

Site Address: Opp: Bachpan Play School,  
Facor Layout, Ramnagar, VISAKHAPATNAM.

PROMOTERS



ARCHITECTS



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STRUTURAL ENGINEER

**K. Venkat Rao**  
VIVEK CONSULTANTS  
P.No. : 203, Block A,  
Lapaloma Caves, Road No 12,  
Banjarahills, Hyderabad - 34

# Ushā Grand

Ramnagar | Vizag

the fine living whenever you desire.



# You are known by Where you live.

ELEVATING LUXURY IN  
BAYCITY NOT A DREAM

A home of effortless luxury that allows its owners to create  
a lifestyle most people can only dream about.  
Where living well is an art form pursued at...

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Faster appreciation, value for investment  
and quality living are what Satya builders promises to every customer.  
Hurry, why wait and lose this golden opportunity!

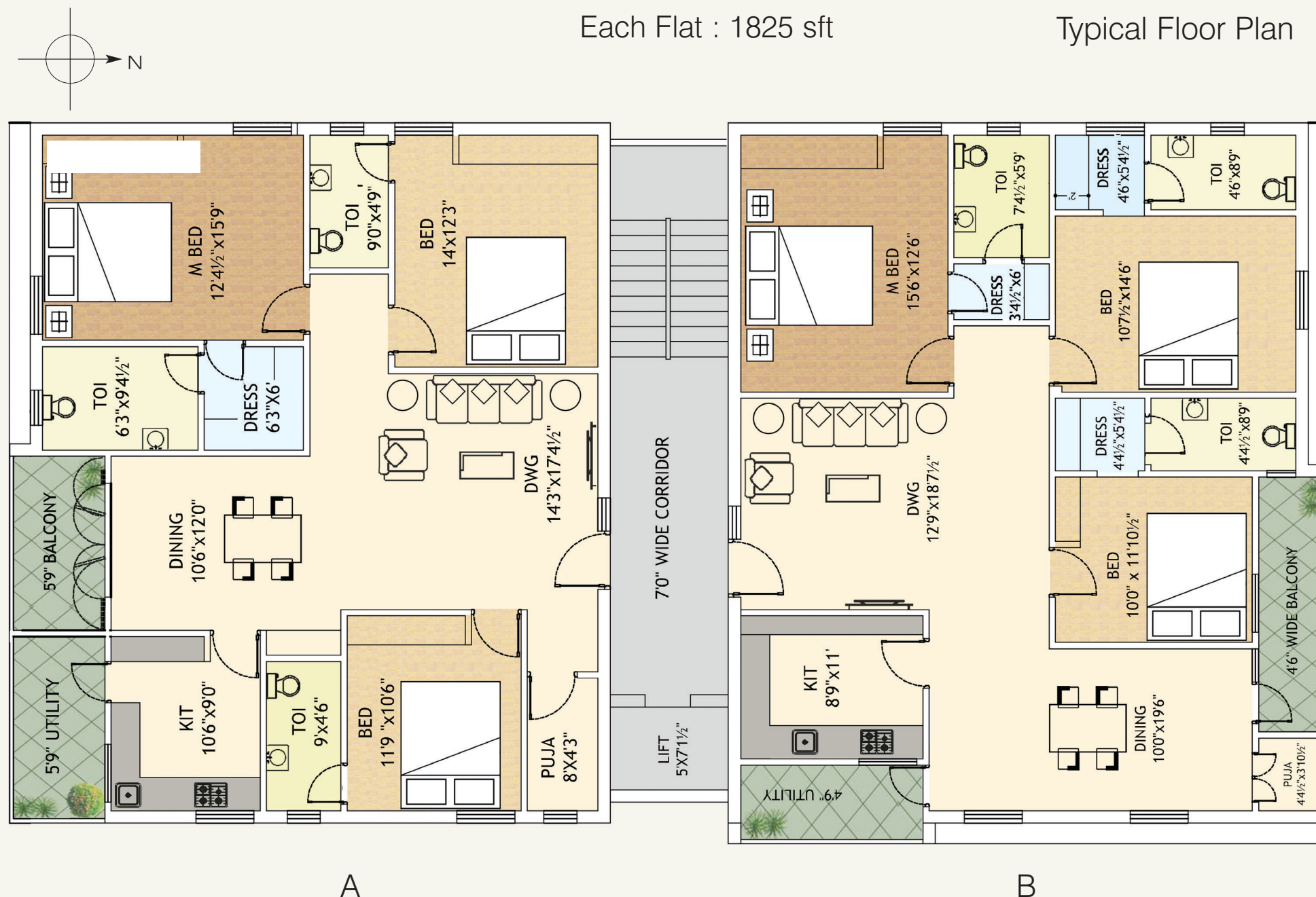
SATYA Builders backed with rich exper-  
ienced in the field of construction ably  
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project in Visakhapatnam Usha Grand, It  
sets new benchmarks in safety, style within  
easy reach of urban comforts. Come, be  
part of world that has everything....

## Specifications

STRUCTURE	: R.C.C. framed structure
Super structure	: Brick Masonary in Cement Mortar (1:6)Prop
<b>PLASTERING:</b>	
Internal	: Single Coat With Sponge Finish Plaster
External	: Double Coat With Sponge Finish Plaster
<b>DOORS:</b>	
Main Door	: Teak wood Frame & Shutter with Melamine polishing and designer Hardware of reputed make.
Internal Doors	: Teak Wood frame with flush shutters with standard Hardware/ teak wood shutters
<b>WINDOWS</b>	: Teakwood frames and shutters
<b>RAILING</b>	: Stainless steel railing for balcony & steps
<b>FLOORING</b>	: Bedrooms, Drawing, Living, Dinning and Kitchen: Vitrified Tiles of Size 2 x 2 , for Toilets Anti-Skid Ceramic Tiles. Corridor Granite/ marble flooring.
<b>TOILETS</b>	: Sanitary Ware of Hindware/CERA or Equivalent Made : Hot and Cold Wall Mixer with Shower : Provision for Geysers : C.P Fittings are Chrome Plated of Jaquar/Plumber or equivalent : Glazed Tiles Dado upto Door Height
<b>KITCHEN</b>	: Granite platform with stainless steel sink : Provision for Aqua - Guard : Provision for Exhaust Fan & Chimney
<b>UTILITIES</b>	: Provision for Washing Machine
<b>PAINTING:</b>	
Internal	: Putty Finish with Acrylic Emulsion Paint
External	: Birla putty/JK Putty or Equivalent/Texture Finish with exterior Acrylic emulsion
<b>ELECTRICAL</b>	: Concealed Copper wiring of Finolex/HPL or equivalent make : Power Outlets for Air Conditioners In all Bed rooms : Power outlets for Geysers in all Toilets : Power plug for Chimney, Microwave oven, Mixer/Grinders in kitchen : 3 phase supply for each Unit : Switches are Anchor Roma/Legrand or equivalent
<b>TELECOM</b>	: Telephone Point in living area : Intercom facility to all the units connecting to security
<b>CABLE TV</b>	: Provision for cable connection in living area
<b>LIFTS</b>	: 8 Passengers Lift of Johnson/Kone or equivalent
<b>POWER BACK UP</b>	: Acoustically Insulated Stand-By Generator for lights in common areas and pumps, power backup for Emergency Light in Flat

Each Flat : 1825 sft

Typical Floor Plan



A

B

Registration charges, VAT Tax, Service Tax, AP Transco and Car Parking charges as extra.  
Any alterations or additions to the mentioned specifications will be charged as extra.