



BHAVYA CONSTRUCTIONS PVT LTD

BHAVYA'S  
TULASIVANAM



# Aarna

*Lifestyle has got  
a new address*



## GRAND WELCOME TO AIR OF EXCLUSIVITY

The entrance of Bhavya's Aarna is just the beginning to the majestic lifestyle that thrives inside. It sets the ball rolling for an out of the world experience offered by Aarna.



## WEAVING GREENERY INTO DAILY LIFE

AARNA is a canvas of four elegant towers that add up to give one positive lifestyle. It bridges the distance between work and home, you are a part of a world which is the merger of elements that constitute a wholesome living.

BHAVYA'S  
TULASIVANAM  
**Aarna**

# OVERVIEW

4.7 ACRES

4 TOWERS

2B+G+9 FLOORS

312 UNITS

All 3BHK

2B+G+3 FLOORS  
CLUBHOUSE



# Clubhouse





ELDER'S  
PLAZA  
*with Shade  
Structure*

SKATING  
RINK  
*Half basketball practice  
court and jogging track*





CHILDREN'S  
PLAY AREA  
*with Shade Structure*

AMPHITHEATRE  
*with stage*



# SITE LAYOUT



## LEGEND

- |                                     |   |
|-------------------------------------|---|
| 01. ENTRY ARCH WITH SECURITY CABIN  | 10. TRAMPOLINE ZONE                           |
| 02. ARRIVAL PLAZA                   | 11. INFORMAL SEATING WITH PERGOLA STRUCTURE   |
| 03. JOGGING TRACK (2 M WIDE)        | 12. LAWN MOUND                                |
| 04. PEDESTRIAN PATHWAY (2.5 M WIDE) | 13. SKATING RINK                              |
| 05. BLOCK DROP-OFF TYP;             | 14. HALF BASKET BALL PRACTICE COURT           |
| 06. BARBEQUE/ PICNICKING AREA       | 15. CHILDREN'S PLAY AREA WITH SHADE STRUCTURE |
| 07. OUTDOOR GYM                     | 16. CRICKET PRACTICE NET                      |
| 08. ELDER'S PLAZA                   | 17. AMPHITHEATRE WITH STAGE                   |
| 09. MULTIPURPOSE PLAY LAWN          | 18. WATER FEATURE WITH INFORMAL SEATING       |



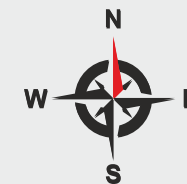
# TYPICAL FLOOR PLAN BLOCK - A&D



## AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	EAST	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST
CARPET AREA	1203.04	1376.09	1376.09	1077.18	1077.18	1376.09	1376.09	1203.40
WALLS	97.26	102.90	102.90	93.23	93.13	102.90	102.90	97.26
BALCONY	127.89	153.13	153.13	119.21	131.07	153.13	153.13	127.89
PLINTH AREA	1428.55	1632.12	1632.12	1289.62	1301.38	1632.12	1632.12	1428.55
COMMON AREA	411.56	469.88	469.88	371.53	374.92	469.88	469.88	411.56
SALEABLE AREA	1840	2102	2102	1661	1676	2102	2102	1840

\* Note: The areas indicated are prone to minor changes based on wall alignment



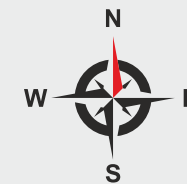
# TYPICAL FLOOR PLAN BLOCK - B&C



## AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	EAST	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST
CARPET AREA	1084.6	1376.09	1376.09	1203.29	1203.29	1376.09	1376.09	1080.6
WALLS	92.64	102.90	102.90	97.16	97.16	102.90	102.90	92.64
BALCONY	114.59	153.13	153.13	123.4	132	153.13	153.13	114.59
PLINTH AREA	1291.18	1632.12	1632.12	1423.85	1432.45	1632.12	1632.12	1291.83
COMMON AREA	372.18	469.88	469.88	410.21	412.68	469.88	469.88	372.18
SALEABLE AREA	1664	2102	2102	1834	1845	2102	2102	1664

\* Note: The areas indicated are prone to minor changes based on wall alignment





## NEAR BY PLACES

**2** mins

KUKATPALLY HIGHWAY

**5** mins

JNTU

**20** mins

HITEC CITY

**30** mins

PANJAGUTTA CIRCLE



### EDUCATIONAL INSTITUTES

- DAV Public School
- Sanghamitra School
- Gitanjali Talent School
- Akshara School
- JNTU



### SHOPPING & ENTERTAINMENT

- South India Shopping Mall
- Chennai Shopping Mall
- Metro - Cash N Carry
- PNR Empire Mall
- PVR NEXUS mall



### HOSPITALS

- Apollo Hospital
- Prasad Hospital
- Prasad Children's Hospital
- Remedy Hospital
- Usha Mullapudi Hospital

**STRUCUTRE****SUPER STRUCTRE:**

RCC Framed Structure designed to relevant Codes.

**WALLS:**

AAC Blocks / CC Bricks of all External Walls and all Internal walls as per design.

**DRAWING / DINING / POOJA****FLOOR:**

Large Format Vitrified Tile Flooring / Skirting as per design.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**MASTER BEDROOM****FLOOR:**

Large Format Vitrified tile Flooring / Skirting as per design.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**MASTER BEDROOM TOILET****FLOOR:**

Matt Finish Large Format Vitrified Tile Flooring as per design.

**WALL:**

Large Format Vitrified Tile Cladding as per design.

**CEILING:**

False Ceiling with PVC/Gypsum Grid ceiling as per design.

**PLUMBING FITTINGS:**

"Fittings shall be single lever with integrated thermostat. Plumbing Fittings from Hansgrohe, Kohler, Roca, Jaquar, or equivalent. Fittings Finishes shall be as per designer's selection."

**SANITARYWARE - WC:**

Wall hung WC integrated with Tornado Flush, Rimless Bowl.

**BATH & SHOWER:**

"Provision for Shower Partition.

**WASH BASIN:**

"Under Counter Washbasin with Provision for Mirror as per design.Single Bowl Basin & Mixer Tap with Flexi Push Fit Tails. Provision for Shaver Socket as per electrical design."

**OTHER BEDROOMS****FLOOR:**

Large Format Vitrified Tile Flooring / Skirting as per design.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**OTHER BEDROOM TOILETS****FLOOR:**

Anti-Skid Large Format Vitrified Tile Flooring as

per design.

**WALL:**

Glazed Vitrified Tile cladding as per design.

**PLUMBING FITTINGS:**

"Plumbing Fittings from Hansgrohe, Roca, Kohler, Jaquar, or equivalent. Fittings & Finishes as per selection."

**SANITARYWARE - WC:**

Wall hung WC integrated with Tornado Flush, Rimless Bowl.

**BATH & SHOWER:**

"Provision for Shower Partition.

**WASH BASIN:**

"Under Counter Washbasin with Provision for Mirror as per design. Provision for Shaver Socket as per electrical design."

**KITCHEN**

Designed to accommodate modular kitchen with all necessary services provisions.

**FLOOR:**

Matt Finish Large Format Vitrified Tile Flooring / Skirting to match flooring.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**EXHAUST:**

Provision for exhaust and chimney.

**APPLIANCES:**

Provision of Electrical Sockets Hob / Chimney, Refrigerator, Micro Oven, Mixer and additional two points)

**UTILITY****FLOOR:**

Matte finish Full Body Vitrified Tiles / Matte finish Vitrified Tiles.

**WALLS:**

"Wall Cladding up to 4' height with glazed vitrified tiles and exterior grade paint above.

**PLUMBING:**

Provision for Dish washer / Washing Machine / Dryer.

**APPLIANCES:**

Electrical Sockets for Dish washer/Washing Machine/ Dryer

**BALCONY / SIT-OUTS****FLOOR:**

Vitrified Tiles in Wooden Matte Finish Flooring / Skirting as per design.

**WALL /CEILING:**

Exterior grade paint as per Elevation.

**ELECTRICAL:**

Outdoor receptacle (IP66 rated) of reputed make as per design.

**RAILING:**

MS railing as per Industrial standards

**JOINERY****MAIN DOOR:**

Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with PU/Melamine coat.

Designer Hardware with smart lock.

**INTERNAL DOORS:**

Factory made Engineered wood frame, solid core shutter with Laminate on both sides finished Designer Hardware.

**TOILET DOORS:**

Factory made Engineered wood frame, solid core

shutter with Laminate on both the sides.

**UTILITY DOOR:**

Factory made Engineered wood frame, solid core shutter with Laminate on both sides

**SITOUT /BALCONY DOORS**

Reinforced Aluminium/UPVC Double Glazed Sliding Doors with performance glass and hurricane bar designed as per relevant IS code with Standard hardware and integrated with insect screen.

**WINDOWS**

Reinforced Aluminium / UPVC Double Glazed Sliding Windows with performance glass and hurricane bar designed as per relevant IS code with Standard hardware and integrated with insect screen.

**VENTILATORS**

Aluminium / UPVC glazed ventilators with Standard hardware and integrated with insect screen.

**SHAFT DOOR**

Powder Coated GI door with frame (factory made) as per NBC norms & vendor specifications

**STAIRCASE**

2hrs fire rated door, size as per the fire norms & Specifications

**TOWER LEVEL**

4 Towers - Consists of 10 Floors Each

**TOWER****BUILDING ENVELOPE:**

Exterior Grade paint in Texture finish.

**ENTRANCE:**

Glazing integrated with glass door and Canopy above as per Elevation intent.

**ENTRANCE LOUNGE****FLOOR:**

Imported Marble / Granite / Large format Vitrified tile as per design.

**WALLS:**

Cladding with Imported Marble / Granite / Large format tile as per design.

**CEILING:**

False ceiling as per design in wood / Metal / Gypsum board.

**CORRIDOR****FLOOR:**

Granite / Stone / Large format Vitrified tile as per design.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**LIFT LOBBY****FLOOR:**

Imported Marble / Granite / Large format Vitrified tile as per design

**WALLS:**

Imported Marble / Granite / Large Format Vitrified Tile Cladding as per design

**CEILING:**

False ceiling as per design in wood / Metal / Gypsum board.

**STAIRCASE****FLOOR:**

Granite / Tandur / Kota Stone as per Selection.

**WALLS:**

Two coats plastering in CM + Smooth Putty finish 2 Coats + 2 Coats of Acrylic Emulsion Paint of low VOC over Acrylic Primer.

**RAILING:**

MS Railing as per the design intent CELLARS / STILT

**FLOOR:**

VDF with grids as per standards

**WALLS:**

Two coats of OBD over Single coat of luppum.

**CEILING****DRIVE WAY:**

VDF in Broom Finish with marking as per standards

**RAMPS:**

Granolithic / Stamped Concrete /Cobble Stone. RAILINGS

**VENTILATION CUTOUTS:**

MS railing as per design.

**STAIRCASES:**

MS railing as per Industrial standards

**ENTRY LOUNGE /LIFT LOBBY:**

Laminated Glass with SS of IS 316 grade Handrail /balustrades as per design.

**ODU SHAFTS:**

Aluminium 'or' MS Louvers with Powder coat finish.

**MEP PROVISIONS - UNIT****HVAC:**

Provision for Copper piping and Concealed drain pipe of reputed make

**ELECTRICAL:**

One earth leakage circuit breaker for each Unit/Flat. Adequate power points for Unit area as per Electrical design."

**PHE:**

Separate Municipal water supply to units. Individual water metering for units."

**MEP PROVISIONS & AMENITIES (SITE / COMMON AREAS)****HVAC:**

Air-Conditioning in Building Main Lobbies.

**ELECTRICAL (HIGH SIDE):**

As per Load Calculation

**ELECTRICAL (LOW SIDE):**

Provision of Electrical Sockets in Common Areas as per Electrical design.

**POWER BACK-UP:**

Partial Power Backup using D.G Sets with acoustic enclosure

**PHE:**

Hydro-Pneumatic system with 100% treated water.

**WATER SUPPLY:**

Hydro-Pneumatic Water Supply System Provision of Central Water Softener"

**STP:**

Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP will be used for landscaping and flushing purpose."

**BMS:**

Centralised BMS controls for common MEP services.

**VERTICAL TRANSPORTATION:**

Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindler's / Thyssenkrupp / Johnson or better equivalent make. Bespoke Elevator Car Interiors as per design.

**PARKING CAPACITY:**

Parking is provided as per regulatory norms. Additional parking may be made if available on request.

**LPG:**

Central Gas Bank with gas leak detector system.

**CAR WASH:**

Car Wash facility is provided optional.



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ARCHITECTS



GENESIS PLANNERS PVT. LTD.

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