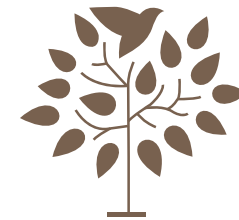


MY HOME. MY WORLD.



MAKUTA  
**NIRVANA**  
@ Patancheru, Hyderabad

RERA NO: P01100007273

**Typical Floor Plans Booklet**



AT MAKUTA DEVELOPERS, OUR JOURNEY IS DEFINED BY PASSION,  
COMMITMENT, AND A STEADFAST DEDICATION TO EXCELLENCE.

WITH EVERY PROJECT, WE STRIVE TO LEAVE A POSITIVE IMPRINT ON SOCIETY AND THE ENVIRONMENT,  
SHAPING A FUTURE THAT IS BRIGHTER, MORE SUSTAINABLE, AND FILLED WITH ENDLESS POSSIBILITIES.

JOIN US AS WE CONTINUE TO BUILD NOT JUST STRUCTURES,  
BUT DREAMS – DREAMS OF A BETTER TOMORROW,  
DREAMS OF THRIVING COMMUNITIES, AND DREAMS OF

A WORLD WHERE EVERYONE HAS THE OPPORTUNITY TO FLOURISH.

WELCOME TO MAKUTA DEVELOPERS, WHERE DREAMS BECOME REALITY.



MAKUTA  
NIRVANA

@ Patancheru, Hyderabad

Get ready to be swept away by the finest experiences  
that Patancheruvu has in store for you



an artistic render of makuta nirvana's grand entrance

SPREAD ACROSS  
7 ACRES

948 Units

WHERE SPACE & DESIGN  
BLEND SEAMLESSLY

08 Towers

GENEROUSLY SPACED &  
INTUITIVELY  
DESIGNED CONDOMINIUMS

108 Amenities

AMENITIES WEAVE TALES OF  
COMFORT & JOY

Indulge in the  
opulent splendor  
of....



MAKUTA  
NIRVANA

an artistic render of makuta nirvana's elevation





an artistic render of makuta nirvana's clubhouse

"With services to meet diverse needs,  
our clubhouse accommodates and attends to a wide range of preferences."

## Club House & Luxury Features

- Grand Entry Lobby
- Visitors Lounge
- Guest Rooms
- Community Administrative Office
- Yoga/ Meditation Room
- Separate Multipurpose & Banquet Hall
- Dance & Music Room
- Well Equipped air Conditioner Gym
- Terrace Swimming Pool
- Mini Theater
- Indoor Games
- Shuttle Court
- Provision for Spa
- Provision for Library Study Lounge
- Provision for ATM
- Provision for Restaurant/Cafeteria with kitchen

An extensive &  
thoughtfully planned  
Opulence

Covering an Area of  
**50,000** SQ.FT

“Experience modern, welcoming homes nestled in serene tranquility,  
fostering a culture of peace and friendliness”

Makuta Nirvana  
**MASTERPLAN**

## Project Highlights & Outdoor Games Landscape

- 8 Blocks
- Two cellars G+14 upper floors
- 948 Units
- 2 & 3 BHKs
- Flat Size 1270 to 2114 sft
- Well equipped children play area
- Jogging track
- Makuta Aruna Arcade Mall
- Tennis court
- Basketball court
- Skating ring
- Cricket Practice Pitch
- Miyawaki Forest
- Infinity Swimming Pool
- Butterfly Park
- Elders Seating Area

Emblazoning your  
World with Vitality

**70% Open Space**



an artistic render of makuta nirvana bird's view



an artistic render of makuta nirvana park view

Makuta Nirvana   
**TYPICAL  
FLOOR PLANS**



**8** Blocks of  
Intuitively Designed  
Condominiums





# Typical Floor Plan

## Block B-C-D

No. of Floors: G+14

Configurations: 3 BHK



Area Statement (In Sft.)

FLAT NO	FACING	PLINTH	SBUP
1	EAST	1552	1972
2	WEST	1552	1972
3	EAST	1222	1552
4	WEST	1222	1552
5	EAST	1222	1552
6	WEST	1222	1552
7	EAST	1552	1972
8	WEST	1552	1972





# Typical Floor Plan

## Block G

No. of Floors: G+14

Configurations: 2 & 3 BHK



Area Statment (In Sft.)

FLAT NO	FACING	PLINTH	SBUP
1	EAST	1552	1972
2	WEST	1552	1972
3	EAST	1000	1270
4	WEST	1000	1270
5	EAST	1000	1270
6	WEST	1299	1649
7	EAST	1000	1270
8	WEST	1000	1270
9	EAST	1552	1972
10	WEST	1552	1972



# Typical Floor Plan

## Block H

No.of Floors: G+14

Configurations: 3 BHK



Area Statement (In Sft.)

FLAT NO	FACING	PLINTH	SBUP
1	EAST	1664	2114
2	WEST	1664	2114
3	EAST	1349	1714
4	WEST	1449	1840
5	EAST	1664	2114
6	WEST	1664	2114



an artistic render of makuta nirvana's birdview layout

Makuta Nirvana   
**INDIVIDUAL  
 FLOOR PLANS**

**15<sup>+</sup>** Types of  
 2 & 3 BHK

**948** Units

WHERE SPACE &  
 DESIGN BLEND SEAMLESSLY

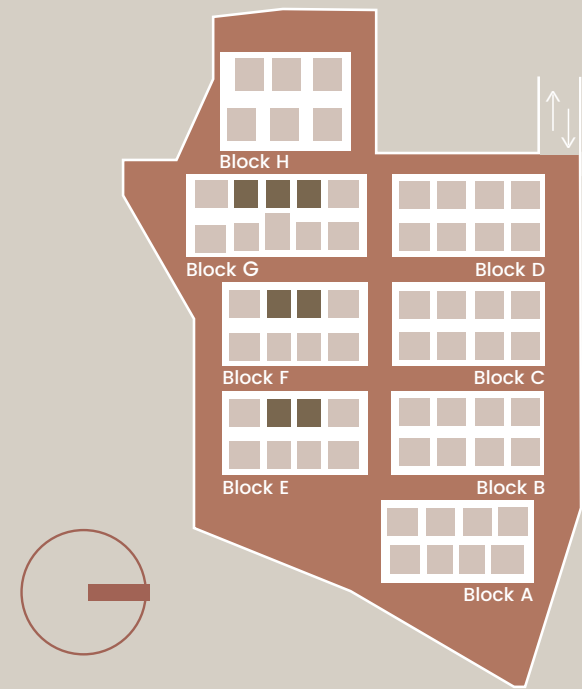


Unit Plan

2 BHK  
1270 sft

East Facing

Blocks: E-F-G

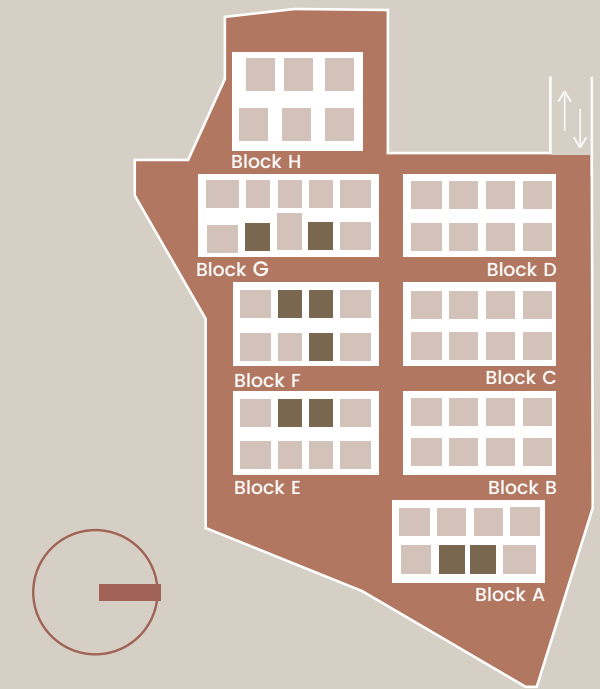


Unit Plan

2 BHK  
1270 sft

West Facing

Blocks: A-E-F-G



Unit Plan

3 BHK  
1552 sft

East Facing

Blocks: A-B-C-D

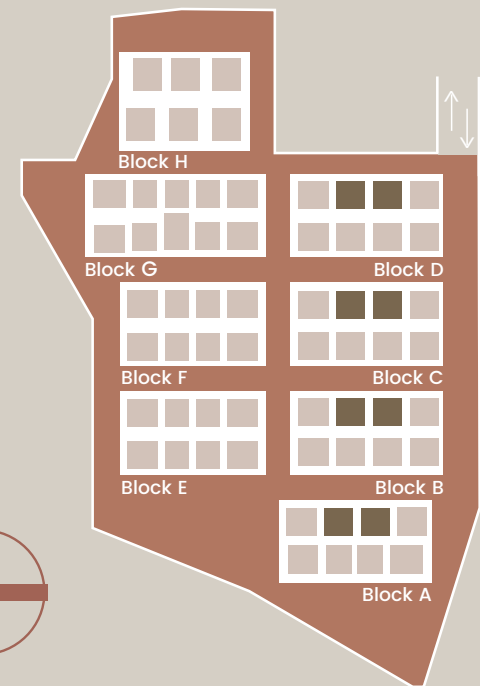
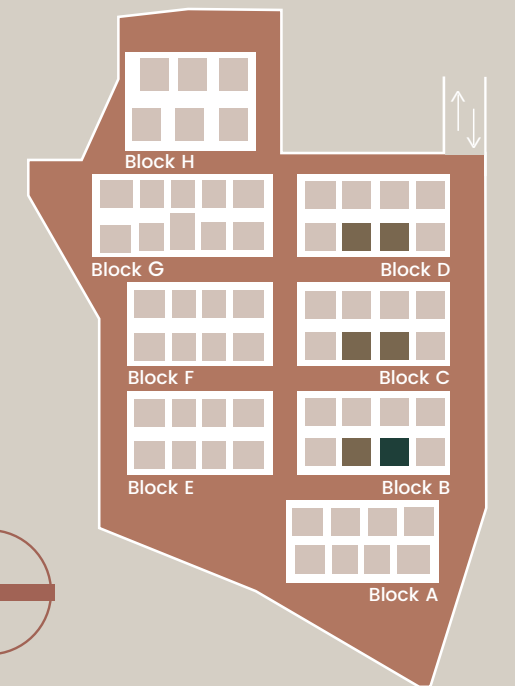


Unit Plan

3 BHK  
1552 sft

West Facing

Blocks: B-C-D

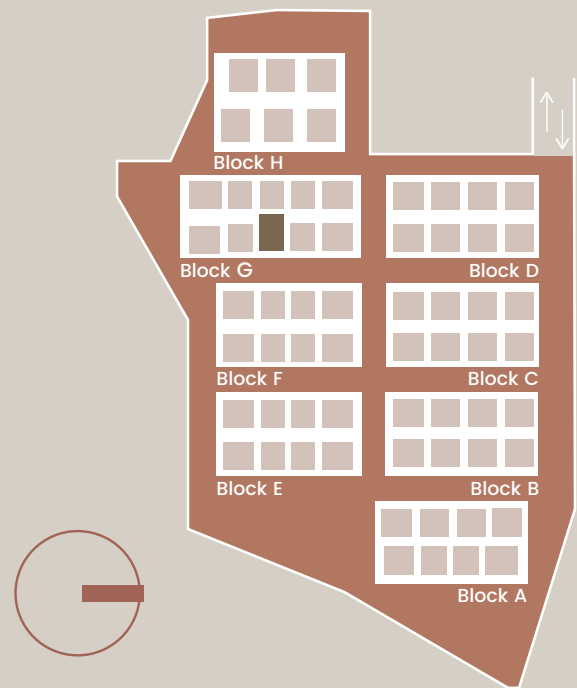


Unit Plan

3 BHK  
1649 Sft

West Facing

Blocks: G

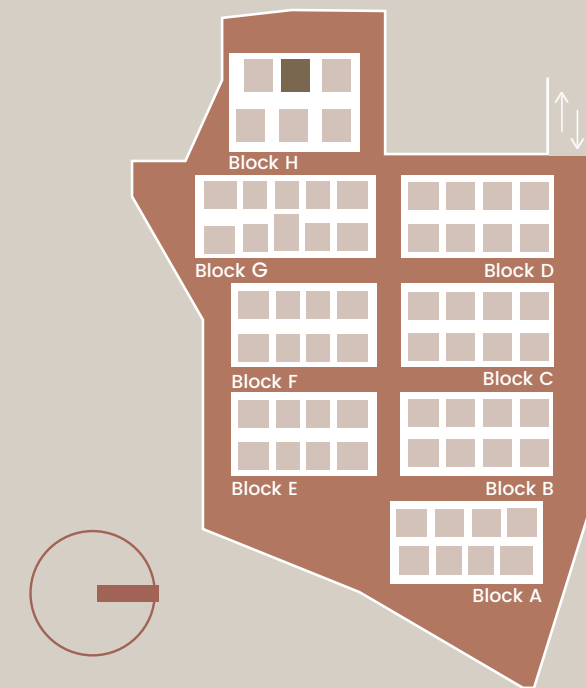


Unit Plan

3 BHK  
1714 Sft

East Facing

Blocks: H

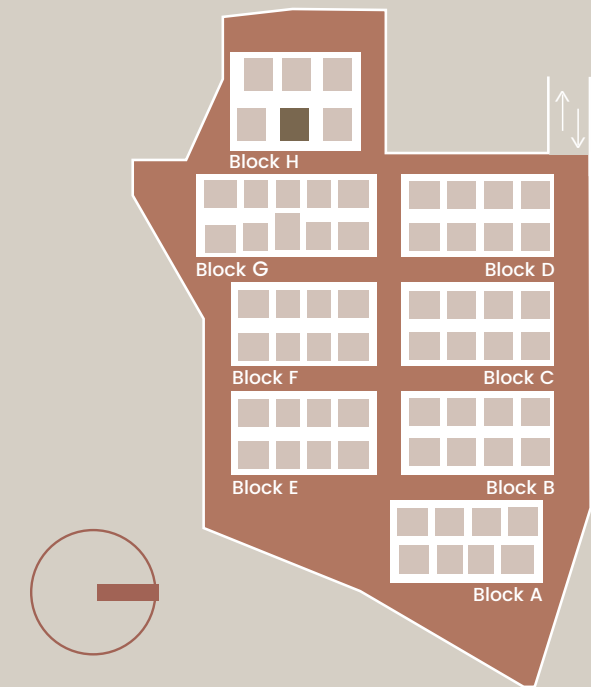


# Unit Plan

## 3 BHK 1840 sft

### West Facing

Blocks: H



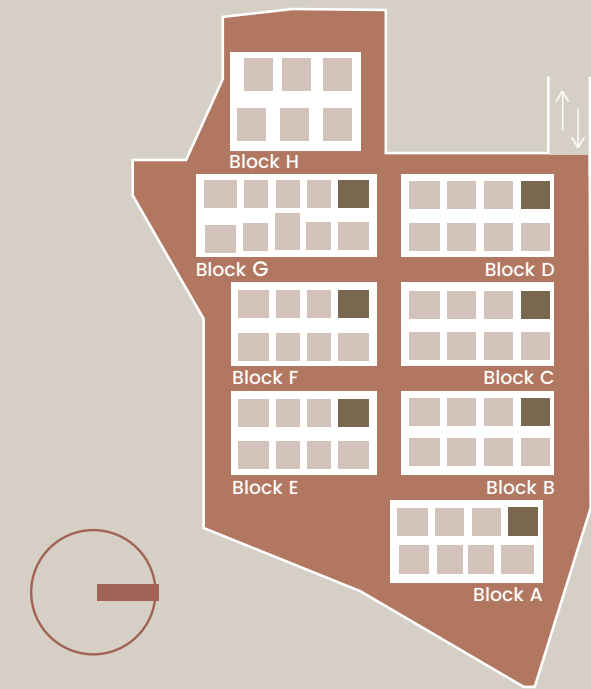
Unit Plan

Type A

3 BHK  
1972 sft

East Facing

Blocks: A-B-C-D-E-F-G



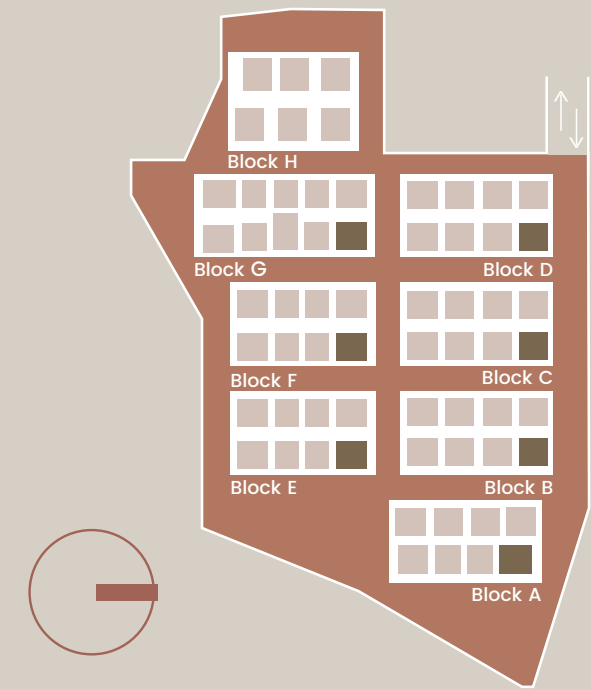
Unit Plan

Type A

3 BHK  
1972 sft

West Facing

Blocks: A-B-C-D-E-F-G



Unit Plan

Type B

3 BHK  
1972 Sft

East Facing

Blocks: A-B-C-D-E-F-G



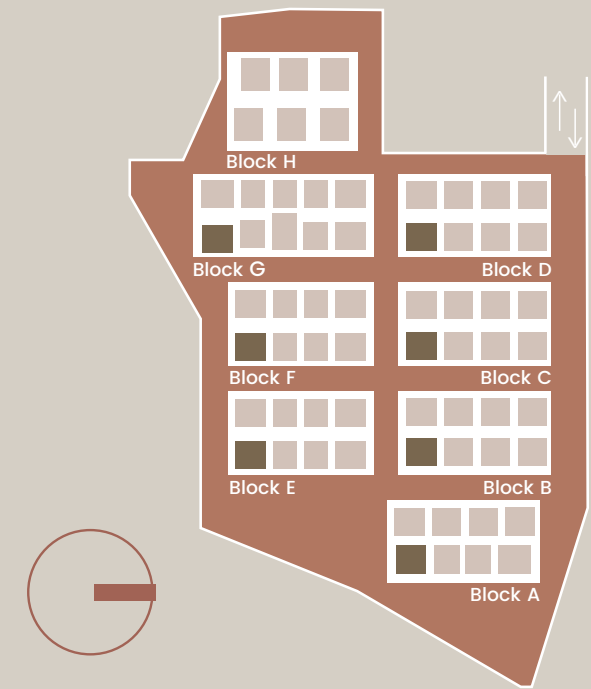
Unit Plan

Type B

3 BHK  
1972 Sft

West Facing

Blocks: A-B-C-D-E-F-G



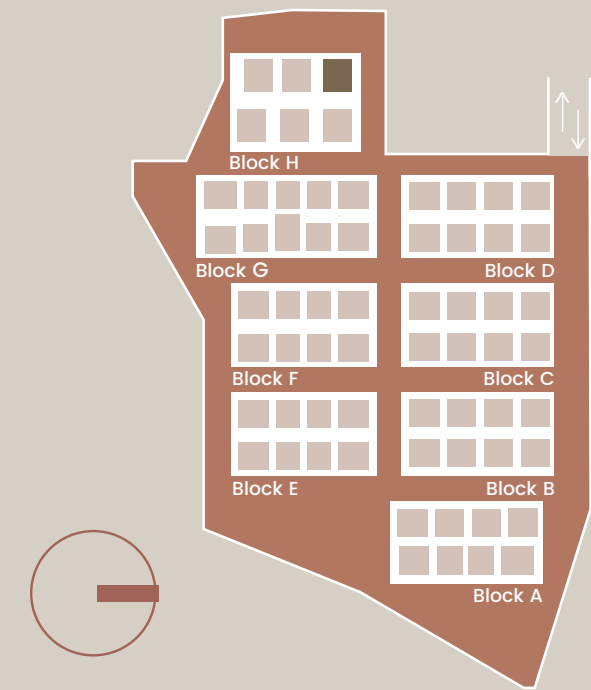
Unit Plan

Type A

3 BHK  
2114 Sft

East Facing

Blocks: H



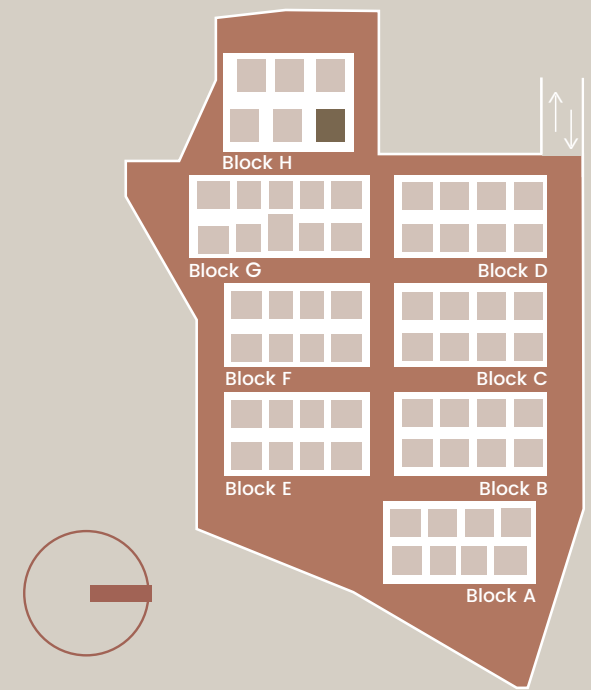
Unit Plan

Type A

3 BHK  
2114 Sft

West Facing

Blocks: H



Unit Plan

Type B

3 BHK  
2114 Sft

East Facing

Blocks: H



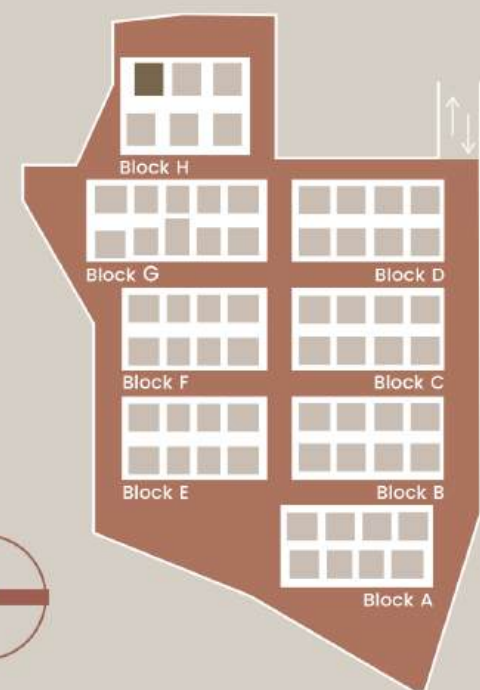
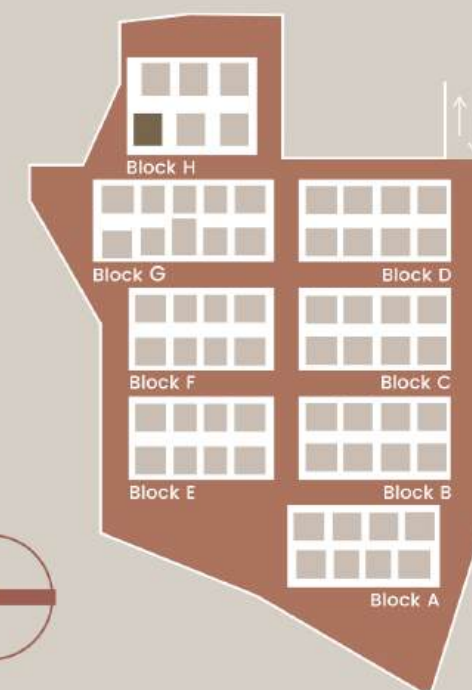
Unit Plan

Type B

3 BHK  
2114 Sft

West Facing

Blocks: H



- **Entrance Plaza**  
Welcoming and aesthetically pleasing entrance for residents and visitors.
- **School Bus Bay/ Access to Turn**  
Convenient and safe drop-off and pick-up for school buses.
- **Waiting Area for Parents/ Cab Passengers**  
Comfortable space for waiting for transportation.
- **Drop-off Zone**  
Organised drop-off area for residents and visitors.
- **Visitor Car Parking**  
Safe parking for visitors.
- **EV Charging Points**  
Convenient charging points for electric vehicles.
- **Jogging Track**  
Dedicated space for jogging and fitness activities.
- **Bicycle Track**  
Dedicated space for cycling and fitness activities.
- **Multi-purpose Court** (Beach Volleyball/ Throw Ball)  
Space for multiple sports and activities.
- **Half/ Full Basketball Court**  
Dedicated basketball court for sports enthusiasts.
- **Tennis Court**  
Dedicated tennis court for sports enthusiasts.
- **Futsal Court**  
Dedicated court for futsal enthusiasts.
- **Cricket Practice Pitch**  
Dedicated space for cricket practice.

- **Outdoor Gym**  
Dedicated gym area for outdoor fitness activities .
- **Kids Playground**  
Huge open p layground area for kids.
- **Hopscotch**  
Shaded area for the residents to relax.
- **Gazebo**  
Safe parking for visitors.
- **Rock Climbing**  
Climbing adventure activity for kids with safety gear.
- **Feature Wall**  
Beautiful and unique wall stands out from everything.
- **Trampoline**  
Fun jumping zone for kids.
- **Pet Park**  
Dedicated space for pets to play and exercise
- **Mound**  
Space for pets to climb and play
- **Pergola**  
Shaded area for pets and their owners to relax.
- **Elders Seating Area**  
Comfortable seating for elderly residents.
- **Hammocks**  
Relaxing area for residents to unwind.
- **Walk Track** – 5 ft Wide  
Safe and dedicated space for walking and exercise.

- **Water Bubbler Spouts**  
An elegant water fountain.
- **Skating Rink**  
Dedicated space for skating enthusiasts.
- **Kids Open Area**  
Safe and open space for kids to play.
- **Seating Deck with Planters**  
Attractive and comfortable seating area with greenery.
- **Lawns**  
Green and open spaces for residents to enjoy nature.
- **Party Lawn**  
Large space for hosting parties and events.
- **Avenue Tree Plantation**  
Beautifully lush greenery for fresh air.
- **Stone Bands**  
Decorative stones that enhance the beauty of the lawn.
- **Barbeque Areas**  
Space for residents to grill and host barbeque parties.
- **Bonfire Pits**  
Space for residents to gather and enjoy a bonfire.
- **Camping Area**  
Space for residents to camp and enjoy the outdoors.
- **Rainshower**  
Fun and interactive water showers for residents.
- **Planter Box**  
Space for residents to grow plants and herbs.

- **Outdoor Yoga Deck**  
Dedicated space for outdoor yoga practice.
- **Meditation Area with Pyramid**  
Dedicated space for meditation practice.
- **Lily Pond/ Koi Fishes**  
Beautiful water feature that adds to the aesthetics of the entrance.
- **Pergola with Creepers**  
Attractive and shaded area for relaxation and mindfulness activities.
- **Infinity Reflexology Pathway**  
Space for residents to enjoy reflexology walks.
- **Koi Pond**  
Beautiful water feature that adds to the aesthetics of the mindfulness zone.
- **Miyawaki Forest**  
Eco-friendly and attractive greenery.
- **Aroma Garden**  
Space for residents to enjoy fragrant plants and herbs.
- **Butterfly Park**  
Space for residents to observe and enjoy butterflies.
- **Nature Trail**  
Scenic walk amidst natural surroundings, providing a refreshing break from the urban hustle and bustle.
- **Oxygen Seats**  
Seats are equipped with a built-in oxygen generator that releases purified air, which is then directed towards the

- **Fruit Orchards**  
Organic fruit garden with various fruits, free from harmful chemicals & pesticides, promoting a healthy lifestyle.
- **Hydroponic Vegetation**  
Soil-free method of growing vegetables, providing fresh & healthy produce all year round.
- **Vegetable Patch**  
Dedicated area for residents to grow their vegetables, promoting sustainable living & reducing carbon footprint.
- **Amphitheatre**  
Gathering place for community events, providing a space for socializing & entertainment
- **Safe Assembly Area**  
Designated safe zone in case of emergencies or natural disasters, ensuring the safety of residents.
- **CCTV Surveillance**  
Security feature that helps monitor the premises & enhance safety & security
- **Solar Fencing**  
Eco-friendly way to secure the community's perimeter, protecting against intruders & animals.
- **Automatic Entry and Exit systems** (Boom Barrier)  
Convenient and secure way to control access to the community, ensuring safety and privacy
- **Guests Waiting Lounge**  
Comfortable area for visitors to wait, enhancing hospitality & convenience.
- **Massage Chair Corner** (Provision)  
Relaxation spot with massage chairs, providing a calming experience after a long day
- **Banquet Hall with Pantry, Toilets & Reception Area**  
Venue for events and gatherings, providing a convenient and spacious space for celebrations.
- **Rooftop Infinity Swimming Pool with Deck**  
Luxurious swimming pool with a stunning view, providing a place to unwind & relax.
- **Kids Pool**  
Safe and shallow pool for kids to enjoy, promoting healthy outdoor activities.
- **Indoor Badminton Courts**  
Sports facility for indoor sports, providing a convenient way to stay fit & active.
- **Squash Court**  
Sports facility for squash enthusiasts, promoting healthy physical activities.
- **Ladies' Spa** (Provision)  
Dedicated spa for women, provides a relaxing & rejuvenating experience.
- **Ladies' Health Club** (Provision)  
Sauna & Steam – Health club with a sauna and steam room, promoting wellness & self-care for women.
- **Men's Spa** (Provision)  
Dedicated spa for men, provides a relaxing and rejuvenating experience.
- **Men's Health Club** (Provision)  
Sauna & Steam – Health club with a sauna and steam room, promoting wellness & self-care for men.
- **Fitness Centre/ Gym**  
Fully-equipped gym, providing a convenient way to stay fit and healthy.
- **Aerobics/ Dance Studio**  
Studio for dance and aerobics enthusiasts, promoting a healthy lifestyle.
- **Yoga Studio**  
Studio for yoga enthusiasts, promoting mindfulness and wellness.
- **Mini Theatre** (Provision)  
Small theatre for entertainment, providing a space for movie nights and socializing.

- **Indoor Games Room**  
Room with various indoor games, promoting healthy physical and mental activities.
- **Pickleball Court**  
Sports facility for pickleball enthusiasts, promoting healthy physical activities.
- **Coffee Shop** (Provision)  
Coffee shop within the community, providing a convenient & social spot for coffee lovers.
- **Guest Bedrooms**  
Additional bedrooms for guests to enhance hospitality and convenience
- **On-site Daycare/ Creche**  
Daycare within the community, providing a convenient & safe environment for working parents.
- **Tuition Center**  
Facility for after-school tuition and learning, promoting academic excellence.
- **Co-working Space**  
For about 50 pax-with 2 discussion rooms – Convenient space for remote workers & freelancers, providing a conducive environment for work.
- **Conference Room**  
Facility for meetings and conferences, providing a convenient & professional space for business
- **Reading Room**  
Quiet space for residents to enjoy reading and studying.
- **Dishwasher Point**  
Allows for easy and convenient cleaning of dishes, saving time & effort for residents.
- **Electrical Points in the Balcony**  
Provides outdoor power access for residents' convenience and use. AC Points in all Bedrooms & Living areas;
- **AC Outdoor Unit Ledges**  
Ensures comfortable and cool living spaces, even during hot weather.
- **RWA Office**  
Provides a central location for residents to address concerns and collaborate on community initiatives.
- **Accommodation for Maintenance Manager, Plumber & Electrician**  
On-site staff provides quick and efficient maintenance support for residents.
- **2-wheeler Parking for Delivery executives**  
Allows for easy and secure delivery of packages to residents' homes.
- **Driver Waiting Lounge**  
Provides a comfortable waiting area for drivers and visitors.
- **Driver & Maid Toilets**  
Convenient facilities for drivers and maids working in the community.
- **Car Wash**  
Offers a convenient & time-saving solution for residents to clean their vehicles
- **Laundry Enclosure**  
Designated space for residents to do laundry, keeping living spaces clean & organized.
- **Indoor Mailboxes & Package Lockers**  
Provides secure and easy access to mail and package deliveries.
- **Access Ramps for the Disabled**  
Allows easy and safe access to the community for residents with disabilities
- **Mini Supermarket/ Grocery** (Provision)  
Convenient on-site shopping for daily essentials and groceries.
- **Aesthetic Landscaping Lights**  
Enhances the beauty of the community and provides a safe environment at night.

# Specifications

## • FOUNDATION AND STRUCTURE

R.C.C framed structure to withstand wind and seismic loads

## • SUPER STRUCTURE

Solid/AAC blocks: External walls 8"/9", corridors 6" and internal walls 4"

## • WALL FINISHES

Internal: Smooth plastered surface treated with putty and painted with emulsion paint of Asian or equivalent make

External: Double coat cement plaster with trowel finish and painted with weather proof paints of Asian or equivalent make

## • DOORS

Main Door: Teak wood frame/Engineered wood frame & aestically designed with veneered flush shutter and door fixed with reputed hardware of Godrej, Doorset, Yale, Haffle or equivalent make

Internal Door: Teak/Engineered wood frame with flush shutter with designed doors of reputed make fixed with reputed make hardware of Godrej, Doorset, Haffle, Yale or equivalent make

## • WINDOWS

Aluminium/ Premium UPVC window system of reputed make with single glazed unit, mosquito net track. Aluminium/ Premium UPVC French door with Float glass paneled sliding shutters.

## • PAINTING

Internal: Smooth finish with cement based wall putty with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer (Asian Paints, Dulux or equivalent make)

External: Textured finish with cement based wall putty and 2 coats of exterior emulsion paint of reputed make over a coat of external primer (Asian paints, Dulux or equivalent)

## • KITCHEN

Granite platform with Stainless steel sink and provision for fixing water filter. Provision for exhaust fan or chimney.

## • FLOORING

Living, Dining & Bedroom: Premium Vitrified tiles of reputed make 800mm x 800mm (minimum size) (Simpolo, RAK, Kahjaria, AGL or equivalent)

Bathrooms & Utility: Ceramic Anti-acid Resistant tiles for flooring of reputed make.

Staircase & Lobby: Tiles/Polished natural stone.

Balconies: Anti-skid ceramic tiles/ Wooden finish ceramic tiles of reputed make.

## • BACKUP GENERATOR

DG set backup with Acoustic enclosure & AMF 100% Standby power for all flats & common areas (Generator Back-up)

## • CLADDING & DADOING

Kitchen: Glazed Ceramic tile Dado up to 2' height above kitchen granite platform of reputed make.

Bathrooms: Glazed tiles Dado of reputed make upto 7 ft height.

Utilities/Wash: Glazed ceramic tile Dado upto 3' height of reputed make.

## • ELECTRICAL

3 Phase power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of Finolex, Polycab/ Havells or equivalent make. Modular switches of Anchor, Legrand/ Crabtree or equivalent make.

Power outlets for air conditioners in Living & Bedrooms.

Power points for geysers and exhaust fans in all bath rooms.

## • BATHROOMS

Ceramic wash basin (Half Pedestal) in master Toilet (Parryware, American Standards or Equivalent make) EWC with concealed flush tank/valve of reputed make,- False ceiling in all bathrooms.

Single Lever Fixtures with Wall mixer cum shower (Jaquar/GROHE or equivalent make)

## • TELECOM & INTERNET

T.V points in living, dining & master bed room. Provision for internet in each flat.

## • WATER SUPPLY

Provision for both municipal and bore well water and rain harvesting pits for natural recharge of ground water and STP.

## • LIFTS

High Speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Jhonson/ Kone/Otis or Equipment.

Granite/Marble/Vitrified Tiles Cladding at the lift Lobby. Panic Button & Intercom will be provided in the lifts connected to the security room.

## • SECURITY, SURVEILLANCE & BMS

Sophisticated round the clock security system with Solar powered Security Fence Surveillance cameras at the main security & entrance of each block to monitor and other key locations.

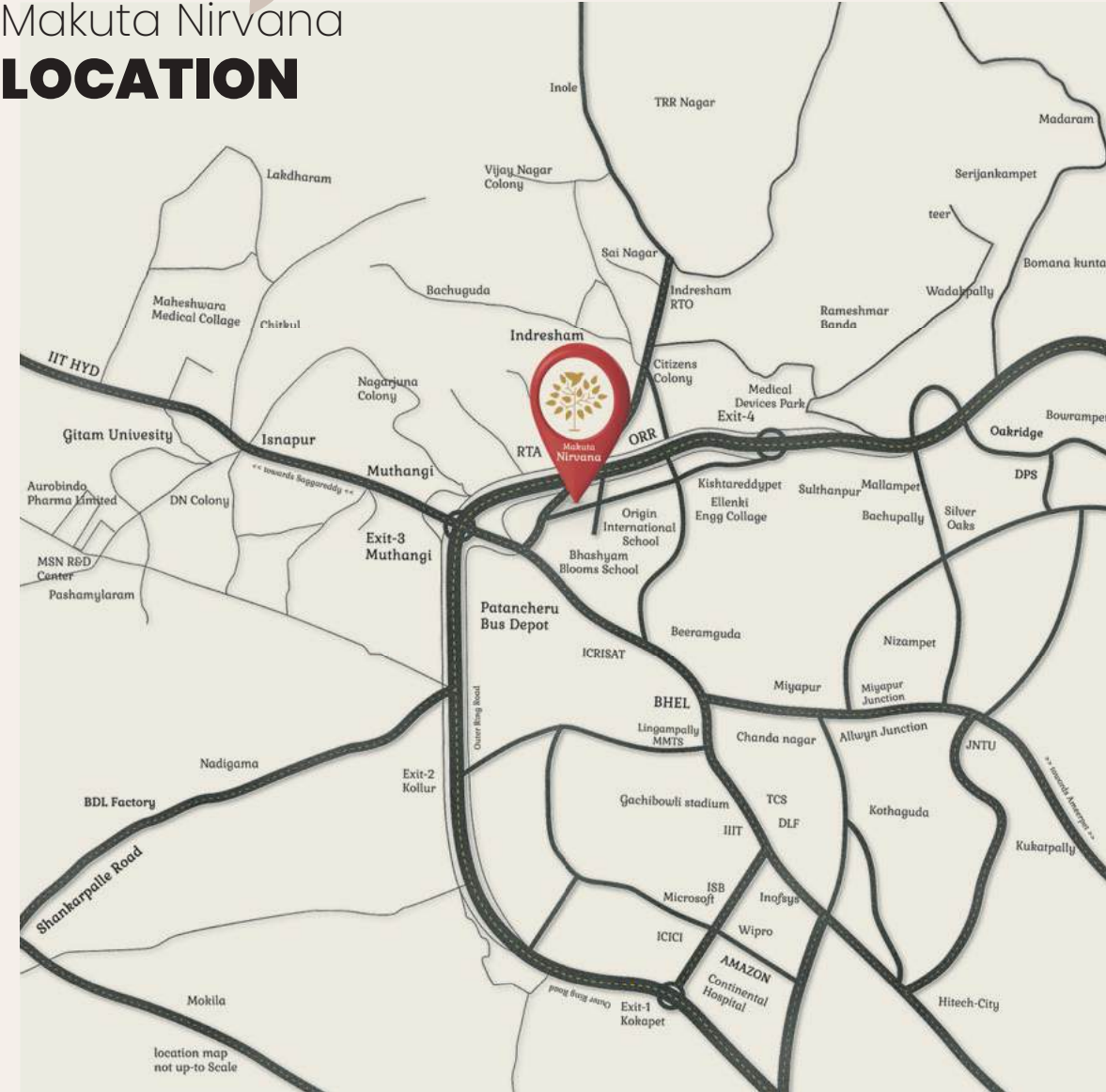
Access control at main gate with sensor based boom barrier.

Panic button & intercom will be provided in the lifts connected to security room.

## • FIRE & SAFETY

Fire Alarm System, Fire Hydrant & Fire Sprinkler System in parking areas.

Makuta Nirvana  
**LOCATION**



### Key Landmarks

Medical Devices Park	10 min
BHEL	20 min
Wipro circle	20 min
Metro Station	20 min
Lingampally Railway Station	25 min
Hitech City	30 min
Rajiv Gandhi International Airport	50 min
Secunderabad Railway Station	50 min
Financial District/Nanakaramguda	52 min

### Educational Institutes

CANDIIDUS International School	05 min
Ellanki Engineering College	20 min
Silver Oaks international school	20 min
Gaudium School	10 min
Narayana IIT Academy	15 min
GITAM	15 min
Bhashyam Blooms School	20 min
Maheshwaram Medical College	40 min
IIT	50 min

### Healthcare

PIMS (Padmavathi Institute of Medical Sciences)	12 min
SVS Hospital	15 min
Max Care Hospital	20 min



## DISCOVER THE UNMATCHED STRENGTH AND ADVANTAGE OF MAKUTA GROUP

Makuta Developers is committed to creating luxury projects that feature sustainable living options and amenities that accommodate new generations.

We work with a team of talented engineers and architects to deliver the finest homes and retail complexes using sustainable materials with modern functionalities & features without compromising on lifestyle.

## THE WORLD OF MAKUTA

Ongoing Projects



MAKUTA TARANGA - KUKATPALLY



MAKUTA HORIZON - KOMPALLY



MAKUTA MY SPACE 2- BACHUPALLY



MAKUTA MY SPACE - BACHUPALLY



MAKUTA ARUNA ARCADE - PATANCHERU



MAKUTA PRIME - KOMPALLY



MAKUTA GREEN WOODS - GUNDLAPOCHAMPALL



MAKUTA MALL - BACHUPALLY



an artistic render of makuta nirvana's elevation



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Off: +91 9949607100  
Email: info@designhorizon.net  
www.designhorizon.net



Structural Engineers:  
**Optimization Consultants**

New Delhi - 500033.  
www.optimizationconsultants.in



MEP Consultants:  
**Synergy Consultant**

Hyderabad - 500032.

Landscape Designers:

 **JAGADEESH ASSOCIATES**  
LANDSCAPE + ARCHITECTURE

Ph: +91 8341991990, +91 40 23600395  
www.jagadeeshassociates.com

Strategic Partner:

  
Micro Market Realty Expertise

## CORPORATE OFFICE

# MAKUTA DEVELOPERS

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HYDERABAD-500081, T.S, India.

## CONTACT NO

+91 964 647 7779 | +91 91540 80739

## E-MAIL

sales@makutadevelopers.com

[www.makutadevelopers.com](http://www.makutadevelopers.com)

Site Office:

**INDRESHAM ROAD, PATANCHERU,  
Opp.G.M.R.CONVENTION, Hyderabad-502319**



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