

SPECIFICATIONS

FOUNDATION & STRUCTURE
RCC-framed structure on footings over hard strata with plinth beams for Earthquake resistant design by using JSW steel and Ultra Tech Concrete Mix (RMC).

SUPER STRUCTURE
Solid/ACC cement, brick and mortar.

PLASTERING
Internal: Double-coat cement plaster of 20 mm thick | External: Double-coat cement plaster of 20 mm thick.

DOORS & WINDOWS
Main Door/Frame: Teakwood door | Internal Doors: Teakwood (MT) frames with flush shutters or skin doors | Windows & French Door: Sliding UPVC with provision for mosquito mesh track.

PAINTING
Internal: Smooth finish with Birla/Asian cement putty or equivalent plaster two coats of tractor emulsion paint over a coat of primer | External: Asian apex painting | Common Area: Asian tractor emulsion and putty.

FLOORING
Staircase and Corridor: Granite/Anti-skid tiles or equivalent stone flooring with S.S. railing for staircase | Drawing, Hall, Dining, Bedroom & Kitchen: 2x2 vertified tiles of RAK/Bell or equivalent make. Anti-skid tiles for toilets and utility | Kitchen: 20 mm thick Granite platform with SS Sink.

TILE CLADDING & DADOING
Toilets: RAK/Bell or equivalent tile dado up to 7'-0" | Kitchen: Tile dado up to 2'-0" height above kitchen platform | Utility/Wash: Tile dado up to 3'-0" height.

TOILETS (ALL TOILETS CONSIST OF)
Wall Mounted with concealed flush tank with Cera/Hindware of equivalent make | Diverter used for Hot & cold water mixer with shower, provision for geyser in all bathrooms | All fixtures are C.P. coated Cera/Hindware or equivalent make | Health Faucet for all toilets.

SECURITY
Intercom facility between flats and flats to security.

ELECTRICAL
Cabling: Copper-concealed PVC conduit-Finolex/Anchor/Havells or equivalent make | Switcher/MCBs: Anchor/Havells or equivalent make | Other: Provisions for ACs, Geysers, Fridge, Internet Point, Washing Machine, Microwave, TV and Telephone Points.

LIFTS
3 No. of 8-passenger lifts and 1 No. of 6 passenger lift with Johnson/Kone or equivalent make.

POWER BACK-UP
Generator will be provided for all common areas with 2 points for 2 BHK and 3 points for 3 BHK flats.

NOTE
RCC Shelves, Chajjas, Lofts, Arches or any kind of modiciations/alterations are not allowed | Flat will be handed over for woodwork and interiors after receiving the complete 100% payment only | GST and Registration applicable as per government norms (to be borne by the purchaser)





AMENITIES EXTRA

RERA APPROVED
Rera No:
P02400003013

Sai Teja's
CHALLA
Elite
Exclusivity and elegance

2 & 3 Bedroom Super Deluxe Apartments @ Tukkuguda



FOR THOSE LOOKING FOR **PERFECT HOME**

AMENITIES & FEATURES

- Banquet Hall
- Association Office
- Children's play area
- Garden and lawns
- Intercom facility
- Grand gateway
- East, West, North facing flats
- Power backup generators for common areas
- No common walls
- HMDA approved
- Two-level car parking
- Vaastu compliant
- Rainwater harvesting
- Earthquake resistant design

Sai Teja's
CHALLA
Elite
Exclusivity and elegance













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CHALLA
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Exclusivity and elegance

PRIDE THAT WILL
ENCHANT YOU
IN MANY SIZES

Tukkuguda is Situated in the Southern Zone of Hyderabad, Tukkuguda is a residential locality, which is located inside the ORR.

10 Mins Drive to
Samshabad International Airport | Fab City | Wonderla Amusement Park | Rangareddy Collectorate | Aga Khan Educational Academy | Sri Sri Educational Academy | Narayana IIT Academy | Tata Hardware Park and HCL.

20 Mins Drive to
TCS Adibatla Campus | Aero City | Pharma City.

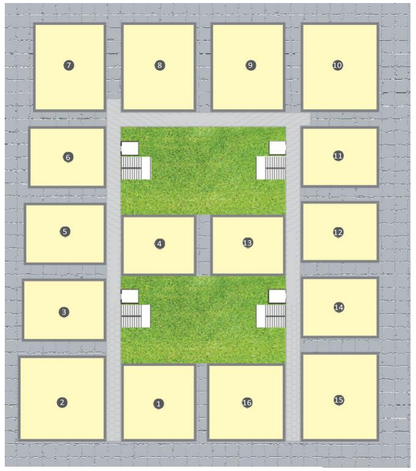
30 Mins Drive to
Gachibowli | Financial District.

LOCATION

(not to scale)



KEY PLAN



TYPICAL FLOOR PLAN

No.	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Area (SFT)	Flat
1	101(O)	201	301	401(O)	501	1465	3BHK(E)
2	102	202(O)	302	402	502(O)	1895	3BHK(W)
3	103(O)	203	303	403(O)	503	1300	3BHK(W)
4	104	204	304(O)	404	504(O)	1270	2BHK(W)
5	105	205	305(O)	405(O)	505	1150	2BHK(E)
6	106(O)	206	306(O)	406	506	1225	2BHK(E)
7	107	207(O)	307	407	507(O)	1625	3BHK(W)
8	108(O)	208	308	408	508(O)	1675	3BHK(N)
9	109	209(O)	309(O)	409	509	1675	3BHK(N)
10	110(O)	210	310	410(O)	510	1750	3BHK(N)
11	111(O)	211	311	411	511(O)	1200	2BHK(E)
12	112(O)	212	312(O)	412	512	1200	2BHK(E)
13	113	213(O)	313	413(O)	513	1150	2BHK(W)
14	114	214(O)	314	414	514(O)	1200	3BHK(E)
15	115	215	315(O)	415	515(O)	1750	2BHK(E)
16	116	216(O)	316	416(O)	516	1465	3BHK(W)

