



TULYAM
Where living is divine

SHRI BRAJ RANI APARTMENTS in Vrindavan



Yamuna City is presented as a modern residential development designed to blend comfort, convenience, and community living in the sacred city of Vrindavan. Strategically located near key roads and spiritual landmarks, the project emphasizes accessibility, contemporary design, and a wholesome lifestyle.



About Our Project

Feed Spoilt for choices...

We will not only give you the top notch and top-quality construction along with best of amenities... but also give you ample number of Unit options to choose from. Pick a number that best favours your numerology. Go for an entrance that improves your success chances. Decide which view would you like to relish from your balcony with a cup of tea in your hands...

If you are choosy – we are a paradise for you!

It's a matter of prestige

*It's not just your home – it's a matter of prestige.
It stands for everything that you are and you have achieved in life.
It is one thing that completes you.
Your address defines how people will address you!
It's a sign of prosperity and adds to your dignity.
It's not just an entity ... It rather becomes your identity!*

Hop, Skip & Splash

*At Our Project YAMUNA CITY Every day is a Pool Day! Every day is a Cool day!
Enjoy a nice day in the pool to beat the summer heat, and take a nice sun bath when the season enters the winter!
A long stretch of Swimming Pool will have ample of space for all your whims and fancies.*



Welcome To SHRI BRAJ RANI Apartments



अब आपका अपना घर , वृंदावन की भूमी पर ।

Address: 100 Feet, Devi-Atas – Vrindavan, VIP Road, Vrindavan (Mathura)



Specification

STRUCTURE

RCC flat slab structure with peripheral beams and infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements. The structure has been designed to accommodate expansion on second floor.
(Floor to Ceiling Heights): 3.1 mts (approx)

LIVING / DINING AREAS, LOBBIES / PASSAGE

Flooring: Combination of Polished Indian and Italian textured Tiles
Wall Finishes: Royal Emulsion on Plaster + POP
Ceiling Finishes: Oil bound Distemper on Plaster + POP

BEDROOMS

Flooring: Combination of Polished Indian and Italian textured Tiles
Wall Finishes: Acrylic Emulsion on Plaster + POP
Ceiling Finishes: Oil bound Distemper on Plaster + POP

KITCHEN

Flooring: Matt finished vitrified tiles
Wall Finishes: 2' high ceramic tiles dado above counter; Oil bound distemper over plaster in remaining areas
Ceiling Finishes: Oil bound Distemper on Plaster + POP
Counter: Polished granite or Marble
Fixtures and Fittings: Modular factory-made cabinets, stainless steel sink and mixer of standard brands
Gas Supply: Provision for PNG connection in future

ROOF

Pre-cast cement tiles / PCC finish over suitable waterproofing and insulation treatment

STAIRCASE

Flooring: Polished Indian Stone or granite on Treads, Risers and Landings. Stone to match surrounding lobby flooring.
Railing: Combination of Stainless Steel and wooden handrail
Wall finishes: Shyne Emulsion on Plaster + POP
Staircase Soffit: Shyne Emulsion on Plaster + POP



TOILETS

Flooring: Matt finished vitrified tile
Wall Finishes: Glazed / Matt finished ceramic wall tiles up to Dado level (approx. 2100mm). Oil bound Distemper on Plaster in remaining areas
Ceiling Finishes: Oil bound Distemper on Plaster
Sanitary Ware: Wash Basin and European Water Closet (EWC) of standard brands
C.P. Fittings and Accessories: Basin Mixer, shower mixer / diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc. of standard brands All toilet floors provided with suitable and adequate waterproofing treatment



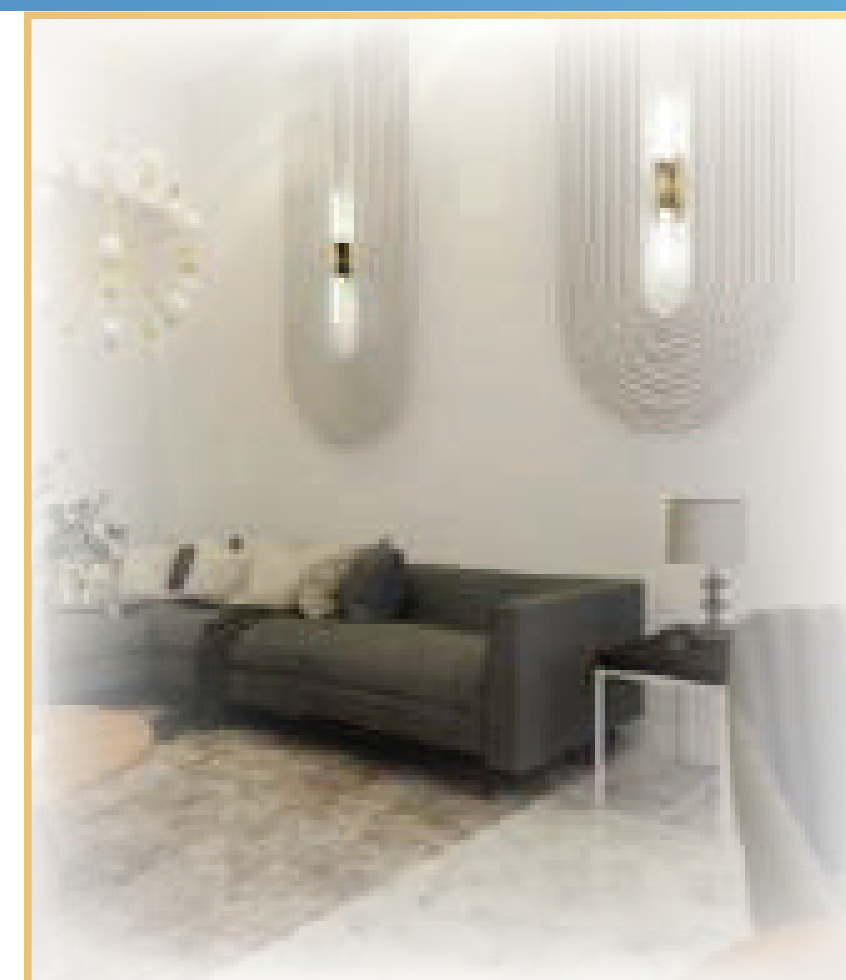
1 & 2 BHK FLAT

ELECTRICAL

Fixtures and Fittings: IS Compliant Modular switches/sockets, Distribution Boxes and Circuit breakers from standard makes and brand.

Wiring: IS Compliant Copper wiring in concealed conduits. Provision for CAT5 cabling for advanced power management systems. Adequate provision for light points, fan points, receptacles and power points In all rooms. Electrical points for exhaust fans in Kitchens and Toilets.

Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room.



DOORS

Main Entrance Door: Polished Hardwood frame with veneered flush door shutters.

Internal Doors: Polished Hardwood frame with veneered flush door shutters.

Hardware: Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
Windows and external glazing: Powder Coated Aluminum Frame or uPVC frame windows with clear toughened glass.



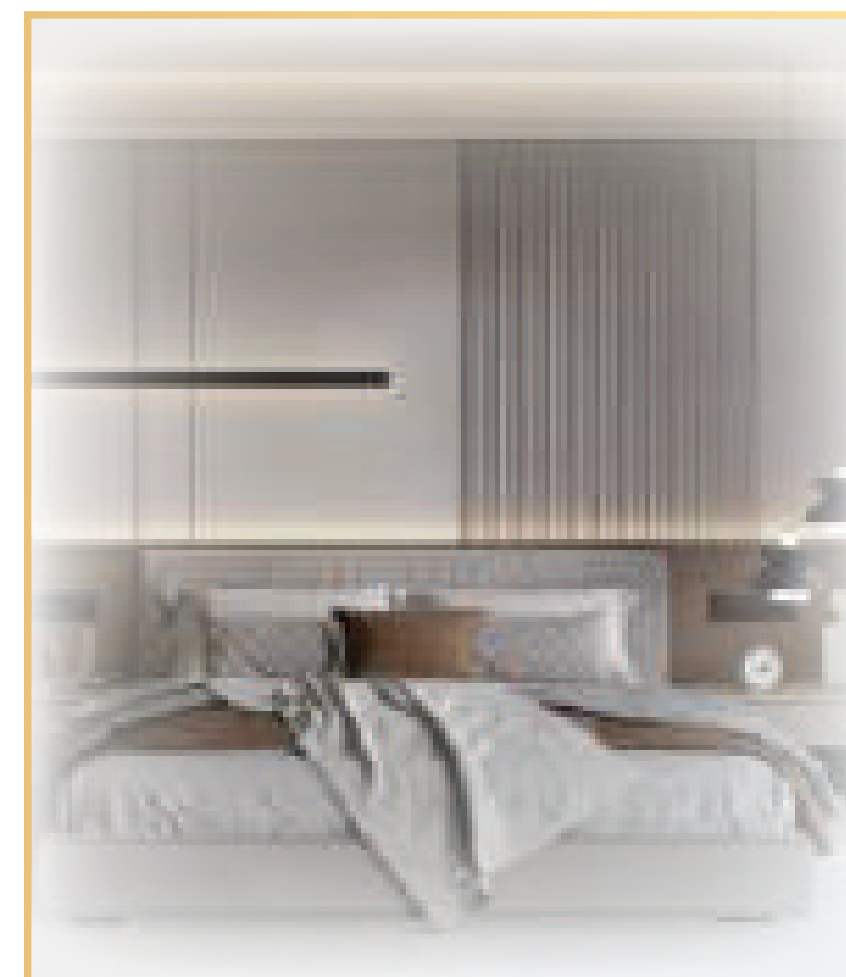
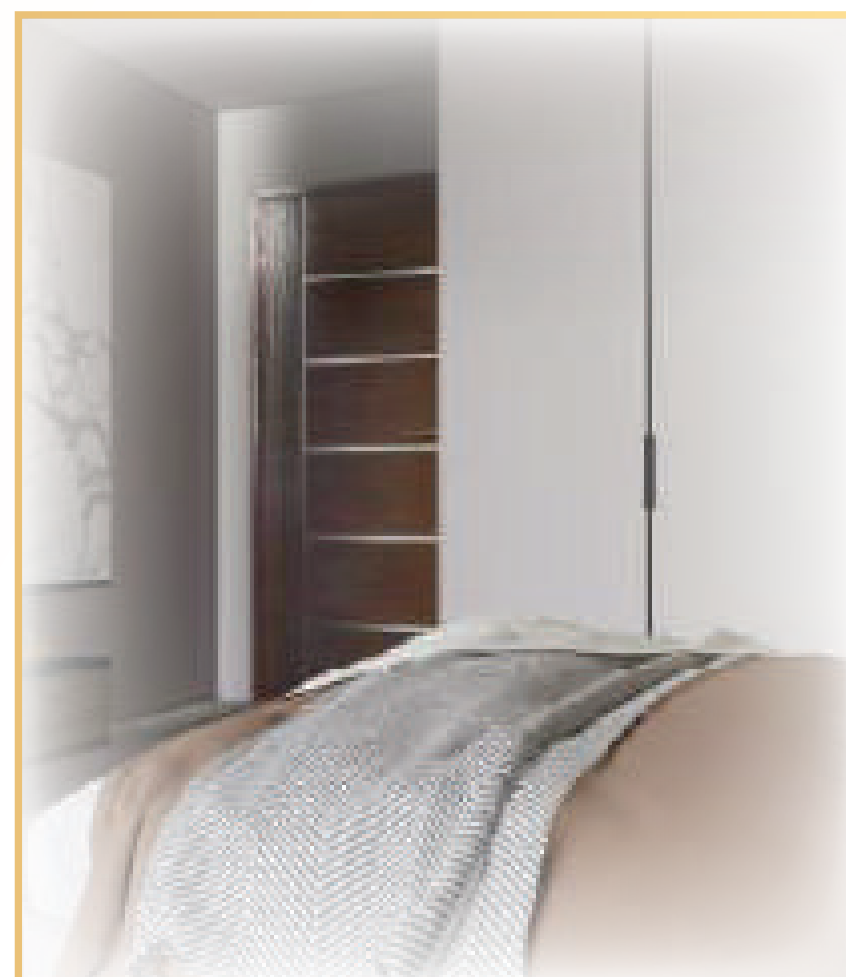
1 & 2 BHK FLAT

PLUMBING

IS compliant CPVC water supply pipes with standard valves and accessories.

IS compliant PVC waste pipes and traps.

Adequate power back-up shall be provided.



EXTERNAL WALL FINISHES

External grade Anti Fungal / Anti Algal paint, from reputed makes and brands.

Sandstone cladding in selected areas as per elevation requirements.



SECTIONAL VIEW

This sectional layout showcases the intelligent use of space, ensuring:

Seamless flow between living, dining, and bedrooms.

Well-ventilated interiors with natural light.

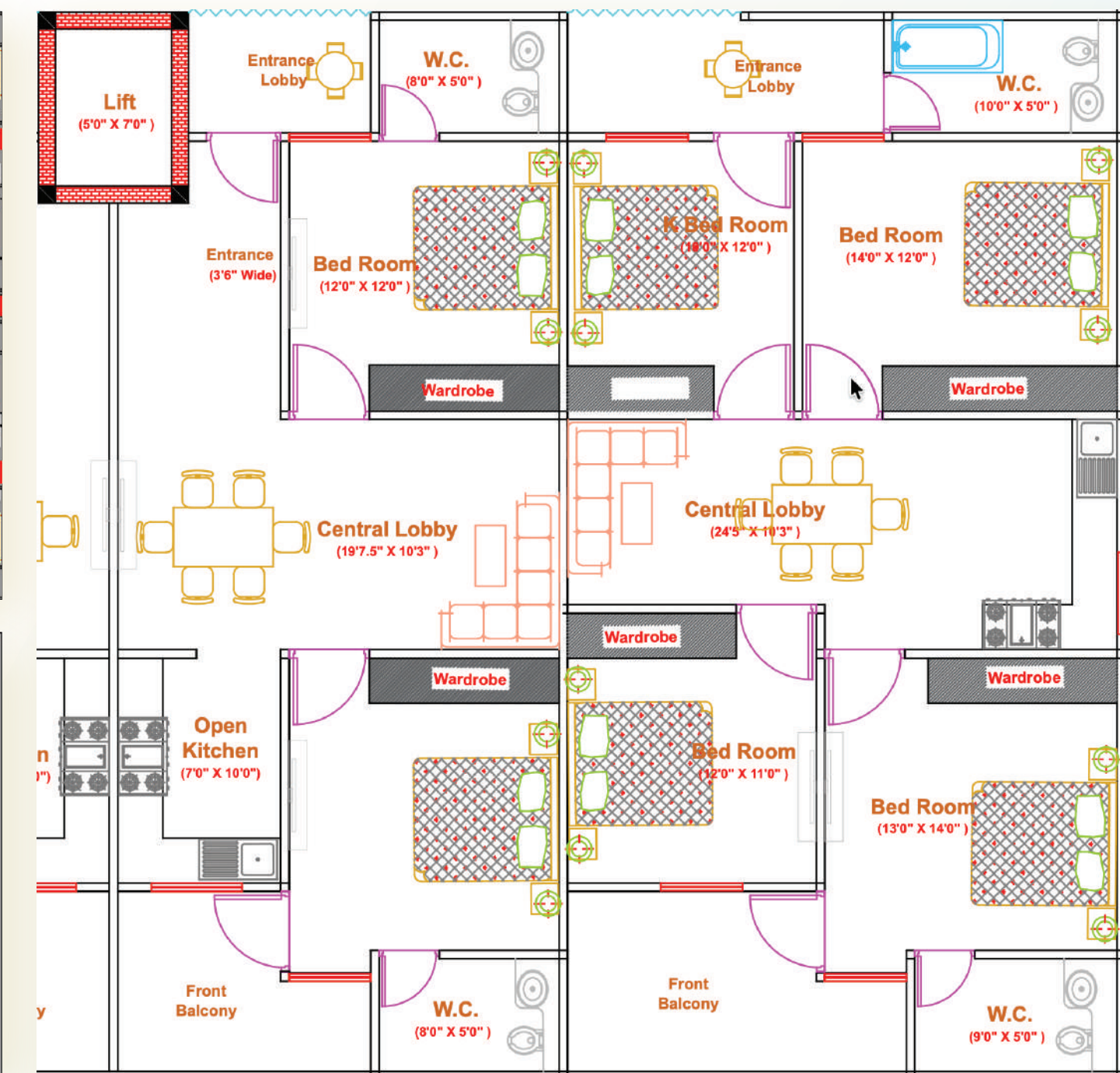
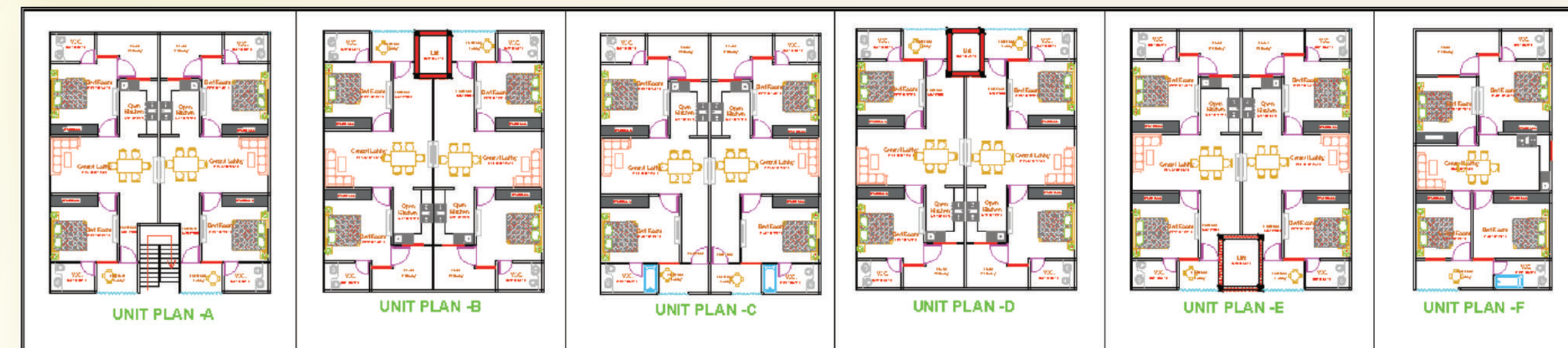
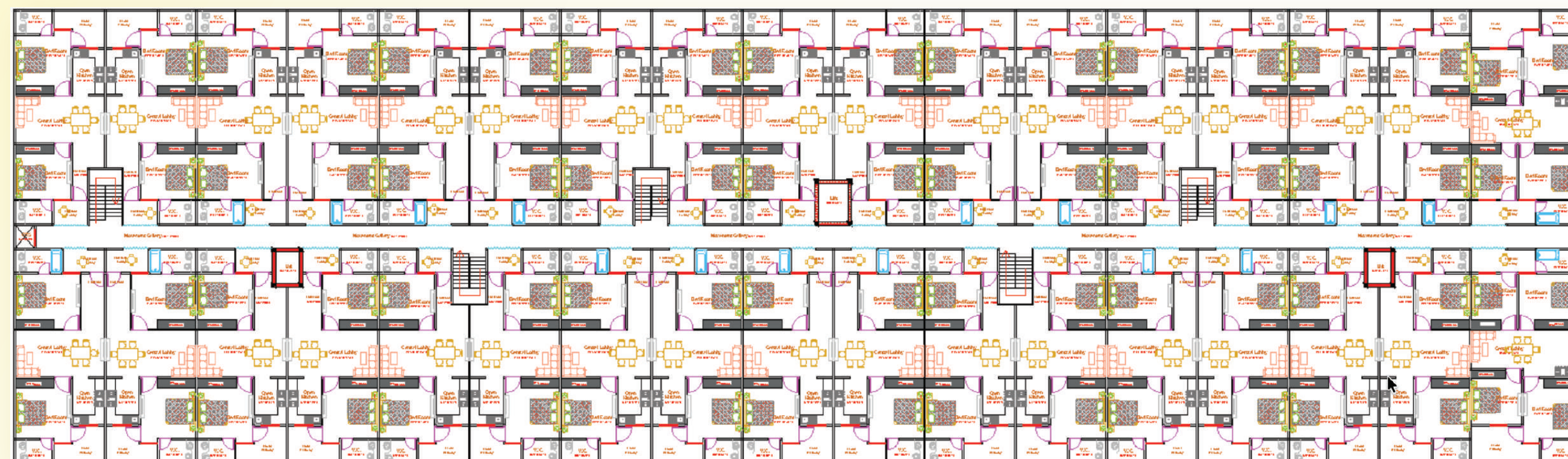
Smart placement of kitchen and utility zones for convenience.

A design that balances privacy and togetherness.

Perfectly crafted for a lifestyle of comfort, elegance, and divine living at Tulyum.



FLOOR PLAN



PAYMENT PLAN

<i>Booking Amount –</i>	<i>5 Lac.</i>
<i>Before Draw –</i>	<i>25% of Value</i>
<i>Still Slab Casting –</i>	<i>10% of Value</i>
<i>First Floor Casting –</i>	<i>15% of Value</i>
<i>Second Floor Casting –</i>	<i>15% of Value</i>
<i>Final Floor Casting –</i>	<i>15% of Value</i>
<i>Before Possession –</i>	<i>Final</i>



*Assured Return Plan - On full payment of Flat, Owner Will get
12% P.a. Assured Return till Possession.*



Green Features

Adequate day lighting and fresh air

Waste water recycling

Rain water harvesting

Water meters and energy meters

Amenities

Swimming pool, Indoor play area, health club, and Changing Rooms

Yoga & Meditation, Sky Garden, Daily

Uses Commercial Area, ATM Space Available

Features

Beautiful landscaping

100% power back up for common areas

Wi-Fi Connectivity

Specification

Approvals

MVDA Approved

RERA Approved



Water Supply

*ISI certified CPVC water lines
and UPVC sewer lines*

Security System

Boom barrier at main entrance

Elevators

*High speed elevators with
uninterrupted power backup*





Park



Swimming Pool



GYM Facilities



Temple



Lift Facilities



24X7 Security




*Power Backup for Common
Area Lighting & Lift*



Yoga





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Vrindavan, Mathura, Uttar Pradesh, 281121

 **18001211101**

www.tulyum.com



THANK YOU

Tulyum is more than a home – it's a sanctuary of peace, prosperity, and timeless living.

