

A PROJECT BY



PVR'S  
**URBAN LIFE**

*Life planned around you .....*



# OVERVIEW

PVR URBAN LIFE, Mokila - Shankarpally Road – Is a 4 BHK Premium Villas Community for those looking to live a rich and healthy life away from the city noise and pollution. It is located amidst abundant greenery, Plenty of Ground Water. It is nothing short of an architectural marvel which caters to all generations & helps in sustainable living. Featuring Spacious & Ventilated Villas, the society is designed to offer luxurious Housing in Mokila-Shankarpally, Hyderabad.

PVR URBAN LIFE Villas emulates resort styled living with Peace, Luxury & Abundance all Nestled In One Community. It is inspired by the desire to create a home for generations to come. Spaced out on over 10 Acres at Mokila - Shankarpally Road, a premium Highway Facing Property which boasts of excellent connectivity to Railways, Road Ways, ORR & is a short Drive from the Financial District. A closely knit community with only 99 Families & A Lavish ClubHouse to enjoy the little nuances of life without having to leave the community for anything on the outside, except to reach out to your loved ones.

**10.5**  
Acres

**99**  
Villa's

**4BHK**  
Premium  
Residence's

**3800**  
Approx Sq.ft



Contemporary Styled Luxurious Villas Evely Spaced for Ventilation & Privacy, Well Insulated to Keep you Cosy and Comfortable in your living space with in the walls of your home, Designed with an Elegant Elevation that speaks Volumes off your Choices & Lifestyle.



STREET VIEW

## VILLA FLOOR PLAN



GROUND FLOOR

AREA: 3788 SQ.FT



FIRST FLOOR

## PROJECT HIGHLIGHTS

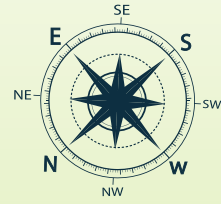
- + Swimming Pool
- + Air Conditioned Gymnasium
- + Multi Functional Party Centre
- + Yoga & Meditation Hall
- + Library Room
- + 2 Executive Guest Rooms
- + Open Air Amphi Theatre
- + Party Lawn with BBQ
- + Reception & Guest Waiting Lounge
- + Indoor Games Room
- + Jogging Track
- + Children's Play Park
- + Sand Volleyball Court
- + Half Basket Ball
- + Cricket Net's
- + 100% Power Backup
- + Reverse Osmosis Water Plant (R.O)
- + sewage treatment plant (STP)
- + Rain Water Harvesting Pits
- + Intercom Facility to Each Villa
- + Multiple Lawns & Themed Children Park
- + Ample Sitting Spaces Around the Community
- + 24/7 Security System
- + Guarded By Solar Fencing
- + CCTV Cameras at Entrance & Common Areas
- + LED Street Lighting



## CLUBHOUSE



# MASTER PLAN



## AREA STATEMENT

VILLA NO'S	PLOT SIZE (IN SQ.YDS)	VILLA TYPE & FACING	SALABLE AREA PER VILLA (IN SQ.FT)
1-7, 12-18, 26-30, 36, 37, 40-41, 57-62, 71-75, 83-87, 95-99	300	EAST	3755
8-10, 19-25, 31-34, 38, 48-53, 63-68, 76-80, 88-92	300	WEST	3788
11	322	WEST	3140
35	228	EAST	2837
39	252	WEST	3049
42	294	EAST	3684
43	290	EAST	3634
44	305	EAST	3574
45	354	EAST	4146
46	374	EAST	4436
47	458	EAST	4245
54	234	WEST	3119
55	268	WEST	3119
56	252	EAST	4700
69	388	WEST	3994
70	311	EAST	3624
81	243	WEST	3119
82	248	EAST	3111
93	276	WEST	3431
94	287	EAST	3364

# SPECIFICATIONS

<b>STRUCTURE</b>	RCC Framed structure designed to withstand seismic loads.
<b>SUPERSTRUCTURE</b>	9" thick external walls & 4½" thick internal walls with red bricks with cement mortar and double coat cement plastering to all internal and external walls with sponge finish.
<b>PAINTING</b>	Interior Plastic emulsion painted over smooth finish lappum & primer. Exterior weather proof emulsion paint as per elevation aesthetics.
<b>WINDOWS</b>	UPVC - 2 ½ track window frames and shutters of reputed make for windows with clear glass and mosquito mesh. MS safety grills will be provided for all windows
<b>ELECTRIFICATION</b>	Concealed fire-retardant copper wiring for all power points with modular switches and sockets. Cabling for TV, high speed internet and telephone connectivity. Adequate light and power points in all rooms.
<b>MAIN DOOR</b>	7-feet height Designer Teak Wood / Hardwood frame with flush shutter fixed with reputed make hardware.
<b>DOOR</b>	7-feet height Designer Hardwood (Engineering wood) frame with flush shutter fixed with reputed make hardware.
<b>FRENCH DOOR</b>	UPVC French door for living room, Dining & Master Bedroom sit-out.
<b>FLOORING &amp; SKIRTING</b>	Glazed vitrified tiles 600 mm x 600 mm size in living, dining, & all bedrooms. Anti-skid ceramic floor tiles in Bathrooms
<b>DOOR</b>	UPVC Windows with Clear Glass & Mosquito Mesh.
<b>WALL TILES</b>	Concept wall ceramic tiles dado up to 7' height
<b>SANITARY FITTINGS</b>	Floor mounting EWC & Wash Basin of Hindware/Duravit or equivalent make
<b>CP FITTINGS</b>	Single lever fixtures with wall mixer-cum shower of grohe/Jaguar/equivalent make.
<b>PLUMBING</b>	Inlet pipes of GI/CPVC. PVC pipes and fittings for waste water/ sewage lines duly pressure tested
<b>KITCHEN &amp; DINING</b>	Granite platform with 2' dado, stainless steel sink with drain board, bore and municipal/ softened water connection. Provision for exhaust fan and chimney exhaust. Adequate light, fan and power points for fridge, water purifier and other equipment.
<b>STAIRCASE FLOORING</b>	Granite stone over steps with nosing and risers
<b>RAILING</b>	Stainless Steel/wooden side railing
<b>COMMUNICATION</b>	Intercom, TV & Internet sockets.

## COMMON AREA SPECIFICATIONS

<b>CENTRALIZED WATER SUPPLY</b>	Centralized underground sump will be provided for entire community. Thus the water is supplied to each unit by means of hydro- pneumatic system.
<b>SEWAGE TREATMENT PLANT</b>	A sewage treatment plant of adequate capacity as per the norms provided in the community where the sewage treated water is used for gardening.
<b>SECURITY</b>	24/7 security/ surveillance system, solar fencing all around boundary wall, EPABX connecting the villas and security room, panic buzzer from each house, CC cameras in common areas and Club House monitored from security maintenance office
<b>POWER BACKUP</b>	100% Generator power backup with automatic change-over switch, ELCB and individual meters will be provided in villas.
<b>VILLA LANDSCAPE</b>	Beautifully designed landscaping around the villa and common areas
<b>RAIN HARVESTING</b>	One harvesting pit inside villa. 4-6 harvesting in every road. Common rain water collection from all villa roof to central sump
<b>WASTE MANAGEMENT</b>	Garbage chutes will be provided and centrally collected for better disposal



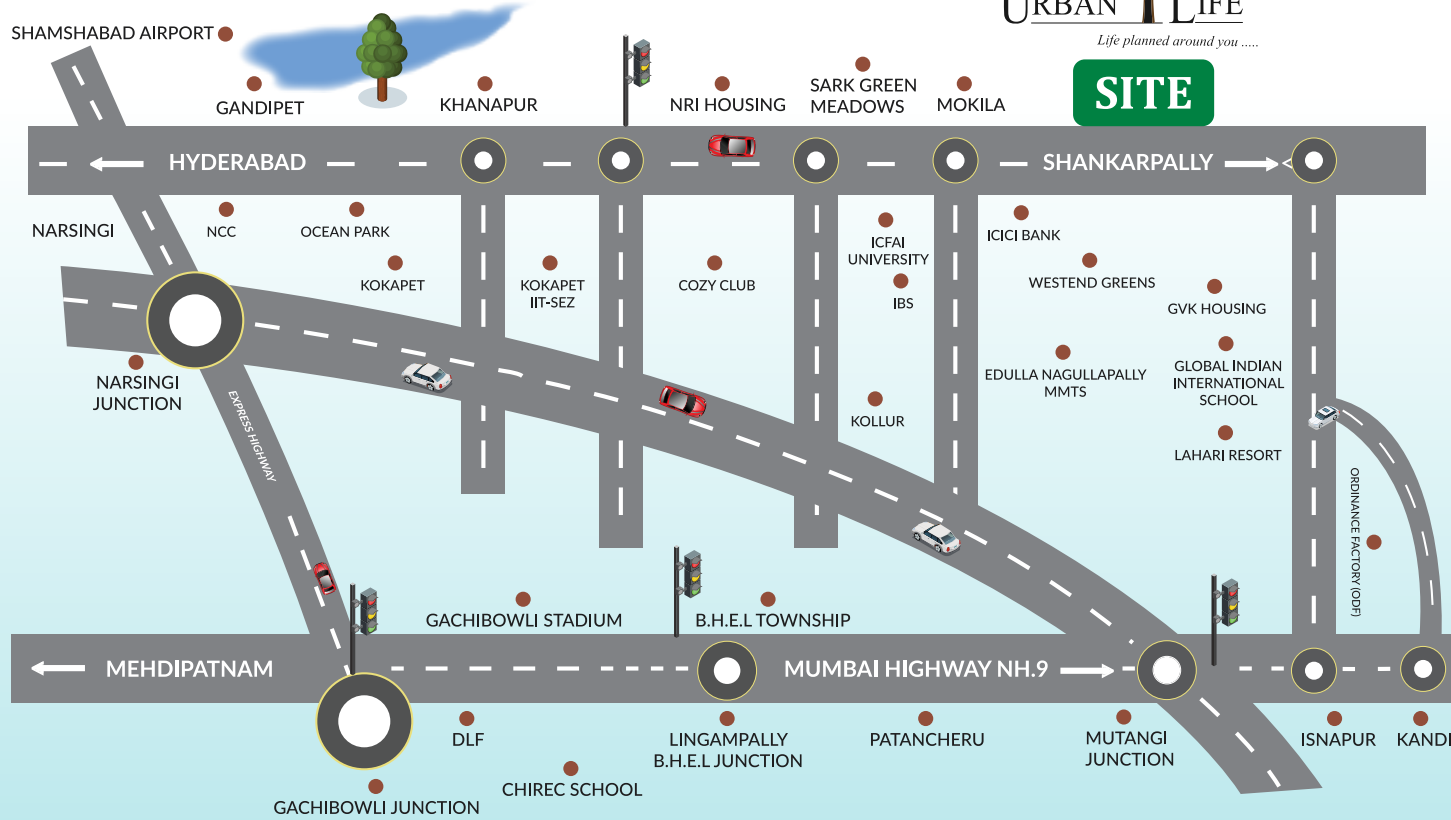
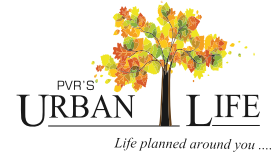
# Location Map

(not to Scale)

MEMBER  
**CREDAI**

**hmda**  
Growing Global

LP No. 00021/Lo/Plg/HMDA/2018  
TS RERA No. P02400000344



## NEAR BY DISTANCES

**SCHOOLS**  
10 - 15 Mins

**UNIVERSITIES**  
10 - 15 Mins

**HOSPITALS**  
8 - 12 Mins

**SHOPPING MALLS**  
15 - 20 Mins

**AIRPORT**  
30 - 40 Mins



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