



ADVIKA
VENTURES

A Prestigious Project of



The epitome of a dream home you will love to own

CLOSE TO NH-44, ORR, AND IT CORRIDOR, A COMMUNITY WITH



ADVIKA
Meadows

Beside Kompally Bridge, Kompally

TSRERA-P02200003510



Advika Ventures is devoted to creating urban homes in well-connected, resourceful and established localities that are blessed with a slice of green goodness. With its every new project, the company aims to take up the challenge of creating stylish, spacious and serene homes that would suit a family needs at all stages of their lives. While functionality forms the essence of its every creation, the emphasis is also placed on delivering flair through futuristic features like home automation and so on.



Delivering exemplar homes
in well-connected, growth potential localities

Team Advika respects the aspirations of all family members

Before embarking on any new project, Team Advika seeks to derive a rich and detailed understanding of the setting, through comprehensive research and visits. Next, the members ensure that the site is wrapped fully around urban amenities and essential services, respecting the aspirations of all family members. Only after consideration is given to the ideal location that the team sets out on delivering the best possible living spaces with finest of features.



Brimming with spacious living spaces, novel recreational options and futuristic technologies

The overall arrangement at Advika Meadows presents you with everything you love about city living and much, much more. Apart from the privilege of living in premium 3 BHK apartment with all possible privacy and comfort of home automation facility, you can look forward to the easy vibe of close-knit community as well. What's more, an integrated infrastructure replete with choicest of lifestyle amenities, healthy living facilities, recreational options and futuristic technologies, such as home automation and an app that allows visitor parking, make it an urban oasis in every sense of the meaning.

SPECIFICATIONS



STRUCTURE

- RCC Framed as per design by Architect / Engineer.
- Roof height leaving clear 10 feet from floor to ceiling and 9 feet in Cellars.
- Lintels and Sunshades wherever required technically.
- Steel: Any 550 grade TMT as per ISI Standard.



WALLS

- External 9" and internal of 4 1/2" thick walls with light weight red bricks in cement mortar.
- Cement: OPC 53 Grade for Structure and PPC 43 Grade for other works.
- Sand: Use good manufactured sand, as per requirement.



COMPOUND WALL & GATE

- With solid cement bricks, M.S gate (as per design).



PLASTERING

- All surfaces shall be finished with plastering in two coats in cement mortar giving uniform sponge finish for internal walls with Birla, J.K or Laticrete wall care putty.



DOORS AND WINDOWS

- Main Door:** Teak wood door frame & Teak Veneered Shutter and Finished with melamine spray finish with all fittings.
- Internal Door:** Engineered door frame and flush door shutter with all fixtures.
- French Door:** UPVC door frames of VEKA or Equivalent with plain glass paneled sliding shutters with provision for mosquito mesh track.
- Windows:** UPVC window system of VEKA or Equivalent with plain glass and mosquito mesh track with MS grills.



FLOORING

- 800 x 800 mm Size Double Charges Vitrified Tiles in Living, Dining, Master Bed Room and other bed rooms (Brand: Somany, Cera, Varmora or Equivalent).
- Bathroom:** Anti skid tiles.
- Corridor:** Granite Slabs.
- Utility Balcony:** Anti skid ceramic tiles.
- Stair Case will be provided with Granite.



TILE CLADDING

- Dadoing in Kitchen:** Glazed ceramic tiles dado up to 2" height above kitchen platform.
- Bathrooms:** 600 x 300 mm Size Glazed ceramic tiles dado up to 7" height.
- Utilities/wash:** Provision for washing machine and washing provision in the utility area along with the dado up to 4" .



KITCHEN

- Kitchen:** Granite platform with Stainless Steel Single bowl sink with goose neck Faucet, provision for fixing exhaust fan, water purifier and chimney.
- Separate Municipal water tap along with Bore well tap.



TOILETS & BATHROOMS

- Bathrooms:** Plumbing and sanitary lines design as per professional MEP consultants design.
- Wall mounted EWC with concealed flush tank of Jaquar / Hindware or Equivalent.
- Jaquar sanitary ware or equivalent wall mount EWC.
- Plumbing work with CPVC pipeline Astral/Sudha kar / Ajay / Ashirvad/Prince with Jaquar or equivalent tap fittings and drainage pipe line with rigid PVC fittings.
- Single lever diverter with shower fixture of Jaquar / Plumber or Equivalent in the bathrooms.
- Geysers provision for all bathrooms.



Electrical

- Greatwhite, Fine Cab or equivalent IS multi stand copper wire with Crabtree, Great white or equivalent Modular White color switches with distribution board and three phase electrical supply.
- All electrical points as suggested by MEP Consultant.
- Wire connections such as 2.5 mm wires or 7/20 wires, which is electrically equivalent to 12 gauge solid wire should be provided along with the required MCB and electrical switches.
- Concealed copper wiring as per MEP consultants design.
- Provision for power outlets for air conditioners in all bed rooms and one in drawing room/living room.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, mixer / grinders in kitchen.

- Washing machine power outlet in utility area.
- Three phase supply for each unit and individual meter boards.
- One Miniature Circuit Boards (MCB) for each room at the main distribution box.
- CABLE TV:** Provision in Living Room and all bedrooms for each apartment.
- INTERNET:** Provision in Living room for each apartment.
- SECURITY/BMS:** Sophisticated round the clock security system.
- Surveillance cameras at the main security, each entrance of the corridor to monitor.
- FIRE AND SAFETY:** As per statutory norms.



GENERATOR

- DG set back up for all rooms and common areas except AC and 16 AMP points.



PAINTING

- External:** Textured finish/Luppam finish and two coats of Exterior emulsion paint as per Architectural Design.
- Internal:** Smooth putty finish with two coats of premium acrylic emulsion paint.



LIFT

- 6 Passenger lift of Johnson brand.



3 BHK East
Flat no: 4



3 BHK North
Flat no: 10



Flat No	1	2	3	4	5	6	7	8	9	10
Facing	West	East	West	East	East	East	East	West	West	North
BHK	3	3	3	3	3	3	3	3	3	3
Super Built Area (Sft)	1925	1920	2085	1995	1665	2015	2120	1980	2015	1865

Isometric View
3 BHK East Flat no: 3



- Kitchen
- Dining Room
- Living Room
- Gust Bed Room
- Children's Bed Room
- Master Bed Room



HOME AUTOMATION

- Smart Door Lock.
- Motion sensors for washroom lighting.
- Voice and App based light and fan control.
- Mood lighting and smart scenes for scene creation.
- Voice and App based A/C, TV and Geyser control.
- Control your home from anywhere.
- Smart Schedule: Set your own rules.
- Contact sensors for Main door, Utility door and French door for increased utility.
- Door Video Security System.

* Conditions Apply



Classy clubhouse for driving out urban dreariness through unparalleled fun

As city chaos begins to weigh in today's competitive lifestyle, the many leisure amenities at Advika Meadows' exclusive club house provide the perfect opportunity to drive out urban dreariness through unparalleled fun. You and all of your family members can:

- Step right out of your apartment and on to the modern gym to workout at your own pace and in peace
- Catch up with friends and family while celebrating life's special moments at the splendid banquet hall
- Connect with nature at the open-air gazebos and leafy walking tracks
- Try your hand at many indoor and outdoor games to stay positive and active, and
- Let your children indulge in the dedicated kids area equipped with a plethora of playful indulgences

AMENITIES



Children play area with rubber ground flooring from a standard company like Rebound Ace India.



Only thermal insulation will be given for 5th Floor.



Gazebos



Banquet Hall with AC.



24/7 CCTV Surveillance



Gym Equipment with AC



False Ceiling will be given in Corridors and club house.



Premium Lounge Room with Furniture



Walking Track



Badminton Court



Half Basketball Court



Indoor Games Facility (Table Tennis table, Carom boards).



My Gate app Facility



Seniors Assembly Area



Lush Landscaping



Metered Gas Connection (optional)



A location blessed with established infrastructure for your blissful future



scan for location

Located on the energetic National Highway 44 and mere minutes from ORR, Advika Meadows is in the midst of a growing hub and blessed with established infrastructure and pollution-free ambience. While the presence of defence area here ensures continuity of greenery, the many civic amenities add to the delight of taking residence in this part of Hyderabad. The existence of institutional offices in the vicinity and commercial hub of Medchal, mere minutes away, assure work-life balance. Eminent educational institutions and modern healthcare facilities ensure quality lifestyle. For easy connectivity, apart from wide roads, Bollaram Railway Station is 4 km away, and a proposed MMTS station is coming up within walking distance from the site for citywide travel.



A Site That's Primed for New Age Lifestyle:

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| <p> WORK / IT HUBS</p> <ul style="list-style-type: none"> Tech Mahindra SEZ Tata Motors office Warehousing/Logistics hub Medchal Industrial Zone Kompally | <p> EDUCATION</p> <ul style="list-style-type: none"> Pearson School Abhaya School Sri Chaitanya School Geethanjali Global School St. Martin's Engineering College Delhi Public School | <p> TIMELY HEALTHCARE</p> <ul style="list-style-type: none"> Aashrita Hospital Surekha Hospital Srikara Hospitals Konark Hospital Bloom Hospital Rush Hospital ARKE Hospitals AVNI Hospitals | <p> MALLS & MOVIE HALLS</p> <ul style="list-style-type: none"> D-Mart Metro Decathlon PVT Mall Big Bazaar Max Fashion Raichandani Mall Chennai Shopping Mall | <p> FOOD & BEVERAGE</p> <ul style="list-style-type: none"> Rajdhani Dhaba Kabaasa Restaurant Ahoy Resto Delite Kitchen Palamuru Grill Malnadu Kitchen Sainma Restaurant | <p> LOCAL / NATIONAL/ INTERNATIONAL CONNECTIVITY</p> <ul style="list-style-type: none"> NH 44 ORR Upcoming MMTS Station Bollaram Railway Station Hyderabad - Mancheril Highway |
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This brochure is only a conceptual presentation of the project and not a legal offering. Promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit



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