



A Perfect Blend of Quality & Convenience



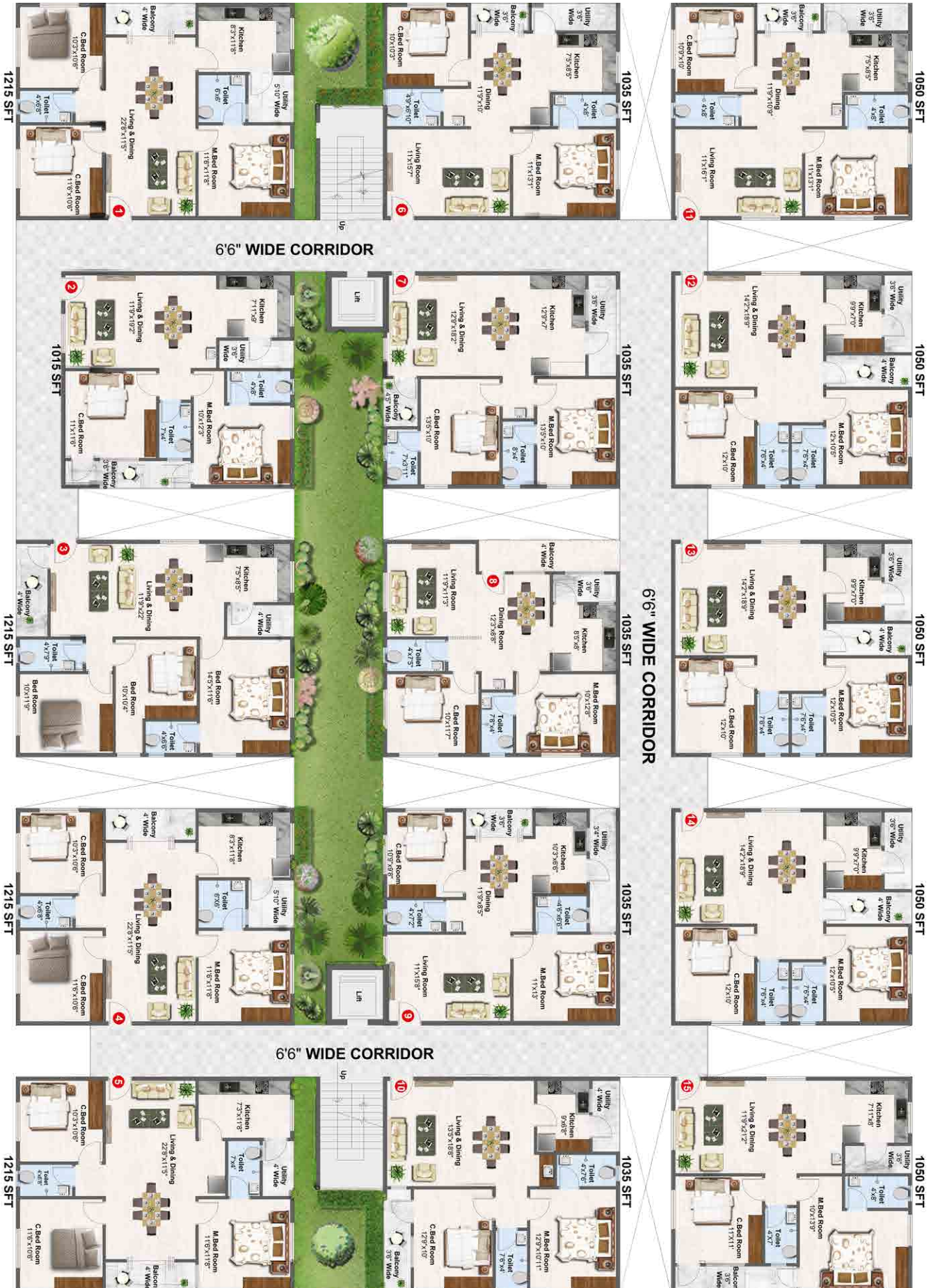
OVERVIEW

DEVELOPER	: VENKATA SAI ESTATES & BUILDERS
LOCATION	: Atchuthapuram, VIZAG
SITE AREA	: 2600 sqyds
NO OF UNITS	: 75
TYPE OF UNITS	: 3 Bhk (1215 sft)
TYPE OF UNITS	: 2 Bhk (1015/1035/1050 sft)





TYPICAL FLOOR PLAN





AVL GARUDADRI IS A PERFECT BLEND OF COMFORT AND CONVENIENCE.....

Located at Saipriya Layout, just few meters away from Atchuthapuram Junction. It is an iconic project with a Contemporary Elevation, Vastu compliance, functional spatial planning.

AREA STATEMENT

FLAT NUMBER	CARPET AREA	OUTER WALL AREA	BALCONY AREA	PLINTH AREA	SUPER BUILT UP AREA
1	822	67	80	969	1215
2	660	63	89	811	1015
3	821	67	81	969	1215
4	822	67	80	969	1215
5	830	65	73	969	1215
6	705	57	63	825	1035
7	689	65	71	825	1035
8	667	59	99	825	1035
9	678	65	81	825	1035
10	692	55	77	825	1035
11	716	57	65	838	1050
12	697	63	77	838	1050
13	697	63	77	838	1050
14	697	63	77	838	1050
15	693	62	83	838	1050



The carefully selected project location is ideal for residence as it is closely situated to all major companies, landmarks, schools and hospitals Project is surrounded by three sides road and Abutting park.





FLAT - 2
1015 sft



FLAT - 5
1215 sft



FLAT - 8
1035 sft



FLAT - 11
1050 sft



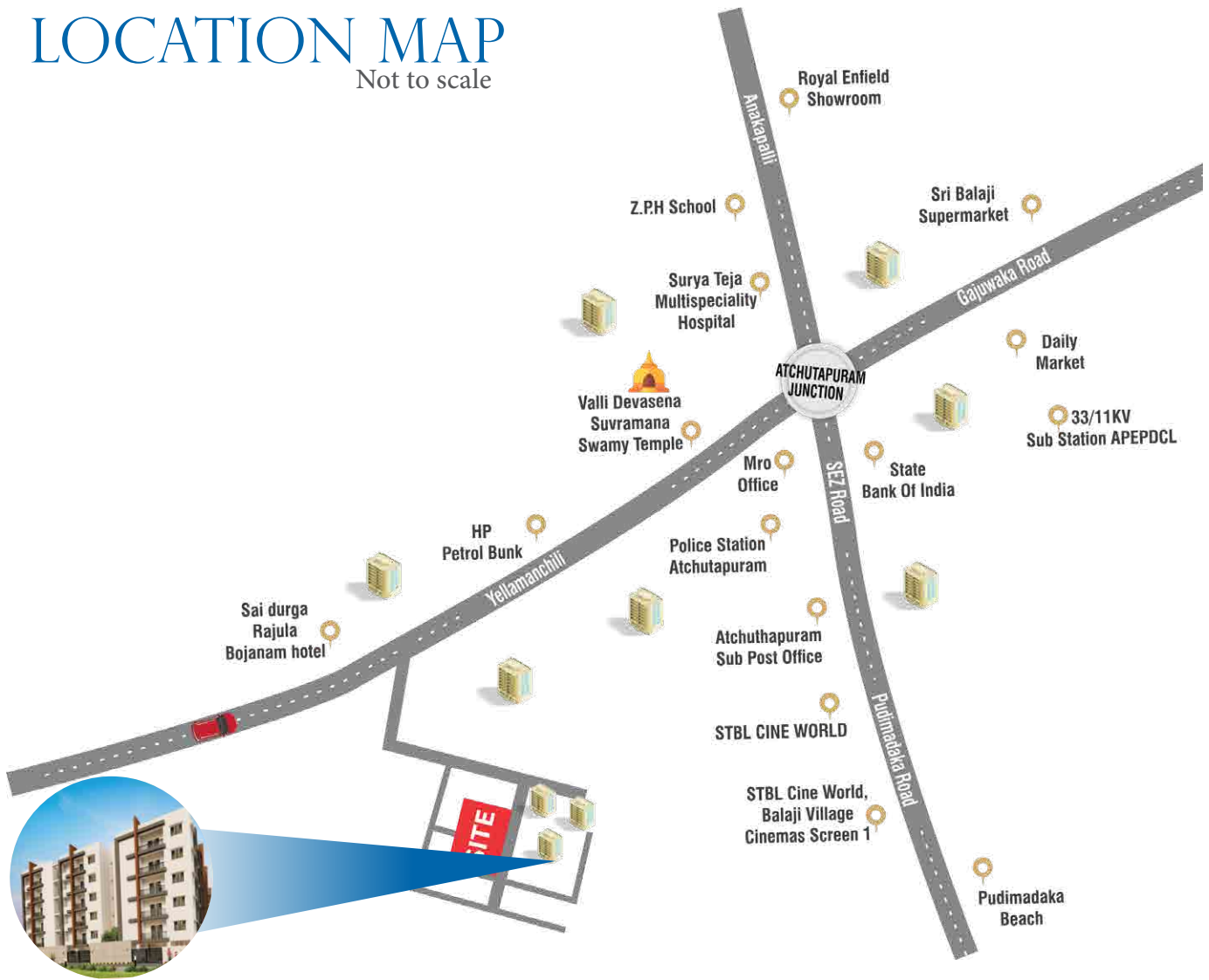
FLAT - 12 to 14
1050 sft

SPECIFICATIONS

Structure	RCC Framed Structure designed to withstand wind & Seismic loads.
Superstructure	6"Red brick external walls and 4" internal walls masonry in cement mortor.
Doors	Maindoors with teak wood frame and aesthetically designed teak doors with polish and good quality hardware. Internal Doors with well seasoned countrywood door frames and water resistant flush door with standard hardware.
Windows	UPVC windows with standard hardware and safety grills.
Flooring	Double Charged 2'x2' Vitrified Tiles of Reputed Make.
Toilets	Ceramic tiles dadoing upto 7' height sanitary ware of Parryware / Hindware/ Essess or equivalent make. All CP Fittings are of Jaquar / Essco/ Czar/ Plumber or equivalent make.
Kitchen	Glazed ceramic tiles dadoing upto 2 feet height above the kitchen Platform. Granite platform with SS sink, Provision for Water Purifier, Chimney and Exhaust fan.
Electrical	Concealed copper wiring of ISI Mark of reputed make with adequate points to all rooms and modular switches of legrand / GM or equivalent.
Painting	External: Premium quality acrylic emulsion paint of exterior grade. Internal: Putty finish with two coats of emulsion and one coat of cement primer.
Water	Adequate water supply from suitable borewell.
Lift	Johnson / kone or Equivalent make elevators of 8 passenger capacity of two lifts will be provided.
Telecom	Intercom facility to all the units connecting to security.
Security	Surveillance camera at main gate entrance, stilt floor and key areas.
Generator	Power back up for common areas, lifts ,water pumps, lights, fans, mixers, TV and fridge in the Flat.
Extras :- APEPDCL Service connection, Registration Charges, GST and any other taxes are to be borne by the purchaser.	

LOCATION MAP

Not to scale



NEAR BY COMPANIES

- Vasant Chemicals
 - Brandix Apparel Park
 - NTPC
 - INS Varsha
 - Saint Gobain Glass
 - IOCL (Indian Oil Corporation Ltd)
 - Bhabha Atomic Research Centre
 - Largest SEZ in AP
- And many more Industries

NEAR BY LAND MARKS

- Kondakarla Bird Sanctuary
- Pudimadaka Beach
- STBL cine world
- Da vinci International School
- Dadi Institute of Engineering & Technology
- AP Residential School
- Duvvada Railway station
- MRO Office



OUR COMPLETED PROJECTS



AVL Venkatadri
Yendada



AVL Narayanadri
Yendada



AVL Seshadri
Yendada

Builders:

Venkata Sai Estates & Builders

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