

Specifications

	Structure	BCC Framed Structure
	Super Structure	Block Masonry
	PLASTERING	
	Internal	Smooth finished surface with paint over putty
	External	Double Coat cement plaster with a combination of 16mm weather proof paint
	DOORS and HARDWARE	
	Main Door	Double Door 8 feet height Teak (Indian) Wood With good quality Brass Fittings, with Dorsel / Gudgey / Equivalent metal hardware
	Internal Doors, Frames, Shutters	African Teak Frames, Plain Doors
	Toilet Doors	WPC
	Windows	3 Track UPVC windows with mosquito mesh and grills in All floors of NCL / Parasite / Frame Craft
	PAINTING WORKS	
	Internal Walls Ceiling	All Internal Walls shall be finished with Putty, one coat of primer and 2 coats of plastic emulsion of Asian Brand
	External Walls	All External Walls shall be finished with Ace paint of Asian Brand
	ELECTRICAL WORK	
		Fan, Light & 5 amps sockets in all rooms, 2 mix of 5 amps sockets & provision for cable points in living areas, in all Bed Rooms. 3 phase supply for each unit and individual Prepaid Energy Meters. All electrical items of Legrand / Creston / Anchor / Panasonic / HK / Havells / Equivalent
	Power Points	Power outlets for Air Conditioners in Living / Drawing and Bedrooms. Power plug for cooking range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder, Washing Machine in Kitchen / Utility Area
	KITCHEN, BATHROOMS & OTHERS	
	Kitchen Counter	Granite Platform with 2 feet Height Ceramic Tile Double (RAK / Nice / Armano / Rajara / Equivalent) and Sink with drain board (Neral / Carlo / Franer / Equivalent)
	Bathrooms	Wall mounted EWC of CERA / Kohler / Hindware / Parryware / equivalent make. Provision for Gaylers, light point and exhaust fan points in all Bathrooms
	Tiling & Granite	Ceramic Tile upto 7 Feet height in all toilets RAK / Nice / Vormora / Equivalent make
	Balconies	1' 3" Anti-Slip Ceramic Tiles (RAK / Nice / Vormora / Rajara / equivalent)
	Water Meters	Water Meters shall be provided
	Water Supply	Hydro-Pneumatic System for water supply
	Telecom Internet	Telephone / Internet Point in Each Floor. Provision for internet connection in each Villa
	Water Treatment Plant	WTP & STP Sewage Treatment Plant
	Generator	Power Backup of upto 1000W for each Villa. For adequate number of points
	Security / BMS	Surveillance cameras at the main security entry / exit points. Solar fencing over the boundary wall of the community

NOTES:
 The owner / buyer is free to make necessary internal alterations in the specifications or plan to suit his requirements. Extra cost for all such alterations should be by the purchaser / owner.
NOTES:
 A. Changes for provision not included in the specification. B. Replication and specification changes. CCTV or other are subject to the plan.

Project Highlights



Location Map



Location Highlights

DISTANCE FROM THE SITE	
Nallas University	4.5 Km
Shampraj Lake	1 Km
Karnataka Highway	500 M
BTL Hyderabad Campus	9 Km
Healthy Hospital	12 Km
GENOME VALLEY	12 Km
NCHAM	9 Km
IT Park, Gundlupeta	12 Km
Evergreen High School, Halepet	8 Km
DRS Eye Sp	5 Km
Shampraj Deer Park	2.3 Km
Laxmi Resort	16 Km
Sri Vidya Saraswathi Temple	24 Km
Machilal	12 Km
Secunderabad Railway Station	24 Km
ECIL	18 Km
Kemasa	21 Km



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LAKESIDE MANOR



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East Facing Villas

Isometric View

Plot Size : 170 Sq.yds.
Total Built up Area
2588 Sq.Yds.



GROUND FLOOR

Bed Room 11'-1" x 13'-0"
A-Toilet 7'-4" x 5'-0"
C-Toilet 5'-4" x 5'-0"
Lounge 10'-7" x 8'-9"
Living 12'-9" x 12'-9"
Puja Room 4'-0" x 4'-0"
Kitchen 9'-4" x 10'-4"
Utility 9'-0" x 4'-0"
Parking Area 14'-0" x 15'-4"

FIRST FLOOR
Bed Room 13'-9" x 13'-4"
A-Toilet 8'-6" x 5'-0"
Balcony 6'-0" x 8'-4"
Living 12'-8" x 12'-10"
M-Bed Room 17'-8" x 14'-0"
B Toilet 8'-5" x 4'-6"
Puja 4'-0" x 4'-11"
Balcony 4'-0" x 9'-2"



OPEN TERRACE

PDR 8'-10" x 3'-7"
Family Room 9'-10" x 13'-7"



SITE LAYOUT
73 VILLAS
5 Acres Project



West Facing Villas

Isometric View

Plot Size : 170 Sq.yds.
Total Built up Area
2588 Sq.Yds.



GROUND FLOOR

Sit out 13'-11" x 3'-10"
Utility 9'-5" x 3'-10"
Dining 12'-8" x 9'-7"
Puja 4' x 4'
Kitchen 9'-0" x 9'-3"
Drawing 13'-11" x 13'-0"
P- Room 3'-8" x 6'-0"
Bed Room 11'-11" x 12'-2"
A-Toilet 3'-5" x 6'-0"
Parking Area 10'-11" x 14'-6"

FIRST FLOOR

Balcony 4'-10" x 7'-10"
Puja 4'-6" x 3'-3"
Bed Room 11'-10" x 13'-5"
A-Toilet 5'-0" x 8'-0"
Dressing 5'-0" x 5'-0"
Living 13'-9" x 13'-0"
M-Bed Room 13'-7" x 14'-2"
B-Toilet 8'-11" x 4'-9"
Sit out 8'-6" x 9'-5"



SECOND FLOOR

Open Terrace 22'-10" x 13'-5"
Multipurpose Room
14'-4" x 13'-5"
Toilet 7'-3" x 4'-0"
Open Terrace 16'-2" x 12'-3"

