

PROXIMITY

ENTERTAINMENT

Cine Planet
North City Multiplex (Prop.)
Dholari-Dhani

CONNECTIVITY

Kompally X Road
Bolarum MMTS
Suchitra MMTS (Prop.)

HOSPITALS

Balaji Hospital
Konark Hospital
Russh Hospital

SCHOOLS

DRSIS Int. School
St. Ann's School
Delhi Public School

COLLEGES

Loyola College
CMR Engg. College
MLR Engg. College

BANKS

ICICI Bank
SBI Bank
Andhra Bank

CONVENIENCE STORES

Big Bazaar
Reliance Digital
North City Hyper Mall

LOCATION MAP (not for scale)



TMR MARVEL

Wonder-filled homes in the lap of nature

Own abundant elegance.
Own independence aplenty.



Independent Houses @ Kompally, Hyderabad

Builders & Developers



TMR Infra Tech

Sy. Nos: 172, 173 & 175, Burtonguda, Macha Bollaram,
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Secunderabad – 500 010, Telangana State.

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Architects & Structural Engineers

REDCON ASSOCIATES

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Landscape Architects

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LEGAL ADVISORS

Law Firm
Dr. U.Pattabhi Ramaiah, Ph.D (Law)

AUDITORS

A.Krishna Reddy
Chartered Accountants

MEP CONSULTANTS

Needs Resources
Email: needsresources@yahoo.com

INTERIORS

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Contact No. +91 9177134617

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifice 9885253570

A Project by
TMR GROUP



Welcome to splendour.
Welcome to sophistication.

It takes a lot to get to a position in life where you are respected, where you are looked up to, where you are the toast of a crowd. And when you have arrived in such a phase, you deserve a home that's classy, sophisticated and largely independent. We are delighted to welcome you to a community of independent homes in a prime location of Secunderabad at TMR Marvel.



Above the extraordinary.
Above anything comparable.

If vastness and greenery impress you in no time, get ready to fall in love with TMR Marvel. Set on 7 acres of a charming land, this residential parcel is set to host 96 independent homes, all of which will be complemented by fantastic lifestyle features and awesome everyday amenities that will make life complete. Come discover it to be the most extraordinary place you've come across in recent times.



- ▶ Children's Play Area
- ▶ Central Park
- ▶ Wide Driveways
- ▶ Tennis Court
- ▶ Party Lawn
- ▶ Entry Arch
- ▶ Swimming Pool
- ▶ Clubhouse
- ▶ Shuttle Court

LEGEND



East Facing House

WEST FACING HOUSE



Area Statement

Plot Size : 36'0" x 50'0"

Plot Area : 200.00 Sq. Yds.

Total Built-Up Area : 1230.00 Sft.



West Road

EAST FACING HOUSE



Area Statement

Plot Size : 36'0" x 50'0"

Plot Area : 200.00 Sq. Yds.

Total Built-Up Area : 1230.00 Sft.



East Road



West Facing House

PROJECT HIGHLIGHTS

- GHMC approved secured gated community
- 7 acres, 96 independent houses
- 1300 sft of plinth-area
- 40', 30' wide BT roads
- Underground cables
- Avenue plantation
- Street lighting
- Vaastu-compliant 200 sq.yard plots
- 3-BHK East & West facing houses
- All-round compound wall with solar fencing
- Extensive landscaping
- Jogging track
- 24 hr security with intercom
- CC cameras at the entrance
- Water treatment plant
- Rainwater harvesting pits
- Generator for power back-up
- Broadband internet
- Management office room
- House keeping facility



DUPLEX / DOUBLE STORED HOUSE

LAYOUT PLAN





AMENITIES & FEATURES

- Exclusive Clubhouse
- Swimming Pool & Kid's Pool
- Indoor Games like Tennis, Chess & Carroms
- Outdoor Games like Lawn Tennis, Badminton/ Shuttle and Basket Ball
- Gymnasium
- Cafeteria with Pantry
- Multipurpose Banquet Hall
- Management Office Room
- Children's Play Area with Sand Pit
- Guest Rooms
- Party Lawn



SPECIFICATIONS

- FOUNDATION & STRUCTURE**
 RCC framed structure in M20 grade concrete to withstand zone-II seismic loads.
- SUPER STRUCTURE**
 Solid Bricks in cement mortar, 6" thick for external walls & 4" thick for internal walls.
- PLASTERING**
 Internal: 15 mm thick Double Coat Cement Plaster with smooth finishing.
 Ceiling: 12 mm thick Single Coat Cement Plastering.
 External: 18 mm thick Double Coat Sand faced, Water Proof Cement Plastering
- JOINERY WORKS**
 Maindoor: Teak Wood door frame & aesthetically designed teak veneer paneled flush shutters finished with melamine matt polish, fixed with door eye view and designer hardware of reputed make.
 Internal Doors: Engineered wood frames and moulded designer flush shutter with standard hardware fittings of reputed make.
 Toilet Doors: Engineered wood frames and hard-core filled waterproof flush shutter with standard hardware fittings of reputed make.
 Windows: Aluminum/UPVC windows with sliding and fixed shutters with single glazed float glass and standard hardware with MS safety grill wherever required.
- ELECTRICAL WORKS**
 Concealed copper wiring of Anchor / Bonton equivalent in conduits for lights, fans and power plug points with metal boxes & modular switches and all electrical fittings of standard make.
 - a) Power outlets for Air conditioners in all bedrooms.
 - b) Power outlets for geysers in bathrooms & washing machine in utility.
 - c) Power plugs for cooking range, refrigerator, microwave oven, and mixer/grinder in kitchen.
 - d) Each Distribution Board (DB) shall have Miniature circuit breakers (MCB).
 - e) Provision of wiring for Inverter / Home UPS in each house at extra cost.
- COMMUNICATION SYSTEM**
 - a) Provision for cable TV & Telephone connections in Living/ Drawing Room and Master Bedroom.
 - b) Provision for DTH service to Living Room.
 - c) Provision for Internet connection to each house.
- PLUMBING & SANITARY WORKS**
 PVC pipes for drainage/sewerage lines and all chrome plated CP fittings of standard make.
 - a) Floor mounted, off white color EWC with flush tank of standard make in master bedroom toilet.
 - b) Indian W.C with flush tank in other toilets.
 - c) Hot & cold wall mixer with shower in toilets.
 - d) White color washbasin in all the toilets.
 - e) Provision for geysers in bathrooms.
 - f) Provision of pipelines for installing solar water heater system in each house.
- PAINTING**
 Internal: Smooth finish with luppum over a coat of primer and top finish with two coats of Plastic Emulsion paint with roller finish for all the internal walls and ceiling.
 External: Combination of texture, cladding and putty finish with Anti-fungal, waterproof exterior emulsion paint over one coat of primer.
 Doors: Enamel paint to all the door frames and shutters.
- FLOORING**
 - a) Living/Dining: Vitrified tiles (24"x24") of standard quality.
 - b) Bedrooms & Kitchen: Vitrified tiles (16"x16") of standard quality.
 - c) Toilets: Acid-resistant and anti-skid Ceramic tiles of standard quality.
 - d) Utility/Wash & Balconies: Anti-skid, matt finished Ceramic tiles of standard quality with provision for washing machine.
- TILES CLADDING & DADO WORK**
 - a) Kitchen: Designer glazed ceramic tiles dado up to 2' height above the kitchen platform.
 - b) Toilets: Designer glazed ceramic tiles dado up to door height.
 - c) Utility/Wash: Glazed ceramic tiles dado up to 4' height.
- KITCHEN**
 - a) Cooking platform with highly polished granite stone top with half round moulding.
 - b) Provision for pipelines for the external piped gas supply.
 - c) Stainless steel sink with drain board & provision for soft water connection.
 - d) Provision for exhaust fan.
 - e) Provision for Aqua guard / R.O) connection.
 - f) Provision for upgrading to designer modular kitchen at extra cost.
- WATER SUPPLY**
 Separate storage sumps for community, one for bore water and the other for softened / municipal water.
- WTP**
 Installation of Water Treatment Plant (WTP) for softening raw water from bore well.
- HPP**
 Installation of Hydro Pneumatic Pumping system for supply of softened water to all the houses and clubhouse.
- STP**
 Installation of Sewerage Treatment Plant (STP) for treating the sewerage water and reusing the treated water for avenue plantation and lawns.
- GENERATOR**
 Installation of standby Generator with acoustic enclosure for Pumps, common lighting for streets and clubhouse.
- SECURITY**
 - a) Intercom facility to each house connecting to security post and clubhouse.
 - b) Solar fencing all around the compound wall.
- NOTE**
 - a) Registration of plot of land/house, VAT and Service Tax are applicable as per Government norms.
 - b) Amenities charges shall be extra.