

REJOICE AND RESIDE IN THE LAP OF

NATURE



muppa's  *Green*
GRANDEUR

muppa's
Green
GRANDEUR

Serene & Radiant

Lakeside Opulence

Nestled in lush, green, natural and picturesque surrounds, in the back drop of a large, soothing water body, Green Grandeur invites you to live life in its purest form.

Located near Gopanpally cross roads, Green Grandeur is a short hop away from the renowned work places of Tata Institute of Fundamental Research and Wipro SEZ, besides being close to the IT and Financial districts of Gachibowli. The lush green 3.35 acres expansive Green Grandeur will soon be home to 205 beautifully designed Two and Three bedroom apartments, all breathing elegance, style, quality, value and grandeur. Green Grandeur is crafted with inspiration and creativity, keeping in mind the needs of people seeking a perfect home. There are several more thoughtful features and

amenities, viz. vastu compliance, efficient floor plans, energy efficient planning, freedom from common walls, wide, spacious corridors, traffic free open areas, tot-lots, gardens, viewing decks, play areas, well equipped club-house, swimming pool, not to mention a lot more little things of caring that add not just to the living grandeur and comfort but go a long way to enhance your happiness and health.

Green Grandeur is an enviable abode where nature becomes an extension of your home. The Green courts and recreational spaces blend seamlessly with the five elegantly designed towers. The thoughtfully designed green corridor that connects the landscape of Green Grandeur with the serene waters of the abutting lake creates an exciting eco-space with a variety of flora and fauna.



Design Features

Architectural

- ▶ 360 degree freedom - No common walls with neighbors
- ▶ Spacious living spaces
- ▶ Planning optimization for enhanced daylight and ventilation
- ▶ Spacious corridors and larger gaps between buildings
- ▶ Traffic free environ for inner precincts
- ▶ Safe school-bus gate for children

Landscaping

- ▶ Well-designed Gardens and Tot lots
- ▶ Play areas for all age groups
- ▶ Toddlers park
- ▶ Teens zone - Hopscotch court, Snakes and ladders, Chess
- ▶ Practice spots for basket ball and cricket
- ▶ Parents and grandparents joy view area
- ▶ Jogging track
- ▶ Zen garden for meditation
- ▶ Abundant greenery
- ▶ Open and covered sit-outs and viewing decks

Responsible living

- ▶ Energy efficiency through efficient fixtures and equipment
- ▶ Harnessing Solar energy for heating and lighting purposes
- ▶ Water efficient Landscaping & Rain Water Harvesting
- ▶ CFC –HCFC free equipment
- ▶ Electric charging points for vehicles
- ▶ Tobacco smoke control



Ensuring energy efficiency, water conservation, purity of air and quality of life.

Trust & Reliability Firmly Built

Muppa Projects India Pvt. Ltd. (MPIPL), a Muppa Group Company, is focused on premium residential housing projects. The group started operations in 1999. Driven by strong determination and clear focus, it soon emerged as a name known for projects of outstanding quality, reliability, affordability and efficient post-sales support. Its commitment to deliver great value for money to its valued customers, reflects in each of the several completed projects that dot the landscape of the great city of Hyderabad.

Come join us in our maiden journey and discover your New Home in the well-developed environs of the beautiful city of Hyderabad.

Inspired living starts here – no matter what is your age or occupation.





Connectivity & Tranquility in Perfect Balance

The project is strategically located at Gopanally junction, minutes away from the bustling financial district. It is surrounded by several residential communities such as Aparna Sarovar, Cyber Commune, Aliens Space Station, Manjeera Towers and several others. The neighborhood is fast developing as the preferred residential destination for quality living.

Muppa's Green Grandeur is well connected not just to the work places but also to ORR and also the commercial centers of, Chandanagar, Lingampally, Gachibowli and Hitech city. There are several reputed schools and colleges, universities and research centers of excellence within vicinity, adding to the emerging importance of the location.

EASY CONNECTIVITY TO THE PLACES THAT MATTER. CHECK OUT!

▶ Tata Institute of Fundamental Research	: 0.5 kms	▶ Hyderabad Central University	: 2.2 kms	▶ American Hospital	: 3.4 kms
▶ Wipro SEZ	: 1.7 kms	▶ Sridevi Women's Engineering College	: 3.5 kms	▶ Continental Hospital (Multi-speciality)	: 6.0 kms
▶ Q City and ICICI Regional Hub	: 3.5 kms	▶ Oakridge School-Nanakramguda Junction	: 6.5 kms	▶ Apollo Hospital (Jubilee Hills)	: 15.0 kms
▶ Wipro-Microsoft-Infosys-ISB Junction	: 4.5 kms	▶ Santa Maria International School	: 6.5 kms	▶ Lingampally Station	: 6.0 kms
▶ Gachibowli - IIIT - DLF Junction	: 7.0 kms	▶ Delhi Public School & Lanco Mall Junction	: 8.0 kms	▶ Nampally Railway Station	: 25 kms
▶ Hitech city	: 13.0 kms	▶ Vijetha Super Market	: 3.0 kms	▶ Hyderabad International Airport (on ORR)	: 30 kms
▶ St Xaviers PG College	: 0.7 kms	▶ Inorbit Mall	: 12.0 kms		
▶ Manthana International School	: 1.6 kms	▶ Citizen Hospital (Multi-speciality)	: 3.4 kms		

(Distances mentioned above are approximate)

Precise & Meticulous Master Plan



Project Highlights

- ▶ Just 205 units spread over 5 towers, offering 2 BHK and 3 BHK apartments
- ▶ All approvals and sanctions in place
- ▶ IGBC pre-certified Green Building
- ▶ Designer landscaping that delights
- ▶ Assured delivery dates
- ▶ Non high rise building (only 5 floors)
- ▶ Premium quality construction
- ▶ Centrally located in a fast developing neighborhood
- ▶ 100 feet road frontage with excellent connectivity
- ▶ No common walls which ensures privacy for each home
- ▶ Two lifts and two stair-cases in every tower
- ▶ Piped gas, STP and water treatment plant
- ▶ Feature rich club-house
- ▶ Project appraised by Bank of India
- ▶ Home loan tie-up with several banks

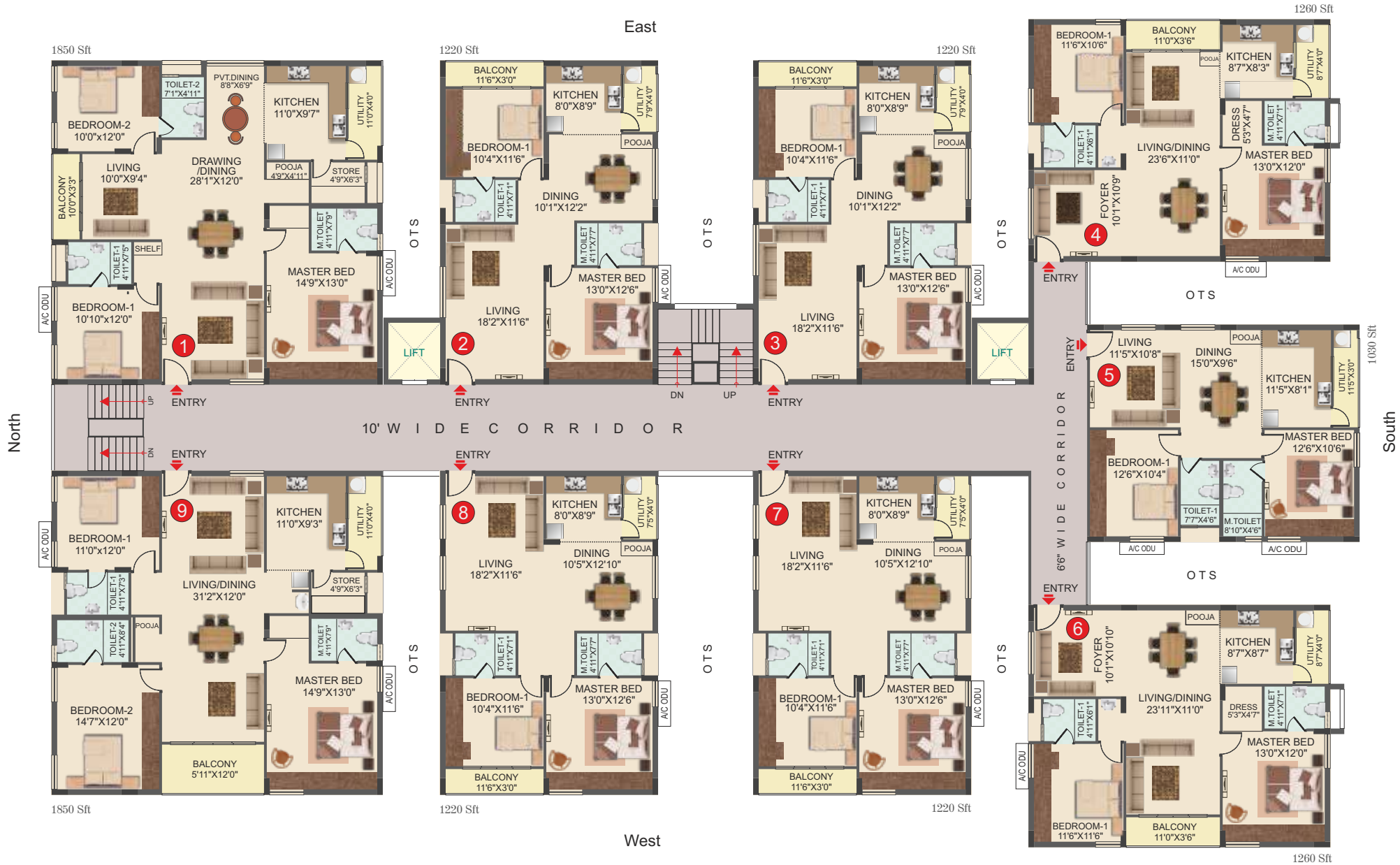
TOWER A

Typical Floor Plan



TOWER B

Typical Floor Plan



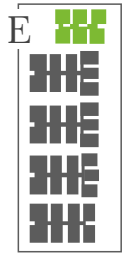
TOWER C&D

Typical Floor Plan



TOWER E

Typical Floor Plan



Greens & Winds Meet Luxury

Opulence and comfort are the facets that define the lifestyle and are essential for the well-being of individual and family. Besides being close to nature, Green Grandeur incorporates all the amenities and comforts that today's life demands.

Club Facilities

- ▶ Well-designed Air Conditioned Gym
- ▶ Air Conditioned Guest Rooms
- ▶ Indoor Games (Pool Table, Table Tennis, Caroms etc)
- ▶ Poolside Food Court With Party Lawn
- ▶ Multipurpose Party Hall
- ▶ Outdoor Swimming Pool with Children's Pool
- ▶ Terrace Cafeteria

Sports and Games Facilities

- ▶ Jogging Track
- ▶ Cricket Practice Pitch
- ▶ Basket Ball Hoop (Mini Court)
- ▶ Skating Rink With Seating
- ▶ Hop Skip Jump
- ▶ Giant Chess Board
- ▶ Snakes and Ladders
- ▶ Sand Pit
- ▶ Play Areas for Toddlers

Security Arrangements

- ▶ Solar Perimeter Fencing
- ▶ 24 Hrs Security Controlled Access & Gate Intercom
- ▶ CCTV Cameras at Gates, Cellar, Stilt and Club-House

Other Amenities

- ▶ High Speed Branded Elevators
- ▶ Sewage Treatment Plant
- ▶ Piped Gas Supply
- ▶ Solar Water Heaters for all 3 BHK Units
- ▶ 100 % Power Backup For Common Areas
- ▶ 1 KW Power Backup For Flats
- ▶ Zen Garden and Tree Lined Gardens
- ▶ Parents Joy View Areas With Roof
- ▶ Lake View Decks
- ▶ Visitors Parking
- ▶ Secured School Bus Gate
- ▶ Car Wash Area
- ▶ Car Charging Points





Green Courts. Green Views. Green Living.

muppa's
Green
GRANDEUR

Charming & Delightful Ecstatic Future

As we progress into the future it becomes imperative that we change, and evolve. Today, we try to enhance the presence of nature in our lives, to bring back the serenity, to assure that tomorrow will be an epitome of inspired living.



Specifications

Foundation and Structure

Earthquake resistant RCC structure
Basement + Stilt Floor + 5 Upper Floors

Super Structure

Masonry Work : 8" thick solid block work for external walls and 4" & 6" thick solid block work for internal walls

External Plastering : Double coat sand faced cement plastering

Internal Plastering : Single coat cement plastering with luppam putty

Wall Finishes

External Walls : Texture and water resistant paints

Internal walls and ceiling : Two coats of plastic emulsion paints over a base coat of primer with roller finishing

Flooring and wall cladding

Living & Dining : Vitrified Flooring of standard make

Bedroom : Vitrified Flooring of standard make

Kitchen : Vitrified Flooring and Glazed tiles up to 2'0" above the counter

Balconies : Non-slip ceramic/ vitrified tile flooring

Toilets : Designer ceramic tiles dadoing up to door height and flooring Non-slip ceramic tiles

Utility : Non-slip ceramic/ vitrified tile flooring with 3 feet high dado

Kitchen Counter

: Granite counter and SS sink as a provision for Modular Kitchen (Optional)

Toilets

CP Fixtures : CP Fittings of ESS, Jaquar or equivalent. Hot and cold wall mixtures with shower in every toilet

Sanitary Fixtures

: Sanitary fixtures of Hindware/Parryware/Cera or Equivalent



Doors & Windows

Main Door : Teak wood frame with designer beading on outer frame, aesthetically designed, veneered and melamine polished door shutters with hardware of reputed make

Other Doors : Wood frame / Machine made frame with moulded paneled shutters with painting and standard hardware

Windows & French doors : UPVC/Powder coated Aluminum sliding windows with provision for mosquito proof shutters

Electrical

- Concealed copper electrical wiring of standard make
- Power connection points for geysers in all toilets
- Power connection points for chimney/exhaust, refrigerator, microwave oven, mixer/grinder and water purifier in kitchen
- Power outlets for Air Conditioners at fixed locations in all Bedrooms
- 1 KW backup power for every apartment
- 100% power backup for essential services
- Cable TV points and Telephone points for MBR and living/dining
- High speed internet point – one point for each flat
- Washing machine point in utility

Lifts and Common Areas

- High speed lifts of reputed brand with auto rescue device
- Designer Lobby and common areas with marble/granite/vitrified flooring

Landscape Architects

DHRUVA ASSOCIATES
Bangalore

Project Architects

STRADA ARCHITECTS PVT. LTD.
Bangalore

Structural and Service Consultants

DESIGN TREE Service Consultants Pvt. Ltd.
Bangalore

muppa's Green GRANDEUR



Muppa Projects India Pvt. Ltd.
85, Muppa's Pearl,
Janardhan Hills, Gachibowli,
Hyderabad- 500 032.



Ensuring energy efficiency,
water conservation,
purity of air and
quality of life.



Contact

Mob: 9959397222, Tel: +91-40-23002222
Email: sales@muppaprojects.com
www.muppaprojects.com