

AN ADDRESS TO MATCH YOUR STATUS

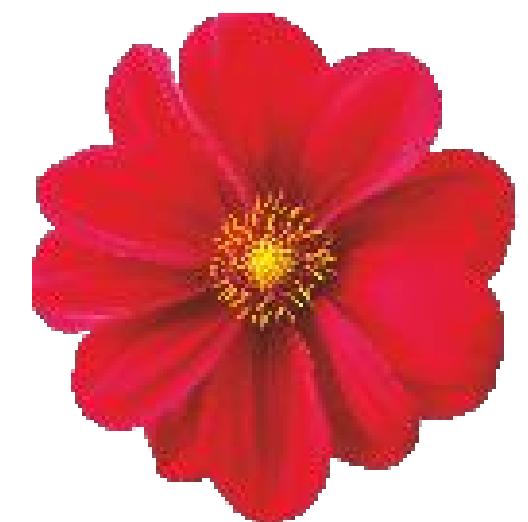


VARADA'S
GUPTHAS
GRANDEUR

A project by Guptha's Constructions Company



A NEW
DESTINATION OF
VILLA LIFESTYLE
LIVING
EMERGES
AT ONGOLE



VARADA'S
GUPTHAS
GRANDEUR

Guptha's Grandeur is being crafted as a mega community of villas that will take space, luxury and activity to the next level. You don't have to compromise on the quality of life since this villa layout in Ongole is at par with the best lifestyle destinations in India's metro cities. Get ready to settle here for a lifetime of joys.



PLANNED MODERN LIFESTYLE DESTINATION

Everything about Guptha's Grandeur spells class. True to its name, the project is lavish right from the imposing entrance gate. Elegant villas invite you to landscaped grounds, sporting zones, clubhouse facilities and ultimate security features. This is the place for your children to grow up and even for your aged parents to relax in. Welcome home.



8.79
ACRES

90
VILLAS

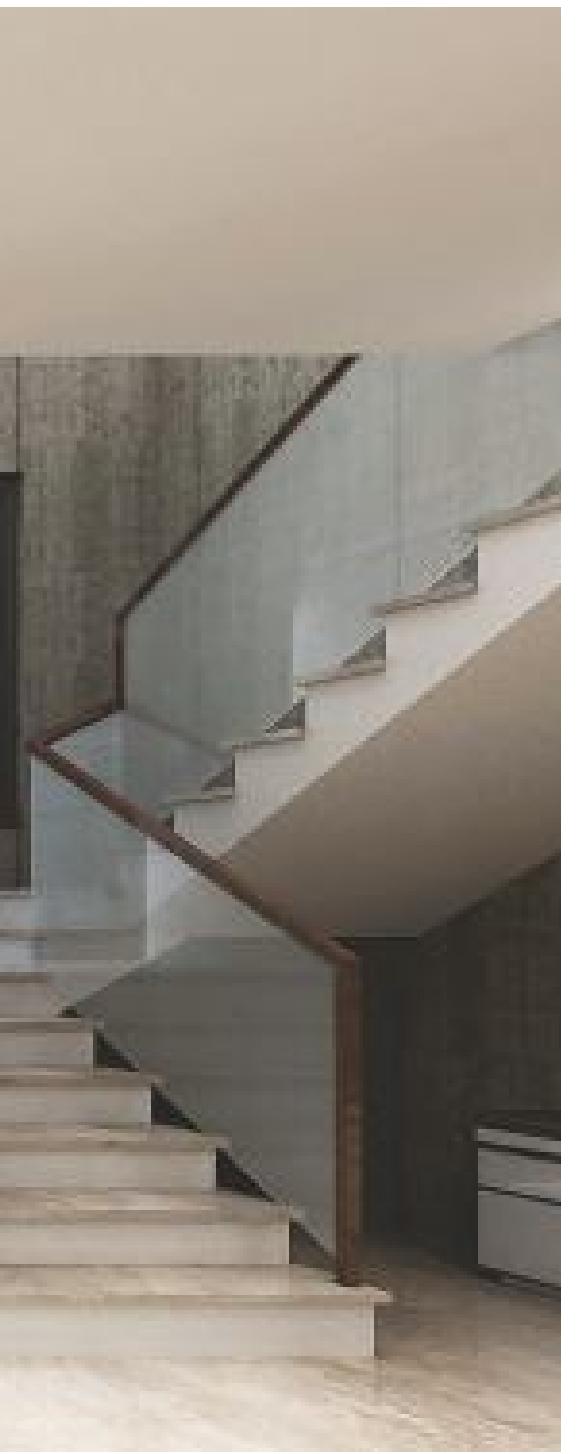
When you have grown in stature and need an address that is sophisticated and classy, this is your destination.

Here is a gated community of premium villas that redefines fine living. The architecture is smart and minimalist, with all modern features in place. Just alongside the villas are individual patches of green, so it's like having nature at your beck and call.


VARADA'S
GUPTHAS
GRANDEUR



HOME
AUTOMATION



STAIRCASE WITH
GLASS RAILING



IMPORTED
ITALIAN MARBLE
FLOORING



Tower Clock



TIME
TO
LIVE
THE
GRAND



We believe a home has more than 4 walls and a roof. It is about life and laughter, togetherness and companionship. Gupttha's Grandeur encourages healthy living with a plethora of spaces for outdoor activity. The children can play and cycle, skate and swim, bond and blossom. And for the other family members, there are parks for meditation, yoga, resting and relaxation.


VARADA'S
GUPTHAS
GRANDEUR

YOUR COLOURFUL GARDEN OF EDEN





The most beautiful aspect of Guptha's Grandeur is the majestic garden. Full of green shrubs, seasonal blossoms and water bodies, the landscaped outdoors is a blend of nature and creativity.

**HARMONY
OF GREENS
AND DESIGN**



8 FEET HEIGHT
DOORS



FALSE CEILING
FOR VILLA



LUXURIOUS
VILLAS FOR
EVERY
PRECIOUS
MOMENT



VARADA'S

GUPTHAS
GRANDEUR



WELL PLANNED SPACES



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GRANDEUR



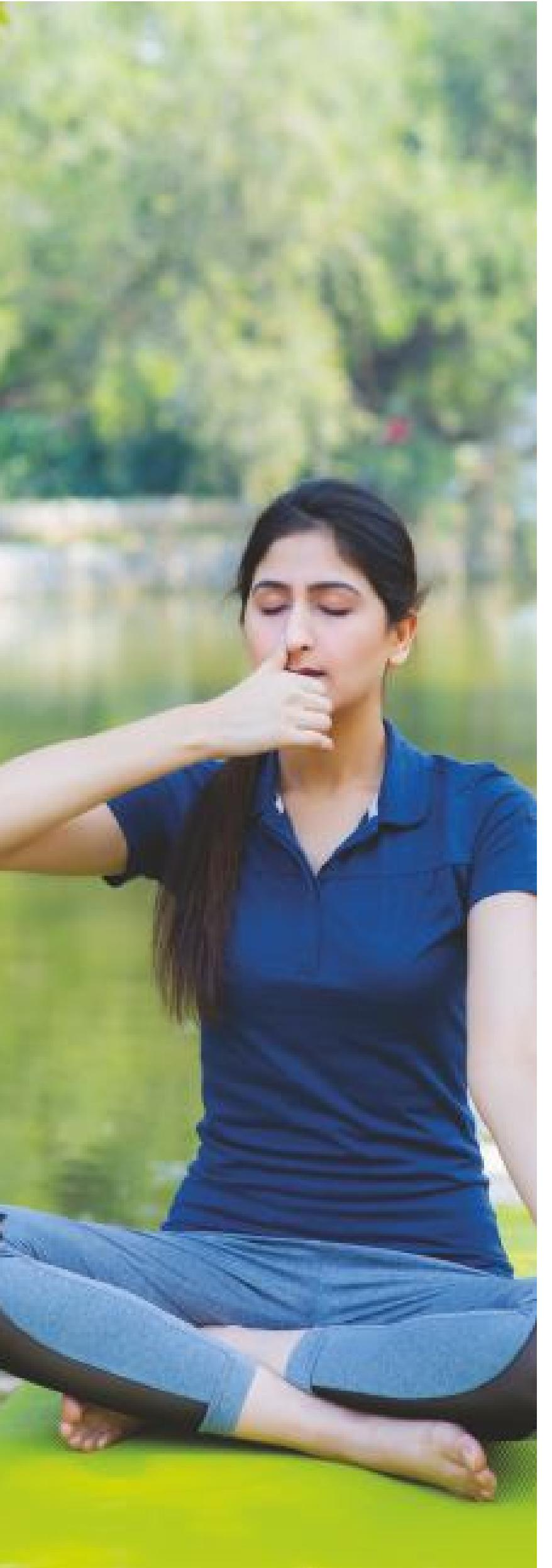
FOR ALL GENERATIONS



PLAY AREAS



EV CHARGING POINT



TIME
TO
LIVE
IT
UP



OUTDOOR GYM AT YOUR FINGERTIPS



**GUTHAS
GRANDEUR**

It's so much fun to keep fit in natural surroundings. The moment you step out of the villa, there's an Open Air Gym equipped for all your exercises. This is a unique facility that Guptha's Grandeur provides to improve the quality of life of its residents.

The adjoining tot lot is a lovely spot for the children to slide, run and play. It's an oxygen-rich environment that keeps all age groups bustling with life.





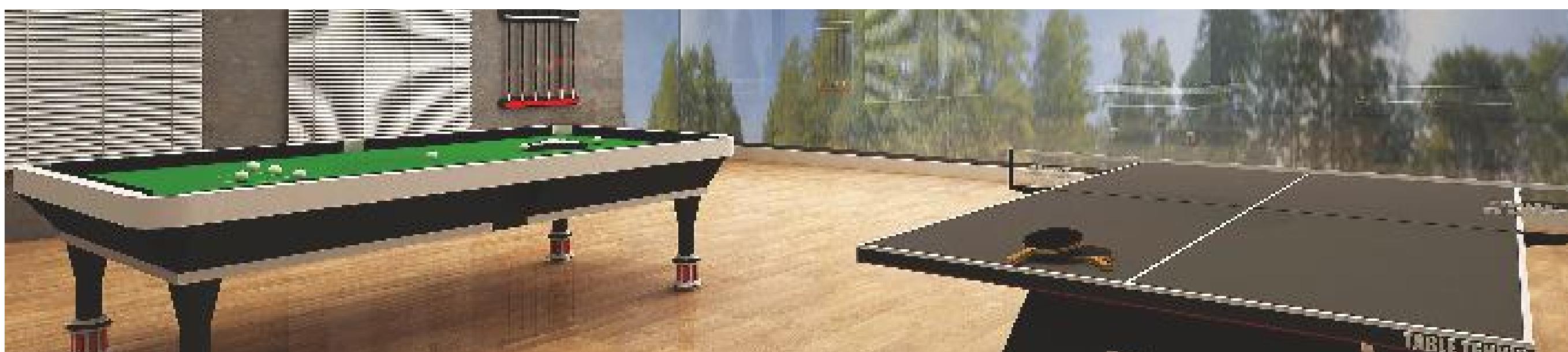
NURTURING
TOMORROW'S
SPORTS STARS

Extensive sports infrastructure makes sure of a healthy childhood. The cricket net is a great place to hone your cricketing skills. If you have a passion for table tennis or snooker, you'll find Guptha's Grandeur equipped to perfection.


VARADA'S
GUPTHAS
GRANDEUR



How often have you come across a residential complex with its own skating rink? Guptas Grandeur actually has it all. Watch your children balance on roller skates as they circle the rink. For indoor games, there are table tennis tables and snooker boards. Just aim and shoot!



A
SKATING
RINK
OUTSIDE
YOUR
HOME





A MILLION
JOYS IN
ONE PLACE

The Oasis
CLUBHOUSE


VARADA'S
GUPTHAS
GRANDEUR



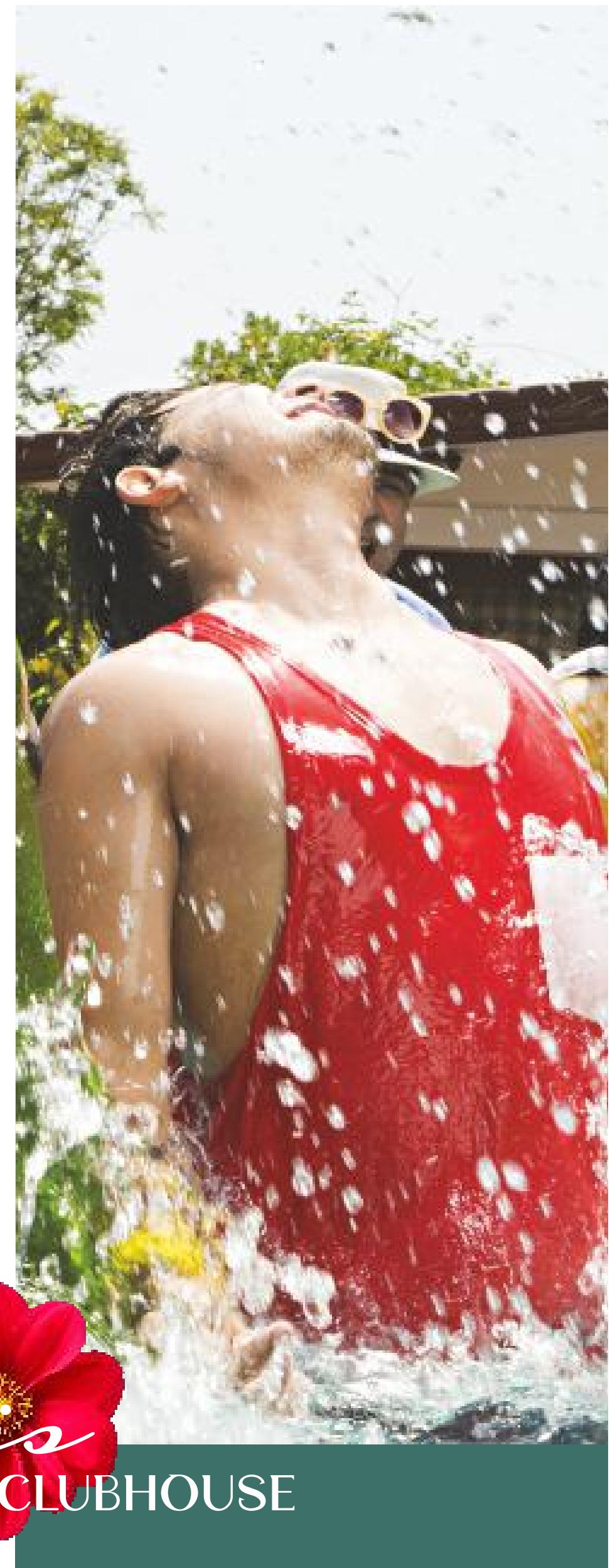
FINEST CLUBHOUSE FOR ULTIMATE LEISURE

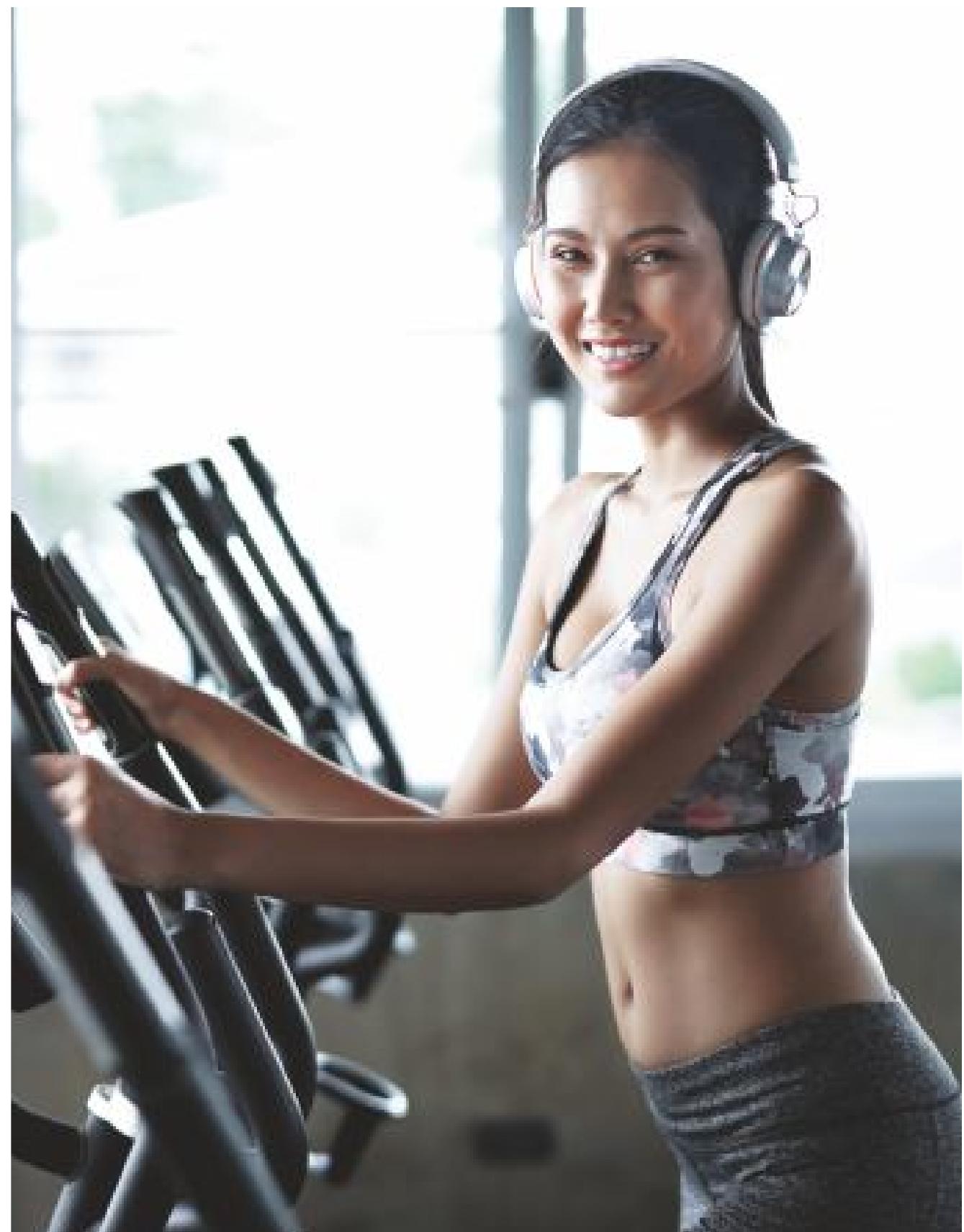
The impressive looking Clubhouse is your go-to place for fitness and fun. The facilities available at the Clubhouse are comparable to the best. The spectacular gym is the place to work out and the swimming pool is a paradise for water lovers. For family functions and parties, the multi-purpose banquet hall is a dream come true. Anyone interested in table tennis, carrom, cards and billiards? This is one place that has everything under one roof.





The Oasis
CLUBHOUSE





TIME FOR MOVIES




VARADA'S
GUPTHAS
GRANDEUR



HOMES BUILT FOR THE FUTURE

Ongole is where you belong. We want to give you a progressive lifestyle where your roots are. The residents of this bustling town deserve an address that is modern, luxurious and futuristic for the whole family. Guptha's Grandeur is the right place at the right time.

Space, architecture, landscaping, amenities and greenery are blended to provide a cocktail of joys. There is balance between the elements to give balance to your life.



VARADA'S

GUPTHAS
GRANDEUR



VARADA'S

GUPTHAS GRANDEUR

VILLA NO	PLOT AREA	BUILT UP AREA
1 to 18	200 Sq.yds (40'0" x 45'0")	2702 Sq.Ft
19	274.2 Sq.yds	3321 Sq.Ft
20 to 43	287.5 Sq.yds (37'6" x 69'0")	3872 Sq.Ft
44	391 Sq.yds (51'0" x 69'0")	5356 Sq.Ft
45	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft
46	307.22 Sq.yds (46'1" x 60'0")	4275 Sq.Ft
47 to 58	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft
59 & 60	286.1 Sq.yds (42'1" x 60'0")	3980 Sq.Ft
61 to 72	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft
73	307.22 Sq.yds (46'1" x 60'0")	4275 Sq.Ft
74	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft
75	204.16 Sq.yds (37'6" x 49'0")	2722 Sq.Ft
76 to 84	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft
85	308.8 Sq.yds (46'4" x 60'0")	4275 Sq.Ft
86 to 90	250 Sq.yds (37'6" x 60'0")	3502 Sq.Ft

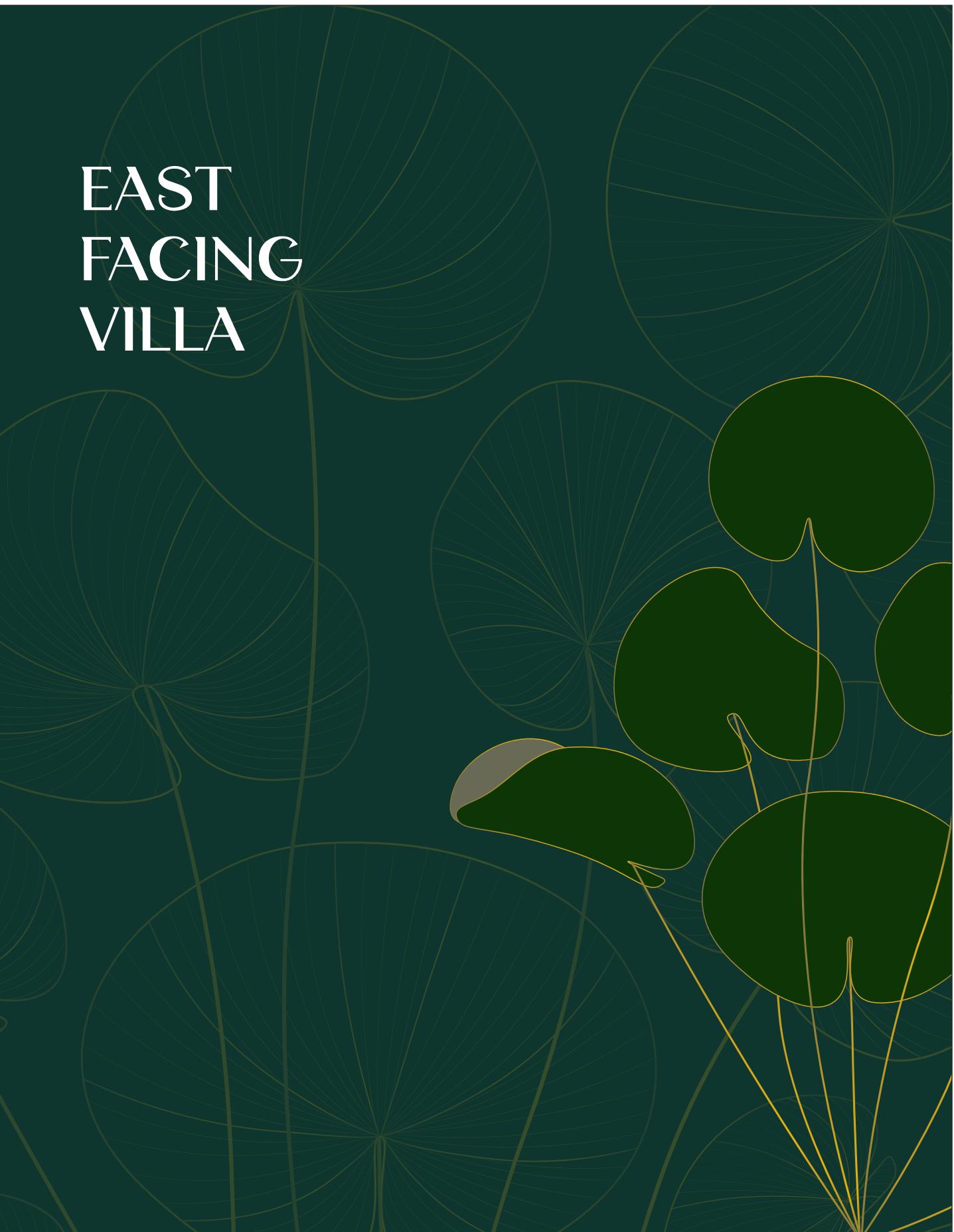
NOTE

Floor Plans for Villa Nos. 19, 59, 60, 75, 89 & 90 available on request.





EAST
FACING
VILLA




VARADA'S
GUPTHAS
GRANDEUR





GROUND FLOOR



FIRST FLOOR



307.22
SQ. YDS
EAST FACING VILLA (46'1" x 60'0")

AREA STATEMENT

GROUND FLOOR :	2191 SFT
FIRST FLOOR :	1929 SFT
HEAD ROOM :	155 SFT
TOTAL AREA :	4275 SFT

VILLA
NUMBERS
46 & 85





GROUND FLOOR



FIRST FLOOR



287.5
SQ. YDS
EAST FACING VILLA (37'6" x 69'0")

AREA STATEMENT

GROUND FLOOR	: 2006 SFT
FIRST FLOOR	: 1711 SFT
HEAD ROOM	: 155 SFT
TOTAL AREA	: 3872 SFT

VILLA
NUMBERS
20 TO 31





GROUND FLOOR



FIRST FLOOR

250
SQ. YDS
EAST FACING VILLA (37'6" x 60'0")

AREA STATEMENT

GROUND FLOOR	: 1780 SFT
FIRST FLOOR	: 1567 SFT
HEAD ROOM	: 155 SFT
TOTAL AREA	: 3502 SFT

VILLA
NUMBERS
45, 47 TO 58
76 TO 84





GROUND FLOOR



FIRST FLOOR



200
SQ. YDS
EAST FACING VILLA (40' x 45')

AREA STATEMENT

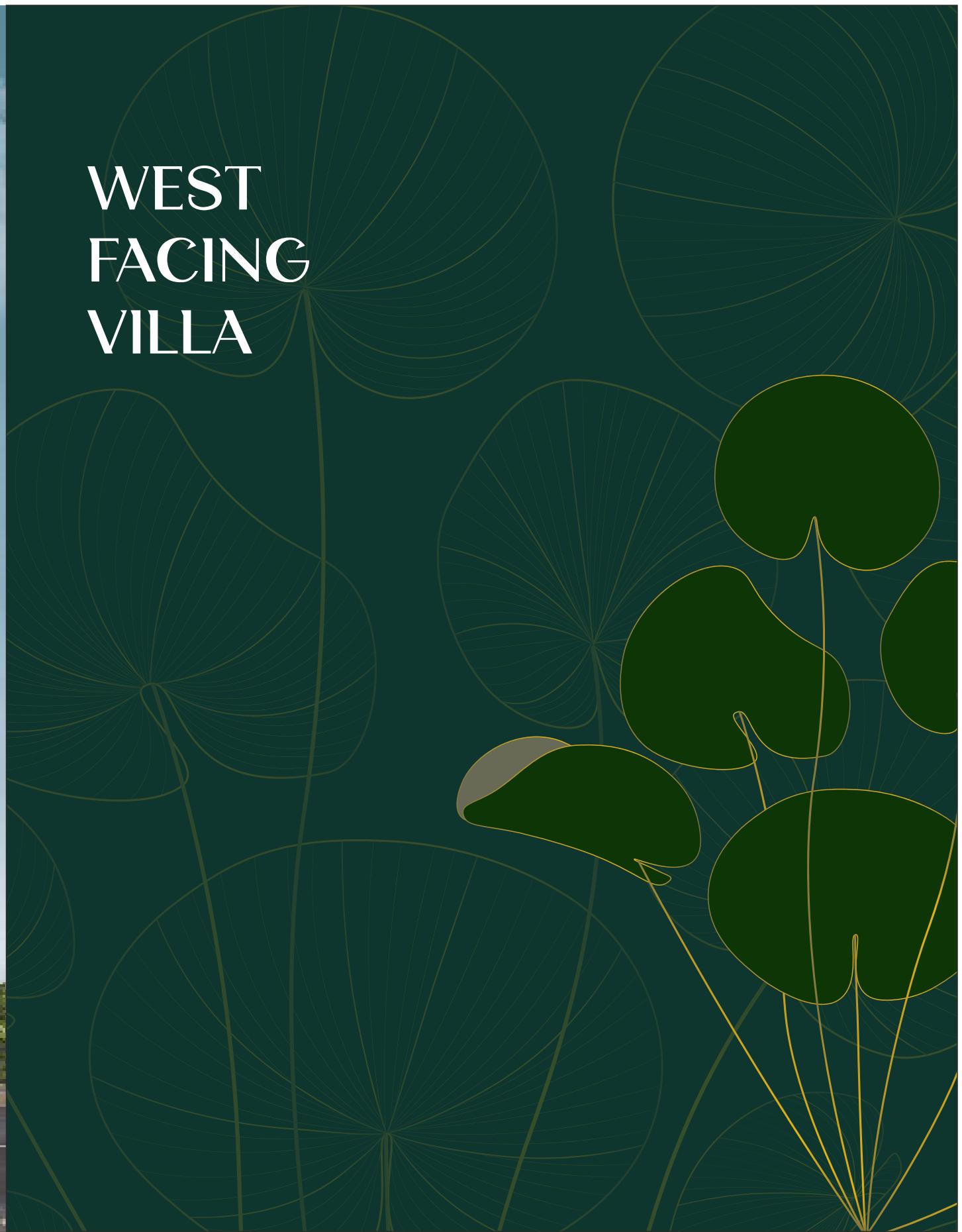
GROUND FLOOR :	1297 SFT
FIRST FLOOR :	1280 SFT
HEAD ROOM :	125 SFT
TOTAL AREA :	2702 SFT

VILLA
NUMBERS
1 TO 9

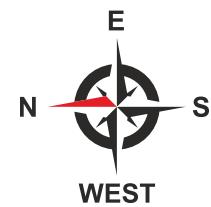




WEST
FACING
VILLA




VARADA'S
GUPTHAS
GRANDEUR





GROUND FLOOR



FIRST FLOOR



391
SQ. YDS

WEST FACING VILLA (51'0" x 69'0")

AREA STATEMENT

GROUND FLOOR :	2701 SFT
FIRST FLOOR :	2500 SFT
HEAD ROOM :	155 SFT
TOTAL AREA :	5356 SFT

VILLA
NUMBER
44





GROUND FLOOR



FIRST FLOOR



307.22
SQ. YDS
WEST FACING VILLA (46'1" X 60'0")

AREA STATEMENT

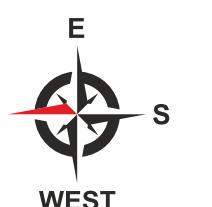
GROUND FLOOR :	2191 SFT
FIRST FLOOR :	1929 SFT
HEAD ROOM :	155 SFT
TOTAL AREA :	4275 SFT

VILLA
NUMBER
73





GROUND FLOOR



FIRST FLOOR

287.5
SQ. YDS
WEST FACING VILLA (37'6" x 69'0")

AREA STATEMENT

GROUND FLOOR	: 2006 SFT
FIRST FLOOR	: 1711 SFT
HEAD ROOM	: 155 SFT
TOTAL AREA : 3872 SFT	

VILLA
NUMBERS
32 TO 43





GROUND FLOOR



FIRST FLOOR



250
SQ. YDS

WEST FACING VILLA (37'6" x 60'0")

AREA STATEMENT

GROUND FLOOR :	1780 SFT
FIRST FLOOR :	1567 SFT
HEAD ROOM :	155 SFT
TOTAL AREA :	3502 SFT

VILLA
NUMBERS
61 TO 72
74, 86, 87 & 88





GROUND FLOOR



FIRST FLOOR



200
SQ. YDS

WEST FACING VILLA (40' x 45')

AREA STATEMENT

GROUND FLOOR :	1297 SFT
FIRST FLOOR :	1280 SFT
HEAD ROOM :	125 SFT
TOTAL AREA :	2702 SFT

VILLA
NUMBERS
10 TO 18





DEVELOPED
AND
WELL
CONNECTED
LOCALE



SWIMMING POOL
WITH DECK AREA



BADMINTON COURT



CHILDREN'S PLAY AREA



CRICKET NET



EMERGENCY
CALL BUTTON



APP BASED
SECURITY ACCESS
24/7 CALL CENTER
HELPLINE



INTERNET, CABLE TV
PROVISION



SOLAR FENCING
COMPOUND



ELECTRONIC
BOOM BARRIER



24/7 CCTV
CAMERA SURVEILLANCE



TOWER SECURITY
CAMERAS



LIGHTNING
ARRESTER



TEMPLE



DRINKING
WATER SUPPLY



PLANNED
UNDERGROUND
DRAINAGE



UNDERGROUND
ELECTRICAL CABLE



GARBAGE DISPOSAL
SYSTEM



STP PROVISION



BANQUET HALL



SUPERMARKET /
DEPARTMENTAL STORE



FULLY EQUIPPED
INDOOR A/C GYM



OUTDOOR
GYM



A/C YOGA AND
MEDITATION HALL



TABLE TENNIS



RAIN WATER
HARVESTING PITS



GENERATOR
BACK-UP



GUEST ROOM
SUITS



PARTY LAWN



AVENUE
PLANTATION



WATER
TREATMENT PLANT



LANDSCAPE
GARDEN WITH
WATER BODIES



BILLIARDS TABLE



VAASTU COMPLIANCE



GARDEN FURNITURE



FOUNTAIN



ENTRANCE
SEATING LOUNGE



OFFICE AND
ADMINISTRATION
ROOMS



LIBRARY



BICYCLE RACK FOR
INTERNAL USE



PNEUMATIC MACHINE
FOR CONTINUOUS
WATER SUPPLY



DTCP APPROVED
GATED COMMUNITY



RERA APPROVED
PROJECT



PROJECT
APPROVED BY SBI



EV CHARGING
FACILITY



VIDEO DOOR
PHONES



PEST CONTROL
TREATMENT



2 NOS OF LIFTS
IN CLUBHOUSE



SKATING RINK



TOWER CLOCK



RAIN GARDEN



ACUPRESSURE
WALK WAY



HOME
AUTOMATION



WIFI ENABLED
COMMUNITY



PREVIEW
THEATRE



MINI
BOARD ROOM

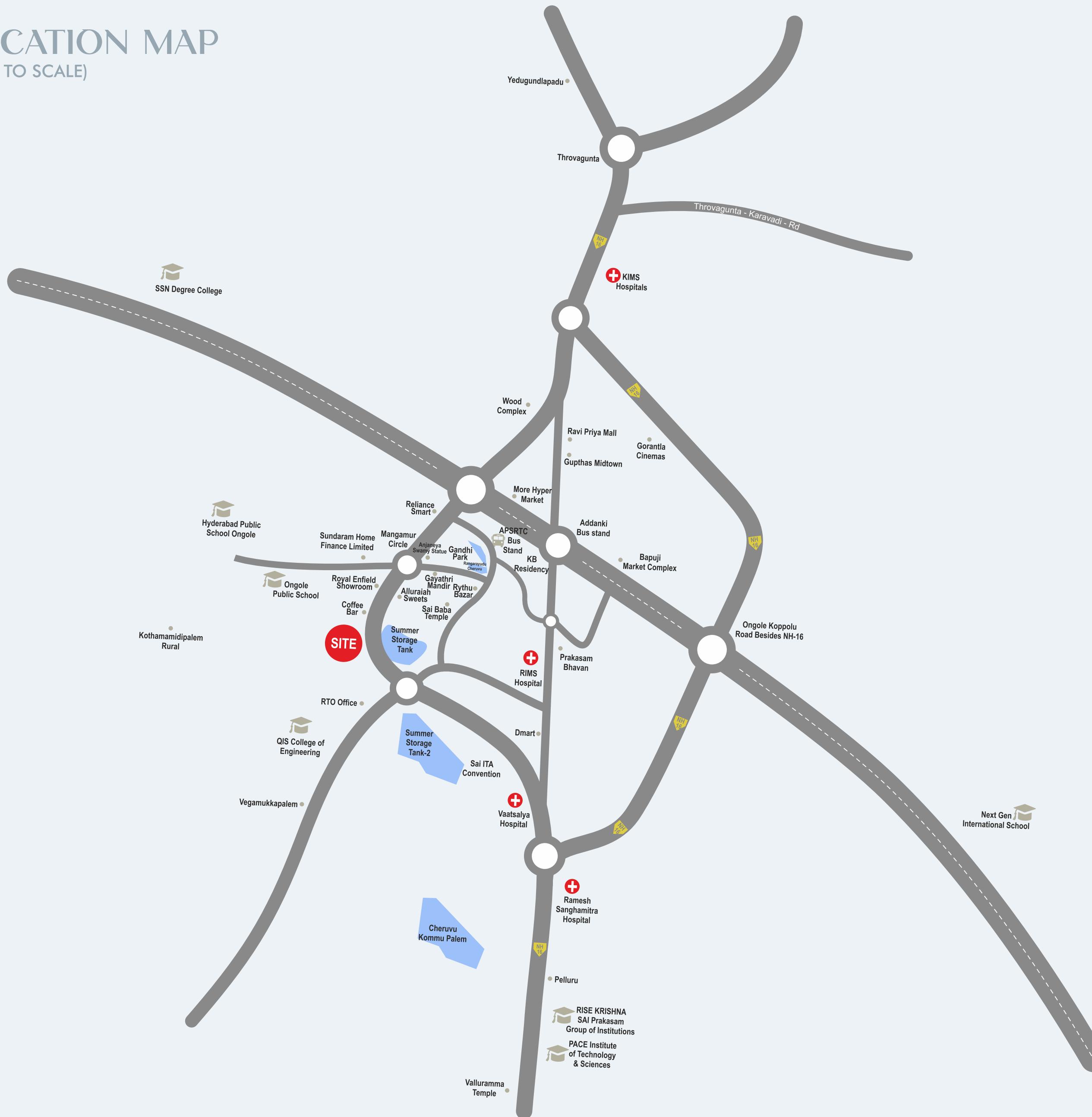
VARADA'S
GUPTHAS
GRANDEUR

FIRST TIME
INONGOLE

56
AMENITIES



LOCATION MAP (NOT TO SCALE)



VARADA'S
GUTHAS
GRANDEUR

Ongole is growing and this villa layout is a tribute to its growth. Gupta's Grandeur is located along the highway, minutes from the city centre. From markets to schools, workplace to hospitals, all you need is a short travel time. It's the best of both worlds.

The neighbourhood has been planned with long-term infrastructure and amenities. Clean, fresh and secure, this is the preferred location for reputed residential layouts all around.

DISTANCE FROM GUTHAS GRANDEUR

Mangamur Road Junction	: 1.1 Km
Sai ITA Convention	: 2 Km
Lawyerpet Saibaba Temple	: 2.2 Km
D-Mart	: 3 Km
Ramesh Sanghamitra	: 3 Km
RTC Bus Stand	: 3 Km
QIS Educational Institutions	: 3.4 Km
RIMS Hospital	: 3.6 Km
Bapuji Market Complex	: 3.8 Km
Prakasam Bhavan	: 4 Km
Railway Station	: 5.2 Km
Rise Krishna Sai Engineering College	: 10 Km

STRUCTURE



STRUCTURE

RCC Framed structure designed for withstanding wind and seismic zone-II resistance as per BIS.

SUPER STRUCTURE



SUPER STRUCTURE

9" thick brick external walls and 4 1/2" thick internal walls with cement mortar.

DOORS



DOORS

- Main door of 8' height with best quality Balharshah Teakwood frame and designer Teak wood shutter with designer hardware.
- Other internal doors of 8' height with best quality Teakwood frames and veneer laminated designer flush doors.
- Balcony door with best quality UPVC frame and glass shutters of FENESTA make or equivalent.
- Anti-Termite treatment for wood as well as in entire site area.

WINDOWS



WINDOWS

UPVC sliding windows with mesh provision fitted with MS safety grills of FENESTA make or equivalent.

FLOORING



FLOORING

- Italian Marble in Drawing, Living, Lobby, Dining and Staircase and Vitrified Tiles of 1800mm x 1200mm in all other rooms except Master Bed Room.
- Wooden flooring in Master Bedroom.
- Granite/Anti-skid tiles in Portico, Utility, Toilets and Parking Area of size 600mm x 600mm.

TILES CLADDING



TILES CLADDING

Toilets: Ceramic tiles of good quality upto door frame level of size 1200mm x600mm.

Utility & Wash: Glazed ceramic tiles dado upto 4' height of size 600mm x600mm.

TOILETS



TOILETS

- All toilets will be provided with Wall Mounted E.W.C and wash basin of Jaquar/Hardware make or equivalent.
- Hot & Cold wall mixture with shower and other CP fittings of Jaquar make or equivalent.
- Electrical fittings such as geysers, exhaust fans, towel racks, towel rings and soap tray etc.

KITCHEN



KITCHEN

- Granite Platform with stainless steel sink.
- Glazed ceramic tile dado upto 4' height above Kitchen platform.
- Provision for exhaust fan, chimney, mixie and other electronic devices.

UTILITY



UTILITY

Provision for the washing machine and wet area for washing utensils.



STAIRCASE

Folded plate RCC staircase with glass railing.



FALSE CEILING

- Gypsum Board false ceiling for entire villa of Saint Gobain make except toilets.
- Grid type PVC false ceiling in toilets.



PAINTING

- All Internal walls shall be painted with best quality Emulsion paint over a coat of primer of Asian paints make after applying Birla wall putty.
- External walls with Weather proof Texture Acrylic Emulsion paint of Asian paints make.
- All frames and doors with polish of Melamine finish and iron grills with enamel paint after applying primer.



ELECTRICAL

- Concealed copper wiring of reputed make like Finolex/Havells or equivalent.
- Modular switches of reputed make like Legrand or equivalent.
- Power outlets for air-conditioners in all bedrooms.
- Power outlets for internet, telephone and cable TV in living, Master bedroom along with other necessary points in all other rooms.
- 3-Phase power supply for each villa.
- Miniature Circuit Breaker(MCB) for each room provided at main distribution box within the villa.
- Ceiling electrical lights and ceiling fans for entire villa.
- Intercom facility for all villas connecting security and clubhouse.



GENERATOR

- Adequate standby power supply to all the houses with 3KW
- Standby power for Clubhouse, all common areas and motors.



LIFT

- Provision for Hydraulic/Vacuum lift: Required civil work as per drawing and lift equipment at extra cost.



SECURITY

- Round the clock security with CCTV surveillance.
- Solar fencing on four sides of the total Gated Community.
- Video door phone facility for each and every Villa.



RAIN WATER HARVESTING PITS

Rain water collected through harvesting pits and connected to the storm water sump and the borewell pits for re-charging.



WATER SUPPLY

- 24 Hours water supply from bore wells in addition to Municipal water supply.
- Water softener for removing hardness in borewell water.



VARADA'S

GUPTHAS
GRANDEUR



Over the last 28 Years, GUPTHA'S CONSTRUCTIONS COMPANY(GCC) has firmly established itself as one of the leading and most successful developers of real estate in Ongole by imprinting its indelible mark across all asset classes.

It was Founded in 1995, A leap that has been inspired by our Managing Partner I V VEERA BABU.

GCC is a 100% family-owned and operated multi sectoral construction firm with extensive expertise in urban development. we have successfully developed and delivered 35 projects across Ongole City.

With absolute commitment to bring new age living to Ongole, we have been consistently raising the bar by introducing novel design concepts and bringing best in class features across all projects. We have succeeded in having high referral and customer satisfaction by creating extraordinary value through all our initiatives.

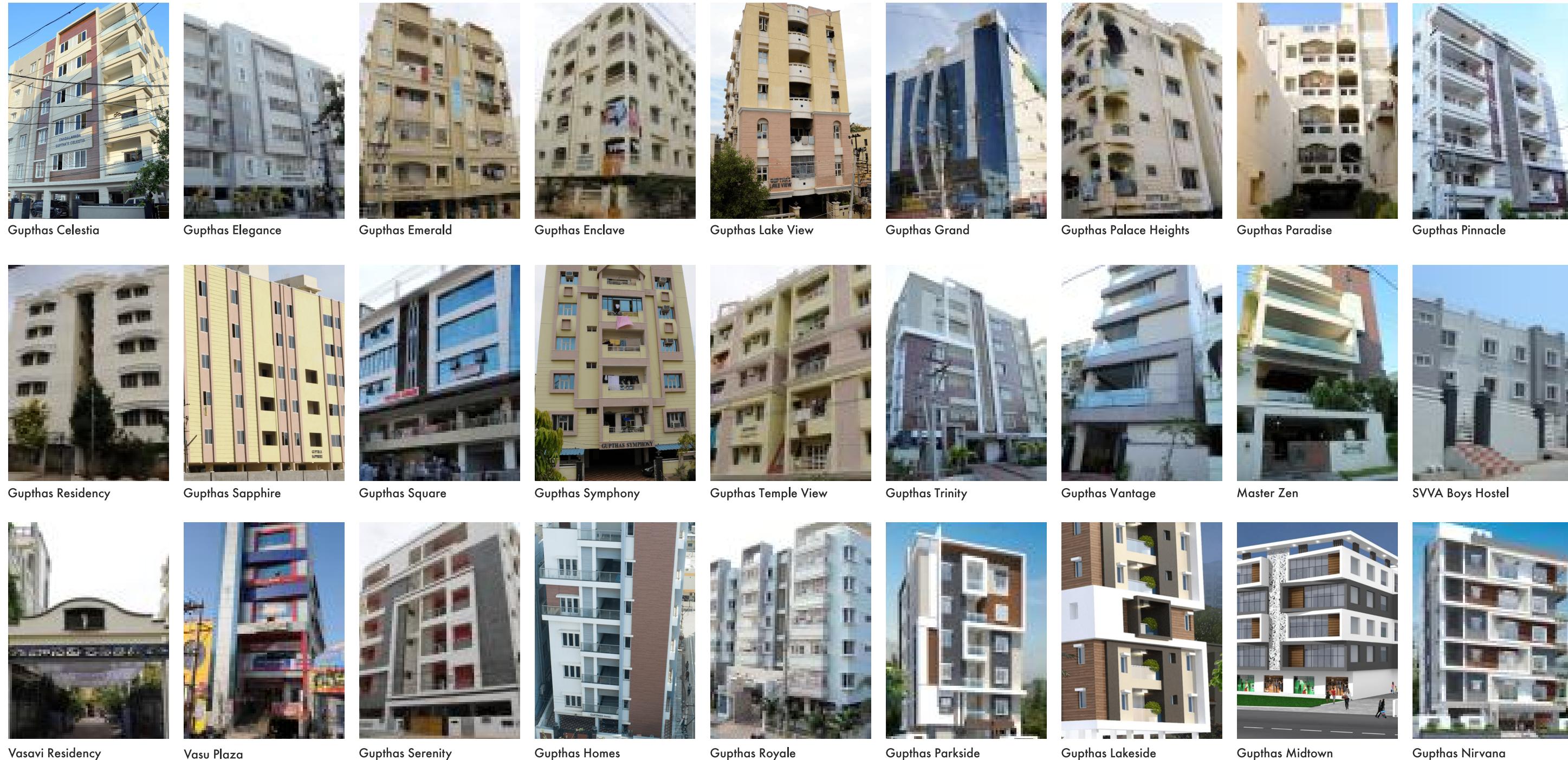
28 Years
of experience

600+
Apartments

300+
Commercial Units

12 Lakhs +
Sq.ft. Built-up Spaces

SOME OF OUR PRESTIGIOUS COMPLETED PROJECTS



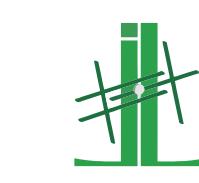
VARADA'S GUPTHAS GRANDEUR

PRINCIPAL ARCHITECTS



Sadhu Architects
Architects & Interior Designers
www.sadhuarchitects.com

LANDSCAPE CONSULTANTS



JAGADEESH LANDFORMS PVT. LTD.

STRUCTURAL



STRUCTURAL
CONSULTANTS

MEP



CANNY
Consultants

LOCAL CONSULTANTS



RAJU
Architects & Associates

PROJECT APPROVED BY





www.gupthas.in



GUPTHAS
CONSTRUCTIONS
COMPANY

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Andhra Pradesh-523002.

Mobile: 9849587993/ 9849119754/ 9849587992

9849115517/ 8575234555

E-mail: gupthasconstructionscompany@gmail.com

AP RERA NO.: