

Project by



RAM
CONSTRUCTIONS
Beyond Walls , We Craft Homes



ARAVINDAM

ELEGANT HOME RETREAT



3BHK

LUXURIOUS
APARTMENT HOMES

GOMATHY NAGAR,
NELLORE

Experience a unique living that combines comfort and simplicity



ARAVINDAM

ELEGANT HOME RETREAT
3BHK Apartment Homes @Gomathy Nagar



AREA STATEMENT			
Flat No.	Facing	Area in SFT.	Flat type
1	EAST	3080	3BHK plus home theatre
2	WEST	3090	3BHK plus home theatre



PROJECT HIGHLIGHTS

- Luxury 3 Bedroom Apartments in 7800 SFT site with UDS of 780 SFT for each flat
- Additional room for Home Theatre / Home Office
- Digital biometric smart lock with key for main entrance door
- 100% Vaasthu
- Electrical lift, no common walls
- Power backup with generator
- Exclusive privacy and superb ventilation
- Optional additional parking and provision for EV charging



SPECIFICATIONS



STRUCTURE

- Pile foundation and M25 grade RCC framed structured using Vizag Steel and Ultratech Super cement



SUPER STRUCTURE

- Red clay bricks - 9" thickness outer wall and 4" thickness inner walls appropriately



PLASTERING

- **Internal:** 25mm and above thickness cement coating with sponge finish
- **EXTERNAL :** 25mm and above thickness cement coating with sponge finish



FLOORING

- **Bedrooms, Home theater, Living & Dining areas:** 800mm X 1600mm or bigger size premium vitrified tiles
- **Kitchen, Toilets and Utility:** Anti-skid tiles of premium make
- **Corridors and staircase:** Combination of granite and vitrified tiles



DOORS

- **MAIN DOOR :** Balharshah teak wood door frame and door. 35mm thickness solid aesthetic door. Digital smart lock for main entrance door
- **Bedroom Doors:** Bastar teak wood door frame and premium branded plywood flush doors
- **Bathroom Doors:** Granite door frame and premium branded WPC doors



WINDOWS

- Colored profile UPVC windows with mosquito mesh and MS grills
- White UPVC for bathroom ventilators



PAINTING

- **EXTERNAL :** Two coats exterior acrylic emulsion paint of Asian or equivalent make over one coat of primer and two coats of wall care
- **INTERNAL :** Two coats interior acrylic emulsion paint of Asian or equivalent make over one coat of primer and two coats of wall care



KITCHEN

- Granite platform with stainless steel sink and provision for fixing water purifier, provision for cabinets, chimney
- **UTILITIES / WASH :** Provision for washing machine, dishwasher and wet service area for washing utensils



PLUMBING AND SANITARY

- Concealed good quality PVC/CPVC/UPVC pipes for external and internal water supply
- Jaquar or equivalent brand premium fixtures in all bathrooms and kitchen
- Provision for geysers in all bathrooms
- Vanity type wash basin with hot / cold mixer in master and children bathrooms
- Rain water harvest pit and sump



TILE CLADDING

- **DADOOING IN KITCHEN :** Vitrified tile dado up to beam bottom level
- **BATHROOM :** Vitrified designer tiles dado up to beam bottom level
- **UTILITY :** Glazed ceramic dado up to 7' height
- **STAIRCASE AND CORRIDOR :** Granite with lapatto finish on footer and glossy finish on raiser
- **LIFT CLADDING :** Combination of granite and tile for glossy designer finish



ELECTRICAL

- Concealed copper wire of Havells/Polycab or equivalent
- Power outlets for geysers in all bathrooms. Exhausts in all bathrooms
- Legrand or equivalent make premium modular switches
- Sockets for TV and power outlets for air conditioners in all rooms
- Power outlets for cooking range chimney, refrigerator, microwave oven, water purifier, and mixer/grinder in kitchen, washing machine and dishwasher in utility area



NOTE

- Person desirous to alter/modify their flat shall inform the same before commencement of brick work. Cement racks, arch and POP borders, etc. are optional with cost., Registration charges and other government taxes will be applicable at purchasers cost



SECURITY

- Provision for watchman room
- CCTV security cameras in stilt floor, corridors, terrace and boundaries of the building. Solar fencing for compound wall



COMMON AMENITIES

- Hard water softener for bore water
- Pressure booster motor for overhead tanks
- Full power backup for lift, motors and common areas. Power backup for each flat (excludes 15amps) with automatic panel boards
- Lightning arrester
- Schindler 10 passenger Machine room less lift with glass doors
- Fire extinguishers provided at corridors, electric panel board and other common areas
- Provision for electric vehicle charging in each parking spot
- One parking spot allotted per flat. Additional parking space is available for a premium



TELECOM

- **CABLE TV / DISH NETWORK :** Provision for cable connection in all bedrooms and living room
- **INTERNET :** Provision for internet connection in living room, foyer and home theater





Promoters & Developers



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Structural



Engineers



Architects



MEP Planners



This Brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.