



VR ELITE

Royal Grand

LUXURY LIVING SPACES



LUXURY
LIVING SPACES



2 & 3 BHK GATED COMMUNITY APARTMENT @ AMEENPUR, NEAR CHANDANAGAR



ENGINEERED QUALITY FLATS

Here's introducing **VR Elite Royal Grand** Gated Community Apartment, luxurious and spacious apartment Near Chandanagar, Ameenpur. for people who admire quality and comfort living. The elegant 5 storied building will offer a total of 70 Flats, consisting of 2 & 3 bedroom apartments unrivaled comfort and luxury. **VR Elite Royal Grand** is brought to you by **VR ELITE Builders & Developers** which is known for professional project management to ensure strict adherence to time lines in every project, along with quality construction & craftsmanship.



AMENITIES

- Car parking • Multipurpose Function Hall
- Children Play area • Association office Room • Gym Room Provision on Terrace
- Two watchman rooms • Entrance security room
- 14 feet entire building setback area can be utilized for walking
- Generator • Two Lifts • Solar Power Fencing
- C C Cameras • Intercom
- TSSPDCL (Transformer, Electrical Panel Board and 3-Phase Energy meters)

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ISOMETRIC VIEW
3D- MODEL FLATS



East Facing
2-BHK

Entrance



West Facing
2-BHK

Entrance



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TYPICAL FLOOR PLAN



PARKING PLAN



30' WIDE EAST ROAD

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LIFE
BEYOND LUXURY

Areas Statement :

FLAT #	1	2	3	4	5	6	7	8	9	10	11
AREA :	1375	1125	1125	1375	1125	1125	1125	1125	1125	1125	1125
FACING:	EAST	EAST	EAST	EAST	WEST	WEST	NORTH	EAST	EAST	EAST	WEST
TYPE :	3-BHK	2-BHK	2-BHK	3-BHK	2-BHK	2-BHK	2-BHK	2-BHK	2-BHK	2-BHK	2-BHK

12	13	14
1125	1125	1125
WEST	WEST	WEST
2-BHK	2-BHK	2-BHK



30' WIDE EAST ROAD



Pre- Constructional PEST CONTROL
Providing Anti-termite treatment with IMIDACLOPRIDE 30.5% SC chemical treatment.



RCC FRAMED STRUCTURE
R.C.C Framed structure to withstand Wind & Seismic Loads.
BASF Masterpel 777 liquid admixture for all slabs.



SUPER STRUCTURE
External walls with 9" & Internal with 4 1/2" wall thickness of Red burnt bricks with 1:6 ratio cement mortar.
BASF Masterpel 777 liquid admixture for brickwork.



PLASTERING
External & Internal : 2 Coats Smooth Finish Plastering of in CM 1:6 ratio. BASF Masterpel 777 liquid admixture.



DOORS
• **Main Door**- Manufactured Teak Wood Door frame and Veneered Door Shutter finished with good quality Melamine polish with Hardware of reputed make.
• **Internal Doors**- Manufactured Teak Wood Door frame & Laminated Shutter fixed with Hardware of Reputed Make.
• **French Door**- uPVC Door Frame with Glass Paneled Shutters and Designer Hardware of reputed make with Mosquito mesh.
• **Toilets & Utility Doors**- WPC (Wood Plastic Composite) Door Frame and shutter.



WINDOWS
UPVC windows with mosquito mesh and safety grills.



FLOORING
600 x 600 mm size Double Charged Vitrified Tiles of Reputed make.
• **Bathrooms**- Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make.
• **Corridors**-Vitrified Tile of Reputed Make.
• **Utility**- Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make.
• **Staircase & Lift wall**- Granite Stone/Vitrified Tile of Reputed Make.



TILE CLADDING
• **Dadoing in Kitchen**- 300 x 450 mm size Digital wall Tiles dado up to 2' height above Kitchen Platform.
• **Bathrooms**- 300 x 450 mm size Digital wall Tiles Dado up to 7' height with Anti skid floor Tiles.
• **Utility**- 300 x 450 mm size Digital wall Tiles Dado up to 3' height with Anti skid floor Tiles.



UTILITY
Dish Washer and Washing Machine provision in the Utility Area.



KITCHEN
• Granite Platform with Niralior equivalent brand Stainless Steel Sink.
• Separate Municipal Water tap Provision (Manjeera or any other water provided by GHMC along with Borewell water).
• Provision for fixing of Water Purifier & Chimney



CP SANITARY CPVC & SWR FIXTURES
Individual water line for each flat from over head tank. CERA / HINDWARE or equivalent make will be Provided.
PVC SWR pies:- Prince / Sudhakar make.
Water Piping System:- Ashirvad CPVC
Below Ground Drainage:- Ashirvad / Champion make.
• Wash Basin provide in attached toilet and Dining area. Provision provide in common toilet.
• EWC with flush tank in all Bathrooms
• Wall Mixer cum showers in all Bathrooms.
• Provision for Geysers in all Bathrooms.



COMMUNICATION
Telecom-Intercom facility to all the Flats connecting to Security.
Cable/Dish-Provision for Cable Connection in Living room.
Internet-Provision for Internet & Telephone connection in each Flat.



PAINTING
Asian/Berger Make paints.
EXTERNAL - Ultima/Apex Suprema Two Coats of Exterior Emulsion Paint over a Coat of Damp prime Primer.
INTERNAL - Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of over a Coat of Primer.



LIFTS
Johnson or equivalent make -2 No's 6 passenger Lifts with rescue device and with V3F for energy efficiency.



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ELECTRICAL FIXTURES
• Anchor / Legrand make Switches & Sockets.
• Finolex / Polycab / Finocab / Equivalent Wires for wiring.
• Power Points for A.C in all Bedrooms and living room.
• Geysers Power Points shall be provided in all bathrooms .
• Power plug for Cooking Range Chimney, Refrigerator, Water purifier, Microwave Ovens, Mixer / Grinders in Kitchen.
• Washing Machine/Dishwasher in Utility Area.
• Plug points for T.V etc.
• 3 phase Supply for each Flat and individual Meter Boards
• Legrand make DB & MCB's provide for each Flat.
• Invertor wiring to be provide for each Flat or Four Generator Points to be provide per Flat.



SECURITY
Intercom is provided in the lifts connected to the security room.
Solar power fencing around the compound.
Surveillance cameras at security entrance gates, Lift and Staircase entrance coverage of all floors.
CCTV monitor will also be provided.



PARKING MANAGEMENT
Entire parking is well designed to suit the number of Car Parks provided.



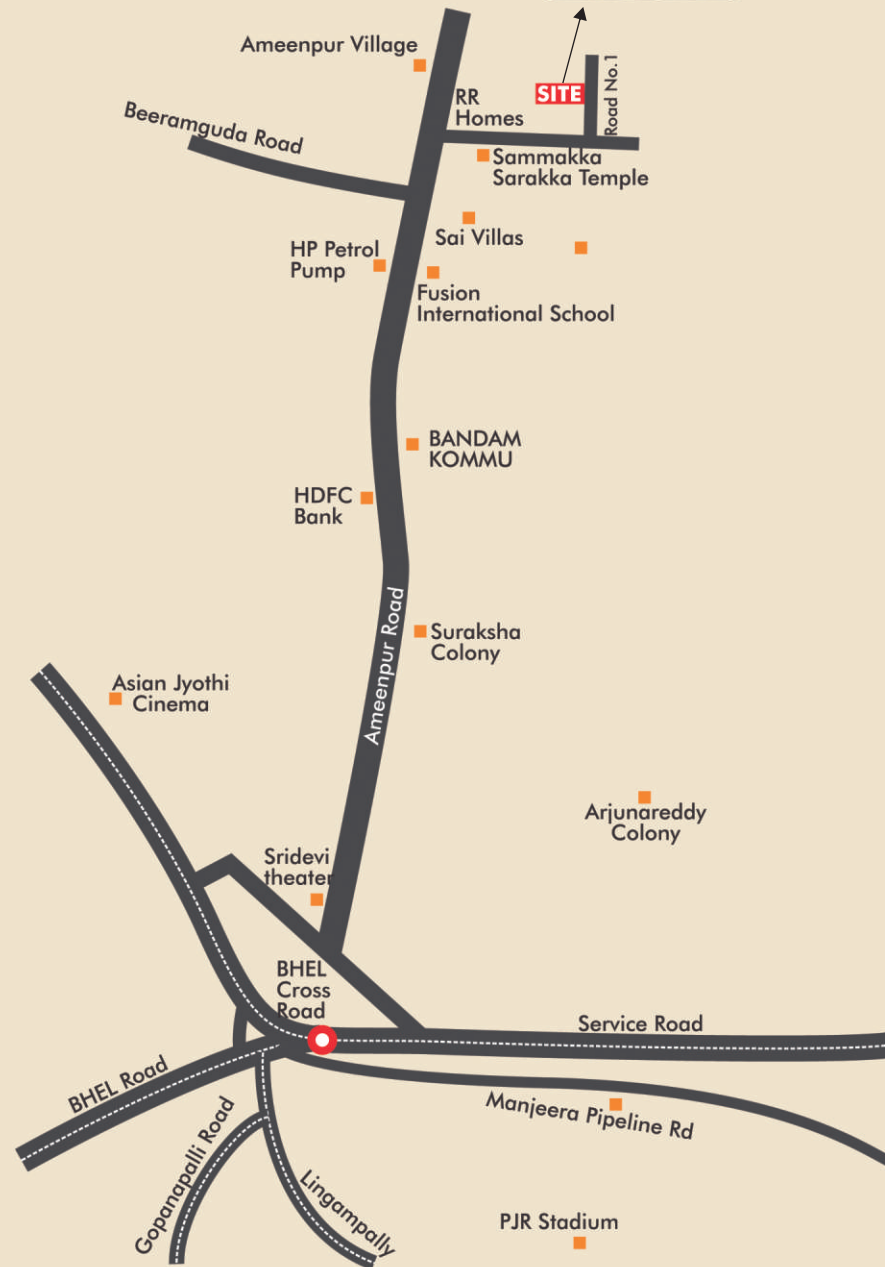
GENERATOR
Kirloskar / Mahindra / Ashok Leyland make Sound proof generator for 100% Power back-up for common area.

NOTE :- Shelves, Lofts extra and any modifications charges applicable. Registration, GST & other taxes as per Govt. norms to be borne by customer.

SPECIFICATIONS

Location Map

(NOT TO SCALE)



Developers:



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Site Address :

SS Homes Road, Road # 1,
Opp. Mahankali Temple Road, Ameenpur, HYDERABAD.

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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 Elevation, Plans, Specification as deemed fit.