

Housing Projects – Survey Report

Survey done by:	Ashok Kumar	Date:	29/01/2020
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Project Details

Name of Project	NSL East County		
Location	Hubsiguda/Uppal		
Type	☐ Apartments		
No of units	438		
Unit Sizes	1038 to 2074 sft		
Area of total land	5.4 Acres		
No. of floors	24 floors		
Stage of Construction	☐ 9 slabs completed for one block. Second block yet to start		
Specifications	☐ Deluxe ☐ Luxury		
Amenities	☐ Lifts	☐ Badminton Court	☐ Gated community
	☐ Generator	☐ Basket Ball court	☐ Tennis court
	☐ Landscaped gardens	☐ Recreation Room	☐ Shops
	☐ Swimming pool	☐ Restaurant	☐ Bore well water
	☐ Gym	☐ Club House	☐ 24 Hrs Security
	☐ Community Hall	☐ Underground cabling	☐ Street lighting
	☐ Sewerage treatment plant		☐ Municipal water supply
	Other:		
Price	Rate per sft of construction	5,550/-	
	Rate per sq. yd. of plot	NA	
	OR rate per unit		
	Amenities charges		
	Lift & Generator charges		
	Car Parking Charges	2,00,000/-	
	Two wheeler parking charges		
	Electricity connection charges	for 1 / 3 phase	
	Water connection charges		
	Other Charges	East Facing Extra – 25/- Corner/Premium Flats- 50/- Floor from 6 th floor to 23- 25/-	
	Total cost of typical unit	63.5 to 1.21cr Negotiable upto Rs.400/sft	
	Brochure Enclosed	☐ Yes	

Builders Track Record

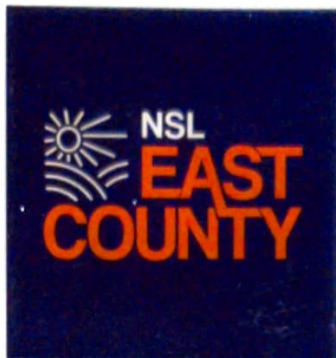
Name of Builder	NSL Infratech
Name of MD/ Owner	
Office Location	Sy.No:1 , Uppal
Contact Person at office	Raghavendra K
Office Phone No.	040-27176591/3
Contact Person at site	Raghavendra K
Site Phone Nos.	+919100485796
Website / email	www.nslsezhyd.com
Track Record	_____ years in business and _____ projects completed.

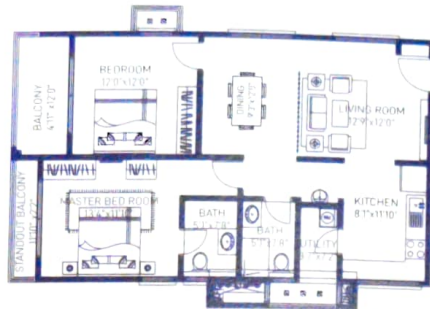
Prominent Completed Projects details

Project Name	Location	Type	No. of Units or Area	Present Status
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress

Remarks

AN ADDRESS,
THAT ADDRESSES EVERYTHING





2 BHK - East

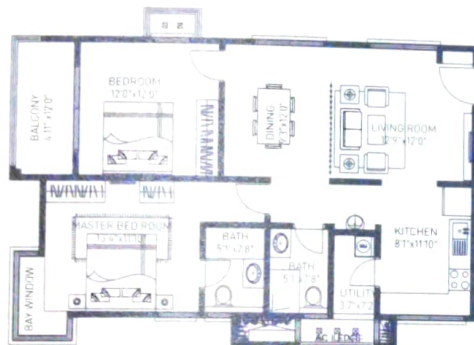
Type - A (1-7) & (15-21) Floors

Net Floor Area

Gross Floor Area

1038 Sft

1330 Sft



2 BHK - East

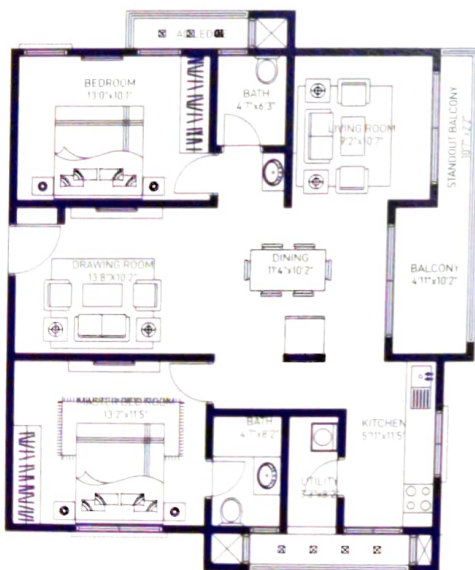
Type - B (08-14) Floors

Net Floor Area

Gross Floor Area

1030 Sft

1330 Sft



2 BHK - West

Type - A (1-7) & (15-21) Floors

Net Floor Area

Gross Floor Area

1038 Sft

1330 Sft



FOR THOSE WHO LIVE
EVERY MOMENT
EXCLUSIVELY

WHEN ONE HAS SEEN SUCCESS IN LIFE
IT'S TIME TO RAISE A TOAST
AT AN ABODE THAT EPI TOMIZES PRIVACY AND ELEGANCE

NSL EAST COUNTY

A HOME THAT BEFITS YOUR STATUS AND
A LIFESTYLE THAT SURPASSES
ALL BENCHMARKS OF LUXURY
BUILT WITH HIGH METICULOUSNESS
AND ADORNED WITH INIMITABLE FEATURES
NSL EAST COUNTY IS DEFINITELY FOR THE CHOSEN FEW



EAST HYDERABAD'S TALLEST RESIDENTIAL TOWER.

Live at a height no one has done before. Live above everything else unprecedented
levels of luxury comforts and services of NSL East County figuratively as well as symbolically



WHY NSL EAST COUNTY?

- First Tallest Residential Towers In East Hyderabad
- Just 600 Mts from Metro Station
- Already 16000+ employees are working in the 50000 employee campus
- Few apartments available with stadium facing balcony

NSL
EAST
COUNTY



2 BHK - East

Type - A (10-11) & (12-20) Floors
 Not Floor Area Gross Floor Area
 804 SFT 854 SFT



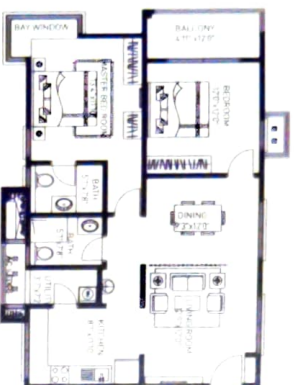
2 BHK - West

Type - B (10-14) Floors
 Not Floor Area Gross Floor Area
 804 SFT 854 SFT



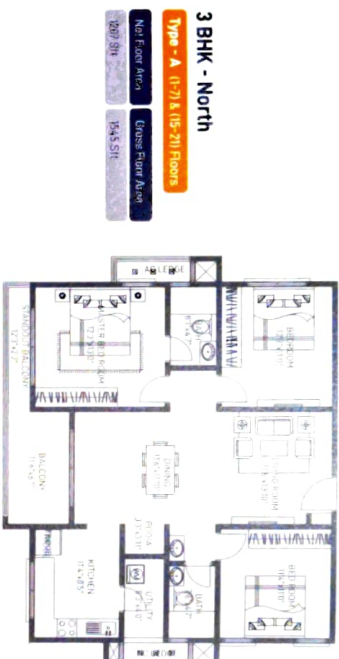
3 BHK - East

Type - A (15-17) & (18-20) Floors
 Not Floor Area Gross Floor Area
 1072 SFT 1122 SFT



2 BHK - East

Type - B (10-14) Floors
 Not Floor Area Gross Floor Area
 804 SFT 854 SFT



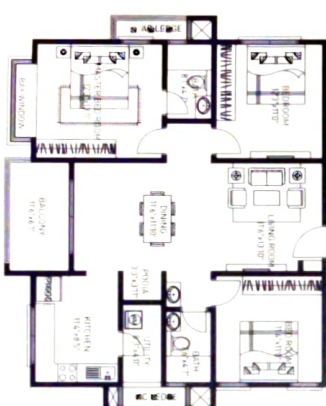
3 BHK - North

Type - A (17-18) & (19-20) Floors
 Not Floor Area Gross Floor Area
 1072 SFT 1122 SFT



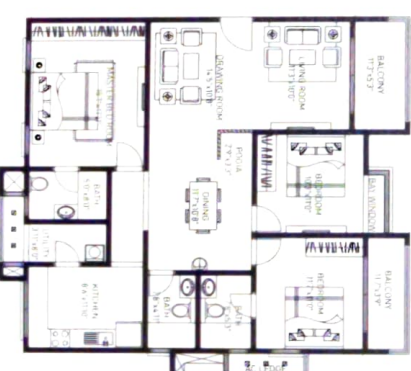
2 BHK - West

Type - A (17-18) & (19-20) Floors
 Not Floor Area Gross Floor Area
 1036 SFT 1086 SFT



3 BHK - North

Type - B (10-14) Floors
 Not Floor Area Gross Floor Area
 1036 SFT 1086 SFT



3 BHK - West

Type - A (17-18) & (19-20) Floors
 Not Floor Area Gross Floor Area
 1072 SFT 1122 SFT



3 BHK - East

Type - B (10-14) Floors
 Not Floor Area Gross Floor Area
 1072 SFT 1122 SFT





UNMATCHED IN LUXURY. UNSURPASSED IN CREDIBILITY.

NSL East County Apartment stands in a place where nature glamour and the future intersect. Experience a good living in spacious 2 & 3 BHK apartment as the lush green acres provide a welcome distraction from the hustle and bustle of the city. The sprawling recreational facilities blend in perfect harmony with the finest from the world of work, education and entertainment. So you don't just live here but enjoy the world around.

NSL EAST COUNTY, THE PEAK OF FEATURES & AMENITIES

- ▶ 24/7 Security with CCTV
- ▶ 70% Open Spaces
- ▶ 100% Power Back-up for common areas
- ▶ Tree-lined Walkways
- ▶ Cellar Parking
- ▶ Jogging / Walking Track
- ▶ Children's Park
- ▶ Senior Citizens Seating Area
- ▶ Sewage Treatment Plant
- ▶ Water Treatment Plant
- ▶ Water Bodies
- ▶ Pick-up / Dropping Plaza
- ▶ Solar Street Lights
- ▶ First project to provide electric Vehicle charging station

MASTER PLAN



LEGEND

- | | | |
|------------------------------|-----------------------------|----------------------------|
| 01: Entrance/Exit Gate-1 | 08: Badminton Hall (Future) | 16: Half Basketball Court |
| 02: Entrance/Exit Gate-2 | 09: Jogging & Walking Path | 17: Open Air Theatre |
| 03: Drop-off Porch-Tower-A | 10: Children Play Area | 18: Waterwall Feature |
| 04: Drop-Off Porch-Clubhouse | 11: Skating Rink | 19: Change Rooms & Terrace |
| 05: Tower 1A | 12: Outdoor Gym | 20: Children Play Pool |
| 06: Tower 1B (Future) | 13: Recreational Zone | 21: Waterjet Pool |
| 07: Clubhouse Block | 14: Cricket Practice Nets | 22: Swimming Pool |
| | 15: Tennis Court | 23: Vehicular Ramps |



SUPERSIZE CLUBBING ZONE



SPECIFICATIONS

STRUCTURE

Seismic Zone II compliant RCC framed Structure

SUPER STRUCTURE

- 160mm thick RCC wall for external walls
- 160mm RCC wall work for internal walls

DOORS

Main Door in Teak wooden frame with shutters and internal doors in non-Teak wood frames with flushed shutters

WINDOWS

3 Track UPVC Window system with provision for mosquito net

PAINTINGS

External walls with texture paint
Internal Walls with smooth luppam finish with Acrylic emulsion Paint

FLOORING

Living & Dining : 800mm X 800mm double charged vitrified tile of ISI Quality
Bedrooms & Kitchen : 600mm X 600mm double charged vitrified tile of ISI Quality
In Toilets : Anti-Skid Ceramic Tiles

DADOING

Kitchen : Glazed Ceramic Tiles Dado up to 7'-0" height above kitchen platform

Toilets : Glazed Ceramic Tile dado up to 7'-0" height

Utility / Wash area : Glazed Ceramic Tile Dado up to 3'-0" height

KITCHEN

Granite Platform with Stainless Steel Sink with municipal bore water connection and provision for fixing Aqua-guard

UTILITIES / WASH

Provision for Washing Machine and wet area for washing utensils etc.

PLUMBING AND SANITARY WARE

CP Fittings shall be of reputed ISI standard make, EWC with flush tank, wall mixture, wash basin etc., shall be of ISI standard make. Provision for exhaust fan

ELECTRICAL

Concealed piping with copper wires and modular switches with adequate points for power and lighting. Power outlet for Air conditioners in Living and bedrooms.

COMMUNICATION AND SECURITY

- Provision for Telephone points shall be provided in living room and Master bedrooms
- Intercom facility to all the units connecting security
- Provision for cable TV connection in Master Bedroom and living room

LIFTS

9 Automatic Passenger Lifts and 2 Service Lift. Lift entrance with Vitrified Tile Cladding

GENERATOR

D/G Set back-up with Acoustic enclosure

FOR THOSE WHO LIVE
EVERY MOMENT
EXCLUSIVELY
NGL EAST COUNTY



EAST HYDE PARK'S TALLEST RESIDENTIAL TOWER



WHY NGL EAST COUNTY?

- Award-Winning Architecture
- Award-Winning Interiors
- Award-Winning Amenities
- Award-Winning Location
- Award-Winning Service
- Award-Winning Value



2 BHK - East

- Type A: 55.5 sq. ft. (51 sq. ft. net)
- Type B: 55.5 sq. ft. (51 sq. ft. net)
- Type C: 55.5 sq. ft. (51 sq. ft. net)

2 BHK - West

- Type A: 55.5 sq. ft. (51 sq. ft. net)
- Type B: 55.5 sq. ft. (51 sq. ft. net)
- Type C: 55.5 sq. ft. (51 sq. ft. net)

3 BHK - East

- Type A: 65.5 sq. ft. (61 sq. ft. net)
- Type B: 65.5 sq. ft. (61 sq. ft. net)
- Type C: 65.5 sq. ft. (61 sq. ft. net)

2 BHK - East

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3 BHK - North

- Type A: 65.5 sq. ft. (61 sq. ft. net)
- Type B: 65.5 sq. ft. (61 sq. ft. net)
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2 BHK - West

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