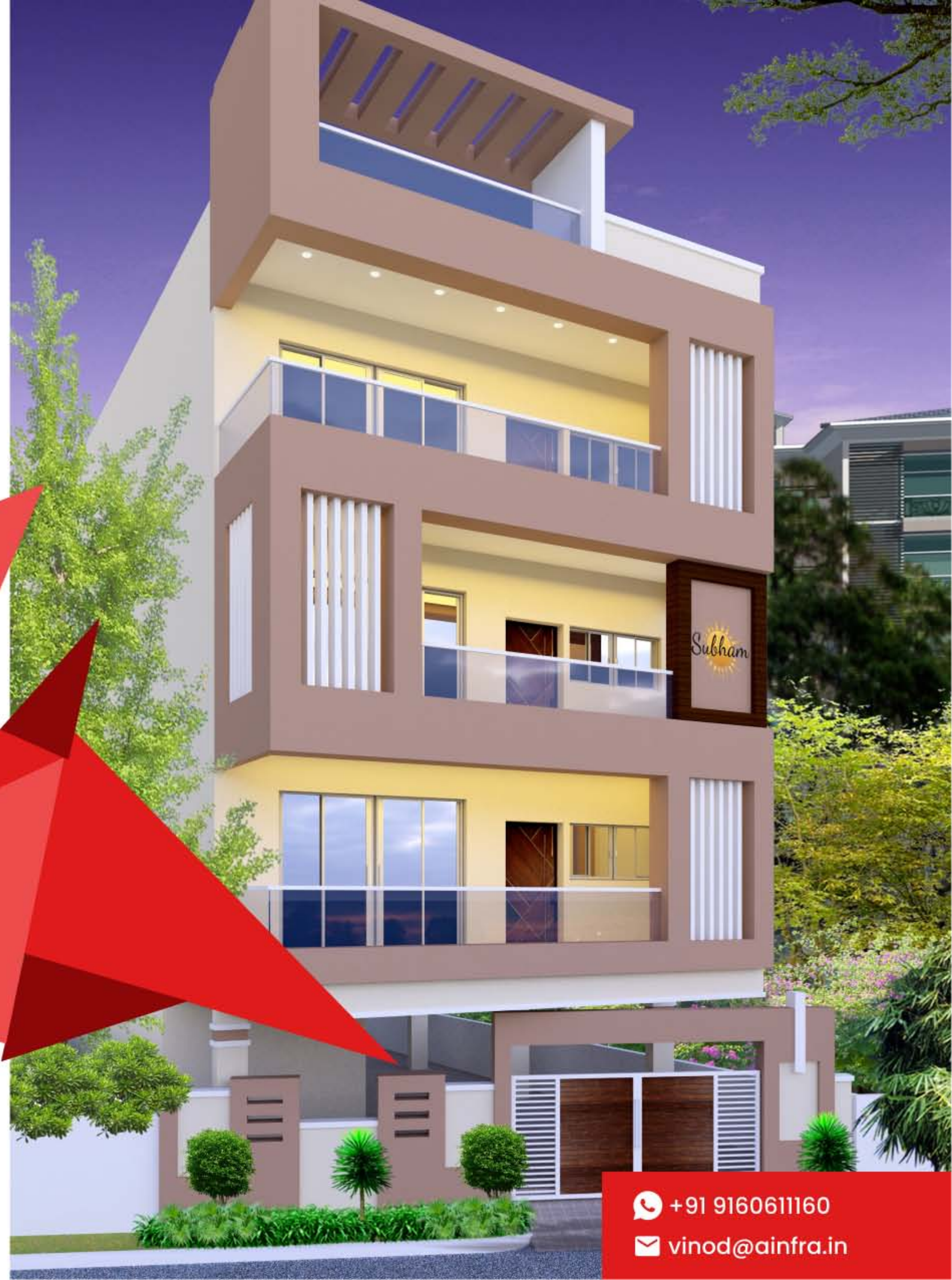




Sai **Subham** Vimala



+91 9160611160

vinod@ainfra.in



behind CINEPOLIS, Vimala Nagar, Malkajgiri, Secundrabad.
GHMC Approved Plan: 229983/GHMC/22423/2022 (RERA is not applicable)

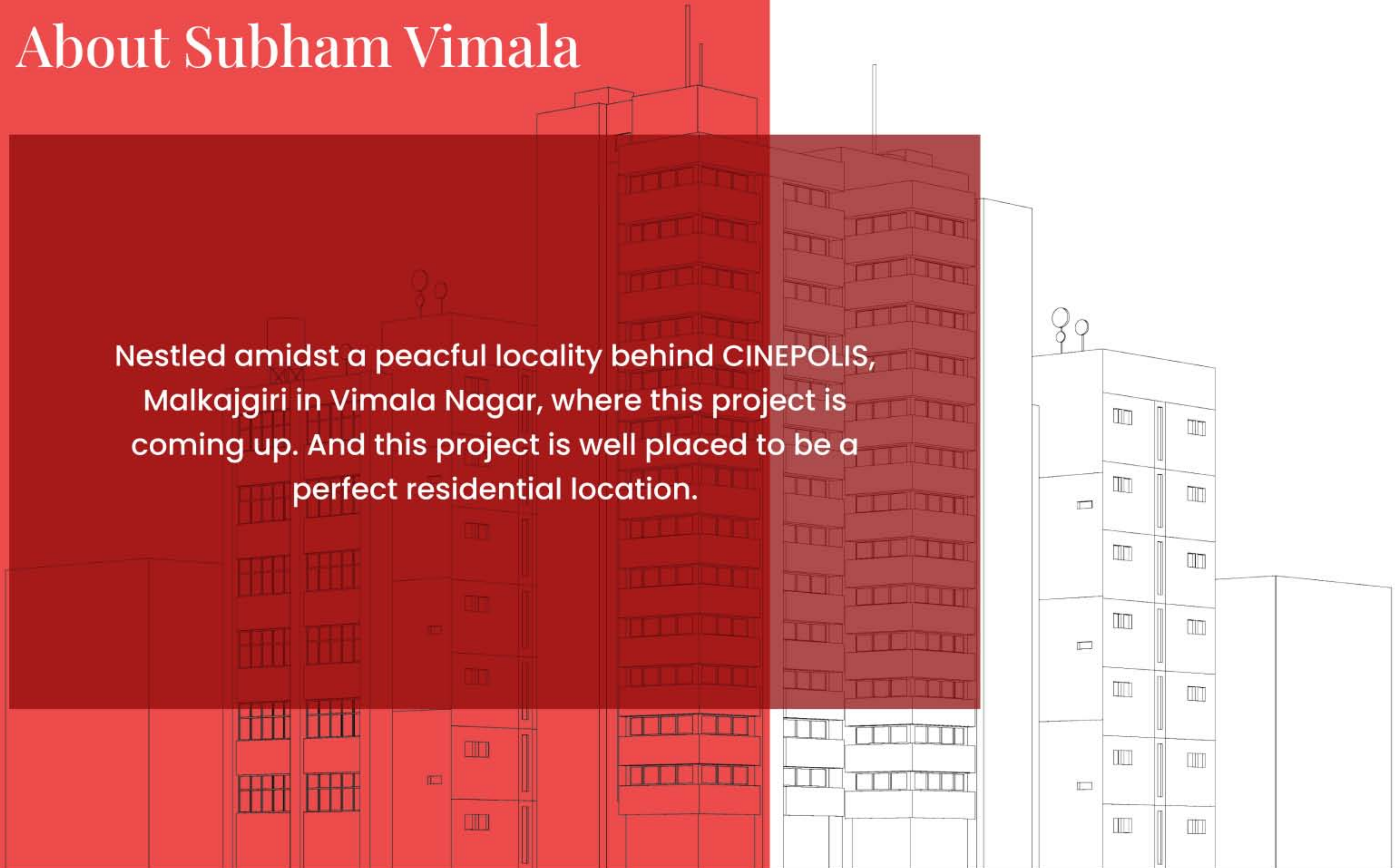


A Subham Home is not just a home it's Home + Office in the cost of a home

Stilt (Electronic Vehicle Ready Parking Garages) + Watchman Room
3 Independent flats (Only One Flat Per Floor)
Rooftop WFH (Work-from-home) Cabin for each flat
Rooftop Common Garden for Yoga, parties and functions and a sit-out cabana
LIFT + Staircase
Solar Infrastructure and wiring ready for net-metering.

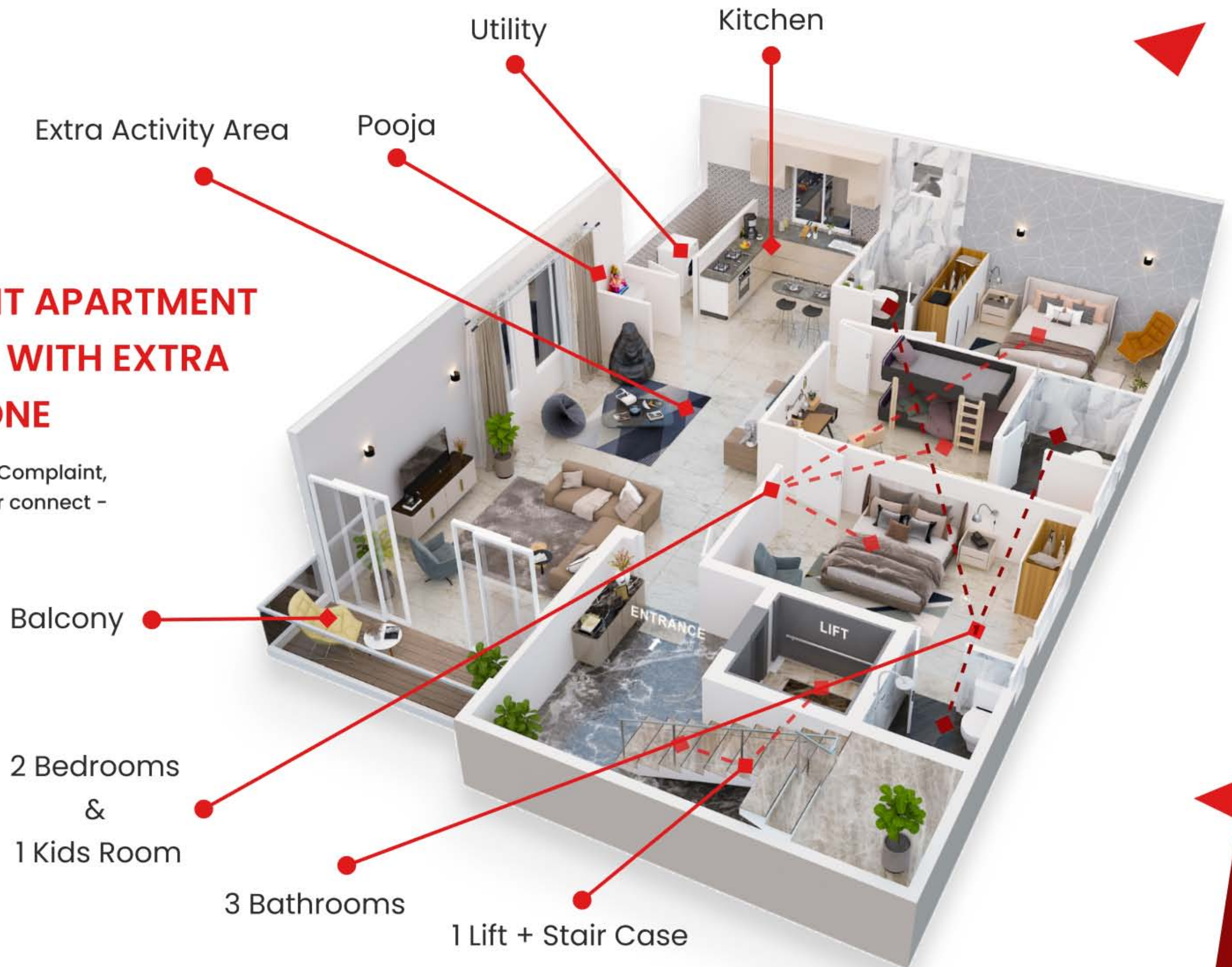
About Subham Vimala

Nestled amidst a peaceful locality behind CINEPOLIS, Malkajgiri in Vimala Nagar, where this project is coming up. And this project is well placed to be a perfect residential location.



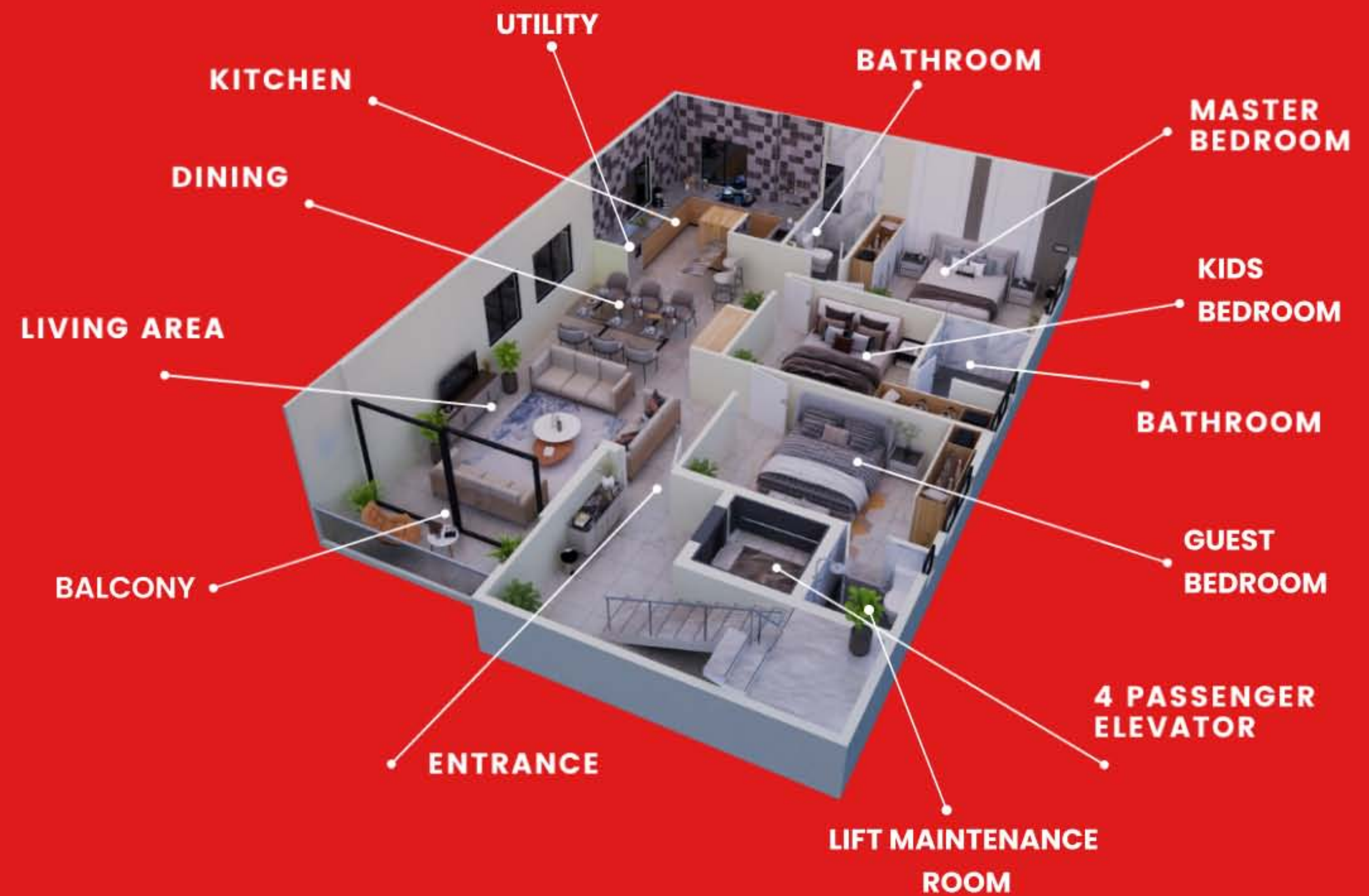
INDEPENDENT APARTMENT FLOOR PLAN WITH EXTRA ACTIVITY ZONE

Well planned , Vaastu Complaint,
EV Car ready and Solar connect -
Smart homes



INDEPENDENT APARTMENT FLOOR PLAN WITH DINING

Well planned , Vaastu Complaint, EV Car
ready and Solar connect - Smart homes



ROOFTOP PLAN

A roof top space that you can really own and use, not just a roof. A legally built activity center and WFH Cabin

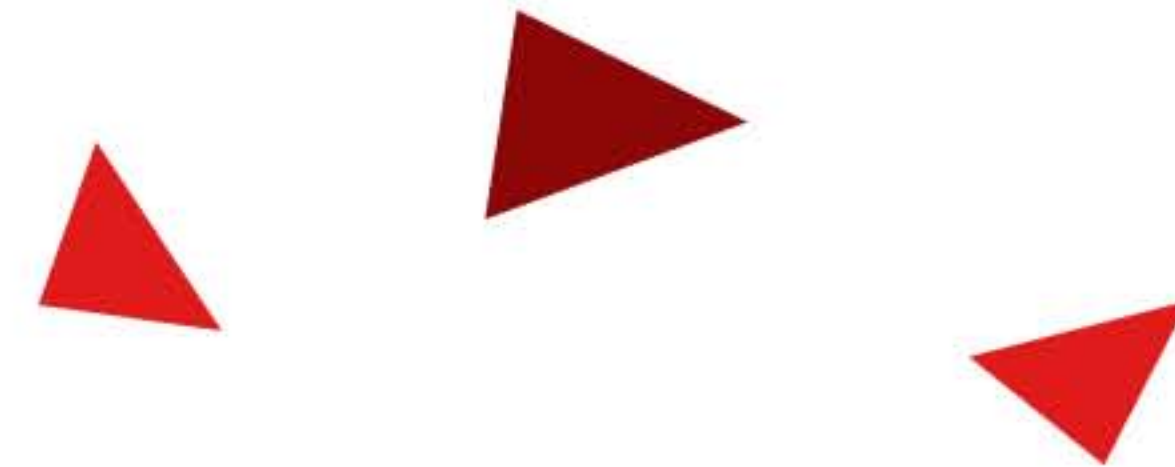


PREMIUM SPECIFICATIONS FOR YOUR PREMIUM LIFE

- RCC framed structure designed
- FINISHES Internal & External plastering
- Water Proofing
- Toilets
- Doors
- Exhaust Fan Provision
- Window safety Grills
- Water Supply
- Rain Water Harvest
- Rain Water Drains
- 4 passenger elevator
- Under Ground Water Tank
- Over Head Water Tanks
- Sanitary Fittings and accessories
- Security and Surveillance
- UPVC Windows (2 track + mosquito mesh)



X

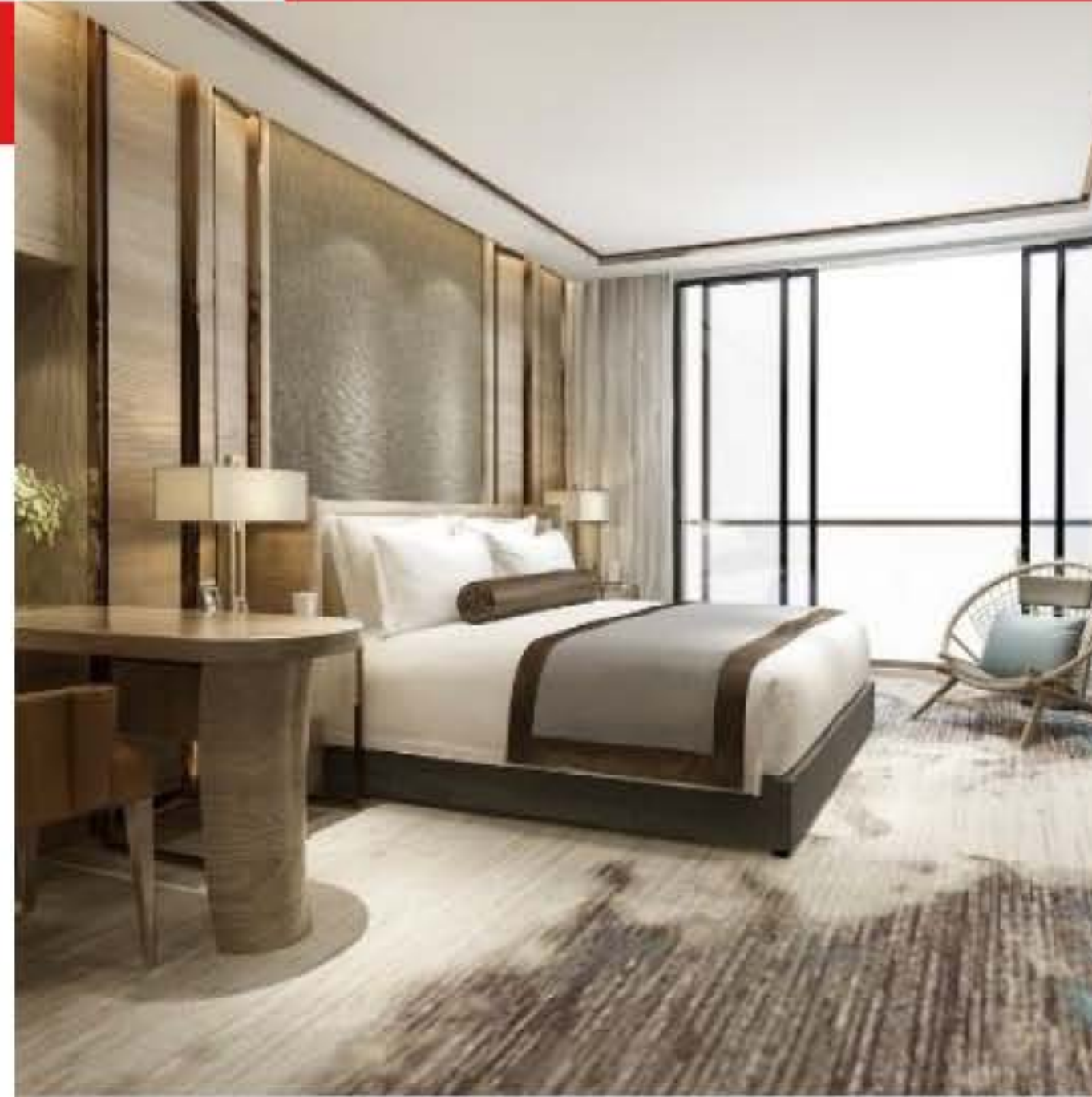




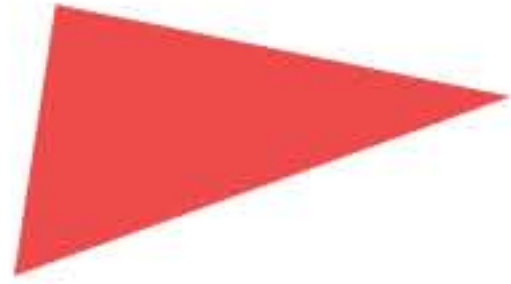
Sai Subham Vimala Homes Premium Flats in Malkajgiri, Secundrabad

Two Side Road, Great Ventilation, Easy access to Dairy Farm Road, Access to all markets, stations, schools, bus stops, playgrounds etc.

Car Size: SUV Car parking
Cabin Size Roof top: 8X10 Feet cabin



SPECIFICATIONS



PROJECT SPECIFICATIONS for proposed upcoming residential apartment building "SAI SUBHAM GAYATRI HOMES" of Achanta Infra Projects Pvt Ltd

STRUCTURE

- RCC framed structure designed to withstand Wind and Seismic loads. (indicative quality – KCP OPC 53 Concrete, Nagarjuna PPC 43, JSW and VISHAKA Steel)
- 6 Inches thick CC Blocks for External Walls and 4 Inches thick Walls for Internal Walls. (BBM 9")

FINISHES

- 12mm Internal Plaster
- 20 mm External Plaster in double coat(12 mm +8mm)

PAINTING

- External Painting: Two Coats of Exterior Plastic Emulsion Paint on one Coat Water Proof Prime (Birla Wall Care Putty)
- Internal Painting: One Coat Acrylic Putty +One Coat Primer+2 Coats of Premium Acrylic Emulsion Paint.
- Stair Case Railings + Main Gate + Window Grills and Balcony Railings Two Coats of Premium Enamel Paint on One coat of Metal Primer

WATER PROOFING

- Balconies + Utility + Toilets + Terrace water Proofing (FOSROC Brush Bond 1' wall fold)
- Under Ground Water Tank+ Over Head Water Tank Food Grade Water Proofing

DADOOING

- Kitchen: Up to 2 feet height along the Cooking Granite slab, including new type of factory manufactures granites white and other shades of the customer's choice.
- Utility: Up to Three feet along the perimeter of the Utility. (KAJARIA / NITCO)
- Toilets: Up to 7 feet height along the perimeter of the Toilet.

WINDOW SAFETY GRILLS

- Aesthetically designed MS grills would be proved for all windows with one coat of metal primer and two coats of premium enamel paint of reputed brand.

DOORS

- Main Door: Teak wood frame and double side Teak veneer flush door with melamine polish. All ironmongery of reputed brand.



100% Legal

FLOORING

- Internal flooring would be vitrified tiles of reputed brand (KAJARIA / NITCO)
- For wet areas anti-skid ceramic tiles would be used of reputed brand
- In Corridors and stair case areas high traffic anti-skid vitrified tiles would be used.

COOKING PLATFORM

- 2 feet wide 20mm thick Black polished granite or White or designed Manufactured Granite with 40 mm double molded Edge as per the Kitchen layout with Stainless steel Sink. (Double boring)

BED ROOM AND TOILET DOORS

- Solid hard wood frames and flush door shutters with one side teak on front side and premium enamel paint on rear side. All ironmongery of reputed brand

WINDOWS

- All windows are of reputed brand UPVC (2 track + mosquito mesh) with clear toughened glass as per design and hardware. Mosquito mesh would be provided. Balcony doors would be two track sliding doors with clear toughened glass. (APARNA VENSTER / KOMMERLING /NCC WINTECH)

VENTILATORS

- All ventilators would be of UPVC louvered and provided with 6 inches exhaust fan provision.

WATER SUPPLY

- Provision for water filter would be provided in the kitchen.
- Dish washer provision would be provided below the kitchen platform as per the design.
- Washing machine provision would be provided in the utility.
- All toilets are provision would be provided with a geyser hot and cold water supply points.
- In all toilets one Health faucet, one Wash basin and in bath area wall mixer along with shower point would be provided.
- In Stilt floor two common water supply points would be provided for car wash in designated places

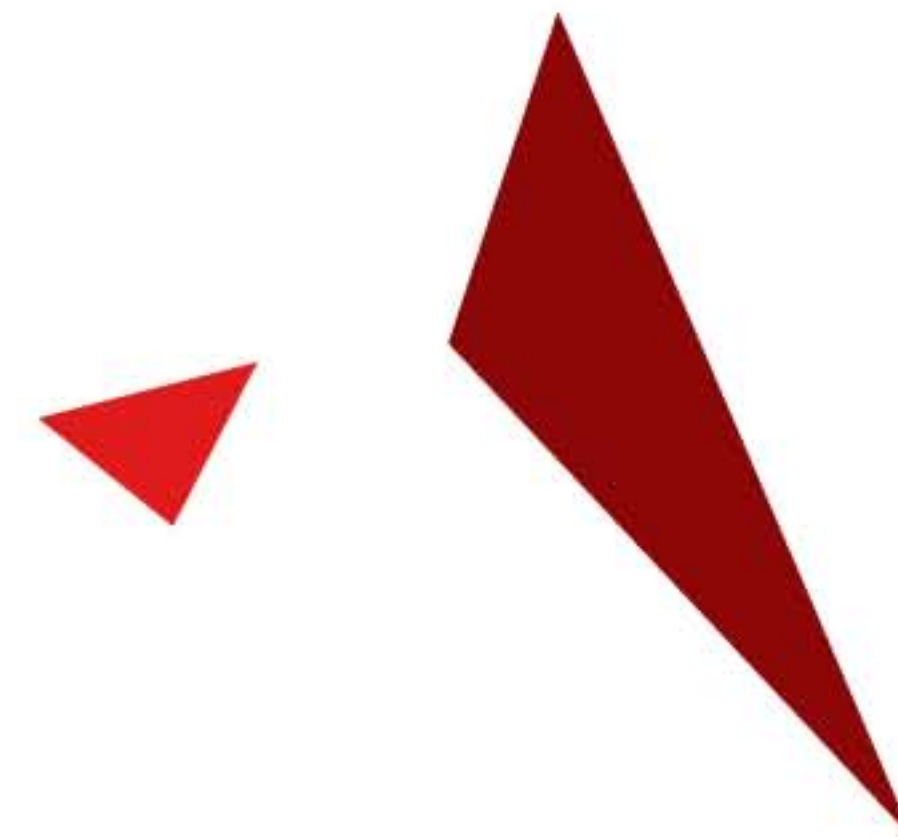
RAIN WATER HARVEST

- As per the statutory approval authority norms rain water harvest pits would be provided. Rain Water Drains as per the design rain water drains would be provided for terrace balcony rain water.

**Vastu
Compliant**

**Energy
Conservative
Designs**

**GHMC
Approved**



SPECIFICATIONS

ELEVATOR

- A 4 passenger reputed elevator with recommended speed as per the design would be provided

UNDER GROUND WATER TANK

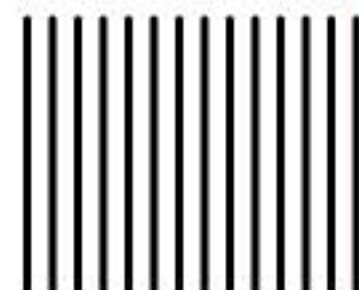
- A RCC food grade water proofed water tank with separation for municipal water and bore well water with a reserve capacity for 2 days as per the design would be provided. Submersible pumps would be provided for pumping the water to overhead tanks

OVER HEAD WATER TANKS

- Reputed brand food grade PVC water tanks would be provided with one day reserve as per the design.

SOLAR INFRASTRUCTURE

- Solar Infrastructure namely, fabricated structure for panel fitting, Inverter wiring and wiring suitable to net metering.



SPECIFICATIONS CHART ITEM WISE

STRUCTURE

- 3D Elevation and Structural design (RCC Framed)

CEMENT

- KCP 53 Grade KCP/nagarjuna (OPC) for RCC Structure (Columns, Beams, Slabs)
- KCP / Nagarjuna 43 Grade (PPC) for Brick work & Plastering (JSW/ BIRLA)

STEEL

- JSW / VIZAG TMT

SAND RIVER / ROBO SAND

- River sand for RCC structure and Plastering
- Robo Sand/ River Sand mix for brickwork
- Robo Sand for Flooring (mixed with cement)

Electric Motor and bore pump to be provided

WALLS

- 6 inches or 9 inches concrete block (external) , 4" internal walls / CC Blocks

RCC

- Concrete Mix M25 footings, Columns, Beams, Staircases and Slabs.

PLASTERING

- Two coats of plastering outside (20 mm) = 12mm + 8mm.
- One coat of plastering inside walls = 12 mm
- 1: 4 and 1:5 ratio.

SUMP

- 10000 Litre Sump with partitions / Based on Bore Water Quality and technology used, two separate pipelines for both bore water and manjeera/ Godavari water. WATER PROOFING : Water proof treatment done for all toilets, balcony ,roof and wash areas (FOSROC BRUSH BOND + 48 Hours POND TEST)

WATER PIPES

- CPVC Ashirwad (outside UPVC)

DRAINAGE PIPES

- Prince PVC 3",4",6"

SANITARY WARE

- ROCA Digital ceramic tiles up to 7 feet height , Anti Skid for flooring (KAJARIA / NITCO)

DOORS

- OORS a. Main door frames made of BT Wood, Hardware make antique finish.

OTHER DOORS

- Frame made of MT, Skin Paneled Plush doors with frames and paint. Hardware SS Make, Toilet Doors , Frame and Shutter WPVC

WINDOWS

- UPVC Windows of standard make with 6mm toughened glass and mosquito mesh

FLOORING

- ¾ mm space and EPOXY
- Vitrified Tiles in all rooms' 5 X 21/2 or 6 X3 marble granite finish special range
- Balconies 2X2 anti skid double charged vitrified tiles.

KITCHEN FLOORING

- Black Granite stone or white granite or schemes and patterns manufactured granite for platform with SS Sink 2'0" Dado with Digital Ceramic Tiles attached to the Wall from Platform level to 2 fr height. Provision for Exhaust Fan and Tiles.

ELECTRICALS

- Sudhakar Pipes are used in Slab and Walls. Polycab/Sudhakar copper shield wire. Anchor Penta plate series and Switches at all points (TV/Microwave Oven/ Aircondition/Geyser/Fridge/Fan) MCB Box .Earth & Panel work for the Building).
- Solar infra + Car Park + Inverter connections

PLUMBING WORKS

- In Kitchen two Taps Cera. Earthen pipes in underground Sewerage lines. Prince PVC Sewerage Pipes are used in drainage lines. Ashirwad CPVC pipes are used for water line. Two Overhead water Tanks of 1000 Ltrs capacity for Bore water and Manjeera water. Pipes connection from Terrace to Rain Water Harvesting Pit.

STAIR CASES

- SS Pipe Railing with Granitepts

TERRACE

- Three sides Parapet Wall and water proofing is done on Terrace.
- Three Rooms created of HEDRAD boards or regular walls and false roofing for OFFICE ROOMS each one to be allocated to single flat.
- Roof Top covered with Fabrication and roof top garden created properly with all the flower plants and crotons and synthetic grass.
- Waterproofing also to be done.

COMPOUND WALL

- Light weight Bricks is used for Compound Wall with cement blocks and Gate with MS PIPE.

PAINTING

- Birla Hill Wall Care putty 2/3 coats for Internal walls with one coat primer and Asian Premium Tractor emulsion two coats paint (Elevation ultima) one Coat Primer and two coats paint. Asian Damp Proof for External, on Front elevation Texture/Birla; All Doors frame & Doors total enamel painting. If the owner wishes to change the color, it can be arranged on a cost difference.

ELEVATION

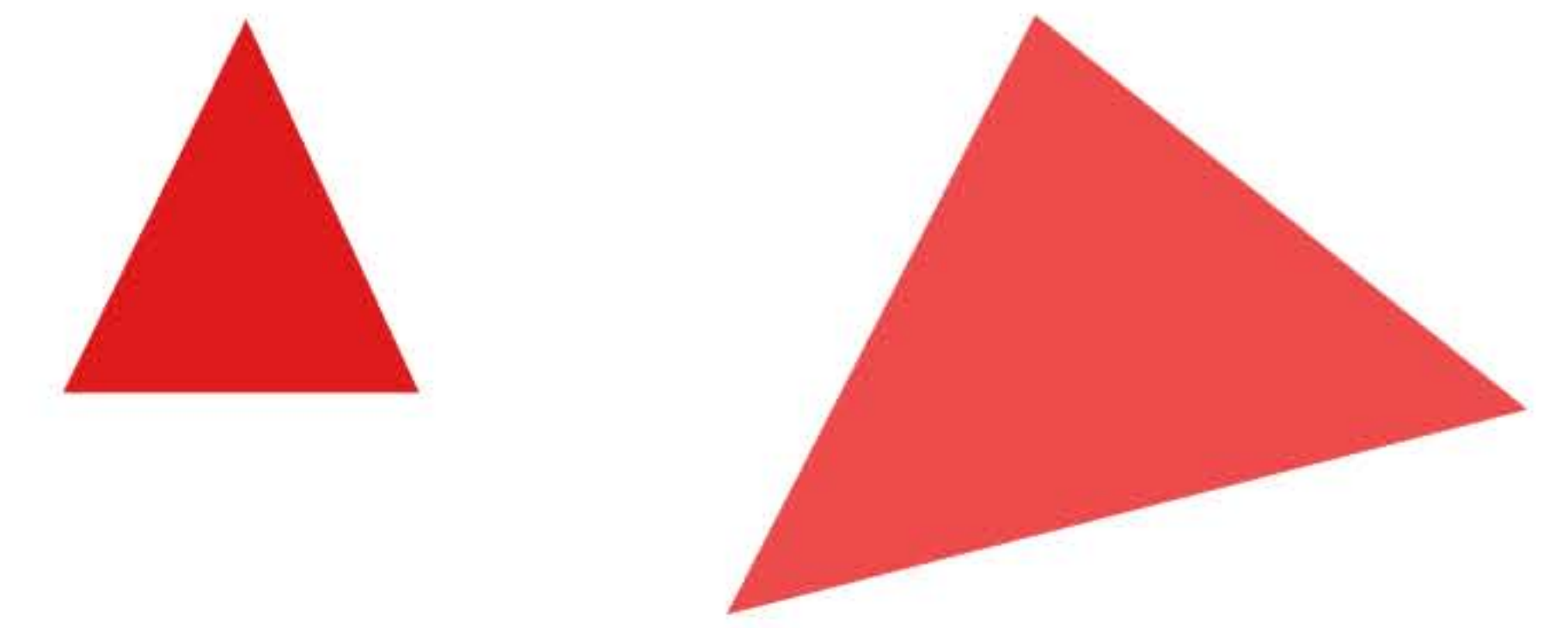
- As per drawing, toughened glass work (if any) will be extra

ROOF TOP

- Cabin to be added with 120 Sq Ft (min) with HEDRAD panels or aerocon panels with putty finish and paint and false roofing with Chair, Table and writing board + storage. A window to be provided and a glass door façade

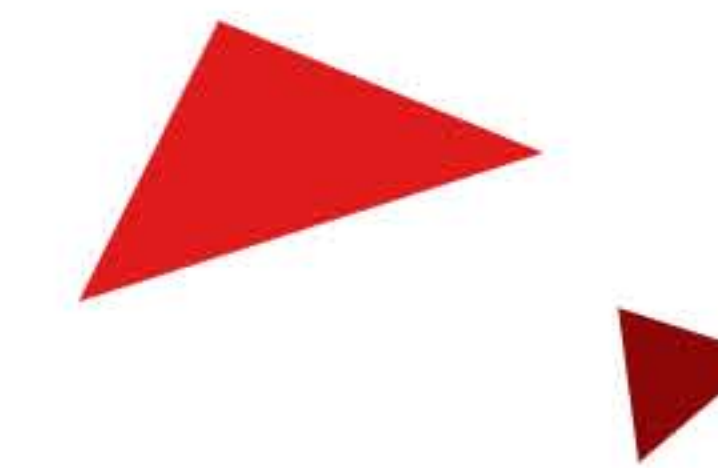
WATCHMAN ROOM

SLAB HEIGHT STILT 9 Ft,other 10.3 FT



Ask for new photos December 2024

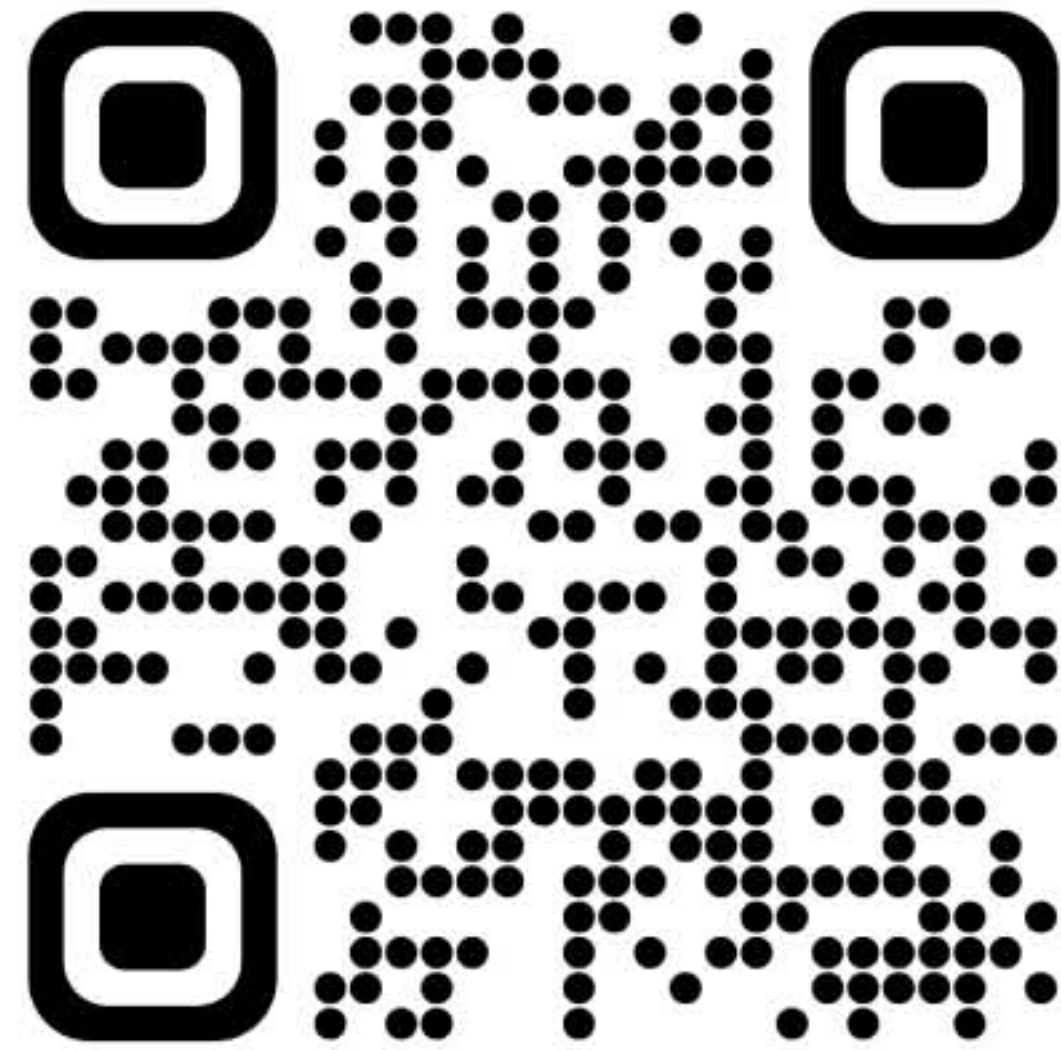
Update as on December 2024 - Building elevation and painting, bathrooms, kitchen footings and 10000 litre water sump done.



READY TO OCCUPY

*** ONLY 1 FLAT LEFT**

Scan for Location



behind CINEPOLIS, Vimala Nagar
Malkajgiri, Secundrabad.



GHMC Approved Plan: 229983/
GHMC/22423/2022 (RERA is not
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Home + Office in the cost of a home



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