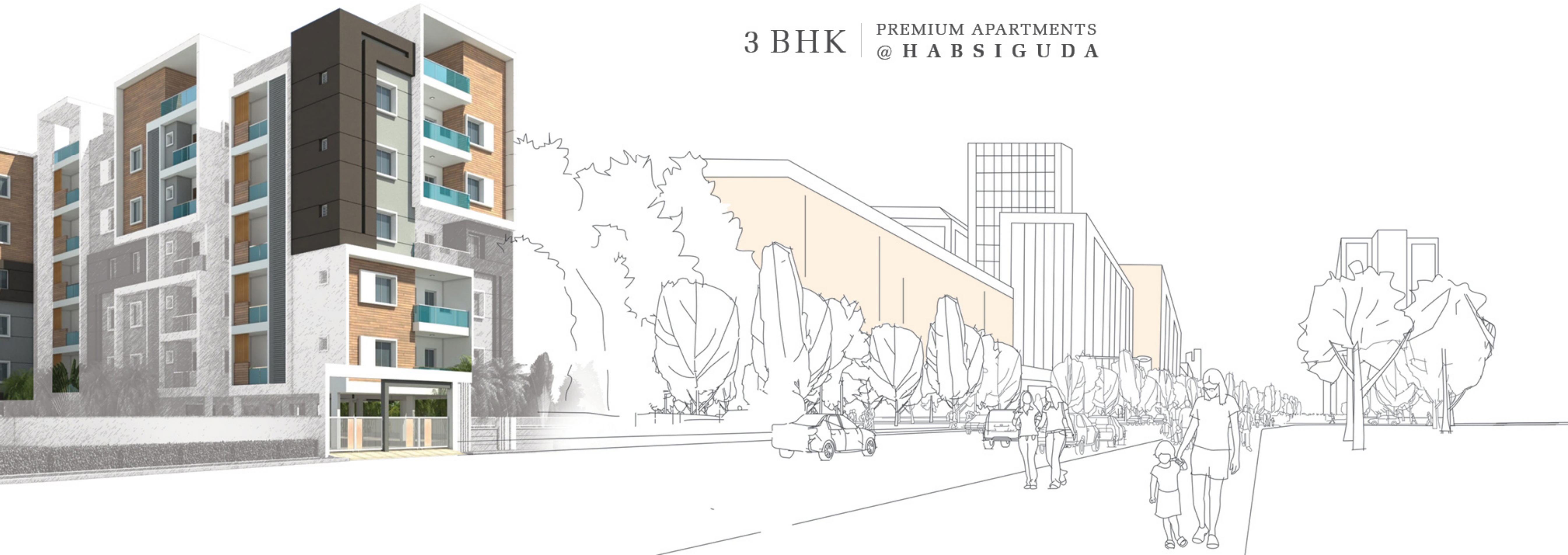




# SHYAM NIVAS

BLISSFUL LIVING

3 BHK | PREMIUM APARTMENTS  
@ H A B S I G U D A







# SHYAM NIVAS

BLISSFUL LIVING



A perfect place   
A perfect location

CELLAR, STILT+  
**5** FLOORS

A truly warm settings greets you & your family at Shyam Nivas situated just across a serene park & very well connected to every need of life & equipped with all modern facilities to make life easier. the project is provided with all necessary safety measures.

**24**  
HOUR SECURITY







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## TYPICAL FLOOR PLAN

### Area Statement

Flat No.	Type	Facing	Total Area in Sft
1	3 BHK	West	1612
2	3 BHK	West	1790
3	3 BHK	North	1854
4	3 BHK	East	1936
5	3 BHK	East	1810







#### FOUNDATION & STRUCTURE

RCC-framed structure with 9" red bricks for exterior walls and 4½" red brick for internal walls.



#### DOORS & WINDOWS

**Main door:** Teak wood door frame with designer teak veneer with melamine polished.

**Main door lock:** Digital lock.

**Internal doors:** teak wood frames with designer veneer shutters with melamine polish.

**Windows:** upvc sliding shutters with mosquito mesh & Aesthetic painted grill.



#### FLOORING

**Living & dinning:** 36"36 vitrified tiles from kajaria / equivalent.

**Bedroom & kitchen:** 24"24 vitrified tiles from kajaria / equivalent.

**Toilets / wash area:** Anti-skid ceramic tiles wall tiles up to 7 feet height.

**Balconies:** Vitrified tiles (wooden finish).



#### STAIRCASE & CORRIDORS

Granite / Marble flooring for staircase and corridor, SS railing for staircase.

#### COMMUNICATION

Internet provision in each flat (FTH). DTH cable connection in living, master and children's bedrooms.

#### KITCHEN

Polished black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.

#### TOILETS

All toilets consist of

a) EWC wall-mounted with concealed flesh tank (Hindware / Roca or equivalent make).

b) Hot and cold wall mixer with shower, provision of geyser in all bathrooms.

c) All fixtures are CP-coated of Roca equivalent make.

d) Health faucet for all toilets.

### SPECIFICATIONS

#### PAINTING

**Internal:** single coat plastering with Dalla putty paint.

**External:** Textured / smooth finish with two coat of exterior emulsion paint of reputed make.

#### SECURITY

Intercom facility to all the units connecting security with vedio.

CCTV cameras forentire community connecting the security.

Solar fencing for compound wall.

#### GENERATOR BACKUP

Acoustic enclosed D.G.set. 100% backup.

#### LIFTS

2 No. 6-passenger lifts with V3f of Kone or equivalent.

#### ELECTRICAL

Concealed copper wiring in conduits for lights,fans,power plug where ever necessary of Finolex/anchor or equivalent make.

1) Power outlets for air conditioners in all bedrooms.

2) Power outlets for geysers in all toilets.

3) Powe plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.

4) 3-phase supply for each unit & individual meter boards

5) Miniature circuit breakers (MCB) & ELCB for each distribution board of reputed make

6) Modular switches of legrand / equivalent make.

EV CHARGING POINTS for stilt floor car parkings.

#### TILE CLADDING &DADOING

**Toilets:** Kajaria or equivalent designer malt ceramic tile dado up to 7'.

**Kitchen:** Glazed ceramic tile dado up to 2' height above kitchen platform.

**Utility / Wash:** Glazed ceramic tiles dado up to 3' height.

#### NOTE

a) Shelves, chajjas lofts, arches or any kind of modifications / alteration are at **extra cost**.

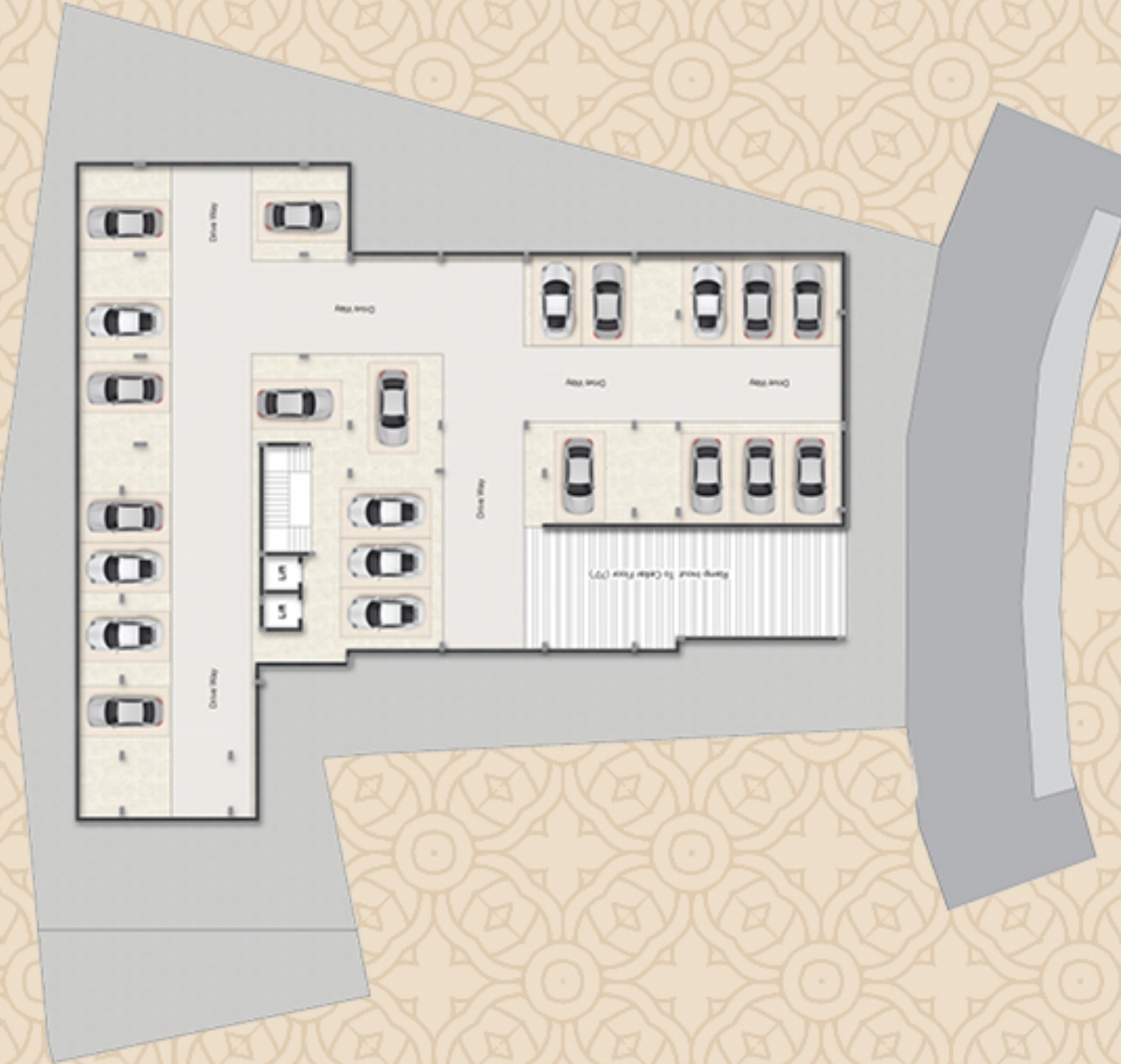
b) Flat will be handed over for woodwork / interiors after receiving 100% payment only, subject to payment of facilitating cost as may be decided by builder.

c) GST, Registration applicable as per government norms.

#### STILT FLOOR PLAN



#### CELLAR FLOOR PLAN



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#### AMENITIES & SPECIAL FEATURES

- CCTV security cameras.
- Power fencing.
- Car Parking with wide driveways.
- 2 No. 6-passenger lifts of Kone or equivalent.
- 100% backup
- Intercom vedio phone provision
- 100% vaasthu compliant.
- GHMC Permission.
- Rain water harvesting pits.
- Digital main door lock
- Bathrooms & wash areas will be treated with special water proof chemicals to prevent leakage in the building.
- Internal gas connection
- EV charging points





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A perfect location



Developers  
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