



S.K.ONE

AT GAGANPAHAD MAIN RAOD, SHAMSHABAD



*The sky-high levels
of limitless grandeur.*

Luxurious Township with
commercial complex &
Apartments.



1

G+17 FLOORS

2

STUDIO
APARTMENTS

9

PATHWAY
JOGGING TRACK

10

OUTDOOR
GYM

3

LAWN

4

SEATING DECK

11

CHILDRENS
CLIMBING WALL

12

SENIOR CITIZEN
CORNER

5

TENNIS COURT

6

FITNESS STATION

13

SECURITY
CABIN

14

SWIMMING POOL

7

CLUB HOUSE

8

CHILDRENS PLAY
AREA

15

WIDE
DRIVEWAY

16

GARDENS WITH
WATER BODY



SHOPS



**CHILDREN'S
PLAY ZONE**



**DEDICATED
FASHION FLOOR
WITH RUNWAY**



SHOPS



**CHILDREN'S
PLAY ZONE**



**DEDICATED
FASHION FLOOR
WITH RUNWAY**



**ROOFTOP
RESTAURANTS**



**BAEMENT
PARKING**



**WELLNESS
CLUB**



**ROOFTOP
RESTAURANTS**



**BAEMENT
PARKING**



**WELLNESS
CLUB**





S.K.ONE

S.K.ONE

S.K.ONE

S.K.ONE

S.K.ONE

GUCCI

ZARA

DUTY FREE

ZARA

GUCCI

ZARA

DUTY FREE





*One stop solution
for shopping*

Everything a shopper can shop, all in one place, from toys, clothes, super markets and hypermarkets etc. A floor that will be dedicated to shopping.





Executive Business Center

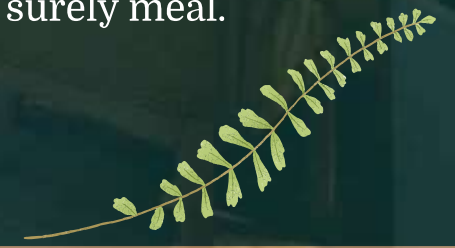
There is a great shortage of decent and modern office spaces in cities which S.K.ONE has aimed to address. Fifth Floor of the S.K.ONE will comprise of offices for IT and Multinational Companies providing the best working spaces with a AC and state-of-the-art facilities.





Indulge in the ultimate dining experience

we know that great food is only part of the equation. As soon as you enter S.K.ONE, you're greeted by the tantalizing aroma of fresh food and a cozy ambiance that's perfect for a quick bite or a leisurely meal.





A world of imagination and fun awaits

If you're looking for a fun and safe place for your kids to play while you shop, look no further than our play zone in the S.K.ONE. Our play zone is the perfect spot for kids to let loose and have a great time while parents take a break and recharge.





Elevate your taste buds with our rooftop dining experience

Our stunning location high above the city streets offers the perfect setting for a memorable dining experience. From the moment you step in you'll be swept away by the panoramic views, the chic decor, and the buzz of excitement.





S.K. ONE

S.K. ONE

S.K. ONE

S.K. ONE

S.K. ONE

CLUBE HOUSE AMENITIES



SQUASH COURT



INDOOR BADMINTON COURT



SUPER MARKET



SWIMMING POOL WITH KIDS POOL



GYM



YOGA & MEDITATION LOUNGE



MULTIPURPOSE HALL WITH OPEN PARTY LAWN



INDOOR GAMES



AEROBICS



SPA & SALOON



GUEST ROOMS



HEALTH CLINIC

OUTDOOR AMENITIES



CHILDREN'S PLAY AREA



AMPHIITHEATER



SKATING RINK



CRICKET PRACTICE NETS



KID'S PLAY AREAS SAND PIT



BASKETBALL COURT



TENNIS COURT

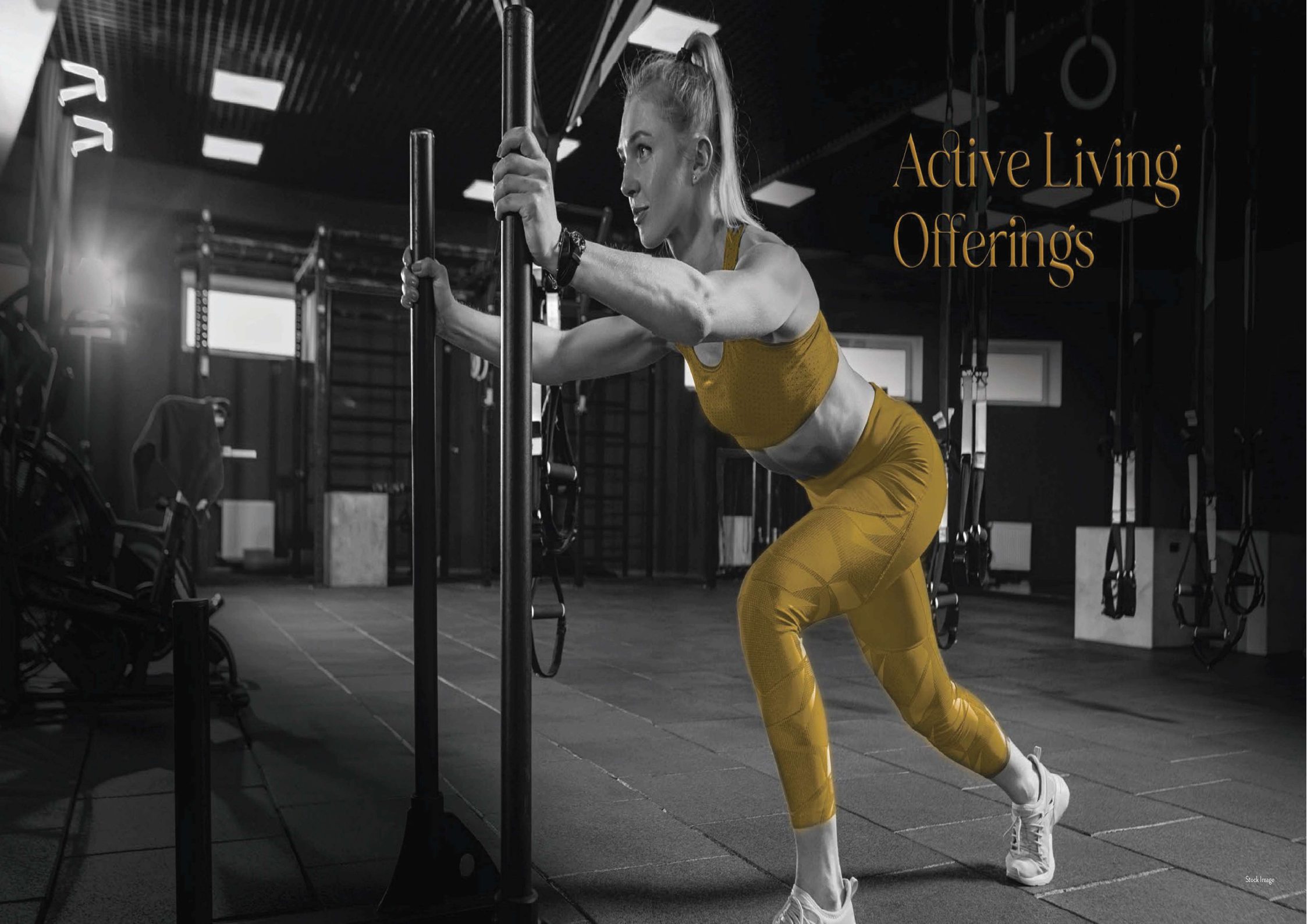


SENIOR CITIZEN PARK



PET PARK

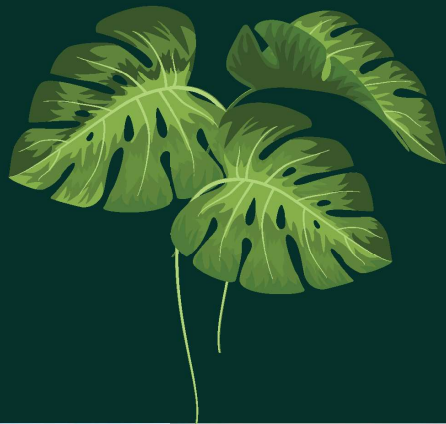




RV

Active Living Offerings

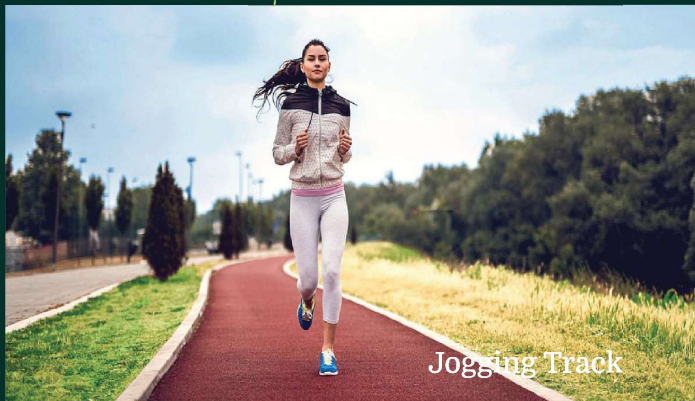
*Experience feeling alive and
enjoying a wholesome life*



Swimming Pool



Cricket Net



Jogging Track



GYM



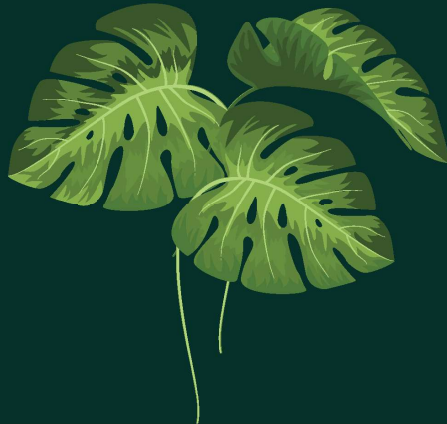
Basket Ball Court



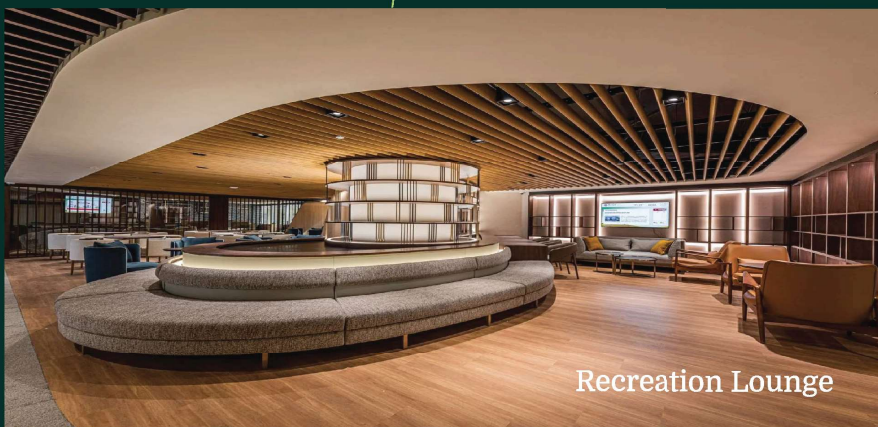
Lifestyle Offerings



*Experience connecting with life,
in an otherwise disconnected world*



Banqueting Hall



Recreation Lounge



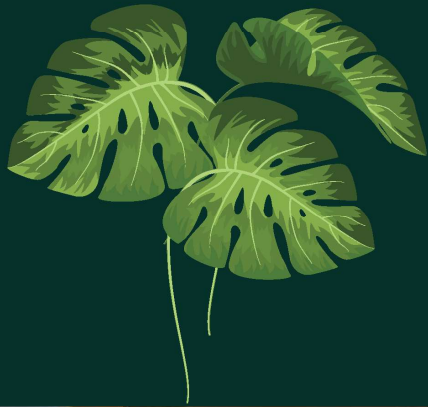
Mini Theatre





Wellness Offerings

Make wellness an experience with a serene mind and a healthy body



Kid's Offerings



Let your child set free and play amidst secured environs while sipping on your favourite drink



Kids Swimming Pool



Gaming Zone



Outdoor Play Area



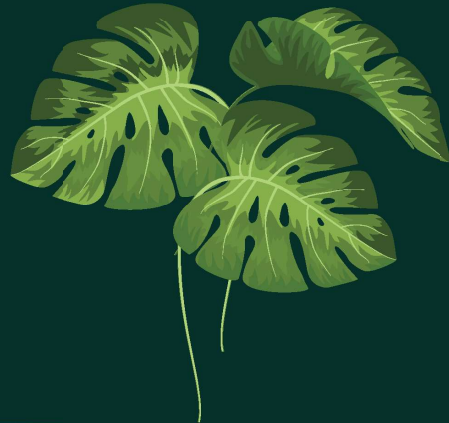
Indoor Play Area



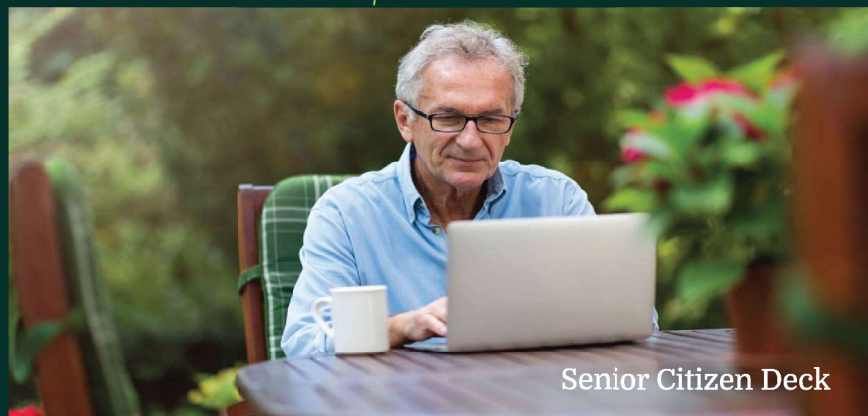
Senior-Citizen
Offerings



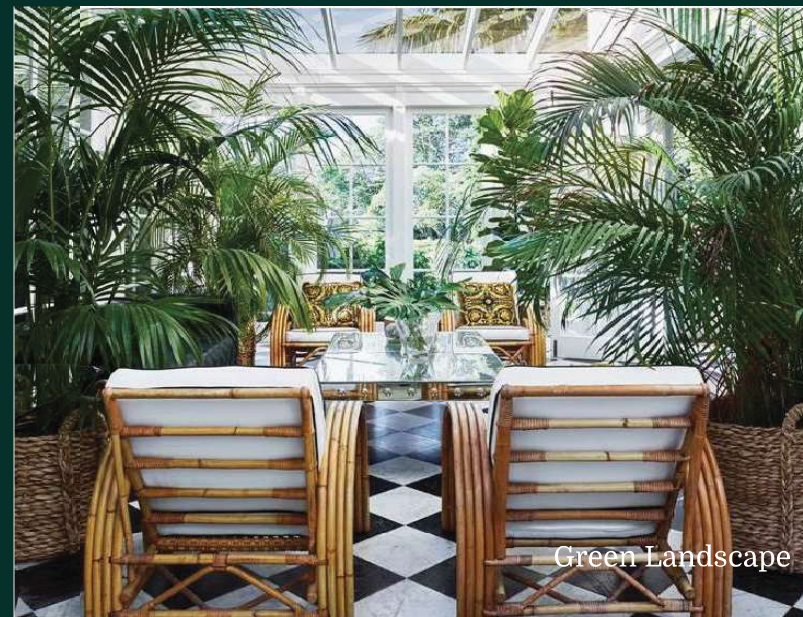
Watch your elders have the best time of their lives



Sit Out Terrace



Senior Citizen Deck



Green Landscape





Pets Offerings

Give your furry friend a pawsome experience



Pet Corner



Pet Park



Magnificent Lifestyle





*Opulent reception and waiting lounge
Designed around your luxurious lifestyle*

*400 luxurious
Apartments*



A modern, well-furnished bedroom with a large bed, a desk, and a balcony view. The room features a large bed with a tufted headboard and a patterned blanket. A desk with a laptop and a lamp is visible in the background. A balcony with a view of a city and greenery is accessible through a large window. The room is decorated with a white marble wall, a white console table, and a white desk. The ceiling has a recessed light fixture and a ceiling fan. The floor is made of light-colored wood. The overall atmosphere is bright and modern.

*5 Star Furnished
Apartments*



Bathrooms with Premium Fittings makes it a symbol of personal privilege

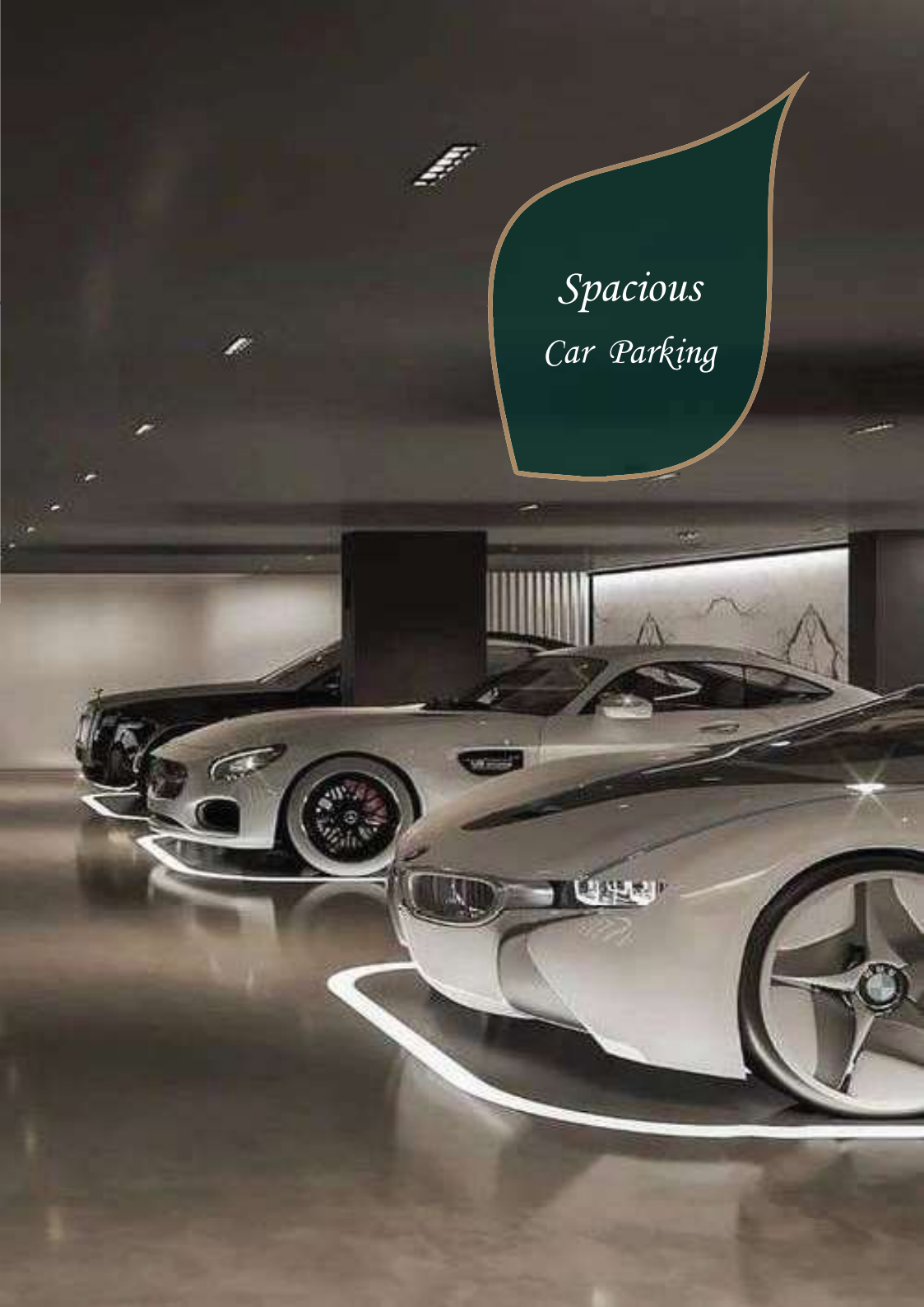


*Modular Kitchen with Fully-fitted Modular
Kitchen with Branded Appliances*



*Wide Balconies & Sun-Deck options for you
to throw a Sunday Brunch during winters or
simply to gaze at the stars at night*

*Spacious
Car Parking*



**MASTER
PLAN**

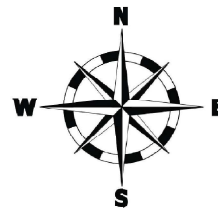


S.K ONE



LEGEND :

①	ENTRANCE
②	9.0 WIDE DRIVEWAY
③	WATER FEATURE WITH FREE STANDING COLUMNS
④	PATHWAY JOGGING TRACK
⑤	OPEN SPACE ENTRANCE WITH PERGOLA
⑥	LAWN
⑦	SEATING DECK
⑧	TENNIS COURT
⑨	FITNESS STATION
⑩	CHILDREN'S PLAY AREA
⑪	CHILDREN'S CLIMBING WALL
⑫	HALF BASKETBALL COURT
⑬	PERGOLA UNDER SEATING DECK
⑭	GARDEN OF FLOWER
⑮	GROUND COVERS
⑯	CLUB HOUSE ENTRANCE WATER BODY
⑰	OUTDOOR GYM
⑱	SENIOR CITIZEN CORNER
⑲	SECURITY CABIN
⑳	PET PARK



SITE LAYOUT

M/s S.K INFRA PROJECTS

S.K ONE PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENTS AT GAGANPAHAD, HYDERABAD.



AREAS :

TOTAL PLOT AREA : 30,855.00 SQ.YDS (OR) 25,798.49 SQ.MTS
(OR) AC 05 - 15 GUNTAS

TOT-LOT REQUIRED AREA 10.00 % : 3,085.00 SQ.YDS
TOT-LOT PROVIDED AREA 10.13 % : 3,127.66 SQ.YDS

COVERAGE : 29.12 %
OPEN AREA : 70.88 %

COMMERCIAL : 3 CELLARS + GROUND + 14 + 2 TDR FLOORS: 51.0 M HT

BLOCK - A	EACH FLOOR (PLINTH AREA)	25% COMM. AREA	SALEABLE AREA (25% COMM. AREA)
GROUND FLOOR	16,832.5 SFT	5,514.72 SFT	22,347.22 SFT
FIRST FLOOR	16,832.5 SFT	5,514.72 SFT	22,347.22 SFT
TYPICAL FLOOR	20,730.11 SFT	6,840.93 SFT	27,571.04 SFT X 13 FLOORS 3,58,423.52 SFT
2 TDR FLOOR (17th & 18th FLOOR)	20,730.11 SFT	6,840.93 SFT	27,571.04 SFT X 2 FLOORS 55,142.08 SFT
TOTAL 17 FLOORS SALEABLE AREA : 4,88,340.04 SFT			

RESIDENTIAL : 3 CELLARS + STILT+16 + 2 TDR FLOORS: 56.0 M HT

BLOCK	FIRST FLOOR (PLINTH AREA)	TYPICAL FLOOR (25% COMM. AREA)	2 TDR FLOORS (25% COMM. AREA)	TOTAL FLOORS SALEABLE AREA
BLOCK - B	16,347.50 SFT	20,593.75 SFT X 16 FLOORS 3,29,500.00 SFT	20,593.75 SFT X 2 FLOORS 41,187.50 SFT	3,87,035.00 SFT
BLOCK - C	14,195.75 SFT	17,498.25 SFT X 10 FLOORS 1,74,982.50 SFT	17,498.25 SFT X 2 FLOORS 34,996.50 SFT	3,28,591.25 SFT
BLOCK - D	15,445.00 SFT	19,700.00 SFT X 16 FLOORS 3,15,200.00 SFT	19,700.00 SFT X 2 FLOORS 39,400.00 SFT	3,70,045.00 SFT
ALL RESIDENTIAL 18 FLOORS SALEABLE AREA : 10,85,671.25 SFT				

REQUIRED AMENITIES AREA 3.00% : 32,571.13 SFT
PROVIDED AMENITIES AREA 3.05% : 15,388.95 SFT

AMENITIES (GROUND + 4 UPPER FLOORS 15.0 M HT)
EACH FLOOR AREA : 6,917.58 SFT
X 5 FLOOR AREA : 34,587.90 SFT

ALL BLOCKS AREA : COMMERCIAL (BLOCK-A) RESIDENTIAL (BLOCK-B + C + D) + AMENITIES
4,88,340.04 SFT + 10,85,671.25 SFT + 34,587.90 SFT = 15,78,599.19 SFT

BLOCK-B - FIRST FLOOR AREA

FLAT NO.01	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1034.00	270.25	1304.25
2	988.00	247.00	1235.00
3	875.00	218.75	1093.75
4	953.00	245.75	1198.75
5	983.00	245.75	1228.75
6	983.00	245.75	1228.75
7	1320.00	330.00	1650.00
8	1139.00	284.75	1423.75
9	1139.00	284.75	1423.75
10	1139.00	284.75	1423.75
11	1213.00	303.25	1516.25
12	1235.00	308.75	1543.75
13	13,078.00	3299.50	16,377.50 SFT
FIRST FLOOR SALEABLE AREA : 16,347.50 SFT			

BLOCK-C - FIRST FLOOR AREA

FLAT NO.01	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1272.00	318.00	1590.00
2	1283.00	320.75	1603.75
3	1283.00	320.75	1603.75
4	934.00	233.50	1167.50
5	1283.00	320.75	1603.75
6	1236.00	311.50	1547.50
7	1236.00	311.50	1547.50
8	1236.00	311.50	1547.50
9	1236.00	311.50	1547.50
10	1236.00	311.50	1547.50
11	1236.00	311.50	1547.50
12	1236.00	311.50	1547.50
13	11,369.00	2,839.75	14,208.75
FIRST FLOOR SALEABLE AREA : 14,195.75 SFT			

BLOCK-C - TYPICAL FLOOR AREA

FLAT NO.01	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1742.00	435.50	2177.50
2	1478.00	369.50	1847.50
3	1478.00	369.50	1847.50
4	1133.00	283.25	1416.25
5	1736.00	439.00	2175.00
6	1365.00	451.25	1816.25
7	1527.00	381.75	1908.75
8	1527.00	381.75	1908.75
9	1527.00	381.75	1908.75
10	1527.00	381.75	1908.75
11	1527.00	381.75	1908.75
12	1527.00	381.75	1908.75
13	13,973.00	3,493.25	17,466.25
FIRST FLOOR SALEABLE AREA : 17,466.25 SFT			

BLOCK-B - TYPICAL FLOOR AREA

FLAT NOS	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1508.00	377.00	1885.00
2	1329.00	349.75	1678.75
3	1079.00	269.75	1348.75
4	1178.00	294.50	1472.50
5	1178.00	294.50	1472.50
6	1178.00	294.50	1472.50
7	1736.00	448.75	2284.75
8	1577.00	394.25	1971.25
9	1363.00	338.25	1691.25
10	1363.00	338.25	1691.25
11	1427.00	356.75	1783.75
12	1450.00	362.50	1812.50
13	16,475.00	4,110.75	20,585.75
FIRST FLOOR SALEABLE AREA : 20,593.75 SFT			

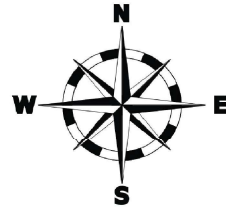
BLOCK-D - FIRST FLOOR AREA

FLAT NOS	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1328.00	332.00	1660.00
2	1328.00	332.00	1660.00
3	1328.00	332.00	1660.00
4	1035.00	251.25	1286.25
5	1178.00	292.50	1470.50
6	1328.00	332.00	1660.00
7	1328.00	332.00	1660.00
8	1328.00	332.00	1660.00
9	1035.00	251.25	1286.25
10	1328.00	332.00	1660.00
11	12,356.00	3,089.00	15,445.00
FIRST FLOOR SALEABLE AREA : 15,445.00 SFT			

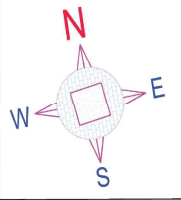
BLOCK-D - TYPICAL FLOOR AREA

FLAT NOS	PLINTH AREA	25% COMM. AREA	TOTAL AREA
1	1810.00	452.50	2262.50
2	1523.00	380.75	1903.75
3	1523.00	380.75	1903.75
4	1200.00	300.00	1500.00
5	1838.00	459.50	2297.50
6	1810.00	452.50	2262.50
7	1523.00	380.75	1903.75
8	1523.00	380.75	1903.75
9	1200.00	300.00	1500.00
10	1810.00	452.50	2262.50
11	15,760.00	3,940.00	19,700.00
TYPICAL FLOOR SALEABLE AREA : 19,700.00 SFT			

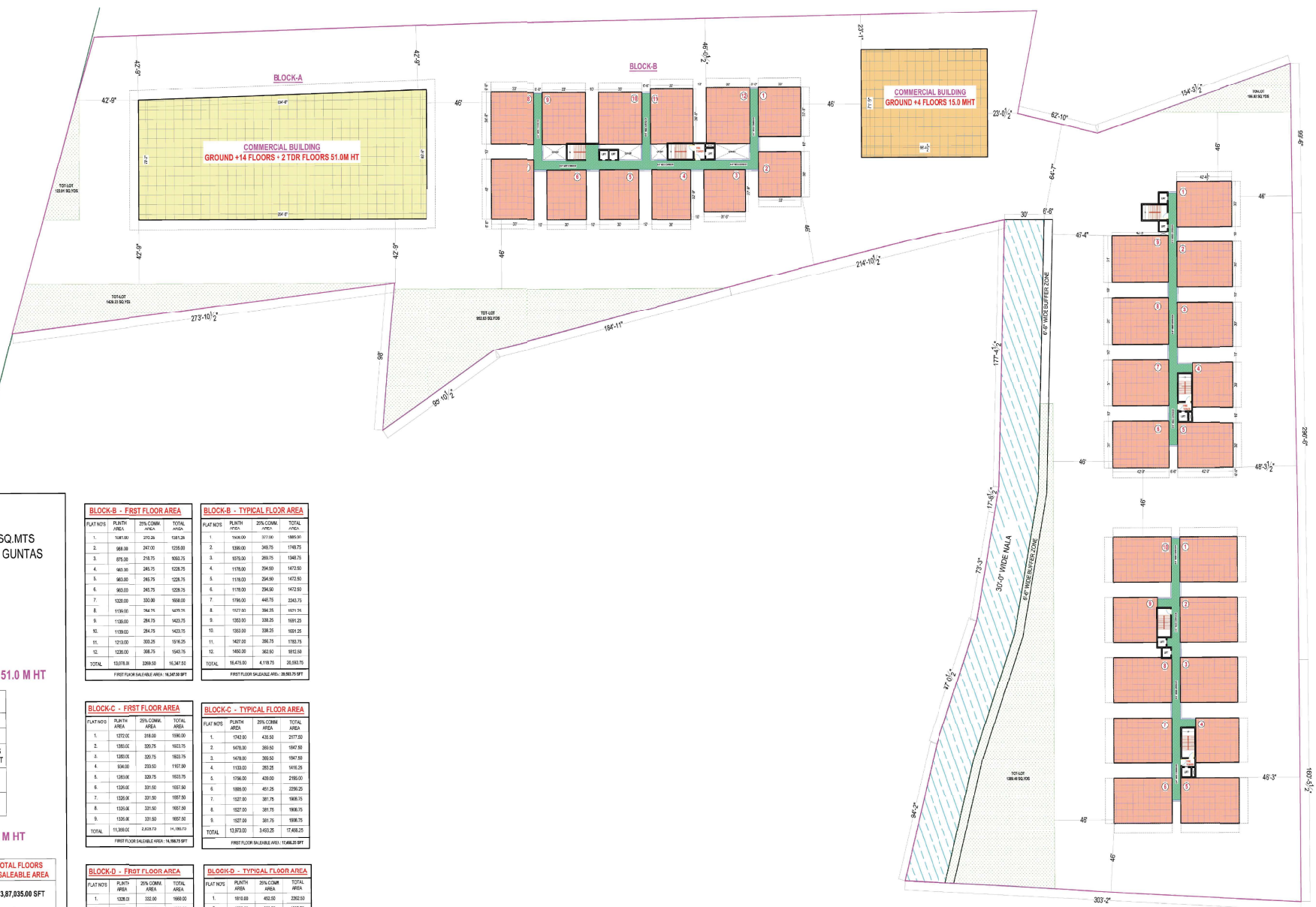
- LEGEND :**
- ① ENTRANCE
 - ② 9.0 WIDE DRIVEWAY
 - ③ WATER FEATURE WITH FREE STANDING COLUMNS
 - ④ PATHWAY JOGGING TRACK
 - ⑤ OPEN SPACE ENTRANCE WITH PERGOLA
 - ⑥ LAWN
 - ⑦ SEATING DECK
 - ⑧ TENNIS COURT
 - ⑨ FITNESS STATION
 - ⑩ CHILDREN'S PLAY AREA
 - ⑪ CHILDREN'S CLIMBING WALL
 - ⑫ HALF BASKETBALL COURT
 - ⑬ PERGOLAUNDER SEATING DECK
 - ⑭ GARDEN OF FLOWER
 - ⑮ GROUND COVERS
 - ⑯ CLUB HOUSE ENTRANCE WATER BODY
 - ⑰ OUTDOOR GYM
 - ⑱ SENIOR CITIZEN CORNER
 - ⑲ SECURITY CABIN
 - ⑳ PET PARK



SITE LAYOUT



NH-44
ROAD



AREAS :
 TOTAL PLOT AREA : 30,855.00 SQ.YDS (OR) 25,796.49 SQ.MTS
 (OR) AC 06 - 15 GUNTAS
 TOT-LOT REQUIRED AREA 10.00 % : 3,085.00 SQ.YDS
 TOT-LOT PROVIDED AREA 10.13 % : 3,127.66 SQ.YDS
 COVERAGE : 29.12 %
 OPEN AREA : 70.88 %

COMMERCIAL : 3 CELLARS + GROUND + 14 + 2 TDR FLOORS: 51.0 M HT

BLOCK - A	EACH FLOOR (PLINTH AREA)	(20% COMMON AREA)	SALEABLE AREA (20% COMMON AREA)
GROUND FLOOR	16,832.5 SFT	5,554.72 SFT	22,387.22 SF*
FIRST FLOOR	16,832.5 SFT	5,554.72 SFT	22,387.22 SF*
TYPICAL FLOOR	20,730.11 SFT	6,840.93 SFT	27,571.04 SFT X 13 FLOORS 3,68,42,52 SFT
2 TDR FLOOR 15TH & 16TH FLOOR	20,730.11 SFT	6,840.93 SFT	27,571.04 SFT X 2 FLOORS 55,142.08 SFT

TOTAL 17 FLOORS SALEABLE AREA : 4,58,340.04 SFT

RESIDENTIAL : 3 CELLARS + STILT+ 16 + 2 TDR FLOORS: 56.0 M HT

BLOCK	FIRST FLOOR (20% COMMON AREA)	TYPICAL FLOOR (20% COMMON AREA)	2 TDR FLOORS (20% COMMON AREA)	TOTAL FLOORS SALEABLE AREA
BLOCK - B	16,347.50 SFT	20,593.75 SFT X 16 FLOORS = 3,29,500.00 SFT	20,593.75 SFT X 2 FLOORS = 41,187.50 SFT	3,87,035.00 SFT
BLOCK - C	14,198.75 SFT	17,466.25 SFT X 16 FLOORS = 2,79,460.00 SFT	17,466.25 SFT X 2 FLOORS = 34,932.50 SFT	3,28,591.25 SFT
BLOCK - D	15,445.00 SFT	19,700.00 SFT X 16 FLOORS = 3,15,200.00 SFT	19,700.00 SFT X 2 FLOORS = 39,400.00 SFT	3,70,045.00 SFT

ALL RESIDENTIAL 18 FLOORS SALEABLE AREA : 10,85,671.25 SFT

REQUIRED AMENITIES AREA 3.00% : 32,570.13 SFT
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 AMENITIES (GROUND + 4 UPPER FLOORS 15.0 M HT)
 EACH FLOOR AREA : 6,917.58 SFT
 X 5 FLOOR AREA : 34,587.90 SFT
 ALL BLOCKS AREA : COMMERCIAL (BLOCK-A)+ RESIDENTIAL (BLOCK-B + C + D)+ AMENITIES
 4,58,340.04 SFT+ 10,85,671.25 SFT+ 34,587.90 SFT : 15,78,599.19 SFT

BLOCK-B - FIRST FLOOR AREA				BLOCK-B - TYPICAL FLOOR AREA			
Floor No.	Plinth Area	20% Comm. Area	Total Area	Floor No.	Plinth Area	20% Comm. Area	Total Area
1	1787.00	272.28	428.28	1	1787.00	272.28	428.28
2	188.00	287.00	1258.00	2	188.00	287.00	1258.00
3	875.00	218.75	1093.75	3	875.00	218.75	1093.75
4	983.00	245.75	1228.75	4	983.00	245.75	1228.75
5	965.00	245.75	1228.75	5	965.00	245.75	1228.75
6	983.00	245.75	1228.75	6	983.00	245.75	1228.75
7	1320.00	330.00	1650.00	7	1320.00	330.00	1650.00
8	1191.00	264.75	1455.75	8	1191.00	264.75	1455.75
9	1180.00	264.75	1444.75	9	1180.00	264.75	1444.75
10	1130.00	264.75	1394.75	10	1130.00	264.75	1394.75
11	1213.00	303.25	1516.25	11	1213.00	303.25	1516.25
12	1230.00	306.75	1536.75	12	1230.00	306.75	1536.75
TOTAL	18,078.00	3288.00	16,347.50	TOTAL	16,478.00	4,118.75	20,593.75

FIRST FLOOR SALEABLE AREA: 16,347.50 SFT
 FIRST FLOOR SALEABLE AREA: 16,347.50 SFT

BLOCK-C - FIRST FLOOR AREA				BLOCK-C - TYPICAL FLOOR AREA			
Floor No.	Plinth Area	20% Comm. Area	Total Area	Floor No.	Plinth Area	20% Comm. Area	Total Area
1	1772.00	318.00	1950.00	1	1772.00	318.00	1950.00
2	1835.00	320.75	1955.75	2	1835.00	320.75	1955.75
3	1823.00	320.75	1943.75	3	1823.00	320.75	1943.75
4	1834.00	320.00	1954.00	4	1834.00	320.00	1954.00
5	1841.00	320.75	1961.75	5	1841.00	320.75	1961.75
6	1836.00	321.00	1957.00	6	1836.00	321.00	1957.00
7	1836.00	321.00	1957.00	7	1836.00	321.00	1957.00
8	1836.00	321.00	1957.00	8	1836.00	321.00	1957.00
9	1836.00	321.00	1957.00	9	1836.00	321.00	1957.00
TOTAL	18,268.00	3,458.75	14,809.25	TOTAL	13,870.00	3,453.25	17,323.25

FIRST FLOOR SALEABLE AREA: 14,809.25 SFT
 FIRST FLOOR SALEABLE AREA: 17,323.25 SFT

BLOCK-D - FIRST FLOOR AREA				BLOCK-D - TYPICAL FLOOR AREA			
Floor No.	Plinth Area	20% Comm. Area	Total Area	Floor No.	Plinth Area	20% Comm. Area	Total Area
1	1228.00	332.00	1660.00	1	1228.00	332.00	1660.00
2	1228.00	332.00	1660.00	2	1228.00	332.00	1660.00
3	1228.00	332.00	1660.00	3	1228.00	332.00	1660.00
4	1306.00	291.25	1597.25	4	1306.00	291.25	1597.25
5	1306.00	291.25	1597.25	5	1306.00	291.25	1597.25
6	1306.00	291.25	1597.25	6	1306.00	291.25	1597.25
7	1306.00	291.25	1597.25	7	1306.00	291.25	1597.25
8	1306.00	291.25	1597.25	8	1306.00	291.25	1597.25
9	1306.00	291.25	1597.25	9	1306.00	291.25	1597.25
10	1306.00	291.25	1597.25	10	1306.00	291.25	1597.25
TOTAL	12,268.00	3,458.00	16,444.00	TOTAL	15,710.00	3,946.00	19,710.00

FIRST FLOOR SALEABLE AREA: 16,444.00 SFT
 TYPICAL FLOOR SALEABLE AREA: 19,710.00 SFT

CLIENT SK, RG, DEEPAK	DATE : 16-12-2022	AREAS	NORTH 	ARCHITECTS SAI CONSULTANTS
PROJECT COMMERCIAL & RESIDENTIAL BUILDING	SCALE : NTS			#101, First floor, SAHA Building Beside Minerva Grand, Rd.No.11 Banjara Hills, Hyderabad - 34. E-mail : sai4consultant@gmail.com
TITLE BLOCK PLAN	CHECKED : S.KALYANI			
	DRAWN : SANTOSH			
	DRAWING CODE : 001			
	ISSUED ON :			

AREA STATEMENT

(3 Basement +GROUND + 14+2 TDR FLOORS)

SITE AREA : 8500.0 Sayds / 7107.0 Samts

COVERED AREA : 29.12%

OPEN AREA : 70.88%

NO OF CAR PARKINGS : 550 Nos

G+17 FLOORS : 4,58,340.0 Sft Slabable

TOTAL FLOORS AREA : 5,48,640.0 Sft

SPECIFICATIONS

STRUCTURE : Earthquake Resistant Foundation with RCC framed structure to withstand wind & seismic loads.

SUPER STRUCTURE : "Red Bricks for external walls and 4""thick red bricks for internal walls of Top Quality & Malze or Cement Bricks."

PLASTERING : **INTERNAL WALLS** : 12MM cout cement plaster with smooth finishing by sand and Ultratech or Birla Cement or equivalent with Bida Putty or equivalent finish.

SHUTTER FOR RETAIL (G+1 : Motorized perforated shutter for all units of repute make with 12-15mm toughened spider glazing glass walls and designer hardware of reputed make.

INTERNAL DOORS FOR COMMERCIAL (3RD to 9TH): Indian BT or African Teak wood frame with designer flush shutter with two sides green ply veneer with melamine polishing and reputed hardware fitting powder coated aluminum Shutter.

"JOINERY DOOR WORKS : **TOILET DOORS** :Indian BT or African Teak wood frame and water proof fire rated WPC Shutter with green ply veneer or equivalent, fitted with reputed hardware."

WINDOWS : 2.5 track UPVC window systems of Fenesta or LG or equivalent with 5 mm glass.

GRILLS: Aesthetically designed bright steel grills with Asian enamel paint finish or equivalent.

PAINTING : **INTERNAL (Walls)** :2 coats of 2 MM each water proof Birla Wall care putty finish with 2 coat of Acrylic emulsion Asian paint over a coat of primer.

Acrylic emulsion Asian Paint for all service areas. Designer Gypsum board False ceiling covering the wiring of sound Speaker, LED Lights (Havella, Luker, Casa or Syska) HVAC ducting, Smoke detector, Water Sprinkler in the entire common area.

EXTERNAL :High Performance structural double Glazing facade with combination of Italian Marble Facades, stone cladding, 3 mm tiles, 8 mm thick refractive glass,"

ACP cladding and Texture paint finish over 2 coat of Ultima exterior emulsion paint on all the three sides. Front full and other sides half. (As per design)

FLOORING : **COMMON AREA**: Italian Marble flooring or high quality granite.

TOILETS : Anti-skid and acid resistant tiles of luxury look of Kajaria / somany or RAK make.

"STAIRCASE / CORRIDOR : Aesthetical Combination of granite, stone and vitrified tiles as per architectural design.

PARKING : "Parking in the cellar and driveway with VDF floor ing and cobbles Stones 4"" by 4"". Rampa & Ground floor with Combination of Parking Tiles, Tandoor stones blocks and Inter locking pavement blocks."(Ultra Company Make Parking Tiles or reputed make.)

DADOING : **STAIRCASE**: Granite dedo up to 4' feet height (G+2 floors)

"TOILETS : Rough Granite/Glazed/Matt Ceramic tile 2'X1' of Kajaria, Somany or RAK make up to Ceiling height"

C.R FITTINGS & SANITARY FITTINGS : All sanitary fixtures of superior TOTO or Kohler or equivalent. Black polished Granite top with counter washbasin & full size mirror. Wall mounted EWC of TOTO or Kholer with concealed flush tank of Grohe. Urinals of kohler diverter with shower. All CP fitting are chrome plated and superior quality of Grohe or Kohler or equivalent make.

ELECTRICAL : Concealed copper wiring of Havells or Finolex make and modular switches of Legrand-Myrius make or equivalent make. Provision of High end A/c's ducting & power outlets for air conditioners. Exhaust fans in all toilets. Provision of State of art centrally Air conditioning system (G+2) and common area and separate air handling Units (AHtJ's) for every floor unit with AC ducts extended up to each unit. (Excluding Internal air conditioning inside area of each units) (If converted into Mall). CT Power supply or each unit with individual meter boards. (As per electricity distribution department) Miniature Circuit Breaker(MCB) of Legrand or Schneider or equivalent make.

OUR PROJECTS



S.K.PLATINUM SHOPPING MALL
AT GAGANPAHAD MAIN ROAD, SHAMSHABAD.



S.K.SIGNATURE SHOPPING CUM RESIDENTIAL
AT GAGANPAHAD MAIN ROAD,
SHAMSHABAD.



S.K.CITY SHOPPING MALL AT
KANDLAKOYA, MEDCHAL



S.K.TWO AT GAGANPAHAD MAIN ROAD
SHAMSHABAD

COMPLETED PROJECTS

1. SK TOWER AT MG ROAD
2. S.K MALL AT VIDYANAGAR
3. SK GRAND RESIDENTIAL AT M.L.A COLONY
4. SK SKYLINE CONDOS AT ALWAL
5. RITESH PRIMER TOWER AT KARKHANA & MANY MORE

UP COMING PROJECTS AT GAGANPAHAD MAIN ROAD SHAMSHABAD

- A BLOCK S K PLATINUM SHOPPING MALL 4 lakh Sft
- B BLOCK SK SIGNATURE SHOPPING CUM RESIDENTIAL 6 lakh SET .
- C BLOCK SK GREEN RESIDENTIAL APARTMENTS 4 lakh SFT
- D BLOCK CLUB HOUSE 25000 sft E BLOCK SK GREEN RESIDENTIAL APARTMENTS 3 lakh sft



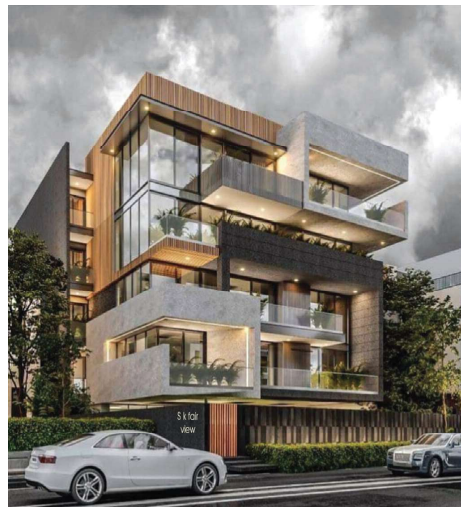
S.K.LUXURY SKY AT GAGANPAHAD MAIN ROAD, SHAMSHABAD



S.K.GOLDEN PLAZA COMMERCIAL BUILDING AT NEXT TO RAMOJI FILMCITY, ABDULLAPURMET



S.K.HEIGHT AT VIDYA NAGAR, HYDERABAD



S.K.FAIR VIEW AT KAVERI HILL, HYDERABAD



S.K.GREEN VALLEY AT NEXT TO RAMOJI FILM CITY,



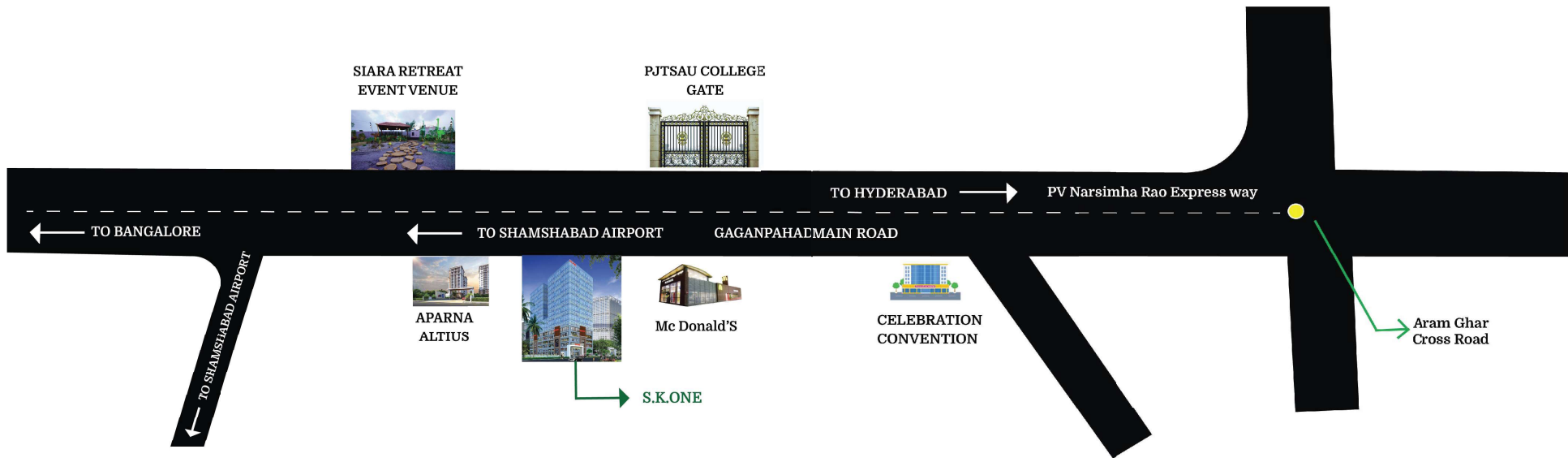
S.K.ONE AT GAGANPAHAD, SHAMSHABAD, HYD

UP COMING PROJECTS AT RAMOJI FILM CITY, ABDULLAPURMET

A 100000 SFT SHOPPING CUM COMMERCIAL

B S K GREEN VALLEY NEXT TO RAMOJI FILM CITY ,8 BUNGALOWS 3000 SFT EACH

LOCATION
MAP



S.K.ONE
GAGANPAHAD MAIN ROAD,
SHAMSHABAD

LANDMARK IN PROXIMITY

- Shamshabad Airport 15 Minutes
- Aparna Altius 1 Mins
- Attapur 10 Mins
- Rajendra Nagar 10 Mins
- Gachibowli 20 Mins
- Sumandra Project 1 Mins
- ORR 10 Mins



S.K.INFRA PROJECTS

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