

A project by



**SAMEEKSHA**  
BUILDERS & DEVELOPERS

♪ ♪ ♫ ♬ ♪

♫ BALAJI ♪

# HARMONY

Revel in life forever!

BELONG TO  
EVERY TINGE  
OF HAPPINESS.

LUXURIOUS 2 & 3 BHK APARTMENTS @  
LAXMA REDDY PALEM, HAYATHNAGAR





## PROJECT HIGHLIGHTS

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>■ 2 &amp; 3 BHK Apartments</li> <li>■ 100% Vaastu</li> <li>■ Tot-Lot Area</li> <li>■ Visitors Lounge</li> <li>■ CC Camera For Security</li> <li>■ No common walls</li> </ul> | <ul style="list-style-type: none"> <li>■ Internet, Telephone, Cable TV Via Centralised Underground Cabling</li> <li>■ Rain Water Harvesting Facility</li> <li>■ DG Set Backup Generator</li> <li>■ Ample Car Parking</li> </ul> | <b>PROVISION FOR</b> <ul style="list-style-type: none"> <li>■ Multipurpose Hall</li> <li>■ Gymnasium</li> <li>■ Super Market</li> <li>■ Pantry / Store</li> <li>■ Pharmacy</li> <li>■ Spa &amp; Saloon</li> </ul> |
|---|---|---|



## SITE PLAN




  
**MAKE EVERY  
 NEW DAWN A  
 VIBRANT ONE.**

Welcome to luxury as you have always wanted to experience it. In the privacy of space that's large enough for your every dream and joy. One that makes your every single day vibrant with myriad shades of cheerfulness. Arise to a vibrant life with every dawn, at Balaji Harmony.

CELLAR + STILT + 5 UPPER FLOORS

70  
HOMES





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## TYPICAL FLOOR PLAN



OWN EXCLUSIVITY AS YOUR PERSONAL HALLMARK.



30' WIDE ROAD

30' WIDE ROAD





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FOR THE  
WHEELS THAT  
GET YOU  
GOING IN LIFE.

For the limited number of apartment units that exist here, every home has its own exclusive parking space, complemented by driveways that are wide and easy to drive in and drive out. So park your luxury possessions without a worry.



## SPECIFICATIONS

### STRUCTURE

RCC-framed structure with 9-inch thick red brick for external walls and 4-inch thick for internal walls. Internal and external cement plastering.

### STAIRCASE & CORRIDORS

Granite flooring for staircase and corridors / natural stone / vitrified tiles. Stainless steel railing for staircase and corridors.

### PAINTING

**Internal:** Two coats of luppam and two coats of acrylic emulsion paint over a coat of cement primer of reputed make.  
**External:** Asian Apex painting with wall care putty.  
**Common Areas:** Two coats of water-proof cement paint over a base coat of primer.

### DOORS

**Main Door:** Teakwood frame with design teak veneer shutter with melamine polish with brass / SS fittings.  
**Internal Doors:** Teakwood frames with moulded skin shutters.

### ELECTRICAL

Three-phase power supply for each flat. Concealed conduit with good quality copper wire. Good quality modular electrical switches of Legrand or equivalent. One Miniature Circuit Breaker (MCB) for each room, points for geysers in toilets, washing machine in utility, refrigerator in kitchen and dining, microwave oven in kitchen. Air-conditioner in all bedrooms, TV and telephone point in living, master bedroom.

### TOILETS

All toilets will consist of  
a) One piece of EWC washbasin of Cera / Hindware / Jaquar or equivalent make.  
b) Hot and cold wall mixture with overhead showers.  
c) Provision for geysers in all toilets.  
d) All CP fittings of Jaquar / Cera / Hindware.

### WINDOWS

UPVC sliding shutters with mosquito mesh track and designed MS painted grills.

### FLOORING

Good quality 800mm x 800mm vitrified tiles, flooring for halls, bedrooms, dining, kitchen. Anti-skid tiles in balcony and toilets.

### GENERATOR

A coustic enclosed DG set, backup for common areas and all fan points and light points in the flat.

### LIFT

Lift of reputed-make of 6-passenger capacity with V3F system for energy efficiency. Entrance lobby with granite / vitrified cladding at all levels.

### KITCHEN

Black granite platform with stainless steel sink. Provision for chimney, water purifier, microwave oven and washing machine in utility area.

### TILE CLADDING & DADOING

**Toilets:** Good quality designer matt ceramic tiles dado upto 7'0" height.  
**Kitchen:** Glazed ceramic tiles dado upto 2'0" height above kitchen platform.  
**Utility / Wash:** Glazed ceramic tiles dado upto 3'0" height.

### NOTE

1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.  
2) People desiring to alter / modify their flat can do so by prior request and on additional payment.  
3) Flat will be handed over for wood work / interiors after receiving 100% payment only.

### WATER SUPPLY

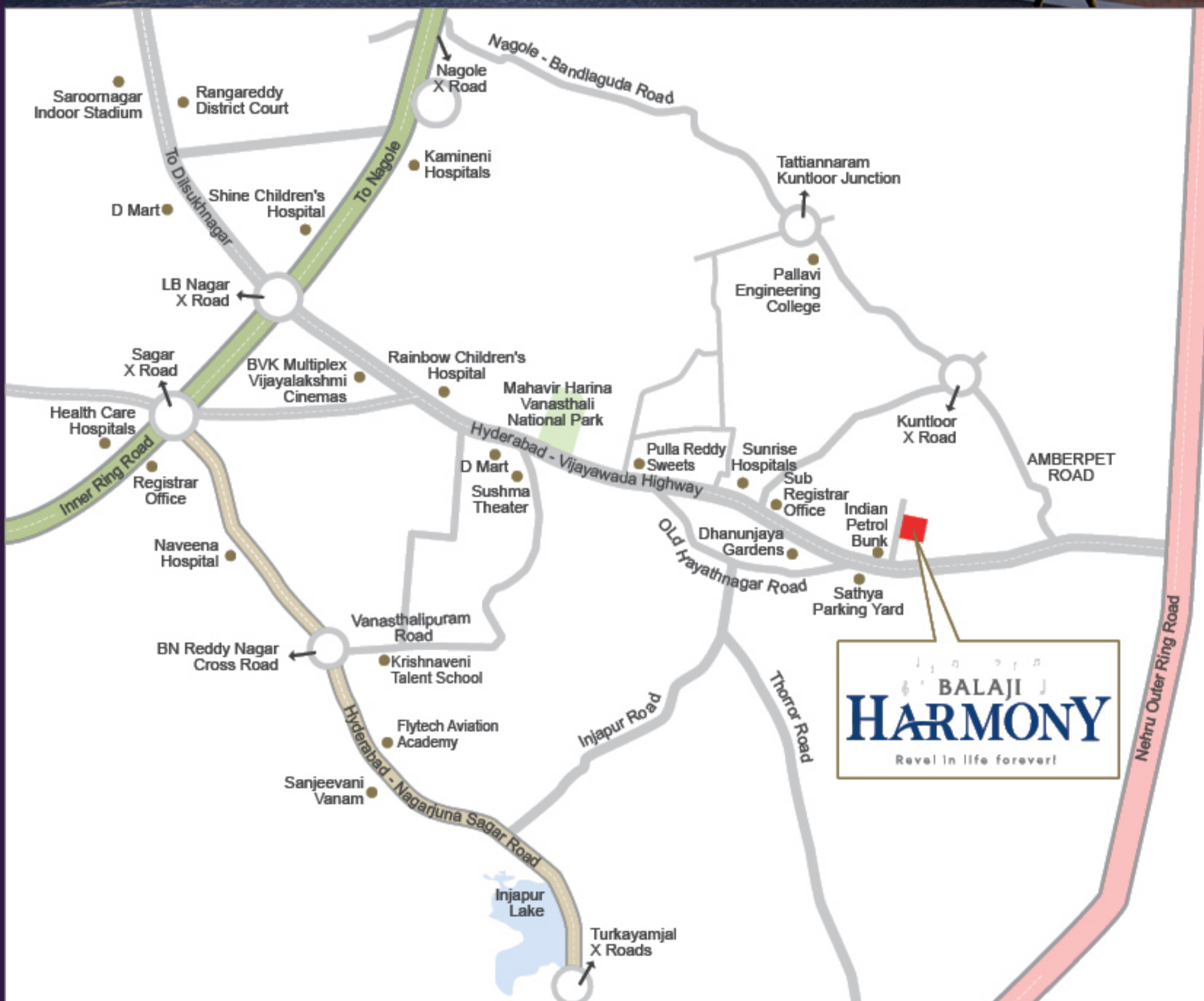
24-hour water supply through borewell & Sufficient HMWS Water.

### SECURITY / TELEPHONE

Intercom facility from flat to flat and flat to security and CCTV security. Optical fibre connectivity for all your communication needs will be provided in the drawing room only.







## LOCATION PLAN

(not to scale)

### PROXIMITY

#### SCHOOLS

Word and Deed Educational Academy	: 1 km
Candor Shirne I School	: 1 km
Sri Chaitanya School	: 2 km
Zee High School	: 2.5 km
Ramadevi Public School	: 6 km
Johnson Grammar School	: 7 km

#### HOSPITALS

Sushil Children's Hospital	: 2.5 km
Shadow Hospitals	: 3 km
Sunrise Hospitals	: 4 km
Primary Veterinary Centre	: 3 km
Rainbow Children's Hospital	: 10 km
Kamineni Hospitals LB Nagar	: 10 km

#### OFFICES

Infosys Pocharam  
Genpact  
TCS Adibatla



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Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

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