



ఇది మన సంస్కృతి!



Promoters :

KALLAM HOUSING & REAL ESTATES (P) LTD.,

Kallam Haranadha Reddy

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Architects :

M.V. ASSOCIATES

M.V. Subba Rao

6th Lane, Chandramouli Nagar, GUNTUR.

PH : 2350764, 94402 60764

RK GRAPHICS (0863-2357079, 96484 43906)

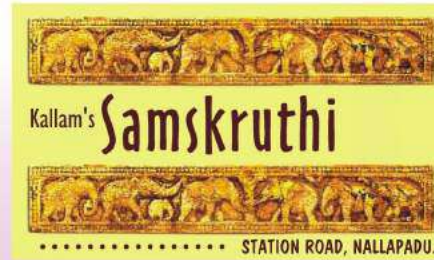
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Note : This Brochure is only a conceptual presentation of the project and not a legal offering. Developers reserve the right to change, alter, modify plan, elevation and specification time to time as deemed fit.



A prestigious project from

Kallam Housing & Real Estates (P) Ltd.,

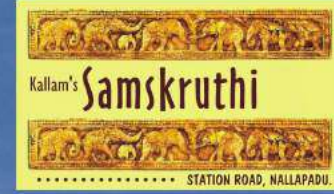


ఇక ప్రతి రోజు
ఒక శుభారంభం...!



1

జీవితం ఇక ఆనందింపాలే...



“ When an experienced builder offers premium quality in fast growing location, the home is likely to be the most ideal to celebrate life.

A good opportunity happens rarely and the wise one will be the first to recognize and grab it. ”



Kallam's Samskruthi is such a project offering lifestyle in two bedroom apartments at a place where everything is within a few minutes reach. The project is firmly based on sound reputation and proven experience of its promoters. Samskruthi is home to 45 lucky families and you'll find it symbolizing the finest lifestyle of elite kind.

An Icon for blissful living !

“ On Nallapadu Hyderabad road, you couldn't have asked for a more central location. The most coveted location enables you every facility within a comfortable distance. The state highway is home to shopping malls, elite schools, reputed restaurants and entertainment centers. The location is an added advantage for Samskruthi residents. The connectivity is excellent and the property appreciates fast in a short period of time. Either as investment or good life, Samskruthi is your best of the best. ”



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Specifications

Structure :
R.C.C. Framed Structure.

Super Structure :
All external walls 9" and internal walls 4 ½" thick in brick masonry.

Plastering :
Sponge Finished.

Main Door :
Teak wood frame and teak paneled shutters with wood polish.

Internal Doors :
Commercial Moulded flush doors for inside with Standard fittings.

Windows :
Good quality teak wood frames and teak wood shutters with MS Grills.

Flooring :
Good quality Vitrified tiles of 2' x 2' in size.
Non-skid designer ceramic tiles for balcony & utility area. 1' x 1' for all toilets.

Toilets :
Ceramic glazed tiles dado up to 7 feet equivalent with applicable in all the toilets. With good quality sanitary fittings, One Indian type and One European commode type there would be only one basin of 18" x 12" in each bath room.

Painting :
Interior : White 2 coats.
Exterior : Weather coat painting as per Architects choice.

Electrical :
Finolex or equivalent wiring with adequate ISI switch gear as per Engineer's design.

Kitchen :
Granite platform with SS sink with 2 Feet tiled dado.

Cup-boards :
Cement planks up to 20% of plinth area shall be provided.

Power back-up :
Unique power back-up for entire common and flat areas except additional gadgets like A.C, Geyser and Refrigerator.

Water :
Bore well water supply from over head tank.

Lift :
6 Passanger standard make Lift provided.

Parking :
One car parking will be provided.

Note :
Intercom, Registration Charges, Municipal Water Connection, Electrical Deposits, VAT Tax, Service Tax and Labour Cess and any other Govt. charges to be borne by the customer.

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Typical Floor Plan



Area : 1025sqft



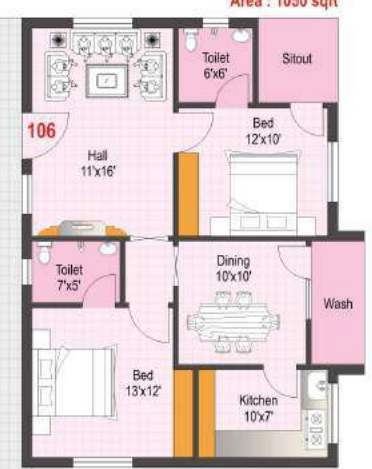
Area : 1125sqft



Area : 1125sqft



Area : 1050 sqft



corridor



TOT-LOT

corridor

corridor



Area : 1025 sqft



Area : 1025 sqft



Area : 1025 sqft



Area : 1025 sqft

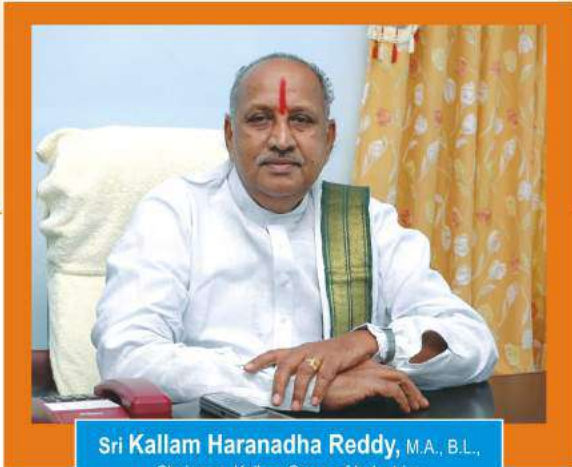


Area : 1050 sqft

SOUTH ROAD

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Sri Kallam Haranadha Reddy, M.A., B.L.,
Chairman, Kallam Group of Industries

The Kallam Group is a well-known name in Industry and business in **A.P.** for over five decades. The Group is ably lead by **Sri Kallam Haranadha Reddy** with interests in Power (wind & hydal), Chilly, Cotton, Pressing, Ginning, Spinning, Weaving and Oil Refinery businesses. **"Kallam Haranadha Reddy Institute of Technology"** in Guntur is the latest addition as a 'Feather in the Crown' which is setting standards in qualitative education with duty, discipline and devotion. **Kallam Housing and Real Estate (P) Ltd**, brought out quality environments to A.P. Citizens. They built **"Haranadh Nagar"**, a Layout of 114 plots at Sattenapalli and successfully completed a layout of 522 plots of

"Green City" at Piduguralla, 70 Flats of **"Dharmakshetra"** at Piduguralla, 15 Flats of **"Sruthi Kallam Homes"** at Syamalanagar and 70 Flats of **"Samskruthi"** at Amaravathi Road and 30 Flats of **Telugu Velugu** at Vivekanandana Nagar, Nagarampalem Guntur to the satisfaction of customers. Finally our upcoming New Layout **"Bhagya Nagar"** at Naidupeta near NH-5 about 8 km from Guntur City. Several apartment projects were built which are acknowledged as benchmarks today. **"Samskruthi"** at 80 Ft. Nallapadu Station Road abutting to 4 lines State Highway to Hyderabad & Karnool enjoys the experience of its promoters.

Our Dream Project



KALLAM HARANADHA REDDY INSTITUTE OF TECHNOLOGY (KHIT)
GUNTUR.

కళ్లం వారి వ్యాపార ప్రపంచం



కళ్లం స్పిన్నింగ్ మిల్స్ (షివంగ్ డివిజన్) అద్దంకి

కళ్లం ప్రెస్సింగ్ & జిన్నింగ్ అంకిరెడ్డిపాలెం.

కళ్లం ఫామ్ హౌస్ ఓబులనాయుడుపాలెం

కళ్లం పవర్ ప్రాజెక్ట్ నెలకొండపల్లి



కళ్లం ఆర్టో ప్రొడక్షన్స్ & ఆయిల్స్ సై. లిమిటెడ్, దోకిపర్రు

కళ్లం స్పిన్నింగ్ మిల్స్ లిమిటెడ్, చౌడవరం



కళ్లం బ్రదర్స్ కాటన్స్ సై. లిమిటెడ్, ధూళ్ళపాళ్ళ

జానపాడు హైడ్రో పవర్ ప్రాజెక్ట్ 1.0 మెగావాట్ జానపాడు

కళ్లం స్పిన్నింగ్ మిల్స్ లి. హైడ్రో పవర్ ప్రాజెక్ట్ 1.6 మెగావాట్ నెలకొండపల్లి

కళ్లం స్పిన్నింగ్ మిల్స్ లి. హైడ్రో పవర్ ప్రాజెక్ట్ 0.8 మెగావాట్ నెలకొండపల్లి

Our Pioneer Ventures



ధర్మక్షేత్ర PIDUGURALLA.



SRUTHI SYAMALANAGAR, GUNTUR.



AMARAVATHI ROAD, GUNTUR.

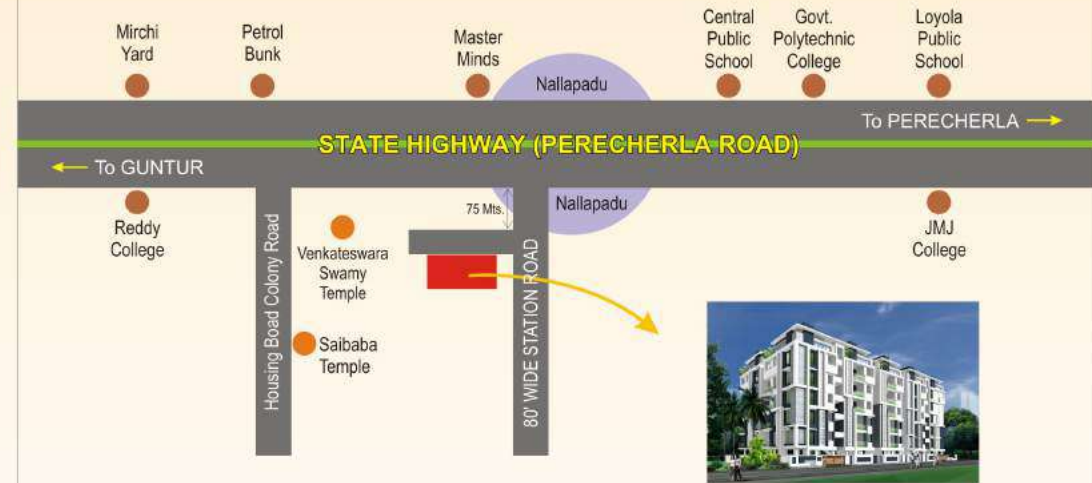


Telugu Velugu
More Tradition, Smarter!

VIVEKANANDA NAGAR, NAGARAMPALEM, GUNTUR.

Location Map

(Not to Scale)



Kallam's Samskruthi
80' Wide Railway Station Road,
NALLAPADU, GUNTUR.

