

The Crowning Glory of
abids





The Very Heart of
Hyderabad
The Heart of every Hyderabadi.





It's where

Sarojini Naidu wrote poetry.

It's where
Mahatma Gandhi planted trees.

It's where
Nizam's favourite cookie was discovered.

It's where
Reddy Hostel nurtured many a student.

It's where
N T Rama Rao resided

It's where
iconic missionary schools originated.

It's where
the first business enterprises
of Hyderabad thrived.



It's Abids.

It was, is and will
be Abids.





A great lifestyle. Yes, in Abids



Palacio

RESIDENTIAL + GREAT LIFESTYLE





RENDER PROCESS STAGE

PLEASE CONFIRM
Viewing Frame/
Sunlight position(time)/
Materials Quality/
Entourage (such as landscape...)
(If it is necessary to make any revision, please help us mark and we will improve them further.)



RENDER PROCESS STAGE

PLEASE CONFIRM:
Viewing Frame/
Sunlight position/
Materials Quality/
Entrance Markings/
If IBI received your comments, please help us mark and we will improve them further.



The soon-to-be crowning glory of Abids - Surekha Plaza - is made and curated to appeal to the discerning few who want to make Abids their home as they can straddle their professional life and personal life with ease. They can now have a perfect work-life balance. They can closely monitor their business which many times need a hands-on approach. They can spend quality time with their family. They can boast of an address that is one-of-its-kind in Abids. They can luxuriate in spaces where bespoke design meets exceptional living. They can seek inspiration in the signature example of colonial architecture, an all-white exterior and neo-Renaissance design with high ceilings and extensive verandas. They can go back in time. They can move ahead. They are the citizens of Surekha Plaza.

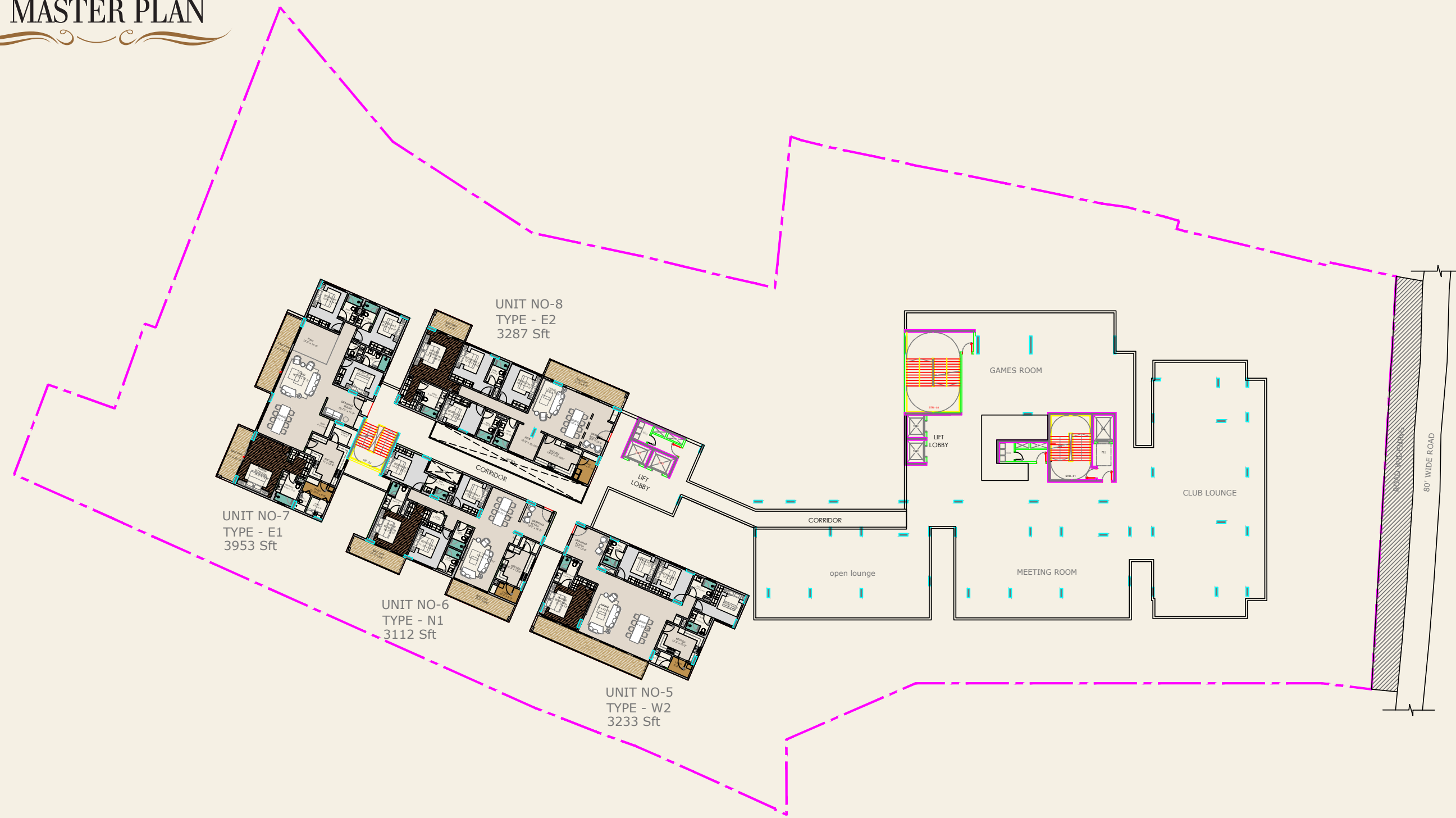
PROJECT OVERVIEW



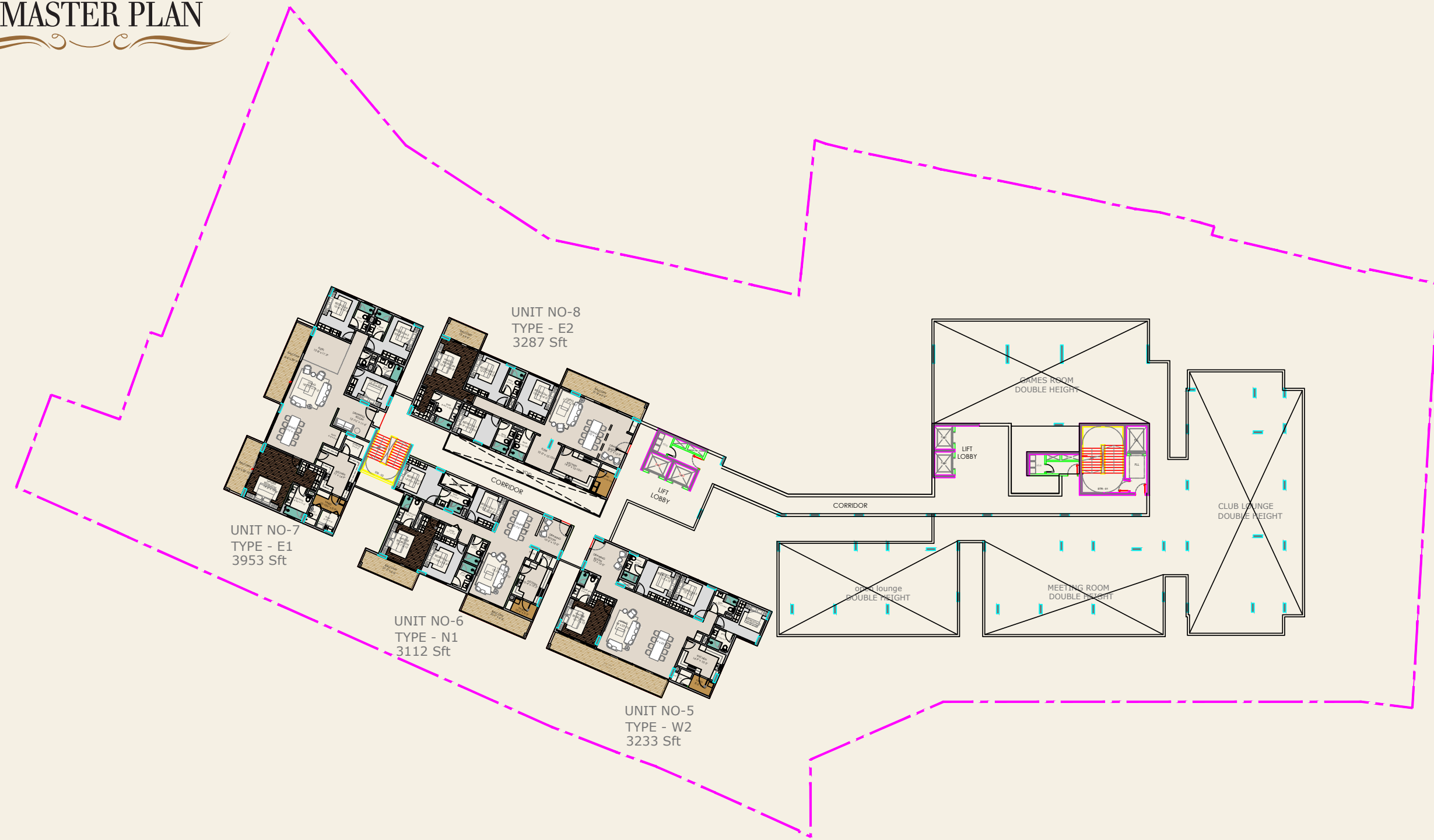
- Land Extent 2.17 Acres
- 1 Basement + 4 Elevated Parking Floors + 16 Floors
- 118 Premium Apartments
- 4 BHK Premium Flats Ranging from 3112 sft. to 3953 sft.



MASTER PLAN

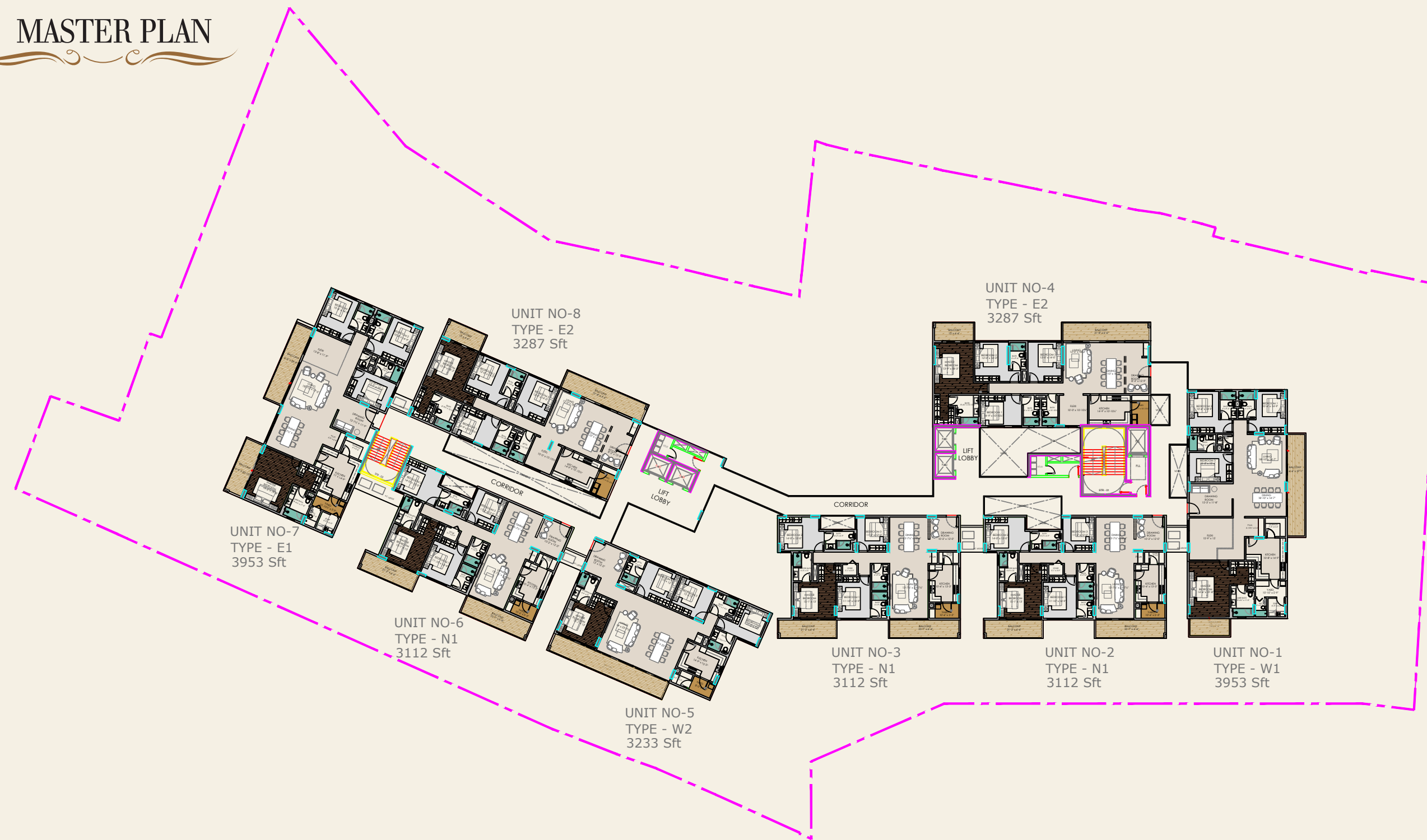


LEVEL -1 FLOOR PLAN



LEVEL -2 FLOOR PLAN

MASTER PLAN



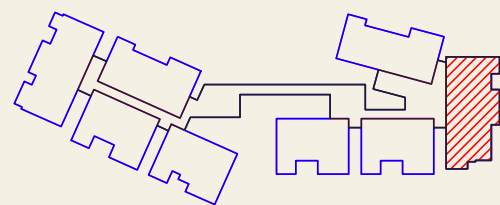
3-15 TYPICAL FLOOR PLAN



LEVEL -16 FLOOR PLAN

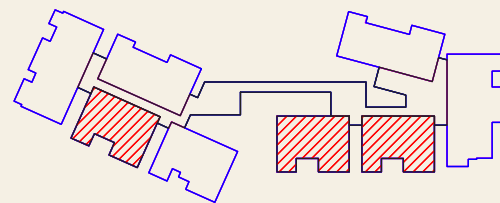
FLOOR PLANS

Unit No. 01



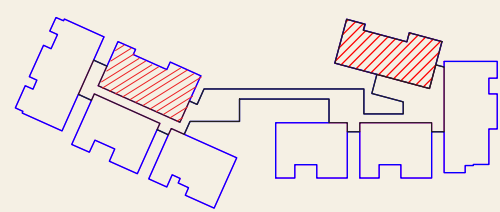
Unit No.: 01
 Facing: West
 Type: W1
 Plinth Area: 3240 Sft.
 Saleable Area: 3953 Sft.

Unit No. 02, 03, 06



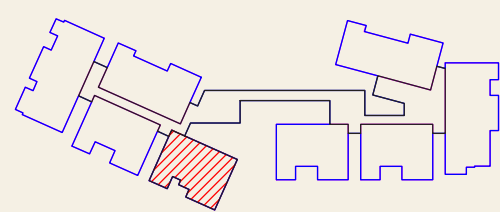
Unit No.: 02, 03, 06
 Facing: North
 Type: N1
 Plinth Area: 2551 Sft.
 Saleable Area: 3112 Sft.

Unit No. 04 & 08



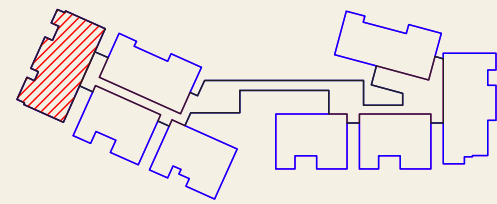
Unit No.: 04 & 8
 Facing: East
 Type: E2
 Plinth Area: 2694 Sft.
 Saleable Area: 3287 Sft.

Unit No. 05



Unit No.: 05
 Facing: West
 Type: W2
 Plinth Area: 2626 Sft.
 Saleable Area: 3204 Sft.

Unit No. 07



Unit No.: 07
 Facing: East
 Type: E1
 Plinth Area: 3240 Sft.
 Saleable Area: 3953 Sft.

AMENITIES



Cricket Practicing Nets



GYM



Swimming Pool



Party Lawn



Multipurpose Hall



Kids Play Area



Co-Working Space



Jogging Track



Yoga/ Meditation Deck/Area



Outdoor Fitness Area



Elderly Seating Area



Meeting Room/ Business Centre



Carwash Area



SPECIFICATIONS



STRUCTURE

- RCC framed structure with RCC slabs & beams system



SUPER STRUCTURE

- External walls in brick masonry 9” thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks
- Internal walls in brick masonry 4½” thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks



WALL FINISHES

- Internal Walls Double coat plastering/Punning with roller applied high grade plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty.
- External Walls High grade Weather proof Asian paint or equivalent on textured finish



WATER PROOFING

- Water proofing will be done with Fosroc / MYK / Bostic Brush bond waterproofing chemical in all toilets, terrace's, sit outs & balconies and other wet areas if any

JOINERY



FRAMES

- Main door 4' width (height 8') frame in solid teak wood with architraves finished with Melamine polish
- Internal door frames (height 8') in solid wood frames with architraves finished with Melamine polish



SHUTTERS

- Main door: 8' high Solid teak paneled shutter with melamine polish
- Bedroom doors: 8' high Flush shutters with teak /oak veneer finished with melamine polish
- Toilets & Utility door: Flush shutter finished with paint / laminate



HARDWARE

- Door Hinges and Tower bolts in SS / Brass SS Coated of Quba or equivalent make



WINDOWS

- Windows Double Track Sliding Powder Coated Aluminum windows with 5mm/8mm glass to address noise reduction along with standard hardware .



FLOORING & SKIRTING

Foyer, Drawing, Living, Dinning: Large format vitrified tiles 800mmx800mm

Bedrooms: Vitrified tiles of Kajaria/Simpolo/RAK or equivalent with 600mmx600 mm size

Kitchen: 2'x2' Anti-skid: Vitrified tiles of Kajaria/Simpolo/RAK or equivalent

Sit outs: 2' X 2' Antiskid Vitrified Tiles of Kajaria/Simpolo/RAK

Toilets & Utility Flooring: 1' X 1' Antiskid ceramic/vitrified Tiles of Kajaria/Simpolo/RAK or equivalent make. Natural stone in shower areas

Parking Area: Vacuum Dewatered flooring with drain channel

Staircase: Natural stone (Kota/Tandoor) or Concrete floor

Corridor & lift lobby flooring and lift claddings: Polished Granite/tiles



DADO

Toilets: Dado up to 8' (lintel Height) in glazed ceramic/vitrified tiles Kajaria/Simpolo/RAK or equivalent make size 300x600

Utility: Dado upto 4' in glazed ceramic/vitrified tiles of Kajaria/Simpolo/RAK or equivalent 300x600 mm size



ELECTRICAL FIXTURES & CABLES

Light points: one light point for every 100 sft of built up area for each unit. Two way light points one each in each bed room. one light point for every 300 sft of garden area

Fan points: One point each in drawing, living, all bedrooms, dining, kitchen Exhaust fan points in all toilets & kitchen

Bell: One call bell point with buzzer outlet in drawing



POWER SOCKETS

- **5AMPS:** 2 no's 5amps in each bed rooms, 1 no 5 amp in each toilet, two each in dining and drawing, 3nos in kitchen (for cook top, chimney and RO unit)
- **15 AMPS:** 1 in each toilet for geysers, 6 no's for refrigerator, washing machine, oven and other kitchen appliances in Kitchen and Utility
- **20 AMPS:** Split type AC'S points in all bedrooms, dining, living and drawing



TV CABLE OUTLETS

Conduit for TV Cable in living, drawing, master bedroom

Internet: Internet cable conduit provision in living room

Earthing: Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set and lighting protection

Distribution Boards with ELCB's and MCB's of MDS Legrand/ ABB/Havells or equivalent make

Switches: Legrand / Schneider/ Panasonic or equivalent make

Cables: Concealed Copper Wiring o Polycab / Finolex or Equivalent

Power Backup: 100% Power Backup for common areas and all flats

Lift: 4 no's 8 passenger capacity + 1 no 19 passenger capacity goods lift of Johnson or ThyssenKrupp..



BATH FIXTURES & PLUMBING



SANITARY FIXTURES

- **Washbasins:** Bedroom toilet wash basins of TOTO/Grohe or equivalent
- **EWC:** wall mounted EWC of TOTO/Grohe or equivalent with concealed flush tank, health faucet and angle stopcocks



CP FIXTURES / FAUCETS

- **Basin Mixers:** Grohe/Bravat/Vitra Basin mixer for hot and cold water & angle stopcocks
- **Shower:** concealed single lever diverter for hot and cold water, over head shower & spout of Grohe/Bravat/Vitra or Equivalent



KITCHEN BOWLS

- **Kitchen:** single bowl with drain board of size 40"x20" of Nirali / FRANKE make or equivalent with wall mounted sink cock, angle stopcocks below counter.
- **Utility:** Double bowl without drain board of size 20"x20" of Nirali / FRANKE make or equivalent with wall mounted sink cock, angle stopcocks below counter. Necessary plumbing provision shall be made for washing machine.



GEYSER: Provision for Geyser's in all Toilets & Kitchen utility



WSP & STP

- Domestic Water made available through an exclusive Water Treatment Plant (Not RO Plant)
- Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.



SERVICES

Water Supply: water supply shall be means of Gravity system from tank. Supply of water shall be from municipal main and bore well. Supply from bore well shall be treated as requirement. Supply lines CPVC of Prince / Astral/Sudhakar make or equivalent.

Drainage: Internal and external drainage lines in GRADE 'B' UPVC of Prince or Astral make or equivalent.

Carwash area: Space for common carwash area with recycled water.



SECURITY

- Sophisticated round-the-clock security / Surveillance System.
- 7' high Compound wall with 3' high Solar fencing above
- Surveillance cameras at main entrance and other key locations.



FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements as per NBC Norms.
- Fire alarm and Public Address system in all floors and parking areas (basements) as per NBC Norms.

Convenience: Total building is designed as an access friendly to specially abled people.



FACILITIES IN CLUB HOUSE

GYM | INDOOR GAMES -KIDS | SWIMMING POOL WITH CHANGE ROOMS AND TOILETS | PARTY HALL | LOBBY WITH SEATING LOUNGE | CARDS ROOM.



LANDSCAPING WITH OUT DOOR AMENITIES

DESIGNER LANDSCAPE WITH DESIGNER LIGHTING | WALKING TRACK | KIDS PLAY AREAS | SENIOR SEATING AREAS | CRICKET PRACTICING NETS

LOCATION





Palacio

CALL: 9989933344