



UMA PANORUMA

R E S I D E N C E S O F R A R E P R I V I L E G E



ARJUN
I N F R A



B O M M I S E T T Y
SANKAR RAO
MANAGING DIRECTOR

“

PASSION INKED WITH PERFECTION

”



B O M M I S E T T Y
ARJUN
EXECUTIVE DIRECTOR

“

LUXE UP YOUR EVERY DAY

”



FOR YEARS, WE HAVE BEEN GOVERNED BY THESE **CORE PRINCIPLES**



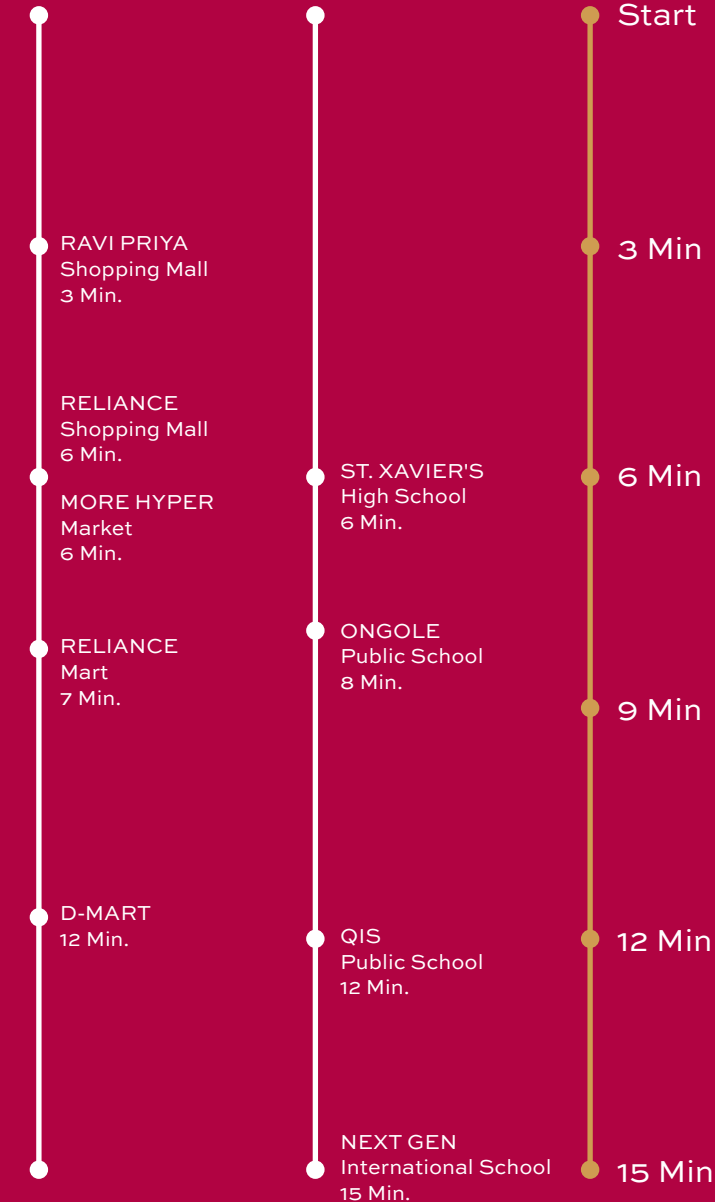
Quality above everything else.

Passion to follow our instincts to build pillars of success.

Integrity in word and deeds.

Originality to shape the future of construction.

Commitment towards sustainability and customer relationships.



CLOCK TOWER

THE LANDMARK OF ONGOLE



Artistic impression for demonstrative purpose only, it may vary

DESIGNED AND STYLED BY
INTERNATIONAL AWARD WINNING ARCHITECTS

41+ Awards
Won

76+ Featured in
Magazines

cadence

www.cadencearchitects.com

Their philosophy hinges on conceiving design methodologies that transcend the production of the obvious and the familiar, to create more pleasurable and sensorial experiences through our built environment. They seek delight through architecture and are interested in conceiving affective spaces that stage and celebrate life. Rather than imposing a particular style the studio looks to evoke latent potentials of each project specifically to weave new possibilities of organizing program, culture, climate and site. The innovative studio was founded by Architects **SMARAN MALLESH**, **NARENDRA PIRGAL** & **VIKRAM RAJASEKARAN** in 2005. Since its inception, the studio has won many national and international awards for various projects and the work has extensively been published in national as well as international journals such as Dezeen, Wallpaper, Archdaily etc. The studio's work has been showcased in prestigious international forums such as the London Biennale 2021, as part of the India pavilion.

LIVE LIFE KING SIZE



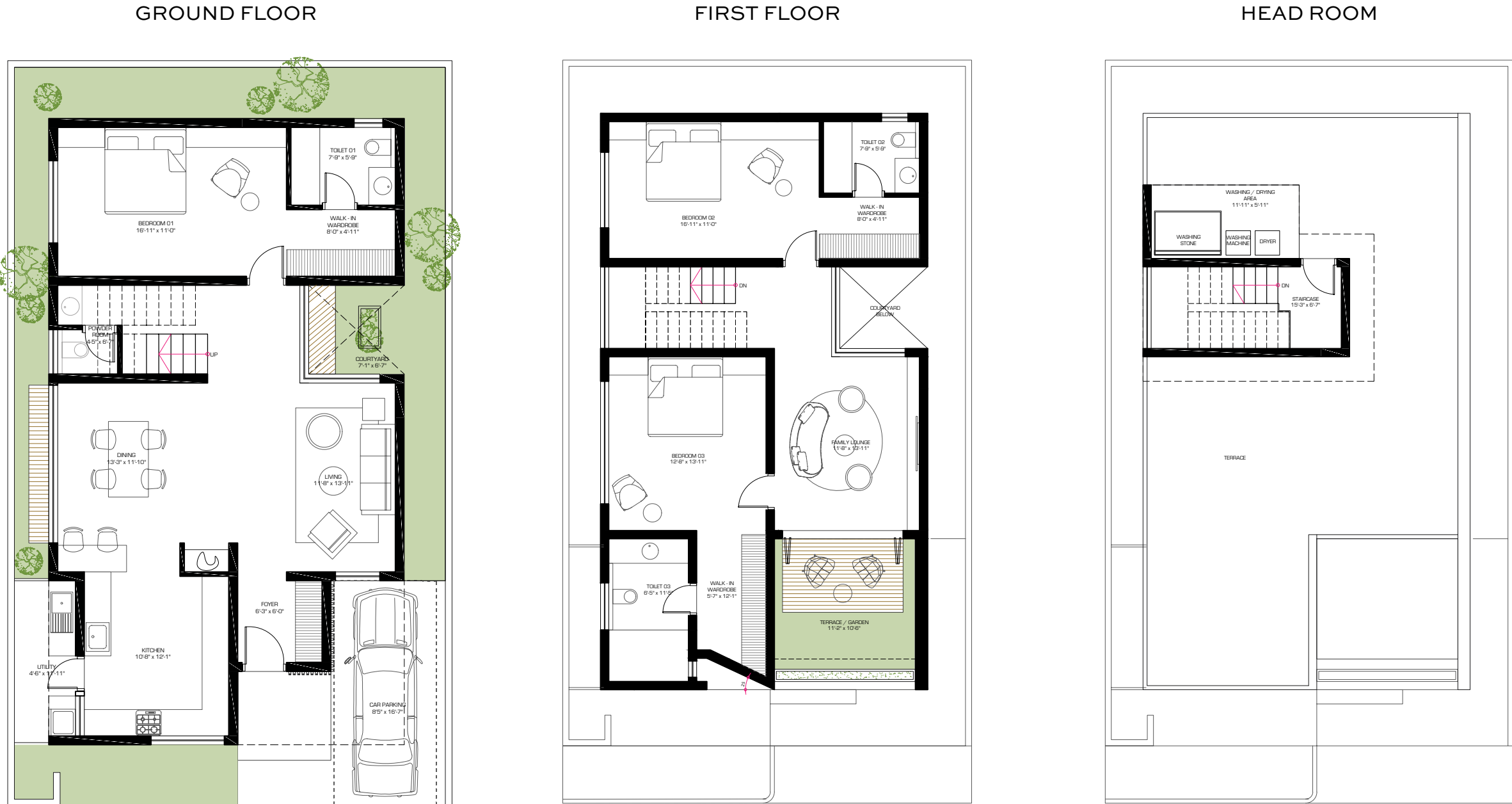
A gateway to a glorious time. Feel the ripples of
Happiness every time you return home.



PREMIUM VILLA EAST



- 1 - WAITING
- 2 - LIVING
- 1 - COURTYARD
- 1 - KITCHEN
- 1 - DINING
- 1 - POOJA ROOM
- 3 - BED ROOMS
- 4 -WASH ROOM
- 1 - TERRACE GARDEN
- 1 - UTILITY
- 1 - CAR PARKING
- 1 - CAR CHARGE POINT



P R E M I U M V I L L A E A S T

PLOT AREA
33'0" X 55'0" sq. yds: 201 Gadi: 25.20

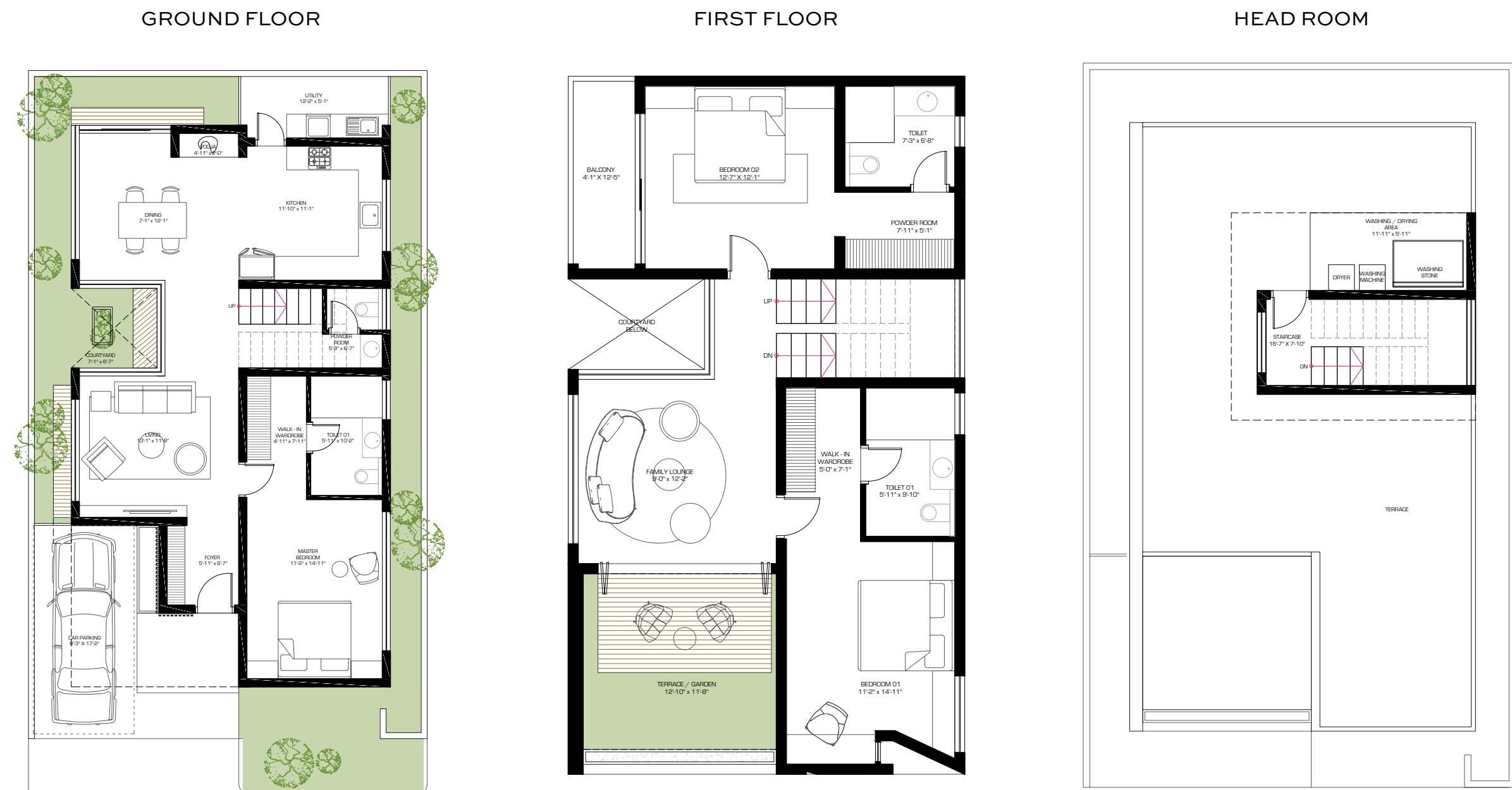
SUPER BUILT UP AREA
2761 sq. ft

Ground Floor	: 1276 sq. ft
First Floor	: 1213 sq. ft
Head Room	: 272 sq. ft

PREMIUM VILLA WEST



- 1 - WAITING
- 2 - LIVING
- 1 - COURTYARD
- 1 - KITCHEN
- 1 - DINING
- 1 - POOJA ROOM
- 3 - BED ROOMS
- 4 -WASH ROOM
- 1 - TERRACE GARDEN
- 1 - UTILITY
- 1 - CAR PARKING
- 1 - CAR CHARGE POINT



P R E M I U M V I L L A W E S T

PLOT AREA
33'0" X 55'0" sq. yds: 201 Gadi: 25.20

SUPER BUILT UP AREA
2788 sq. ft

Ground Floor : 1285 sq. ft
First Floor : 1213 sq. ft
Head Room : 290 sq. ft

SUPERIOR VILLA EAST



- 1 - WAITING
- 2 - LIVING
- 1 - COURTYARD
- 1 - KITCHEN
- 1 - DINING
- 1 - POOJA ROOM
- 4 - BED ROOMS
- 5 - WASH ROOM
- 1 - HOME THEATRE
- 1 - BAR LOUNGE
- 1 - SERVANT ROOM
- 1 - SERVANT TOILET
- 1 - ROOF TOP DECK
- 2 - BALCONIES
- 1 - KITCHEN GARDEN
- 1 - MULTIPURPOSE ROOM
- 1 - UTILITY
- 1 - STORE ROOM
- 2 - CAR PARKING
- 1 - CAR CHARGE POINT



SUPERIOR VILLA EAST

PLOT AREA
40'0" X 55'0" sq. yds: 244 Gadi: 30.55

SUPER BUILT UP AREA
3779 sq. ft

Ground Floor : 1372 sq. ft
First Floor : 1525 sq. ft
Second Floor : 882 sq. ft

Disclaimer: Arjun Infra a unit of BMR Gold & Diamonds reserves its rights to change the area and specifications without prior notice.



SUPERIOR VILLA WEST

- 1 - WAITING
- 2 - LIVING
- 1 - COURTYARD
- 1 - KITCHEN
- 1 - DINING
- 1 - POOJA ROOM
- 4 - BED ROOMS
- 5 - WASH ROOM
- 1 - HOME THEATRE
- 1 - BAR LOUNGE
- 1 - SERVANT ROOM
- 1 - SERVANT TOILET
- 1 - ROOF TOP DECK
- 2 - BALCONIES
- 1 - KITCHEN GARDEN
- 1 - MULTIPURPOSE ROOM
- 1 - UTILITY
- 1 - STORE ROOM
- 2 - CAR PARKING
- 1 - CAR CHARGE POINT

ELEVATIONS

Artistic impression for demonstrative purpose only, it may vary

-
- # SUPERIOR VILLA WEST
- 1 - WAITING
 - 2 - LIVING
 - 1 - COURTYARD
 - 1 - KITCHEN
 - 1 - DINING
 - 1 - POOJA ROOM
 - 4 - BED ROOMS
 - 5 - WASH ROOM
 - 1 - HOME THEATRE
 - 1 - BAR LOUNGE
 - 1 - SERVANT ROOM
 - 1 - SERVANT TOILET
 - 1 - ROOF TOP DECK
 - 2 - BALCONIES
 - 1 - KITCHEN GARDEN
 - 1 - MULTIPURPOSE ROOM
 - 1 - UTILITY
 - 1 - STORE ROOM
 - 2 - CAR PARKING
 - 1 - CAR CHARGE POINT
- ELEVATIONS
- Artistic impression for demonstrative purpose only, it may vary

Second Floor Plan:

- Kitchen Garden:** 17'4" x 12'2"
- Dining:** 9'12" x 11'2"
- Kitchen:** 11'6" x 11'2"
- Utility:** 17'4" x 12'2"
- Formal Living:** 9'1" x 12'1"
- Reception Room:** 8'2" x 3'1"
- Bedroom 01:** 10'12" x 11'5"
- Walkin Wardrobe:** 6'11" x 7'7"
- Toilet:** 4'11" x 7'7"
- Servants' Room:** 5'4" x 6'8"
- Servants' Toilet:** 5'4" x 14'1"
- Storage:** 2'11" x 7'7"
- Courtyard:** 13'3" x 6'0"
- Pool:** 10'11" x 20'5"

The floor plan for the second floor is divided into two main sections. The upper section contains Bedroom 02 (11'2" x 13'8") with a bed and a closet, a Walk-in Wardrobe (6'5" x 7'6"), a Toilet (6'6" x 11'2"), and a Balcony (11'2" x 4'5"). The lower section contains Bedroom 03 (10'5" x 13'9") with a bed and a closet, a Walk-in Wardrobe (6'11" x 7'7"), a Toilet (4'11" x 7'7"), a Family Sitout (13'9" x 10'6") with a sofa and chairs, a Study (15'1" x 12'11") with a desk and chair, a small Plaza (4'9" x 4'11"), and two Balconies (4'12" x 13'3" and 4'12" x 4'5"). A central staircase with a glass railing connects the two levels. A green garden area is shown at the bottom left.

The floor plan shows a rectangular house with a large central living area. At the top left is a balcony (27' x 11'2"). To its right is a yoga room (7'10" x 11'2"). Further right is a bedroom (12'7" x 11'2") with a bed. At the top right is a toilet (7'10" x 5'9") and a walk-in wardrobe (6'2" x 5'7"). The central living area contains a home theatre (23'11" x 13'10") with a screen and seating. To the left of the theatre is a bar counter and a terrace/garden (32'2" x 22'3") with a circular seating area. A service area is located at the bottom right, adjacent to a staircase. The overall dimensions are 1000 sq ft.

SUPER BUILT UP AREA
3730 sq. ft

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- 1 - SERVANT TOILET
- 1 - ROOF TOP DECK
- 2 - BALCONIES
- 1 - KITCHEN GARDEN
- 1 - MULTIPURPOSE ROOM
- 1 - UTILITY
- 1 - STORE ROOM
- 2 - CAR PARKING
- 1 - CAR CHARGE POINT

ELEVATIONS

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PRESIDENTIAL VILLA EAST

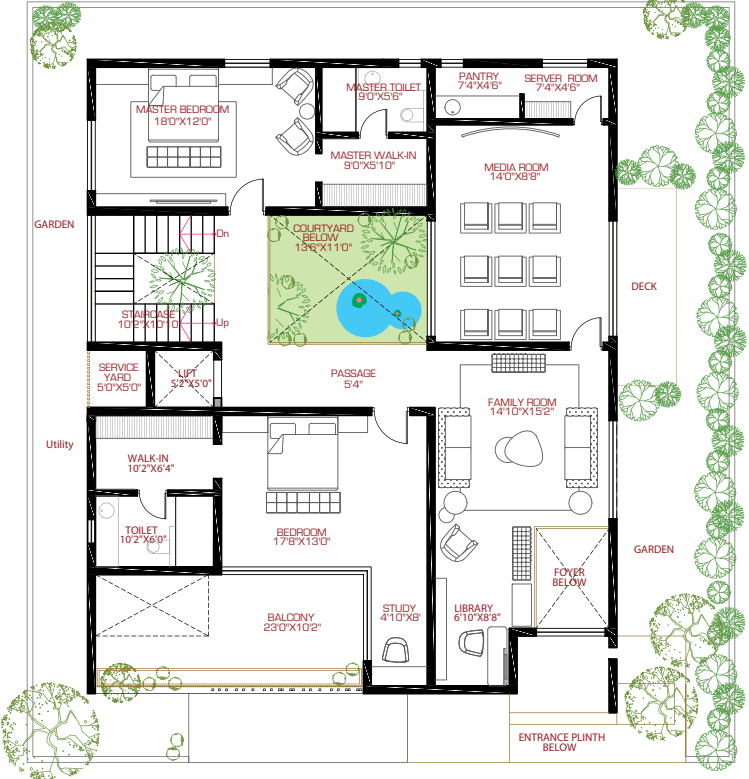


- 1 - WAITING
- 3 - LIVING
- 1 - COURTYARD
- 3 - KITCHEN
- 1 - DINING
- 1 - POOJA ROOM
- 4 - BED ROOMS
- 7 - WASH ROOM
- 1 - HOME THEATRE
- 1 - BAR LOUNGE
- 1 - SERVANT ROOM
- 1 - SERVANT TOILET
- 1 - ROOF TOP DECK
- 2 - BALCONIES
- 1 - KITCHEN GARDEN
- 1 - MULTIPURPOSE ROOM
- 1 - UTILITY
- 1 - STORE ROOM
- 3 - CAR PARKING
- 1 - CAR CHARGE POINT
- 1 - GAME ROOM

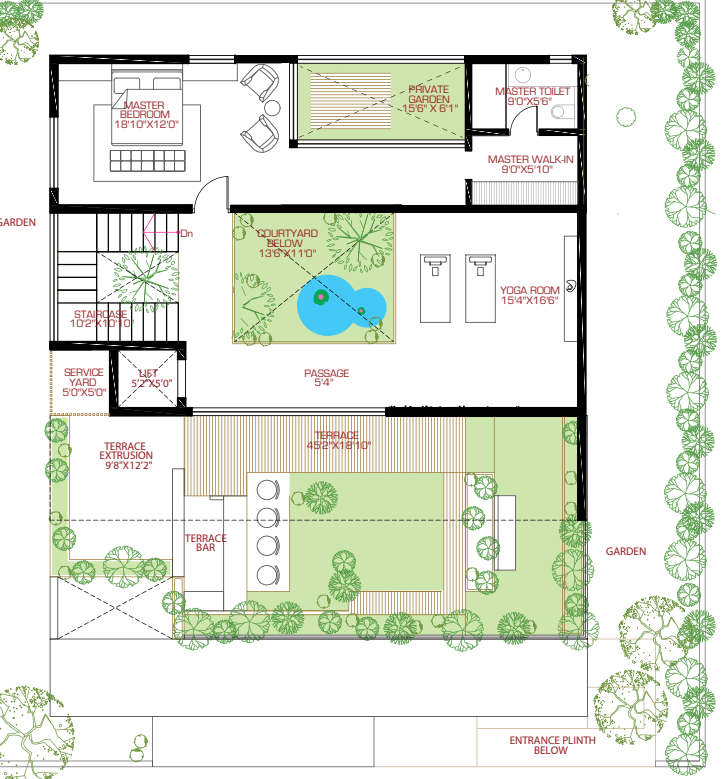
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



P R E S I D E N T I A L V I L L A E A S T

PLOT AREA
60'0" X 65'0" sq. yds: 433 Gadi: 54.16

SUPER BUILT UP AREA
5818 sq. ft

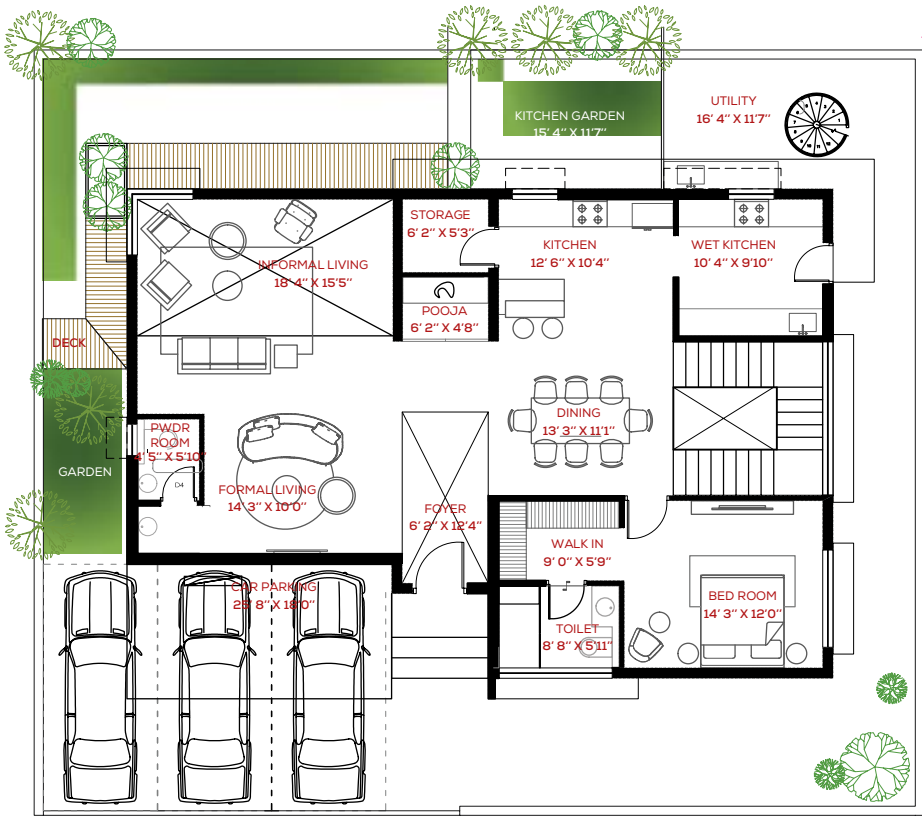
Ground Floor : 2018 sq. ft
First Floor : 2160 sq. ft
Second Floor : 1640 sq. ft

PRESIDENTIAL VILLA WEST

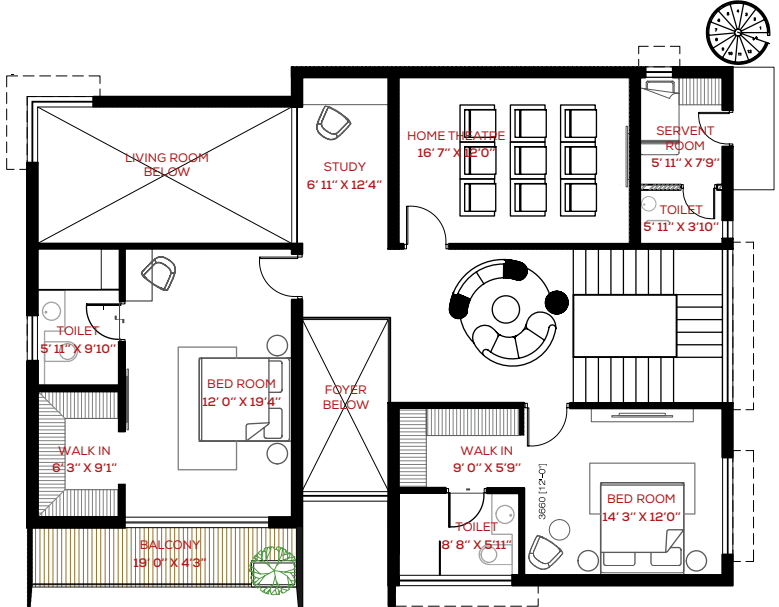


- 1 - WAITING
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- 1 - GAME ROOM

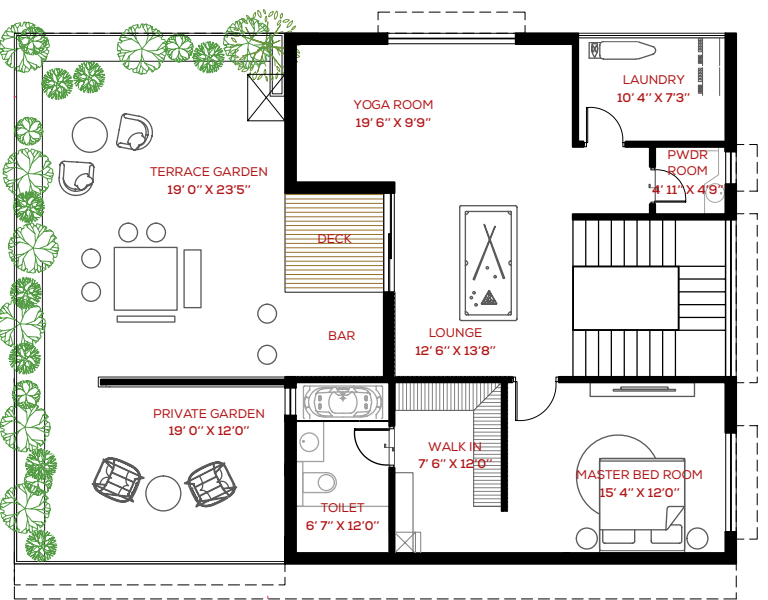
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



P R E S I D E N T I A L V I L L A W E S T

PLOT AREA
64'0" X 55'0" sq. yds: 391 Gadi: 48.8

SUPER BUILT UP AREA
5661 sq. ft

Ground Floor :1825 sq. ft
First Floor :1821 sq. ft
Second Floor :2015 sq. ft



MAIN LOBBY



























































































TREAT YOUR GUEST
AT THE GRAND ENTRY LOBBY



LOGISTIC HUB

COURIER DELIVERY
MANAGEMENT AT ENTRY GATE

90+ WORLD CLASS AMENITIES

 Auto Gate Vehicle Tag	 24x7 CCTV Surveillance	 24 x 7 Physical Patrolling	 Biometric System	 Society Security App	 Smart Card for CLUB HOUSE	 Steam Room	 Aerobics	 Yoga	 Guest Rooms	 Party Hall	 Chess
 Emergency Announcement System	 Solar Power Fencing	 Timing Siren	 SOS Button	 Elevated & Secured Compound Wall	 Entrance Lobby	 Carroms	 Billiards	 Table Tennis	 Foos Ball	 Creche (Kids Club)	 News Paper Room
 Logistic Hub	 Elevated 60 & 40 ft Blacktop Roads	 Water Feature at Entrance	 Foot Path	 Underground Electrical System	 LED Street Lights	 Business Centre	 Jogging / Walking Track	 Amphi Theatre with Screen	 Pavillions & Cabanas	 Elders Outdoor Gym	 Temple
 School Bus Stop	 RCC Storm Water Drain	 Rain Water Harvesting	 Municipal Water	 Water Treatment Plant	 Gas Pipeline (Futuristic)	 Sitout around the Temple	 Outdoor Workstation with Electrical Points	 Lotus & Lily Ponds	 Mini Organic Farm	 Reflexology Path	 Multipurpose Lawn Yoga, Gathering, Party, Informal Play
 Hydro Pneumatic System	 Drip Irrigation for Parks and Landscape	 Sewage Treatment Plant	 Car Charging Point at Home	 Smart Home	 Vastu for Plumbing	 Cricket net Pitch	 Volleyball Court	 Dribble Court	 Kids play area 5 to 12+ yrs	 Sandpit 2 to 5+ yrs	 Hopscotch
 Intercom	 100% Vastu	 Power Backup for Common Amenities	 77,000 Sq.ft Open Green Land Space	 Super Market	 Pharmacy	 Giant Ludo	 Fruit Trees Orchids	 Flower garden with Sitout	 Elders Chit Chat Zone	 Swings Park Under Trees	 Plaza with Unique Tree Court
 Medical Dispensary	 Coffee Shop	 Laundry Shop	 Spa	 Salon	 ATM	 Elders Sitout Zone	 Accent Tree Court	 Interactive Jet Fountain	 Pet Park	 Cycle Track & Stands	 Smokers Zone
 Club Lobby	 Swimming Pools	 Kids Pool	 Kids Squash	 Badminton (Shuttle Court)	 Gymnasium	AND MANY MORE					



77,000+ sq. ft of
OPEN GREEN SPACE

HOMES WITH
ECO FRIENDLY ENVIRONMENT



8 TIER SECURITY SYSTEM



Auto Gate
Vehicle Tag



Smart Card for
CLUB HOUSE



Intruder
Alarm



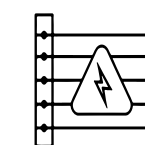
24 x 7 Physical
Patrolling



24x7 CCTV
Surveillance



Biometric
System



Solar
Power Fencing



Society
Security App

JUST SAY IT, YOUR HOME WILL DO IT

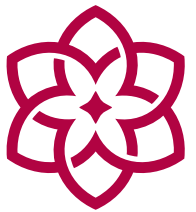


SMART HOME

Automated Smart Homes
Control your home from
Anywhere with our Smart App



BROAD AND
SPACIOUS ROADS

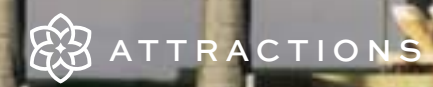


60 & 40
FEET WIDE ROADS





33,000 sft of Colossal CLUB HOUSE



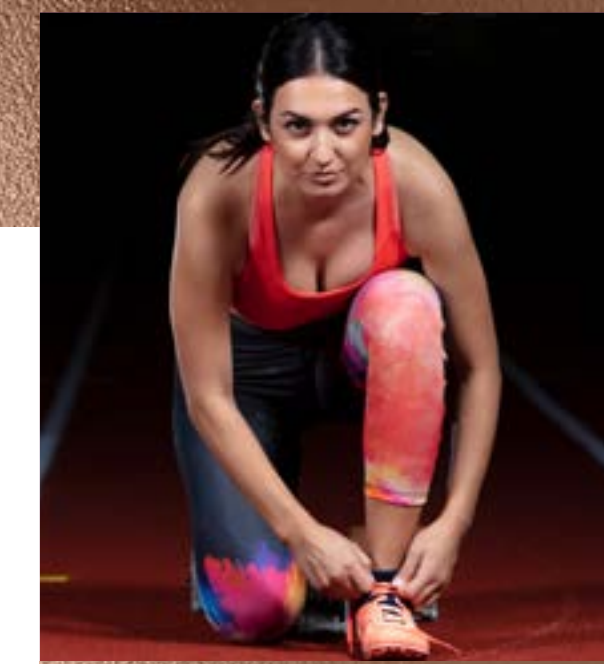
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GYMNASIUM



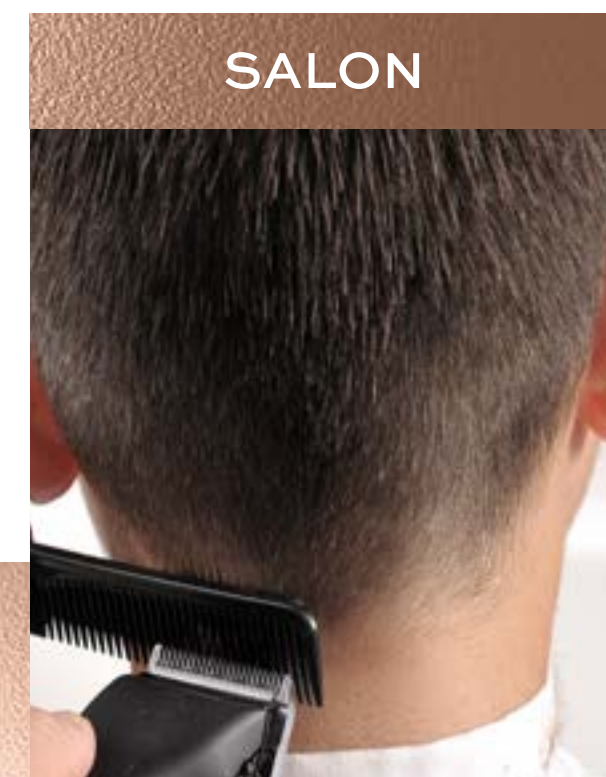
YOGA



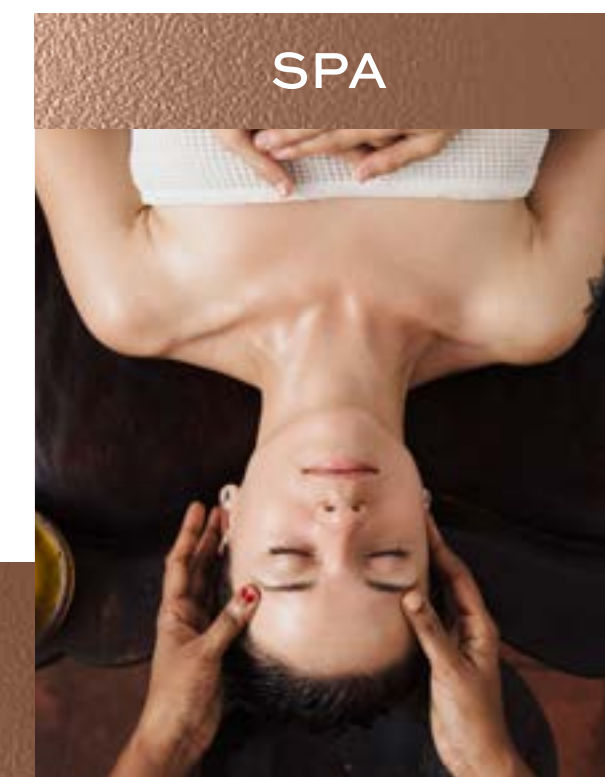
JOGGING TRACK



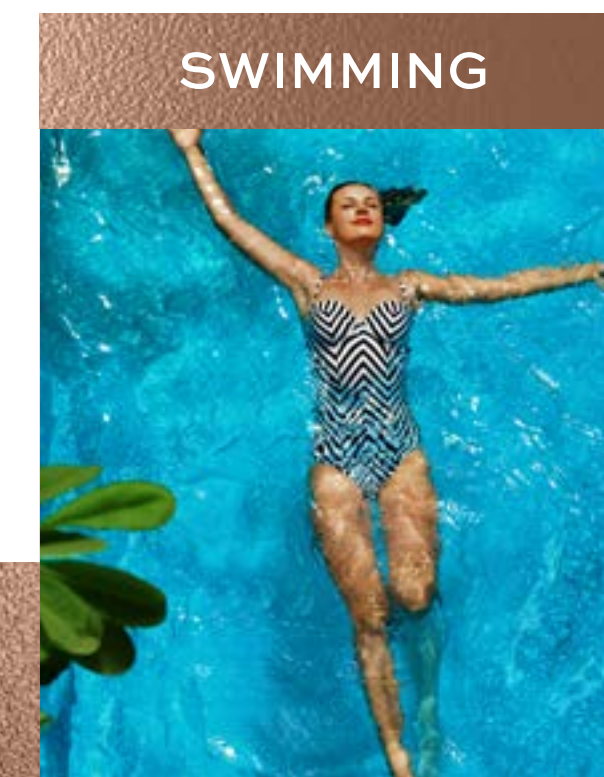
TABLE TENNIS



SALON



SPA



SWIMMING



BILLIARDS



CRECHE



PHARMACY



CLINIC



CHESS



SUPER MARKET



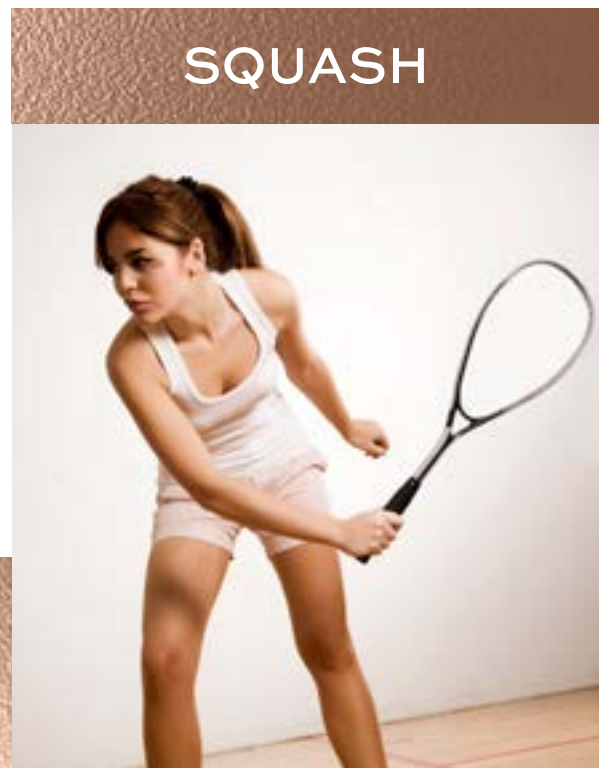
COFFEE SHOP



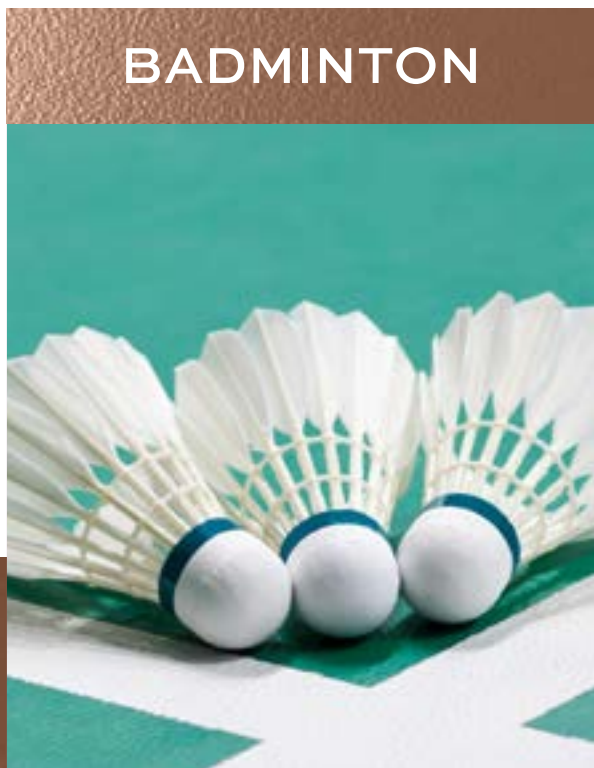
ATM



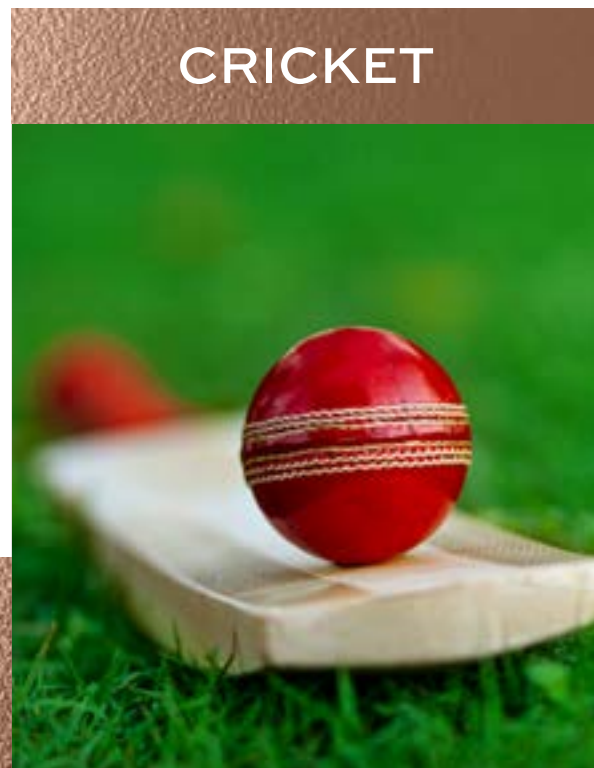
BUSINESS CENTRE



SQUASH



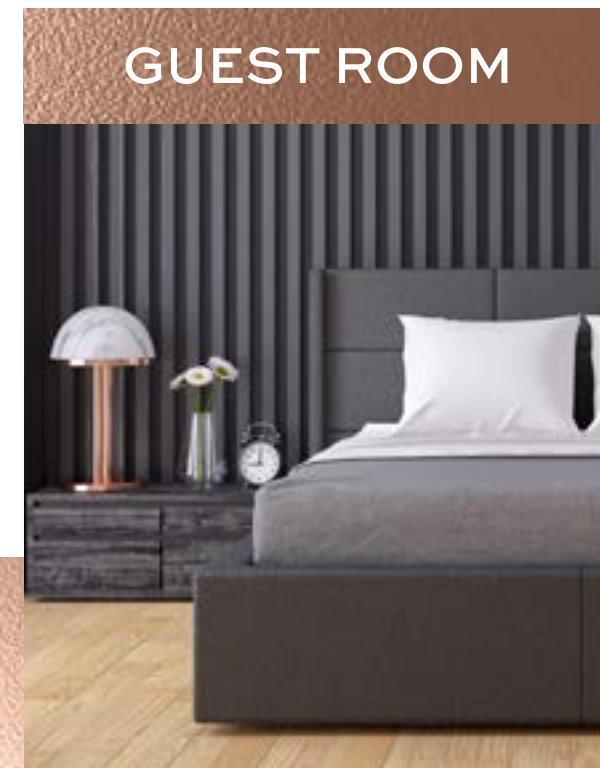
BADMINTON



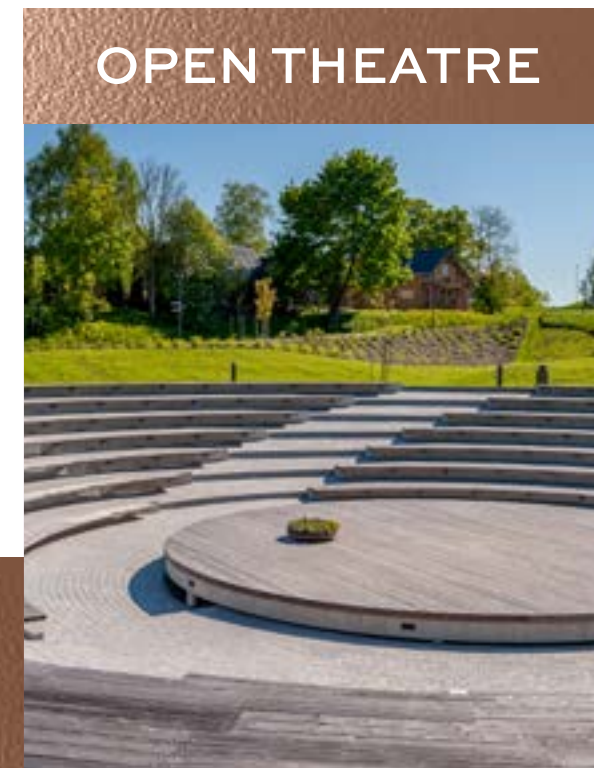
CRICKET



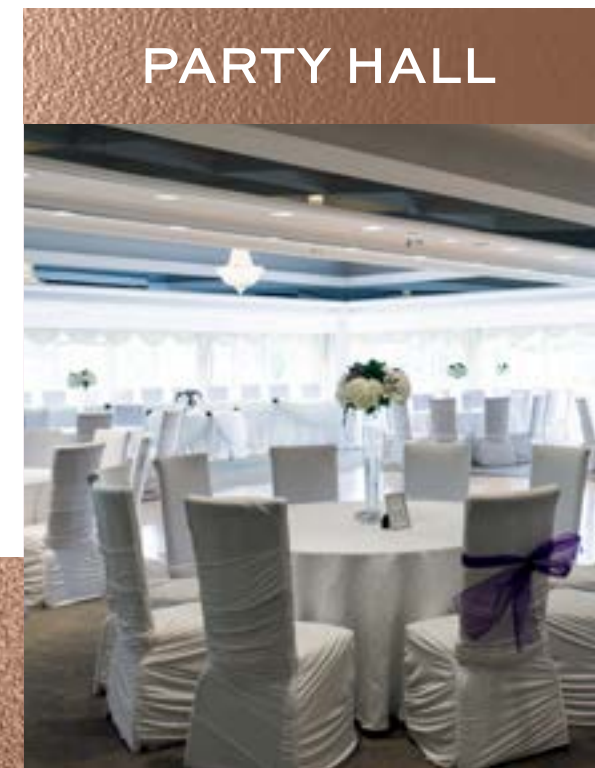
CARROM



GUEST ROOM



OPEN THEATRE



PARTY HALL



TEMPLE

WE IMAGINED LUXURY
AND THIS IS HOW IT LOOKED

THE LIVING ROOM

SPEND QUALITY
TIME WITH FAMILY



 SPECIFICATIONS

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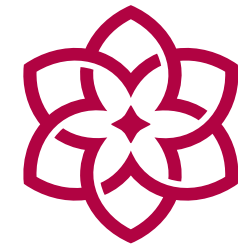


LET
YOUR
LIGHT SHINE
BY GOD

POOJA ROOM

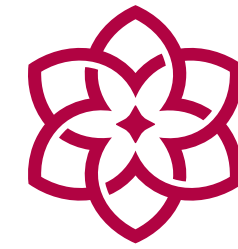
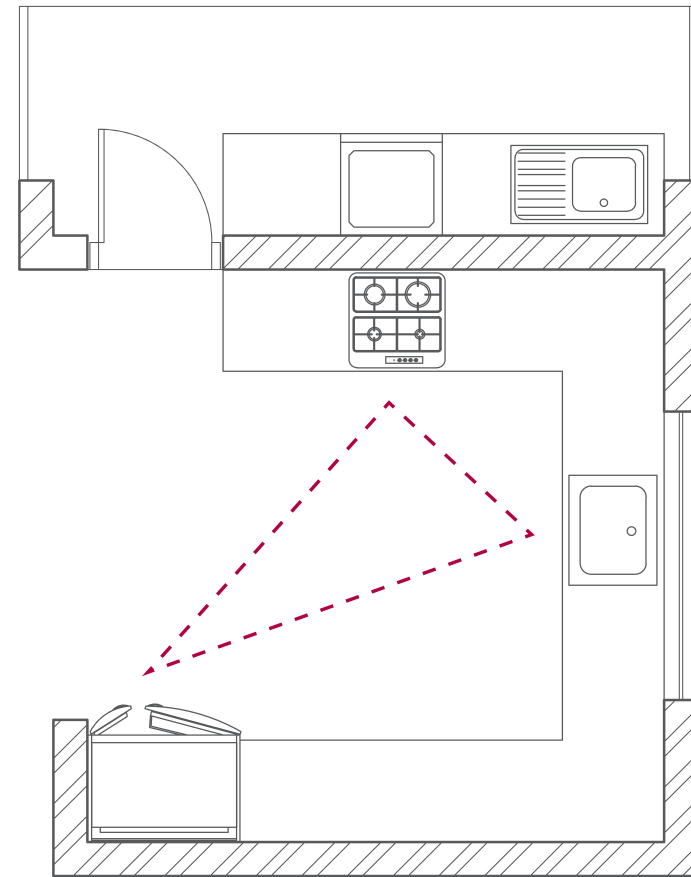


Computer generated image



THE KITCHEN

CREATE MAGIC WITH EASY
ACCESSIBLE FLOOR PLAN



THE DINING

A LIFETIME LUXURIOUS
DINING WITH FAMILY





GROW
FRESH &
DELICIOUS
VEGETABLES
AT YOUR
KITCHEN GARDEN

ROOF TOP DECK



A fresh breeze to
make your mind happy



BED ROOM

HAVE A LUXURIOUS
AND SPACIOUS
COSY SLEEP



THE WARDROBE

LIVE IN STYLE.
DRESS LIKE A KING / QUEEN





Computer generated image



HOME THEATRE

SIT BACK - RELAX
AND WATCH MOVIE



CHEERS
WITH YOUR
FRIENDS AT YOUR
PRIVATE BAR

HOME BAR LOUNGE

Computer generated image

SPECIFICATIONS



SUPER STRUCTURE:

- R.C.C. Framed structure to withstand wind and seismic loads with seamless pillars Design.
- **Walls:** 9 Inches for External and 4 ½ Inches Internal Bricks or equivalent.
- **Cement:** Ultra Tech / Bharathi / Raasi or equivalent.
- **Steel:** VIZAG / PULKIT / TATA or equivalent.
- **WaterProofing:** PU material of MYK or equivalent make.



FLOORING:

- Engineered Italian marble or equivalent at Foyer, Drawing, Living, Dinning, Kitchen, Staircase
- **All bedrooms:** 3X3 ft or 4X2 at sized vitrified tiles of kajaria, RAK, Somany or equivalent.
- **Bath Rooms & Servant Rooms:** Acid - resistant anti-skid ceramic / Vitrified tiles of kajaria, Somany or equivalent.
- Sit out and Balcony Flooring with anti-skid vitrified tiles.
- **Utility Area:** Flooring with anti skid vitrified tiles
- **Portico & Parking area:** Flamed and brushed granite / anti- skid tiles or equivalent.
- **Terrace:** Cement rendered



LIFT SPACE PROVISION:

- Lift Provision is provided and lift equipment and Civil Works at extra cost.



WINDOWS & RAILING:

- **Windows:** Anodized Aluminum windows/UPVC windows of 8ft, 4ft Sliding / Pivot / Fixed Doors by Schueco / Fenesta / Alumil or equivalent brand with thick Saint Gobain toughened or equivalent with separate mosquito mesh.
- **Railing:** SS / Glass Railing for stair case & balconies of toughened glass.



DOORS:

- **Main Door:** 9 ft height Rhodesian teak / Balharshah teak wood door frame or equivalent finished with PU Italian brand with Solid core fresh door with solid wood on rail and stiles with both side veneers.
- **Internal Doors:** 8 ft height Factory Finished with seasoned wood with flush shutter / designer doors with designer hardware, Haffle or Equivalent.



PAINTING:

- **External:** Combinations of texture & non-textured surface with two coats of weather proof Acrylic emulsion paint of Asian paint or equivalent.
- **Internal:** Smooth out TV finish with two coats of plastic emulsion Paint over a coat of primer of Asian Paint / Berger or equivalent over Smooth finish of Birla Wall Putty.



ELECTRICAL:

- Standard Smart Home Automatic Pack Operated with IOS & Android APP, Voice Control by Google, Alexa.
- Electrical 3 phase power supply with concealed copper wiring in PVC of Finolex / Supreme or equivalent.
- Power outlets for air condition in the drawing, living, and all bedrooms
- Power plugs, MCB's & switches from Havells, Legrand, Schneider, or equivalent.
- Power sockets will be provided for washing machine, dish washer, RO, wet area for utensil washing in utility area.



KITCHEN:

- **Counter:** Polished Granite / Quartz or Equivalent Countertop cooking platform, stainless steel sink will be provided
- Provision for exhaust fan, chimney, oven, refrigerator, and other Cooking Gadgets.



TILE CLADDING / DADO WORKS:

- **Dadoing in Kitchen:** Glazed tiles up to 2 ft height above the kitchen platform.
- **Dadoing in Bath rooms:** Tiles up to 7 ft height from the floor level.
- **Dadoing in Utility:** Glazed tiles up to 4 ft height from the floor level of the utility area.



PLUMBING & SANITARY:

- BathTub in the master bedroom for presidential Villa.
- Shower glass partition of Saint Gobain Glass or equivalent make glass for all toilets except the powder room and servant toilet.
- **Fixtures:** Wash basin, EWC, Hot and cold water mixture with shower and other CP fittings of Grohe / Jaguar or equivalent.
- **Detail Fittings:** Ec points for Geyser, Exhaust Fans, Hair Dryer & Trimmer, Foot Rest, Towel Racks, Towels Rings, and Soap Tray.



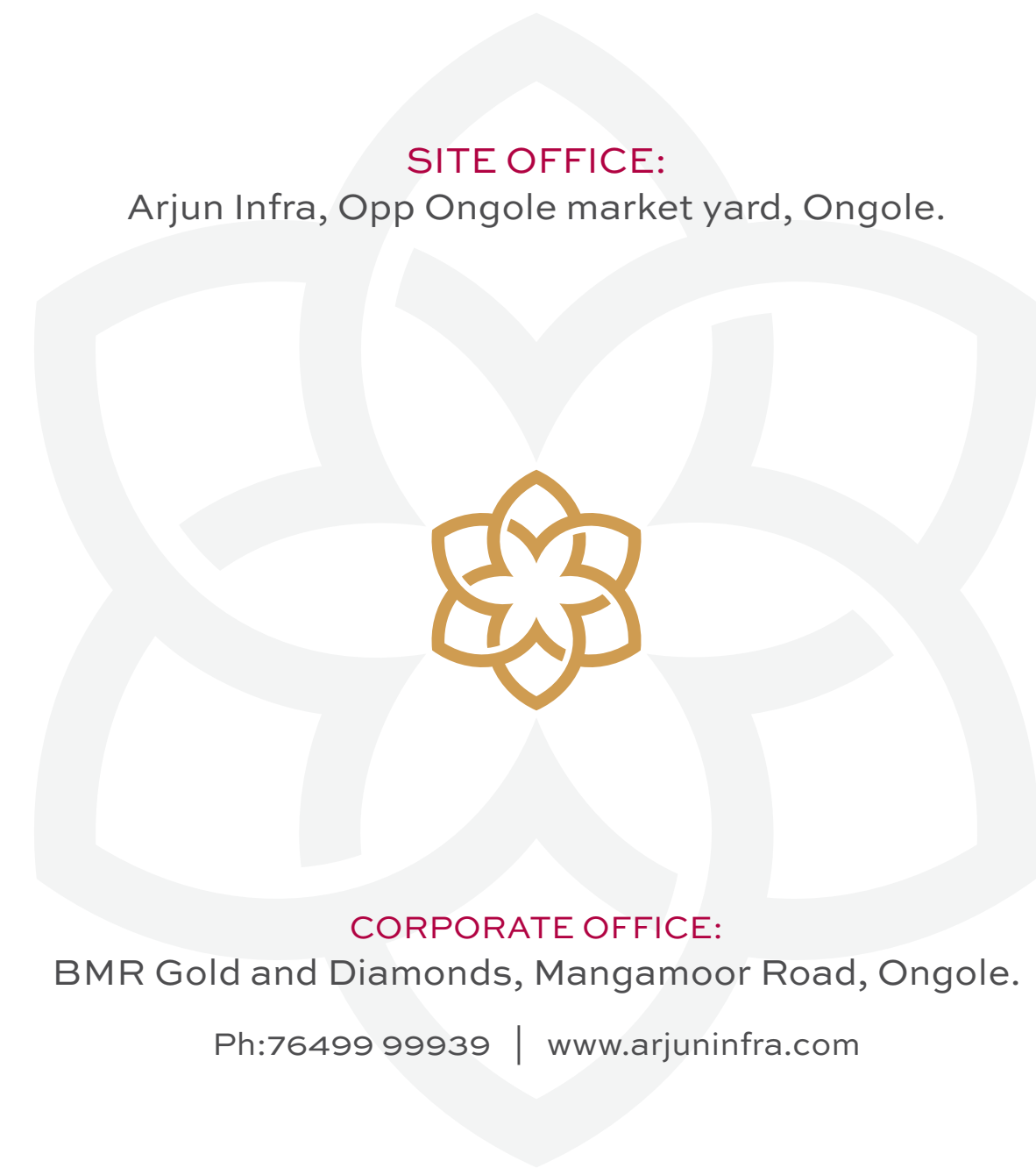
CEILING:

- Plain standard false ceiling will be provided; customization will be on extra cost.



COMMUNICATION:

- **Internet:** Provision for internet connection in living room
- **SOS Button:** alarms to security, Club office, Medical Dispensary.
- **Intercom facility:** connects security, Club office, and amenities center.



RESIDENCES OF RARE
PRIVILEGE



A UNIT OF
BMR GOLD & DIAMONDS

