



When it comes to Rivers, “GANGA” is the most **SACRED!**



Measuring the Mountains, the “EVEREST” is the **TALLEST!**



In a galaxy of Precious Gems, “KAUSTHUBHAM” is the **BRIGHTEST!**



In choosing a Home, “KAUSTHUBHAM” is the **BEST IN LIFESTYLE...**

KAUSTHUBHAM

A GEM OF A HOME !



LUXURY APARTMENTS AT NARAYANA PURAM, TIRUPATI

RERA NO: P10110011536



A GEM OF A HOME!

BY DIVINE BLESSINGS!

LUXURY APARTMENTS AT NARAYANA PURAM, TIRUPATI



As you step into **KAUSTHUBHAM**, discover a luxury lifestyle unfolding in a well-planned integrated environment. Join an upscale community in sharing the joys of living in a home built with you in mind. Grab the rare opportunity to own an uncommon home that defines your stature.



A PROUD OFFERING FROM SURAKSHAA BUILDERS & DEVELOPERS



A GEM THAT MATCHES YOUR EXPECTATIONS!

KAUSTHUBHAM celebrates the life of resident who is focused and gives his best. It's a precious home you come back to relax, rejuvenate and rewind. The mega home is a towering testimony to your concern for family. An apartment at **KAUSTHUBHAM** is the way to climb the social ladder and live happily ever after.



A CLASSY HOME
TO MATCH YOUR STATURE!

KAUSTHUBHAM

A GEM OF A HOME !



THE GEM IN THE HEART OF TIRUPATI

KAUSTHUBHAM, step into a gated community of premium apartments rising in Narayana Puram. A cluster of **four towers each 9 floors**, will showcase exquisite planning for residents' luxury. Ranging from **1145 Sft to 2750 Sft**, these apartments draw the finest material and craftsmanship to set your home above the rest. The luxury apartments are a matter of pride for residents and a cause of envy for onlookers.

KAUSTHUBHAM

A GEM OF A HOME !





THE GEM OF DETAIL AT EVERY CORNER

Mere space is not enough, but integrated detail is what matters a lot. Here is **KAUSTHUBHAM**, where the design detail excels both in indoors and outdoors. Discover innumerable details in premises that are a bundle of joys. The commitment of promoters in “**Giving More per Every Square Foot & Yard**” reflects at every turn. Quite simply, for those who excel in every walk of life, **KAUSTHUBHAM** is the right address in Tirupati.



A GEM OF OUTDOOR DETAIL



KAUSTHUBHAM

A GEM OF A HOME !



Designer Landscapes

Dedicated walkways

Jogging track

Drop off space in front of each lobby

Outdoor seating in landscaped area

Fire driveway with grass pavers

Connecting pathways

Amphi-theatre

KAUSTHUBHAM homes command breathtaking views of sacred Hills. Step outside your apartment, and be engrossed in outdoor nuances. Meandering pathways, cozy seating areas and lush green landscapes will be a backdrop to good times. Live in top floors to enjoy views of Tirumala forests or lower floors to watch children playing in outdoors.



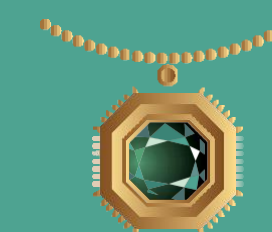
2.59 ACRE PREMISES
AROUND 50% OPEN SPACES
100% FREEDOM



A GEM WITH MANY FACETS

KAUSTHUBHAM

A GEM OF A HOME!



6-Level Exclusive Clubhouse

15,000+Sft area

Terrace Swimming Pool with Toddlers' pool

Well Equipped Gym

Multi-purpose Hall

Guest Rooms

Aerobics/Yoga/ Meditation studio

Children Play Area

Squash Court

Indoor Games

CLUBHOUSE - FOR BODY, MIND & SOUL!

Standing tall in the middle of property, the **six-floor clubhouse** enriches your leisure times everyday. Take a cool dip in terrace swimming pool, partake in festivals and birthday parties in multi-purpose hall. Pursue personal grooming with daily jogging and visit to gymnasium. Display your skill over an indoor game and connect with neighbours. Meditate, work out Yoga or read books, revelling in many options offered by clubhouse.

SITE LAYOUT

LEGEND

- 1) Entrance Gate

2) Ganesh Temple

3) Outdoor Seating

4) Driveways
- 5) Designer Landscaping

6) Amphi-theatre

7) Terrace Swimming Pool

8) Basketball Court
- 9) Children Play Area

10) Jogging Track



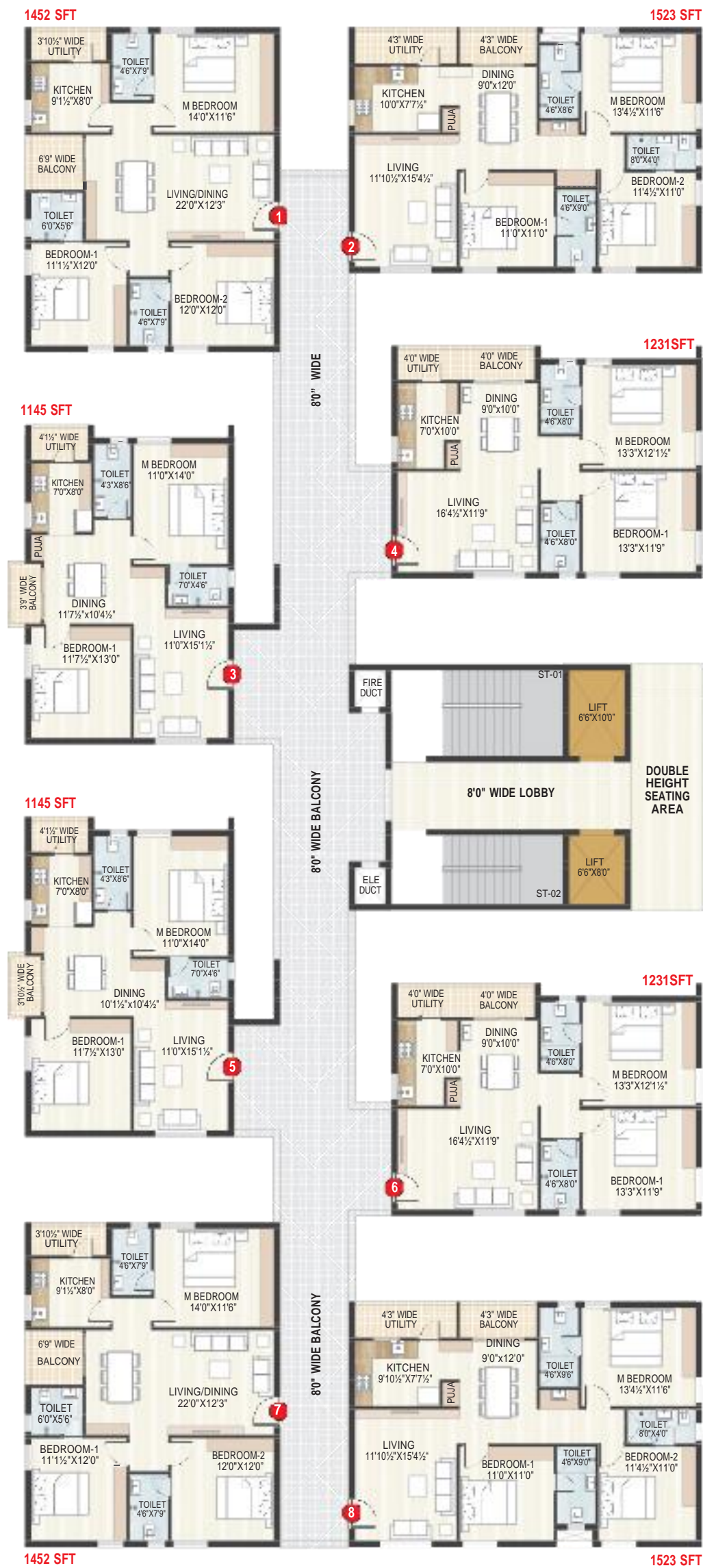
KAUSTHUBHAM

A GEM OF A HOME!

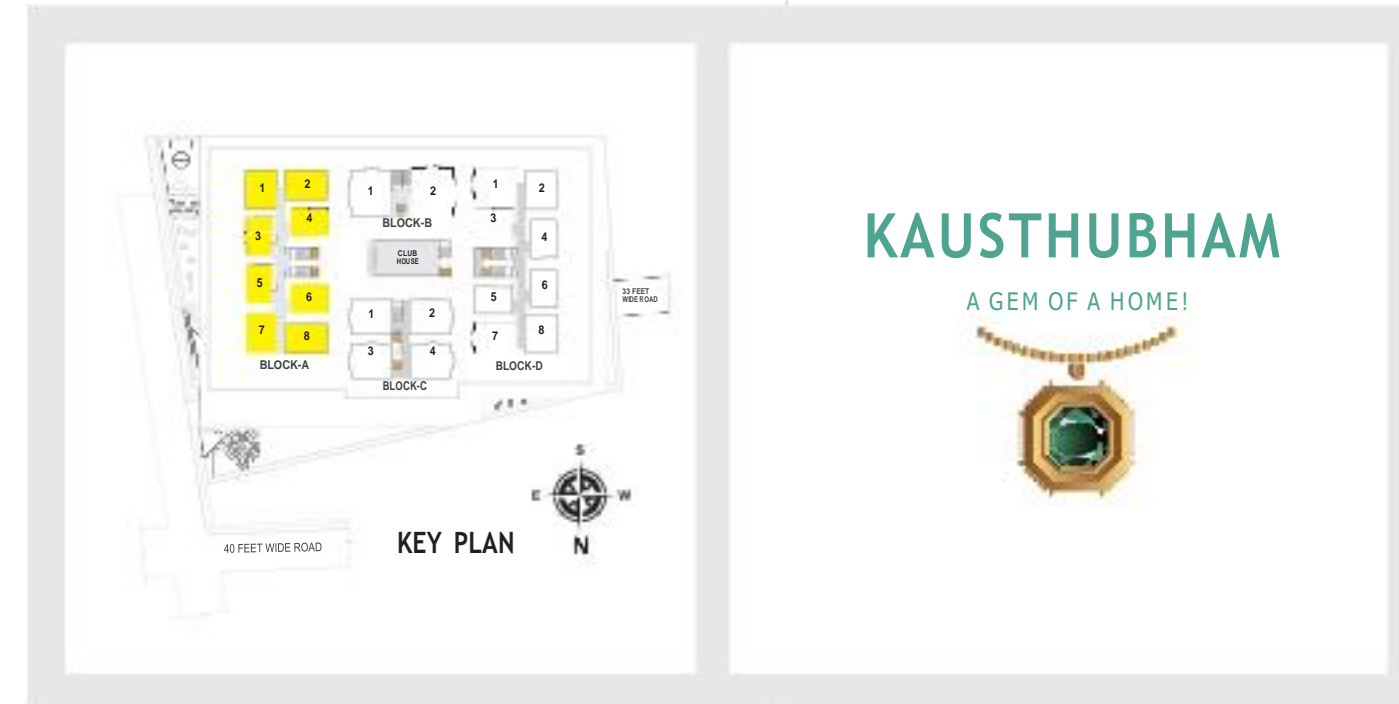


PROJECT HIGHLIGHTS

- TUDA-Approved Luxury project
- 2.59-acre Gated Layout
- 4 Blocks, 9 Floors each & 1 Amenities Block
- 198 - 2 & 3-BHK Apartments
- 1145 Sft to 2750 Sft Areas
- No Common Walls
- Vaastu Compliant
- Around 50% Open spaces
- Two Level Parking
- Extensive Designer Landscaping
- Ganesh Temple
- 24-hr Water Supply
- 24-hr Security with Intercom & CC Cameras
- Video calling from Security room
- Sewage Treatment Plant
- DG Backup for common areas
- & 1 KVA for each flat



BLOCK-A GROUND FLOOR PLAN





2240 SFT

2240 SFT

GROUND FLOOR PLAN

BLOCK-B



2750 Sft.

2750 Sft.

TYPICAL FLOOR PLAN



1688 SFT

1688 SFT

1688 SFT

1688 SFT

GROUND FLOOR PLAN

BLOCK-C



1971 SFT

1971 SFT

1950 SFT

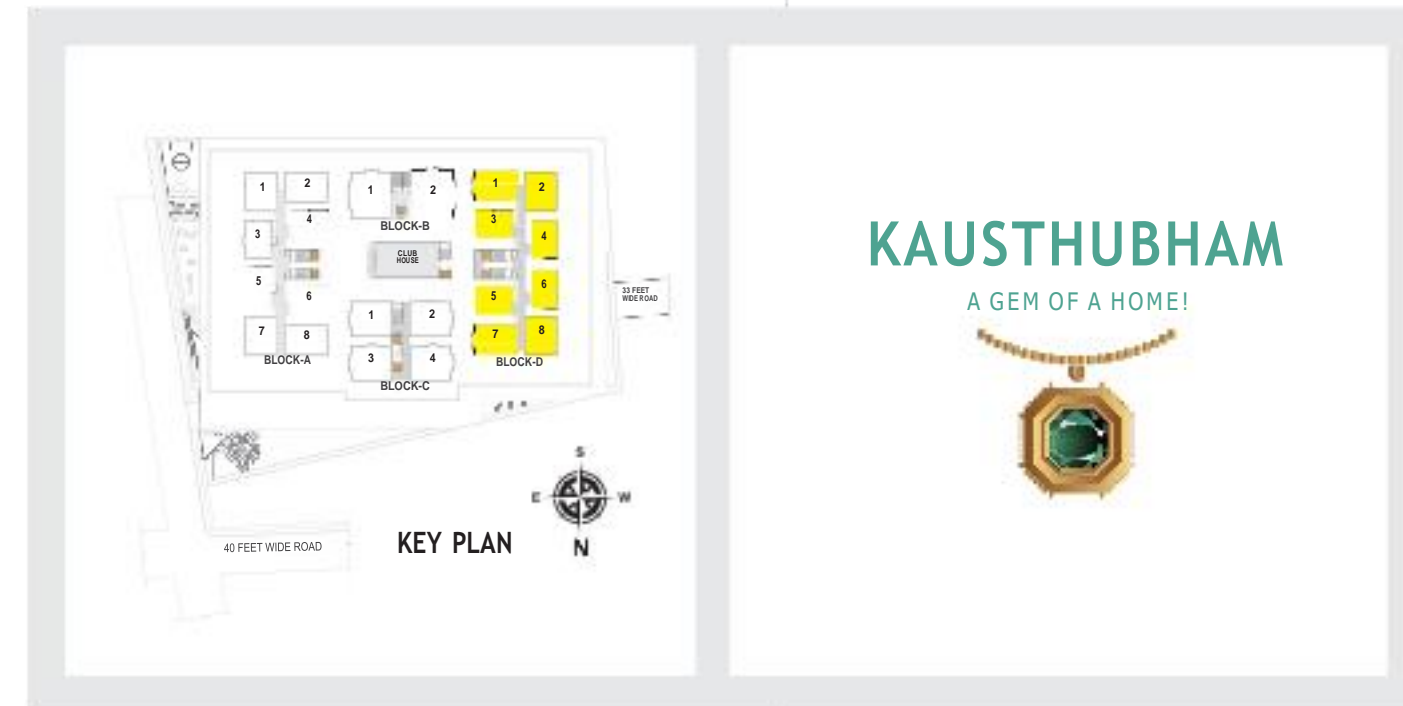
1950 SFT

TYPICAL FLOOR PLAN



BLOCK-D

GROUND FLOOR PLAN





SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE

9" Thick solid / AAC block work for external walls & 4" thick solid /AAC block work for internal walls

WALL FINISHES

- A) Internal Wall Finishes:** Smooth plastered surface treated with putty and painted with emulsion.
- B) External Wall Finishes:** Sponge finished cement plaster and painted with exterior paint

DOORS

- A) Main Door:** Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand(Godrej, Europa or equivalent)
- B) Internal Door:** Engineered wood / Imported Teak wood frame & Laminated flush shutter fixed with Godrej, Europa or equivalent lock
- C) French Doors:** UPVC / Aluminium door frames with glass paneled sliding shutters with provision for mosquito mesh track
- D) Windows:** UPVC window/Aluminium system with glass with provision for mosquito mesh track

FLOORING

- A) Living & Dining:** 600 x 600 mm size vitrified tiles of best brand (RAK, Johnson, Kajaria, Simpola or equivalent)
- B) Bedrooms:** Vitrified tiles of best brand (RAK, Johnson, Kajaria, Simpola or equivalent)
- C) All Balconies:** Anti-skid ceramic tiles of best brand
- D) Bathrooms:** Anti-skid ceramic tiles of best brand
- E) Corridors & Staircase:** Granite flooring

TILE CLADDING

- A) Dado In Kitchen:** Ceramic tiles dado up to 2'-0" height above kitchen platform of best brand
- B) Bathrooms:** Glazed / Matt finish / Ceramic dado up to 7'-0" height of best brand
- C) Utility Area:** Ceramic tile dado up-to 3' of the best brand

KITCHEN

- A)** Granite platform with stainless steel sink
- B)** Provision for fixing of RO system, exhaust fan & chimney

UTILITY / WASH AREA

Provision for washing machine & wet area for cleaning utensils etc

BATHROOMS

- A)** Premium quality ceramic wash basins of good brand (Hindware, Parryware, Johnson or equivalent)

- B)** Premium quality EWC of good brand
- C)** Premium quality single lever C.P. fittings of good brand (Hindware, Parryware, Johnson or equivalent)

ELECTRICAL

- A)** Concealed copper wiring of reputed make (Havells, Anchor, Kei, Polycab or equivalent)
- B)** Power outlets for air-conditioners in living and bedrooms
- C)** '3 -Phase' power supply in each unit
- D)** Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- E)** Modular switches of reputed make (Havells, schneider, Anchor, Legrand or equivalent)

INTERCOM

Intercom facility to all the units connecting Security and neighborhood.

CABLE TV

Provision for cable connection in living room

LIFTS

High speed automatic elevators with V3F for energy efficiency with granite / tile cladding (Johnson, Kone or equivalent)

STP

Sewage treatment plant of adequate capacity

CAR WASH FACILITY

Car wash bays at vantage points

GENERATOR

D.G backup for each flat 1KVA and 100% for common areas

CAR PARKING

Spacious car parking slots

SECURITY / BMS

- A)** Sophisticated round-the-clock security system
- B)** Surveillance cameras at the main security and entrance of each block

CLUBHOUSE & AMENITIES

- A)** Well designed clubhouse with facilities for Indoor Games like Billiards, Carroms, Table Tennis etc
- B)** Well equipped Gym, Fitness Zone, Meditation room / Yoga room, Aerobics, Senior Citizens Lounge, Multipurpose Hall, Children play area, Guest rooms
- C)** Main Swimming Pool with kids' pool & Changing rooms.



Bhimas Hotel - 1 Km
 APSRTC Bus Stand - 1.5 Kms
 TUDA Park - 2 Kms
 D-Mart / Big Bazaar - 2 Kms
 Railway Station - 2 Kms
 Cinemas - 2 Kms
 N.T.R. Stadium - 6 Kms
 International Airport - 15 Kms



Sri Chaitanya Junior College - 2 Kms
Narayana College - 3 Kms
Sri Venkateswara University - 5 Kms

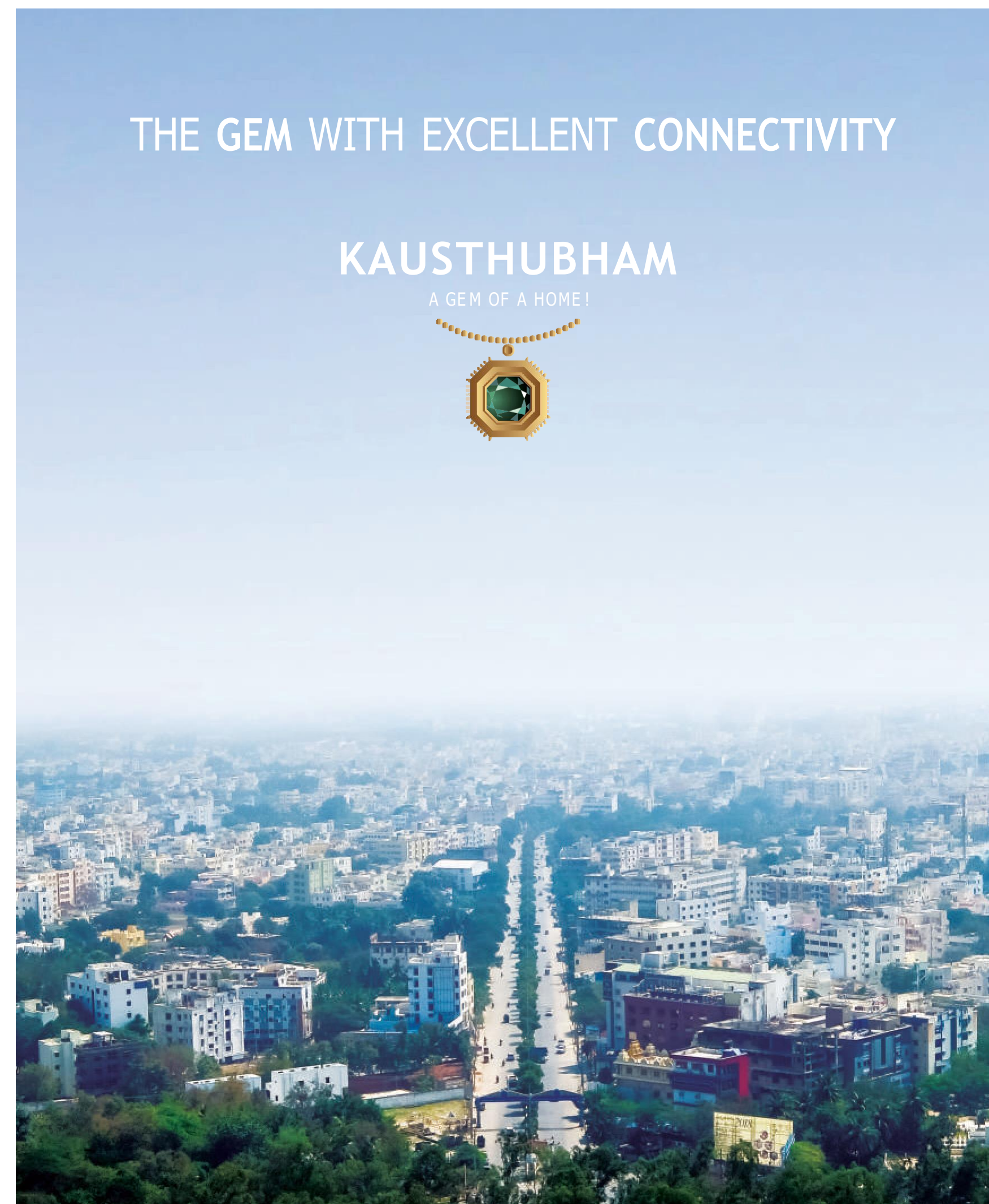
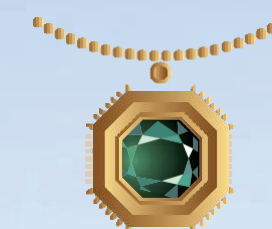


Apollo Hospital - 1 Km
ESI Hospital - 2 Kms
DBR & SK Super Speciality Hospital - 3 Kms
RUYA Hospital - 6 Kms



Gangamma Temple Korramenugunta - 1 Km
Sri Padmavathi Ammavari Temple - 2 Kms
Sri Ramakrishna Math - 5 Kms
ISKCON Temple - 5 Kms
Kapila Theertham - 5 Kms
Alipiri - 6 Kms

KAUSTHUBHAM



KAUSTHUBHAM is not only a mega home but also well connected. The mega address is built in a bountiful surroundings to make life blissful. Developed in a premium location, **KAUSTHUBHAM** is just five minutes away from shopping, elite schools, fine dining, corporate medical care and temples. Feel blessed with an apartment and be a part of privileged community.



OUR SUCCESSFULLY COMPLETED PROJECTS



Surakshaa Builders & Developers have been building mega integrated environments for **over 20 years**. Led by experienced technocrats, we deliver supreme value through latest designs, quality brands and exceptional craftsmanship in projects located in strategic locations. All our projects are built with desirable amenities, thoughtful features to make them customers' first choice.

A GEM AMONG TIRUPATI BUILDERS



PROMOTERS

SURAKSHAA BUILDERS & DEVELOPERS
D.No. #19-13-1/50 B, Revenue Ward No. 19
Beside Mahalakshmi Apartments
Narayana Puram, Tirupati - 517 503, A.P
Ph: +91 84999 06619, 84999 06644
Email: surakshaa2020@gmail.com
www.surakshaabuilders.in

ARCHITECTS

IMPACT
— architecture studio —
IMPACT ARCHITECTURE STUDIO
Ph: +91 98496 77227, 89148 97227
Email: info@impactarchitects.in
www.impactarchitects.in



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Call: +91 84999 06619, 84999 06644