



MOVING



AHEAD

LIFE



**NIRMAL SHELTERS PVT. LTD**

#4-2-16 to 23, 2nd Floor, Nirmal Plaza, Badi Chowdi,  
Sultan Bazar Road, Hyderabad, Telangana State - 500 095.

**SITE ADDRESS**

Beside Golf Pride Homes, Yapral, Secunderabad, Telangana State-500 087.

Contact: +91 96188 48456

E\_mail: nirmalshelters@yahoo.co.in | Website: nirmalshelters.com

Architects



**AKRUTHI**  
CONSULTANTS  
ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS

G-3,B-Block,Venkata Ramana Apts, A.C. Guards Masab Tank, Hyd.  
Contact : +91 9949 949 955, 40071888

Design & Branding



#323 Raja Vilas, Manikonda, Hyd.  
Contact: +91 9989 11 9900, 9989 70 9966.

A PLACE OF PRIDE,  
AT A LOCATION THAT'S RIGHT

NIRMAL SHELTTRES is a home, you could say, designed for those privileged ones. If you have been out in the quest for a home where you can feel blessed for life, this is where your quest will end. Come find your home in which you can discover good things for eternity.



Nirmal  
**Sapphire**  
Block

Nirmal  
**Jade**  
Block

Nirmal  
**Pearl**  
Block

Nirmal  
**Emerald**  
Block

4  
Blocks  
LIFE STYLE PROJECT

50  
Luxury Flats  
LUXURY HOMES

G+5  
Floors  
HOME STYLES

1050-1510  
Sft  
HOMES RANGE

100%  
Vaastu  
VAASTU

# LOCATION IS OUR BENCHMARK

We are Brick n Space, the makers of NIRMAL SHELTERS. The good thing is, we don't create homes that don't appeal to us, or ones we would not like to make our home. Which is why you will see that we go into every detail and aspect, whether it is about the engineering or aesthetics - before we hand it over to you. So, self-satisfaction is one of our most important benchmarks.



## PROJECT HIGHLIGHTS

- Separate Entrance for Each Block
- Exit Gate
- Driveway
- Lawn Area
- Elders Sitting Area
- Sand Pit
- Children Play Area
- Multi purpose Court
- Solar Fencing
- Lands scaping
- CCTV surveillance in Common Areas
- Out Door Gym
- Jogging track



MASTER LAYOUT PLAN



S.No.	1	2
Unit	2 BHK	3 BHK
Facing	East	West
Area	1160	1450

## Nirmal Emerald Block



LAVISH JEWEL THAT  
YOU CAN'T RESIST FOR



# SPECIFICATIONS

- RCC STRUCTURE** : RCC framed structure to withstand wind and seismic loads.
- WALLS** : All external walls of 9" and internal walls 4" thick of aerated autoclave bricks with chemical bonding material.
- PLASTERING** : Internal Walls Surface with Gypsum Plaster. External walls Surface with two coats of cement plaster, sponge finish. All the outer walls shall have special mesh and will have water repellent treatment.
- WINDOWS** : Premium UPVC windows with mosquito mesh of reputed make with sliding shutters.
- MAIN DOOR** : Door frame of medium teak (Fully Seasoned) with Teak Wood shutter and hardware and night latch of reputed make.
- INTERNAL DOORS** : All door frames of WPC with skin flush shutters with hardware and locks of reputed make.
- PAINTING** : External : Putty / texture finish walls with Weather Proof emulsion paint of Berger / Nerolac / Asian or equivalent brand.  
Internal: Putty finished walls with one coat of primer and 2 coats of Premium Emulsion paint of Berger / Nerolac / Asian or equivalent brand.
- FLOORING** : Premium Double Charged vitrified tiles of Good Quality
- BATHROOMS** : Tiling - Antiskid flooring tiles and Glazed ceramic tiles dado on the wall.  
Sanitary ware: All wall mounted WC with concealed flush tank of Equivalent make and with wash basins of Equivalent make.  
Faucets: All faucets of equivalent make with shower diverter.  
Plumbing: All water lines of CPVC of Flowguard/Aashirwad/Astral or equivalent make and drainage lines of PVC Prince / Flowguard / Aashirwad / Astral or equivalent make.
- KITCHEN** : Granite Platform with S.S. Sink with 2" Tiles dado on the wall.
- ELECTRICAL** : Wires: Concealed flame retardant wires of ISI mark of Havells / V-guard or equivalent make.  
Switches: All modular switches of Legrand / Anchor or equivalent Make.  
MCB: Legrand/Siemens or equivalent make.
- LIFT** : Lifts of equivalent make with stainless steel cabin.
- POWER BACKUP** : Power backup will be provided for all common services and common utility areas. 750watts of power backup for each flat.
- WATER** : Municipal & Borewell water connection to underground sump and overhead tank. Separate tap for municipal water in kitchen.
- WATER PROOFING** : All toilets, balconies & terrace areas shall be treated for water resistance.
- TV / INTERNET** : Internet Point will be provided.
- COMMON AREA** : Granite Flooring for Corridors and Staircases



LOCATION MAP  
(not to scale)



Scan QR code for location



## LOCATION HIGHLIGHTS

- Walkable Distance Maisamma Thalli Temple
- Walkable Distance Pathu Fitness Park
- 5 Mins Bison Riding School
- 5 Mins Bison Army Primary School
- 7 Mins Basketball Court
- 10 Mins ZPH School Yapral
- 15 Mins Valerian Grammer High School
- 15 Mins GSC GST Support Centre T.S.
- 20 Mins Muthoot Finance
- 20 Mins Andhra Bank
- 20 Mins Divis Super Market
- 20 Mins Hheeka Medical Pharmacy
- 25 Mins Rhea Multispeciality Hospital
- 30 Mins Asvattha Cardiac Care Centre
- 30 Mins Axis Bank
- 30 Mins Philip's Multispeciality Hospital
- 30 Mins Jain Multispeciality Hospital
- 35 Mins More Supermarket
- Near by Schools, Colleges and Hospitals
- Pollution free and weekend Gateway