

AURANTA HEIGHTS

"A place of infinite positive energy and elevated prosperity"

BY
SRI DURGA REALTORS



Banjara Hills,
Road No. 5,
Opposite GVK One, Hyderabad.

ROAD

UNIT C - 3148sft
4BHK

UNIT B - 3206sft
4BHK

UNIT A - 5891sft
4-5 BHK





PROJECT SPECIFICATIONS

STRUCTURE

- R.C.C. FRAMED STRUCTURE
- R.C.C. Shear Wall Framed Structure designed to withstand Wind & Seismic Loads, Brick wall.

PAINTING / WALL FINISHES

EXTERNAL FINISHING

- Texture finish with exterior emulsion paint of reputed make, as per architectural intent.
- Corridors and Staircases: Smoothly finished with Putty and acrylic emulsion paint of Asian/Birla.

CEILING FINISHES

- Corridors and Lift lobbies - False ceiling as per design, smoothly finished with putty and acrylic emulsion paint of reputed make.

INTERNAL

- Smoothly finished with putty and 2 Coats of Premium Acrylic Emulsion Paint of Reputed make.

DOORS

MAIN DOOR

- Manufactured Teak Veneered Door Frame & Shutter of 8 ft (H) x 3 ft 9 In (W), finished in Melamine Polish with Hardware of Reputed Make

INTERNAL BEDROOM

- Manufactured Hard Wood Door Frame & Laminate Shutter of 8 ft (H) x 3 ft 3 In (W) with Hardware of Reputed Make

BATHROOMS

- Manufactured Hard Wood Door Frame & Laminate Shutter of 8'x 2'9", with Hardware of Reputed Make

UTILITY DOOR

- UPVC Frame and shutter of 8' x 3' of Reputed make

FRENCH DOOR

- UPVC Shutters and Frame of Reputed make, with Toughened / HS Glass of Reputed Make with provision for Mosquito Mesh

WINDOWS FRAME & SHUTTER

WINDOWS

- UPVC Windows of Reputed make with Toughened / HS Glass with Mosquito mesh. (Mesh will not be provided for casement windows)

BALCONY RAILINGS

- MS / Cast Iron / Glass Railing of reputed make as per elevation.

FLOORING

- DRAWING, LIVING, DINING, KITCHEN, MULTIPURPOSE HALL
- 800x1600 mm size Vitrified Tiles of Reputed Make.

ALL BED ROOMS

- 800x1600 mm size Vitrified Tiles of Reputed Make.

TOILETS AND UTILITY

- 600 x 1200mm Acid Resistant, Anti-Skid Vitrified Tiles of Reputed Make.

BALCONIES

- Anti Skid Vitrified Tiles of Reputed Make.

ENTRANCE LOUNGE

- Granite/Marble flooring

TILE CLADDING

DADOING IN KITCHEN

- Customer Scope

BATHROOMS

- Glazed vitrified tiles up to ceiling height of reputed make

UTILITY

- Glazed vitrified Tiles Dado upto 4 feet Height of Reputed Make.

KITCHEN / UTILITY

COUNTER

- Granite platform and sink - Customer scope.

WATER PROVISION

- Separate Municipal Water provided by GHMC along with Borewell water.

OTHER ACCESSORIES

- Provision for fixing of Water Purifier, Exhaust Fan, or Chimney. Provision for Washing Machine, Dishwasher.

CP & SANITARY FIXTURES

BATHROOMS

- Single lever wall mixer with bath spout and shower of reputed make (Kohler/Toto/Grohe/ equivalent).
- EWC with flush valve of reputed make.
- Counter type wash basin.
- Provision for geysers in all bathrooms.
- All C.P. & Sanitary Fittings of reputed make.

BATHROOM CEILING

- Grid false ceiling/Cement board in all bathrooms.

ELECTRICAL FIXTURES

INTERNAL ELECTRICAL FIXTURES

- 3 phase supply for each unit with individual meter boards
 - Concealed Copper Wiring and Switches of Reputed Make (Legrand/Polycab/equivalent).
 - Power outlets for geysers in all bathrooms and utility.
 - Power outlets for Air Conditioners in all Bed Rooms & living rooms.
- Miniature Circuit breakers (MCB) for each distribution board of reputed make.

KITCHEN/UTILITY AREA

- Power plug for Cooking Range, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine, and dishwasher in Utility Area.

TELECOMMUNICATIONS, CABLE TV & INTERNET

CABLE TV

- Provision for Cable Connection in Master Bed Room & Living Room.

INTERNET

- Provision for one Internet connection in drawing, living and all bedrooms.

ELEVATORS / LIFTS

PASSENGER LIFTS SPECIFICATION

- High-speed automatic passenger Lifts with rescue devices with V3F for energy efficiency, reputed make. (Schindler/Thyssenkrupp/equivalent)

LIFT LOBBIES CLADDING

- Cladding with Marble / Granite / Tiles.

WATER SUPPLY & SEWERAGE

- Domestic Water made available through an OHT.
 - Manjeera water point for kitchens.

CAR PARKING

- Car parking in stacked format.

POWER BACK UP

- 100% DG Set backup with acoustic enclosure & A.M.F



Towards
Secunderabad

Punjagutta metro

Muffakham Jah
College of Engineering &
Technology

Next Galleria
mall

Meridian Restaurant

Towards
KBR PARK

Katha
coffee

Nagarjuna circle

Star
Mall

Radisson
Blu Plaza

Jalagam
Vengalrao
Lake

**AURANTA
HEIGHTS**

Nizam's Institute of
Medical Sciences

Ratnadeep
super
market

NIMS
Hospital

Meridian
school

Hyatt Place

GWK One Mall

Saptaprani

Kalpa
school

Taj Deccan

Taj Krishna

Star Hospital

Ratnadeep
super
market

Towards
Airport

