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MAYFAIR VILLAS



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CRAFTSMANSHIP IS IN THE DETAILS

ARCHITECTS



Member



Green Building Consultancy Services



Approved by





In our palette,
luxury has
a new colour:
GREEN!

"A home is many wonderful things. It is a picture imprinted on the heart. It is an oasis that nurtures the soul. It is where you come into your own...it is what gives you your wings. Looking back on our growing up days, the one image that rises unbidden...is of a home that taught us to love, respect, learn, bond and experiment. And for sure, this is universally true. When we started out to make homes for families to live and thrive in, we chose happiness, peace, safety and well-being as the four pillars on which to build them. Our aim is to create welcoming spaces infused with warmth, energy, comfort and ample natural areas that make people feel truly alive.



In the race to beat the rest, we hardly make time to enjoy our hard-earned possessions. This has motivated us, at Pranit, to design homes where one can soak in the early morning sun with the newspaper, inhale the fragrance of nature during an evening stroll, host a lavish dinner party without exertion and float aimlessly in a pool on a lazy Sunday afternoon. We bring you **Mayfair Villas**...homes filled to the brim with reasons to make your life fulfilling. We hope you appreciate and enjoy the project."

Team Pranit Projects



Mayfair Villas

You have had a grueling twelve hours at work. And then you had to face that ultimate test of endurance and strategy - the Hyderabad traffic. All you want is to come back to a place that envelops you in a warm, comforting hug. A Mayfair Villas home is just that. A place where happiness is not optional, but intrinsic. It is where current trends meet old-fashioned values. A living space where fine detailing is the norm and eco elegance, a way of life.

What's Mayfair Villas?

A commune of 208 homes on 27 precious acres, vast tracts of greens and tons of pollution-free air. It is where every inch of land is transformed into pure joy. Joy that you can touch, feel and truly experience!



Earth laughs most
when swathed
in green

No effort too small

Why we chose this bit of Earth for you...

A year ago, a team of energetic people set out to locate that one place which could support the vision of homes that let nature indoors.

It took months of exploration to zero in on the right plot. This 27-acre expanse of virgin land in the lap of nature is far away from the bustling, polluted cityscape and yet, close enough for easy access to the City's most happening districts.



Gachibowli is fast proving to be Hyderabad's finest and most promising business district yet, with a smart and amplifying infrastructure eco-system in place. As part of the Golden Triangle of Madhapur-Kondapur-Gachibowli, it is poised to be soon sought after for its infrastructure, resources, and exclusivity. What's more, access to the Project is by multilane 100 ft. roads that reduce driving time to the minimum. Proximity to the Financial District is another undeniable plus for Mayfair Villas.

For those who
care to listen,
Nature plays
the sweetest music



There can never be
enough of Nature

Undisputed value

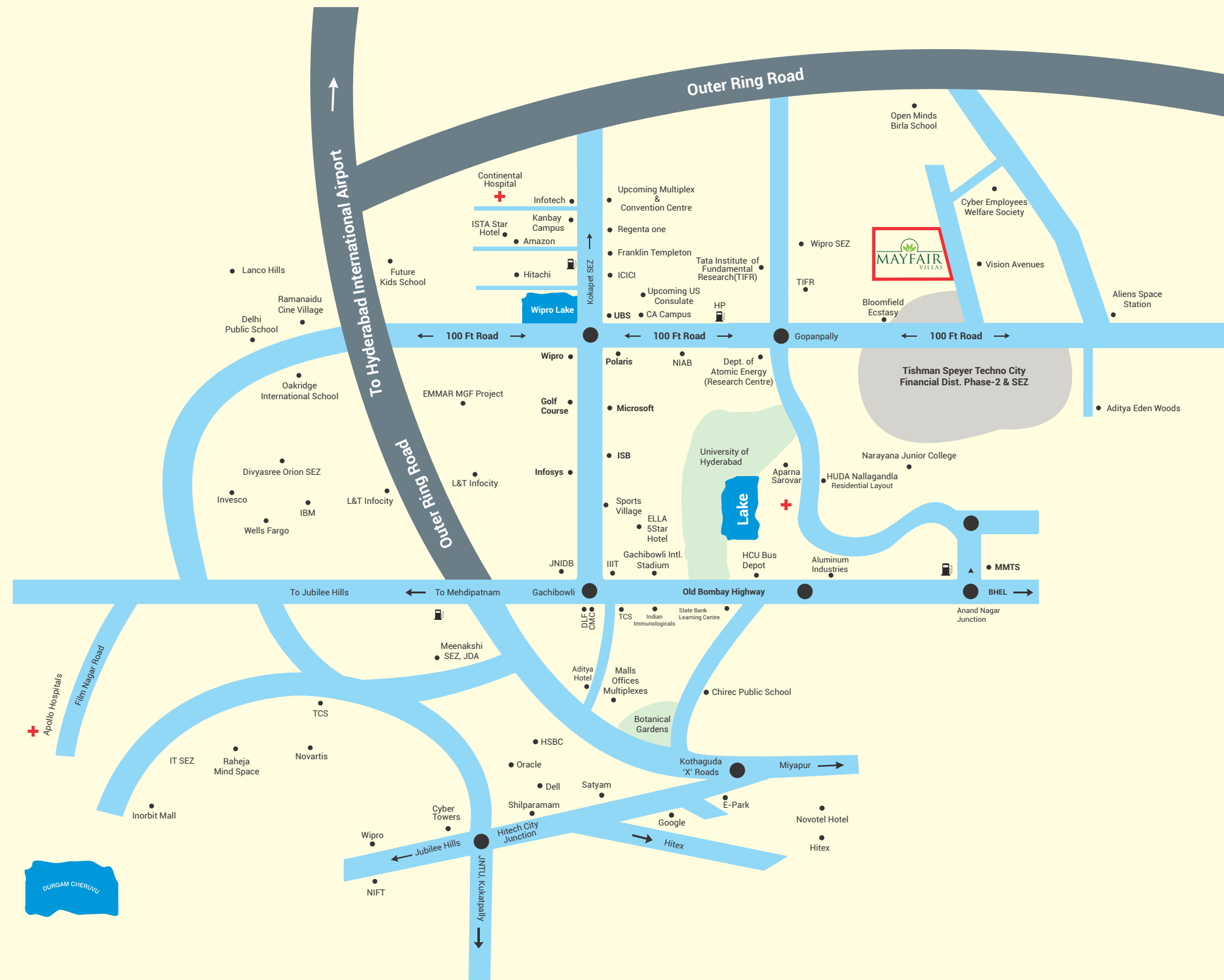
310 sq. yards, 4000 sft. of builtup area, vast lung spaces, an elite address, complete vastu compliance and much more...at a price point that heralds a new benchmark in affordable luxury. What's more, with the pace of activity picking up rapidly in Gachibowli, the Return on Investment is predicted to double in just 5 years! The plot is one of the very few that comes with no strings attached, as the legal title is totally clear. The Project is institutionally approved by leading names in the banking sector.

With you all through...

The Pranit Projects team is at your beck and call as part of our after-sales Property Management service bouquet, and is willing to go the last mile to ensure that your settling in process is a saga of ease.



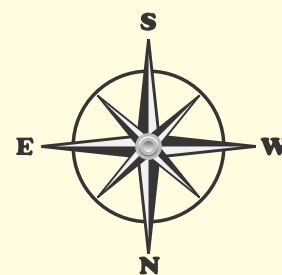
Location Map



Map not to scale

Elite neighbourhood...

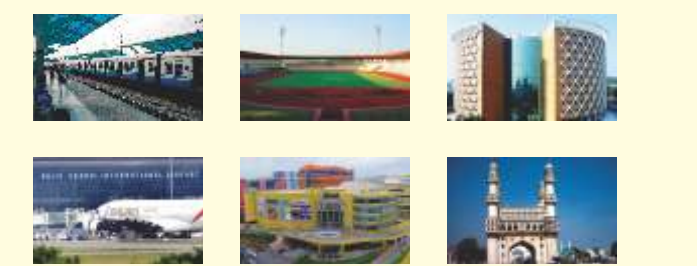
Prepare yourself to have a tête-à-tête with the pick of the City's who's who. Mayfair Villas graces the skyline of Gachibowli - the fastest growing blue chip central business district of Cyberabad - rubbing shoulders with an illustrious set of neighbors including Phase 2 of the Financial District, a Special Economic Zone, the *crème de la crème* of residential communities, elite corporate campuses, bustling malls, the best of names in healthcare and educational institutions...



From Mayfair Villas...

Locality	Landmark	Distance (Km.)	Time (Min.)
Corporates	ICAI	4.2	3
	Polaris	4.2	3
	UBS	4.2	3
	Wipro	5.1	4
	ICICI - Financial District	5.2	4
	TCS	5.3	5
	Microsoft	5.3	5
	Amazon	5.3	5
	Honeywell	5.5	5
	Infosys	5.5	5
Others	Financial District Phase 2 (Upcoming)	0.5	1
	ORR	3	4
	Lingampally MMTS	3	4
	US Consulate (Upcoming)	4.5	3
	Hyatt Hyderabad (Star Hotel)	5.3	5
	Regenta One (Star Hotel)	5.5	5
	Ella Suites (Star Hotel)	6	7
	Gachibowli Stadium	8	10
Education	St. Xavier's PG College	2.9	4
	Sancta Maria School	4	5
	TIFR	5	5
	ISB	5.5	5
	Kendriya Vidyalaya	6	5
	Oakridge International School	6	5
	Delhi Public School	6	5
	Open Minds Birla School	6	5
	The Future Kids School	7	10
	Hyderabad Central University	8	10
Healthcare	Hetero Pharmacy	3.5	5
	CARE Superspeciality Hospital	5	5
	Continental Hospital	5	5
	Apollo Hospital	16	20

All distances and time to travel indicated are approximations





Why we spoke to ecologists before we invested in the land...

If we aren't building green into our buildings, we are obsolete is what we, at Pranit, believe. It took an accomplished panel of ecologists to give their nod to the location and our proposed layout design to make us believe this was the best we could bring you.

A low density of population thanks to a 150-acre villa zone surrounding the plot means lesser demand on groundwater which in turn translates into abundant water supply for every family. And then the vast tracts of land earmarked for Central Govt. institutions around the plot which ensures that the area remains pollution-free. Furthermore the elevated position of the plot itself gives you an uninterrupted view and the first gulp of fresh morning air...supplemented by the fact that there are no high-rise structures surrounding the project to impede the view.



Nature soothes,
heals and provides
unparalleled peace

What's so special about our architectural designs...

For one, there is more villa per villa! Rarely would you get nearly 4000 sft. of builtup space on a 310 sq. yds. plot! But we have made it happen with a healthy balance between public and private places. Next there is the intelligent integration of comfort and convenience factors. Then, the seamless flow between the indoors and the outdoors. All this with a perfect rectangular plan that knocks off dead spaces completely to let you use and enjoy every inch that you have invested in. Then again the visual 'green wall' between homes that makes the landscape one big green sprawl. And finally the icing on the cake...the contemporary look of the structure itself!



Delightful by design

Green from every angle...

At Pranit, you needn't go far to find refreshing lung space. With a 30% footprint and 70% left untouched by concrete, nature waves you a green 'hello' at every turn. An unbeaten feature of Mayfair would be the unique forest drive experience it affords along a seemingly eternal 15'x150' avenue flanked on both sides by flora reminiscent of forests. The lavish greenscapes of Mayfair Villas are designed with a singular purpose...you!

On the light and air circuit...

The structural design makes the most of naturally available light and air. Whatever the time of the day, intelligent planning ensures that natural light streams in copiously and air circulation is robust and refreshing.

Sticking to science...

Vaastu is the science of healthy living spaces. Every Mayfair home is fully vaastu compliant - which means, every directive that contributes to the health of a Mayfair Villas family has been met with.





Global brands...

The products have all traveled and got the approval of the world's discerning, before they found place in Mayfair Villas. Handpicked fixtures and fittings - electrical and sanitary - from the best of brands make a lasting statement of elegance in your Mayfair home. They come backed by a service guarantee, ensuring peace of mind for you.

Thoughtful extras...

Every home comes with parking space enough to accommodate two large cars. Given the current propensity of families to own up to three cars, we have increased our standard road width to 40 sft., even going up to 60 ft. in places, as against the industry norm of 30 sft., to allow you to use the parking bay without discomforting passersby. A spacious servants' quarter that comes with every villa ensures you have help at hand.





Clubhouse

Lavish? Yes. Intimate? Guilty as charged. Our 30,000 sft. wi-fi enabled Clubhouse is where art, innovation, technology, thoughtfulness and passion intersect. To create a globalized contemporariness that bestows on you, the right to live life large.

- Air-conditioned Lounge
- Air-conditioned Gymnasium
- Full size Swimming Pool
- Health Club and Spa
- Changing Rooms
- Library



- Air-conditioned Crèche
- Multipurpose Hall
- Conference Room
- 2 indoor Shuttle Badminton Courts
- Games Room - Chess, Carroms, Table Tennis, Billiards / Snooker etc.
- Yoga / Meditation/ Aerobics area
- Coffee Shop / Restaurant
- Convenience Store
- ATM
- Unisex Salon



Layout Plan

Plot Area (Sq.Yds.)	Built-up Area (Sft.)
300 - 350	4000 - 4200
350 - 400	4220 - 4310
400 - 475	4260 - 4945



East Facing Villa





East Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room





East Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room



Disclaimer: Plan not to scale; Furniture & wardrobes shown are not part of standard villa





East Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room



Disclaimer: Plan not to scale; Furniture & wardrobes shown are not part of standard villa



West Facing Villa





West Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room

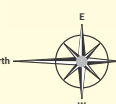




West Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room



Disclaimer: Plan not to scale. Furniture & wardrobes shown are not part of standard villa

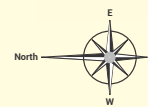




West Facing Villa

Plot Area 310 sq. yds.
 Builtup Area 4,000 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room



Disclaimer: Plan not to scale. Furniture & wardrobes shown are not part of standard villa



North Facing Villa





North Facing Villa

Plot Area 400 sq. yds.
 Builtup Area 4,310 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room





North Facing Villa

Plot Area 400 sq. yds.
 Builtup Area 4,310 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room





North Facing Villa

Plot Area 400 sq. yds.
 Builtup Area 4,310 sft.

4 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge +
 Home Theatre / Socialising Room + Puja Room + Servants' Room





One with Nature



Pranit brings back the now forgotten joy of playing in Nature's lap. Close to one-acre pockets of green sporting children's play areas dot the landscape in various places contrary to the industry trend of having just one central park.

A distinguishing highlight of Pranit is the Jogging Track that winds through nearly 2 km. of green belts - the first of its length in the Twin Cities.



- Sustainable and Green Project consultancy by Godrej for an environmental-friendly lifestyle and low carbon footprint
- Around 2 km. Walk with Nature Jogging Track
- Cricket Pitches with Nets
- Basketball Slam Dunk Practice Court
- Play and Grow : Play Area and Activity Zone for children
- Amphitheater









Salient Features of the Project

- Forest feel Avenue Plantations and vast landscapes
- 70% open areas untouched with concrete
- Located in a 150-acre villa zone
- 100% vastu compliance
- 30,000 sft. Club House with modern facilities
- Around 2 km. Walk with Nature Jogging Track
- Non-congested 60 feet and 40 feet wide Roads
- 100% Power Backup
- Watch the neighbourhood: Security Surveillance Cameras at appropriate community locations
- 24 hrs. Surveillance and Multilevel Security with Intercom facility
- Compound wall with Solar fencing all around the Project
- Adequate Water Supply with 72-hour emergency water supply plan
- Sewerage and Water Treatment Plants with reuse networks
- Rainwater Management and adequate Harvesting Pits
- Hazard-free Underground Cabling
- Energy efficient Solar Street Lights
- Centralized Piped Gas Connection
- Separate area for Community Association & Administrative Office










Specifications

	Structure	:	Foundation & Structure :	Earthquake-resistant RCC framed structure on footing over hard strata with plinth beams for extra safety by using steel and cement of reputed make
			Super Structure :	Cement blocks and red bricks used appropriately
	Plastering	:	a) Internal :	Double coat cement plaster / Putty coating on a single coat cement plaster for walls and single coat cement plastering for ceilings
			b) External :	Double coat plaster for external walls, RCC and masonry surfaces
	Doors	:	a) Main Door :	Teak wood frames and designer shutters aesthetically designed with reputed hardware
			b) Internal Doors :	Teak wood frames with Masonite / Flush shutters
	Windows / French Doors	:	UPVC windows and French door systems of reputed make	
	Painting	:	a) External :	Texture paint with two coats of Acrylic exterior emulsion
			b) Internal :	Two coats of emulsion paint over smooth putty finish
	Flooring	:	a) Living / Dining / Entrance Foyer :	Imported natural marble / Amalgamated marble
			b) Master Bedroom / Other Bedrooms / Home Theater :	Wooden flooring / Large size Vitrified tiles
			c) Kitchen :	Imported natural marble / Amalgamated marble / Large size Vitrified tiles



d) Bathroom :	Acid-resistant, Anti-skid Ceramic tiles
e) Staircase :	Imported natural marble / Amalgamated marble
f) Balconies / Terraces :	Anti-skid tiles
g) Servants' Quarters :	Ceramic tiles

	Kitchen	:	Provision for supply of treated & sweet water connections at one point with provision for fixing of water purifier, exhaust fan and chimney
	Piped Gas Connection	:	Centralized Piped Gas Connection for every villa
	Utility / Wash	:	Provision for washing machine, dish washer and wet area for washing utensils etc.
	Plumbing & Sanitary	:	a) Concealed good quality PVC / CPVC / UPVC Pipes b) All Bathrooms feature best quality Polished Chrome (CP) and sanitaryware fixtures c) Vanity type wash basin with hot and cold mixer d) European water closet in all toilets e) Single lever fixtures with Wall mixer-cum-shower for all bathrooms f) Provision for Geysers in all bathrooms and kitchen
	Solar Water Heater	:	Provision for energy smart Solar water heating system in every villa

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Electrical : a) Concealed Copper wiring of approved make
 b) Power outlets for geysers in all bathrooms and kitchen
 c) Plug points for TV and Power outlets for air-conditioners in all rooms
 d) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinder in kitchen, and for washing machine in utility area
 e) Three phase supply for each unit and individual meter boards
 f) Miniature Circuit Breakers (MCB) for each distribution board
 g) Switches of reputed brands
- 
Telecom : Provision for telephone point in all rooms
- 
Cable TV : Provision for cable connection in all bedrooms and living room
- 
Internet : Provision for Internet connection in every villa
- 
Water Treatment Plant : a) Potable water made available through an exclusive water softening plant
 b) Rainwater harvesting to be provided for recharging groundwater table
- 
Sewage Treatment Plant : A Sewage Treatment Plant (STP) is being provided for the entire development
- 
Generator : 100% acoustic enclosed DG backup shall be provided
- 
Security System : a) 24 hrs.' Surveillance and Multilevel Security with Intercom facility
 b) Solar fencing throughout the boundary
 c) Security Surveillance Cameras at appropriate community locations

No customization / No changes in specifications

Disclaimer: This brochure is conceptual and not a legal offering. Facilities / Layout / Specifications / Plans / Information / Images / Brand names contained herein are indicative and the promoter reserves the right to change, alter, add, or delete any of them mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering.

*Pranit Projects is focused on developing luxurious gated communities with the best of amenities and lifestyle enhancing features. All of our projects come with ample greenery, best of the specifications, spacious and modern designs that are utility and vastu compliant. **Pranit Projects** takes special interest in ensuring that its projects have clear legal titles and are devoid of any post-handover maintenance issues.*

*We strive for perfection in all that we do... from planning to materials, construction skills to customer relations, emphasis on long-term asset creation, application of current technologies and delivering value beyond money. Every dream fulfilled by **Pranit Projects** is fuelled by the ceaseless quest for no-compromise. Be it our passion for building environment-friendly stellar projects, our focus on quality and service or our lifelong bond with every customer. We, at **Pranit Projects**, take extreme care to uphold the highest ethical standards by maintaining transparency and integrity in our transactions with all our stakeholders. Instilling a sense of ownership and pride establishes and enhances a long-term relationship with our customers.*

Apart from already delivering a 240 flats project "The Nest" in Kukatpally, Hyderabad, during the most demanding circumstances within three years of obtaining the permissions, the Company is currently engaged in developing an uber-luxurious villa development "Mayfair Villas" in Tellapur, Gachibowli and an ultra-luxurious residential flats project "Galaxy Apartments," in Kondapur, Hyderabad. The pipeline of the Company's future projects is rich with numerous projects under active consideration across multiple locations.

*Leading **Pranit Projects** is a skilled and accomplished management team with years of experience and success across diverse relevant fields. This energetic team is committed to building global standard homes infused with the qualities of durability, sustainability, practicality and value enhancement. All this, while ensuring that the natural wealth of the land is left unharmed.*

