



**Office address:**  
Indraprastha Constructions, Ground floor,  
Indraprastha Tejas, Opp Dmart, Jayendranagar,  
Kakinada.

**Site address:**  
1st cross Road,  
Siddhardha Nagar,  
Kakinada.

**Contact:**  
98855 55766, 94925 12081  
Web: [www.indra-prastha.com](http://www.indra-prastha.com)



**Architect:**  
Hycon Designs,  
3rd Floor, Nallam's Elite,  
Opp.Veer Kamal Theatre,  
Ashok Nagar, Kakinada-3.  
Mob.No: 7337299099



**Structural Engineer:**  
Amrutha Sai Associates  
Engineers & Architects  
Door No : 57-14-15c, Road No: 1, New Postal Colony,  
Near Fun Time Club, Patamata, Vja-08.  
Mob.No: 95 42 63 52 52



**Branding:**  
Concept & Execution :  
+91 9010 395 396 | +91 99890 17936

Note: This Brochure is purely conceptual and not a legal offer. Area is Tentative and actual areas arrived at completion of the Flats.  
The promoters reserve the right to make changes in plans and Specifications as deemed it.



Property that will change  
the way you live.



a project by





## Contemporary Luxury Living is now a Lavish Reality

A family may have several decisions for other things but Home is where the family will unify and stand up for One Decision. Your kids will play enthusiastically to the fullest of their hearts. The adults can indulge in classy pastimes and hobbies. The quite environs adds the peaceful experience which a city centre location can't afford. Planned as a model housing adobe, SITA NILAYAM offers the best of facilities for your family's every need.





Indraprastha  
**Sita Nilayam**



All these years you have worked very hard. Your efforts are just now getting converted into success and achievement. You stand on solid ground. This is the right time to move in here and begin living the way you only dreamed of. The peaceful area will help you realize your ambitions. There will be no excess noise and smoke since the area is residential in character. Traffic flows and glides here instead of rushing at top speed. In other words, you can focus your attention on growing to the next level and mark your presence with dignity.

Typical FLOOR PLAN





**3 BHK**  
East Facing  
**2525 sft**



**RCC Framed Structure**

R.C.C. framed structure to withstand Wind & Seismic Loads.

**Super Structure:**

9" thick solid Red brick for external walls & 4" thick solid Red Brick for internal walls.

**Plastering:**

**INTERNAL WALL FINISHES:**  
Smooth plastered surface treated with putty and painted with emulsion.

**EXTERNAL WALL FINISHES:**

Sponge finished sand faced cement plaster and painted with exterior paint.

**Doors:**

**MAIN DOOR:**

Teak wood frame 7'-6" x 4" & shutter aesthetically designed and finished with melamine polish fitted with reputed make Brass hardware.

**INTERNAL DOORS:**

Teak wood/Granite frame with Teak Veneered flush shutter aesthetically designed and finished with polish fitted with reputed make hardware.

**FRENCH DOORS:**

UPVC door frames with glass paneled sliding shutters with provision for mosquito mesh track.

**Windows :**

UPVC window system (Wintek/Deconec) with glass & mosquito mesh track with safety Grills.

**Flooring :**

**LIVING & DINING:**

800 x 1600 mm size Vitrified Tiles of Nexion/ Qutone/RAK brand

**BEDROOMS & KITCHEN:**

1000 x 1000 mm size Vitrified Tiles of VITERO/RAK brand.

**ALL BALCONIES:**

Anti-skid Vitrified Tiles of best brand.

**BATHROOMS:**

Acid Resistant Tiles of Vitero/RAK brand.

**CORRIDORS:**

600 x 1200 mm size Antiskid Vitrified Tiles of the best brand.

**STAIRCASE:**

Natural Stone

**SPECIFICATIONS**

**Tile Cladding:**

**KITCHEN:**

Ceramic Tiles dadoing up to 3 feet height above kitchen platform.

**BATHROOMS:**

600 x 1200 mm Glazed / Matt finish Tiles dadoing up to 7 feet height of Vitero/RAK brand.

**UTILITY AREA:**

Ceramic tile dadoing up-to 1meter height.

**Kitchen:**

- Granite Platform with Carysil Granite Sink
- Separate Municipal water tap along with tap for bore well water.
- Provision for fixing of RO system, exhaust fan / chimney.

**Utilities:**

Provision for Washing Machine, Dish Washer.

**Bathrooms:**

- Ceramic Half pedestal wash basins of Kohler /TOTO/Parryware make.
- Wall mounted EWC with concealed flush tank of Kohler/TOTO/Parryware make.
- Single Lever C.P fittings.
- Provision for Geysers in all Bathrooms.

**Water Supply:**

CPVC (Ashirvad/Astral/Truflo) pipelines for water supply arrangement wherever necessary to all flats. Provision for washing machine in Utility area

**Electrical:**

- Concealed Copper Wiring of Polycab/Finolex/RR Kabel
- '3 Phase' power supply in each unit.
- Modular switches of Schneider/Legrand/GM make.

**Ceiling:**

POP Ceiling will be done for the entire flat except in Storeroom, Bathrooms & Balconies with standard design

**Telecom, CCTV, Cable TV & Internet:**

- Telephone points in Living Room and Master Bedroom.
- CCTV 4 cameras in Stilt floor & 1 cameras in each floor
- Provision for Cable TV/Net Connection in Living Room & in all Bed rooms.

**Lifts:**

7 Stops 6 Passenger Automatic Elevator (Johnson/Kone/OTIS) with V3F for energy efficiency with granite / marble / tile cladding

**Generator:**

D.G (Kirloskar/Cummins/Eicher) backup for Common Lighting, Motors and for all lights & fan points in every flat.