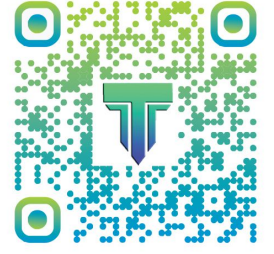




Grubameva swarga seema

# NAGNAR B H E L

(UNDER THE SOCIETY OF BHEL MAYFAIR)



Scan  here

## HIGH - END PREMIUM VILLAS



## ABOUT NAGNAR BHEL VILLAS

NAGNAR BHEL with 254 independent premium quality villas, is coming up at Pati Ghanpur (Vill), near Kollur ORR, Gachibowli area. This fully safe gated community promises you an unmatched standard of living with ultra-modern amenities, best infrastructure and recreational facilities. Experience the joy of residing in a calm and serene atmosphere while enjoying all aspects of a modern lifestyle.

- ❖ The project is exclusive for BHEL community and other employees.
- ❖ HMDA approved Layout.
- ❖ Project is promoted by BHEL Mayfair Mutual Aided Co-operative Housing Society under the guidance of **Mr. T.V. Rao** (President BEMMAC Society). He is the pioneer in building 1265 low cost houses and 330 EWS/LIG flats in Kollur and Osmannagar benefitting the employees of BHEL and 678 Premium Villas under the name of BHEL Mayfair at Kondakal Velimela.
- ❖ Strategically located near Kollur ORR and just 15 mins from Financial District in Gachibowli.
- ❖ Each Independent Villa is constructed in approx. 222 sq.yrds and as per approved specifications and design.
- ❖ Forest feel avenue plantations & landscapes.
- ❖ 100% vastu compliant.
- ❖ Top of the class club house.
- ❖ 33ft internal roads and 50ft main avenue road with central park.
- ❖ Compound wall with Solar Fencing surrounding the project.
- ❖ Gated community with 24/7 professional security.
- ❖ All features / facilities as per HMDA norms.



With blessings of  
**Sri Teegala Krishna Reddy Garu**



**Mr T.V. Rao**  
Shrama Shakthi Awardee  
General Secretary  
BHEL Mazdoor Union (HMS)  
President  
All India BHEL HMS Federation

## BUILDER

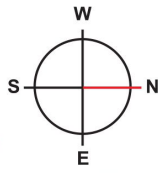
Construction by reputed builders  
Quality assured by Yesh Consultants and Engineers

## LOCATION ADVANTAGES

- ❖ Vishaka 200 ft road facing.
- ❖ Near to Hyundai Mobis (R&D) 20 acres software campus.
- ❖ Near to proposed Tellapur Techno City in 100 Acres by Tishman Speyer and proposed ITIR zone in 1,500 acres.
- ❖ Drive in distance to Lingampally & BHEL.
- ❖ Very high growth potential area.
- ❖ Surrounded by international schools and educational institutions that offer world class learning.
- ❖ A host of premium existing and upcoming projects in the neighbourhood.
- ❖ 4 km from new BHEL BEMMAC Cyber Colony consisting of 1,265 independent houses.
- ❖ 3km from Nehru Outer Ring Road (ORR), a 158km, 8-lane express way.
- ❖ Pollution free serene location, strategically located near Gachibowli Financial District.
- ❖ In close proximity to Edulaganulapally Railway Terminal (Proposed Railway Hub in 300 acres).
- ❖ Adjacent to BHEL Mayfair consisting of 678 Villas project promoted by Mr. T.V.Rao.
- ❖ Near to Medha Servo Drives, A 150 acres railway coach factory.
- ❖ Near to BDL Bhanur Factory and Township



GROUND FLOOR PLAN



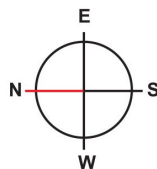
Plot Area - 220 Syds  
Built up Area - 2548 Sft

FIRST FLOOR PLAN



East Option

Disclaimer : Plan not to scale; Furniture, wardrobes & Landscape shown are not part of standard villa



Plot Area - 220 Syds  
Built up Area - 2543 Sft



West Option

## SPECIFICATIONS

Proposed Specifications for **NAGNAR BHEL** Villa Project

### STRUCTURE

Foundation & Structure	: RCC framed earthquake-resistant structure with extra one floor provision. Footings as per soil condition with plinth beams by using steel (FE-500) and cement 53/43 grade of reputed make.
Super Structure	: Brick walls with cement blocks and red bricks used appropriately 230/200mm for external, 125/100mm for internal walls with appropriate concrete bands as per NBC

### PLASTERING

Internal walls	: Single coat 12mm cement plaster
Ceiling	: Single coat 8mm plaster
External	: Double coat plaster for external walls, RCC and masonry surfaces with water proof compound.

### PAINTING

External	: Texture paint/Birla Exterior Putty with two coats of Acrylic Exterior Emulsion over one coat Primer
Internal	: Two coats putty, single coat primer with two coats of Emulsion paint.

### DOORS

Main Door	: Engineered Door frame section 5"x3" with architrave as per NBC 2016 and standard codes related with engineered laminated shutters aesthetically designed with reputed hardware (With SS 304)
All Internal Doors	: Engineered Door frames (Matte finish Enamel Paint) of section 4"x3" with architrave and shutters (Door hinges shall be of SS 304)

### WINDOWS

UPVC windows with Saint Gobain float glass of 4mm thick.

### RAILING

<b>Balconies</b>	: Powder coated MS railing
<b>Stair Case</b>	: Powder coated MS railing

### FLOORING

Living / Dining / Bedrooms	: 2'0" x 2'0" Vitrified tiles of make Kajaria/Varmora/Johnson or equivalent
Toilets	: Acid-resistant Anti-skid Ceramic tiles for floor and glazed ceramic tiles upto lintel level
Staircase	: Granite flooring with Anti-skid Grooves, half round nosing for treads.
Portico	: 30mm thick Parking tiles
Terrace	: IPS flooring with water proof compound
Utility	: Acid-resistant, Anti-skid ceramic tiles (300mmx300mm)

### KITCHEN

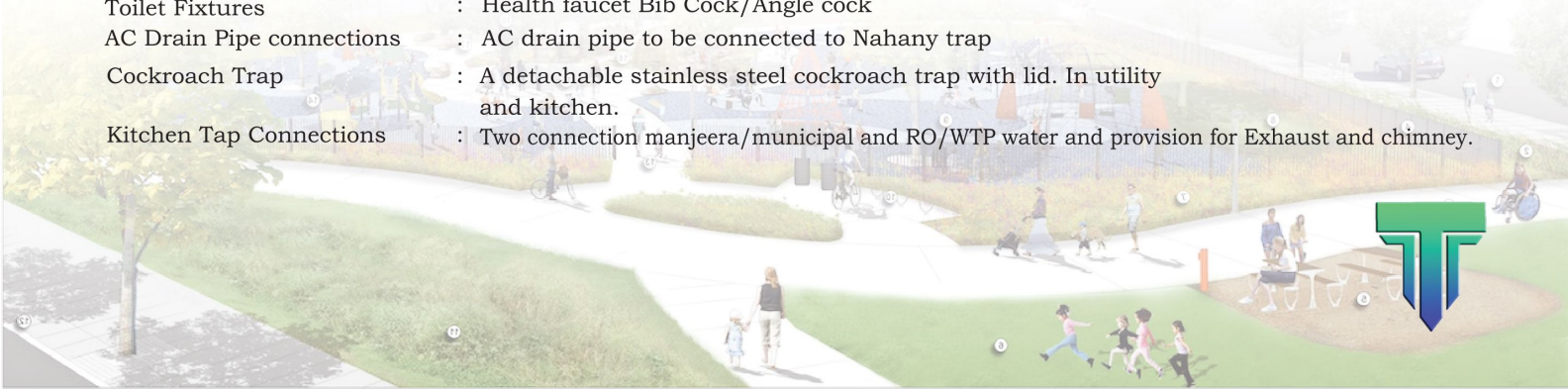
- ★ Provision for supply of treated & sweet water connections.
- ★ Kitchen Dado : Galzed ceramic tiles

### UTILITY / WASH

Glazed Ceramic tiles 1200mm Height.

### PLUMBING & SANITARY

Plumbing Lines	: Concealed good quality PVC / CPVC pipes
CP & Sanitary Fixtures	: All bathrooms feature Polished Chrome (CP) and sanitary ware fixtures of Jaquar/Hindware or equivalent
Wall Mixer/ Shower Point	: Wall mixer – cum – shower for all bathrooms of Jaquar/Hindware or equivalent
EWC	: Wall Hung Western commodes with flush tank in selected toilets
Wash Basin	: Wall mounted wash basin
Toilet Fixtures	: Health faucet Bib Cock/Angle cock
AC Drain Pipe connections	: AC drain pipe to be connected to Nahany trap
Cockroach Trap	: A detachable stainless steel cockroach trap with lid. In utility and kitchen.
Kitchen Tap Connections	: Two connection manjeera/municipal and RO/WTP water and provision for Exhaust and chimney.





## ELECTRICAL AND COMMUNICATIONS

Power distribution	:	Complete underground cabling
Light Points	:	Sufficient lighting points, 5 Amps sockets, TV points, geyser points and air-conditioner points at appropriate positions.
Power Plugs	:	Power plugs for cooking range chimney, refrigerator, microwave ovens/mixer/grinder in kitchen and for washing machine
Internal wiring	:	All internal wiring with FRLS Multi strand copper electrical wires of reputed brand will be provided
Internet	:	Provision
Power Supply	:	Three phase supply for each unit and individual meter boards.
Circuit Breakers	:	Miniature Circuit Breakers (MCB) for distribution board
Switch Sockets	:	All Switch sockets will be provided from reputed make
Earth Pits	:	2 No dedicated standard earth pits per villa will be provided with copper-bonded electrode of 2.5 mts with 250 microns and carbon compound for earthing
Cable TV	:	Provision for cable connection in all bed rooms and living room
Inverter Wiring	:	Inverter wiring in the villa.

## INFRASTRUCTURE & AMENITIES

Water source: Bore well water	:	Bore well water treatment and water softening
Municipal water	:	Provision for connectivity
Recycled water	:	For flushing and landscaping

## A ZERO ENERGY CONSUMING SEWAGE TREATMENT PLANT

A zero – energy consuming STP with treated water ozonated after filtration to ensure that there is no turbidity in the water

## RECYCLED WATER DISTRIBUTION

Recycled water is distributed under pressure to all the villas for flushing and to the parks and open spaces for landscaping and for car washing.

## ROADS (Main Road : 50ft Avenue, Internal Roads : 33ft)

Roads Specification	:	BT roads
Foot Paths	:	Machine cut Shabad Stone with kerb stones
Storm water drains	:	Storm water Drains As per Approved Design
Cable Trench	:	Cable Trench As per Approved Design

## SECURITY SYSTEM

Surveillance	:	24hrs Surveillance and Multilevel Security with Intercom facility
Solar Fencing	:	Solar fencing surrounding the project
Surveillance Cameras	:	Security Surveillance Cameras at appropriate community locations
Security Rooms	:	Sufficient rooms shall be provided at the main entrance for security persons & waiting hall for security clearance

## LANDSCAPE & INFRASTRUCTURE

Landscape	:	Aesthetically designed hard and soft landscape with native species increasing bio-diversity
Irrigation System	:	Effective irrigation system for gardening areas
Garden Lighting	:	Appropriate garden lighting

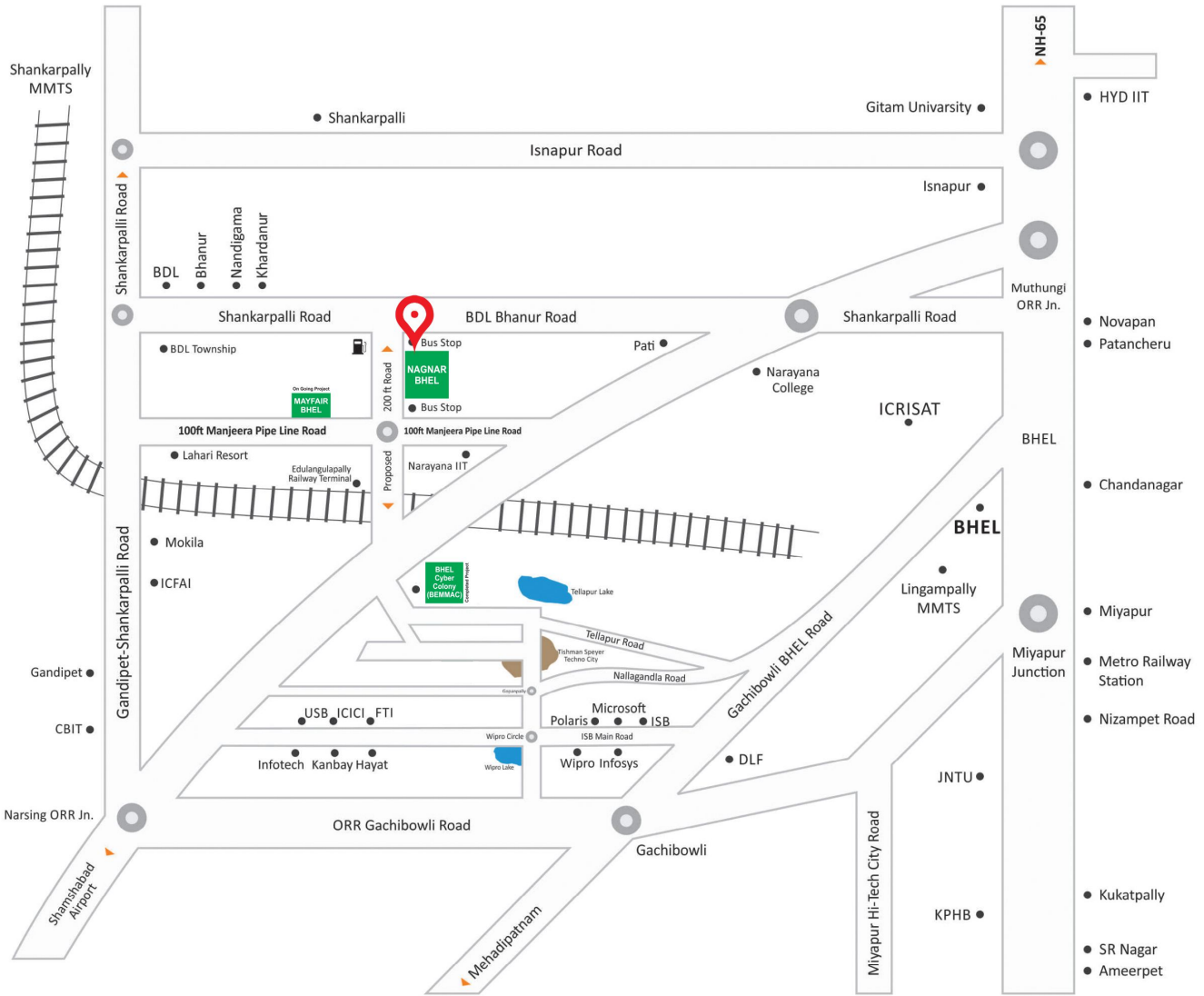
## CLUB HOUSE

15000 Sq. ft area club house

## RAIN WATER HARVESTING

As per Design/HMDA Norms& as per contours





- ✦ Edulaganulapally Railway Station (Proposed Railway Hub)
- ✦ 3 kms from Kollur ORR Exit
- ✦ 4kms from New BHEL BEMMAC
- ✦ Near to Financial District Gachibowli



- ✦ SBI
- ✦ IDBI
- ✦ HDFC
- ✦ ING
- ✦ Axis
- ✦ UCO



- ✦ Continental Hospital
- ✦ Citizen Hospital
- ✦ Indo American Cancer Hospital
- ✦ American Oncology Institute
- ✦ Peoples Hospital



- ✦ Gaudium School
- ✦ Narayana Concept School
- ✦ Samashti International School
- ✦ Birla Openminds School
- ✦ Narayana IIT Campus
- ✦ ICFAI University



**NAGNAR  
BHEL**

**BHEL MAYFAIR Mutual Aided Co-operative Housing Society**

H.No. 486, MIG Colony, Phase-I, (Old MIG), Towards New MIG Main Road, BHEL, Ramachandrapuram, Hyd-502032.

Contact : +91-99484 27774, +91-99486 27774, website: [www.tvrao.in](http://www.tvrao.in)

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