Aakriti Constructions and Developers Pvt. Ltd.

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RERA No: P01100003359

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.

Cyan

Living Spaces where Nature Blends with Luxury

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

PRESENTING

Cyan

PROJECT AT A GLANCE

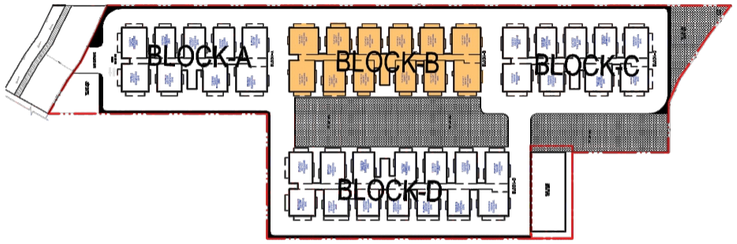
- 436 Luxury Apartments
- 4 Distinctive Towers
- Ground + 9 Floors*
- 34000 Sft Clubhouse
- 10 Schools within 5 Kms Radius
- 4 Kms from Citizen Hospital, Nallagandla
- 5 Kms from Lingampally MMTS & Railway Station
- 6 Kms from ORR
- 3+ Acres
- 2 & 3 BHK - 1252 to 1813 Sft
- Lush Green Oxygen Space
- 10 Kms from Gachibowli Circle
- 15 Mins Drive From Gachibowli
- Naturally Replenished Groundwater
- Air Pollution less than 2.5 PPM
- 70% Open Area

CLUB HOUSE FACILITIES

- Gated Community with Round the Clock Security
- Club House with Swimming Pool (Built up Area around 32,000 SQFT)
- Well-Equipped Gym & Aerobics
- Double Height Banquet and Dining Hall
- Power Backup for Common Areas
- Provision for Grocery Store
- Landscaped Garden with Children's Play Area
- Sewerage Treatment Plant
- Water Softener for Drinking Water
- CCTV Cameras along boundary
- Security Room
- Meditation & Yoga Center
- Provision for Indoor Games
- Cricket Net Practice
- Lawn Tennis Court
- Ample Covered Car Parking
- Jogging Track
- Toddler Play Area
- Sand Pit Area
- Open Air Gym
- Basketball Court
- Elderly Aged Seating Areas
- Gazeebo Lawn Seating
- Grocery / Retail Area
- Business Lounge
- Association Room
- Squash Court
- Badminton Court
- Table Tennis
- Billiards Tables
- Chess / Caroms
- Jogging Track
- Cycling Track
- Pet Park
- Party Lawn
- Play Ground
- Bus Pickup and Drop Off Plaza

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



SITE KEY PLAN

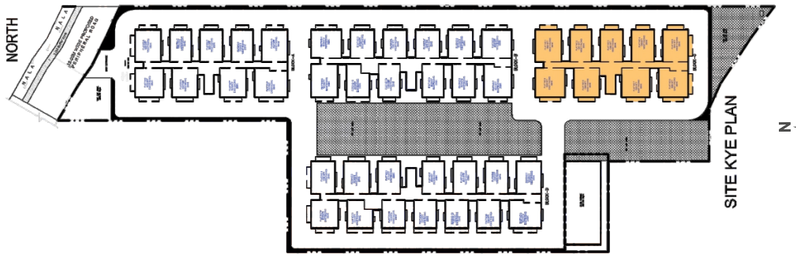
BLOCK - B

FIRST FLOOR PLAN

BLOCK - B

TYPICAL FLOOR PLAN

SITE KEY PLAN

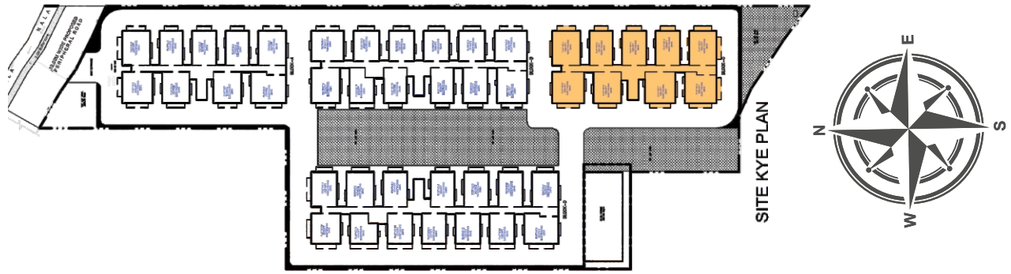


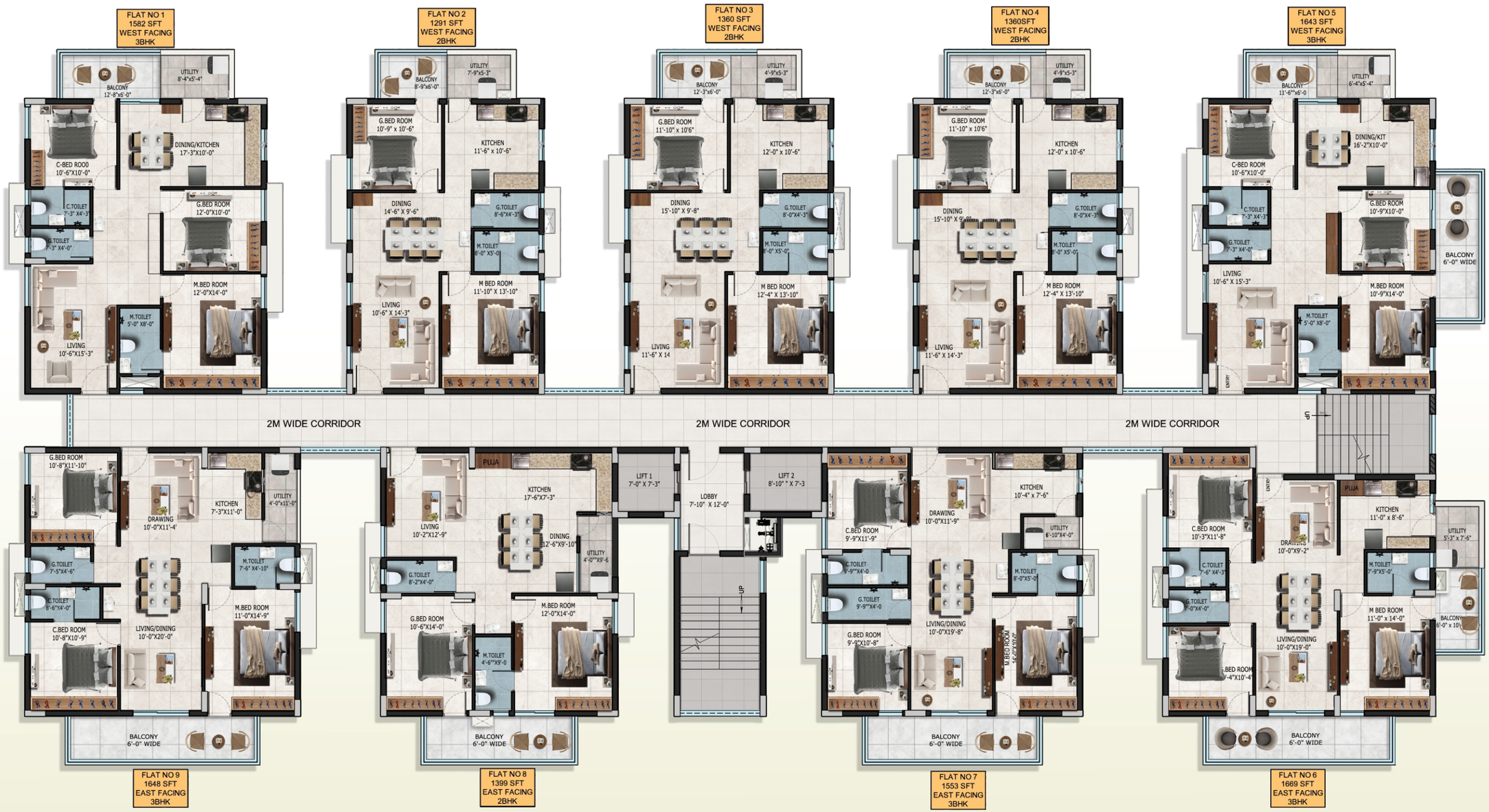
BLOCK - C

FIRST FLOOR PLAN

BLOCK - C

TYPICAL FLOOR PLAN





Specifications

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

Plastering
- Internal: 15 mm thick cement plaster with smooth finishing.
- External: 20mm thick cement plaster.

Painting
- Internal: Smooth Putty finish with 1 coat primer & two coat of paint. Smooth putty finish with 2 Coats of Premium Emulsion Paint of Reputed make over a Coat of Primer.
- Ceiling: Smooth Putty Finish with 1 coat Primer & two coat of Paint
- Exterior: Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make

Doors
- Main door: 8'0" Height Manufactured Teak Veneered Door Frame & Shutter finished with Good quality Melamine Polish with Hardware of Reputed Make
- Internal door: 8'0" Height Manufactured Hard Wood Door Frame & Laminate Shutter with Hardware of Reputed Make
- Toilet door: 8'0" Height Manufactured WPC Frame & Shutter with Hardware of Reputed Make
- Utility Door:
- UPVC Door Frame of Reputed profile sections with combination of Frosted film plain Glass.

French Doors:
- UPVC Door Frame of Reputed profile sections, with Toughened 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 Toughened glass with Suitable Finishes as per Design with Mosquito mesh provision for all windows.

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.

Water:
- Provision Separate Municipal Water provided by GHMC along with Bore well water.

Other
- Accessories Provision for fixing of Water Purifier, Exhaust Fan or Chimney.

Utility
- Provision for Washing Machine / Dishwasher & Wet Area for Vessel

Flooring
- Flooring : 800x800mm vitrified tiles in HALL Bedrooms & Kitchen with 3" height skirting.
- Toilets wall dadoing: Best quality Designer glazed /acid resistant Ceramic Tiles up to 7' height
- Toilets and Utility Flooring: Best quality acid resistant & Anti-skid Ceramic Tiles

CP & SANITARY FIXTURES:
- Ceramic Wash Basin: Asian /Hind ware or equivalent make.
- Wall mounted W C and health faucet.
- Sanitary ware: Flush valves or equivalent make.
- Bath fitting: Asian /Hind ware or equivalent make.

Electrical System

Internal Electrical Fixtures:
- Concealed copper wiring (FRLS Grade) in conduits for lights, fans and Power plug points.
- Power point for Geysers in all Bathrooms
- Exhaust Fan in all bathrooms
- 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.
- L&T / Legrand Switches of Reputed Make.

Kitchen

Kitchen/Utility Area:
- Power plug for Chimney, Refrigerator, Microwave Oven, Mixer / Grinder in Kitchen and
- Washing Machine in Utility Area.

Telecommunications, Cable Tv & Internet:

Telephone Points:
- Telephone points in Master Bed Room, Drawing / Living Rooms

Intercom facility:
- Intercom facility to all the units connecting Security area

Cable TV:
- Provision for Cable Connection in Master Bedroom, Guest Bed Room & Living Room.

Internet:
- Provision for Lan Connection in Master Bed room, Guest Bed Room & Living Room.
- 100% power backup in common areas.
- 100% power backup inside.

ELEVATORS / LIFTS

Passenger Lifts:
- Specification
- One High speed automatic passenger Lift with rescue device with V3F for energy efficiency of reputed make for each tower with grouping.
- One automatic passenger Bed Lift with rescue device with V3F for energy efficiency of reputed make for each tower with grouping.

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

RAILINGS
- Balcony: 12mm thick Toughened Glass Railing
- Staircase: M.S. Railing.

CHARGING POINTS FOR ELECTRIC CARS
- Charging point for Electric Cars shall be provided for each flat.

CAR WASHING FACILITY
- Car washing facility shall be provided in the parking area.

PARKING MANAGNGEMENT
- 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.

FACILITIES FOR DIFFERENTLY ABLED
- Access ramps at all Block Entrances shall be provided for Differently Abled.

POWER BACK UP
- 100% DG set backup with acoustic enclosure & A.M.F

SECURITY / BMS
- Sophisticated round-the-clock security / Surveillance System.
- Surveillance cameras at the main security, all parking, common areas and entrance lounge 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 property.

CENTRALIZED BILLING

Billing shall be done for Consumption of Electricity, Water with prepaid meters system.

FIRE & SAFETY
- Fire hydrant and fire sprinkler system in basements as per NBC Norms.
- Fire alarm system in all floors and parking areas (basements) as per NBC Norms.
- Control panel will be kept at main security.

ROUTE MAP

Home Loans: SBI | HDFC HOME LOANS | ICICI Bank | LIC HFL LIC HOUSING FINANCE LTD | AXIS BANK

Project Approved by hmda Growing Global