



HIGH - END  
PREMIUM VILLAS



## ABOUT MAYFAIR BHEL VILLAS

MAYFAIR BHEL with 678 independent premium quality villas, is coming up at Velimela near Kollur ORR, Gachibowli area. This fully safe gated community promises you an unmatched standard of living with ultra-modern amenities, best infrastructure and recreational facilities. Experience the joy of residing in a calm and serene atmosphere while enjoying all aspects of modern lifestyle.

- ✦ The project is exclusive for BHEL community.
- ✦ HMDA approved Layout.
- ✦ Project is promoted by BHEL MAYFAIR Mutual Aided Co-operative Housing Society under the guidance of **Mr. T.V Rao (President BEMMAC Society). He is the pioneer in building 1265 low cost houses and 196 EWS /LIG flats in Kollur and Osmannagar benefitting the employees of BHEL.**
- ✦ Strategically located Near Kollur ORR and just 15 Mins from Financial District in Gachibowli.
- ✦ Each Independent Villa is constructed in approx. 300 Sq.yds and as per approved specifications and design.
- ✦ Helipad for Air-Ambulance landing.
- ✦ Forest feel avenue Plantations and landscapes.
- ✦ 100% Vaastu compliant.
- ✦ Top of the class club house.
- ✦ Non-Congested 60ft and 40ft internal roads. Main road: 80ft avenue with road and greenery.
- ✦ Compound wall with Solar fencing surrounding the project.
- ✦ Gated community with 24/7 professional security.
- ✦ All features/ facilities as per HMDA norms.

## ABOUT BUILDER

Greenmark, with its registered office at Jubilee Enclave, Hyderabad is an established real estate development company. Right from inception, we set out to create a real estate standard that upholds uncompromised quality, functional innovation and transparency. In all our residential projects, we lay a strong emphasis on environmental management, water harvesting and high safety standards. Today our diverse portfolio of projects include gated communities, residential layouts, premium apartments and luxury villas in and around Hyderabad. Our vast land bank gives us the rare luxury of designing projects on our own terms; a value that our customers enjoy over a lifetime.

## QUALITY

During design and construction, a dedicated third party team continuously checks each and every aspect of work for quality.

## LOCATION ADVANTAGES

- ✦ Very high growth potential area.
- ✦ A host of premium existing and upcoming projects in the neighbourhood.
- ✦ Surrounded by noted International Schools and educational institutions that offers world class learning.
- ✦ Pollution free serene location.
- ✦ Near to Nehru Outer Ring Road (ORR), a 158 km, 8- lane ring road express way.
- ✦ Strategically located near Gachibowli Financial District.
- ✦ In close proximity to Edulaganulapally Railway Terminal (Proposed Railway Hub in 300 Acres).
- ✦ 4 km from New BHEL BEMMAC Cyber Colony with 1,265 independent houses.
- ✦ Near to proposed Tellapur Techno City in 100 Acres by Tishman Speyer and proposed ITIR zone in 1,500 Acres.
- ✦ Drive in distance to Lingampally & BHEL.



With blessings of  
**Sri Teegala Krishna Reddy** garu  
MLA (Maheswaram, Telangana)

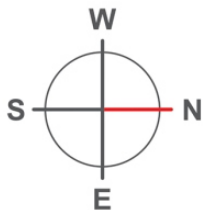


**Mr T.V Rao**  
Shrama Shakti Awardee  
General Secretary  
BHEL Mazdoor Union (HMS)  
All India BHEL HMS  
Federation General Secretary





# EAST OPTION



GROUND FLOOR PLAN



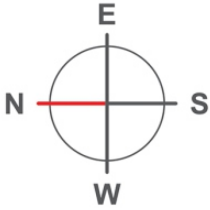
FIRST FLOOR PLAN



Plot Area - 300Syds  
Built up Area - 2150Sft

Disclaimer: Plan not to scale; Furniture, wardrobes & Landscape shown are not part of standard villa

# WEST OPTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Area - 300Syds  
 Built up Area - 2150Sft

Disclaimer: Plan not to scale; Furniture, wardrobes & Landscape shown are not part of standard villa

# NORTH OPTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Area - 300Syds  
 Built up Area - 2150Sft

Disclaimer: Plan not to scale; Furniture, wardrobes & Landscape shown are not part of standard villa



## SPECIFICATIONS

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### Proposed Specifications for MAYFAIR BHEL Villa Project

#### STRUCTURE

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<b>Foundation &amp; Structure</b>	: RCC framed structure for G+2 floors on footing over hard strata with plinth beams by using steel (FE-550) and cement (53 Grade) of reputed make.
<b>Steel Brands</b>	: Dhanalakshmi, Sarvotham, Jayraj, Shree or alternate
<b>Cement brands</b>	: Bharathi, vasavdatta, Orient / Chettinad / Equivalent
<b>Super Structure</b>	: Brick walls with cement blocks and red bricks used appropriately

#### PLASTERING

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<b>Internal &amp; Ceilings</b>	: Single coat cement plaster with two coats putty coating
<b>External</b>	: Double coat plaster for external walls, RCC and masonry surfaces with texture coat finish

#### PAINTING

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<b>External</b>	: Texture paint with two coats of Acrylic exterior emulsion (Brands: Nippon / Nerolac)
<b>Internal</b>	: Two coats of emulsion paint over putty and Primer finish (Brands: Nippon / Nerolac)

#### DOORS

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<b>Main Door</b>	: MT Teak Wood frame with engineered shutters aesthetically designed with reputed hardware
<b>All Internal Doors</b>	: Engineered Door frames and shutters (Toilet door hinges shall be of 304 SS grade)

#### WINDOWS

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Powder coated Aluminum windows with Saint Gobain glass of 4mm with inbuilt grills

#### RAILING

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<b>Balconies</b>	: S.S railing with saint Gobain 10mm toughened glass.
<b>Stair Case</b>	: Powder coated railings

#### FLOORING: All floorings to be done with spacers

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<b>Living / Dining</b>	: 2x2 Vitrified tiles of reputed make (Brands: RAK/ Asian / Varmora / Equivalent)
<b>Kitchen &amp;/ Bedrooms</b>	
<b>Bathroom</b>	: Acid-resistant, Anti-skid ceramic tiles for floor and glazed ceramic tiles up to lintel level (Brands: RAK/ Asian / Varmora / Equivalent)
<b>Staircase</b>	: Granite Flooring
<b>Balcony</b>	: Anti-Skid Vitrified Tiles of reputed make (Brands: RAK/ Asian / Varmora)
<b>Portico</b>	: Parking Tiles
<b>Terrace</b>	: Cement based flooring with water proofing
<b>Utility</b>	: Acid-resistant, Anti-skid ceramic tiles (Brands: RAK/ Asian / Varmora / Equivalent)

#### KITCHEN

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- + Provision for supply of treated & sweet water connections.
- + Granite Platform with inbuilt sink (Sink size 8x24 inches without drain board).
- + Kitchen Dado: Glazed ceramic tiles

#### UTILITY / WASH

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- + Provision for washing machine and wet area for washing utensils etc.

#### ELECTRICAL AND COMMUNICATIONS

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- + Power distribution through underground cabling
- + Sufficient Lighting points, 5 Amps sockets, TV points, geyser points and air-conditioner points at appropriate positions.
- + Power plugs for cooking range chimney, refrigerator, microwave ovens / Mixer / grinder in kitchen, and for washing machine
- + All internal wiring with FRLS Multistrand copper electrical wires of reputed brand will be provided. (Brands: Finolex / HPL/ RR/ Equivalent)
- + Provision for Internet
- + Three phase supply for each unit and individual meter boards
- + Miniature Circuit Breakers (MCB) for distribution board with reputed make (Brands: Legrand / ABB / MK / Equivalent)
- + All Switch sockets will be provided with reputed make (Brands: Legrand / MK / Anchor / Equivalent)
- + 2 No's dedicated standard earth pits per villa will be provided with copper - bonded electrode of 2mts with 250 microns and carbon compound for earthing

<b>TELECOM</b>	: Provision for telephone point in appropriate rooms
<b>CABLE TV</b>	: Provision for cable connection in all bedrooms and living room
<b>INTERNET</b>	: Provision for internet in the villa
<b>GENERATOR</b>	: Acoustic enclosed DG backup shall be provided for selected lighting loads in each villa (Brands: Kirlosker Greens / Mahindra)

#### PLUMBING & SANITARY

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- + Concealed good quality PVC / CPVC Pipes (Brands: Ashirvad / Astral / Ajay / Equivalent)
- + All Bathrooms feature Polished Chrome (CP) and sanitary ware fixtures of reputed make (Brands: Jaguar / Hindware / Equivalent)
- + Toilets with hot and cold mixer
- + Western Commodes in all toilets (Brands: Parryware / Hindware / Equivalent)
- + Wall mixer-cum-shower for all bathrooms of reputed make (Brands: Jaguar / Hindware / Equivalent)



## INFRASTRUCTURE & AMENITIES

### Water Source :

- ✦ Bore well water with water softening
- ✦ Municipal water - Provision for Connectivity
- ✦ Recycled water - for flushing and landscaping

### A Zero Energy Sewage Treatment plant

- ✦ A zero-energy consuming STP with treated water ozonated after filtration to ensure that there is no turbidity in the water.

### Recycled Water Distribution

- ✦ Recycled water is distributed under pressure to both the villas for flushing and to the parks and open spaces for landscaping and for car washing.

### Roads (Main Road: 80ft Avenue, Internal Roads: 60ft & 40ft)

- ✦ All roads in the project are concrete roads and designed to withstand a lifespan of 25 years.

### Security System

- ✦ 24 hrs Surveillance and Multilevel Security with Intercom facility
- ✦ Solar fencing throughout the boundary
- ✦ Security Surveillance Cameras at appropriate community locations

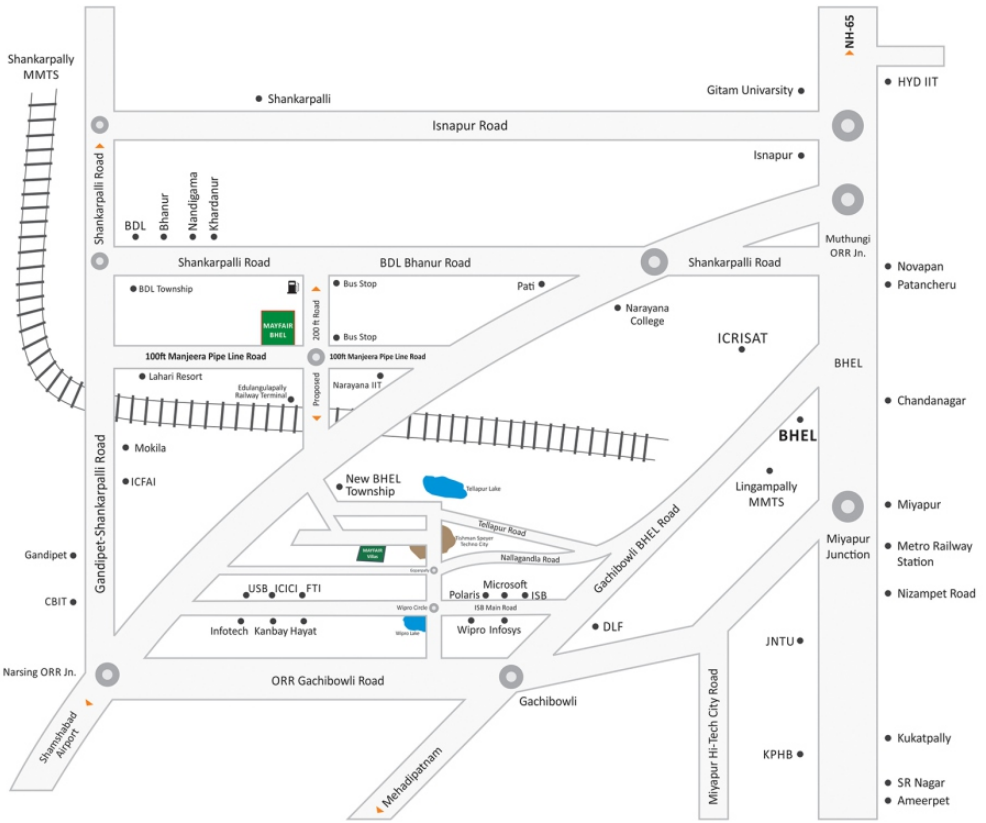
### Landscape & Infrastructure

- ✦ Aesthetically designed hard and soft landscape with native species increasing bio-diversity
- ✦ Effective irrigation systems for gardening areas
- ✦ Appropriate garden lighting
- ✦ Walk with Nature Jogging track
- ✦ Outdoor Cricket Pitch with nets
- ✦ Outdoor Tennis courts
- ✦ Outdoor Volleyball court
- ✦ Open party area / Amphitheatre
- ✦ Gazebo sitting spaces
- ✦ Play Area and Activity Zone for children
- ✦ Rachabanda / Elders gathering area

## CLUB HOUSE

- ✦ Lounge
- ✦ Gymnasium
- ✦ Swimming Pool with filtration & changing rooms
- ✦ Health Club
- ✦ Library
- ✦ Crèche
- ✦ Multi-Purpose Hall
- ✦ Conference room
- ✦ 2 Indoor Badminton Courts with nets
- ✦ Indoor Games
- ✦ Yoga / Meditation / Aerobics area
- ✦ Coffee Shop / Restaurant
- ✦ Convenience store
- ✦ Maintenance Office
- ✦ Dispensary / Nurse Station
- ✦ Provision for ATM
- ✦ Unisex Saloon

*Disclaimer: Minimal equipment and play items shall be provided in gym and indoor games room by the developer at his discretion.*



- ✦ Edulaganulapally Railway Station (Proposed Railway Hub)
- ✦ 3 kms from Kollur ORR Exit
- ✦ 4kms from New BHEL BEMMAC
- ✦ Near to Financial District Gachibowli



- ✦ SBI
- ✦ IDBI
- ✦ HDFC
- ✦ ING
- ✦ Axis
- ✦ UCO



- ✦ Continental Hospital
- ✦ Citizen Hospital
- ✦ Indo American Cancer Hospital
- ✦ American Oncology Institute
- ✦ Peoples Hospital



- ✦ Gaudium School
- ✦ Narayana Concept School
- ✦ Samashti International School
- ✦ Birla Openminds School
- ✦ Narayana IIT Campus
- ✦ Bachpan Play School
- ✦ ICFAI University



### BHEL MAYFAIR Mutual Aided Co-operative Housing Society

H.No 486, MIG Colony, Phase - I (Old MIG), towards new MIG main road, BHEL, Ramachandrapuram, HYD-502032

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