MPH
shaping dreams

# Urban Tree

A home for life

SETTLE
ON THE PATH
OF JOY

2&3 BHK FLATS @ ISNAPUR

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SHORT FOR MKT PRANEETH HOMES, MPH DEVELOPERS HAVE A PERSONAL INTEREST AND AGENDA TO CARE FOR AND CATER TO THE IGNORED AND OVERLOOKED. INDIA'S LARGEST MASS OF PEOPLE BELONG TO THE MIDDLE-INCOME GROUP, AND IRONICALLY THEY'RE THE MOST NEGLECTED. CONTRARY TO THE POPULAR BELIEF, THERE IS A LOT OF SCOPE AND CREATIVITY TO CATER TO THIS PARTICULAR GROUP, AS UNAVOIDABLY THEY'RE THE LARGEST MASS OF OUR COUNTRY. ALL THE PROJECTS DEVELOPED FOLLOW HMDS NORMS, FOLLOW VASTU, AND ARE SUPER PROGRESSIVE.

www.mphdevelopers.com

# PROJECT IN DETAIL



- HMDA & RERA APPROVED
- 1 ACRE 7 GUNTAS
- 120 FLATS
- 848 Sft. TO 1239 Sft.
- 3000 Sft. CLUB HOUSE
- HIGH SPEED ELEVATORS
- RAINWATER HARVESTING
- GENERATOR BACK-UP
- CCTV CAMERA SURVEILLANCE
- CELLAR + GROUND + 5 FLOORS
- ALL 2&3 BHK APARTMENTS
- VAASTU COMPLIANT
- 24 X 7 SECURITY




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# WELCOME TO THE RESIDENCE OF JOY

PACKED WITH CONTEMPORARY ARCHITECTURE, WE WELCOME YOU TO THIS EDIFICE OF HAPPINESS. WITH OUR CORE BELIEF THAT EXCEPTIONAL THINGS ARE NOT EXCLUSIVE TO THE TOP-CLASS ALONE. WE BRING TOP-NOTCH DESIGN, CONSTRUCTION, AND EXPERIENCE AVAILABLE REGARDLESS OF INCOME GROUP. WE DON'T COMPROMISE ARTFULNESS FOR AFFORDABILITY. THUS, WE PRESENT THIS WONDERFUL AMALGAMATION OF MASTERY AND ACCESSIBLE BUDGET ALTOGETHER, JUST FOR YOU TO SEIZE YOUR MOMENT.




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# A PLANNING THAT ELATES YOUR INNER JOY

THE IDEA BEHIND BUILDING 120 FLATS IN A GATED COMMUNITY IS TO CREATE A HARMONIOUS ECOSYSTEM FULL OF LIFE AND SPLENDOR. URBAN TREE IS A TREE OF LIFE AND SERENITY THAT PROMOTES COMPLETE COLLECTIVE LIVING. UNDERSTANDING THAT IT IS INDIVIDUALS THAT MAKE A COMMUNITY, TO RESPECT INDIVIDUALITY ALONG WITH A SENSE OF COMMUNITY, WE HAVE SPREAD THIS COMMUNITY ON ACRES, RATHER THAN TENS OF FLOORS. SPREAD ACROSS MULTIPLE ACRES, THIS ESTABLISHMENT IS 5 STOREYS TALL. BRINGING STYLE, COMFORT, PLANNING, AND EXECUTION ARE ALL PACKED JUST WAITING FOR YOU TO STEP IN.

## MASTER PLAN

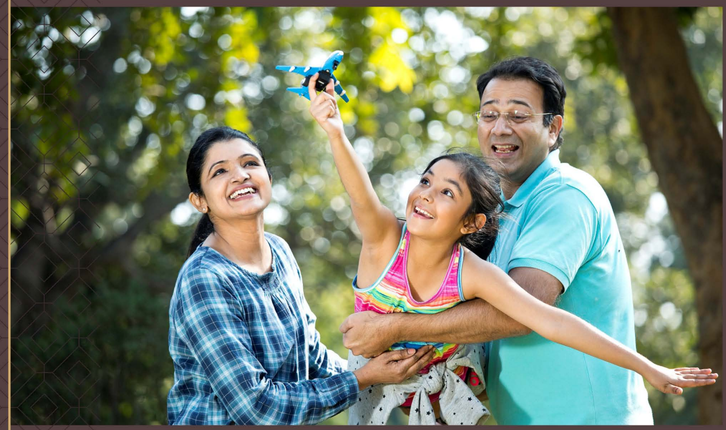



## PROJECT FEATURES

- HMDA & RERA APPROVED
- GRAND ENTRANCE
- GATED COMMUNITY
- 100 FEET ROAD FACING
- CELLAR + STILT + 5 FLOORS
- TOTAL 120 NO. OF UNITS
- AVAILABLE IN 2 & 3BHK CONFIGURATIONS
- 100% VAASTU COMPLIANT
- 24 HRS SECURITY WITH CCTV CAMERAS
- WELL-VENTILATED INDIVIDUAL UNITS
- 100% D.G BACKUP FOR COMMON AREAS
- RAIN WATER HARVESTING PITS
- MULTIPURPOSE HALL
- KIDS POOL
- CHILDREN'S PLAY AREA
- SEATING AREAS
- BADMINTON COURT

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# ELEGANCE ALONG JOYFUL LIVING




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# ISOMETRIC VIEWS



02 | 1008 sft | 2BHK | EAST

04 | 960 sft | 2BHK | EAST



05 | 1026 sft | 2BHK | EAST





08 | 996 sft. | 2BHK | WEST

10 | 848 sft. | 2BHK | NORTH



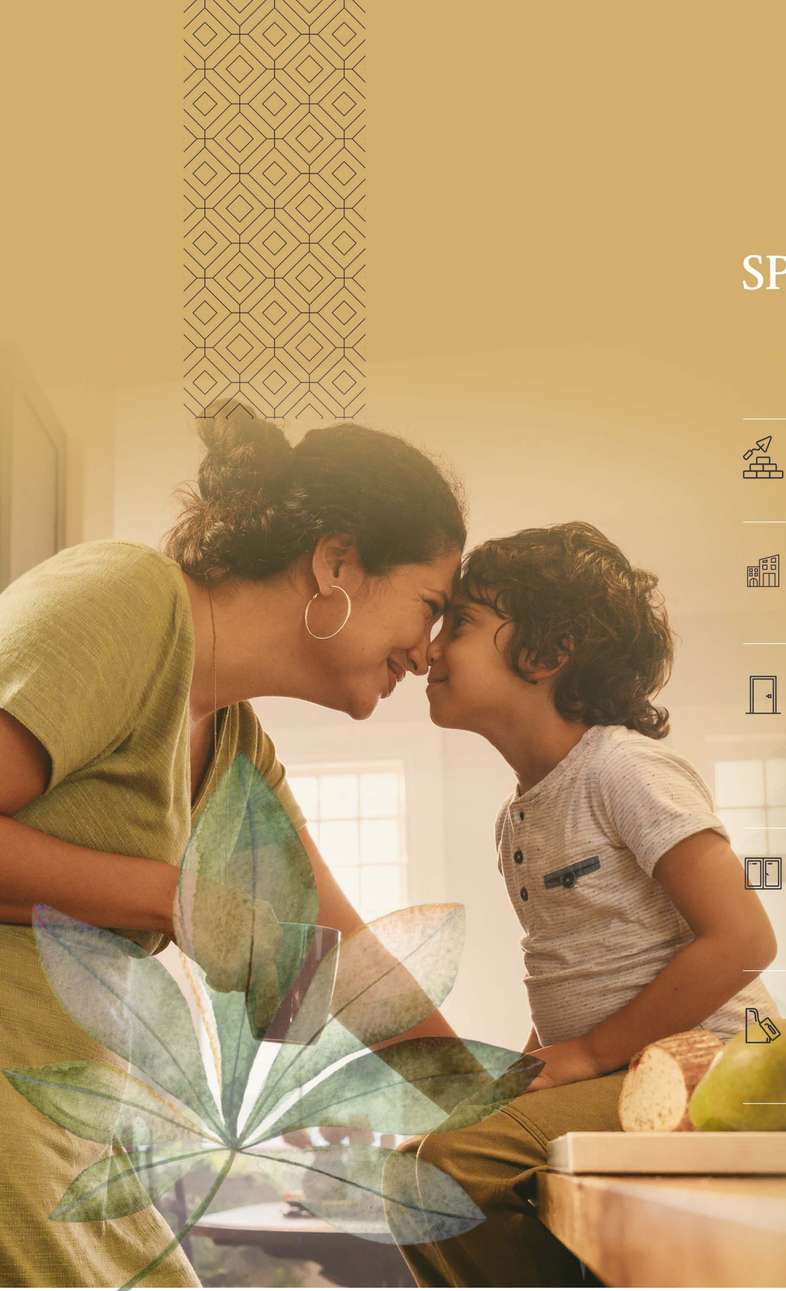
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# TYPICAL FLOOR PLAN





# SPECIFICATIONS

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### STRUCTURE
Footings, Columns, Beams and Slabs in RCC grade.

### SUPER STRUCTURE
All external walls of 8"& 6" and internal walls of 4",
Cement Solid bricks with Cement mortar.

### DOORS
Main Door: Main door with teak wood door frame and modular veneer finishing door aesthetically designed with fine finish and designer hardware of reputed make.
Internal doors: Teak wood door frame and Venner/ flush door shutters.

### WINDOWS
Window frames and shutters with complete
UPVC with glass panels fitted with elegantly designed
MS painted grills and standard hardware.

### PLASTERING
Two coats of Cement plastering with
sponge finishing.

### WATER SUPPLY
Underground and overhead storage tanks of adequate capacity with bore well.

### ELECTRICAL
Concealed copper wiring of ISI Mark Reputed making Brand for internal wiring and main lines.

### FLOORING
Vitrified tiles with 4" skirting.

### TV & INTERNET
Provision for TV point and Internet pointin living room.

### KITCHEN
Granite slab for Kitchen platform with Glazed ceramic tiles dado up to 2' height with built-in Stainless Steel sink. Ceramic tile dado will be provided in the wash area up to 3' height.

### PAINTING
All interior walls with premium emulsion paint with roller, Exterior fascia with premium paint.

### TOILET
Ceramic anti skid tiles for flooring and walls with ceramic tiles of size 12"X18" up to 6'6"' height.

### PARKING
Cellar with VDF flooring.

### BACKUP GENERATION
Standby generator of reputed make to operate lifts, common area and staircase lighting and selected points in each flat.

### LIFT
6 Passenger's Lift .

### PLUMBING
Reputed make of sanitary ware with concealed wall Mixer, Single pipe WC and washbasin of Reputed make.

### SECURITY
24 hours security and sufficient
CCTV coverage.

# AUTHENTIC JOY COMES FROM RECREATION

OUR MOTTO IS TO NEVER COMPROMISE FOR THE SAKE OF ACCESSIBILITY. WE BELIEVE TRUE ELATION COMES FROM RECREATION AND ACTIVITIES. A SOCIETY NEEDS A PLACE TO UNIONIZE, CELEBRATE AND SHARE JOY. A PLACE TO PLAY, WORK, RECREATE AND REVIVE THE DELIGHT OF LIFE. WE BRING YOU THE AMENITIES REQUIRED TO REJOICE AND REVITALIZE. LIVE THE LIFE YOU DREAMED OF TO ITS FULLEST.

## CLUB AMENITES

- GYMNASIUM
- MULTI PURPOSE HALL
- INDOOR GAMES
- GOYA / MEDITATION AREA









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SCAN FOR SITE LOCATION

SCAN FOR OFFICE LOCATION




# JOY LIES IN GOING BACK HOME

IN A LIFE OF RUSHED ROADS AND PACKED JAMS, YOU AWAIT THE MOMENT TO ENTER YOUR GATE. THAT FEELING OF PLEASURE PLACING THE FOOTSTEP INSIDE AND LYING ON YOUR BACK IS EXACTLY WHAT IS CALLED, FEELING HOME. NO JOY BEATS BEING BACK HOME. MPH DEVELOPERS PICKED THE MUMBAI HIGHWAY TO EXECUTE THEIR MISSION TO DELIVER DREAMS. BEING CLOSE TO MUTHANGI, URBAN TREE IS ONLY A FEW BLINKS AWAY FROM THE ORR. BEING NEAR ORR IS HAVING UNLIMITED ACCESS TO THE ENTIRE CITY WITH NO TRAFFIC ISSUES TO BE SEEN. TRAVEL PEACEFULLY TO THE PLACE THAT GIVES YOU THE BIGGEST JOY EVER; YOUR HOME.

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## DISTANCE THAT DELIGHT

- 2.5 kms from Exit No.3
- 0.5 kms from Mumbai Highway
- 10 kms to Lingampally MMTS
- 10 Minutes drive to Patancheru
- 10 Minutes to IIT, Hyderabad
- 25 Minutes drive to Financial District
- 40 Minutes drive to Airport

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- 5 Minutes drive to Maheshwaram Medical College
- 5 Minutes drive to Candiidus Int. School
- 10 Minutes drive to GITAM University




# COMPLETED PROJECTS



ASPIRA
@ Isnapur, Hyderabad.



WONDUR
@ Isnapur, Hyderabad.



MPH WHITE ROCK
@ Isnapur, Hyderabad.



INDEPENDENT HOUSE
@ Isnapur, Hyderabad.



MPH WILLOWISH
@ Isnapur, Hyderabad.



MPH WILLOW TRI
@ Isnapur, Hyderabad.

Approved by hmda
Growing Global

TS RERA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY
P01100005177

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*Office Address*

Plot No. 164A, 164/B, Isnapur to Pashamylaram
100 feet Road, Isnapur, Patancheru Mandal, Sangareddy District,
Hyderabad - 502307, Telangana.

*Site Address*

Survey No. 304, Isnapur to Pashamylaram 100 Feet Road,
Isnapur Village gate, Isnapur, Patancheru Mandal,
Sangareddy District, Hyderabad - 502307, Telangana.

## TEAM

| Architects | Structural Consultants | Landscape | 3D Renders & Walkthrough | Brochure Design |
|---|---|---|---|---|
| **Udbhava Architects**<br>Hyderabad | **ID Structural Consultants**<br>Banjara Hills, Hyderabad. | **Mahee Designs Landscape**<br>Banjara Hills, Hyderabad. | www.visioncraft.in | Near Hitex Exhibition, Hyd.<br>www.triochi.com |

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