



RG Kedia Group
SINCE-1962

SUNRISE GATEWAY

by Kedia Homes

*Live your dream life in the
lap of luxury*

Founded by Late Shri Gulzarilalji Kedia, the **R G Kedia Group of Industries** started its journey in the year 1962 in a humble way.

Since then, under the dynamic and progressive leadership of the founder, the group has evolved into a thriving conglomerate of companies with an active presence in a wide confluence of manufacturing industries that span sectors ranging from edible oil, to sugar mills, metal & steel products, construction, and real estate.

Driven by a single-minded commitment to quality, time, and cost, the group has all along walked the right path and today, it has a diverse spectrum of robust work-portfolio. Along the way, the group has also developed, nurtured and sustained a healthy pool of skilled workforce; and acquired and deployed state-of-the-art equipments to deliver result-oriented solutions to clients.

With its unparalleled expertise, skills, and experience across a broad range of sectors, the group looks ahead with renewed confidence and optimism to consistently provide result-oriented solutions powered to deliver value for clients' money.

*Live your dream life in the
Lap of luxury@ Sunrise Gateway*

*Discover a new way of living
at your own little slice of paradise*



PNJ

GROUP

STRATEGIC

PARTNER



Project Highlights

- Vibrant Gated Community
- GHMC & RERA Approved Project
- 100% Vaastu compliant units
- Cellar + 2 Stilt + 8 upper floors
- Manjeera Drinking Water Available
- 100% Power Back up for all Flats except Heavy Electricals'
- Domestic Water Available through Water Softening Plant
- Wide Balconies For Better Feel
- Centralized Gas Supply



High-Class Amenities For Unmatched Luxury Living

Sunrise Gateway offers an exclusive collection of the finest luxurious apartments with all the luxuries of contemporary living.

The moment you step inside your dream apartment, you'll feel a sense of comfort accentuated by unbridled luxury.

At Sunrise Gateway, you can expect everything possible to support the lifestyle you desire. This includes an inspiring mix of distinctive amenities and experiences to be enjoyed privately with family and friends.

Airy, well-lit space with clean, fresh air helps to boost oxygen levels; keep immune system strong; and stimulate serotonin production.

Every apartment has large windows in all the rooms including the kitchen and bathroom. They facilitate free and easy movement of light and fresh air; and promote healthy ventilation all through the day. Besides, the rooms and windows are positioned in a way to promote healthy cross-ventilation; and ensure continual steady supply of cool breeze whole day long.

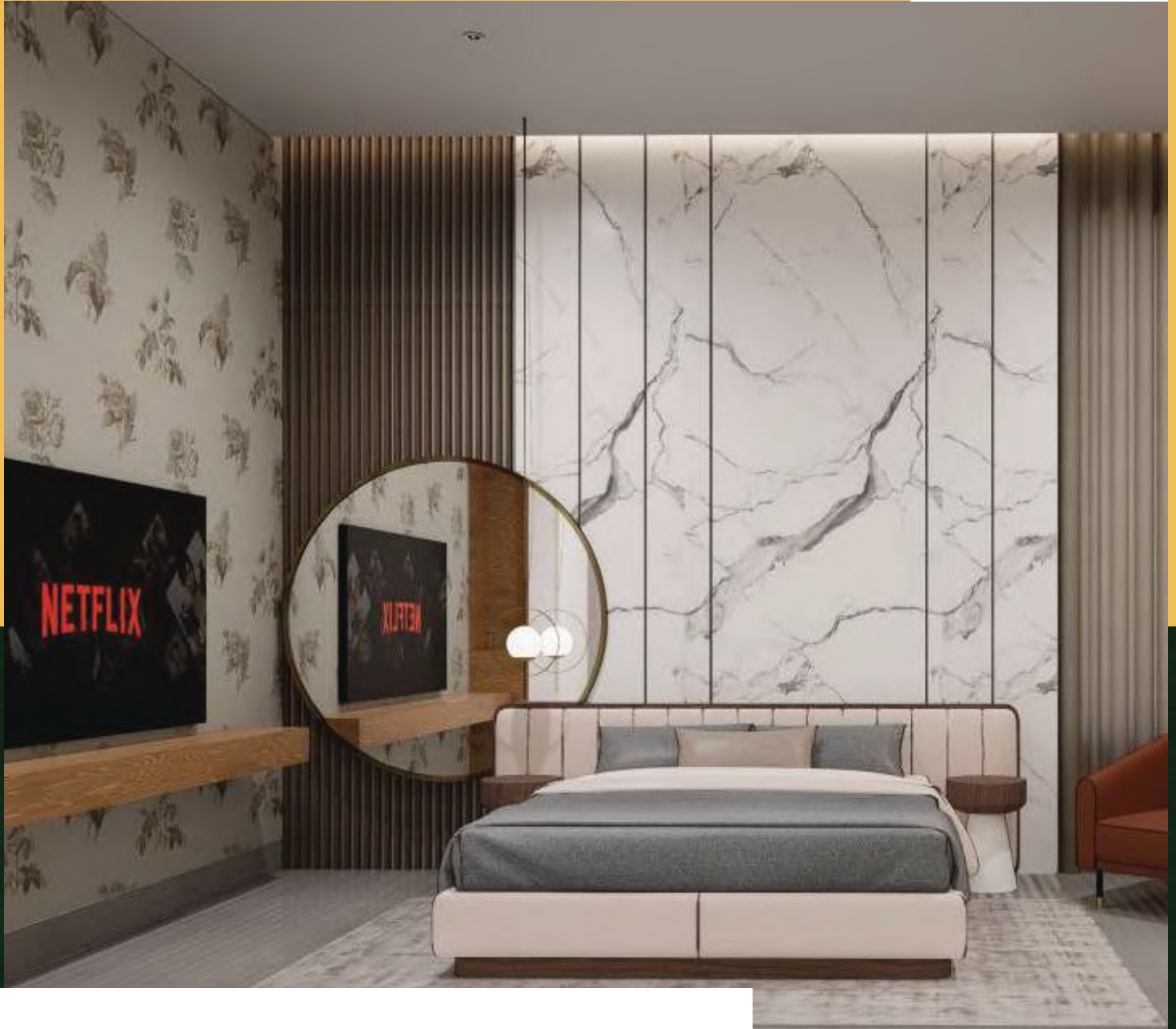
Each apartment floor has wide access corridors that separate the apartment flats, and large ventilation shafts that run the full height between each apartment flat. The open spaces on each floor help to funnel clean and pure air into each apartment flat.

Love life your way with a luxury apartment of your own



*Secure your dream lifestyle with
Sunrise Gateway*





*Modern Amenities
for Sophisticated
Lifestyle Living*

*Setting new standards for
lifestyle living*





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*Find your perfect, private paradise
at Sunrise Gateway*

SUNRISE GATEWAY

by Kedia Homes



*Unparalleled Amenities for
The Lifestyle you Deserve*

SUNRISE GATEWAY

by Kedia Homes





SUNRISE GATEWAY

by Kedia Homes

*Setting new Standards
for Lifestyle Living*

SUNRISE GATEWAY is where refined elegance meets natural tranquility

When you walk into the swanky club house with 7,500 sqft of luxurious amenities, you get the feeling that it is the perfect place to chill out or get some work done. Step further inside and you will be left awestruck by the grand scale and inviting ambiance of the club house.

Whether you want to engage in a Yoga or Zumba session; or undertake rigorous gym workouts; or entertain your guests, the club house with its fabulous amenities and a relaxed atmosphere offers all the right ingredients to cater to all of your needs.

Built to exacting standards, the club house at Sunrise Gateway is a glorious spot for any upscale celebration or holiday party that will make you feel right at home.

- Grand Lobby & Reception
- Gymnasium with Changing Rooms & Lockers
- Children Play Area / Day Care
- Preview Theatre
- Guest Rooms
- Multipurpose Hall with Pantry & Washrooms
- Yoga & Zumba Room
- Indoor Games Room





*A CLUB HOUSE
Where
Fun & Enjoyment
Come Together*



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*Modern Amenities For
Sophisticated Lifestyle Living*



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*A CLUB HOUSE
Where Fun & Enjoyment
Come Together*



Find your Perfect, Private Paradise at SUNRISE GATEWAY

Unparalleled amenities for the lifestyle you deserve





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*The epicenter of convenience & luxury
SUNRISE GETAWAY with the lifestyle you deserve*



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*Setting
new standards for
lifestyle living*



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*Modern amenities
for sophisticated
lifestyle living*





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*Live your dream life in the lap of luxury
@ Sunrise Getaway*





*Sunrise Getaway is where comfort
Meets luxury why settle for anything less?*

High-Class Amenities For Unmatched Luxury Living



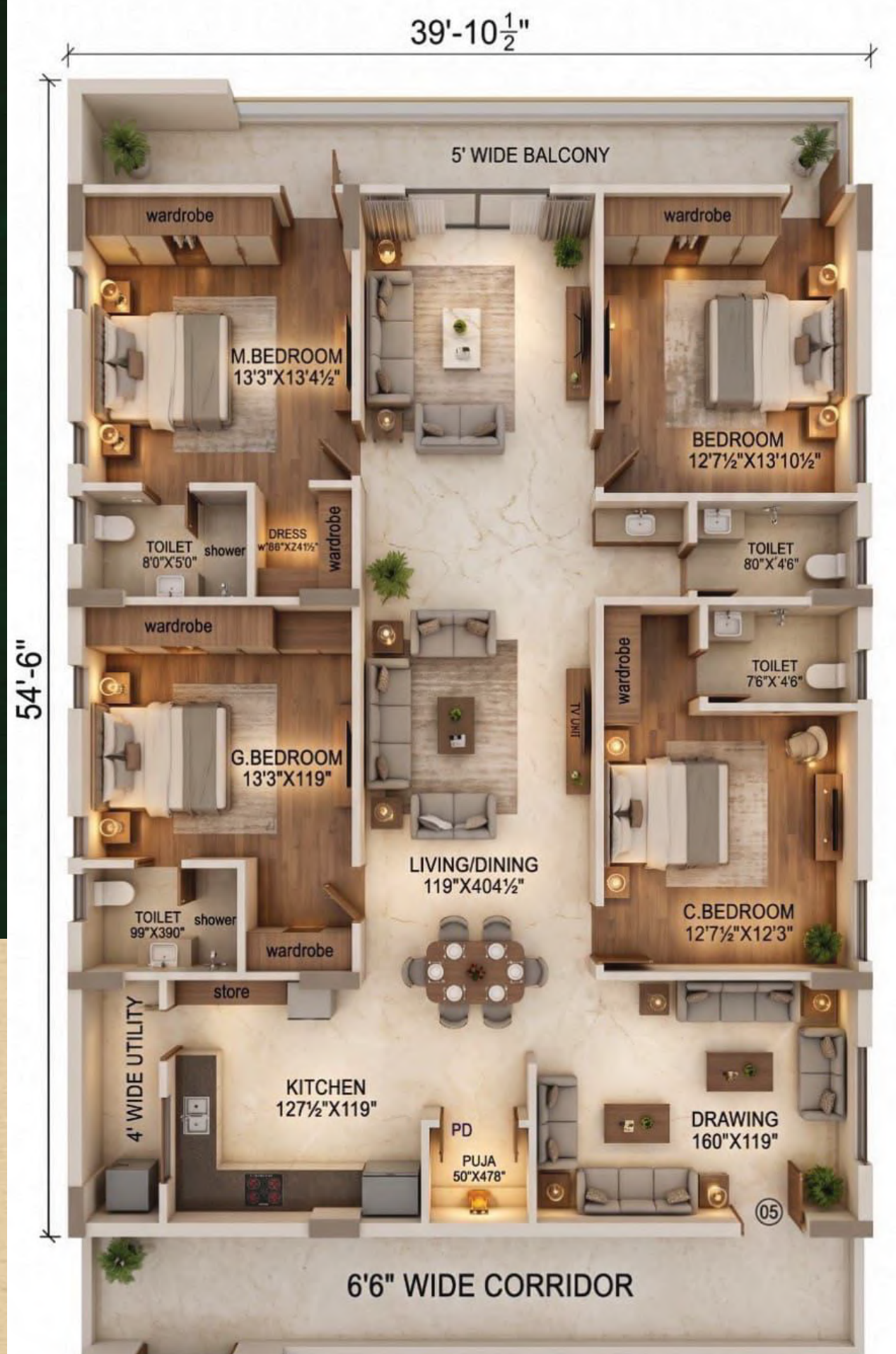
1st FLOOR PLAN



TYPICAL FLOOR PLAN



Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
1	4BHK	2931.2	EAST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
2	3BHK	1912.95	EAST

Floor internal plans



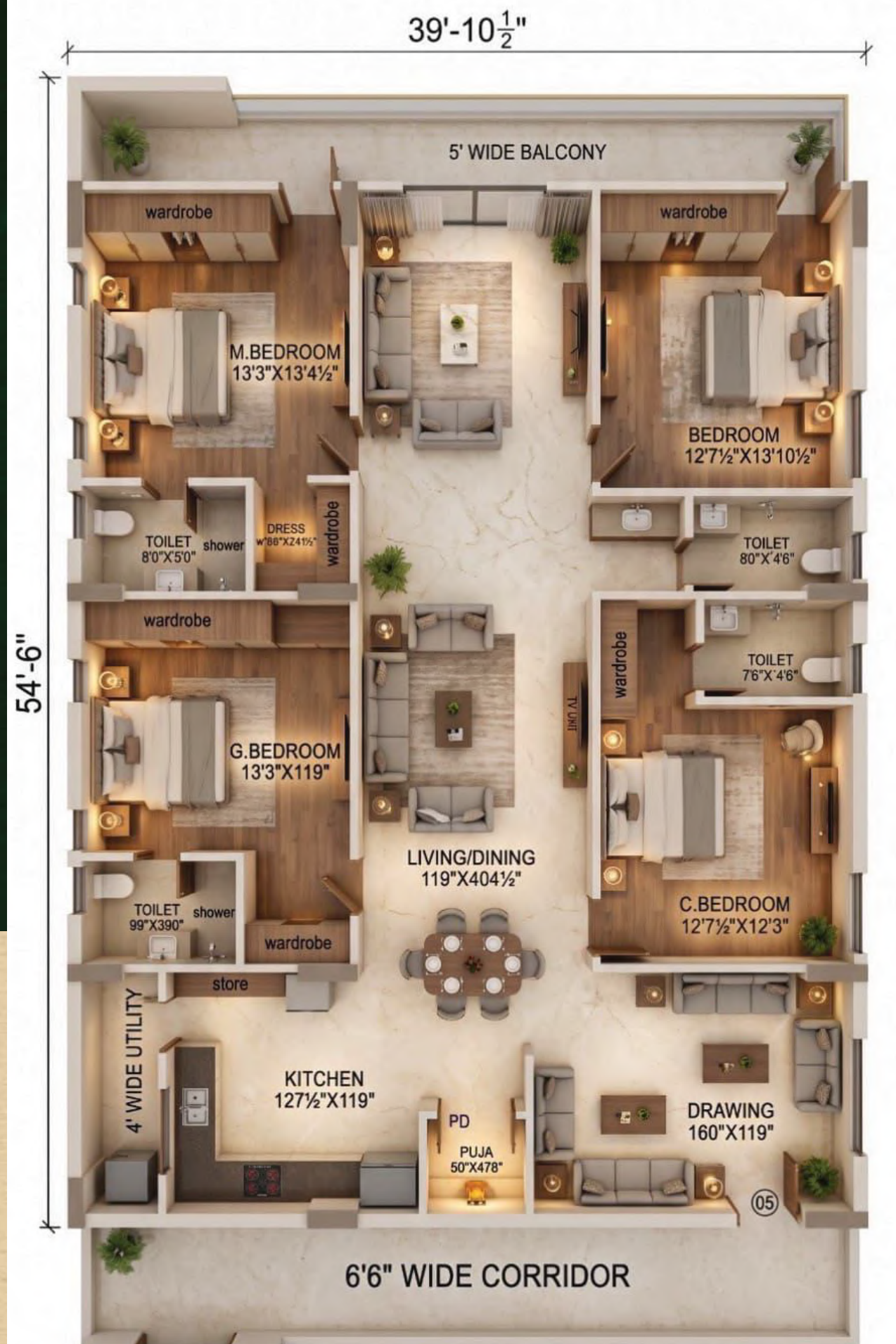
Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
3	3BHK	1912.95	EAST

Floor internal plans



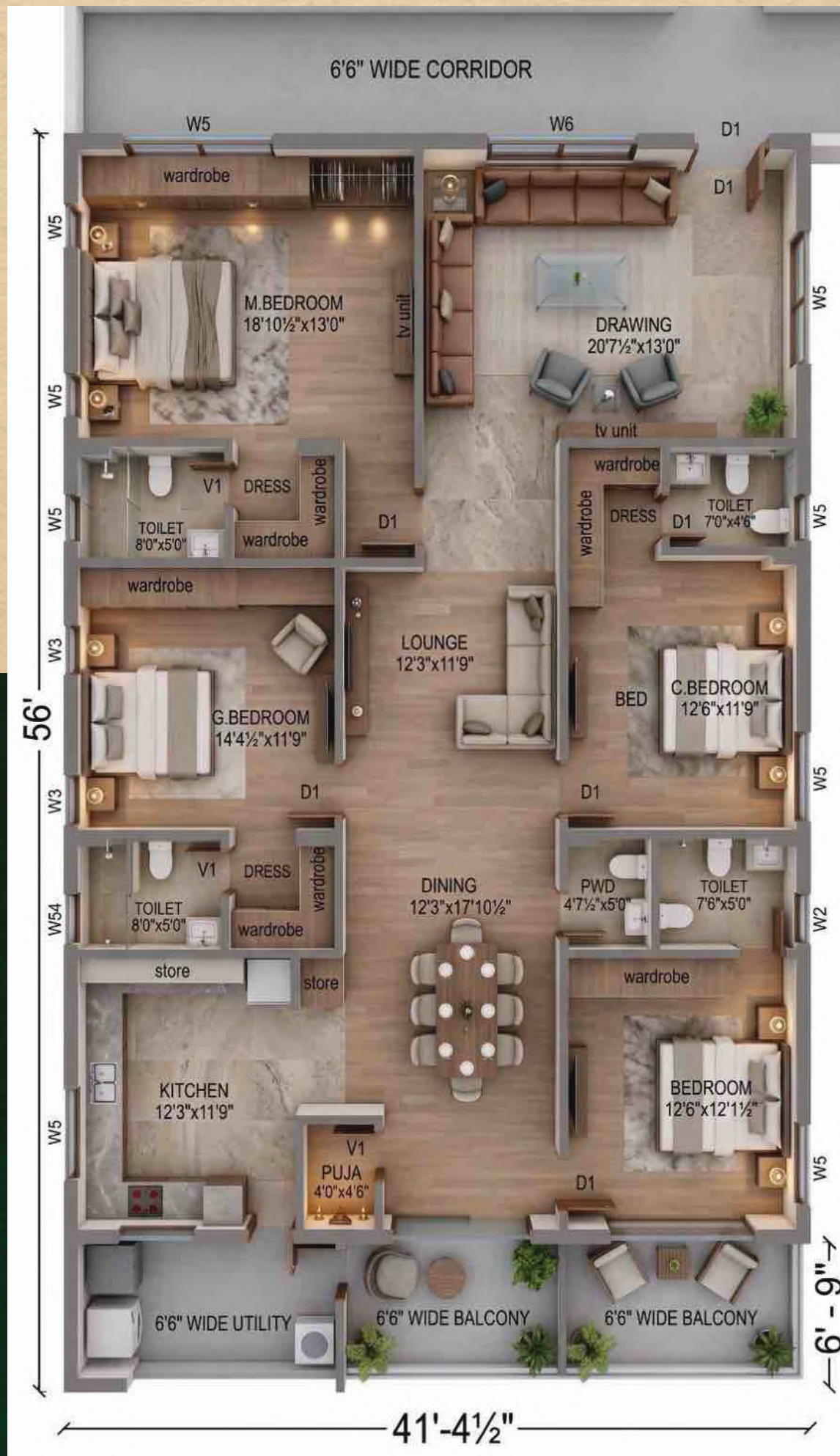
Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
4	3BHK	1912.95	EAST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
5	4BHK	2824.9	EAST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
6	4BHK	3011.84	WEST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
7	3BHK	1965.6	WEST

Floor internal plans



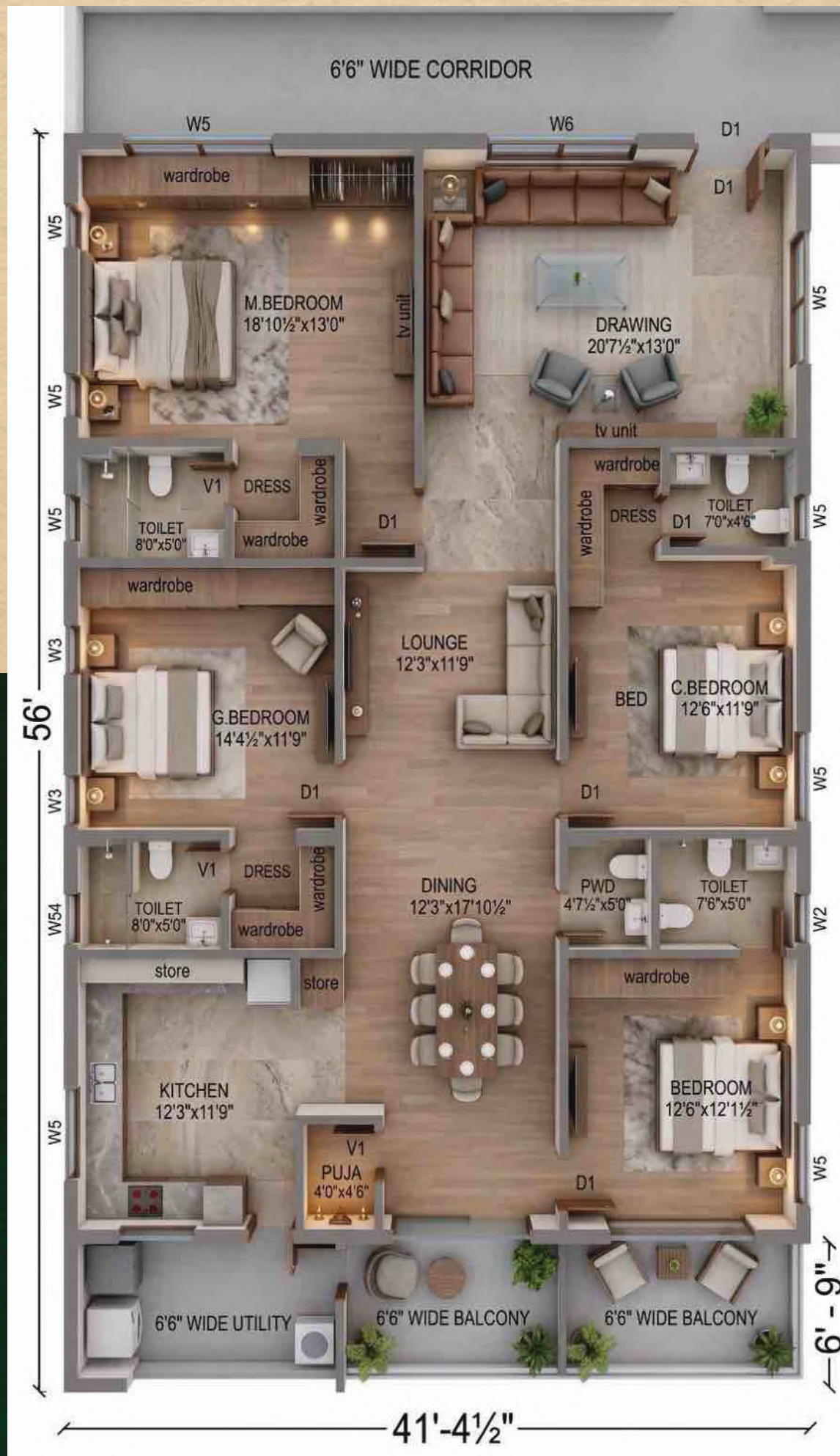
Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
8	3BHK	1965.6	WEST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
9	3BHK	1965.6	WEST

Floor internal plans



Sr.No	Apartment Type	Saleable Area as per RERA (in SFT)	Facing
10	4BHK	3011.84	WEST

SPECIFICATIONS



SUPER STRUCTURE

- Earthquake Resistant Reinforced Cement Concrete Framed Structure Walls.
- Plastering: All Internal and external walls with double coat cement plastering with smooth sponge finish.
- Good quality red/cement brick walls with external 9" and internal 4 ½ ".



DOORS

- **Main Door:** Manufactured Teak Wood frame with flush shutter of melamine matt polish, fixed with reputed make hardware.
- **Internal Door:** Manufactured hard wood door frames & laminated shutters, fixed with hardware of reputed brand.



WINDOWS & FRENCH DOORS

- UPVC French Doors: UPVC Sliding door of double -glazed unit of 3 track frame with provision for mosquito mesh.
- UPVC window of double-glazed unit with mesh as per the architect's design.



FLOORING & WALL CLADDING

- Drawing, Living, Dining, All bedrooms & Kitchen : Premium Vitrified Tiles with 3-inch Skirting.
- Balconies: Premium Anti- skid vitrified tiles with fallscealing in all balconies.
- Bathrooms: Acid resistant & anti-skid premium ceramic tiles upto ceiling height with panel Fallcealing in all toilets to cover service pipelines
- Utility: Anti-skid tiles upto 4ft.
- Staircases, Corridors & Elevator lobbies: Granite/Tandoor/Kottastone/Tiles with fallcealing as per architect's design.



PAINTING

- External : Combination of Textured finish/Smooth putty finish with 2 coats of external emulsion paint of reputed make over a coat of primer.
- Internal : Smooth putty finish with 2 coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.
- Sit-outs : Weather proof paint of reputed make over external putty finish at utility/ sit out walls & ceiling.
- Basement Parking : Water Proof Cement Paint over a base coat of primer for columns and one coat putty.



PLUMBING

- All CP fittings and sanitary fixtures of reputed make.
- Wall mounted EWC with concealed flush tank and Health Faucets in all bathrooms.
- Single lever divertor with shower in all bath rooms.
- Provision for tap in balcony.
- Provision for tap in dinning area.



KITCHEN

- Water connection for treated bore water supply through tap.
- In-let Provision for supplying municipal water to Aqua Guard
- Water connection for washing machine in utility area.
- Piped LPG gas pipeline from centralized gas bank to kitchens with individual gas meter for all apartments.



COMMUNICATION

- Cable : Provision for DTH/Cable connection for TV, Drawing, Living & master bedroom.



FALLCEALING

- Fallcealing will be done in All Balconies & utilities on elevation side.
- Fallcealing will be done in all common areas as per architect's design.



ELECTRICAL

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of Premium make.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug Points for TV in drawing, living and all bedrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/grinders, and water purifier in kitchen.
- Power plugs for Washing Machine in Utility Area.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.



AIR- CONDITIONING

- Designated space is provided for outdoor units and drain pipe for every flat.



INTERNET

- Wired internet Provision in Living room.



GENERATOR

- 100% DG set backup with Enclosure and AMF Panel for all apartments and common areas excluding heavy electrical instruments such as refrigerator, Air Conditioners, Geysers, Microwave etc.



LIFTS

- 3 High Speed automatic passenger lifts as per designer of reputed make.
- 1 High Speed Goods Service Lift as per design of reputed make.



WTP/STP

- Fully treated Bore water made available through exclusive **water softening plant** of reputed make.
- Sewerage Treatment Plant as per norms will be provided.
- **Rain Water Harvesting:** Rain water harvesting through recharge wells on site to improve ground water level.
- **Water Supply:** Manjeera Water and treated water will be supplied to individual apartments.



SECURITY

- Sophisticated round the clock security system.
- Panic button and intercom is provided in the lift that is connected to security room.
- **CCTV:** CC cameras will be provided at all common areas as per consultant design.
- Solar Fencing on boundry walls.



FIRE & SAFETY

- Fire hydrant and fire sprinkler system as per fire department norms.
- Public address system in all floors and parking areas, Control panel at main security as per fire Department norms.



CAR PARKING

- Entire parking is well designed to suit the number of car parks with parking signage's and equipment at strategic locations to ease traffic flow.
- All drive ways with VDF Flooring.



GREENERY & LANDSCAPING

- Aesthetically designed compound wall shall be constructed all around the plot with Solar Fencing.
- Landscaping in the setback areas wherever feasible as per consultant design.

LOCATION MAP



KEY DISTANCES

Iskon Temple 1.1km 5 mins away	Zoi Hospital 1.4km 6 mins away	Ratnadeep supermarket 1.6km 6 mins away	Reliance digital 1.9km 7 mins away
Mantra shopping Mall 2.6km 8 mins away	Edify World School Attapur 3km 8 mins away	Charminar 5.5km 15 mins away	Begum Bazar 6km 15 mins away
Himayath Nagar 11km 20 mins away	Banjara Hills 10km 20 mins away	Appa Junction 11km 18 mins away	RGI airport 22kms 30 mins away

**Project
Structural
Engineer by**



Architecture



**MEP
Consultants**



Project Approved Banks



and many more...



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CLICK HERE FOR LOCATION

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WEBSITE

-  www.pnjprojects.com
-  www.pnjfinserv.com
-  www.pnjinteriors.com

Scan for website



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