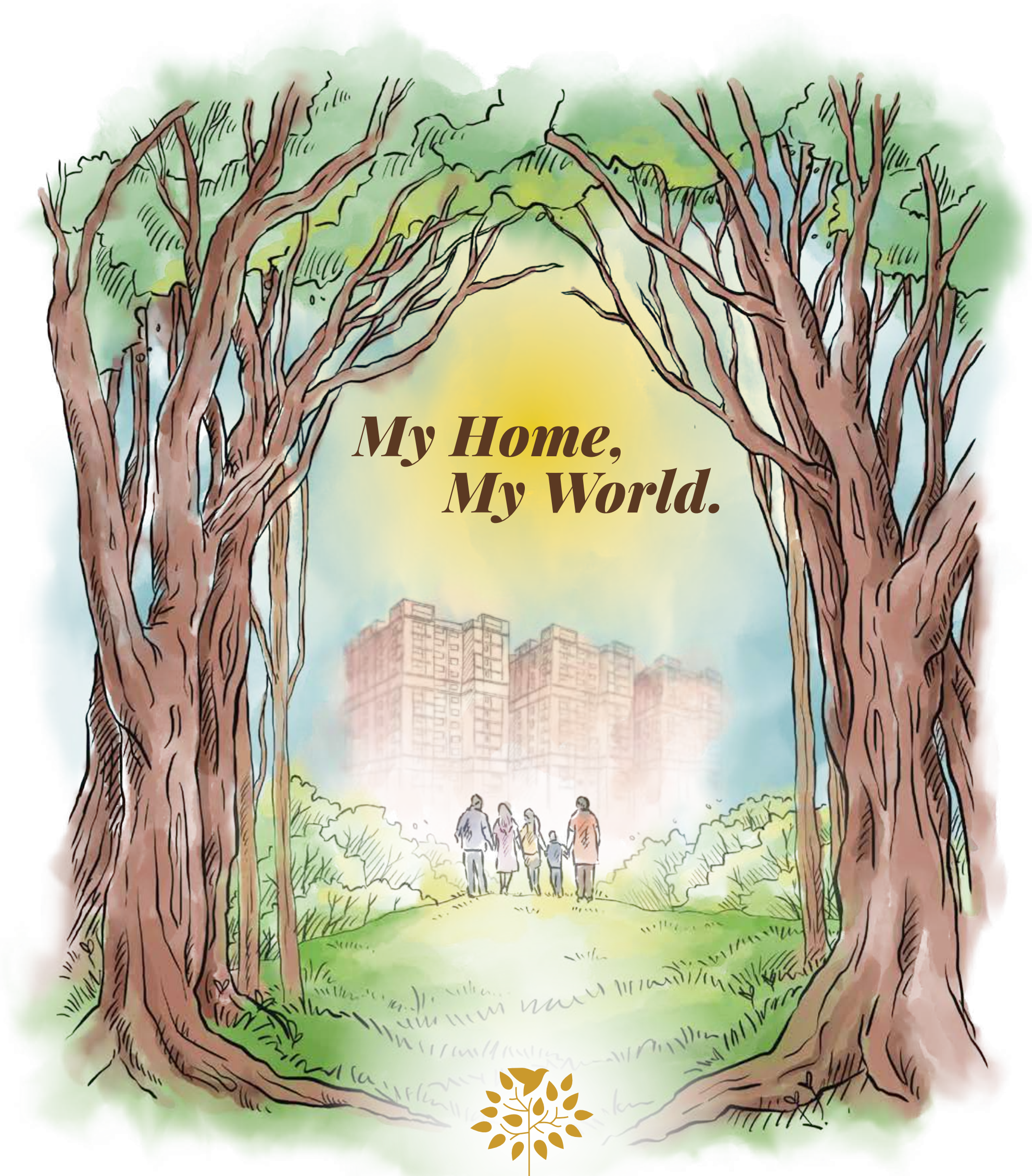




**MAKUTA**  
CROWN OF EXCELLENCE



Strategic Partner



***My Home,  
My World.***



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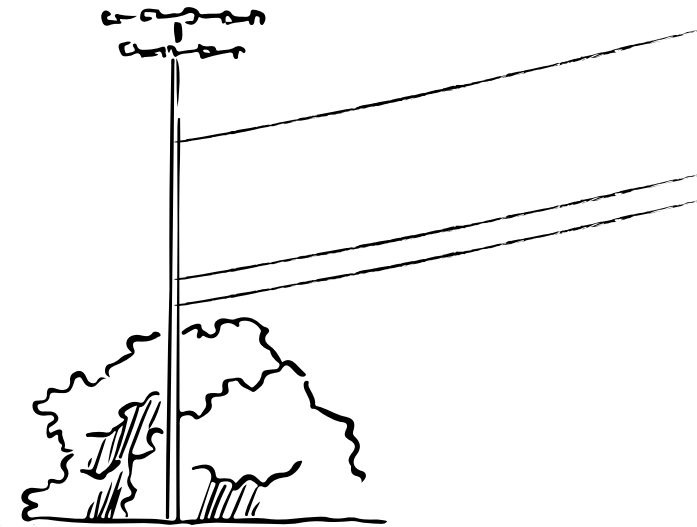


## *Akhil makes his friends go, ‘Woah’*

*The school bus made its way around town, letting off kids at various stops. Inside, Akhil had an audience of wide-eyed kids hanging on to his every word.*

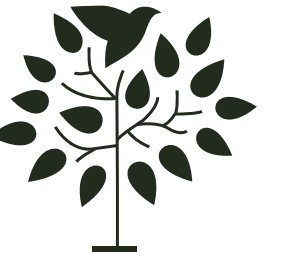
*“I spent the whole weekend playing. Our community has so many games that I never get bored. Just last week, I made so many new friends. We learnt to play pickleball together and my team won!” he said proudly.*

*“Woah!” said his friends collectively and Akhil felt nothing short of a star.*



- Children’s Play Area • Trampoline • Water Bubble Spouts • Hopscotch • Pickle Ball Court
- Rock Climbing • Kids Pool • Lily Pond • Tuition Centre • Koi Fish Pond • Mound
- Giant Chess Board • Outdoor Snake & Ladders





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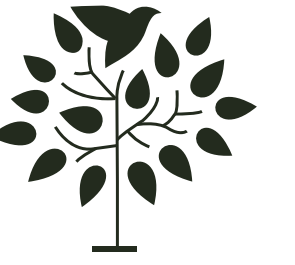
## *Shweta has a blinding flash of the obvious.*

*Shweta got comfy with her hot chocolate and pushed a cushion towards Siri, who also settled in. Shweta said “All these ideas we’ve noted for our adventure trip are not exciting enough.”*

*“But I’m the wrong person to ask. I’m so spoilt for choice in my own community that any destination pales in comparison. You name it, and everything is available right here in my community. Why go elsewhere?”*

*Siri exclaimed, “Lucky you, Shweta!” as she prepared to take a selfie with her friend.*

- 
- Multipurpose Play Courts • Indoor Game Zones • 2 Badminton Courts • Squash Court
  - Futsal Court • Pool • Aerobics & Dance Studio • Cycling Track • Camping Area
  - Skating Rink • Cricket Pitch • Tennis Court • Half/Full Basketball Court

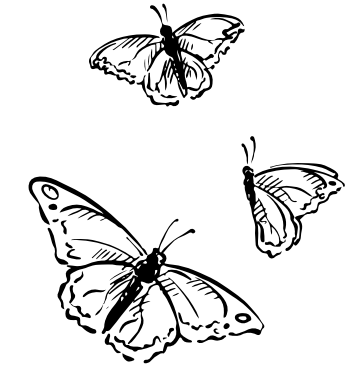


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## *Rajiv and Maya discover a happy secret.*

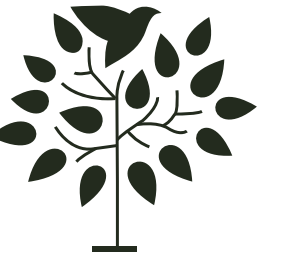


*It was their first wedding anniversary at their new home. And for the first time, Rajiv and Maya had not felt the need to go on a holiday. After getting pampered properly at their community's own spa, they relaxed by the rooftop infinity pool and enjoyed the solitude.*

*Rajiv smiled and said, "After so many years, one would think we would at least know each other well enough to keep the conversation going."*

*Maya held his hand and looked into his eyes and said, "Why spoil a perfect silence with a conversation?"*

- 
- Health Club – Steam, Sauna & Spa • Gym & Fitness Centre • Community Centre
  - Carefully Crafted Seating – Gazebos & Pergolas • Rain Shower • Mini Theatre
  - Coffee Shop • Rooftop Infinity Edge Swimming Pool • AC Party Hall



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## *Rajesh welcomes a new day and a new friend.*

*As the sun's rays brightened the eastern sky, he slowly made his way to the seating area and admired the beautiful sunrise.*

*He had just finished a long morning walk and wanted to relax for a while. An elderly man, like him, walked up to him, sat beside him, and started conversing with him as if he'd known him all his life.*

*"You must always stretch before and after your walk. It's easy. I'll teach you." he said.*

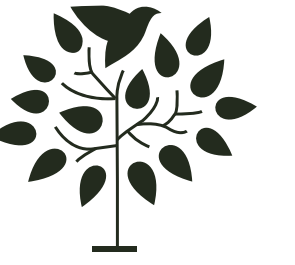


- 
- Senior Citizens Corner • Reflexology Pathway • Massage Chair Corner • Oxygen Seats
  - Safe Assembly Area • Temple • Wide Jogging & Walking Tracks • Yoga Deck • Meditation Area
  - Elderly Seating Area • Privacy & Safety - CCTV Monitored • Automatic Entry & Exit systems



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## *How Aishwarya scored an 'A' in Botany.*

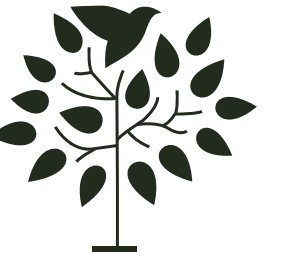
*"I got an A in my Botany practical exam!" said Aishwarya. "Check out the herbarium I made!" Sanjay looked at the dried and preserved plant parts painstakingly arranged in the herbarium.*

*"So cool," said Sanjay before asking with mischief in his eyes. "Where did you buy it from?" "I knew you would say that", replied Shweta with a smile.*

*"I collected all these specimens from the gardens and the forests in our community itself!" she said and sat back to enjoy the shocked look on Sanjay's face.*



- Miyawaki Forest • Aroma Garden • Butterfly Park • Nature Trail • Fruit Orchards
- Hydroponic Vegetation • Vegetable Patch • Pet Park • Hammocks • Rainwater Harvesting
- Climate Control Features • Planter Box • Avenue Tree Plantation



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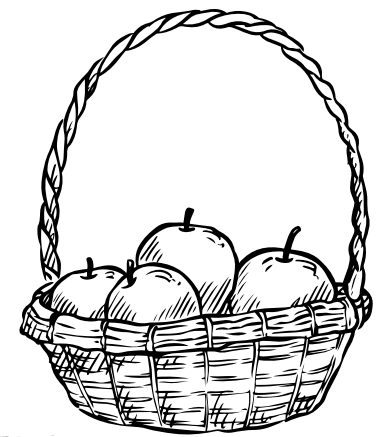


## *Sandeep Chacha gives everyone something to smile about.*

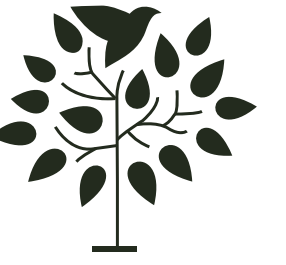
*Aditya looked at his laptop screen and smiled. Shreya gave him a questioning look, and he explained, "An email from your uncle who stayed with us last week."*

*He started reading. "We have never felt so welcome and comfortable at our relatives' homes as we did at your place. The arrangements at the guest rooms were particularly pleasing."*

*"I, for one, can't wait for another occasion to visit again. And, of course, how can I end this email without thanking my niece for her delectable biryani and khubani-ka-meetha."*



- AC Entrance Lobby • Access Ramps for the Differently Aabled • AC Guest Accommodation
- Guests Waiting Lounge • Business Centers • Visitors Car Park • Staff Quarters & Toilets
- Drop-off Zone • Drivers Waiting Lounge • Car Wash • In-house Maintenance Manager
- 2-wheeler Parking for Delivery Executives • EV Charging Points for Guest Vehicles



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## *Light sleeper, no more!*

*Sai and his colleague were chatting as they walked to their hotel rooms. Rajiv said, "It wasn't long back that I couldn't relax at all while travelling. Worries about folks at home and who would take care of their needs would stress me out and keep me up at night."*

*"But ever since we moved to our new home, I'm finally able to relax while travelling. Everything we need is available in the community itself. No stressing anymore."*

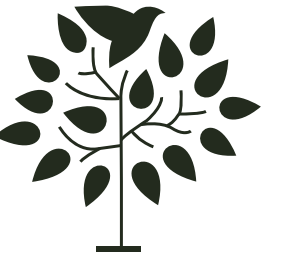
*His colleague smiled and agreed, "A home that lets you sleep easy wherever you may be. Wow!"*



- Laundry Enclosure • Indoor Mailboxes & Package Lockers • Supermarket • Salon •
- Clinic & Pharmacy • Solar Fencing • Dishwasher Point • Digital Water Metres
- Gas Supply with Pre-paid Gas Meters • 100% Power Backup for All Apartments Including AC & Geysers • Domestic Water Availability • AC Points in All Bedrooms & Living Areas • On-site Day Care • Recycling • Sewage Treatment Plant
- 24x7 security • CCTV Surveillance • Raised Perimeter Wall • Entry Boom Barriers



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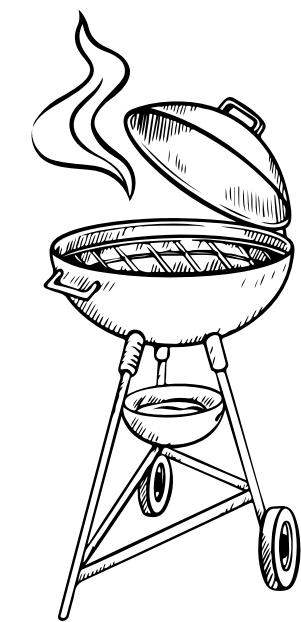


## *The family enjoys its problems of plenty.*

*New Year celebration ideas were overflowing from everyone in the family. Rohit piped up with “bonfire and biryani.” before hastening to add, “And yes, Kebabs as well.” Deepti said, “Let me make a nice picnic basket, and we’ll enjoy it.”*

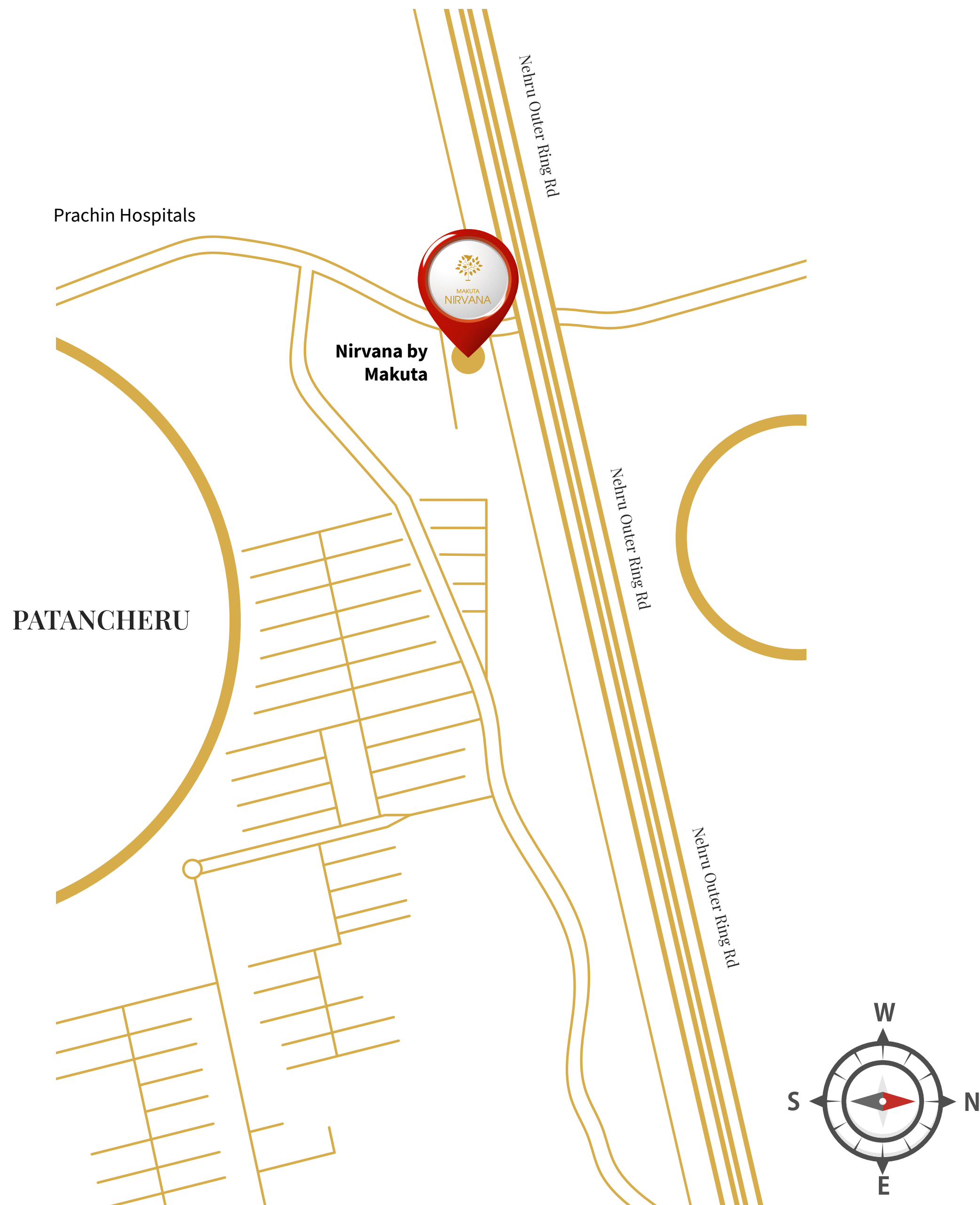
*Anika said, “Let’s pitch tents and live like campers.” Arya was not to be outdone. She said, “Let’s organise an electronica concert at the amphitheatre.”*

*Arya sighed, “This way, we’ll never make up our minds. Talk about having problems of plenty.”*



- Amphitheatre • Bonfire Pits • Smoking Zone • Barbeque Area • Camping Area
- Pergola with Creepers • Stone Bands • Banquet Hall • Seating Deck with Planters
- Aesthetic Landscaping Lights • Party Lawns • Feature Wall





## *Every family here is a well-connected family!*

*Our home, Makuta Nirvana is located in Patancheru, a rapidly upcoming locale in Hyderabad. We will always have a great breeze and a great view because the property has roads on two sides and a villa development on the third side giving it open space on three sides.*

### *About Patancheru*

*Dadu told me that During the Nizam era, Afghan Patans used to stay near Saki Lake and subsequently it has become Patan Cheruvu now popularly known as Patancheru.*

*Patancheru is the new buzz in town located just 20 minutes from the IT hubs of Gachibowli and the like, this area is also home to a large number of medical equipment manufacturers with a park dedicated to them nearby.*

### *Near the Nehru Outer Ring Road*

*The Nehru Outer Ring Road (ORR) in Hyderabad is right next to our home too. It is a 158-kilometer-long expressway that encircles the city to ease traffic congestion and provide better connectivity between various parts of the city. This road makes our home reachable from the airport in just 10 minutes.*



# *Amenities*



# Amenities: Zone 01

## 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

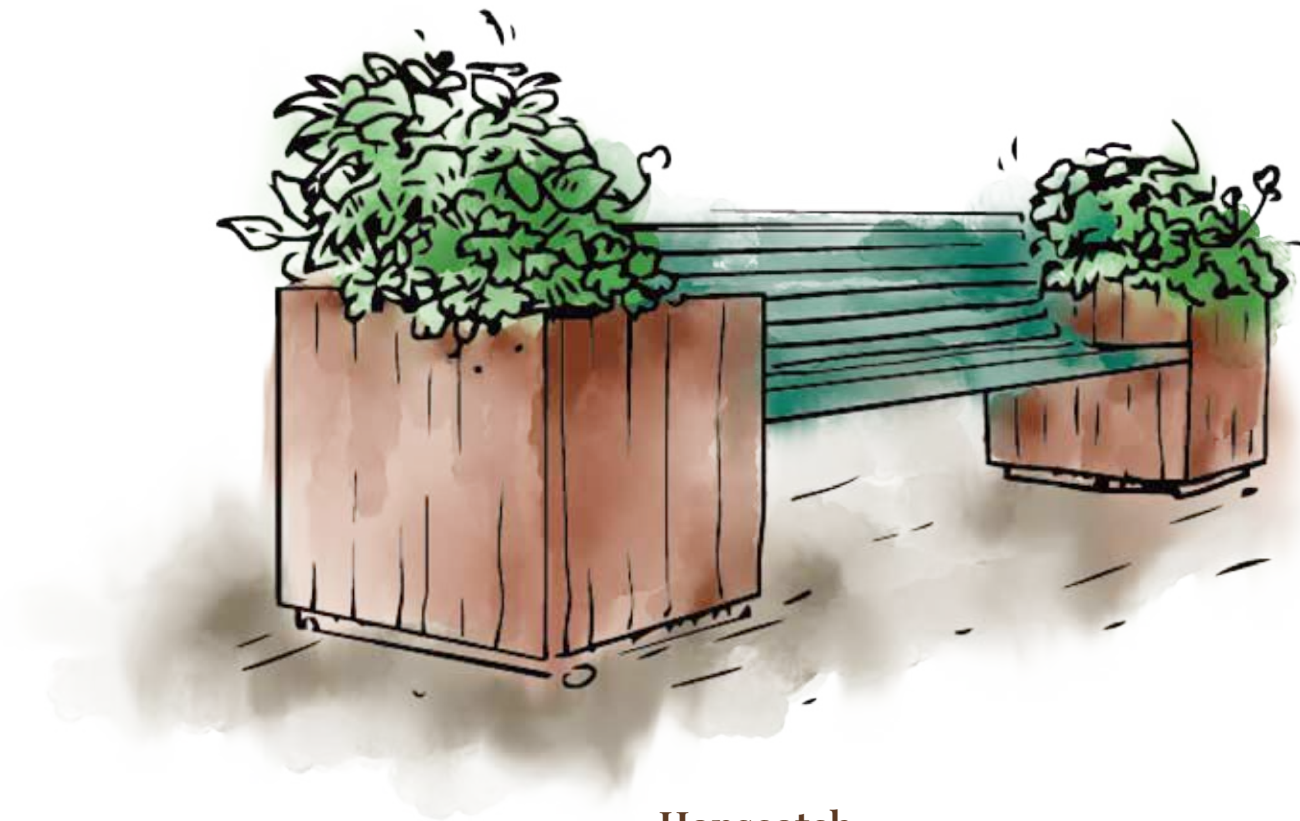
Dedicated space for cricket practice.

## Outdoor Gym

Dedicated gym area for outdoor fitness activities.

## Kids Playground

Huge open playground area for kids.



## Hopscotch

Children's game area.

## Gazebo

Shaded area for the residents to relax.

## 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

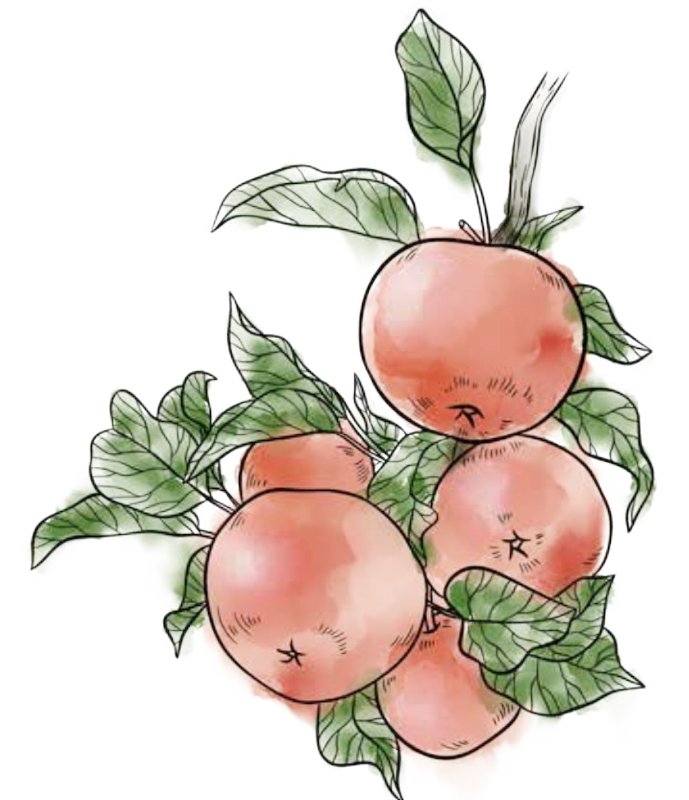
Comfortable seating for elderly residents.

## Hammocks

Relaxing area for residents to unwind.

## Walk Track - 5 ft Wide

Safe and dedicated space for walking and exercise.



# Amenities: Zone 02

## 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.

## Smoking Zone

Designated smoking area for residents.

## Bonfire Pits

Space for residents to gather and enjoy a bonfire.

## Camping Area

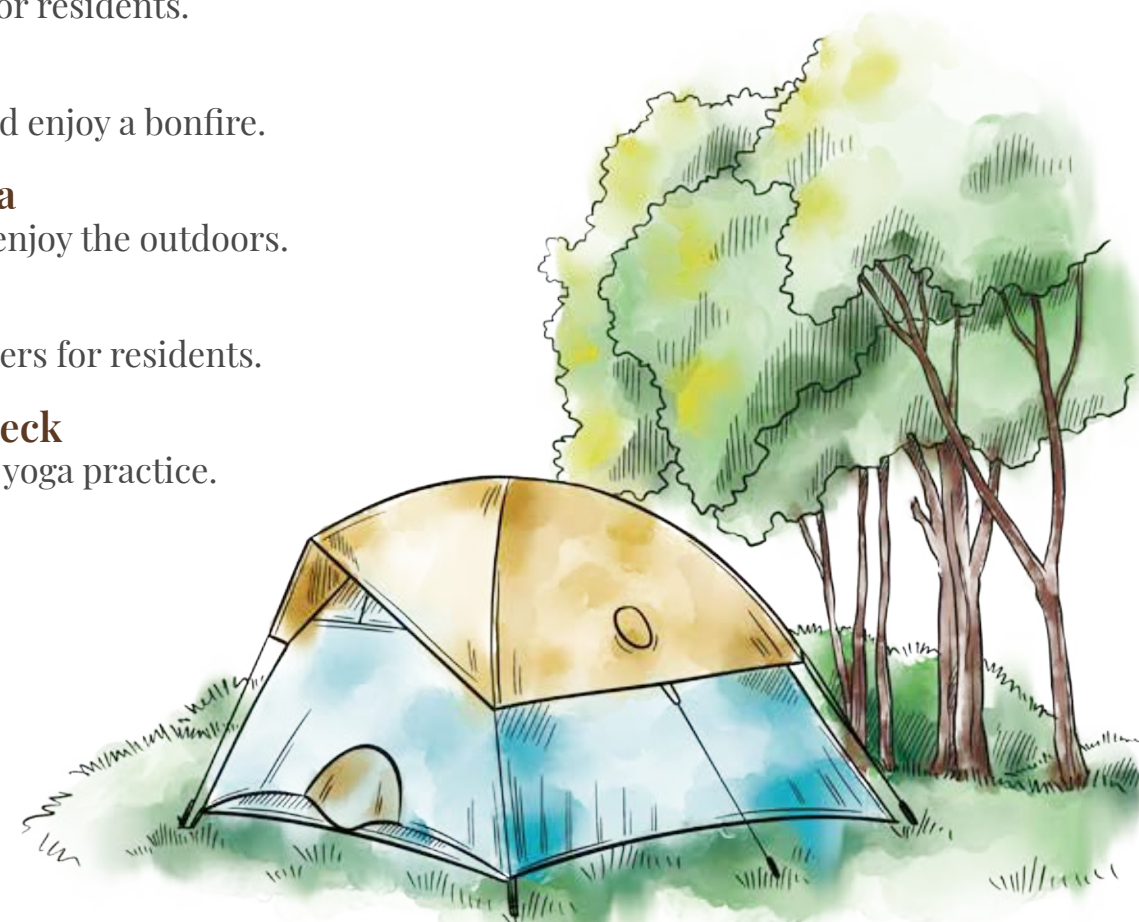
Space for residents to camp and enjoy the outdoors.

## Rainshower

Fun and interactive water showers for residents.

## 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.

## Planter Box

Space for residents to grow plants and herbs.

## 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

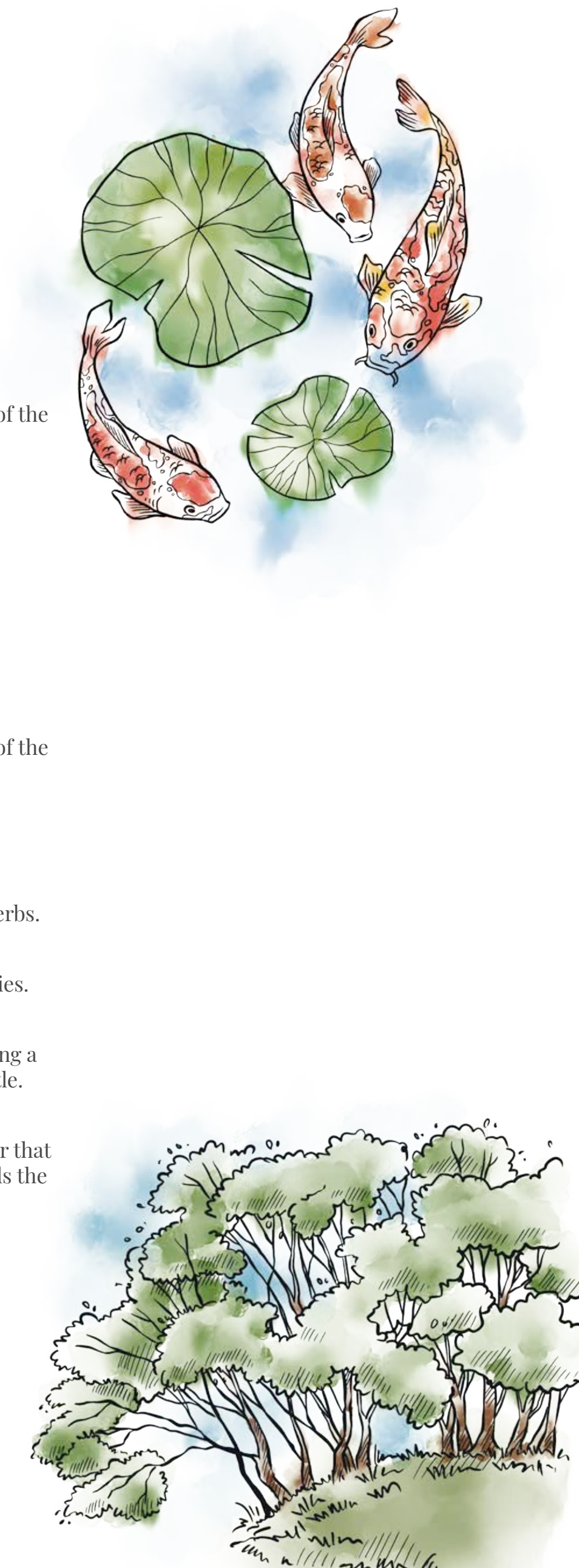
Space for residents to observe and enjoy butterflies.

## 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 user.



# Amenities: Zone 03

## Fruit Orchards

Organic fruit garden with various fruits, free from harmful chemicals and pesticides, promoting a healthy lifestyle.

## Hydroponic Vegetation

Soil-free method of growing vegetables, providing fresh and healthy produce all year round.

## Vegetable Patch

Dedicated area for residents to grow their vegetables, promoting sustainable living and reducing carbon footprint.

## Amphitheatre

Gathering place for community events, providing a space for socializing and 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 and enhance safety and security.

## Solar Fencing

Eco-friendly way to secure the community's perimeter, protecting against intruders and 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 and convenience.

## Massage Chair Corner

Relaxation spot with massage chairs, providing a calming experience after a long day.

## Rooftop Infinity Swimming Pool with Deck

Luxurious swimming pool with a stunning view, providing a place to unwind and relax.

## Kids Pool

Safe and shallow pool for kids to enjoy, promoting healthy outdoor activities.

## Indoor Badminton Courts

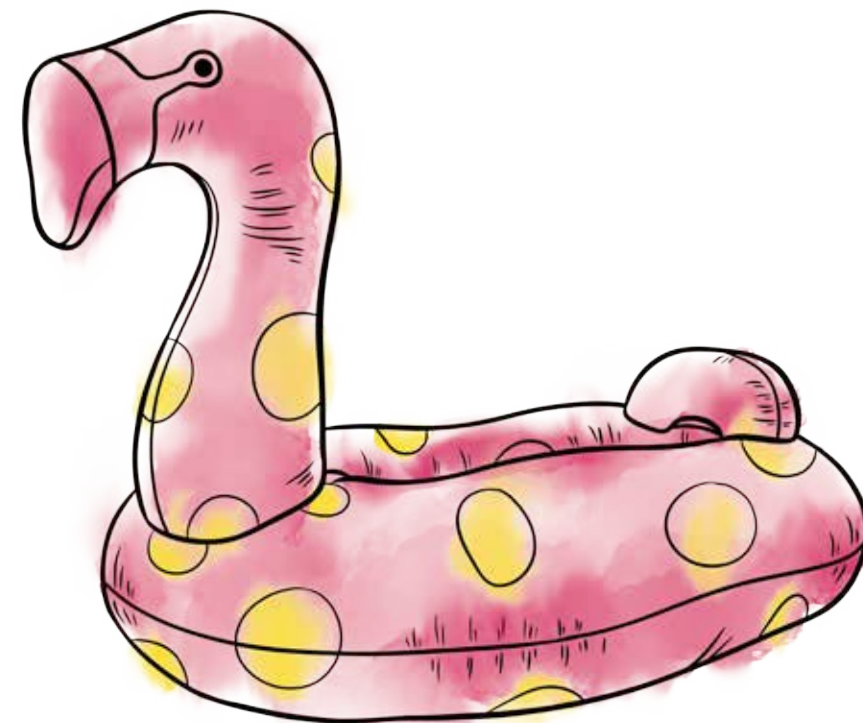
Sports facility for indoor sports, providing a convenient way to stay fit and active.

## Squash Court

Sports facility for squash enthusiasts, promoting healthy physical activities.

## Ladies' Spa

Dedicated spa for women, provides a relaxing and rejuvenating experience.



## Ladies' Health Club

Sauna & Steam - Health club with a sauna and steam room, promoting wellness and self-care for women.

## Men's Spa

Dedicated spa for men, provides a relaxing and rejuvenating experience.

## Men's Health Club

Sauna & Steam - Health club with a sauna and steam room, promoting wellness and 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

Small theatre for entertainment, providing a space for movie nights and socializing.

## Indoor Games Room

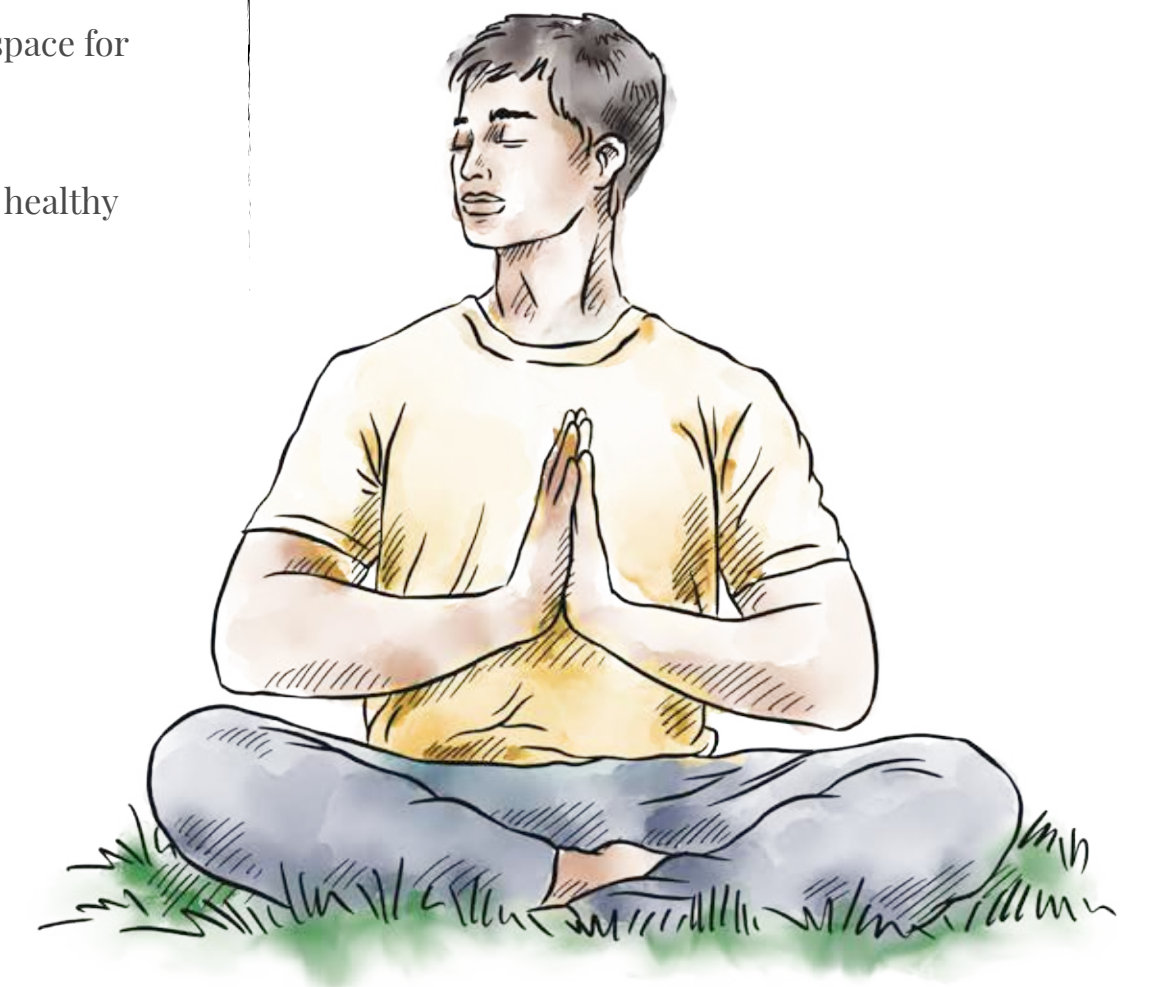
Room with various indoor games, promoting healthy physical and mental activities.

## Pickleball Court

Sports facility for pickleball enthusiasts, promoting healthy physical activities.

## Banquet Hall with Pantry, Toilets & Reception Area

Venue for events and gatherings, providing a convenient and spacious space for celebrations.



# Amenities: Zone 04

## Coffee Shop

Coffee shop within the community, providing a convenient and 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 and 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 and freelancers, providing a conducive environment for work.

## Conference Room

Facility for meetings and conferences, providing a convenient and 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 and 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

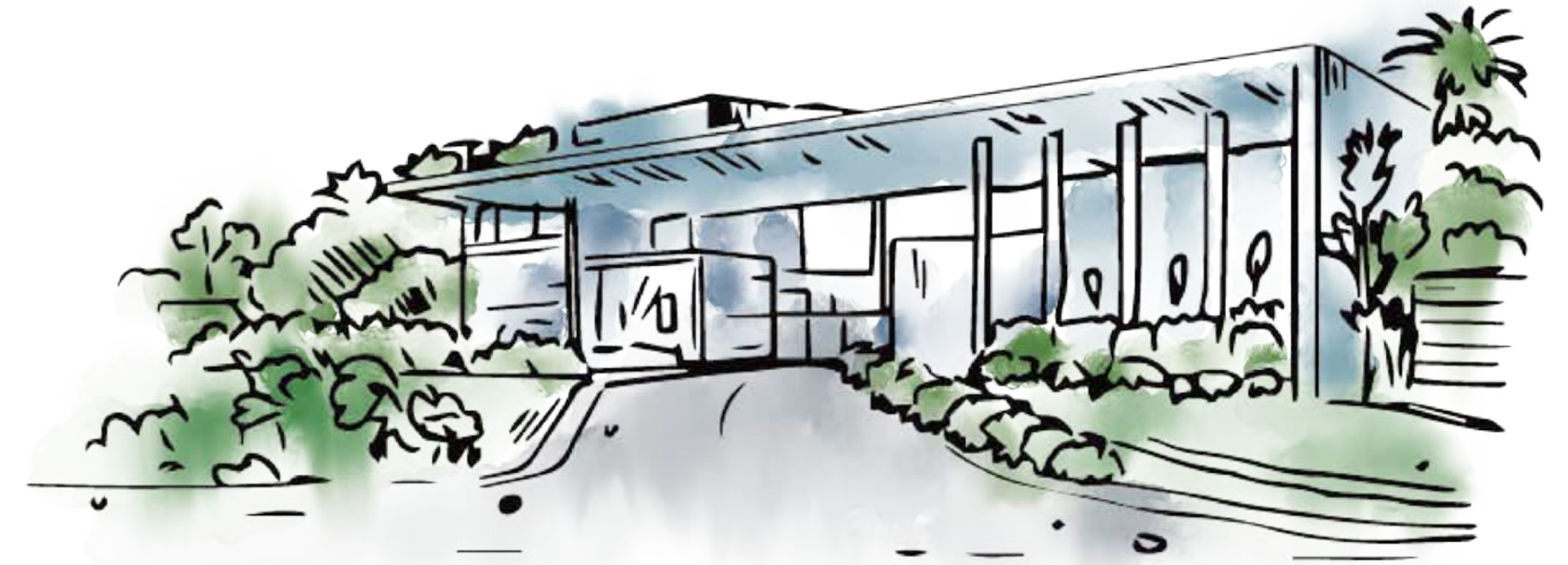
Convenient facilities for drivers and maids working in the community.

## Car Wash

Offers a convenient and time-saving solution for residents to clean their vehicles.

## Laundry Enclosure

Designated space for residents to do laundry, keeping living spaces clean and 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

Convenient on-site shopping for daily essentials and groceries.

## Salon

On-site salon services for residents' convenience.

## Clinic Provision

On-site medical services for residents' health and safety.

## Pharmacy Provision

On-site pharmacy services for residents' convenience and health needs.

## 100% Power Back up for all Apartments including ACs and Geysers

Ensures uninterrupted power supply to residents' homes, even during power outages.

## Centralised Gas Supply with Pre-paid Gas Meters

Convenient and efficient gas supply system for all residents.

## Digital Water Meters

Provides accurate and transparent billing for residents' water usage.

## Domestic Water Available Through a Water Softening Plant

Provides clean and safe water for residents' daily use.

## STP is Provided for Landscaping Purposes and Flushing Purposes only

Helps maintain a clean and healthy environment for the community.

## Rainwater Harvesting Pits

A sustainable water conservation solution for the community.

## Aesthetic Landscaping Lights

Enhances the beauty of the community and provides a safe environment at night.

## EV Charging Points

Provides convenient and eco-friendly charging solutions for electric vehicle owners.

## Temple

On-site spiritual space for residents to practice their faith and connect with their community.



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*The name behind many such  
happy homes.*

*Makuta Developers.*

*Over a decade of building the choicest dwellings, Makuta Group has helped more than 7000 new-generation families realise their aspirations. With 20 million square feet of space transformed into the most well-thought-out homes, Makuta is one of Hyderabad's leading and most loved names in real estate.*



*A community that strives to live in  
harmony.*

*About project Nirvana.*

*Makuta Nirvana is located in Patancheru, a rapidly developing locale of Hyderabad. The property has roads on three sides and a villa development on the third side, giving it a permanently open view on three sides. The 7 types of generously spaced and intuitively designed condominiums with a whopping 108 amenities make this a rare and bountiful offering.*



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# *Master Plan*

# The shape of Nirvana



**BLOCK D**



**BLOCK C**



**BLOCK B**



**BLOCK A**



**BLOCK H**



**BLOCK G**



**BLOCK F**



**BLOCK E**



# Floor Plans











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*Nirvana comes in  
all sizes.*

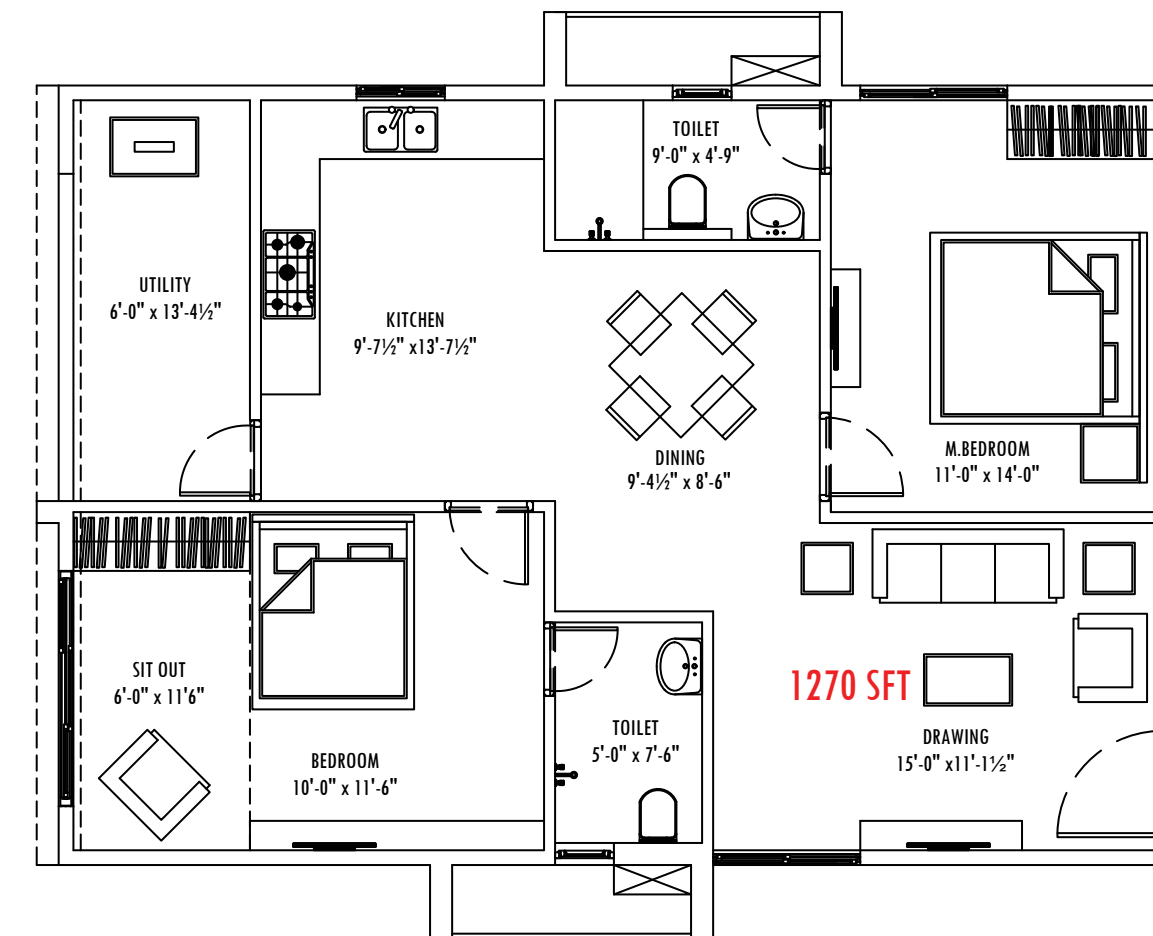
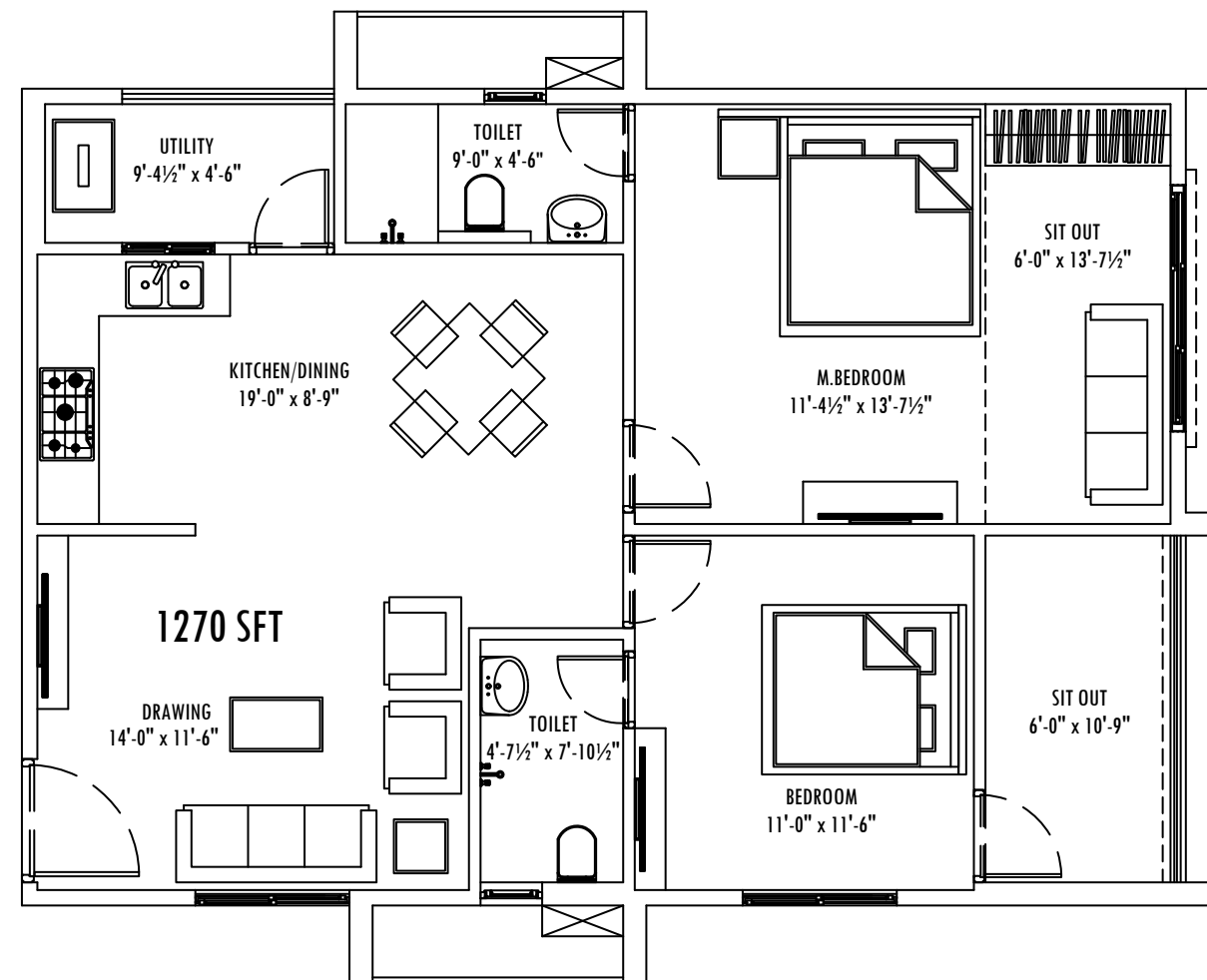
2BHK | 3BHK (M) | 3BHK (L) | 3BHK (XL)



**2 BHK**  
 1270 sq. ft.  
 East facing



**2 BHK**  
 1270 sq. ft.  
 West facing

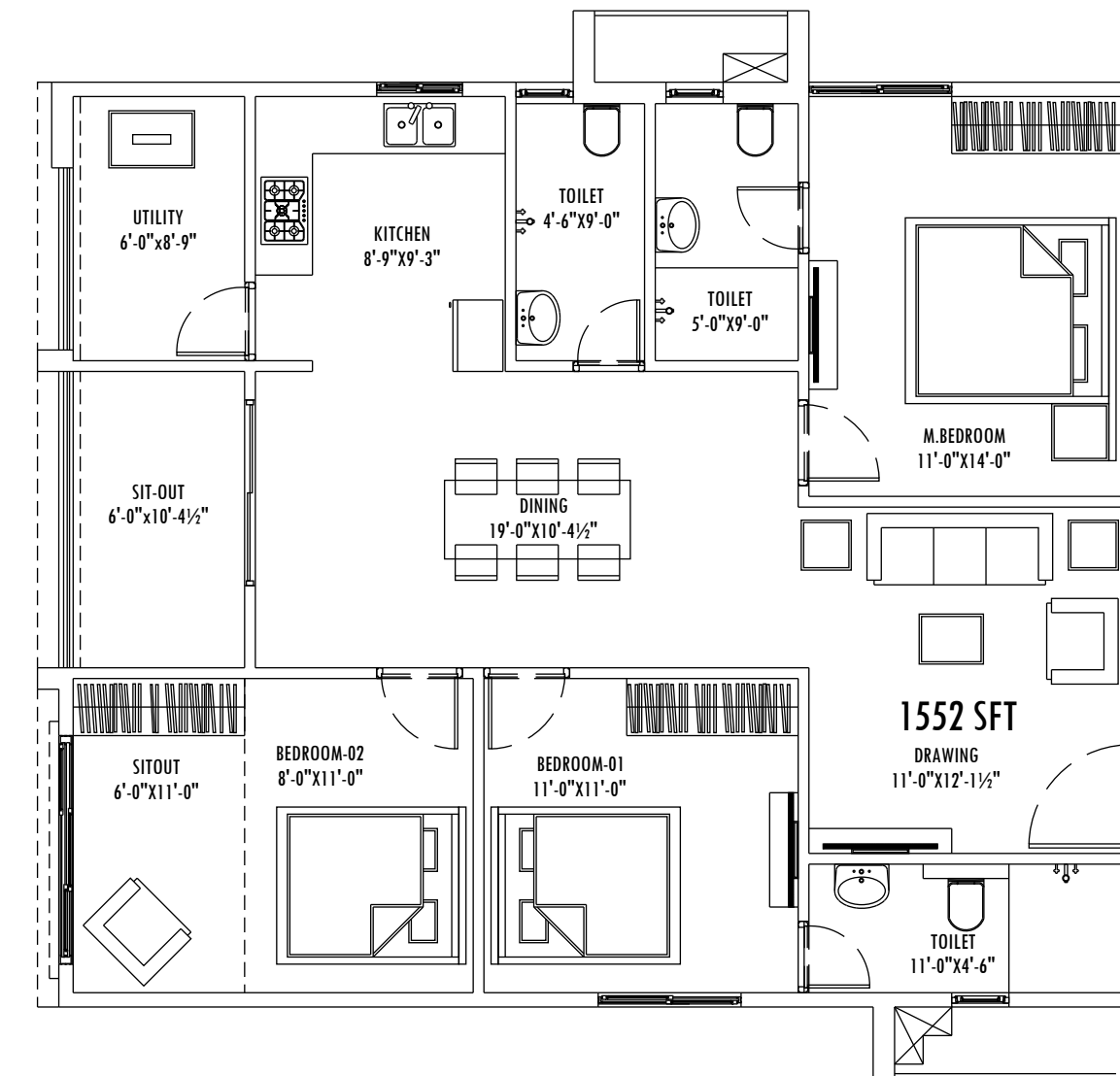
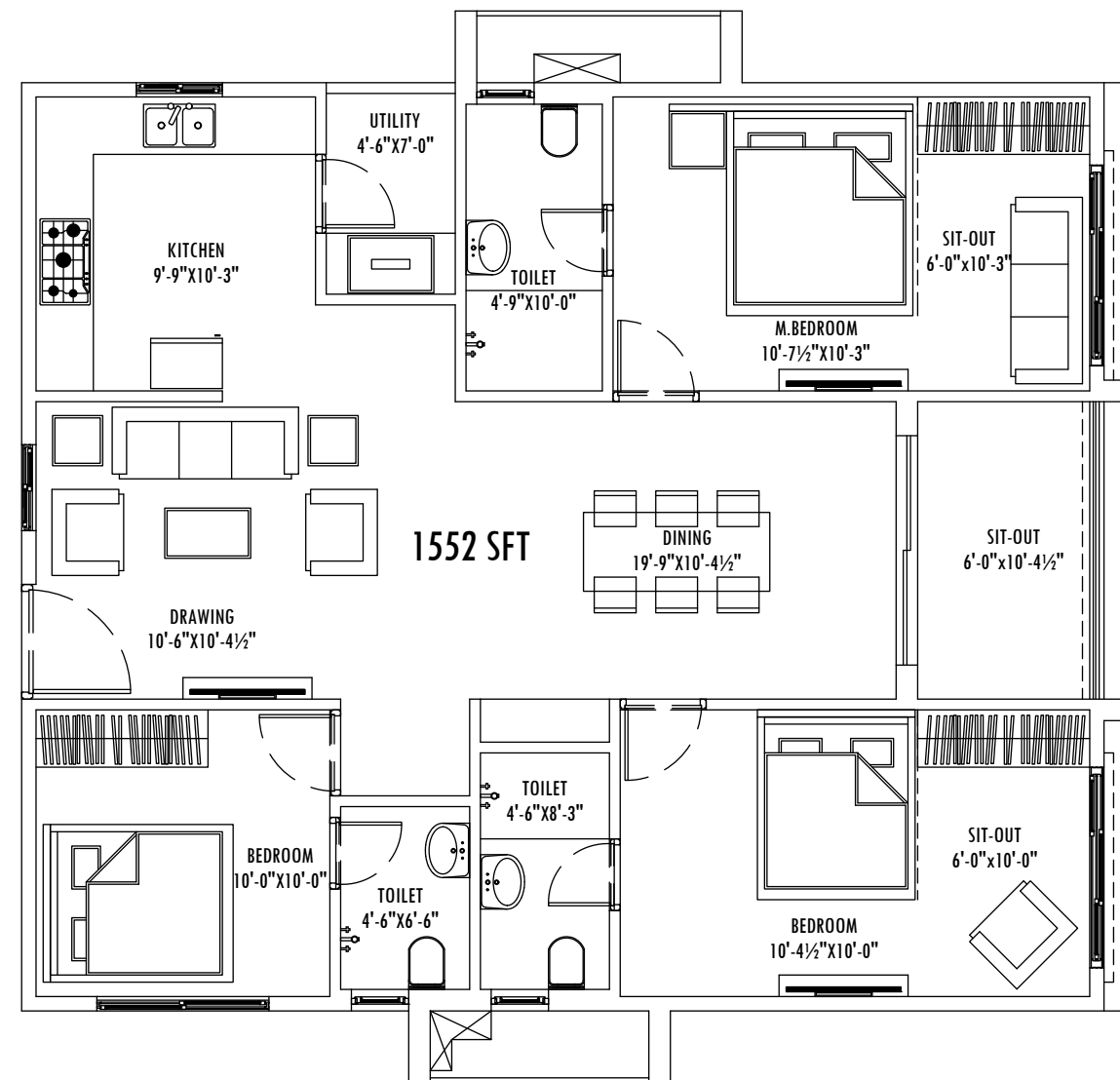




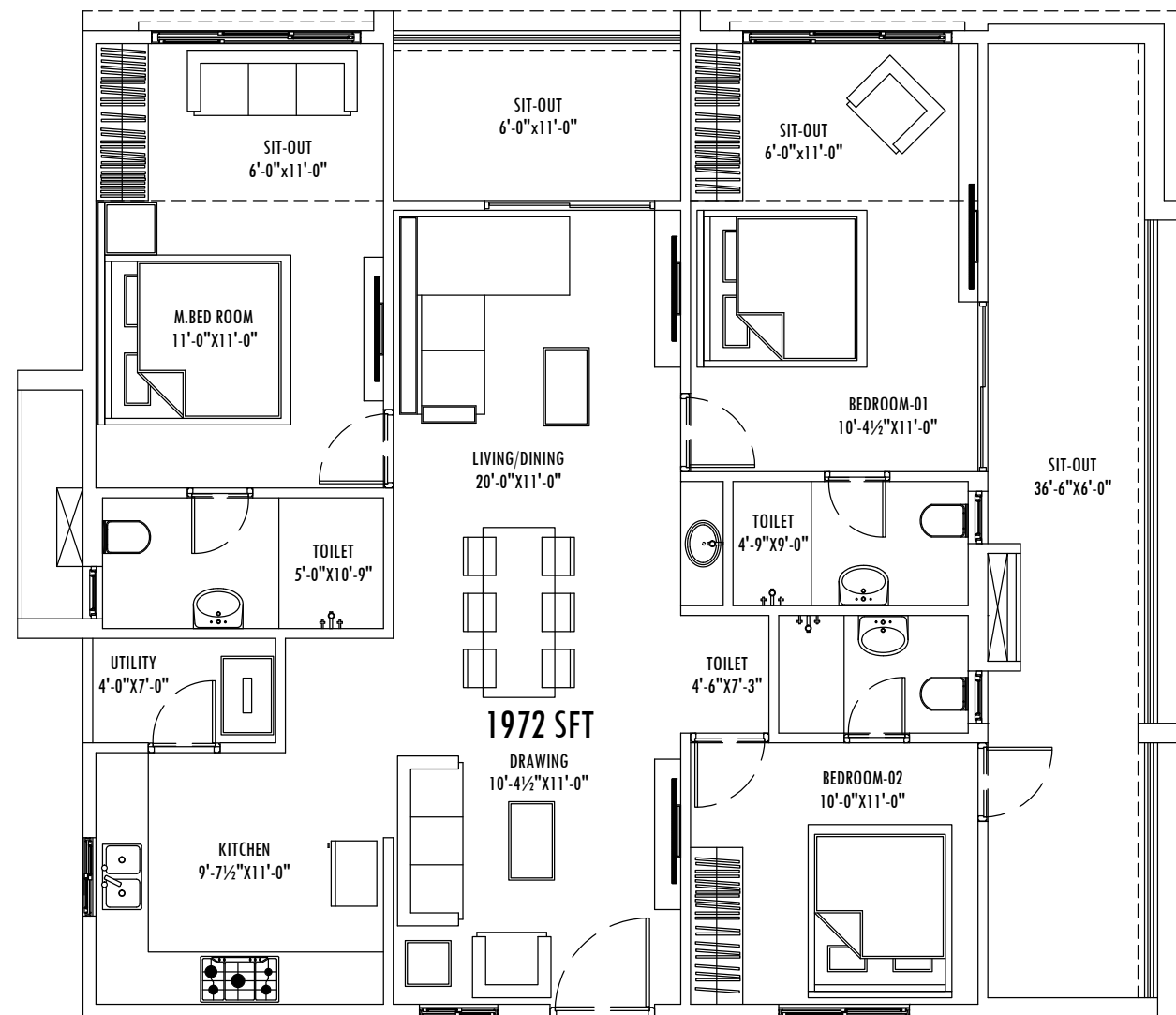
**3 BHK**  
 1552 sq. ft.  
 East Facing



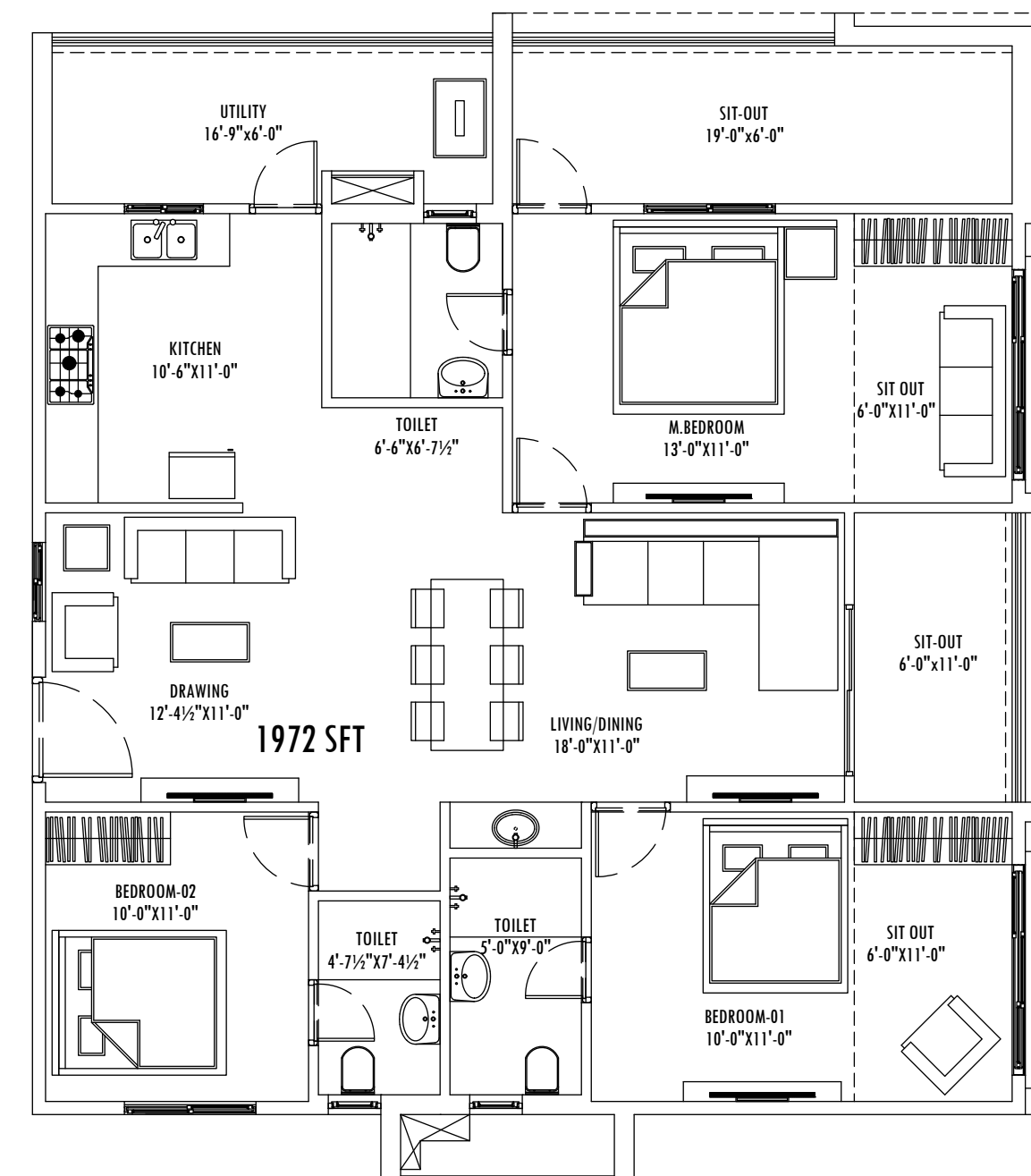
**3 BHK**  
 1552 sq. ft.  
 West facing



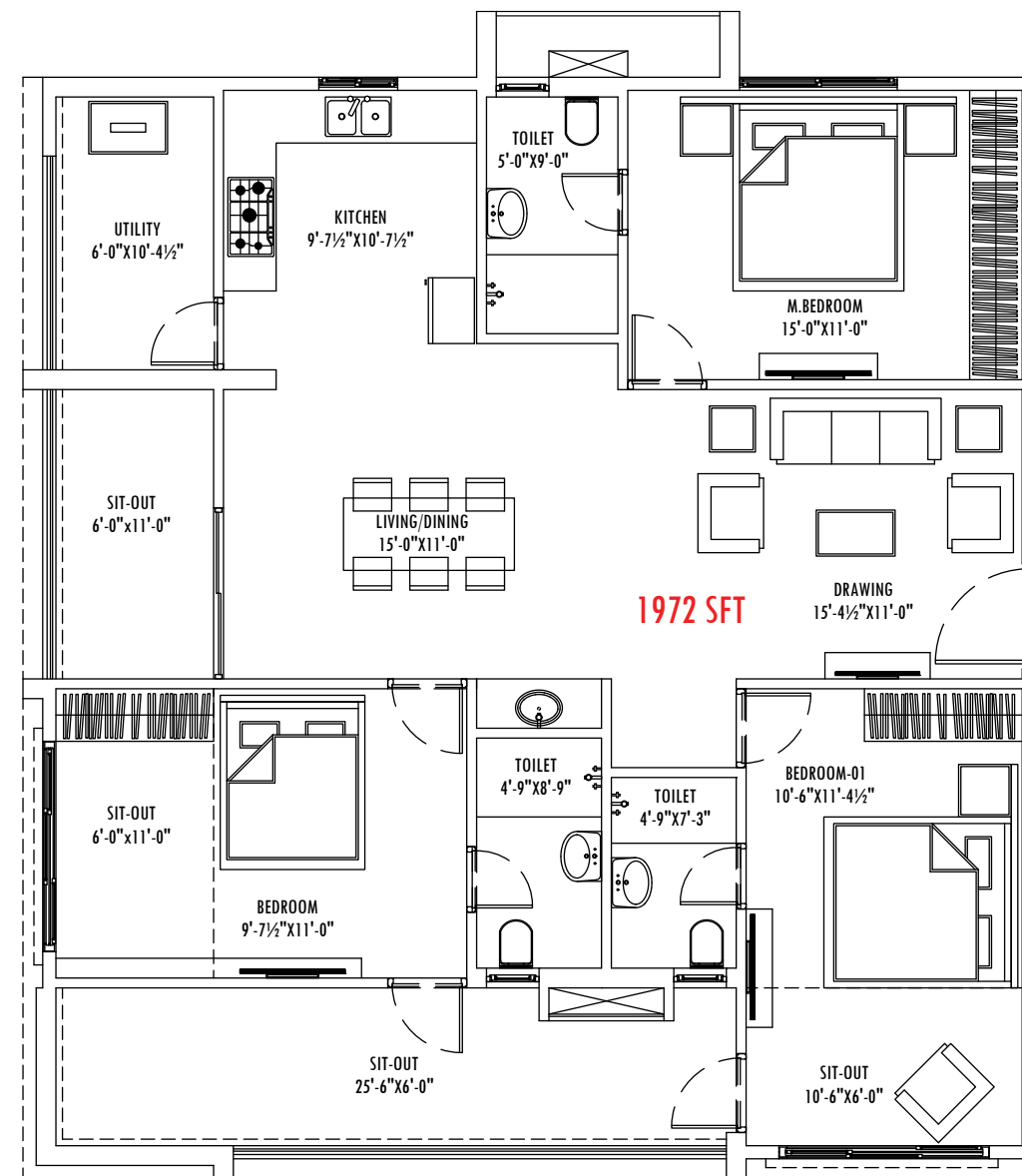
**3 BHK**  
**1972 sq. ft.**  
**East Facing Type A**



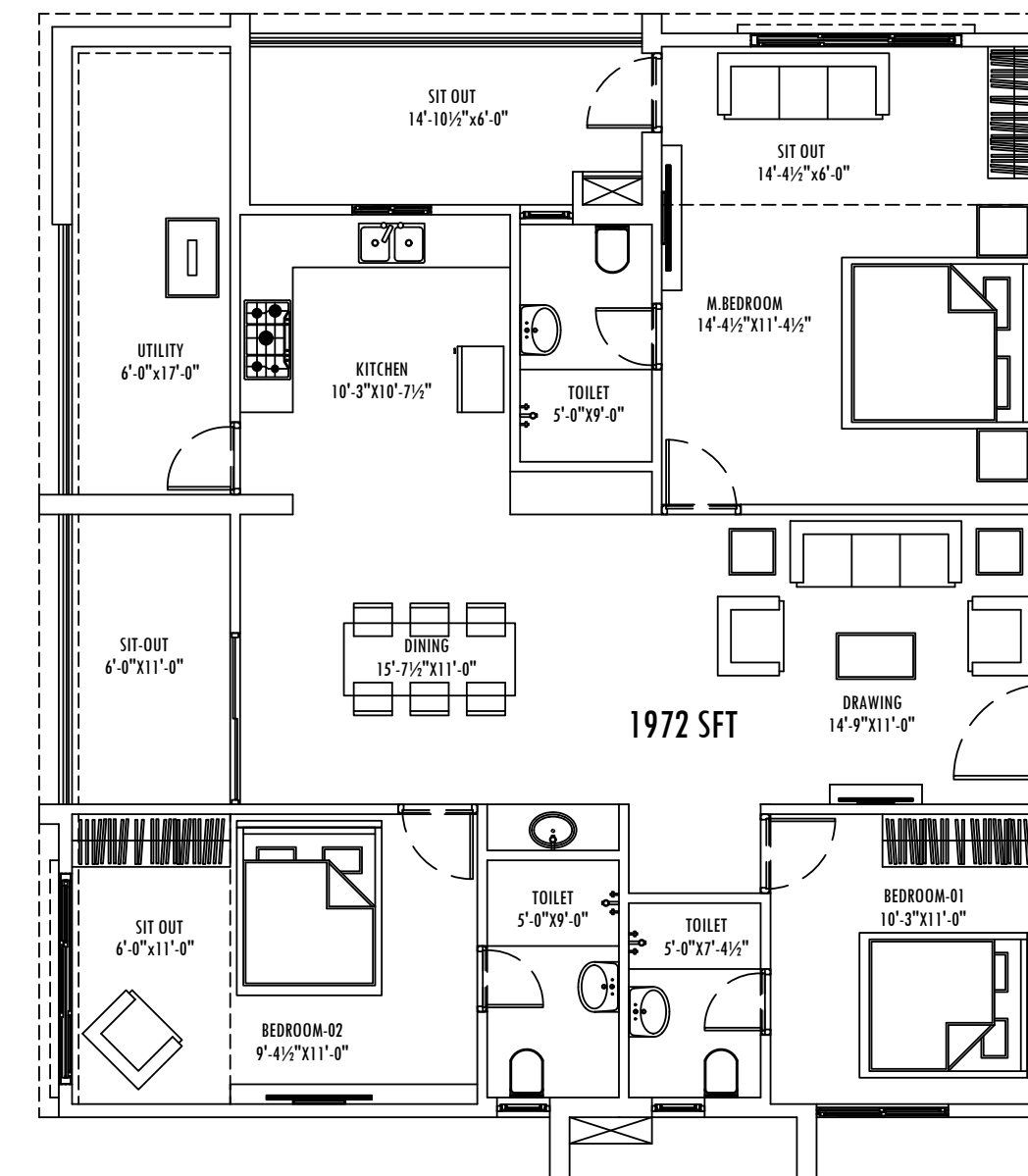
**3 BHK**  
**1972 sq. ft.**  
**East Facing Type B**



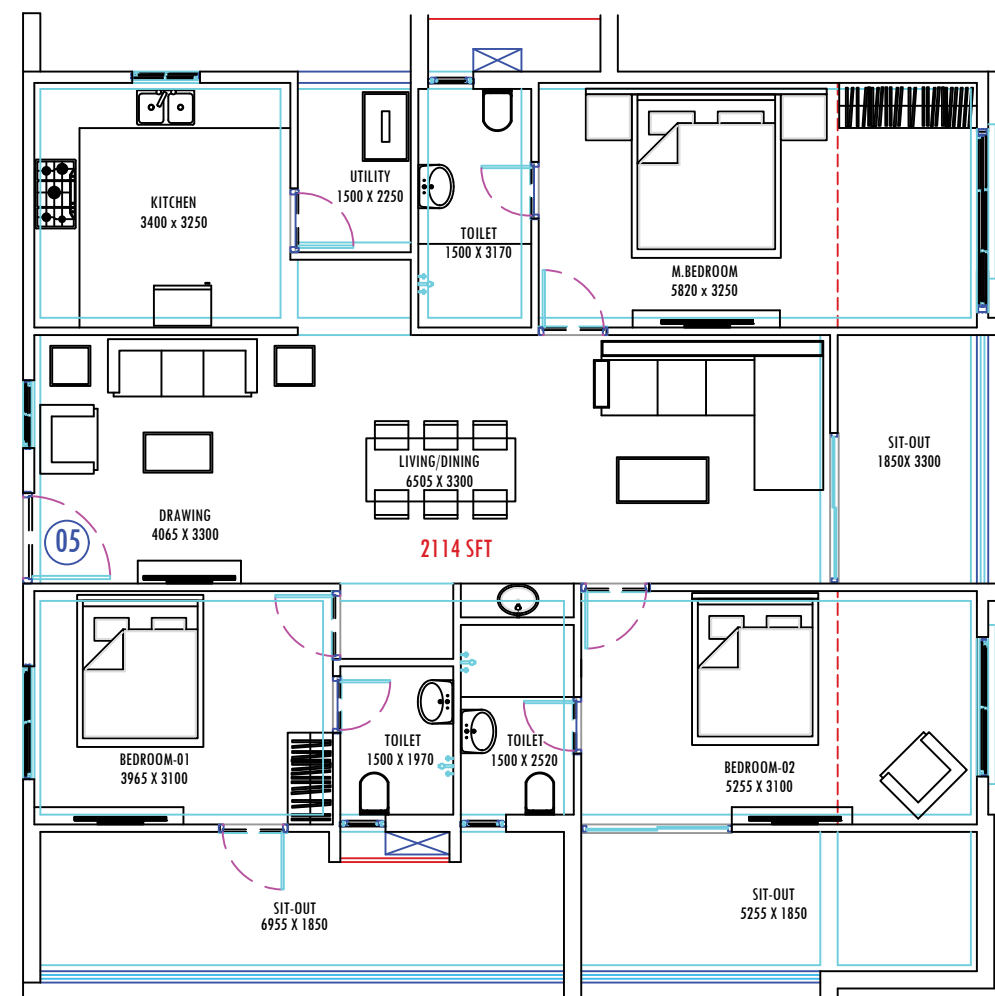
**3 BHK**  
 1972 sq. ft.  
 West Facing Type A



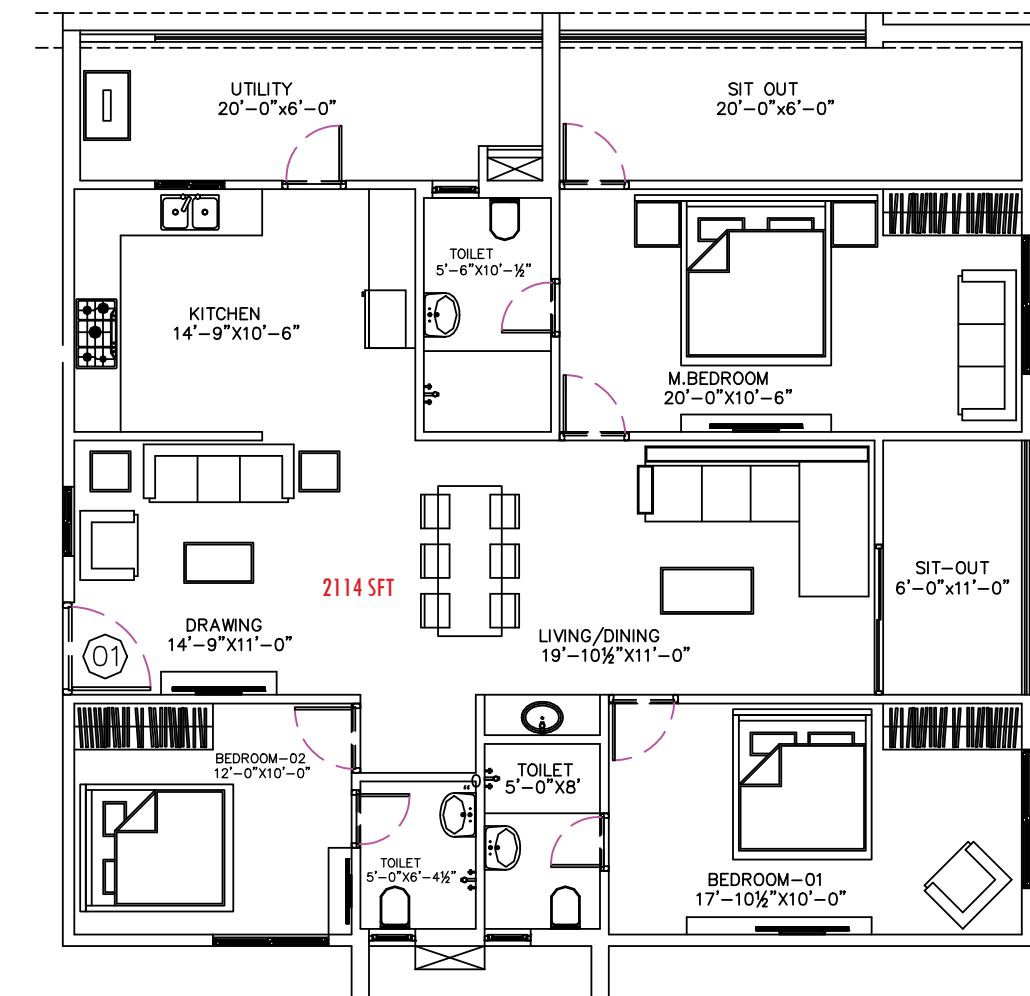
**3 BHK**  
 1972 sq. ft.  
 West Facing Type B



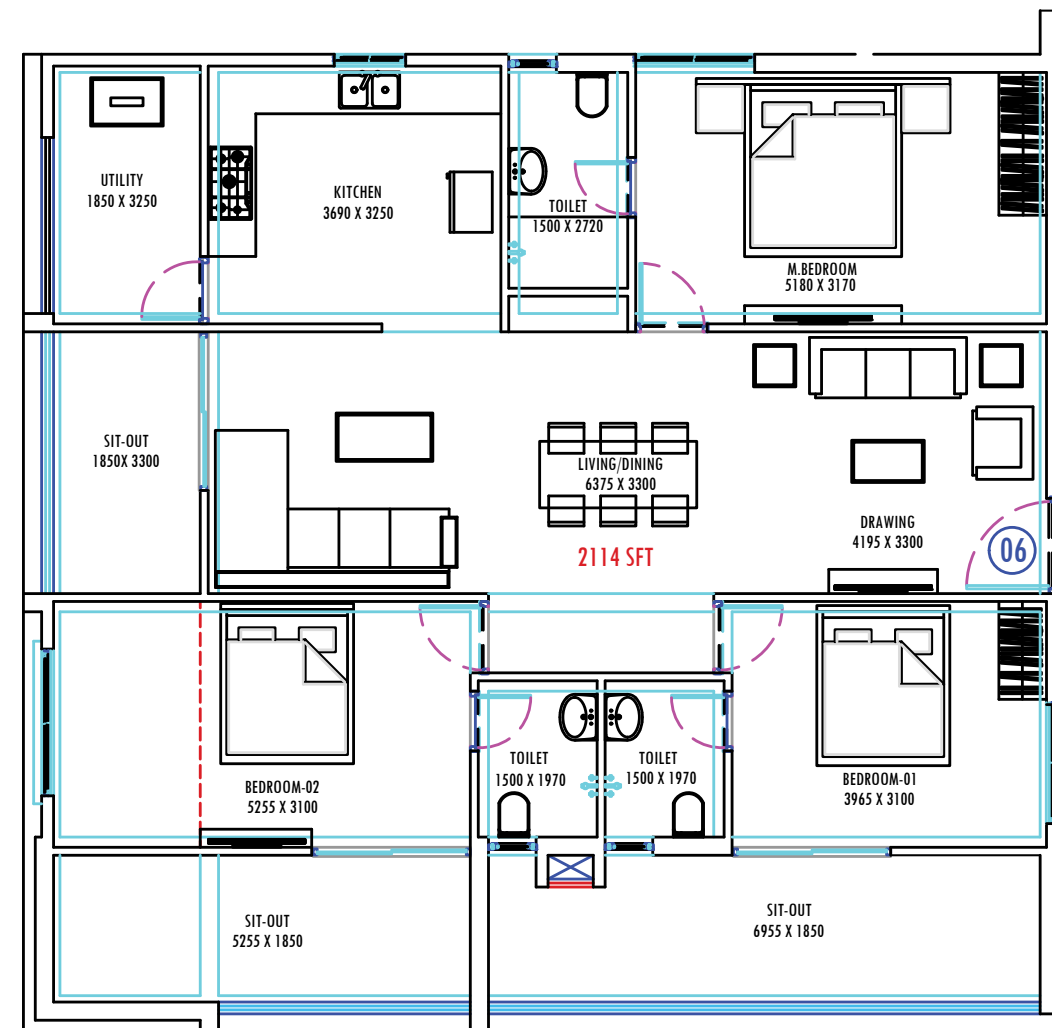
**3 BHK**  
 2114 sq. ft.  
 East facing Type A



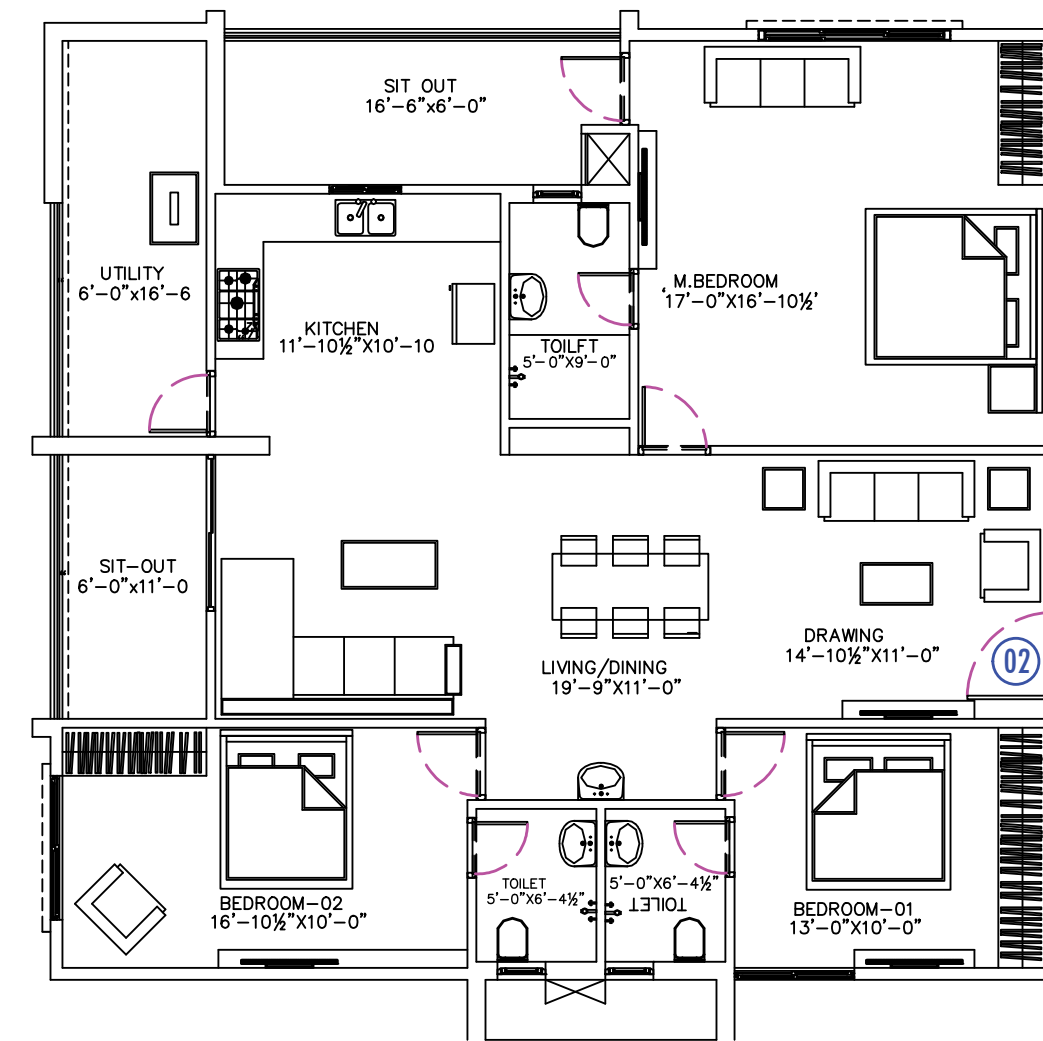
**3 BHK**  
 2114 sq. ft.  
 East facing Type B



**3 BHK**  
 2114 sq. ft.  
 West facing type A



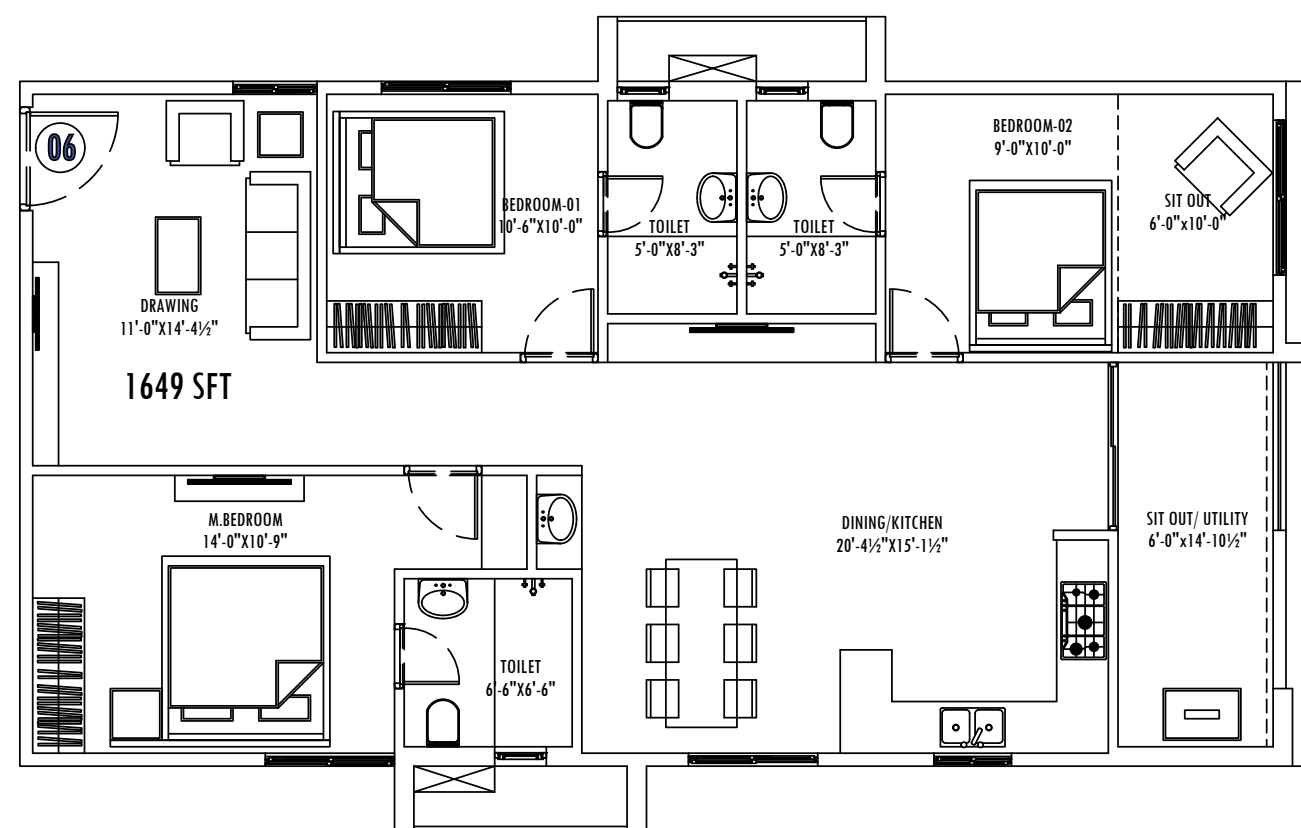
**3 BHK**  
 2114 sq. ft.  
 West facing type B


















**3 BHK**  
**1649 sq. ft.**  
**West Facing**



# *Specifications*

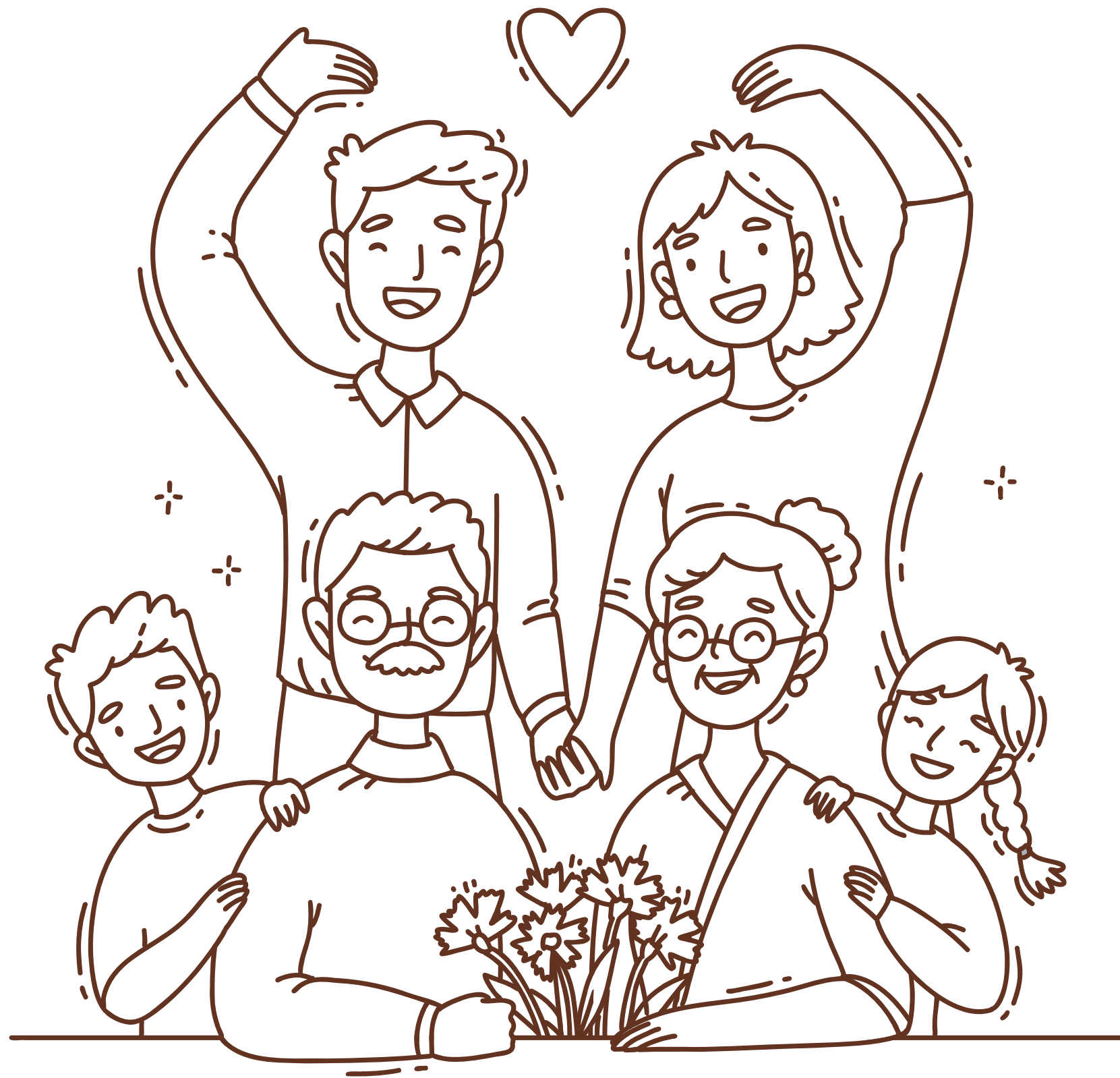


# Specifications

 <b>Foundation &amp; Structure</b>	R.C.C frame structure to withstand wind and seismic loads		
 <b>Super Structure</b>	Solid/AAC Blocks: external wall 8"/9", corridors 6", internal walls 4"		
 <b>Wall Finishes</b>	Internal walls finishes: Smooth plastered surface treated with putty and painted with emulsion paint of Asian or equivalent make  External: Double coat cement plaster with trowel finish with weather proof paints of Asian or equivalent make	 <b>Cladding &amp; Dadoing Kitchen</b>	Glazed ceramic tile Dado up to 2" height above kitchen granite platform of reputed make.  Bathroom: Glazed ceramic tile Dado up to 7ft height.  Utilities/wash: Glazed ceramic tile Dado up to 3" height of reputed make.
 <b>Doors</b>	Teak wood frame & aesthetically designed with veneered shuttered and finished with melamine polish fitted with reputed make hardware  Inner door frames: Teak wood frame flush door of reputed make	 <b>Electrical</b>	3 Phase power supply with MCB's of reputed make, concealed copper wiring (in conduits) of reputed make.  Modular switches of reputed make, power outlet for air conditioner for Living & Bedrooms, powerpoints for geysers and exhaust fans in all bathrooms
 <b>Windows</b>	UPVC window system of reputed make with float glass, mosquito net track and safety grills, UPVC French door with float glass paneled sliding shutters.	 <b>Backup Generator</b>	100% Generator power backup for common usage and flats
 <b>Kitchen</b>	Granite platform with stainless steel Sink and provision for fixing water filter Provision for exhaust fan or chimney	 <b>Telecom &amp; Internet</b>	TV point in living, dining & master bedrooms. Provision for internet in each flat.
 <b>Flooring</b>	Vitrified tiles for Living, Drawing room, Dining, kitchen, Bedrooms  Bathroom & utility : Ceramic anti-acid resistant tiles for flooring of reputed make.  Staircase & Lobby : Tiles/polished natural stone.  Balconies: Anti Skid ceramic tiles for reputed make.	 <b>Water Supply</b>	Provision for both municipal and bore well water and rain harvesting pits for natural recharge of ground water and STP
		 <b>Lifts</b>	Sufficient number of lifts for passengers & goods with V3F drive of reputed make
		 <b>Beautifications</b>	Designer landscape for beauty the entire site area along roads, driveways and footpaths.
		 <b>Toilets</b>	CO fittings: Wall mixture with overhead shower and overhead taps of Jaguar CERA or equivalent make.







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