

SHANTI NILAYA



TYPICAL FLOOR PLAN



AREAS:

FLAT NO'S	TOTAL AREA (25% COMMON AREA)
FLAT 1:	1485 Sft
FLAT 2:	1525 Sft
FLAT 3:	1080 Sft
FLAT 4:	1080 Sft
FLAT 5:	1080 Sft
FLAT 6:	1125 Sft
FLAT 7:	1485 Sft
FLAT 8:	1485 Sft

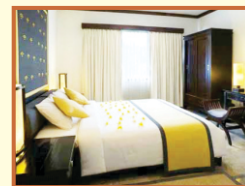
About Shanti Nilaya

Shanti Nilaya is located right on 100 ft Arterial Road connecting the Outer Ring Road at APPA through Chevella Road and Inner Ring. Shanti Nilaya bring the distinct advantage of being located close to major IT Parks, Financial district, on Hyderabad Growth Corridor, APPA Junction Outer Ring Road, along with being Equi-distant from Gachibowli, Shamshabad International Airport and Assembly. Shanti Nilaya is surrounded with many Engineering colleges, International schools, which is a hub of many five star hotels and Manchirevula Reliance 100 Floors Tower (Proposed) etc. Though the project is located in the very midst of Residential and commercial hub of Hyderabad, it is still surrounded by lush green landscape and small hill rocks of the Deccan Plateau.

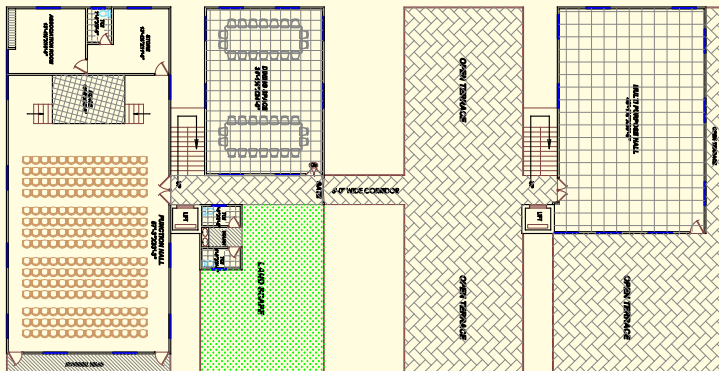


Amenities:

- ▶ Perfect space planning as per vastu & use of best quality materials
- ▶ No common walls for full privacy
- ▶ Power backup through Generator for all common facilities
- ▶ Cabling for TV, Telephone for every flat
- ▶ 24 hr water supply and rain water harvesting system
- ▶ Children's play area
- ▶ Compound wall with solar fencing



CLUBHOUSE PLAN



Clubhouse Facilities

- ▶ 5000 Sq. Ft Banquet Hall with Dining space & landscape to accommodate around 200 people
- ▶ 3000 Sq. Ft Multipurpose hall for gym & indoor games with open terrace

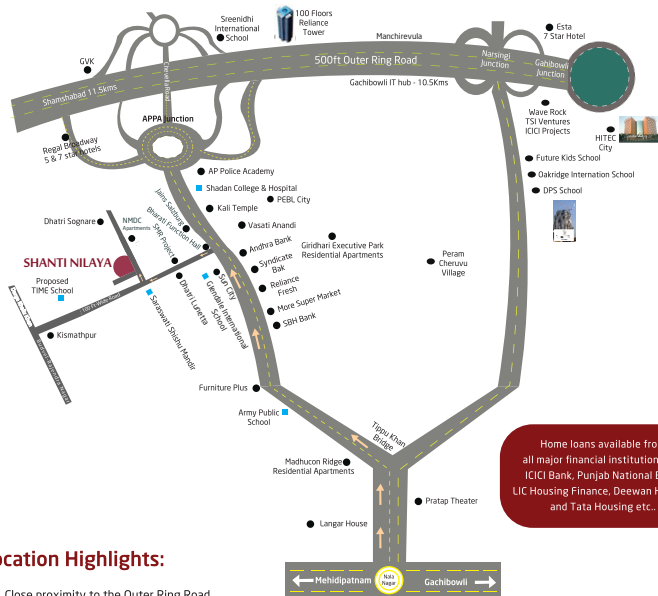


Specifications:

FOUNDATION & STRUCTURE :	RCC framed structure with ready mix concrete M 20. Earth quake Resistant with plinth beam as per HMDA standards.
SUPER STRUCTURE :	Red clay brick work in cement mortal walls of 9" outer wall and 4 ½" thick inner walls.
PLASTERING:	INTERNAL: Double coat cement plastering with sponge finish and luppam finish. EXTERNAL: Double coat cement plastering with sponge finish.
JOINERY WORKS:	MAIN DOOR: Good quality teak wood frame with teak wood shutter with polish, fixed with good quality hardware. INTERNAL DOORS: The medium teak wood frame with flush doors. WINDOWS: Aluminum Powder Coated windows with safety grills and glass shutters.
PAINTING:	INTERNAL: Two coats of plastic emulsion paint over a luppam finish. EXTERNAL: Premium quality ACE painting (Weather & Water proof) COMMON AREA: oil bound distemper.
FLOORING:	Vitrified tiles 2' X 2'. With 4" dadoing. Common Area: Marble (Caridor / Steps) with 4" dadoing.
TILE CLADDING & DADOING	TOILETS: Designer glazed ceramic tile dado up to door height. KITCHEN: Ceramic tile dado up to 2'-0" height above kitchen platform. UTILITY/WASH : Glazed ceramic tiles dado up to 2'-6" height. Lift Entrance at all floors to be dadoed to full height at all levels.
KITCHEN PLATFORM:	Granite platform with steel sink with bore & municipal water connection provision and exhaust fan and Aqua guard filter.
TOILETS :	E.M.C in master bedroom with flush tank.(Hindware Basic or equivalent make) I.W.C for other toilet with flush tank. Hot and cold wall mixer with shower provision for geyser in all bathrooms. All fixers are C.P. coated best quality standard branded makes.
ELECTRICAL:	Concealed copper wiring of standard make(ISO certified). Switches & Plugs of standard make(Anchor/Maru or equivalent). Power outlets for A/C & geyser in master bedroom. Plug points for TV & Audio systems 3phase supply for each unit and individual master boards. Miniature circuit breakers (MCB) & ELCB for each distribution board. Power plug outlets for cooking range chimney, refrigerator, microwave oven & mixer grinder in kitchen.
TELEPHONE & CABLE TV :	Provision for master bedroom and drawing / living room.
LIFT:	2 Lifts of Standard make(Johnson / Kone or equivalent) lift with collapsible shutter.
GENERATOR:	Acoustic generator of Standard make(Mahindra / Eicher or equivalent). Backup for 2 light and 2 fan points in Hall and Master Bedroom and one TV point in all flats and selected common light points, and Lift..



Location Map (Not to Scale)



Location Highlights:

- ▶ Close proximity to the Outer Ring Road
- ▶ In close proximity to the HGC (Hyderabad Growth Corridor)
- ▶ Located 2 Km from Change over on Outer Ring Road at AP Police Academy, 10 km off Gachibowli, 8 km from Apollo (Jubilee Hills), 8 km from Mehdiptnam and 10 km from the International Airport at Shamshabad.
- ▶ 15 Mins Drive from Gachibowli
- ▶ 20 mins Drive from Jubilee Hills & Banjara Hills
- ▶ 15 Mins Drive from International Airport
- ▶ 7 Mins Drive to Lanco Hills
- ▶ Shadan Hospital : 2.5 kms
- ▶ Glendale Academy : 2 Kms
- ▶ Srinidhi International School : 6.0 Kms
- ▶ Delhi Public School : 8 Kms | Oakridge : 8 Kms



Corporate Office:

Flat No: 302, Vaishnavi Premedis
Jubilee Enclave, Hi-tech Road,
Kondapur Post, Hyderabad - 84

Site Office:

Sy No:14/p
Bandlaguda Jagir and G.P.
Rajendranagar Mandal, R.R.district.