

MASTER PLAN



LEGEND

- 01 Main Entrance & Exit

02 Driveway With Stone / Granite Paving

03 Cobblestone Paving

04 Children's Play Area

05 Avenue Plantation

06 Signage Wall

07 VDF Flooring

08 Lap Pool

09 Kids Pool
- 10 Pool Deck With Pergola

11 Wash Concrete

12 Kund

13 Party Lawn

14 Multipurpose Lawn

15 Metal Tree Feature

16 Kids Play Area

17 Seating Area

18 Security Cabin

19 Half Basketball Court
- 20 Specimen Planting

21 Temple

22 Skating Rink

23 Water Feature

24 Sculpture

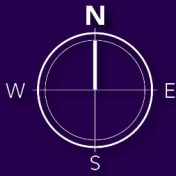
25 Tennis Court

26 Badminton Court (Shuttle)

27 Cricket Nets

28 Deck

29 Jogging Track



Welcome Home
TO A SPARKLING
LIFESTYLE



In the serene yet rapidly developing locale of Kompally, there's a home full of exceptional value that awaits your arrival.

Welcome to Crystal! A 2 & 3 BHK gated community prodigiously crafted to nurture loved ones, deliver marvellous living experiences and bring out the best in you. It's a home polished to perfection so you can shine.



INDOOR AMENITIES

- Banquet Hall | Badminton Court | Table Tennis | Billiards | Hobby Room
- Squash Court | Creche | Society Office | Library | Aerobics | Dance Room
- Music Room | Guest Rooms | Terrace Landscape | Chess & Carrom
- Clubhouse Spa | Clubhouse Cafeteria | Conference Room | Entrance Lounge
- Yoga & Meditation | Clubhouse Supermarket | Swimming Pool | Gym
- Clubhouse Mini Theater

OUTDOOR AMENITIES

- Multipurpose Lawn | Lap Pool | Kids Pool | Pool Deck With Pergola
- Kund | Avenue Plantation | Metal Tree Feature | Party Lawn
- Security Cabin | Specimen Planting | Tennis Court | Driveway With Stone
- Kids Play Area / Sand Pit | Badminton Court | Deck | Jogging Track
- Seating Area | Sculpture | Cricket Nets | Half Basketball Court



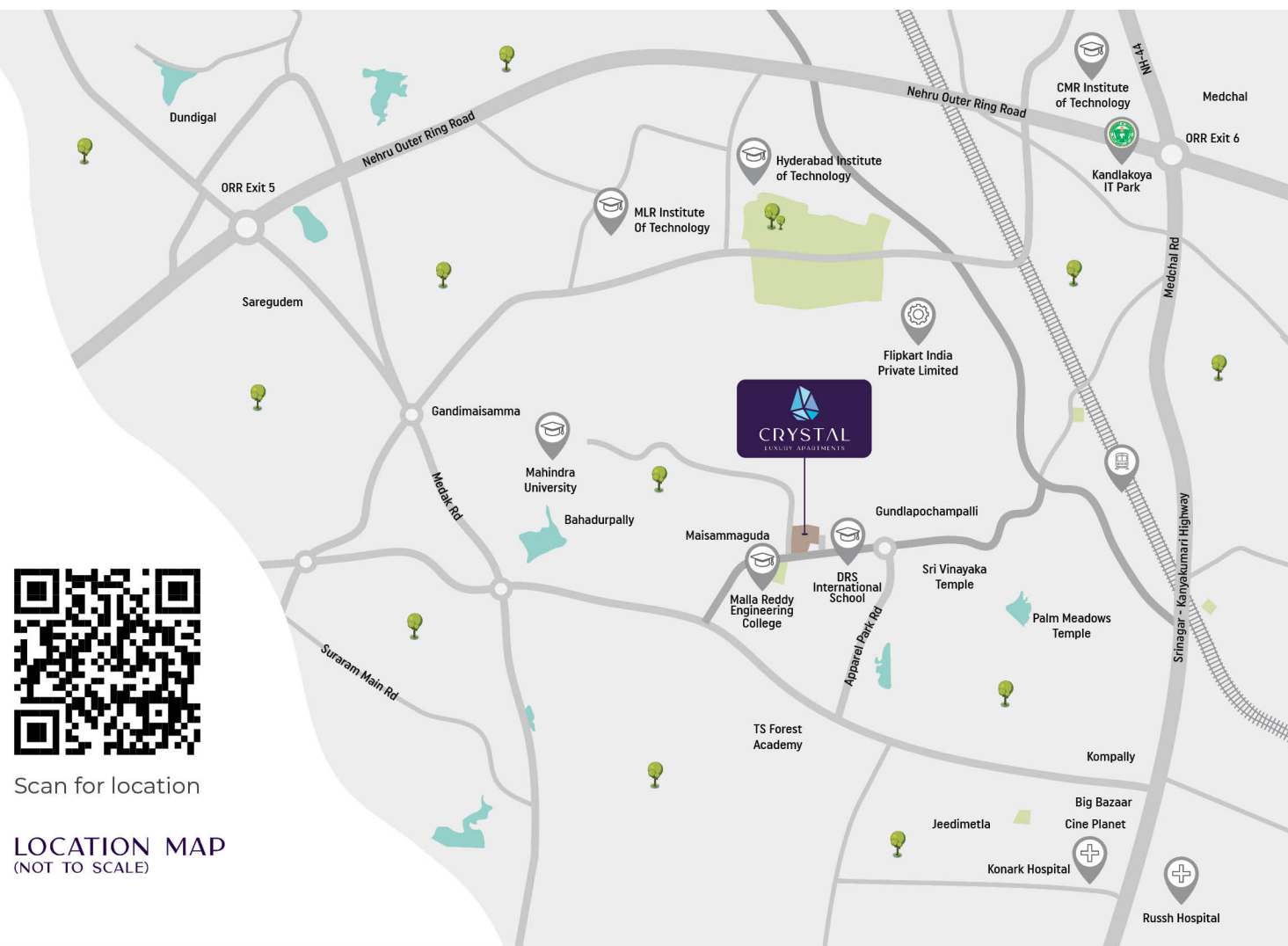
Children's Play Area



Temple



Skating Rink



NEARBY LOCATIONS



IT

Tech Mahindra
Kandlakoya IT Park



SCHOOLS

DRS International School, Oakridge, The
Creek Planet, Delhi Public School, Ambitus
World School, CMR International School



LAKE

Shamirpet Lake



HOSPITALS

Malla Reddy Hospital, Konark
Hospital, Russh Hospital



AIRPORT

Rajiv Gandhi International Airport



RESORTS

Aalankrita Resort, Dhola-Ri-Dhani,
Golden Orchard



BHANODAYA CONSTRUCTIONS
Krishnailla Plaza, 2nd Floor, Plot No: 12,
Survey No. 225, Madinaguda, Hyderabad - 500049.
Mail: bhanodayaconstructionspl@gmail.com

www.neemsboro.com



Note: This Trifold is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flats may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

Concept & Design by
Gulfmeadows | 86600 64876

SPECIFICATIONS

STRUCTURE

RCC Framed Structure: R.C.C framed structure to withstand wind & seismic loads.
Brick Work: 200mm thick External walls and 100mm thick Internal walls with cement concrete blocks.

PAINTING

External: Sponge finished sand faced cement plaster painted with two coats of exterior emulsion paint with textured exterior paint.
Internal: Smooth plastered surface treated with putty & two coats of premium acrylic emulsion paint of reputed make over a coat of primer for internal walls.

TILE CLADDING

Kitchen Cladding: Glazed ceramic tile cladding up to Lintel level above kitchen platform.
Bathrooms: Glazed ceramic tiles dado up to false ceiling height.
Utility: Glazed ceramic tiles dado up to 4'0" height.

CP & SANITARY FIXTURES

Bathrooms: Premium quality ceramic washbasin of reputed make.
Premium quality wall mounted EWC with concealed flush tank of reputed make.
Premium quality CP fitting of reputed make.
PVC false ceiling in all bathrooms.

DOORS, WINDOWS & RAILINGS

Main Door: Best Teak wood frame teak veneered shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.
Internal Doors: Engineered wood frame with flush shutter aesthetically designed and finished with melamine polish fixed with hardware of reputed make.
Utility Doors: UPVC door frame with combination of tinted float glass & laminated MDF panel.
Sliding Doors: UPVC sliding doors with clear glass paneled shutters and with mosquito mesh door.
Windows: Two track UPVC clear glass with suitable finishes as per design with mosquito mesh door.
Grills for Windows: Aesthetically designed, mild steel (MS) window grills with enamel paint finish shall be provided for all windows up to two floors.
Balcony Railing: MS railing / Glass railing with reputed hardware.

FLOORINGS

Drawing, Living, Dining: Double charged vitrified tiles of size 800 x 800mm of reputed make.
Pooja, Bedrooms & Kitchen: Double charged vitrified tiles of size 600 x 600mm of reputed make.
Bathrooms: Acid-resistant, anti-skid ceramic tiles of reputed make.
Corridors: Matt finish vitrified tiles of reputed make.
All Balconies: Anti-skid ceramic tile of reputed make and granite sill at bottom of the railing.
Utility: Anti-skid ceramic tile of reputed make and granite coping for the railing.
Staircase: Anti-skid granite for treads, risers and skirting with molding edges.

KITCHEN

Kitchen Counter: Granite platform with stainless steel sink.
Water Provision: Separate municipal water provided along with bore well water.
Other Accessories: Provision for fixing of RO system, exhaust fan or chimney.

CAR WASHING FACILITY

Car washing facility shall be provided.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

POWER BACKUP

100% DG set backup with acoustic enclosure.

UTILITY

Washing Machine: Provision for washing machine & washing utensils etc.

ELECTRICAL FIXTURES OF REPUTED MAKE

Internal Electrical Fixture:
- Power plug for geysers in all bathrooms.
- Exhaust fans in all bathrooms.
- Concealed copper wiring of reputed make.
- Power outlets for air conditioners in drawing, living, dining, and bedrooms.
- Plug points for TV, internet connection 3-phase supply.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.
Kitchen: Power plug for chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.
Utility Area: Provision for washing machine / dish washer in utility area.

ELEVATORS / LIFTS

Passenger Lifts:
- Specification: Each block would have four high speed automatic passenger elevators with V3F for energy efficiency.
- Flooring and Car Finish: Entrance with vitrified tile flooring and granite cladding.
Fire / Service Lift:
- Specification: One service elevator in each block with V3F for energy efficiency.
- Flooring and Car Finish: Entrance with vitrified tile flooring and granite cladding.

WSP & STP

- Fully treated water will be made available through an exclusive water softening plant.
- Sewage treatment plant of adequate capacity.
- STP treated water would be used for WC flushing.
- Rainwater harvesting provided for recharging groundwater levels as per the norms.
- Water meters for each unit for municipal & domestic water.

TELECOMMUNICATION

Telephone Point: Telephone points in drawing/living room, all bedrooms.
Intercom Facility: Intercom facility to all the units connecting to security.

CABLE TV & INTERNET

Cable TV: Provision for cable connection in living room & master bedroom.
Internet: Provision for installing internet & Wi-Fi in living area.

FIRE & SAFETY

- Fire sprinkler and fire hydrant system in all floors and basements as per norms.
- Fire alarm, Public Address System in all floors, basements and parking areas as per norms.
- Control panel will be kept at main security.

SECURITY / BMS

- Sophisticated round-the-clock surveillance / security system.
- Intercom and panic button is provided in the lifts connected to the security room.
- Solar power fencing all around the compound wall.
- Surveillance cameras at the main security and entrance of each block to monitor.
- Centralized billing system for water consumption shall be provided.

LPG

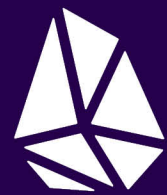
Supply of gas from centralised gas bank to individual flats with pre-paid gas meters.

PARKING AREA

Parking: One car parking for each flat.
Entire parking is well designed with parking signage and equipment.
Flooring: Flooring with parking tiles, planter boxes all around the compound wall.
Watchman: Watchman room with toilet and extra toilet provision for drivers.

www.neemsboro.com

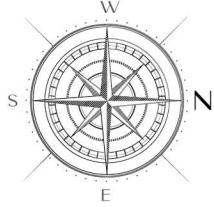
From The House Of
NEEMSBORO GROUP



CRYSTAL
LUXURY APARTMENTS

2 & 3 BHK LUXURY APARTMENTS @ KOMPALLY

TYPICAL FLOOR PLAN
RUBY, OPAL, QUARTZ



BLOCK - RUBY, OPAL, QUARTZ AREA STATEMENT (FIRST FLOOR)

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-101	3BHK	East	1008.35	51.02	43.27	1555 Sft
FF-102	3BHK	East	983.73	49.24	41.33	1515 Sft
FF-103	2BHK	East	801.65	97.49	36.29	1320 Sft
FF-104	3BHK	East	983.73	49.24	41.33	1515 Sft
FF-105	2BHK	East	801.65	97.49	36.29	1320 Sft
FF-106	3BHK	East	1008.35	51.02	43.27	1555 Sft

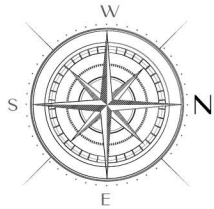
FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-107	3BHK	West	1008.35	51.02	43.27	1555 Sft
FF-108	3BHK	West	983.73	49.24	41.33	1515 Sft
FF-109	2BHK	West	794.64	97.49	36.41	1320 Sft
FF-110	3BHK	West	983.73	49.24	41.33	1515 Sft
FF-111	2BHK	West	794.64	97.49	36.41	1320 Sft
FF-112	3BHK	West	1008.35	51.02	43.27	1555 Sft

BLOCK - RUBY, OPAL, QUARTZ AREA STATEMENT (TYPICAL FLOOR)

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 101	3BHK	East	1096.17	158.83	1413.84	1825 Sft
TYP F- 102	3BHK	East	1025.71	97.49	1263.08	1630 Sft
TYP F- 103	2BHK	East	801.65	97.49	1023.57	1320 Sft
TYP F- 104	3BHK	East	1025.71	97.49	1263.08	1630 Sft
TYP F- 105	2BHK	East	801.65	97.49	1023.57	1320 Sft
TYP F- 106	3BHK	East	1051.75	192.57	1387.2	1790 Sft

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 107	3BHK	West	1051.75	192.57	1387.2	1790 Sft
TYP F- 108	3BHK	West	1025.71	97.49	1263.08	1630 Sft
TYP F- 109	2BHK	West	794.64	97.49	1023.57	1320 Sft
TYP F- 110	3BHK	West	1025.71	97.49	1263.08	1630 Sft
TYP F- 111	2BHK	West	794.64	97.49	1023.57	1320 Sft
TYP F- 112	3BHK	West	1096.17	158.83	1413.84	1825 Sft

TYPICAL FLOOR PLAN
EMERALD, SAPPHIRE, TOPAZ



BLOCK - EMERALD, SAPPHIRE, TOPAZ AREA STATEMENT (FIRST FLOOR)

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-101	3BHK	East	1008.35	51.02	43.27	1555 Sft
FF-102	3BHK	East	983.73	49.24	41.33	1515 Sft
FF-103	2BHK	East	801.65	97.49	36.29	1320 Sft
FF-104	2BHK	East	801.65	97.49	36.29	1320 Sft
FF-105	3BHK	East	983.73	49.24	41.33	1515 Sft
FF-106	2BHK	East	801.65	97.49	36.29	1320 Sft
FF-107	3BHK	East	1008.35	51.02	43.27	1555 Sft

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
FF-108	3BHK	West	1008.35	51.02	43.27	1555 Sft
FF-109	3BHK	West	983.73	49.24	41.33	1515 Sft
FF-110	2BHK	West	794.64	97.49	36.41	1320 Sft
FF-111	2BHK	West	794.64	97.49	36.41	1320 Sft
FF-112	3BHK	West	983.73	49.24	41.33	1515 Sft
FF-113	2BHK	West	794.64	97.49	36.41	1320 Sft
FF-114	3BHK	West	1008.35	51.02	43.27	1555 Sft

BLOCK - EMERALD, SAPPHIRE, TOPAZ AREA STATEMENT (TYPICAL FLOOR)

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 101	3BHK	East	1096.17	158.832	1413.84	1825 Sft
TYP F- 102	3BHK	East	1025.71	97.499	1263.08	1630 Sft
TYP F- 103	2BHK	East	801.65	97.499	1023.57	1320 Sft
TYP F- 104	2BHK	East	801.65	97.499	1023.57	1320 Sft
TYP F- 105	3BHK	East	1025.71	97.499	1263.08	1630 Sft
TYP F- 106	2BHK	East	801.65	97.499	1023.57	1320 Sft
TYP F- 107	3BHK	East	1051.75	192.577	1387.2	1790 Sft

FLAT NO.	TYPE	FACING	CARPET	AREA OF EXCLUSIVE BALCONY	AREA OF EXCLUSIVE UTILITY	SBAP
TYP F- 108	3BHK	West	1051.75	192.577	1387.2	1790 Sft
TYP F- 109	3BHK	West	1025.71	97.499	1263.08	1630 Sft
TYP F- 110	2BHK	West	794.64	97.499	1023.57	1320 Sft
TYP F- 111	2BHK	West	794.64	97.499	1023.57	1320 Sft
TYP F- 112	3BHK	West	1025.71	97.499	1263.08	1630 Sft
TYP F- 113	2BHK	West	794.64	97.499	1023.57	1320 Sft
TYP F- 114	3BHK	West	1096.17	158.832	1413.84	1825 Sft