

AURANTA HEIGHTS

"A place of infinite positive energy and elevated prosperity"

BY
SRI DURGA REALTORS

TG RERA APPROVED
Reg No. P02500011105



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
KBR PARK

Towards
Secunderabad

AURANTA HEIGHTS

Muffakham Jah
College of Engineering &
Technology

Next Galleria
mall

Punjagutta metro

Meridian Restaurant

Star
Mall

Katha
coffee

Nagarjuna circle

Radisson
Blu Plaza

Jalagam
Vengalrao
Lake

Nizam's Institute of
Medical Sciences

NIMS
Hospital

Ratnadeep
super
market

Meridian
school

Hyatt Place

GWK One Mall

Taj Deccan

Taj Krishna

Saptaparni

Kalpa
school

Ratnadeep
super
market

Star Hospital

Towards
Airport