

Location Plan



Apace Hill View County

The Ultimate in Quality and Comfortable Living



40-27-88/1, Lohia Towers, 4th Floor, Flat No.3, Nirmala Convent Road, Patamata, Vijayawada - 10.
Site Address : D.No.49-4-32B / 3, Gunadala, Vijayawada - 520010.
Cell : 83414 28088, 83413 18088
e-mail : avsconstruction2019@gmail.com

STRUCTURAL ENGINEERS
B.Raja sekhar Reddy, M.Tech

SREE RK CIVIL ENGINEERING CONSULTANCY
Plot no:28, Sai Nagar, Benz circle, Vijayawada - 520008
Cell: 73968 18929

ARCHITECT
A.LAKSHMAN RAO M.ARCH., (IIT), AIIA



LAKSHMAN ASSOCIATES
ARCHITECTS, PLANNERS & INTERIOR DESIGNERS
4th floor, White House, Opp AIR Bldg., Vijayawada -10
Cell: 247 61 68, e-mail : lakshmanaro_a@yahoo.co.in

designer choice - 91 8210 8310

VMC Approved Plan No: 1073/1575/B/VMC/CAR/2019
Rera Registration No. P06170011915



Apace Hill View County



Aerial view



Site Layout

Sun Block



Apace Hill View County





Sun Block
Typical Floor Plan
(Second,
Third, Fourth Floor)



Sun Block
Ground & First
Floor Plan

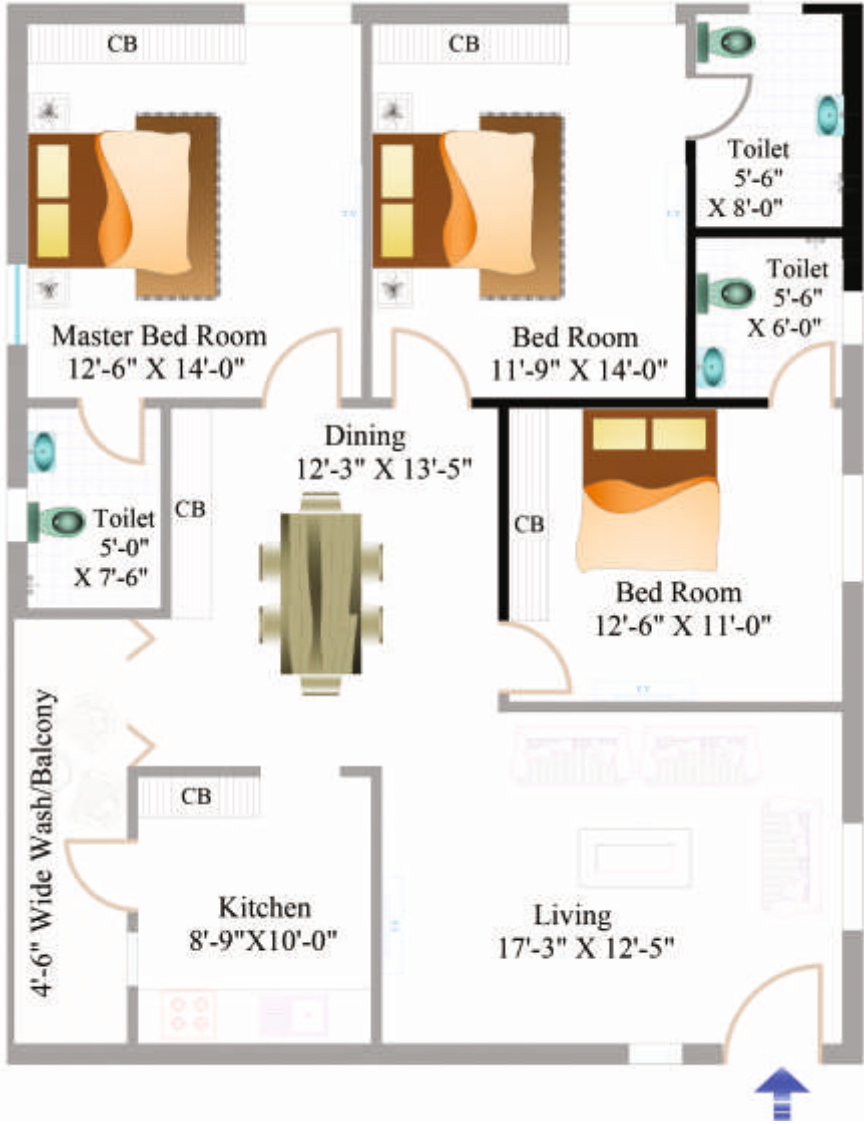


Sun Block

East Facing Plan

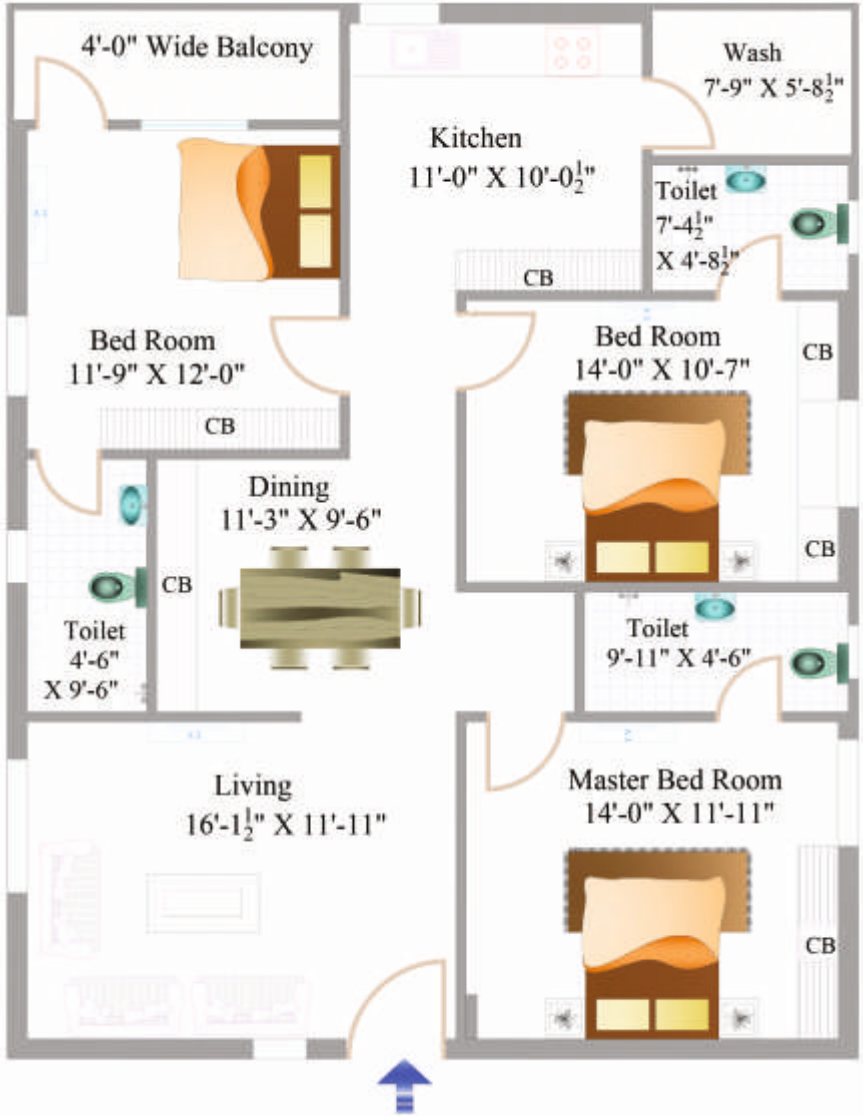
Areas (in Sq.ft)

Plinth	Common	SBUP	ClubHouse	Car Parking
1269.28	211.35	1480.63	56.53	122.0



Sun Block

West Facing Plan



Areas (in Sq.ft)

Plinth	Common	SBUP	ClubHouse	Car Parking
1269.28	211.35	1480.63	56.53	122.0

Sun Block

Club House



Super Market



Café



Pool / Billiard Game



Table Tennis



Gym



Carroms



Chess



Spa

Moon Block



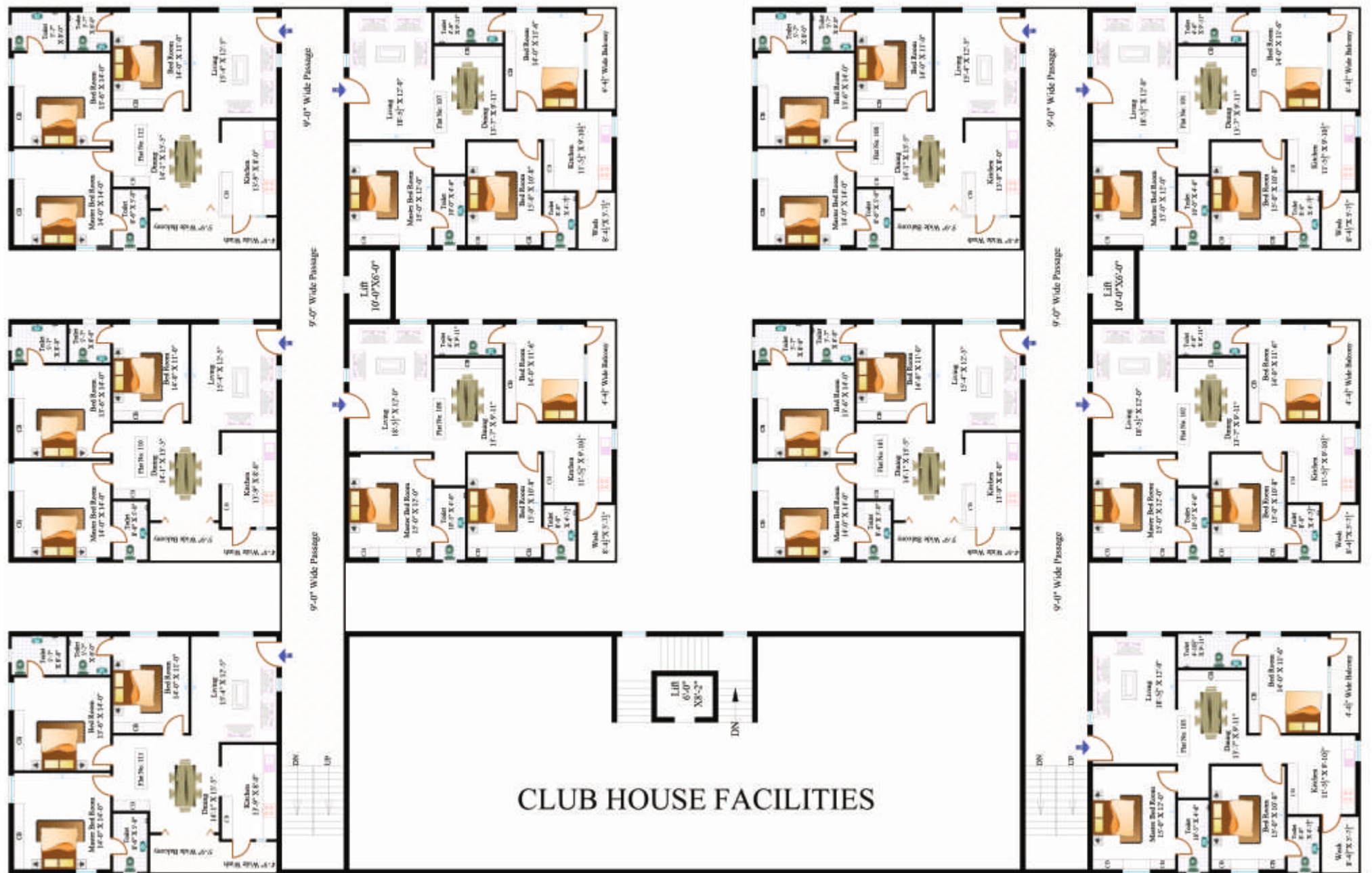
Apace Hill View County





Moon Block
Typical Floor Plan
(First, Second,
Third, Fourth Floor)

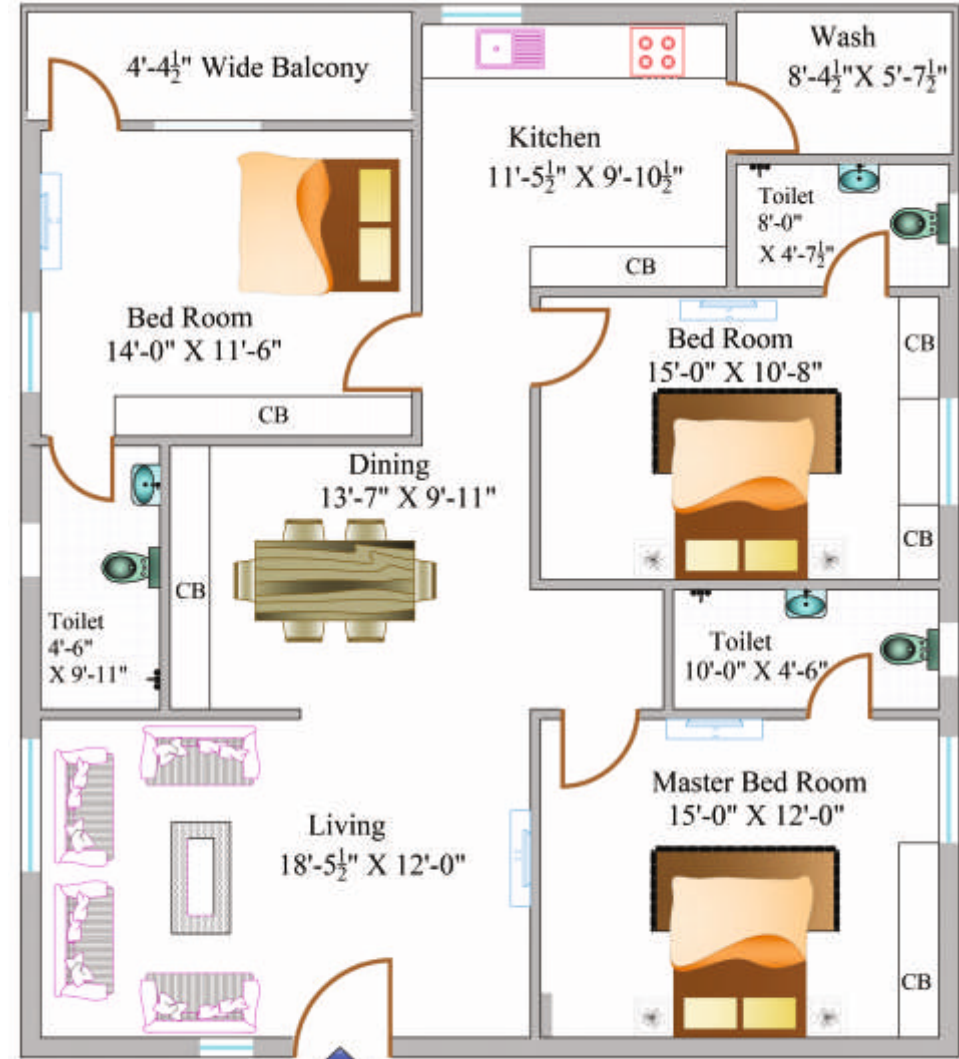
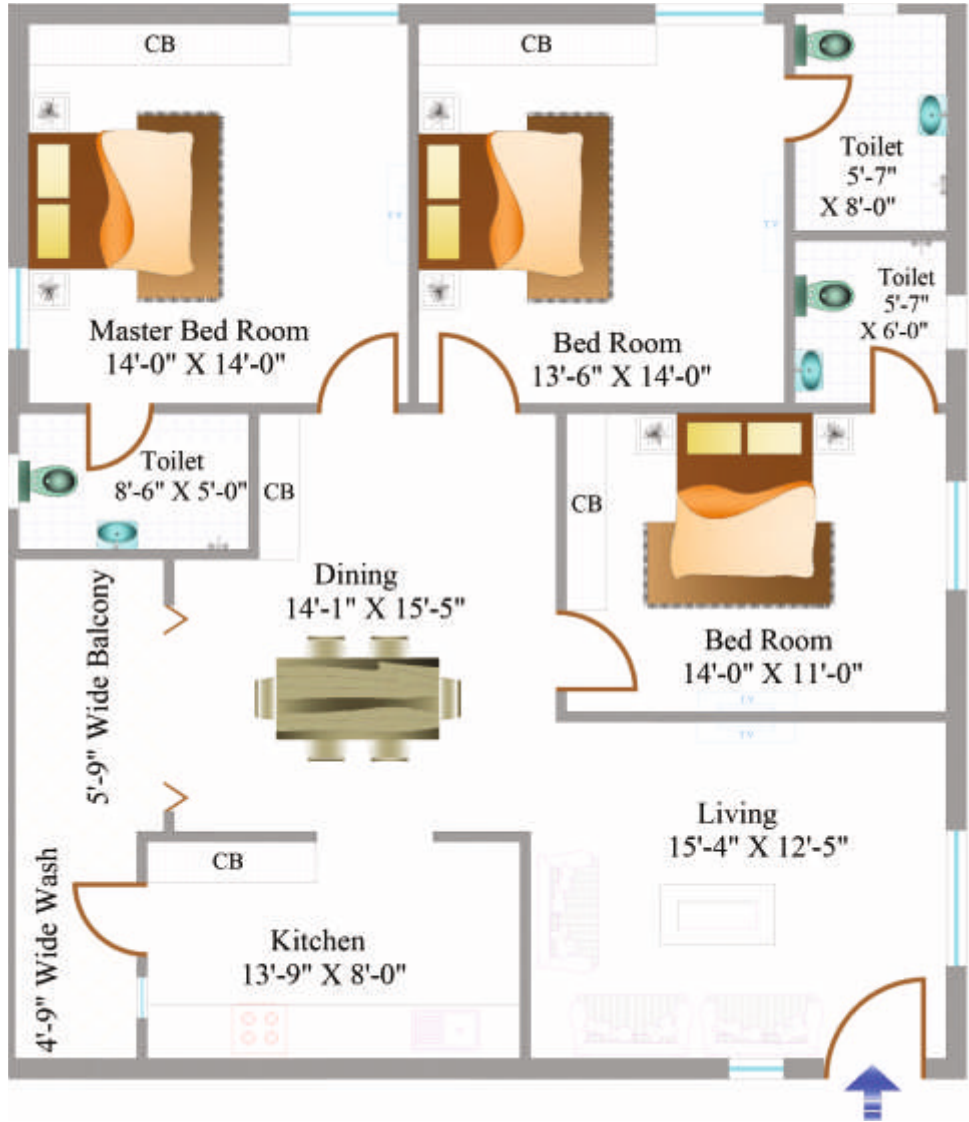
Moon Block
Ground Floor Plan



Moon Block
East Facing Plan

Areas (in Sq.ft)

Plinth	Common	SBUP	ClubHouse	Car Parking
1401.57	212.45	1614.02	56.53	244.0

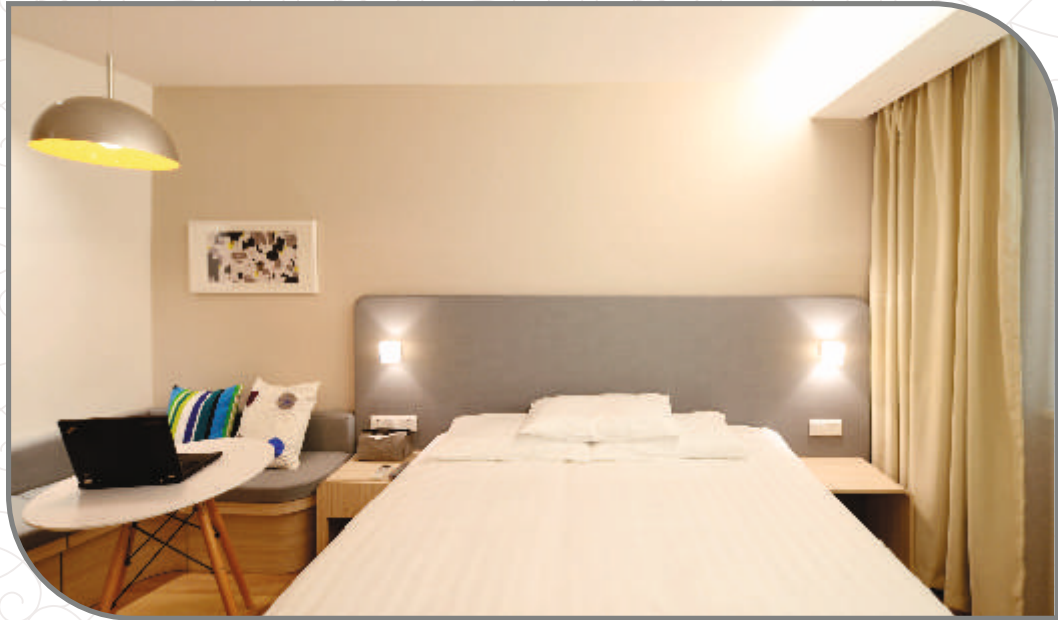


Areas (in Sq.ft)

Plinth	Common	SBUP	ClubHouse	Car Parking
1401.57	212.45	1614.02	56.53	244.0

Moon Block
West Facing Plan

Moon Block
Club House



Guest Rooms



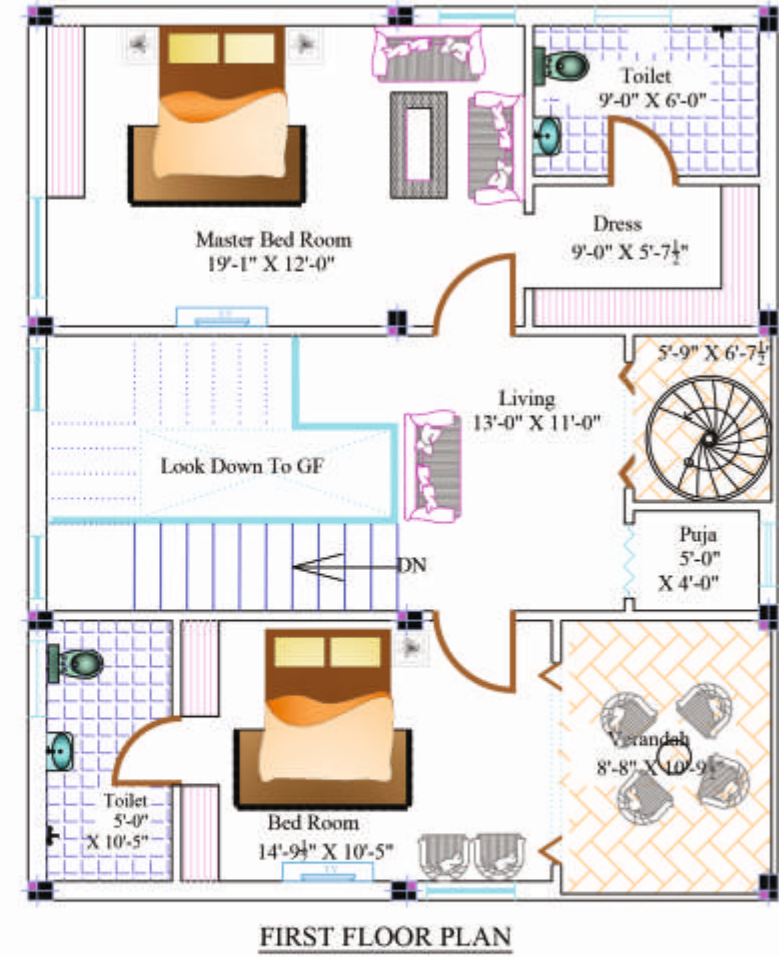
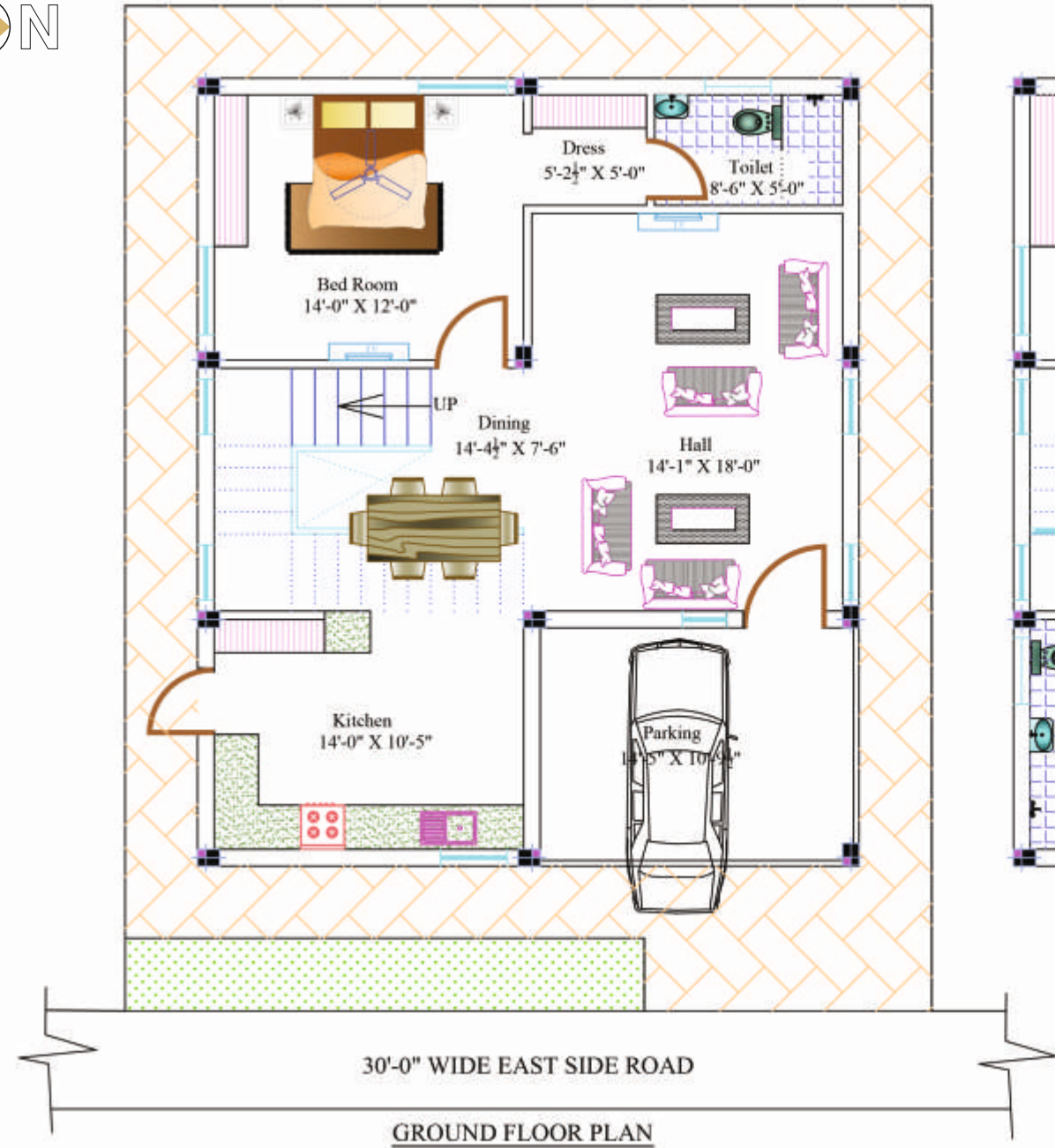
Multipurpose Hall

STAR VILLAS



STAR VILLAS STATEMENT

S.No	Villa No's & Facing	Plot Size (in Sq.yds)	Parking or Sit Out (in Sq.ft)	Ground Floor (in Sq.ft)	First Floor (in Sq.ft)	Total Area in Sq.ft	Club House in Sq.ft
1.	1 (West)	210.06	122	1027.52	1215.67	2365.19	56.53
2.	2, 3, 22, 23 (West)	169.36	122	833.02	960.57	1915.59	56.53
3.	4, 24 (West)	169.36	122	794.81	902.01	1818.82	56.53
4.	5, 25 (West)	184.54	122	874.03	1009.12	2005.15	56.53
5	6, 7, 8, 9, 10, 26, 27, 28, 29, 30 (West)	184.54	122	912.24	1067.56	2101.8	56.53
6.	11, 12, 13, 14, 15, 31, 32, 33, 34, 35 (East)	184.54	122	912.13	1067.56	2101.8	56.53
7.	16, 36, (East)	184.54	122	871.34	1009.12	2002.46	56.53
8.	17, 37 (East)	169.36	122	780.49	902.01	1804.50	56.53
9.	18, 19, 38, 39 (East)	169.36	122	821.29	960.57	1903.86	56.53
10.	20 (East)	190.98	122	919.67	1078.33	2120.0	56.53
11.	21 (West)	179.50	122	868.22	1000.18	1990.4	56.53
12	40 (East)	160.45	122	747.66	862.73	1732.39	56.53



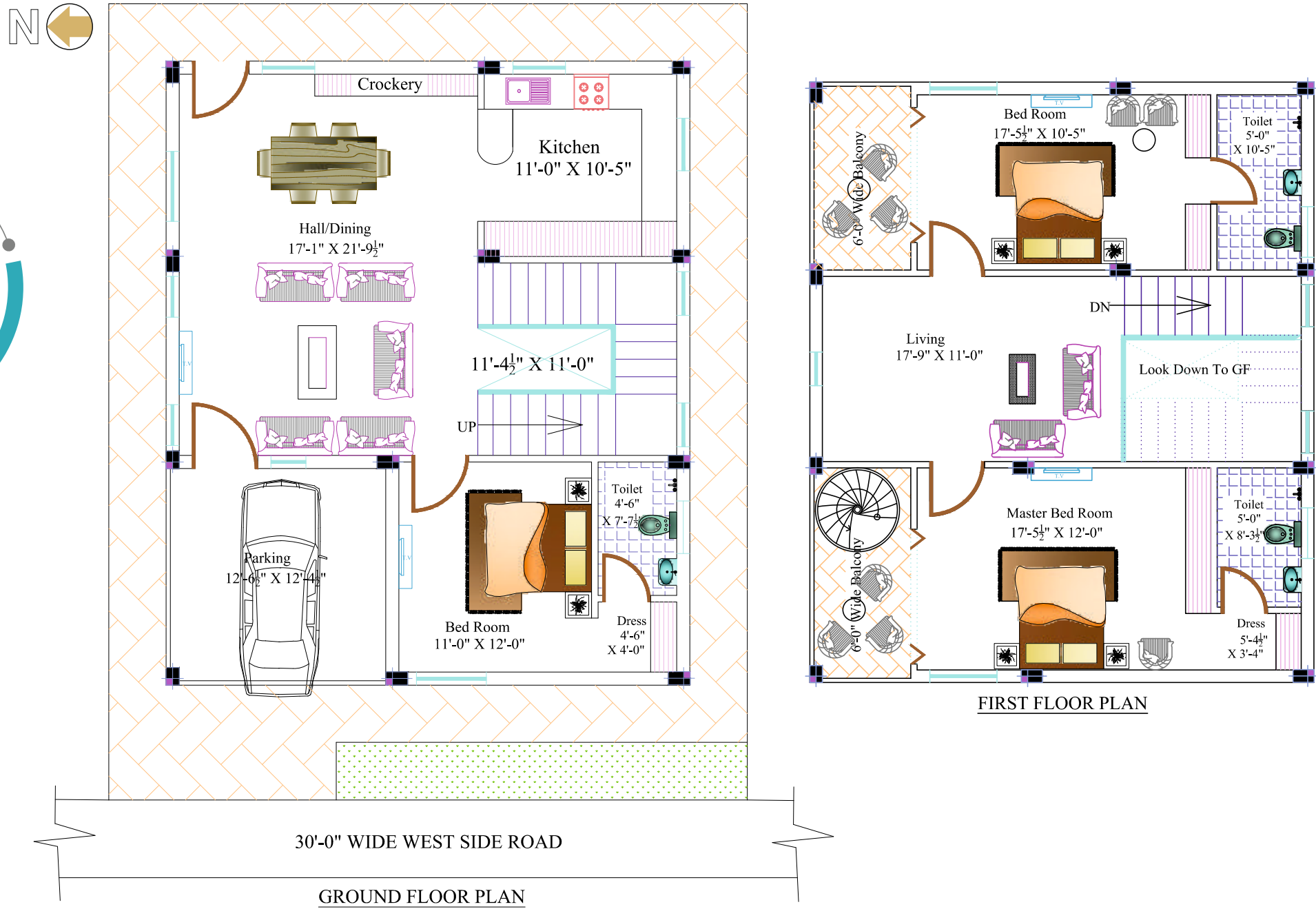
STAR VILLAS
East Facing Plan
Villa No.15

Total Area
2101.8 Sq.ft



STAR VILLAS
West Facing Plan
Villa No.6

Total Area
2101.8 Sq.ft



Specifications

FOUNDATION&STRUCTURE: Under reamed pile foundation with pile caps and RCC framed structure to withstand wind and seismic loads.

WALLS: 9 inches thick external walls end 4 inches thick internal walls with conventional bricks, plastering with cement mortar.

DOORS&WINDOWS:

MAIN DOOR: Teak wood frame and teak veneered shutter aesthetically designed and finished with melamine/pu Polish fixed with reputed make hardware.

INTERNAL DOORS: Engineered wood/teak wood frame and teak veneered / Laminated flush shutters with reputed make hardware.

FRENCH DOORS: UPVC door frames and glass panelled sliding shutters.

WINDOWS: UPVC window frames and glass panelled sliding shutters with mosquito mesh facility.

VENTILATION WINDOWS: UPVC ventilation windows in bathrooms fitted with glass louvers and provision for exhaust fan facility.

WARDROBES:

APARTMENTS:

- ▶ Semi modular cupboards with laminated Plywood/engineered wood sheets along with dressing features on cement mortar cupboard shelves. (optional)
- ▶ Hinges, handles and other hardware of reputed make of good brand.

VILLAS: cupboards and modular kitchen work (optional)

FALSE CEILING:

VILLAS&APARTMENTS: Gypsum board false ceiling with light fittings for living, drawing, dining and all bedrooms. Gypsum / pvc / wpc sheets false ceiling for bathroom, utility and balcony areas.

FLOORING:

LIVING/DRAWING, DINING&KITCHEN: 600x1200 mm size vitrified tiles of reputed brand

MASTER BEDROOM: 200x1200 mm size wooden finish strip tiles

OTHER BEDROOMS: 600x1200 mm size vitrified tiles

BALCONIES: 600x600 mm size anti-skid wooden finish tiles

STAIRCASE: granite slabs for villa and apartment staircases.

CORRIDORS: 600x600 mm size vitrified tiles for apartment corridors.

BATHROOMS&UTILITY: 600 x1200 mm size anti-skid vitrified tiles for villa houses - 300 x 300 mm size anti-skid tiles for apartment flats

TILE CLADDDING:

KITCHEN: 600 x 600 vitrified tiles dado up to 2 ft. height above kitchen platform

BATHROOMS&UTILITY: 600 x 1200 mm size vitrified tiles dado for villa houses and 300 x 600 mm size vitrified tiles dado for apartment flats of reputed brand.

KITCHEN:

- a) Granite platform with stainless steel sink
- b) Provisions for fixing of RO system, chimney and stove
- c) Provisions for washing machine and dishwasher in the kitchen / utility / balcony area

BATHROOMS

- ▶ Premium quality ceramic wash basins of good brand.
- ▶ Premium quality one-piece EWC's with twin flush fittings of Hindware / equal standard make.
- ▶ Single lever shower mixer and all other C.P fittings of Jaguar / equal standard make.
- ▶ Provision for geysers in all bathrooms .
- ▶ Cpvc pipes for water lines and pvc/swr pipes for sewage lines of Ajay / Ashirwad / equal standard make

PAINTING:

INTERNAL: Internal walls with wallcare putty and ceiling with Altek finish with one coat primer and two coats emulsion paints.

EXTERNAL: External walls with weather shield emulsion paints with one coat primer and two coats emulsion paints. Wallcare and texture work at designated areas.

FOUNDATION&STRUCTURE: Under reamed pile foundation with pile caps and RCC framed structure to withstand wind and seismic loads.

WALLS: 9 inches thick external walls end 4 inches thick internal walls with conventional bricks, plastering with cement mortar.

DOORS&WINDOWS:

MAIN DOOR: Teak wood frame and teak veneered shutter aesthetically designed and finished with melamine/pu Polish fixed with reputed make hardware.

INTERNAL DOORS: Engineered wood/teak wood frame and teak veneered / Laminated flush shutters finished with melamine/pu Polish fixed with reputed make hardware.

FRENCH DOORS: UPVC door frames and glass panelled sliding shutters.

WINDOWS: UPVC window frames and glass panelled sliding shutters with mosquito mesh facility.

VENTILATION WINDOWS: UPVC ventilation windows in bathrooms fitted with glass louvers and provision for exhaust fan facility.

WARDROBES:

APARTMENTS:

- ▶ Semi modular cupboards with laminated Plywood/engineered wood sheets along with dressing features on cement mortar cupboard shelves.
- ▶ Semi modular kitchen system with granite platform and steel sink and Provisions for chimney and stove.
- ▶ Hinges, handles and other hardware of reputed make of good brand.

VILLAS: cupboards and modular kitchen work(optional)

FALSE CEILING:

VILLAS&APARTMENTS: Gypsum board false ceiling with light fittings for living, drawing, dining and all bedrooms. Gypsum / pvc / wpc sheets false ceiling for bathroom, utility and balcony areas.

FLOORING:

LIVING/DRAWING, DINING&KITCHEN: 600x1200 mm size vitrified tiles of reputed brand

MASTER BEDROOM: 200x1200 mm size wooden finish strip tiles

OTHER BEDROOMS: 600x1200 mm size vitrified tiles

BALCONIES: 600x600 mm size anti-skid wooden finish tiles

STAIRCASE: granite slabs for villa and apartment staircases.

CORRIDORS: 600x600 mm size vitrified tiles for apartment corridors.

BATHROOMS&UTILITY: 600x600 mm size anti-skid vitrified tiles for villa houses - 300x300 mm size anti-skid tiles for apartment flats

TILE CLADDDING:

KITCHEN: vitrified tiles dado up to 2 ft. height above kitchen platform

BATHROOMS&UTILITY: 600x1200 mm size vitrified tiles dado up to 7 ft. height for villa houses and 300x600 mm size vitrified tiles dado up to 7 ft height for apartment flats of reputed brand.

KITCHEN:

- a) Granite platform with stainless steel sink
- b) provisions for fixing of RO system, chimney and stove
- c) provision for washing machine in the utility/balcony area

BATHROOMS

- ▶ Premium quality ceramic wash basins of good brand.
- ▶ Premium quality one-piece EWC's with twin flush fittings of Hindware / equal standard make.
- ▶ Single lever shower mixer and all other C.P fittings of Jaguar / equal standard make.
- ▶ Provision for geysers in all bathrooms .
- ▶ Cpvc pipes for water lines and pvc/swr pipes for sewage lines of Ajay / Ashirwad / equal standard make

NOTE : This Brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only. Specifications are subject to changes @ Builder's Architect's discretion.