



PATWARISAAB
SECURED & VALUE INVESTMENTS

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HOMES FOR EVERY ONE

WITH ALL
LUXURIES OF
COMMUNITY LIVING



**MPR
URBAN
CITY**

GATEWAY TO SMART LIVING

PHASE II - TS RERA NO. P01100002775

CREATING OPPORTUNITIES

FOR AFFORDABLE HOUSING IN A
SUITABLE LIVING ENVIRONMENT
& PROMOTING SELF-SUFFICIENCY
IN OUR COMMUNITY.

MPR Urban City, is a location that makes you associate with an area that has rapidly enhanced in worth and is being highly sought after. Emerging on the connecting street that interfaces Lingampally through Gachibowli, it makes life simple for those heading out each day to the IT hallway and major corporates on this side of Hyderabad. The facade and style are contemporary, and space is intended for new-age living.

1 bhk and 2 bhk Affordable homes in a gated community

* an artistic impression of MPR Urban City grand entrance, Sapphire & Ruby Blocks view

COMMUNITY MASTER PLAN



AT TRANQUILLO,
WE BELIEVE HOUSING
IS A HUMAN RIGHT.
BECAUSE WHEN
A PERSON
HAS A PLACE TO CALL
HOME, THEY HAVE THE
FOUNDATION FOR A
BETTER LIFE.

By utilizing cost efficient methods and technologies of today, we develop communities and provide affordable housing and services with the combination of lifestyle, security and green living.

LEGEND

- | | |
|-------------------------|-------------------------------------|
| 1 Entry & Exit Gate | 8 Lawn |
| 2 Clubhouse | 9 Elder's park |
| 3 Half basketball Court | 10 Children's Play Area |
| 4 Party Lawn | 11 Gas Bank |
| 5 Swimming Pool | 12 Proposed 100 ft Master Plan Road |
| 6 Pathway | 13 Diesel Generator |
| 7 Seating Decks | 14 HT Yard |

*PHASE - 1 COMPLETE
Handover in Progress



SO MUCH SPACE FOR NATURE AND LOTS OF SPACE FOR CONNECTIONS

The hallmark of an ideal living community is a design that allows its inhabitants to live freely, interact with nature and socialize. This is the philosophy and intention of MPR URBAN CITY.

Project Highlights

- HMDA Approved, RERA Registered Gated Community
- Beautifully designed entrance pavilions
- DG Power backup for essential points at individual units & common area.
- Rainwater harvesting pits
- Sewage treatment plants
- Individual gas pipeline connection for each apartment.
- Proposed 100 ft Master Plan Road

Outdoor Sports & Features

- Half basketball court
- Beautifully designed elder's seating areas
- Outdoor amphitheater
- Designed Pergolas
- IGBC Pre - Certified platinum project



* an artistic impression of MPR Urban City aerial view

Only 1% GST Applicable



Vastu
Compliant



7.7
Acres



3 Blocks
14 Towers
745 Units



1&2
BHK



650 Sft
& 910 Sft



Clubhouse
16,000 Sft



Swimming Pool
with deck



Kids play
Areas



Designer
landscape



Indoor
Games



24/7
Secured
Community

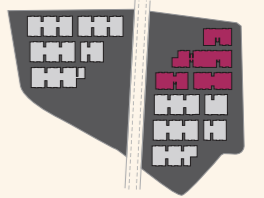
FLOOR PLANS

Ergonomically designed spaces for efficient space utilization with 100% vastu compliance



— ONE BEDROOM APARTMENTS — RUBY BLOCK

KEY PLAN



EAST FACE



| EAST ALL TYPES | 650 SFT |
|----------------|---------|
| Carpet Area | 383 sft |
| Balcony Area | 62 sft |
| Builtup Area | 489 sft |
| Common Area | 161 sft |

WEST FACE

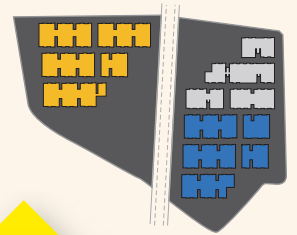


| WEST ALL TYPES | 650 SFT |
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| Carpet Area | 383 sft |
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| Builtup Area | 489 sft |
| Common Area | 161 sft |

*Windows vary as per unit orientation

— TWO BEDROOM APARTMENTS — DIAMOND & SAPPHIRE BLOCKS

KEY PLAN



EAST TYPE 1



EAST TYPE 2



WEST TYPE 1



WEST TYPE 2



| EAST ALL TYPES 910 | |
|--------------------|---------|
| Carpet Area | 561 sft |
| Balcony Area | 72 sft |
| Builtup Area | 684 sft |
| Common Area | 226 sft |

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FIND TRANQUILLITY IN EVERY MOMENT

Affordability designed around every comfort is the essence of MPR Urban city. The **16,000 sft** Clubhouse offers you an enriching experience. Everything here is design to ease the stress of your busy lifestyle to make life's best experience.



** an artistic impression of MPR Urban City clubhouse entrance view*



** an artistic impression of MPR Urban City clubhouse view*

Luxury Amenities at Ground Floor

- Swimming pool with outdoor deck
- Party lawn
- Spacious Multipurpose hall
- Reception/ waiting area
- Departmental store
- Covered Deck

First Floor

- Library
- Creche

Second Floor

- A/C Gym with full equipment
- Reception/ waiting area
- Yoga/Aerobics

Third Floor

- Indoor Games - Caroms, Chess and Table Tennis
- Salon
- Spa
- Covered Deck

Fourth Floor

- Project Maintenance Office
- 3 Guest Rooms
- Holding Area
- Store

Terrace

- Open Deck & Private deck

SPECIFICATIONS



Frame Work

RCC frame structure (M20)
(Earthquake Resistant)



Super Structure

6" thick walls on Exterior and 4" thick walls in interior of lightweight AAC solid blocks, with 2 coats of plastering on both sides.



Plastering

Luppam finish in Living, dining and all bedrooms rest of the area sponge finish.



Main Doors

Main door with M.T Teak wood frame with skin doors.

Internal Doors

Engineer / medium Teak wood frames with flush doors, painted duly with synthetic enamel paint / Aluminum fittings.



Windows

Powder coated aluminum sliding windows with M.S Grills.



Plumbing Sanitary Fittings



Electrical

Modular switches of Meru/ Italia or similar make and concealed copper wiring with adequate points for TV, Telephone, Fans, Exhausts, one Geyser, One AC etc.



Water Supply

24 Hours of water supply from bore well.



Toilets

Anti-skid ceramic flooring and gazed tile cladding up to door height.



Flooring

Standard 2 X2 Vitrified Tiles



Security System

Surveillance cameras at main security, lift and staircase lobbies of each block to monitor.



Generator

Stand-by generator for common amenities and all light and fan points in individual apartments.



Parking

Ample parking for Two and Four wheelers.



Lift

Eight Persons capacity lift with V3F.



Kitchen

Black Granite top cooking platform with built in S.S sink. Dado up to the 2' height above the platform.



Wall Finishes

Plastic emulsion with luppam finish in living dining and bedrooms and OBD for other inner walls. External walls will be part texture, rest one coat of cement primer and two coats of good quality external paint.



VERY MUCH
CONNECTED
PRESENT.
FURTHERMORE,
FUTURISTIC AREA

The site of MPR Urban City offers a salubrious air together with a peaceful environment that's ideal for living a healthy and harmonious life. With the location advantage of closeness to the Financial district and IT Corridor. Enlivened by the best of urban facilities essential for living a comfortable life.



LOCATION MAP
(NOT TO SCALE)

The Gaudium School
Rainbow International School
International School of Hyderabad
Fusion International School
Sancta Maria International School
University of Hyderabad
SVS Hospital
Sai Krishna Multi Specialty Hospital
ESI Hospital
GHMC Park
Outer Ring Road-
NH 65 - Mumbai Highway
Bharath Heavy Electricals Limited (BHEL)
Ordinance Factory Medak Office (Army)



Oakdale International School
Samashiti International School
Birla Open Mind International School
Green Gables International School
PIMS (Padmavathi Institute of Medical Sciences)
Amaltas Green School
Sri Chaitanya High School
Narayana IIT Academy
Ellenki College of Engineering and Technology
St. Mary's College of Engineering and Technology
Indian Institute of Technology, Hyderabad
Continental Hospital
Peoples Hospital
Sai Ganesh Multi Speciality Hospital
Gachibowli Cross Road
Financial District (ORR)
Hindalco Industries Ltd. (Aditya Birla Group)
TSIIC HUB



Corporate Office:

**1st Floor, Sandil Building, Near Jayabheri True Value,
Radisson Hotel, Lane, Gachibowli, Hyderabad,
Telangana 500032**

Site address:

MPR Urban City, Sy.No. 198 of Pati (V), Patancheru (M),
Sangareddy Dist., Telangana-502324.

APPROVED BY ALL MAJOR BANKS

