





ANURAAG 99

FLATS

LIVE. **RELIVE.** FOREVER.

As people who belong to a social world, we all look for a sense of security in the shelter we call home. But honestly, that's just one part. For there's much more to a home than just the functional benefits it provides. The home we make ours should be the final destination for every value we seek from life. Where, you can live and even relive every beautiful moment, time and again. Welcome to a place designed for such a life: Anuraag 99.

2 & 3 BHK | GATED COMMUNITY LUXURY APARTMENTS
@ NIT-DARGA MAIN ROAD, HANAMKONDA



A project by

PAANCHAJANYA
DEVELOPERS



ANURAAG⁹⁹
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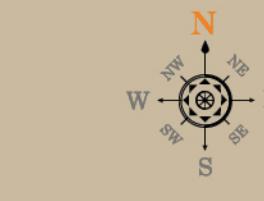
MASTER PLAN





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TYPICAL FLOOR PLAN - BLOCK B

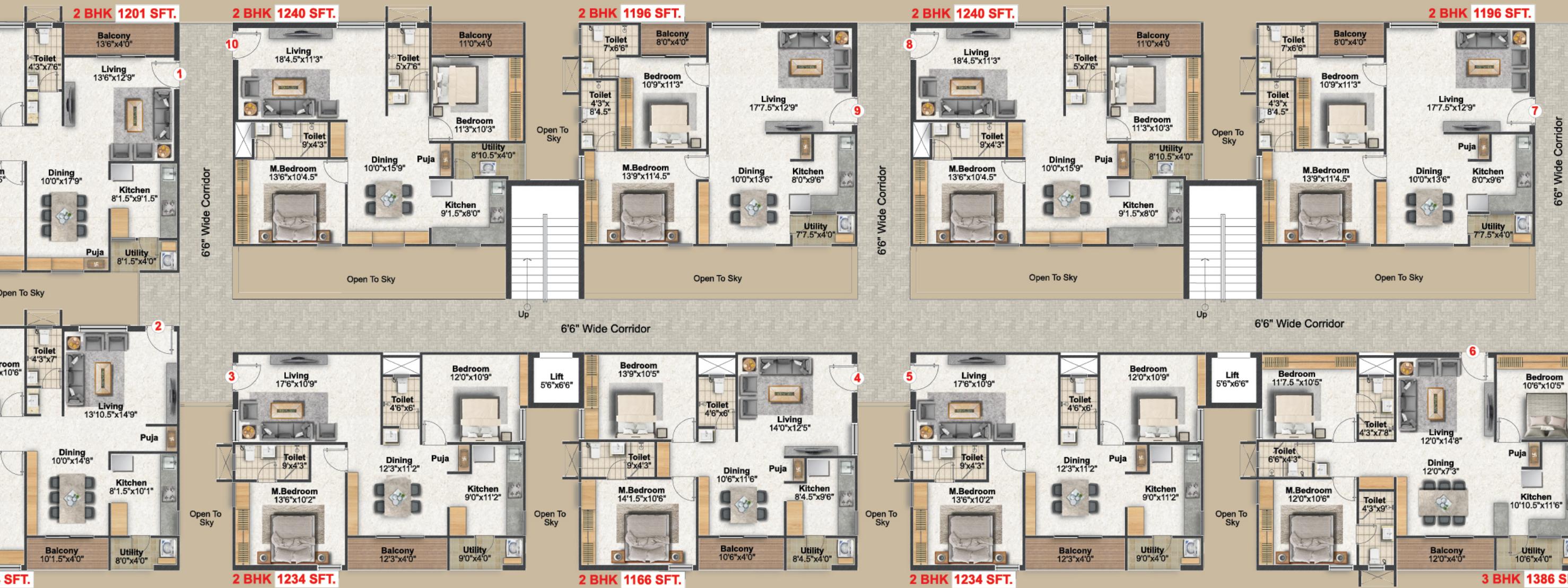
TYPICAL FLOOR PLAN - BLOCK B

Area Statement

Flat No.	1	2	3	4	5	6	7	8	9	10
Type	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK				
Facing	East	North	West	East	West	North	East	West	East	West
Carpet Area Area In Sq.ft's	777.74	773.43	799.73	757.09	799.73	898.59	806.28	804.82	806.28	804.82
Walls,Balcony & Other Common Area In Sq.ft's	423.26	400.57	434.27	408.91	434.27	48741	389.72	435.18	389.72	435.18
Saleable Area (SFT)	1201	1174	1234	1166	1234	1386	1196	1240	1196	1240



PLANNED. DESIGNED. INTELLIGENTLY.





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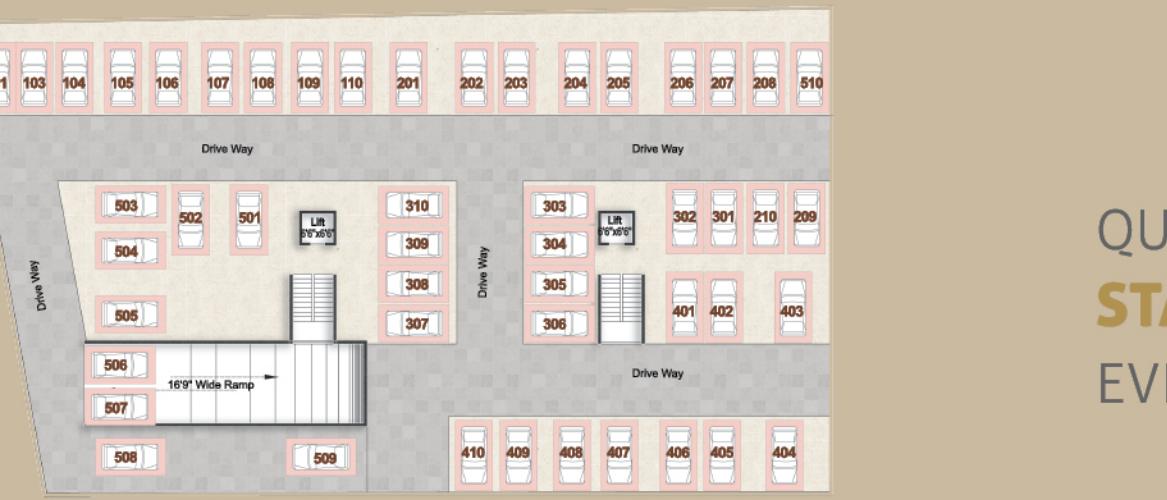
UNWIND. **RELAX.**
COMFORTABLY.

A M E N I T I E S

SWIMMING POOL	PROVISIONAL STORE
BANQUET HALL	YOGA / MEDITATION
GUEST ROOMS	CHILDREN'S PLAY AREA
GYMNASIUM	ENTRANCE LOBBY / DOUBLE HEIGHT LOUNGE
LIBRARY	MULTIPLE TOT LOT AREA
INDOOR GAMES	

A collage of nine smaller images showcasing various amenities: a woman exercising on a stationary bike, a ping pong game, a library, a playground, a formal dining hall, an aerial view of a pool and building, and a woman meditating.

LUXURY FLOOR PLAN



FLOOR PLAN



ANUR





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FEATURES	
GREENERY / LANDSCAPING	
WALKING TRACK	
100% VAASTU	
POWER BACK-UP GENERATOR	
CROSS-VENTILATION	
QUALITY CONSTRUCTION	
SECURITY ROOM	

SOLAR-FENCING
CCTV WITH 24X7 SECURITY
INTERCOM FACILITY
RAIN WATER HARVESTING PITS
GUEST PARKING
2 LEVEL CAR PARKING
DRIVERS REST ROOM



FOUNDATION & STRUCTURE
RCC framed structure to withstand wind & seismic loads.

WALLS
AAC Blocks with 9" thick external walls and 4" thick internal walls.
Internal : Smooth cement / gypsum plastering finish.
External : Double coat cement plastering finish.

PAINTING
External: Textured finish or putty with 2 coats of exterior emulsion paint of reputed make.
Internal: Premium Emulsion Paint of reputed make with roller finishing over lippam finish.

KITCHEN / UTILITIES
Granite countertop with a single bowl, stainless steel sink, along with provision for water purifier and washing machine.

DADOING
Kitchen: Ceramic tiles up to 2'- 0" height above kitchen countertop of reputed make.

Utilities: Ceramic tiles of reputed make, up to 3' - 0" height.

Bathrooms: Ceramic tiles of reputed make up to door height.

FLOORING
Living / Drawing, Kitchen, Dining, all Bedrooms double charged 600 x 600 mm size, Vitrified tiles of reputed make.

Bathrooms / Balcony / Utility: Anti-skid Vitrified / Ceramic tiles of reputed make.

Corridors: Granite / Tandoor flooring as per architect design.

Staircase: Granite / Tandoor Polished stone.

WINDOWS / GRILLS
Windows: UPVC sliding windows with plain glass & mosquito mesh.
Grills: Aesthetically designed, Mild Steel (MS) grills with powder coat finish.

DOORS
Main Door: Teakwood frame and veneer shutter with polish and SS / Brass hardware of reputed make.
Bedroom Doors: Teakwood frame and flush door shutter with laminate finish and SS hardware of reputed make.

Toilet & Utility Doors : Teakwood / Hardwood frame and flush door shutter with PU polish and SS hardware of reputed make.
Balcony: UPVC sliding doors with plain glass of reputed make.

POWER BACKUP
■ 100% DG backup for common areas and service lift.
■ Inverter wiring for each flat.

S P E C I F I C A T I O N S

BATHROOMS
■ Wash basins in all toilets.
■ Divertor and Shower in all toilets.
■ WC in all toilets of reputed make.
■ Premium CP fittings of reputed make.
■ Power provision for geysers in all bathrooms.

ELECTRICAL
■ Concealed copper wiring of reputed make.
■ Power outlets for air conditioners in all bedrooms.
■ Power outlet for cooking range chimney, refrigerator, microwave oven / mixer / grinder in kitchen.
■ Miniature Circuit Breakers (MCB) for each distribution boards, of reputed make.
■ Switches of reputed make.

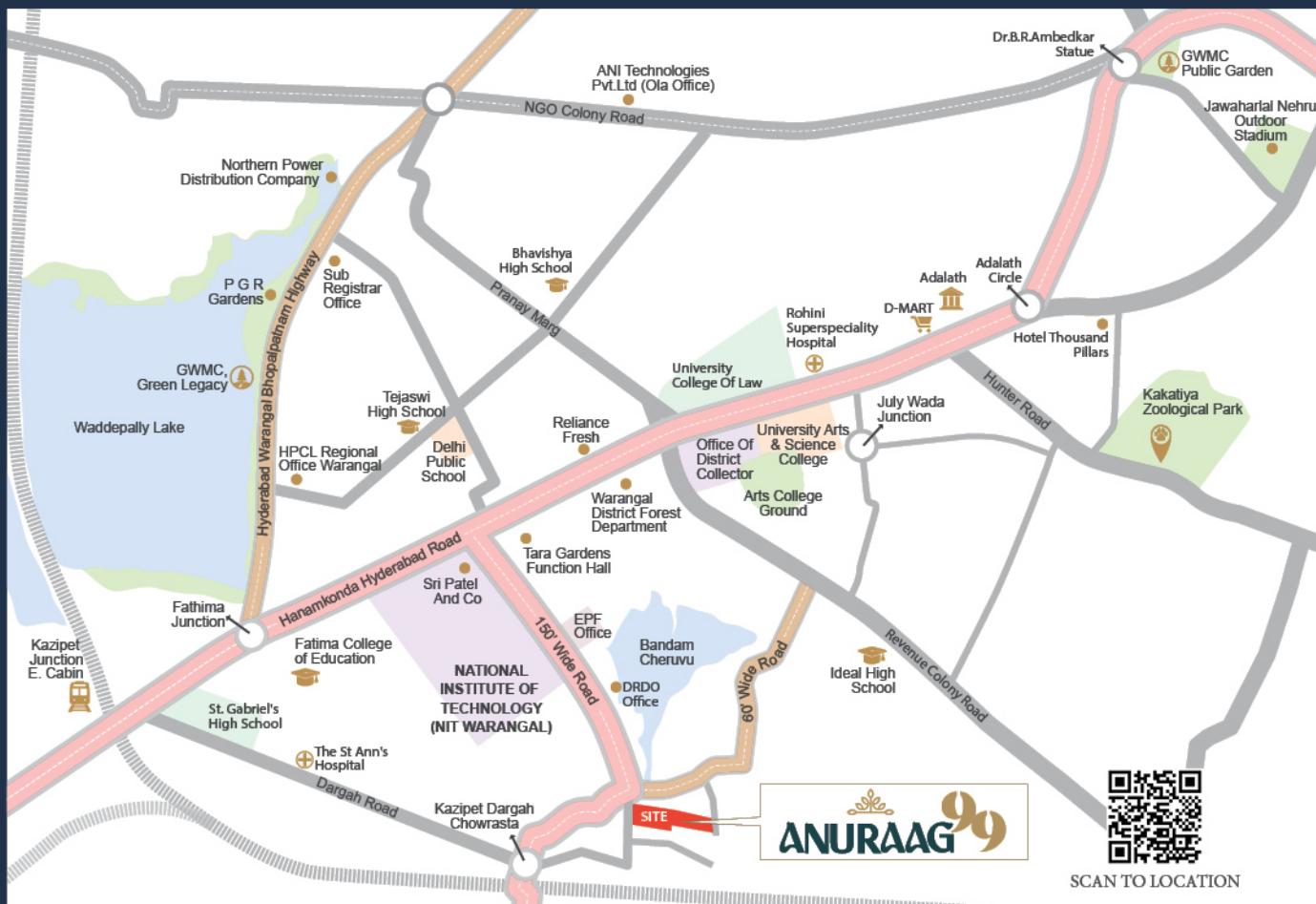
PLUMBING
All water pipelines of CPVC pipes of reputed make. PVC pipes for waste water.

PARKING
Entire parking designed to suit the requisite number of car parks at stilt and cellar level.

SECURITY
Surveillance cameras at the main security gate and each floor common areas.

NOTE
1) Registration Charges, GST, and any other taxes applicable as per government norms to be borne by customers only.
2) Those desiring to alter / modify shall inform the same at the time of booking only. Changes will only be considered as per technical feasibility and site conditions and or charged separately.

LOCATION MAP (not to scale)



COMPLETED PROJECT



CENTRAL. **CONNECTED.**
STRATEGICALLY.

For people with their workplace in Hanamkonda, this residential will be a dream-come-true. Then not too far away are international schools and colleges, cinemas, restaurants, top-notch healthcare and much more. So here's the perfect combination of community and location.

Builders & Developers



Site Address :

No. 24-3-55/10, NIT to Darga Main Road
Hanamkonda-500001, TS.

Contact:

96187 19999, 82478 37795, 79898 67658

Approved by



Architects

DESIGN STUDIO BY
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Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

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