SPECIFICATIONS

STRUCTURE

RCC framed structure

Solid blocks of 9' thick for external walls and 4' thick for internal walls of red bricks

PLASTERING.

External Walls : All external walls sponge finished with cement

Internal Walls : All internal walls plastered smooth with cement mortar

PAINTING

Internal: Birla Wall Care finish with 2 Coats of Premium royal emulsion paint of Asian, Berger or equivalent over a coat of primer External: Exteriors with texture finish, weatherproof paints of Asian, Berger or equivalent solution as per elevation

KITCHEN

Kitchen ready to receive modular unit

Provision for electrical and plumbing points for sink and water purifier

Power plugs for chimney, refrigerator, micro oven / mixer/ grinder and cooking Range / Rice cooker
Designer Wall Tiles above platforms

UTILITY AND WASH: Utility – Tap point for general washing and Provision for Dish washer.

Wash / Laundry - Provision for Washing Machine and Dryer

ELECTRICAL AND COMMUNICATION

ISI mark Concealed Copper Wiring with premium make modular switches

Three phase power supply for each unit with individual meter boards and miniature circuit breakers

Power points for ACs in all Bed Rooms, Home theatre and Living rooms

TV points in all bedrooms, Home theatre and Living / Drawing Room

Telephone & Internet points in Ground Floor, Living Room, Master Bed Room.

DG Power back up of 3 KVA for villa 100% power backup for essential services

FLOORING

Living. Drawing and Dining: Imported Marble Master Bedroom: Wooden Laminated Flooring Home Theatre: Wooden Laminated Flooring

Other Bedrooms : Double charged vitrified tiles

Utility Floor: Non slip ceramic / Matt finish Vitrified tiles Kitchen: Double charged vitrified tiles

Servant Room : Ceramic tiles

Entrance, Decks and Balconies : Non slip / anti-skid tiles / matt finish Premium Vitrified tiles

Staircase : Granite / Amalgamated Marble

Toilets: Non slip ceramic / vitrified tiles of reputed make

ELECTRICAL INSTALLATIONS

Concealed copper wiring with Flame Retardant Low Smoke PVC insulated wires of superior range like Finolex equivalent. Modular switches of superior brand of Clipsal or equivalent popular brand.

3 Earth leakage circuit breaker (ELCB) for each villa. Separate Miniature Circuit Breaker (MCB) will be provided for light & power circuit at main distribution box within each villa.

WALL DADO

Utility And Servant Toilet : Ceramic Tiles up to 3" Height Toilet Wall Dado : Designer ceramic tiles/ Vitrified tiles

DOORS

8 feet Teak wood designer door frame, designer door shutter with melamine polish on both sides.

Brass hardware of superior brands (lever handles, lock sets, door closures, door stoppers)

7 feet Teak wood frame with 32/35 mm flush shutters with moldings for bedrooms with veneer finish.

Toilet doors fo Veneer finish from outside and 1.5 mm thick laminate from inside

French Doors: uPVC Section for frames and shutters with tinted float glass of reputed make with provision for mosquito mesh shutter

Windows: uPVC Section for frames and shutters with glass of reputed make with provision for mosquito mesh shutter

TOILETS

Sanitary fixtures of Kohler / Jaguar or Equivalent EWC with flush valve

Provision for Geysers in all Toilet CP fittings of Kohler / Jaguar or equivalent.

Single lever wall mixers with shower, Wash basin taps and Health Faucets

Servant Toilet: Standard EWC / IWC from Hindware, Parryware or equivalent

STP

STP to be totally below grade and enclosed with suitable mechanical ventilation system. No open air aeration ponds.

RAIN WATE

Soak wells and borewells along the storm harvesting system drain at regular interval for recharging the ground water table.

WATER TREATMENT

Water treatment plant to provide water & softening plant for soft water supply.

LANDSCAPING

Landscape with a combination of soft and hardscape. Pump circulation system, street furniture, pergolas, lawns etc.

SIGNAG

External: Directional & safety signage's for driveways, entrance gate houses & villas.

RCC TRENCH SYSTEM

All services cable renting such as electrical for cable Routing IT & other mechanical services if any will be through RCC trench system only.

EXTERNAL LIGHTING

Lighting post shall be provided keeping in mind proper aesthetics and to ensure sufficient illumination. Some part of the lighting to be on the solar energy as per LEED norms. Peripheral lighting all along compound walls to ensure sufficient illumination for security.

SECURITY

 $\ensuremath{\mathsf{CCTV}}$ Cameras and guarded by security persons.

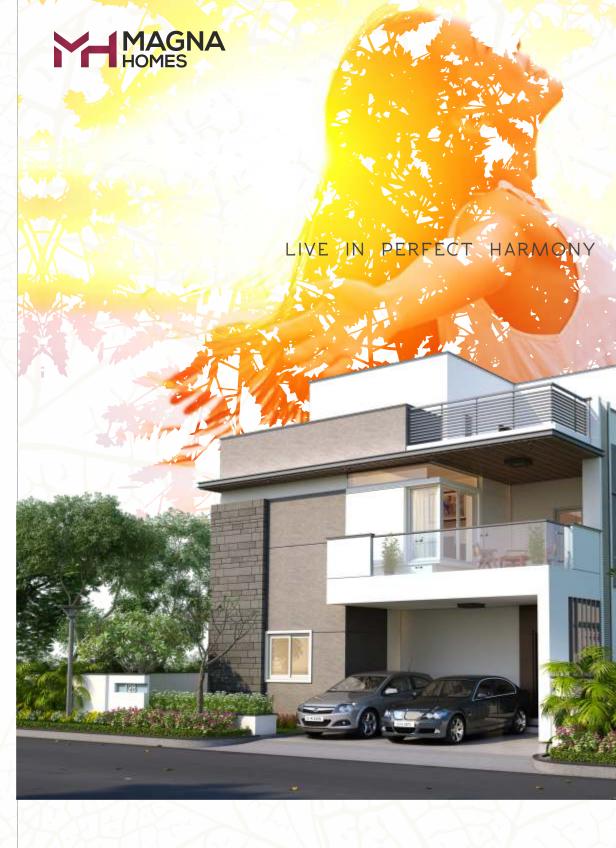
Solar fencing all around the site



TO OWN YOUR DREAM HOME, CALL

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Kollur, Hyderabad

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WELCOME TO MAGNA'S MAJESTIC MEADOWS

DISCOVER PARADISE OF STYLISH URBAN LIVING

Paradise is where sophisticated design, idyllic surroundings and natural harmony align to form a home.

Welcome home to Magna's Majestic Meadows. Set in one of Hyderabad's fastest growing residential address, it offers beautiful green surroundings, a convenient and balanced lifestyle for you and your family.

Majestic Meadows is a new contemporary development of $3\,8\,4\,\text{BHK}$ luxury villas set amongst 30 acres of prime real estate. This premium residential gated community of 272 luxury villas features all the indulgences and comforts of a great lifestyle.

Welcome to an exciting new opportunity.

An amazing new home, a remarkable investment.





THE GRANDEUR OF MODERN LIFESTYLE LIVING

It's the heart of all of life's most important moments. Majestic Meadows offers an unsurpassed level of luxury living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces.

Step into your villa and experience that inspirational sense of expanse, with living spaces bathed in sunlight. Clever open-plan design ensures villas are wonderfully spacious, awash with natural light and enjoy excellent ventilation.





HIGHLIGHTS

3 & 4 BHK Luxury Villas

30 Acres project with major part dedicated to creation of Green Zones and Open Spaces.

HMDA Approved Project

Villas Size of 200, 222, 267, 300 & 400 sq yds

100% Vaatsu Complaint

Exclusive neighbourhood of high-value residential projects.

Well connected to the city's business districts, educational institutions and shopping areas

Compound Wall with Solar Fencing 30,000 SFT Clubhouse with Modern Facilities

s Security with interconna

vide internaritodas

Designer Landscaping

Power Backup

Sewerage Treatment Plant

Play Area & Activity Zone for Kids





MASTERFULLY PLANNED INTEGRATED COMMUNITY

Welcome to Majestic Meadows, where the entire community is built with an emphasis on open space and seamless borders, with villas artfully scattered in an inviting, park-like setting. Here each cluster of family home enjoys their privacy yet bonds as a tight community.

LEGEND

- l Entrance Gate
- 2. Central Park
- 3. Children Play Area
- 4. Meditation Deck
- 5. Club House
- 6. Swimming Pool
- 7. Park
- 8. Butterfly Park
- 9. Aroma Garden
- 10. Yoga Station
- 11. Fitness Park
- 12. Floral Parl
- 13. Children's play arec
- 14. Tennis Court
- 15. Cricket Pitch
- 16. Badminton Court
- 17. Jogging Track
- 18. Amphi Theatre
- 19. Senior Citizen Park





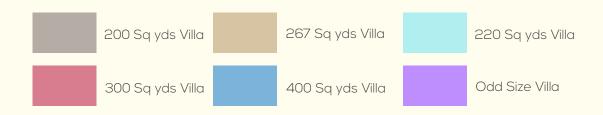


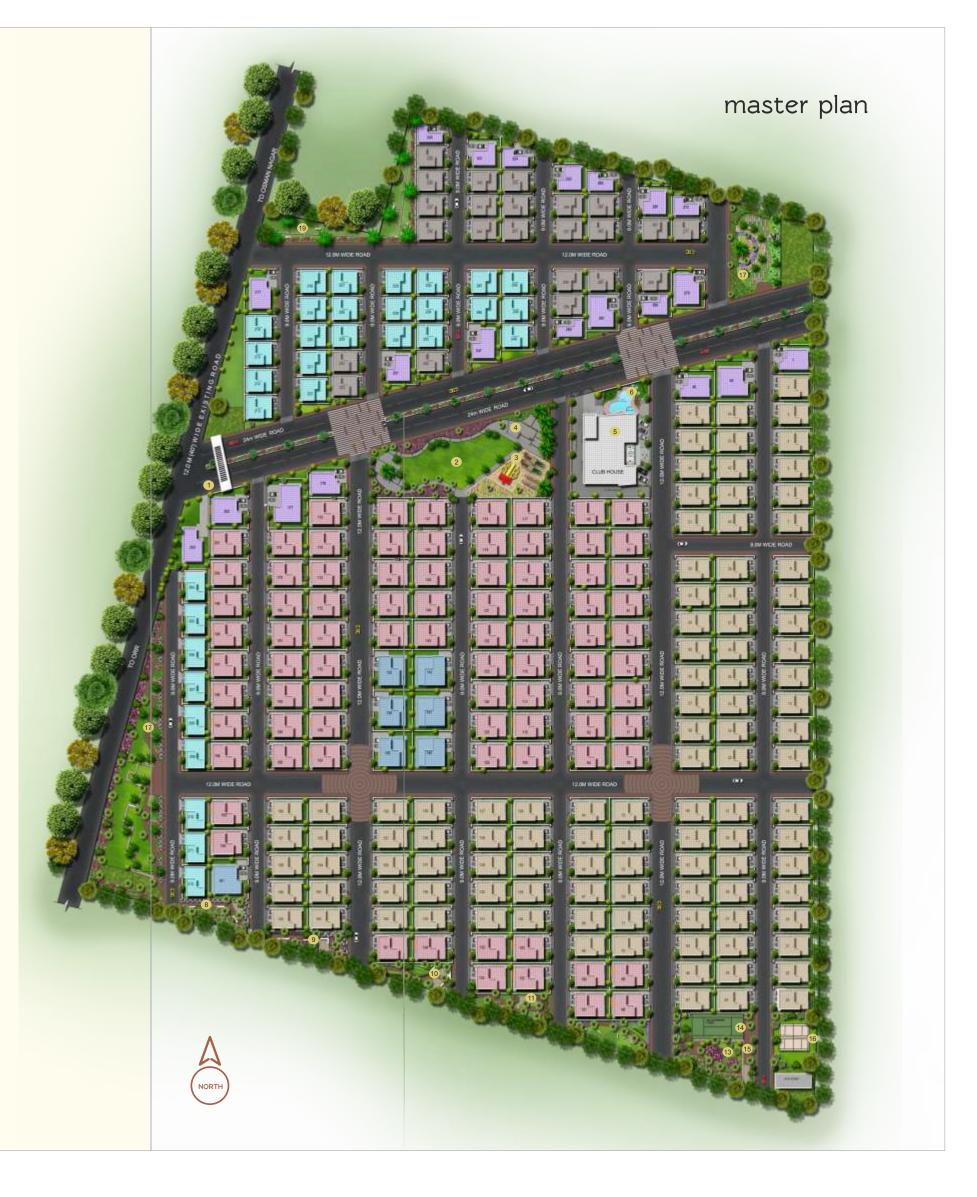






VILLA SIZES







MAJESTIC MEADOWS Kollur Kokapet SEZ • ← To Airport • UBS Financial District Tellapur ← To Nanakramguda **BHEL** Old Bombay Highway

This is an extraordinary space to relax and unwind.

This is an extraordinary space to relax and unwind. 30,000sft Club Majestic offers resort-style amenities that will enrich everyday experiences.













LEISURE FACILITIES

Swimming Pool

Gym

Mini Banquet Hall

Lounge | Cafeteria

Games Bar

Multipurpose Hall

Meditation / Yoga Hall

Board Room / Meeting Room

Guest Rooms | Cards Room

CONVENIENCE FACILITIES

Super Market

Pharmacy

Atm

Salon / Spa

Day Care

Doctor Clinic

HYDERABAD'S **BRIGHT NEW FUTURE**





WITH SUCH A GREAT LOCATION, IT'S NO WONDER MAJESTIC MEADOWS IS TIPPED AS AN EXCELLENT INVESTMENT OPPORTUNITY.









CBD CINEMAS ETC.,





















EAST FACING VILLA







GROUND FLOOR

WEST FACING VILLA

200 SQ. YDS PLOT SIZE 36' X 50'





GROUND FLOOR

2ND FLOOR GROUND FLOOR 1ST FLOOR

1189 SFT. 1215 SFT. 625 SFT. TOTAL 3029 SFT.



GROUND FLOOR 1ST FLOOR 2ND FLOOR 1186 SFT. 1201 SFT. 716 SFT. TOTAL 3103 SFT.









FIRST FLOOR SECOND FLOOR FIRST FLOOR SECOND FLOOR EAST FACING VILLA

222 SQ. YDS PLOT SIZE 40' X 50'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR

1341 SFT. 1371 SFT. 689 SFT. TOTAL 3401 SFT.





FIRST FLOOR SECOND FLOOR

WEST FACING VILLA

222 SQ. YDS PLOT SIZE 40' X50'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR

1343 SFT. 1360 SFT. 805 SFT. TOTAL 3508 SFT.





FIRST FLOOR SECOND FLOOR

EAST FACING VILLA

267 SQ. YDS PLOT SIZE 40' X 60'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR

1406 SFT. 1429 SFT. 730 SFT. TOTAL 3565 SFT.



FIRST FLOOR



SECOND FLOOR

WEST FACING VILLA 267 SQ. YDS PLOT SIZE 40' X 60'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR

1407 SFT 1415 SFT. 810 SFT. TOTAL 3632 SFT.





FIRST FLOOR SECOND FLOOR EAST FACING VILLA

300 SQ. YDS PLOT SIZE 45' X 60'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR 1633 SFT. 1664 SFT. 928 SFT. TOTAL 4225 SFT.





WEST FACING VILLA
300 SQ. YDS PLOT SIZE 45' X 60'





GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR 1635 SFT. 1655 SFT. 867 SFT. TOTAL 4157 SFT.





FIRST FLOOR SECOND FLOOR SECOND FLOOR