



MELUHA

By RUBRICK



Luxury 3BHK Homes
e - city road (Fab City),
Tukkuguda, Hyderabad





3 BHK

LUXURY APARTMENTS

**ON e-CITY
100 FEET ROAD
(FAB CITY),
TUKKUGUDA**

VAASTU
COMPLIANT HOMES

2460 - 2755
SFT SFT

5.18 ACRE
GATED COMMUNITY

546
APARTMENTS

04
TOWERS

60+
LIFESTYLE AMENITIES

50,000
SFT CLUBHOUSE

HMDA & RERA
APPROVED

SMART ACCESS
CONTROL

PIPED GAS
LINE

02 MIN
FROM ORR EXIT 14

**2 BASEMENT
+ STILT +
22 FLOORS**
FLOOR





PROJECT HIGHLIGHTS

- Strategic Location
- 24-hr Security
- Reception in Each Tower
- CC TV Cameras
- Fire Detectors
- Garbage Disposal
- EV Charging Point
- 2-Level Car Parking
- High Speed Lifts
- Smart Access
- Central Court
- 100% Power Backup
- Intercom to Security
- 24-hr Treated Water Supply
- Access Controlled Boom Barrier Entry




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50,000 SFT CLUBHOUSE



“ INDOOR AMENITIES



Gymnasium



Indoor Games



Billiards



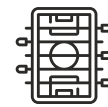
Squash Court



Creche



Home Theater
Room



Foosball



Swimming pool



Café



Indoor
Badminton Court



Spa/Saloon



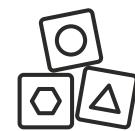
Table Tennis



Yoga /
Meditation



Multipurpose
Hall



Kids Play
Zone



Guest Rooms







“ OUTDOOR AMENITIES



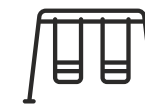
Outdoor Party Area



Cycling Track



Adventure Games



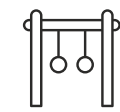
Kids Play Area



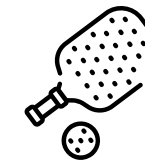
Jogging Track



Half Basketball Court



Outdoor Gym



Pickle Ball Court



Cricket Practice Net



Outdoor Game Zone



Temple



Skating Rink



Reflexology Path



Jumbo Chess & Snakes and Ladder



Outdoor Cafeteria



Yoga & Meditation Zone









MASTER LAYOUT

LEGEND

- 01. ENTRY - 1
- 02. EXIT
- 03. ENTRY - 2
- 04. TOWER- 1
- 05. TOWER - 2
- 06. TOWER - 3
- 07. TOWER - 4
- 08. CLUBHOUSE
- 09. TEMPLE
- 10. SECURITY CABIN
- 11. BASKETBALL COURT
- 12. PICKLE BALL COURT
- 13. CRICKET PITCH
- 14. ADULT FITNESS GYM
- 15. RAISED GAZEBO
- 16. CLUBHOUSE WATER FEATURE
- 17. CELEBRATION LAWN
- 18. YOGA LAWN
- 19. DECK AREA SIT OUT
- 20. ADVENTURE PLAY



TOWER 1

TYPICAL FLOOR PLAN

FLAT NO	101-2201
FACING	EAST
CARPET AREA	1481
BALCONY AREA	300
UTILITY AREA	71
WALL AREA	106
BUILTUP AREA	1957
COMMON AREA	588
SALEABLE AREA	2545
UDS	47

FLAT NO	107-2207
FACING	EAST
CARPET AREA	1455
BALCONY AREA	401
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49

FLAT NO	102-2202
FACING	WEST
CARPET AREA	1446
BALCONY AREA	401
UTILITY AREA	84
WALL AREA	104
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49

FLAT NO	106-2206
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	103-2203
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46



FLAT NO	105-2205
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	104-2204
FACING	WEST
CARPET AREA	1522
BALCONY AREA	212
UTILITY AREA	192
WALL AREA	109
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49



TOWER 2

TYPICAL FLOOR PLAN



FLAT NO	105-2205
FACING	EAST
CARPET AREA	1455
BALCONY AREA	483
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	2117
COMMON AREA	638
SALEABLE AREA	2755
UDS	51

FLAT NO	104-2204
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46



FLAT NO	101-2201
FACING	WEST
CARPET AREA	1446
BALCONY AREA	401
UTILITY AREA	84
WALL AREA	104
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49

FLAT NO	102-2202
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	103-2203
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	101-2201
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	102-2202
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	103-2203
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	104-2204
FACING	WEST
CARPET AREA	1522
BALCONY AREA	212
UTILITY AREA	192
WALL AREA	109
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49



FLAT NO	108-2208
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	107-2207
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	106-2206
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	105-2205
FACING	EAST
CARPET AREA	1525
BALCONY AREA	212
UTILITY AREA	189
WALL AREA	109
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49

TOWER 3

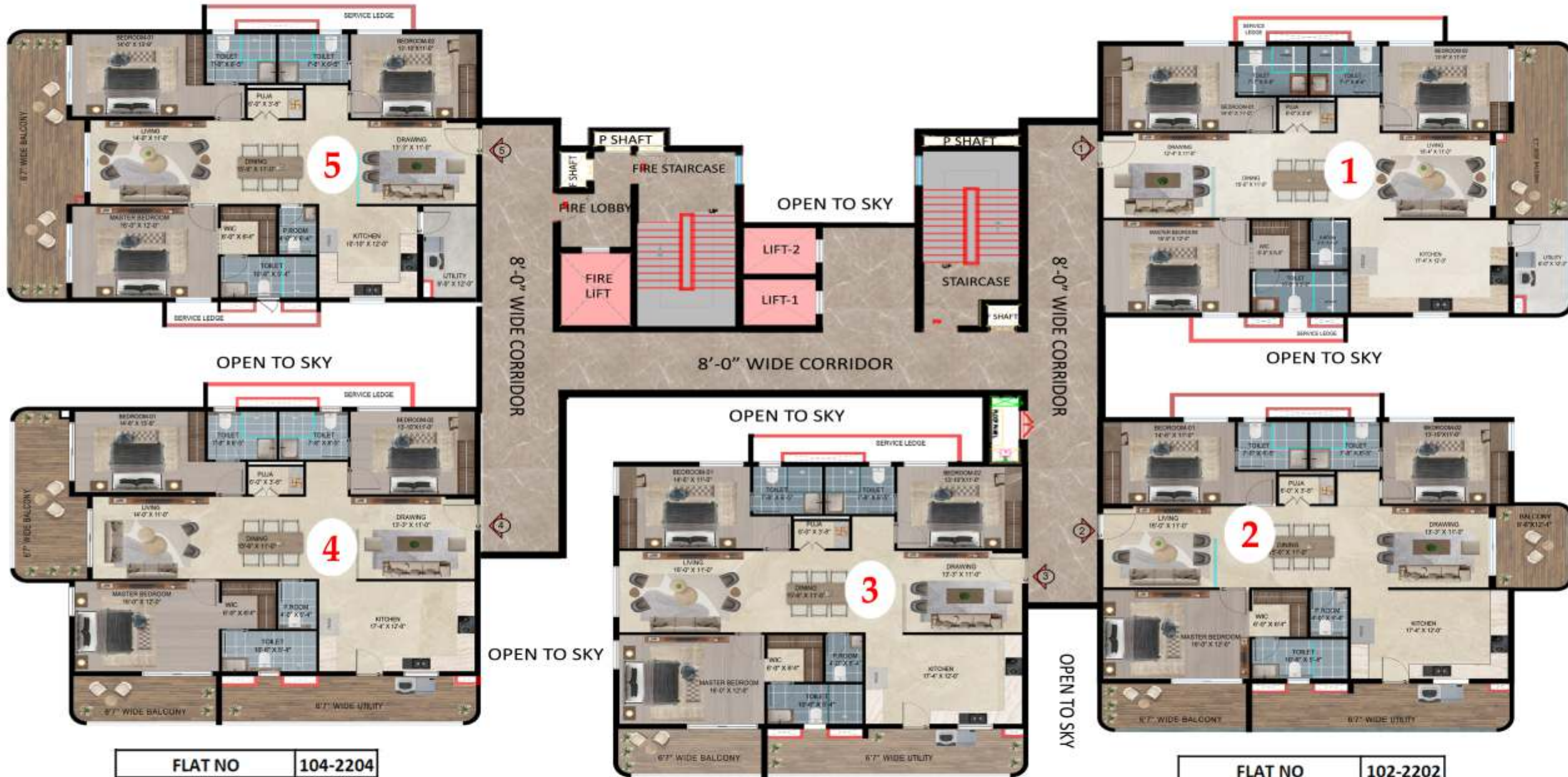
TYPICAL FLLOOR PLAN



TOWER 4

TYPICAL FLOOR PLAN

FLAT NO	105-2205
FACING	EAST
CARPET AREA	1457
BALCONY AREA	257
UTILITY AREA	71
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46



FLAT NO	101-2201
FACING	WEST
CARPET AREA	1527
BALCONY AREA	173
UTILITY AREA	85
WALL AREA	109
BUILTUP AREA	1893
COMMON AREA	567
SALEABLE AREA	2460
UDS	46

FLAT NO	104-2204
FACING	EAST
CARPET AREA	1526
BALCONY AREA	287
UTILITY AREA	189
WALL AREA	109
BUILTUP AREA	2110
COMMON AREA	635
SALEABLE AREA	2745
UDS	51

FLAT NO	103-2203
FACING	EAST
CARPET AREA	1552
BALCONY AREA	111
UTILITY AREA	189
WALL AREA	106
BUILTUP AREA	1958
COMMON AREA	588
SALEABLE AREA	2545
UDS	47

FLAT NO	102-2202
FACING	WEST
CARPET AREA	1522
BALCONY AREA	212
UTILITY AREA	192
WALL AREA	109
BUILTUP AREA	2035
COMMON AREA	610
SALEABLE AREA	2645
UDS	49

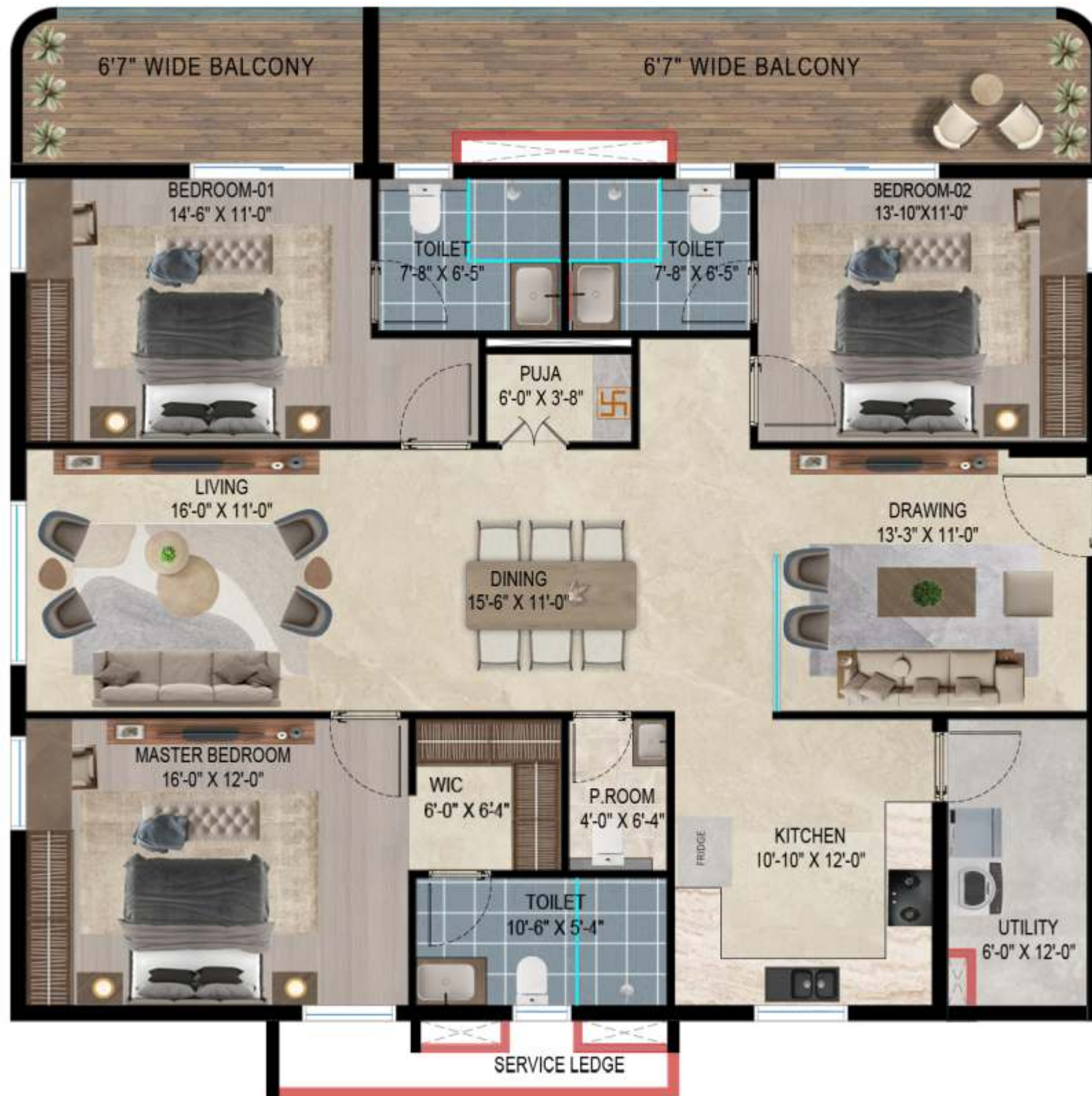


TOWER - 1

TYPICAL FLOOR PLAN

3 BHK - 2545 SFT

EAST FACING



KEY PLAN

TOWER - 1



TOWER - 2

TYPICAL FLOOR PLAN

3 BHK - 2755 SFT

EAST FACING



KEY PLAN

TOWER - 2



TOWER - 1,2,3&4

TYPICAL FLOOR PLAN

3 BHK - 2460 SFT

EAST FACING



KEY PLAN

TOWER - 2



TOWER - 4



TOWER - 1



TOWER - 3

TOWER - 4

TYPICAL FLOOR PLAN

3 BHK - 2545 SFT

EAST FACING



TOWER - 1

TYPICAL FLOOR PLAN

3 BHK - 2645 SFT

EAST FACING



KEY PLAN

TOWER - 1



TOWER - 3

TYPICAL FLOOR PLAN

3 BHK - 2645 SFT

EAST FACING



KEY PLAN

TOWER - 3



TOWER - 4

TYPICAL FLOOR PLAN

3 BHK - 2745 SFT

EAST FACING



KEY PLAN

TOWER - 4



TOWER - 1,3&4

TYPICAL FLOOR PLAN

3 BHK - 2645 SFT

WEST FACING



KEY PLAN
TOWER - 1



TOWER - 4



TOWER - 3

TOWER - 1&2

TYPICAL FLOOR PLAN

3 BHK - 2645 SFT

WEST FACING



KEY PLAN

TOWER - 1



TOWER - 2

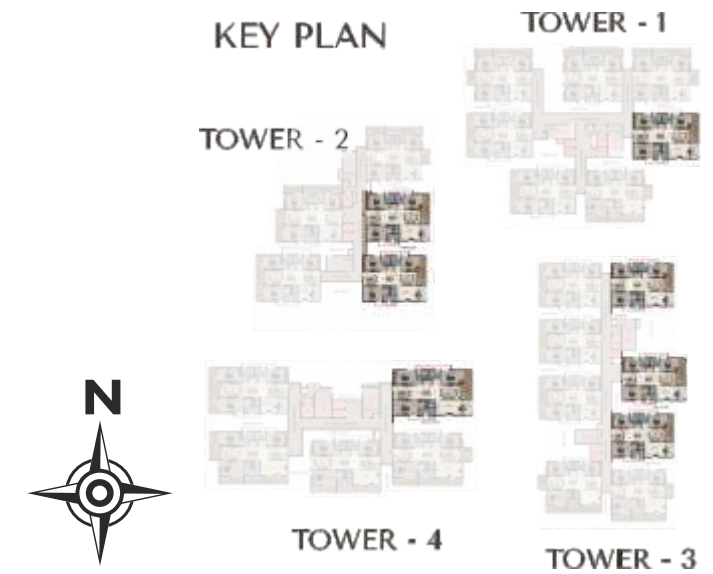


TOWER - 1,2,3&4

TYPICAL FLOOR PLAN

3 BHK - 2460 SFT

WEST FACING



SPECIFICATIONS



SUPER STRUCTURE

RCC Framed structure to withstand wind & seismic loads
Concrete blocks for non-structural members (whatever needed)
8-inch thickness solid / fly ash blocks for external walls
4-inch thickness solid / fly ash blocks for internal walls



DOORS, WINDOWS, & RAILING

Main Door : Wood frame with HDF moulded panelled shutter doors with melamine polishing & reputed make hardware fittings.

Internal Doors : Manufactured hardwood frame with HDF moulded panelled shutter doors with paint & reputed make hardware fittings.

French Doors : uPVC/Aluminum door frame of reputed profile sections, with toughened glass

Windows : uPVC / Aluminum door frame with toughened glass with suitable finishes as per design with mosquito mesh

Grills for Windows : Aesthetically designed, Mild Steel (M.S) window grills with enamel paint finish shall be provided for all windows upto 1st floor

Balcony Railings : M.S. railing with enamel paint finish of reputed make



FLOORING DETAILS

Drawing, Living & Dining : 600X1200 mm Glazed Vitrified Tiles of reputed make

All Bedrooms & Kitchen : 600X600 mm Glazed Vitrified Tiles of reputed make

Entrance Lounge : Granite / Glazed Vitrified Tiles with false ceiling

Washrooms : Anti-skid ceramic tiles of reputed make

Corridors : Double charged vitrified Tiles Flooring

All Balconies: Rustic vitrified tile of reputed make

Utility: Anti-skid vitrified tile of reputed make

Staircase : Tandur stone



ROOM SPECIFICATIONS

Kitchen

- Granite platform with stainless steel sink
- Tiles dado up to 2'-0" height above kitchen platform
- Provision for fixing of water purifier, exhaust fan or chimney
- Provision for washing machine & wet area for dish washing etc.
- Power plug for kitchen chimney, refrigerator, microwave ovens, grinders in kitchen, washing machine, and dishwasher in utility area



Washrooms:

- Vanity-type wash basin
- Glazed ceramic tile dado of reputed make
- EWC with concealed flush tank of reputed make
- Single lever fixtures with wall mixer cum shower of reputed make
- All C.P. fittings are of reputed make



Electrical Fixtures:

- Internal electrical fixtures
- Geyser provision in all washrooms
- Exhaust fans provision in all the washrooms
- Provision for AC fitting in all the rooms
- Power outlets for air conditioners in all bedrooms & living rooms.
- Plug points for television & audio systems etc.
- 3 phase supply for each unit with individual metre boards
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make



PAINTING

External

Textured finish and two coats of exterior emulsion paint of reputed make

Internal

Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer



WSP & STP

- Domestic water made available through an exclusive water softening plant (not RO plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water shall be used for landscaping and flushing purposes
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms
- Water meters for each unit for domestic & municipal water



POWER BACKUP

Common Areas : 100% DG backup for common areas (Lifts, Corridors, Lighting & Motors Etc..)

Internal Flats : DG backup will be provided for Lighting & Fans (no DG back up for ACs & Geyser)



ELEVATORS / LIFTS / ONE SERVICE LIFT

Passenger Lifts

High speed automatic passenger lifts with rescue device with V3f for energy efficiency of reputed make

Fire / Service Lifts

One high speed automatic passenger cum service lift per block with rescue device with V3f for energy efficiency of reputed make

LOCATION MAP
(NOT TO SCALE)

- 02 TO

05

MINS

Fab City (e-City)

ORR Exit No.14

Devendra Vidyalaya
- 05 TO

10

MINS

Agakhan Academy

RGI Airport

Statue of Equality
- 10 TO

15

MINS

Future City

TCS Adibatla

Wonderla
- 25 TO

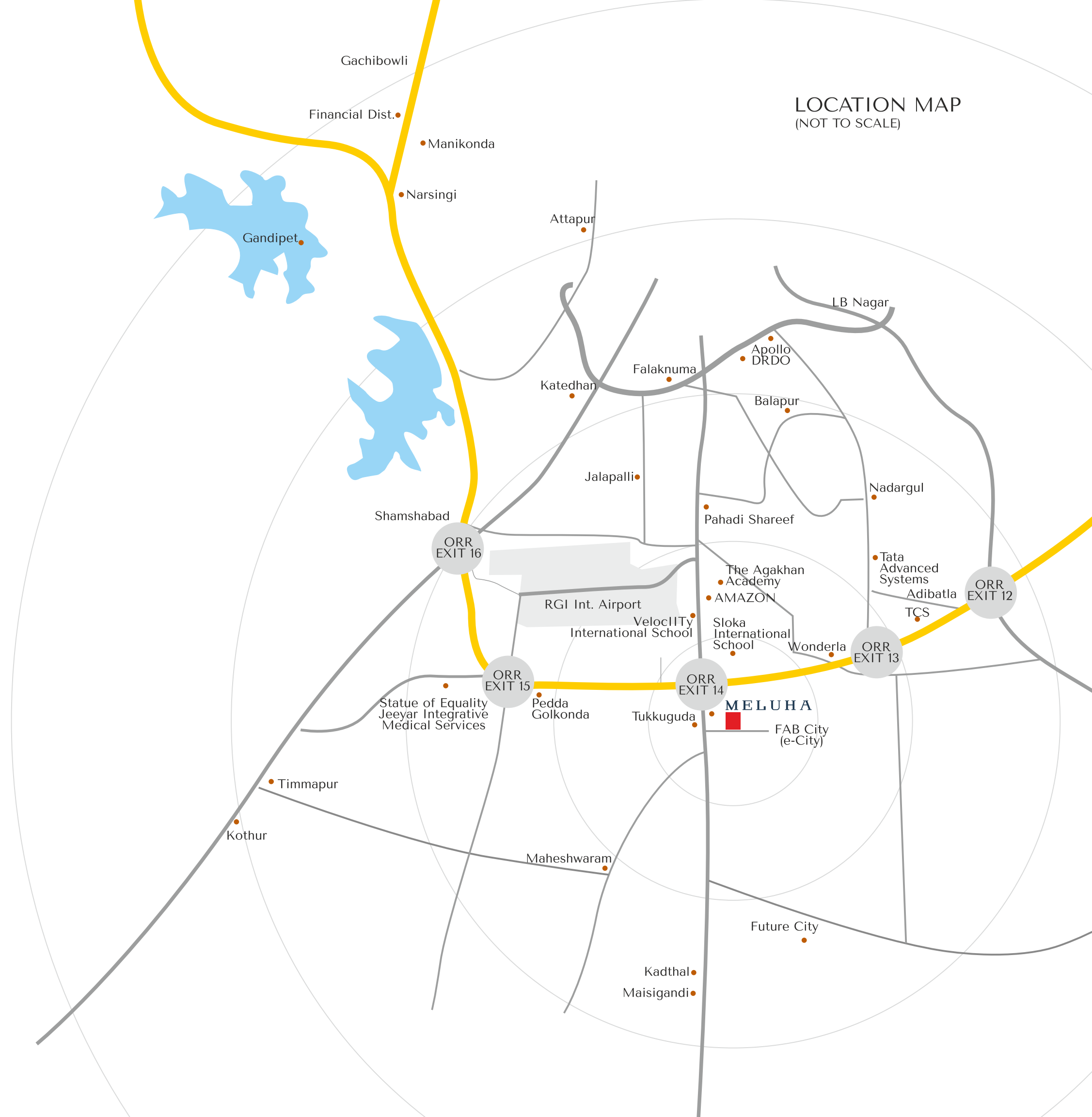
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MINS

Financial Dist.

Gachibowli

Pocharam Infosys



Construction Management
Services By



A **TATA** Enterprise

