Location Plan



Builders & Developers

Rishi's Sai Ram Projects Pvt. Ltd.

8-3-319/10/1, Ameerpet, Hyderabad - 500 073. Off:040-65197899
Cell: 92461 15223, 92465 41151, 99630 29289
e-mail: info@rsrppl.com

web site : www.rsrppl.com

Architects

PR ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
Level-2, 8-2-684/4/17, Anand Banjara Enclave
Road No:12, Banjara Hills, Hyderabad - 34.
Tel: +91-40-64506789, 64573789. Fax: +91-40-65767775.

Structural Engineers
V.S.R. CONSULTANTS
St. Mary's college, Yousufguda, Hyderabad.
Phone No. 98499 11828.

Legal Advisor
C. PRABHAKARA RAO
Kamalapuri Colony, Hyderabad.
Cell: 98490 12193

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 plans, specifications and elevation as deemed fit.

The project is approved by HDFC HOME LOANS, LIC HFL, State Bank of India, ICICI Bank Home Loans

Artifice 98820 53570

The grand life now for you

luxury apartments @ Czech Colony

SAI'S SPECTRA

a unique world



a prestigious project from

Rishi's Sai Ram Projects Pvt. Ltd.



SAI'S SPECTRA

a unique world

No detail has been left untouched. Keeping in mind the finer things in life, every aspect has been primed and pampered to ensure luxury, comfort and peace of mind. Every unit features exquisite design details and is accorded a spacious interior with an efficient layout for greater decorating flexibility and enhancement.

Combination of contemporary chic with classic design principles

A golden opportunity awaits you at Sai's Spectra, the latest project in Czech Colony, Sanath Nagar from the reputed builders M/s Rishi's Sai Ram Projects. The cosmopolitan city of Hyderabad offers excellent opportunities to live life to the fullest extent, with Multinational Companies, mega projects and a fast expanding population. The best shopping, entertainment and recreation centres are available close by.





SAI'S SPECTRA

a unique world





Sai's Spectra is a result of an architecture style that is bold and sophisticated - yet at the core, it is a contemporary home that is a fusion of styles. The project is artfully crafted as the epitome of serenity and spaciousness amidst luxury and versatility. It is the most exciting living concept in Czech Colony, it enjoys a location that is both strategic and prestigious.

Area Statement

Typical Floor Plan

Flat No	1	2	3	4	5	6	7	8	9
BHK	**3** BHK	**2** BHK	**2** BHK	**3** BHK	**3** BHK	**3** BHK	**2** BHK	**2** BHK	**3** BHK
Areas	**1625** Sft.	**1200** Sft.	**1250** Sft.	**1800** Sft.	**1800** Sft.	**1920** Sft.	**1415** Sft.	**1200** Sft.	**1625** Sft.



SOME OF OUR PROJECTS



Completed Project
4 Square Elegant at Madinaguda



Completed Project
Sai's Arunodaya
at Sundernagar Colony



Completed Project
Sai's Indu Pride
at Czech Colony

An abode that impresses is a result of good design sense, meticulous planning and practical thinking. And Rishi's Sai Ram Projects Pvt. Ltd. imbibes these in their every project. With projects that have delighted many, they've created a space for themselves as the people who understand what a home should be.



Ongoing Project
Sai's Srujana Residency
at Kondapur



Completed Project
Sai's Icon
at Srinagar Colony



Ongoing Project
Sai's Four Seasons at Madinaguda

Stilt Floor Plan



Amenities

- Separate AC Gymnasium
- AC Multi-purpose hall
- Indoor Games
- Intercom Facility
- Round-the-clock security system
- Children's play area
- Power backup silent generator
- Strategic Location



Cellar Floor Plan





Specifications

STRUCTURE
RCC framed structure.

SUPER STRUCTURE
Red clay brick work in cement mortar.
Outer walls 9" thickness & Inner walls 4½" thickness.

PLASTERING
Internal : Double coat cement plastering.
External : Double coat cement plastering.

WOOD WORKS
Main Door : The best quality teak wood frame with teak wood shutter and design panel, melamine matt polish fixed and good quality hardware of Brass with good quality security lock.
Internal Doors : The best quality teak wood frame with flush shutter HDF skin masonite moulded panels fixed and good quality hardware.
Windows: All windows are of UPVC make.

PAINTING
Internal : Two coats luppam & two coats of plastic emulsion paint over a base coat of primer in all rooms.
External : Premium quality texture painting with wall care.
Common area : Oil bound distemper.

FLOORING
Best quality 3' x 3' vitrified tiles in living, hall & dining.
Rested area 2' x 2' vitrified tiles.

TILE CLADDING & DADOING
Toilets: Best quality acid resistant & anti skid good body designer glazed ceramic tile dado up to 6'-6".
Kitchen: Glazed ceramic tile dado up to 2'-0" height above kitchen platform.
Utility / Wash: Glazed ceramic tiles dado up to 3'-0" height.

KITCHEN
Granite platform with steel sink with bore & municipal water connection. Provision for cabinets and exhaust fan.

TELEPHONE & CABLE TV
a) Provision for bedrooms & living room.
b) Intercom facility to all the units connecting security.
c) Two internet point provision for each flat.

TOILETS
(All toilets to consist of)
a) E.W.C single piece in master bedroom with flush tank Parryware / Cera or equivalent.
b) I.W.C for common toilet with flush tank Parryware / Cera or equivalent.
c) E.W.C. Two piece in guest bedroom with flush tank Parryware / Cera or equivalent.
d) Hot and cold wall mixer with shower provision for geyser in all bathrooms.
e) All fixtures are C.P coated best quality make.
f) 3 wash basins for 3 BHK, 2 wash basins for 2 BHK best quality make.

ELECTRICAL
a) Concealed copper wiring of good quality make.
b) Power outlets for A/C & geyser in all bedrooms & bathrooms.
c) Power plug outlets for cooking range chimney, refrigerator, micro oven, mixer grinder in kitchen.
d) Plug points for TV & Audio systems in hall and bedrooms.
e) 3-Phase supply for each unit and individual meter boards.
f) Miniature circuit breakers (MCB) & ELCB for each distribution board.

LIFT
Standard make V3F technology lift with 6 passengers of standard make.

STAIRCASE & CORRIDORS
Granite / Green Marble for staircase & corridor, S.S Railing for staircase.

GENERATOR
DG backup for common areas and limited points for flat.

WATER SUPPLY
Water connection as per municipal norms.

NOTE
a) Shelves, chajja's, lofts, arch, etc. are optional with extra cost.
b) Vat, Registration and service tax applicable as per Govt. norms.
c) Persons desirous to alter / modify shall inform the same at the time of booking only.

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