



# ELEGANT

INFRA  
DEVELOPERS

THE PERFECT BLEND OF  
COMFORT AND CLASS:  
YOUR IDEAL  
APARTMENT AWAITS.

# ELEVATION



**MARIAM\_ARCHITECTS**

*Build your vision, Brick by Brick*

JSM Residency, IT Colony, MehdiPatnam.  
Ph : 9530519008, 9849019931



# SPECIFICATIONS

## BARE SHELL DETAILS

<b>FOUNDATION</b>	RCC Footings & Pedestals as Per Structural Design
<b>SKELETON STRUCTURE</b>	RCC Framed.
<b>SUPER STRUCTURE</b>	Light Weight Red Brick Masonary: 9" For Common Walls, 4.5" For Interior Walls
<b>PLASTERING</b>	Single-coat Cement Plastering With Semi-smooth Finishing

## FENESTRATIONS/OPENINGS

<b>MAIN DOOR</b>	7'0" High (best teak) frame and shutter aesthetically designed melamine door
<b>ALL BEDROOM DOORS</b>	Frame is best Teak, masonite shutter with hardware
<b>TOILET DOORS</b>	uPVC frame, shutter uPVC (water-proof)
<b>WINDOWS</b>	uPVC window system (sliding or casement shutters) of reputable brand with float glass with provision for bug-mesh shutter for sliding type with MS grills
<b>VENTILATORS</b>	Aluminium ventilators with glass louvers with provision for exhaust fan.

## FLOORING

<b>LIVING &amp; DINING</b>	Vitrified tiles, 2'0" x 2'0"
<b>ALL BEDROOMS</b>	Vitrified tiles, 2'0" x 2'0"
<b>KITCHEN</b>	Vitrified tiles, 2'0" x 2'0"
<b>UTILITY AREA</b>	Ceramic tiles, anti-skid.
<b>ALL BALCONIES</b>	Ceramic tiles, anti-skid.
<b>BATHROOMS</b>	Ceramic tiles, anti-skid.
<b>CORRIDORS &amp; STAIRS</b>	Granite stone

## TILE CLADDING

KITCHEN PLATFORM	RCC kitchen platform with granite top & stainless-steel sink
KITCHEN DADO	Dado of ceramic tiles of 2' height above Kitchen platform
BATHROOMS	Glazed/Matt finish vitrified tiles dado upto lintel level
UTILITY AREA	Ceramic tile dado to a height of 4'

## WALL FINISHES

INTERNAL WALLS	Semi-smooth plastered surfaces treated with putty and finished with premium acrylic emulsion paint.
EXTERNAL WALLS	Front elevation: putty and finished with premium emulsion paint: as per elevation design
COMMON AREAS	Smooth plastered surfaces treated with putty and finished with premium emulsion paint.

## RAILING

MAIN BALCONY	SS-glass as per architectural details
--------------	---------------------------------------

## PLUMBING DETAILS

BATHROOMS	Ceramic fixtures: good quality ceramic wash basin, orrisa pan & good quality EWC of reputable brand, CP fittings: good quality shower wall-mixer, wash-basin pillar cock of reputable brand
-----------	---

**Note:** Provision for geysers in all bathrooms.

BALCONY & UTILITY	Provision for washing-machine and wet area for washing utensils etc.
KITCHEN	Sink tap with provision for connection of water-purifier
WATER SUPPLY CONDUITING	CPVC pipes, concealed or exposed as per requirement and design. Make: Aashirwad
SANITARY CONDUITING	PVC pipes, concealed or exposed as per requirement and design. Make: Prince
UNDERGROUND DRAINAGE	PVC pipes with manholes as per design and requirement. Make: Sudhakar
WATER TANK	Underground Sump, Overhead Tank Of Sufficient Capacities

# ELECTRICAL DETAILS

<b>CONDUITING</b>	PVC pipes, concealed or exposed as per requirement and design.
<b>WIRING</b>	PVC insulated copper wires of a reputable brand. Make: Finecab or equivalent.
<b>ELECTRICAL DISTRIBUTION</b>	Electrical DB with Miniature Circuit Breakers (MCB's)
<b>POWER OUTLETS</b>	For air-conditioners in Master Bedroom, Living & Dining Area For water-heaters (geysers) in all Bathrooms Power outlet for refrigerator & washing machine in utility area.
<b>POWER BACK-UP FOR COMMON AREAS</b>	UPS for elevator (lift) and common area lighting

# ELEVATORS

<b>LIFT</b>	One 4-passenger elevator of reputable brand with rescue device, V3F, ARD and other safety features of reputed brand (MC-KEN)
-------------	--

## STILT FLOOR (PARKING FLOOR)

Staircase & lift lobby as per design details

Watchman's room and bathroom

Electrical Panel Board as per design and requirement

Flooring: Heavy-duty good quality cement/stone flooring

## SPECIAL / NEW FEATURES

Lift on Invertor back-up power in lieu of DG: less maintenance and more environment-friendly

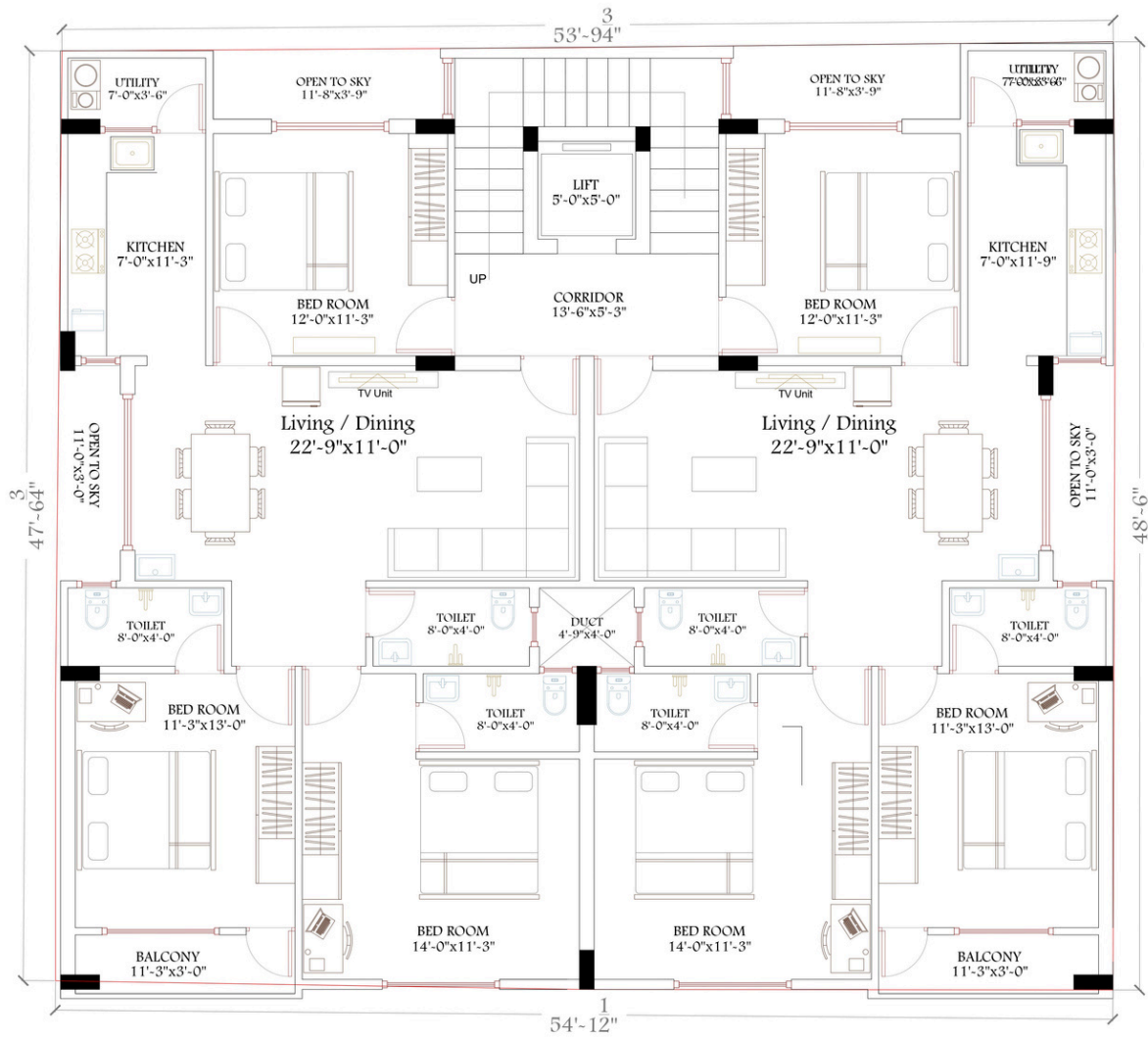
Wiring for (Invertor) power back-up for Flats (Lighting & Fans)

East-facing with lush green park

Abutting road 40FT and above

Termite treatment at foundation level and plinth level

# TYPICAL FLOOR PLAN

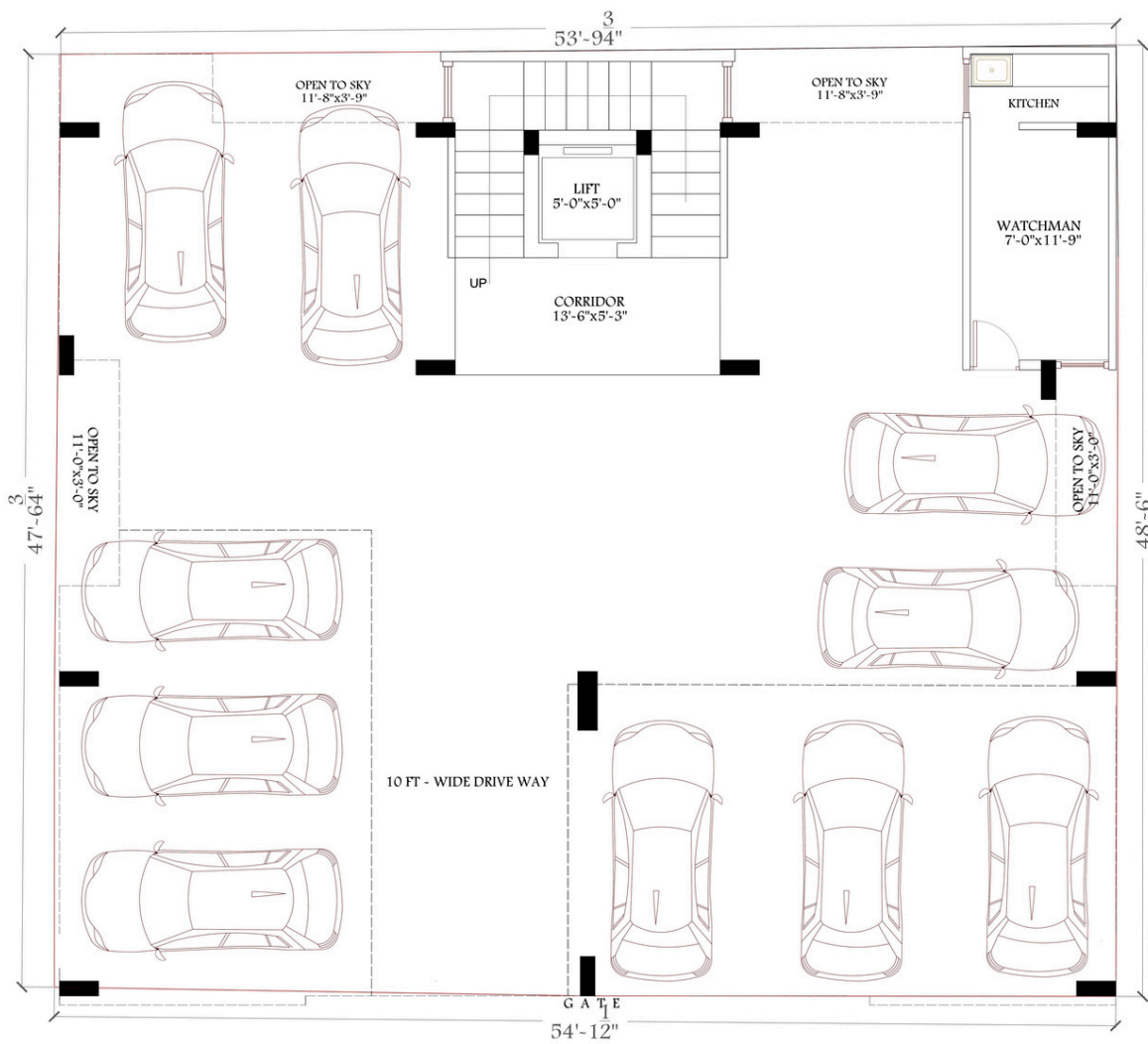


ROAD

TYPICAL FLOOR PLAN



<p>Client : Proposed Site Plan Of M/s. ELEGANT Situatd At Zafarshah ground, Mallapally Hyderabad - TS.</p>	<p>Specification : Plot Area : 288 sqyds <b>Built up area: 1350SFT</b></p>	<p>Orientation :  NORTH</p>	<p>Date : 10-09-2023</p>	<p> <b>Sohnil &amp; Associates</b> Consulting Architect &amp; Engineers Mehdipatnam - Hyd Cell : 9849019931</p>
--	--	--	------------------------------	--

# PARKING FLOOR PLAN

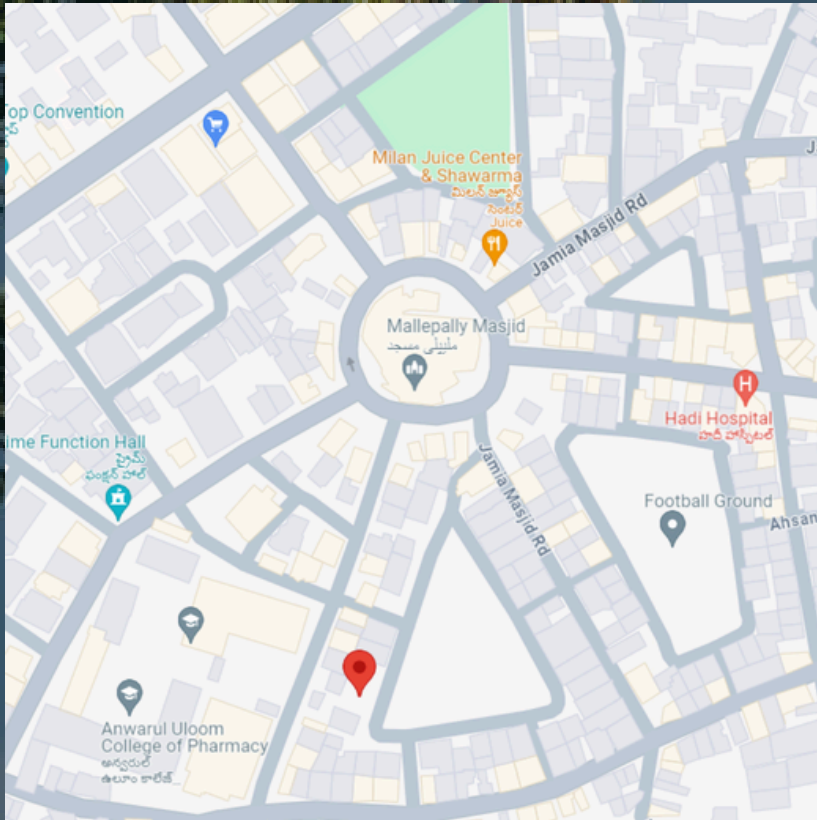


ROAD

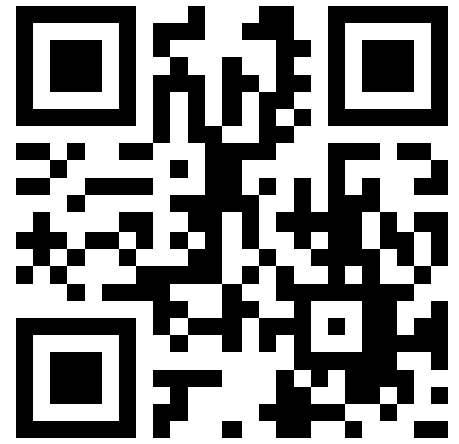
STILT FLOOR PLAN

<p>Client : Proposed Site Plan Of M/s. ELEGANT Situatied At Zafarshah ground, Mallapally Hyderabad - TS.</p>	<p>Specification : Plot Area : 288 sqyds</p>	<p>Orientation :  NORTH</p>	<p>Date : 10-09-2023</p>	<p> <b>Sohnil &amp; Associates</b> Consulting Architect &amp; Engineers Mehdipatnam - Hyd Cell : 9849019931</p>
--	--	--	------------------------------	--

# Location Plan



Scan



or

Click Here

## FOR MORE INFORMATION



Office:  
Parkview Apartments 502,  
11-3-168, Zafarshah Ground,  
New Mallepally, Hyderabad-  
500001



+91 9246276476 , +91 9959348033



syedather1970@gmail.com



[elegantconstructions.in](http://elegantconstructions.in)

**Strategic Location:** Centrally located, Mallepally offers easy access to key areas like Mehdiapatnam, Banjara Hills, and Jubilee Hills, ensuring convenient commuting and exploration of the city.

**Park View:** Enjoy the tranquility and greenery with a scenic view of the nearby park directly from the flat. Providing a refreshing and natural ambiance, allowing residents to connect with nature right from the comfort of their home.