

# TRUST CONSTRUCTIONS

## Tower Hills Residency



*"Trust" the Foundation of our homes...*

"Tower Hills Residency" a complete residential building with beautiful extensive 15 deluxe flats + striking penth house (3 flats each on floor x 5 floors) with a spacious designated car parking lots for each flat on approximately 680 sq.yrds of spacious land, situated at Madhura Hills, a very attractive location of Shaikpet, Tolichowki to Hitech City Road, Hyderabad.

It is a well-planned residential building, special is its quality of construction, architectural designing, & its immense appreciating values as it is located at very precious location of Hyderabad i.e. between Mehdipatnam & Hitech City Road.

## Technical Specifications

### Toilets

- Toilets Flooring with antiskid & acid resistant tiles.
- Designer wall tiles upto 7" feet height

### Utility & Wash Area

Glazed ceramic tiles dado upto 4' feet height wherever applicable & anti skid tiles on flooring.

### Kitchen

Polished granite cooking platform with stainless steel sink, dadoing ceramic tiles upto 3' feet height above the platform.

### Sanitary Fittings

- Concealed GI piping with all sanitary ware
- Washbasins with granite platform & basin mixers.
- Latest imported cascade built-in one piece European WCs. In all attached toilets.
- Good quality Indian WCs in common toilets.
- Bathroom Wall mixers with shower & spout, including cold & hot water facility.
- Provision for geyser & exhaust fans in all toilets and kitchens.
- Standard Quality CP fittings.

### Structure

Earth Quake resistance Reinforced cement concrete structure.

### Super Structure

All walls in red brick work in cement mortar. 9" thick outer walls & 4 ½" thick internal walls

### Plastering

- 12mm thick. "Cement plaster with smooth finishing" on internal walls and ceiling
- 18mm thick, double coat sand faced cement plastering on external walls.

### Doors

Main door teak wood frame & teak wood shutter (Sun Arc Co.) with reputed hardware fittings & melamine finish. (Oswal Co.)

Internal doors teak wood frame and hardcore filled pre pressed shutter of reputed make, with one side veneer, one side paint and fitted with standard hardware.

### Windows/Sliding Doors

Two track Aluminum frames with reflected glass with safety grills.

### Interiors

POP ceiling borders in halls, bedrooms, kitchens, toilets.

### Painting

Internal walls & ceiling, living dining and bedrooms, kitchen & toilets with smooth putty finish with Acrylic paints and external walls with combination of texture & luppum finish with Apex Ultima paints as per architectural design.

## Staircase / Balcony

Stainless Steel railings with marble flooring on stairs / corridors and vitrified tiles flooring in balcony and sit outs.

## Flooring

- Complete vitrified tiles in flats area.
- Anti skid matt finish tiles in Balconies & Sit outs.
- Marble throughout the corridor and staircase with S.S. Railings.

## Electrical Fittings

Concealed copper wiring in conduits for lights, fans, plug & power plug points wherever necessary of standard make.(havells, or Finolex or Equivalent).

- Power outlets for Air Conditioners in all bedrooms, living & dining area.
- Power plug for cooking range chimney, refrigerator, micro oven, mixer, grinders in kitchen.
- Plug points for refrigerator, T.V. & Audio systems etc..wherever necessary.
- Concealed AC copper wiring and drain pipe for fixing of Indoor A.C. units.
- Miniature Circuit breaker (MCB) & ELCB for each distribution board.
- All electrical fittings of legrand or equivalent make.

## Amenties

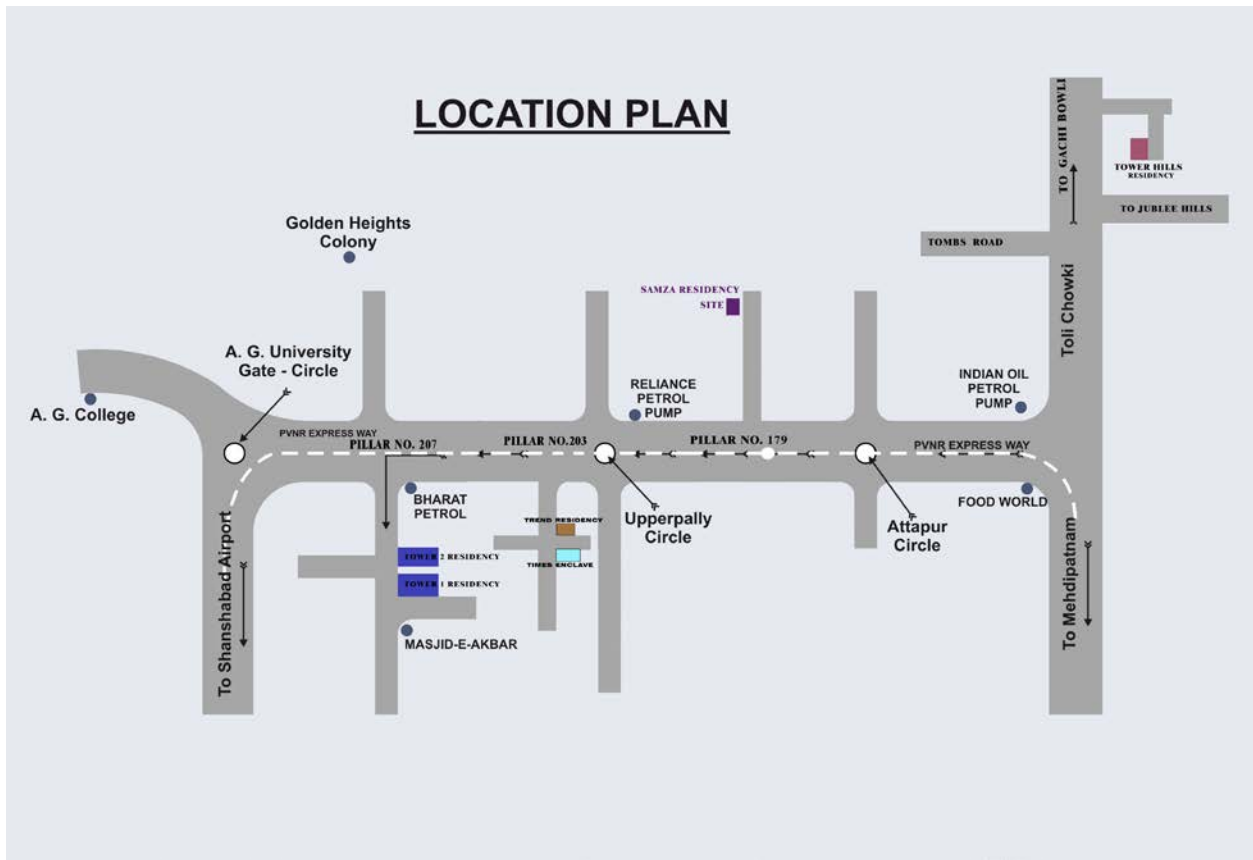
- **Telecom-** Telephone points in all bedrooms, drawing & living rooms. Provision for Internet Connection in Living / Bed rooms.
- **Lift-**Lift "Durable Elevators" of 6 persons capacity, V3F facility with collapsible gate, with granite/marble cladding.
- **Electricity Meters-** Three Phase meters for all flats and common area.
- **Intercom-**"Syntel NEOS or Equivalent Intercom System Facility at parking area connected with each flat.
- **Dish Cable Connections-**Standard Cable wire connection point in each flat concealed/internally connected at the terrace.
- **Borewell** - Underground Borewell shall be at any reasonable point in the premises.
- **Drinking Water Sump-** Drinking water sump capacity of 10 to 12 thousand liters, shall be at any reasonable point in the premises.
- **Over Head Water Tank** -Water tank with a total capacity of 17 thousand liter approximately with a division of 5 thousand liters for drinking water.
- **Fire Extinguisher-**Fire Extinguisher Cylinder at each corridor area.

## Shelves

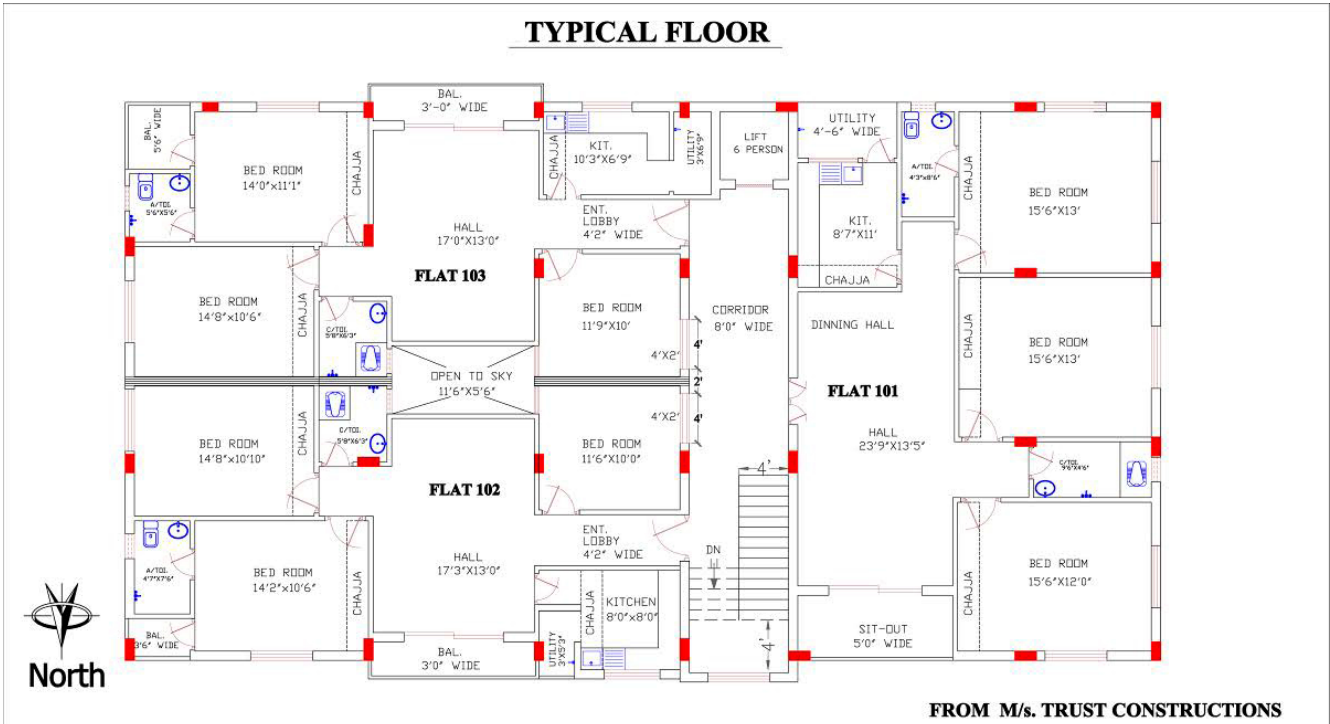
- Shelves (Racking) for wardrobe in all three bedrooms of each flat.
- Shelves (Racks) under the kitchen platform.

## Tower Hills Residency - Location Plan

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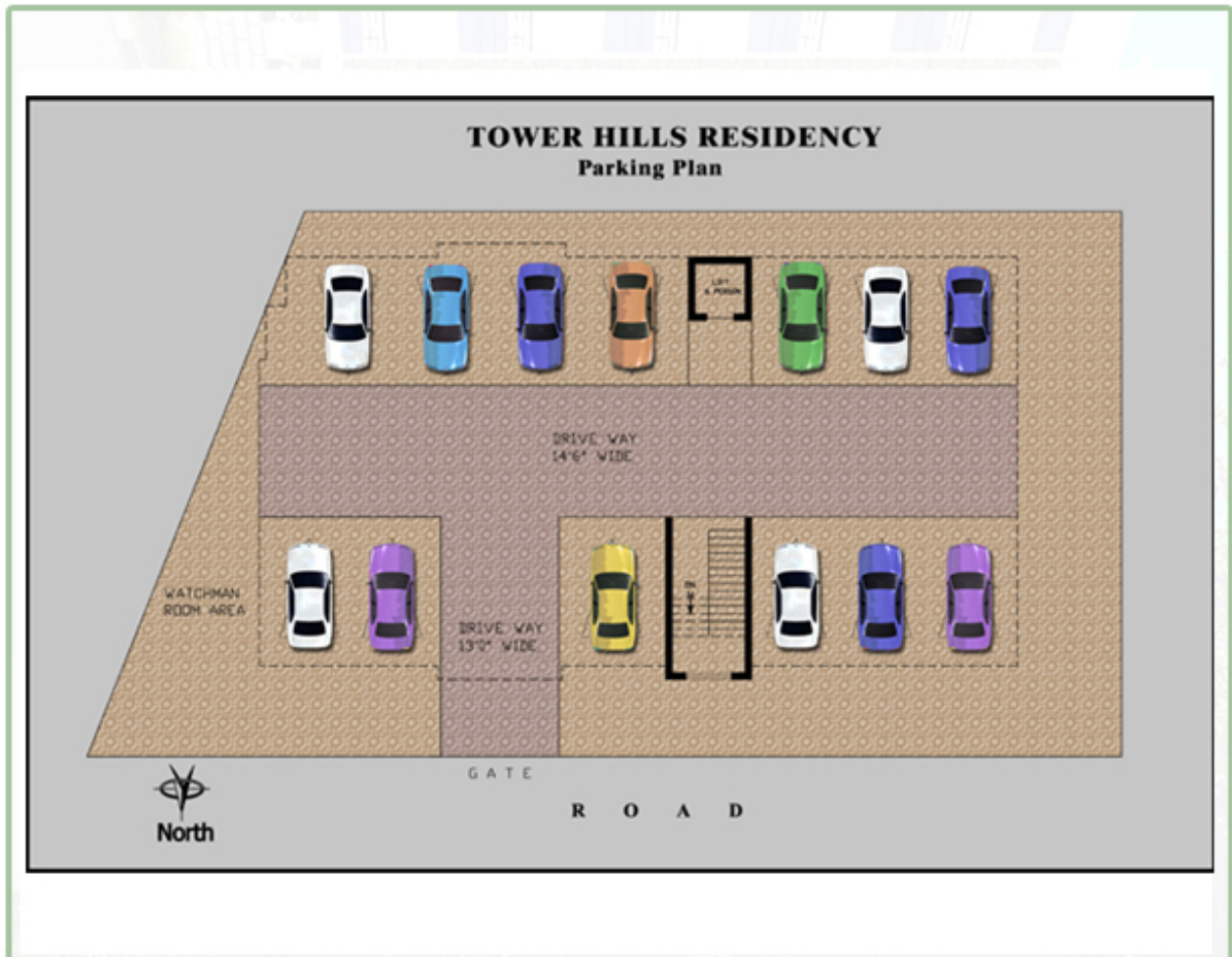
# Tower Hills Residency - Typical Floor Plan



## AREA STATEMENT

|  |  |  |
|--|--|--|
| <b>FLAT (101) Area</b> 1350.00 sft<br><b>Common Area</b> 216.00 sft<br><b>Total Area of Flat (101)</b> 1566.00 sft | <b>FLAT (102) Area</b> 1045.00 sft<br><b>Common Area</b> 167.00 sft<br><b>Total Area of Flat (102)</b> 1212.00 sft | <b>FLAT (103) Area</b> 1042.00 sft<br><b>Common Area</b> 166.00 sft<br><b>Total Area of Flat (103)</b> 1208.00 sft |
|--|--|--|

## Tower Hills Residency - Typical Parking Plan



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