

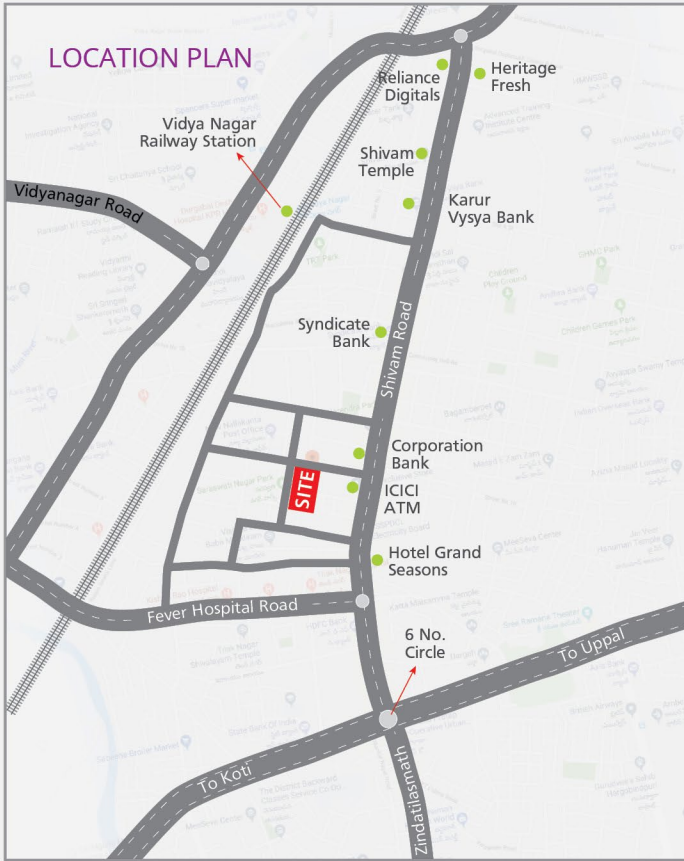
Specifications

- STRUCTURE : Stilt + 5 floors RCC framed, seismic zone II compliant.
- SUPER STRUCTURE : 9” thick AAC block / red brick / cement solid bricks masonry for external walls.
4” thick AAC block / red brick / cement solid bricks masonry for internal walls.
- DOORS : Main Doors in teakwood frame and veneer-clad designed flush shutters with necessary Brass/SS hardware. Internal Doors in teak/hard wood frame & veneer-clad designed flush shutters of Brass/SS hardware. Toilet Doors with PVC sheeting on rear side in full height. Above mention frames and doors will be ready made or prepared at Site.
- WINDOWS : UPVC windows and UPVC French doors with plain glass and provision for mosquito mesh. UPVC ventilators with translucent glass in toilets.
- PLASTERING : Double-coat sponge finish for internal walls. Double-coat sponge finish for external walls.
- PAINTING : Two coats of luppam finish with NCL Altech putty and emulsion paint for internal wall. External wall with Birla putty and / or texture (as suggested by architects) with Asian Paints ACE or equivalent.
- FLOORING : 24” x 24” vitrified tiles (Johnson, Asian or similar quality). Anti-skid ceramic tiles for bathrooms & utility areas (Johnson/Asian or equivalent).
- FINISHES : False-ceiling in corridors and lift lobbies.
- TOILETS : Ceramic tiles dado up to 6’x6” height. EWC and wash basin in all toilets (Hindware / Parryware / Cera or equivalent). Provision for geyser in all toilets. Provision for exhaust fan.All CP fittings of Jaquar / Marc or equivalent.
- KITCHEN : Black Granite counter platform with stainless steel sink from Nirali or equivalent make. Provision for plumbing points for sink & electrical points to accommodate modular kitchen.Cladding with glazed tiles above the kitchen platform up to 2 feet height.Provision for washing machine with electrification in utility area. Provision for water purifier in kitchen.
- ELECTRICAL : a) One TV Point each for hall and master bedroom.
b) Telephone point in living room and master bedroom.
c) Fire-resistant electrical wires of Anchor / Finolex or equivalent.
d) Elegant designer modular electrical switches of Anchor / Roma / Legrand or equivalent.
e) MCBs for rooms and the main supply.
- GENERATOR BACK-UP: Common Areas: Lift, bore motors, corridor and staircase lights, parking area lights, servant room and security room. For Flats: Lights, Fans, Mobile Charging Computer Point and TV Point in the Hall.
- WATER SUPPLY : a) Water supply from bore well, with overhead tank and water sump with CPVC pipes of Ashirwad or equivalent for water.
b) Drinking water supplied by HMWSSB will be stored in sump and overhead tank and supplied through a tap connection in kitchen.
c) All sewage and rain water lines are of superior quality PVC pipes (Supreme / Prince / Finolex or equivalent).
- SECURITY SYSTEMS : Round-the-clock security with intercom. Guests and visitors will be let in only after confirmation with individual apartment owner.
- LIFT : 6-passenger capacity V3F lift of Johnson / OTIS / Kone or equivalent.
- NOTE : Registration Charges, GST and any other taxes applicable as per govt. norms to be borne by customers only. People desiring to alter / modify their flat can do so by prior request and additional payment. Cement racks, arch, etc. optional with extra cost.



"we do not
Create Dream,
but we just
Create Home"

2 BHK Luxury Apartments @
New Nallakunta, Hyderabad.



Site Address Bharavi Residency Plot No. 203, Sy. No. 497, Bagh Amberpet, New Nallakunta, Hyderabad - 500 044.	Structural ZAKI ASSOCIATES 4th Floor, Anasury Complex, Liberty Junction Himayathnagar, Hyderabad - 500 029. Mob: 92465 34811	Architects ENVISION Plot No #43, Kavuri Hills, Madhapur, Hyderabad - 500 081, Mob: 98491 77423
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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Disclaimer: The information provided in the leaflet (including any images, brochures, plans etc..) is for informational purposes and only you shall not rely or depend on such information for the purpose of making any purchase in any of our projects. The information in the leaflet does not constitute an invitation to purchase, advertisement, marketing or offer for sale of any of the units in our projects. We will be taking steps for registration of the project in accordance with the Real Estate Regulation Authority act, 2016 as soon as the authority as constituted.



Easy Accessibility

Vidyanagar MMTS	–	0.5 km
Shivam Temple	–	0.5 km
Reliance Digitals	–	1.0 km
Heritage Fresh	–	1.0 km
Osmania University	–	1.3 km
HPS(Ramanthapur)	–	3.5 km
MGBS	–	4.0 km
Nampally Station	–	6.0 km

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Amenities & Features

- CC TV camera security
- Rain water harvesting pit
- Excellent Ventilation
- 24x7 Generator back-up
- No common walls



STILT FLOOR PLAN



Area Statement

Flat No.	Type	Facing	Carpet Area in sft. (as per RERA)	Plinth Area in sft.	Common Area in sft.	Saleable Super Built-up Area in sft.	Undivided share of land (in sq.yards)
1	2 BHK	North	937	1124	226	1350	61.65
2	2 BHK	East	805	1050	210	1260	57.55

Carpet Area as per RERA : The area of the flat excluding outer walls, balconies area and utilities area.
Plinth Area : The area of the flat including outer walls, balconies area and utilities area.
Common Area : Corridor+Staircase+lift = 340 sft. per floor.
Lift and Staircase Head rooms+water tanks+water sumps+servant room= 750 sft.

TYPICAL FLOOR PLAN

