



## Aakriti Constructions and Developers Pvt. Ltd.

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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
- ◆ Gazebo 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

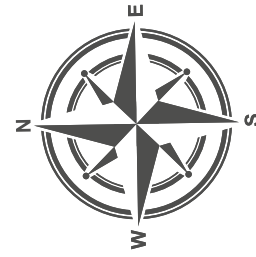
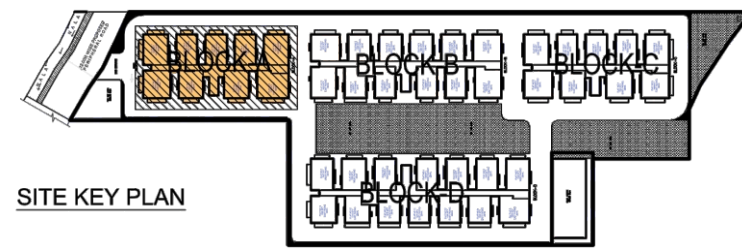


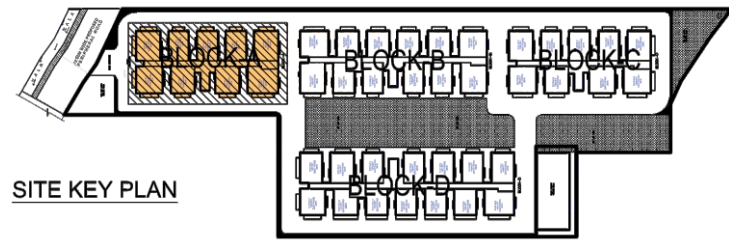
## LEGEND

- 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

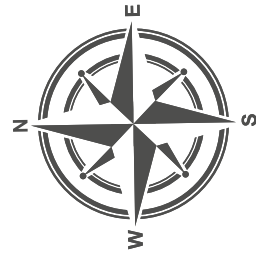
# BLOCK-A

## Ground & First Floor Plan





SITE KEY PLAN

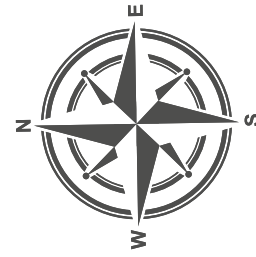
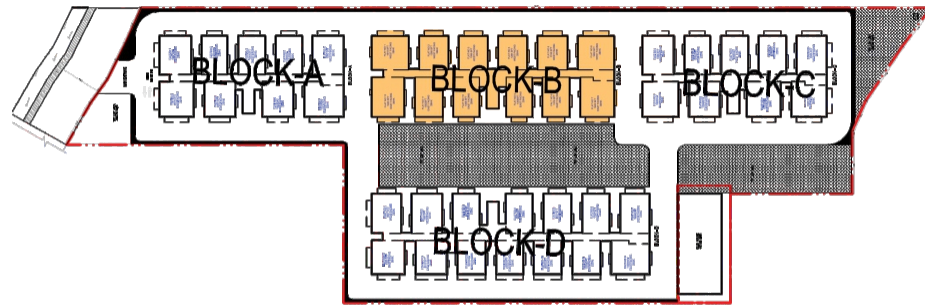


# BLOCK-A

## TYPICAL FLOOR PLAN





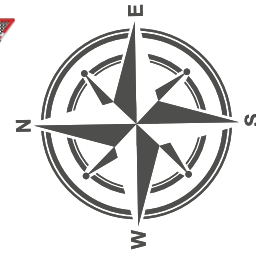
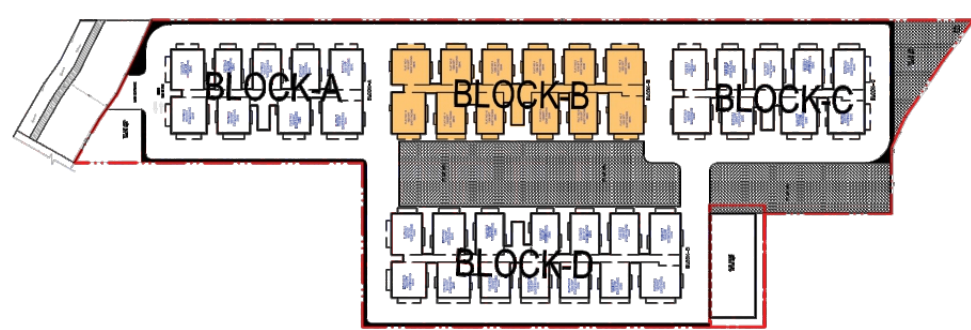


# BLOCK - B

## Ground & First Floor Plan

SITE KEY PLAN





# BLOCK - B

## TYPICAL FLOOR PLAN

SITE KEY PLAN

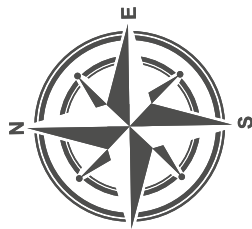
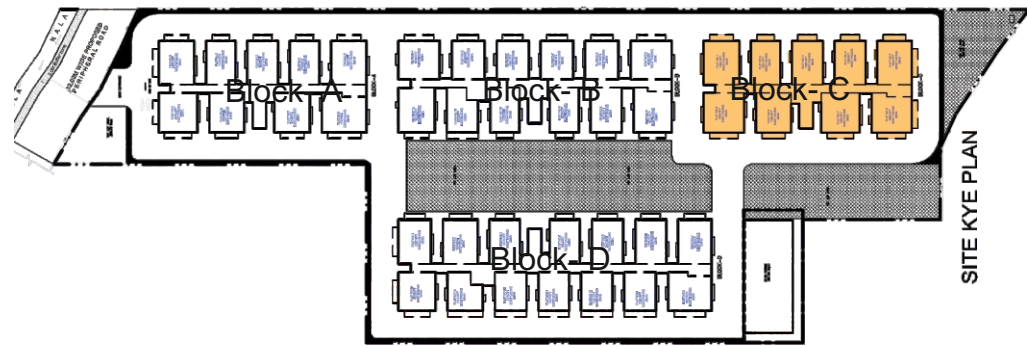




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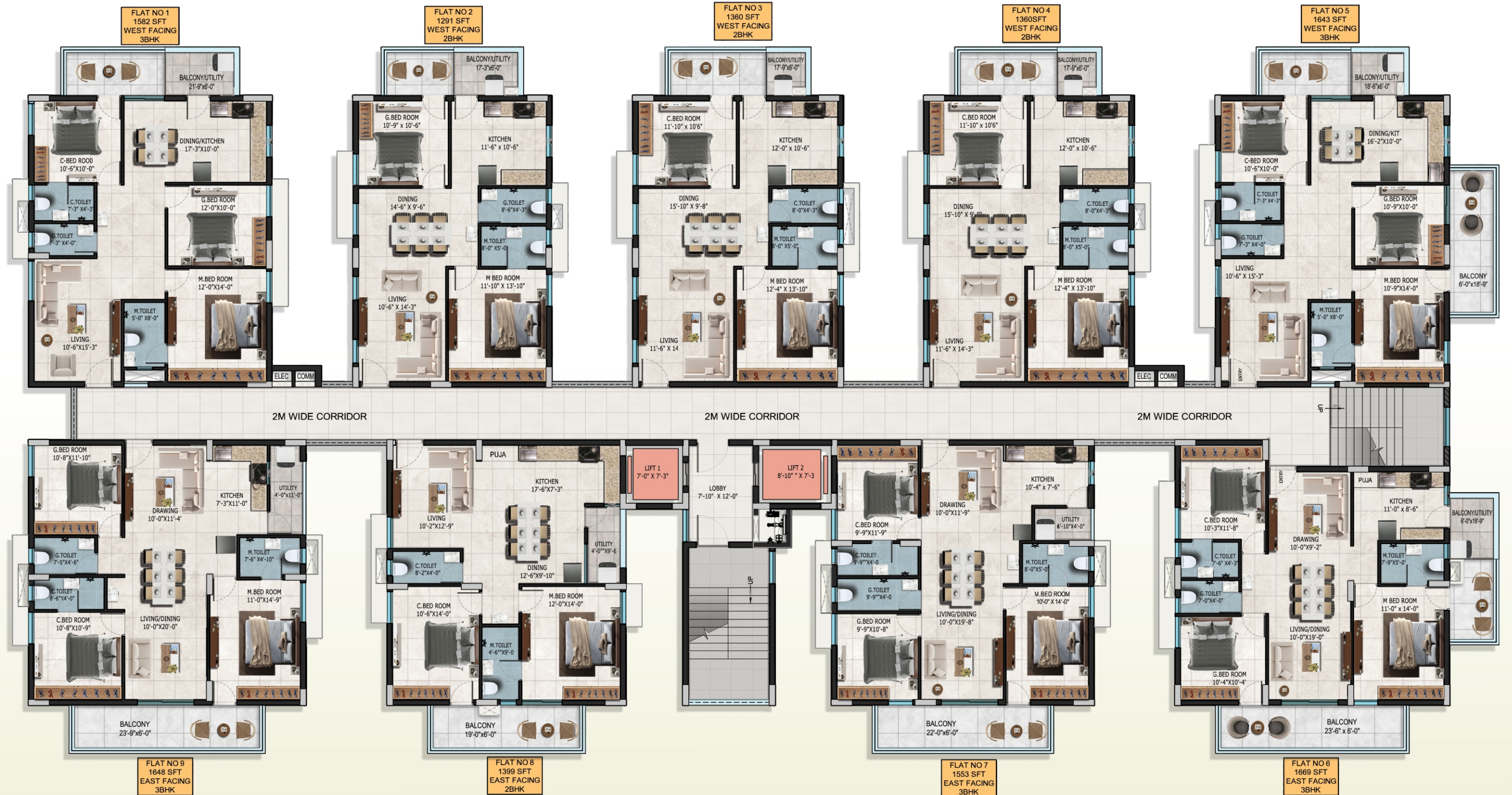
## Ground & First Floor Plan





# 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: 7'0" Height Manufactured Hard Wood Door Frame & Laminate Shutter with Hardware of Reputed Make
- ◆ Toilet door: 7'0" Height Manufactured Hard Wood Frame with Laminated Doors of Reputed Make
- ◆ Utility Door:  
UPVC Door Frame of Reputed profile sections with combination of Frosted film plain Glass.
- ◆ French Door:  
UPVC Door Frame of Reputed profile sections, with Toughened Glass Paneled Shutters and Designer Hardware of reputed make with provision for Mosquito Mesh.

## 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.
- ◆ Provision for separate municipal water provided by GHMC along with bore well water.
- ◆ Accessories Provision for fixing of Water Purifier, Exhaust Fan or Chimney.

## Flooring

- ◆ Flooring : 800x800mm vitrified tiles in HALL Bedrooms & Kitchen with 3" height skirting.
- ◆ Toilets wall dadoing: 600 x 1200mm tiles 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: Hindware or equivalent make.
- ◆ Wall mounted W C and health faucet.
- ◆ Sanitary ware: Flush valves or equivalent make.
- ◆ Bath fitting: Hindware 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.
- ◆ 100% Power backup in common areas
- ◆ 100% Power Backup for flats

## Kitchen

### Kitchen/Utility Area:

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

## Telecom, Cable & 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 & Living Room

### Internet:

- ◆ Provision for LAN connection in Master Bedroom & Living Room

## Elevators / Lift

### Passenger Lifts:

- ◆ High speed automatic passenger lifts with rescue device with V3F for energy efficiency of Johnson make for each tower with grouping.
- ◆ High speed automatic passenger bed lift with rescue device with V3F for energy efficiency of Johnson make for each tower with grouping.

### Common Area:

- ◆ Corridor: Porcelain tile flooring with 4" skirting.
- ◆ Staircase: Granite with 4" skirting.

## Railings

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

## Parking

### 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.

### CAR WASHING FACILITY

- ◆ Car washing facility shall be provided in the parking area.

### WTP & STP

- ◆ Treated water through Water Softener System for domestic purposes.
- ◆ A sewage treatment plant of adequate capacity as per norms will be provided.

### 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.

### 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:



Project Approved by

