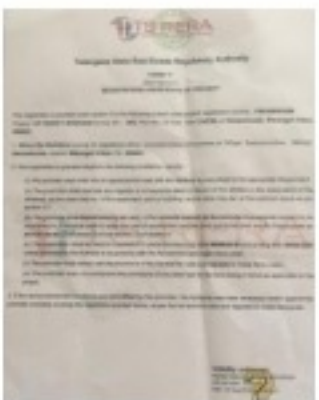


*add luxury to your
lifestyle*



TS RERA NO.
P00300001080



KP REDDY
BHAWAN

MASTER PLAN



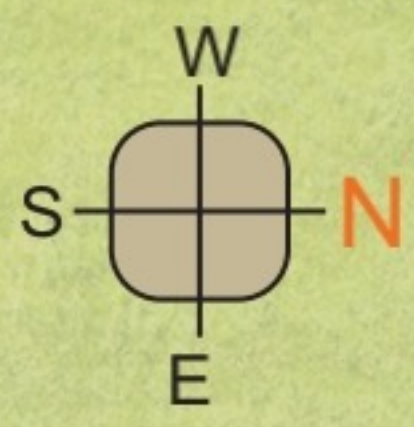
30' Road

40' Road

15 FEET DRIVEWAY

18 FEET DRIVEWAY

18 FEET DRIVEWAY





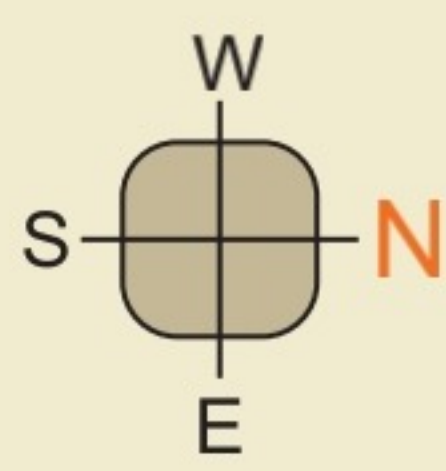
• East Side View

A modern living
for the good life





TYPICAL FLOOR UNIT PLANS



AREA STATEMENT

Ground Floor

Plot No.	Carpet Area	Plinth Area	Super Builtup Area
1	926	1072	1370
2	741	858	1105
3	741	858	1105
4	741	858	1105
5	1122	1287	1669
6	707	807	1050
7	777	956	1241
8	777	956	1241
9	777	956	1241

1st Floor

Plot No.	Carpet Area	Plinth Area	Super Builtup Area
1 to 9	Given above area statements		
10	787	956	1241
11	787	960	1246

2nd to 8th Floor

Plot No.	Carpet Area	Plinth Area	Super Builtup Area
1	964	1194	1525
2	772	965	1245
3	772	965	1245
4	772	965	1245
5	1182	1478	1914
6	715	907	1181
7	777	956	1241
8	777	956	1241
9	777	956	1241
10	839	1069	1326
11	628	723	941

SPECIFICATIONS

✦ FOUNDATION & STRUCTURE :

RCC Framed Structure

✦ WALLS :

Red Brick in Cement Mortar / AAC / Block

✦ PLASTERING

Internal: JK/Birla Putty Finish on cement plastering

External: Two coats of cement plastering sponge finish putty on front side elevation

✦ DOORS

Main Door : Teakwood door frame and shutter aesthetically designed with polishing and hardware of reputed make (hardware of standard quality)

Internal Door : Teakwood frame

✦ SHUTTERS

Flush Shutters with standard fittings and locks for bedroom dorset cylindrical locks and main door handle model dorset or equivalent.

Windows: UPVC sliding windows with glass

✦ PAINTING

External : Two coats of exterior paint front sided putty/ texture paint over one coat of primer

Internal : Plastic emulsion for walls ceiling over putty (Asian)

✦ FLOORING

2x2 Vitrified tiles of reputed make living area bed room and entrance lobby and kitchen. Anti skid flooring for bathrooms.

✦ TILES FOR CLADDING & DADOING

Kitchen : Ceramic tiled dado up 2" height above kitchen platform.

Bathrooms: Ceramic tile dado upto 7" height

Utilities/Wash : Ceramic tiles dado upto 3'6" height (all the tiles shall be reputed make)

Kitchen : 1 Granite platform and sink with drain board, with tap wet area for washing utensils etc.,

✦ TOILETS

1) Wash basin with Tap in all bathrooms and hall (Hindware or equal make)

2) Floor hung Hindware or reputed make

3) Hot and Cold water mixer with shower in all bathrooms

4) All C.P fitting are of INDWARE/JAQUAR/CERA/ESSES plated or equivalent make for all toilets

✦ ELECTRICAL

Concealed copper wiring of Milion / Finolex with modular switches / Legrand or equal make for all lights, fans and power plug points to operate modern day fixtures, 3 Phase meters.

✦ **TV POINTS :** In Living room and Master bedroom.

✦ **GENERATOR :** Generator back for common areas, lift and borewell.

✦ **INVERTER :** Wiring and provision for inverter.

✦ **MUNICIPAL WATER :** Facility in Kitchen only

✦ **GARDENING :** 1Mtr, Green Strip all around.

✦ **PARKING TILES :** 1x1 Cement Tiles.

✦ **LIFT :** Five passenger lift of Johnson or Kone (Collapsible Shutter model). No. of lifts are 3.

✦ **Power Backup :** Sound proof Generator (Mahendra / Kirloskar) backup for Common Area Lighting, Lift, Motors, all Fans & Lights except power plugs

✦ **Security System :** CC Cameras (with Night Vision) in parking & all floor areas. Intercom facility between all Flats & Security

Notes : Car parking, Municipal Water, TSNPDCL Transformer, Generator, Intercom & Security Camera charges extra. Registration Charges, GST charges and any other government charges to be borne by the purchaser.



CELLAR PLAN





LOCATION MAP

