

A Project by



No. P01100005076

Get *Beyond* expectations

# Saaghar Bhuvana

Super Luxury 2, 2.5 & 3 BHK Apartments @ Chandanagar - Ameenpur

# Saaghar Bhuvana

SEMI  
GATED COMMUNITY

C+S+5  
STOREY TOWERS

24/7  
SECURITY

11 UNITS  
PER FLOOR

TOTAL 55  
INDEPENDENT UNITS

2 LIFTS  
2 STAIRCASES

Experiential Grandeur And  
*Luxury*  
Built Into Every Inch.





# AMENITIES & FEATURES



- Strategic location
- 100% vastu complaint
- Excellent ventilation from all sides
- Children's play area
- Jogging / Walking track
- Senior Citizens Sit-outs
- Intercom facility from Flat to Flat and Flat to Security
- Security under 24x7 CC TVs surveillance and security room
- Well designed tot-lots / All round greenery
- Solar perimeter fencing
- Rain water harvesting pit
- Two level parking is well designed to suit No. of car parking required.
- 24 Hours water supply
- Well equipped Multi gym.
- Provision for multipurpose party hall / yoga / aerobics / meditation.
- Generator backup for minimum essential points inside all apartments and for essential points in common areas



# Saaghar Bhuvana

**2.5 BHK**  
EAST FACING Flat No. 1  
1380 Sft.



**3 BHK**  
EAST FACING Flat No. 5  
1690 Sft.



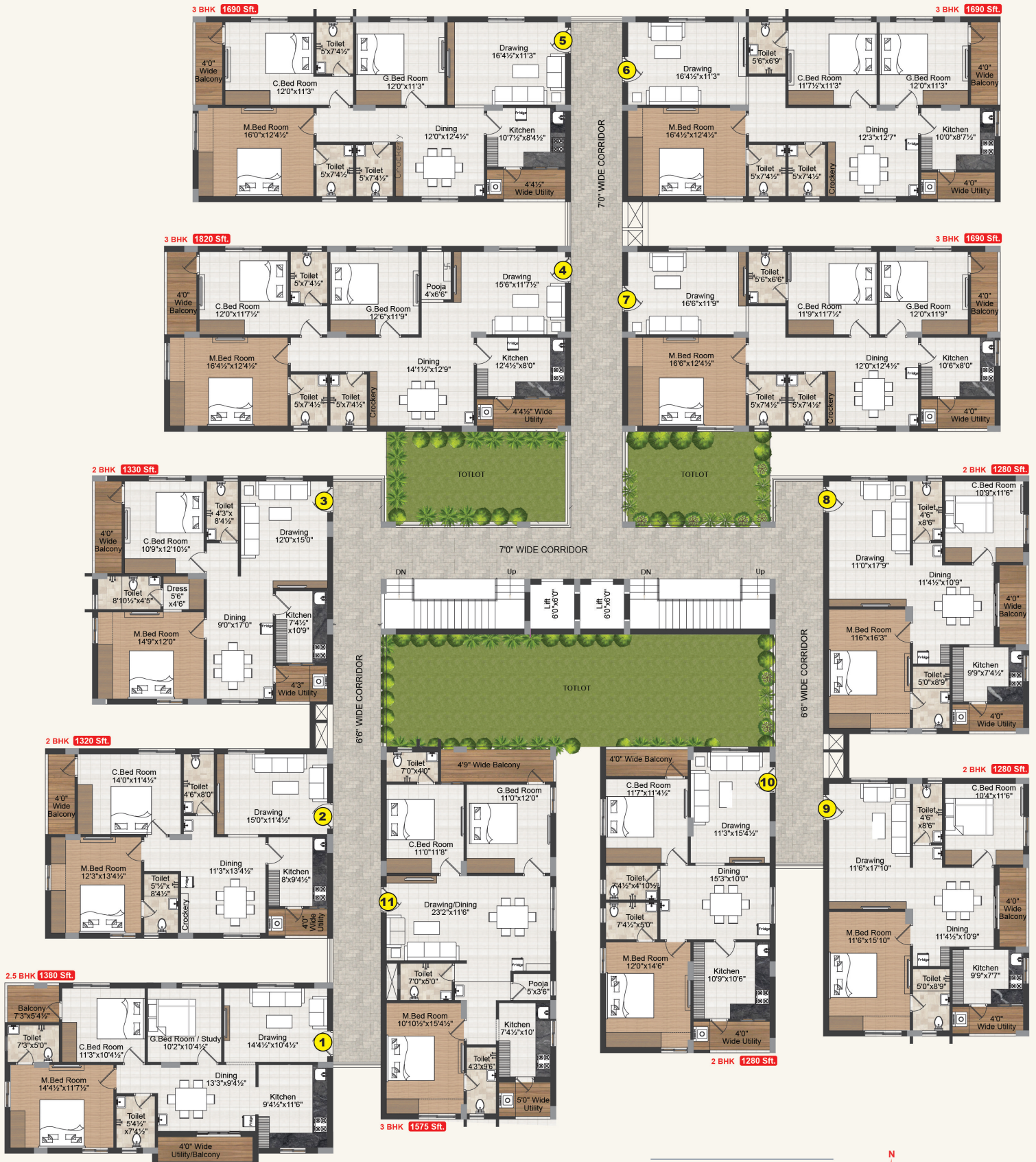
**2 BHK**  
EAST FACING Flat No. 3  
1330 Sft.



**2 BHK**  
WEST FACING Flat No. 8  
1280 Sft.



ISOMETRIC VIEWS



TYPICAL FLOOR PLAN



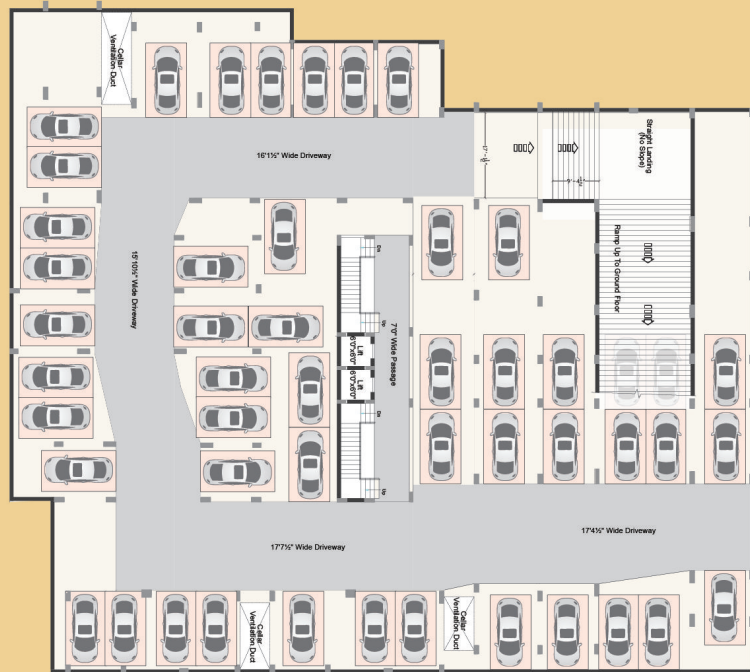
AREA STATEMENT

Flat Nos.	1	2	3	4	5	6	7	8	9	10	11
Facing	EAST	EAST	EAST	EAST	EAST	EAST	WEST	WEST	WEST	EAST	WEST
Type	2.5 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
Total Area in Sft.	1380	1320	1330	1820	1690	1690	1690	1280	1280	1280	1575
UDS in Sq.yds	55	53	53	73	68	68	68	51	51	51	63



# Saaghar Bhuvana

INCREDIBLE LIFE INDULGENCES - KIDS PLAY AREA



CELLAR FLOOR PLAN



STILT FLOOR PLAN



**FOUNDATION AND STRUCTURE**  
RCC framed structure designed to withstand wind and seismic loads. Light weight karimnagar Red bricks masonry in cement mortar 1:6 and 1:4 prop for external and internal walls.

**PLASTERING**  
Internal and external walls and ceiling with Two coats of plastering with sponge finish



**FIXTURES AND FITTINGS**

- a) Main Door : 7'-0" height teakwood frame, teakwood shutters with melamine matt polish. And designer reputed hardware fittings.
- b) Internal doors : Teak wood frame with water proof molded panel shutters with enamel paint with stainless steel / powder coated hardware fittings.
- c) Balcony door : Upvc sliding french door.
- d) Windows : UPVC windows with 5mm glass, granite patti around the windows with mosquito mesh track
- e) Grills : MS enamel painted aesthetically designed grills

**FLOORING**

- a) LIVING/DINING/DRAWING, Vitrified double charge tiles of size 800x800 mm
- b) ALL BED ROOMS & KITCHEN 600x600 mm vitrified tiles
- c) Balconies Wooden finish tiles
- d) Bath rooms Acid resistant anti skid ceramic tiles
- e) Staircase /corridor Granite flooring as per architect design
- f) LIFT CLADDING Mix of marble& granite as per the architectural design.
- g) PARKING :VDF /paving blocks flooring.

- TILES CLADDING AND DADOING**
- a) KITCHEN : Glazed ceramic tiles dado up to 2' height above kitchen platform.
  - b) TOILETS : Designer Glazed ceramic tiles dado up to 7' height with borders and motifs.
  - c) UTILITY/WASH Glazed ceramic tiles dado upto 3' height.

**KITCHEN**

Granite stone platform with SS sink with municipal and bore water connection taps provision for aqua guard.

**UTILITIES/WASH**

Provision for washing machine,dish washer,wet area for washing utensils etc.



**SPECIFICATIONS**

**WATER PROOFING**

Solid water proofing treatment for terrace & all bath rooms, utility.

**PAINTING**

INTERNAL walls with Birla/jk wall care putty 2 coats of plastic emulsion over one coat primer.

- a) ELEVATION : Combination of texture,cladding,putty finish as per architectural design with emulsion paint.
- b) Parking area : Two coats of cement based paint over a base coat primer in cellar and still floor OBD paint over a one coat of putty.

**ELECTRICAL**

3 phase power supply for individual flat with MCBs for each distribution board, PVC piping of sudhakar make, concealed copper wiring of FINOLEX make. power points for A/c in all bed rooms, geyser and exhaust fans in all bath room respectively. Power plug for cooking range, chimney, micro oven, mixer/grinder, in kitchen, refrigerator / T.V dining and washing machine in utility area. Adequate points for lights and fans with modular switches of Legrand/ Anchor or reputed make

**TV/TELE PHONE/INTERNET**

Master Bed Rooms and Drawing Areas

**LIFT**

6 passenger automatic doors with V3F technology for energy efficiency of OTS / JHONSON / KONE

**RAILING**

Stain less steel railing for star case & M.S railing with glass for balcony

**POWER BACK UP**

Generator back up for common areas and up to 500 wats for each flat,

**SANITARY FITTINGS**

Sanitary fittings of the best quality with wall mounted E.W.C (Parry ware/ Hind ware make white color,Health Faucet for all toilets Ceramic sink in dining and bathrooms white color. And all C.P fittings of JAQUAR single lever hot and cold wall mixer with diverter and shower in every toilet ALL water pipe line / waste water lines with Cpvc piping of ASHIRWAD make.

**NOTE**

- 1) Alterations, fixing of grills and placement of A.C outdoor units in elevation will not be entertained under any circumstances.
- 2) Labour Cess, GST & Income tax and other taxes if any applicable as per Govt. Norms to be borne by the purchaser.
- 3) Shelves, Chajjas, Lofts, Arch, etc. are optional with extra cost.
- 4) Persons desirous to alter / modify shall inform before the brick work.
- 5) The Builder reserves the right for any alterations in plans, elevations and specifications.

# Completed Projects



**2 BHK** | SUPER LUXURY APARTMENTS @ NALAGANDLA



**2&3 BHK** | SUPER LUXURY APARTMENTS @ KANCHA GACHIBOWLI.



LOCATION ADVANTAGE

- Gachibowli - 22 mins
- HITEC City - 25 mins
- Outer Ring Road (ORR) - 18 mins
- Lingampally Bus Stand - 5 mins
- Lingampally Railway Station- 10 mins
- Miyapur Metro Station-13 mins
- Fusion International Schools - 2 mins
- Spritridge International School - 12 mins
- Sancta Maria International School-10 mins
- Oaktree kidz International School-10 mins
- Rainbow International School-12 mins
- Meru International School-10 mins
- Sadhana Infinity International School-18 mins
- Silver Oaks International School-15 mins
- Medicover Hospital-6 mins
- PRK Hospital-7 mins
- Pranam Hospital-10 mins
- Ankura Children's & Women's Hospital-20 mins
- Fernandez Outpatient Clinic -11 mins
- American Oncology Institute & Citizen's Hospital-12 mins

Builders & Developers



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**Cell: 9347114060, 77023 23339, 96427 07040, 93478 72995.**

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Ameenpur Road, Mythri valley  
CHANDANAGAR - AMEENPUR



Consultants :

**SIDDHARTH CONSULTANTS**

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Project Approved by



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 plans, specifications and elevation as deemed fit.

BROCHURE DESIGN BY



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