
















## SPECIFICATIONS

-  **STRUCTURE** : RCC framed structure.
-  **SUPER STRUCTURE** : First class brick masonry in cement mortar.
-  **PLASTERING** : Internal: double coat cement plaster with smooth luppam finishing in entire flat except toilets n balconies.  
External: double coat sand faced cement plastering.
-  **DOORS & WINDOWS** : Main door: best teak wood frame and 2 paneled skin door shutter with teak veneer with melamine polish.  
Internal doors: teak wood frame and flush doors of reputed make.  
Windows: Powder coated aluminum windows with glass panels and safety grills.
-  **PAINTING** : External: premium texture paint with premium emulsion paints.  
Internal: premium emulsion paint with roller finishing for both walls and ceilings.
-  **FLOORING** : 2'x2' vitrified tiles, Acid resistance anti skid ceramic tiles for toilets & utility.
-  **KITCHEN** : Polished block granite over kitchen plat form and stainless steel sink will be provided.
-  **CLADDING & DADOING** : Dadoing up to 6' height in toilets. Designer tiles up to 2' height above kitchen platform. Glazed ceramics tiles up to 3' height in wash areas.
-  **COMMUNICATION** : Telephone points in all bedrooms and halls. Cable TV provision for master bedroom hall and living rooms.
-  **ELECTRICAL & COMMUNICATION WORK** : Concealed copper wiring in conduits of polycab make for lights, fans and power plug points.  
a) Power outlets for air conditioning in master bed room.  
b) Power outlets for geysers' and exhaust in toilets.
-  **POWER BACKUP** : Back up power for common lighting and lift.
-  **LIFT** : 6 passengers lift of Legend Elevators with V3F.
-  **SANITARY** : ISI mark ashirvad CPVC pipes and ISI mark prince PVC SWR pipes.
-  **TOILETS** : All toilets will consist of Rassi / JP Sanitary ware  
a) EWC with PVC flush tank.  
b) Hot and cold water mix with shower of reputed make.  
c) Wash basin will provided in M B/R toilet & dining areas.
-  **MISCELLANEOUS CHARGES** : Car parking, municipal water charges, APSEB transformer charges, stand by generator and any additional work to be borne by the purchaser.



## LOCATION PLAN



### PROMOTERS



### NIVAS CONSTRUCTIONS

Flat No. 101, 'Gurunivas' #18-83, Lane Adj. Sri Chaitanya College, Kamalanagar, Dilsukhnagar, Hyderabad.  
**Cell No: 9246559119, 9246538465, 9246558465**  
 e-mail : nivasconstructions@hotmail.com

### STRUCTURAL ENGINEERS



### SAAC

Flat No. 102, Susthira Lok, Opp. Mahalaxmi Theatre, Hyderabad. Ph: 9032535236, Cell: 9866682070

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifice 9885253570

A project by



NIVAS CONSTRUCTIONS

# Kalyani Residency

building beautiful dreams



## Celebrate Every Moment

luxury apartments @ Haripuri Colony



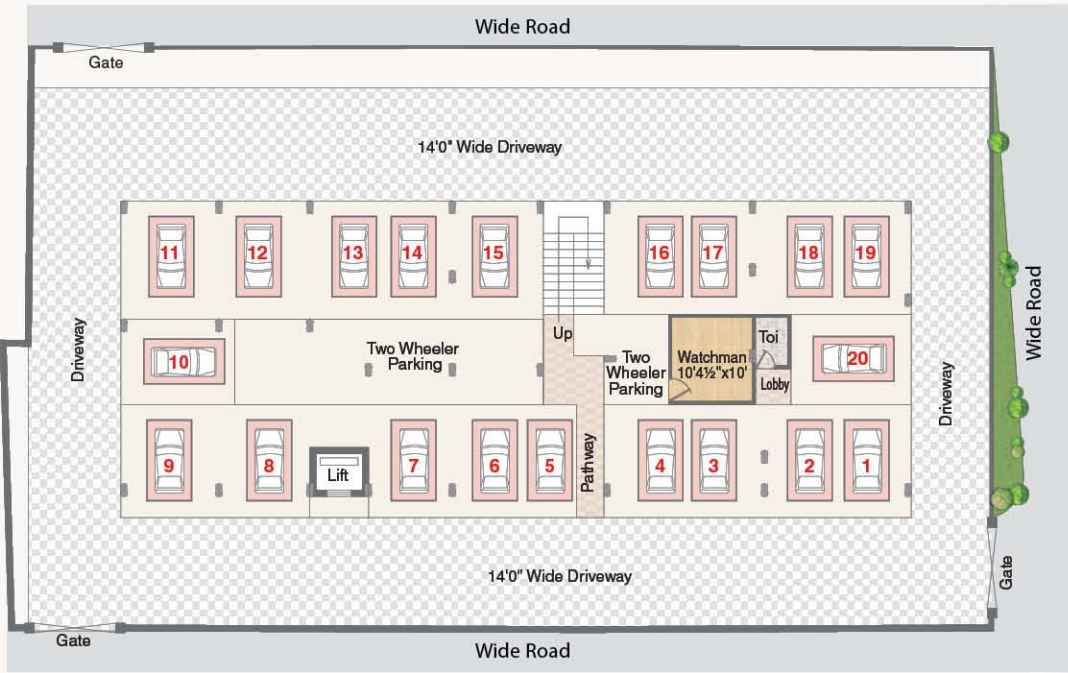


**Kalyani**  
Residency  
building beautiful dreams

NIVAS CONSTRUCTIONS, the reputed builders and developers in Hyderabad with several successful projects to its credit, proudly present their prestigious project Kalyani Residency. Located at Haripuri Colony, in the central and enviable neighbourhood of Astalaxmi Temple and Nagole, the elegant apartment offers you a fabulous view of the surrounding area and is ideal as your dream home. Very near to the educational institutions, market, hospitals. It is close to the Vijayawada Highway and Inner Ring Road, Situated just a few minutes drive away to the International airport, the apartment provides convenient access to anywhere in the city. It is a neighbourhood that enhances your status in society. You will love to spend the rest of your life here.

Kalyani Residency offers you two & three bedroom flats with all amenities and facilities for a comfortable life. Great elevation design, modern construction technology and consideration for your needs are the salient features of the project. Enjoy the ambience of urban living in a quiet location.

STILT FLOOR PLAN



Area Statement

F. No.	1	2	3	4
Areas	1410 Sft.	1130 Sft.	1160 Sft.	1125 Sft.



TYPICAL FLOOR PLAN

