



Aakriti Constructions and Developers Pvt. Ltd.

Corp. Address - 646A, 4th Floor, Aditya Ram Square, Above Standard Chartered Bank, Road No.36, Jubilee Hills, Hyderabad - 33

Site Address - Tellapur, Gachibowli, Telangana - 502032



Ph. No: 040 - 23606170/23600019, 9160477772/3

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Cyan

Note: This brochure is purely a conceptual presentation and not a legal offering. The company reserves the right to make changes in elevation, specifications and plans as deemed fit.

Living a Dream Where Nature Blends With Luxury

*Everything
in nature invites us
constantly to be what we are.*

PRESENTING

Cyan





PROJECT AT A GLANCE *~*

- 3 + Acres
- 4 Distinctive Towers
- Ground + 9 Floors*
- 34000 sft Clubhouse
- 10 Schools within 5 km
- 4 Km from Citizen Hospital, Nallagandla
- 5 Km from Lingampally MMTS & Railway station
- 6 Km from ORR
- 436 Luxury Apartments
- 2 & 3 BHK - 1265 to 1723 Sft
- Lush Green Oxygen Space
- 10 Km from Gachibowli Circle
- 15 Mins Drive From Gachibowli
- Naturally Replenished Groundwater
- Air Pollution less than 2.5 PPM
- 70% Open Area





CLUB HOUSE FACILITIES

- Entry Lounge with Double Height
- Banquet Hall with Double Height
- Equipped Gym
- Aerobics
- Cricket Nets
- Kids Activity Room
- Multipurpose Room
- Yoga / Meditation
- Private Spa
- Tot Lot (Kids Play Area)
- Library
- Indoor Game Room / Lounge
- Grocery Store
- Squash Court
- Tennis Court
- Terrace Swimming Pool
- Green Space
- Indoor Badminton Court
- Basketball Court
- Toddler Pool

MASTER LAYOUT

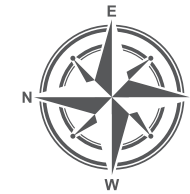


LEGEND

- ① Outdoor Gym
- ② Sand Pit
- ③ Seating
- ④ Kids Play
- ⑤ Amphitheatre
- ⑥ Lawn
- ⑦ Terrace Swimming Pool
- ⑧ Jogging Track
- ⑨ Tennis Court
- ⑩ Basketball Court
- ⑪ Cricket Net
- ⑫ Transformer Yard

BLOCK-C

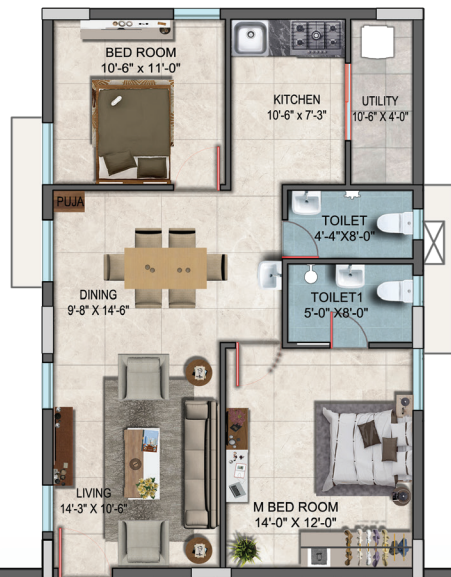
GROUND & FIRST FLOOR PLAN



FLAT NO 1
1417 SFT
WEST FACING



FLAT NO 2
1159 SFT
WEST FACING



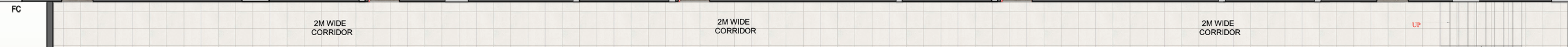
FLAT NO 3
1224 SFT
WEST FACING



FLAT NO 4
1224 SFT
WEST FACING



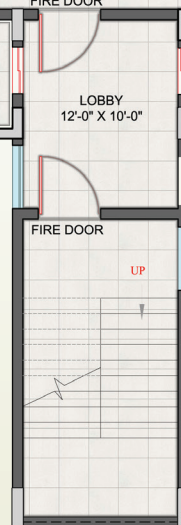
FLAT NO 5
1359 SFT
WEST FACING



FLAT NO 9
1467 SFT
EAST FACING



FLAT NO 8
1258 SFT
EAST FACING



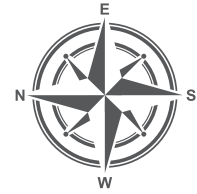
FLAT NO 7
1386 SFT
EAST FACING



FLAT NO 6
1356 SFT
EAST FACING



BLOCK-C TYPICAL FLOOR PLAN



FLAT NO 1
1582 SFT
WEST FACING



FLAT NO 2
1291 SFT
WEST FACING



FLAT NO 3
1360 SFT
WEST FACING



FLAT NO 4
1360 SFT
WEST FACING



FLAT NO 5
1643 SFT
WEST FACING



2M WIDE
CORRIDOR

2M WIDE
CORRIDOR

2M WIDE
CORRIDOR

FIRE DOOR

1-STAIR CASE



FLAT NO 9
1648 SFT
EAST FACING



FLAT NO 8
1399 SFT
EAST FACING

LIFT 1

LOBBY

LIFT 2

FIRE DOOR

UP



FLAT NO 7
1553 SFT
EAST FACING



FLAT NO 6
1669 SFT
EAST FACING

SPECIFICATIONS

Structure

R.C.C Framed structure to withstand wind and Zone II seismic loads.
Super Structure: Brick masonry with first-class AAC blocks in cement mortar.

Plastering

Internal: 15 mm thick cement/gypsum plaster with smooth finishing.
External: 20mm thick cement plaster with smooth finishing.

Painting

Internal: Smooth Putty finish with 1 coat primer & two coat of paint.
Ceiling: Smooth Putty Finish with 1 coat Primer & two coat of paint.
(Excluding Painting for False Ceiling vide Interior).
External: Finish with Exterior Texture Paint.

Flooring

800*800mm vitrified tiles with 3" high skirting in Drawing, Dining, living Bedroom, Kitchen & foyer with 3" height skirting.
Toilets: Best quality acid resistant & Anti-skid Ceramic Tiles.

Doors

Main door: Wooden door frame & Solid wooden door with veneer finish polish and designer hardware.
Internal door: Wooden door frame & solid core laminated flush/shutter of branded hardware.

Windows

Window Frame & Shutters – UPVC with Glazed Shutter and provision for mosquito mesh.

Utility / Wash Area

Glazed matt finish Ceramic tile dado up to 3 ft height.
Provision for the wet area for washing utensils & Dishwasher/ Washing machine.

Kitchen

Water connection for municipal & domestic water with provision for fixing RO.
Provision for Exhaust Fan/Chimney.

Toilets

Designer glazed/matt finish ceramic tile up to 7'height.
Best quality acid resistant, anti-skid ceramic tiles.

CP Sanitary

Hindware or equivalent make.
EWC with flush wall system.

Bath Fitting

Hindware/equivalent make

Electrical System

Concealed copper made wiring (FRLS Grade) in conduits for lights, fans and Power plug points.
Powerpoint provision for the air conditioner in all bedrooms.
Powerpoint provision for geysers in all bathrooms.
Powerpoint provision for cooking range, refrigerator, micro ovens mixer & grinder in kitchen.
Powerpoint provision for Television.
Miniature circuit breakers (MCB) boards and Switches, Fin cab, Anchor, HPL, L & T, Polycab or equivalent make.
3 phase supply for unit and individual meter boards.
100% power backup in common areas.
100% power backup for flats.

Common Area

Corridor: Porcelain Tile flooring with 3" Skirting.
Staircase: Granite with 3" Skirting.

Railings

Balcony: Glass Railing
Staircase: M.S. Railing.

Water System

Water Softner Plant
Sewage Treatment Plant



Home Loans:



Project Approved by

