

# URJA

Premium Residences

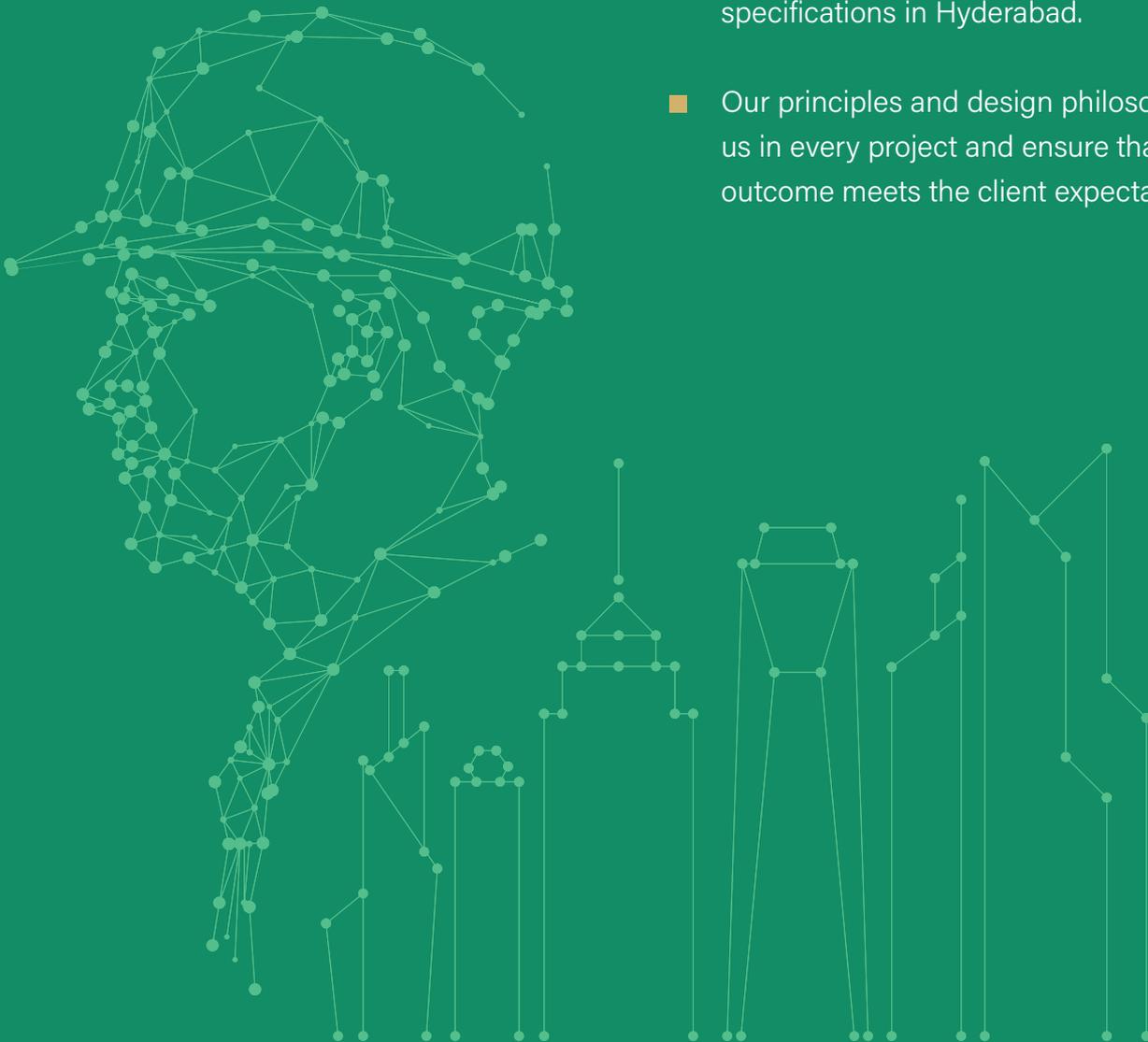


**Valcree Homes**

Enhancing Life With Quality Spaces

# ABOUT US

- Well-experienced real-estate construction professionals developing prominent sustainable and premium residences.
- We aim to create unique homes with high specifications in Hyderabad.
- Our principles and design philosophy help us in every project and ensure that the outcome meets the client expectations.



# ON A QUEST TO BUILD THE FUTURE OF HYDERABAD

- Valcree Homes has expertise in the real estate and infrastructure industries for several years in and around Hyderabad.
- Since 1976, we strived to transform vision into reality by establishing landmark projects.
- Every Project and every detail are value engineered to achieve the highest possible quality and timely delivery.



# WEST SIDE ELEVATION



# URJA PREMIUM RESIDENCES

- Urja Premium Residences is an impressive new project launched by Valcree Homes.
- The project will be an iconic future landmark project in Alwal (Suchitra) – North Hyderabad.
- Close to BioTech Park Shamirpet, IDA Jeedimetla, Upcoming Kompally Software Park, and few more.
- Will be providing aesthetically designed homes with solar fencing all-round the boundary, solar power for common areas, lift lobby, electric car charging points in parking slot and much more.
- The project is approved by GHMC and leading banks.



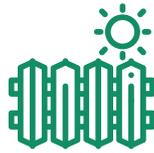
# EAST SIDE ELEVATION



# AMENITIES



CCTV  
SECURITY



SOLAR POWER  
FENCING



8 FEET  
HEIGHT DOORS



GENERATOR



SOLAR POWER FOR  
COMMON AREAS



LOBBY



ELECTRIC CAR  
CHARGERS IN PARKING



RAIN WATER  
HARVESTING



WATER  
SOFTENER

# BALCONY



# 1<sup>ST</sup> FLOOR PLAN



# 2<sup>ND</sup>, 4<sup>TH</sup> FLOOR PLAN



# 3<sup>RD</sup>, 5<sup>TH</sup> FLOOR PLAN



# 3D VIEW



FLAT - 2BHK  
AREA - 1172 SFT



FLAT - 3BHK  
AREA - 1642 SFT

# DUPLEX



LOWER LEVEL - 4 BHK  
AREA - 2344 SFT



UPPER LEVEL - 4 BHK  
AREA - 2344 SFT

# SPECIFICATIONS

## STRUCTURE

1. Earthquake resistant RCC frame structure to withstand seismic loads as per IS requirements.
2. Ready- Mix Concrete of Reputed Company.
3. Fe 500 Reinforcement of Reputed make for RCC structure.

## SUPER STRUCTURE

9" thick for external Walls 4" thick for Internal walls with Red Bricks.

## PLASTERING

1. Internal : 12mm coat cement plaster with smooth finishing using river sand.
2. External : 18 mm Double coat sand faced cement plastering using river sand

## WATER PROOFING

1. Waterproof cement plaster over a coat of brush bond for toilets slabs, water tank, lift pits, balconies, utility & terrace.
2. Epoxy Grouting for the tile joints to make toilets water tight.

## FLOORING

### Living, Dining, bedrooms & Kitchen

600 mm x 1200 mm tiles with skirting recessed to wall.

### Staircase & Corridor

Natural stone or Tile flooring with MS railing painted with zinc primer and enamel paint.

### Bathroom, balcony & Utility

Antiskid Tiles with epoxy grouting

### Parking Area

Exposed concrete or VDF or pavers

## DOORS & WINDOWS

### Main door

Height of the door will be luxurious 8 feet height. Indian BT Teak Wood frames with flush door finished with two side's veneer. Hardware will be of reputed make.

### Bedroom, Utility & Toilet Doors

Height of the door will be luxurious 8 feet height Indian GMT Teak Wood frames with flush door finished with laminate on both sides. Hardware will be of reputed make.

### Windows

UPVC windows of reputed make. Only provision will be given for mosquito mesh.

## ELECTRICAL

### FRLS Concealed wiring (Anchor / Finolex / RR kabel or equivalent)

1. Power outlet for air conditioning in all bedrooms.
2. Power outlet for car charger in parking for future use.
3. Power outlet for electrical geyser in all bathrooms.
4. Power sockets for cooking range, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
5. Modular switches/sockets of Anchor / Legrand or equivalent Make
6. Power Sockets for TV, Internet Etc with 2 inch PVC pipe so that wires aren't exposed.

## TELECOMMUNICATIONS, CABLE TV & INTERNET

1. Provision for telephone points in the master bedroom & living areas.
2. Provision for cable connection in master bedroom & living areas.

## LOBBY

Aesthetically finished lobby will be provided in the ground level at the lift area for the customers.

## GENERATOR

DG back up with auto start will be provided for certain points except AC's and fridge for all flats and common areas.

## PLUMBING & SANITARY

### Water Supply

Astral or Ashirvad brand pipes or equivalent for water supply

### Drainage

ISI Mark PVC / SWR sanitary piping sewerage line will be of PVC.

### Toilets

1. Wall-mounted concealed cistern WC in all toilets ( duravit / kohler /Jaguar or equivalent).

2. Single level hot and cold water mixer unit with concealed diverter for the shower. (Roca / duravit / Kohler /Jaguar or equivalent)

3. Geysers & Exhaust fans provision in toilets

4. Wash basin with pillar cock in all toilets.

5. Chrome Plated fittings (Roca / duravit / kohler /Jaguar or equivalent)

### Water softener plant

Water Softener plant will be provided for the customers to increase the life of the fixtures and for both personal and Flat hygiene.

### Rain water harvesting

Rainwater harvesting through percolation pits.

## PAINTING

### Internal

Two coats of acrylic emulsion paint over smooth putty finish.

### External

Two coats of exterior emulsion paint with texture finish as per approved design.

## KITCHEN

Only plumbing and electrical provisions will be given. Kitchen counter & dado will not be provided.

## COMPOUND WALL

Aesthetically designed compound wall shall be constructed all-round the plot with solar fencing. Gate will done with MS steel as per design.

## LIFTS

Automatic lift of kone or schindler or johnson make.

## SOLAR POWER

Solar power will be provided for common areas up to 5 KV thereby decreasing the maintenance cost of the customers.

## SECURITY

1. Sophisticated round-the-clock CCTV security / Surveillance System.
2. Solar power fencing all-round the boundary.

## NOTE

1. Registration Charges, GST and any other taxes applicable as per government norms to be borne by customer only.
2. People desiring to alter modify their flat can do so by prior request and additional payment.
3. Cement racks, arch etc optional with extra cost.
4. Car parking to be borne by customers only.
5. Flat will be handed over for wood works / interiors after receiving 100 % payment only.
6. Kitchen counter , dado & sink will not be provided.
7. Domestic water connection charges to be paid by the customers.
8. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein. Furnishings and furniture layouts are indicative only.
9. Corpus fund additional.
10. Gas bank charges additional, payable by the customers to the gas company directly. Civil works related to the gas bank will done by Valcree Homes.
11. Only Provision's will be given for mosquito net & VDP.

# ROUTE MAP



## LOCATION HIGHLIGHTS

- 5 Min to Suchitra Junction
- 10 Min to DMart Kompally
- 20 Min to JBS Metro Station
- 30-40 Feet wide blacktop roads leading to property
- Well connected to Karimnagar, Nizamabad Highways
- Property surrounded by major engineering colleges, schools, hospitals, shopping centers etc

SCAN FOR  
LOCATION



WE'D LOVE TO HEAR FROM YOU  
GET IN TOUCH WITH US ON

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