



**WELCOME  
TO PBEL CITY.**



**WELCOME**

**HOME.**

**ZRICKS**

**PBEL CITY**



When we set out to look for the most ideal location for PBEL City, our priorities were simple – low noise levels, proximity to business districts, and lesser chances of the area being turned into a concrete jungle in the near future. Gachibowli and APPA Junction emerged as top contenders for PBEL City. Finally we zeroed in on APPA Junction.

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Today, it's a lovely sight to behold PBEL City just adjacent to Exit 2 of the ORR, only 11km from Gachibowli and 8km from Mehdiapatnam, yet surrounded by permanent greenery and three lakes.

PBEL City stands testimony to the fact that one doesn't have to live far away from work to enjoy a life in the lap of nature.

PBEL City is constructed by L&T, India's largest and best construction company. That one fact is enough to ensure that your home is made to last.



PBEL City uses Shear Wall technology that has revolutionized the way homes are built worldwide. As the name signifies, Shear Wall is used to resist shear, the lateral force which causes the bulk of damage in earthquakes. For you this means earthquake resistance, more floor space (thanks to thinner, stronger walls) and a fine, lustrous finish.

Inside, each apartment is made to careful specifications, taking into account Vaastu guidelines. The walls are designed to keep out sound and heat. Large windows ensure that daylight permeates every room as does a pleasant breeze. Every flat is fitted with fire safety technology.

Lush green landscaped spaces, playgrounds and parks surround the towers creating a safe, healthy and green environment.

Larsen & Toubro - India  
Yashar Architects - Israel  
David Engineers - Israel  
Sterling Engineering - Mumbai  
Edifice Architects - Mumbai  
Micro Electricals - Bangalore



# In the lap of nature

Surrounded by heritage rocks, PBEL City offers breathtaking views. Protected by the Government, these natural rock formations will always remain. PBEL City also faces a lovely lake, Peeram Cheruvu. The 35-acre lake is cared for and maintained by PBEL so that you can enjoy the peaceful setting.



## *Features + Amenities*

Day Care Center Department Store

Beauty Parlour Party Room

Salon ATM Clinic / Pharmacy

Restroom for Servants

Car Wash Area Yoga

Gymnasium

Swimming Pool with Toddler Pool

## *Sports Facilities*

Volleyball Court

Jogging Track

Basketball Court

Table Tennis

Carrom

Chess

Billiards

Tennis Courts



PBEL City is blessed with a variety of natural and historic locations in the near vicinity. So many weekend getaways for you and your family to explore!

**Chilkur Reserve Forest (3 km)**

**Himayat Sagar Lake (6 km)**

**Golkonda Fort (7.8 km)**

**Pragati Resorts (18 km)**

**Lahari Resorts (25 km)**

**Anantagiri Hills (50 km)**

**Nehru Zoological Park (13 km)**

**Osman Sagar Lake (6 km)**

**Golkonda Resorts (5 km)**

**Treasure Island (6 km)**

**Taramati Baradari (5 km)**

**Bapu Ghat (5 km)**

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PBEL City is maximum value in every square foot. Your money gets you a top quality home, the kind you can expect to see in the best cities in the world. Surrounded by miles of greenery with all the safety of a gated community, PBEL City is a welcome breath of fresh air. At a realistic and affordable price.

PBEL City Phase I will be ready for handover by April 2011.

We are working night and day to ensure that we live up to that promise. So go ahead, plan your *Grihapravesham!*

PBEL India, promoted jointly by Property and Building Corporation Ltd. (PBC), Electra Real Estate Ltd. and INCOR, is a property development company, which entered India's real estate market with its flagship venture in Hyderabad - PBEL City. PBEL builds and owns residential projects, office spaces, commercial centers, high-tech industrial parks and cargo facilities.



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## Residential Projects:

- Ganey Tikva - Israel
- Marom Naveh - Israel
- Neve Amirim - Israel

## Commercial Projects:

- 300 S Wacker - Chicago
- Alcatel Lucent - Nurnberg
- BP Tower - Cleveland
- ELBITS System Building - Israel
- Givatam Mall - Israel
- Harel Insurance Building - Israel
- Hilton Metropole - London
- IBM Building - Israel
- Matam Intel Building - Israel
- Phillips - Israel
- The Deloitte Building - Israel
- Zurich Tower - Toronto



# Specifications

## Structure

Structure designed with load bearing concrete shear walls and flat slabs.  
Designed considering earthquake zone of the region (Hyderabad).



## Wall Finishes

### Internal Walls / Ceiling

Internal walls and ceilings painted with acrylic emulsion of approved colour.

### External Walls

Weather proof exterior grade textured paint of approved colour.

### Flooring

Vitrified tiles flooring in Drawing / Living / Dining / Bedrooms / Kitchen.

Ceramic floor tiles in bathrooms & tile dadoing.

Vitrified / Ceramic tiles in all other common areas / amenities / corridors.

## Doors & Windows

### Main Door

2350 mm high main doors with polished teak wood door frame & flush shutters.

Brass / S.S. hardware.

### Internal Doors

2200 mm high doors with polished teak wood door frame & membrane pressed or flush shutters.

Aluminium framed glazed sliding / openable doors for balconies.

### Windows

Aluminium framed glazed sliding / openable shutters.

1100 mm high sill for extra safety at heights.



## Kitchen

Granite work top with S.S. sink.

Glazed tiles above the kitchen platform 600 mm high.

5 power points in the kitchen with multi-pin 6/16A sockets.

## Electrical Installations

FR-PVC insulated wires of superior range in PVC conduits.

Modular Switches of superior brand.

DBs with MCCB & ELCB in each apartment for safety.

Separate Miniature Circuit Breaker (MCB) will be provided for each circuit.

Lightning arrester for the tower & aviation lamp.



## Telephone / Data Connections

TV outlets in master bedroom and living room.

Telephone Point in all bedrooms and drawing room with parallel connection.



## Provision for Air Conditioners

Provision for split AC with surge protected power point and pre-laid drain / refrigerant pipes for living and two bedrooms.

## Sanitary & Plumbing

### Sanitary fittings

Ceramic Ware of superior brands like Sirius.  
Concealed flush cistern for WCs.  
Provision for geyser in all the bathrooms.  
CP fittings of superior brand like Sirius.

## Water Supply Piping

Superior quality GI (external lines) / PPR (internal lines) piping.

## Sanitary & Rain Water Piping

Superior quality PVC piping.

## External Hand Railing

MS painted railing for staircases and balconies.

## Elevators

3 elevators per tower.  
S.S. finished lift cars and doors for 2 nos. passenger elevators per tower.  
Lift speed – 1.75 m/sec.  
One no. stretcher or goods lift for each tower with MS powder coated finish.

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## Sewage Treatment Plant

Waste water treated by STP and reused for gardening.

## Security System

Intercom facility.

## Fire Safety

Automatic sprinkler system at basement, lobby and apartments.  
Public Address system.  
Portable Fire Extinguishers.

## Backup for Power

Generator backup provided.  
Common area lighting supported by inverter for uninterrupted power supply.

## Water Supply

Municipal connection from HMWSSB and borewell water with WTP as back-up.



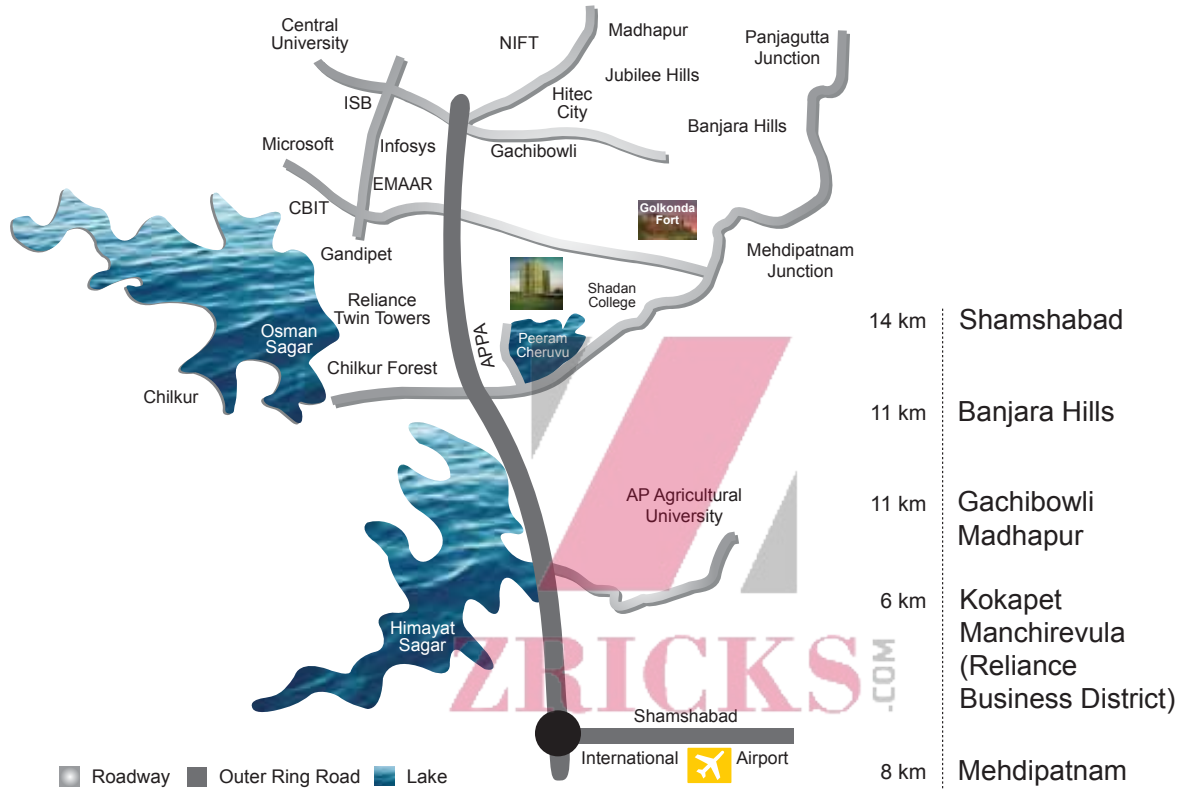
## Pipe Gas

3-stage reticulated piped gas system with separate meters.





CONSTRUCTED BY  
**LARSEN & TOUBRO**



**PBEL**

Property Development

Feel the change

Plot no 69 & 70, Opposite lane to Madhapur Police Station, Kavuri Hills,  
Madhapur, Hyderabad - 500033.

Call 3915 1515 or mail [ask@pbel.in](mailto:ask@pbel.in) | [www.pbel.in](http://www.pbel.in)