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Properties which
bring Prosperity



Exquisite Residential Apartments Now at Suchitra



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PNJ
PROJECTS





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Buying a *Home* is a
Keystone of *Wealth*



Welcome to the World of Infinities!

'4 Blocks', your destined dream home, designed to bring one's World of Infinities into life, infinities in the form of turning Dreams into Realities, nurturing Hobbies into Passion and creating Memories which stay through, forever. Over the period with all the experience of building homes, we have learnt that every project has a purpose and now we believe 4 Blocks carries a remarkable purpose of fostering the dreams of 360+ families who are soon to own and reside in their destined dream homes! Our responsibility in developing this residential community is immense and we take pride in shaping it into the best possible gated-community in the ever-growing residential hub of Suchitra.





Project Briefing

4 Blocks is a residential project, located just 1 kilometre away from Suchitra Junction, Kompally, inside Godavari Homes, Close to one of our very own projects, Armsburg Koundinya, completed in the year 2018. The total area of the land in which this spectacular venture is being developed, is about 15,000 Sq.Yards, with a built-up area of about 5,00,000 Sq.Feet. It's a gated community which shall host 2 & 3 bedroom flats, accompanied by a magnificent 15,000 Sqft. approx. huge Club House, stationing all premium amenities including Swimming Pool, Gymnasium, Multipurpose Hall, Indoor Games Arena, Guest Rooms amongst others.

Project Highlights

- *Project Area: 3.2 Acres | 15000+ Sq Yards
- *Built-up Area: 5,00,000+ Sq. Feet
- *No of Floors: Stilt + 10 Floors
- *Parking Levels: 2 1/2
- *No of Blocks: 4
- *No of Flats: 360
- *Types of Flats: 2 & 3 BHK
- *Size of Flats: 1000 Sft to 1900 Sft
- *Club House Built-Up Area: 15,000 Sqft. approx.



40' WIDE MAIN ROAD

60' WIDE MAIN ROAD

BLOCK D

BLOCK A

TOT-LOT

CLUBHOUSE

BLOCK B

6|1740

1|1865

10|1315

1|1360

5|1310

2|1725

9|1320

2|1055

4|1740

3|1815

8|1275

3|1260

7|1320

4|1055

6|1275

5|1260

1|1760

2|1315

3|1245

4|1265

9|1810

8|1280

7|1280

6|1280

5|1670



Block Mitra (A) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	2 BHK (W)	893.40	162.47	1360.00
2	2 BHK (W)	709.08	109.96	1055.00
3	2 BHK (W)	893.40	86.08	1260.00
4	2 BHK (W)	709.08	109.96	1055.00
5	2 BHK (W)	893.51	86.08	1260.00
6	2 BHK (E)	873.06	114.48	1275.00
7	2 BHK (E)	906.20	118.89	1320.00
8	2 BHK (E)	873.06	114.59	1275.00
9	2 BHK (E)	906.02	118.79	1320.00
10	2 BHK (E)	873.06	146.55	1315.00

*As per RERA carpet area includes walls



Block Karuna (B) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (E)	1177.25	186.68	1760.00
2	2 BHK (W)	879.63	139.12	1315.00
3	2 BHK (E)	817.76	147.62	1245.00
4	2 BHK (W)	836.69	143.96	1265.00
5	3 BHK (W)	1133.35	163.12	1670.00
6	2 BHK (N)	887.59	105.66	1280.00
7	2 BHK (N)	887.59	105.66	1280.00
8	2 BHK (N)	887.59	105.66	1280.00
9	3 BHK (E)	1286.78	115.45	1810.00

*As per RERA carpet area includes walls

Block Ananda (C) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (W)	1085.46	235.96	1705.00
2	2 BHK (N)	783.65	153.00	1210.00
3	3 BHK (W)	1232.02	51.43	1710.00
4	2 BHK (W)	822.60	160.32	1270.00
5	3 BHK (W)	1212.75	173.88	1790.00
6	2 BHK (E)	848.64	130.73	1265.00
7	3 BHK (E)	1075.13	147.41	1575.00
8	3 BHK (E)	1075.13	147.41	1575.00
9	3 BHK (E)	1075.13	147.41	1575.00
10	2 BHK (E)	845.09	174.52	1315.00
11	3 BHK (E)	1158.85	190.88	1740.00

* As per RERA carpet area includes walls

Block Upeksha (D) Typical Floor Plan



FLAT NO	FACING	CARPET AREA (SFT)	BALCONY AREA (SFT)	SUPER BUILT UP AREA
1	3 BHK (W)	1274.52	171.40	1865.00
2	3 BHK (W)	1188.33	146.76	1725.00
3	3 BHK (W)	1225.24	179.04	1815.00
4	3 BHK (E)	1197.48	152.46	1740.00
5	2 BHK (E)	860.69	155.26	1310.00
6	3 BHK (E)	1205.12	142.89	1740.00

*As per RERA carpet area includes walls



Make Your Living Count!

A house becomes a home when it is a haven for love, memories and happiness. To experience an enriching living, amenities and luxuries are essential. Anyday the value of a substance matters over the quantum and this applies to the amenities as well and so we have designed to deliver amenities to the best of their value, which will make your precious time with parents, spouse and kids count.





The '4 Blocks' of Mitra, Karuna, Ananda & Upeksha

4 Blocks is destined to infuse Happiness into its residents, drawing inspiration from the '4 Keys to Happiness', the qualities of Mitra (Friendliness), Karuna (Compassion), Ananda (Joy) and Upeksha (Equanimity). The 4 Blocks community's eco-system shall stand as a testament to beautiful landscaping with a full circle jogging track and central courtyard, to highly ventilated & vastu-compliant buildings with spacious corridors, to sizeable and well connected parking to an awe-inspiring club-house consisting of guest rooms & various amenities.



There is nothing more important than a good, safe, secure home. Home is a place you grow up wanting to leave and grow old wanting to get back to. However a collection of homes and the culture surrounding it forms a community and this is vital to define the resident's state of living. A community is a mix of emotions and activities of the residents and the available amenities play a vital part of establishing the essence. This in-depth insight of defining how our community should transpire, has led to defining the scope of amenities made available.

Amenities to Behold



Terrace
Swimming Pool



Multipurpose Hall



Guest Bedrooms



Indoor Games



Children Play Area



Jogging Track



Fully Equipped
A/c Gym



Yoga Studio



What brings a sense of community identity and belonging in a residential society is engaging the residents in some form and that's where amenities play an important role. There is a strong connection between the quality of social infrastructure and the well being of the residents. We have taken this seriously and have defined our features which exert the need of having a home at 4 Blocks, with access to facilities like garden, pool, play area, jogging track, gymnasium while ensuring safety, security, hygiene and adequate backups, which all contribute to the pleasure and enjoyment of the occupants.



Central
Courtyard



Generator
Backup



Wide Driveways with Tree lines
& Street lights



Sewage Treatment
Plant



Fire Safety Infrastructure



2 ½ Level Parking



Security Surveillance
Infrastructure



Rain Water
Harvesting



Home isn't a *Place* it's a *Feeling*

Club House

The Clock ticks here, as it ticks nowhere else!

If you want to be happy in a million ways, we have something for you, the Clubhouse!

15,000 Sq.ft. approx club house with:-

- i. Terrace Swimming Pool | ii. Multipurpose Hall | iii. Guest Rooms
- iv. Indoor Games Arena | v. Fully Equipped A/c Gym | vi. Yoga Studio



Project Specifications

*Structure

RCC frame structure.

*Super structure

Standard brick work with ACC blocks.

*Painting

Interior walls - Luppum finish with tractor emulsion paint.

Exterior walls - Asian Ace weather shield emulsion paint or equivalent.

*Doors

Main door - Teak wood frames with veneered shutters and PU polishing with necessary brass fittings. Internal doors - Teak wood frames with laminated doors and necessary brass fittings.

*Windows

All window frames and sliding shutters are of UPVC with glass and safety grills and a provision for mosquito mesh.

*Flooring

600mm x 600mm double charged Vitrified tiles of reputed make.

*Electrical

Concealed piping with copper wires and modular switches, having adequate points for power and lighting. Power outlet for air conditioners in living and bedrooms. (Concealed copper wiring with quality switches 15A socket in kitchen, toilet and dining, tv and telephone points in the hall and master bed room, adequate light points 5A socket in all modular rooms)

*Plumbing

CPVC fittings for water lines PVCSWG (prince or equivalent) for drainage system.

*Toilets

Door height dado glazed with ceramic tiles of reputed make. All bathrooms consist of washbasin, EWC with flush tank of reputed make (Jaguar or Equivalent)

*Kitchen

Granite platform with stainless steel sink, CP fittings with 2.0' height ceramic tiles dado over granite counter top. Provision for fixing of water purifier, exhaust fan/chimney. Separate Municipal water tap along with Borewell water tap. Provision for washing machine in the utility area.

*Intercom Facility

Intercom facility to all the units connecting security and services.

*TV Cable Provision

Provision for cable TV in living room and master bedroom

*Internet Provision

Internet Cable provision for all flats.

*Generator

DG set backup for lifts, common areas and provision of 6 points per flat.

*Lifts

Branded automatic lifts of reputed make with rescue device and V3F for energy efficiency.

*Fire safety

Full-fledged firefighting systems as per fire norms.

Centrally located in the residential hub of **Suchitra Junction, Kompally, 4 Blocks** is within a **2 km** proximity to all major essential **shopping, entertainment, convenience** and **health zones** of the area.

Location Map



<u>Shopping</u>	<u>Schools & Collages</u>	<u>Convenience</u>	<u>Hospitals</u>	<u>Banks</u>
Chennai Shopping Mall	Sadu Vaswani School	D-Mart	Rush Hospital	Andhra Bank
KLM	Suchitra Academy School	Ratnadeep	Balaji Hospital	Axis Bank
Westside	Delhi World Public School	Reliance Fresh	Srikara Hospitals	State Bank of India
R.S Brothers	CMR Group of Institutions	Suchitra MMTS Station		HDFC Bank
Max	St. Michael School	Karachi Bakery		IDBI
Bajaj Electronics				ICICI
				Karur Vysya Bank



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“Our Beams & Columns make your House
Your Love & Dreams make your Home”

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