



It's a DESTINATION  
for lifetime.



PREMIUM VILLAS, INDEPENDENT HOUSES @ SEETHARAMPUR, KARIMNAGAR

A project by  
**VHR**  
Constructions



11 DUPLEX VILLAS  
15 INDEPENDENT HOUSES

It's a  
LIMITED-EDITION  
luxury

Experience the finest-ever homes you are yet to come across in your life. For here comes luxury in its most luxurious avatar at a residential habitat we have named Meher Enclave. A community of exclusive premium villas and independent houses it takes luxury, space and lifestyle to an entirely new level. Be here to experience.



East-facing  
Villa View

It's a LIFE AMIDST  
pure nature.

Meher Enclave has been fashioned to give you villas in two formats – the east-facing and west-facing formats, most of which are spread over 1854 sft. The entire community is surrounded by a world of greenery that shall make you feel its goodness for a generation.

#### Area Details

Plot No.	Plot Area (syds)	Ground Floor (Sft.)	First Floor (Sft.)	Total Area Sft. (slab area)
1	219.81	954.0	900.0	1,854.0
2	213.99	954.0	900.0	1,854.0



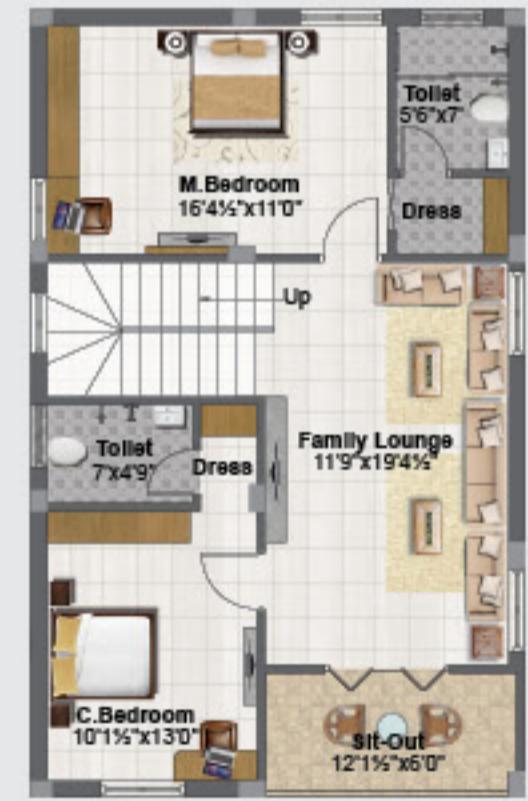
#### MASTER PLAN



Ground Floor Plan  
VILLA - 1



First Floor Plan



Ground Floor Plan  
VILLA - 2



First Floor Plan



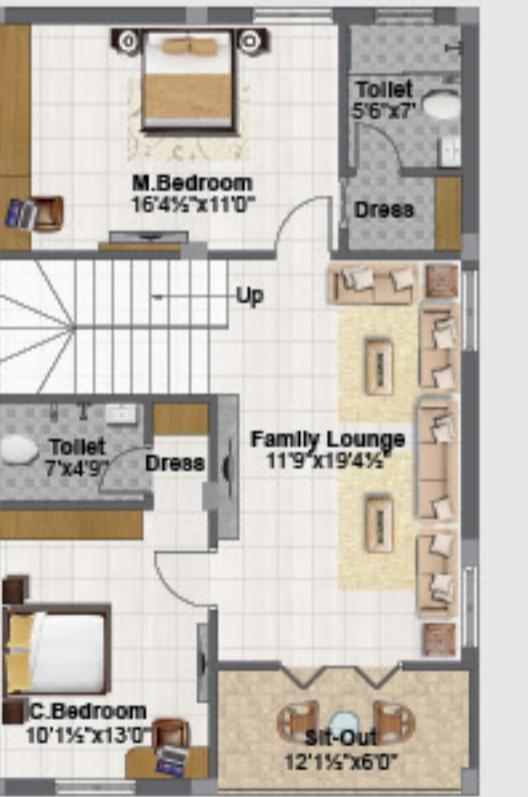
### MASTER PLAN



Ground Floor Plan  
VILLA - 3



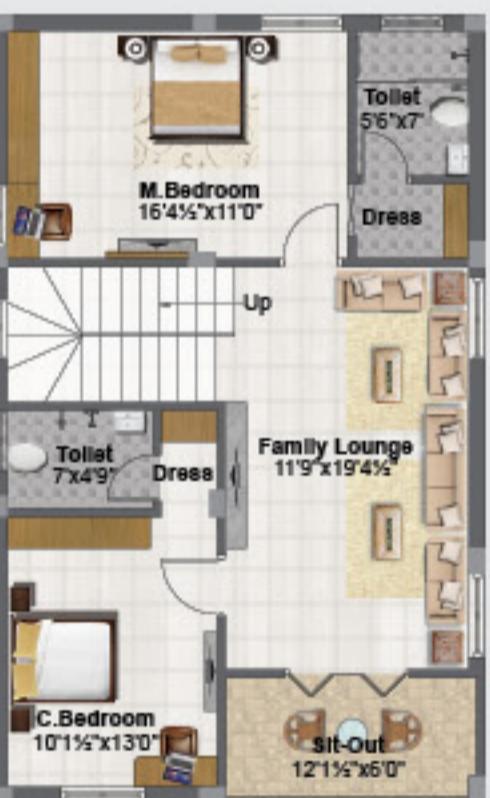
First Floor Plan



Ground Floor Plan  
VILLA - 4



First Floor Plan



It's VASTNESS  
is so amazing.



Meher Enclave is home to a limited number of villas that is 11 units. Every villa is vast and spread across two floors, complemented by a car parking of its own. Importantly, the entire community will make you feel its vastness, irrespective of which villa you pick up.

East-facing Villa  
Street View





Come to think if it, why does one buy a villa? Of course, to live luxury to the maximum. Isn't it? Likewise, your villa at Meher Enclave will make you live a life of comfort. Get more coziness in your life so you can fulfill your desire of a lifetime.

Ground Floor Plan  
**VILLA - 5**



MASTER PLAN



## Area Details

Plot No.	Plot Area (syds)	Ground Floor (Sft.)	First Floor (Sft.)	Total Area Sft. (slab area)
5	198.66 syds	954.0	900.0	1,845.0
6	172.70 syds	950.0	895.0	1,845.0
7 - 11	170.77 syds	950.0	895.0	1,845.0

## Ground Floor Plan **VILLA - 6**



Ground Floor Plan  
**VILLA 7- 11**



The First Floor Plan diagram illustrates the layout of the ground floor. It features a central entrance area with a staircase leading up. To the left is a Master Bedroom (M.Bedroom) measuring 16'11"x11'0", which includes an attached Dressing room and a Toilet. To the right of the entrance is a Family Lounge measuring 11'6"x19'7". Further to the right is another Family Lounge measuring 11'6"x19'7". At the bottom left is a Bedroom measuring 11'5"x13'3". On the far right, there is a Slt-Out (Side Out) area measuring 11'10"x6'0" and a Dressing room. The plan also shows various doors and windows throughout the rooms.



**STRUCTURE**  
RCC-framed structure.

**SUPER STRUCTURE**  
Brick work in cement mortar  
and 9" thickness for outer  
walls and 4.5" thickness for  
partition walls.

## SPECIFICATIONS

**PLASTERING**  
Internal plastering and  
ceiling with cement mortar,  
external plastering with  
sponge finish with C.M. (1:4).

**DOORS**  
Main Door: Teakwood frame with  
teakwood shutter with polish.  
Internal Doors: Teakwood frame  
and designer flush door shutter.

**WINDOWS**  
All windows are UPVC with safety  
iron grills and sliding glass doors.

**PLUMBING**  
Finolex / Ashirvad / Astral PVC  
pipes and Jaquar taps. Hindware /  
Cera European W.C. fittings with  
superior-quality PVC drainage pipes.

**FLOORING**  
Good quality vitrified tiles of 2' x 2' size.

**TOILETS**  
Flooring with ceramic tiles and wall dado  
up to 6' height. One Indian toilet and other  
toilets will be provided with European W.C.

**WATER SUPPLY**  
Overhead tank for bore water. For  
municipal water sump is provided.

**ELECTRICAL**  
Concealed PVC pipes with Finolex copper  
wiring, Anchor Penta switches and adequate  
points for lights, fans, power points.

**PAINTING**  
**Internal:** Asian premium paint with  
roller finishing over putty finish.  
**External:** ACE paint (Asian Paints).

**KITCHEN**  
Granite cooking platform with built-in  
sink, glazed granite dadoing above the  
cooking platform up to 2'0" height.

**NOTE**

- a) Borewell pump and electrical meter will have to be arranged by the purchaser.
- b) Registration charges, GST and any other government charges have to be borne by the purchaser only.
- c) Any internal alteration works other than builder's plan will be charged extra.
- d) House will be handed over for wood work / interiors after receiving 100% payment only.
- e) No work to be done after the house is handed over.
- f) Separate electricity charges 16000/- Cost will be apply for Cupboard work / Marble flooring work.

## AMENITIES

- Grand entry
- Landscaping
- 100% vaastu
- Excellent ventilation
- 24-hr security
- Internal roads blacktop / CC roads
- Underground drainages

It's AMENITIES  
are so leisurely.





West-Facing  
Independent House View

It's DESIGN  
is so wonderful.

Just like desires come in various sizes, even our villas come in yet another size. If you have always been aspiring to own a villa, here's a version that measures in 976 sft. It fulfills your dream of owning a villa at a convenience that doesn't pinch your savings.

Area Details			
Plot No.	Plot Area (syds)	Ground Floor (Sft.)	Plinth Area (syds)
12	109.12	650.0	650.0
13	160.26	1,155.0	900.0
14-18	170.77	1,300.	976.0
19	178.55	1,323.0	997.0



MASTER PLAN



Ground Floor Plan  
VILLA - 13



Ground Floor Plan  
VILLA - 12



Ground Floor Plan  
VILLA - 14 - 18



Ground Floor Plan  
VILLA - 19



Ground Floor Plan  
VILLA - 20



Ground Floor Plan  
VILLA - 21



Ground Floor Plan  
VILLA - 22



Area Details

Plot No.	Plot Area (syds)	Ground Floor (Sft.)	Plinth Area (syds)
20	164.0	1,295.0	983.0
21	169.0	1,300.0	983.0
22	173.17	1,300.0	983.0
23	177.32	1,300.0	983.0
24	181.47	1,300.0	983.0
25	185.62	1,300.0	983.0
26	193.77	1,300.0	983.0

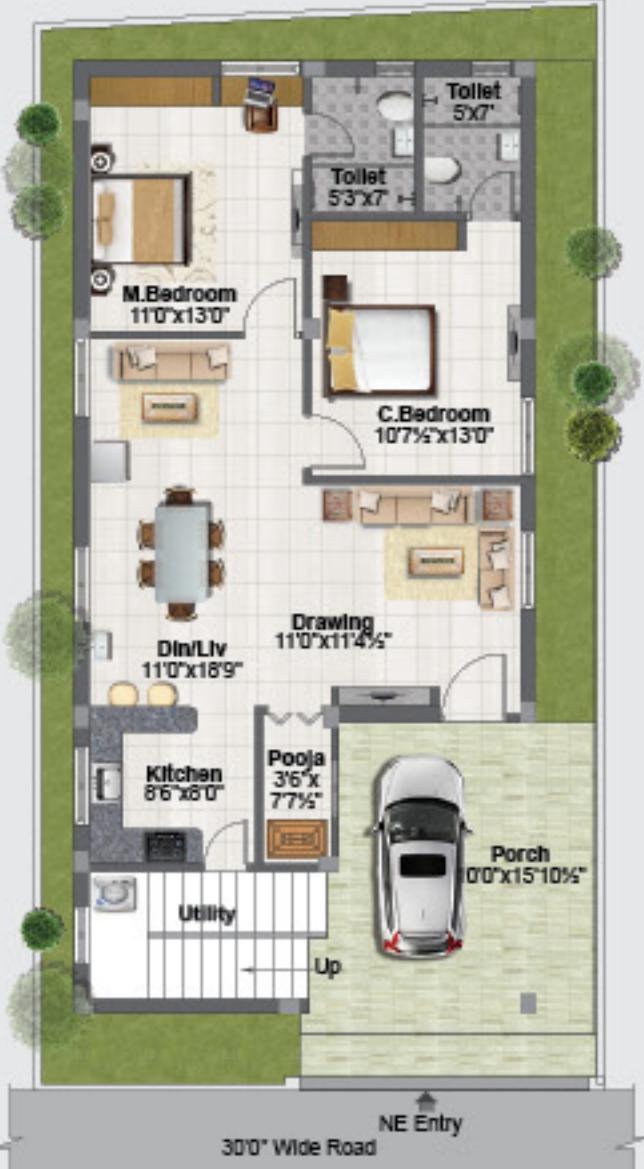
It's PLAN  
is well thought.

Villas at Meher Enclave are spread out across 164 to 193 square yards, to let you enjoy the breeze of nature, the freedom of a community with no high-rises, and the pride of owing a space that is only yours. Meher Enclave is well thought-out to let you accommodate your every dream, your every joy, and your every wish.

MASTER PLAN



Ground Floor Plan  
VILLA - 23



Ground Floor Plan  
VILLA - 24



Ground Floor Plan  
VILLA - 25



Ground Floor Plan  
VILLA - 26



## LOCATION MAP (NOT TO SCALE)

  
It's LOCATION  
is so strategic.

A location like Seetharampur is what you need, to enjoy the luxury of a villa. With its proximity to several significant places of Karimnagar, you shall be living in a place that will excite you for its ease of connectivity and transportation to anywhere.



Builders & Developers

Theegala Guttapally, Karimnagar.  
Cell: 90102 04832, 83412 33428  
80965 01111

Architects



NS ASSOCIATES

#2, Block 12, HIG-II, APHB  
Baghlingampally, Hyderabad.  
Mob: 90300 63016, 98661 53016