



Beams &
Columns
Builders Pvt. Ltd

Properties which
bring Prosperity

  /BeamsAndColumns



Exquisite
Residential Apartments
Now at Suchitra





Buying a *Home* is a
Keystone of *Wealth*



Welcome to the World of Infinities!

'4 Blocks', your destined dream home, designed to bring one's World of Infinities into life, infinities in the form of turning Dreams into Realities, nurturing Hobbies into Passion and creating Memories which stay through, forever. Over the period with all the experience of building homes, we have learnt that every project has a purpose and now we believe 4 Blocks carries a remarkable purpose of fostering the dreams of 360+ families who are soon to own and reside in their destined dream homes! Our responsibility in developing this residential community is immense and we take pride in shaping it into the best possible gated-community in the ever-growing residential hub of Suchitra.



Project Briefing

4 Blocks is a residential project, located just 1 kilometre away from Suchitra Junction, Kompally, inside Godavari Homes, Close to one of our very own projects, Armsburg Koundinya, completed in the year 2018. The total area of the land in which this spectacular venture is being developed, is about 15,000 Sq.Yards, with a built-up area of about 5,00,000 Sq.Feet. It's a gated community which shall host 2 & 3 bedroom flats, accompanied by a magnificent 15,000 Sqft. approx. huge Club House, stationing all premium amenities including Swimming Pool, Gymnasium, Multipurpose Hall, Indoor Games Arena, Guest Rooms amongst others.

Project Highlights

- *Project Area: 3.2 Acres | 15000+ Sq Yards
- *Built-up Area: 5,00,000+ Sq. Feet
- *No of Floors: Stilt + 10 Floors
- *Parking Levels: 2 1/2
- *No of Blocks: 4
- *No of Flats: 360
- *Types of Flats: 2 & 3 BHK
- *Size of Flats: 1000 Sft to 1900 Sft
- *Club House Built-Up Area: 15,000 Sqft. approx.



40' WIDE MAIN ROAD

60' WIDE MAIN ROAD

BLOCK D

BLOCK A

6|1740

1|1865

10|1315

1|1360

5|1310

2|1725

9|1320

2|1055

4|1740

3|1815

8|1275

3|1260

7|1320

4|1055

6|1275

5|1260

TOT-LOT

CLUBHOUSE

1|1760

2|1315

3|1245

4|1265

9|1810

8|1280

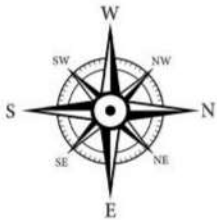
7|1280

6|1280

5|1670

BLOCK B

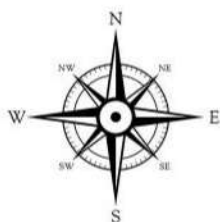
Block Mitra (A) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	2 BHK (W)	893.40	162.47	1360.00
2	2 BHK (W)	709.08	109.96	1055.00
3	2 BHK (W)	893.40	86.08	1260.00
4	2 BHK (W)	709.08	109.96	1055.00
5	2 BHK (W)	893.51	86.08	1260.00
6	2 BHK (E)	873.06	114.48	1275.00
7	2 BHK (E)	906.20	118.89	1320.00
8	2 BHK (E)	873.06	114.59	1275.00
9	2 BHK (E)	906.02	118.79	1320.00
10	2 BHK (E)	873.06	146.55	1315.00

*As per RERA carpet area includes walls

Block Karuna (B) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (E)	1177.25	186.68	1760.00
2	2 BHK (W)	879.63	139.12	1315.00
3	2 BHK (E)	817.76	147.62	1245.00
4	2 BHK (W)	836.69	143.96	1265.00
5	3 BHK (W)	1133.35	163.12	1670.00
6	2 BHK (N)	887.59	105.66	1280.00
7	2 BHK (N)	887.59	105.66	1280.00
8	2 BHK (N)	887.59	105.66	1280.00
9	3 BHK (E)	1286.78	115.45	1810.00

*As per RERA carpet area includes walls

Block Ananda (C) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (W)	1085.46	235.96	1705.00
2	2 BHK (N)	783.65	153.00	1210.00
3	3 BHK (W)	1232.02	51.43	1710.00
4	2 BHK (W)	822.60	160.32	1270.00
5	3 BHK (W)	1212.75	173.88	1790.00
6	2 BHK (E)	848.64	130.73	1265.00
7	3 BHK (E)	1075.13	147.41	1575.00
8	3 BHK (E)	1075.13	147.41	1575.00
9	3 BHK (E)	1075.13	147.41	1575.00
10	2 BHK (E)	845.09	174.52	1315.00
11	3 BHK (E)	1158.85	190.88	1740.00

* As per RERA carpet area includes walls

Block Upeksha (D) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (W)	1274.52	171.40	1865.00
2	3 BHK (W)	1188.33	146.76	1725.00
3	3 BHK (W)	1225.24	179.04	1815.00
4	3 BHK (E)	1197.48	152.46	1740.00
5	2 BHK (E)	860.69	155.26	1310.00
6	3 BHK (E)	1205.12	142.89	1740.00

*As per RERA carpet area includes walls

Make Your Living Count!

A house becomes a home when it is a haven for love, memories and happiness. To experience an enriching living, amenities and luxuries are essential. Anyday the value of a substance matters over the quantum and this applies to the amenities as well and so we have designed to deliver amenities to the best of their value, which will make your precious time with parents, spouse and kids count.





The '4 Blocks' of Mitra, Karuna, Ananda & Upeksha

4 Blocks is destined to infuse Happiness into its residents, drawing inspiration from the '4 Keys to Happiness', the qualities of Mitra (Friendliness), Karuna (Compassion), Ananda (Joy) and Upeksha (Equanimity). The 4 Blocks community's eco-system shall stand as a testament to beautiful landscaping with a full circle jogging track and central courtyard, to highly ventilated & vastu-compliant buildings with spacious corridors, to sizeable and well connected parking to an awe-inspiring club-house consisting of guest rooms & various amenities.



There is nothing more important than a good, safe, secure home. Home is a place you grow up wanting to leave and grow old wanting to get back to. However a collection of homes and the culture surrounding it forms a community and this is vital to define the resident's state of living. A community is a mix of emotions and activities of the residents and the available amenities play a vital part of establishing the essence. This in-depth insight of defining how our community should transpire, has led to defining the scope of amenities made available.

Amenities to Behold



Terrace
Swimming Pool



Multipurpose Hall



Guest Bedrooms



Indoor Games



Children Play Area



Jogging Track



Fully Equipped
A/c Gym



Yoga Studio



What brings a sense of community identity and belonging in a residential society is engaging the residents in some form and that's where amenities play an important role. There is a strong connection between the quality of social infrastructure and the well being of the residents. We have taken this seriously and have defined our features which exert the need of having a home at 4 Blocks, with access to facilities like garden, pool, play area, jogging track, gymnasium while ensuring safety, security, hygiene and adequate backups, which all contribute to the pleasure and enjoyment of the occupants.



Central
Courtyard



Generator
Backup



Wide Driveways with Tree lines
& Street lights



Sewage Treatment
Plant



Fire Safety Infrastructure



2 ½ Level Parking



Security Surveillance
Infrastructure



Rain Water
Harvesting



Home isn't a *Place* it's a *Feeling*

Club House

The Clock ticks here, as it ticks nowhere else!

If you want to be happy in a million ways, we have something for you, the Clubhouse!

15,000 Sq.ft. approx club house with:-

i. Terrace Swimming Pool | ii. Multipurpose Hall | iii. Guest Rooms
iv. Indoor Games Arena | v. Fully Equipped A/c Gym | vi. Yoga Studio



Project Specifications

***Structure**

RCC frame structure.

***Super structure**

Standard brick work with ACC blocks.

***Painting**

Interior walls - Luppum finish with tractor emulsion paint.

Exterior walls - Asian Ace weather shield emulsion paint or equivalent.

***Doors**

Main door - Teak wood frames with veneered shutters and PU polishing with necessary brass fittings. Internal doors - Teak wood frames with laminated doors and necessary brass fittings.

***Windows**

All window frames and sliding shutters are of UPVC with glass and safety grills and a provision for mosquito mesh.

***Flooring**

600mm x 600mm double charged Vitrified tiles of reputed make.

***Electrical**

Concealed piping with copper wires and modular switches, having adequate points for power and lighting. Power outlet for air conditioners in living and bedrooms. (Concealed copper wiring with quality switches 15A socket in kitchen, toilet and dining, tv and telephone points in the hall and master bed room, adequate light points 5A socket in all modular rooms)

***Plumbing**

CPVC fittings for water lines PVC SWG (prince or equivalent) for drainage system.

***Toilets**

Door height dado glazed with ceramic tiles of reputed make. All bathrooms consist of washbasin, EWC with flush tank of reputed make (Jaguar or Equivalent)

***Kitchen**

Granite platform with stainless steel sink, CP fittings with 2.0' height ceramic tiles dado over granite counter top. Provision for fixing of water purifier, exhaust fan/chimney. Separate Municipal water tap along with Borewell water tap. Provision for washing machine in the utility area.

***Intercom Facility**

Intercom facility to all the units connecting security and services.

***TV Cable Provision**

Provision for cable TV in living room and master bedroom

***Internet Provision**

Internet Cable provision for all flats.

***Generator**

DG set backup for lifts, common areas and provision of 6 points per flat.

***Lifts**

Branded automatic lifts of reputed make with rescue device and V3F for energy efficiency.

***Fire safety**

Full-fledged firefighting systems as per fire norms.

Centrally located in the residential hub of **Suchitra Junction, Kompally, 4 Blocks** is within a **2 km** proximity to all major essential **shopping, entertainment, convenience** and **health zones** of the area.

Location Map



<u>Shopping</u> Chennai Shopping Mall KLM Westside R.S Brothers Max Bajaj Electronics	<u>Schools & Collages</u> Sadu Vaswani School Suchitra Academy School Delhi World Public School CMR Group of Institutions St. Michael School	<u>Convenience</u> D-Mart Ratnadeep Reliance Fresh Suchitra MMTS Station Karachi Bakery	<u>Hospitals</u> Rush Hospital Balaji Hospital Sri Kara Hospitals	<u>Banks</u> Andhra Bank Axis Bank State Bank of India HDFC Bank IDBI ICICI Karur Vysya Bank
--	--	---	---	--



**Beams &
Columns**
Builders Pvt. Ltd



**“Our Beams & Columns make your House
Your Love & Dreams make your Home”**

STRUCTURAL ENGINEER:

AADHAARSHILA STRUCTURAL CONSULTANTS,C-401,SVSS
SANKALP,1-2-597/36TO41&42/2,LOWER TANK BUND,
HYDERABAD,500080
PH:04066667487
AADHAARSHILADESIGN@GMAIL.COM

ARCHITECTURAL ENGINEER

LORDS
ARCHITECTURE | INTERIORS | LANDSCAPE
PLOT 1, PARK AVENUE COLONY, AMEERPET, HYD. -91/9849019981
AR. K.P.S.RAMANJANEYULU
9849019981

4BLOCKS, A project by **Beams & Columns Builders Pvt. Ltd**, a sister concern of the 2 decades old **Armsburg Properties Pvt Ltd**

TS RERA Reg. No: P02200001921

Corporate office address:

Plot no. 19, Sri Tirumala Enclave, Kharkhana,
Secunderabad, TS - 500009

Sales Office Address: Sy no. 114,115&116, Gayatri Nagar,
inside Godavari Homes, Suchitra, Sec- Bad 500055 - TS

Phone Numbers: 9951677000

