

We make dream homes a reality

Mark Nirman's
**Bhuvanam
Villas**

LUXURY TRIPLEX VILLAS @ RCI BALAPUR, AIRPORT ROAD.





About Us

MARK NIRMAAN a civil engineering company is involved in developing housing projects with an objective to play the role of market intervention policy of providing quality housing at affordable rates. The very genesis is in creating employment to fresh engineering graduates and injecting them emerge as Construction Company. NIRMAAN is one such organization established in 1983 as a stop gap employment exposing to various aspects of architecture, planning, surveying, designing and execution.

The person behind all these is Prof. Dr. R.Ramesh Reddy M.Tech. (Structures), Ph.D. in Integrated Expert Systems in Building Engineering from IIT Delhi. He was formally Dean & Principal, Head, Chairman Board of Studies, University College of Engineering, Osmania University, Hyderabad, with wide experience in surveying, planning, designing, supervision and construction. He was the advisor for various government works such as flyovers, bridges, railway bridges, multistoried building, cable stayed bridges etc. And has extensive research in the areas of bridges, cable stayed bridges, high rise buildings, Non-destructive testing, GIS & GPS, artificial intelligence, fuzzy logic, expert systems, corrosion studies and smart structures.



Mark Nirman's

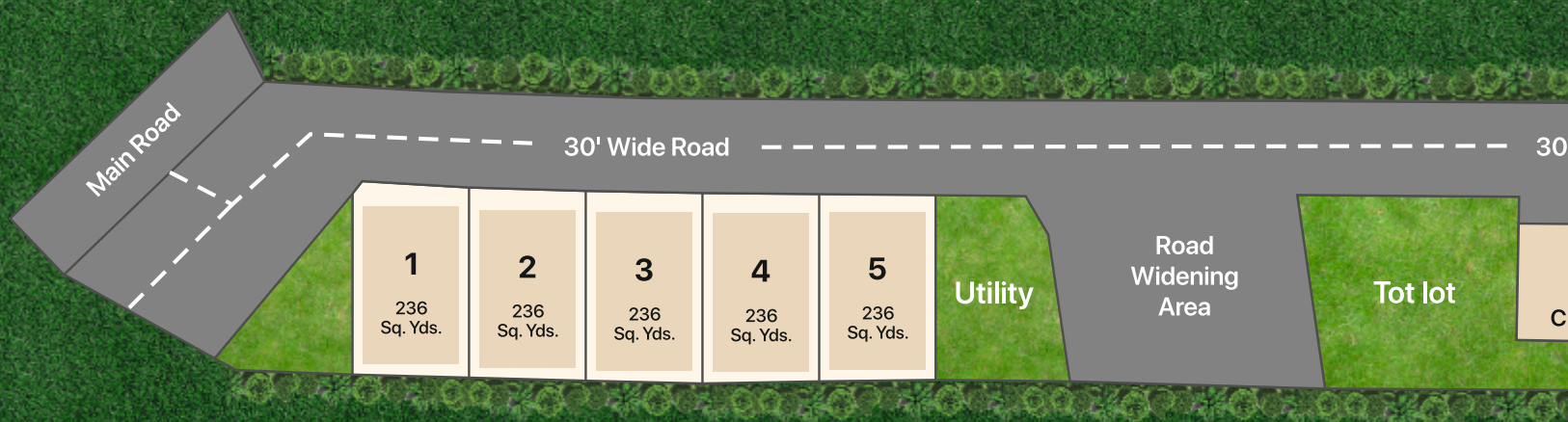
Bhuvanam Villas

Fulfill your Dream

Live your freedom at RCI Balapur, Airport Road. Where the **Mark Nirman's Bhuvanam Villas** presents a lifestyle habitat of triplex bungalows with landscaped spaces, wide roads and play areas in total security. Your dream finds fulfillment In **Mark Nirman's Bhuvanam Villas** where expectations are met and aspiration realized. The layout is an oasis of peace amidst a happening location.



Master Plan



Villa Floor Plan

Ground Floor Plan

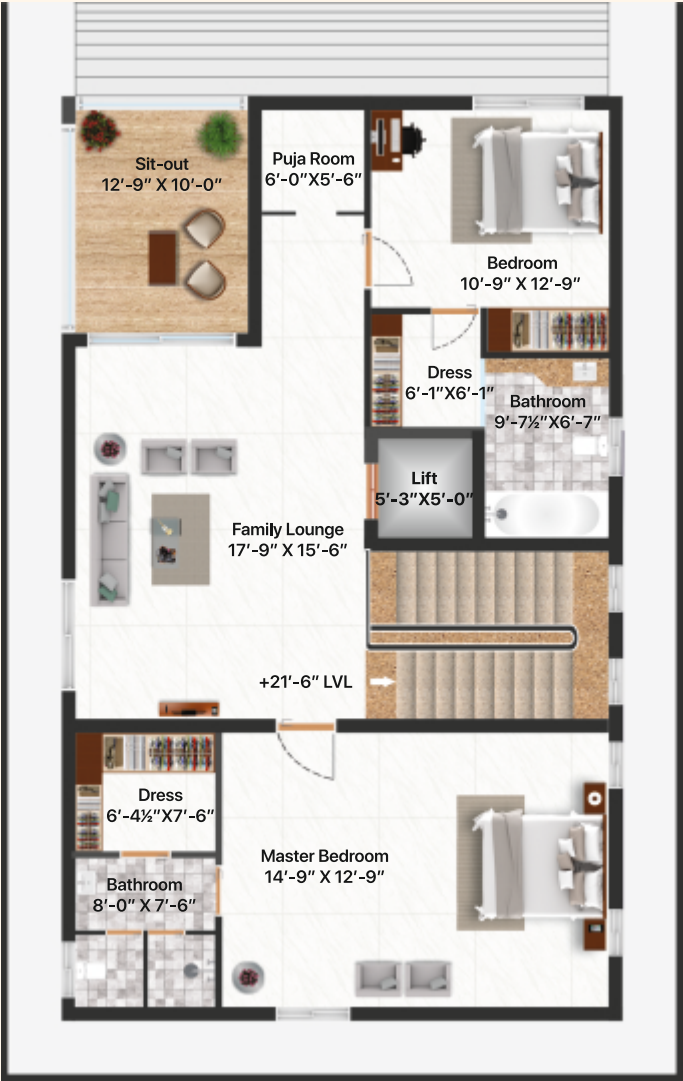


First Floor Plan





Second Floor Plan



East Facing Villas

Area Statement

Plot Area	: 236 Sq. Yds.
Ground Floor Area	: 1498.47 Sft.
First Floor Area	: 1498.47 Sft.
Second Floor Area	: 1498.47 Sft.



Amenities & Facilities



Exclusive Clubhouse



Multi-Purpose Hall



Gymnasium & Aerobic / Yoga



Jogging / Walking Track



Library



Children Play Area



Open Party Area



Designer Landscaping



Indoor Games



Guest Parking



Shuttle Court



Specifications

Foundation & Structure

RCC framed structure designed

Super Structure : 9" & 4" thick solid red bricks for external and internal walls

Plastering

Internal : 12mm thick smooth cement plastering in cm 1:6 for walls & ceiling

External : 20mm thick smooth cement plastering in cm 1:6 for walls

Doors

Main Door : 8'-0" height main door frames of teak wood & teak panelled shutters / flush doors with both side veneer wood door with standard hardware with melamine polish

Internal Doors : 8'-0" height internal doors frame of teak wood & flush doors shutters with two sides teak veneer / manufactured veneer door with standard hardware fittings with melamine polish

Windows

High quality aluminium anodized windows / UPVS sliding with mosquito mesh & plain glass with safety grills (M.S) with enamel paint finish

Painting

Textured finish & two coats of exterior emulsion paint of the standard brand of Indian make

Internal : Smooth putty with two coats of premium acrylic emulsion paint of the standard brand over a coat of primer

Flooring

a) Drawing Room, Living, Dining, Pooja & All Bedrooms:
Premium vitrified tiles (30"X60")

b) Kitchen : Premium vitrified tiles of standard make

c) Maid Room : Vitrified tile flooring

d) Balcony, Utility & Wash Area : Anti-skid tile flooring of standard make

e) Toilets : Premium vitrified anti-skid tiles

Dadoing

Toilets Dadoing : 8'-0" height glazed ceramic tiles dado of the standard make

Kitchen Dadoing : Standard premium black granite platform with stainless steel sink with 2' height dadoing

Bathrooms

1. Vanity type wash basin with imported marble counter top for main toilets. Standard wash basin for other toilets.

2. EWC with concealed flush tank of kohler or equivalent brand.
3. All C.P. fittings are chrome plated of grohe or equivalent brand.

Electrical

1. Concealed copper wiring with pvc insulated wires and modular switches of reputed make.
2. Two way switches for fan and light in bedrooms.
3. Power points for cooking range chimney, refrigerator, micro wave ovens, washing machine in utility area.
4. Provision for geyser points in main bathrooms other than power room
5. Provision for internet point and ac point in hall and all bedrooms.
6. TV points in hall and bedrooms.
7. Three phase supply for each unit & individual metre boards.
8. Miniature circuit breakers (MCB) for each distribution boards of the standard brand.
9. Provision for inverter connection.

Telecom

1. Telephone points in living
2. Intercom facility to all the units in hall connecting to the main security control system.

Cable Connection

Provision for cable connection in all bedrooms & living rooms.

WTP & STP

1. Fully treated water made available through an exclusive water treatment plant
2. Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be recycled for the common landscaping & washing purpose.

Generator

For all common amenities

Security

1. Round the clock security system
2. Surveillance cameras at the main security & at various required locations

Lift

Lift shaft provision for all the villas



Location Map

(Not to Scale)



Easy to Reach

- | | |
|---|--|
| 4 Mins. - RCI | 15 Mins. - TCS, Adibatla |
| 5 Mins. - Edify World School | 15 Mins. - ORR Tukuguda |
| 8 Mins. - Balapur 'X' Road | 15 mins. - Adani Aerospace Park |
| 9 Mins. - Srishailam Highway | 16 Mins. - LB Nagar Ring Road |
| 10 Mins. - MVSR Engineering College, Nadargul | 17 Mins. - Apollo Hospital DRDO, Kanchanbagh |
| 14 Mins. - Hardware Park | 20 Mins. - Wonderla Amusement Park, Raviryal |
| 15 Mins. - Rajiv Gandhi International Airport | 25 Mins. - Bangalore Highway, Shamshabad |



Mark Nirmaan Builders & Developers

Regd. Add.: 3-6-547/1, Himayath Nagar
Hyderabad, Telangana - 500029.
E-mail: marknirmaan@gmail.com
www.marknirmaan.com
Mobile: +91 91009 60071



ASA CONSULTANTS

Architect & Engineers

Hyderabad, Telangana.
Ph: 040-2332 8690



Landscapes

MEP Consultants

