

AVL  
GARUDADRI  
@ Atchutapuram, Vizag.



A Perfect Blend of Quality & Convenience



## OVERVIEW

DEVELOPER	: VENKATA SAI ESTATES & BUILDERS
LOCATION	: Atchuthapuram, VIZAG
SITE AREA	: 2600 sqyds
NO OF UNITS	: 75
TYPE OF UNITS	: 3 Bhk (1215 sft)
TYPE OF UNITS	: 2 Bhk (1015/1035/1050 sft)





# TYPICAL FLOOR PLAN





## AVL GARUDADRI IS A PERFECT BLEND OF COMFORT AND CONVENIENCE.....

Located at Saipriya Layout, just few meters away from Atchuthapuram Junction. It is an iconic project with a Contemporary Elevation, Vastu compliance, functional spatial planning.

### AREA STATEMENT

FLAT NUMBER	CARPET AREA	OUTER WALL AREA	BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA
1	822	67	80	969	1215
2	660	63	89	811	1015
3	821	67	81	969	1215
4	822	67	80	969	1215
5	830	65	73	969	1215
6	705	57	63	825	1035
7	689	65	71	825	1035
8	667	59	99	825	1035
9	678	65	81	825	1035
10	692	55	77	825	1035
11	716	57	65	838	1050
12	697	63	77	838	1050
13	697	63	77	838	1050
14	697	63	77	838	1050
15	693	62	83	838	1050



The carefully selected project location is ideal for residence as it is closely situated to all major companies, landmarks, schools and hospitals Project is surrounded by three sides road and Abutting park.





FLAT - 2  
1015 sft



FLAT - 5  
1215 sft



FLAT - 8  
1035 sft



FLAT - 11  
1050 sft



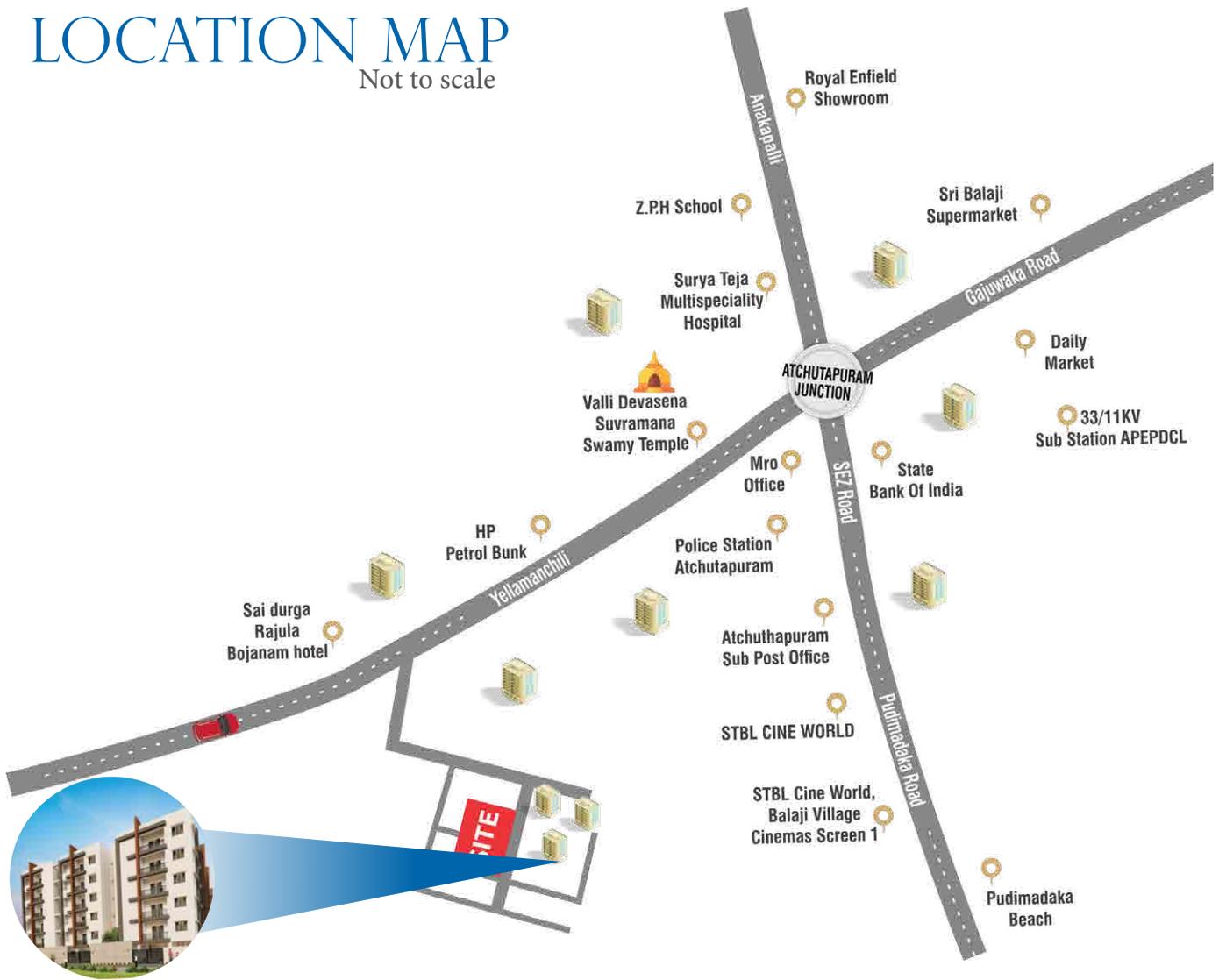
FLAT - 12 to 14  
1050 sft

# SPECIFICATIONS

<b>Structure</b>	RCC Framed Structure designed to withstand wind & Seismic loads.
<b>Superstructure</b>	6”Red brick external walls and 4” internal walls masonry in cement mortar.
<b>Doors</b>	Maindoors with teak wood frame and aesthetically designed teak doors with polish and good quality hardware. Internal Doors with well seasoned countrywood door frames and water resistant flush door with standard hardware.
<b>Windows</b>	UPVC windows with standard hardware and safety grills.
<b>Flooring</b>	Double Charged 2'x2' Vitrified Tiles of Reputed Make.
<b>Toilets</b>	Ceramic tiles dadoing upto 7' height sanitary ware of Parryware / Hindware/ Essess or equivalent make. All CP Fittings are of Jaquar / Essco/ Czar/ Plumber or equivalent make.
<b>Kitchen</b>	Glazed ceramic tiles dadoing upto 2 feet height above the kitchen Platform. Granite platform with SS sink, Provision for Water Purifier, Chimney and Exhaust fan.
<b>Electrical</b>	Concealed copper wiring of ISI Mark of reputed make with adequate points to all rooms and modular switches of legrand / GM or equivalent.
<b>Painting</b>	External: Premium quality acrylic emulsion paint of exterior grade. Internal: Putty finish with two coats of emulsion and one coat of cement primer.
<b>Water</b>	Adequate water supply from suitable borewell.
<b>Lift</b>	Johnson / kone or Equivalent make elevators of 8 passenger capacity of two lifts will be provided.
<b>Telecom</b>	Intercom facility to all the units connecting to security.
<b>Security</b>	Surveillance camera at main gate entrance, stilt floor and key areas.
<b>Generator</b>	Power back up for common areas, lifts ,water pumps, lights, fans, mixers, TV and fridge in the Flat.
	Extras :- APEPDCL Service connection, Registration Charges, GST and any other taxes are to be borne by the purchaser.

# LOCATION MAP

Not to scale



## NEAR BY COMPANIES

- Vasant Chemicals
  - Brandix Apparel Park
  - NTPC
  - INS Varsha
  - Saint Gobain Glass
  - IOCL (Indian Oil Corporation Ltd)
  - Bhabha Atomic Research Centre
  - Largest SEZ in AP
- And many more Industries

## NEAR BY LAND MARKS

- Kondakarla Bird Sanctuary
- Pudimadaka Beach
- STBL cine world
- Da vinci International School
- Dadi Institute of Engineering & Technology
- AP Residential School
- Duvvada Railway station
- MRO Office



## OUR COMPLETED PROJECTS



AVL Venkatadri  
Yendada



AVL Narayanadri  
Yendada



AVL Seshadri  
Yendada

### Builders:

Venkata Sai Estates & Builders  
D.no. 1-9-3/5, Kotha Venkojipalem, NH-16,  
Beside Weighbridge, VISAKHAPATNAM-530017.

**Call: +91 9169 667 667.**  
bhavanivsgm@gmail.com  
basavateja.avl@yahoo.com

### Site Address:

Plot no 288 to 295, Saipriya layout phase -2,  
veduruwada , Atchutapuram,  
VISAKHAPATNAM.

FOLLOW US



AVL Builders