



The ultimate living

@ Beeramguda

Near Ellenki Enng. College

Praveen's
Luxuria

600 Villas
**Mega
Township**
with
Clubhouse

**BANK
LOANS
AVAILABLE**



The ultimate living

Specifications

RCC Work

- M20 (1:1.5:3) grades
- Steel with TMT ISI brand

Superstructure

- All external walls of 9" thick and internal walls of 4.5" thick brick wall with lightweight CLC/RED bricks in CM 1:6 cement plaster in two coats and lappam finish for all internal walls.

Flooring

- Vitrified tiles Of 2' x 2' size in all rooms except toilets
- Antiskid tiles in toilets
- Designer cement tiles flooring in parking
- Ceramic tiles in covered terrace and balconies
- Cement flooring with water proofing treatment in open terrace

Woodwork

- Main door - Veneer door
- All teak wood frames for doors
- Internal doors shutters are good quality flush doors
- All windows are UPVC fitted and sliding glass
- All brass fittings for doors

Kitchen

- Unlimited shelves in reinforced cement mortar
- Granite top platform and stainless steel sink
- Provision for exhaust or chimney
- Glazed ceramic tiles dado of 2' height from platform level

Toilets

- Hot and cold wall mixer in two toilets with geyser provision
- Cascade EWC in toilet
- Floor mounted EWC in other bathrooms with plastic flush tank
- Antiskid tiles flooring for all toilets and glazed tiles dado up to door top level, ventilator with louvers.

Electrical

- Concealed copper wiring in conduits
- Power outlets for AC in all bedrooms
- Power outlets for geysers in all bathrooms
- Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen
- 3 phase power supply with 5 KVA for each house
- MCBS provision with meter and boards
- All electrical fittings of Anchor ROMA/ Legrand or equivalent
- Inverter wiring for one fan and light in all rooms and kitchen.

Sanitary

- All Hind ware/Parry ware/Cera/Bathx/Elvis sanitary fittings with CPVC pipelines
- All C.P brass fittings are of plumber or equivalent make
- Three washbasins with pedestal per house, one in dinning, one in master bathroom and third one as per customer choice would be provided.

Painting

- Internal & Ceiling- All internal walls with plastic emulsion paint (Asian/Nippon), External- ACE colors exterior emulsion for all external walls and Texture Paintfront elevation as per design

Compound Wall

- Common compound wall

Staircase Railings

- Stainless steel railings for internal staircase and mild steel railing for outside furnishings (if any)

Value Addition Specifications

- Intercom facility
- Inverter wiring
- Wi-Fi enabled Club House



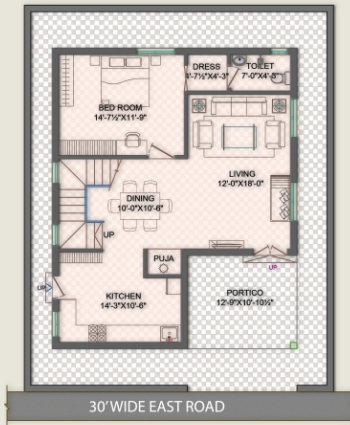
Praveen's Luxuria

@ Beeramguda

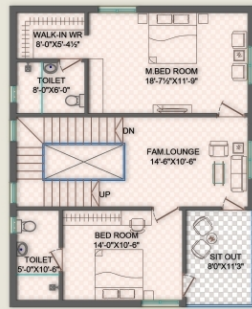
Near Ellenki Enng. College



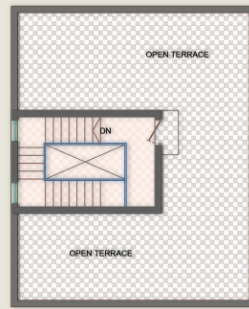
36'X45' EAST FACING ➔ N



Ground Floor Plan



First Floor Plan



Terrace Floor Plan

Measurements of all plans

30'X45' EAST & WEST FACING

PLOT AREA : 150.0 Sq.yds.

PROPOSED FLOORS : G+1

GROUND FLOOR AREA: 815.0 Sq.ft.

FIRST FLOOR AREA : 815.0 Sq.ft.

TOTAL BUILT UP AREA : 1630.0 Sq.ft.

33'X45' EAST & WEST FACING

PLOT AREA : 165.0 Sq.yds.

PROPOSED FLOORS : G+1

GROUND FLOOR AREA: 892.50 Sq.ft.

FIRST FLOOR AREA : 892.50 Sq.ft.

TOTAL BUILT UP AREA : 1785.0 Sq.ft.

36'X45' EAST & WEST FACING

PLOT AREA : 180.0 Sq.yds.

PROPOSED FLOORS : G+1

GROUND FLOOR AREA : 1000.0 Sq.ft.

FIRST FLOOR AREA : 1000.0 Sq.ft.

STAIRCASE HEADROOM AREA : 210.0 Sq.ft.

TOTAL BUILT UP AREA : 2210.0 Sq.ft.

36'X50' EAST & WEST FACING

PLOT AREA : 200.0 Sq.yds.

PROPOSED FLOORS : G+1

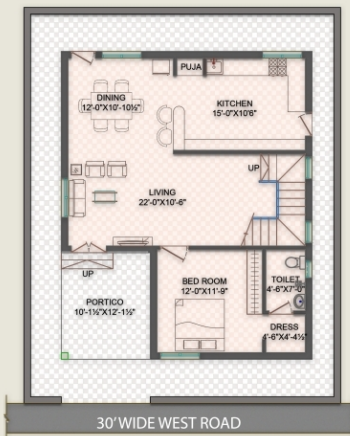
GROUND FLOOR AREA: 1110.0 Sq.ft.

FIRST FLOOR AREA : 1110.0 Sq.ft.

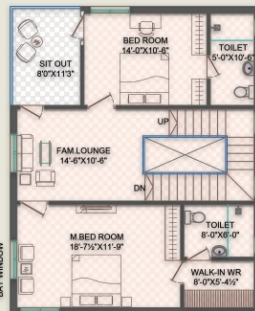
STAIRCASE HEAD ROOM AREA=185.0 Sq.ft.

TOTAL BUILT UP AREA : 2405.0 Sq.ft.

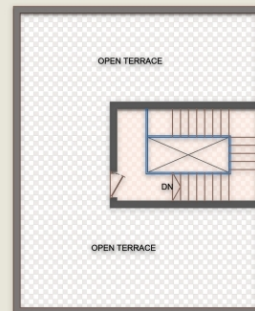
36'X45' WEST FACING ⬅ N



Ground Floor Plan

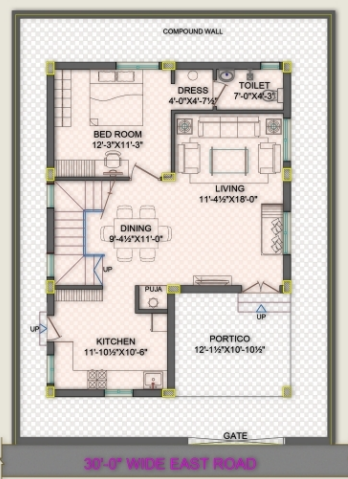


First Floor Plan

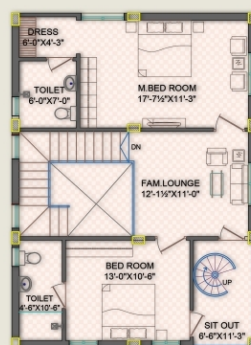


Terrace Floor Plan

33'X45' EAST FACING ➔ N



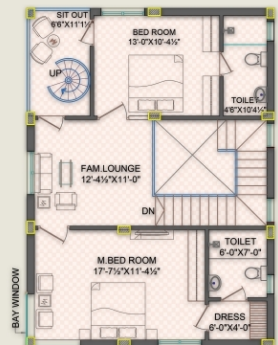
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

(Not to Scale)



Proximity

- 2 Mins drive to Mumbai highway.
- Walkable distance to ORR.
- 15 Mins drive to Lingampally Railway Station.
- 25 Mins drive to Financial District.
- 30 Mins drive to International Airport.
- Neighborhood residential townships.
- Easy Access to IT corridors, Offices and Shopping Areas
- 3 Mins drive to Innovation centre.
- Adjacent to Hospitals & Schools

Amenities

- | | | | |
|-------------------|------------------------------|-----------------------|--------------------------------|
| • Swimming Pool | • Cricket practice Net | • Yoga & Meditation | • Power Backup |
| • Gym | • Children Play Area | • Coffee Shop/Library | • Under ground electricity |
| • Walking Track | • Banquet Hall | • 24x7 Security | • Intercom Facility/Landscape |
| • Indoor Games | • Guest Rooms | • Solar Fencing | • Senior Citizen Meeting Point |
| • Badminton Court | • Shopping Centre & Parlours | • CC Cameras | |

Note: This Brochure is only a conceptual presentation of the project and not a legal offering

HachanaGraphics - 98494 / 4336



APR Projects

Beside GMR Convention Center,
Near ORR, Patancheru,
Sangareddy Dist,
Telangana – 502 319