

SPECIFICATIONS

STRUCTURE

RCC framed structure.

FORMWORK

Solid Bricks of 9 inch thick for external walls and 4.5 inch thick for internal walls of Karimnagar Road Bricks.

PLASTERING

External Walls : All external walls sponge finished with cement mortar

Internal Walls : All internal walls plastered smooth with cement mortar

PAINTING

Internal : Birla Wall Care finish with 2 Coats of Tractor emulsion paint of Asian/Bonger or equivalent over a coat of primer.

External : Extenters with texture finish weatherproof paints of Asian/Bonger or equivalent solution as per elevation.

KITCHEN

- Designer Wall Tiles above platform
- Provision for electrical and plumbing points for sink and water purifier Power plugs for chimney, refrigerator, micro oven/ mixer/ grinder.
- Granite platform with stainless steel sink.

FLOORING

- Living Drawing and Dining : Vitrified tiles of Qutono /Equivalent
- Entrance & Balconies : Non slip /anti-skid tiles / matt finish
- Toilets Floor & Walls : Vitrified tiles of Qutono/Equivalent
- Utility : Ceramic Tiles up to 3' Height
- Staircase : Granite
- Corridors : Granite Border with Matt Vitrified Tiles.

WINDOWS

UPVC Section for frames and shutters with Clear glass and provision for mosquito mesh shutter

DOORS

Main Door in Teak Wood.
Bedroom Doors in Pro-laminated Roadymado Doors & Frames.
Toilet Doors in WPC Doors & Frames

SECURITY

CCTV Cameras provisions for Common Areas.

ELECTRICAL AND COMMUNICATION

Composed copper wiring with Flame Retardant Low Smoke (FRLS) PVC insulated wires of superior range like Finolex or equivalent

TOILETS

- Sanitary fixtures of Basic Hindware or equivalent EWC with flush valve, Provision for Geyzers in all Toilets.
- C² fittings of Basic Hindware or equivalent.
- Single lever wall mixers with shower Wash basin taps and Health Faucets

RCC TRENCH SYSTEM

All services Cable Routing such as electrical for Cable Routing IT & other mechanical services if any will be through Pipe Rack system only

RAIN WATER

Soak wells and bore wells along the storm harvesting system drain at regular interval for recharging the ground water table.

EXTERNAL LIGHTING

- External lighting shall be provided with proper aesthetics and to ensure sufficient illumination
- Some part of the lighting is to be on the solar energy as per LEED norms
- Perimeter lighting all along compound walls to ensure sufficient illumination for security

NOTE

- Flat will be handed over for wood work / interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.
- Shelf's, Loha, Chajja's and extra electrical points are optional with extra cost.
- GST and Registration charges as applicable to be borne by the purchaser only as per the prevailing rates.

Proximity

LB Nagar Metro – 20 Mins
ORR EXT No.12 – 3 Mins
Tata Aerospace – 10 Mins
TCS – 8 Mins
RR Collector Office – 15 Mins
Shamshabad Airport – 20 Mins
HITECH city – 30 Mins

ENTERTAINMENT

Wonderia Amusement Park – 10 Mins
Ramoji Film City – 15 Mins

MULTI-SPECIALTY HOSPITALS
Kamineni Hospitals – 15 Mins
Global Hospital – 15 Mins
DRDO Apollo Hospital – 20 Mins
Paramitha Children Hospital – 18 Mins

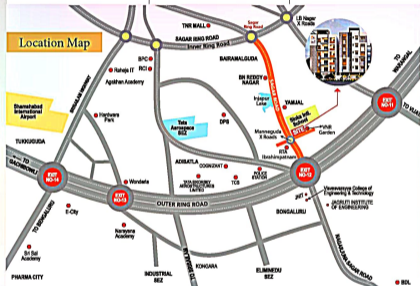
SUPERMARKETS

Heritage Fresh – 4 Mins
Reliance Fresh – 3 Mins
Supermarket – 1 Mins

Malls & Hotels
Novotel – 20 Mins
Prajay Mall – 15 Mins
Tulips Grand – 4 Mins

Schools

Sloka International School – 1 Min
Delhi Public School – 10 Mins
Narayana Academy – 5 Mins
Aga Khan Academy – 20 Mins



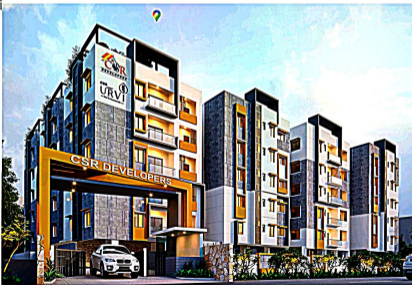
Project by
CSR DEVELOPERS
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Plot No 1, Survey No. 53/E,
BN Reddy Complex, Manneghuda X Road
Abdullapurmet Mandal, Hyderabad -501510.
■ csrdevelopers1234@gmail.com



FOR BOOKING



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 creation, plans and specifications as deemed fit.



2 & 3 BHK PREMIUM GATED COMMUNITY APARTMENT
MANNEGUDA





FLAT NO.1,2,3,4,8,10
3 BHK | WEST FACING

1607.5 sq. ft.

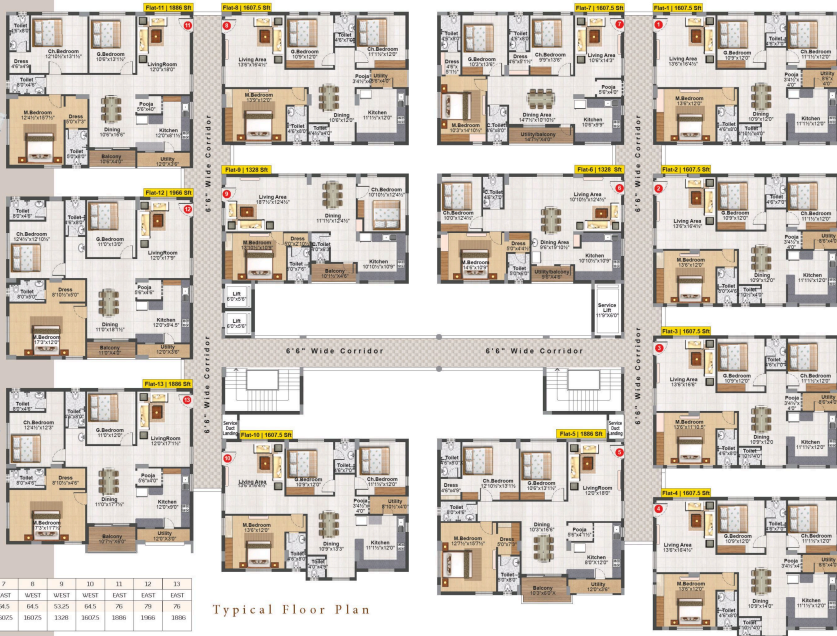


FLAT NO.5, 11, 13
3 BHK | EAST FACING

1886.00 sq. ft.

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13
Facing	WEST	WEST	WEST	WEST	EAST	EAST	EAST	WEST	WEST	WEST	EAST	EAST	EAST
Units in Sq. Yds	64.5	64.5	64.5	64.5	76	53.25	64.5	64.5	53.25	64.5	76	76	76
Salable Area (in Sq. Ft.)	3602.5	3602.5	3602.5	3602.5	1886	1328	3602.5	3602.5	1328	3602.5	1886	1886	1886



Typical Floor Plan

FLAT NO.6
2 BHK | EAST FACING
1328.00 sq. ft.



GYM



Multipurpose - Hall



Children's play area



Landscape