



SHANGRILA

FROM THE HOUSE OF BOLLINENI'S

Building Permission No:  
19/MSB/SKP/PLG/H/2021  
TS RERA :  
P02400005808



Hand In Hand  
With Nature





## **Kismatpur**, the land of **Rising Sun.**

It's all happening at Kismatpur, minutes away from APPA Junction. This is the area which has that openness and greenery, with the lake views. The large forest area on one hand and an enviable connectivity on the other hand.

## Introducing the **Lake Views**

A unique raised podium concept.

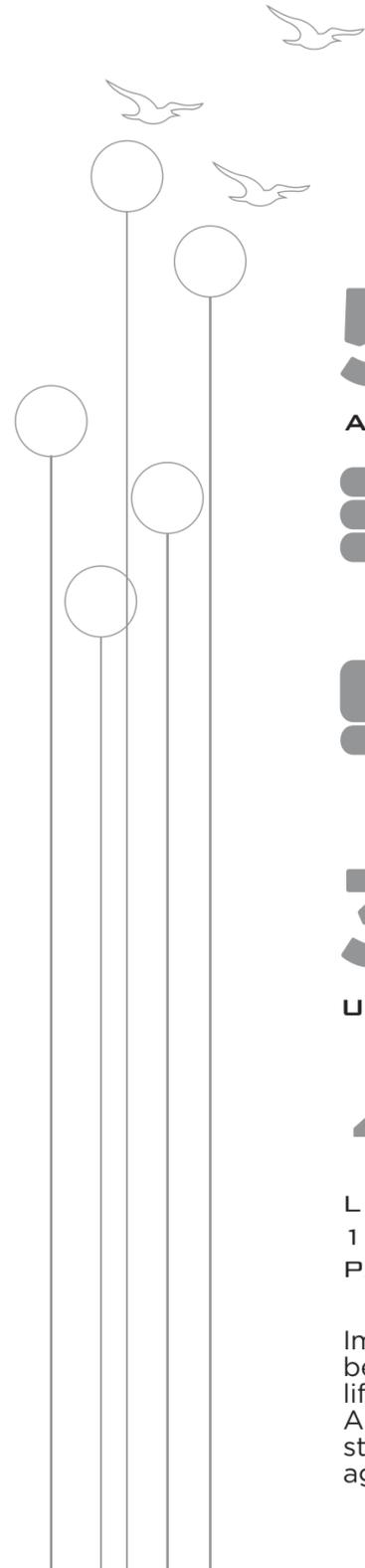
The ground floor itself starts at 14.5 mts. above giving a great view point and superb light and ventilation.

The luxury of large expanse of spaces to live.

Oxygen rich area with tremendous connectivity.



There is magic in hands. The magic of making things happen in togetherness, in effort, in endeavour. In the right light we create the reality what we set out for.



**5.7**  
ACRES

**37 FLOORS**  
**5 BLOCKS**

**364**  
UNITS

**4**  
LEVEL CAR PARKING  
1 CELLAR + 3 PODIUM  
PARKING

Imaginative, creative and way beyond the obvious. Welcome to a life touched by the new light. This is Abbham where imagination stretches to reach beyond to a new age defining lifestyle.

**5000** Sft.  
**6000** Sft.  
**7000** Sft.





**The memories of childhood, the role on the ground,  
hopping barefoot, feeling the nature.**

The designer landscapes make us at ease by breaking the mould of concrete. Be greeted to the blooms and scapes that make your heart wanting to be like a child again. Feeling the earth beneath the feet and the role of greens surrounds you. Green is joy here.



**INDOOR AMENITIES**

- Premium Guest Suites - 7 No's
- Multipurpose Halls - 3 No's
- Cafeteria
- Dedicated Kitchen Space
- Minimart
- Terrace Tennis Court
- Badminton Court - 2 No's
- Squash Court - 2 No's
- Creche Area
- Chef on Call
- Conference Room
- Library
- Office Area
- Business Lounge
- Private Theatre
- Sauna / Spa
- Unisex Salon
- Consultation Room
- Gym / Fitness Centre
- Yoga / Aerobics Room
- Swimming Pool
- Kid's Playing Pool
- Snack Bar
- Terrace Lounge



**OUT DOOR AMENITIES**

- Landscape Gardens with Floating Decks
- Cricket Net Pitch
- Kid's Play Area
- Sand pit with play equipment
- Fitness station
- Pet's Park
- Yoga Pavilion
- Multipurpose Court
- Jogging Track
- Bus Bay
- Amphitheatre

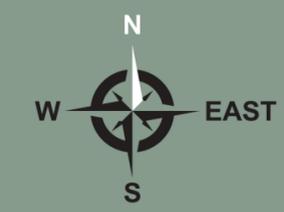
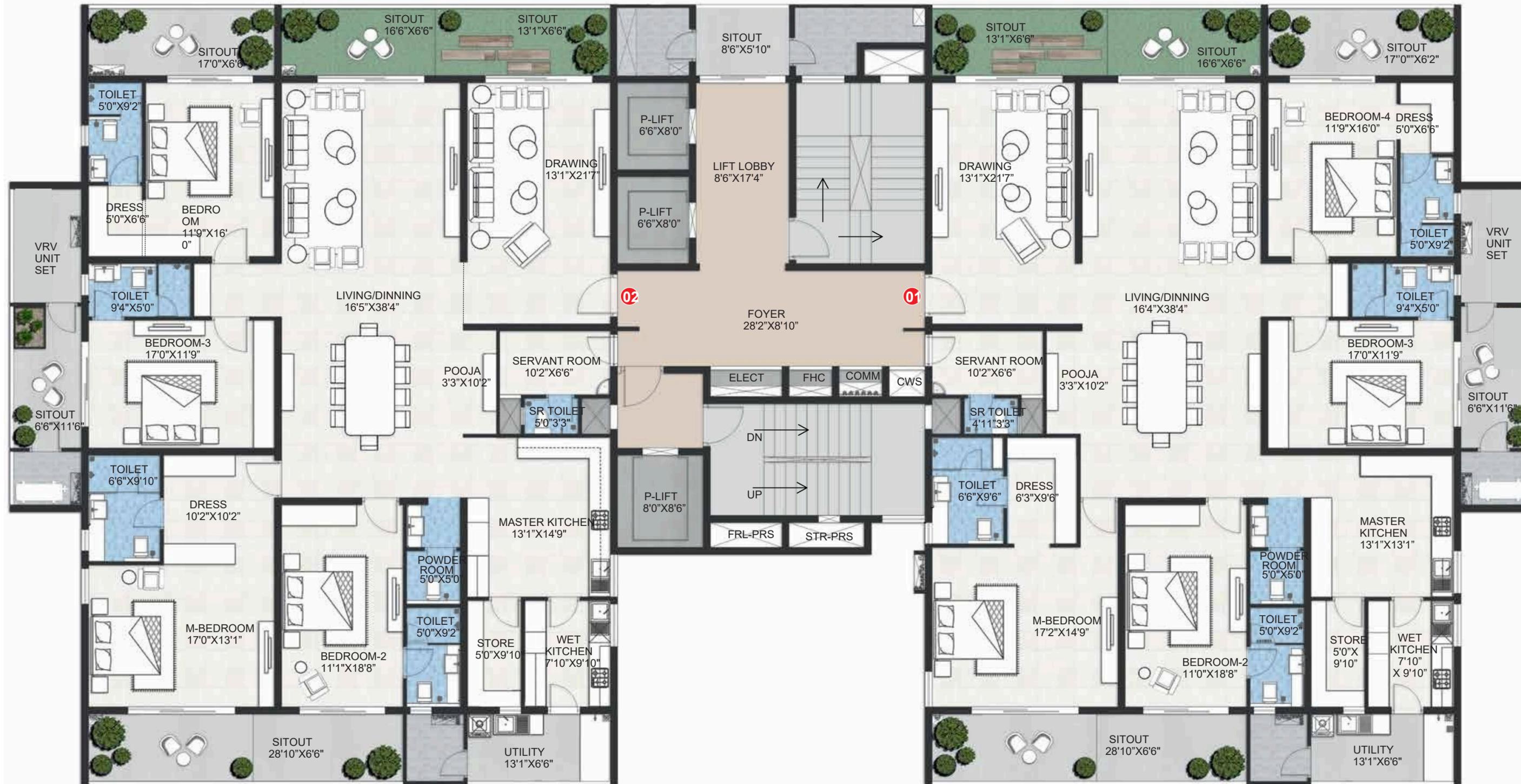


# Site Layout



## Legend

- 1...Main Entrance & Exit  
.....Gateway with Cabin
- 2. .. Driveway
- 3. .. Lawn
- 4...Water Feature
- 5...Lighting Pylons
- 6. .. Pathway
- 7....Jogging Track
- 8...Cricket Net Pitch
- 9. .. Volleyball
- 10. Kid's Play Area
- 11...Sand Pit with Play  
..... Equipments
- 12.. Amphitheatre
- 13..Deck with Seating
- 14. Hedge Planting
- 15..Ground Covers and  
.....Creepers along the  
.....Podium Edge Parapet
- 16..Specimen Tree with  
.....Water body and Cabana
- 17..Fitness Station
- 18..Open Deck with Seating
- 19..Pet Park
- 20. Yoga Pavilion
- 21..Multipurpose Court
- 22. Fire Driveway
- 23. Reflexology Park
- 24. Feature Wall
- 25. Bicycle Parking
- 26. Terrace Tennis Court







**STRUCTURE**

RCC shear wall-framed structure with framework, resistant to wind and earthquake .

**WALLS**

Internal walls: Reinforced shear wall with tunnel framework and brick walls.

External walls: Reinforced shear wall with tunnel framework.

**PAINTING**

External: Two coats of weather proof exterior emulsion paint of reputed make, over a coat of primer.

Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.

Sit-out & Deck: Weather proof paint of reputed make, over external putty finish at utility / sit-out walls and ceiling.

Parking area: 2 coats of paint.

**MAIN DOOR FRAME AND SHUTTER**

Frame - Main door frame of 8 feet height made of engineered wood seasoned kiln dried frames with PU polish.

Shutter - Thick flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed & bonded with phenol formaldehyde synthetic resin adhesive with veneer & PU polish on both sides.

**INTERNAL DOOR FRAMES AND SHUTTER**

Frame - Internal door frame of 8 feet height made of wood seasoned kiln dried frames with PU paint finish.

Shutter - Thick flush door shutter made of solid block board core construction, PU paint finish on both sides.

**BATHROOM & MAID ROOM FRAME AND SHUTTER**

Frame - Bathroom door frame made of wood seasoned kiln dried frames with PU paint finish.

Shutter - Flush door shutter made of solid block board core construction, PU paint finish on outside. Laminate finish on internal side.

**WINDOWS & FRENCH DOOR FRAME AND SHUTTER**

French Doors: Anodised Aluminium frames / UPVC with toughened glass paneled sliding shutter.

Windows: Aluminium frames / UPVC, toughened with energy efficient glass sliding / casement with mosquito jali and designer hardware of reputed make.

Ventilators: UPVC / Aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.

Balcony Railings: Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

**HARDWARE**

Hardware in brush finished stainless steel for all doors. All the doors with a mortise lock or tubular / cylindrical lock.

**ENTRANCE LOUNGE**

Flooring: Marble / Granite / Large format tiles.

False Ceiling: Aesthetically designed false ceiling for entrance lounge.

**COMMON LOBBY**

Flooring: Granite / Large format tiles.

False Ceiling in all lobbies.

**DRAWING ROOM, LIVING, DINING, POOJA ROOM & MASTER SUITE ROOM, SUITE ROOM**

Flooring: Large format vitrified tiles of reputed make with 3" Skirting.

**TOILETS AND POWDER ROOM**

Concept designer tiles for walls and floor and dadoing up to lintel height.

**LIVING BALCONIES / WET KITCHEN**

Anti-skid vitrified tiles of reputed make.

**UTILITY**

Glazed Ceramic tiles for wash area up to 3'6" ht.

**STAIRCASE**

Services Staircase: Granite flooring as per architect design

Fire Staircase: Tandoor Stone flooring.

**KITCHEN / UTILITY / WASH**

Separate tap connection for municipal water and borewell water.

Double Stainless Steel sink in the utility.

Power plugs for cooking range, chimney, refrigerator, microwave oven, mixer / grinder & Aqua Water in kitchen.

Provision for dishwasher, washing machine with CP Fittings.

**SANITARY AND FIXTURES**

Water Closets: Western style, porcelain EWC of reputed make in all bathrooms.

Wash Basins: Porcelain wash basins of reputed make / counter top.

Cockroach Traps: A detachable stainless steel cockroach trap of reputed make in all bathrooms.

Overhead Showers: Overhead showers of reputed make in all bathrooms. Diverter with shower of reputed make.

Faucets: All faucets (CP), heavy body metal fittings of reputed make. Hot water connection to the shower and wash basin in each bathroom.

**ELECTRICAL FIXTURES**

Electrical Fixtures: Modular switches of reputed make. Plug points for TV & Audio Systems etc. Concealed copper wiring of reputed make. 3 phase supply for each unit and energy meter. Miniature Circuit Breakers (MCB) for each distribution boards of reputed make. LED light fixtures for all common areas & landscape area lighting.

**ELEVATORS / LIFTS**

Residents / Guest Lifts

High speed automatic Stainless Steel lifts of reputed make with group control and ARD.

For Blocks A, C & E : 3 high speed lifts.

For Blocks B&D : 2 high speed lifts

1 Service / Goods Lift per block

Flooring : Aesthetically designed flooring of marble / granite

Lift lobby area : Granite / Vitrified tiles

**HOME AUTOMATION**

Gas leak detector with shut-off valve.

Provision to install Wi-Fi within house.

**TELECOMMUNICATION, CABLE TV & INTERNET**

Telephone points in living, master bedroom.

Intercom facility to all the units connecting security.

DTH provision for cable connection in living and all bedrooms.

Wired internet provision in master bedroom, children bedroom and drawing room.

**WTP & STP**

Fully treated water made available through exclusive water softening plant of borewell water / municipal water.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing.

**CAR PARKING**

One Cellar + 3 stilt car parking with natural ventilation to all the 4 level parking designed as stackable for future requirement.

**CAR WASH FACILITY**

Car washing facility shall be provided as per the vendor's specifications.

**PARKING MANAGEMENT**

Entire parking is well designed to suit the number of car parks. Parking signages at required places to ease traffic flow.

**GENERATOR**

100% DG set backup with acoustic enclosure & AMF panel for all flats and common area.

**LPG**

Provision for supply of gas from centralized gas bank to all individual flats with gas meter.

**BMS**

Building management software for gas bank, generator power, general power connection.

**FACILITIES FOR DIFFERENTLY ABLED**

Access ramps at all Block Entrances shall be provided for differently abled.

**WASTE MANAGEMENT**

Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste (batteries, lamps), & wet waste (organic).

**RAIN WATER HARVESTING**

Rain water harvesting through recharge wells onsite to improve ground water level.

**EXTERNAL LIGHTING**

LED Lightings posts with lamp fittings, in setback & landscaping areas and LED lights in staircases & corridor areas.

**FIRE AND SAFETY**

Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and Public Address System in all floors and parking areas (basements).

Control panel will be kept at main security.

**SECURITY**

Sophisticated round the clock security system.

Intercom from security to all flats.

Panic button and intercom provided in the lift and is connected to security room.

Surveillance cameras at the main security gated, entrance to each tower, passenger lifts and children's play area, common areas, and reception area of all the blocks.

Boom barriers at entry for vehicles with mechanical operation.

**COMPOUND WALL**

Aesthetically designed compound wall shall be constructed all around the plot.

## Location Map



**5**  
mins. to ORR

**10**  
mins. to PVNR  
Express way

### Location Highlights



#### NECESSITIES

- Reliance Smart - 3.5 km.
- Vishal Mega Mart - 5.5 km.
- Heritage Super Market - 5 km.
- More Super Market - 4.5 km.
- Supraja Super Market - 3.5 km.



#### HEALTH CENTER

- KIMS Gachibowli - 15 km.
- AIG Hospital - 16 km.
- Rishitha Hospital - 3 km.
- Care Hospital - 16 km.



#### SCHOOL & ACADEMY

- Glendale - 3.5 km.
- Sreenidhi - 7.5 km.
- Birla - 4 km.
- T.I.M.E. - 1.5 km.
- Sri Vidyananya
- International School - 1.5 km.



#### ENTERTAINMENT

- Golconda Fort - 9 km.
- Gandipet Lake - 11 km.
- Himayat Sagar Lake - 14 km.
- Taramati Baradari - 9 km.
- Ikea - 16 km.
- Sarath City Mall - 17 km.
- Mantra Mall - Cinepolis - 6 km.

Principal Architects



MEP Consultants



Landscape Architects



Consulting Engineers





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