Modify their flat internally need to be informed before the brick work.
- d) Shelf's, Lofts, Chajja's and extra electrical points are optional with extra cost.
- e) Kitchen Platform will not provide.





Flat No 103, Anuhar Classic, Road No 21, Alkapur Township, Puppalaguda, Thuljaram Bagh Temple Road, Hyderabad-500089

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SCAN TO WEBSITE

Architects

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Disclaimer: This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

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