

OAKWOOD

FINE LIVING APARTMENTS

CAPITOL
CONSTRUCTIONS



MASTER PLAN

BLOCK A

Flat 1 - 1523 Sft (East Facing)

Flat 2 - 1220 Sft (West Facing)

BLOCK B

Flat 1 - 1523 Sft (East Facing)

Flat 2 - 1220 Sft (West Facing)

135'-0"

30'-0" WIDE ROAD

60'-0"

BLOCK A

BLOCK B

30'-0" WIDE ROAD



FOUNDATION & STRUCTURE

Earthquake Resistant R.C.C framed structure in accordance with IS:456:2000 and 1893:2002

SUPER STRUCTURE

9" External walls and 4' Internal walls with solid/clay brick blocks.



CEILING FINISHES

LOBBY CEILING: False Ceiling with two coats of Birla putty and two coats of emulsion paint of reputed make over a coat of primer, with Cove / Roof Lighting.

INTERNAL CEILING: Double coat smooth cement plastered surface treated with two coats of Birla putty and two coats of emulsion paint of reputed make over a coat of primer.

BATHROOMS: Grid ceiling to cover all service lines.



WALL FINISHES & PAINTING

INTERNAL WALL FINISH: Double coat smooth cement plastered surface treated with two coats of Birla putty and two coats of emulsion paint of reputed make over a coat of primer.

EXTERNAL: Double Coat smooth cement plastered surface treated with two coats of Birla putty or texture and stone cladding.



FLOORING

Drawing/Dining and Living, Bedrooms, Kitchen: 800mm x 800mm Double Charged Vitrified tiles.

BATHROOMS: Acid Resistant, Antic-Skid Ceramic tiles of reputed make

STAIRCASE: Natural Stone

CORRIDORS: Natural Stone /Double Charged Vitrified tiles of reputed make.

BALCONIES: Vitrified tiles of reputed make

UTILITIES: Ceramic/ Vitrified tiles of reputed make



TILE CLADDING/DADOOING

KITCHEN: Vitrified tiles up to 2 feet height above kitchen platform.

BATHROOMS: 600mm x 600mm ceramic tiles dado up to lintel height.

UTILITIES: Ceramic tiles dado up to 4' height.

DOORS & WINDOWS

MAIN DOOR: Factory made Teak wood frame, Batten Door with veneer, aesthetically designed with melamine/ PU polish fitted with good quality hardware and locking system of reputed make.

INTERNAL DOORS: Factory made Engineered solid wood door frame and good quality flush shutter with veneer or laminate on both sides fixed with good quality hardware and lock.

BALCONY DOORS: UPVC sliding door with 5mm thick float glass, provision for Mosquito Mesh.

WINDOWS: UPVC sliding window with 5mm thick float glass, provision for Mosquito Mesh.

GRILLS: M.S safety grills for windows aesthetically designed.



KITCHEN

Black Granite platform with stainless steel sink with both Drinking and Bore water connection and provision for water purifier.

BATHROOMS

- All C.P fitting of Kohler / American Standard or equivalent make.
- Granite Counters for all washbasins.
- Wall mounted EWC with concealed flush tank.
- Hot and cold-water diverter in shower area.
- Provision for geyser and exhaust fan.

SPECIFICATIONS

UTILITY/WASH AREA

Plumbing provision for washing machine.



ELECTRICAL

- AC Conduiting & Copper Wiring for Drawing and all bedrooms.
- Concealed copper wiring with POLYCAB or equivalent make.
- Modular switches/sockets will be of LEGRAND or equivalent make.
- Power outlets for Air conditioners in drawing and all bedrooms.
- Power outlets for Geysers in all bathrooms.
- Miniature Circuit Breakers (MCB) for each distribution board.
- Power outlets for chimney, refrigerator, microwave, mixer/grinder in kitchen.
- 3-Phase power supply for each flat.

AMENITIES



TELECOM

Telephone points in drawing/living area and master bedroom. Intercom facility for all flats.



GENERATOR

Back-up upto 1 Kv limit for each flat with Auto turn on mode apart from AC's and Geysers.



INTERNET

Provision for Internet connection in drawing/living area and master bedroom.



LIFT

Automatic Passenger Lift of SCHINDLER/ JOHNSON or Equivalent make.



CABLE TV

Provision for Internet connection in drawing/living area and all bedrooms.



PARKING

Covered Parking Space.

ADDITIONAL SPECIFICATIONS

WATER SUB-METER

Sub-Meter for all individual Flats & Common area to track Water usage consumption for entire Flat and Building.

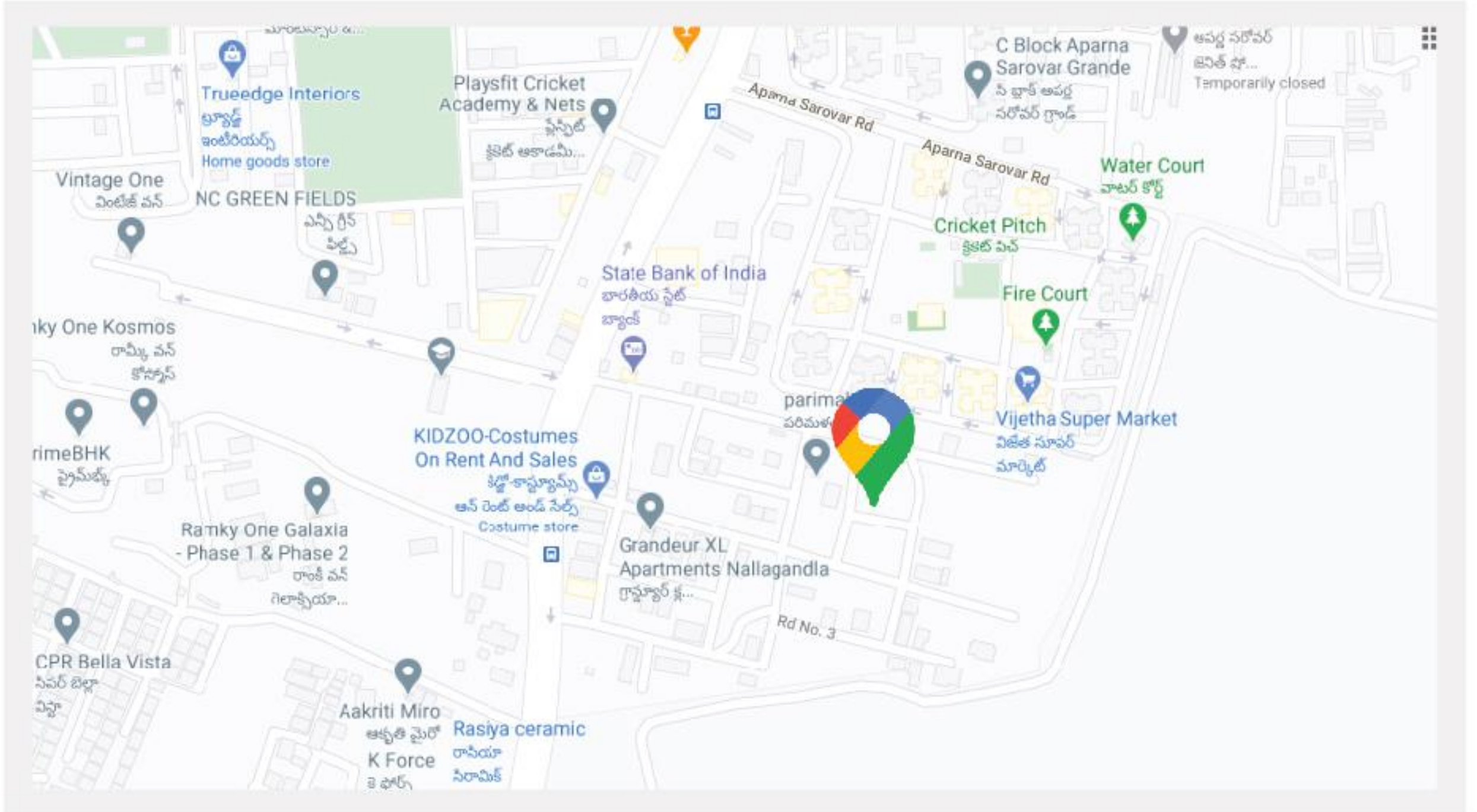
CC-TV SURVEILLANCE

Closed Circuit Television Coverage in Building Premises.

DG SUB-METER

Sub-Meter for all individual Flats & Common area to track DG Backup consumption.

ACCESSIBILITY



- 8 kms to ORR Phase I Nanakramguda Junction
- 8 kms to Best Schools – CHIREC Public School, Delhi Public School, Oakridge School, St. Ann's, NASR School
- 6 kms to IT Hub – Microsoft, Wipro, Capgemini, Infosys, TCS, Polaris, ICICI (South India Operations), Computer Associates.

- 3.5 kms to Best Hospitals – Vishnu Children's Speciality Hospital, Mythri Super Speciality Hospital, Anuragh Hospital, Citizen's Hospital
- 2.5 kms to Rythu Bazaar
- 2 kms to Lingampally MMTS Station
- 1 kms to Vijetha Supermarket

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Near Gopanapalli, Nallagandla,
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