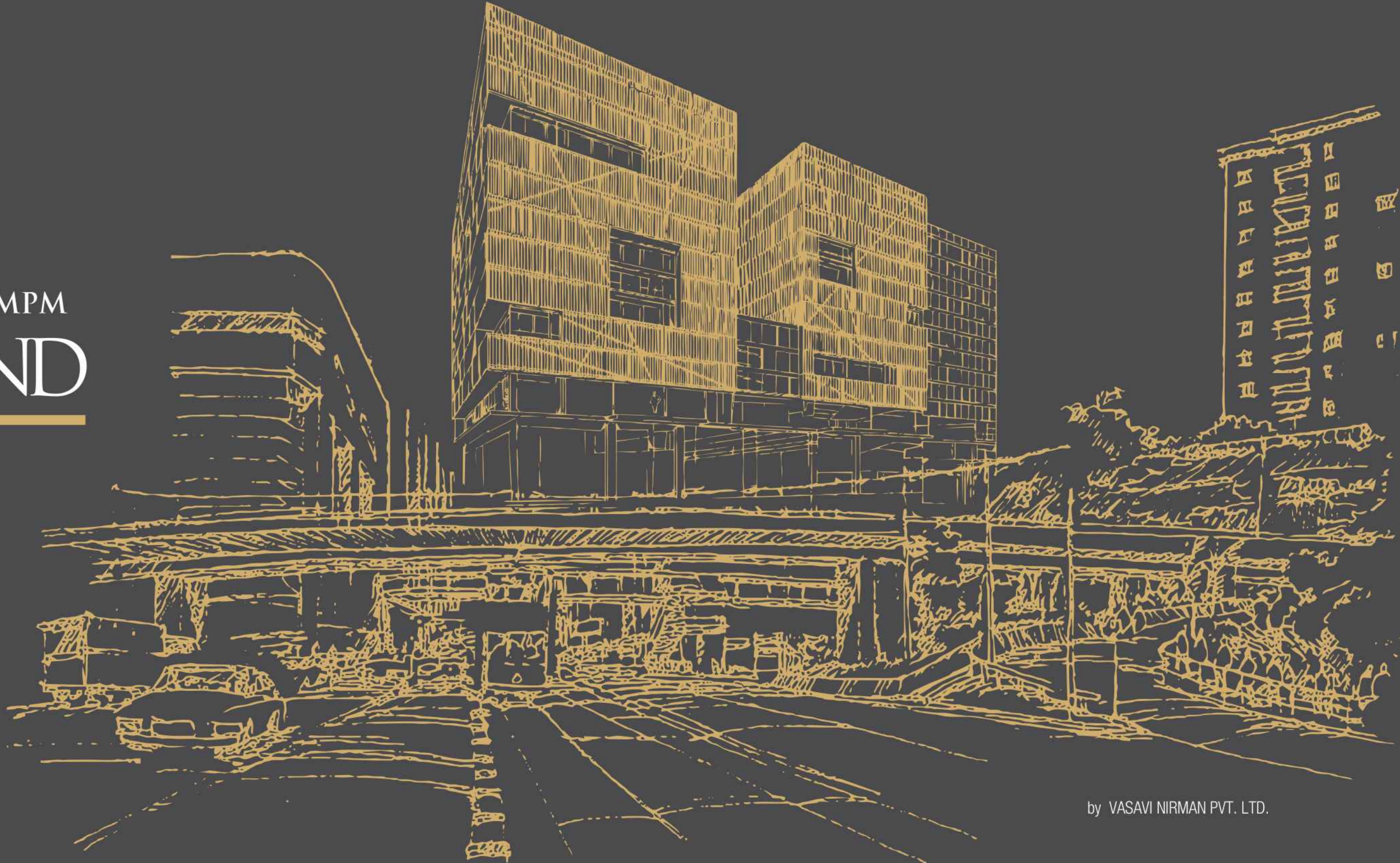


INNOVATION-FOCUSED OFFICE & RETAIL HUB

VASAVI'S MPM
GRAND



by VASAVI NIRMAN PVT. LTD.

DESIGNED WITH AN URBAN VIBE

RISING IN AMEERPET ON BUSTLING MUMBAI HIGHWAY (150 FT ROAD), ONE OF THE WIDEST ROADS IN HYDERABAD, IS A PRIVILEGED PLATFORM FOR CONTEMPORARY WORK, LEISURELY ESCAPES AND SHOPPING EXPERIENCES. COMBINING TRADITIONAL IDENTITY WITH MODERN DESIGN, THIS HIGHLY DESIRABLE COMMERCIAL HUB IS A SPRAWLING ABOVE 5 LAKHS SQUARE FEET HARMONIOUS HAVEN FOR MEGA OFFICE SPACES, PREMIUM SHOPPING ARCADE AND ICONIC CELEBRATORY AND HOSPITALITY VENTURES. WELCOME TO VASAVI'S MPM GRAND.

MERE MINUTES FROM THE UPCOMING METRO STATION, THE PROJECT SUCCESSFULLY ANSWERS THE DEMANDS FOR A QUALITY BUSINESS AND COMMERCIAL SPACE AND ACTS AS AN URBAN OASIS FOR ENTERPRISING ORGANISATIONS. THE CENTRAL COLLABORATIVE SQUARE AT ITS HEART LENDS TO THE BROADER PERSPECTIVE WHILE BRINGING SPACIOUSNESS TO THE CORE. FURTHERMORE, THE OVER 1,60,000 SQUARE FEET OF ENLIVENED RETAIL AREA ON THE THE FIRST FOUR FLOORS BRINGS FURTHER PASSION WHILE KEEPING THE HUB BUZZING DAY AND NIGHT.

THE GENESIS OF CITY'S MOST ICONIC DESTINATION

GENESIS PLANNERS, THE COMPANY THAT IS ARCHITECTING AND ENGINEERING THE PROJECT, UNDERSTANDS THE COMPLEXITIES OF MIXED COMMERCIAL BUILDING AND THUS ACCENTUATES THE ORGANIC FLOW OF THE DEVELOPMENT. INNOVATIVE FEATURES SUCH AS UNIQUE GEOMETRY, DAYLIGHT HARVESTING AND FLEXIBLE FLOOR PLATES SET THE STAGE FOR HIGHER PRODUCTIVITY, BETTER PERFORMANCE AND ENHANCED COMFORT. WHAT'S MORE, THE RIGHT ANGLES RENDER SUN-SHADING, NATURAL VENTILATION AND VISUAL HARMONY AS WELL. AND THE STABILITY AND DURABILITY OF THE STRUCTURE HAS BEEN ENSURED BY RENOWNED ZAKI ASSOCIATES, A COMPANY BEHIND MANY LANDMARKS IN THE CITY.



VASAVI'S MPM
GRAND

DIVERSIFIED URBAN VIBE

SHOPPING
SPACES



OFFICE
SPACES



OFFICE
SPACES

RESTAURANTS &
FOOD COURTS

EXTRAORDINARY
INSIDE OUT



DISTINCTIVE AND FUTURISTIC
ARCHITECTURE AND SPACES

CROSSOVER LOCATION IN AMEERPET
AND OTHER RESIDENTIAL COMMERCIAL HUBS

DESIGNED MAIN LOBBY
AND ELEVATOR LOBBIES

SPECTACULAR
VIEWS

VALET
PARKING

WELL
SECURED ZONE

2 METRO STATIONS
WITHIN WALKING DISTANCE

MIXED USE COMMERCIAL
EPICENTER

SPACIOUS
INTERIORS

VASAVI'S MPM
GRAND

RETAIL
OPPORTUNITIES



**DESIGNER
BOUTIQUES**
INTERNATIONAL
BRANDS
BIG SPACES
SMALL SPACES
*COSMOPOLITAN
STYLE*

SHOPPING HAVEN:

MULTI BRANDS, DESIGNER BOUTIQUES AND
LIFESTYLE OUTLETS PUNCTUATE THE FIRST AND
SECOND FLOOR AMBIENCE

VASAVI'S MPM
GRAND



RETAIL | 1ST LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	27233	9532	36765
2	2093	732	2825



RETAIL | 2ND LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	13929	4876	18805
2	15070	5275	20345
3	2093	732	2825



VASAVI'S MPM
GRAND



RETAIL | 3RD LEVEL

S.NO	RETAIL	COMMON	TOTAL
1	13660	4780	18440
2	15554	5446	21000
3	6365	2230	8595



RETAIL | 4TH LEVEL

S.NO	RETAIL	COMMON	TOTAL
1	15780	5525	21305
2	16921	5924	22845
3	6365	2230	8595





RETAIL | 3RD LEVEL

S.NO	RETAIL	COMMON	TOTAL
1	13660	4780	18440
2	15554	5446	21000
3	6365	2230	8595



RETAIL | 4TH LEVEL

S.NO	RETAIL	COMMON	TOTAL
1	15780	5525	21305
2	16921	5924	22845
3	6365	2230	8595



A FUSION OF ART,
ARCHITECTURE & DESIGN



HYDERABAD HAS BOLDLY ANNOUNCED ITS ARRIVAL ON THE INTERNATIONAL URBANISM PLATFORM. THE CITY HAS TRANSFORMED INTO A TRULY GLOBAL CITY IN RECENT YEARS. NO WHERE IS THIS MORE OBVIOUS THAN IN WORLD-CLASS ARCHITECTURE. IN ACTUALITY, THE CITY HAS BROKEN FREE OF MUNDANE DESIGNS TO SPORT A UNIQUE EXPRESSION OF ITS OWN. IN A LEAGUE OF ITS OWN, VASAVI'S MPM GRAND TOO IS A CELEBRATION OF EXCELLENCE AND ORIGINALITY - AN INNOVATIVE INTERPRETATION OF THE ESSENCE OF HYDERABAD THROUGH THE KEEN EYES OF GENESIS PLANNERS.

THIS PRESTIGIOUS COMMERCIAL TOWER STANDS OUT AS AN ANALOGOUS PIECE OF CONTEMPORARY STRUCTURE IN HARMONY WITH THE CITY LANDSCAPE. HOWEVER, THE CONTRAST BETWEEN THE ROBUST EXOSKELETON AND THE CRYSTALLINE GLAZING OF THE GLASS FACADE IS AN INTERESTING EXPRESSION OF MODERN SYNTHESIS. THE OTHER EQUALLY SIGNIFICANT YET DEFINING CHARACTERISTIC IS THE INTEGRITY WITH WHICH THE OVERALL CONCEPT BLENDS FORM WITH FUNCTIONALITY.

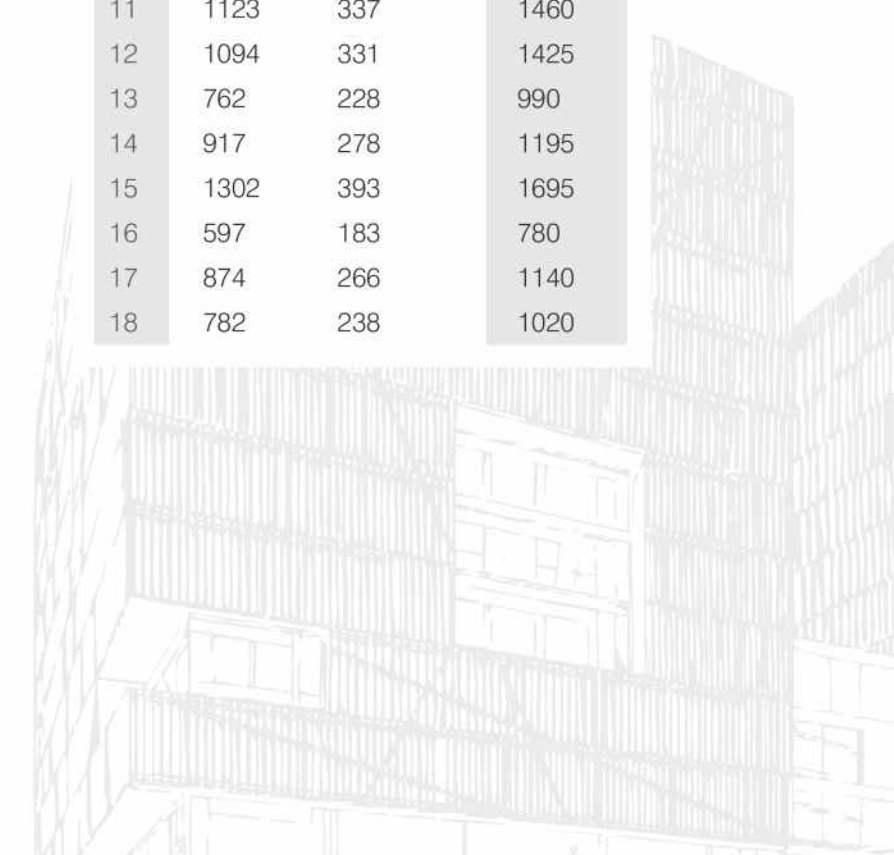
VASAVI'S MPM
GRAND



OFFICE | 7TH LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	1335	400	1735
2	2526	759	3285
3	3126	939	4065
4	2077	627	2705
5	2441	734	3175
6	2556	769	3325
7	2192	658	2850
8	2011	604	2615
9	2005	605	2610
10	2088	627	2715
11	1123	337	1460
12	1094	331	1425
13	762	228	990
14	917	278	1195
15	1302	393	1695
16	597	183	780
17	874	266	1140
18	782	238	1020



OFFICE | 8TH LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	996	299	1295
2	773	232	1005
3	1651	499	2150
4	1391	419	1810
5	1573	472	2045
6	1297	388	1685
7	974	296	1270
8	818	247	1065
9	1643	497	2140
10	1638	492	2130
11	1434	431	1865
12	1220	365	1585
13	1715	515	2230
14	1788	537	2325
15	1102	333	1435
16	1249	376	1625
17	947	288	1235
18	893	272	1165
19	762	228	990
20	917	278	1195
21	1302	393	1695
22	597	183	780
23	874	266	1140
24	782	238	1020





OFFICE | 9TH-12TH LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	996	299	1295
2	773	232	1005
3	1651	499	2150
4	1391	419	1810
5	1573	472	2045
6	1297	393	1690
7	974	296	1270
8	818	247	1065
9	1643	497	2140
10	1638	492	2130
11	1434	431	1865
12	1220	365	1585
13	1715	515	2230
14	1788	537	2325
15	1102	333	1435
16	1249	376	1625
17	947	288	1235
18	893	272	1165
19	762	228	990
20	917	278	1195
21	1302	393	1695
22	597	183	780
23	874	266	1140
24	782	238	1020



OFFICE | 13TH-14TH LEVEL



S.NO	RETAIL	COMMON	TOTAL
1	1153	347	1500
2	1153	347	1500
3	1450	435	1885
4	1450	435	1885
5	1238	372	1610
6	1238	372	1610
7	1032	313	1345
8	1032	313	1345
9	1385	415	1800
10	1385	415	1800
11	1143	347	1490
12	762	228	990
13	917	278	1195
14	1302	393	1695
15	597	183	780
16	874	266	1140
17	782	238	1020

NOTE: 10 LEVELS ARE APPROVED, PERMISSION FOR 4 MORE FLOORS IS UNDER PROCESS



MECHANICAL PARKING | CELLAR 1ST FLOOR



MECHANICAL PARKING | CELLAR 2ND & 3RD FLOOR



UNPRECEDENTED AMENITIES, ELITE SERVICES

THE WELCOMING FEELING THAT PERVADES THROUGHOUT THE PROJECT IS ARGUABLY ONE OF THE MOST ATTRACTIVE FEATURES OF VASAVI'S MPM GRAND BECAUSE THE SPATIAL ARRANGEMENT PROVIDES A SENSE OF BELONGING AND ATTACHMENT. IT IS FOSTERED BY WIDE LOBBY SPACES, SEATING LOUNGES IN BRIGHT LIGHT, LARGE TO MEDIUM SCALE WORKSPACES, DISCREET PRIVACY AND A TRULY SECURE STATE-OF-THE-ART ENVIRONMENT.

IN SHORT, THE BUILDING HAS BEEN CONCEPTUALISED WITH FUNCTIONALITY INTEGRATED SECURITY SYSTEM FOCUSED NOT JUST ON OWNERS, BUT ALSO THE VISITORS.



VASAVI'S MPM
GRAND

SPECIFICATIONS

GENERAL

Floors	-	14 Levels
Architect	-	Genesis Planners Pvt. Ltd.
Developers & Land Owners	-	Vasavi Nirman Pvt. Ltd. & MPM Group
1st Level	-	Hypermarket
2nd to 4th Level	-	Retail
5th & 6th Level	-	Restaurant with Banquet Hall / Office Space
7th to 14th Level	-	Office Space

STRUCTURE

Structure	-	RCC slab and column structure with masonry partitions
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WINDOWS

Retail Units	-	Power coated Aluminium / UPVC windows - Rolling Shutters
Office Units	-	Power coated Aluminium / UPVC windows - Doors

FLOORING

Retail Units	-	Vitrified flooring - 600 X 600mm
Office Units	-	Vitrified flooring - 600 X 600mm
Common Areas	-	Granite
Lift	-	Cladding - marble/granite stone
Staircase	-	Marble or granite stone
Entrance Steps	-	Granite

POWER SUBSTATION

Metering	-	Exclusive electrical energy measurement provided for retail and office by electronic meter
Earthing pits	-	Provided
Standby Power	-	Backup for common area and amenities (diesel generator)

HVAC

AC System	-	Provision for split AC units for offices
	-	Provision for centralized AC for commercial

WATER

Water supply	-	Municipal water/ Bore water for entire premises
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LIFTS

Total	-	8 lifts
Passenger Lift	-	7
Service Lift	-	1

FINISHES

Exterior	-	Front elevation with glass/ suitable. Combination of stone and painted surface
Lobbies	-	Combination of stone and painted surface
Basement	-	Broom finish concrete
Office Units	-	Smooth luppam finish
Common Toilets	-	Ceramic tiles with modern fittings and fixtures
Railing	-	SS Railing

COMMUNICATIONS

Cable & internet connection	-	Provision for cable TV, internet and telephone point
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SECURITY

CCTV Surveillance	-	At Parking & all levels
Manned Security	-	Boom barriers at all vehicular entry and exit points
Monitoring	-	Monitored on-site

SAFETY

Wet/ Riser/ Hose Reels / Sprinklers/ Fire Extinguishers	-	Provided as per norms
External Fire Hydrants	-	Provided as per norms
Fire deduction system	-	Provided as per norms

TOILETS

Toilet facilities	-	Male & Female on every level
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LANDSCAPE

Richly landscaped central plaza	
Pedestrian plaza designed with seating area and food kiosks	
Dedicated drop-off zone and entrances for retail	
On-site parking areas with lush canopy trees and landscape features	

ACCESSIBILITY

Parking	-	Adequate surface parking facility at multi-level basement with mechanical parking
Valet Parking	-	Provision for valet parking



AN ORIGINAL WORK OF ART AT THE NEXUS OF HYDERABAD'S MOST INSPIRED DESTINATIONS

VASAVI'S MPM GRAND LIES AT THE CENTRE OF ONE OF THE CITY'S MOST EXUBERANT LIFESTYLE DESTINATIONS. IT IS SITED ADJACENT TO THE RAPIDLY PROGRESSING METRO STATION, WHICH EASILY CONNECTS YOU TO MAXIMUM PARTS OF THE CITY. A NEW COMMERCIAL LANDMARK ON THE HORIZON FOR THE BUSTLING NEIGHBOURHOOD, IT IS ALSO BLISSFULLY CLOSE TO MANY RESIDENTIAL COMMUNITIES THAT ASSURE CONTINUOUS FOOTFALLS IN THE SHOPPING SEGMENT OF THE PROJECT. WHAT'S MORE, AN AVENUE LINED UP WITH AN ARRAY OF SHOPPING AND FINE DINING EXPERIENCES ALONG WITH CORPORATE AND FINANCIAL SERVICES THAT MAKE AMEERPET AN ECONOMIC POWERHOUSE OF A LOCATION.



VASAVI'S MPM
GRAND

SURROUNDED BY
THE COMMERCE, CULTURE,
DESIGN, ENTERTAINMENT,
AND FINEST ART

LOCATION PLAN
NOT TO SCALE



1

Close to 2 Metro Stations

2

Located on 150 ft wide highway. Ameerpet

3

Surrounded by elite residential enclaves (Srinagar Colony, SR Nagar, Vengal Rao Nagar and so on)

4

Easy link to Airport, Railway Station and Bus Depot

5

Enveloped by colleges, eateries, tech parks, shopping malls

VASAVI'S MPM
GRAND

AN ORGANIZATION
BUILT ON TRUST &
EXPERTISE

VASAVI GROUP



"WORK WITH THE BEST" AND "DELIVER ON PROMISE" FORMS THE CORE OF THE PROGRESSIVE VASAVI GROUP. PROFESSIONAL MANAGEMENT, INTERNATIONAL DESIGN CONCEPTS, TIMELY EXECUTION AND THE BEST OF SERVICES TO REAL ESTATE. BEING AHEAD OF THE TREND AND OFFERING EFFECTIVE LIVING-SPACE SOLUTIONS HAS MADE VASAVI TODAY A WELL-KNOWN AND TRUSTED PLAYER IN THE REAL ESTATE MARKET OF INDIA. WITH MORE THAN 25 LAKH SQUARE FEET OF PROJECTS DEVELOPMENT AND A FURTHER 20 LAKH IN PIPELINE, VASAVI GROUP HAS EMERGED AS A DOMINANT PLAYER IN THE SOUTH INDIA'S REAL ESTATE MARKET. ITS DEVELOPMENTS ENCOMPASS MIXED-USE URBAN DEVELOPMENTS, RESIDENTIAL, OFFICE AND RETAIL SPACES. AS EARLY AS TWENTY YEARS AGO, THE ORGANIZATION BELIEVED IN ACHIEVING BRILLIANCE THROUGH TRUE PROFESSIONALISM AND CUTTING EDGE TECHNOLOGY. STRENGTHENED BY AN EXCEPTIONAL TEAM OF PROFESSIONALS, IT IS USHERING IN A NEW ERA OF PROSPERITY BY BUILDING AN ARRAY OF SMARTER, EFFICIENT, LONG-LASTING AND ENVIRONMENTAL FRIENDLY PROJECTS.

EDEN AMSRI, SECUNDERABAD



COMMERCIAL @ KPHB, HYDERABAD



SHANTHINIKETHAN @ KONDAPUR, HYDERABAD.

TEAM

Developers



Vasavi Group
1-2-40, 41&43, Park Lane, Secunderabad-500003.
Ph: +91 92909 09999, 95539 99088
E-mail: sales@vasavigrouphyd.com
www.vasavigrouphyd.com

Land Owners



MPM Group
Malpani House, Plot No. 96/A,
MLA Colony, Road No.12,
Banjara Hills, Hyderabad-5000034

Architects & Engineer



Genesis Planners Pvt. Ltd
Plot #559, Road # 92, Phase-III,
Jubilee Hills, Hyderabad-500033.
Ph : +91 40 66977777

Structural Engineers



Zaki & Associates
3-6-10, 4th Floor, Anusuya Commercial Complex,
Himayat Nagar, Hyderabad-500029.
Ph: + 91 40 23224772



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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 alter and make changes in elevation, specifications and plans as deemed fit.