

Project Writeup.
 AVR Gulmohar Homes
 Date : 15-05-2020

Salient Features	➤ Designed for affordability ➤ 91 villas on 6.5 acres ➤ Plot sizes from 179 sq. yds. ➤ Flexible design ➤ Built-up area from 1,250 to 2,340 sft. ➤ Low density development with large open spaces ➤ DTCP & Miryalaguda municipality approved ➤ Clear title ➤ Design as per vastu ➤ Gated community with modern amenities ➤ Underground cabling for power supply and communication ➤ Pollution free environment ➤ Peaceful, green and quiet locality
Amenities	➤ Clubhouse - 10,000 sft ➤ Gym ➤ Recreation room cum cafeteria ➤ Banquet Hall ➤ Creche ➤ Yoga Room ➤ Society Office ➤ First-aid Room ➤ Lawns for banquets ➤ Swimming pool ➤ Open air badminton court ➤ Basketball court ➤ Beach volleyball court ➤ Children's park ➤ Landscaped gardens ➤ 1 KVA backup power for each villa ➤ Cement concrete roads and street lighting ➤ Drinking water through RO plant ➤ 24 hours security with CCTV ➤ Video door phone for each villa ➤ Vehicle access control with smart card ➤ 2,000 ltrs water tank for each villa
Current Status	➤ Model villas completed. ➤ Main road work completed. ➤ Internal roads nearing completion. ➤ Compound wall completed. ➤ 27 villas completed. ➤ 64 villas work under progress. ➤ Civil work under progress. ➤ Club house RCR work completed.
Location	➤ 1 min. drive from Bypass Road - 300 mtrs. ➤ 1 min. drive from Sagar Highway - 300 mtrs. ➤ 5 min. drive from Miryalaguda Bus Station - 1 1/2 kms. ➤ 5 min. drive from Railway Station - 3 kms.
Address	Sy no. 786, Miryalaguda, Nalgonda Dist. Telangana. Email : nilgiriestate@modiproperties.com

Specifications	Structure : RCC Walls : Cement blocks External painting : Exterior emulsion Interior painting : Smooth finish with OBD Flooring : Branded 2 x 2 ft vitrified tiles Main door : Wood with polished panel door Internal door frames : Wood with paint Door shutters : Painted panel doors with dorset hardware Windows : Aluminium sliding windows Sanitary : Cera / Parryware / Hindware or equivalent brand CP fittings : Branded quarter turn Bathrooms: Branded designer tiles upto 7ft Kitchen : Granite slab with 2ft dado and SS sink Electrical : Copper wiring with modular switches Plumbing : CPVC / PVC pipes
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