



OFFICE ADDRESS:
VYJAYANTHI SATHYA SAI
Constructions and Developers, Beside
F C I Godown, Gambheeram NH-16
Gambheeram Village, Anandapuram.
Visakhapatnam-530052.



SITE ADDRESS:
Beside IIM, IT, RTO office Road,
Opposite Jayabheri Maruthi. Gambheeram Village,
Anandapuram Mandal Visakhapatnam-530052.

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Note : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the apartments.
The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



A
HOME OF
PRIME
IMPORTANCE

Premium 3-BHK flats, Beside IIM, Gambheeram, Anandapuram.

LIVE THE MEGA SPACE

Times are changing fast, and they are changing for the better. Nothing today seems to be forever, with prosperity and growth being the name of the aspects.

Because life is opening up many new ways to live, along with many lifestyle options. Clearly. The changes around us have ushered in a world of Development and progress. Welcome to a whole new era of living. Presenting **VYJAYANTHI HIGH END LIVING SPACES**. Come, rise to a great new lifestyle.



HOMES CRAFTED FOR HAPPINESS



Vyjayanthi High
end living spaces



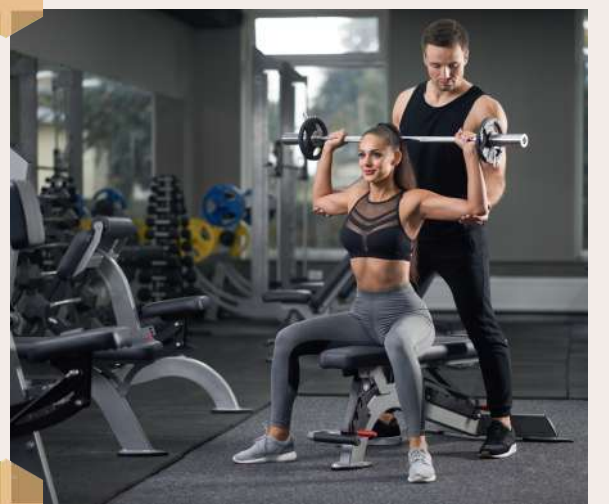
Every little detail, from contemporary architecture and landscaping to the smallest comfort is meticulously planned to offer its residents a premium lifestyle. Modern amenities, big balconies and engaging outdoor spaces are a testimony to our commitment for a blissful living experience.





Bird
View





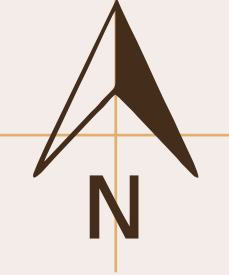
Amenities:

- Gymnasium
- Day-care/Creche
- Indoor games
- Billiards
- Table Tennis
- Library
- Banquet hall
- Swimming Pool
- Terrace Garden
- Sun Deck





Block-B Typical Floor Plan



Block-A Typical Floor Plan



WELCOME
To a premium Lifestyle.



A Block -101



1840 sft

- | | |
|------------------------------|---------------------------|
| ① M-Bed Room - 14'4 1/2"x12' | ⑦ Dining Room - 10'x13'9" |
| ② Bed Room - 14'x11' | ⑧ Toilet - 4'6"x7' |
| ③ Bed Room - 14'x11' | ⑨ Toilet - 5'x7' |
| ④ Hall - 18'4 1/2"x18' | ⑩ Toilet - 5'x7' |
| ⑤ Puja - 9'4 1/2"x4' | ⑪ Balcony - 6'4 1/2" |
| ⑥ Kitchen - 8'x12' | ⑫ utility - 4' |

ISOMETRIC VIEW

A Block -108



1800 sft

- | | |
|------------------------|--------------------------------|
| ① M Bed Room - 14'x12' | ⑦ Dining Room - 10'3"x8'4 1/2" |
| ② Bed Room - 13'x10'6" | ⑧ Toilet - 4'x8'6" |
| ③ Bed Room - 12'x10'6" | ⑨ Toilet - 4'x10'6" |
| ④ Hall - 29'6"x11' | ⑩ Toilet - 4'6"x8' |
| ⑤ Puja - 8'x4' | ⑪ Balcony - 4'10 1/2" |
| ⑥ Kitchen - 8'x12' | ⑫ utility - 4' |

A Block -106



1760 sft

- | | |
|------------------------|--------------------------------|
| ① M Bed Room - 14'x12' | ⑦ Dining Room - 10'3"x8'4 1/2" |
| ② Bed Room - 13'x10'6" | ⑧ Toilet - 4'x8'6" |
| ③ Bed Room - 12'x10'6" | ⑨ Toilet - 4'x10'6" |
| ④ Hall - 29'6"x11' | ⑩ Toilet - 4'6"x8' |
| ⑤ Puja - 8'x4' | ⑪ Balcony - 4'10 1/2" |
| ⑥ Kitchen - 8'x12' | ⑫ utility - 4' |

ISOMETRIC VIEW

B Block -102



1635 sft

- | | |
|------------------------|-------------------------------|
| ① M Bed Room - 11'x14' | ⑦ Dining Room - 11'x13'4 1/2" |
| ② Bed Room - 12'9"x10' | ⑧ Toilet - 7'6"x4' |
| ③ Bed Room - 11'x12' | ⑨ Toilet - 4'x9' |
| ④ Hall - 13'x16' | ⑩ Toilet - 8'x4' |
| ⑤ Puja - 9'x4' | ⑪ Balcony - 4' |
| ⑥ Kitchen - 9'x8' | ⑫ utility - 4' |

B Block -112



1625 sft

- | | |
|------------------------------|------------------------------|
| ① M Bed Room - 12'x13'4 1/2" | ⑦ Dining Room - 9'x10'7 1/2" |
| ② Bed Room - 11'x13'4 1/2" | ⑧ Toilet - 4'x6'6" |
| ③ Bed Room - 12'x10' | ⑨ Toilet - 4'x9' |
| ④ Hall - 11'x15' | ⑩ Toilet - 5'x6' |
| ⑤ Puja - 9'x4' | ⑪ Balcony - 4'6" |
| ⑥ Kitchen - 12'4 1/2"x7' | ⑫ utility 6 Feet |



YOUR HAPPINESS CAPITAL FOR A LIFETIME



Home is where our story begins. It's
the place where we enjoy
being around, where we create
moments of happiness that we'll
cherish for a lifetime.



Half pedestal wash basin and white colour single suite European western commode (EWC) with flush valves of any reputed make in bathrooms.
All Chrome plated fittings are Jaquar or equivalent make. Rain shower in master bathroom.
Suspended Pipelines in Toilets concealed within the sunken slab.

SANITARY & CP FITTINGS

Domestic water supply for all flat's toilets and kitchen. Drinking water supply only to Kitchen.
Water Softeners & Sumps – Capacity as per consultant recommendation.
All CPVC/UPVC/PVC pipes and fittings will be Sudhakar make.

PLUMBING

Parking: Vitrified matte finished tiles. **Lobby:** Flooring and Cladding in Granite
Utility: Glazed digital ceramic tiles dado up to 4' height.
Staircase and Lift elevation: Granite. Black Granite slab for Kitchen platform with glazed digital ceramic tiles dado up to 2' height with built-in Steel sink.
Bathrooms: Ceramic anti-skid tiles for flooring and walls with glazed digital ceramic tiles dado up to 7' height.

FLOORING & DADO

Living, Dining, Bedrooms and Kitchen: 800mm x 800mm or 600mm x 1200mm size premium quality vitrified/PGVT digital tiles of Johnson/Royal Touch/Bellor Equivalent brand.
Corridors: Granite flooring.

WINDOWS

UPVC Windows 2.5 track with Saint-Gobain Toughened Glass panels and mosquito mesh (SS 304 code) fitted with Godrej hardware or equivalent.
Ventilators: Suitable size of UPVC Ventilators with glass louvers along with mesh shutter and provision for exhaust fan in UPVC frame.

HARDWARE

Hardware items of Godrej or equivalent make.

DOORS

Main Door: 7'6" high seasoned solid teak wood with Veneer & fine finished PU/melamine polish fitted with Godrej lockset.
Internal Doors: 7'0" High door frames and engineered factory made door with both side laminated flush shutter.
Balcony Sliding Doors – 7' high - UPVC Frames and Shutters with toughened glass and track Provision for Mosquito Mesh Shutters (of any reputed brand).
Kitchen to Utility door – 7' high - UPVC Frames and Shutters (operable) (of any reputed brand)

SUPER STRUCTURE

All external walls of 6" and internal walls of 4", table moulded quality solid bricks in cement mortar.
Floor to Slab Height: - 10'6"

STRUCTURE

R.C.C framed structure to withstand wind & seismic loads in accordance with IS code.
STEEL: - RINL (Vizag Steel)
Cement: - OPC 53-Grade cement of NARGARJUNA/KCP/MAHAA/RAMCO or Equivalent Brand

SPECIFICATIONS



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ELECTRICAL

Each flat will be equipped with a 3-phase, 6 KW power supply. All wiring will be concealed copper of HPL/Finolex make. Bedrooms will have two-way switches for fan and light control. Power outlets will be provided for air conditioners in all bedrooms and the living room, inverter point in hall, geysers in all bathrooms, a chimney, refrigerator, microwave oven, and mixer/grinder in the kitchen, and a washing machine in the utility area. All modular switches and MCB's will be Legrand make.

PAINTING

Internal: Paint over smooth putty finish from Asian paints or equivalent.
External: Exterior weather shielded paint wherever required and weather proof texture as per elevation design from Asian paints or equivalent.
Wall care: Birla or equivalent..

RAILING

Living & Bed room balcony – SS Railing (partial area with Glass) 1200 mm high Railing – 304 Grade SS Railing.

WATER PROOFING

Terrace water proofing will be provided with Dr. FIXIT.

SECURITY & INTERNET

CCTV Cameras in identified common areas with monitoring.
Internet CAT 6 or Fibre cable laying and provisioning for satellite TV in master bedroom and living area. Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage.
CCTV at vantage points. Entry lobbies, basements entry and exits, project entry and exit, sports areas, Amenities, Hidden areas in parking – All as per Consultant recommendation.
CCTV provision in the lifts and Boom barriers.

EV CHARGING

Prepaid EV Charging Point.

TELECOM

Intercom facility will be provided in all the units connecting security.

POWER BACKUP

Pinnacle/Ashok Leyland or reputed make generator to operate all the common points and DG backup proposed for all apartments excluding AC's, T.V and Plug Points (Wherever not necessary) & Geysers.

LIFT

Six passenger lift of Johnson/KONE/Otis make.

Note: -Amenities, Extra Car Parking, Registration charges, GST any other Government taxes are charged extra. Alterations other than plan is not allowed.

Location Map

Not to Scale



Proximity

Schools & Colleges:

IIM	:Beside the site
Pydah Engineering & Technology	:2Mins
NarayanaJr College	:5 Mins
Sri Chaitanya Educational Institutiouns	:5 Mins
The Harbour International School	:5Mins
Delhi Public School	:5 Mins
KKR Gowtham Public School	:5 Mins
VagdeviVidyaMandir	:5 Mins
AICE Nursing College	:5 Mins
CEDAR International School	:7Mins
GayatriVidyaParishad Medical Sciences	:10 Mins
NRI Medical Sciences (ANH)	:10 Mins
Ralla Bella International School	:10 Mins
Sasi Educational Institute	:10 Mins
RavindraBharathi Public School	:10Mins
GayatriVidyaParishadEneering& Technology	:11Mins
The Intelli School	:15 Mins
NadimpalliSatyanarayanaRaju institute & Technology (NSRIT)	:15Mins
Oakridge International School	:15 Mins
Greendale International School	:15 Mins
GITAM University	:20 Mins
Silver Oak School	:20 Mins

Software

Gambheeram IT SEZ	:Beside the site
Tekwissen	:5 Mins
Avantel	:5 Mins
Kapuluppada IT Park	:15 Mins
Madhurawada IT Park	:20 Mins

Hospitals

Age Care Foundation & Hospital	:Beside the site
NRI-Anil Neerukonda Hospital	:10 Mins
GayatriVidyaParishad Hospital	:15 Mins
Ujwal Hospital	:15Mins
Medicare Hospital	:20 Mins
GITAM Hospital	:20 Mins
Vaatsalya Hospital	:20 Mins

Travel & Transport

IIMBustop	:2Mins
Reach to Expressway	:5 Mins
International Airport	:20 Mins

Banks & ATMs

SBI	:Beside the site
Indian Bank	:5 Mins
South Indian Bank	:5 Mins
Bank of Baroda	:10 Mins
Union Bank	:10 Mins

Other Well Known Centres

SAMEER	:5 Mins
AkhayaPatra Foundation	:5 Mins
ISCON temple (Gambheeram)	:Beside the site
Shilparamam	:15 Mins

Recreational Centres

Internation cricket stadium	:10 Mins
GO-Karting	:10 Mins
Gambheeram Reservoir	:10 Mins
Bheemili Beach	:15 Mins
Kapuluppada Beach	:10 Mins
Thotlakonda Beach	:20 Mins
International Cricket Stadium	:20 Mins