

Exclusive Marketing Partner



Discover Your New Urban Oasis

@ Guduvancheri



WORK PLACES

-  **ZOHO IT PARK**
7 KM
-  **SHRIRAM IT GATEWAY**
11 KM
-  **MAHINDRA WORLD CITY**
16 KM
-  **MEPZ**
17 KM
-  **ORAGADAM**
22.4 KM
-  **OMR IT SIPCOT**
25 KM

WELLNESS








-  **DEEPAM HOSPITAL**
5.5 KM
-  **SRM HOSPITAL**
8 KM
-  **SATHYA SAI HOSPITAL**
12 KM
-  **TAGORE HOSPITAL**
15 KM
-  **HINDU MISSION HOSPITAL**
16 KM

EDUCATION

-  **SRI MA VIDYALAYA**
200 M
-  **VELAMMAL VIDHYASHRAM**
2.5 KM
-  **SRM PUBLIC SCHOOL**
3.7 KM



TRANSPORT

- | | | |
|---|---|---|
|  TAMBARAM RLY STN
17 KM |  KILAMBAKKAM METRO STATION (PROPOSED)
8 KM |  NELLIKUPPAM ROAD
1.5 KM |
|  GUDUVANCHERI RLY STN
5 KM |  GST ROAD
4.5 KM | |
|  GUDUVANCHERI BUS STAND
4.7 KM |  KILAMBAKKAM MOFUSSIL BUS TERMINUS
8 KM | |



BLISS BEGINS FROM THE MOMENT YOU JOIN HANDS WITH SPYKA

- ❑ SPATIALLY DESIGNED WITH NIL WASTAGE AND ABSOLUTE UTILITY OF EVERY SQUARE FOOT.
- ❑ ELEGANT, LUXURY & LAVISH INTERIOR AND EXTERIOR.
- ❑ MORE AND MORE UDS OF LAND.
- ❑ MORE AND MORE OPEN SPACE.
- ❑ UNBELIEVABLE OFFERS AND PRICE.
- ❑ SPACIOUS LUXURY APARTMENT AT AFFORDABLE PRICE, FIRST TIME IN REAL ESTATE.
- ❑ STILT + 5 FLOORS DESIGNED STRUCTURE OF 2 BLOCKS.
- ❑ FINELY SCULPTED 176 UNITS OF SPACIOUS APARTMENTS AS STUDIO, 1 BHK, 2 BHK & 3 BHK WITH 10 UNITS OF SHOPPING ARCADE.
- ❑ THE COMMUNITY HAS 54% OPEN SPACE FOR LIGHT AND VENTILATION IN 1.5 ACRES OF LAND.
- ❑ 100% VASTHU COMPLIANT FOR LIVING.
- ❑ BIGGER IN SIZE FOR YOUR FAMILY, FOR INVESTMENT, MULTIPLE APPRECIATION.
- ❑ FOR RENTAL, LESS INVESTMENT! MORE INCOME!
- ❑ HEALTHY LEGAL WITH THE CLEAR MARKETABLE TITLE.





INDOOR AMENITIES



OUTDOOR AMENITIES

ESSENTIAL AMENITIES

1. CCTV SURVEILLANCE
2. FIRE EXTINGUISHER
3. SEWAGE TREATMENT PLANT
4. UNDERGROUND SUMP
5. 24/7 SECURITY GUARD
6. PAVED DRIVEWAY
7. ELEVATORS
8. RAIN WATER HARVESTING
9. STORM WATER DRAIN

FEATURED

10. GATED COMMUNITY
11. 100% VASTHU COMPLIANT
12. 100% OPEN AIR VENTILATION
13. ENTRANCE ARCH
14. LANDSCAPING

FACILITY SERVICES

15. COMMERCIAL OUTLETS
16. CARE TAKER ROOM
17. ASSOCIATION ROOM
18. DRIVER/SERVANT REST ROOM
19. SOLAR POWER FOR COMMON AREA
20. LEDGES FOR AC ODU
21. COMMON AREA POWER BACK UP
22. SOLAR POWERED STREET LIGHTS
23. GARBAGE CHUTE
24. BOOM BARRIER
25. VISITORS LOUNGE (IN STILT LIFT LOBBY)
26. ELECTRIC CAR CHARGING BAY
27. CAR WASH BAY
28. SCHOOL BUS BAY

INDOOR GYM

29. TREAD MILL
30. CROSS TRAINER
31. STATIONARY BIKING
32. MULTI STATION
33. DUMBBELL SETS
34. BARBELL SETS WITH WEIGHTS
35. MULTIFUNCTIONAL BENCH
36. SKIPPING ROPE
37. GYM BALL
38. GYM MAT
39. GYM TRAINER
40. CHANGE ROOM
41. TOILET

OUTDOOR GYM

42. SINGLE BAR
43. PARALLEL DOUBLE BAR
44. PUSH UP BAR
45. AIR WALKER
46. LEG PRESS
47. SKY WALKER
48. SEATED CHEST PRESS
49. SHOULDER WHEEL
50. HIP TWISTER

OUTDOOR WORKOUT

51. REFLEXOLOGY WALK/
INFINITY WALK
52. WALKING TRACK
53. YOGA SPACE

KIDS ENTERTAINMENT

54. CARROM
55. CHESS
56. BUSINESS GAME
57. BOARD GAMES
58. TRADITIONAL GAMES
59. ROCKING HORSE
60. BALL PIT
61. BUILDING BLOCKS
62. RUBIK CUBES
63. ART & CRAFTS

INDOOR ENTERTAINMENT

64. FOOSE BALL
65. POOL TABLE

OUTDOOR ENTERTAINMENT

66. AMPHITHEATRE WITH SCREEN
AND PROJECTOR
67. GAZEBO
68. BBQ AREA
69. PARK

CELEBRATION

70. OUTDOOR PARTY LAWN
71. COMMUNITY HALL

KIDS FUN GAMES

72. KIDS FUN STATION
73. SWING
74. SEESAW
75. JUNGLE GYM
76. BLACK BOARD WALL

90+

INCREDIBLE AMENITIES

ELDER'S ZONE

77. SNAKE BAR
78. COBWEB FLOOR
79. WAVY BALANCE BEAM
80. BRIDGE WALKING
81. PLATFORM
82. ARCHES
83. FINGER STEPS
84. TURNER
85. SPRING STOOL

TODDLER'S ZONE

86. HORSE RIDER
87. DUCK RIDER
88. MERRY-GO-ROUND
89. TODDLER SLIDE
90. TODDLER SWING

OUTDOOR SPORTS

91. BASKET BALL COURT (TRAINING)
92. BADMINTON COURT



MASTER PLAN

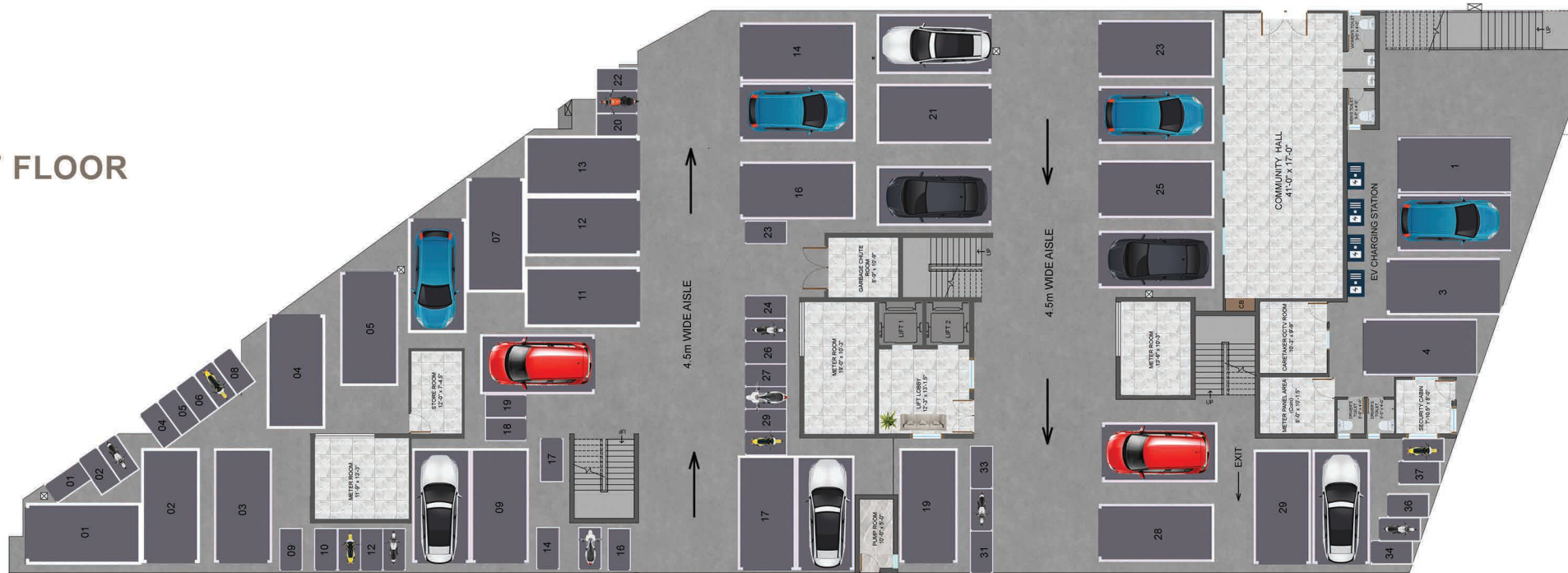


BLOCK - A

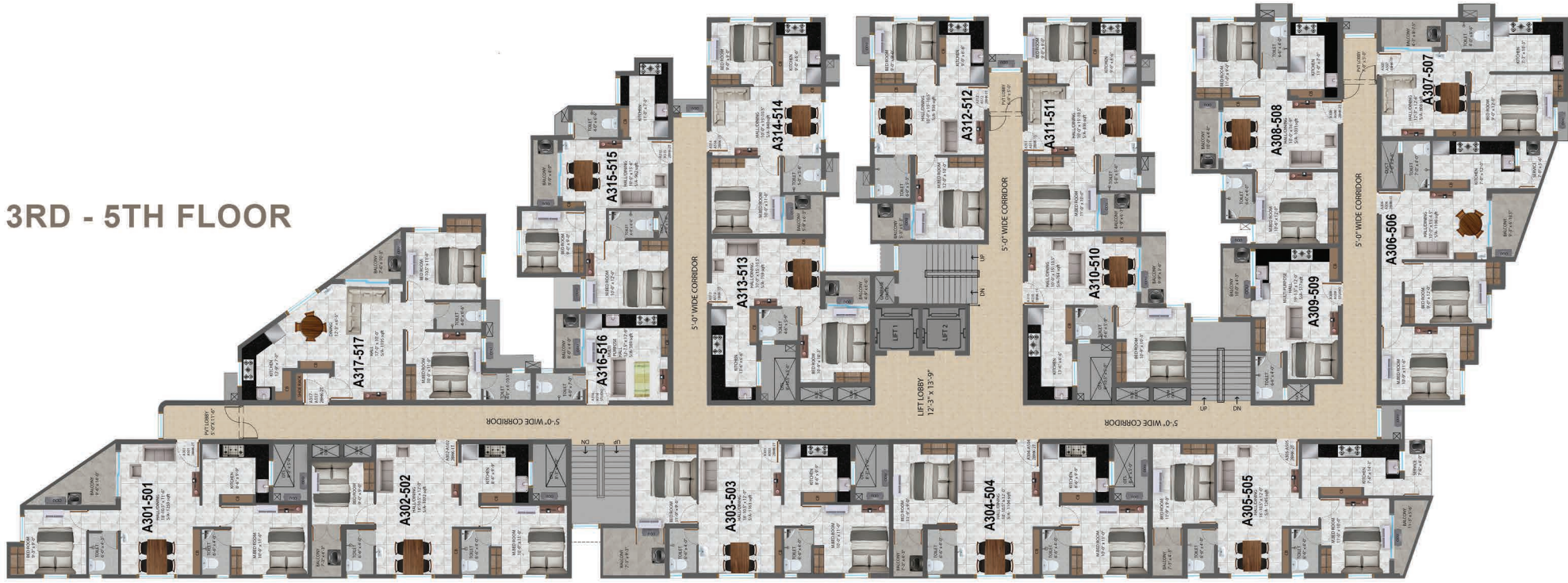
FIRST FLOOR



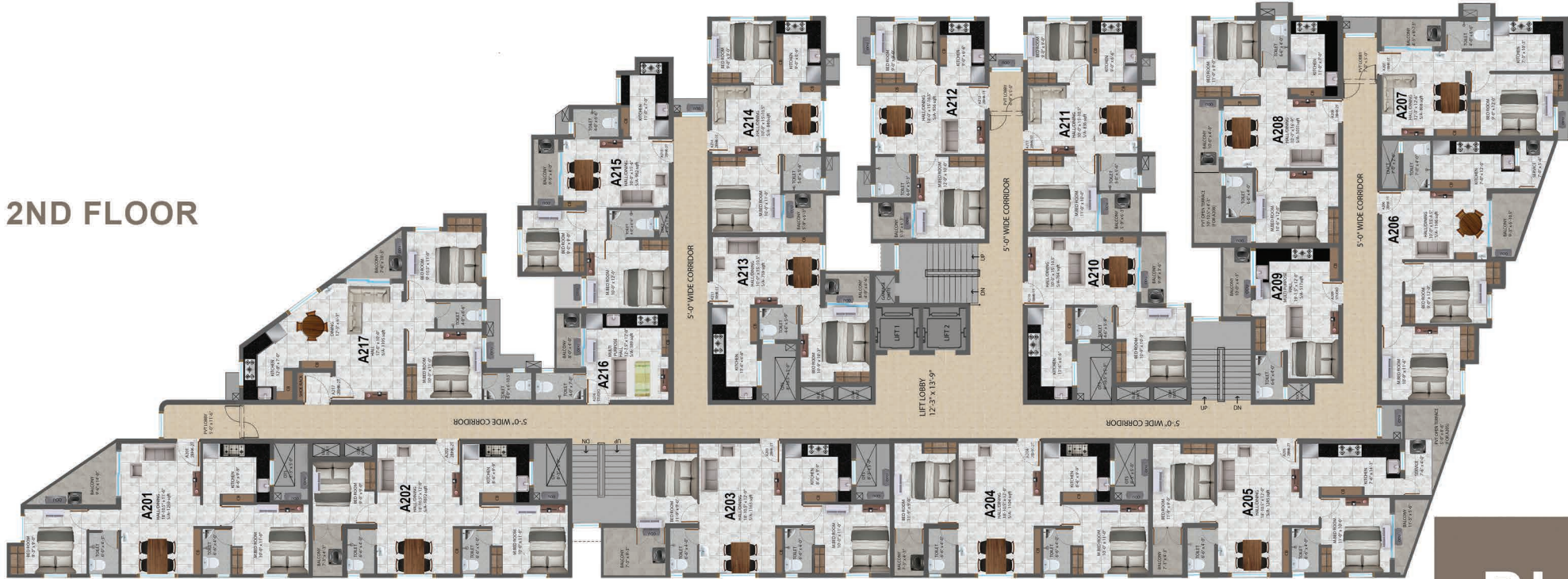
STILT FLOOR



3RD - 5TH FLOOR

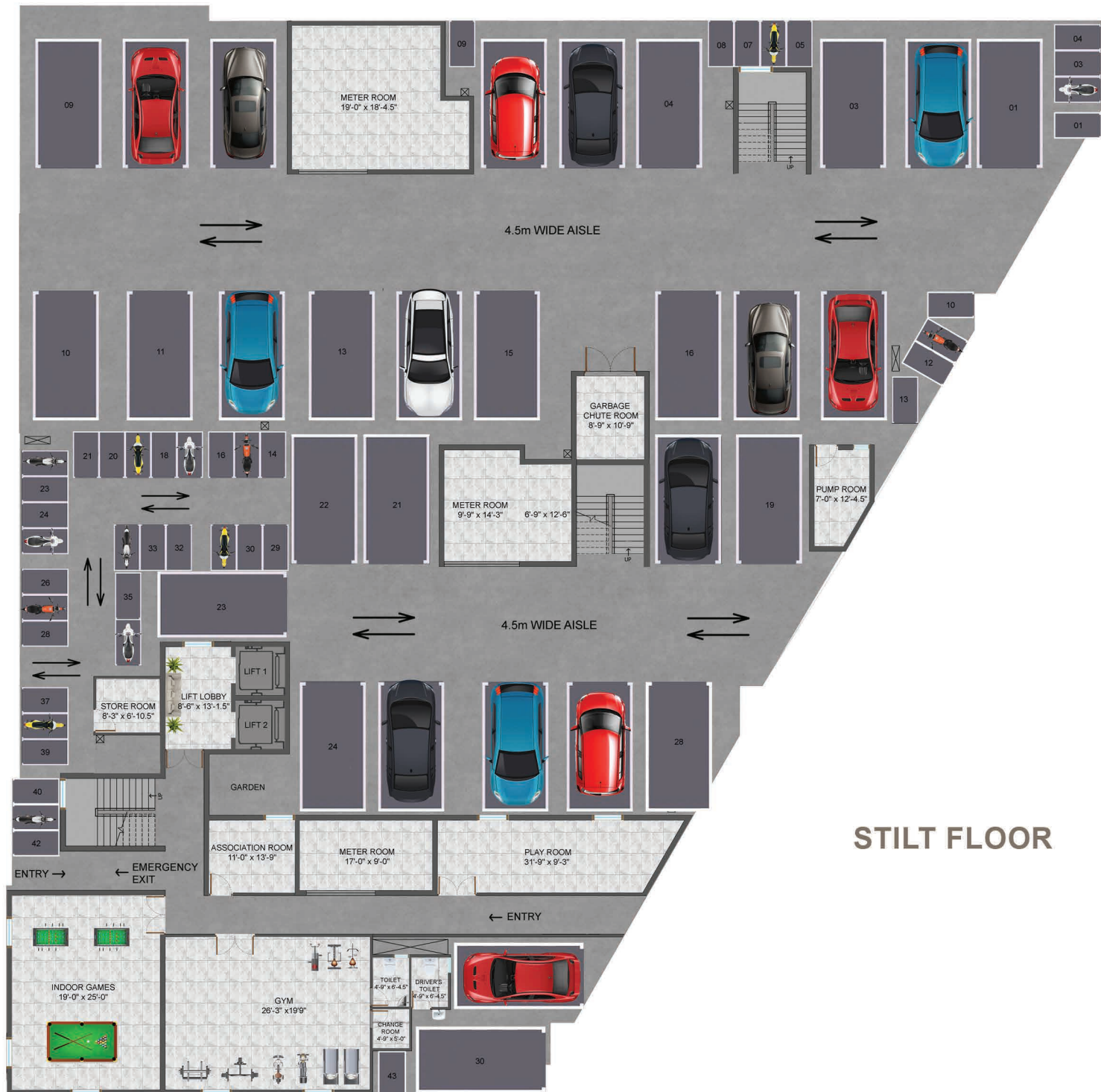


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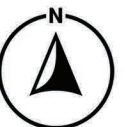


BLOCK - A

BLOCK - B

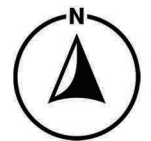


STILT FLOOR





FIRST FLOOR



BLOCK - B

BLOCK - B



2ND - 5TH FLOOR





STUDIO APARTMENTS

A105 STUDIO

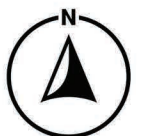
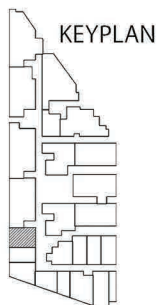
EAST FACING

SALEABLE AREA

469 SQ.FT



◀ **ENTRY**

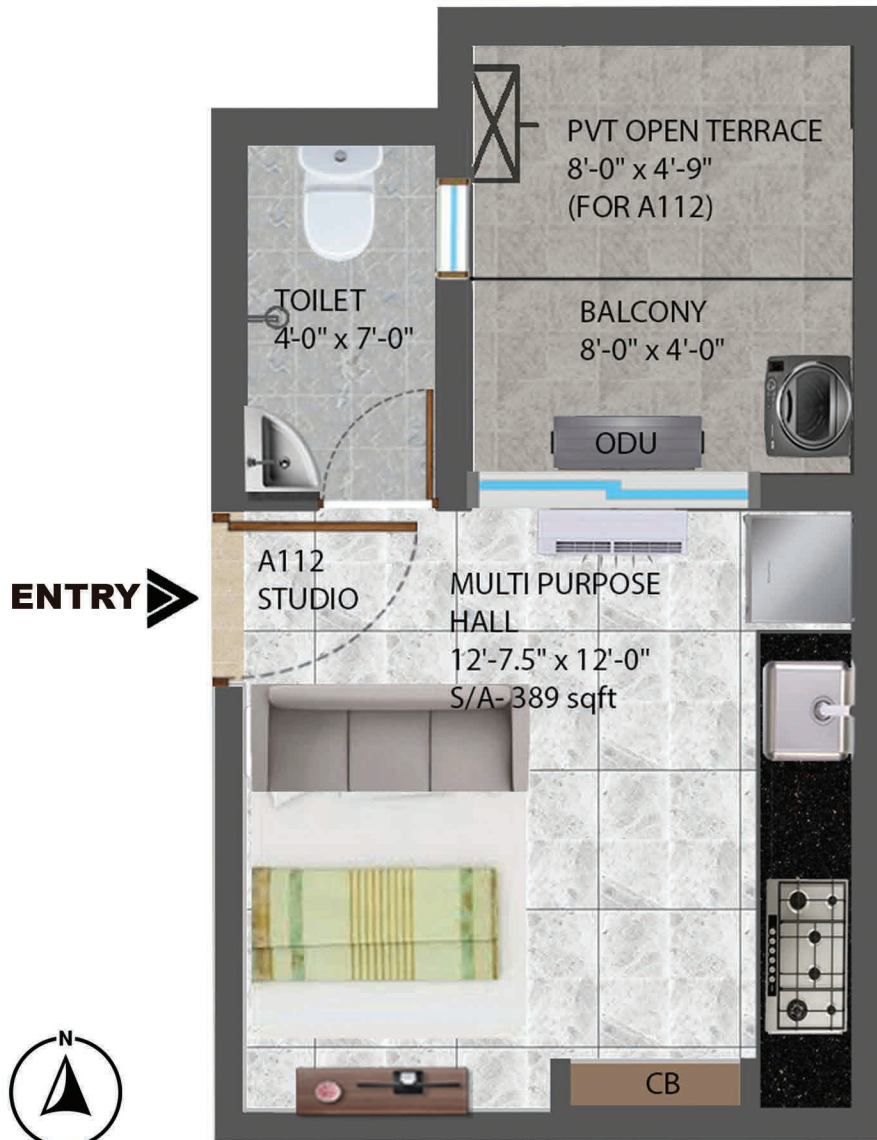




A112 STUDIO

WEST FACING

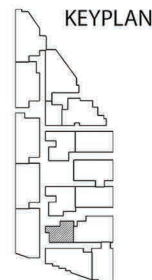
SALEABLE AREA 389 SQ.FT
 PVT.OPEN TERRACE 42 SQ.FT



A209 - A509 STUDIO

SOUTH FACING

SALEABLE AREA 517 SQ.FT

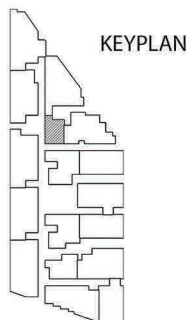
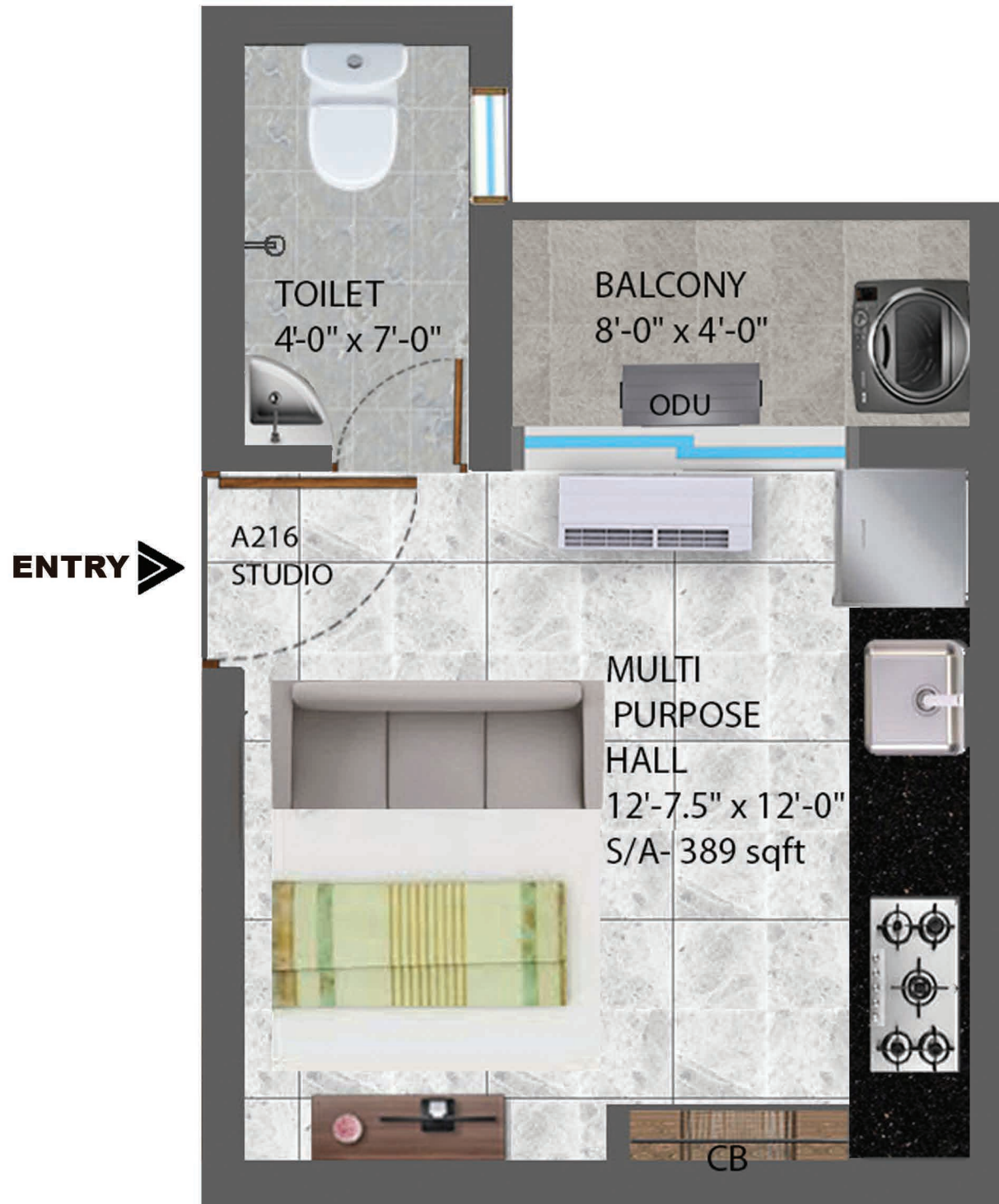


A216 - A516 STUDIO

WEST FACING

SALEABLE AREA

389 SQ.FT





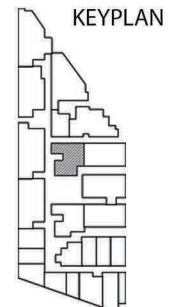
**1BHK
APARTMENTS**



A106 1BHK	
NORTH FACING	
SALEABLE AREA	764 SQ.FT
PVT.OPEN TERRACE	81 SQ.FT



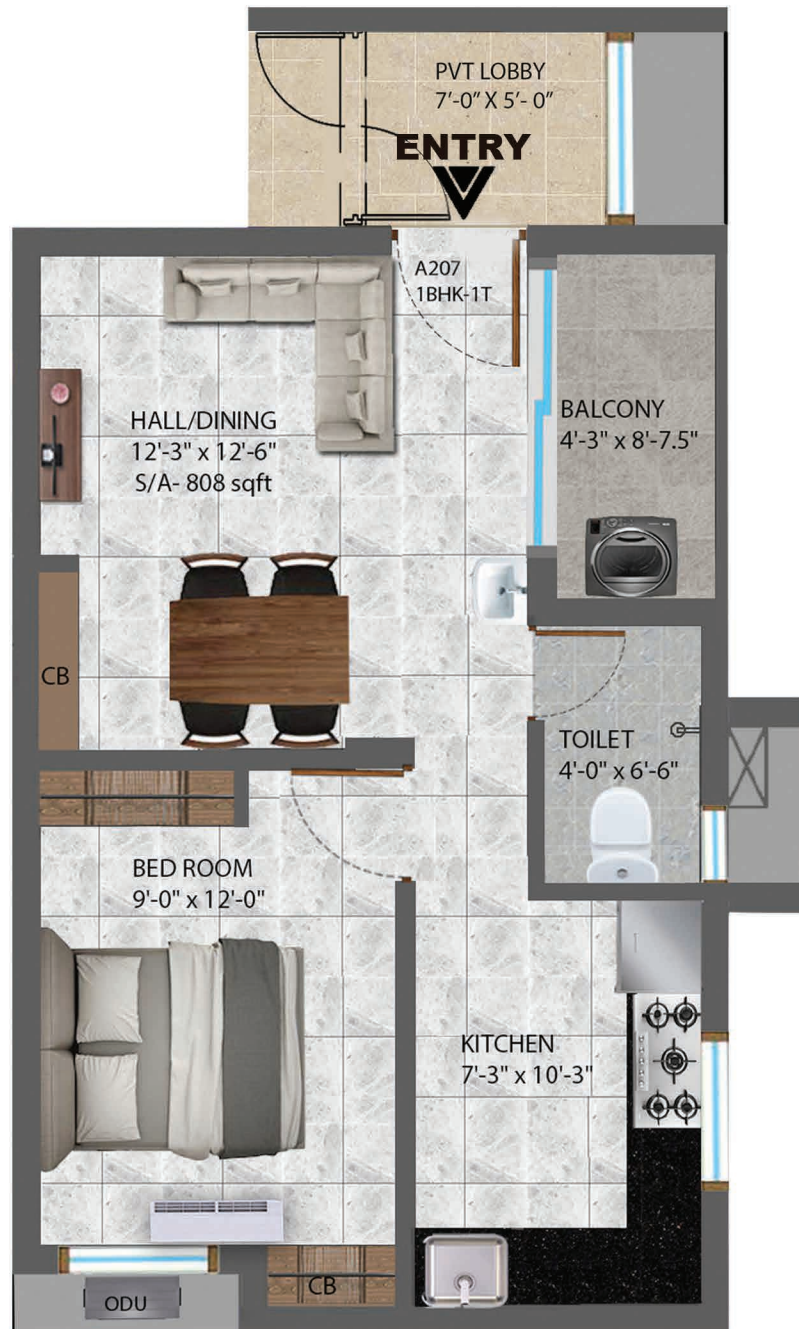
A109 1BHK	
NORTH FACING	
SALEABLE AREA	759 SQ.FT
PVT.OPEN TERRACE	46 SQ.FT



A207 - A507 1BHK

NORTH FACING

SALEABLE AREA 808 SQ.FT



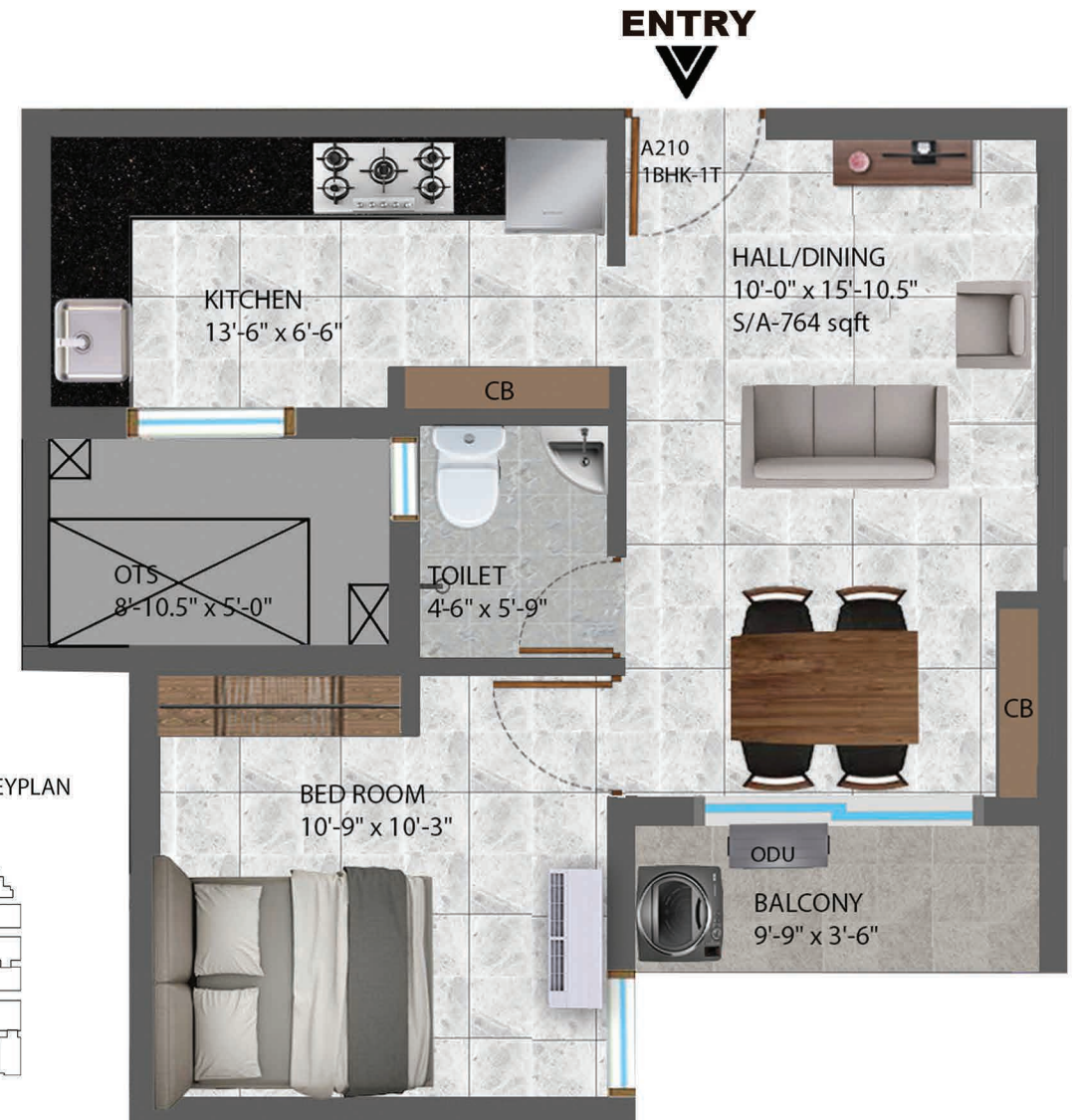
KEYPLAN



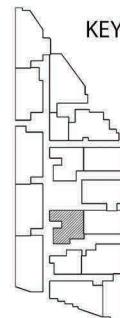
A210 - A510 1BHK

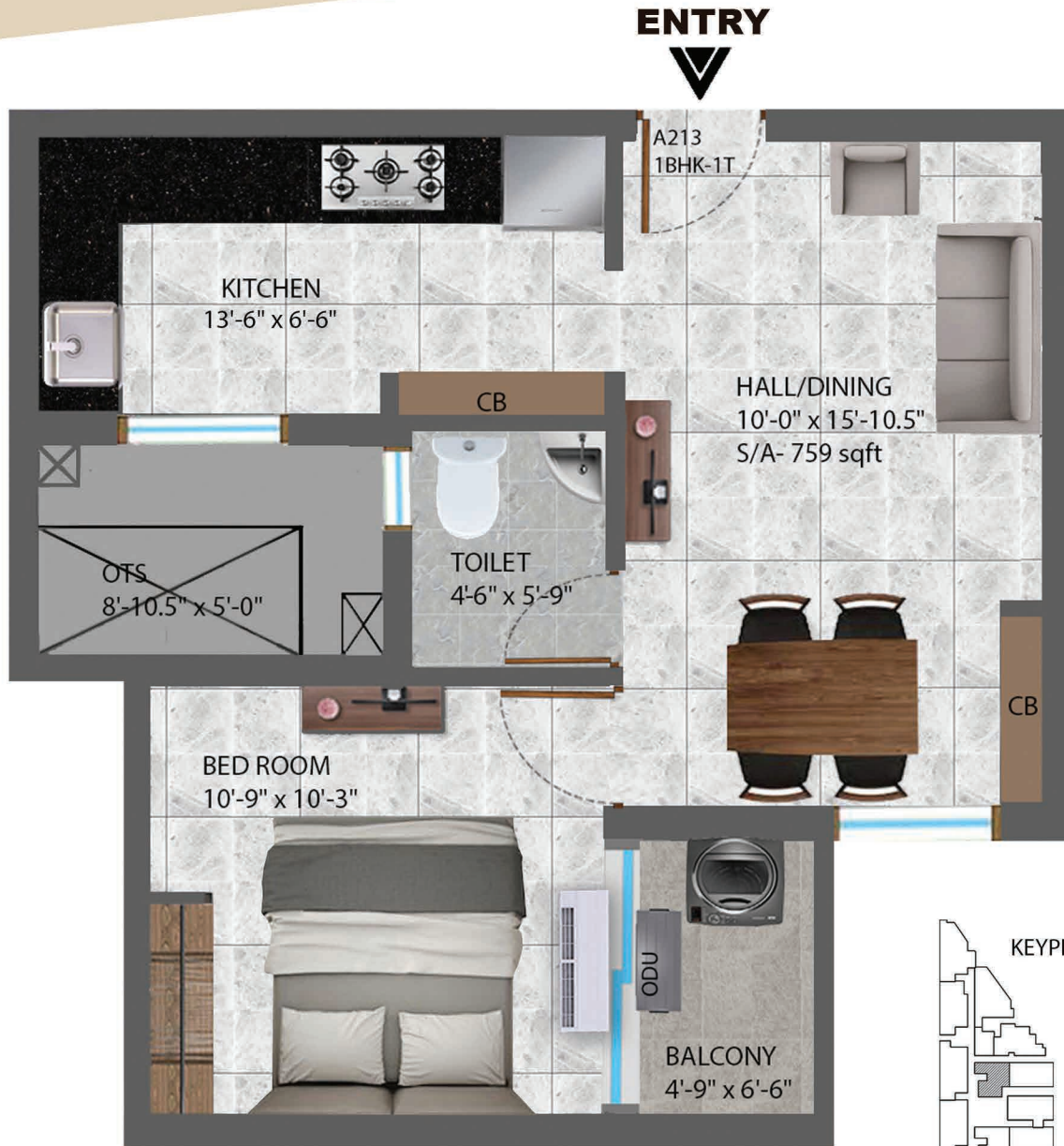
NORTH FACING

SALEABLE AREA 764 SQ.FT

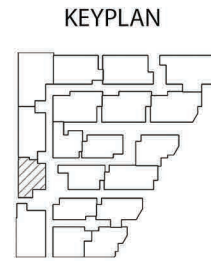


KEYPLAN

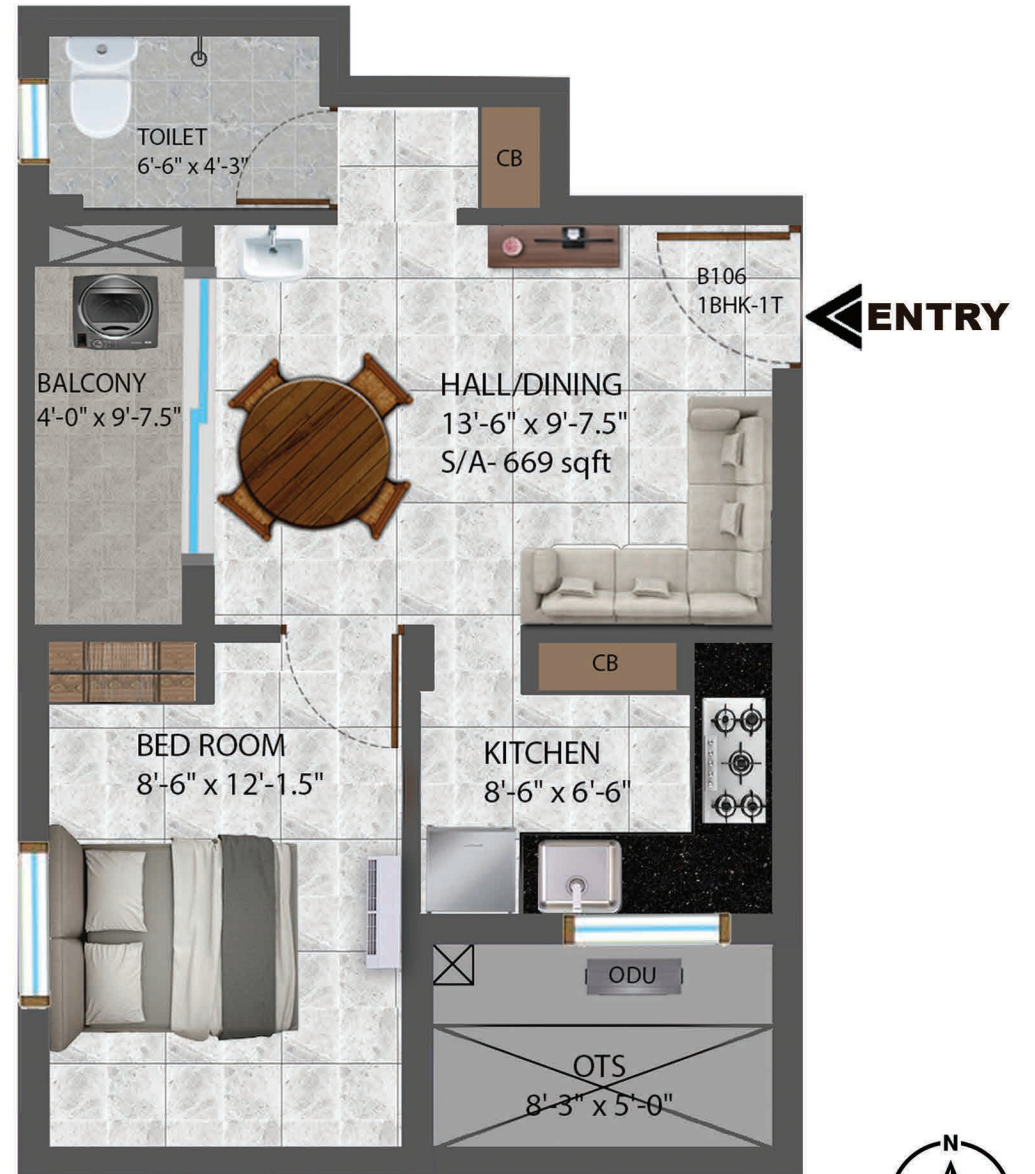


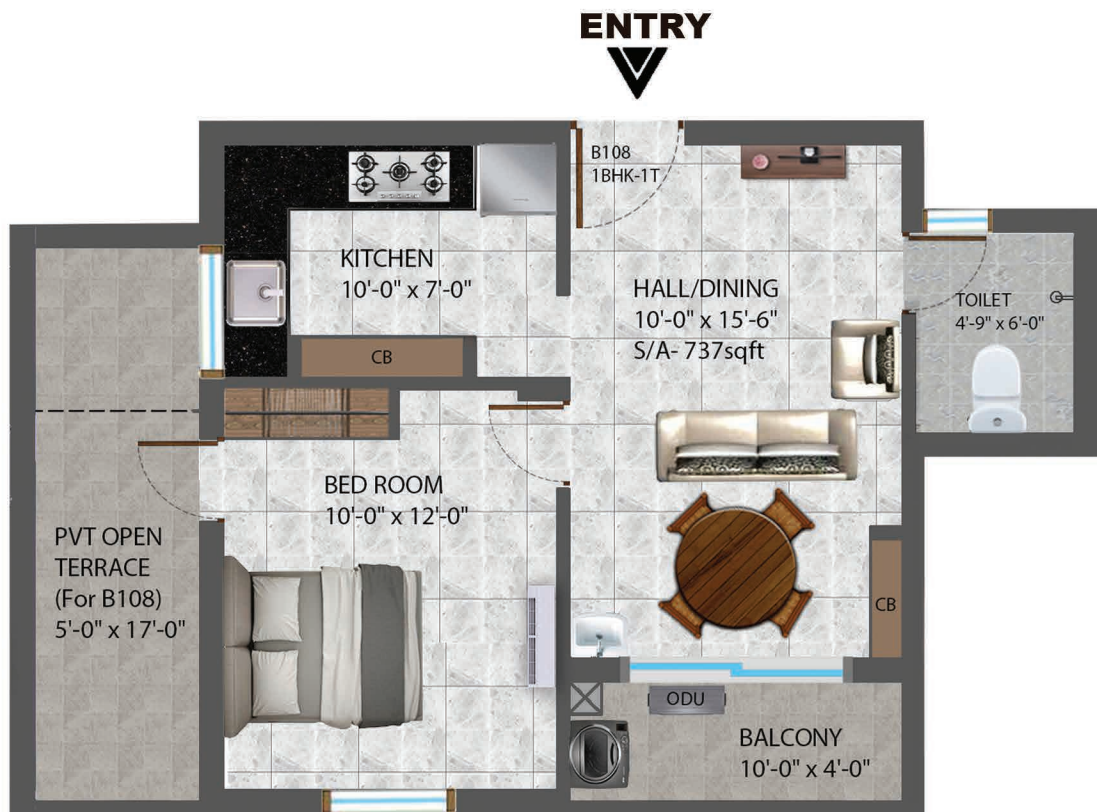


A213 - A513 1BHK
NORTH FACING
SALEABLE AREA 759 SQ.FT



B106 - B506 1BHK
EAST FACING
SALEABLE AREA 669 SQ.FT

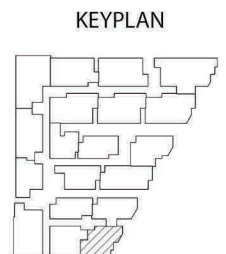
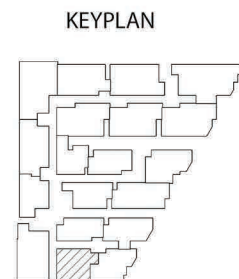


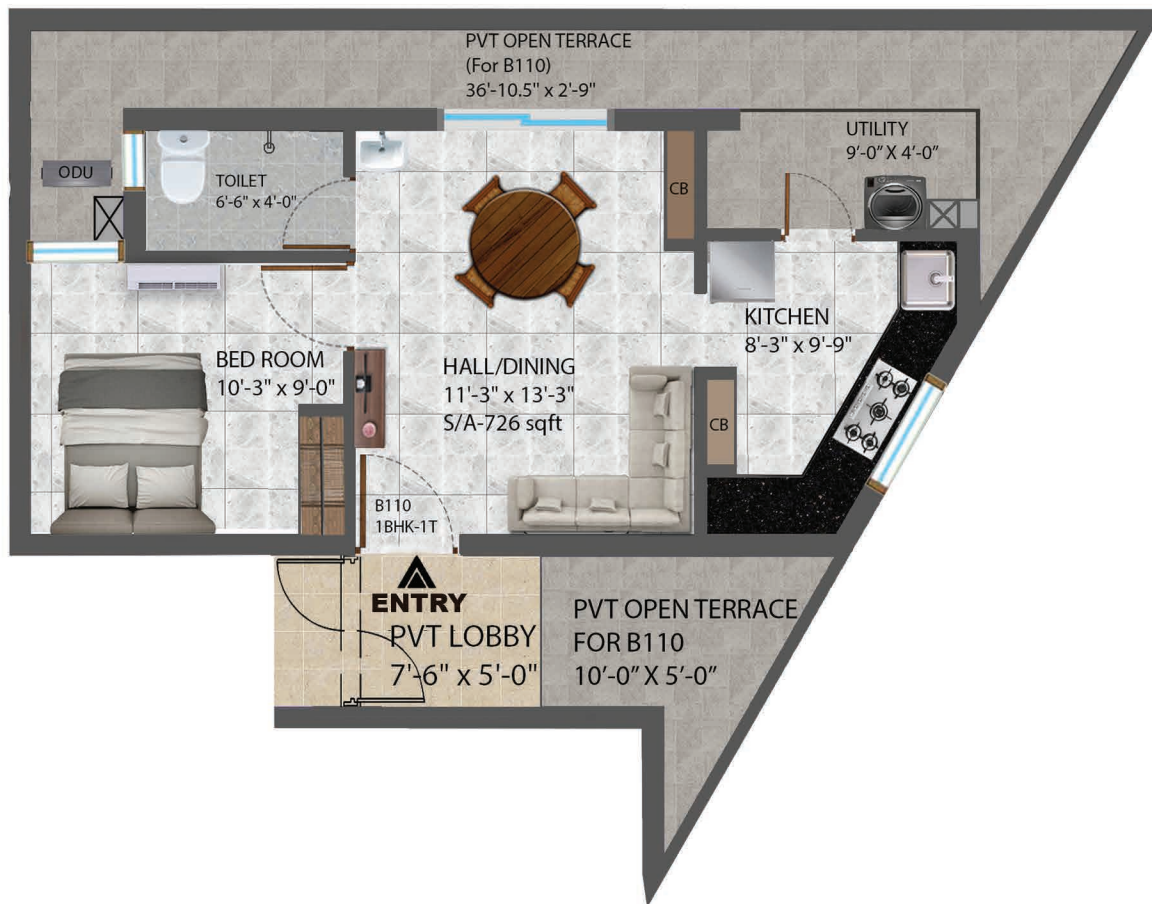


B109 - B509 1BHK
NORTH FACING
SALEABLE AREA 722 SQ.FT

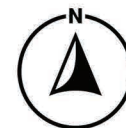
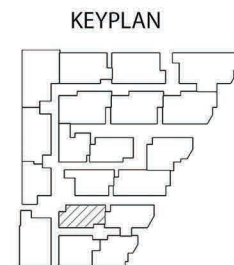
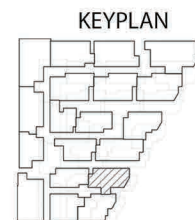


B108 1BHK
NORTH FACING
SALEABLE AREA 737 SQ.FT
PVT.OPEN TERRACE 84 SQ.FT





B110 1BHK
SOUTH FACING
SALEABLE AREA 726 SQ.FT
PVT.OPEN TERRACE 190 SQ.FT



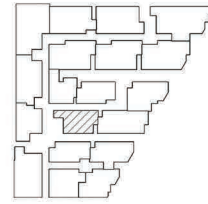
B111 1BHK
SOUTH FACING
SALEABLE AREA 617 SQ.FT
PVT.OPEN TERRACE 108 SQ.FT

B112 1BHK

NORTH FACING

SALEABLE AREA 668 SQ.FT
PVT.OPEN TERRACE 92 SQ.FT

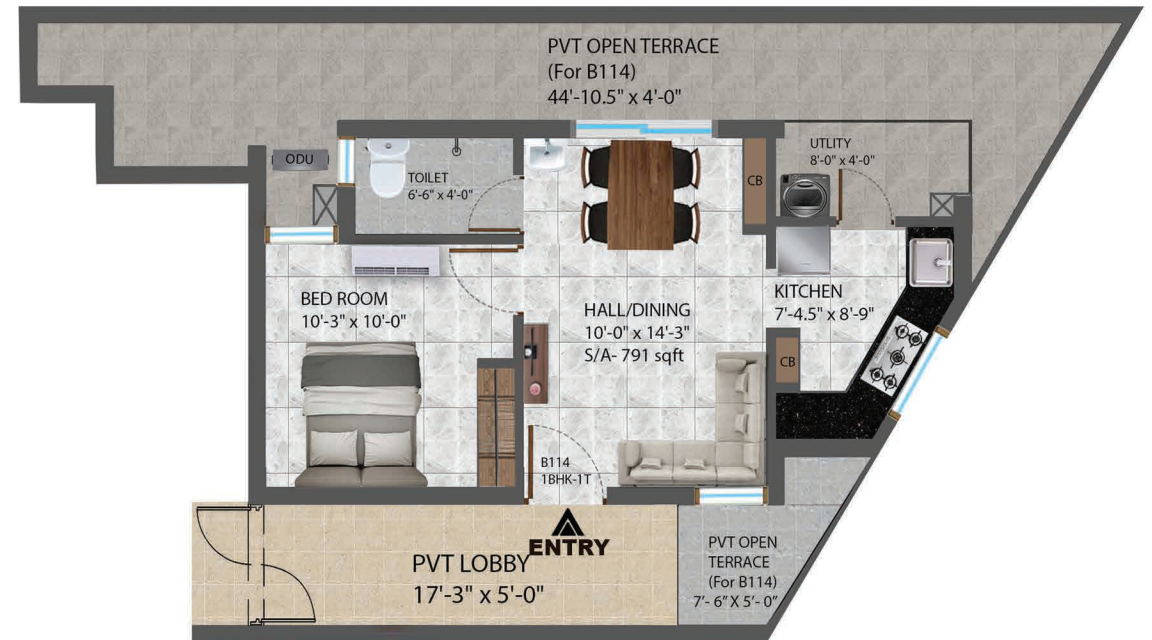
KEYPLAN



ENTRY



PVT OPEN TERRACE
(For B114)
44'-10.5" x 4'-0"

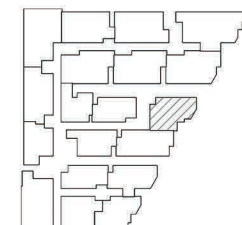


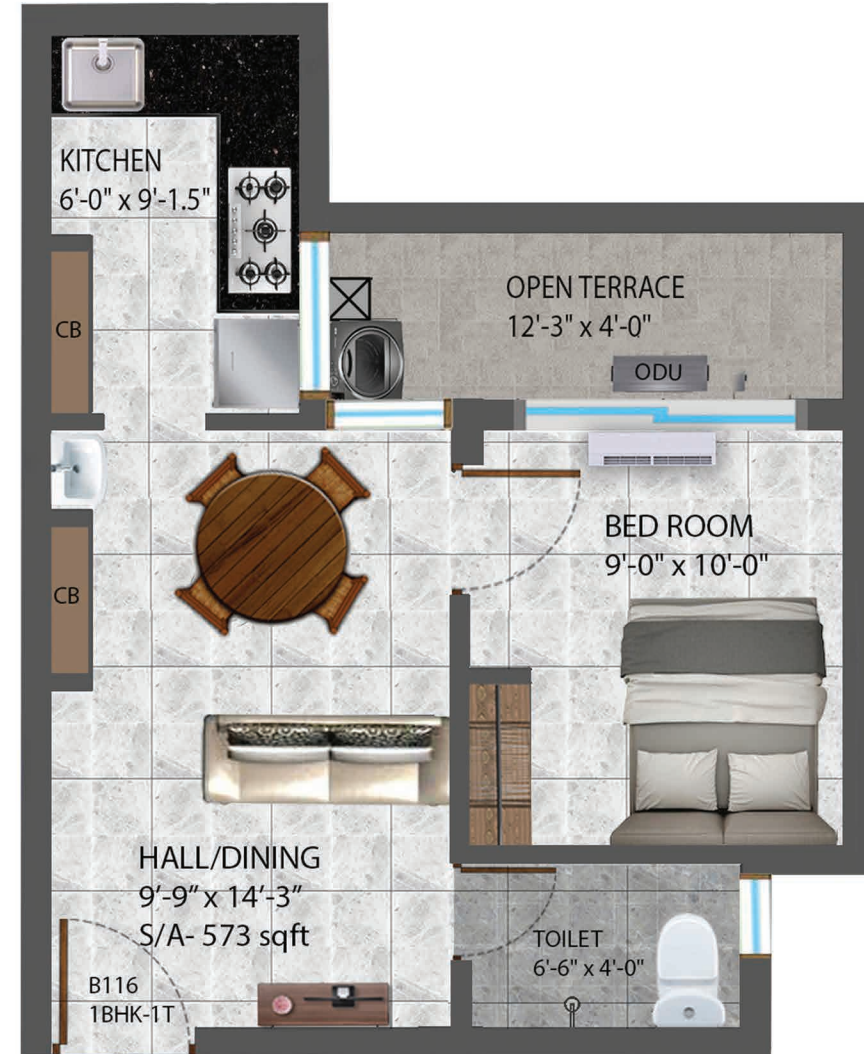
B114 1BHK

SOUTH FACING

SALEABLE AREA 791 SQ.FT
PVT.OPEN TERRACE 267 SQ.FT

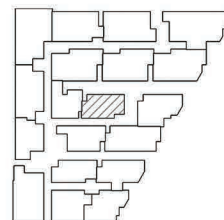
KEYPLAN





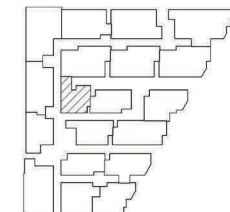
B115 1BHK	
SOUTH FACING	
SALEABLE AREA	626 SQ.FT
PVT.OPEN TERRACE	134 SQ.FT

KEYPLAN



B116 1BHK	
SOUTH FACING	
SALEABLE AREA	573 SQ.FT
PVT.OPEN TERRACE	56 SQ.FT

KEYPLAN



ENTRY



B210 - B510 1BHK

NORTH FACING

SALEABLE AREA

726 SQ.FT



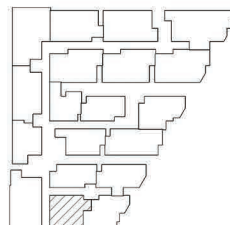
B208 - B508 1BHK

NORTH FACING

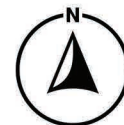
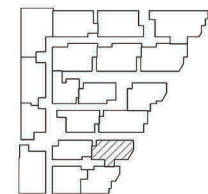
SALEABLE AREA

737 SQ.FT

KEYPLAN

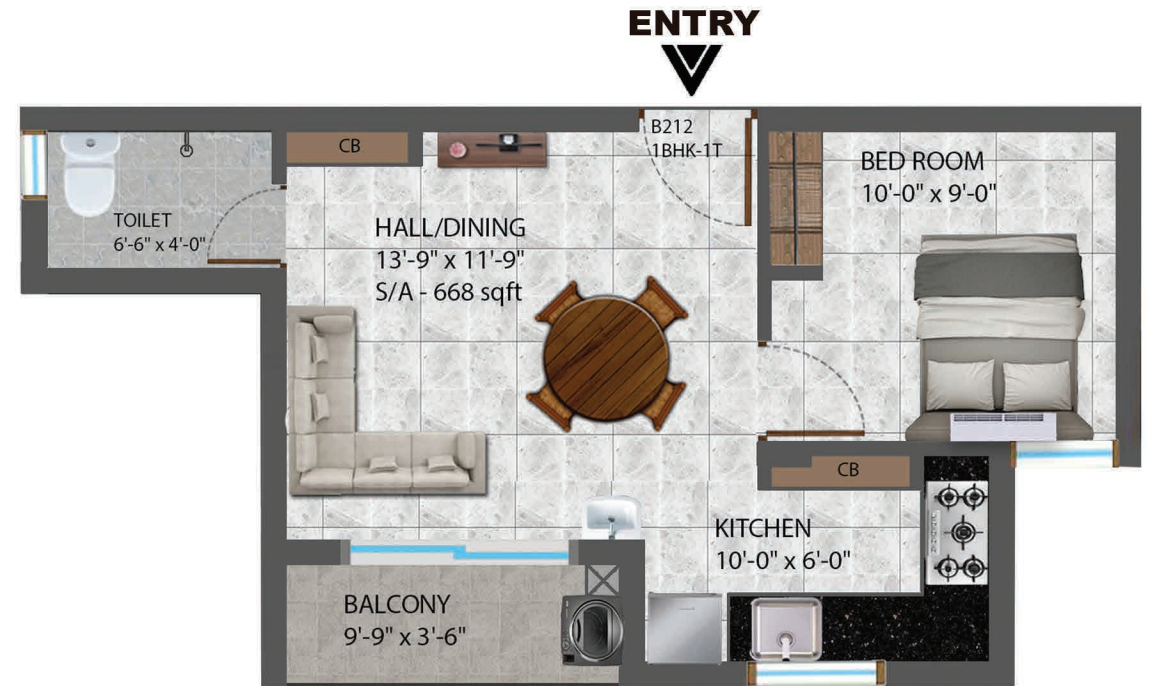


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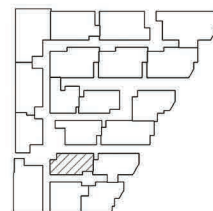




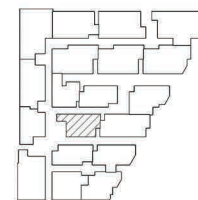
ENTRY



KEYPLAN



KEYPLAN



B211 - B511 1BHK

SOUTH FACING

SALEABLE AREA 617 SQ.FT

B212 - B512 1BHK

NORTH FACING

SALEABLE AREA 668 SQ.FT

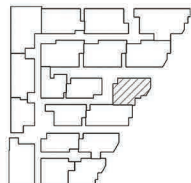
B214 - B514 1BHK

SOUTH FACING

SALEABLE AREA 791 SQ.FT



KEYPLAN



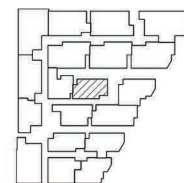
B215 - B515 1BHK

SOUTH FACING

SALEABLE AREA 626 SQ.FT



KEYPLAN



B216 - B516 1BHK

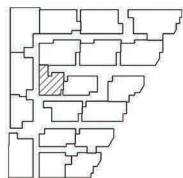
SOUTH FACING

SALEABLE AREA

618 SQ.FT

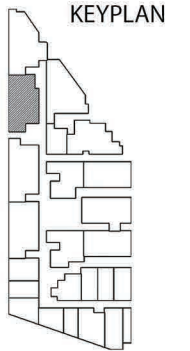
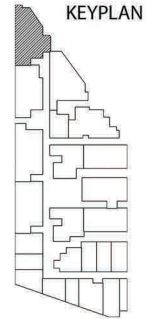


KEYPLAN



2BHK
APARTMENTS





A101 - A501 2BHK-2T
EAST FACING
SALEABLE AREA 1259 SQ.FT



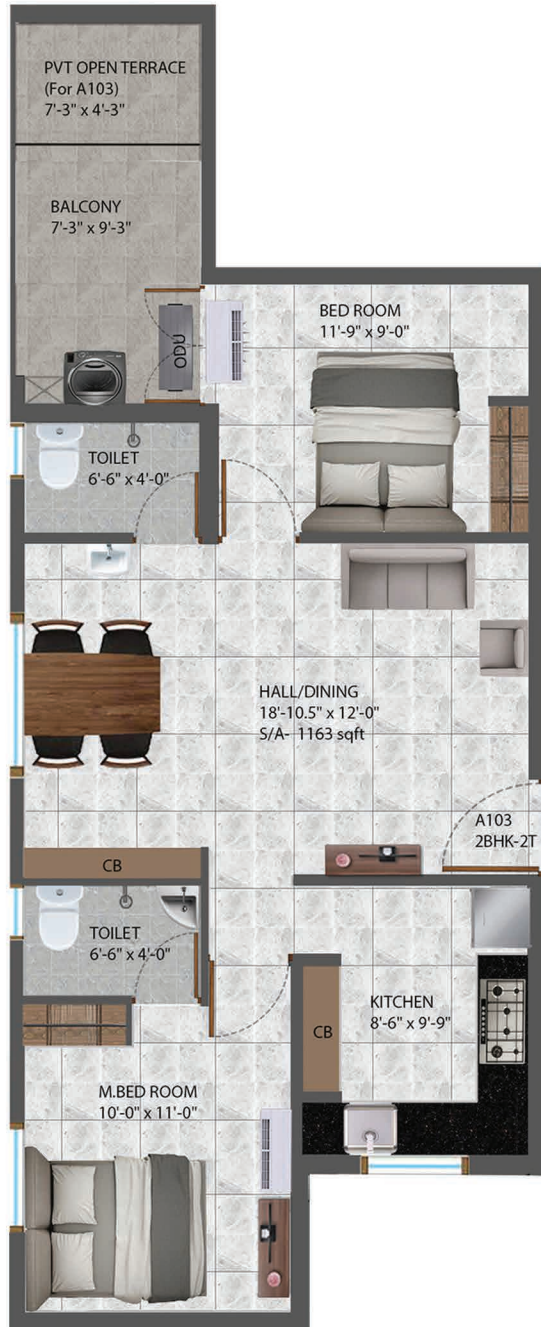
A102 - A502 2BHK-2T
EAST FACING
SALEABLE AREA 1072 SQ.FT

A103 2BHK-2T

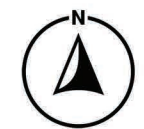
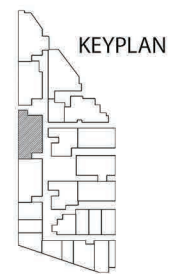
EAST FACING

SALEABLE AREA 1163 SQ.FT

PVT.OPEN TERRACE 31 SQ.FT



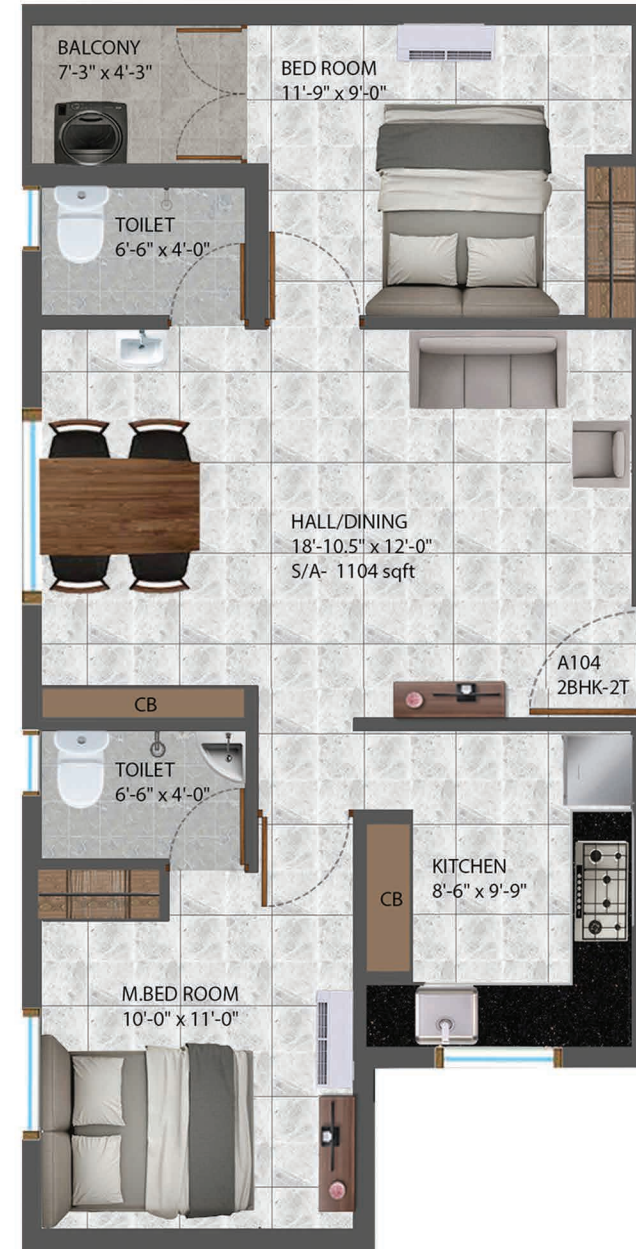
← ENTRY



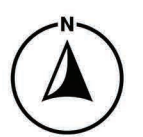
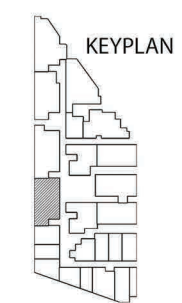
A104 - A504 2BHK-2T

EAST FACING

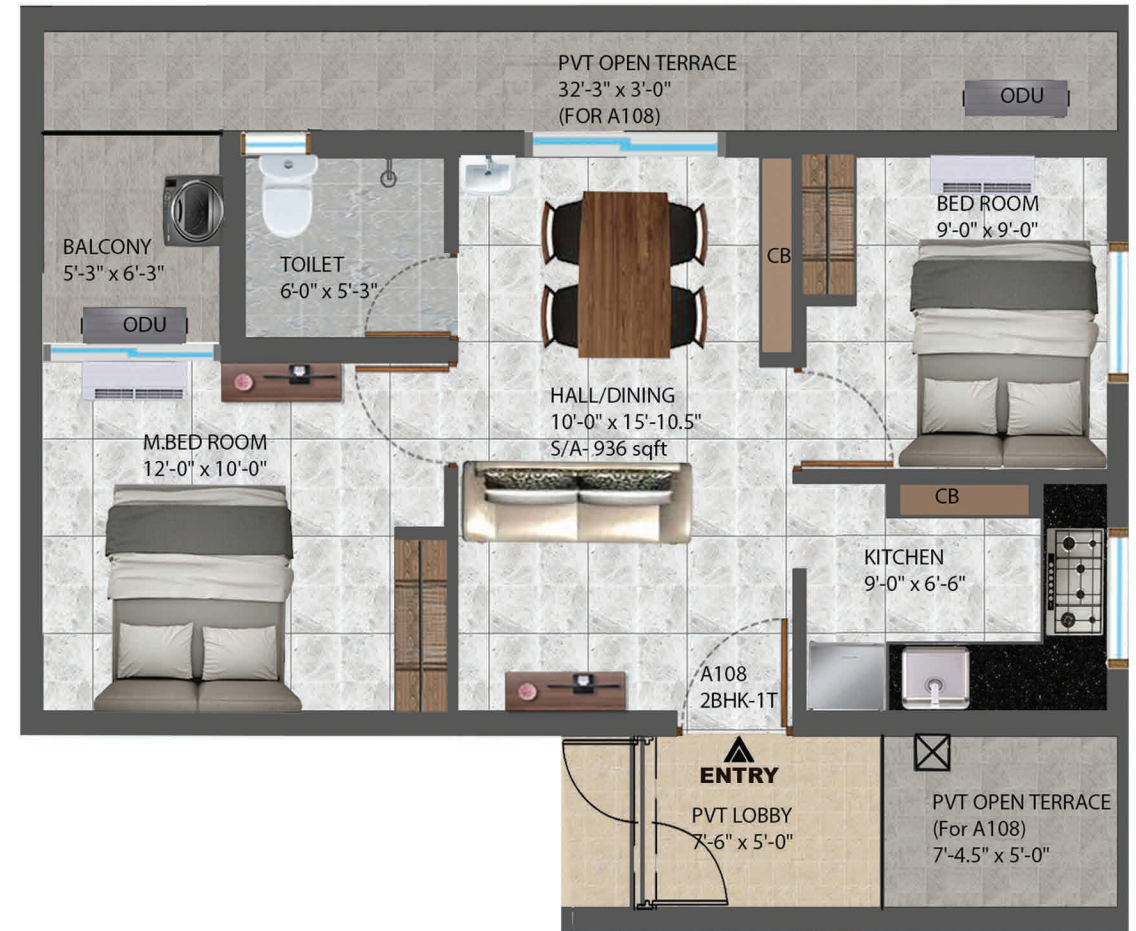
SALEABLE AREA 1104 SQ.FT



← ENTRY



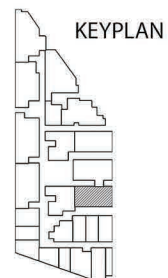
ENTRY



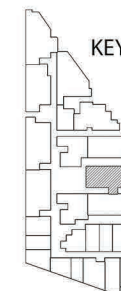
A107 2BHK-1T

NORTH FACING

SALEABLE AREA	836 SQ.FT
PVT.OPEN TERRACE	231 SQ.FT



KEYPLAN



A108 2BHK-1T

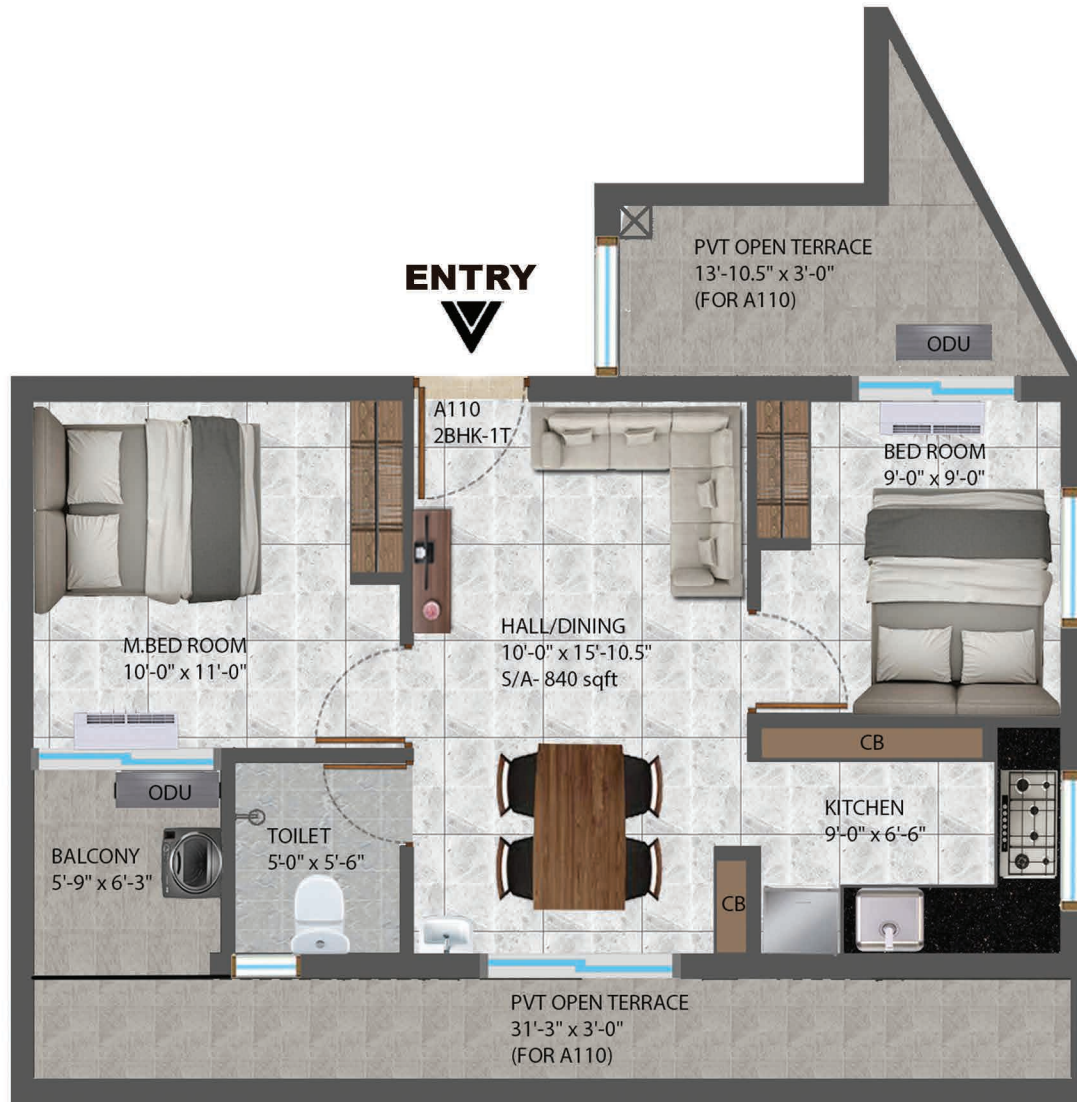
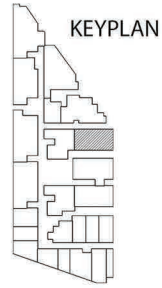
SOUTH FACING

SALEABLE AREA	936 SQ.FT
PVT.OPEN TERRACE	144 SQ.FT

A110 2BHK-1T

NORTH FACING

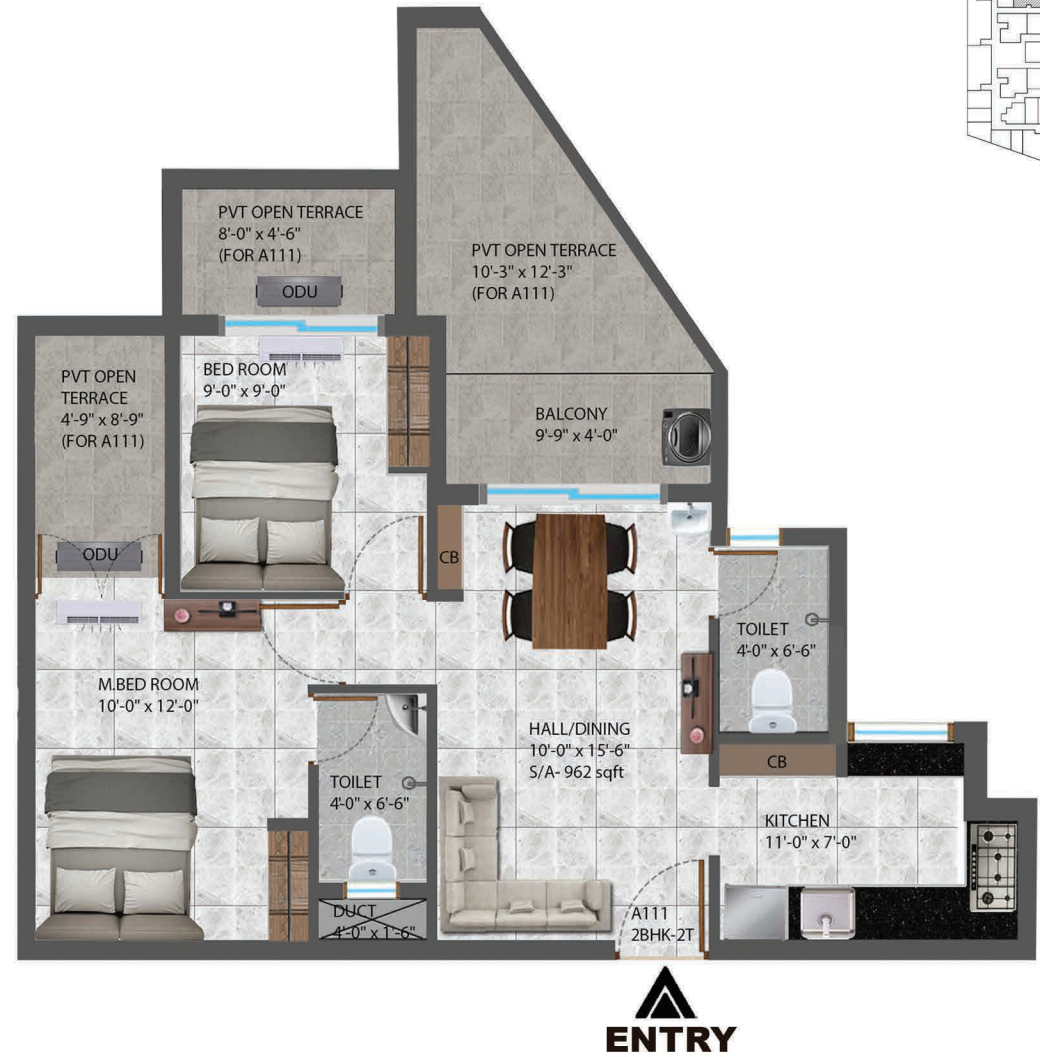
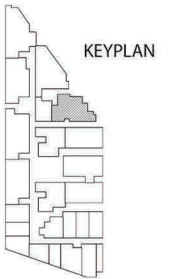
SALEABLE AREA	840 SQ.FT
PVT.OPEN TERRACE	175 SQ.FT

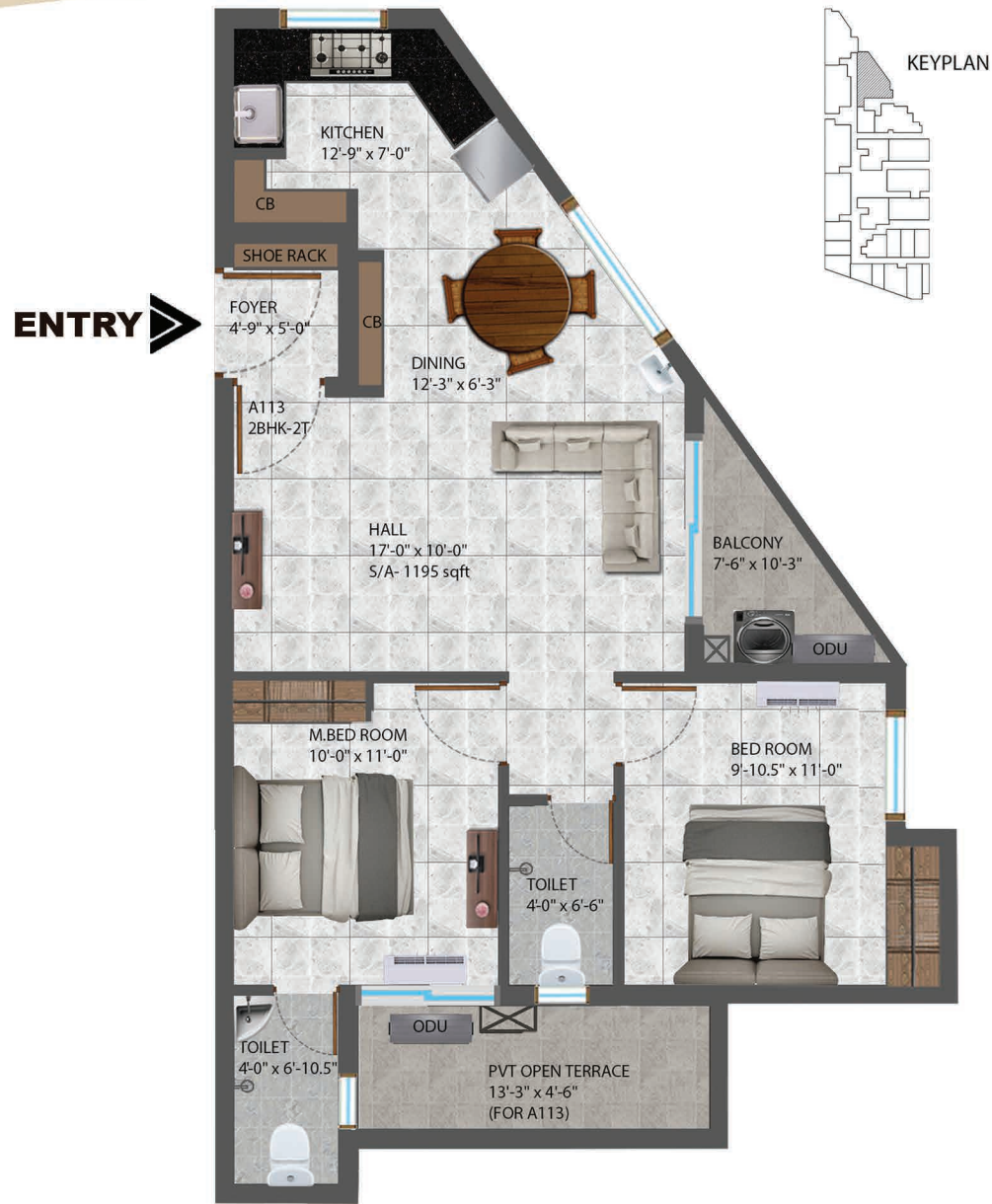


A111 2BHK-2T

SOUTH FACING

SALEABLE AREA	962 SQ.FT
PVT.OPEN TERRACE	170 SQ.FT





A113 2BHK-2T

NORTH FACING

SALEABLE AREA 1195 SQ.FT
PVT.OPEN TERRACE 66 SQ.FT



A203 - A503 2BHK-2T

EAST FACING

SALEABLE AREA 1163 SQ.FT

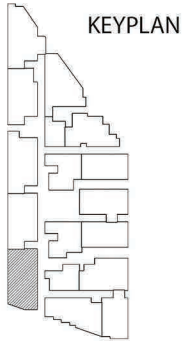


A205 2BHK-2T

EAST FACING

SALEABLE AREA 1245 SQ.FT

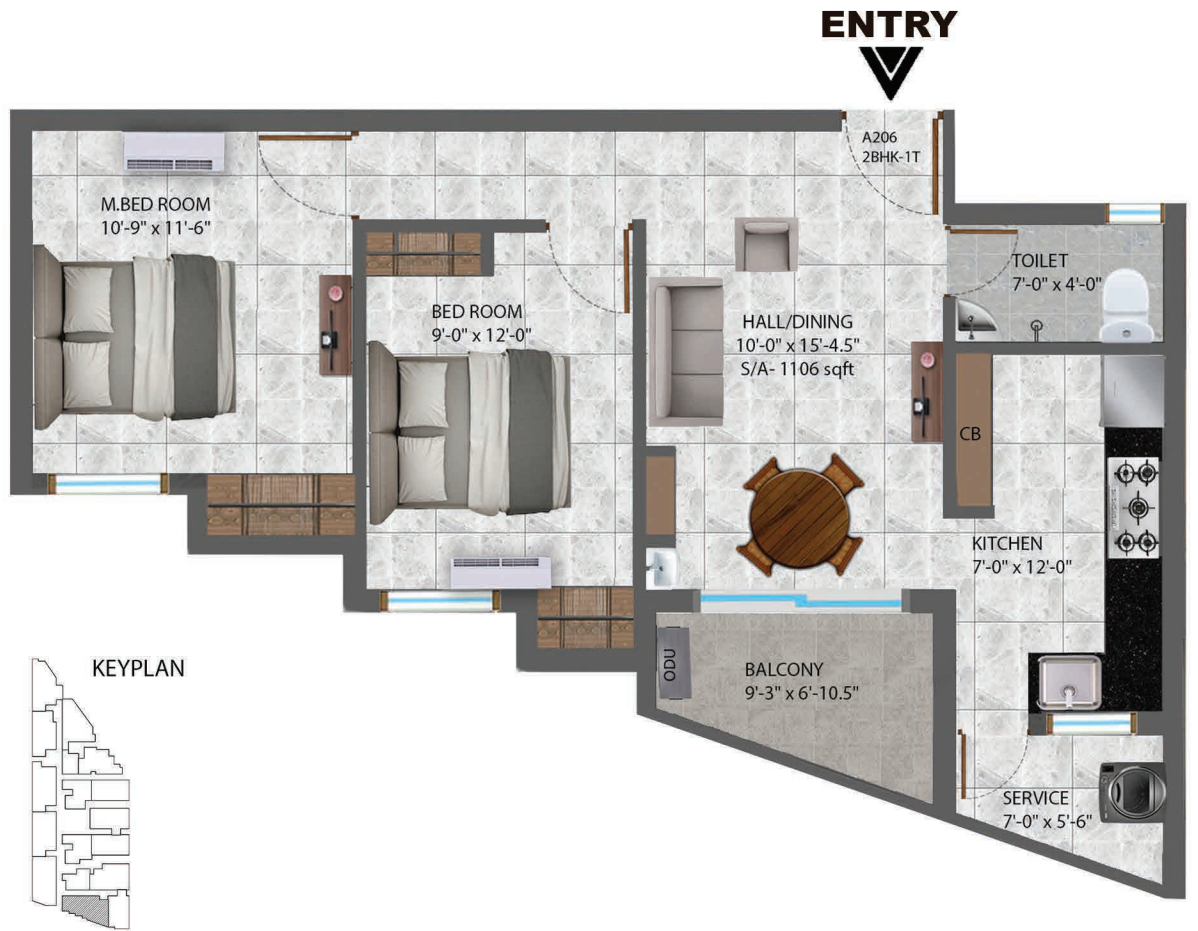
PVT.OPEN TERRACE 53 SQ.FT



A206 - A506 2BHK-1T

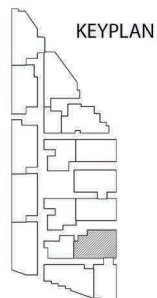
NORTH FACING

SALEABLE AREA 1106 SQ.FT

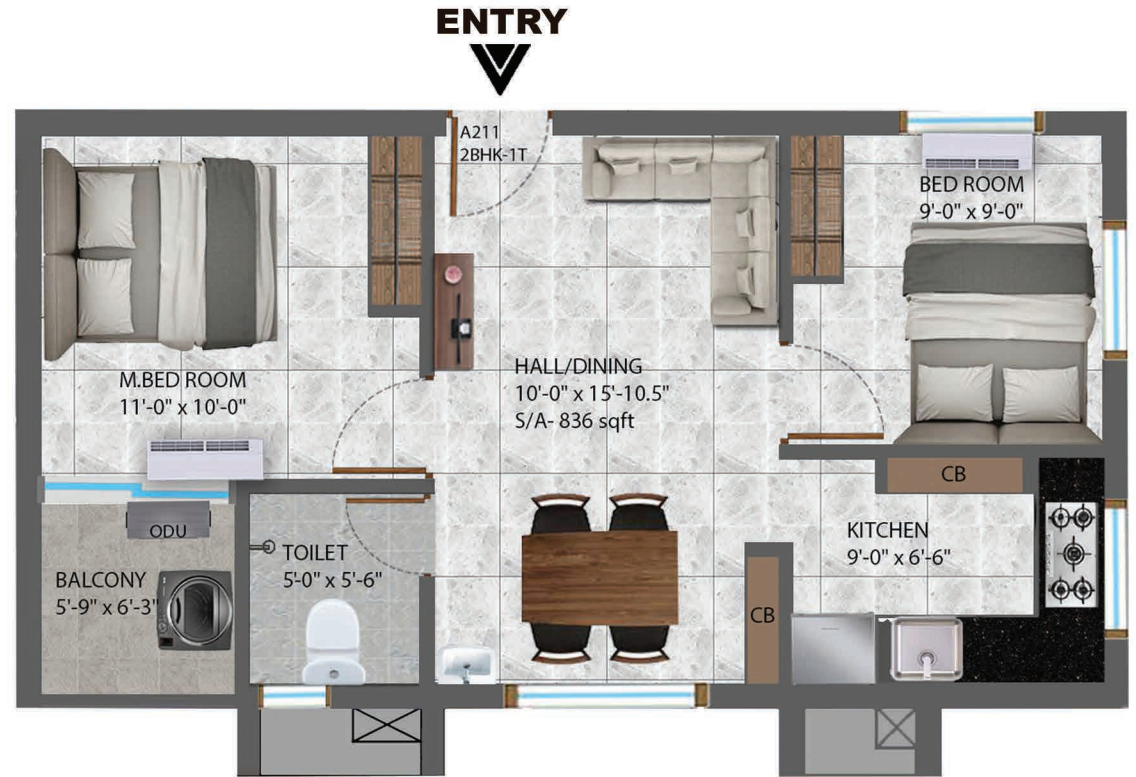




ENTRY



A208 2BHK-2T
SOUTH FACING
SALEABLE AREA 1031 SQ.FT
PVT.OPEN TERRACE 59 SQ.FT

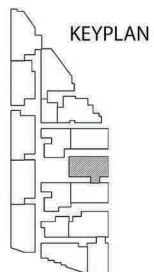


A211 - A511 2BHK-1T
NORTH FACING
SALEABLE AREA 836 SQ.FT

A212 - A512 2BHK-1T

SOUTH FACING

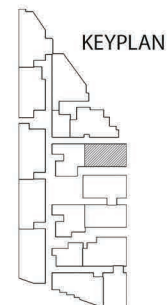
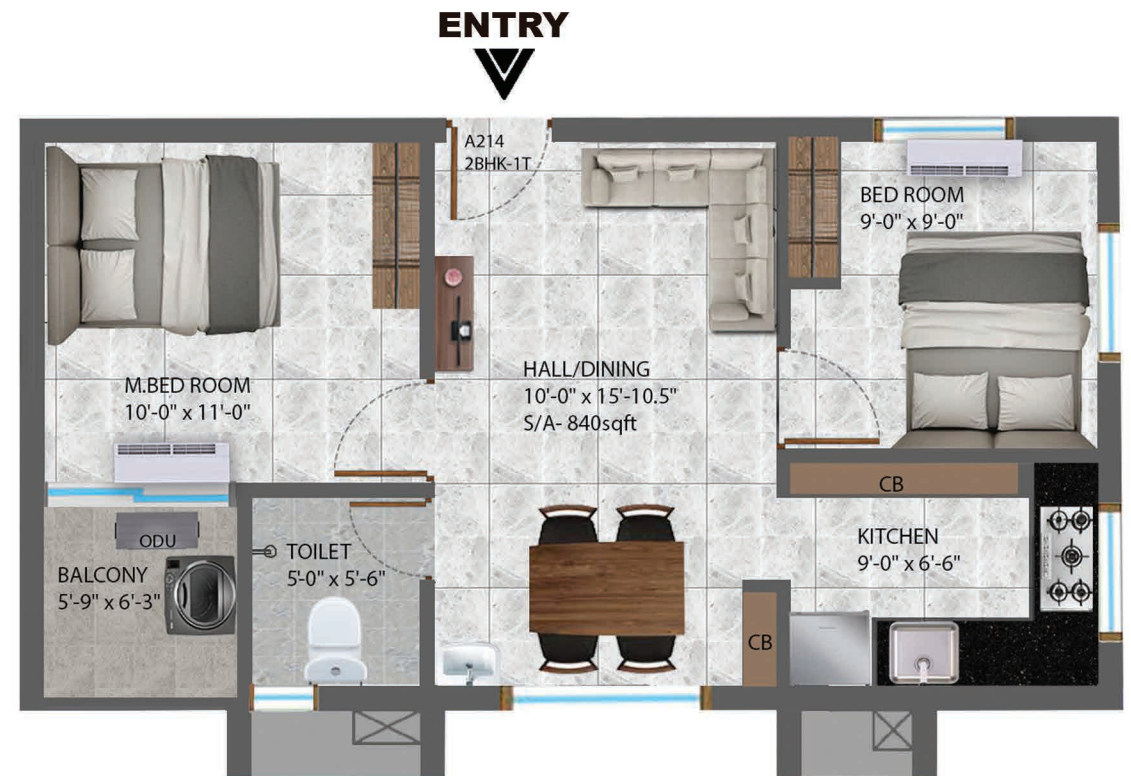
SALEABLE AREA 936 SQ.FT



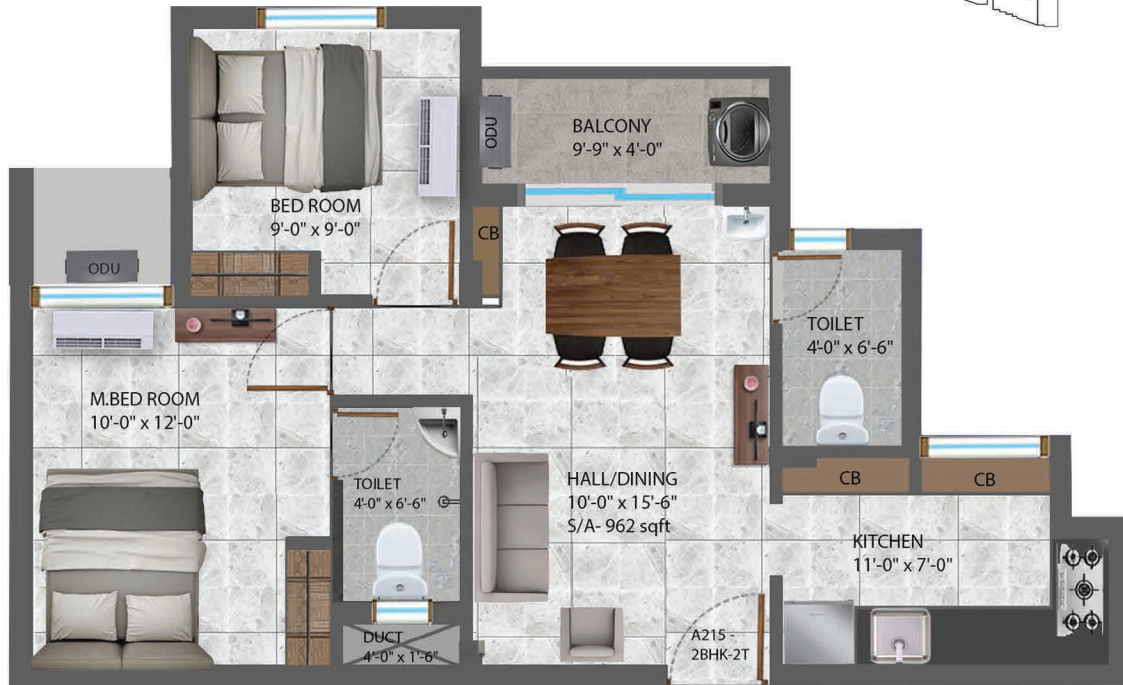
A214 - A514 2BHK-1T

NORTH FACING

SALEABLE AREA 840 SQ.FT



KEYPLAN



ENTRY

KEYPLAN



ENTRY



A215 - A515 2BHK-2T

SOUTH FACING

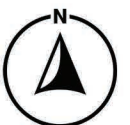
SALEABLE AREA 962 SQ.FT



A217 - A517 2BHK-2T

NORTH FACING

SALEABLE AREA 1195 SQ.FT

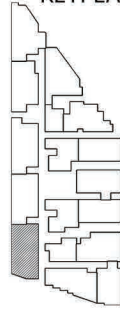


A305 - A505 2BHK-2T

EAST FACING

SALEABLE AREA 1245 SQ.FT

KEYPLAN



ENTRY



A308 - A508 2BHK-2T

SOUTH FACING

SALEABLE AREA 1031 SQ.FT

KEYPLAN



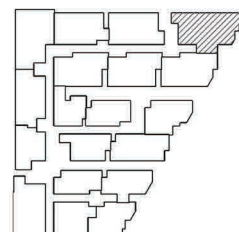
ENTRY





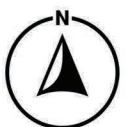
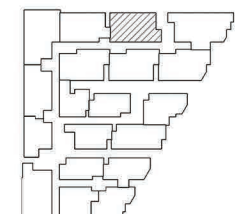
B101 2BHK-2T
SOUTH FACING
SALEABLE AREA 1280 SQ.FT
PVT.OPEN TERRACE 51 SQ.FT

KEYPLAN



B102 2BHK-1T
SOUTH FACING
SALEABLE AREA 984 SQ.FT
PVT.OPEN TERRACE 63 SQ.FT

KEYPLAN



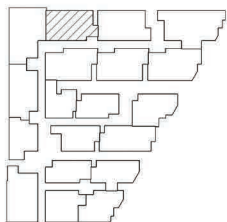
B103 2BHK-1T

SOUTH FACING

SALEABLE AREA	952 SQ.FT
PVT.OPEN TERRACE	29 SQ.FT



KEYPLAN



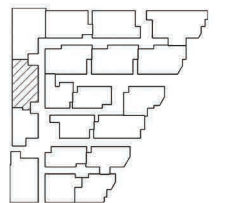
B105 - B505 2BHK-2T

EAST FACING

SALEABLE AREA	932 SQ.FT
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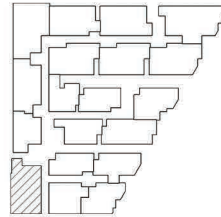


KEYPLAN





KEYPLAN



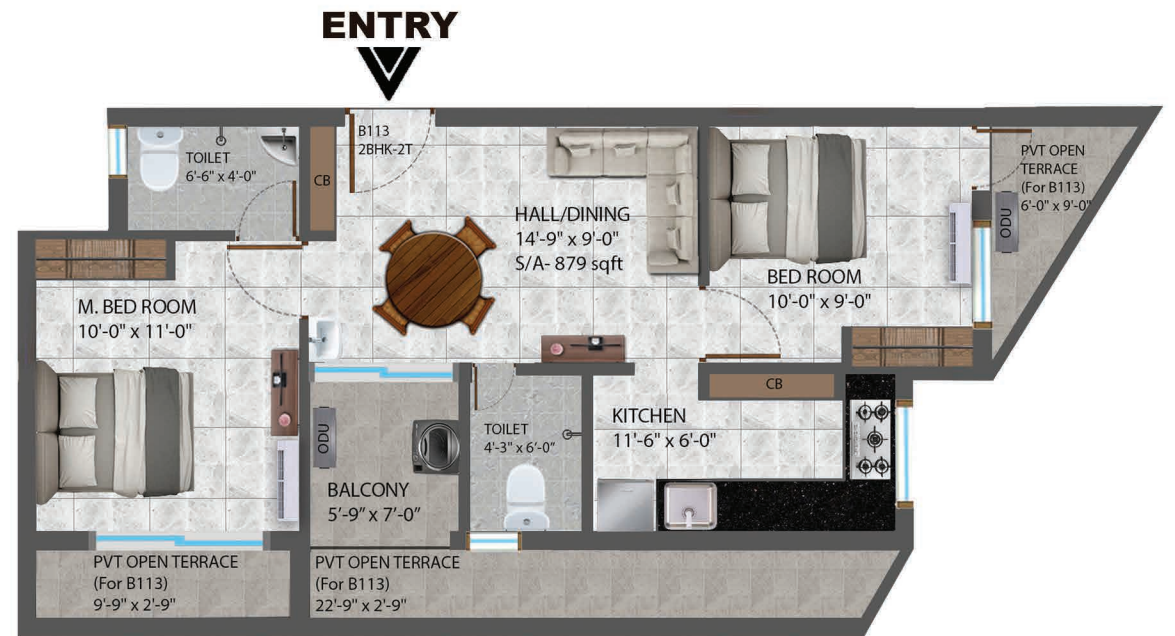
← **ENTRY**



B107 - B507 2BHK-1T

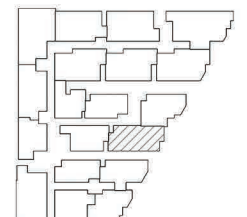
EAST FACING

SALEABLE AREA 1049 SQ.FT



ENTRY

KEYPLAN



B113 2BHK-2T

NORTH FACING

SALEABLE AREA 879 SQ.FT

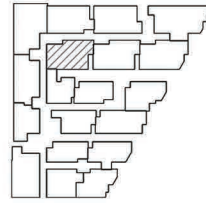
PVT.OPEN TERRACE 128 SQ.FT

B117 2BHK-2T

NORTH FACING

SALEABLE AREA	976 SQ.FT
PVT.OPEN TERRACE	152 SQ.FT

KEYPLAN



ENTRY

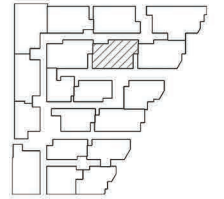


B118 2BHK-2T

NORTH FACING

SALEABLE AREA	976 SQ.FT
PVT.OPEN TERRACE	182 SQ.FT

KEYPLAN

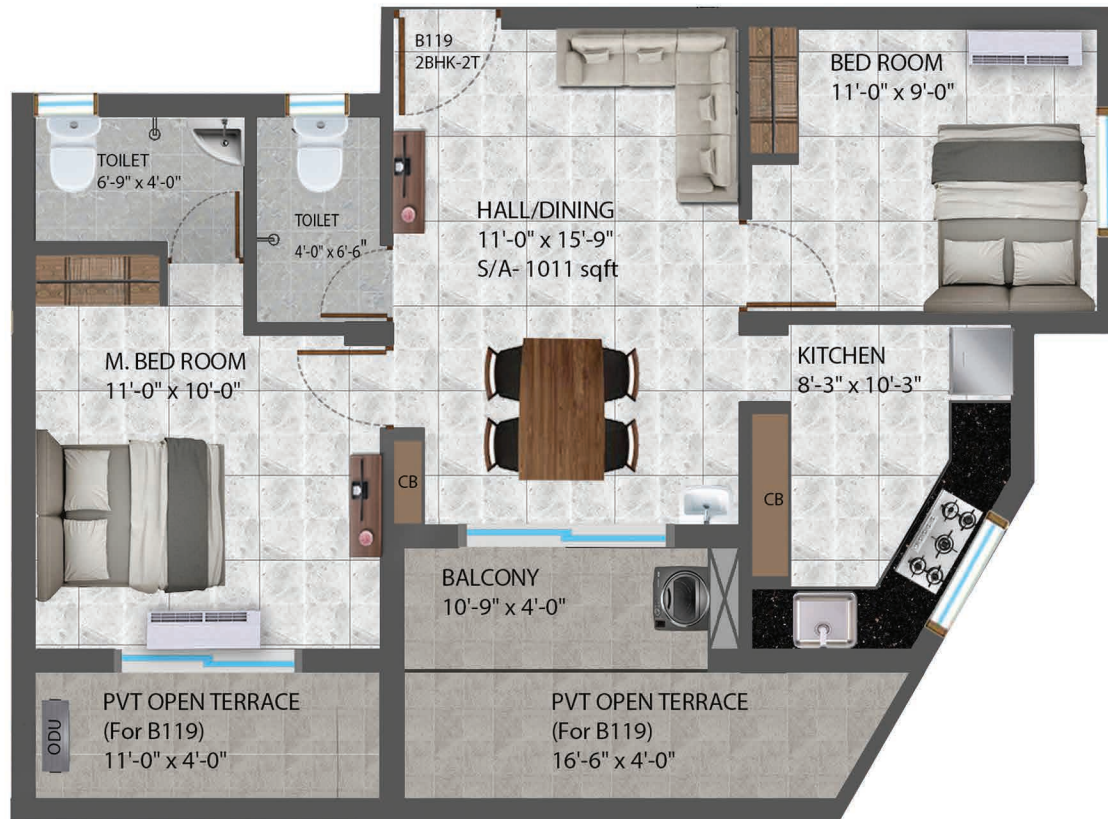


ENTRY

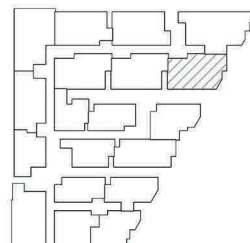




ENTRY



KEYPLAN



B119 2BHK-2T

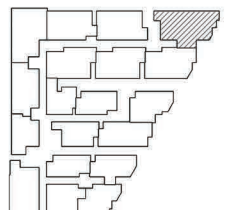
NORTH FACING

SALEABLE AREA 1011 SQ.FT

PVT.OPEN TERRACE 120 SQ.FT



KEYPLAN



B201 - B501 2BHK-2T

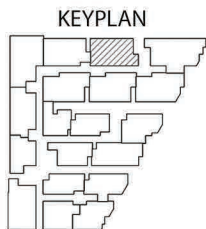
SOUTH FACING

SALEABLE AREA 1280 SQ.FT

B202 - B502 2BHK-1T

SOUTH FACING

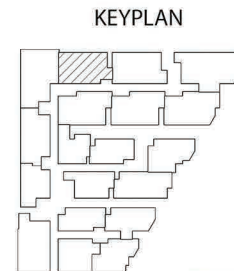
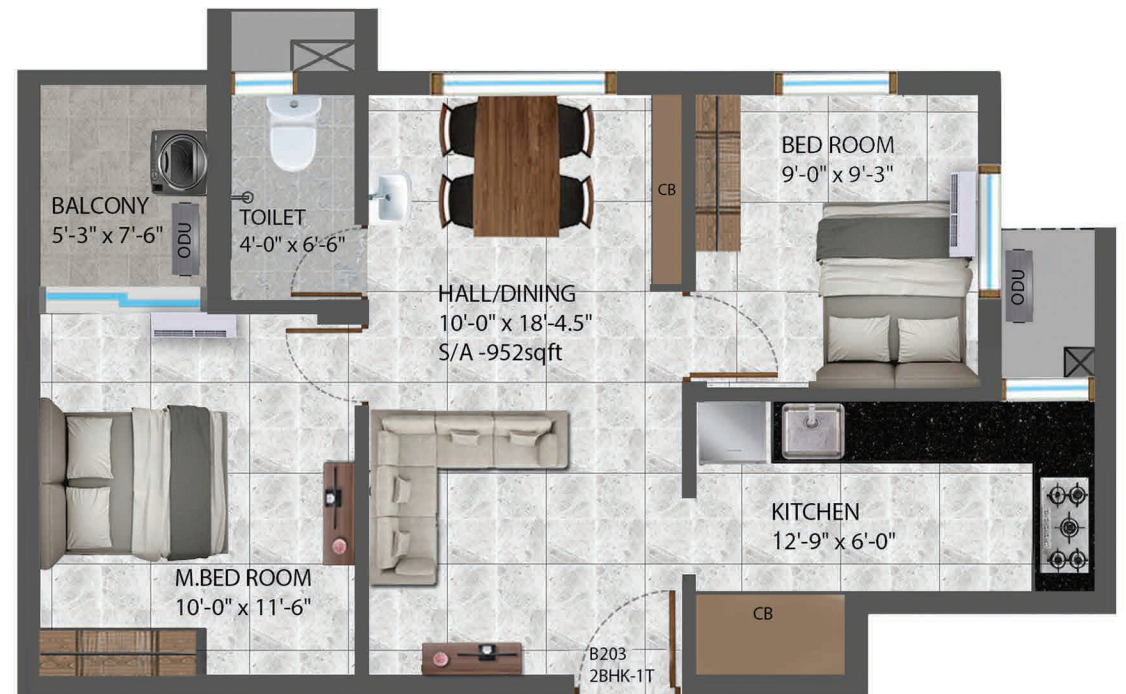
SALEABLE AREA 984 SQ.FT



B203 - B503 2BHK-1T

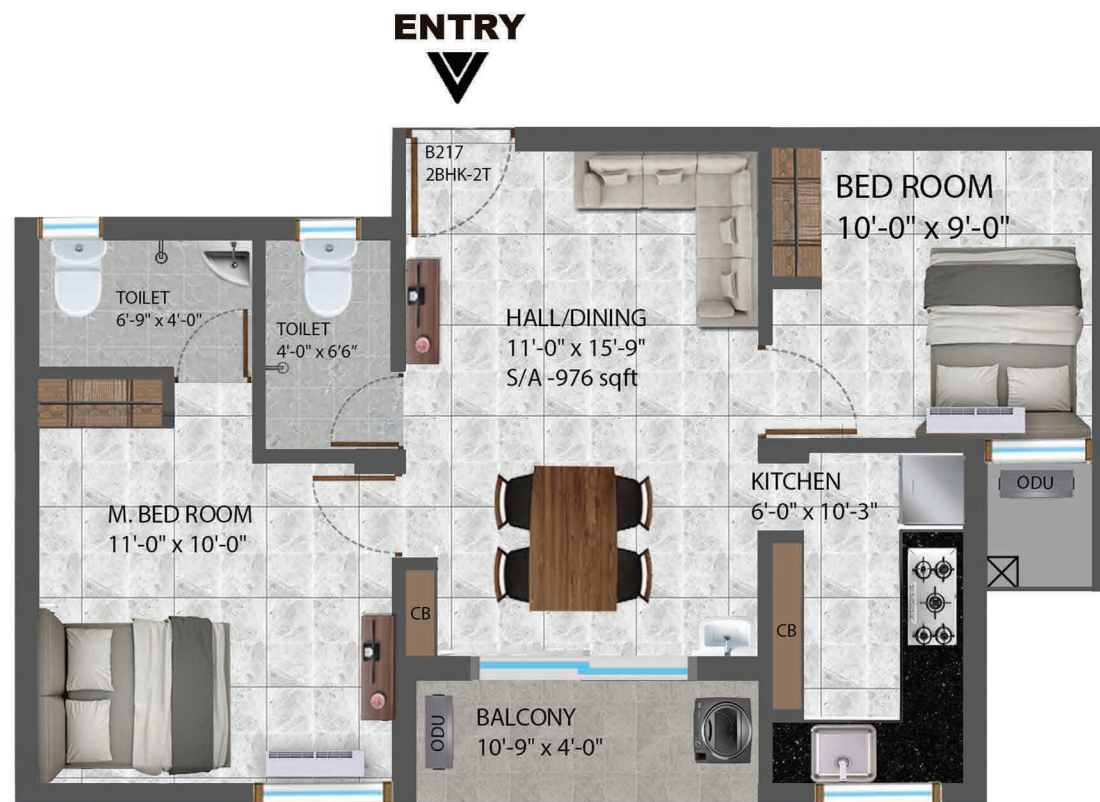
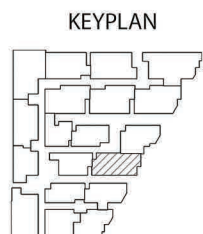
SOUTH FACING

SALEABLE AREA 952 SQ.FT

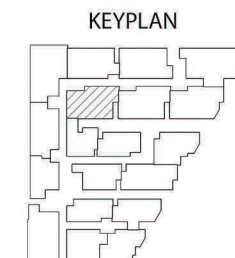




B213 - B513 2BHK-2T
NORTH FACING
SALEABLE AREA 879 SQ.FT



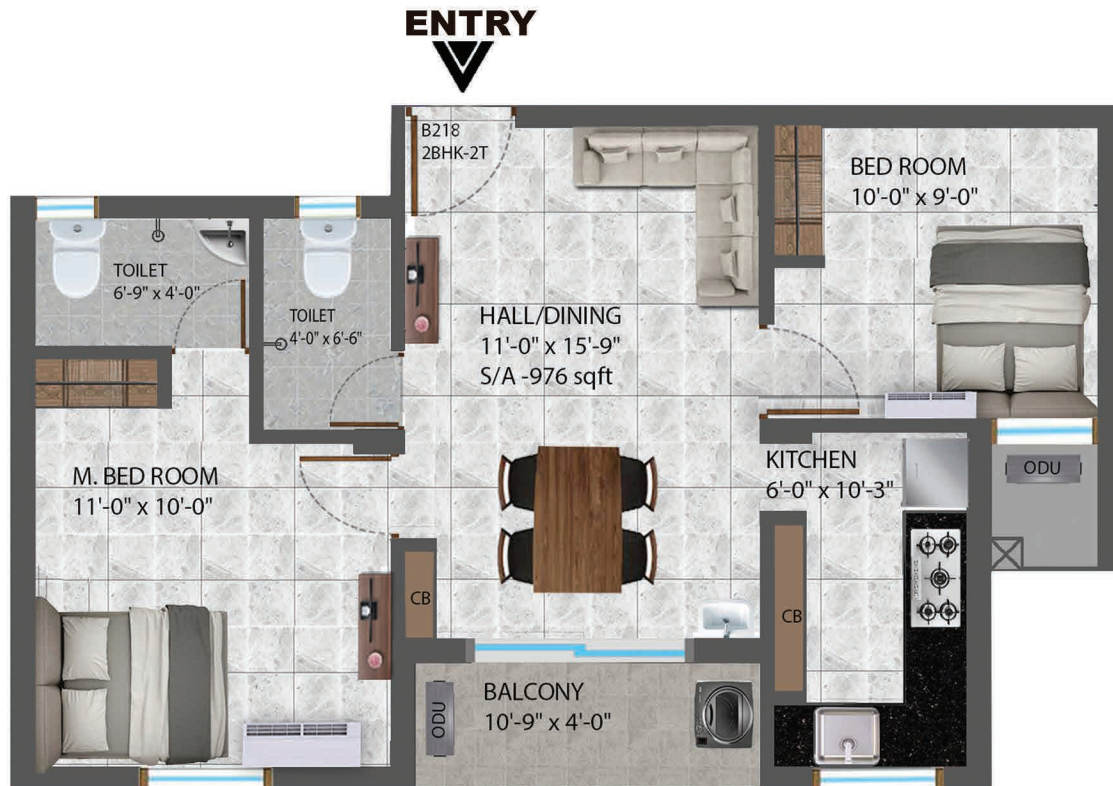
B217 - B517 2BHK-2T
NORTH FACING
SALEABLE AREA 976 SQ.FT



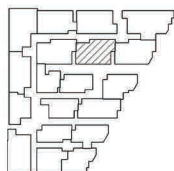
B218 - B518 2BHK-2T

NORTH FACING

SALEABLE AREA 976 SQ.FT



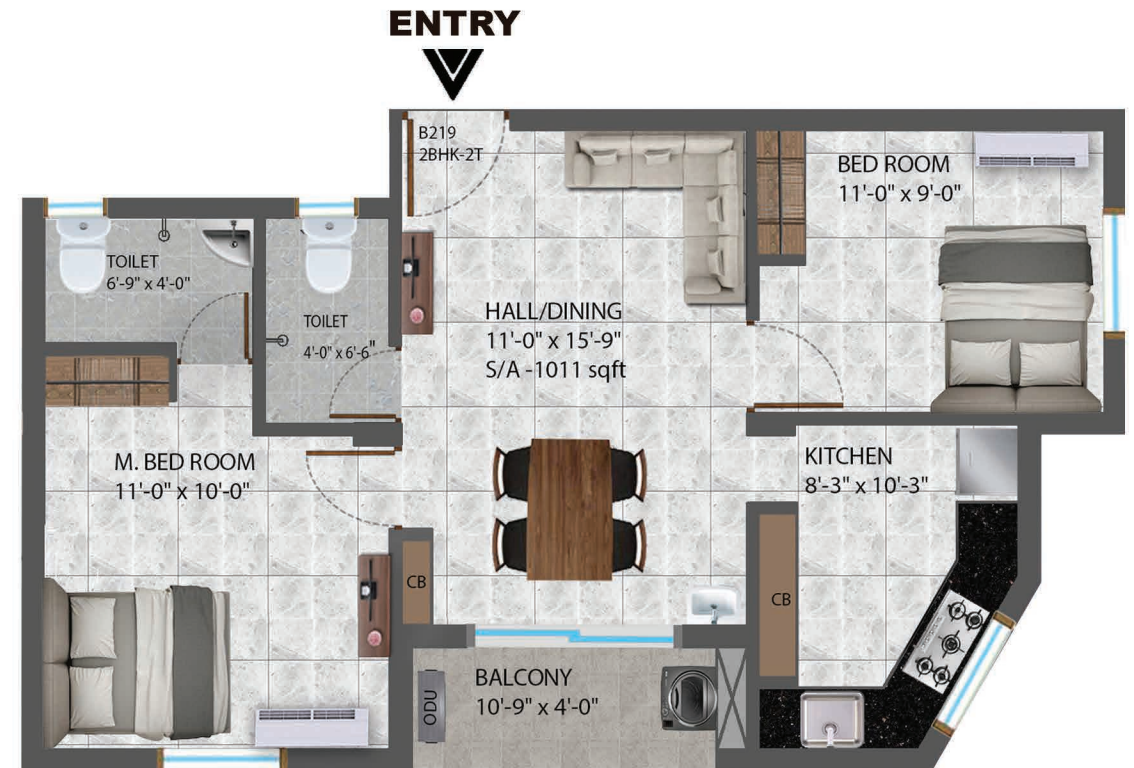
KEYPLAN



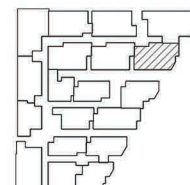
B219 - B519 2BHK-2T

NORTH FACING

SALEABLE AREA 1011 SQ.FT



KEYPLAN





**3BHK
APARTMENTS**

B104 - B504 3BHK-2T

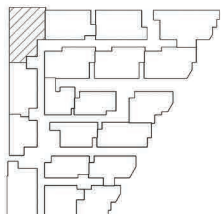
SOUTH FACING

SALEABLE AREA

1200 SQ.FT



KEYPLAN





SPECIFICATIONS

STRUCTURE

RCC FRAMED STRUCTURE DESIGNED WITH SEISMIC COMPLIANCE (ZONE 3)

CIVIL

1	PERIPHERAL WALL	200MM THK SOLID BLOCKS
2	INNER PARTITION WALL	100MM THK SOLID BLOCKS
3	INNER PLASTERING	CEMENT MORTAR
4	OUTER PLASTERING	CEMENT MORTAR
5	WATER PROOFING	IN TOILET, SERVICE, BALCONY AND OPEN TERRACE
6	COMPOUND WALL HEIGHT	5' FT FROM EXISTING ROAD LVL
7	TOILET CEILING	GRID FALSE CEILING
8	STAIRCASE AND BALCONY HANDRAIL	MS HANDRAIL
9	LOFT	IN ALL BEDROOMS & KITCHEN
10	EXHAUST OPEN	IN KITCHEN - 9" DIA OPENING

PAINTING

1	EXTERIOR PAINTING	1 COAT PRIMER AND 2 COATS OF EXTERIOR EMULSION
2	INTERIOR PAINTING	2 COATS OF PUTTY, 1 COAT OF PRIMER AND 2 COATS OF INTERIOR EMULSION
3	BRAND	ASIAN, JSW, NIPPON OR EQUIVALENT
4	WEATHER PROOFING IN TERRACE	DAMP PROOF COURSE

JOINERY

1	MAIN DOOR TYPE	COUNTRY WOOD FRAME; SKIN DOOR WITH DOOR LENS (1067MM X 2100MM X 32MM)
2	BEDROOM DOOR TYPE	COUNTRY WOOD FRAME; SKIN DOOR (914MM X 2100MM X 30MM)
3	TOILET, SERVICE & PVT OPEN TERRACE DOOR TYPE	WPC/FRP FRAME; WPC/FRP DOOR (762MM X 2100MM X 27MM)
4	BALCONY DOOR	UPVC SLIDING/CASEMENT DOOR
5	LOCK TYPE - MAIN DOOR	SS MORTISE LOCK WITH KEY (WITH MAGNETIC DOOR CATCHER)
6	LOCK TYPE - BEDROOM, SERVICE & PVT OPEN TERRACE DOOR	CYLINDER SS LOCK WITH KEY (WITH MAGNETIC DOOR CATCHER)
7	LOCK TYPE - TOILET DOOR	CYLINDER SS LOCK WITHOUT KEY
8	LOCK TYPE - BALCONY DOOR	HANDLE LOCK WITH KEY
9	WINDOWS	UPVC WINDOW WITH MS GRILL
10	VENTILATORS	UPVC VENTILATOR WITH EXHAUST FAN OPENING (WITHOUT GRILL)

TILE

1	KITCHEN TOP TYPE	600MM WIDE GRANITE SLAB MOUNTED ON A MS FRAME
2	FLOORING	600 X 600MM VITRIFIED TILES
3	TOILET, BALCONY/SERVICE, PVT OPEN TERRACE FLOORING	300 X 300MM ANTI - SKID CERAMIC TILES
4	TOILET DADO	300 X 450MM CERAMIC TILE (UPTO FALSE CEILING)



5	KITCHEN DADO	300 X 450MM CERAMIC TILE (UPTO 600MM HT FROM GRANITE TOP)
6	CAR PARKING FLOORING	CONCRETE FLOORING
7	DRIVE WAY / OPEN CAR PARK	PAVER BLOCK
8	CORRIDOR FLOORING	600 X 600MM VITRIFIED TILES
9	STAIRCASE	ANTI-SKID STAIRCASE TILE

ELECTRICAL

1	POWER SUPPLY	STUDIO, 1BHK - SINGLE PHASE 2BHK & 3BHK - THREE PHASE
2	POWER BACKUP	FOR COMMON AREA
3	TV POINT	STUDIO & 1BHK - IN LIVING, 2BHK & 3BHK - IN LIVING & MASTER BEDROOM
4	DTH POINT	STUDIO & 1BHK - IN LIVING, 2BHK & 3BHK - IN LIVING & MASTER BEDROOM (CONDUIT ONLY)
5	TELEPHONE POINT & NETWORK	LIVING - 1 NO (PROVIDED ALONG WITH TV POINT)(CONDUIT ONLY)
6	AC POINT PROVISION IN 1BHK, 2BHK & 3BHK	1 NO IN EACH BEDROOM
7	AC POINT PROVISION IN STUDIO	1 NO IN LIVING
8	EXHAUST FAN POINT IN TOILET	PROVIDED
9	EXHAUST FAN POINT IN KITCHEN	PROVIDED
10	GEYSER POINT IN TOILET	PROVIDED
11	WASHING MACHINE POINT	PROVIDED
12	SWITCHES	HAVELLS, ANCHOR OR EQUIVALENT
13	WIRES	FRLS, BRAND - HAVELLS, ORBIT OR EQUIVALENT
14	INVERTER LINE PROVISION	PROVIDED
15	SOLAR POWER	FOR COMMON AREA LIGHTING
16	RO POINT IN KITCHEN	PROVIDED

FITTINGS AND SANITARY WARES

1	BRAND	PARRYWARE, HINDWARE OR EQUIVALENT
2	SHOWER TYPE	CYLINDER/ROUND SHOWER WITH WALL MIXER AND SPOUT
3	EWC TYPE	FLOOR MOUNT WITH EXTERNAL FLUSH TANK AND CP HEALTH FAUCET
4	WASH BASIN	RECTANGULAR TYPE WITH PILLAR COCK
5	WASHING MACHINE	PROVISION WITH DUMMY (NO FITTINGS)
6	SINK TYPE	SINGLE BOWL SS SINK WITH WALL MOUNTED SINK COCK
7	GEYSER POINT IN TOILET	PROVISION WITH DUMMY (NO FITTINGS)
8	RO POINT IN KITCHEN	PROVISION WITH DUMMY (NO FITTINGS)

PLUMBING

1	INNER PLUMBING	CPVC PIPE
2	OUTER PLUMBING	PVC PIPE

OTHERS

1	LIFT	8 PASSENGERS - 2 NOS FOR EACH BLOCK
2	STP	PROVIDED
3	UG SUMP	PROVIDED
4	OHT	PROVIDED
5	BOREWELL	PROVIDED
6	CCTV SURVEILLANCE	FOR COMMON AREA
7	AUTOMATIC WATER LEVEL CONTROLLER	PROVIDED




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