

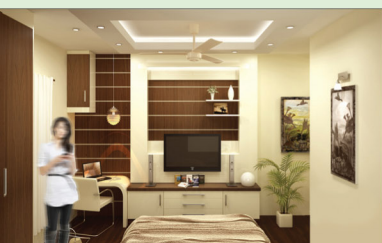


ANUTEJA'S
LAKSHMI VILLAS

Premium gated villa project at Chanda Nagar



WELCOME TO THE WAY OF ERGONOMIC LIVING





Lakshmi, the goddess of wealth, luxury, fertility, fortune, purity, beauty, power, generosity and auspiciousness, resides in a place where virtue, righteousness, verity and compassion prevail mingled with clean and pious environs.

Believing this, Anuteja brings you **LAKSHMI VILLAS**, Ac. 6.10 guntas of consummate living experience uniting the ways of traditional architecture with contemporary design.

Anuteja's LAKSHMI VILLAS, is an enclave of premium luxury homes designed with impeccable taste to suit those whose lifestyle is several cuts above the rest. Incorporating state-of-the-art international green environment features and finishes that are guaranteed to give you luxury and comfort for a lifetime.

Located in the hub of a growing suburb & sought after residential destination, it is close to every conceivable amenity - shopping, dining, entertainment & Educational facilities, abutting the Mumbai National Highway (NH-9).



Anuteja Constructions, is a company backed by a team with over a decade of construction, architecture and interior designing experience. We strive to be the most respected realty firm by accomplishing and exceeding client expectations. We want to reap our customers' trust by delivering high quality projects on time and budget. The focus is to offer a living experience far ahead of its time, incorporating the best in outdoor infrastructure.




LIVE EVERY MOMENT OF LIFE WITH PRIDE

AMENITIES

-  Solar fencing
-  Rain water harvesting
-  Power backup for common areas
-  40' & 30' BT roads
-  Designer street lighting
-  24x7 Security Surveillance
-  Underground water supply lines for both domestic & drinking water
-  Underground drainage
-  Underground electricity cabling



Club House

-    
-  Club House with two upper floors which includes equipped gymnasium, multipurpose hall, indoor games, library & lounge
-  Children play area
-  Landscaped garden
-  State of art Swimming pool
-  & Special kids zone
-  Jogger's path

SPECIFICATIONS

- FOUNDATION / STRUCTURE** : R.C.C Framed Structure
- SUPER STRUCTURE** : Red brick masonry in cement mortar
- DOORS** : *(a) Main Door:* Best teak wood frame & shutter aesthetically designed, with melamine polish, fixed with door eye-view and hardware of reputed make.
(b) Internal doors: Teak wood frame and flush shutter with veneer, finished with melamine mat polish and fixed with hardware of reputed make.
- WINDOWS** : UPVC Windows
- PAINTING** : *(a) Internal:* Smooth luppam finish with two coats of acrylic emulsion paint over a base coat of primer.
(b) External: Premium quality texture finish with two coats of weather - proof paint for front elevation and on other sides
- FLOORING** : (a) Living , Dining, Kitchen, 1st Floor, 2nd Floor and Lobbies - VITRIFIED TILES
(b) Master Bedroom and Bed Rooms - VITRIFIED TILES
(c) TOILETS: Best quality acid-resistant, anti-skid ceramic tiles.
- PORTICO** : Interlocking designer paver blocks tiles
- STAIRCASE** : S.S. Hand rail for staircase.
- TILE CLADDING & DADOING** : (a) Kitchen: Granite tiles dadoing up to 2'0" height above the kitchen platform
(b) Toilets: Designer glazed ceramic tiles dadoing up to 6 '9"
(c) Utility / Wash: Glazed ceramic tiles dadoing up to 3'0" height.
- KITCHEN** : Granite platform with Stainless steel sink and with CP fittings of reputed make.
- TOILETS** : (a) Granite counter top washbasin
(b) Wall-mount cascade EWC
(c) Hot and cold single lever mixer with shower
(d) One geyser in toilet attached to Master Bedroom
(e) Exhaust fan
(f) All CP fittings of premium quality
- ELECTRICAL** : (a) Concealed copper wiring of standard make.
(b) Provision for Air Conditioners in bedrooms.
(c) Provision for geysers in other toilets.
(d) Power plug for cooking range chimney, refrigerator, microwave oven and mixer/grinder in kitchen.
(e) Power Plug points for TV & Audio systems etc.
(f) 3-phase supply for each Villa and in all bed rooms.
(g) Miniature Circuit breakers (MCB) & ELCB for each distribution board.
(h) Electrical fixtures of standard make.
(i) Provision for power back up as additional DB to connect Solar, Inverter or Local Generator.
- TELEPHONE** : Telephone provision in living room Intercom facility connected to the security.
- CABLE TV** : Cable provision in living room / family room.
- INTERNET** : High speed internet connection provision.
- COMPOUND WALL WITH GATE**
- LANDSCAPING WITHIN EACH OF THE VILLA**
- VILLA NUMBER SIGNAGE BOARD OVER COMPOUND WALL.**

PHASE-I EAST FACING

Plot Area : 214 sq yards
(Corner plot: 240 sq yards)



Area statement

Ground Floor	1000 sq ft
First Floor	1000 sq ft
Second Floor	540 sq ft
Total Area	2540 sq ft



Four bed room + study / puja room + 1 car parking

GROUND FLOOR



1. PARKING (11'4" X 14'0")
2. KITCHEN CUM DINING (12'1" X 17'8")
3. LIVING (10'7" X 13'7")
4. BEDROOM-1 (15'1" X 12'8")
5. TOILET (8'0" X 6'7")
6. LANDSCAPE

FIRST FLOOR



1. FAMILY ROOM (10'7" X 13'3")
2. MASTER BEDROOM -2 (15'1" X 12'8")
3. DRESS (8'5" X 5'8")
4. TOILET (8'0" X 6'7")
5. BEDROOM-3 (12'6" X 12'8")
6. TOILET (8'0" X 5'0")
7. STUDY / PUJA (10'7" X 6'1")
8. BALCONY (10'7" X 4'11")

SECOND FLOOR



1. LOBBY (10'6" X 7'0")
2. BEDROOM-4 (15'0" X 12'8")
3. DRESS (8'5" X 5'8")
4. TOILET (8'0" X 6'7")
5. CUT-OUT FOR STAIRCASE (12'10" X 7'0")
6. OPEN TERRACE (24'0" X 18'0")

PHASE-I WEST FACING



Plot Area : 214 sq yards
(Corner plot: 240 sq yards)



Area statement

Ground Floor	1000 sq ft
First Floor	1000 sq ft
Second Floor	540 sq ft
Total Area	2540 sq ft

Four bed room + study / puja room + 1 car parking

GROUND FLOOR



1. PARKING (12'0" X 14'0")
2. LIVING CUM DINING (11'3" X 26'6")
3. HANDWASH (2'5" X 3'11")
4. KITCHEN (12'3" X 6'6")
5. UTILITY (7'0" X 4'0")
6. STORE ROOM (45Sft.)
7. BEDROOM-1 (11'6" X 12'8")
8. DRESS (4'0" X 5'4")
9. TOILET (7'0" X 5'0")
10. LANDSCAPE

FIRST FLOOR



1. FAMILY ROOM (11'3" X 12'3")
2. PUJA ROOM (4'3" X 5'7")
3. BEDROOM-2 (12'5" X 12'8")
4. DRESS (6'6" X 4'0")
5. TOILET (6'1" X 8'4")
6. BALCONY (4'8" X 7'0")
7. MASTER BEDROOM- 3 (11'6" X 18'0")
8. DRESS (4'10" X 7'10")
9. TOILET (6'0" X 7'10")
10. BALCONY (11'7" X 5'0")

SECOND FLOOR



1. CUT-OUT FOR STAIRCASE (12'0" X 7'0")
2. LOBBY (11'3" X 7'0")
3. BEDROOM-3 (17'0" X 12'8")
4. DRESS (6'6" X 4'0")
5. TOILET (6'1" X 8'4")
6. OPEN TERRACE (23'6" X 17'8")

PHASE-II EAST FACING

Plot Area : 173 sq yards
(Corner plot: 183 sq yards)



Area statement

Ground Floor	1012 sq ft
First Floor	1012 sq ft
Second Floor	1012 sq ft
Head room	112 sq ft
Total Area	3148 sq ft



Four bed room + study / puja room + servant quarters + 2 car parking

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1. PARKING (16'0" X 14'6")
2. FOYER (9'4" X 6'0")
3. DRAWING ROOM (15'6"X11'0")
4. HOME THEATRE/ HOME OFFICE/ YOGA/ STUDY/ GUEST ROOM (11'0"X13'0")
5. TOILET (8'2" X 4'0")
6. SERVANT'S QUARTER (8'2" X 5'0")
7. SERVANT'S TOILET (6'7" X 3'4")
8. SEMI-OPEN LANDSCAPE/CUTOUT FOR HOME ELEVATOR (4'0" X 10'9")
9. LANDSCAPE

1. DINING (11'1" X 15'4")
2. KITCHEN (8'0" X 10'0")
3. UTILITY (6'5"X 4'0")
4. DUCT(1;7"X4'0")
5. FAMILY(14'6" X 11'10")
6. BEDROOM-1 (14'6" X 11'2")
7. DRESS (5'4" X 7'7")
8. TOILET (5'4" X 8'2")
9. CUTOUT FOR HOME ELEVATOR (4'0" X 7'1")
10. BALCONY(11'9" X 5'0")

1. STUDY (9'4" X 6'3")
2. DOUBLE HEIGHT (10'2" X 11'10")
3. MASTER BEDROOM(14'6"X12'2")
4. DRESS(5'4"X7'7")
5. TOILET(5'4" X 8'2")
6. PUJA (5'0" X 6'0")
7. BEDROOM-2 (14'6" X 10'0")
8. TOILET (8'6" X 4'0")
9. CUTOUT FOR HOME ELEVATOR (4'0" X 7'1")
10. BALCONY (5'0" X 7'8")
11. DUCT (1'7" X 4'0")

PHASE-II WEST FACING



Plot Area : 173 sq yards
(Corner plot: 183 sq yards)



Area statement

Ground Floor	1012 sq ft
First Floor	1012 sq ft
Second Floor	1012 sq ft
Head room	112 sq ft
Total Area	3148 sq ft

Four bed room + study / puja room + servant quarters + 2 car parking

GROUND FLOOR



1. PARKING (16'0" X 14'7")
2. FOYER (9'4" X 6'0")
3. DRAWING ROOM (15'6" X 11'0")
4. SEMI-OPEN LANDSCAPE/CUTOUT FOR HOME ELEVATOR (4'0" X 10'9")
5. HOME THEATRE/ HOME OFFICE/ YOGA/ STUDY/ GUEST ROOM (11'0" X 13'0")
6. TOILET (8'2" X 4'0")
7. SERVANT'S QUARTER (8'2" X 5'0")
8. SERVANT'S TOILET (6'7" X 3'4")
9. LANDSCAPE

FIRST FLOOR



1. FAMILY (15'4" X 12'0")
2. DINING (11'5" X 12'4")
3. CUTOUT FOR HOME ELEVATOR (4'0" X 8'2")
4. HAND WASH & CROCKERY
5. KITCHEN (7'0" X 11'0")
6. UTILITY (7'0" X 4'6")
7. BALCONY (6'0" X 4'7")
8. BEDROOM-1 (13'0" X 11'2")
9. TOILET (8'0" X 4'0")
10. BALCONY (6'9" X 14'3")

SECOND FLOOR

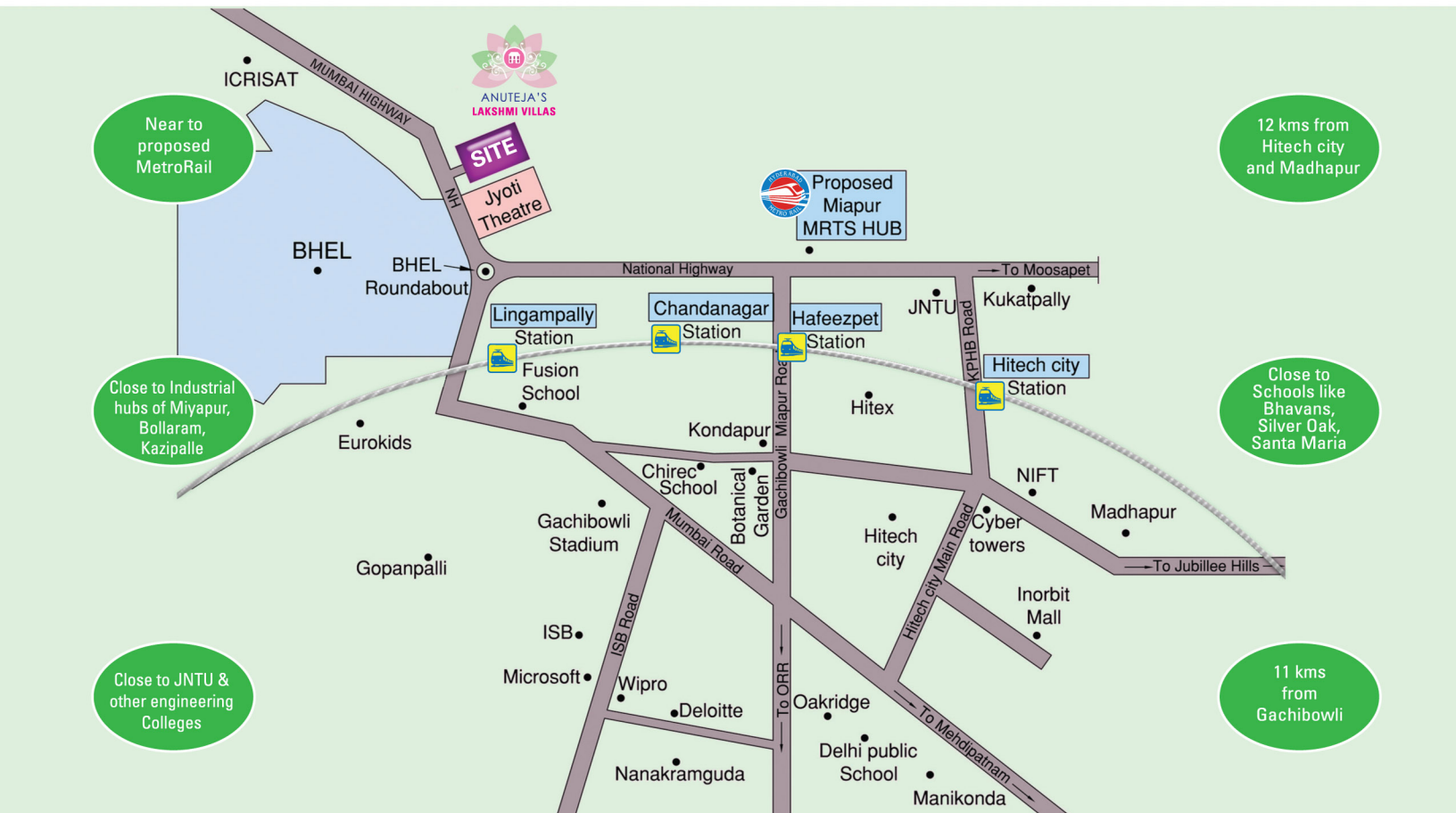


1. PASSAGE (4'0" WIDE)
2. PUJA (4'0" X 6'0")
3. CUTOUT FOR HOME ELEVATOR (4'0" X 5'2")
4. DOUBLE HEIGHT (11'5" X 10'0")
5. BEDROOM - 2 (13'3" X 11'0")
6. DRESS (6'7" X 4'7")
7. TOILET (6'7" X 6'1")
8. M. BEDROOM (14'9" X 11'0")
9. LOUNGE (8'8" X 10'0")
10. DRESS (4'5" X 6'0")
11. TOILET (6'7" X 6'0")
12. BALCONY (5'0" X 6'9")



LOCATION MAP

(Not to scale)



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