

STRUCTURE

R.C.C. Framed structure.

SUPER STRUCTUR

9" and 4" thick walls with red bricks.

PLASTERING

Cement mortar with two coats sponge smooth finish.

MAIN DOOR

Teak wood frame and paneling with polish.
Teak wood door and polish with Europa locks and SS fittings.



DRINAGE & WATER SUPPLY

CPVC water line pipes (Sudhakar / Prince) Drainage lines.
Individual water meters in each flat.

SECURITY

Surveillance CC Cameras in all corridors and parking area.

LIFT

Two 6 persons capacity (Auto-door) lift of standard make with V3F technology & Stainless steel cabin.

SPECIFICATIONS

OTHER DOORS

Bedrooms & Pooja Room Teak wood frames and paneling with Decolam.
Bedrooms flush doors with two side Decolam work and Europa round lock with SS fittings.
Bathroom WPC frames and WPC doors with SS fittings.

WINDOWS

3 Track UPVC Sliding Windows with Mosquito mesh and Safety iron grills.

SANITARY FITTINGS

Kazaria / equivalent single sheet commodes and Kazaria / equivalent Sanitary fittings and Wash basin in each bathroom and one wash basin at dining area.

ELECTRICAL

Electric pipes with PVC Sudhakar make, Concealed copper wiring of Polycab / Havells. Switches, Plug points & fan points Anchor Roma / L&T make. Metal boards, light, power.

GENERATOR

Back-up generator for lift, common area lighting and six points for each flat.

EXTRAS :

TS TRANSCO Transformer & Charges
Manjeera Water Deposit & Charges
Car Parking
Lift
Generator

TO BE BORNE BY THE CUSTOMER :

Registration Stamp Duty as per Govt. Norms.
GST as Applicable total sale amount payable before Registration.
Document Charges.

NOTE:

Shelves at extra cost
No modifications
No extra works

FLOORING

Double charged (Kazaria Tiles)
2 x 2 Size.

KITCHEN

Black granite cooking platform with stainless steel sink (Cera / Hindware) and 3'6" height tiles laning and Cera / Hindware Tap fittings.

TOILETS

Ceramic flooring with 6'6" height glazed tiles.

Air Conditioner points in three bedrooms, Geyser points in two bathrooms.

PAINTING

Inside walls and ceiling with Wall-care smooth finish (Birla /JK) and Asian / NCL Emulsion Paints. outside walls Altek Texture and Birla/JK wall putty painted with weather shield paints (Asian/NCL paints).



ARKA VIRAADAA
CONSTRUCTIONS

ARKA HEIGHTS

PREMIUM 3-BHK FLATS @ MANIKONDA

The Ultimate Living !



Promoters :



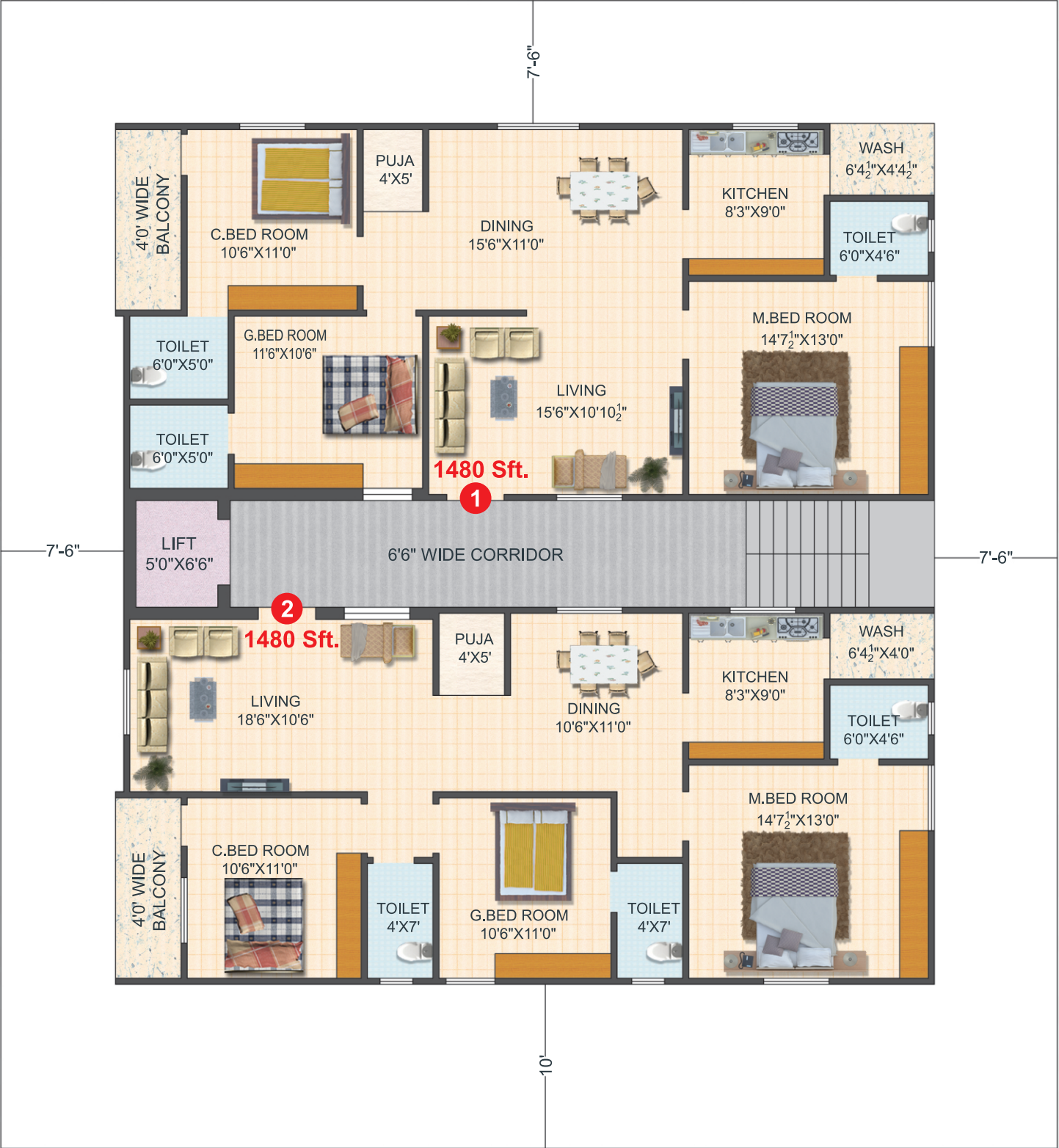
ARKA VIRAADAA
CONSTRUCTIONS

The Ultimate Living !

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 Elevation, Plans & Specification as deemed fit.

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● TYPICAL FLOOR PLAN



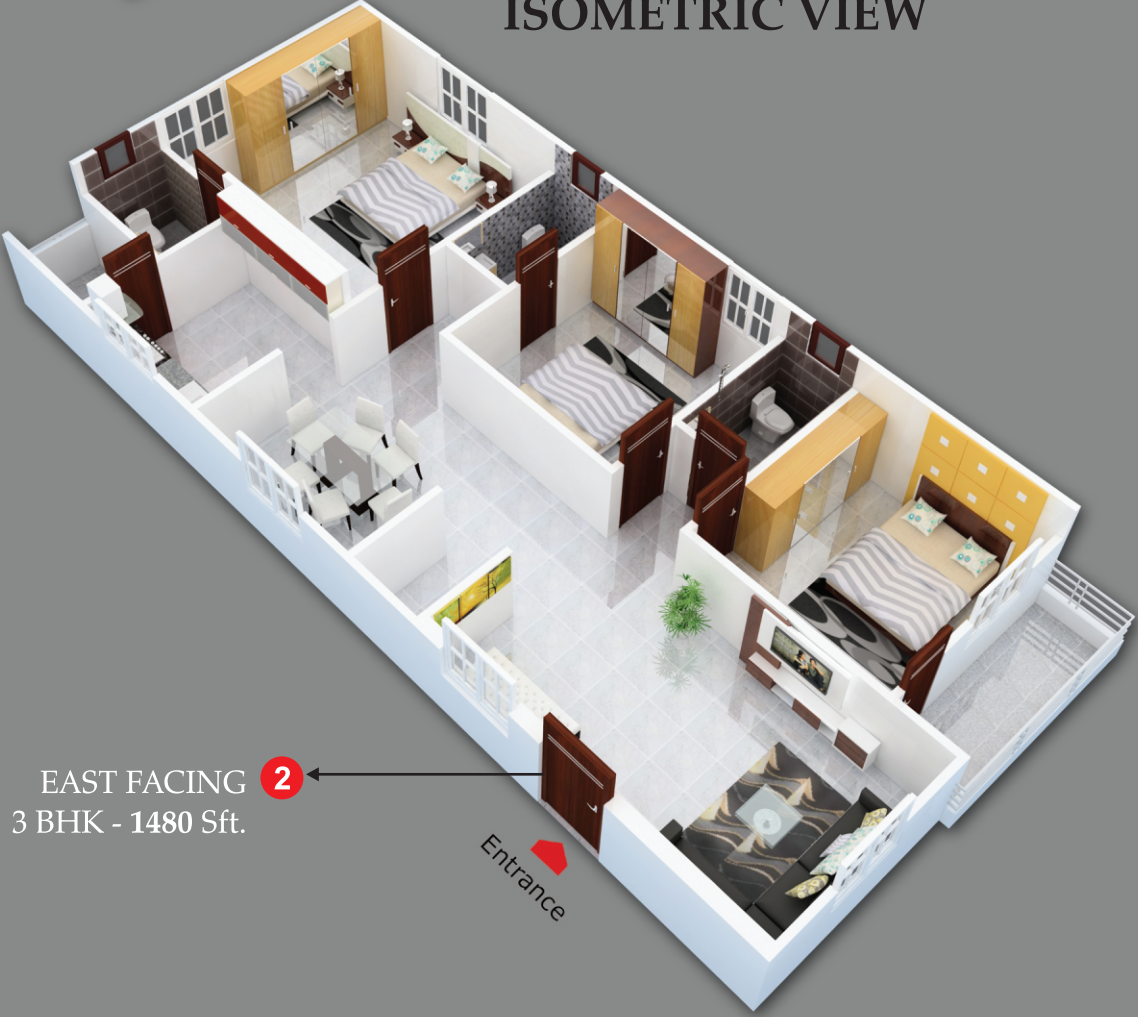
30'0" WIDE ROAD



1 WEST FACING
3 BHK - 1480 Sft.

ARKA HEIGHTS

3D-MODEL FLATS
ISOMETRIC VIEW



2 EAST FACING
3 BHK - 1480 Sft.