

SPECIFICATIONS

FRAME STRUCTURE:
RCC framed structure compliant with seismic Zone II regulations.

SUPERSTRUCTURE:
• External walls: 230mm thick block work.
• Internal walls: 115mm thick block work.

PLASTERING:
• Internal: Single coat plastering in CM 1:6 for walls and ceilings.
External: Double coats of plastering in CM 1:6 for external walls.

FLOORING:
• Living and dining: Vitrified tiles.
• Bedrooms and kitchen: Vitrified tiles.
• Bathrooms: Anti-skid tiles.
• Corridors: Matte finish tiles.
• Utility/balcony: Anti-skid tiles.
• Staircase: Tiles designed specifically for staircase or PU finish.

TILE CLADDING:
• Kitchen: Glazed ceramic tile dado up to 2' height above the kitchen platform.
• Bathrooms: Glazed ceramic tile dado up to 8' height.
• Utility: Tile dado up to 4' height.

DOORS, WINDOWS & RAILINGS:
• Main door: Manufactured Teak Wood door frame & designer shutters with melamine finish and magic eye.
• Internal doors: Teak wood frame & flush shutters.
• Windows: UPVC window system with plain float glass and provision for mosquito mesh track.
• Railing: Glass/MS railing as per design.

PAINTING:
• External: Textured finish as per design and two coats of exterior emulsion paint with architectural finish.
• Internal: Smooth putty finish with two coats of acrylic emulsion paint over a primer coat.

ELECTRICAL:
• Concealed copper wiring as per professional MEP consultant design.
• Power outlets for air conditioners in all bedrooms.
• Power outlets for cooking range chimney in the kitchen, washing machine, and dishwasher in utility area.
• Power outlets for geysers in all bathrooms.
• Three-phase supply for each unit with individual meter boards.
• One MCB for each room at the main distribution box.
• Elegant modular electrical switches.
• Metered connections for consumption of electricity for each flat.

KITCHEN:
• Granite platform with stainless steel sink and provision for fixing exhaust fan and chimney.

UTILITY:
• Provision of RO water purifier, dishwasher, and washing machine in the utility area.

TELECOM:
• Telephone points in living room with intercom facility connecting to all units and security.

CABLE TV:
• Provision for cable connection in master bedroom and living room.

INTERNET:
• Provision in the living room of each apartment.

SECURITY/BMS:
• Sophisticated round-the-clock security system.
• Building management systems provided throughout the building.
• Panic button and intercom in all flats connected to the security room.
• Surveillance cameras at main security points, corridors, and block entrances for monitoring.
• Video door Camera for each apartment for screening of visitors.

PARKING MANAGEMENT:
• Well-designed parking to accommodate required car parks.
• Parking signage and equipment strategically placed for improved driving comfort.
• Dedicated car parks for EV charging for both two and four-wheelers.

FIRE & SAFETY:
• Fire hydrant and sprinkler system meeting statutory norms.
• Fire alarm and public address system on all floors and in the basement.

WTP & STP:
• Fully treated water available through an exclusive water softening unit.
• Sewage treatment plant of adequate capacity as per norms; treated sewage water utilized for landscaping and flushing.

GENERATOR:
• Partial DG Back-Up for each unit which includes - one fan, one light & one socket in each Bedroom, Living room & Dining and one socket for cooking range appliance & refrigerator in the Kitchen.

LIFTS:
• 4 passenger lifts.
• 2 service lifts.
• Panic button and intercom connected to the security room.



LOCATION MAP (NOT TO SCALE)



Scan this QR code to view the site Google Coordinates

Project by

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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 plans, specifications and elevation as deemed fit.

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2, 2.5 & 3 BHK PREMIUM GATED COMMUNITY APARTMENT

KUKATPALLY

HIGHLIGHTS

1.67 Acres
Gated Community

GRAND
ENTRANCE

215
INDEPENDENT UNITS

3
BLOCKS

11 STOREY
TOWERS

EV
CHARGING POINTS

3 LEVEL
AMPLE CAR PARKING

24/7
Security

8,400 Sft
CLUBHOUSE SPACE

WELL DESIGNED
LANDSCAPE

6 LIFTS
5 STAIRCASES

WIDE
DRIVEWAYS

SOLAR FENCING
AROUND THE COMPOUND WALL

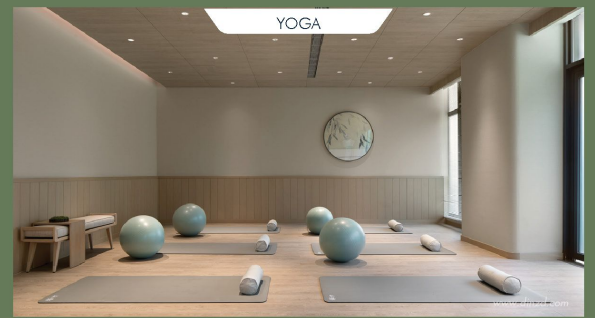
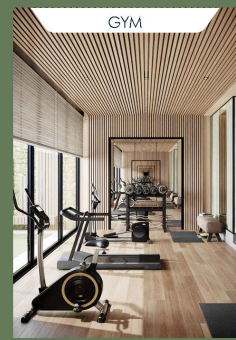
AMENITIES

- + MULTI-PURPOSE HALL
- + GUEST ROOMS
- + YOGA HALL WITH REST ROOMS
- + GAZEBOs
- + ADMIN ROOM WITH WAITING HALL
- + KIDS PLAY AREA
- + WELL EQUIPPED GYM
- + GRAND LOBBY
- + CRÈCHE ROOM
- + PROVISION FOR COMMERCIAL SHOPS

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CLUBHOUSE



Block-B

Block-C



Key plan



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Block- A Typical Floor Plan

Flat No.	1	2	3	4	5
Plinth Area	852.6	1100.4	1139.4	799.5	1500.7
Sellable Area	1110	1410	1460	1020	1920

Block- B Typical Floor Plan

Flat No.	6	7	17	18	19	20	21
Plinth Area	1120.2	1119.8	978.5	978.5	978.5	1737	1933.6
Sellable Area	1430	1430	1250	1260	1250	2220	2480

Block- C Typical Floor Plan

Flat No.	8	9	10	11	12	14	15	16
Plinth Area	1134.1	1169.6	1227.8	1040.1	1026.1	1139	978.5	978.5
Sellable Area	1440	1490	1660	1330	1310	1450	1250	1250