

BHEL VISAKHA

STEEL CITY

A mega duplex villa project in Visakhapatnam





THE FORMULA OF SERENITY

In GVMC limits (Greater Visakha Municipal Corporation) around 300 acres fully safe Mega gated community, blended with all ultra modern amenities is being developed near Visakhapatnam, beside National Highway 16. Very close to major Industries and SEZ (special economic zones). This is a never before opportunity for government, public sector and private employees to own a house of their dreams.



TRANSPORTATION

3.5KM from Anakapalli
Railway Station
25KM from Visakhapatnam
International Airport

Easy access to employees of
Major Industries and SEZ



APPROACH ROAD

Beside the 6-lane National
Highway 16, Anakapalle -
Anandapuram - Gajuwaka
Junction

Road access to major
towns from the colony



VMRDA APPROVED

Project layout proposed for
Visakhapatnam
Metropolitan Region
Development Authority
(VMRDA)
Layout Approval

PHASE 1

In Phase - 1 about 600 independent premium quality Duplex Villas will be developed in a gated community. This fully safe gated community promises you an unmatched standard of living with ultra modern amenities and recreational facilities.

Experience the joy of residing in a calm and serene atmosphere while enjoying all aspects of modern lifestyle. Future-proof planning of the entire project makes Steel City the most sought after housing project in and around Vizag.

RAPID DEVELOPMENTS

City is expanding enormously and so is your benefits on the investment.

EASY PAYMENTS

Avail bank loan with low interest. Savings upto 8 Lakhs with society registration and Prime Minister Awas Yojana.

PAINT YOUR DREAMS

Who doesn't want to live extraordinarily? We planned all modern amenities for you.



THE VISIONARY LEADER

Mr. **T.V.Rao**, President of All India BHEL-HMS Employees Federation is the pioneer in developing **BHEL CYBER Colony** consisting **1265 affordable houses**, **BHEL MAYFAIR Villas** consisting of **678 Duplex Villas** and **BHEL NAGNAR Villas** consisting of **270 Duplex Villas**. He is the visionary behind starting the trend of building large-scale quality houses in and around BHEL Hyderabad through group housing. Mr. T.V.Rao leads with a motive to give minimum 100% appreciation to the buyers.



OUR PROJECTS



Mr. T.V.Rao receiving IGBC Award - 2019

BHEL CYBER COLONY - 1265 SIMPLEX HOUSES



PMAY Most Affordable Housing South - 2019



AWARDS & ACCOLADES

Our first project BHEL Cyber Colony has won several awards including the prestigious PMAY (Pradhan Mantri Awas Yojana) most affordable housing in south category. It is also awarded silver rating from IGBC (Indian Green Building Council) for implementing green building concepts.

Cosmo City

NH-16

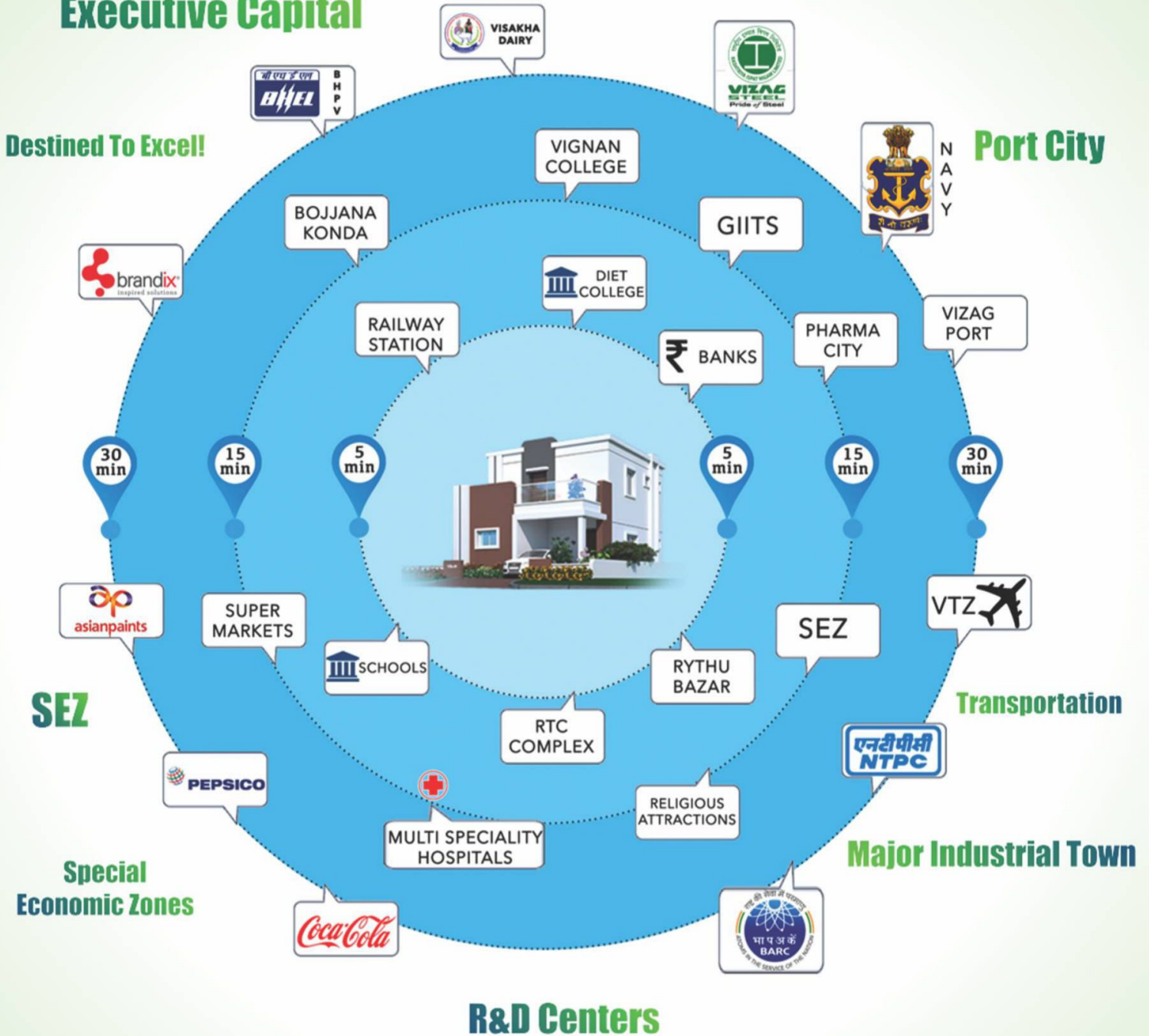
Emerging IT Sectors

Unlimited Growth Potential

Executive Capital

Destined To Excel!

Port City



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SPECIFICATIONS

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

Internal : Two coats putty, single coat primer with two coats of Emulsion paint.

DOORS & WINDOWS

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 with Saint Gobain float glass of 4mm thick.

RAILING

Balconies : SS railing

Stair Case : 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)

PLUMBING & SANITARY

Plumbing Lines: Concealed good quality PVC / CPVC pipes

Sanitary Fixtures : All bathrooms feature Polished Chrome (CP) and sanitary ware fixtures of Jaguar/Hindware or equivalent

Wall Mixer/ Shower Point : Wall mixer - cum - shower for all bathrooms of Jaguar/Hindware or equivalent

EWC : 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 Nahani trap

Kitchen Tap Connections: Two connection municipal and RO/WTP water and provision for Exhaust and chimney.

Cockroach Trap: A detachable stainless steel cockroach trap with lid. In utility and kitchen.

KITCHEN

Provision for supply of sweet water connections.

Kitchen Dado : Glazed ceramic tiles

UTILITY / WASH

Glazed Ceramic tiles 1000mm Height.

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 : Single 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 : 1 dedicated standard earth pits per villa will be provided with copper-bonded electrode of 2.5m with 250 microns and carbon compound for earthing

Cable TV : Provision for cable connection in all bed rooms and living room

Inverter Wiring : Provision for Inverter wiring in the villa.

INFRASTRUCTURE & AMENITIES

Water source: Bore well water

Municipal water : Provision for connectivity

Recycled water : For flushing and landscaping

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 the parks and open spaces for landscaping.

ROADS

Main Road : 80ft Avenue, Internal Roads : 50ft & 40ft

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

Club house as per VMRDA with swimming pool

RAIN WATER HARVESTING

As per Design/VMRDA Norms & as per contours





GROUND FLOOR PLAN

207 sq.yds

1206 s.ft



FIRST FLOOR PLAN

EAST FACING - TYPE 1



GROUND FLOOR PLAN

234 sq.yds

1404 s.ft



FIRST FLOOR PLAN

EAST FACING - TYPE 2



EAST FACING





GROUND FLOOR PLAN

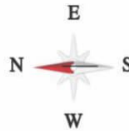
207 sq.yds

1206 s.ft



FIRST FLOOR PLAN

WEST FACING - TYPE 1



GROUND FLOOR PLAN

234 sq.yds

1404 s.ft



FIRST FLOOR PLAN

WEST FACING - TYPE 2



WEST FACING



BENIFITS OF SOCIETY

LOWEST PRICES

Unlike every builder, Through the society, it is possible that we make sure to provide houses with all the amenities as desired by the members at lowest prices.

GUARANTEED APPRECIATION

While handing over the house, appreciation value for each house will rise 100-200% to the amount which the member has paid.

SECURITY OF INVESTMENT

After paying land cost, total Project Land will be registered on members for security of the members investment towards the villa.

SAME PRICE FOR ALL

East and West houses will only be built. House will be allotted through transparent lottery system after the construction ensuring same price for all.

EASY MODE OF PAYMENTS

All the payments can be made in 12 instalments over a period of 2 and half years. Bank Loan Mela will be organised through society for members seeking loan.

This enables a member to own a house with minimum investment.

PROJECT MANAGEMENT

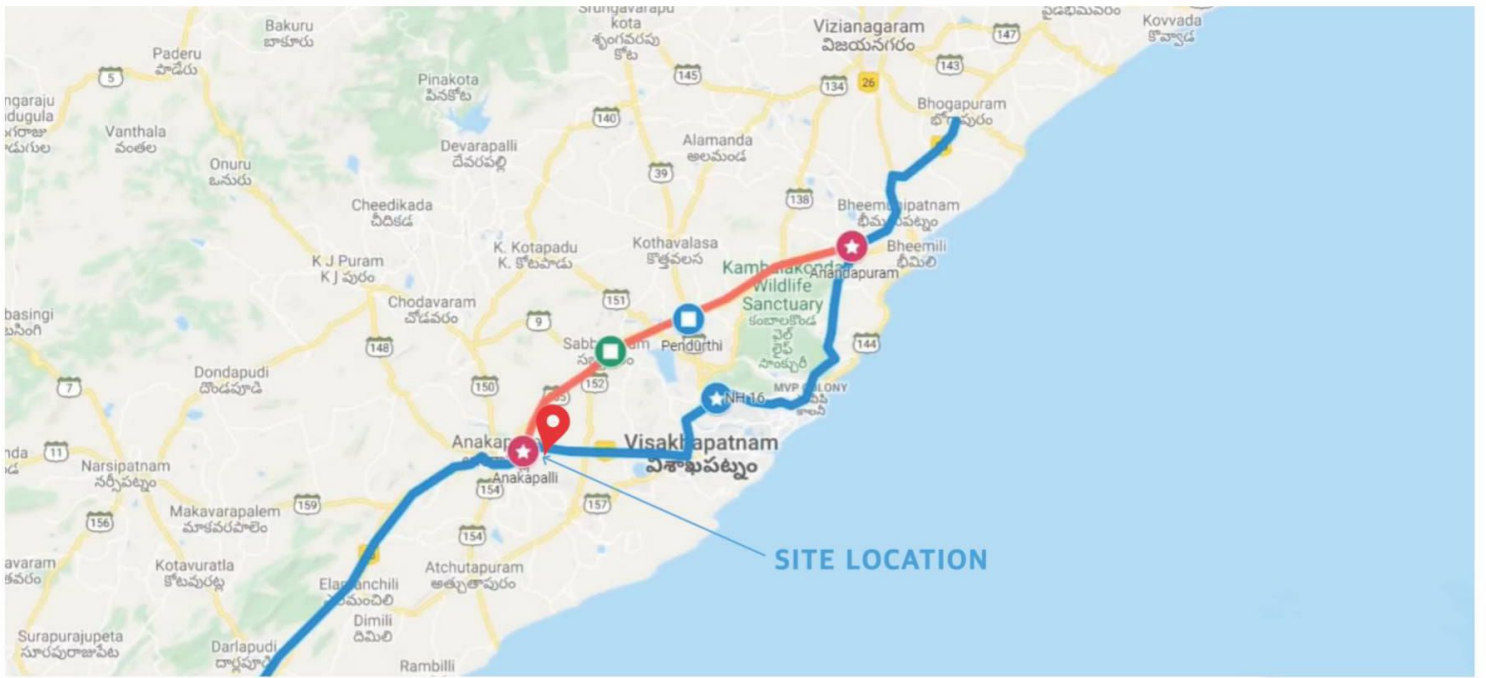


BUILDER & PMC

Construction of Building will be as per NBC (national building codes). Builder will be monitored by PMC for ensuring the completion of work within given schedules while also maintaining quality.

PMC (Project Management Consultants) will continuously monitor the quality of construction right from day 1 till the handing over of the project.

Payments will be made to the builders after third party approves R.A Bills submitted by the builders



VISAKHAPATNAM BYPASS ROAD

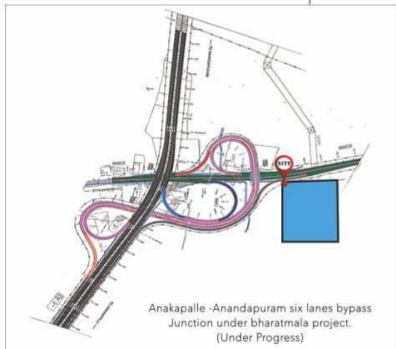
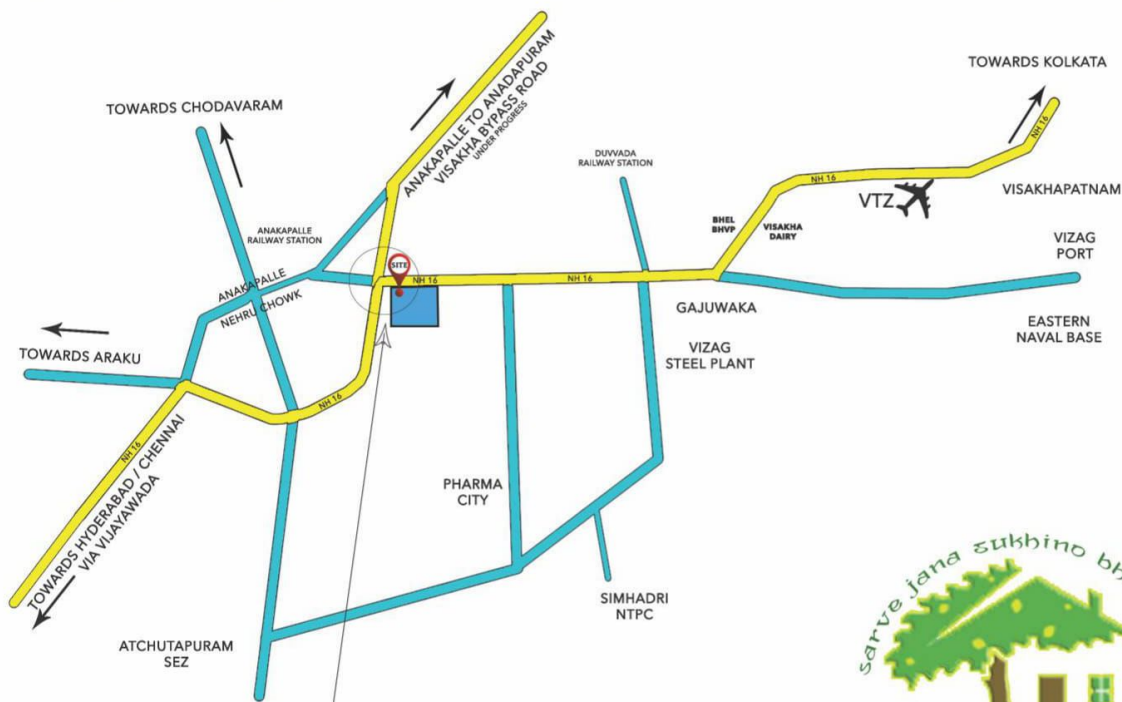
Anakapalli - Pendurthi - Anandapuram Road by NHA

Length:50.78 Lane Type:6 Status:On Going

The Six-laning of highway work in Anakapalli – Pendurthi – Anandapuram section of NH-16 (Old NH-5) from Anakapalli in the State of Andhra Pradesh is under the prestigious “Bharatmala Pariyojana” Plan. The bid cost of the NHA project is Rs 1,959 crore and it is being executed in the hybrid annuity mode by Dilip Buildcon. The total length of the road is 50.8 kms, which is nearing completion.

Once the road is widened, vehicles from Rajahmundry can be diverted from Anakapalli to Anandapuram where the original Chennai-Kolkata highway connects. Likewise, vehicles plying from Srikakulam to Rajahmundry can be diverted at Anandapuram to reach Anakapalli without passing through the city.





NAVIGATE TO SITE LOCATION



NAVIGATE TO SOCIETY OFFICE



VISAKHA STEEL CITY Mutually Aided Cooperative House Building Society Ltd.

Regd.No : AMC/VSP/DCO/2020/4526

Office Address: SV Residency, Flat No: 302, Third Floor, Opp. Sri Chaitanya Techno School, Chinnagantyada, Near Old Gajuwaka Police Station Junction, Visakhapatnam. Andhra Pradesh. PIN- 530026.

Contact : 98498 28088, 94928 63051, 94948 68859 91001 37774, 91004 37774, 91005 37774

Website : www.tvrao.in

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