

A project by  
PVR DEVELOPERS

[www.pvrdevelopers.com](http://www.pvrdevelopers.com)

[www.pvrmaha.com](http://www.pvrmaha.com)



### PVR DEVELOPERS PVT. LTD.

Plot No. 122, Prashanth Hills,  
Raidurgam, Khajaguda Road, Hyderabad,  
Telangana, INDIA - 500 008.  
Contact: +91 7680 88 99 77

### SITE ADDRESS

Plot No. 122, Prashanth Hills,  
Raidurgam, Khajaguda Road, Hyderabad,  
Telangana, INDIA - 500 008.  
Contact: +91 7660 88 99 22

e-mail: [sales@pvrdevelopers.com](mailto:sales@pvrdevelopers.com) | Follow Us: //PVR Developers



For PVR Location



For More Information

outlinemedia.in | 86860 86876



FUTURE READY LUXURY LIVING

2 & 3 BHK LUXURY APARTMENTS  
@ SHANKARPALLY - BHANUR

RERA NO:



OUR ASSOCIATION WITH



NOTE : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

Member of  
**CREDAI**



## **ABOUT PVR**

PVR DEVELOPERS INDIA PVT LTD., is an established & trusted group that has set benchmarks in the field of real estate development by consistently delivering several projects of high quality.





MAHA

## **THE KEY TO A HAPPY INVESTMENT**

Your pursuit of happiness ends here at Maha.  
The smartly crafted spaces offer you & your  
loved ones a life of endless possibilities.  
So why not invest in a lifetime of happiness?





## **THE ULTIMATE LIVING EXPERIENCE**

Designed for those who care for the family,  
**PVR Maha** is a gated community crafted to enhance  
your lifestyle. The 7,92,700 sft built-up area has been  
carefully crafted to provide it's residents a great blend of  
modern living with nature.



**THE NEW PARADIGM OF CLASS**





**50** PROJECT HIGHLIGHTS



4 BLOCKS | 590 Families

**STAY IN SHAPE**

- 01 Swimming Pool
- 02 AC Gym
- 03 Yoga & meditation Room
- 04 Walking Track
- 05 Spa/Saloon
- 06 Outdoor Badminton Court
- 07 Sand Volleyball Court
- 08 Half Basket Ball Court
- 09 Indoor Games
- 10 Children's Play Area

**THE FUN NEVER STOPS**

- 11 Banquet Hall
- 12 Party Lawn
- 13 Sand bed play area for kids
- 14 2 Executive Rooms
- 15 Outdoor Amphitheatre
- 16 Terrace Dining Space
- 17 Cards Room
- 18 Baby Pool
- 19 Water Fountain
- 20 Gazebo

## ONLY THE BEST, FOR YOU

- 21 Co working Space
- 22 Library
- 23 Creche
- 24 Car wash Area
- 25 Super market – Grocery/Medical
- 26 Garbage Collection Area
- 27 Service Elevator
- 28 Generator Back Up
- 29 Centralized Wi-Fi
- 30 Tree Seating Plaza

## STAY SECURE & RELAX

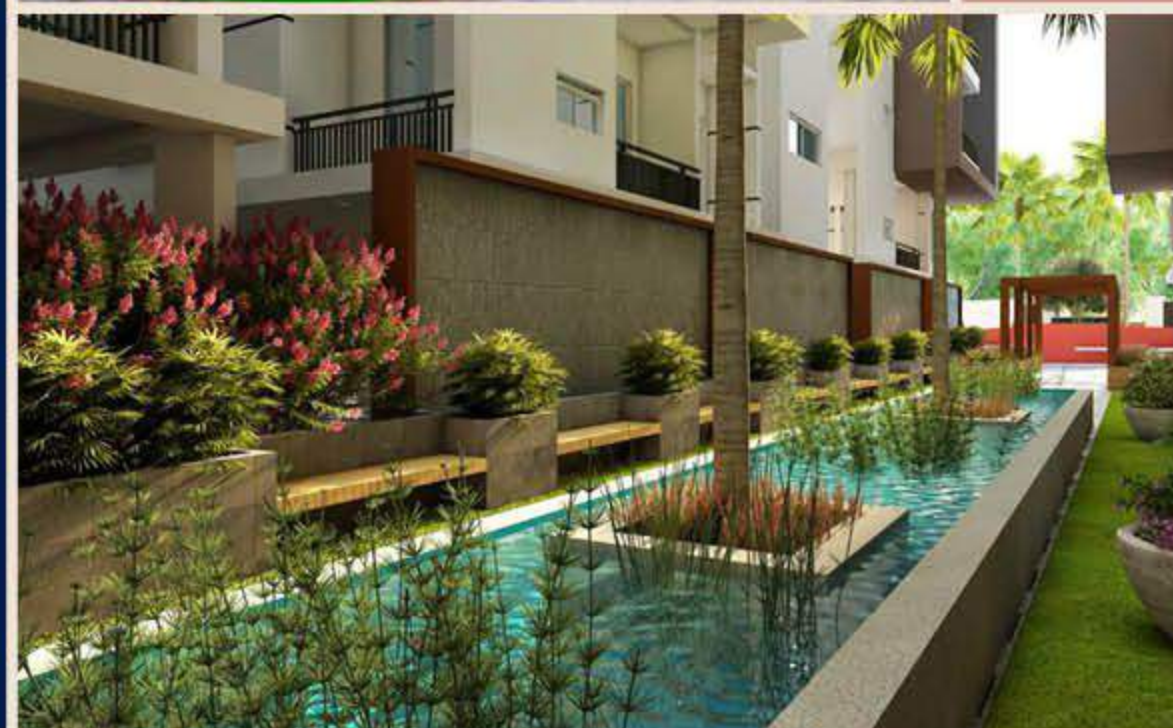
- 31 Single Entry/ Exit
- 32 24/7 Security
- 33 CCTV in Common Area
- 34 Fire Safety Stair Case
- 35 Intercom to all Flats
- 36 Cafeteria
- 37 Avenue plantation & Sitting Area
- 38 Barbeque Area
- 39 Water Body
- 40 Outdoor Sitting Areas

## THERE'S SO MUCH MORE!

- 41 STP
- 42 Rain water Harvesting
- 43 Water Storage Sump
- 44 Admin office room
- 45 Store
- 46 2-Level Parking
- 47 Visitors Parking Space
- 48 Branded Passenger Elevator
- 49 Driver Waiting Lounge
- 50 HT Power Supply



50 PROJECT HIGHLIGHTS





## MAHA OFFICE SPACE

The Modern Trend of Working from the Comfort & Safety of your Home is here to Stay. PVR Maha's Smartly Designed Homes Come with their Own Dedicated Office Space that lets you work in Peace.

"PVR Maha's embedded office space will revolutionize the way we work from home. It's a great idea that will let me efficiently work from the safety of my home in my own dedicated office space. Can't wait to try it out!"





MAHA

## PVR's Maha CLUB HOUSE

### **A WORLD BUILT TO HONE YOUR POTENTIAL**

Enhance, engage and enliven yourself at the MAHA Clubhouse. The clubhouse offers a great range of facilities for sports, entertainment, fitness & relaxation. There's something in it for everyone!





**25,264 ₹**  
CLUBHOUSE BUILT AREA



## PVR'S MAHA CLUB HOUSE AMENITIES

### GROUND FLOOR

- 01 Entrance Lounge   02 Swimming Pool   03 Meeting Room
- 04 Sitting Area   05 Cafeteria   06 Office/Store   07 Super Market
- 08 Creche ( Day Care Centre )   09 Rest Rooms

### FIRST FLOOR

- 10 Gym   11 Indoor Games   12 Rest rooms
- 13 Yoga&Meditation Centre   14 Spa/Salon   15 Library

### SECOND FLOOR

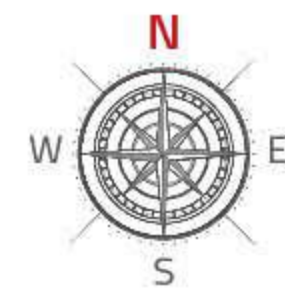
- 16 Banquet Hall   17 Green Room   18 Store
- 19 Preview Theatre   20 Seating Lounge

### THIRD FLOOR

- 22 Bed Room   23 Dining Hall   24 Lawn
- 25 Store   26 Kitchen

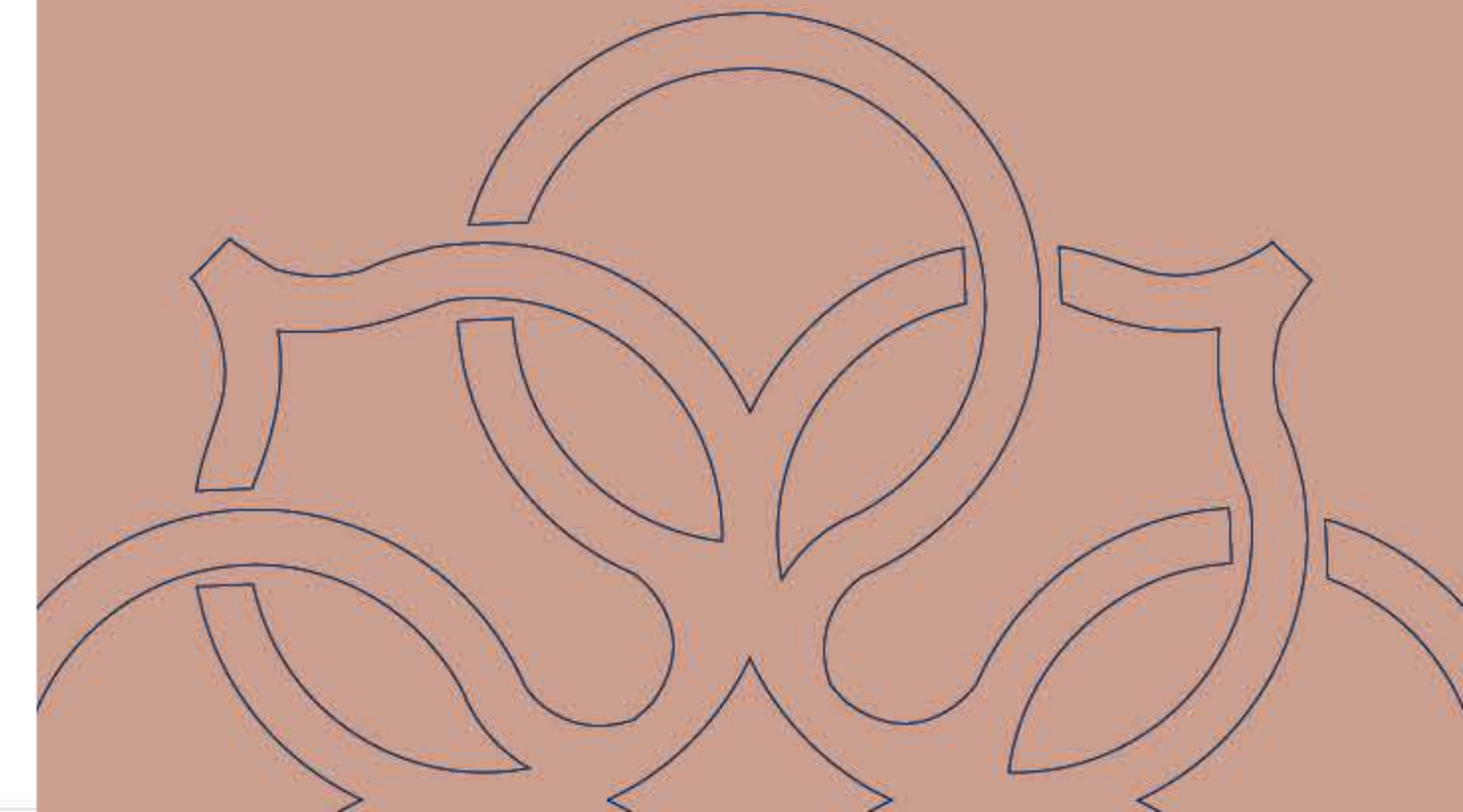


MASTER PLAN



LEGEND

- 01. Grand Entry With Security Post
- 02. Feature Wall With Rock Builders
- 03. Tree Seating Plaza
- 04. Low Ht Ledge Wall In Slope
- 05. Swimming Pool
- 06. Lawn
- 07. Gazebo
- 08. Amphitheater With Stage
- 09. Stepping Stones With Grass Joints Seating Area
- 10. Play Area With Sand Pit
- 11. Basketball Court
- 12. Badminton Court
- 13. Pedestrian Pathway
- 14. Lawn With Seating Area
- 15. Water Body
- 16. Tree Seating Plaza
- 17. Future Wall With Water Body
- 18. Entry And Exit Ramp
- 19. Elder's Seating Plaza
- 20. Rock Boulder



MAHA | 2D & 3D FLOOR PLANS

- 1182 sft
- East Facing
- 2BHK
- 2D Floor Plan

Flat No.  
Block-B  
B201,B214,B215  
Block-C  
C201,C214,C215

- 1182 sft
- West Facing
- 2BHK
- 2D Floor Plan

Flat No.  
Block-B  
B-208, B-209,  
B-217, B-218, B-219,  
B-220, B-221, B-222  
Block-C  
C-208, C-209, C-218, C-219,  
C-220, C-221, C-222

1182 sft EAST FACING 3D PLAN

1182 sft WEST FACING 3D PLAN

MAHA | 2D & 3D FLOOR PLANS

- 1260 sft
- East Facing
- 2BHK
- 2D Floor Plan

Flat No.  
Block-B  
B-202, B-203, B-204, B-205  
Block-C  
C-202, C-203, C-204, C-205



- 1482 sft
- East Facing
- 3BHK
- 2D Floor Plan

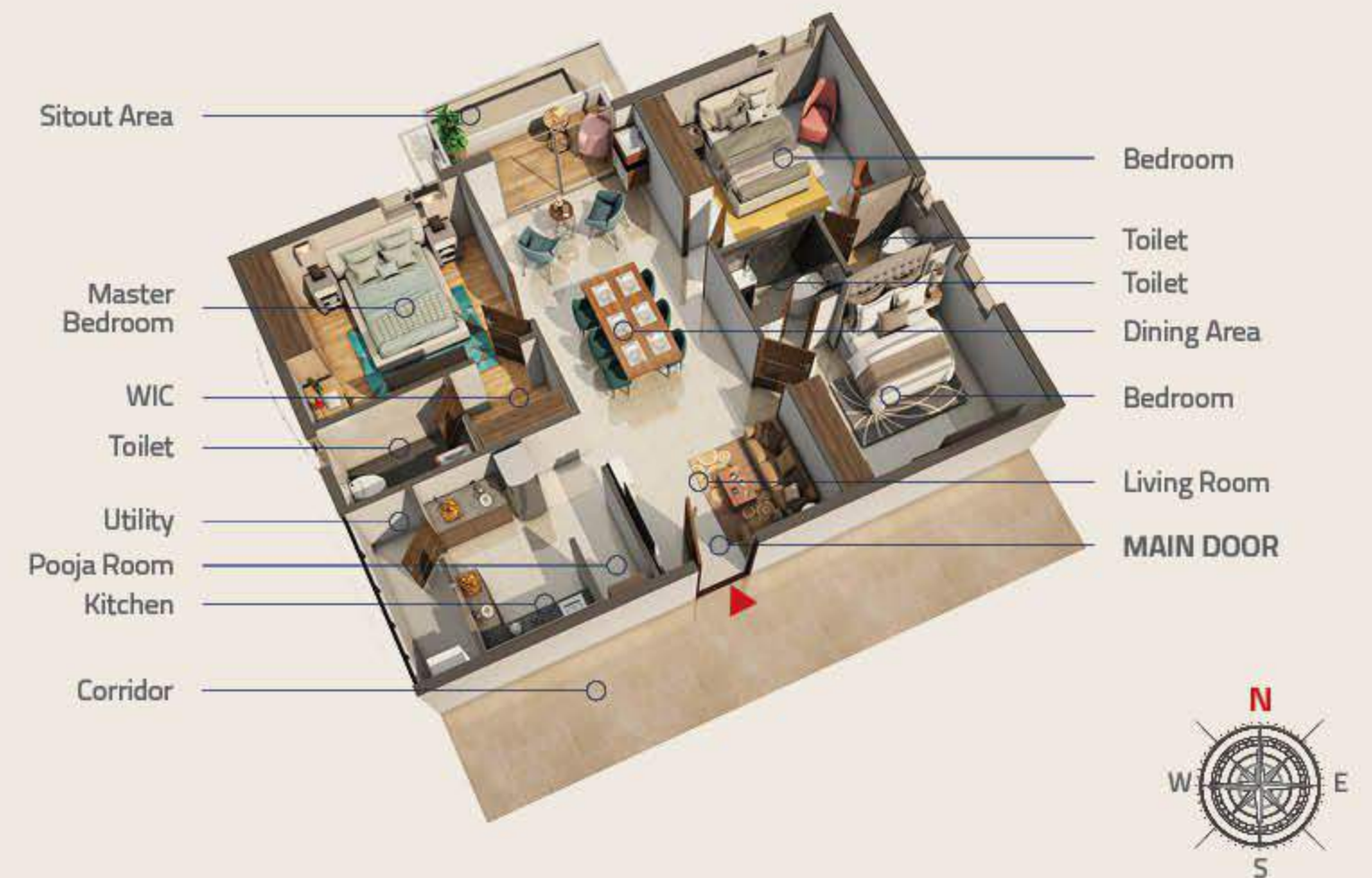
Flat No.  
Block-B  
B-206, B-212,  
B-213, B-216  
Block-C  
C-206, C-212, C-213, C-216



1260 sft EAST FACING 3D PLAN



1482 sft EAST FACING 3D PLAN



MAHA | 2D & 3D FLOOR PLANS

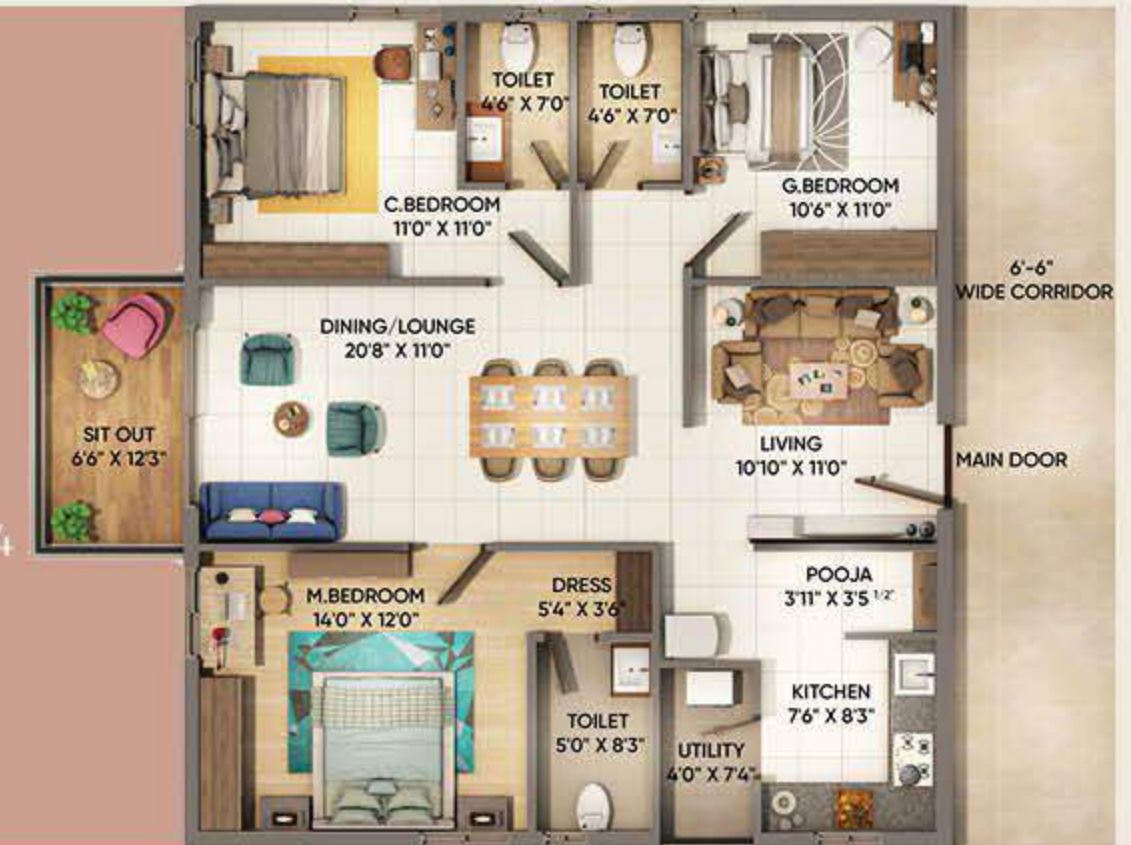
- 1495 sft
- West Facing
- 3BHK
- 2D Floor Plan

Flat No.  
 Block-B  
 B-207, B-210, B-211  
 Block-C  
 C-207, C-210,  
 C-211, C-217



- 1575 sft
- East Facing
- 3BHK
- 2D Floor Plan

Flat No.  
 Block-A  
 A201, A202, A203, A204  
 Block-D  
 D202, D203



1495 sft WEST FACING 3D PLAN



1575 sft EAST FACING 3D PLAN



MAHA | 2D & 3D FLOOR PLANS

- 1575 sft
- West Facing
- 3BHK
- 2D Floor Plan

Flat No.  
Block-A  
A206,A207,A208  
Block-D  
D204,D205,D206



1575 sft WEST FACING 3D PLAN



**WELCOME TO THE  
PREMIO WAY OF LIFE!**



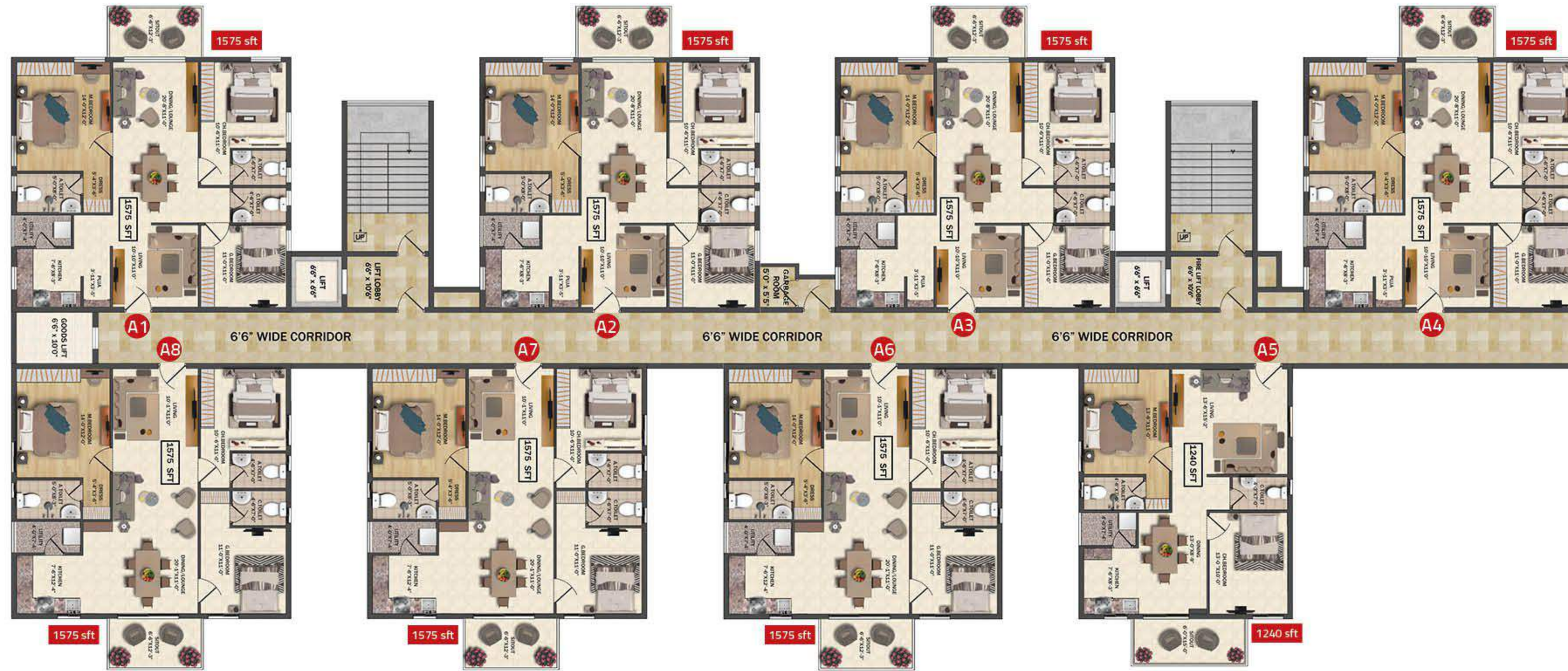




MAHA

**A LANDMARK GATED COMMUNITY  
BUILT TO LAST GENERATIONS**

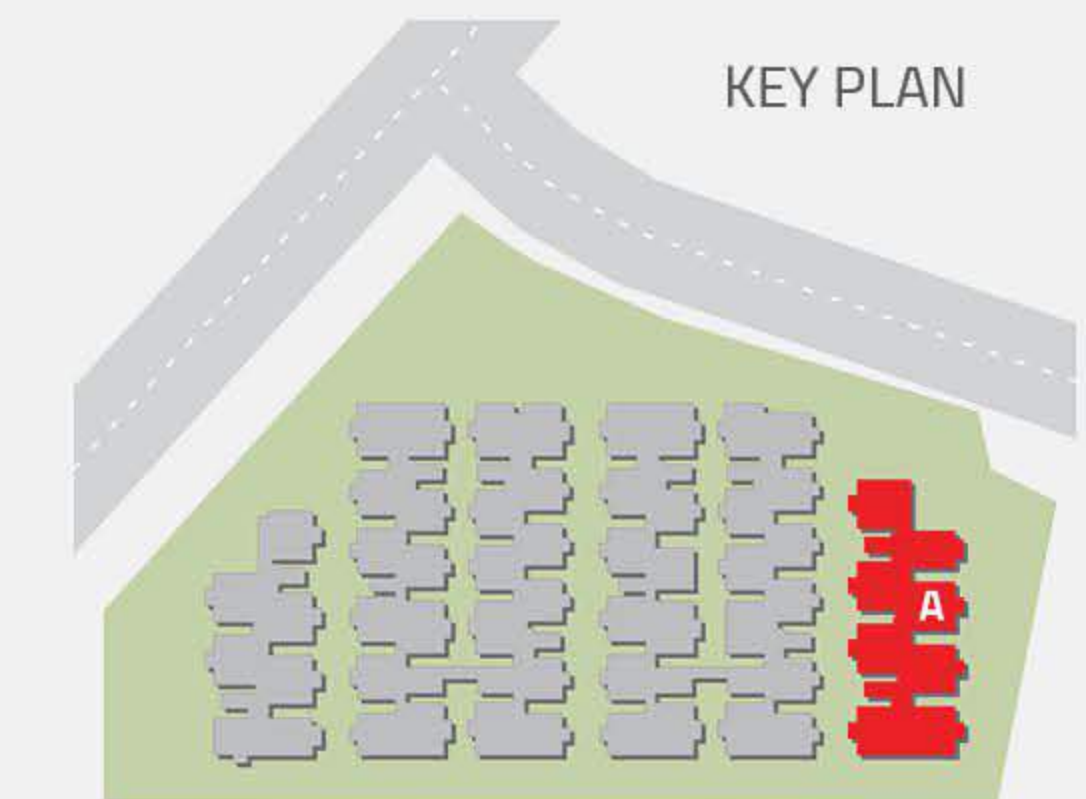
PVR  
MAHA



## BLOCK - A

### AREA STATEMENT

FLAT NO	NO. OF SFT	FACING	BHK
A1	1575	EAST	3
A2	1575	EAST	3
A3	1575	EAST	3
A4	1575	WEST	3
A5	1240	WEST	2
A6	1575	WEST	3
A7	1575	WEST	3
A8	1575	WEST	3





**THE PERFECT BLEND OF MODERN  
DESIGN & SMART SPACES.**



**MAHA**





MAHA

**A HOME TO YOU AND NATURE**





MAHA

**A GATED COMMUNITY THAT  
SHARES YOUR DESIRE TO GROW**

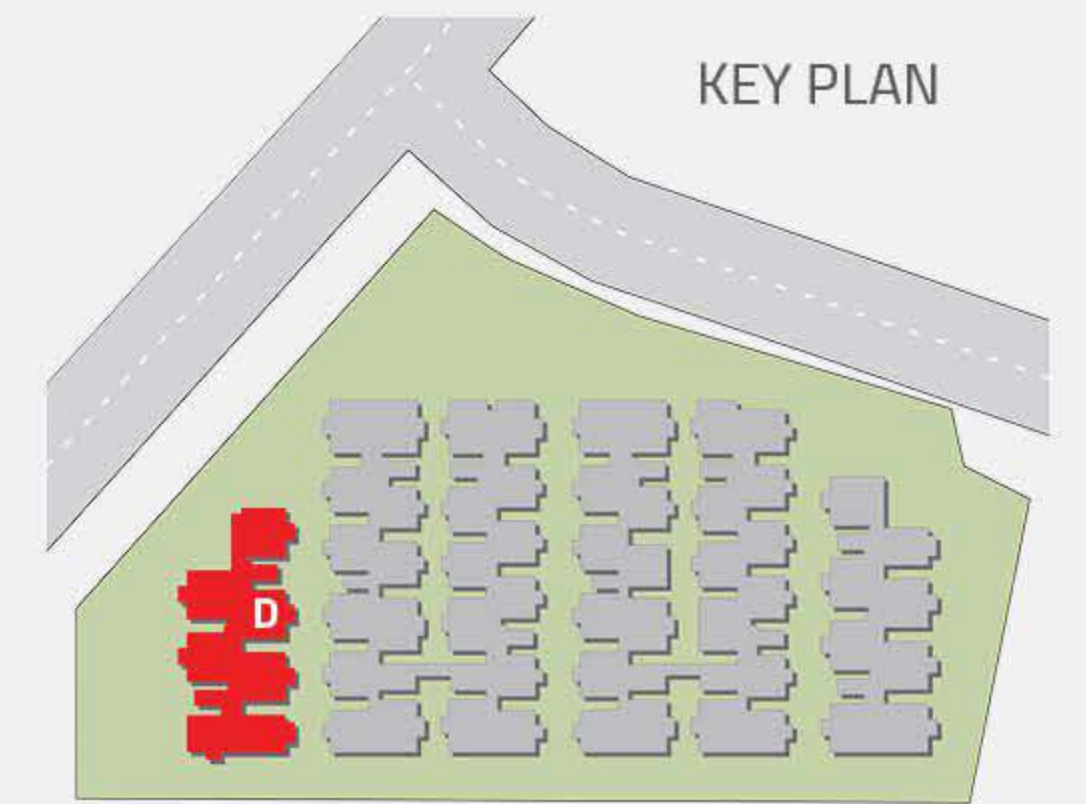




## BLOCK - D

### AREA STATEMENT

FLAT NO	NO. OF SFT	FACING	BHK
D1	1208	EAST	2
D2	1575	EAST	3
D3	1575	EAST	3
D4	1575	WEST	3
D5	1575	WEST	3
D6	1575	WEST	3
D7	1240	WEST	2





## SPECIFICATIONS

	<b>FOUNDATION AND STRUCTURE</b>	<ul style="list-style-type: none"> <li>- R.C.C. framed structure to withstand wind and seismic loads</li> </ul>
	<b>SUPER STRUCTURE</b>	<ul style="list-style-type: none"> <li>- 8" thick CC Blocks for external walls and 4" thick CC Blocks for internal walls</li> </ul>
	<b>JOINERY WORKS</b>	<ul style="list-style-type: none"> <li>- Designed main and Internal doors of ready-made Engineering wood with branded hardware of reputed make.</li> <li>- UPVC windows with safety grill and clear glass panels.</li> <li>- SS railing for staircases.</li> <li>- MS power -Coated railing for balconies.</li> </ul>
	<b>FLOORING AND DADO</b>	<ul style="list-style-type: none"> <li>- 600 x 600 Premium vitrified tiles of best brand in living, dining and remaining bedrooms.</li> <li>- Anti-skid and acid resistant flooring tiles of standard make in all Bathrooms.</li> <li>- Glazed ceramic tile dado of best brand up to 7' height in all bathrooms</li> <li>- Glazed ceramic tile dado of best brand up to 2' height above kitchen platform.</li> </ul>
	<b>PLASTERING</b>	<ul style="list-style-type: none"> <li>- <b>INTERNAL AND EXTERNAL WALLS:</b> 18mm coat cement plaster with smooth finishing</li> <li>- <b>CEILING:</b> 12mm coat smooth cement plaster finishing.</li> <li>- <b>EXTERNAL:</b> 18mm double -coat sand-faced cement plastering.</li> </ul>
	<b>PLUMBING &amp; SANITARY</b>	<ul style="list-style-type: none"> <li>- EWC with flush tank of Hindware or equivalent make.</li> <li>- Wash basins in master Bedroom toilet and Dining area of Hindware or equivalent make.</li> <li>- All waterlines and drainage fittings and lines are of P.V.C Ashirvad/Hindware.</li> <li>- Hindware or equivalent make hot and cold wall mixer with shower.</li> <li>- Provision for geysers in all bedroom toilets.</li> </ul>
	<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>- Granite platform with stainless steel sink with provision for both municipal and borewell water connection, with provision for fixing water-purifier. Provision for fixing exhaust fan and chimney</li> </ul>
	<b>PAINTING</b>	<ul style="list-style-type: none"> <li>- Internal walls and ceiling: Water-proof base two coat putty, one coat premier and two coats of premium emulsion paint of Asian or equivalent make.</li> <li>- <b>EXTERNAL WALLS:</b> Combination of Asian texture/two coat paint finish for all external walls.</li> </ul>
	<b>ELECTRICAL &amp; COMMUNICATION</b>	<ul style="list-style-type: none"> <li>- Concealed copper wiring of Polycab or equal make</li> <li>- Modular switches in all rooms of Honeywell or equivalent make.</li> <li>- Power outlets for air conditioning in all bed rooms and living room.</li> <li>- Power outlets for geysers &amp; exhaust fans in all bathrooms.</li> <li>- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen.</li> <li>- Plug points for refrigerator and TV wherever necessary.</li> <li>- Three-phase supply for each unit and individual sub meter board.</li> <li>- Distribution boards and MCBs of premium-make, and premium switches.</li> <li>- Usb charging port all bedrooms and living room.</li> </ul>
	<b>CABLE TV</b>	<ul style="list-style-type: none"> <li>- Provision for cable connection in master bedroom and living room.</li> </ul>

	<b>INTERNET</b>	<ul style="list-style-type: none"> <li>- Wired internet provision in living room and Bed room for wireless router connectivity.</li> </ul>
	<b>FIRE &amp; SAFETY</b>	<ul style="list-style-type: none"> <li>- Fire systems will be provided as per fire department norms</li> </ul>
	<b>WATER PROOFING</b>	<ul style="list-style-type: none"> <li>- For all toilets and wash areas.</li> </ul>
	<b>LIFTS</b>	<ul style="list-style-type: none"> <li>- 8-passenger automated elevator of KONE or equal brand with front granite /Tiles cladding.</li> </ul>
	<b>SECURITY</b>	<ul style="list-style-type: none"> <li>- Grand Entry with security post.v</li> <li>- Round the clock security &amp; CCTV Surveillance in parking Area and common areas.</li> </ul>
	<b>COMPOUND WALL</b>	<ul style="list-style-type: none"> <li>- All Around the Building.</li> </ul>
	<b>PARKING</b>	<ul style="list-style-type: none"> <li>- Every flat will be provided with one car parking.</li> </ul>
	<b>LANDSCAPES &amp; HARDSCAPES</b>	<ul style="list-style-type: none"> <li>- Beautifully designed landscapes and hard capes designed along with seating areas for elderly, jogging/walking path, activity zones, children's play areas etc, for community living.</li> <li>- Rain Water Harvesting Pits as per Norms.</li> </ul>
	<b>TELECOM &amp; INTERCOM</b>	<ul style="list-style-type: none"> <li>- Telephone points in living and master bedroom.</li> <li>- Intercom connectivity to all flats</li> </ul>
	<b>STP</b>	<ul style="list-style-type: none"> <li>- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.</li> </ul>
	<b>POWER BACK-UP</b>	<ul style="list-style-type: none"> <li>- DG Power backup setup for alright and Fan points in Bed Rooms, living room, kitchen &amp; bathrooms.</li> <li>- Common areas (Lifts, corridor, common area lighting).</li> <li>- Club House - DG Power backup for all lights and Fans.</li> </ul>
	<b>NOTE</b>	<ul style="list-style-type: none"> <li>- Flat will be handed over for woodwork/interiors after receiving % payment and official building handover by company only.</li> <li>- Any kind of modifications and alterations works are not allowed after completion of brick work.</li> <li>- Shelves, chajjas, lofts , arches or any kind works is chargeable as per square foot rate.</li> <li>- GST and Registration charges are applicable as per Government of India/Telangana State and has to be paid as per the agreed terms.</li> </ul>

BRANDS WE USE  
IN CONSTRUCTION

**TATA STEEL**

**RADHA TMT**  
550 STEEL BARS

**Finolex**

**GROHE**

**hindware**

**OSRAM**

**Honeywell**

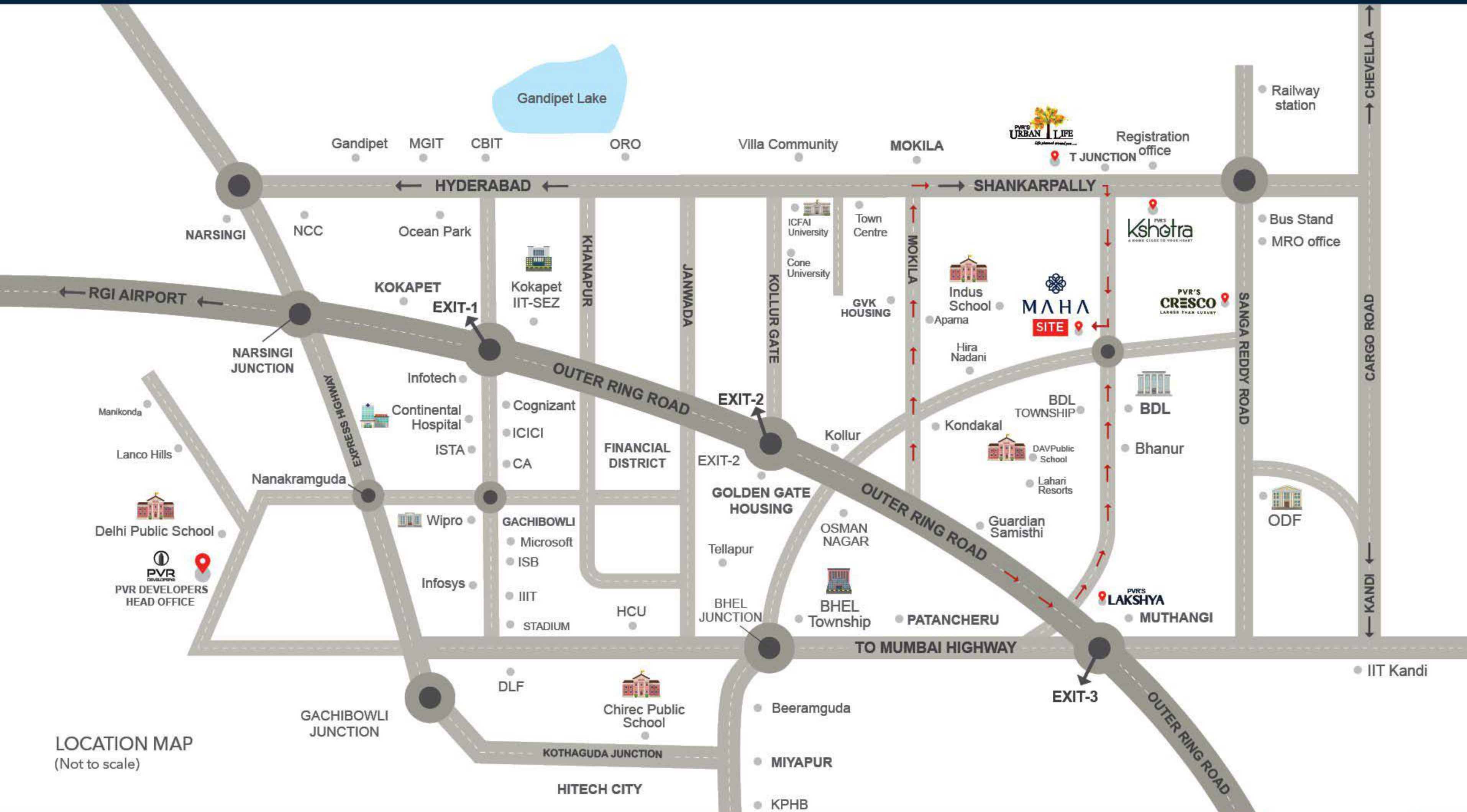
**legrand**

**venster**  
UPVC WINDOWS  
Get Windows For World

**VEKA**  
MADE FROM GERMAN PVC

**Schindler**

**KONE**



LOCATION MAP  
(Not to scale)

### NEARBY LOCATION HIGHLIGHTS

- 25 Mins Drive from IT, ITES & Financial District
- 25 Mins from International Medical & Healthcare Speciality Centers
- 35 Mins drive from Hi-Tech City & Gachibowli
- 15 – 20 Mins Access to International School, Colleges & Renowned Institutions ( School Bus Access )
- 5 - 15 Mins Weekend Fun & Family Get-Togethers @ Lahari Resorts, Palm Exotica Theme Parks, Cricket Grounds & Other Sports & Recreational Training & Sports Learning Centers
- 5 Mins to MMTS Railway Station
- 10 – 20 Mins Kollur IT SEZ & Tellapur IT SEZ
- 5 – 10 Mins Residential Townships, E-Seva Centres, Shopping Centres, Super Markets, Textile Centres, Life Essentials & Well Developed Govt Infrastructure

SCAN FOR LOCATION

