

mehar valley

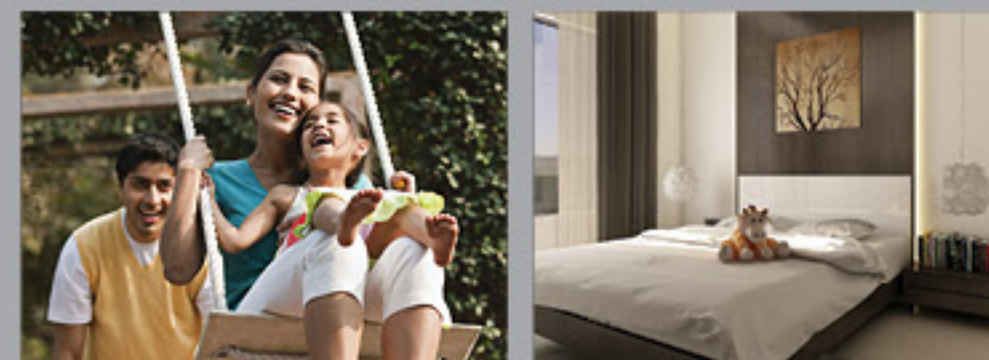
Luxury unseen!



EXCLUSIVE TRIPLEX VILLAS @ MALLAMPET, BACHUPALLY

You aspired for grandness.
Here's amazing grandness.

Behold, for you are set to make your way into a triplex villa community sure to have you pleasantly surprised. It's a blend of undefined beauty, appealing luxury, superior elegance and rare exclusivity that is designed to emerge into a destination of grandness. Come, take your steps through the pathway of Meher Valley.



A project by



VHR
Developers





**meher
valley**
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Master Plan



You imagined openness.
Here's endless openness.

Meher Valley is laid out across a land of 1.5 acres enveloped by seamless vastness and tons of greenery around the charming triplex villas. On either side of these 17 villas, you will be enchanted by tree-lined avenues. That's not all, as part of future development and also to make this community vibrant, we have earmarked space for apartments as well.

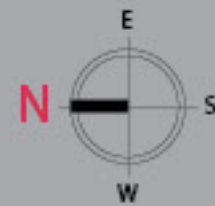


Aerial View

Plot 1

West-facing Villa Area
Details: (G+2 FLOORS)

Plot Area	275.58 syds / 230.58 Smts
Ground Floor Area	994.0 sft
First Floor Area	1611 sft
Second Floor Area	401.0 sft
Total Area	2,377.0 sft (slab area)



Plot 2 to 10

Ground Floor Plan



First Floor Plan



Second Floor Plan



Key Plan



West-facing Villa Area
Details: (G+2 FLOORS) Villa-2

Plot Area	194.57 syds / 162.80 Smts
Ground Floor Area	922.0 sft
First Floor Area	900.0 sft
Second Floor Area	372.0 sft
Total Area	2,194.0 sft (slab area)

West-facing Villa Area
Details: (G+2 FLOORS) (Villas 3 to 10)

Plot Area	166.0 syds / 138.0 Smts
Ground Floor Area	922.0 sft
First Floor Area	900.0 sft
Second Floor Area	372.0 sft
Total Area	2,194.0 sft (slab area)

Ground Floor Plan



First Floor Plan



Second Floor Plan

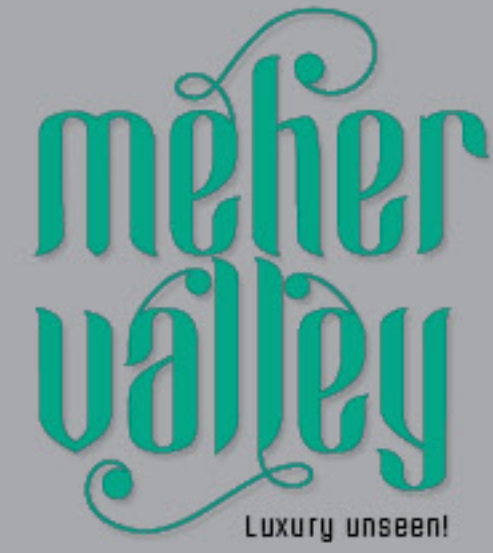


You wished for beauty.
Here's enchanting beauty.

Welcome to the first set of the three different types of triplex villas, which is the West-facing format. These homes at Meher Valley are available in 2377 sft and 2194 sft sizes and spread across three floors (G + 2). Each of these villas come with lawns and car parking within the fences of the villa.

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You desired for exclusivity.
Here's the best of exclusivity.

Walk along the vast spaces of Meher Valley and you'll get familiar with the East-facing format of triplex villas. This set of villas have been designed only in area of 2315 sft, and are also spread across three floors (G + 2). Like their previous counterparts, even these villas come with lawns and an exclusive car parking.



East-facing Villa

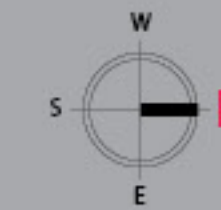
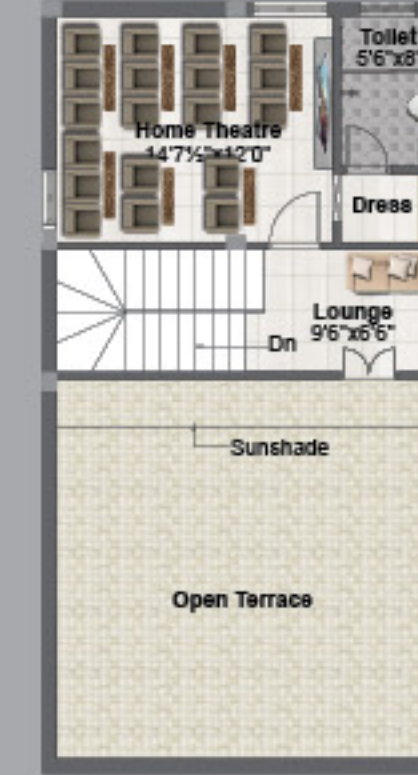
Ground Floor Plan



First Floor Plan



Second Floor Plan



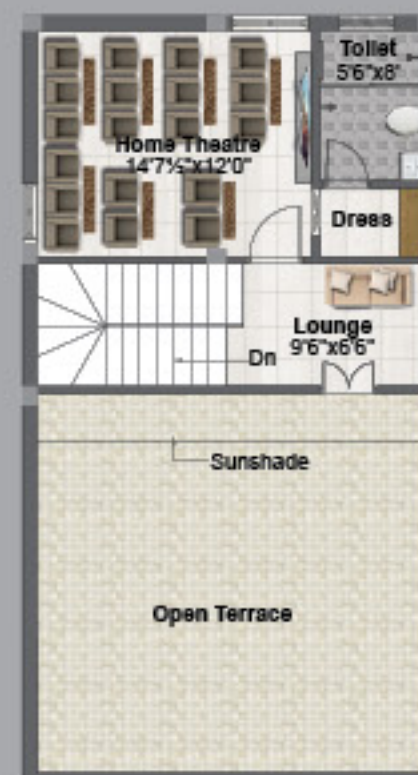
Ground Floor Plan



First Floor Plan



Second Floor Plan



East-facing Villa Area
Details: (G+2 FLOORS)

Plot Area	175.66 syds / 146.98 Smts
Ground Floor Area	920.0 sft
First Floor Area	900.0 sft
Second Floor Area	495.0 sft
Total Area	2,315.0 sft (slab area)

Key Plan



Plot 11 to 13

Plot 15 to 16

East-facing Villa Area
Details: (G+2 FLOORS)

Plot Area	160.31 syds / 134.13 Smts
Ground Floor Area	920.0 sft
First Floor Area	900.0 sft
Second Floor Area	495.0 sft
Total Area	2,315.0 sft (slab area)



Plot 17 to 18

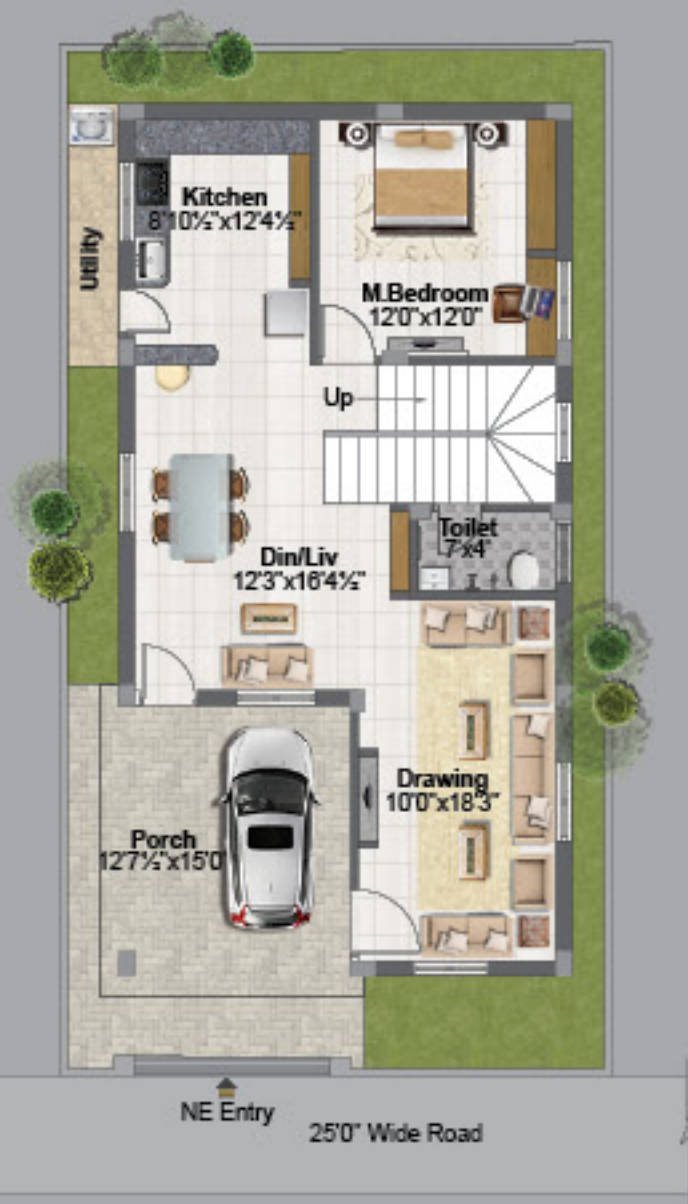
Key Plan



You prefer vastness.
Here's amazing vastness.

Meher Valley is home to an impressive set of triplex villas — classy in size and classy in design. When it comes to size, the villas that are largest in size are designed in a total area of 2567 sft, also laid out across three floors (G + 2). Yet again, what these villas will present you with, is your personal green areas, exclusive car parking and of course, abundant space.

Ground Floor Plan



First Floor Plan



Second Floor Plan



North-facing Villa Area
Details: (G+2 FLOORS)

Plot Area	160.0 syds / 133.87 Smts
Ground Floor Area	1026.0 sft
First Floor Area	998.0 sft
Second Floor Area	543.0 sft
Total Area	2,567.0 sft (slab area)



East-Facing Street View



STRUCTURE

RCC-framed structure.



WALLS

Outer walls of 9" thickness and inner walls of 4" thick with cement red brick in cement mortar.



PAINTING

Asian emulsion paints for interiors. Asian wall putty in hall, dining, kitchen and bedrooms. Asian Apex weather-proof for exteriors. Asian enamel paints for internal doors.



WATER SUPPLY

Separate borewell water supply through overhead tank for every house. Borewell motor and current meter will have to be arranged by the buyer.



ELECTRICAL

Anchor Penta Switches, Finolex wiring.



PLASTERING

Two coats of plastering sponge finish.



MAIN DOOR

Main door of teakwood frame and teakwood shutter with gloss finishing.



FLOORING

Vitrified flooring of various sizes (2' x 2').



FALSE CEILING

False ceiling will be provided to all rooms (except bathrooms and low-pitch roofs).



INTERNAL DOORS

Teakwood frames with hardwood flush door shutters.



WINDOWS

UPVC windows with glass panels and iron safety grills.



KITCHEN

Granite platform and glazed ceramic tile dado up to 2' height above the platform.



TOILETS

Anti-skid tiles flooring and matching dado in ceramic tiles up to 6'0" height.

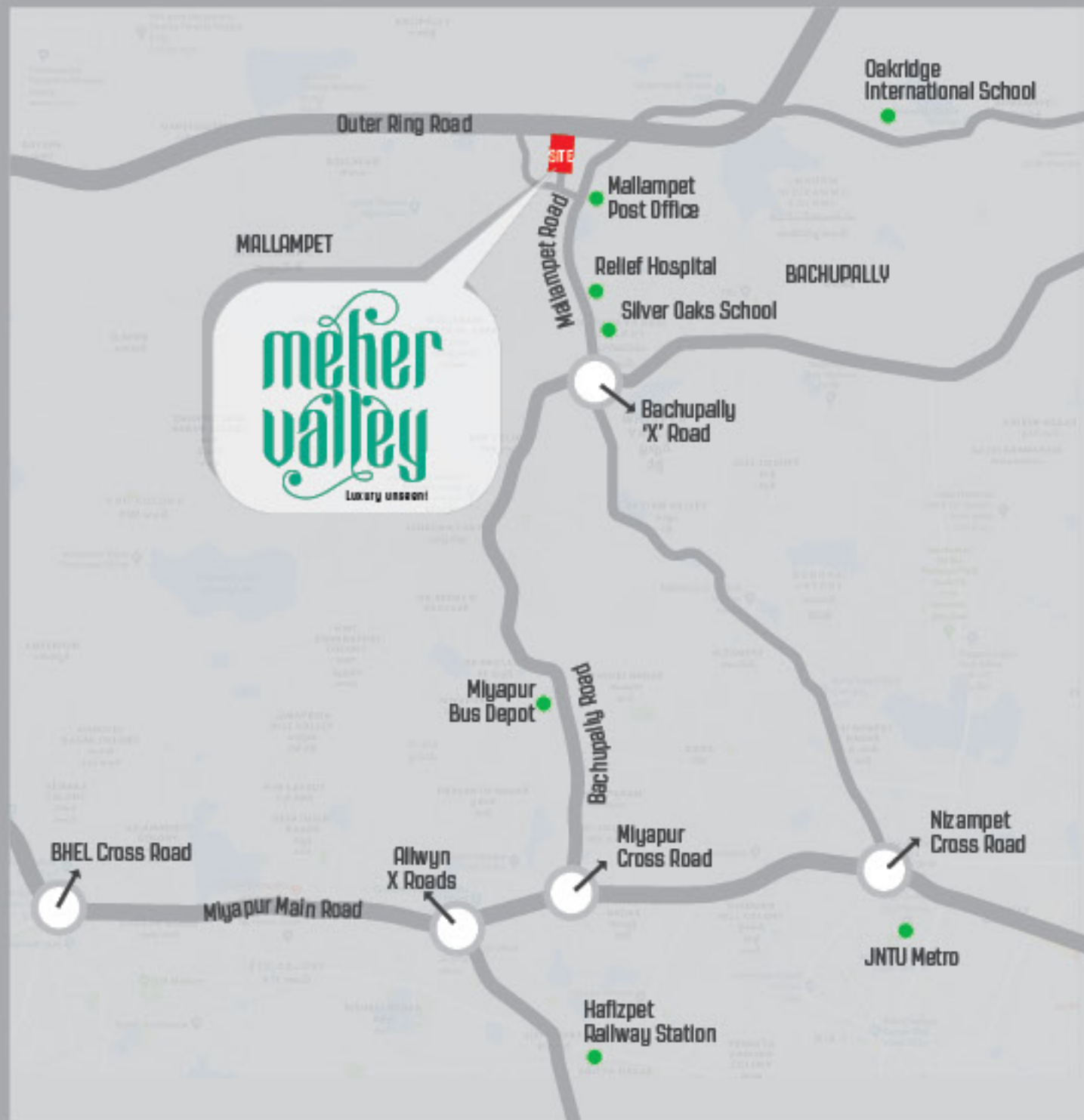
SPECIFICATIONS



NOTE

- Shelves, chhajjas, lofts, arches or any kind of modifications / alterations are not allowed.
- House will be handed over for wood work / interiors after receiving 100% payment only. Subject to payment of facilitating cost as may be decided by the builder.
- Registration Charges, GST and Service Tax applicable as per government norms.

LOCATION PLAN (Not to scale)



Proximity

- ORR Beside
- DPS, Oakridge, Unicent (Schools)
- Sri Chaitanya, Narayana (College, School)
- JNTU Metro Station - 10 minutes
- Miyapur 'X' Road - 10 minutes
- Nearby Bachupally 'X' Road - 1.5 km

You seek tranquility.
Here's abundant tranquility.

Placed amidst calm, endless greenery and unpolluted air is this community of triplex villas called Meher Valley. If you are amongst those who's chosen the tranquil area of Bachupally as your abode for a lifetime at this quaint locale called Mallampet, consider yourself fortunate. It's one place that could easily be said as away from the din and noise of the city life, but yet close enough to keep you easily accessible to the landmarks of the twin-cities. Come own the luxury you imagined.



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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 the elevation, plans and specifications as deemed fit.