

A PROJECT BY



LOTUS  
**GRAND**

2 & 3 BHK PREMIUM RESIDENTIAL APARTMENTS

@ KOKAPET



**TS RERA NO**  
**P02400003546**

THE NEW LABEL OF

# Opulence

The heights of luxury bring you an unparalleled picturesque beauty of the graceful hues of nature. Life at Lotus Grand adheres to the refined aspects of luxurious living with amenities and facilities your loved ones need to experience an extraordinary lifestyle. Live at the centre of everything at Narsingi, Gandipet, in a spacious haven that is a melting pot of culture where you enjoy your privacy and the bright side of life.



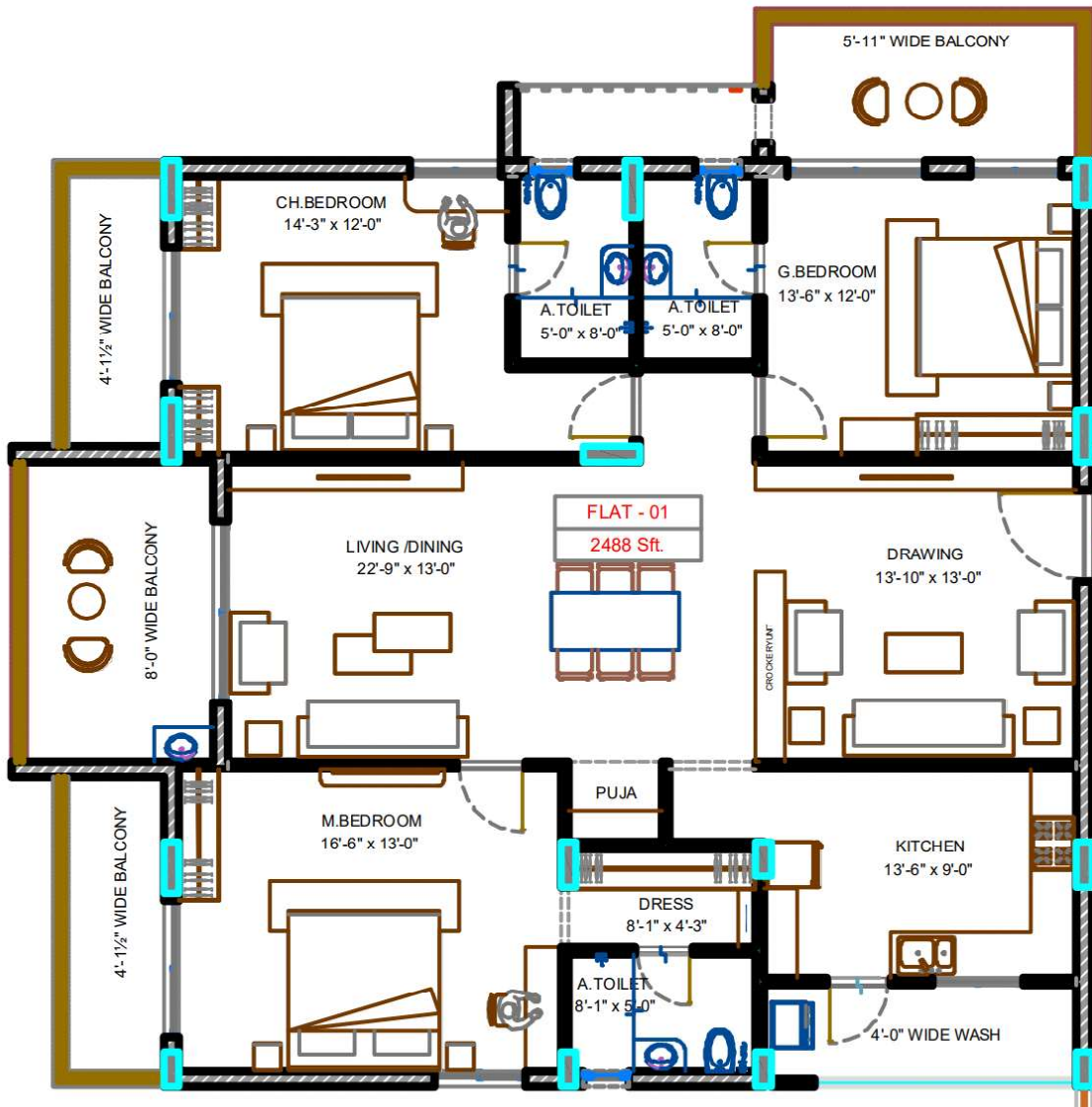
# Project

Extent	<b>1.9 ACRES</b>
Total Units	<b>161 Flats</b>
Blocks	<b>1</b>
Floors	<b>7</b>
2 BHK	<b>1131 Sft - 1315 Sft</b>
3 BHK	<b>1335 Sft - 2485 Sft</b>
Club House	<b>9772 Sft</b>

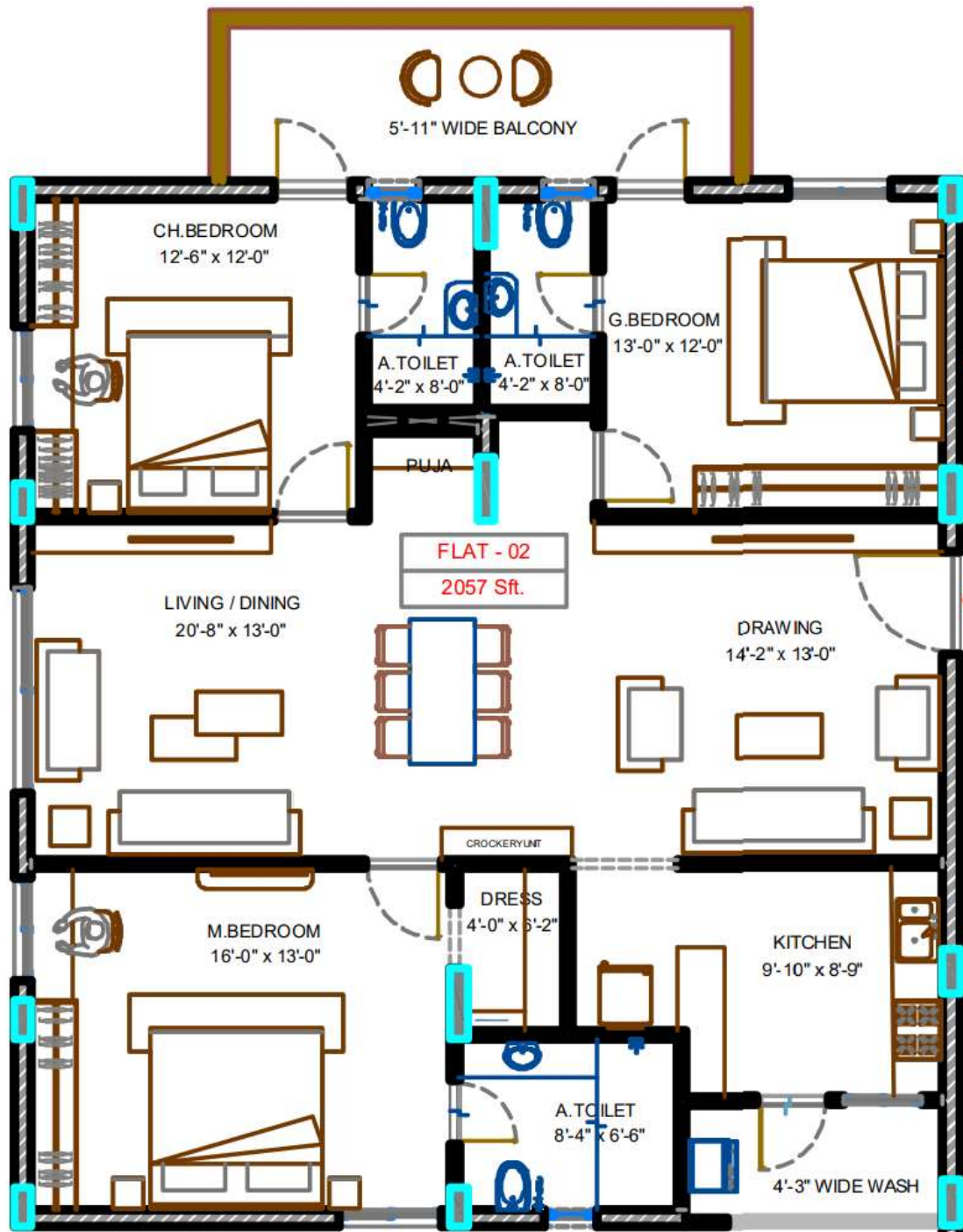


# Layout Plan

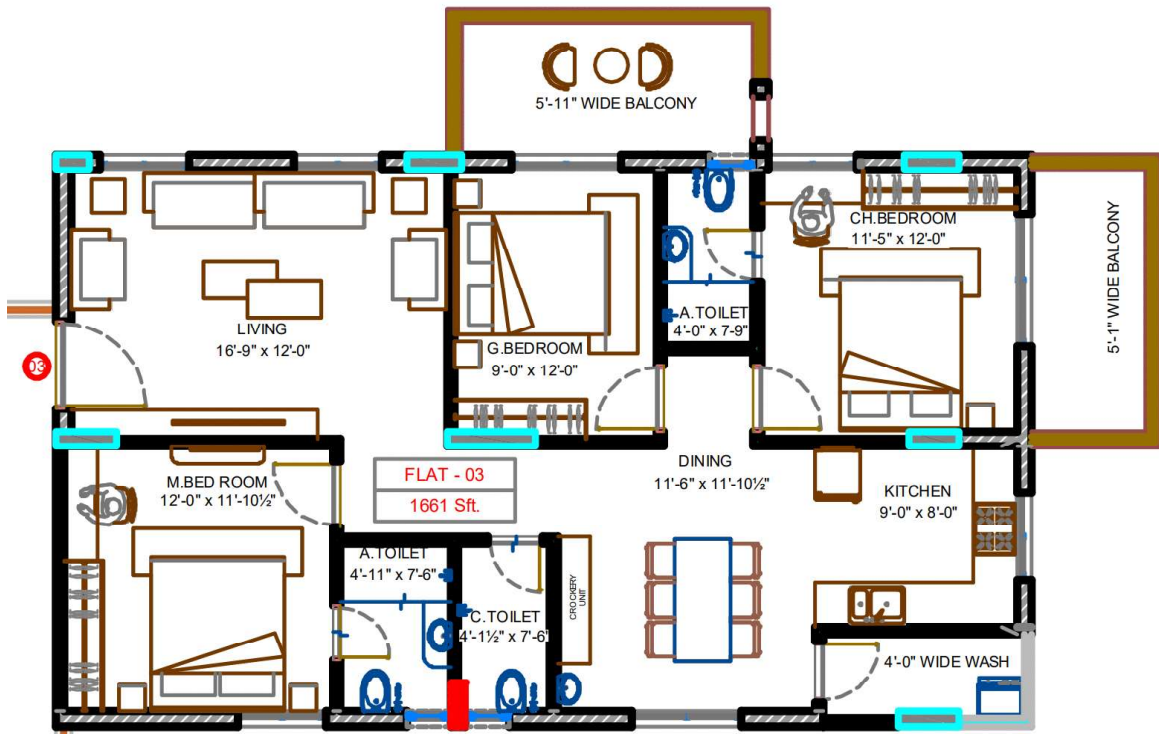




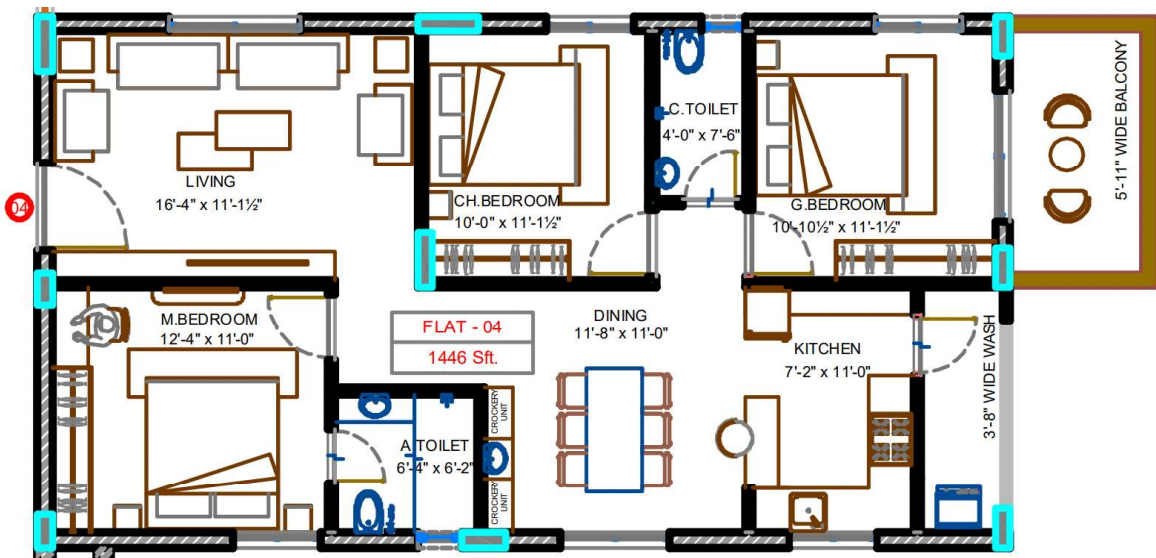
**3 BHK**  
**2488 Sft**  
**East Facing**



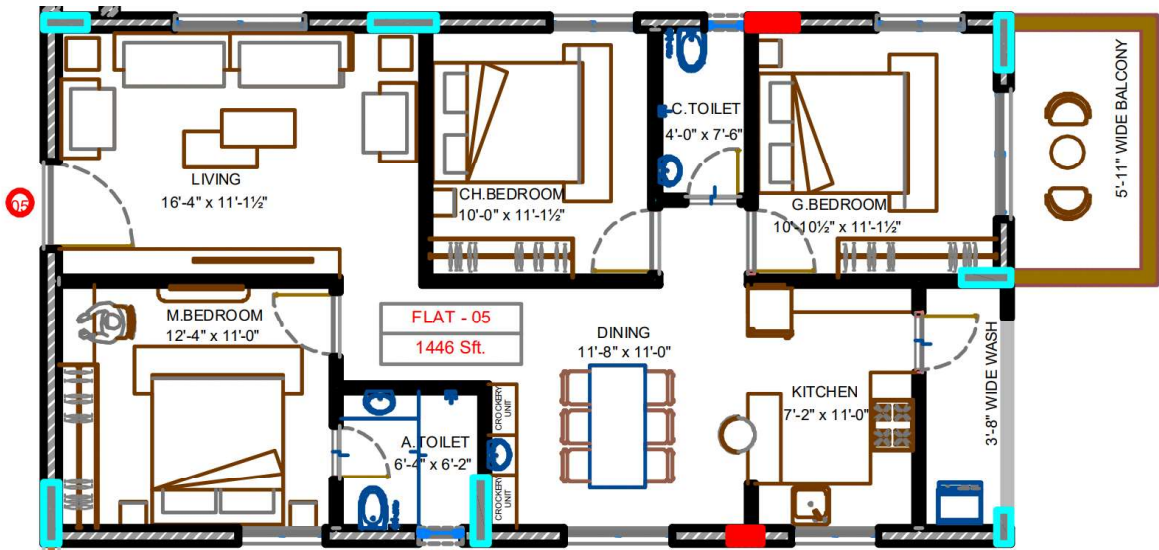
**3 BHK**  
**2057 Sft**  
**East Facing**



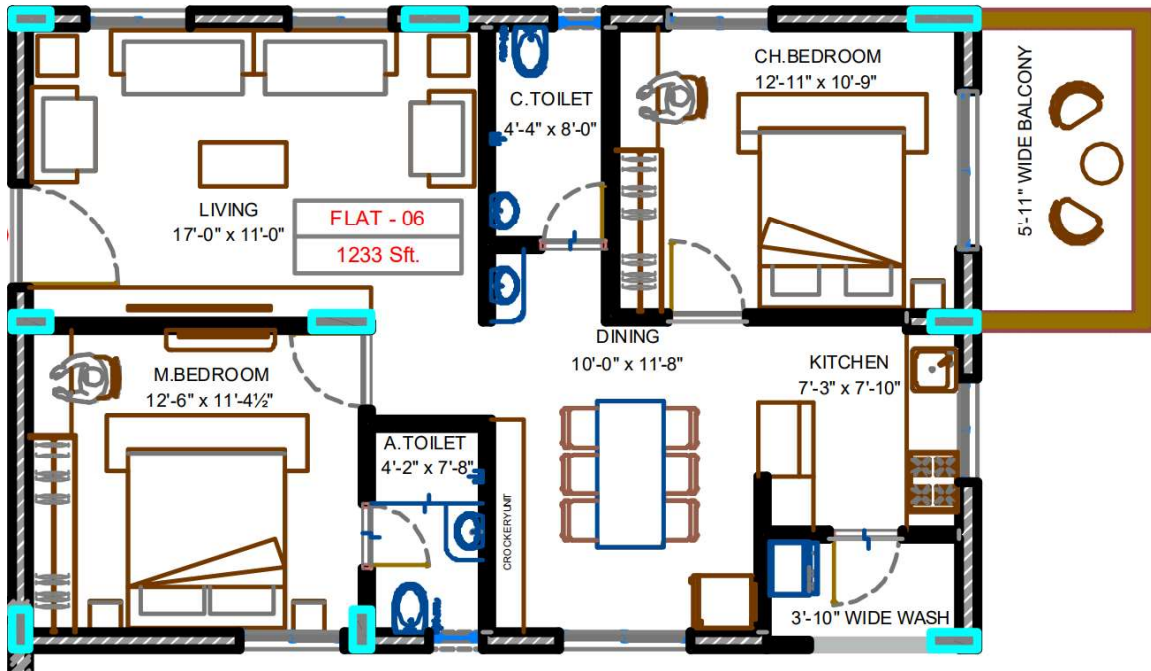
**3 BHK**  
**1661 Sft**  
**West Facing**



**2.5 BHK**  
**1446 Sft**  
**West Facing**

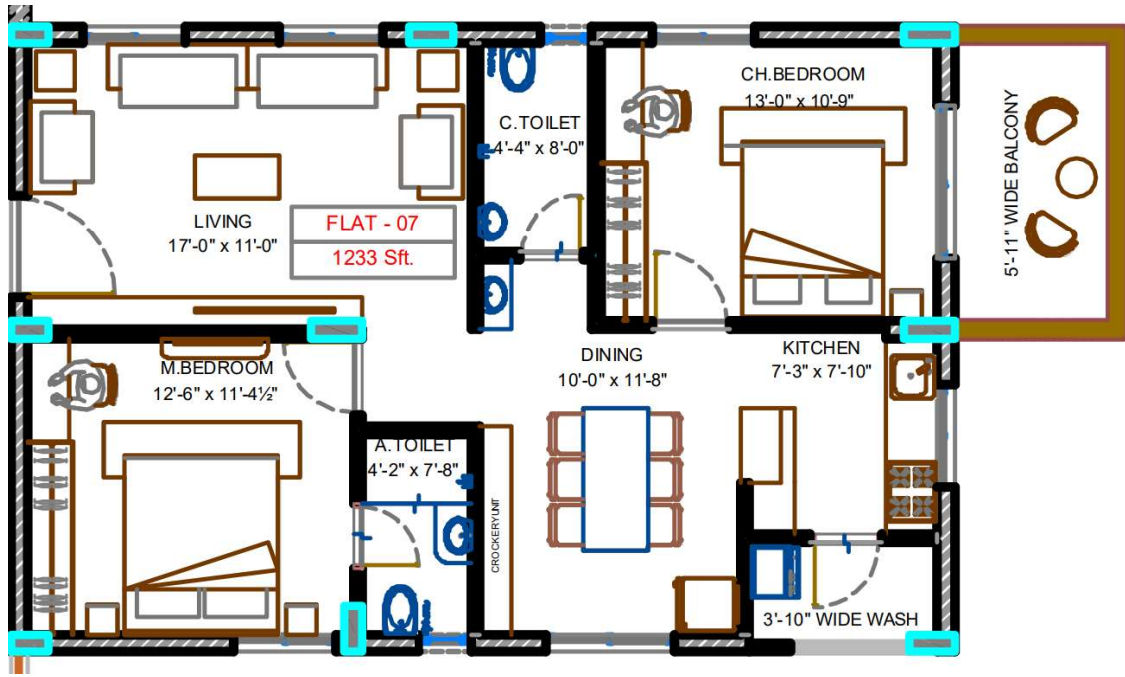


**3 BHK**  
**1446 Sft**  
**West Facing**

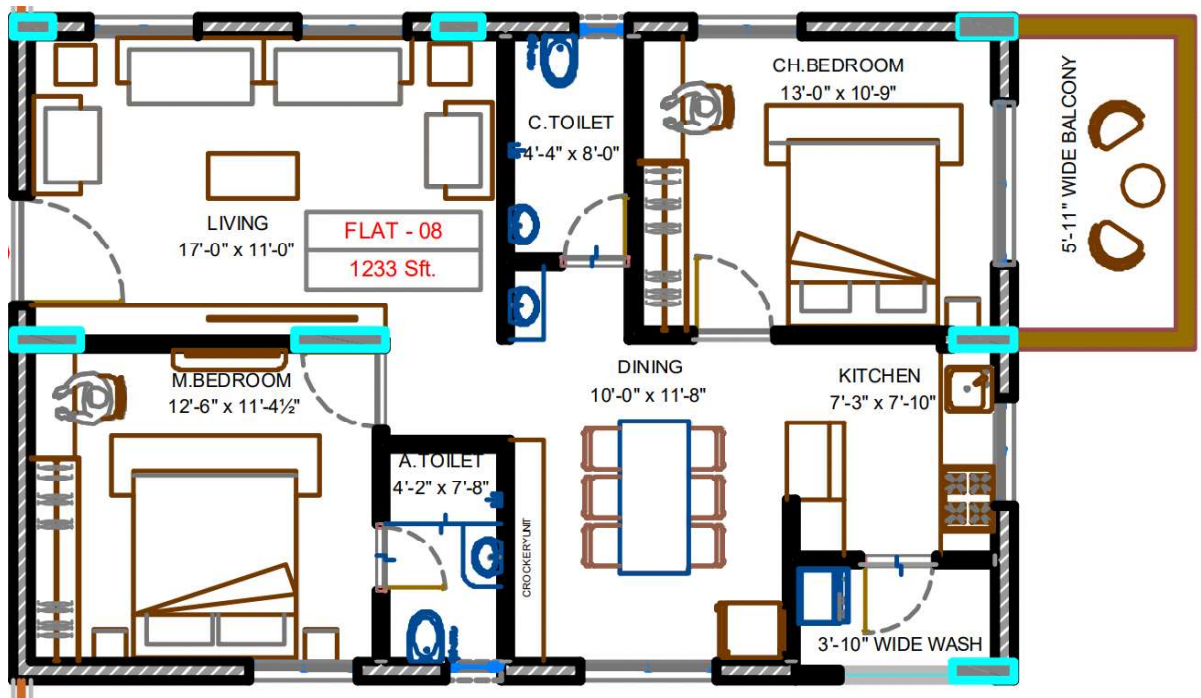


**2 BHK**  
**1233 Sft**  
**West Facing**

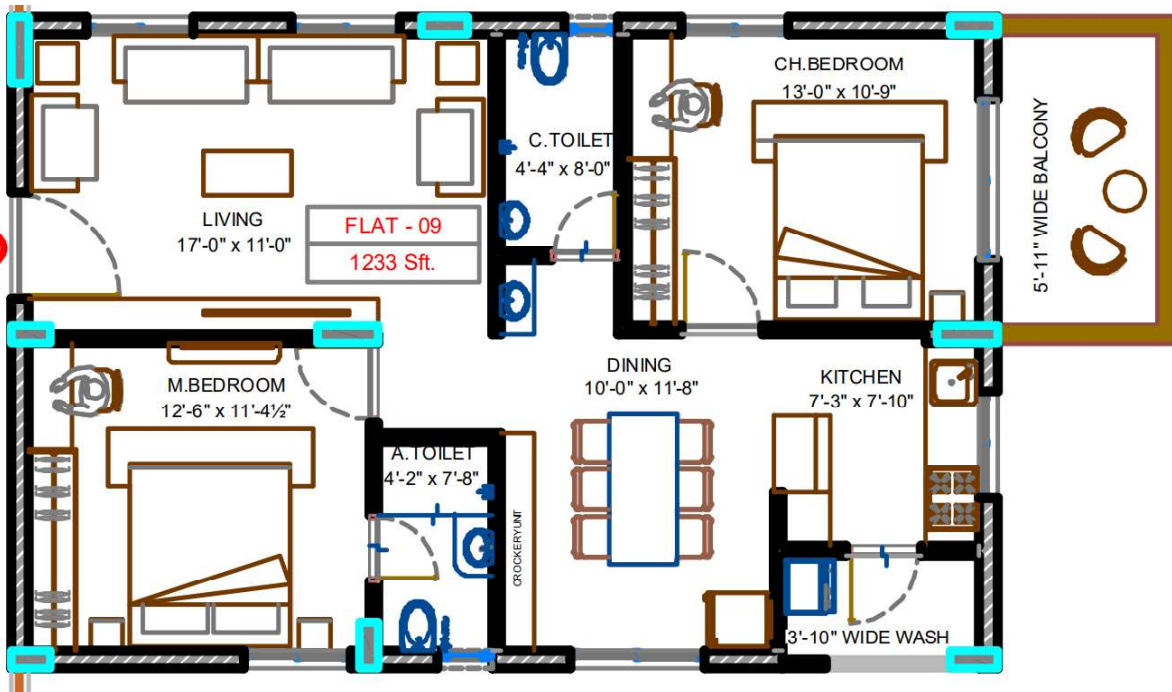




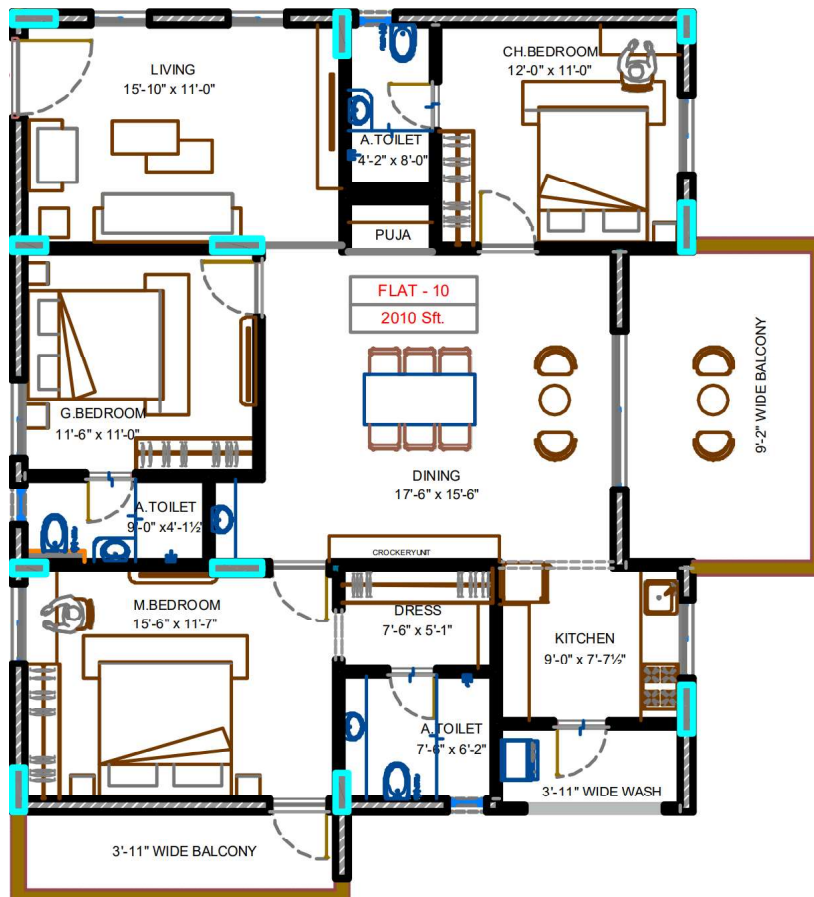
**2 BHK**  
**1233 Sft**  
**West Facing**



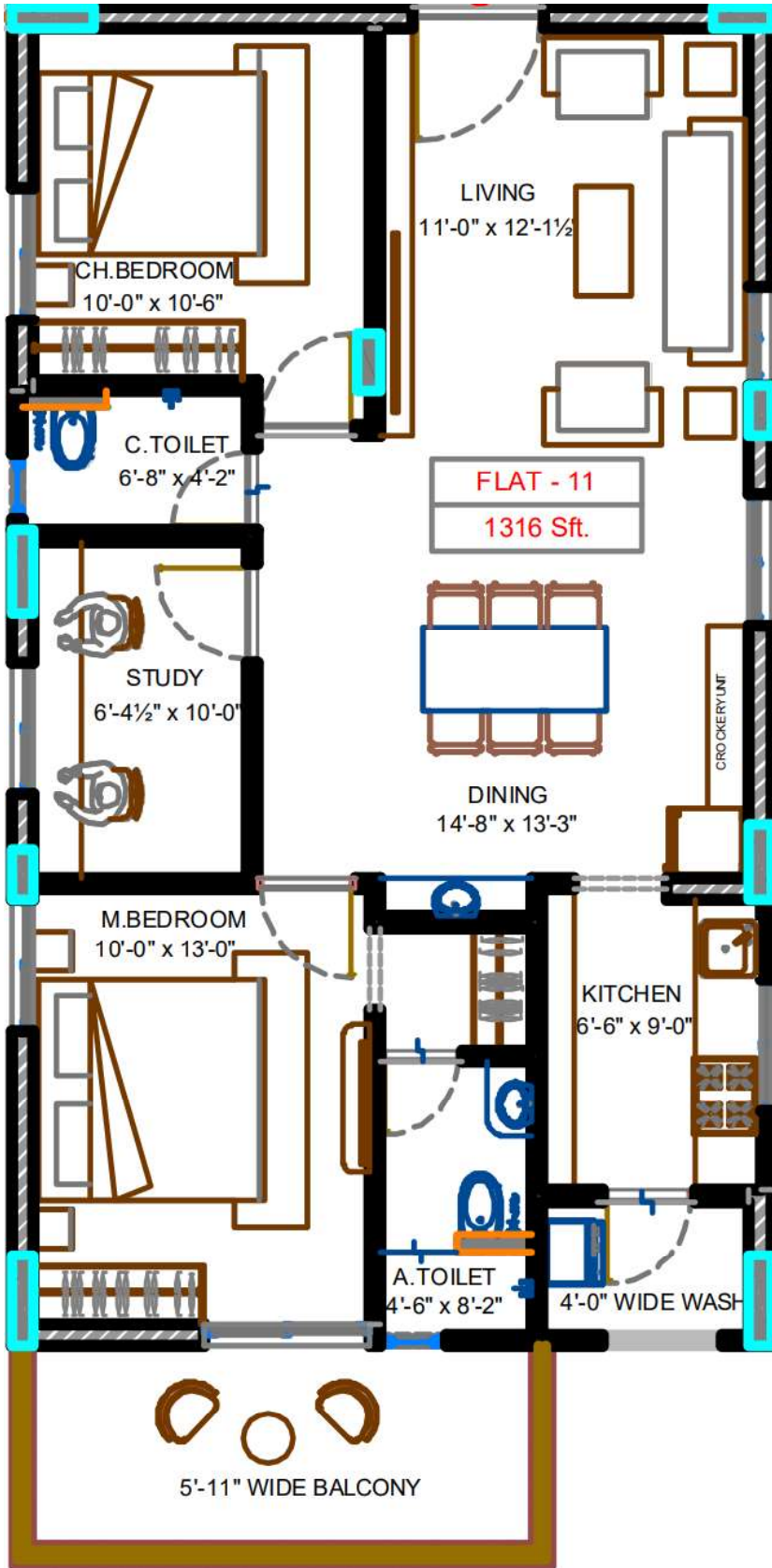
**2 BHK**  
**1233 Sft**  
**West Facing**



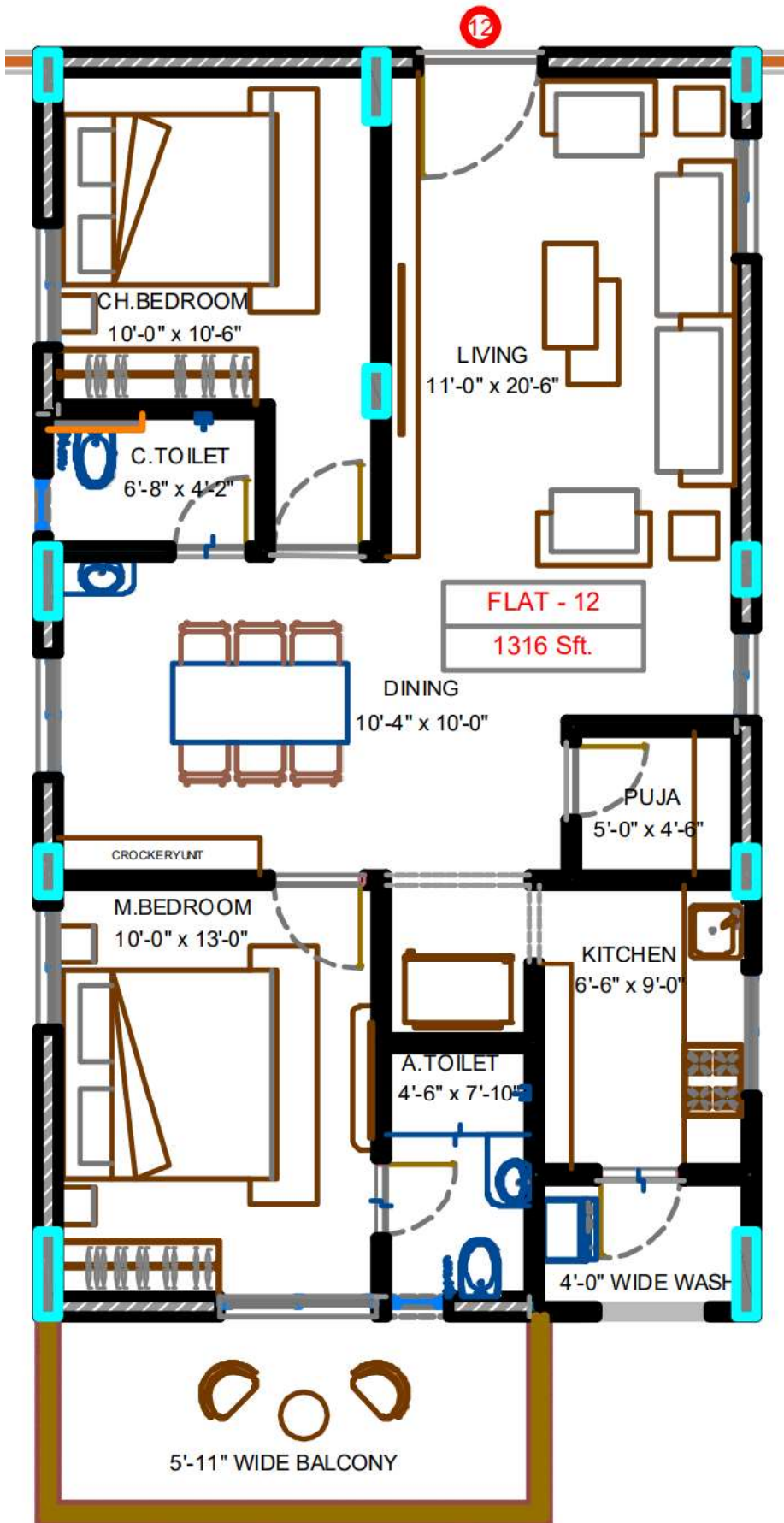
**2 BHK**  
**1233 Sft**  
**West Facing**



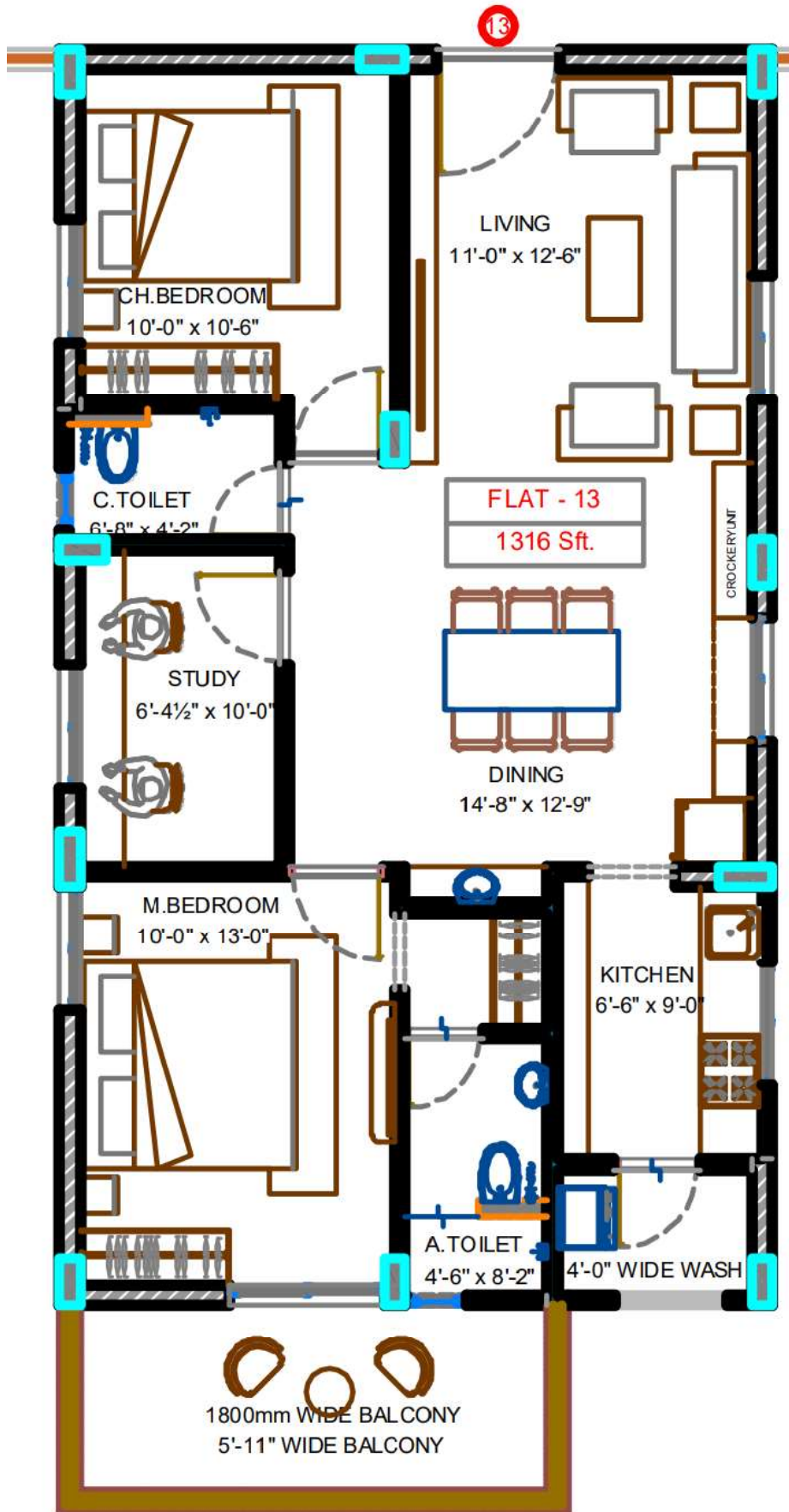
**3 BHK**  
**2010 Sft**  
**West Facing**



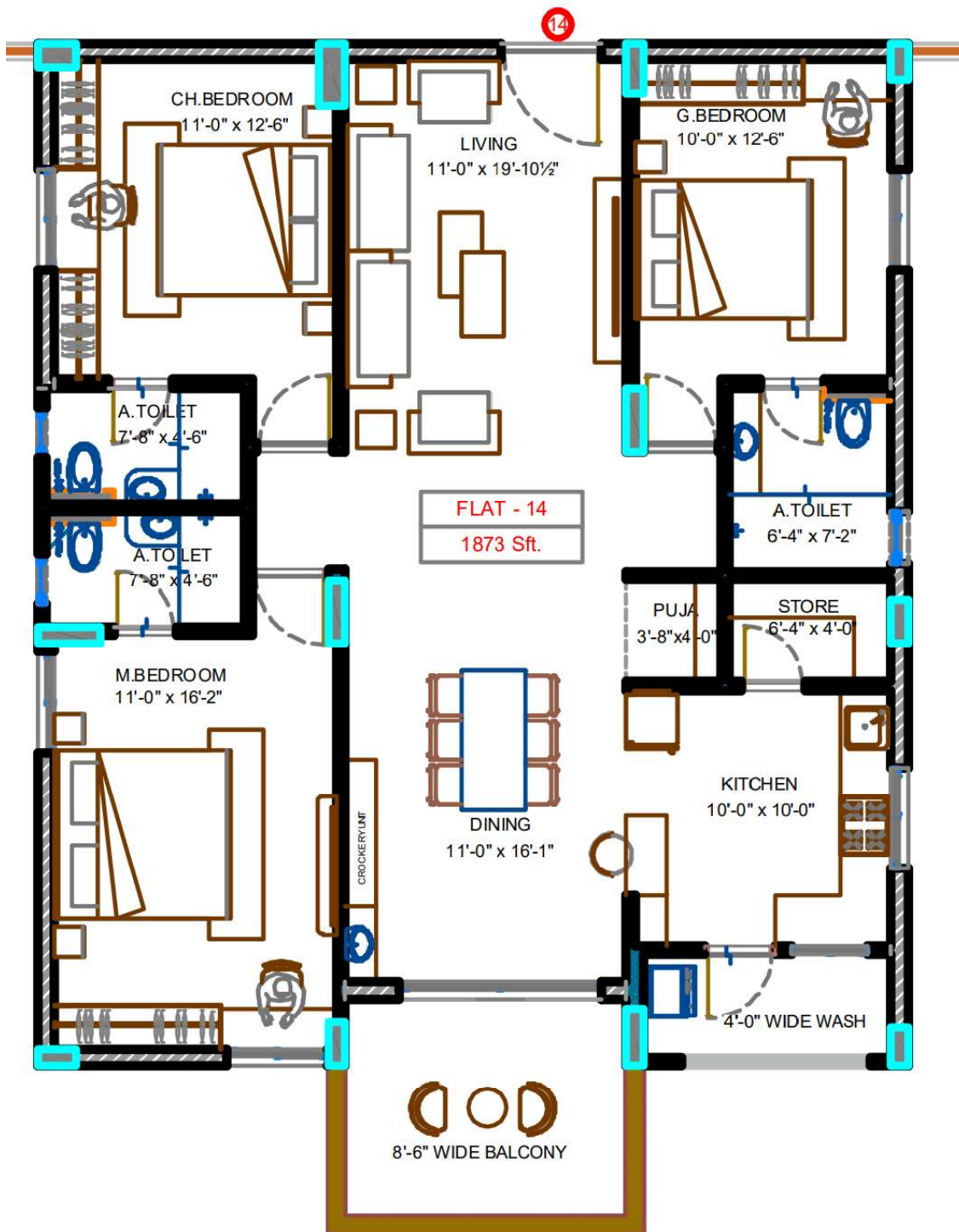
**2.5 BHK**  
**1316 Sft**  
**North Facing**



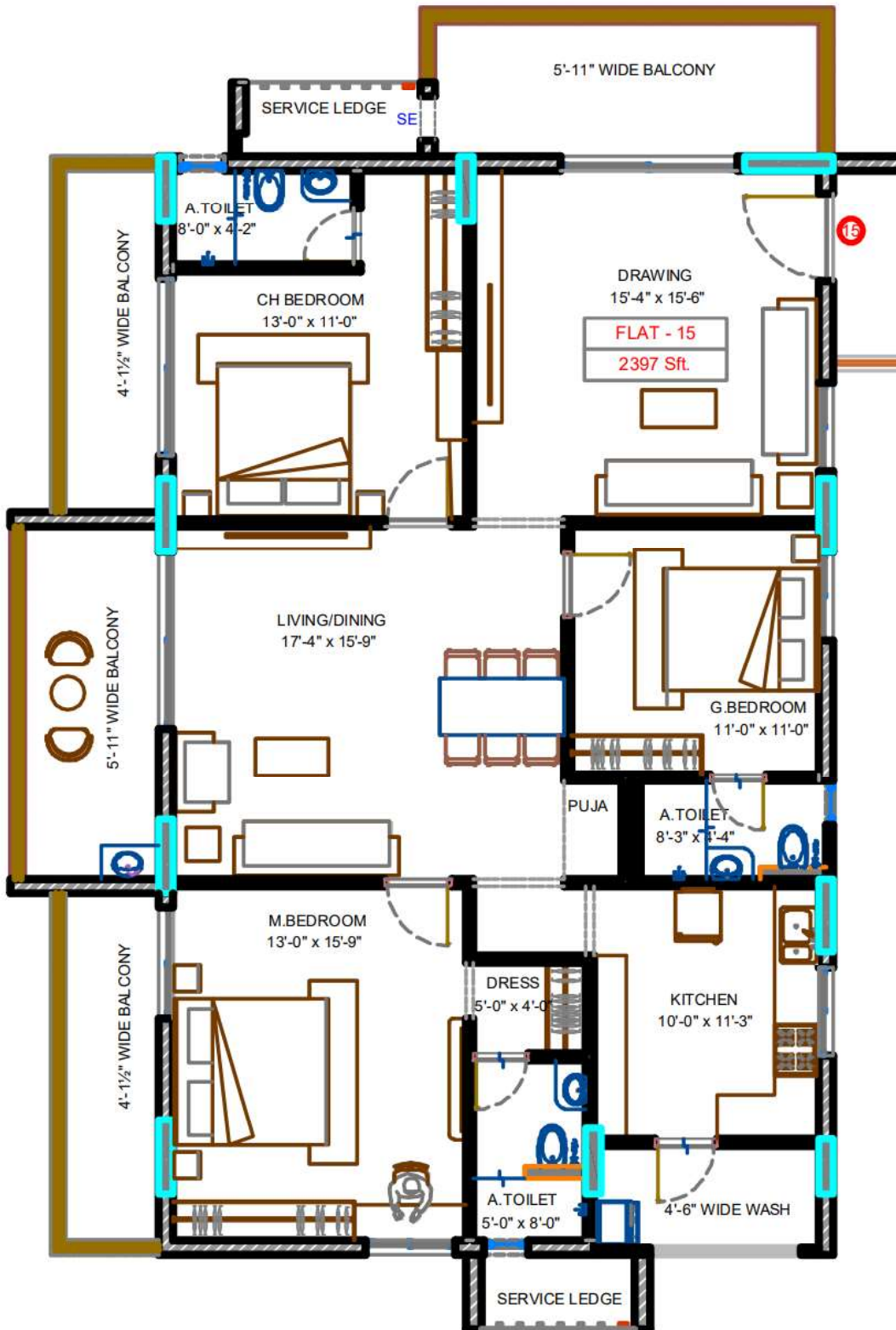
**2 BHK**  
**1316 Sft**  
**North Facing**



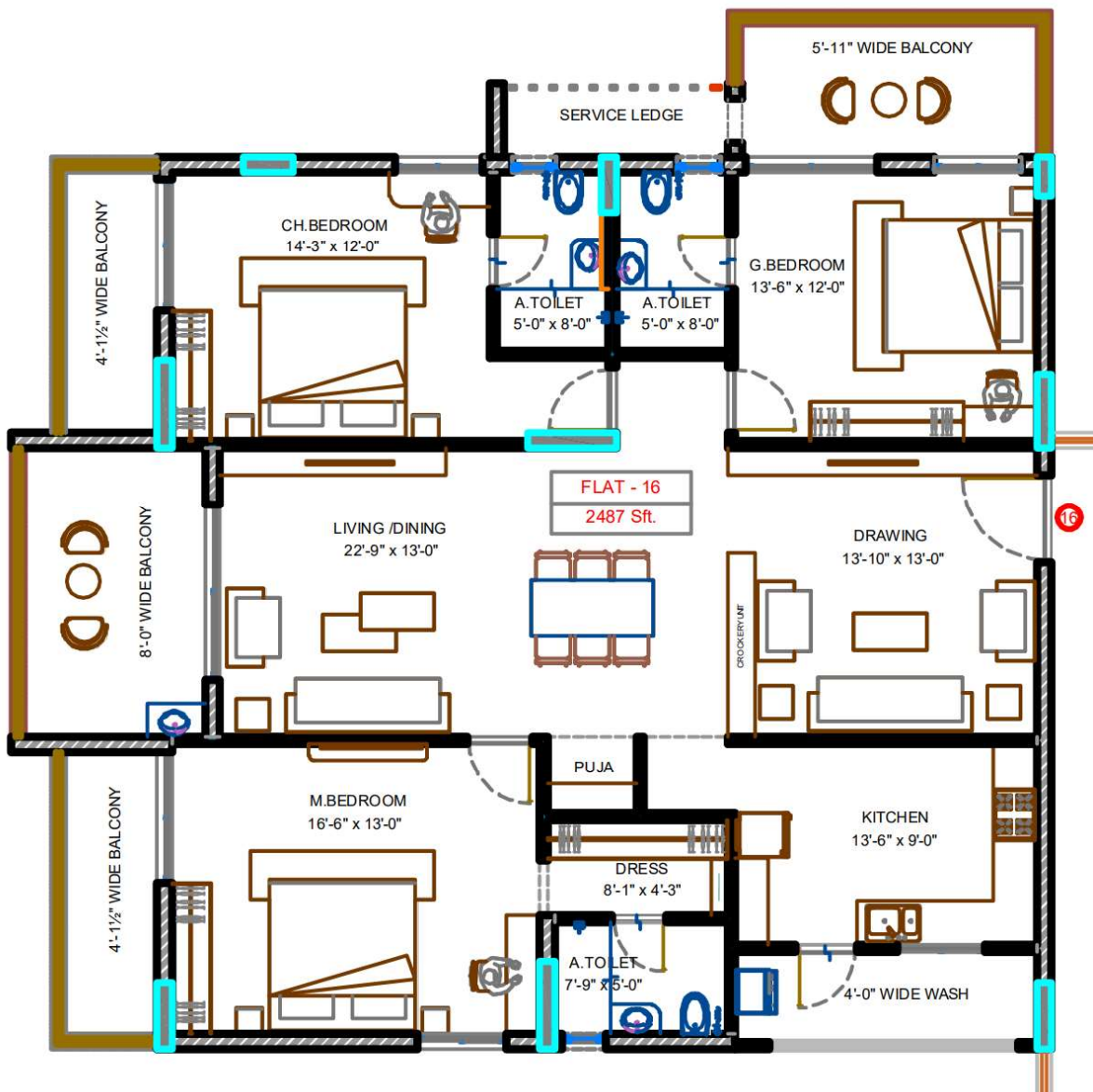
**2.5 BHK**  
**1316 Sft**  
**North Facing**



**3 BHK**  
**1873 Sft**  
**North Facing**

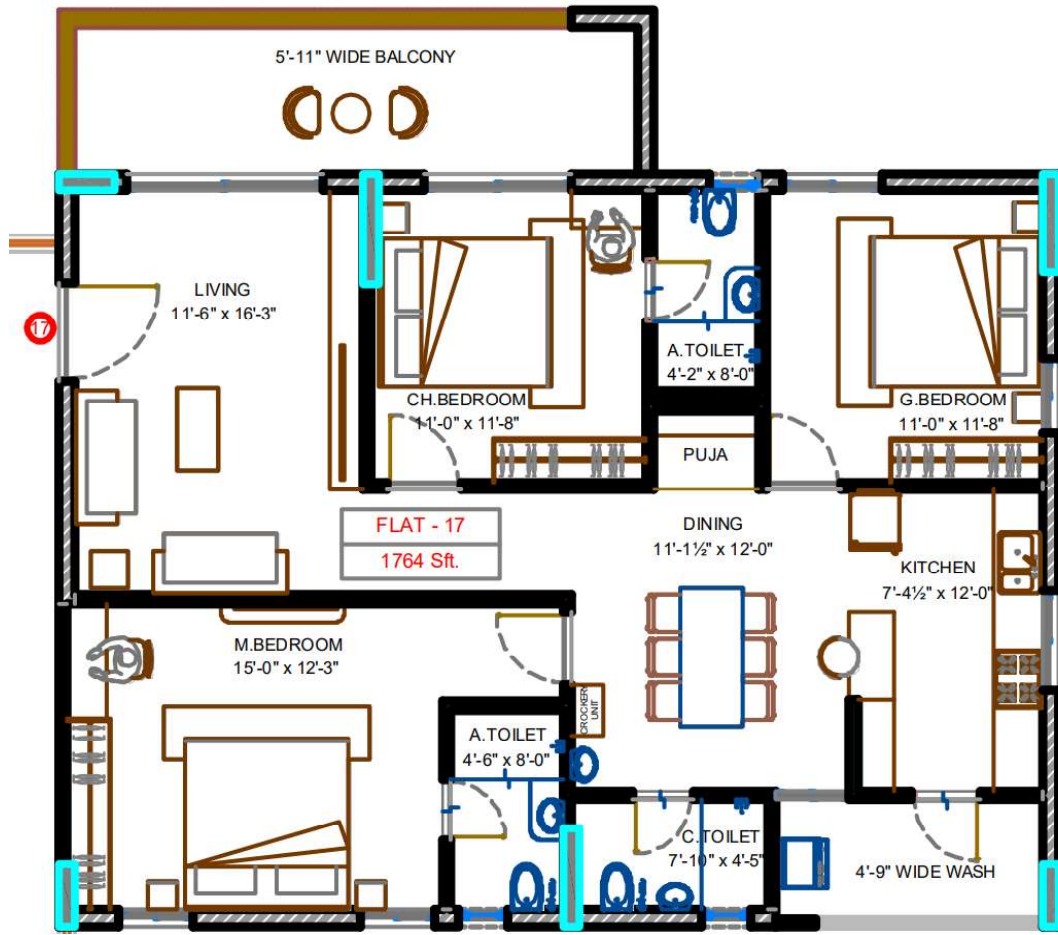


**3 BHK**  
**2397 Sft**  
**East Facing**

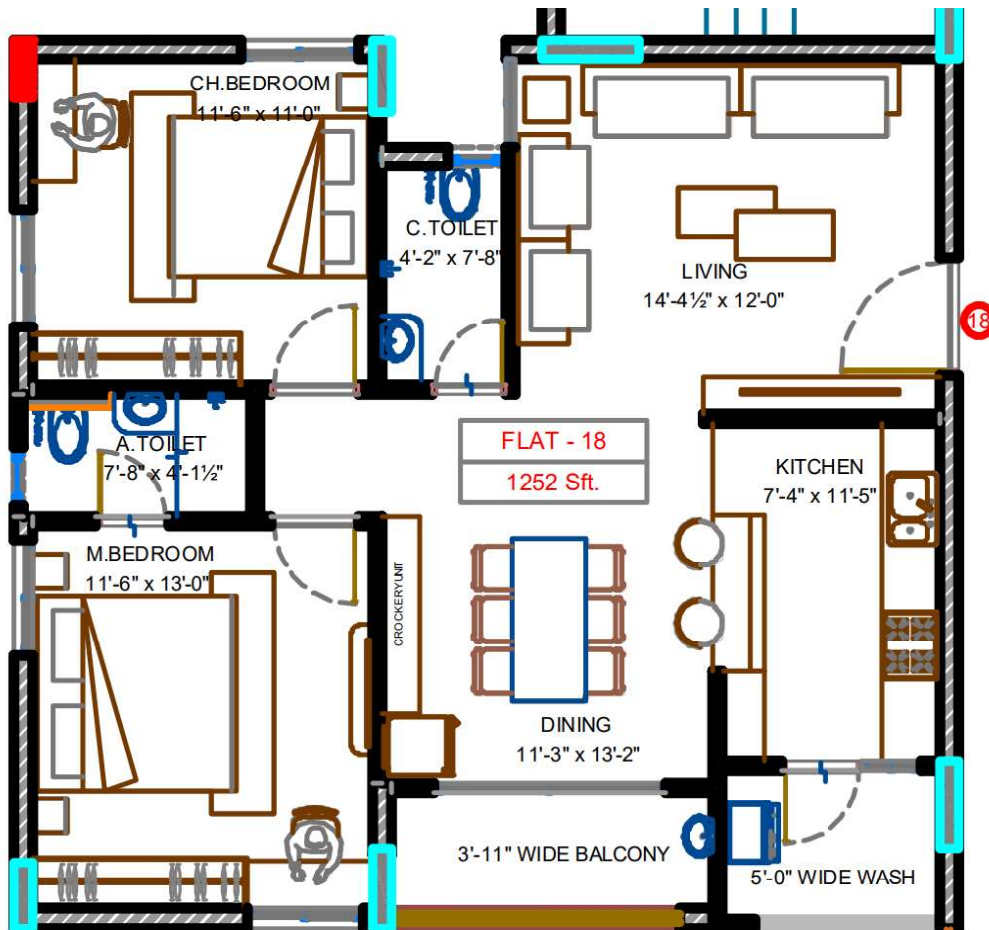


**3 BHK**  
**2487 Sft**  
**East Facing**

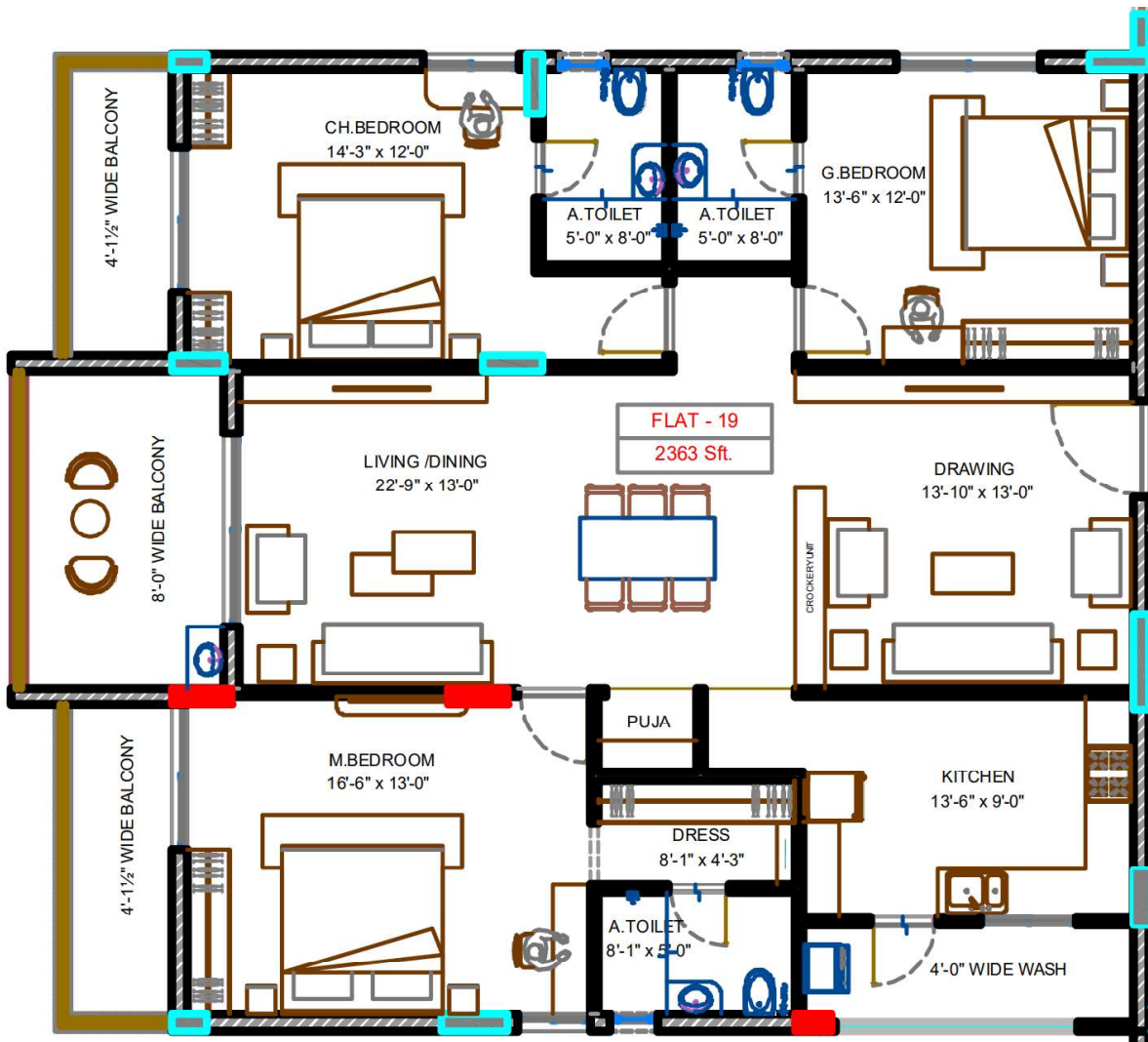




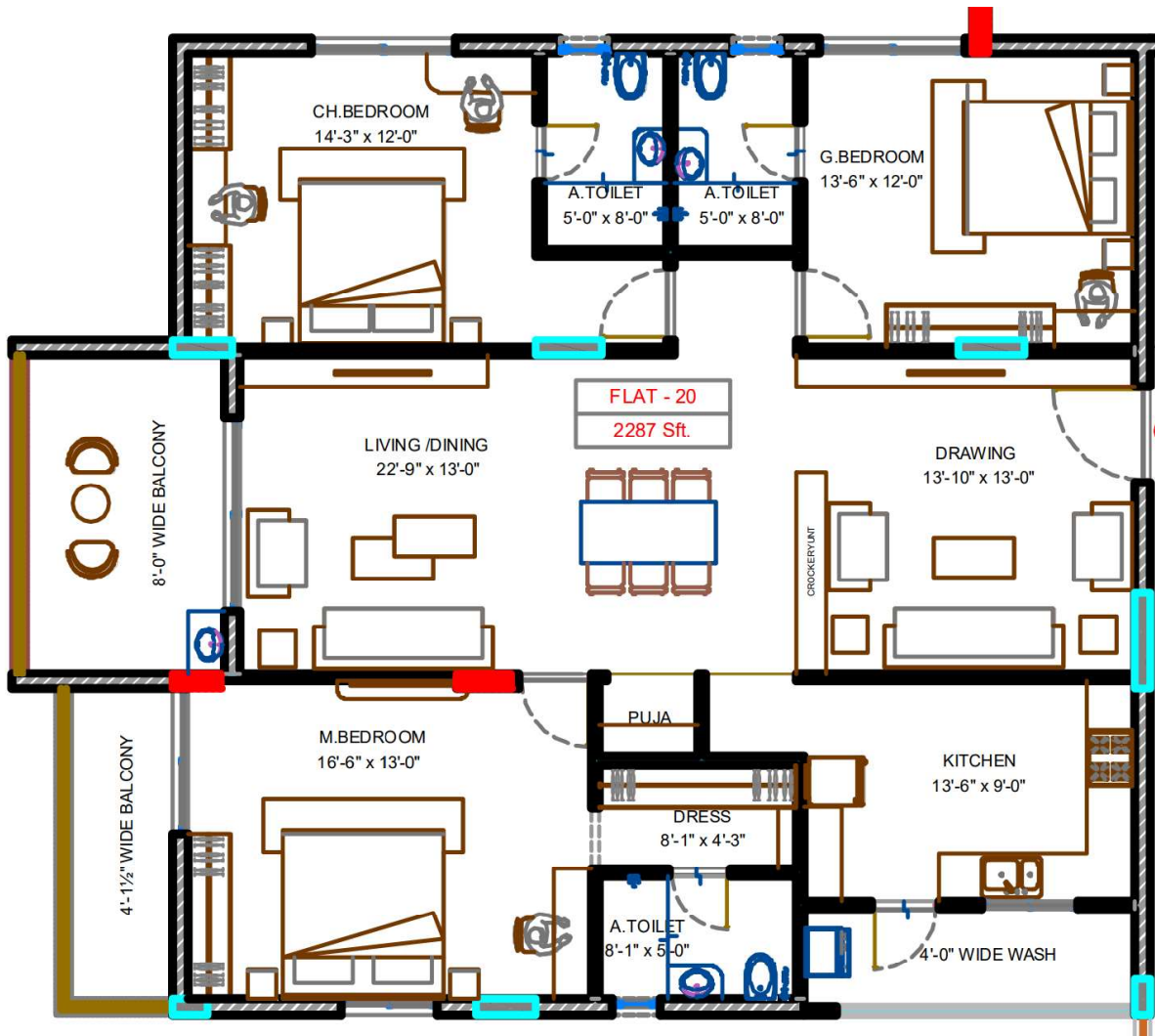
**3 BHK**  
**1764 Sft**  
**West Facing**



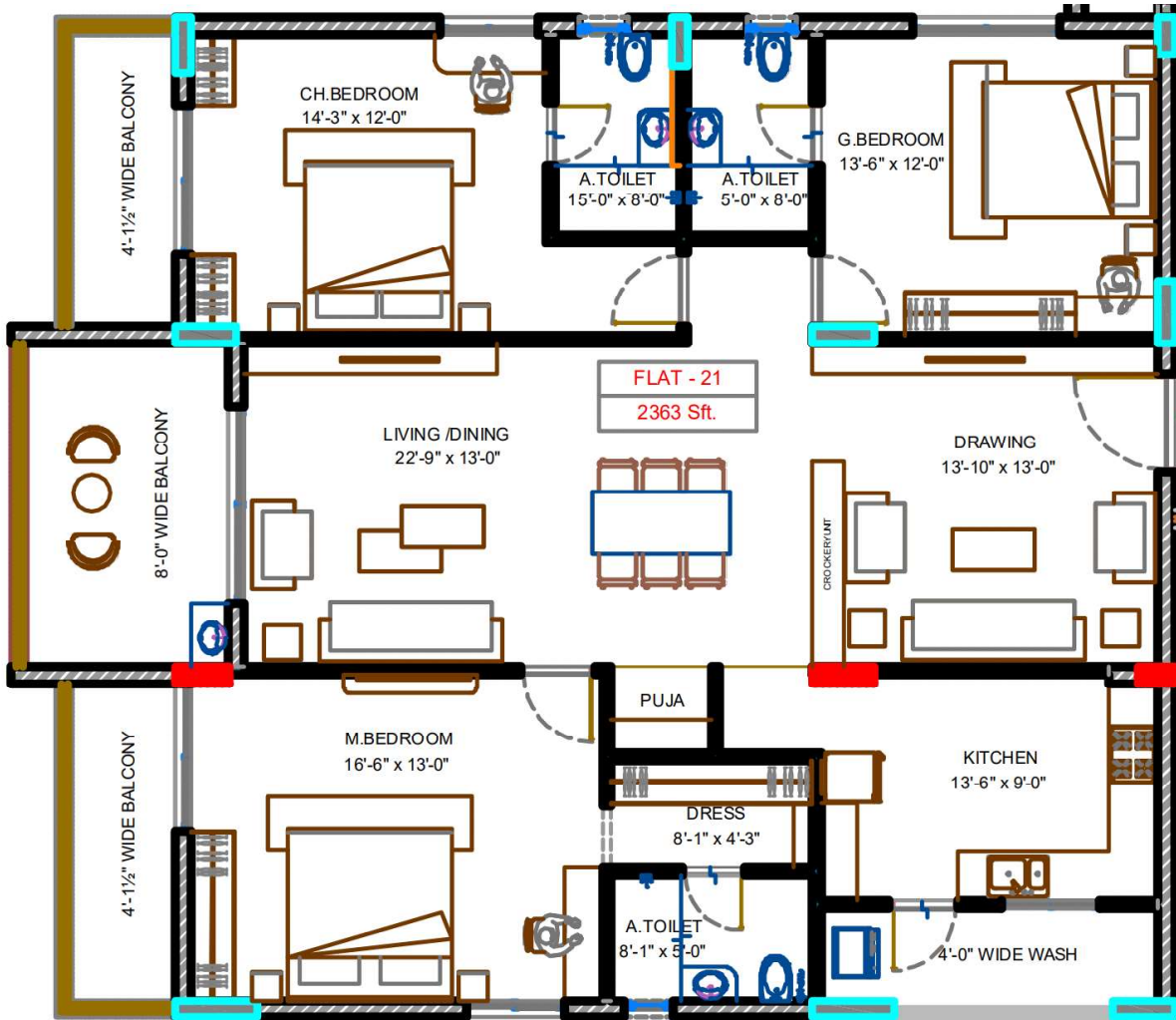
**2 BHK**  
**1252 Sft**  
**East Facing**



**3 BHK**  
**2363 Sft**  
**East Facing**



**3 BHK**  
**2287 Sft**  
**East Facing**



**3 BHK**  
**2363 Sft**  
**East Facing**

Splendid  
Amenities



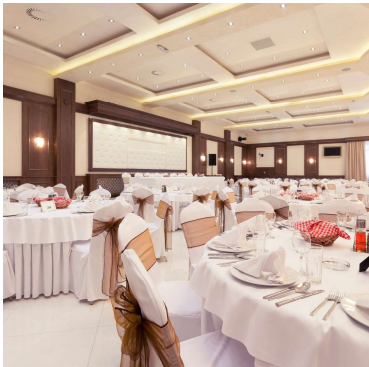
**Cricket Court**



**Basketball Court**



**Party Lawn**



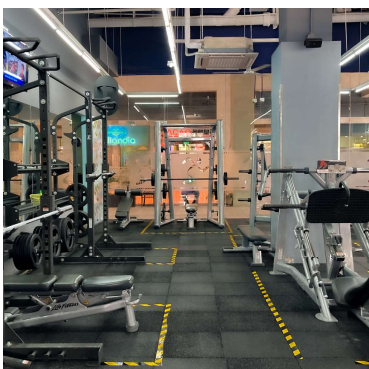
**Banquet Hall**



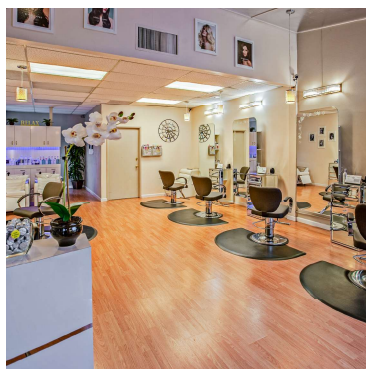
**Creche ( Day Care )**



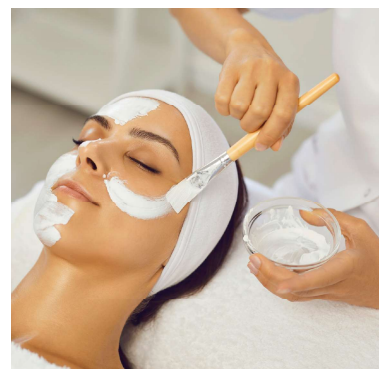
**Cafeteria**



**World Class GYM**



**SALON**



**SPA**



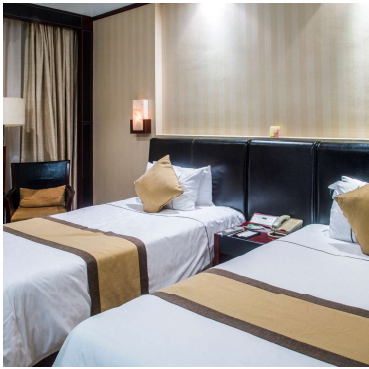
**Indoor Gaming  
Zone**



**Co-working Space**



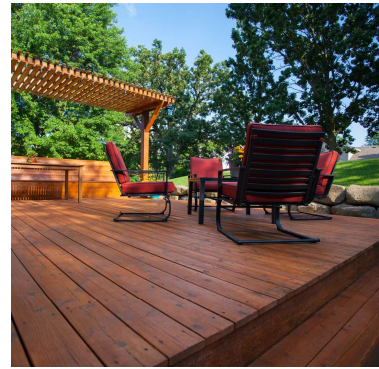
**Meeting Rooms**



**Guest Rooms**



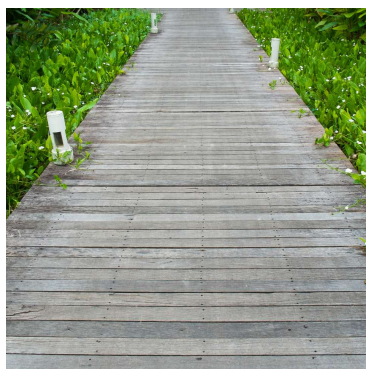
**Terrace Swimming  
Pool**



**Party Deck**



**Kids Play Out Area**



**Walk Way**



**Fire Safety**



**CC Camers**



**DG Set Power  
Backup**



**Intercome**



**24\*7 Security**



# Specifications

## STRUCTURE

R.C.C framed structure.

## SUPER STRUCTURE

AAC Brick of 200mm thick external walls and 100mm internal walls.

## PLASTERING

**External Walls:** 18mm thick plastering with smooth finish, Internal Walls: 12mm thick plastering with smooth finish.

**Ceiling:** 12mm thick plastering with smooth finish.

## FLOORING

### Living, Dining, Bedrooms and

**Kitchen:** Premium vitrified tiles (GVT or Double charged) 800x800mm in size

**Balconies/Sit-outs:** Premium vitrified tiles of reputed make. Bathrooms: Anti-skid and acid resistant tiles of standard

**make up to door height.** Utility: Anti-skid vitrified tiles up to 3 feet height..

**Corridors & Staircase:** Granite or vitrified tiles as per architects design.

## PAINTING

### Internal Walls and Ceiling:

Water-proof base, two coat putty, one coat primer. and two coats of premium emulsion paint of Asian or equivalent make.

**External:** Combination of Anti-dust waterproof texture/putty and two coat paint finish for all external walls.

## SECURITY NETWORK

- CCTV cameras in identified common areas and clubhouse with monitoring and recording from security room.
- Security fence on compound wall. Boom barriers at the entry of vehicles.
- Intercom from security to all flats.

## POWER BACK-UP

**Common Areas:** 100% DG Setup for common areas (Lifts, Corridors, Lighting etc).

**Internal Flats:** 100% DG Setup for lighting and fans

## DADOING

**Kitchen:** Glazed tiles dado up to 2' height above kitchen platform.

**Bathroom:** Concept designer tiles of standard make up to false ceiling height.

## JOINERY WORKS

**Main Door:** Designer Teak wood frame with two sides Veneered flush shutter with melamine polish and with hardware of reputed make.

**Internal Doors:** All internal frames are MT wood and two sides painted/laminated flush shutter fixed with hardware of reputed make.

**Toilet Doors:** MT wood frame/Granite frame and flush shutter/WPC shutter painted white, fixed with reputed hardware.

**Windows:** 2.5 track UPVC sliding shutter with clear glass

panels and provision for mosquito mesh.

**Grills:** Aesthetically-designed MS safety grills with

enamel paint finish.

**Railing:** MS or SS railing for staircases.

Sit-outs and balconies as per Architectural Facade) Details.

## LIFT

V3F Drive High Speed lift of Johnson or equivalent make. Lobby Cladding with Front Granite/Tile Cladding.

## FIRE SAFETY

Fire alarm, wet risers as per fire Authority regulations. Automatic sprinklers at Cellars

## ELECTRICAL & COMMUNICATION

1. Concealed copper wiring of Polycab make/ equivalent and modular switches of best brands.
2. Power outlets for air conditioners in all bedrooms and dining/living area
3. Power outlets for geysers and exhaust fans in all bathrooms
4. Power plug for cooking range chimney, refrigerator microwave ovens, mixer/grinders in kitchen and washing machine in utility area.
5. Three-phase power supply for each unit with individual meter boards
6. MCB of reputed make in all distribution boards.
7. Telephone points in living and master bedroom.
8. Wired internet provision in living room for wireless router connectivity.

## PLUMBING & SANITARY

1. All internal and external waterlines are of CPVC Ashirvad/equivalent.
2. Wash-basin in master bedroom, toilet and dining area for 2 and 2.5 BHK flats, and in children's bedroom toilets in case of 3 BHK flat.
3. All sanitary fixtures are of Kerovit or American Standard/equivalent make.
4. Wall-mounted EWC with flush valve in all toilets of Kerovit/American Standard/equivalent make.
5. Reputed make hot and cold wall mixer/diverter with shower. Provision for geysers in all bedroom toilets..