

another prestigious venture by



# UNM *Aura*

The Pinnacle of Luxurious Living





**UNM**  
**Lifespaces**  
A BHANDARI GROUP COMPANY



# **WELCOME TO** **a world of Comfort!**

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Welcome to UNM Aura, a home where you feel secure & comfortable. Your cozy and calming space. Come HOME, Come to UNM Aura.



# About UNM

We are young and dynamic people backed by a team with expertise in developing commercial and residential projects. We ensure that our projects deliver our customers with a “Beyond Quality” experience and true value in return to their investment.

UNM Lifespaces is a Bhandari Group initiative, which has been a pioneer in Finance Business in Hyderabad since 1958.



## Why UNM Aura?

You can dream, create and design the most wonderful place in the world, but to make the dream a reality and build it, it requires people with expertise and commitment. We at UNM Lifespaces Pvt. Ltd; have designed, and built your personalized house, and offer you our latest project – UNM Aura, which would fulfil all your aspirations of a “Dream House”. Apart from living up to “Beyond Quality” - the best quality of construction which has always been our motto, @ UNM Aura – each and every Apartment is close to the nature with its unique Planter boxes in the balconies of each flat, which will facilitate the occupants with their choice of flora! Also, least to mention, that UNM Aura is designed with the ducts for the services and Air-conditioners Outdoor Units which gives it a clean, uncluttered and aesthetics view which definitely makes it a class apart in the vicinity.

# Technical Specifications:

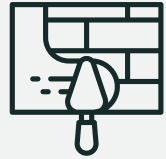


## Structure

- RCC framed structure with RCC slabs & beams system.

## Super Structure

- External walls in 9" thk. Light weight burnt clay brick masonry.
- Internal walls in 4½" thk. Light weight burnt clay brick masonry.



## Wall Finishes

- External walls finished in weatherproof cement plaster and applied with exterior acrylic emulsion paint.
- Internal walls finished with cement plaster and smooth Putty finishes with roller applied acrylic emulsion paint.

## Flooring

- Living & Dining Vitrified tile flooring of size 800X800.
- All bedrooms, bathrooms, balconies, Kitchen and Utility – Vitrified tile flooring of size 600X600.
- Polished natural stone in Lobbies, corridors and staircases.



## DADO

- Dado in all bathrooms, kitchen and utility with vitrified tile of size 600X600.

## CP Fittings & Sanitary

- All bathrooms shall be provide with wash basin, wall mount WC with concealed flush tank, health faucet, head shower, two way divertor, spout and angle stop cocks of Jaquar or Hindware or equivalent make.
- Kitchen will have below counter provision for treated water and raw water supply.
- Necessary plumbing shall be made for washing machine and floor wash in the Utility.



## Doors & Windows

- Main door will be in wooden frame with both sides polished veneer flush shutter and necessary hardware fittings.
- All internal doors will be in wooden frame with laminated flush shutters and necessary hardware fittings.
- All will be 3 track Aluminium/UPVC system with 5mm clear glass and mosquito proof mesh.
- Sliding French door in Aluminium / UPVC system with 5mm clear glass and mosquito proof mesh.
- Balcony with MS railing.



# Technical Specifications:



## Electricals

- Concealed copper wiring with PVC insulated wires of FRLS grade and modular switches of Legrand or equivalent make.
- Sufficient power outlets and light points as per furniture layout shall be provided.
- Necessary electrical, drain lines and sleeves for coolant lines in the beams / walls shall be provided to install split AC's in living dining area and in all bedrooms.
- Provision for geysers and wall mounted exhaust fans in toilets shall be provided.
- Distribution boards with MCB's of Legrand or equivalent make shall be provided for each apartment unit.
- 20amps switch controls shall be provided near DB for each split AC unit power supply.
- Power points for cooking hob, exhaust hood, refrigerator, mixer/grinders, water purifier in kitchen shall be provided.
- Power point for washing machine in the utility shall be provided.

## Telecom

- TV and telephone points in the living area and master bedroom.
- Intercom facility to all units connecting security.
- Lan point in living & master bedroom.

## Generator

- Power Back up for all corridors, Lift and staircases.
- Power back is provided for one light and one fan point in each room, refrigerator and 1 5amps socket in living.

## False Ceiling

- All bathrooms and utility area will have gypsum board false ceiling.

## Services

- Water Supply: Supply of water shall be from municipal line and 2 bore well points. The water lines would be of Ashirvad make or equivalent.
- Water Storage: Underground sump and Over Head Tank for supply

## Lifts

- 1 nos - 10 Passengers Lift of Schindler Make

## Safety & Security

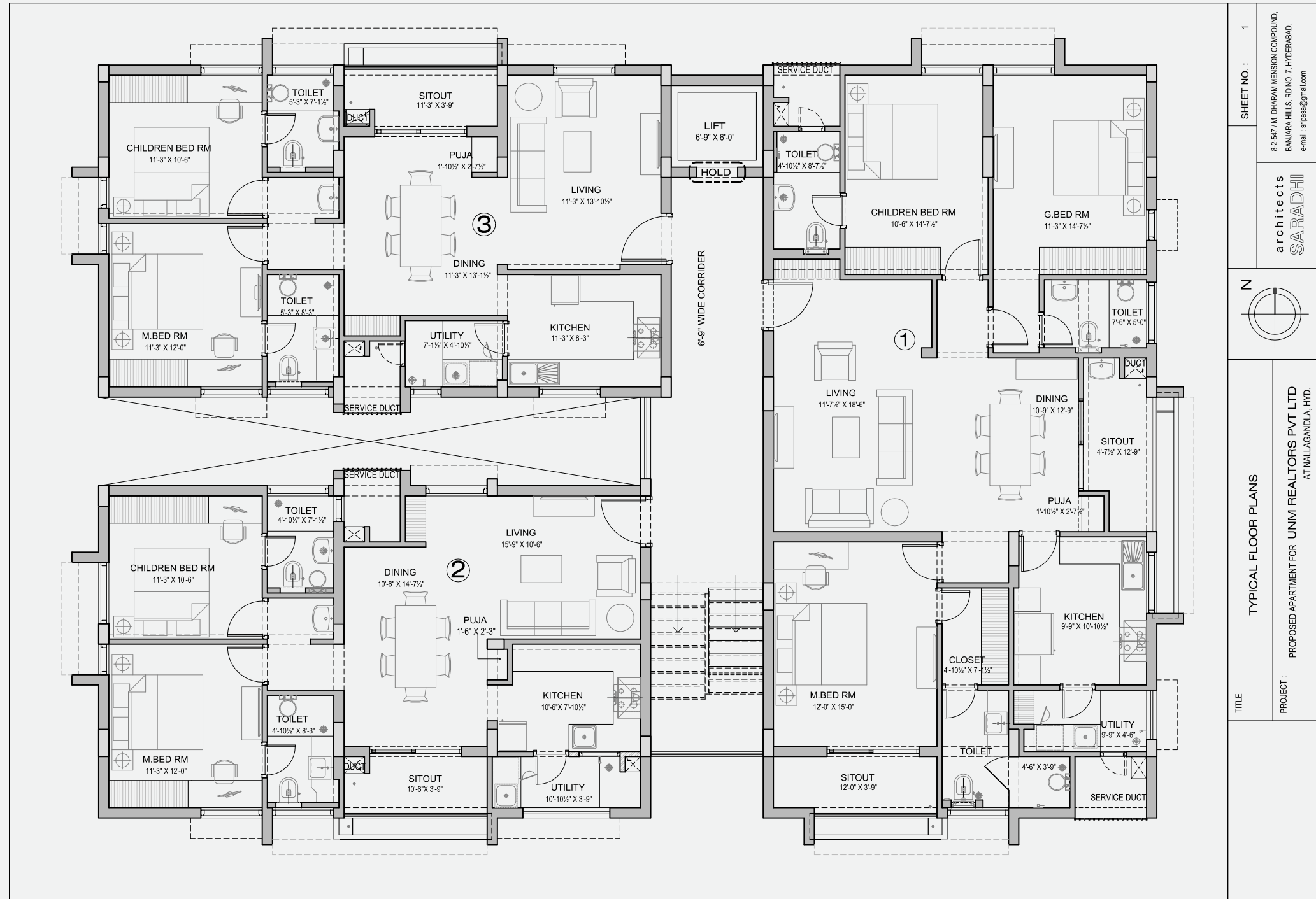
- CCTV Surveillance in all common areas.

ADDITIONAL FEATURES:

**NOTE:** ALL PRODUCT, PRODUCT SPECIFICATIONS AND DATA ARE SUBJECT TO CHANGE WITHOUT NOTICE TO IMPROVE RELIABILITY, FUNCTION OR DESIGN OR OTHERWISE.

# Our Floor Plans

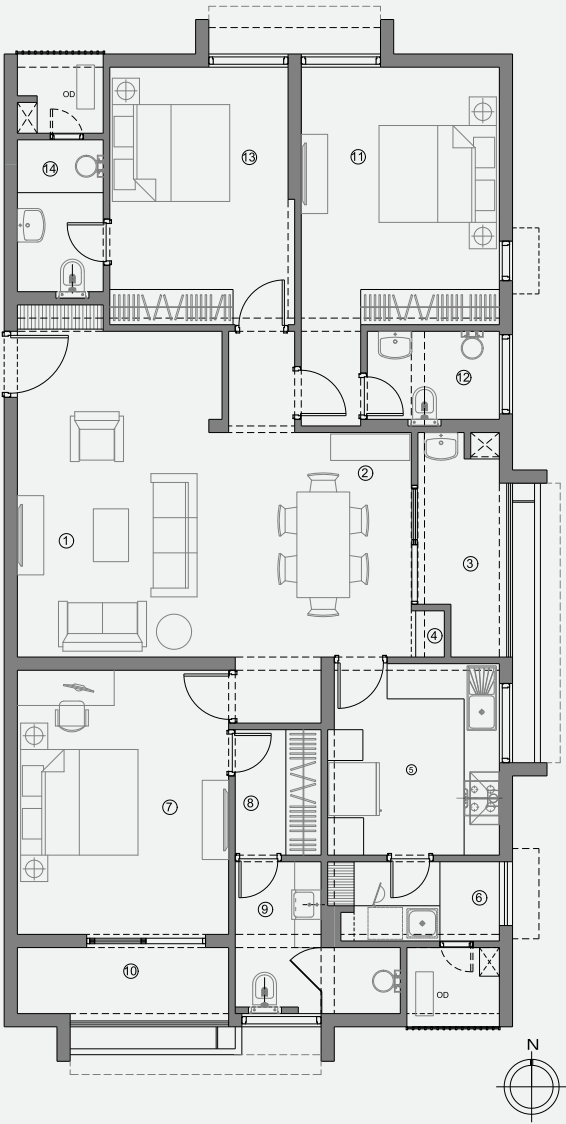
## TYPICAL FLOOR PLAN



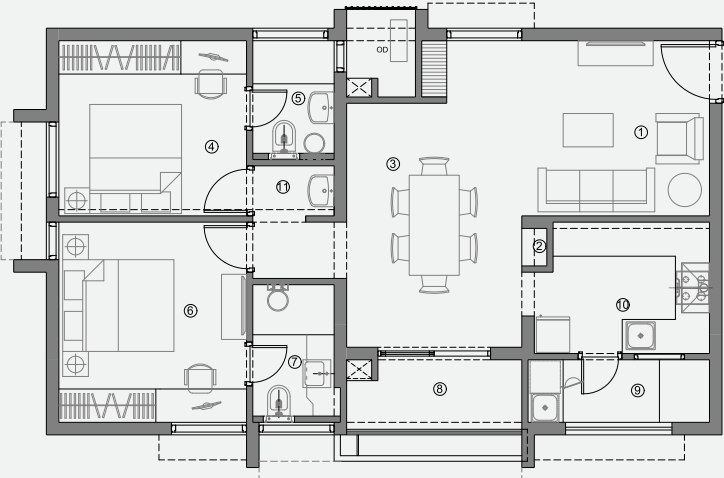


# Flat Wise FLOOR PLANS

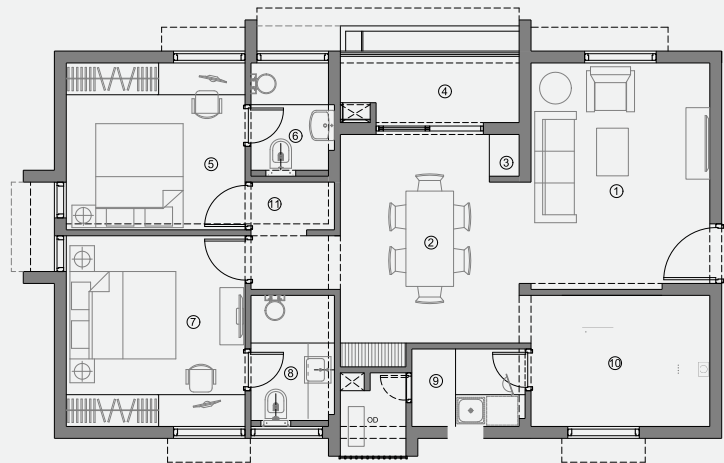
FLAT 1 - TYPICAL FLOORS PLANS



FLAT 2 - TYPICAL FLOORS PLANS



FLAT 3 - TYPICAL FLOORS PLANS



## FLAT 1 - DETAILS

1	LIVING	11'-7½" X 18'-6"
2	DINING	10'-9" X 12'-9"
3	DINING SITOUT	4'-7½" X 12'-9"
4	PUJA	1'-10½" X 2'-7½"
5	KITCHEN	9'-9" X 10'-10½"
6	UTILITY	9'-9" X 4'-6"
7	M.BED ROOM	12'-0" X 15'-0"
8	M.CLOSET	4'-10½" X 7'-1½"
9	M.TOILET	4'-10½" X 8'-7½" / 4'-6" X 3'-9"
10	M.SITOUT	12'-0" X 3'-9"
11	G.BEDROOM	11'-3" X 14'-7½"
12	G.TOILET	7'-6" X 5'-0"
13	C.BEDROOM	10'-6" X 14'-7½"
14	C.TOILET	4'-10½" X 8'-7½"

Carpet: 1307.11 Sq.ft  
Built Up: 1652.45 Sq.ft  
Super Built Up: 1960.54 Sq.ft

## FLAT 2 - DETAILS

1	LIVING	15'-9" X 10'-6"
2	PUJA	1'-6" X 2'-3"
3	DINING	10'-6" X 14'-7½"
4	C.BEDROOM	11'-3" X 10'-6"
5	C.TOILET	4'-10½" X 7'-1½"
6	M.BEDROOM	11'-3" X 12'-0"
7	M.TOILET	4'-10½" X 8'-3"
8	SITOUT	10'-6" X 3'-9"
9	UTILITY	10'-10½" X 3'-9"
10	KITCHEN	10'-6" X 7'-10½"
11	HAND WASH	4'-10½" X 3'-0"

Carpet: 820.12 Sq.ft  
Built Up: 1024.33 Sq.ft  
Super Built Up: 1215.31 Sq.ft

## FLAT 3 - DETAILS

1	LIVING	11'-3" X 13'-10½"
2	DINING	11'-3" X 13'-1½"
3	PUJA	1'-10½" X 2'-7½"
4	SITOUT	11'-3" X 3'-9"
5	G.BED ROOM	11'-3" X 10'-6"
6	G.TOILET	5'-3" X 7'-1½"
7	M.BEDROOM	11'-3" X 12'-0"
8	M.TOILET	5'-3" X 8'-3"
9	UTILITY	7'-1½" X 4'-10½"
10	KITCHEN	11'-3" X 8'-3"
11	HAND WASH	5'-3" X 3'-0"

Carpet: 851.20 Sq.ft  
Built Up: 1062.08 Sq.ft  
Super Built Up: 1260.10 Sq.ft



# UNMLifespaces

A BHANDARI GROUP COMPANY

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Email: sales@unmlifespaces.com Website: www.unmlifespaces.com

Architect:

**Saradhi Architects**

Structural Consultant:

**Simon Peter Engi Consultants**

Landscape Architect:

**RNA Landscape Design Studio**

## Site Address

Plot No.32/E/HIG & Plot No.32/F/HIG Nallagandla Residential Complex,  
Nallagandla Rd, Serilingampalle (M), Telangana 500019



Click/Scan here for Google Maps Location of Site :

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