



ARMAAN SHACHI'S Sanjeeva Rao Serene County

Villas Project @ Rampally

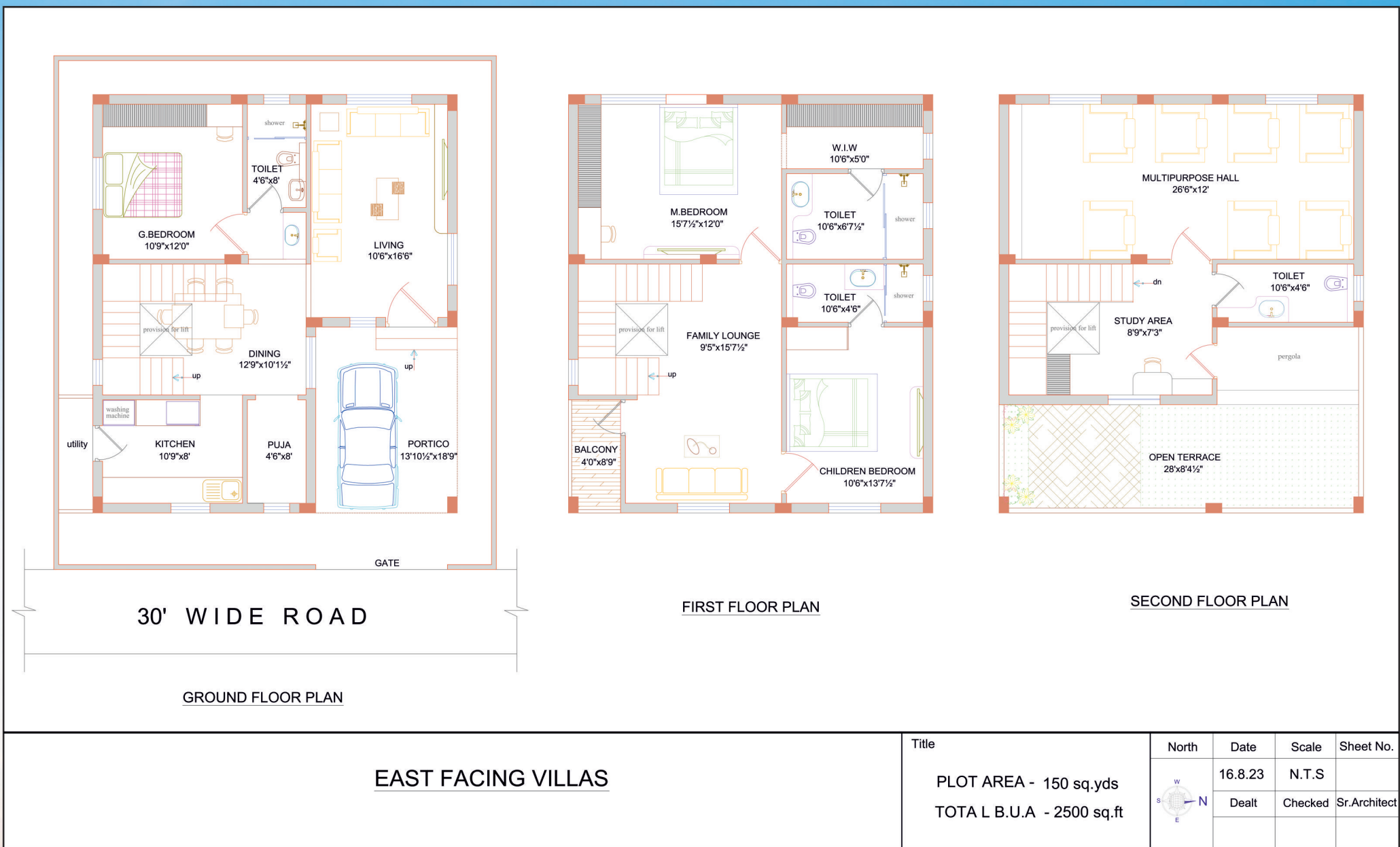


Experience the Serene lifestyle...



East Facing Villa





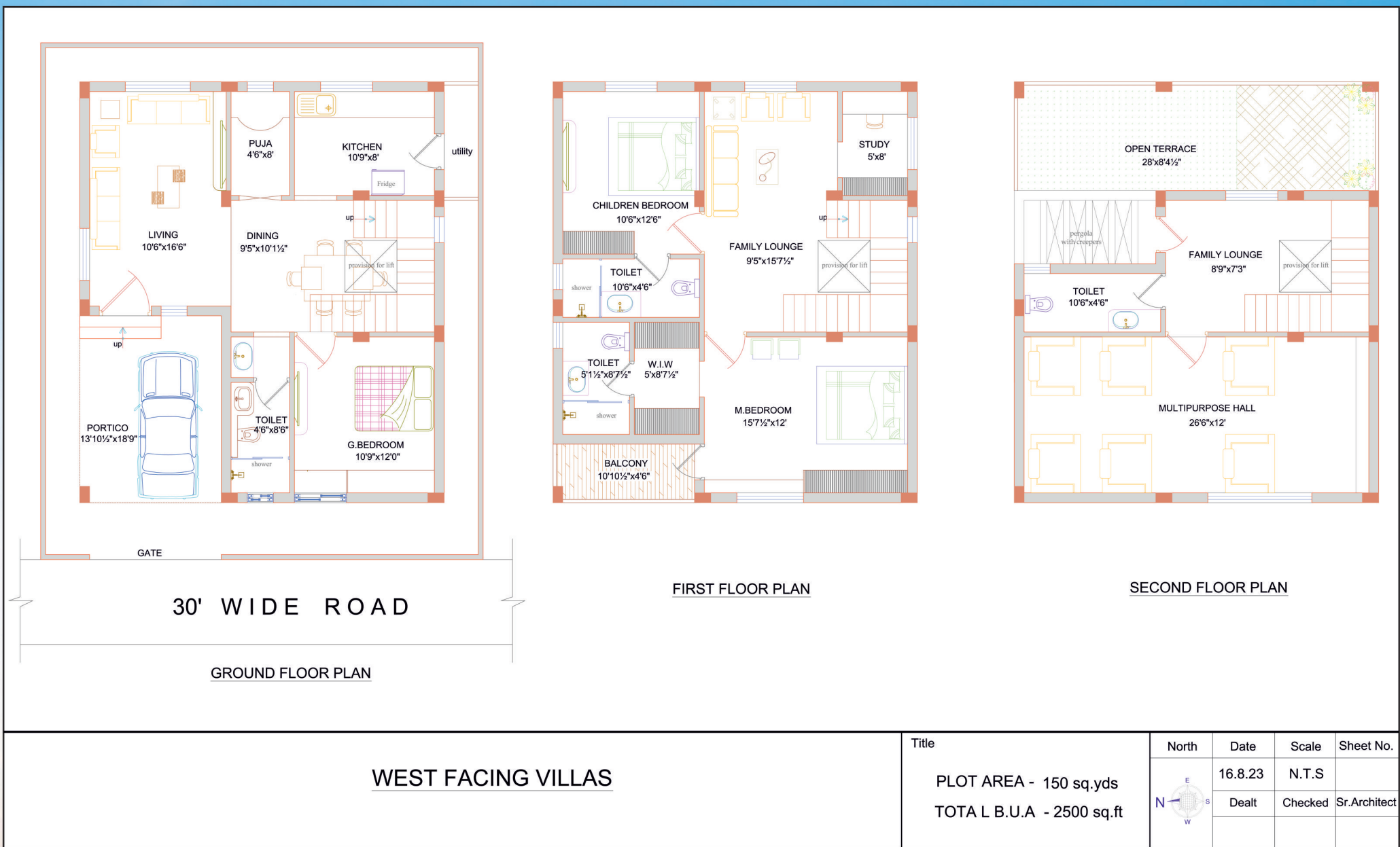
EAST FACING VILLAS

Title	North	Date	Scale	Sheet No.
PLOT AREA - 150 sq.yds TOTAL B.U.A - 2500 sq.ft		16.8.23	N.T.S	
		Dealt	Checked	Sr.Architect



West Facing Villa







3D View Presentation
Ground Floor



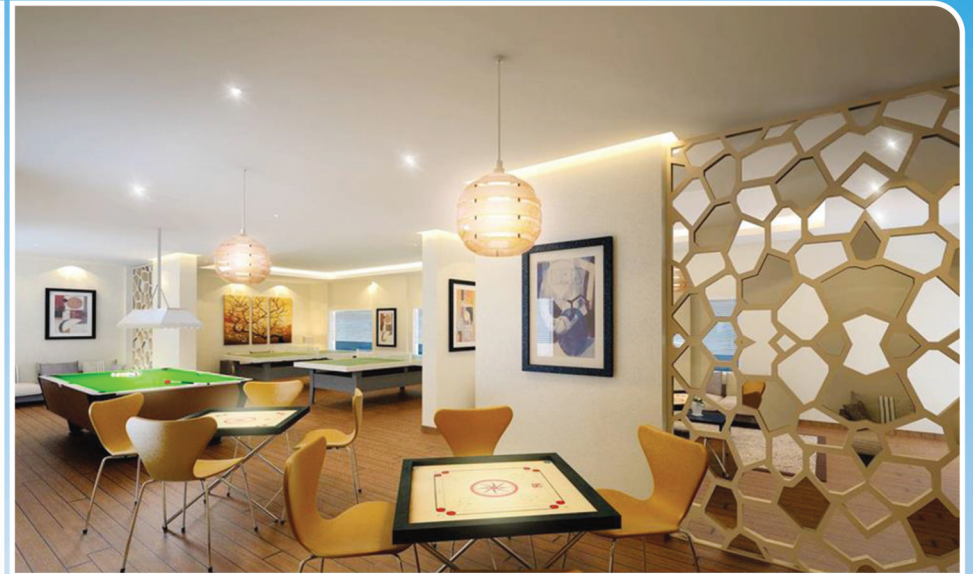
3D View Presentation
First Floor



3D View Presentation
Top Floor



Gym



Club House

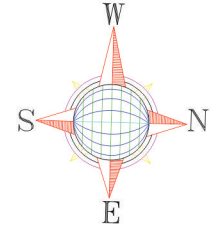


Children Playing Park

SPECIFICATIONS

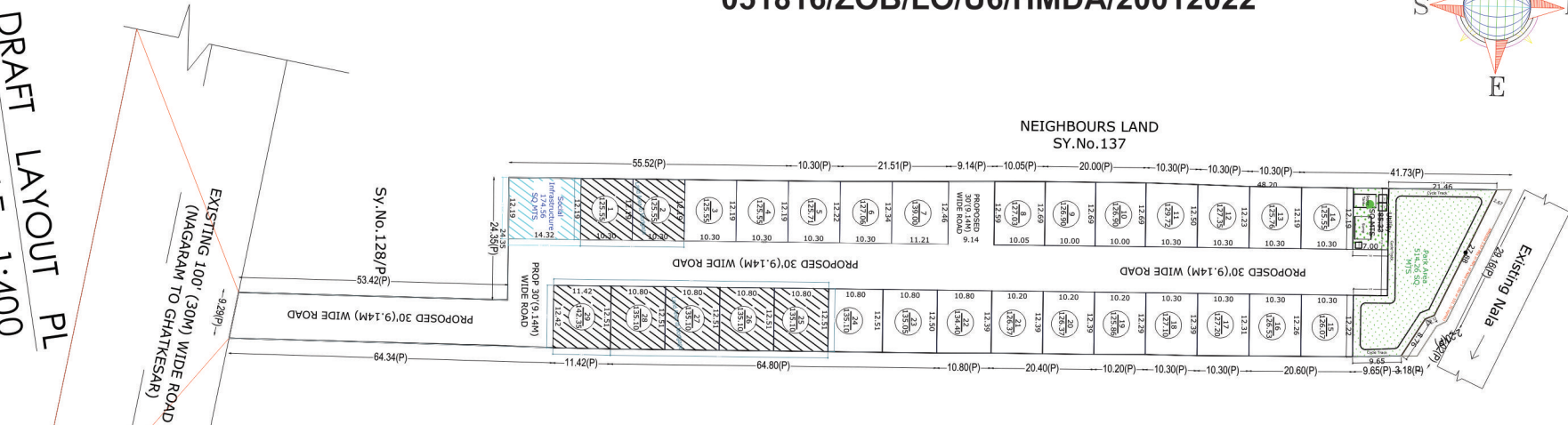
1.	R.C.C. Framed Structure (designed to be earth quake resistant)	Columns, beams and slabs in R.C.C.M 25grade concrete as per design requirement, steel will be used of Companies Like TMT of JAIRAJ / DHANA LAXMI / SARVOTTHAM.RMC shall be used from companies like RMC LTD., RDC LTD., APARNA, 'ACC' Cement of companies like JAYPEE /ACC / RAMCO/ Zuari / KESORAM / PRIYA Equivalent
2.	Super Structure	First class brick work in cement mortar; all outside (exposed to North/ East / West / South) walls of the Villas will be (9") nine inches thick)
3.	Plastering	Plastering in two coats. With River sand.
4.	Doors	Main Door: Best wood frame and shutter with teak ply/teak veneer Flush Shutter aesthetically designed with melamine polish and designer hardware of reputed make with Europa make Ultra Lock. Internal Door: Frames: Good wood frames with Melamine Polish in two coats. Shutters: Teak Veneer flush shutters With Melamine Polish in two coats with Good quality fittings and Locks. Bath Room door / Wash area door shutters shall be flush doors with Teak Veneer on outside surface and enamel paint over water proof luppum inside surface.
5.	Windows (Dimensions)	Window frames and shutters shall be best quality UPVC windows of Wintech/Aparna Upvc windows or Equivalent.
6.	Painting	External: Exterior weather proof paint of ICI / Asian make. Internal: Smooth finish with Wall putty / luppum and with Acrylic emulsion paints of Asian make or equivalent.
7.	Flooring (Inside Flats)	Vitrified Tiles 24" X 24" for all rooms except Hall/Dinning/Family Lounge of Color Tile / Asian make or equivalent with 4" matching skirting. Vitrified 5' X 2.5' Tiles in Hall/Dinning/Family Lounge with matching 4" skirting of Asian/Color make or equivalent quality. Bathroom: Ceramic non-slippery tile flooring of Color Tile / Asian make or equivalent.
8.	Tile Cladding & Dadoing	Kitchen: Designer ceramic tiles dadoing up to 2' feet height above the kitchen platform. Bathrooms: Designer Ceramic tiles of Color / Asian make or equivalent cladding up to 7' height.Wash Area: Up to 4'0" height with glazed ceramic (Ivory) tiles in Utility/wash.
9.	Kitchen	1. Jet Black Granite (Khammam) platform with Stainless Steel Sink. Exhaust Fan Provision only.
10.	Utilities / Wash	Provision for washing machine, & wet area for washing utensils etc.
11.	Toilets	Toilets: A. A 22" wash basin in master bath room and regular wash basins of 18" in all other bathrooms with Cera/Jaguar/Parryware or equivalent make and standard fittings. B. EWC with flush tanks of Parryware / Cera / Jaguar or equivalent makes All western style to be provided if House owner prefers. C. Hot and cold mixer faucet with shower of Jaguar/Parryware/Cera or Equivalent make. D. Provision for exhaust fans in all toilets.
12.	Electrical	Concealed copper wiring in conduits for light, fan and power plug points wherever necessary Polycab, Finolex, Anchor or equivalent. • 15A Power outlets for Air Conditioners in all bedrooms. • 15A Power outlets for geysers in all bathrooms. • 15A Power plugs for chimney, refrigerator, , mixers/grinders in kitchen • Plug points for T.V, audio systems etc. wherever necessary. • Miniature circuits breakers (MCB) for each distribution boards of MDS/ Merlengerin make.(each room / area will have one MCB) All electrical fittings (modular) of Crabtree / Roma/ Toyoma/Havells.
13.	Telecom	A. Telephone point in one bedroom and drawing & dining area. B. Cat 5 cable for internet at 2 points in Villa.. C. Intercom facility connecting to all Villas, all the service units and security.
14.	Standby Generator	Sufficient Capacities of Kiloskar / Ashok Layland / Mahindra & Mahindra Make for supply of power for, common areas, 4 lights and 4 Fan points in each Villa.
15.	Water Softener Plant	Water Softener Unit for Bore Water will be provided near bore point. Two Borewells shall be drilled for all Villas in open area earmarked.
16.	Water Sumps	2 Nos., in common area one for Bore water and one for Municipal Water shall be provided.

H.M.D.A. approved residential layout No. 051816/ZOB/LO/U6/HMDA/20012022



DRAFT LAYOUT PL
(SCALE 1:400)

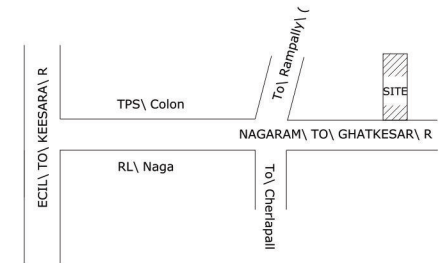
ISO Full bleed A0 (841.00 x 1189.00 MM)



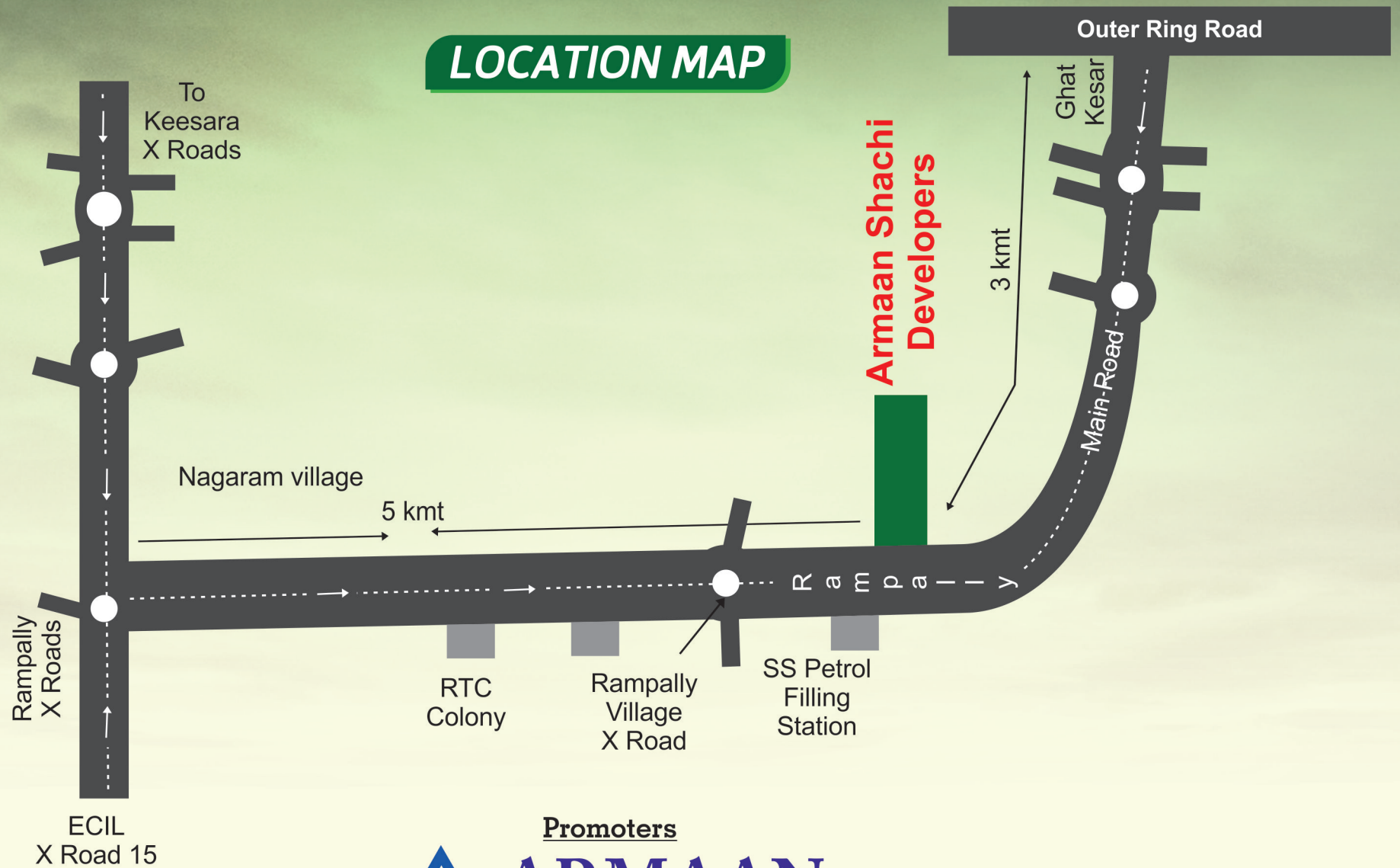
NEIGHBOURS LAYOUT NILGIRI HOMES
(Gated Community layout vide File No.6092/MP2/H/07)

SPECIFICATION FOR RAMPALLY RESIDENTIAL VILLA LAYOUT

- ❖ Hmda Approved Layout
- ❖ 30'-0" Wide Cc(concrete) Roads
- ❖ Compound Wall 5 Feet With Security System.
- ❖ Under Ground Water Sumps With Pumping System – 60,000liters, Harvesting Chambers For Rain Water Percolation
- ❖ Underground Drainage Lines
- ❖ Underground Electrical Lines With Street Lighting
- ❖ Water Supply Point For All Plots
- ❖ Footpaths With Avenue Plantations
- ❖ Parks And Children Play Area
- ❖ Community Hall & Gymnasium
- ❖ Sewarage Treatment Plant



LOCATION PLAN (NTS)



Promoters
ARMAAN
SHACHI DEVELOPERS

Flat No.202, D.No. 7-1-19/5, Vamsirams Jyothi Bhopal Apartment, Ameerpet, Hyderabad - 500 016.

Mob : 63057 87123, 89775 30937, 80992 77039, 92906 58055

Web: www.armaanconstructions.com

Site Address: SY.NO's: 128/P,129/P,132/P,133/P and 136/P, RAMPALLY(V),
KEESARA (M), MEDCHAL-MALKAJGIRI DISTRICT.