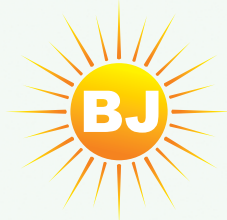


Member of
CREDAI



**Bj Builder's and
Developers**

BJ's
GARDEN

PREMIUM 3 BHK APARTMENTS

@ Kompally

Approved by

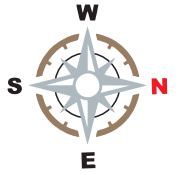


Home is where, the Heart is

BJ's
Tulip



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QR CODE
TO REACH
TULIP
SITE



BJ's GARDEN

PREMIUM 3 BHK APARTMENTS

@ Kompally

WOW, HOME IS PARADISE ON EARTH

Here is an intelligently planned and prudently built address **GARDEN** emerges as True Value, one-of-its-kind at Suchitra to cater to budget-conscious clientele who are yet uncompromising on lifestyle.

BJ's GARDEN is designed with customer in mind. It endeavours to be everything to everybody in a home that defines value. With a passionate approach, the promoters give shape to customer dreams in a place acknowledged to be the residential destination of the future.

Location Highlights

- 1 Km from St. Anns High School
- 100 m from St. Michaels CBSC School
- 4.0 Kms from Suchitra Junction
- 2.5 Kms from Cine Planet
- 1.0 Kms from Alwal
- 9.0 Kms from Jubilee Bus Stand
- 14 Km from Kukatpally Y- Junction
- 10 Kms from Outer Ring Road
- 10 Kms from Sec'bad. Rly Station
- 40 Kms from Shamshabad Airport
- Very close to Shopping Malls, Schools, Banks, Restaurants, etc.,

Project Highlights

- GHMC & RERA Approved stilt for parking and five upper floors.
- As per Vasthu compliance.
- 24 Hrs. water supply through bore well
- Requisite Power Transformer
- Pollution free Atmosphere

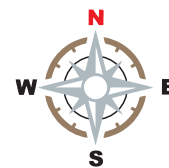
About Quality Construction

The well designed elevation invites you with a delightful ambience living spaces and all amenities for a happy life. The quality control at every stage of construction ensures that only top quality branded material is used. You will love the great architecture and fabulous elevation with many amenities for happy life. Enjoy the ambience of modern living with the nature.

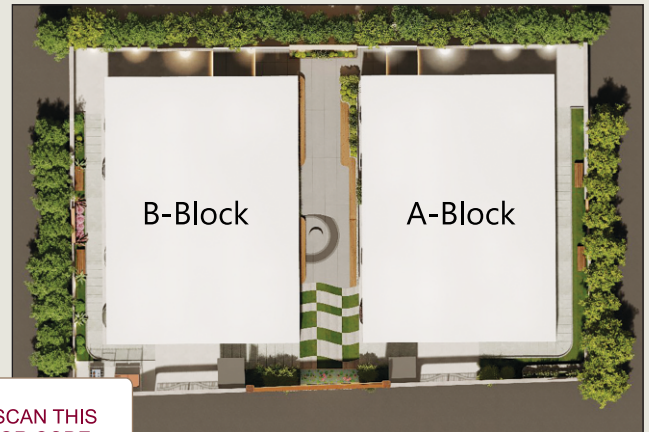


SPECIFICATIONS

STRUCTURE	: RCC framed structure designed to withstand wind and seismic loads.
SUPER-STRUCTURE	: Light weight earth moulded red bricks masonry in cement mortar. Outside wall - 9" thick Internal Wall – 4" thick.
PLASTERING - INTERNAL & EXTERNAL	: Joint of the RCC structure and brick wall will be covered with mesh before commencing of the internal wall plastering. External and internal wall double coat cement plaster with smooth finish.
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.
b) INTERNAL DOORS	: Engineered wood / Teak wood frame & Teak veneered flush shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand.
c) FRENCH DOORS	: UPVC/High-end premium Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track.
d) WINDOWS	: UPVC/High-end premium Aluminum window system with glass with provision for mosquito mesh track. Aesthetically designed, Mild Steel (M.S) frills with enamel paint finish.
KITCHEN	: Soft water Tap point of mixed water from bore well and Manjeera for RO connection. Soft water Tap point of mixed water from bore well and Manjeera for cooking
BATHROOMS	: Counter washbasin of premium brands like Roca / Kohler/TOTO/Jaquar or equivalent brand. Wall hung EWC of Jaquar / Kohler/ Roca/Duravit / TOTO. Concealed flush tank of Grohe / Jaquar or equivalent make. Single lever Diverter for mixing of hot and cold water of Kohler / Jaquar / QUEO/TOTO or equivalent make. Provision for geysers in all bathrooms. All C.P. fittings are chrome plated of Kohler / Jaquar / QUEO / TOTO or equivalent make.
FLOORING	: Dining, Drawing & Living, Bedrooms, Balconies and Kitchens: Vitrified tiles in size of 600 mm x 600 mm or more & skirting of reputed make.
Toilets	: Acid resistant anti-skid ceramic tiles. Glazed ceramic wall tiles dado of quality make up to 7' height.
Utility / Wash	: Dish washer & washing machine provision in the Utility area.
PAINTING	: Exterior : Texture finish with external putty and weather-proof emulsion paint, based on the finalized elevation. Paint will be of Asian/Nerolac / Dulux or equivalent make. Interior : Two coats of lappam/ putty finish, primer coat, 2 coats of good quality acrylic emulsion paint. Paint will be of Asian/Nerolac / Dulux or equivalent make.
ELECTRICAL	: Concealed conduit wiring with PVC insulated copper cables for light, fan and plug points. Split A/c points in all bedrooms with modular switches or reputed make. Master Bed Room : Fan 1, Lights 2, Foot lamp 1, Fan Two Way 1, Light Two Way 1, TV Socket 1, 6AMPS Sockets 6, AC Point 1. Master Bed Room Toilet : Light 1, Exhaust Point 1, Gyzer Point 1, Mirror Light 1, Mirror 6AMPS Socket 1. Dining Room : Light Point 2, Fan Point 1, 6AMPS Socket 1, Dining Balcony : Light Point 1, 6AMPS Socket 1. Hall : Light Point 2, Fan Point 2, Net Socket 1, TV Point 1, 6AMPS Socket , TV Place 3 Socket, Side Table Socket 2, Net Place 6AMPS Socket 1, Communication place Socket 1, Main door Outside Light 1. Utility Room : Light Point 1, Washing Machine 16AMPS Socket 1.
PLUMBING & SANITARY	: Water Supply : ISI Mark GI/CPVC/PPR piping of Ashirwad or equivalent make. Drainage : ISI mark Standard PVC/SWR sanitary piping of Prince / Sudhakar or equivalent make. Rain Water Disposal : The rain water from the terrace & open areas will be collected through rain water pipes. which will be discharged into the rain harvesting pits to recharge the underground water.
ELEVATOR (LIFT)	: Passenger lift shall be provided of Johnson / Kone / Schindler of reputed make.
WATER SUPPLY GENERATOR	: Adequate supply of water from bore-wells and bulk water supply from HMWS & SB In Future. Power backup for all lights and fans. Fridge point & One 5 amps socket in kitchen. Motor sump, lift and common lights.
MAIN LANDSCAPING WORKS	: Beautifully designed landscaping with footpath, Activity Areas, lighting, children's play area etc. provided for the community.
PARKING MANAGEMENT	: Entire parking is well designed to suit the number of Car Parks. Parking signage and equipment at required places to ease the driving.



BJ's Marigold



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SITE



Tulip Block -A
194/195 -
3178/GHMC/KPL/2024-BP

Marigold Block-A
93/94-
1967/GHMC/KPL/2023-BP

Tulip Block-B
211/212-
3179/GHMC/KPL/2024-BP

Marigold Block-B
91/92-
3176/GHMC/KPL/2024-BP



Tulip Block -A
RERA NO. P02200010057

Marigold Block-A
RERA NO. P02200010059

Tulip Block-B
RERA NO. P02200010074

Marigold Block-B
RERA NO. P02200010058

LOCATION MAP
(not to scale)



OUR COMPLETED PROJECTS

BJ's
Laxmi Nilayam
@ Balaji Nagar
Secunderabad



BJ's
Orchids
@ Pipe Line Road
Suchitra



BJ's
Pearl
2 BHK Apartments
@ Hightention Road, Suchitra



BJ's
DHANVI
@ Alwal



BJ's
NIRVANA
@ Kompally



Architect



Structure Engineer



Landscape Architect



BJ Builder's and Developers

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