

THE WORLD OF NALLAGANDLA WELCOMES AN ICONIC GATED COMMUNITY



NALLAGANDLA

A world in itself

With necessities like top schools, workplaces, and hospitals in close vicinity, Nallagandla is a truly self-sufficient location. And with several shopping and entertainment options around, including the upcoming Aparna Mall, Nallagandla is truly a world in itself!

Cosmopolitan Location with lively gated communities

Top Schools Nearby- Sancta Maria, Glendale, Vista & more

2 Km from Lingampalli MMTS

Soon to be developed into Hyderabad's next major terminal station. (as per The Hindu article dated 11–09–18)

Top Corporate Hospitals Nearby-Citizens & Continental

Top IT Hubs Nearby-Microsoft, Wipro, Infosys & more Low Traffic & Pollution- Located away from congested junctions





PROJECT AT A GLANCE:

2, 3 & 4 BHK Apartments

1240 - 2875 Sft.

2 BHK: 1240 - 1310 Sft.

3 BHK: 1460 - 2575 Sft.

4 BHK: 2670 - 2875 Sft.

3024 Total Apartments

25.5 Acres Total Area

G+26 Floors

14 Towers









**Distances indicated are





UNIT PLANS

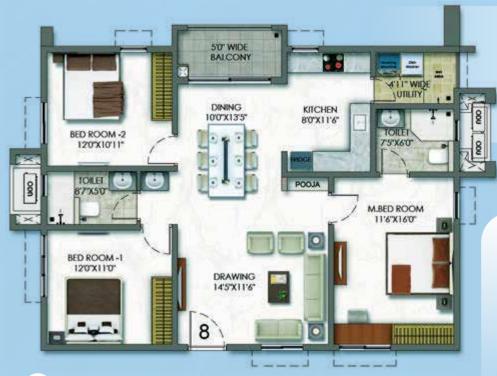


Aparna
Sarovar
Zilon
The lifestyle icon
Apartments
@ NALLAGANDLA

3BHK West Facing (Sft.)

Carpet Area 1212
Balcony Area 69
Utility Area 55
Saleable Area 1825

WEST FACING



3BHK + 2Toi West Facing (Sft.) Carpet Area 1016 Balcony Area 52

Balcony Area 52 Utility Area 39 Saleable Area **1530**

Other West Facing	(Sft.)
2 BHK	1310
3 BHK+ 2Toilets	1495
3 BHK	1740
	1910
3 BHK+ Study+P Room	2435
4 BHK	2765





2BHK East Facing (Sft.)

Carpet Area 798
Balcony Area 52
Utility Area 46
Saleable Area 1240

Other East Facing	(Sft.)
3 BHK+2 Toilets	1490
	1530
3 BHK	1740
	1820
	1825
	1895
	1910
3 BHK+ Study+P Room	2435



DESIGNED FOR AN ICONIC LIFE

SPECIFICATIONS

STRUCTURE

RCC Framed Structure R.C.C. Shear wall framed structure to withstand wind & seismic loads.

Concrete blocks for non structural members, (wherever needed)

2 PAINTING

External Textured finish and two coats of exterior emulsion paint of reputed make. Internal Smooth putty finish with 2 coats of premium acrylic emulsion paint

of reputed make over a coat of primer.

3 DOORS, WINDOWS & RAILINGS

Manufactured teak veneered door frame & shutter finished with good Main Door quality melamine polish with hardware of reputed make.

Manufactured hard wood door frame & laminate shutter with Internal Doors

hardware of reputed make.

uPVC door frame of reputed profile sections with combination of **Utility Door**

tinted float glass with aluminium louvers & S S mesh at bottom.

uPVC door frame of reputed profile sections, with tinted toughened / HS glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh. (Mesh & fixing shall be at extra cost)

Windows uPVC Window of reputed profile sections with tinted toughened / HS glass with suitable finishes as per design with mosquito mesh for all windows.

Aesthetically designed, mild steel (M.S) window grills with enamel paint Grills for Windows

finish for all windows. (Shall be provided at extra cost)

Balcony Railings MS railing in enamel paint finish of reputed make.

4 FLOORING

French Doors

Drawing, Living, Dining, Pooja

800 x 800 mm size double charged vitrified tiles of reputed make.

All Bedrooms & Kitchen 800 x 800 mm size double charged vitrified tiles of reputed make.

Granite/Marble flooring with designer false celing. **Entrance Lounge** Bathrooms Acid-resistant, anti-skid ceramic tiles of reputed make, Double charged vitrified tile of reputed make. Corridors Rustic ceramic tile of reputed make and granite sill All Balconies

at bottom of the railing.

Utility Rustic ceramic tile of reputed make.

Staircase Tandoor / Kota stone.

5 TILE CLADDING

Dadoing in Kitchen Glazed ceramic tiles dado up to 2' height above kitchen platform

of reputed make. (Shall be provided at extra cost) Bathrooms Glazed ceramic tile dado up to 8' height of reputed make. Utility Glazed ceramic tiles dado upto 3' height of reputed make.

6 KITCHEN

Granite platform with stainless steel sink. (Shall be provided at extra cost) Counter Water Provision Separate municipal water provided by GHMC along with borewell water.

Other Accessories Provision for fixing of water purifier, exhaust fan or chimney.

7 UTILITY

Washing Machine Provision for washing machine / dishwasher & wet area for

vessel washing, etc.

8 CP&

Vanity type wash basin / granite counter top. **SANITARY FIXTURES** EWC with concealed flush tank of reputed make.

Single lever fixtures with wall mixer cum shower of reputed makes. Towel rod, soap tray & door hangers of reputed make.

All C.P. fittings are of reputed make.

PVC flase ceiling in all bathrooms.

9 ELECTRICAL FIXTURES

Gevsers in all bathrooms. Internal Electrical Fixtures

Exhaust fans in all bathrooms.

Copper piping for air conditioning units for all flats.

Power outlets for air conditioners in all bed rooms & living room.

Plug points for T.V. & audio systems, etc.

3 Phase supply for each unit with individual meter boards. Miniature circuit breakers (MCB) for each distribution boards

of reputed make.

Concealed copper wiring of reputed make.

Switches of reputed make.

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine & dish washer in utility area.

10 TELECOMMUNICA-TIONS, CABLE TV & INTERNET

Kitchen / Utility Area

Telephone points in all bed rooms, drawing / living rooms. Intercom facility to all the units connecting security.

Provision for cable connection in master bed room & living room.

One internet connection provision in all bedrooms.

11 ELEVATORS / LIFTS

Passenger Lifts

Specifications: Four high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower

with CCTVs inside the lifts.

Flooring and car finish: Entrance with granite / marble cladding.

Fire / Service Lifts

Specifications: Two high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make

for each tower with CCTVs inside the lifts.

Flooring and car finish: Entrance with Granite / Marble Cladding.

12 WSP & STP

Domestic water Domestic water made available through an exclusive water softening

plant. (Not RO plant)

A sewage treatment plant of adequate capacity as per norms will be STP

provided inside the project, treated sewage water will be used for

landscaping and flushing purposes.

Rain Water Harvesting at regular intervals provided for recharging Rain Water Harvesting

ground water levels as per the norms.

Water meters for each unit for domestic & municipal water. Water meters

13 CAR PARKING

4BHK

1 Car park per apartment 3BHK+ 2T & 3BHK 2 Car parks per apartment 3BHK+ Study+P.Room 3 Car parks per apartment 4BHK +3 TOI + P.Room 3 Car parks per apartment

3 Car parks per apartment

Car parking shall be in cellar 1, 2 & 3 levels.

14 CHARGING POINTS FOR ELECTRIC CARS

Charging point for electric cars shall be provided for each apartment.

15 CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications.

16 PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided.

Parking signages and equipment at required places to ease

the traffic flow.

17 FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

18 POWER BACK UP 19 SECURITY / BMS

Sophisticated round-the-clock security / surveillance system.

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

Surveillance cameras at the main security and entrance of each block

to monitor

Panic button and intercom is provided in the lifts connected to the

security room.

Solar power fencing all around the compound.

20 CENTRALIZED BILLING Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.

21 FIRE & SAFETY Fire hydrant and fire sprinkler system in all floors and basements

as per NBC Norms.

Fire alarm and Public Address System in all floors and parking areas

(basements) as per NBC norms.

Control panel will be kept at main security.

22 LPG GAS Supply of gas from centralised gas bank to all individual apartments.

23 SOLAR POWER 50 KW Solar power shall be provided and shall be connected to common area grid for optimization of common area power consumption.

24 SOLAR HOT WATER Solar hot water shall be provided for all bedroom toilets in

26th floor. (Last floor only)

25 CLUBHOUSE & AMENITIES

State-of-the-Art Clubhouse Amenities

C Outdoor Sports

Facilities

Grand Entrance Lobby Multipurpose Hall Crèche Grocery / Retail Area Banquet Hall Coffee Shop

Preview Theater Clinic Bank Gym & Spa Yoga / Meditation Aerobics Swimming Pool & Kids Pool Guest Rooms - 18 Nos.

Business Lounge Association Room 1 Large Swimming Pool @ Terrace Level

1 Temperature Controlled Swimming Pool @ Terrace Level

B Indoor Sports Facilities Squash Courts

Badminton Courts Table Tennis

Billiards Tables, Chess & Carroms Tennis Courts Basketball & Volleyball Courts Football Court Kids / Childrens Play Area

Party Lawn

Box Cricket & Cricket Net Practice

Skating Rink **D** Other Facilities

Jogging Track & Cycling Track

Playground Pet Park Bus Pickup and Drop-off Plaza







APARNA INFRAHOUSING PRIVATE LIMITED

Corporate Office Address: #802, Astral Heights, 6-3-352/2&3, Road No 1, Banjara Hills, Hyderabad - 500034

Marketing office open on Sunday also

Q70953 33335 www.aparnaconstructions.com



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