



SUNRISE

Builders and Developers

....We Build your Dreams



TYPICAL FLOOR PLAN

BLOCK - A





1200 SFT
EAST FACING



1225 SFT
EAST FACING



1225 SFT
WEST FACING



1380 SFT
NORTH FACING



1303 SFT
NORTH FACING



1380 SFT
WEST FACING



1475 SFT
WEST FACING



1501 SFT
EAST FACING



1778 SFT
EAST FACING

TYPICAL FLOOR PLAN

BLOCK - B



BALAJI AVENUES
SUNRISE
BUILDERS & DEVELOPERS



1225 SFT
WEST FACING



1233 SFT
WEST FACING



1290 SFT
EAST FACING



1380 SFT
EAST FACING



1394 SFT
WEST FACING



1475 SFT
WEST FACING



1501 SFT
EAST FACING



1614 SFT
NORTH FACING



1821 SFT
NORTH FACING



PREMIUM FLATS
5 FLOORS
A & B BLOCKS

100%
VASTU

24X7
SECURITY

1.6
ACRES

2 WAY
CONNECTIVITY
ROADS

120
PREMIUM
FLATS

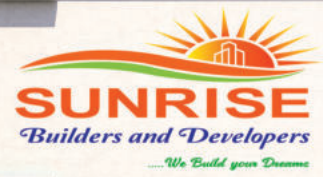


SUNRISE
Builders and Developers

.....We Build your Dreams

Balaji Avenue

LUXURY APARTMENTS
PEERZADIGUDA MUNICIPALITY
@ BESIDE BANDI GARDENS, UPPAL



SUNRISE
Builders and Developers
...We Build your Dreams







SPECIFICATIONS



STRUCTURE:

- RCC Structure with Grade FF 550 quality steel and M25 grade concrete.

SUPER STRUCTURE:

- Brick masonry with good quality red bricks in Cement Mortar.
- Outer wall: 9" thick, inner wall 4" thick.



PLASTERING:

- External Walls: Double coat cement plastering.
- Internal Walls: Cement plaster with smooth finish.



DOORS & WINDOWS:

- Main Door: Teakwood Frame with polish.
- Internal Doors: Engineering wood frame and mounded shutter with reputed hardware fittings
- French Door: UPVC frame with glass paneled shutters with mosquito mesh.
- Windows: UPVC door frame with glass paneled shutters with mosquito mesh.
- MS Grills with enameled paint finish.



FLOORING:

- 2x2 ft size vitrified tiles of reputed brand or equal in all rooms.



BATHROOMS:

- Flooring: Anti-skid ceramic tiles of reputed brand.
- Wall: Glazed Ceramic Tiles dado up to door height.

UTILITY AND WASH:

- Wall: Glazed Ceramic tiles dado up to 3' Height.
- Flooring: Rustic ceramic tiles of reputed brand.



KITCHEN:

- Dadoing : Glazed Ceramic tiles dado up to 2" height above kitchen platform.
- Platform: Black Granite platform with stainless steel sink with single hole.
- Provision for one Municipal water tap and one bore well connection tap.



PAINTING:

- External: Texture / Smooth / Sponge finish and two coats of weather proof paints of reputed make
- Internal: Two coats of putty and two coats of acrylic emulsion paint over a coat of cement primer of reputed make.
- Parking : Two coats of waterproof cement paint over a base coat of primer.



BATHROOMS:

- Sanitary Fittings: All Toilets will consist of One piece of EWC, Wash basin of standard or equivalent make.
- Hot & Cold diverter with overhead shower.
- Provision for geysers in all toilets.
- All C.P. fittings of Standard or equivalent make.



PLUMBING & SANITARY:

- Water Supply: ISI mark CPVC / PPR Piping.
- Drainage: ISI Mark standard PVC / SWR Sanitary.
- Rain Water Disposal: Well-designed Rain water harvesting system provided.



ELECTRICAL:

- Concealed copper wiring of Havells / Anchor or equivalent make.
- Modular switches of Legrand / Havells / Anchor or equivalent make.
- Power Outlets for AC's in all bedrooms and hall.
- Power outlets for geysers in all bathrooms.
- Plug points for chimney, refrigerator, microwave oven, mixer / grinders in kitchen.
- Plug points for Television in drawing, living, M. Bedroom 3 phase supply.
- Separate miniature circuit breakers (MCB) will be provided for light and power circuits at main distribution box within each flat.



GRILLS:

- MS enamel painted grills for windows.



ELEVATOR:

- Reputed make lift (6 passengers capacity) with V3f system for energy efficiency entrance lobby with vitrified cladding at all levels.



GENERATOR:

- Acoustic enclosed D.G. set, Back-up for common areas lift, water and Hall one fan and light, All Bed Rooms one fan and light.



TELEPHONE / COMMUNICATION:

- Telephone points in Drawing room.
- Provision for cable connection in living and M. Bedroom.
- Intercom facility to all the Flats connecting security

CORRIDORS:

- Vitrified tiles / Natural stone

STAIRCASE:

- Natural stone

LOCATION MAP (NOT TO SCALE)



SITE ADDRESS:

Peerzadiguda Municipality, Beside Bandi Gardens, Uppal



KEY DISTANCE FROM SITE:

- * 300 meters to Warangal Highway
- * 300 meters to Schools, Hospitals & Malls
- * 2 min. drive to Global Indian International School
- * 3 min. drive to Uppal
- * 4 min. drive to Uppal Metro Station
- * 5 min. drive to Infosys, Singapore Township
- * 5 min. drive to IT Raheja Mindspace Park
- * 9 min. drive to Outer Ring Road
- * 10 min. drive to AIMS



SUNRISE BUILDERS AND DEVELOPERS

7-93/13, Bandi Sathaiyah Nagar Colony, Opp. Bandi Gardens
Peerzadiguda Village, Peerzadiguda Municipality
Medchal-Malkaigiri Dist.
E-mail: sunrisegroup9999@gmail.com

Block - A



RERA NO. P02200003137



LP. No: 041251/GHT/R1/U6/HMDA/18122020

Block - B



RERA NO. P02200003187



LP. No: 044516/GHT/R1/U6/HMDA/24032021