



Corporate Office

Makuta Developers

3rd Floor, BSNL Office, Next to Softsol Building,
Opp. Pillar No. 11, Inorbit Mall Road, Madhapur,
Hyderabad - 500081, T.S.
Google Maps: C9QH+PP4

Site Address

Green Woods Villas

Gowdavelly Road, Gundlapochampally,
Telangana 500043.
Google Maps: HFV8+JPH

Mob.: +91 887 892 3333

**E-mail : info@makutadevelopers.com
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NATURE LUXURY LIFE MEMORIES



GREEN VILLAS @ GUNDLAPOCHAMPALLY

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Green Woods by the Makuta Developers lives up to its name. It's a fresh way of looking at a home. Right from the entrance, you feel energized by the positive vibes of lush greenery.

Discover smart living across 46 exquisite villas spread across 3.5 acres. These homes are designed for the complete family and are sensitive to the needs of children and the elderly alike. Pollution-free and calm surroundings make **Green Woods** an ideal habitat for all ages.





Be a part of
a **beautiful**
living



PROJECT FEATURES

- Built in 3.5 acres
- 46 Beautiful villas
- Grand Entrance with security post
- Plots ranging from 171 - 263 Sq yards
- Built up area ranging from 2800 sft to 4069sft
- Spacious layout with 40 feet main road and 30 feet internal roads
- 24 Hour Security through C.C. Cameras
- All round compound walls with solar fencing



MAKUTA

**GREEN
WOODS**



an artistic rendering of green woods birds eye view



an artistic rendering of green woods clubhouse view



The highlight of living in Green Woods is the access to the finest Clubhouse. This spectacular structure right within the complex with facilities like indoor games, swimming pool, gym, yoga hall and party lawns.

Start your day walking or rejuvenate yourself after a long day of work at the Clubhouse. Right from the grand waiting lounge to the parking lot, every corner is made to make you feel at home.

CLUBHOUSE FEATURES

- A 6000 sq.ft Club house with roof top Swimming pool
- Indoor Games Room
- Multi-purpose hall
- Gym/Yoga Room
- Reception Desk
- Designer Landscaped Park





EAST FACING VILLA
225 SQ YDS 3717 SFT.
 (Plot No. 1,2,3,4,5)



GROUND FLOOR
 1335.80sft.



FIRST FLOOR
 1335.80sft.



SECOND FLOOR
 1045sft.



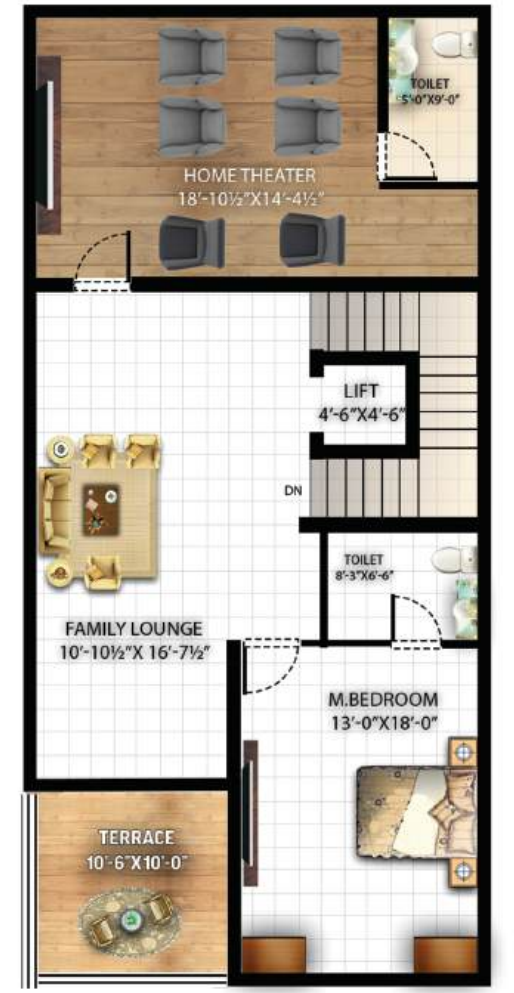
WEST FACING VILLA
263 SQ YDS **4069.50** SFT.
 (Plot No. 6,7,8,9,10)



GROUND FLOOR
1396.50 SFT



FIRST FLOOR
1396.50 SFT



SECOND FLOOR
1276.50 SFT



WEST FACING VILLA
237 SQ YDS **3968** SFT.
 (Plot No. 11,12,13)



GROUND FLOOR
1416sft.



FIRST FLOOR
1416sft.



SECOND FLOOR
1136sft.



EAST FACING VILLA
214 SQ YDS 3714 SFT.
 (Plot No. 14)



40'-0" WIDE ROAD

GROUND FLOOR
 1307.80sft.



FIRST FLOOR
 1307.80sft.



SECOND FLOOR
 1098sft.



EAST FACING VILLA

210 SQ YDS **3525** SFT.

(Plot No. 15,16,17)



40'-0" WIDE ROAD

GROUND FLOOR

1279.20sft.



FIRST FLOOR

1176.10sft.



SECOND FLOOR

1069.70sft.



GREEN
WOODS

NORTH FACING VILLA
171 SQ YDS **2800** SFT.
 (Plot No. 18,19,20,21)



GROUND FLOOR
994sft.



FIRST FLOOR
994sft.



SECOND FLOOR
812sft.



WEST FACING VILLA
210 SQ YDS **3556** SFT.
 (Plot No. 22, 23, 24)



GROUND FLOOR
1274sft.



FIRST FLOOR
1274sft.



SECOND FLOOR
1010sft.



WEST FACING VILLA
214 SQ YDS **3629** SFT.
 (Plot No. 25)





EAST FACING VILLA

171 SQ YDS **2756** SFT.

(Plot No. 26,27,28,29,30,31,32, 43-46)



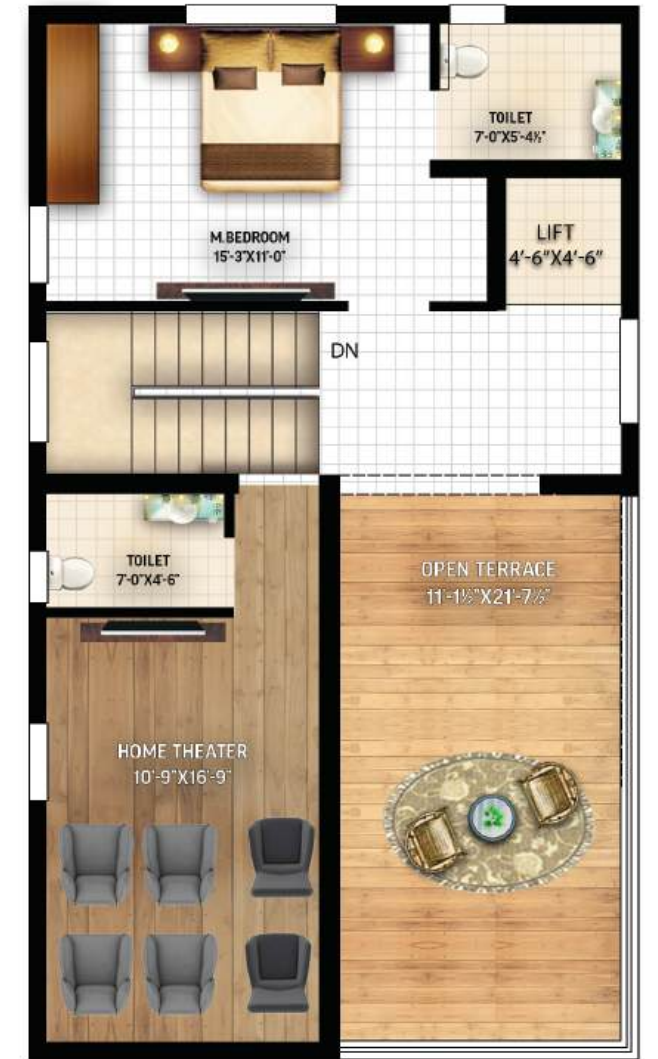
GROUND FLOOR

1007.20sf.



FIRST FLOOR

1007.20sf..



SECOND FLOOR

741.60sf.



WEST FACING VILLA

171 SQ YDS 2876 SFT.

(Plot No. 33,34,35,36,37,38,39)



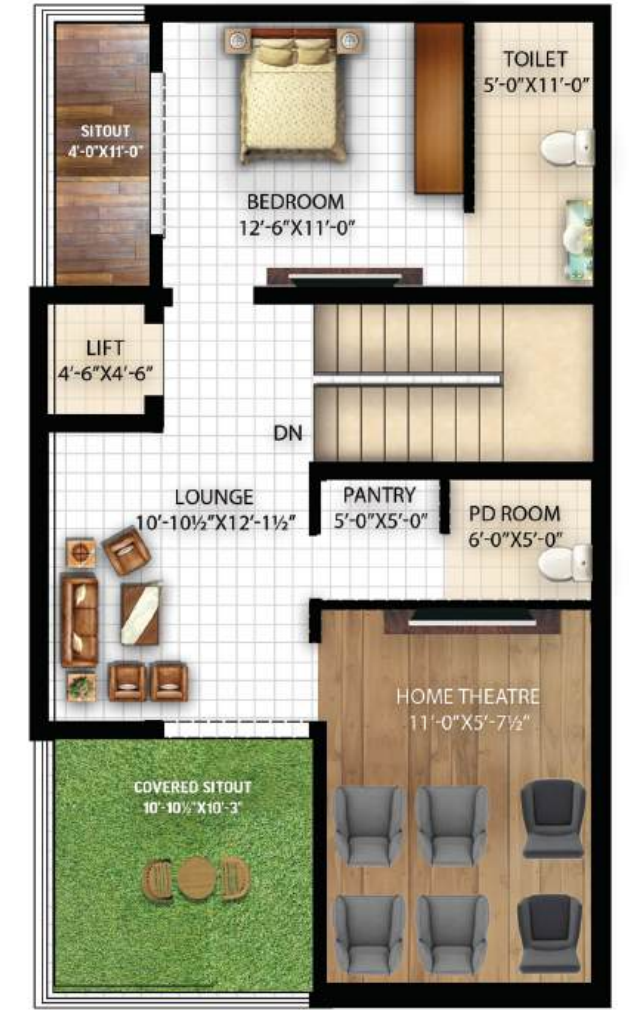
GROUND FLOOR

1001.20sf.



FIRST FLOOR

1001.20sf..



SECOND FLOOR

873.30sf.



EAST FACING VILLA
228 SQ YDS 3928 SFT.
 (Plot No. 40,41,42)



GROUND FLOOR
1433sft.



FIRST FLOOR
1433sft.



SECOND FLOOR
1062sft.



MASTER PLAN

BLOCK - E

BLOCK - D

BLOCK - C

BLOCK - B

BLOCK - A



AREA STATEMENT

Plot No.	1-5	6-10	11-13	14	15-17	18-21	22-24	25	26-32	33-39
Area in sq.yds	225	263	237	214	210	171	210	214	171	171
Built up area in sft.	3717	4069	3968	3714	3525	2800	3556	3628	2756	2875
Block	A-East	A-West	B-West	C-East	C-East	C-N	C-West	C-West	D-East	D-East

Plot No.	40-42	43-46
Area in sq.yds	228	171
Built up area in sft.	3928	2756
Block	D-East	D-East

Legend

- 1 Entrance gate
- 2 Stepping Stone
- 3 Party Lawn
- 4 Pergola with Seating
- 5 Clubhouse
- 6 Pathway
- 7 Solid Seating
- 8 Kids Play Area
- 9 Badminton Court
- 10 Paved Area
- 11 Specimentree
- 12 Portal Frame
- 13 Avenue Planation





World - Class Specifications Wrapped in Care

STRUCTURE

RCC Framed Structure in accordance with IS code

PLASTERING

INTERNAL : Double Coat Cement Plastering/Gypsum Plastering
EXTERNAL : Double Coat Cement Plastering/Texture.

DOORS

MAIN DOORS : 4'x8' Teak door frame and aesthetically designed flush door shutter with veneer/laminate
INTERNAL DOORS : 3'x8'Teak door frame with flush door shutters with veneer/laminate

WINDOWS & VENTILATORS

Premium Aluminum/UPVC sliding windows with mesh and MS safety grills.

HARDWARE

Godrej/Europa or equivalent make locks along with designer fittings for all doors

KITCHEN

Granite platform with Stainless steel sink of Nirali/Godrej or equivalent make and designer tile dado up to 2' 6" height

FLOORING

- Bathrooms & Utility : Ceramic anti-skid & acid resistant tiles of Kajaria/ Nitco/Simpolo/Somany/Varmora or equivalent make for flooring
- Staircase & Lobby : Granite/Natural stone with skirting
- Balconies : Anti-skid ceramic tiles of Nitco/Kajaria/ Simpolo/Somany/Varmora or equivalent make
 - Sanitary – Wash basin, WC with flush tank of Hindware/Cera/Parryware or equivalent make
 - CP Fittings - Concealed diverter with overhead shower of Jaguar/Hindware or equivalent make

FLOORING

800x800 mm double charged vitrified tiles of Nitco/Kajaria/Varmora or equivalent make

PAINTING

INTERNAL : Two coats of Asian/Dulux/Berger or equivalent make emulsion paint over one coat primer on Birla/JK or equivalent make smooth putty finish.
External : Two coats of Asian/Dulux/Berger or equivalent make exterior acrylic emulsion paint over one coat primer on Birla/JK or equivalent make textured surface.

ELECTRICAL

- Concealed Copper wiring of Finolex/Polycab/Havells or equivalent make
- Switches of Legrand / Havells / Schneider or equivalent make
- Power outlets for geysers in all bathrooms
- Power outlet for air-conditioners in all rooms
- Power outlets for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen and for washing machine in utility area
- Three phase supply for each unit and individual meter boards

DTH and INTERNET

DTH cable provision in Living room, Home Theater and all Bedrooms
Internet cable provision in Living room and Home Theater

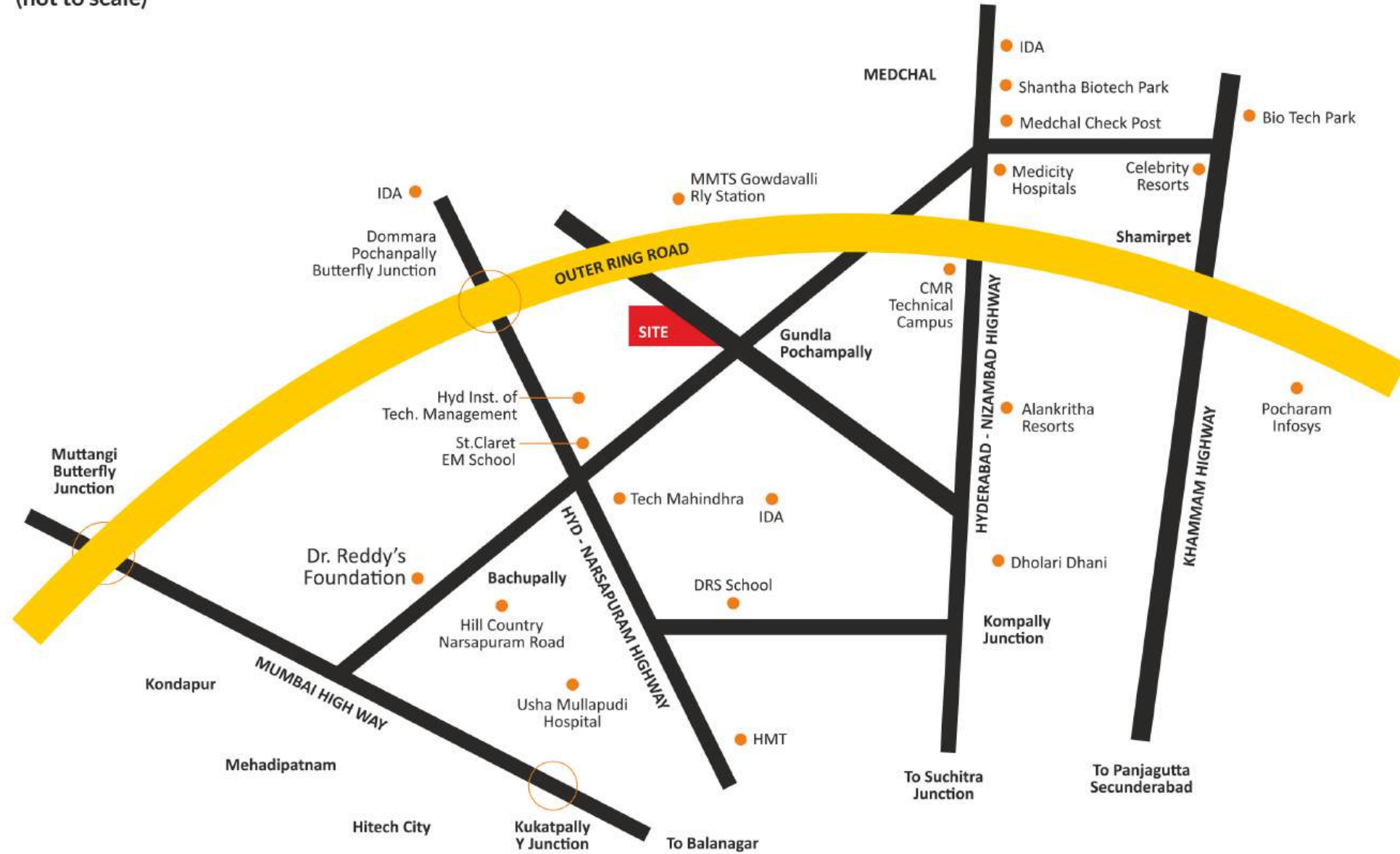
LIFT

Provision for Hydraulic Lift in all Units

WATER SUPPLY

Water supply from Municipal/Bore well from common sump and Pneumatic system

Location Plan (not to scale)



Location Highlight

- Yashoda College of Physiotherapy
- Hyderabad Institute of Technology and Management (HITAM)
- MLR Institute of Technology
- Abhaya School
- Tech Mahindra SEZ
- Apparel Park
- Kandlakoya ORR Exit
- Vast Forest Stretches around
- Premium Villa Communities around
- Super Markets & Eateries in proximity
- Multiplexes & Upmarket Shopping at Kompally
- Multi-speciality Hospitals close by



A VISION FOR LIFETIME

AT MAKUTA, THE QUALITY OF YOUR HOMES IS THE FOREMOST PRIORITY. OUR PROJECTS ARE DEVELOPED WITH THE HIGHEST STANDARDS, REFLECTING OUR EMPHASIS ON QUALITY. WE DEPLOY OUR BEST TALENT AND INNOVATE, WITH A COMMITMENT TO RELENTLESS IMPROVEMENT, GREATER EFFICIENCY, DEPENDABILITY, SURPASSING CLIENTS' EXPECTATIONS AND ADDING MORE VALUE. THE TEAM HEADED BY EXPERIENCED PROJECT MANAGERS OVERSEES ALL THE ASPECTS OF CONSTRUCTION - FROM SITE ENHANCEMENT, DESIGN AND EXECUTION RESULTING IN ULTIMATE CUSTOMER SATISFACTION.

ONGOING PROJECTS



Makuta Horizon, Kompally



Makuta Niravana, Patancheru



Myspace 2, Bachupally



Aruna Arcade, Patancheru



Makuta Prime, Kompally



Makuta Mall, Bachupally

TEAM

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