SPECIFICATIONS



STRUCTURE:
RCC framed Structure with TMT Steel and Branded 53 grade Cement with Manual or Ready Mix Concrete.



SUPER STRUCTURE:
Outer walls are 9 inch thickness and Inner walls are 4.5 inch thickness with light weight Red brick with Cement mortar.



PLASTERING:
Two coats of plastering with sponge finish. All interior walls and ceiling with JK or Birla wall putty. Texture from Altek or putty finish for elevation.



FIXTURES AND FITTINGS:
Main Door - Best quality Teak wood frame with beading and teak wood molded paneled shutter with polish. Internal Doors - Ready made or Teak wood frames with beading and ready made design shutters with painting or lamination. Hardware - Bronze handles and latches for main doors. Europa or Godrej locks for internal doors and standard centrallock for main door. Windows - Branded UPVC windows with elegantly designed glass, mesh and safety MS Grill.



KITCHEN:
Granite platform with stainless steel sink with both municipal and bore water provisions and ceramic tiles dado up to 2 to 3 ft. height on the platform.



TOILET:
Ceramic tiles (non-skid) flooring in all toilets & wall cladding with ceramic tiles up to door height. Taps, wall mixtures with shower of Jaguar or equivalent make. Provision for Geysers in all toilets. Wash basins in dining and toilets.



SANITORY AND PLUMBING:
Sanitary materials from Hindware or equivalent make in toilets and other places.Water Supply - CPVC piping from Ashirwad make. Drainage - PVC sanitary piping from Sudhakar Make.



FLOORING:
Vetrified tiles with double charged of standard brand in all rooms. Plain ceramic tiles in balconies and wash areas. Granite or Marble flooring for stair cases and corridors and good quality Tiles in parking Areas.



PAINTING:
Interior walls are painted with Tractor or Premium Emulsion from Asian paints after putty and primer . Exterior walls are painted with Ace or Apex from Asian Paints after primer and elevation with Texture and putty.



ELECTRICAL:
Best quality cables of Polycab or equivalent make and conduit pipes from sudhakar or equivalent make. Adequate power points as per standard drawings. Electrical provision for Geysers in bath rooms and A.C. in bed rooms. Switches from Anchor or GM or equivalent make. One 3 phase meter per flat, common 3 phase meters & transformer for apartments per standard requirement.



INTERNETAND TELEVISION:
Adequate points in necessary places shall be provided as per standard drawings. Intercom facility shall be provided.



STAIRCASE TO TERRACE:
Stair case from ground to terrace shall be provided as per structural drawings with SS Railing.



WATER SUPPLY:
Underground sump with the required capacity and overhead storage tank of required capacity. Borewells upto required depth as a source of water with Sterling or equivalent brand motors and branded quality material. One inch size municipal water supply if pipe line is available. The facility for rain water harvesting as per norms.



FACILITYES:
Branded 6 persons Lifts as per plan, Mahindra or equalent make power backup Generators as required. Invertor wiring, Security Room, Separate Transformers as required and Land scaping. Fallceiling for top floor flats.

HIGHLIGHTS

- Construction as per GHMC Norms
- Premium Quality Construction
- Aesthatic Elevation & Vaastu Compliant
- Parking areas in Cellar & Stilt floors
- Best Social Infrastructure & Connectivity
- Club House, Gym Facility, Multi Purpose Hall
- Shuttle Courts, Childrens Play Area

AMENITIES

- Power backup Generators
- Branded Lifts (as required)
- Provisin for Invertor
- Rain water harvesting
- C.C. Cameras, Security Rooms
- Best Land scaping and Gardening
- Municipal Water Supply, Solar Lighting, Solar water heating system

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GOLDEN HOMES
BUILDERS & DEVELOPERS
502, Block A, Kalki Chambers
Opp. Mythrinagar Arch, Miyapur, Hyderabad

GOLDEN HOMES

GHMC APPROVED

TS RERA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY

Building Beyond Imagination...



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Blessed by nature's bounty,
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2 / 3 B K H Premium Quality Residential Flats for Sale,
Prestigious Gated Community Project,
@ Karmanghat, Near L. B. Nagar, Hyderabad.



CLUB HOUSE:
People in real life don't get the humour and joy, the way we talk and play in the club house...



GYM:
Increased physical activity enhances positive energy...



GARDEN:
A garden to walk-in and immensity to dream-in. A few flowers make the humans' life beautiful...



CHILDREN'S PLAY AREA:
Children cannot bounce off the walls if we take away the walls as Play is their Occupation...

AREA STATEMENTS

1. 1565.00 sq.ft
2. 1485.00 sq.ft
3. 1335.00 sq.ft
4. 1185.00 sq.ft
5. 1570.00 sq.ft
6. 1265.00 sq.ft
7. 1150.00 sq.ft
8. 1150.00 sq.ft
9. 1280.00 sq.ft
10. 1185.00 sq.ft
11. 880.00 sq.ft
12. 1280.00 sq.ft
13. 1280.00 sq.ft
14. 1210.00 sq.ft
15. 1220.00 sq.ft
16. 1535.00 sq.ft
17. 1200.00 sq.ft
18. 1225.00 sq.ft
19. 1220.00 sq.ft
20. 1400.00 sq.ft

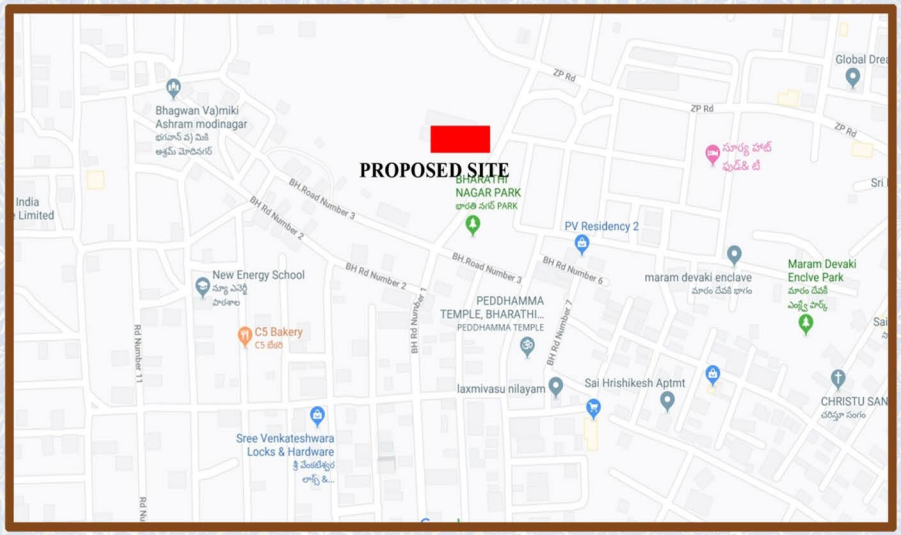
FLOOR PLAN



Isometric Views



LOCATION MAP



https://maps.app.goo.gl/G7hqpRAFbSNy1UTj6

OBJECTIVE:

Quality Construction: Our Company is committed for quality construction with combined experience of our skilled architects, engineers and workers. We completed construction of 25 plus apartments and 100 plus simplex and duplex houses in GHMC and HMDA limits.

Honest Service: Our Company is proud to offer the services aimed to give each individual the most ideal property based on their needs, wants and personal preference. We proved with the best designs and constructions with the motto of "Customer first, Quality must" in our completed projects.

ADDRESS:

Valmiki Ambedkar Awas Yojana, Z.P. Road
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“Helping you make the right move”

