

From The House of *Bollineni's*

Building Permission No:
19/MSB/SKP/PLG/H/2021
TS RERA : P02400005808



*Hand In Hand
With Nature*


abbham
AT KISMATPUR



Kismatpur, the land of Rising Sun.

Its all happening at Kismatpur, minutes away from APPA Junction. This is the area which has that openness and greenery, with the lake views. The large forest area on one hand and an enviable connectivity on the other hand.



There is magic in hands. The magic of making things happen in togetherness, in effort, in endeavour. In the right light we create the reality what we set out for.

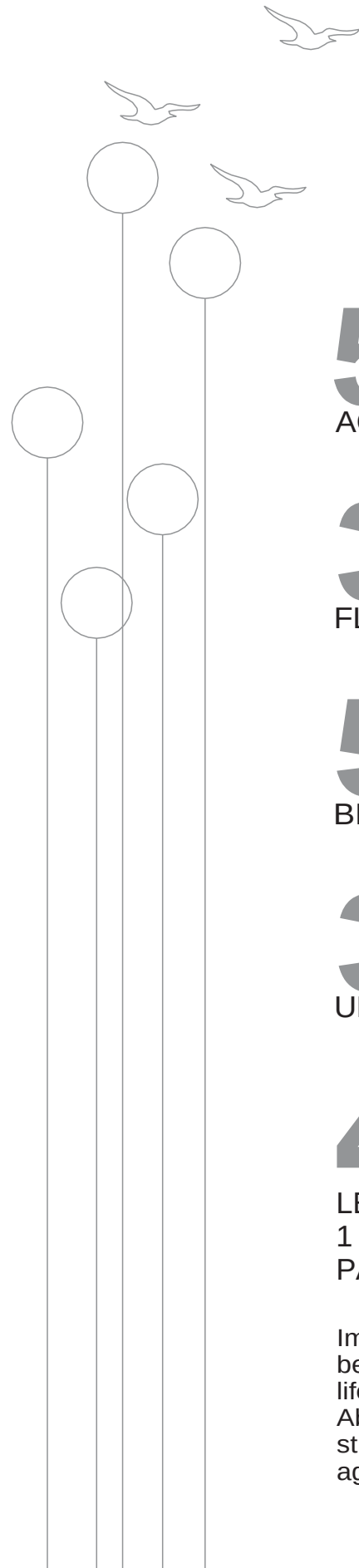
Introducing the Lake Views

A unique raised podium concept.

The ground floor itself starts at 14.5 mts. above giving a great view point and superb light and ventilation.

The luxury of large expanse of spaces to live.

Oxygen rich area with tremendous connectivity.



5.7
ACRES

37
FLOORS

5
BLOCKS

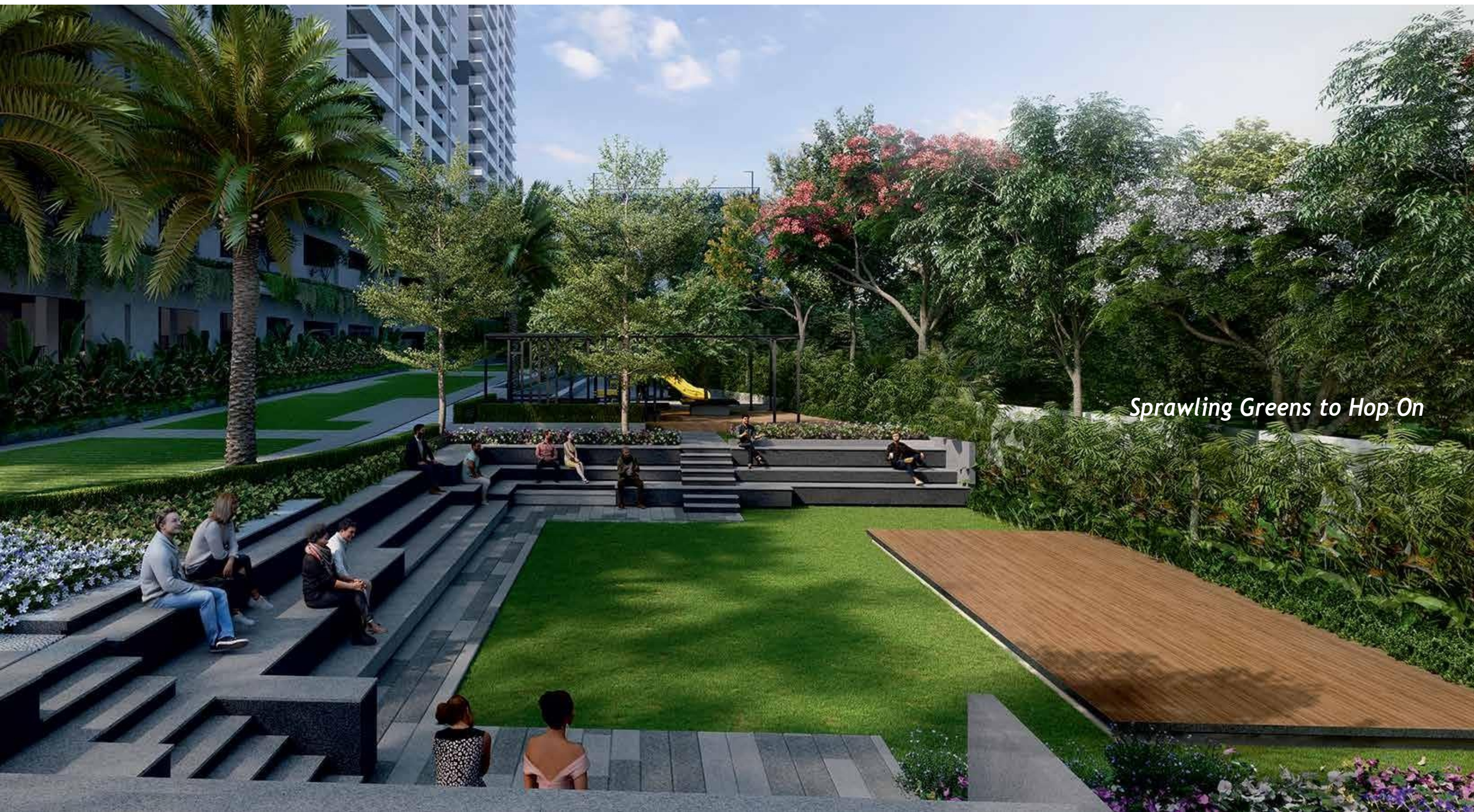
364
UNITS

4
LEVEL CAR PARKING
1 CELLAR + 3 PODIUM
PARKING

Imaginative, creative and way beyond the obvious. Welcome to a life touched by the new light. This is Abbham where imagination stretches to reach beyond to a new age defining lifestyle.



5000 Sft.
6000 Sft.
7000 Sft.



Sprawling Greens to Hop On





INDOOR AMENITIES

- Premium Guest Suites - 7 No's
- Multipurpose Halls - 3 No's
- Cafeteria
- Dedicated Kitchen Space
- Minimart
- Terrace Tennis Court
- Badminton Court - 2 No's
- Squash Court - 2 No's
- Creche Area
- Chef on Call
- Conference Room
- Library
- Office Area
- Business Lounge
- Private Theatre
- Sauna / Spa
- Unisex Salon
- Consultation Room
- Gym / Fitness Centre
- Yoga / Aerobics Room
- Swimming Pool
- Kid's Playing Pool
- Snack Bar
- Terrace Lounge

OUT DOOR AMENITIES

- Landscape Gardens with Floating Decks
- Cricket Net Pitch
- Kid's Play Area
- Sand pit with play equipment
- Fitness station
- Pet's Park
- Yoga Pavilion
- Multipurpose Court
- Jogging Track
- Bus Bay
- Amphitheatre





Site Layout



Legend

- 1.....Main Entrance & Exit
- ... Gateway with Cabin
- 2.....Driveway
- 3.....Lawn
- 4.....Water Feature
- 5.....Lighting Pylons
- 6.....Pathway
- 7.....Jogging Track
- 8.....Cricket Net Pitch
- 9.....Volleyball
- 10. Kid's Play Area
- 11. Sand Pit with Play
- ... Equipments
- 12. . Amphitheatre
- 13. . Deck with Seating
- 14. Hedge Planting
- 15. . Ground Covers and
- ... Creepers along the
- ... Podium Edge Parapet
- 16. . Specimen Tree with
- ... Water body and Cabana
- 17. . Fitness Station
- 18. . Open Deck with Seating
- 19. . Pet Park
- 20. Yoga Pavilion
- 21. . Multipurpose Court
- 22. Fire Driveway
- 23. Reflexology Park
- 24. Feature Wall
- 25. Bicycle Parking
- 26. Terrace Tennis Court



BLOCK B & D
5000 Srt.



BLOCK C
6000 Srt.



BLOCK A & E
7000 Srt.



STRUCTURE

RCC shear wall-framed structure with framework, resistant to wind and earthquake .

WALLS

Internal walls: Reinforced shear wall with tunnel framework and brick walls.

External walls: Reinforced shear wall with tunnel framework.

PAINTING

External: Two coats of weather proof exterior emulsion paint of reputed make, over a coat of primer.

Internat: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.

Sit-out & Deck: Weather proof paint of reputed make, over external putty finish at utility / sit-out walls and ceiling.

Parking area: 2 coats of paint.

MAIN DOOR FRAME AND SHUTTER

Frame - Main door frame of 8 feet height made of engineered wood seasoned kiln dried frames with PU polish.

Shutter - Thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with veneer & PU polish on both sides.

INTERNAL DOOR FRAMES AND SHUTTER

Frame - Internal door frame of 8 feet height made of wood seasoned kiln dried frames with PU paint finish.

Shutter - Thick flush door shutter made of solid block board core construction, PU paint finish on both sides.

BATHROOM & MAID ROOM FRAME AND SHUTTER

Frame - Bathroom door frame made of wood seasoned kiln dried frames with PU paint finish.

Shutter - Flush door shutter made of solid block board core construction, PU paint finish on outside. Laminate finish on internal side.

WINDOWS & FRENCH DOOR FRAME AND SHUTTER

French Doors: Anodised Aluminium frames / UPVC with toughened glass paneled sliding shutter.

Windows: Aluminium frames / UPVC, toughened with energy efficient glass sliding / casement with mosquito jali and designer hardware of reputed make.

Ventilators: UPVC / Aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.

Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

HARDWARE

Hardware in brush finished stainless steel for all doors. All the doors with a mortise lock or tubular / cylindrical lock.

ENTRANCE LOUNGE

Flooring: Marble / Granite / Large format tiles.

False Ceiling: Aesthetically designed false ceiling for entrance lounge.

COMMON LOBBY

Flooring: Granite / Large format tiles.

False Ceiling in all lobbies.

DRAWING ROOM, LIVING, DINING, POOJA ROOM & MASTER SUITE ROOM, SUITE ROOM

Flooring: Large format vitrified tiles of reputed make with 3" Skirting.

TOILETS AND POWDER ROOM

Concept designer tiles for walls and floor and dadoing up to lintel height.

LIVING BALCONIES / WET KITCHEN

Anti-skid vitrified tiles of reputed make.

UTILITY

Glazed Ceramic tiles for wash area up to 3'6" ht.

STAIRCASE

Services Staircase: Granite flooring as per architect design

Fire Staircase: Tandoor Stone flooring.

KITCHEN / UTILITY / WASH

Separate tap connection for municipal water and borewell water.

Double Stainless Steel sink in the utility.

Power plugs for cooking range, chimney, refrigerator, microwave oven, mixer / grinder & Aqua Water in kitchen.

Provision for dishwasher, washing machine with CP Fittings.

SANITARY AND FIXTURES

Water Closets: Western style, porcelain EWC of reputed make in all bathrooms.

Wash Basins: Porcelain wash basins of reputed make / counter top.

Cockroach Traps: A detachable stainless steel cockroach trap of reputed make in all bathrooms.

Overhead Showers: Overhead showers of reputed make in all bathrooms. Diverter with shower of reputed make.

Faucets: All faucets (CP), heavy body metal fittings of reputed make. Hot water connection to the shower and wash basin in each bathroom.

ELECTRICAL FIXTURES

Electrical Fixtures: Modular switches of reputed make. Plug points for TV & Audio Systems etc. Concealed copper wiring of reputed make. 3 phase supply for each unit and energy meter. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. LED light fixtures for all common areas & landscape area lighting.

ELEVATORS / LIFTS

Residents / Guest Lifts

High speed automatic Stainless Steel lifts of reputed make with group control and ARD.

For Blocks A, C & E : 3 high speed lifts.

For Blocks B&D : 2 high speed lifts

1 Service / Goods Lift per block

Flooring : Aesthetically designed flooring of marble / granite

Lift lobby area : Granite / Vitrified tiles

HOME AUTOMATION

Gas leak detector with shut-off valve.

Provision to install Wi-Fi within house.

TELECOMMUNICATION, CABLE TV & INTERNET

Telephone points in living, master bedroom.

Intercom facility to all the units connecting security.

DTH provision for cable connection in living and all bedrooms.

Wired internet provision in master bedroom, children bedroom and drawing room.

WTP & STP

Fully treated water made available through exclusive water softening plant of borewell water / municipal water.

A 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.

CAR PARKING

One Cellar + 3 stilt car parking with natural ventilation to all the 4 level parking designed as stackable for future requirement.

CAR WASH FACILITY

Car washing facility shall be provided as per the vendor's specifications.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks. Parking signages at required places to ease traffic flow.

GENERATOR

100% DG set backup with acoustic enclosure & AMF panel for all flats and common area.

LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meter.

BMS

Building management software for gas bank, generator power, general power connection.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all Block Entrances shall be provided for differently abled.

WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste (batteries, lamps), & wet waste (organic).

RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

LED Lightings posts with lamp fittings, in setback & landscaping areas and LED lights in staircases & corridor areas.

FIRE AND SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and Public Address System in all floors and parking areas (basements).

Control panel will be kept at main security.

SECURITY

Sophisticated round the clock security system.

Intercom from security to all flats.

Panic button and intercom provided in the lift and is connected to security room.

Surveillance cameras at the main security gated, entrance to each tower, passenger lifts and children's play area, common areas, and reception area of all the blocks.

Boom barriers at entry for vehicles with mechanical operation.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot.

Location Map



5
mins. to ORR

10
mins. to PVNR
Express way

Location Highlights



NECESSITIES

- Reliance Smart - 3.5 km.
- Vishal Mega Mart - 5.5 km.
- Heritage Super Market - 5 km.
- More Super Market - 4.5 km.
- Supraja Super Market - 3.5 km.



HEALTH CENTER

- KIMS Gachibowli - 15 km.
- AIG Hospital - 16 km.
- Rishitha Hospital - 3 km.
- Care Hospital - 16 km.



SCHOOL & ACADEMY

- Glendale - 3.5 km.
- Sreenidhi - 7.5 km.
- Birla - 4 km.
- T.I.M.E. - 1.5 km.
- Sri Vidyaranya
- International School - 1.5 km.



ENTERTAINMENT

- Golconda Fort - 9 km.
- Gandipet Lake - 11 km.
- Himayat Sagar Lake - 14 km.
- Taramati Baradari - 9 km.
- Ikea - 16 km.
- Sarath City Mall - 17 km.
- Mantra Mall - Cinepolis - 6 km.



Principal Architects



MEP Consultants



Landscape Architects



Consulting Engineers



Marketed By:



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