

Completed Projects



Sai Amrutha Doyen, Guntur



Sri Balaji Gulmohar township, Hyderabad



Bhanu Town Ship, Miyapur

A Project by



Flat No.104, 1st Floor, Bhanu Enclave, Beside ESI Hospital, Erragadda, Hyderabad - 500 038
Contact: +91 40-4016 3252

www.bharatresidency.in

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HOME LOANS
SBI

Live leisurely, in Porur.

Launching
Phase-I

BHARAT

RESIDENCY

— Nr. Porur Bypass Toll —

Rera No. TN/02/Building/0131/2018



Artists Impression

Artists Impression



4.63 Acres Gated Community
Phase 1 - 196 Units
7 Blocks | Stilt + 7 Floors
3BHK - Built up area 1800 sq. ft
30+ Lifestyle amenities

Location advantages

- Close to major IT parks - DLF, Rahejas, RMZ and many more
- Close to many reputed Schools & Hospitals
- Close to proposed metro station - Chennai Bypass Metro
- Just 10 mins from Kathipara flyover / Anna Nagar
- Easy connectivity to GST Road, Anna Nagar, Manapakkam, Avadi and Guindy
- Chennai Airport - 14 kms

Big Reasons to buy

- Reputed developer from Hyderabad
- Efficiently planned and well ventilated
- Premium quality specifications at affordable price
- 30+ Amenities - Highest in the locality
- Strategically located - Uninterrupted connectivity
- Smartly designed to suit - WFH
- 100% approved, Zero deviation
- Good copious ground water
- 100% price appreciation in next few years.
- Common walls ensures more privacy
- Corner Homes - 3 side ventilation



Developers of Bharat Residency - Lakshmi Constructions

The group has taken living to higher echelons in Hyderabad's construction Industry and is dedicated to developing residential and commercial complexes, luxurious group housing and gated communities, with the best of amenities and quality. Our designs are an attempt at rejuvenating ideas and creating a contemporary lifestyle and next-generation features to add to our reputation. With time, we have grown to handle major townships in Hyderabad and Bangalore. This trust, satisfaction and good faith with the employees of Bharat Petroleum Corporation Ltd and the society members of their Chennai division has led to us being entrusted with the construction of residential flats for their 200 plus employees.



AMENITIES

Leisure, Activities and the wonders of a home here

Clubhouse with provision of air-conditioned health gym, indoor sports hall, library, yoga and meditation centre, multipurpose hall, mini home theatre, with all other modern facilities

Well-equipped children's play area

DTH, broadband internet cable and Wi-Fi provision

All-round greenery and landscaping with sufficient lighting

Aesthetically developed stilt, terrace, lounge area and amphitheatre

All-round water harvesting pits for recharge of ground water

Water softener plant for bore water

Sewerage Treatment Plant as per norms

R.O. system for drinking water provision

Outdoor sports area with Tennis Court, half-basketball and children's play area

Sufficient Parking for each of the apartments



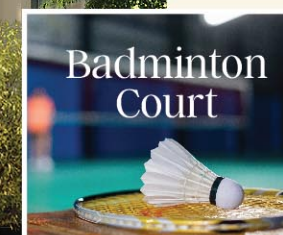
Kids' Play Area



Indoor Games



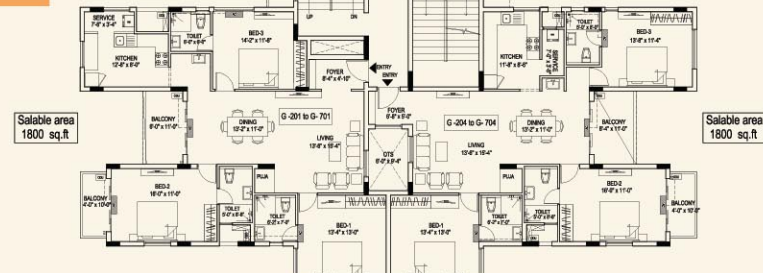
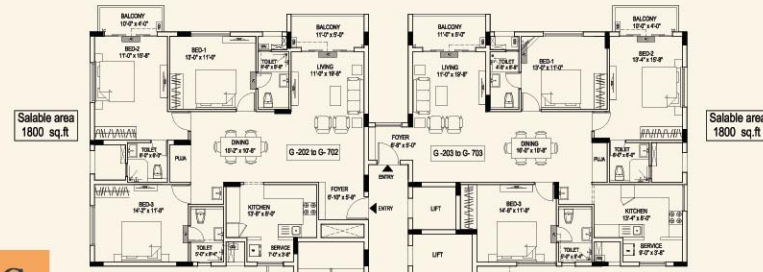
Gymnasium (Fitness Center)



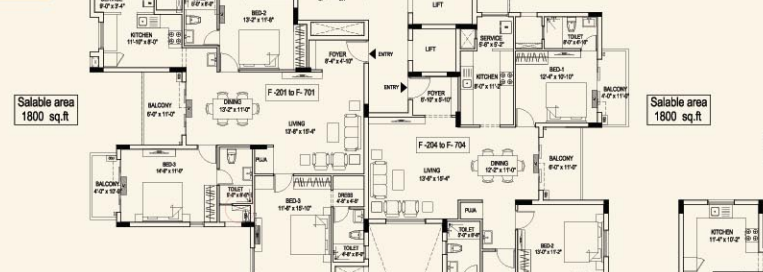
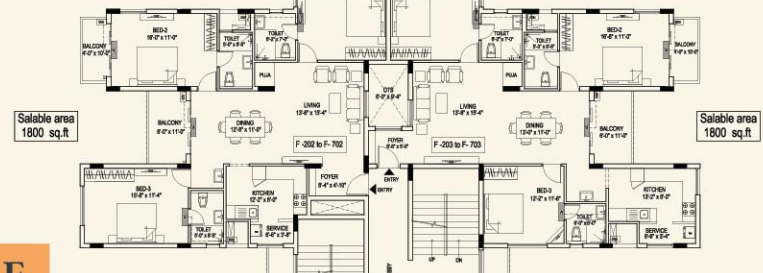
Badminton Court

TYPICAL FLOOR PLAN

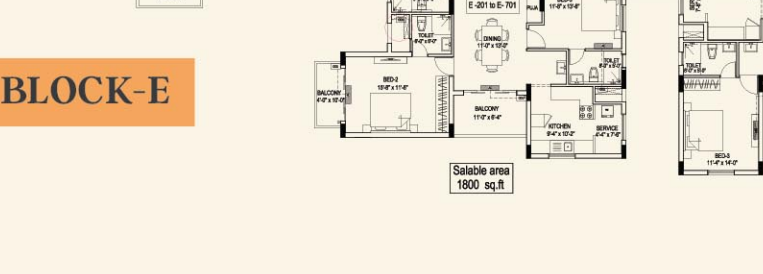
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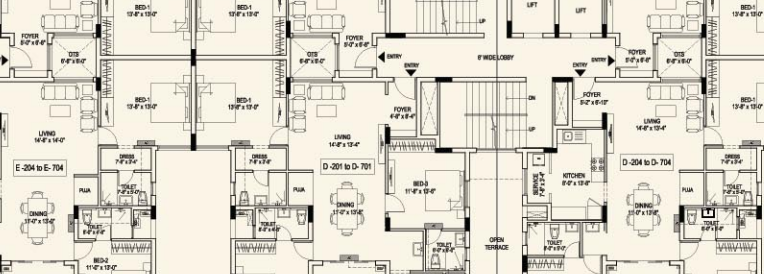
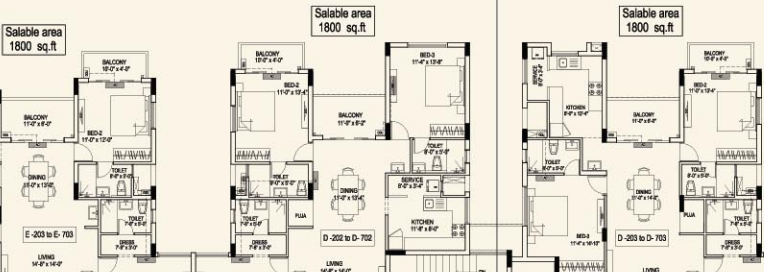
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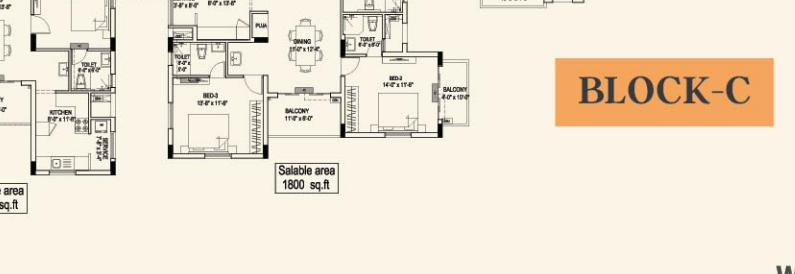
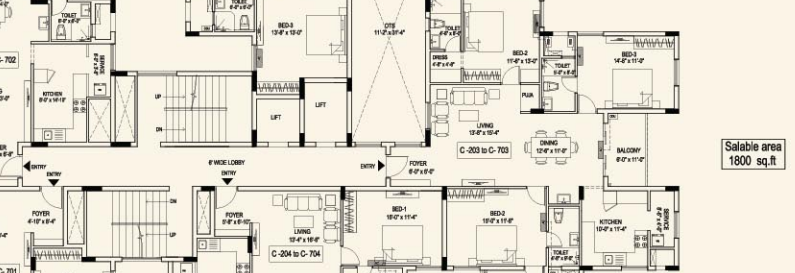
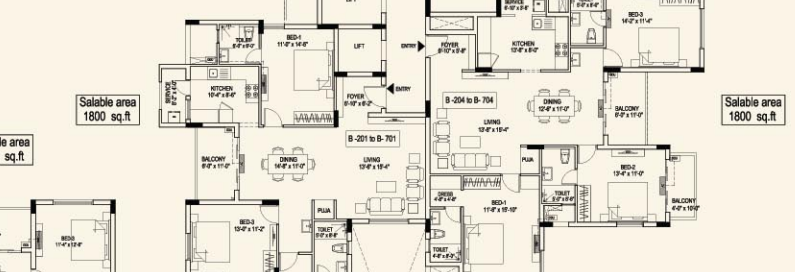
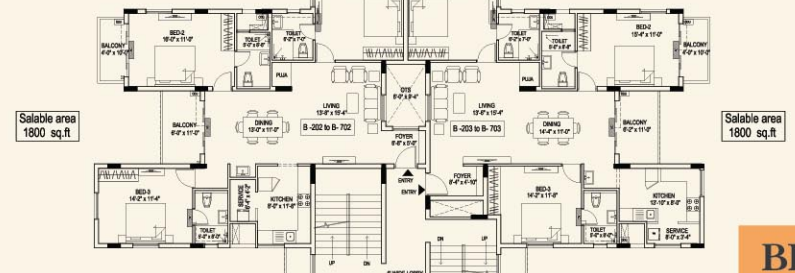
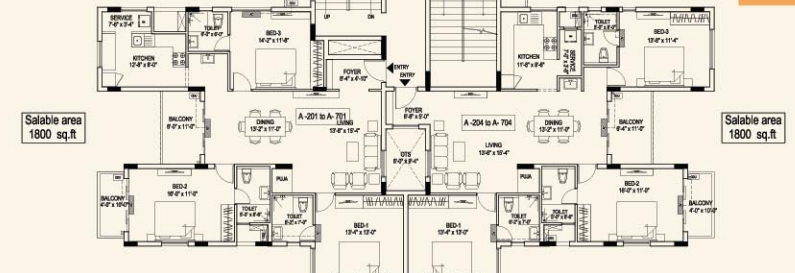
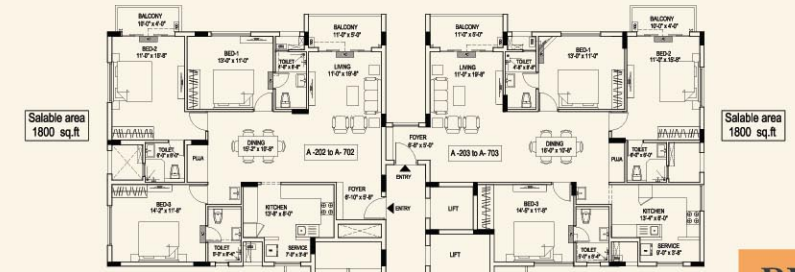
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BLOCK-D

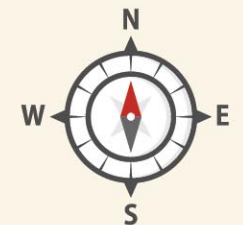


BLOCK-A

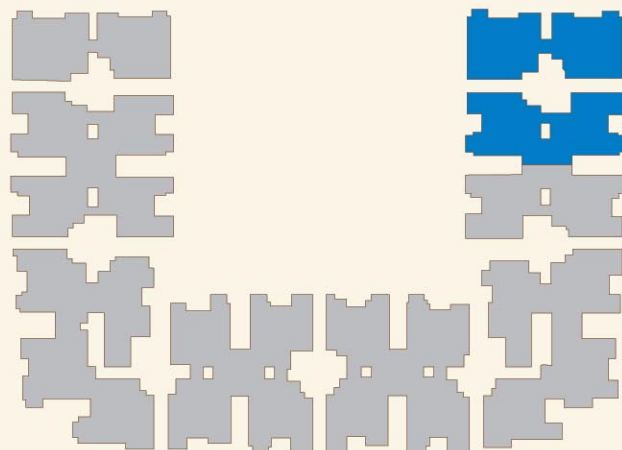
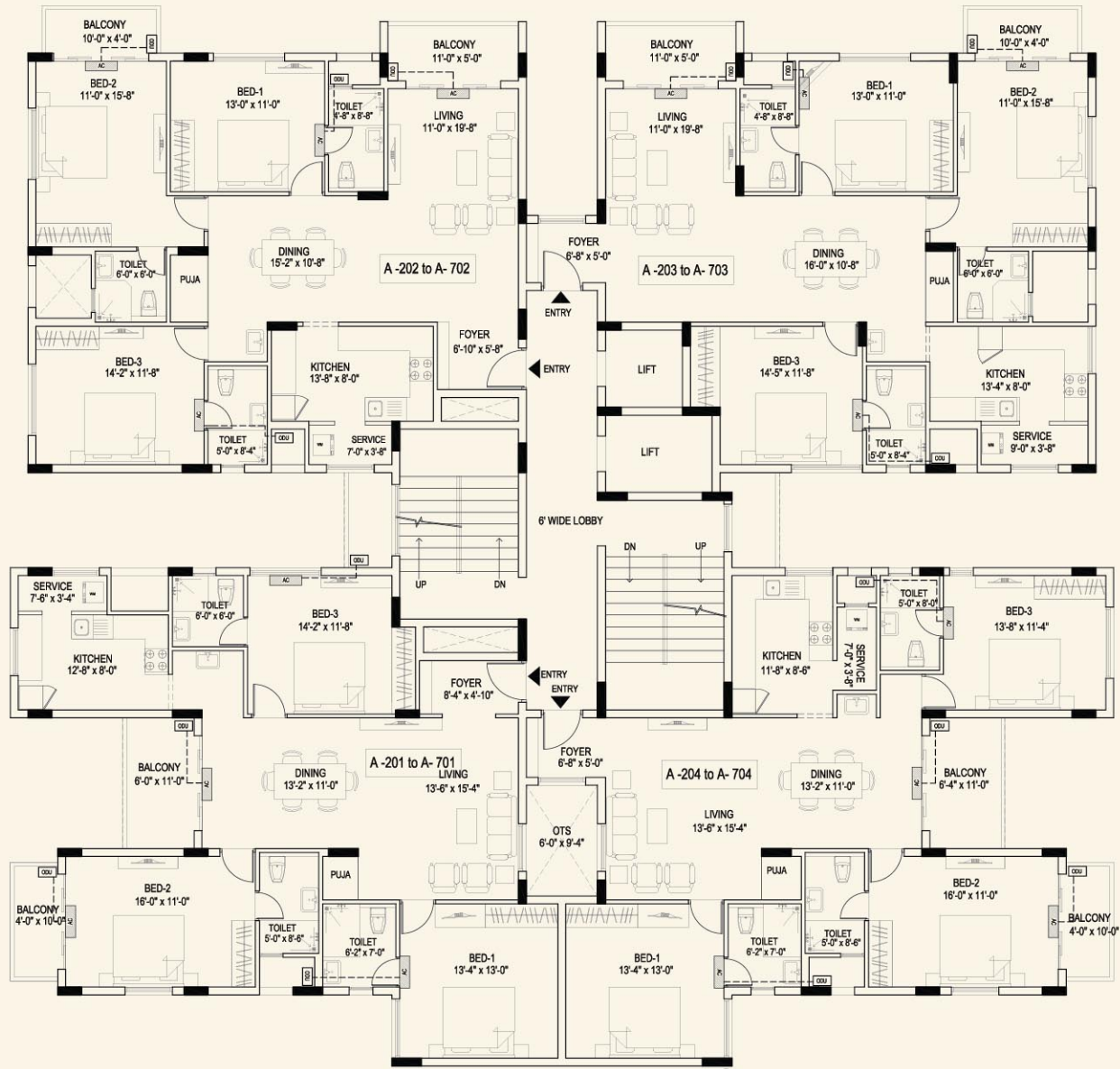


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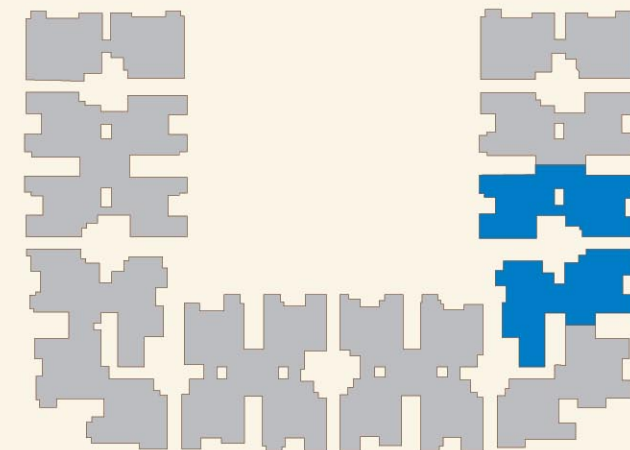
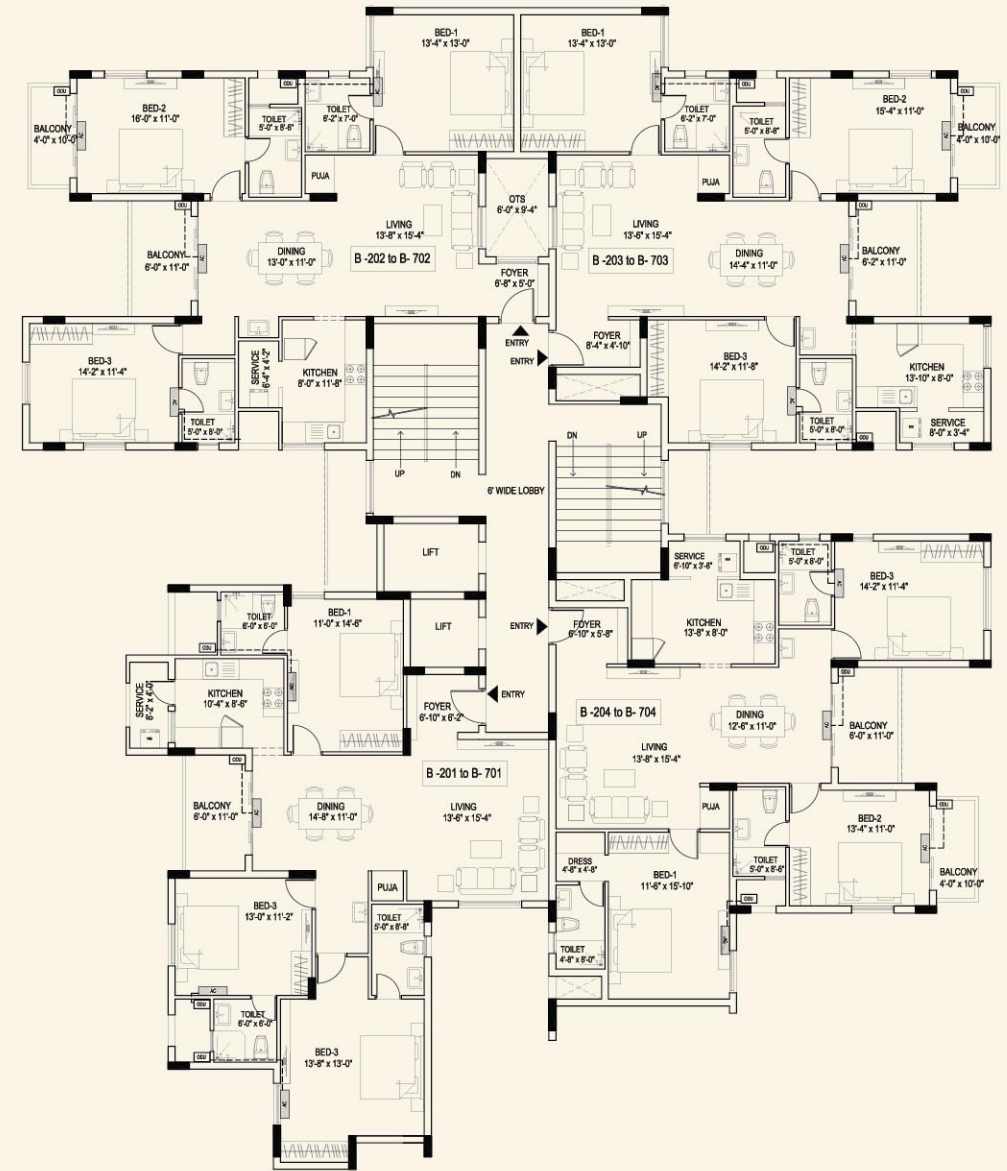
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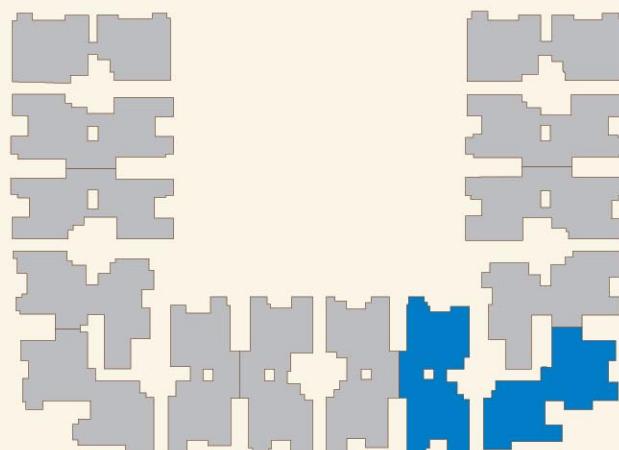
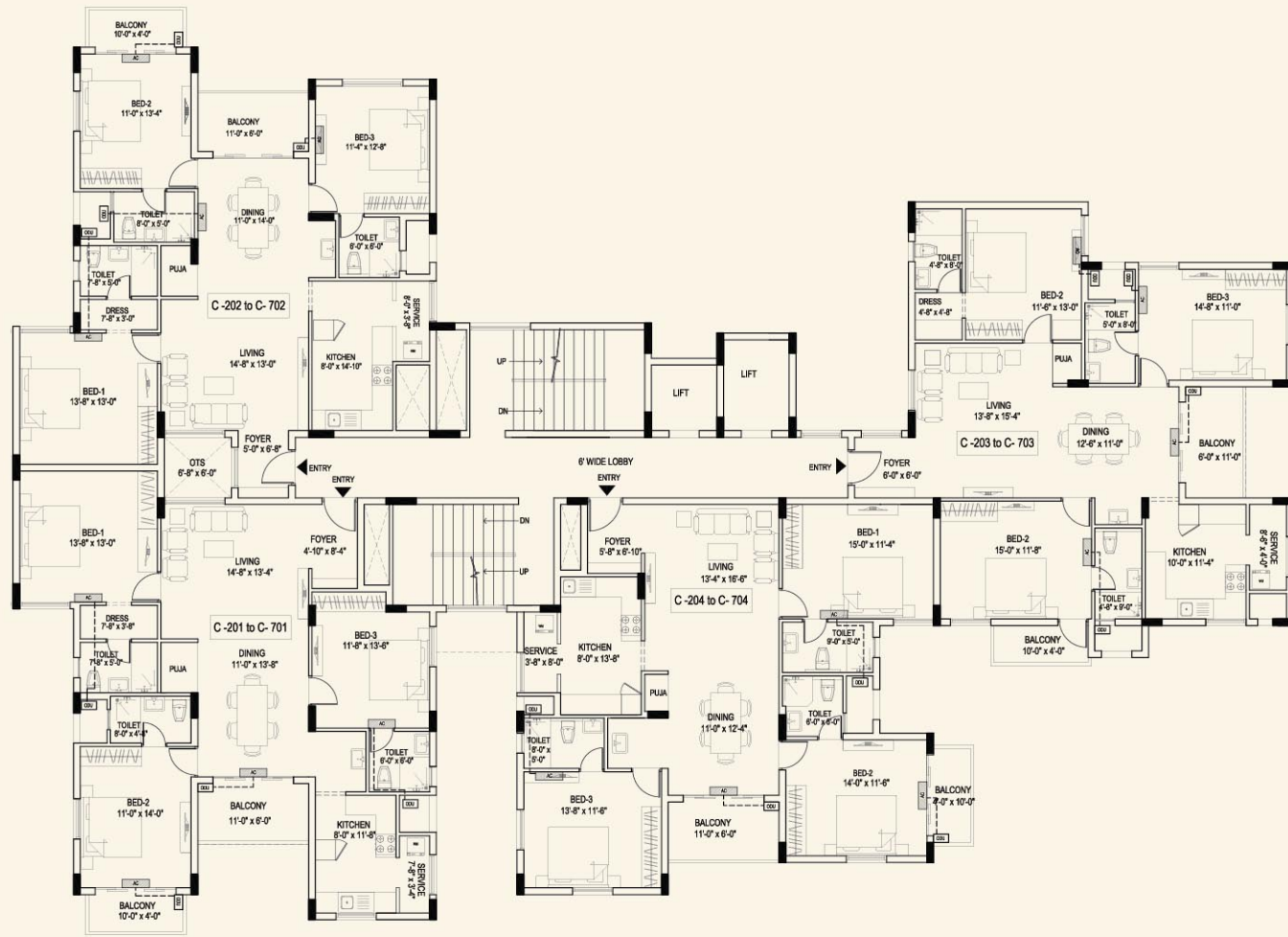
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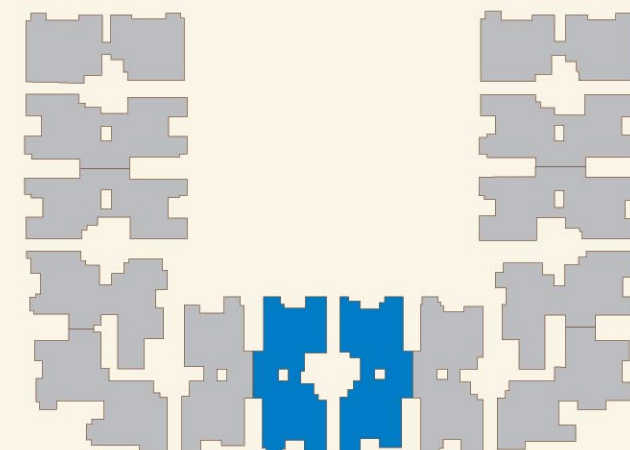
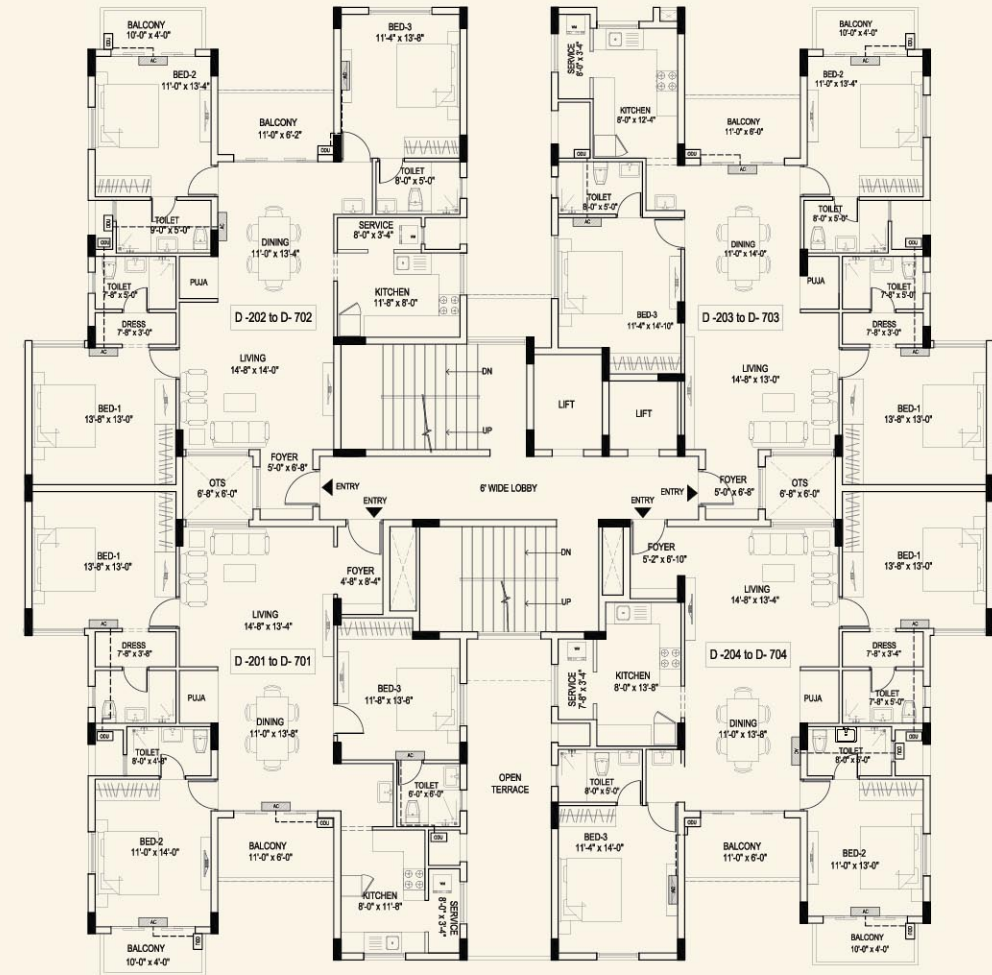
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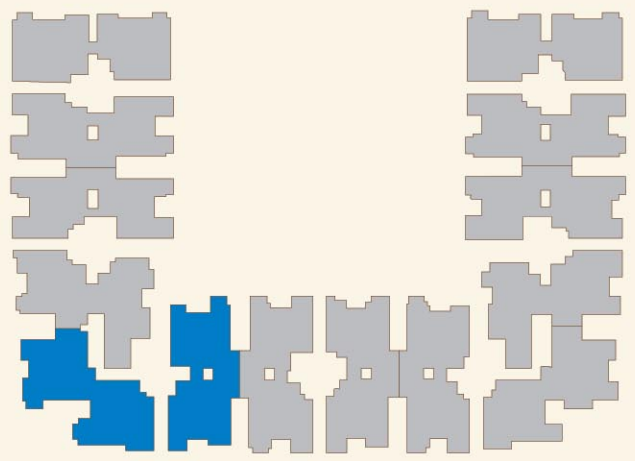
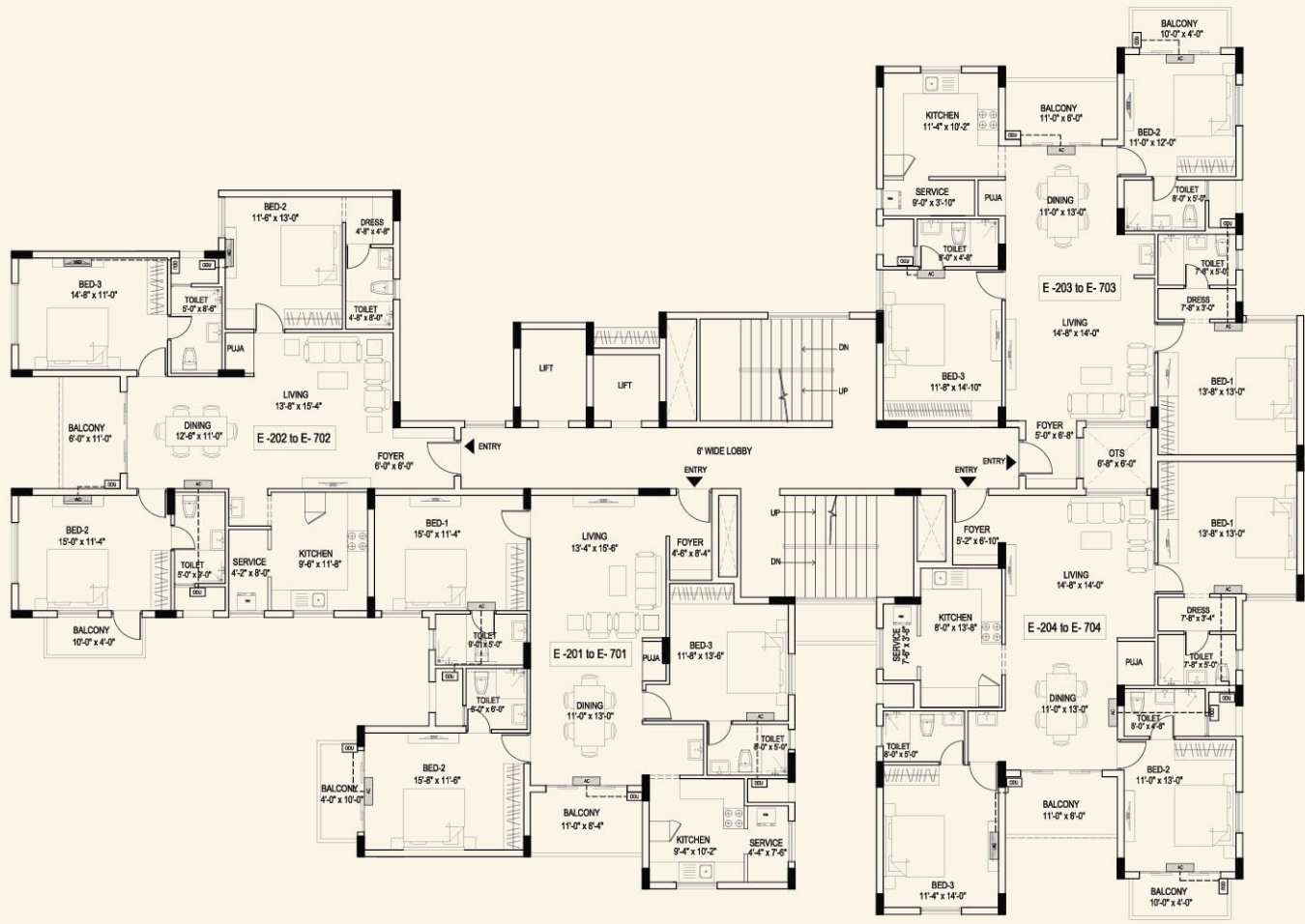
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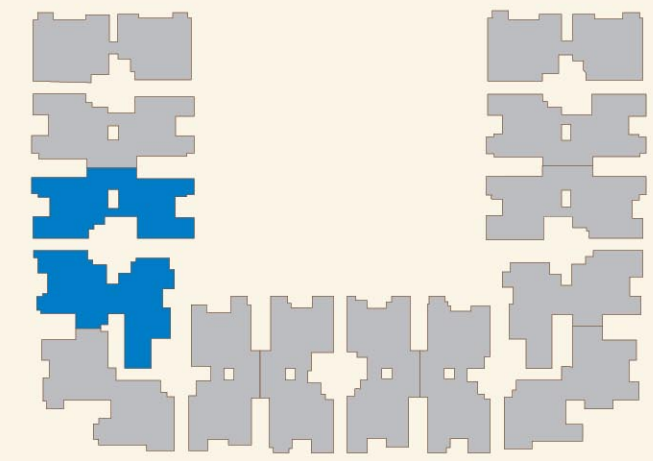
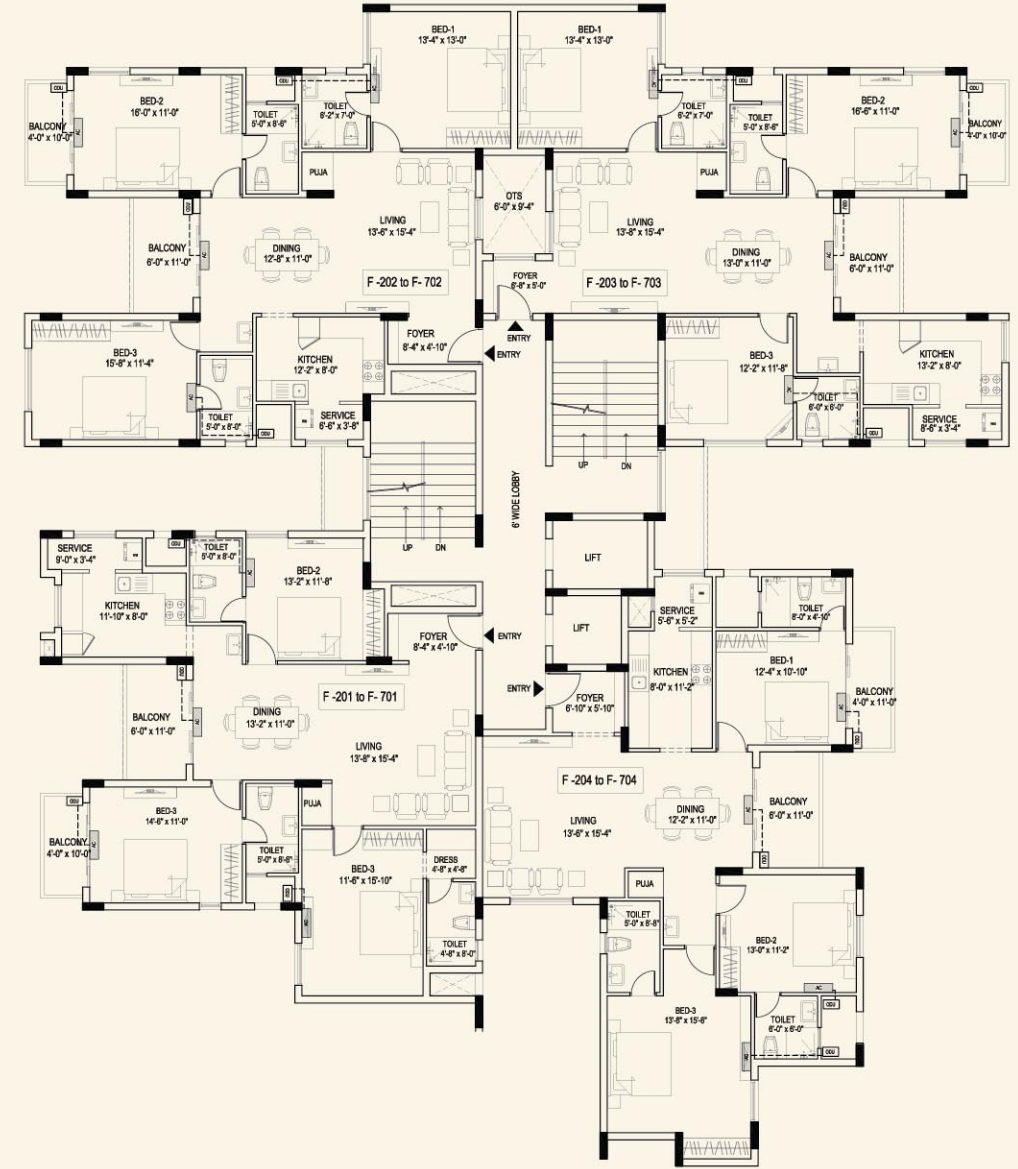
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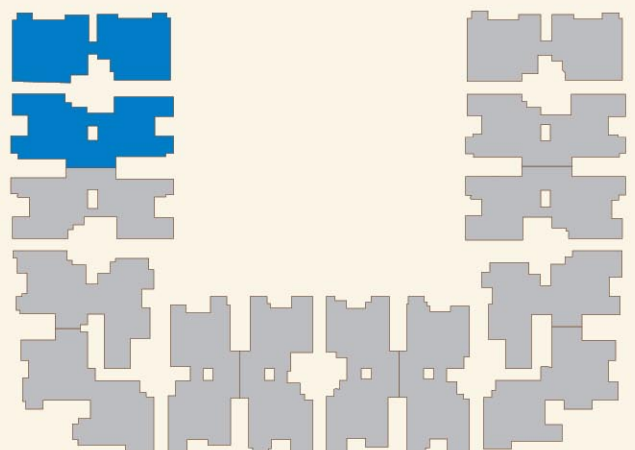
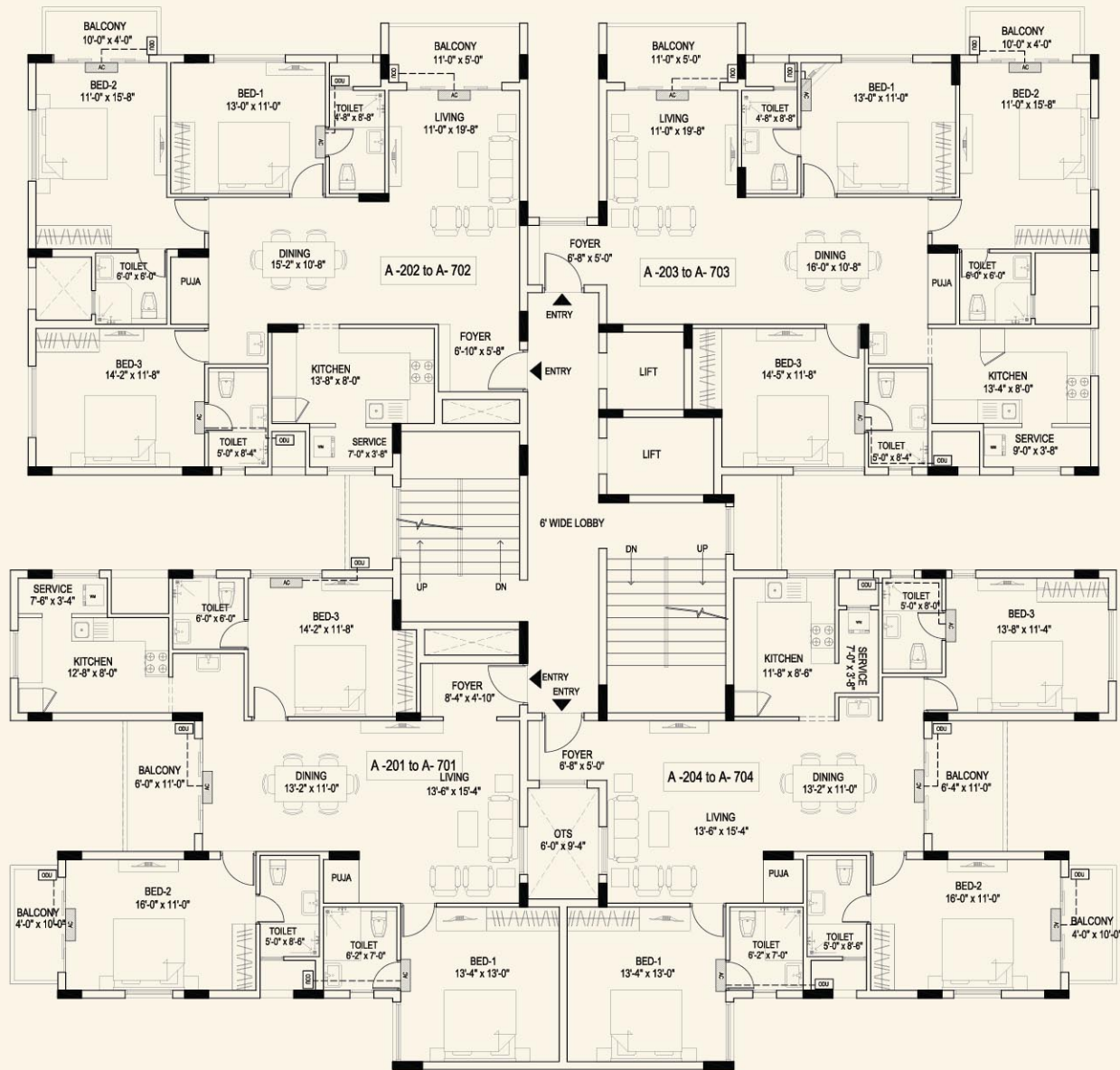
BLOCK - E



BLOCK - F



BLOCK - G



LOCATION MAP



DISTANCE INDICATOR

Ramachandra Hospital	—	3.5 Kms
Saravana Stores, Porur	—	4.8 Kms
RMZ Software Park	—	5.2 Kms
Koyambedu Metro	—	5.7 Kms
DLF IT Park	—	6.2 Kms
Miot Hospital	—	7.0 Kms
Mangadu Temple	—	8.4 Kms
Anna Nagar	—	8.8 Kms

SCHOOLS NEARBY

- Pon Vidyashram
- Velammal Vidyalaya
- Padma Seshadri Bala Bhavan Senior Secondary School
- Narayana Techno School
- RISHS International School
- Alpha CBSE School
- Maharishi Vidya Mandir



SPECIFICATIONS

Structure

- R.C.C. structure comprising pile foundation with pile cap connected with grade slab to withstand wind and seismic loads
- Ready mix Concrete of M25 and M30 grade

Super Structure

- R.C.C. framed structure.
- Table molded good quality brick walls with external 9" and internal 4.5".
- Cement mortar in 1:6 proportions
- Plastering in 2-coats with sponge and smooth finishing

Doors & Shutters

- Main doorframe will be Teakwood.
- Melamine polished teak paneled shutter for main entrance door with necessary reputed make designed hardware fittings.
- Internal doorframes will be hardwood.
- Internal door shutters will be molded solid core and fitted with necessary reputed make designed hardware fittings.
- Toilet door shutters will be molded water proof solid core on external side and laminate back with necessary reputed make hardware fittings.
- French doors in balconies would be UPVC sliding type with float glass.

Windows

- All windows would be UPVC sliding type with mosquito mesh and plain float glass.
- All sides of walls of the window would be fine finished.

Flooring

- COMMON AREA;
- Staircase shall be Granite flooring
- Corridor shall be Granite/Vitrified tile (600mm x 600mm)
- Stilt and all round ground area would cement based designer tiles.
- Cellars would be designed fine rendered

cement concrete flooring.

APARTMENT;

- Bedrooms, Drawing, Living and dining – Vitrified tiles (600mm x 600mm) with skirting
- Balconies and kitchen – Vitrified tiles (600mm x 600mm) antiskid with skirting
- Toilets and utility – Anti-skid ceramic tiles (300mm x 300mm) flooring
- All Vitrified tiles shall be double charge a Nano finish.
- All Ceramic tiles shall be glazed/mat finish.

Kitchen with Utility

- Black granite platform with stainless steel sink.
- Ceramic tiles dado upto 2' above platform
- Provision for exhaust and chimney.
- Provisions for bore water and other for Drinking water with Aqua guard provision.
- Inlet & outlet for washing machine in utility
- Ceramic tiles dado upto 3' height in utility area.

Toilets

- Glazed Ceramic tiles (300mm x 600mm) for wall cladding upto 7' height
- C.P. Diverter (Hot & Cold) with over head shower.
- C.P. Health faucet for all the toilets.
- Wall mounted EWC with flush tank in all toilets.
- Washbasin with pedestal would be provided in each toilet.
- One bath cubicle in M. Bedroom with separate dry & wet areas.
- I.S.I standard G.I. / CPVC pipes and fittings as designed for internal & external plumbing & piping.
- Chromium plated fittings .
- Porcelain fittings .

Painting

- Putty for internal walls in all rooms (Excluding common area, balconies and toilets).
- Internal walls of flats will be painted with emulsion paint.
- External walls will be texture/putty finish painted with external weather proof paint.
- Enamel paint for M.S. railings and grills
- Parking/common areas with Texture/Luppam/sponge finish painted with OBD/cement based paint.

Electrical

- Concealed P.V.C. pipes with I.S.I standard / Fire resistant copper wiring with adequate points.
- Power supply with one miniature circuit breaker for each room provided at the main distribution box in each apartment.
- Electrical Modular switches with metal box of reputed make.
- Adequate fan, lights and 5 Amps points
- Geyser & exhaust points in all toilets
- T.V./ Phone point in Hall/drawing and all Bedrooms
- A.C Points in Hall and all Bedrooms
- Mixer / Grinder / Oven points in kitchen

Security

- Intercom security from all the flats to central security.
- Round the clock C.C cameras at the entrance points.

Lifts

- 6 Passenger V3F lift.

Power Backup

- CPCB approved soundproof Generator.
- Lifts / water pump, parking, corridors and all common areas.
- Total backup in each flat with consumption meter.

Common Infrastructure / Amenities

Common Infrastructure / Amenities is inclusive of Landscaping and Garden Areas, porticos, passages, driveways, lobbies, staircases, pathways, compound wall, gates, terrace areas, areas designed for swimming pool, gym, club houses, playgrounds, other open areas within the "BHARAT RESIDENCY".

The Builder shall, on completion of the entire residential Apartment project over the Net Total Area, provide the following amenities as common amenities and facilities for the entire residential apartment project over the Net Total Area for the common use of the purchasers / occupants of the entire apartment project.

The Builder shall make provision for the following Common amenities:

- Club House with Provision of A/c Health Gym, Indoor sports hall, library, Yoga & meditation centre, multipurpose hall, mini home theatre and with all other modern facilities
- Well equipped children's play area.
- DTH, Broad band Internet cable and Wi-Fi provisions.
- All round greenery and landscaping with sufficient lighting.
- Aesthetically developed stilt, terrace, lounge area and Amphitheatre.
- All round water harvesting pits for recharge of ground water
- Water softener plant for bore water
- Sewerage Treatment plant as per norms
- R.O. system for drinking water provision.
- Outdoor sports area with ½ basket ball, badminton and tennis court.