

SOME OF OUR PREVIOUS VENTURES



Surya Tripura Residency at Nacharam



Surya Heights at Gandhi Nagar



Udaya Vensar at HI-Tech City



Surya Classic at Gandhi Nagar



Udaya Sai Mansion at Gandhi Nagar



Udaya Polygon at Chanda Nagar



Udaya Ultima at HI-TECH City



Surya Towers at Izzatnagar



Surya Shanti Emerald at Nallakunta

LOCATION MAP



River Oaks

Enjoy the Sweetness of Great Living

River Bank Constructions presents

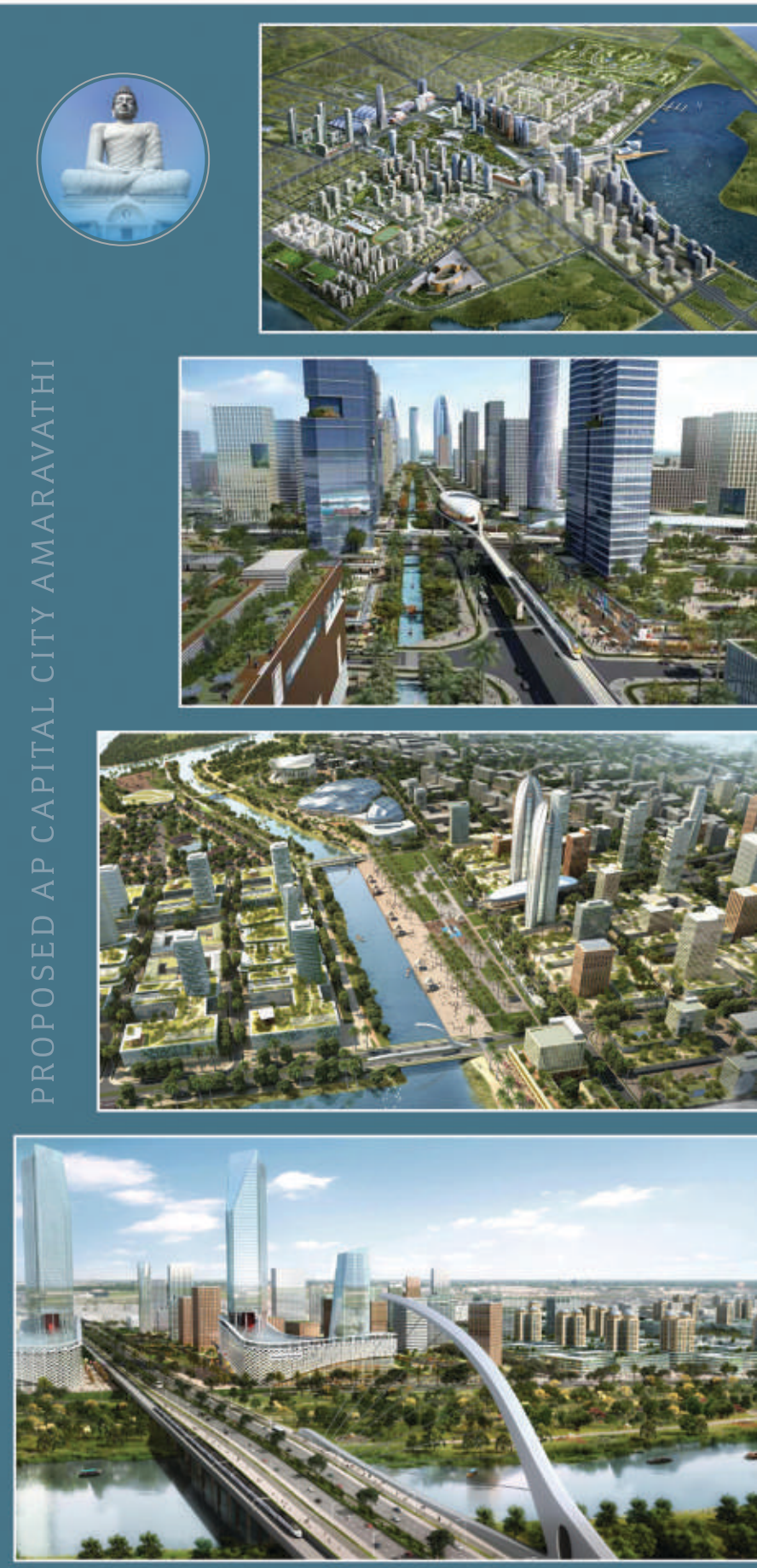


The promoters are renowned in the field of real estate and construction over the past 20 years. Customers trust the promoters for professionalism, quality construction and value for money. The promoters have rich experience in the field, having successfully completed several landmark projects (50 Projects) at various locations in the Hyderabad Twin Cities and Vijayawada and so on. The promoters strives to fulfil every customer need and delivers their homes with promptness. The promoters is well recognized for its commitment for quality of construction, commitment to delivery as well as sound and transparent business ethics.

Promoters
River Bank Constructions
 Plot No: 100, SVKP Colony, Behind Funtimes Club,
 Patamata, Vijayawada - 520008.
 Ph: 9985977277, 9849004078.
 email: riverbankconstructions@gmail.com

Consultants
DesignSpace
 Architects & Interior Designers
 #8-2-684/3/15, Bhavani Nagar,
 Road No:12, Banjara Hills, Hyderabad - 34.
 Ph: 040 - 2335353.

NOTE: This brochure is a conceptual presentation of the project and not a legal offering. The promoters reserve the rights to make changes in elevation, plans and specifications as deemed fit.



PROPOSED AP CAPITAL CITY AMARAVATHI

EYE IMAGES - 9981017687

8/16



Lay out Plan

Homes fit for Regal Lifestyle

Amaravathi, the new capital of Andhra Pradesh is fast coming up on the lines of Singapore City. It will be the first modern Smart City completely designed for the future. Adding value to the futuristic city is River Oaks, the latest apartment project from the reputed builders.

River Oaks

The luxury lifestyle nature's paradise located at Tadepalli, the most sought after location in the Capital city. Just 150 meters from the Vijayawada Guntur National Highway, it is walkable distance to Manipal Hospitals to the city every convenience, yet insulated from noise and pollution by lush greenery. River Oaks brings to you beautiful 2 and 3 Bedroom Flats with all modern amenities that every discerning owner will love.

The spacious corridors, traffic-free community areas, huge living spaces, terraces, balconies and aesthetic rooms, fine quality materials, and unbeatable innovative designs come together to become an ideal home to make you feel proud.

River Bank
Constructions presents

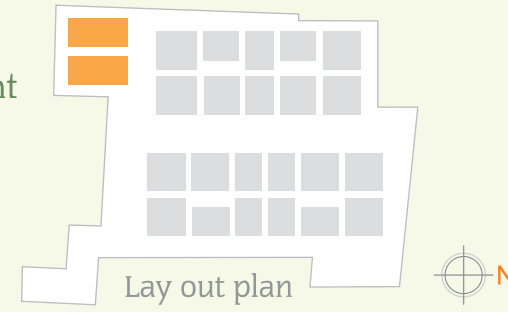




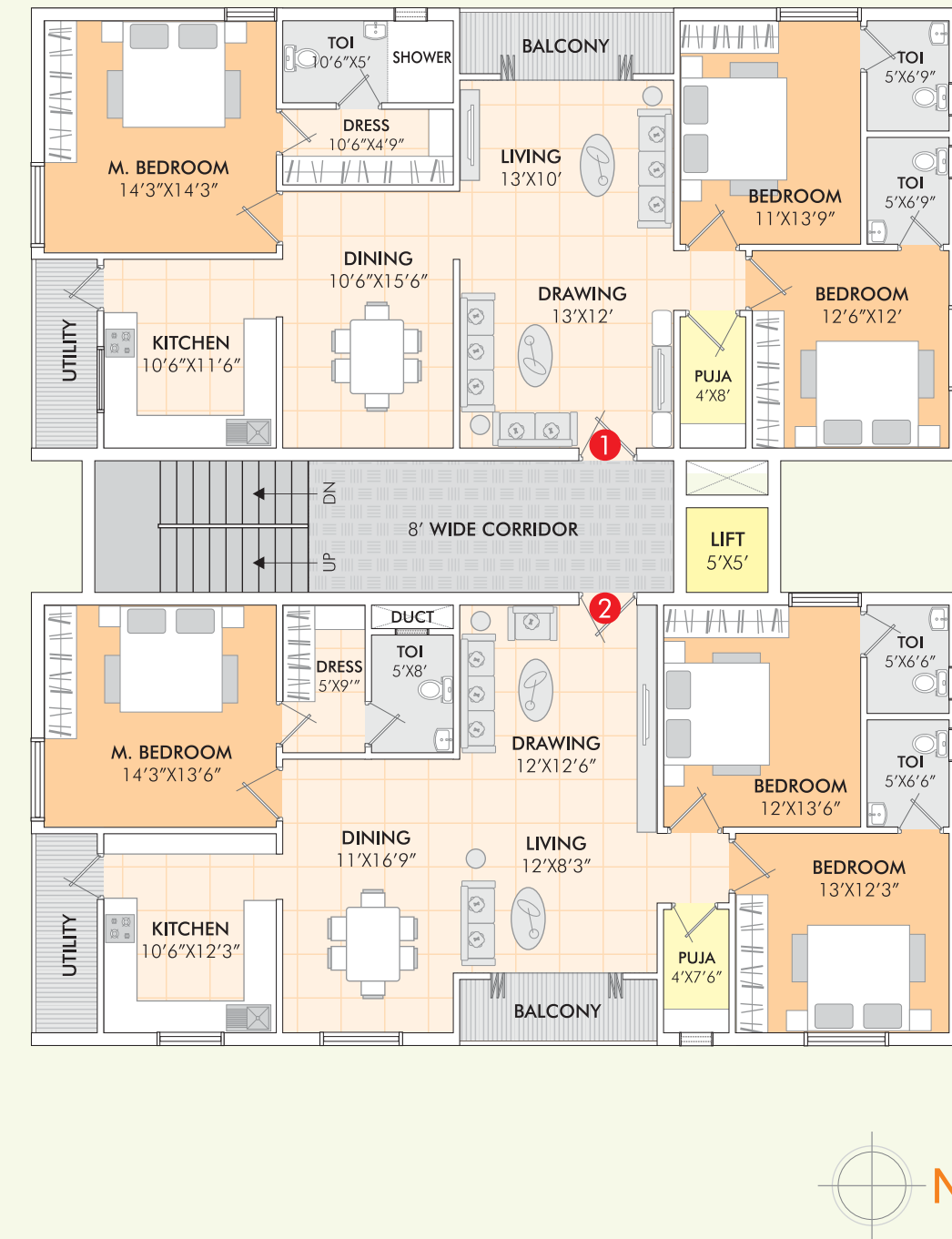
Typical floor plan

Block - A Area Statement

Flat No	1	2
Area in Sft	1960	1960



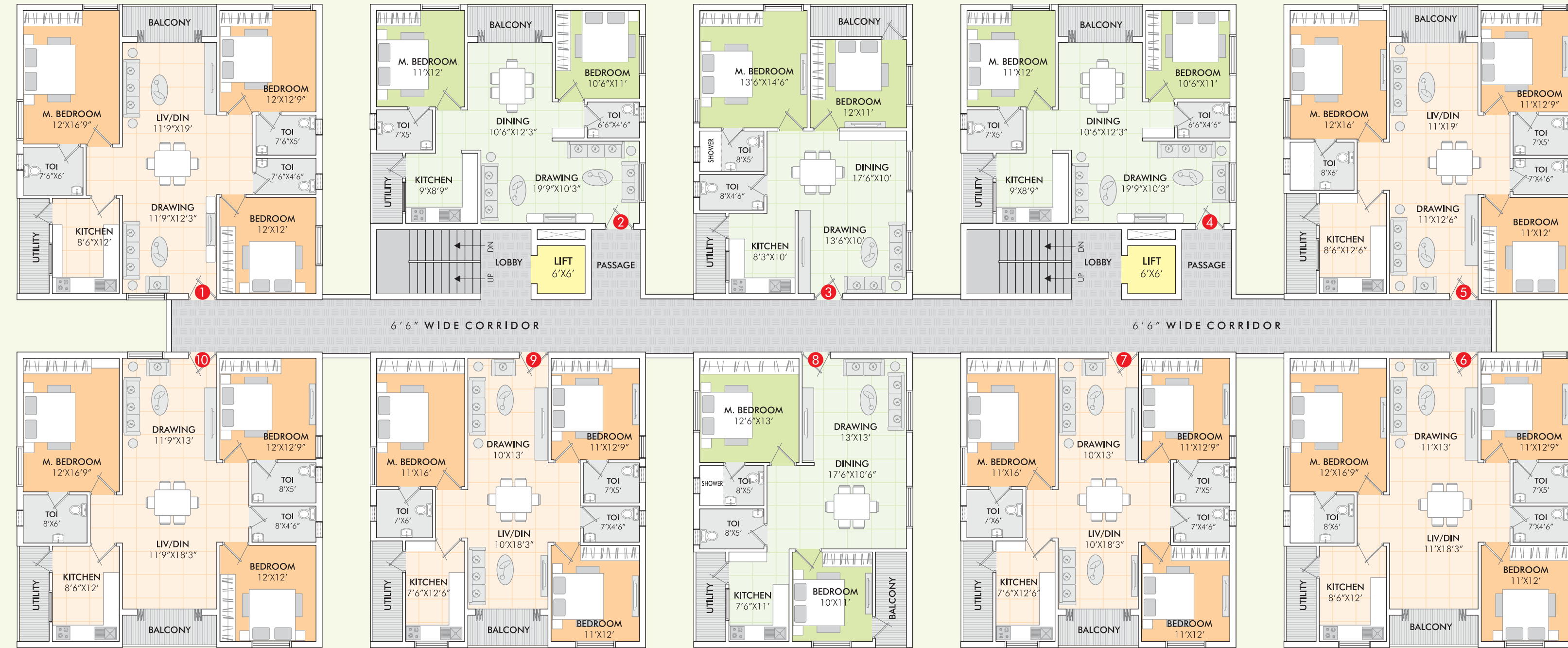
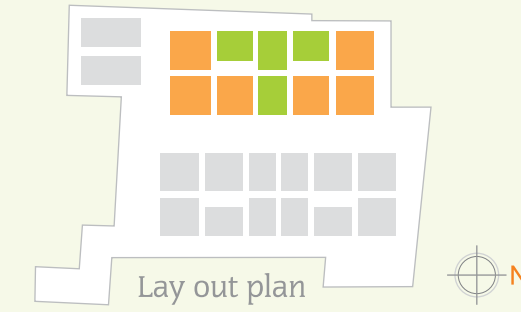
3 BHK
2 BHK



Typical floor plan

Block - B Area Statement

Flat No	1	2	3	4	5	6	7	8	9	10
Area in Sft	1765	1205	1265	1205	1685	1685	1585	1265	1585	1765



River Bank
Constructions presents



Project Highlights

- ❖ Sprawling layout spread over 1.72 acres and three blocks.
- ❖ 2 & 3 BHK Luxury Apartments.
- ❖ Greenery with walkway.
- ❖ Lush garden.
- ❖ Children's play area.
- ❖ Shuttle court & Half Basketball courts.
- ❖ Party Hall with indoor games.
- ❖ Modern gymnasium.
- ❖ 24 hour security.
- ❖ Spacious car parking.
- ❖ Wide common areas.
- ❖ Modern lifts.
- ❖ Standby Generator for lift, pump sets, common areas, 3 light & 3 fan points.





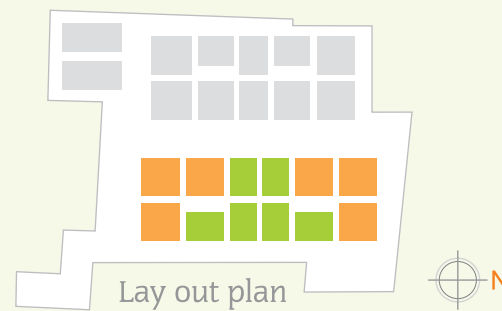
Block - C Area Statement

- 3 BHK
- 2 BHK

Flat No	1	2	3	4	5	6	7	8	9	10	11	12
Area in Sft	1785	1635	1155	1155	1635	1785	1785	1255	1155	1155	1255	1785

Typical floor plan

River Bank
Constructions presents



STRUCTURAL DESIGN

To withstand wind & seismic loads.

FOUNDATIONS & STRUCTURE

R.C.C. Frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provisions for withstanding earthquake force and self-bearing capacity of strata. Foundation are being laid on hard gravelly soil and sheet rock. The slabs shall be built with "Ready Mix Concrete" or manual under strict control with rich concrete proportion of M20 and M25 grades with steel of reputed make.

SUPER STRUCTURE

Light Brick masonry with Red bricks or Fly ash Bricks
Outside Wall - 9" thick.
Internal Wall - 4.5" thick.

PLASTERING

Joint of the R.C.C. 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

Main Doors: Teak wood frame & Engineered designed molded doors and designer hardware of reputed make.
Internal Doors: Teak wood frame with molded designer laminate doors and standard fittings.
French Doors: UPVC frame, shutters styles and rails with float glass panel shutters and designer hardware of reputed make.
Windows: UPVC window frames, sliding shutters in glass panels and mesh shutter provision, fitted with elegantly designed MS enamel painted grills and standard hardware.
Grills: Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish.

PAINTING

External: Texture paint contains synthetic plaster chemicals applied on cement plaster having very mild keys/wire brush/sponge finish and plain finish, synthetic plaster by trowel plus two coats of chemical overcoat by brush in approved colours. Paint will be of Asian/Nerolac/Dulux or equivalent make.
Internal: Smooth finish with two coats of lappam/putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of Asian/Nerolac/Dulux or equivalent make.
Parking Area: Two coats of waterproof cement paint over a base coat of primer.

SPECIFICATIONS

FLOORING AND WALL TILING

Flooring & Wall Tiling: Dining, Drawing & Living, Bedrooms, Balconies & Kitchens: Vitrified tiles in size of 600mm x 600mm & 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: Glazed ceramic tiles dado up to 3' height. Wet area for washing utensils.
Kitchen: Dadoing: Glazed ceramic tiles dado up to 2' height above kitchen platform. Platform: Granite platform with Stainless steel sink. One RO water connection tap and one bore well water connection tap.
Finished 5th floor ceiling.

PLUMBING & SANITARY

Water Supply: ISI mark GI/CPVC/PPR piping of Ashirwad or equivalent make. Plumbing work executed by professional plumbers.
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 discharge into the rain harvesting pits to recharge the underground water.
Air-conditioner water discharge pipe: Separate PVC pipeline will be provided to collect the waste water from the air-conditioner outside the bedroom.
Sewerage Treatment Plant: Waste water treated by STP and reused for gardening.

ELECTRICAL

Wiring and Switches: Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of FRLS Finolex/Havells/Anchor or equivalent make. Modular switches of Havells/Legrand/Anchor or equivalent make.
Power outlets of air conditioners in all bedrooms.
Power outlets for geysers in all bathrooms.
Plug Points for cooking range, chimney, refrigerator, microwave oven, mixer/grinder in kitchen.
Plug points for refrigerator, Television, Audio system, etc.
3 phase supply for each unit and individual meter boards.
Separate Miniature circuit Breakers (MCB) will be provided for light and power circuit at main distribution box within each flat.

TELEPHONE/COMMUNICATIONS

Telephone point in Drawing, Living and Master bedroom. Provision for cable connection in all Bed, Drawing and Living rooms. Intercom facility to communicate within the project.

ELEVATOR:

2.nos. lift will be provided with backup generator. Reputed make lift of Kone/Johnson/equivalent make with V3F system for energy efficiency. Entrance lobby with Granite/Marble/Vitrified cladding of all Levels.

GENERATOR:

Acoustic enclosed D.G. Set, backup for common areas and, 3 Fan points and 3 light points of the flat.

TOILETS

Sanitary Fittings: All toilets will consist of Wash basin of Kohler/Roca Parryware/Hindware or equivalent make. One Piece EWC of Kohler/Roca Parryware/Hindware or equivalent.
Hot & Cold diverter with Overhead shower and spout
Provision for geysers in all toilets
All C.P. fittings are chrome plated of Kohler/Grohe/Jaquar or equivalent.
Master Toilet: Shower enclosure to separate wet and dry areas.

PARKING

Two wheeler parking free. Car parking extra cost. Any thing otherwise specified will be done at extra cost (without any modification in exterior).

