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A Project by:



SUDHAKAR'S CONSTRUCTIONS

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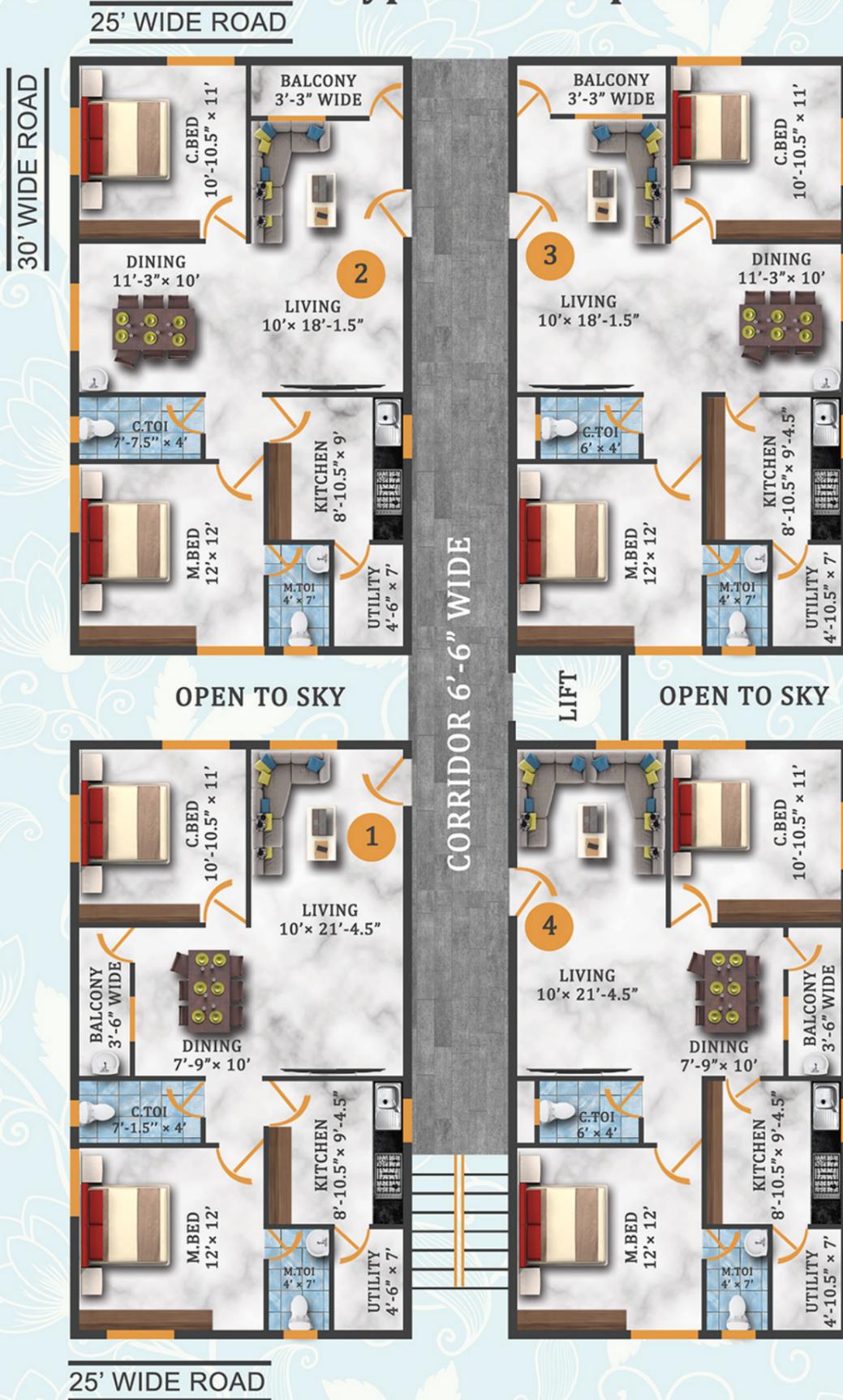
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by:

SUDHAKAR'S CONSTRUCTIONS



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The developers reserve the right to make changes in plans, specifications and elevation as demand fit.

Typical Floor plan



Area statement

Flat No.	1	2	3	4
Total Area	1160 SFT	1160 SFT	1160 SFT	1160 SFT



Specifications

STRUCTURE

RCC framed structure designed to with stand wind and seismic forces.

SUPER STRUCTURE

Light weight red bricks in cement mortar, two coats of plastering with sponge finish.

DOORS

Main door: Teakwood frame with vineer door. Internal doors: Teakwood frames with moulded flush door of standard make.

WINDOWS

UPVC glass sliding windows with mosquito mesh shutter and MS safety grils.

FLOORING

2' x 2' Double Charged vitrified tiles in Hall & Dining, bedrooms & kitchen.

KITCHEN

Granite platform with stainless steel sink and glazed ceramic tile dado upto 2'-6" height above platform.

FINISHES

Lappam finish walls in the whole flat except balconies. Birla putty finish for outside elevation.

BATHROOMS

All the bathrooms will consist of
 a) Master bedroom will have Hot and cold water wall mixer with over head shower.
 c) Sanitary fittings & Taps are CERA, CPVC pipes are Ashirvad.
 d) Glazed ceramic tiles dado upto 7' height.
 d) Drainage pipes are Ashirvad.

WATER

Water supply is ensured with overhead tank.

PAINTING

a) Inside: Two coats of Asian tractor emulsion for internal walls, and Asian enamel paint for all frames, shutters and grills.
 b) Outside: Tiles and texture elevation with two coats of Asian Apex.

ELECTRICALS

a) Concealed copper wiring of ISI standard make.
 b) Modular range switches of equivalent make.
 c) Power plugs for chimney, refrigerator, mixer, Electric rice cooker in Kitchen.
 d) Seperate 3 phase power supply for each flat with individual meter boards.

TELEPHONE & TV

Telephone and cable TV pnts in hall and master bedroom.

LIFT

Standard make of 6 passenger lift.

GENERATOR

Generator is Escort brand for common lighting, lift, & pumps. Will provide Inverter provision.

COMMON EXTRAS

Generator, lift, transformer, car parking, 3 phase power connection, water connection, drainage.

NOTE

1) Cement racks, arch & POP borders are optional with extra cost.
 2) GST & registration charges will be applicable.
 3) Persons desirous to alter / modify their flat shall inform the same at the time of agreement only.

About Sudhakar's Constructions

Builder of SHUBHAM HOMES, Sudhakar's constructions is well known and most credible builder in the west zone of Hyderabad. With the vast experience and passion, entered into east zone with "Dream Homes" at Gayathri Nagar, Karmanghat. They believe that quality lifestyle is best enjoyed, when we live in a desirous and elegant homes.

SHUBHAM HOMES has a total of 20 flats, spread over five floors with each floor having just 4 double bedroom flats of East & West facings. These flats has no common walls and also has 2 balconies. It gives you the luxury of Independent living and the security of common living.