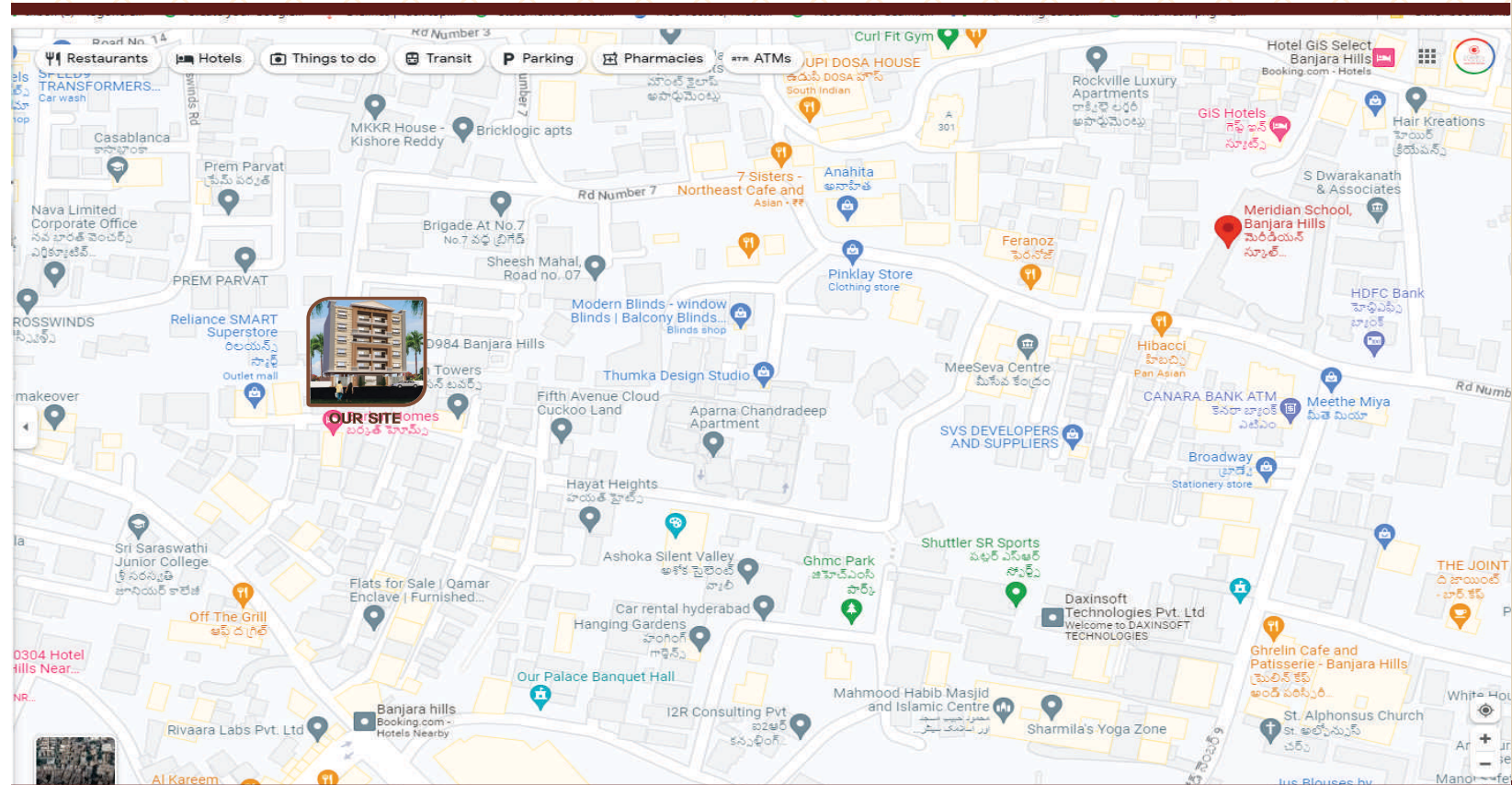


A Project by



## LOCATION MAP



## LOCATION ADVANTAGE

- \* GVK Mall
- \* City Centre Mall
- \* Meridian School Road
- \* Care Banjara Hospital
- \* KBR Park 0.5 km
- \* Petrol Pump
- \* Niloufer Café
- \* HDFC BANK
- \* Park Hyatt
- \* Airport Bridge - 2.5 km



# 8-1-398/PM/400/A, Paramount Hills, Shaikpet, Tolichowki,  
Hyderabad - 500 008. Telangana. E: [tajammulali0929@gmail.com](mailto:tajammulali0929@gmail.com)

**IND : 9010719092 | 9542887918 | 8977925606 | UK : 0044 7415 242173**

### SITE ADDRESS



8-2-603/4, Resham Bagh,  
Road No. 10, Banjara Hills Near Meridian School,  
Hyderabad T.S - 500034

### 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.



**3  
BHK**

**SUPER LUXURY APARTMENTS  
ROAD NO. 10 @ BANJARA HILLS,**





# A *Premium* LIFESTYLE DESIGNED FOR LUXURY LIVING.

Patel's I & R 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.



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!

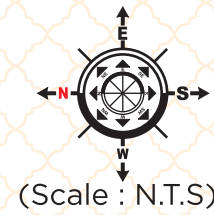
**3 BHK**  
Flat No.  
1 & 3 in Top View

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 : 1190 SFT

Unit - 2  
BACK SIDE  
Area : 1302 SFT

Unit - 3  
FRONT ROAD SIDE  
Area : 1254 SFT

Unit - 4  
BACK SIDE  
Area : 1179 SFT



4 FLATS 3BHK

ROAD

## TYPICAL FLOOR PLAN



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Flat No.  
2 & 4 in Top View

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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. McIamide 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<sup>style</sup> 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  
@BANJARA HILLS

PATEL'S  
I & R 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

