

Joint Venture of Sri Manthena Homes
and
M/S Kamakshi Constructions

A Home that meets your aspirations

Uppalapatti heights is 5-floor, 2 and 3 - bedroom apartment building that offers quality living at Indira Nayak Nagar, Singh Nagar. Excellent design with spacious rooms, wide balconies and large windows bring freedom into living. Elegant interiors and quality construction greet you at every step. Realize your dreams and give your family a centrally located home.

The centrally tot lots give space for children to play and fill your apartment with natural light and breeze. Relax in landscaped area with family. Wide driveways, ample parking space keep you relaxed. Enjoy good living with an apartment at Uppalapatti Heights.

LOCATION MAP

Uppalapatti Height at Indira Nayak Nagar, Singh Nagar is well-connected and enjoys proximity to all round development in the neighborhood. The ideal residential destination has access to reputed schools, shopping and restaurants. Connected to highways, you can reach every corner of the city in a short period of time. An apartment in Uppalapatti Heights is a fountain of happiness and as an investment, it fetches rapid appreciation on account of strategic location.

Prime Location

Inner Rind Road - 0.5 Km
Prop. Satellite Station at Singh Nagar - 0.5 Km
Vijayawada Rly. Station - 3.50 Kms
Vijayawada Bus Station - 4.00 Kms
Very Near to Nuzividu Highway

Project Highlights

- ✦ VGTM-UDA approved project
- ✦ 5-floor building
- ✦ 2,3-bedroom apartment
- ✦ Deluxe quality construction
- ✦ Vaastu compliant
- ✦ No Common Walls
- ✦ Pollution - free & Peaceful Location
- ✦ Plenty of Ground Water
- ✦ Provision of 2 Lifts & 2 Staircases
- ✦ Excellent Landscaping
- ✦ Totlots, Play areas
- ✦ 24-hr water supply
- ✦ Ample Parking in stilt Floor
- ✦ 24-hr security with Intercom
- ✦ Generator Backup
- ✦ Excellent cross Ventilation as per new G.O.

PROMOTERS

SRI MANTHENA HOMES

43-106/1-15C, R.S No: 52/2
Rajajajeswari Pet Road, Ajit Singh Nagar
Vijayawada - 520 015.
E-mail : anantha@bluepal.com

M/S KAMAKSHI CONSTRUCTIONS

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ARCHITECTS

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STRUCTURAL ENGINEERS

VAP Engineers (I) Pvt Ltd,
Vasantha Emerald Gardens, G1 Classic Apartments,
Madhapur, Hyderabad. Ph : 98481 97807

Note : This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Uppalapatti HEIGHTS

INDIRA NAYAK NAGAR
SINGH NAGAR, VIJAYAWADA

Your Dream Come True



Uppalapati

HEIGHTS
INDIRA NAYAK NAGAR
SINGH NAGAR, VIJAYAWADA

TYPICAL FLOOR PLAN



SPECIFICATIONS

STRUCTURE

Framed Structure: R.C.C. framed structure to withstand wind & seismic loads

Superstructure : 9" thick conventional bricks work for external walls & 4 1/2" thick bricks for internal walls

PLASTERING

Internal : Single coat plastering for walls with sponge finish & Ceiling.

External : Two coats plaster for external walls, R.C.C. & masonry surfaces

DOORS & WINDOWS

Main Door : Teak wood frame and shutter Melamine polishing finish & hardware of reputed make

Internal Doors : Teak wood frame with flush door with paint & reputed hardware.

Windows : Wooden / aluminium windows with glass shutter.

GRILLS

Grills will be provided to windows with enamel paint finish

PAINTING

External : Two coats of exterior emulsion paint over one coat of texture finish.

Internal : Two coats of Acrylic emulsion paint over smooth putty finish

TILES (FLOORING)

All Rooms : 24" x 24" vitrified tiles of standard make

Bathrooms: Acid-resistant, anti-skid ceramic tiles of standard make

Utilities / Wash : 12" x 12" Anti-skid ceramic tiles of standard make. Provision for washing machine & wet area for washing utensils

Corridors : 24" x 24" vitrified tiles of standard make

Staircase : Kadapa/Tandoor blue.

TILE (CLADDING)

Bathrooms : 8" x 12" Ceramic Tile Dadoing up to lintel height of standard make

Dadoing In Kitchen : Ceramic tiles dado up to 3' height above kitchen platform of standard make

Utilities / Wash : 8" x 8" Ceramic tile dado up to 3'-0" height of Standard make

KITCHEN

Granite platform with stainless steel sink, provision of municipal water, provision for fixing of water purifier, exhaust fan and chimney

Wash : Provision for washing machine and wet area for washing utensils etc. Hand wash for dining

Sanitary Works : Rectangular type wash basin floor mounted EWC with flush tank of reputed make. Hot & Cold water mixer with shower for all bathrooms. Provision for geysers in all bathrooms. Chrome plated of reputed make

ELECTRICAL

Concealed copper wiring, power outlets for air-conditioners in master bedroom only and provision for other bed rooms, power outlets for geysers in all bathrooms. Power plug for refrigerator, mixer/grinder in kitchen & washing machine in utility. Plug points for TV & audio systems in living room & Master bedroom. Miniature Circuit Breakers (MCB) for each distribution board. Switches complying with IS standards

TELECOM

Telephone points in living room & master bedroom. Intercom facility to all the units connecting to security.

CABLE TV

Provision for cable connection in master bedroom & living room

INTERNET

Internet provision in one of the bedrooms

LIFTS

Automatic passenger lifts with rescue device & V3F for energy efficiency of reputed make. Entrance with vitrified tile cladding

POWER BACK UP

100% D.G. back up for lifts & common areas. Five points in each apartment.

WATER TREATMENT PLANT

Potable water is available through an exclusive water softening plant. Rainwater harvesting to be provided for recharging ground water levels.

Note : 1. Registration charges, Sales Tax, Service Tax and labour cess are at Flat owner's cost.

2. Any deviations from the drawing and specifications will be at extra cost.



2 BHK | FLAT NO: 3

1005 SR



4'-0" WIDE UTILITY
KITCHEN 8'-0" X 7'-0"
DINING 10'-0" X 10'-0"
M. BED ROOM 11'-0" X 11'-0"
BED ROOM 10'-0" X 9'-0"
TOILET 4'-0" X 5'-0"
TOILET 4'-0" X 5'-0"
3




2 BHK | FLAT NO: 7



1010 SR



4'-0" WIDE UTILITY
KIT OUT-0' wide
KITCHEN 8'-0" X 10'-0"
DINING 10'-0" X 11'-0"
M. BED ROOM 12'-0" X 10'-0"
BED ROOM 10'-0" X 9'-0"
TOILET 8'-0" X 4'-0"
DRESS / STCH 7'-6" X 4'-0"
TOILET 7'-6" X 4'-0"
7





2 BHK | FLAT NO: 4

800 SR



HALL 10'-0" X 11'-0"
KITCHEN 8'-0" X 7'-0"
DINING 10'-0" X 10'-0"
M. BED ROOM 10'-0" X 10'-0"
BED ROOM 10'-0" X 9'-0"
TOILET 8'-0" X 4'-0"
4




2 BHK | FLAT NO: 8



800 SR



4'-0" WIDE UTILITY
KITCHEN 8'-0" X 8'-0"
DINING 10'-0" X 10'-0"
M. BED ROOM 10'-0" X 10'-0"
BED ROOM 11'-0" X 9'-0"
TOILET 8'-0" X 4'-0"
8





2 BHK | FLAT NO: 6

1010 SR



4'-0" WIDE UTILITY
KIT OUT-0' wide
KITCHEN 8'-0" X 10'-0"
DINING 10'-0" X 10'-0"
M. BED ROOM 10'-0" X 10'-0"
BED ROOM 10'-0" X 9'-0"
TOILET 8'-0" X 4'-0"
TOILET 7'-6" X 4'-0"
6


