



**HOMES
INSPIRED BY
GRACIOUS LIVING**

Designed by **FWW** (+91-9246542471) www.fww.org

Premium Hi-rise Condominiums from
AMRUTHA PROJECTS

Amrutha Shambhala

The mythological relevance of the place originates with a prophecy in Vishnu Purana. According to which Shambhala will be the birthplace of Kalki, the next incarnation of Vishnu, who will usher in the new age of Satya Yuga.

12 Floor's of Magnificence • 14 Condominiums per Floor

Exquisitely planned 4 BHK's • 160 Units • Security Kiosk

Grand Arrival Lobby • 20,000 Sqft Club House • Huge Central Courtyard

YOUR SPIRITUAL KINGDOM

'Amrutha's Shambhala', is a Gated Community at Gundlapochampally, abutting the Inner Ring Road. A luxurious, ultra modern gated community, 'Amrutha's Shambhala' extends across 12 Floors, 14 Condominiums / Floor. Exquisitely planned 4 BHK's in a serene, pollution free area offering you a range of unique amenities.

Amrutha Shambhala

... BEYOND YOUR EXPECTATION



LOCATED ON THE
INNER ROAD JUNCTION
ADJ TO DHOLA-RA-DHANI



STRUCTURES DESIGNED FOR
EARTHQUAKE PROTECTION
SEISMIC ZONE – 11



ROUND THE CLOCK
SECURITY



PROJECT APPROVED
BY LEADING HOUSING
FINANCE INSTITUTIONS



HMDA APPROVED
PROJECT



AN ELEVATED VIEW OF LIFE

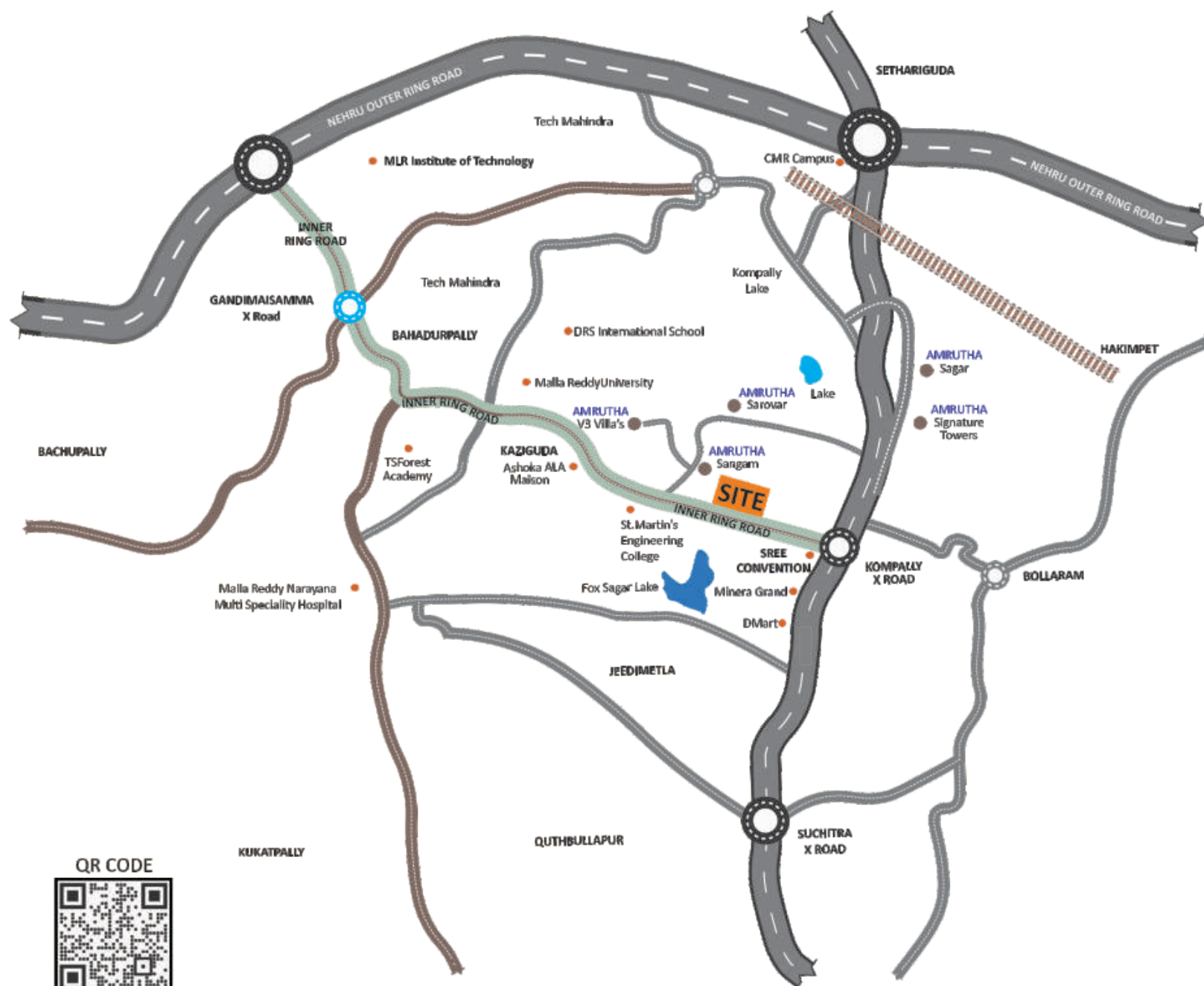


PIVOTAL LOCATION

'Amrutha's Shambhala' has the advantage of a prime location. Situated along the inner ring road and other luxurious abodes, gives it a unique appeal. Gundlapochampally, a growing hub, still has its peaceful areas and 'Amrutha's Shambhala' is one of them. The exclusive layout is conveniently close to everyday necessities, entertainment options, educational institutions and recreation centers.

LOCATION PLAN

(Not to Scale)

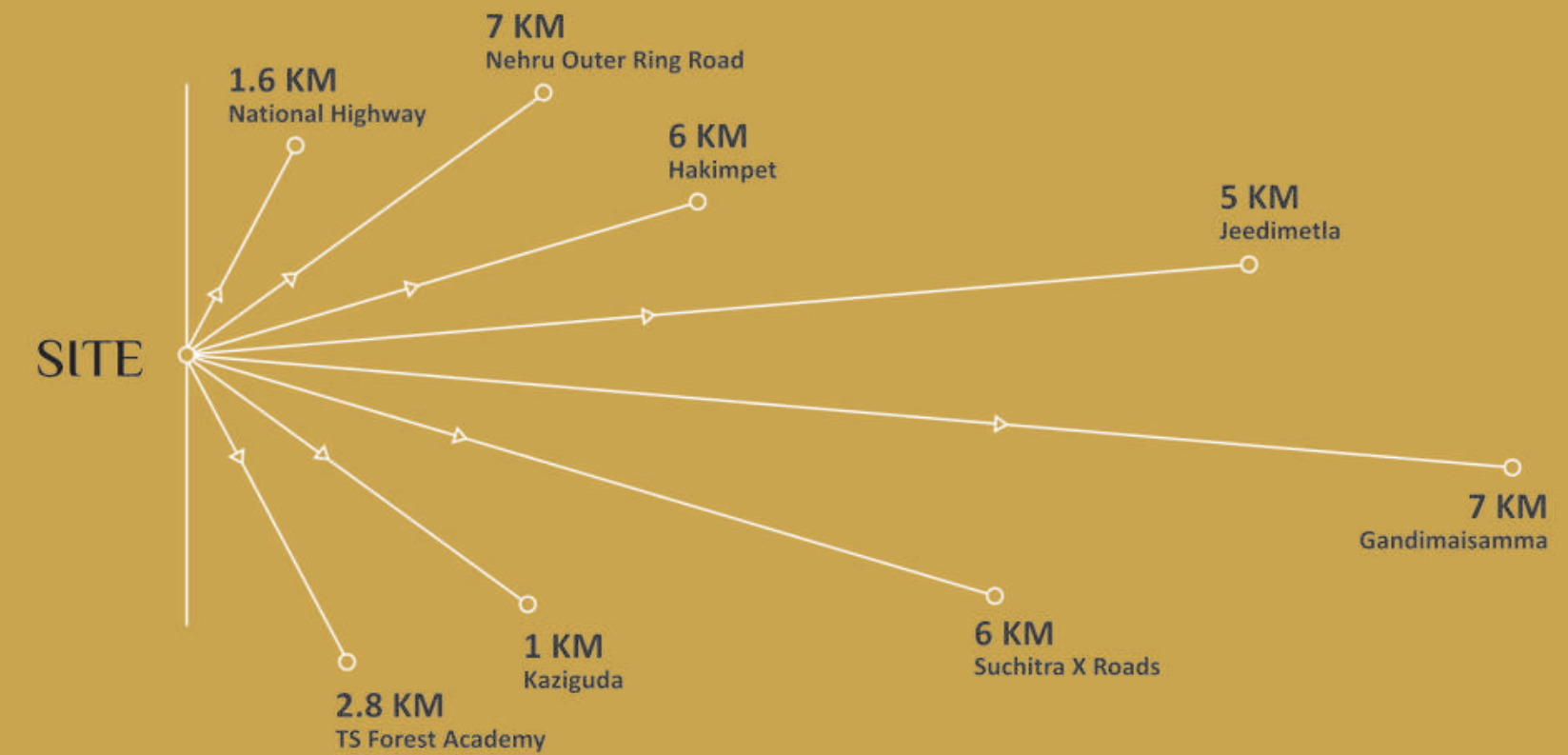


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LOCATION

HIGH ON ACCESSIBILITY



OTHER HIGHLIGHTS OF THE LOCATION

- Pollution-Free Environment and all-round Greenery
- East Connectivity
- Proximity to Nehru Outer Ring Road
- Proximity to National Highway 44
- Proximity to TS Forest Academy
- Proximity to Mallareddy Narayana Multispeciality Hospital
- Close to Suchitra X Roads

THEIR'S SPRING
EVERYWHERE

Amrutha
Shambhala

Elders Sit-out Area @ 'Amrutha Shambhala'



Amrutha
Shambhala

Birds Eye View of 'Amrutha Shambhala'

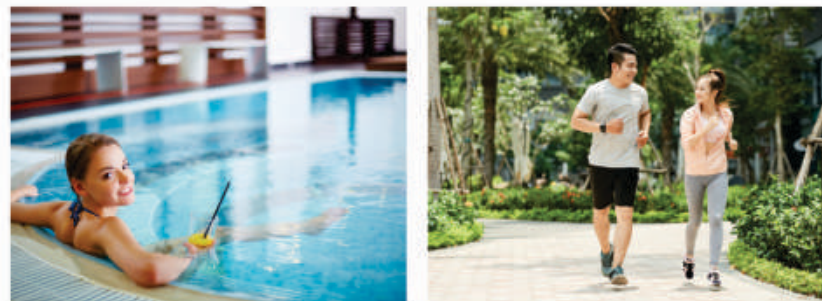
Amrutha Shambhala

A SPECIAL PLACE TO BE

'Amrutha's Shambhala' stands tall and proud abutting the INNER RING ROAD, amidst pristine environs. Imagine tranquil views to enjoy from your windows, lush terrace gardens to lounge about in, and every modern facility. It's a dream you never have to wake up from!

LEGEND

1 ENTRY/EXIT WITH SECURITY CABIN	2 ARRIVAL PLAZA	3 JOGGING / WALKING TRACK	4 INFORMAL SEATING AREA	5 KIDS PLA AREA
6 WATER BODY	7 CRICKET PRACTICE NETS	8 KIDS SAND PIT	9 ELDER'S SEATING PARK	10 GAZEBO
11 TODDLER'S POOL	12 SWIMMING POOL	13 OUTDOOR GYM	14 OUTDOOR SEATING	15 ENTRY RAMP TO BASEMENT
16 CENTRAL COURTYARD AREA	17 BATMINTON COURT	18 CLUB HOUSE	19 EXIT RAMP FROM ASEMENT	20 TRANSFORMER AREA



MASTER PLAN





**ELABORATELY
LAID OUT ACROSS
12 FLOORS**

AREA STATEMENT
(Typical Floor)

FLAT NO's.	TYPE	AREA in SFT.
1	West	3170
2	West	2665
3	West	2665
4	West	2665
5	West	3100
6	East	2550
7	West	2550
8	East	3100
9	East	2665
10	East	2665
11	East	2665
12	East	3170
13	West	2560
14	East	2560

AREA STATEMENT
(Ground & First Floors)


FLAT NO's.	TYPE	AREA in SFT.
1	West	3170
2	West	2665
3	West	2665
4	West	2665
5	West	3100
6	East	2550
7	West	2550
8	East	3100
9	East	2665
10	East	2665
11	East	2665
12	East	3170
13	West	2560
14	East	2560




Shambhala
Delicious. Not Luxury.
Club House

Amrutha
Shambhala

Cricket Nets @ 'Amrutha Shambhala'



Amrutha
Shambhala

Swimming Pool @ 'Amrutha Shambhala'



Amrutha
Shambhala

Drive Way & Water Bodies @ 'Amrutha Shambhala'

Amrutha Shambhala

FEATURE GALORE

Yoga • Gym • Jogging Track / Walk way • Cricket Practice Net
Visitor's Parking • Open Air Gym • Swimming pool • Clinic & Pharmacy
Elders seating Area • Children's Play Area • Association Room
Batminton Court • Creche • Aerobics • Kids Sand Pit Area
Indoor Games (Board Games: Billiards & TT) • Ac Guest Rooms
Multi Purpose Hall • Water Body • CCTV 24/7 • Security Cabin
Waste Management Separate Swimming Pool for Toddler's & Adult's
Central Courtyard • Designer Lawns

AN ELEVATED LIFE
AMIDST ALL LUXURIES



Amrutha Shambhala

A private world

The wide open Sit-Out's, the personal Club-House, Gymnasium for the residents, Roof Top gardens and creatively designed Kitchen Greenery, the harmonious coexistence with the easy of access to the hub of activity, is definitely your destination satisfaction.

Sit in your home or step out of your home, your home will cast a magic spell on you. See the difference it makes to your life.



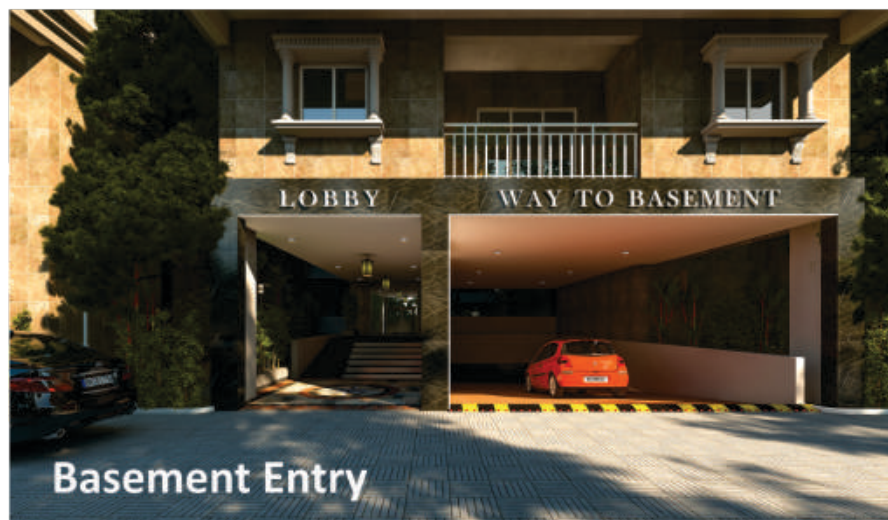
Kids Play Area



Badminton Court



Seating Area



Basement Entry

SPECIFICATIONS



STRUCTURE

- RCC Frame work designed to withstand wind & seismic loads



SUPER STRUCTURE

- All internal walls shall be of "4" thickness and external walls of "6" thickness with Red Brick/AAC Bricks and Cement Mortar.



FLOORING

- Vitrified tiles for flooring with size 4'x2' in Drawing/Living/Dining/Family Room/Bed Room.
- Kitchen Cladding with Granite
- Laminated wooden flooring in Master Bedroom.
- Antiskid Vitrified Tiles in Utility and Bathrooms of size 4'x2' and Vitrified tile dadoing up to false ceiling of size 4'x2'.
- Granite flooring in corridors, common area, lift lobby and Italian Marble Flooring in Grand Entrance Lobby.
- Counter top for Wash Basins
- Anti-Skid tiles in Balconies flooring and skirting.



DOORS

- Main Door – Size of 5'-0" x 8'-0" with Teak Wood (1st Quality) with varnish finish door. Hardware – Brass/SS Hardware with Night Latch, safety chain of superior brands like Doorset or equivalent.
- Internal Door – Size of 3'-3" x 8'-0" granite frame. Flush Doors with Veneer and Polish.
- Bathroom Door – Size of 2'-9" x 8'-0" granite frame with Flush Door.



WINDOWS

- Windows – Size of 5'-0" x 4'-0" UPVC Windows with 3 track of Glass and Mosquito Mesh.
- Ventilators – UPVC with Glass lowers and Mosquito Proof Exhaust Fan Provision.
- French Door – UPVC Doors with Sliding Shutters.



ELECTRICALS

- Concealed Copper Wiring with Flame Retardant Low Smoke (FRLS), PVC Insulated wires of superior range like Finolex or Standard Company.
- Modular Switches of superior brand like Legrand/North Star/Panasonic
- Separate Miniature Circuit Breaker (MCB) will be provided for light & power circuit at main distribution box within each flat.
- Pipe for Air Conditioner in all Bedrooms, Living and Dining.
- Emergency Lighting for the basement, staircase, apartment, lobbies and entrance lobby.
- Sockets circuits for the basement, entrance lobby and parking.
- Generator Back up of 3KVA for each Flat. Master Cut-Off except Refrigerator.
- Automation system provision in flats for Lights, Fans, AC, Curtains and Geyser.(Optional with Extra Charges)
- Automation for Common Areas and Charging Provision for Electric Vehicle in parking .(Optional with Extra Charges)



PAINTING

- 2 Coats of Birla Wall Care Putty with 1 Coat of Paper and 1 Coat of Premium Primer and 2 Coats of Asian Tractor Premium Plastic Emulsion Colour. Similar painting for entire building.
- Front elevation façade with Putty Finish/Texture. Laving of Cladding Tiles.
- All Doors, windows and Grill finished with Enamel Painting.



KITCHEN

- Black Granite Platform with Granite.
- Stainless Steel Sink with single bowl with drain board.
- Piped Gas connection with gas leakage detector (Optional)
- Panic Button connected to security on ground floor.
- Provision for Aquaguard Point, Telephone Point in Kitchen Area.
- Exhaust Fan Provision.



PLUMBING and DRAINAGE

- Ceramic Ware of premium brand in all bathrooms.
- CP Fittings of premium brand in all bathrooms 3 in 1 Diverter for Shower.
- Superior Quality UPVC/CPVC Piping with special fitting as per relevant IS Specification.
- All plumbing points will be pressure tested in accordance and requirement of the Bureau of Indian Standards.
- Adequate supply of both drinking water and bore water.
- Metered water connection
- Water softener for General Purpose
- Water proof treatment for all wet areas – Bathrooms, Wash Areas, Terrace, Inside OH Tank, Lift Well Pit.



WASTE MANAGEMENT

- Rubbish Shoot's are provided at every floor level and centrally collected for better disposal



LIFTS

- High Speed Automatic Lifts of Reputed make
- One Separate Lift for goods
- Granite/Marble Cladding at all floor levels on the lift front wall.
- High finished interiors in lift.



WTP & STP

- Fully treated water made available through an exclusive water softer
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project .Treated sewage water will be used for the landscaping



FIRE SAFETY

- Fire Stair Case with anti-skid flooring.
- Fire water tank and fire pumps located basement and terrace.
- Pressurized stairs and fire fighting lift
- Fire Hydrant
- Automatic sprinkler system at basement.
- Public Address System
- Portable Fire Extinguishers
- Lighting Arrester for building



TELEPHONE / DATA CONNECTIONS

- TV Outlets in all Bedrooms, Living and Family Room and Telephone point and internet in Master Bedroom and Drawing Room with parallel connection.
- Wi-Fi Points for the entrance lobby and amenity area.
- Direct to Home provision for TV.
- Intercom facility for all flats and to security, Laundry and Amenities.



SECURITY & SURVEILLANCE

- Solar -Powered security fence
- Boom Barrier operated with access card readers
- 24X7 CCTV surveillance



COMFORT ENHANCED
BY EVERY MODERN
FEATURE

Amrutha
Shambhala



A TRIBUTE TO THE EXPERTISE OF MASTER BUILDERS

'Amrutha Projects', headed by Sri. Venkata Krishnaiya garu , is a team with a highly competent and professional approach to construction. Always geared to customer requirements, 'Amrutha Projects' believes in offering the very best and delivering on time.

In the business for over two decades, 'Amrutha Projects' operates with a vision to select the best locations and work with a dedicated team of professionals in order to meet the most challenging of assignments with the professionalism that is a trademark of their work.



Promoters



Sy.No.180, 182/A and 183 Part Kompally Village, Dundigal
Gandimalsamma Mandal, Medchal-Malkagiri - 500014

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Scan For Website



Architects & Structural Engineers:



MEP Consultant:



Project Financed by & Mortgaged to
Bajaj Housing Finance Ltd.

No Object Certificate/permission to Mortgage from
Bajaj Housing Finance Limited will be provided for sale of flats



Approval Number:
P02200005027



Approval