



CREDAI
Member

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Location Highlights

15 minutes drive from • Hi-tech city • Gachibowli • International Airport - Shamshabad
• Banjara Hills • Jubilee Hills • Mehdiapatnam • Many Weekend spots

5 minutes drive from • Glendale • Sloka, Educational institutions • Schools • Sreenidhi • Oakridge • Vasavi college of engineering • CBIT

1 minute drive from • APPA junction on the ORR (Outer Ring Road) • Medical facilities • Shadan Medical College / Hospital • Kali temple



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Note: This Brochure is only a conceptual presentation and not a legal offering. The builder reserves the right to change any / all of the specifications / elevations mentioned here.

KT
residency
Unlimited happiness



Welcome to your world of Bliss!





Attractive from outside and imaginatively designed inside is how you can describe KT Residency. Each Flat is an independent unit with no common walls and latest amenities that make the project contemporary in style and utilitarian in substance.



Kapil Group

'Kapil Group' is a conglomerate of over thirty companies involved in 24 different types of business activities through over 250 offices. The group employs 12,500 persons and has an annual turnover exceeding Rs 3,150 crores (as in June 2013). The group manages Chit Funds (Asset Management), Development of lay-out for residential / commercial buildings, Construction, Hotels and serviced apartment, Finance (NBFC), Information technology, Television (HMTV news channel), The Hans India English Newspaper, Bakery (factories), Manufacture of PP / HM bags, Printing press, Corporate Insurance Agency, Health and wellness therapy centers, Ayurveda hospital, Cancer hospital (non-profit), Horticulture, Cultivation of vegetables, Dairy, Poultry, Sheep / goat rearing, Telecom infrastructure services, Travel agency, Overseas money transfer agents and Distribution of home / office appliances, health products etc. That apart, The group discharges its corporate social responsibility with 100 bedded non-profit cancer hospital setup in a remote rural area and also supports 400 students to pursue higher education.

The Location weaves magic!

KT Residency, located in the most happening part of the fast growing Hyderabad has all the facilities and amenities that one can expect from a venture of this magnitude, especially, when it is being undertaken by the Kapil Group. Spread over an area of 4 acres, this multi dwelling units project will have 329 flats with 10 flats on each floor and there will be four such blocks with 7 floors each with 1 cellar + 1 Stilt parking. There will be adequate setbacks, abundant greenery, landscaping, Kids, play lots, a amphitheater for community gatherings, Gymnasium, Club House with modern amenities and above all a 24x7 security arrangement in place.

Typical Floor Plans



East Facing - 3 BHK Flat
1666.00 sft



West Facing - 2 BHK Flat
1110.00 sft



East Facing - 2 BHK Flat
1110.00 sft



West Facing - 3 BHK Flat
1670.00 sft

First Floor | 3 BHK - 1401 sft
2 BHK - 990 sft - 1109 sft

Second to Seventh Floor | 3 BHK - 1561 sft - 1666 sft
2 BHK - 1216 sft



Sometimes,
seeing is believing!



Project Highlights

- A gated community of 4 acres • 329 Flats • 1 Km from APPA junction • 4 Towers, each 7 floors • No common walls
- Two level parking(1 cellar + 1 Stilt) • 100 % Vastu compliant • Deluxe quality construction
- Exclusive Club house • Sewage treatment plant • Rain water harvesting structures • Round the clock security
- Project management services on association request • Inverter point provision in each flat

Special Features

- Designer landscaping • Fire fighting system • High speed lifts for goods & passengers • Cricket net
- Multi purpose hall • Jogging track • Piped gas connection • Underground electric cabling • Squash court

Landscape Plan



Amenities

- Swimming pool with toddlers pool • Landscaped gardens • Gymnasium • Multipurpose hall • Children Play area
- Spa/Clinic/Pharmacy • Rain water harvesting • Walking and jogging tracks • Round the clock security
- Piped gas connection • ATM • Yoga rooms, Library provision, table tennis, caroms, chess, etc
- Provision for departmental store • Golf ground • Totlot area



FRAMED STRUCTURE

RCC framed structure to sustain wind and seismic loads.



SUPER STRUCTURE

First class brick masonry in cement mortar.



PLASTERING

Two coats of plastering & Lappam finish.



MAIN DOOR

Best Teak wood frame with shutter finished with melamine polish fixed with reputed make hardware of SS (or) brass.

INTERNAL DOORS

Best teak wood frame with Masonite flush shutter and reputed make hardware of SS (or) brass.

FRENCH DOORS

UPVC frame with sliding shutter of reputed make with plain glass.



WINDOWS

UPVC window system with float plain glass as per design.



FLOORING

Living, Dining, Kitchen & Bedrooms

First quality vitrified tiles.

Bedrooms

Acid-resistant anti skid ceramic tiles.

Tiles Cladding

Glazed ceramic tiles dado of companies of reputed upto door height



KITCHEN

1. Granite platform with stainless steel sink & Provision for fixing water purifier

2. Provision for cabinets, exhaust fan & machinery

3. Glazed ceramic tiles dado up to 2' height above kitchen platform



PAINTING

External

Regular texture paints & weather proof emulsion regular range.

INTERNAL

Acrylic emulsion paints with roller finishing.



ELECTRICAL

Provision for inverter connection with fan/tube in each room. Concealed copper wiring of Anchor /Legrand or equivalent make

A. Power outlets for geysers in all bathrooms.

B. Power plug for cooking range chimney, refrigerator, microwave ovens/ mixer of grinders in kitchen.

C. Plug point for T.V & audio systems etc.

D. 3phase supply for each unit and individual meter boards.

E. Miniature circuit breakers for each distribution boards of MDS or equivalent make.

F. Switches are Legrand /Anchor or equivalent make.



TOILETS

All toilets will consist of :

A. Wash basin with pedestal in one bathroom.

B. EWC with integration flush tank.

C. Provision for geysers in all toilets.

D. Hot and cold wall mixer with shower.

E. All C.P. Fittings of Jaquar/Mark/Essess or equivalent make.



GENERATOR BACK-UP

D.G set for common areas.



WATER SUPPLY & SEWAGE

1. Drinking water supply

2. Sewerage treatment plant.



LIFT

1. 6 passengers of high speed automatic lift.

2. 1 No. of service lift for each block.



UTILITIES / WASH

Provision for washing machine & wet area for washing utensils and Glazed tiles up to 3' height



AIR-CONDITIONING

Provision for split AC in bedrooms.



INTERNET/INTERCOM/TV

1. One INTERNET provision in each flat.

2. TV cable provision in hall/Master bed room.