

LOCATION MAP



LOCATION ADVANTAGE

- * Reliance Mart
- * Ratnadeep Super Market
- * International School
- * Deccan Park Seven Tomb
- * Petrol Pump
- * Bakewell Bakers
- * HDFC BANK
- * Airport Bridge - 2.5 km



8-1-398/PM/400/A, Paramount Hills, Shaikpet, Tolichowki,
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SITE ADDRESS



9-4-134/71, Aruna Colony, Co-Operative Housing Society
Toli Chowki, Hyderabad-500008,

ARK CONSULTANTS

Consultants & Structural Designer

Abdul Rahman Khan (Shahid)

BE (Civil), M.Tech (Str)-MIE

Cell : +91 9849253009

PROJECT APPROVED BY : GREATER HYDERABAD MUNICIPAL CORPORATION

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.

A Project by



PATEL'S INFRA
BUILDER & DEVELOPERS



**3
BHK**

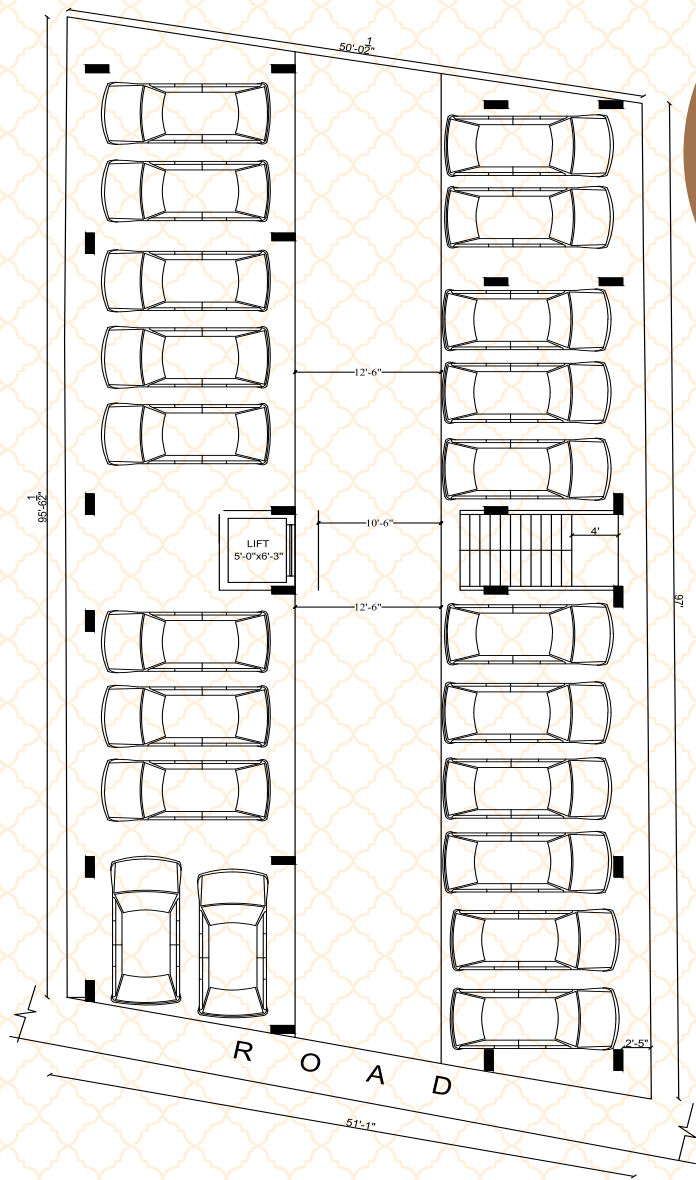
**SUPER LUXURY APARTMENTS
@ ARUNA COLONY TOLICHOWKI**

A *Premium* LIFESTYLE DESIGNED FOR LUXURY LIVING.

Patel's Aijaz Residency is more than a home. It is a residential experience that redefines the very notion of modern apartment living.

The 5 storey complex holds only 20 luxury flats to with ensure privacy and a relaxing living experience. It brings you the promise of true luxury living; with extensive living spaces and uncompromised privacy.

PARKING PLAN



Stilt + 5 Floors
Only 20 Luxury Flats

Exemplary Ventilation
GHMC and Vaastu Complaint
24 hr hassle-free lifestyle

TYPICAL FLOOR PLAN



3 BHK
Flat No.
2 & 4 in Top View

Where it's about
Rooming
eloquence



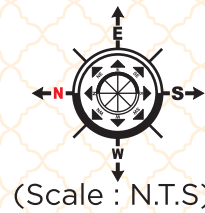
The marvelous and contemporary interiors make the living room very impressive, it is at once welcoming and has a signature style with a class of its own!

3 BHK
Flat No.
1 & 3 in Top View

The long french windows add the tinge of royal charm to the room, making it palatial it gives the space a majestic dimension, adding grace and gorgeousness.



TYPICAL FLOOR PLAN

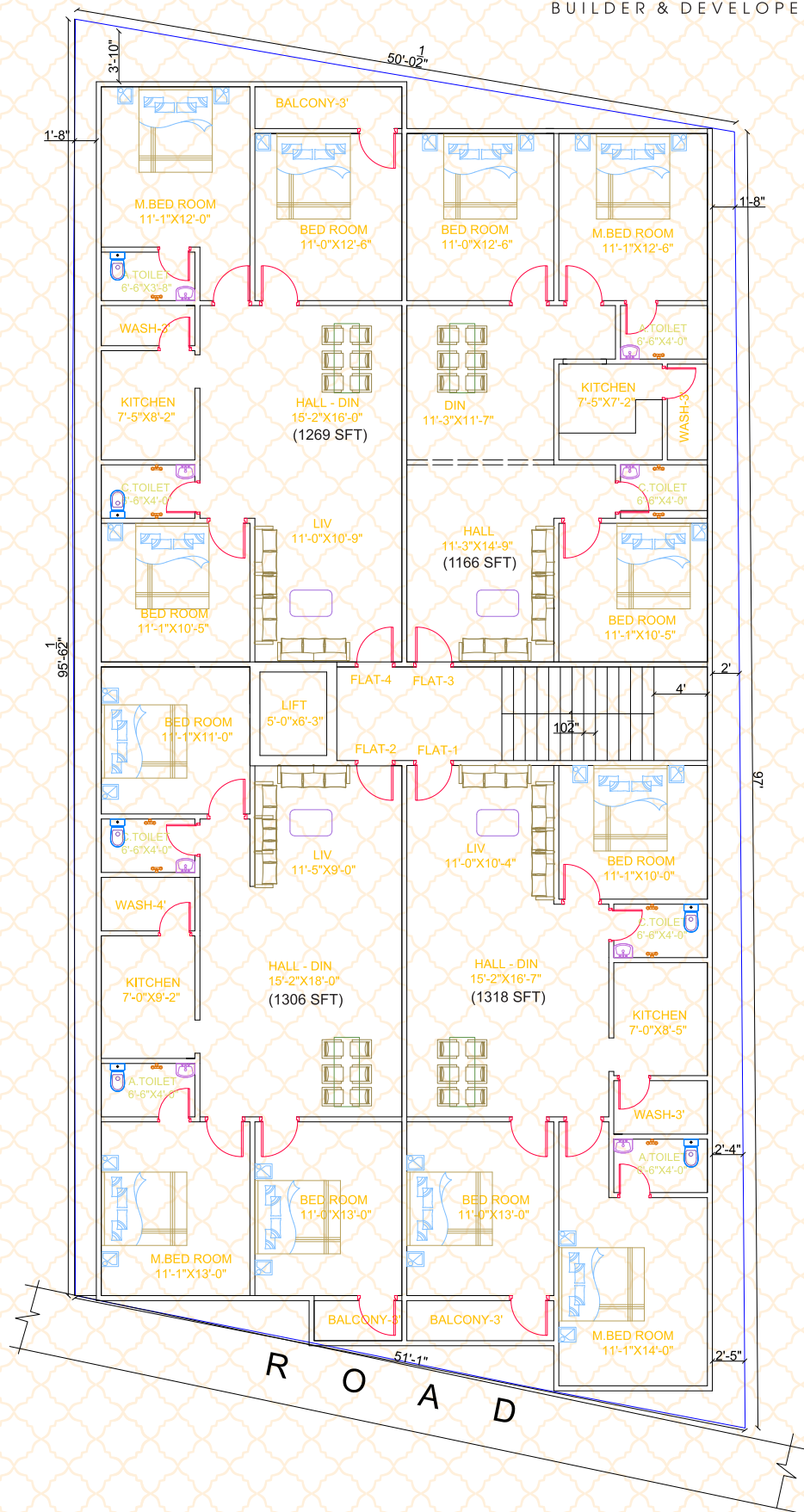


Unit - 1
FRONT ROAD SIDE
Area : 1318 SFT

Unit - 2
BACK SIDE
Area : 1166 SFT

Unit - 3
FRONT ROAD SIDE
Area : 1306 SFT

Unit - 4
BACK SIDE
Area : 1269 SFT

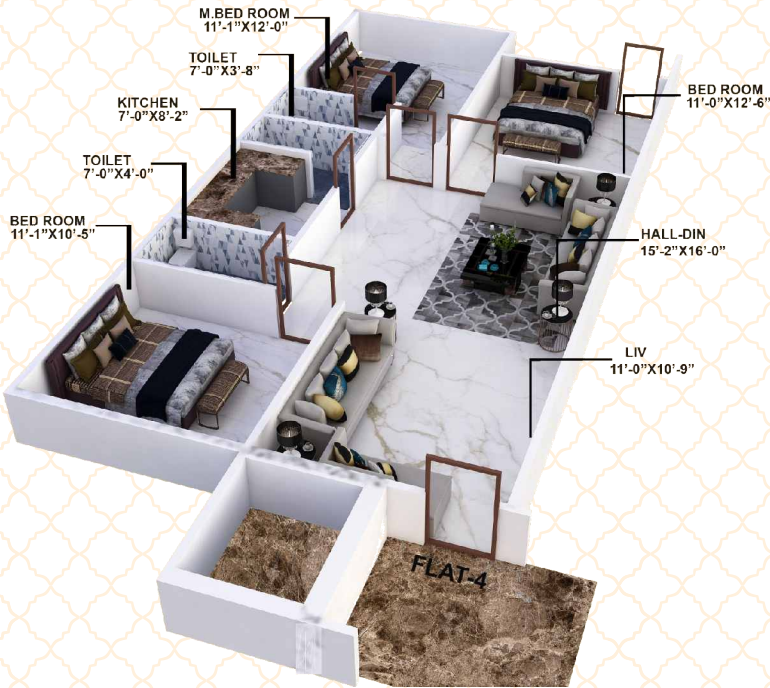


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FOUNDATION & STRUCTURE

Reinforced concrete cement frame
structure concreting with Ultratech/
Birla ready mix

WALLS

Table molded high quality light
weight red bricks in (Karimnagar)
cement mortar light weight Sree
Shakthi /AAC

OTHER DOORS & WINDOWS

UPVC Windows - 3 Tracks
Safety grills to all windows



WOOD WORK : MAIN DOOR

Teak wood frame and teak wood
panel shutters for main doors
Teak wood frames with molded type
shutters for all other doors(make-
Masonite) / hardwood doors both
sides laminates or brass with
S.S. Finish Hardware

FLOORING

Vitrified tiles in all rooms
(32/32 or 4x2 premium johnson /
Kajaria or equavelant Granite in
common areas & staircase Parking
Tiles in parking area

KITCHEN PLATFORM

Granite cooking platform with build
in stainless steel sink & tiles downing
to ceiling above platform & provision
of chimney wherever possible.



SPECIFICATIONS

EXTERIOR ELEVATION

Combination of Tuffen glass, HPL
Sheet, texture with one coat of
premier & two coats of wall putty
& water proof emulsion

FINISHING

Interior - wall putty smooth wall luppum
Finish one coat or premier & two coats
plastic emulsions. Satin enamel finish for
molded door frames matt finish enamel
for safety grills. Mclamide machine polish
for main door.

WASH BASIN

3 No's Wash Basin for
3 BHK Flat

WATER SUPPLY

Bore Water Facility & Provision for
GHMC Water Connection

TOILETS

Concealed pipe line for hot & cold
water (Sudhakar/Ashirwad make)
Ceiling height glazed tiles dado
shower wall mixture, sink/basin mixture
(all fitting in brass of standard make)
One IWC & one EWC in each flat
(in Jaguar/Cera make)

ELECTRICALS

Concealed multi-stand copper
wiring Finolex/Polycab with modular
switches sockets of Anchor/Maru
make Provision for all required
gadgets in each flat invertor wiring
in all rooms and inverters & A/C points

LIFT

6-Person capacity lift with ARD
Controller (Kone/Otis Johnson)
Stainless steel

GRILLS

M.S. Grills for Windows with
Enamel Painting

OTHER

Intercom from security
desk to each flat 3 phase silent
generator with canopy supply to
lift & common areas & water pump
(make Eicher Kirloskar/Mahindra)
Cameras installed in common for
security reason

FE^{style} HOMES THAT DEFINE
LEGANCE & SOPHISTICATION

A home that embrace a contemporary lifestyle with
a cultivated level of finish.

have created a space that's generously sized, beauti-
fully appointed and with plenty of space for your belong-
ings and treasures.



3 BHK

SUPER LUXURY
APARTMENTS
@ARUNA COLONY TOLICHOWKI

PATEL'S
Aijaz Residency
Apartments Highlights

Planned & Functional Layout

Generously sized, luxurious bedrooms
Premium finishes and fittings

HIGHLIGHTS

- Ideally Located
- Quality Construction
- Excellent Ventilation
- 100% Vaastu
- Earthquake Resistant Design
- Power Back-up Generator
- Ample Car Parking
- CCTV - Camera's

