

Saffron
ELITE



Architects



info@designhaus.com

APPROVED
FROM ALL LEADING BANKS

Site Address:
SAFFRON ELITE
Survey no : 313/Part,
Nallagandla Village, Ranga Reddy District
Hyderabad, Telangana

Corporate Office:
M/S. TRISHALA INFRASTRUCTURE PVT LTD.
6-3-1090/B, 3rd Floor, "The Grand" Near Hotel Park,
Somajiguda, Hyderabad. 500082.
Contact 7331102080 / 8121008989
Email: info@trishalainfra.com
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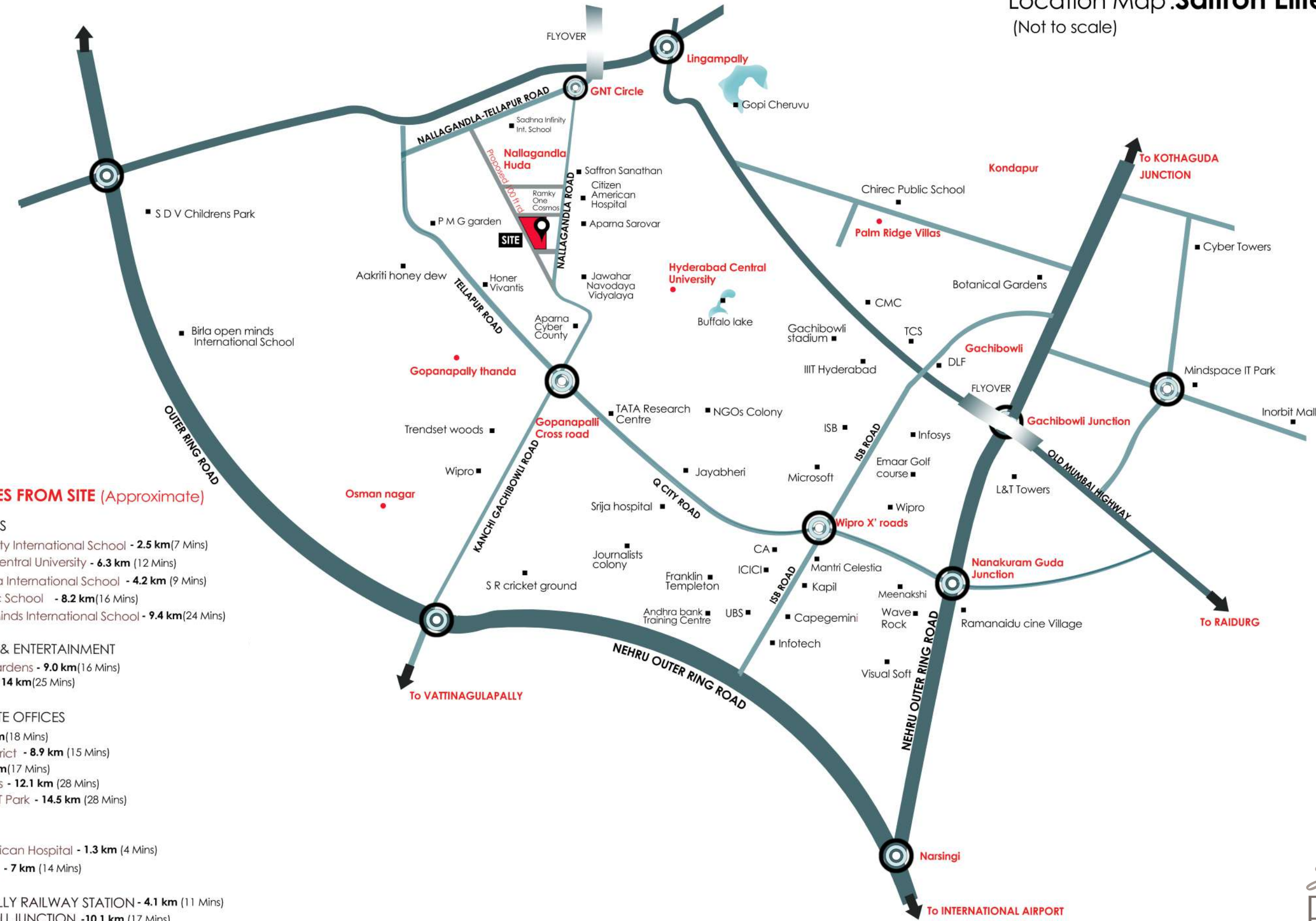
Saffron
ELITE
At Nallagandla



Reg No. P0200000907



Location Map: Saffron Elite (Not to scale)



DISTANCES FROM SITE (Approximate)

INSTITUTIONS

- Sadhna Infinity International School - **2.5 km** (7 Mins)
- Hyderabad Central University - **6.3 km** (12 Mins)
- Sancta Maria International School - **4.2 km** (9 Mins)
- Chirec Public School - **8.2 km** (16 Mins)
- Birla Open Minds International School - **9.4 km** (24 Mins)

SHOPPING & ENTERTAINMENT

- Botanical Gardens - **9.0 km** (16 Mins)
- Inorbit Mall - **14 km** (25 Mins)

CORPORATE OFFICES

- Wipro - **5.5 km** (18 Mins)
- Financial District - **8.9 km** (15 Mins)
- Infosys - **9.5 km** (17 Mins)
- Cyber Towers - **12.1 km** (28 Mins)
- MindSPACE IT Park - **14.5 km** (28 Mins)

HOSPITALS

- Citizen American Hospital - **1.3 km** (4 Mins)
- Srija Hospital - **7 km** (14 Mins)

- LINGAMPALLY RAILWAY STATION - **4.1 km** (11 Mins)
- GACHIBOWLI JUNCTION - **10.1 km** (17 Mins)

Saffron
ELITE



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NORTH

SITE PLAN





*Not to Scale



Sabffron
ELITE

TYPE 01 - 1642 SFT
TYPICAL UNIT FLAT NO'S 2001, 5001


BALCONY 11'-8" X 6'-6"
BALCONY 24'-4" X 6'-6"
LIVING 12'-0" X 15'-2"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
M. BEDROOM 12'-0" X 12'-0"
TOILET 5'-0" X 8'-2"
DINING 11'-10" X 9'-4"
KITCHEN 11'-10" X 7'-3"
UTILITY 9'-8" X 6'-6"
BALCONY 6'-6" X 18'-0"
BALCONY 6'-6" X 17'-4"
UTILITY 6'-6" X 10'-0"

PART PLAN 3RD & 8TH FLOOR - 1606 SFT
TYPICAL UNIT FLAT NO'S - 3001, 8001





BALCONY 12'-3" X 6'-6"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
BALCONY 6'-6" X 17'-4"
UTILITY 6'-6" X 10'-0"

PART PLAN 4TH FLOOR - 1404 SFT
TYPICAL UNIT FLAT NO'S - 4001




BALCONY 12'-3" X 6'-6"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
BALCONY 6'-6" X 17'-4"
UTILITY 6'-6" X 10'-0"

TYPE 02 - 1915 SFT
TYPICAL UNIT FLAT NO'S - 2002


BALCONY 12'-3" X 4'-2"
TOILET 11'-3" X 4'-8"
BEDROOM 11'-0" X 13'-2"
BEDROOM 10'-8" X 13'-0"
LIVING 12'-0" X 18'-3"
M. BEDROOM 15'-1" X 11'-3"
DRESS 6'-6" X 4'-8"
TOILET 6'-6" X 6'-6"
DINING 8'-11" X 11'-7"
KITCHEN 8'-8" X 7'-8"
UTILITY 8'-2" X 3'-11"
BALCONY 6'-4" X 31'-1"
BALCONY 6'-6" X 15'-9"

PART PLAN 3RD & 4TH FLOOR - 1789 SFT
TYPICAL UNIT FLAT NO'S - 3002, 4002




BALCONY 12'-3" X 4'-2"
TOILET 11'-0" X 4'-8"
BEDROOM 11'-0" X 13'-2"
BALCONY 6'-6" X 15'-9"

PART PLAN 5TH TO 9TH FLOOR - 1776 SFT
TYPICAL UNIT FLAT NO'S - 5002, 6002, 7002, 8002, 9002



BALCONY 12'-3" X 4'-2"
TOILET 11'-0" X 4'-8"
BEDROOM 11'-0" X 13'-2"
BALCONY 5'-11" X 12'-6"

PART PLAN 6TH FLOOR - 1447 SFT
TYPICAL UNIT FLAT NO'S - 6001



BALCONY 12'-3" X 6'-6"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
BALCONY 6'-6" X 24'-7"
UTILITY 6'-6" X 10'-0"

PART PLAN 7TH FLOOR - 1536 SFT
TYPICAL UNIT FLAT NO'S - 7001




BALCONY 12'-3" X 6'-6"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
BALCONY 6'-6" X 11'-6"
UTILITY 6'-6" X 10'-0"

PART PLAN 9TH FLOOR - 1561 SFT
TYPICAL UNIT FLAT NO'S - 9001



BALCONY 17'-3" X 6'-6"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
BALCONY 6'-6" X 10'-10"
BALCONY/UTILITY 5'-4" X 16'-7"

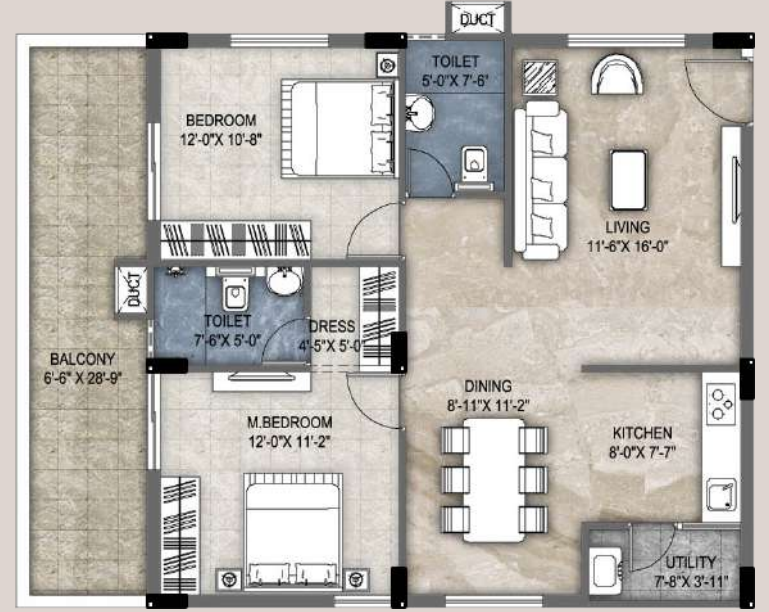
TYPE 03 - 1341 SFT
TYPICAL UNIT FLAT NO'S -
1003, 1005, 1007, 1009
2003, 2005, 2007, 2009
3003, 3005, 3007, 3009
4003, 4005, 4007, 4009
5003, 5005, 5007, 5009
6003, 6005, 6007, 6009
7003, 7005, 7007, 7009
8003, 8005, 8007, 8009
9003, 9005, 9007, 9009



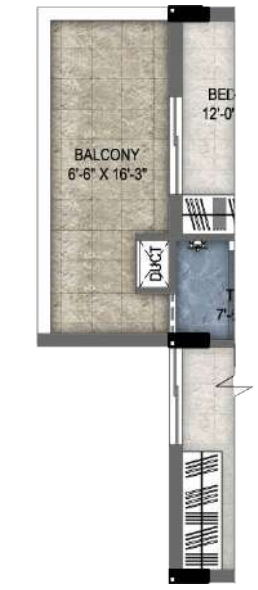

BALCONY 6'-8" X 10'-10"
LIVING 12'-0" X 15'-4"
TOILET 5'-0" X 7'-6"
BEDROOM 11'-10" X 10'-6"
DINING 10'-11" X 8'-7"
M. BEDROOM 12'-0" X 12'-0"
DRESS 5'-0" X 6'-8"
TOILET 8'-9" X 5'-0"
KITCHEN 8'-0" X 8'-0"
UTILITY 6'-6" X 8'-9"
BALCONY 6'-6" X 8'-6"



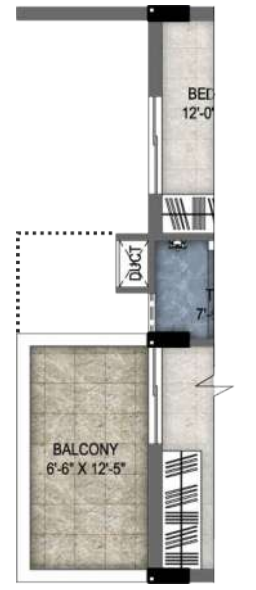
TYPE 04 - 1325 SFT
TYPICAL UNIT FLAT NO'S - 2004, 6004



PART PLAN 3RD, 5TH & 8TH FLOOR - 1228 SFT
TYPICAL UNIT FLAT NO'S - 3004, 5004, 8004



PART PLAN 3RD, 5TH & 8TH FLOOR - 1196 SFT
TYPICAL UNIT FLAT NO'S - 4004, 7004, 9004 (1232 SFT)



TYPE 06 - 1256 SFT
TYPICAL UNIT FLAT NO'S - 1008, 6008
9008, 8008



PART PLAN 2ND & 4TH FLOOR - 1161 SFT
TYPICAL UNIT FLAT NO'S - 2008, 4008



PART PLAN 3RD, 5TH & 7TH FLOOR - 1116 SFT
TYPICAL UNIT FLAT NO'S - 3008, 5008, 7008



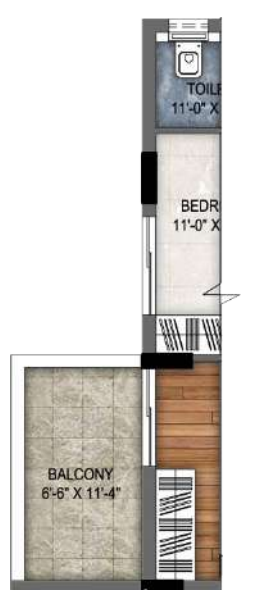
TYPE 05 - 1706 SFT
TYPICAL UNIT FLAT NO'S - 1006, 2006
4006, 8006



PART PLAN 3RD, 6TH & 9TH FLOOR - 1637 SFT
TYPICAL UNIT FLAT NO'S - 3006, 6006, 9006



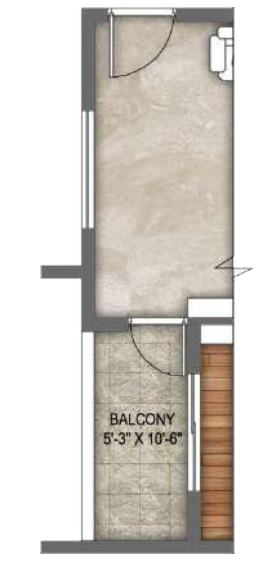
PART PLAN 5TH & 7TH FLOOR - 1569 SFT
TYPICAL UNIT FLAT NO'S - 5006, 7006



TYPE 7 - 1543 SFT
TYPICAL UNIT FLAT NO'S - 1010, 2010
4010, 6010, 9010



PART PLAN 3RD, 5TH, 7TH & 8TH FLOOR - 1514 SFT
TYPICAL UNIT FLAT NO'S - 3010, 5010, 7010, 8010



CLUB AND AMENITIES

When you make Saffron Elite the address you would want to live at, you will also be living with a sense of pride and security. Because it's a community and one that offers the scope to meet new neighbours, make them friends for life and even have companions for activities of mutual interest. Look at it differently, it's not just a residential community, but a land of bonding, opportunities to mingle and mix, and of course, live a life beautiful.



Indoor Games



Gym



Multipurpose Hall



Children's play Area



Outdoor Gym



Giant Chess, Snake and Ladder

SPECIFICATIONS

STRUCTURE

Structure : R.C.C. structure designed to withstand wind and seismic loads
Walls : AAC blocks, 4" Internal Walls and 8" External Walls
 Fly Ash Bricks / Concrete Portion walls

DOORS / WINDOWS / VENTILATOR

Main Door : Designer teak wood / hardwood frame with flush shutter fixed with reputed make SS hardware
Internal Doors : Designer teak wood / hardwood frame with flush shutter fixed with reputed make SS hardware
French Doors : UPVC sliding doors with glass with mesh provision
Windows : UPVC sliding doors with glass with mesh provision

PAINTING

Internal : Smooth putty finish with two coats of premium Acrylic emulsion paint of reputed make over a coat of primer
External : Textured finish and two coats of weather proof exterior emulsion paint of reputed make
Parking area : OBD paint over one coat of luppum.

FLOORING

Living / dining : 800x800 mm or 600x1200 mm size vitrified tiles of reputed make
Master bedroom : 600x600 mm or 600x1200 mm size vitrified tiles of reputed make
Other bedrooms : 600x600 mm or 600x1200 mm size vitrified tiles of reputed make
Kitchen : 600x600 mm size vitrified tiles of reputed make
Staircase : Granite flooring / Precast concrete based steps
Corridors : Vitrified tiles of standard and reputed make / granite
Bathrooms : Anti-skid vitrified tiles of standard and reputed make

KITCHEN

Utility area : Polished granite platform with superior stainless steel sink with backsplash and washing machine provision in the utility area RO provision

BATHROOMS

Wash basin / Pedestal / Counter Top
 EWC with concealed flush valve of reputed make
 Single lever fixtures with wall mixer cum shower
 All C.P. fittings are reputed make equivalent
 All sanitary wares of reputed make

DADOING

Kitchen : Ceramic tiles dado up to 2' height above kitchen platform
Toilets : Well designed concept with designer tiles for walls and floor and dadoing up to 7' height
Utility : Glazed ceramic tiles up to 3' height near the wash area

ELECTRICAL

Miniature circuit breakers (MCB) for each distribution board of reputed make Modular electrical switches of reputed make Concealed conduit wiring with copper cables in all rooms for light, fan and plug points Power points for indoor units of Air conditioner in living/dining and all rooms Sub meters for each apartment

TELECOM / I-NET / CABLE TV

FTH with WiFi internet DTH, telephone & audio intercom

FALSE CEILING

Toilets : Modular false ceiling

HOME AUTOMATION

Society wide communication with telephone
 Provision to install Wi-Fi within home

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make.
 Dedicated lift for goods/ services

SECURITY , SURVEILLANCE & BMS

Solar powered security fence
 CC cameras around the campus for surveillance
 Rain water harvesting pits as per the norms for recharging ground water

GENERATOR

100% D.G set backup with separate metering for each unit with auto mains failure feature

PARKING

Each apartment will have at least one car for 2 BHK & Two Car parking for 3 BHK and parking will be at two levels. Additional Parking can be allotted at cost upon Available

FIRE SAFETY

Fire hydrant and fire sprinkler system in the basements
 Fire alarm system on all floors and parking areas (basements).

LPG RETICULATION *

Supply of gas from centralised gas bank to all individual flats with meters

WATER SUPPLY *

Over Head Tank

FACILITY FOR DIFFERENTLY ABLED PEOPLE

Access ramps at all lift entrances shall be provided for differently abled

CLUB AND AMENITIES

Indoor games, Gymnasium, Children's play area, Multipurpose hall, Landscaped garden, Children's play area on EPDM, Outdoor Gym, Giant Chess, Snakes and Ladder

