

# SPECIFICATIONS

## STRUCTURE

RCC framed structure  
Solid blocks of 9' thick for external walls and 4' thick for internal walls of red bricks

## PLASTERING

External Walls : All external walls sponge finished with cement mortar  
Internal Walls : All internal walls plastered smooth with cement mortar

## PAINTING

Internal : Birla Wall Care finish with 2 Coats of Premium royal emulsion paint of Asian, Berger or equivalent over a coat of primer  
External : Exteriors with texture finish, weatherproof paints of Asian, Berger or equivalent solution as per elevation

## KITCHEN

Kitchen ready to receive modular unit  
Provision for electrical and plumbing points for sink and water purifier  
Power plugs for chimney, refrigerator, micro oven / mixer/ grinder and cooking Range / Rice cooker  
Designer Wall Tiles above platforms

**UTILITY AND WASH :** Utility – Tap point for general washing and Provision for Dish washer.  
Wash / Laundry – Provision for Washing Machine and Dryer

## ELECTRICAL AND COMMUNICATION

ISI mark Concealed Copper Wiring with premium make modular switches  
Three phase power supply for each unit with individual meter boards and miniature circuit breakers  
Power points for ACs in all Bed Rooms, Home theatre and Living rooms  
TV points in all bedrooms, Home theatre and Living / Drawing Room  
Telephone & Internet points in Ground Floor, Living Room, Master Bed Room.  
DG Power back up of 3 KVA for villa  
100% power backup for essential services

## FLOORING

Living, Drawing and Dining : Large tiles  
Master Bedroom : Wooden Laminated Flooring  
Home Theatre : Wooden Laminated Flooring  
Other Bedrooms : Double charged vitrified tiles  
Utility Floor : Non slip ceramic / Matt finish Vitrified tiles  
Kitchen : Double charged vitrified tiles  
Servant Room : Ceramic tiles  
Entrance, Decks and Balconies : Non slip / anti-skid tiles / matt finish Premium Vitrified tiles  
Staircase : Granite / Amalgamated Marble  
Toilets : Non slip ceramic / vitrified tiles of reputed make

## ELECTRICAL INSTALLATIONS

Concealed copper wiring with Flame Retardant Low Smoke PVC insulated wires of superior range like Finolex equivalent.  
Modular switches of superior brand of Clipsal or equivalent popular brand.  
3 Earth leakage circuit breaker (ELCB) for each villa.  
Separate Miniature Circuit Breaker (MCB) will be provided for light & power circuit at main distribution box within each villa.

## WALL DADO

Utility And Servant Toilet : Ceramic Tiles up to 3' Height  
Toilet Wall Dado : Designer ceramic tiles/ Vitrified tiles

## DOORS

8 feet Teak wood designer door frame, designer door shutter with melamine polish on both sides.  
Brass hardware of superior brands (lever handles, lock sets, door closures, door stoppers)  
7 feet Teak wood frame with 32/35 mm flush shutters with moldings for bedrooms with veneer finish.  
Toilet doors fo Veneer finish from outside and 1.5 mm thick laminate from inside  
French Doors : uPVC Section for frames and shutters with tinted float glass of reputed make with provision for mosquito mesh shutter  
Windows : uPVC Section for frames and shutters with glass of reputed make with provision for mosquito mesh shutter

## TOILETS

Sanitary fixtures of Kohler / Jaguar or Equivalent EWC with flush valve.  
Provision for Geysers in all Toilet CP fittings of Kohler / Jaguar or equivalent.  
Single lever wall mixers with shower, Wash basin taps and Health Faucets  
Servant Toilet: Standard EWC / IWC from Hindware, Parryware or equivalent

## RCC TRENCH SYSTEM

All services cable renting such as electrical for cable Routing IT & other mechanical services if any will be through RCC trench system only.

## EXTERNAL LIGHTING

Lighting post shall be provided keeping in mind proper aesthetics and to ensure sufficient illumination. Some part of the lighting to be on the solar energy as per LEED norms. Peripheral lighting all along compound walls to ensure sufficient illumination for security.

## SECURITY

CCTV Cameras and guarded by security persons.

Solar fencing all around the site



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Magna East Side  
Premium Residence's @ Nallagandla, Hyderabad



## ABOUT MAGNA INFRA TECH

Since the inception of 2009 magna infratech has earned on out standing reputation and credibility.

It stands for its quality and customer satisfaction with our residential , commercial and gated communities has constructed of minimum 2 millions sft and also delivering with its present projects.

In the 12 years it has done 13 premium projects.

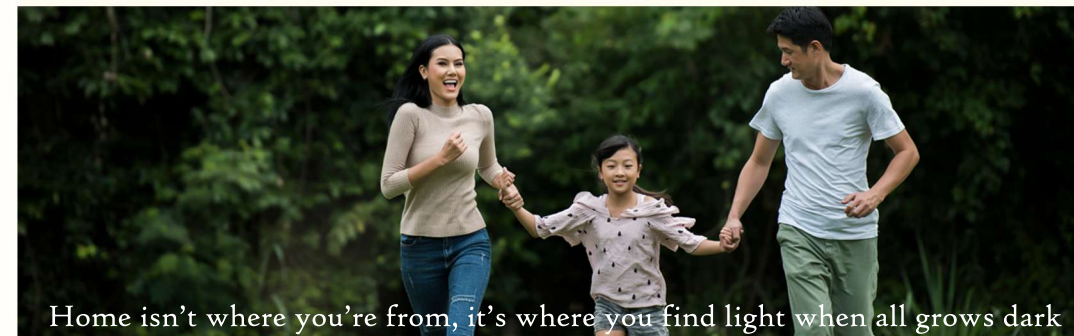


## WELCOME TO MAGNA EAST SIDE

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Paradise is where sophisticated design, idyllic surroundings and natural harmony align to form a home.

Welcome home to **MAGNA EAST SIDE**. Set in one of Hyderabad's fastest growing residential address, it offers beautiful green surroundings, a convenient and balanced lifestyle for you and your family.

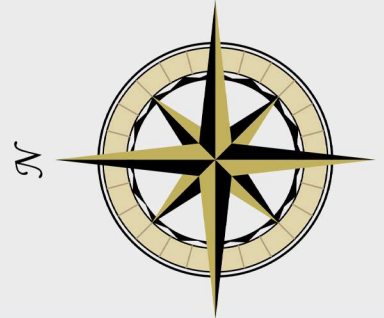


Home isn't where you're from, it's where you find light when all grows dark





MAGNA HOMES



# FLOOR PLAN





2 - BHK

1,195 SQ.FTS



3 - BHK

1,507.SQ.FTS

# SPECIFICATIONS

## STRUCTURE

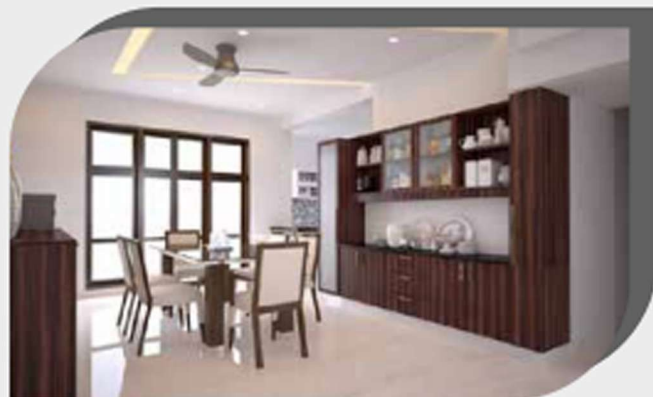
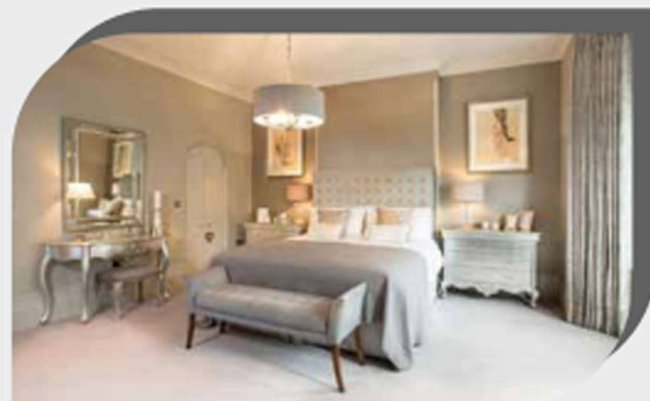
- Siesmic and wind Resistant RCC Frame structure with birla AERCON Light Weight AAC Blocks With Good Thermal Performance.
- Smooth Faces internal and External Cement Plaster with River Sand And Smooth Baare Concrete Finishes for ceilings.

## DOORS & WINDOWS

- Teakwood Main Door Frame with Veneered Flush Shutters and matt/Glossy polish.
- Engineered Door Frame with panelled shutters.
- UPVC Windows and balcony Sliding Doors with Musquito Mesh.

## ELECTRICALS

- FLRS Copper of Finolex or equivalent make.
- Designer Modular Switches.



# PROJECT HIGHLIFHTS

- 5 Floors Residential Tower
- Plot Area 1186 SQ YDS.
- Two 3-BHK apartments and One 2-BHK apartment, Only 3 per Floor
- Grand Entrance
- Six-passenger Lift
- Celler Floor 10400 SQ FT.
- Parking Area
- CC TVs

