

Approved by:



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Reg No. PO2200006446

### LOCATION PLAN



Inspired by contemporary design

# panchajanya's SYAMALA ELITE @ BACHUPALLY

Manoja Designing & Printing - Ph: 98490 56622



Builders and Developers:  
**M/S PANCHAJANYA  
INFRA DEVELOPERS**  
511-Turquoise, My Home Jewel,  
Madinaguda, Hyderabad-500049, TS.



Architects:  
**J & S ASSOCIATES**  
Architects | Engineers  
Designers | Interiors  
1/C, Heritage Arcade, Plot No: 900 (46/A), S.R. Nagar,  
Hyderabad-500049, TS. Contact: 98663 28253.  
e-Mail: jsassociates\_jetty@yahoo.com

Site Address:  
**PANCHAJANYA'S  
SYAMALA ELITE**  
Sy No's 479 & 481, Bachupally (Village & Mandal),  
Nizampet (Municipality), Medchal-Malkajgiri (Dist),  
Hyderabad-500090, TS.



For more details please contact:  
**+91 99666 70006**  
**+91 88862 34123**

This brochure is only a conceptual presentation of the project and not a legal offering. Developers reserve the right to change, alter, modify plan, elevation and specification time to time as deemed fit.

## AMENITIES THAT MAKE YOU DROOL WITH HAPPINESS

You will discover well thought of amenities right from the entrance of Panchajanya's Syamala Elite. The security control room carefully monitors visitor's movements through CCTV surveillance.

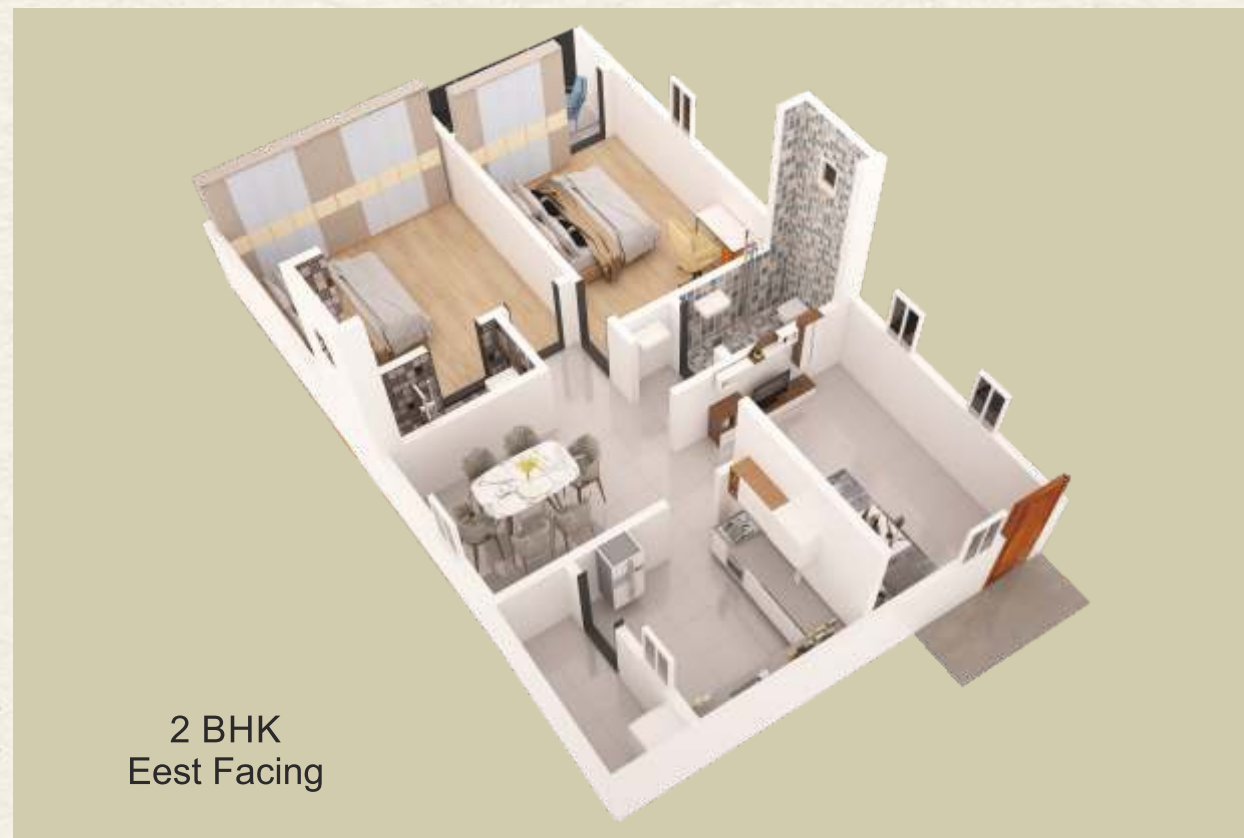


  
**panchajanya's**  
**SYAMALA ELITE**  
 @ BACHUPALLY

- Stilt + 5 floors
- 40 (2 BHK) & 40 (3 BHK) Luxury Apartments
- CCTV in selective common areas
- Gym & Party Hall
- Children's play area
- Rain water harvesting systems
- Shuttle court
- Basketball practice court
- Sitting zone in garden area
- Back-up Generator for Lifts, Adequate Points in Flats, Common Lights & Water Pump Motors
- Compound wall with Solar Fencing
- Municipal Water Facility
- 100% Vastu
- 24 x 7 Security



Night View of Building



2 BHK  
East Facing



2 BHK  
West Facing

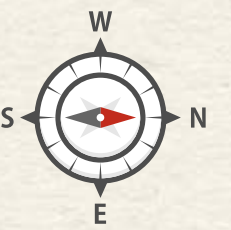


3 BHK  
West Facing



3 BHK  
East Facing

**TYPICAL FLOOR PLAN**



OUT GATE

IN GATE

30'-0" WIDE EAST SIDE ROAD

30'-0" WIDE EAST SIDE ROAD



\* Pictures shown are for illustration purpose only.

## SPECIFICATIONS

### STRUCTURE

Reinforced Cement Concrete Framed Structure.

### SUPER STRUCTURE

7" thick External walls and 4.5" thick Internal walls with A.A.C light weight Masonry with C.M.

### DOORS

#### Main Door:

Teak Wood Frame with Designed Paneled Flush Door Shutters with Matt Polish finish with S.S. Coated Brass fixtures with Locking System.

#### Internal Door:

Teak Wood Frame with Designed Flush Door Shutters with Synthetic Enamel Paint Over Grey lappum Finish for Door frame with S.S. Coated Good Quality Fixtures.

### FLOORING

Vitrified Tiles of size 2'0" x 2'0" for Hall and Dining Flooring for entire flat and Corridor with 4" Skirting.

Granite Flooring for Staircase Steps with S.S. Railing.

Anti-Skid Ceramic Tile Flooring for Wash Area, Toilet and Balcony Area.

### FINISHING

#### Internal:

Cement Plastering two coats with Dubara Sponge finish with smooth lappum finish and Painted with Emulsion.

#### External:

Cement Plastering two coats with Dubara Sponge finish and Painted with Water Proof Cement paint of Standard make.

### WINDOWS

UPVC with Sliding Shutters with Mosquito Shutter with Plain Glass and Safety Grills.

### ELECTRICAL

Concealed copper wiring with Adequate Points and Modular Fixtures of Standard Make.

### WATER SUPPLY

C.P.V.C. water lines with C.P Plumbing fixtures of Standard make.

### DRAINAGE

P.V.C. Drain lines for Drainage & Rain water lines of Standard make.

### SANITARY

White Color Vitreous Ceramic Sanitary Fixtures of Standard Make

### CLADDING

#### Toilets:

Glazed Ceramic Tiles Dado upto Door height.

#### Wash Area:

3'0" height Glazed Ceramic Tiles Dado.

#### Kitchen:

3'0" height Glazed Ceramic Tiles Dado above Kitchen platform.

Granite Slab Topped Kitchen platform along with Stainless Steel Sink.

### LIFT

Six Passenger lifts of Standard Make.

### GENERATOR

Backup Power Supply for Lifts, Motors, Common lighting & Adequate Points in Flats.



The Exquisitely designed apartment building comprises 40 Two BHK and 40 Three BHK Luxury Apartments which bring comfort, you will cherish the rest of your life. The contemporary design with superb finishes fill you with sheer bliss. Quality beckons at every step and thoughtful facilities will take you to the next level of ambience. It is a cozy home where warm relationships flourish.



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Note: Electrical Transformer & 3-Phase Meter Connection, Car Parking, Municipal Water, Municipal Assessment, Registration Charges are Extra cost. GST will be Extra as per Government Norms.