

**BSR INFRA
DEVELOPERS**

*Luxury
urban living*

**100% Vasthu
Luxury Apartments**

BSR RESIDENCY-3
3BHK APARTMENT at L.B Nagar



TYPICAL FLOOR PLAN

AREA
STATEMENT

Plot Area
45' x 80'

Each Flat
2600 sq.ft

Stilt + 5 floors
(each floor - 1 flat)



RESIDENTIAL APARTMENT

Agriculture colony,Hastinapuram,Saroornagar Mandal, Ranga Reddy dist.Hyderabad

Amenities :

- 1.Bore & Motor,
- 2.Approval and NOC
- 3.Krishna water connection(³/₄th).

- 4.Transformer required KV.
- 5.Lift and panel board.

Material Specifications

1. Foundation	: RCC framed structure as per design Excavation,Basement, Red Brick Sump(10,000L) and Over head tank(R.C.C. - 10,000L).	12. Electricals	: Finolex wires,Sudhakar pipes,Switches & Boards in Gold medal. Per switch cost Rs.25 /-and AC points for Halls and bed rooms. Cable wire for TV points .
2. Superstructure	: Table moulded karimnagar red brick(₹10/-each) cement mortor,inner walls 4.5",External walls 9"	13. Plumbing	: Water pipes,Drainage pipes - Ashirwad, Fixtures- Cera / Victor made. WC's-3nos, each one cost Rs.10,000/- Cera made Wash basins per floor 2 no's. cost per one Rs.1500 /-.
3. Cement	: 53grade Ultra Tech cement (or)Bharati cement (or) KCP cement for total RCC Work and 43grade sagar Cement for otherworks.	14. Flooring	: Halls cost per sft Rs.70 /- with tax , Remaining rooms per sft cost Rs.Rs.50 /- Kitchen granite platform per sft Rs.150/- with tax. Steps,balcony and lift in granite per sft cost Rs.65 /- with tax. Under flooring material robo sand will be used. Terrace floor -Cement flooring
4. Steel	: Jay Raj/ Radha TMT steel	15. Bathroom tiles	: Size 2'x4' Up to door height, cost per sft Rs.40/- with tax.
5. Sand	: Course sand(60%) and robo sand(40%) for total RCC work. Fine sand for other works.	16. car parking	: Size 2'x2' and Black patty with Tandoor stone , cost per sft Rs.35/- with tax.
6. RCC Slab	: Slab height top to top 11'0", slab (5" thick) and beam depth as per design.	17. Luppum	: Internal walls and front elevation Birla wall putty care.
7. Door frames	: Main door -Indian teak B.T section thick 4"x6",Height 7'3". Each floor one and rate per Cft.6500/- with tax. Bed room - M.T section thick 3"x5" per Cft Rs.2000/- with tax. Bath rooms &Wash area- WPC frame section thick 3"x5".	18. Elevation	: Both road side elevations as per design will be done .
8. Door shutters	: Main door Shutter (1½")-Indian teak B.T each floor one only ,and rate per Cft.Rs.6000/- with tax. Remaining all door shutters in ready made 3D flush doors and per door cost Rs.3000 /- with Tax	19. Colours- Asian Paints	: Elevation both sides Apex,other 2 sides ACE,Inner walls premium emulsion.
9. Windows	: UPVC made any company per sft Rs.400/-	20. Railings	: SS railing for steps one side and cost per Rft Rs.320/- (Guage 202)
10. Hardware	: Brass - total SS set cost Rs.3000 /- for Main door. Remaining all doors and cost per door Rs.1000 /-.	21.Iron gates	: As per design
11. Polish	: Main door with polish,remaining ready-made doors.	22.Watchman electrical bills	: Up to completion of building work will be given.

Note : Apart from the items mentioned in the above agreement, if the owner needs extra work he should only bear the expenses for the extra material and labour charges.

THE CLIENT OR OWNER OF THE APARTMENT FLAT SHOULD BEAR THE FOLLOWING EXPENSES -

- | | | |
|----------------------------|-------------------------------------|------------------------------|
| 1.False ceiling(Any place) | 4.Granite(or) Tile around Main Door | 7.Lights(Except common area) |
| 2.Generator | 5.Registration cost | 8. Granite coping around |
| 3.CCTV Cameras | 6.Wardrobes (or) Cup Boards | Doors and Windows. |



BSR INFRA & DEVELOPERS

Office Address : Plot no.132,1st floor,Indraprastha colony, Z.P road , Hasthinapuram,Hyderabad.

Cell : 99594 28785
96669 39855

Architect



FIVE M&T DESIGNERS & CONSULTANTS (P) LTD.

Office Address : Plot no.18, Aurora colony, Road no. 2, Banjara Hills ,Hyderabad, 500034.

Cell : 90000 77883

Structural Consultants

CAPITAL DESIGNERS

....Structural Solutions

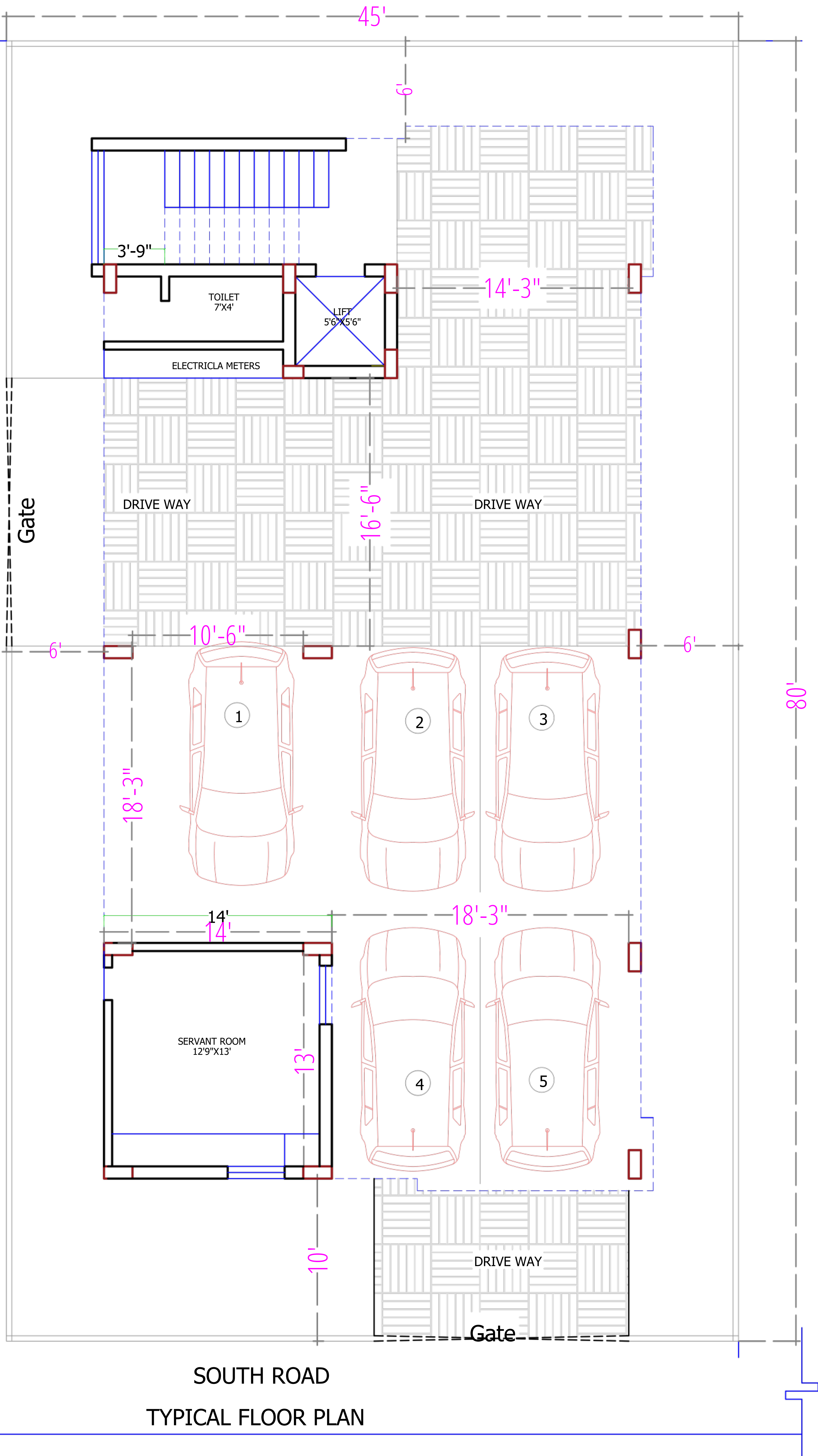
Cell : 98661 20843

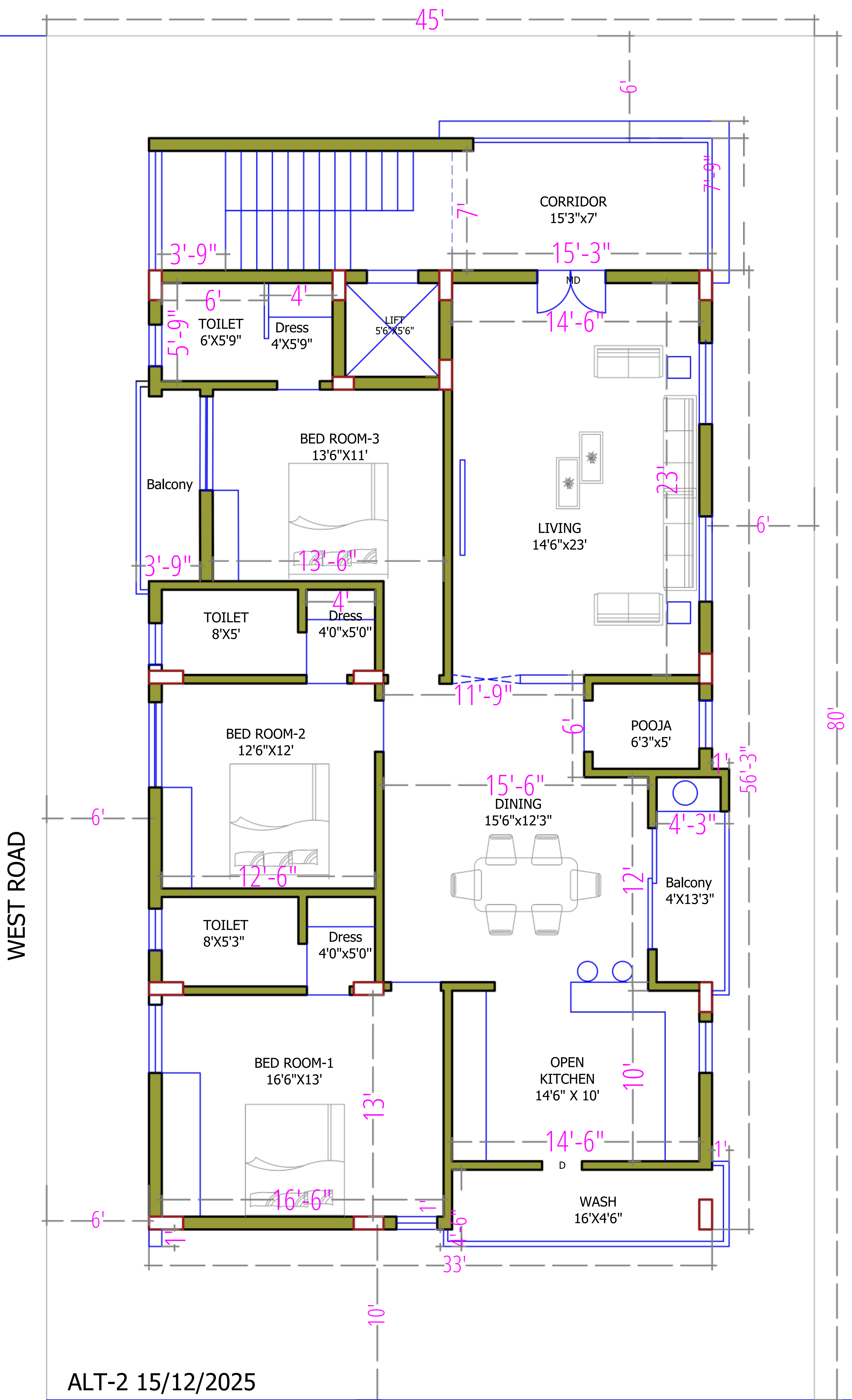
Distance :
L.B Nagar Chowrasta - 2.5km
L.B Nagar Metro Station - 3km
Sagar Ring road - 1.8km

WEST ROAD



SOUTH ROAD
TYPICAL FLOOR PLAN





SOUTH ROAD

TYPICAL FLOOR PLAN



AREA STATEMENT	PLOT AREA	EACH FLAT	STILT+5 FLOORS EACH FLOOR-1 FLAT
	45'X80'	2600	