A project by

Shiva Krishna Constructions

Construction Redefined

In here, life
is filled with
myriad surprises.



Approved by

hmda

Growing Global

TS RERA

KRISHNA BAI

RESIDENCY

Elevated lifestyling

2 & 3 BHK LUXURY APARTMENTS @ PEERZADIGUDA, UPPAL

TOTAL
FLATS 80

KRISHNA BAI
RESIDENCY Elevated lifestyling

Shiva Krishna Constructions

MH NU 4949

Belong to elevated experiences.

For as much as we reckon, we staunchly believe, one is always looking forward to experiences of varied kinds wherever they go. Experiences that'll journey with them, spring up unexpected moments for them, delight them in ways they wouldn't have imagined. But more than anything else, one is always looking forward to experiences that will make them feel elevated. It's a bouquet of such warm and wonderful times that will elevate one's life. have gathered to bring to you a community called KRISHNA BAI RESIDENCY.





3 BHK
WEST-FACING
FLAT NO. 1
1545 SFT

KRISHNA BAI
RESIDENCY Elevated lifestyling



3 BHK
EAST-FACING
FLAT NO. 9
1525 SFT



2 BHK
WEST-FACING
FLAT NO. 3
1210 SFT

3D VIEWS

Laid out to absolutely delight everyone.



2 BHK
EAST-FACING
FLAT NO. 10
1205 SFT

Enchanting design for your entire life.

KRISHNA BAI RESIDENCY will host a variety of 2 BHK and 3 BHK homes. Designed in area ranging from 1180 sft and 1545 sft of space, discover the community to have been designed with a great sense of planning, design and aesthetics bound to have you besotted. Well-spaced out from each other, here is a community that's designed with no common walls and the aesthetics to have the world impressed.

KRISHNA BAI RESIDENCY Elevated lifestyling

TYPICAL FLOOR PLAN

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Facing	West	West	West	West	West	West	West	West	East	East	East	East	East	East	East	East
Carpet area (Sft.)	1010	1010	775	775	785	775	785	1010	1010	765	765	765	765	765	1010	970
Exclusive Balconies (Sft.)	100	100	85	85	80	85	80	100	75	95	80	95	80	95	75	130
Outer Wall Areas (Sft.)	95	95	85	85	80	85	80	95	105	80	80	80	80	80	105	105
Plinth Area (Sft.)	1205	1205	945	945	945	945	945	1205	1190	940	925	940	925	940	1190	1205
Super Built-up Area (Sft.)	**1545**	**1545**	**1210**	**1210**	**1210**	**1210**	**1210**	**1545**	**1525**	**1205**	**1180**	**1205**	**1180**	**1205**	**1525**	**1545**
Undivided Land Share (Sq. Yards)	69.42	69.42	54.37	54.37	54.37	54.37	54.37	69.42	68.52	54.14	53.02	54.14	53.02	54.14	68.52	69.42



SPECIFICATIONS

KRISHNA BAI RESIDENCY Elevated lifestyling

Quite like the space you'd be enchanted by.

STRUCTURE
RCC framed structure.

WALLS
- External 9" and Internal of 4½" thick walls with light weight red brick in cement mortar.
- Compound wall with solid cement brick.
- Cement Shelves provided in bedrooms and kitchen. No shelves will be provided in hall.

PLASTERING
Two coats with sponge finishing.

DOORS AND WINDOWS
- Main Door: Best Teak wood Frame and shutter aesthetically designed. Polishing and designer hardware of reputed make.
- Internal Doors: Medium Teak wood frame with both sides molded flush doors.
- Windows are of UPVC of branded, with glazed glass, Mesh and safety grills.

FLOORING
- Hall, Dining, Kitchen and Bedrooms with branded company of 2½' x 2½' size double charged vitrified tile.
- External flooring within the compound wall is of PCC flooring or VDF Flooring.
- Corridors and steps with Marble / Granite with 18 gauge stainless steel railing of regular design.

KITCHEN
- Platform with black granite and 18"x24" stainless sink or granite sink.
- 2 feet height dado on kitchen platform.
- Provision for exhaust fan / chimney.

TOILETS
- 1'x1' size non-skid ceramic tile flooring.
- 12"x18" size glazed digital tile dado up to 6' 6" height.
- Hindware company sanitary ware of white color or equivalent.
- Plumbing work with CPVC pipeline Supreme / Ashirvad Company with standard tap fittings, and Drainage pipe line with rigid PVC fittings.
- Jaquar or equivalent taps and wall mixture with shower will be provided in all toilets.
- Geyser provision will be given for all toilets.

ELECTRICAL
- Concealed copper wiring with Anchor or Equivalent, three-phase electrical supply with transformer will be provided.
- Two ways switches for light and fan will be provided in all bedrooms.
- TV provision will be provided in hall and master bedroom.
- AC Provision will be given all bedrooms. Telephone, Internet wiring facility will be given in hall.
- Provision for RO purifier will be provided in kitchen.
- Miniature circuit breaker (MCB) for each room provided at main distribution box within each flat.
- Anchor Roma / Polycab or equivalent modular electrical switches will be provided.
- Intercom facility from each flat to security room.
- Washing machine provision will be provided.
- Inverter wiring provision for entire flat.

PAINTING
- Hall, kitchen, dining and bedrooms area will be finished with cement based Asian / Birla Putty and painting with premier emulsion paints of Asian Paints.
- Waterproof cement paints ACE Asian Paints for external walls and front elevation with putty and texture combination or as per the elevation pattern and with Apex Ultima paints.

NOTE
1) The owner / buyer is free to make necessary internal alterations in the specifications or plan to suit his requirements. Extra cost for all such alterations should be borne by the purchaser / owner.

2) Registration charges, GST, House assessment charges and any other statutory taxes / charges of State & Central Govt. should be borne by the owner / purchaser.

AMENITIES
1) Mini Function hall / Common Multipurpose hall.

2) Indoor Games, Badminton, Table Tennis, Yoga, Gym, Tot-lot & Children play area.

3) Watchman room in the ground of the apartment and Guard room at the entrance of the apartment for controlled entry & exit.

4) 2 Passenger high speed automatic lifts & 1 Service lift (branded lift like Konne, Johnson and OTIS) and Transformer with 3 phase electrical supply.

5) Jogging / Walking Track.

6) Electronic surveillance will be provided in parking area & in common areas.

7) Generator back up for the common areas, lift & Water Motors.

8) Solar fencing to the outer compound wall.

9) Rain water harvesting pits.

10) Water softener for the bore well water.

11) Bore well water provided through over head tank.

12) Drainage provision will be provided.

13) Separate over head tanks for drinking water and ground water.

14) DTH / Internet / Intercom / Telephone ready network provision.






25+ AMENITIES & FEATURES

- Multi-Purpose Hall
- Amphitheatre
- Badminton Court
- Intercom
- 24/7 Security
- Electronic Surveillance
- Ready to use Internet / DTH networking
- Water Softner
- Walking Track
- Association Meeting Room
- Pergola Under Seating Deck
- AC Gym & Open Gym
- Children Play Area
- Guest Rooms
- Indoor Play Area
- Driver Rest Room
- Watchmen Room
- Entrance & Exit Gate
- Solar Fencing
- 2 No. of 6 Passenger Lift and 1 Goods lift
- Visitor Car Parking Area
- Generator Backup
- Water Harvesting Pits
- Boundary plantation
- Entrance Paving
- Lawn
- EV Charging Point

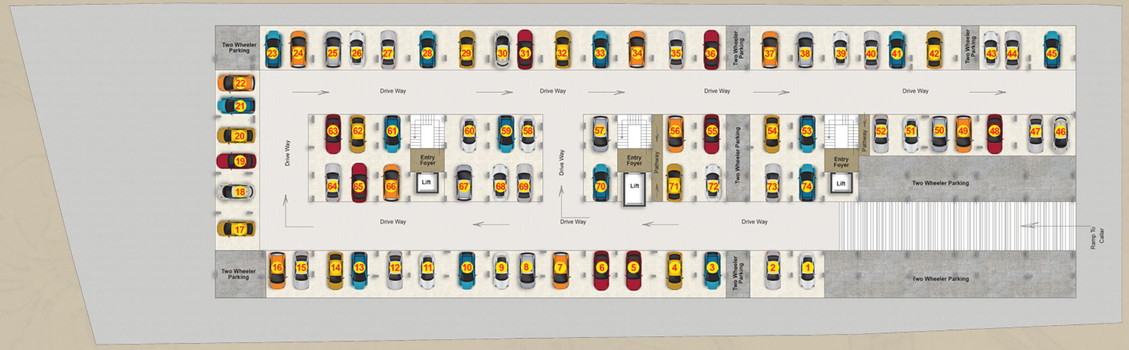


Treasure every single experience for a lifetime.

Look afar, and it'll not be tough to realize, your home is in a community that has it all to make every second of your life beautiful. More because KRISHNA BAI RESIDENCY is located in a place that's got a lazy calm, and is yet surrounded by a good amount of greenery. You'll find enough and more reasons to fall in love with everything around – it's probably one among the very few to be created this way, in this side of Peerzadiguda, Uppal.

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CELLAR FLOOR PLAN



STILT FLOOR PLAN



PROXIMITY

SCHOOLS
- Global Indian International School
- Kendriya Vidyalaya
- Sri Chaitanya Techno School
- Anurag University

OFFICES
- Infosys
- Genpact
- NSL Arena
- NGRI

CONVENIENCE STORES
- D-Mart
- Asian Cine Square
- Decathlon Sports
- Metro Super Market

CONNECTIVITY
- Uppal Metro Station
- Uppal Bus Station
- Secunderabad Railway Station
- Shamshabad Airport

HOSPITALS
- Spark Hospital
- Ankura Hospital
- Aditya Hospital
- APEX Hospital

LOCATION PLAN
(not to scale)



Shiva Krishna Constructions
Construction Redefined

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SCAN FOR WEBSITE

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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.

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