TG RERA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY
P01100009999

A Project by
MPH
shaping dreams

ParkVille

Your Home, Your Style, Your Future.

Where Modern Living Meets
Natural Harmony

2 & 3 BHK LUXURY APARTMENT @
Pocharam / Muthangi, ORR Exit. 03, Hyderabad.



ParkVille

Your Home, Your Style, Your Future.

1.16 Acres

3450 Sft. Clubhouse

24x7 Security

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115 Luxury Apartments

Block-A: **45** Units
Block-B: **70** Units

1170 - 2116 Sft. Flat Sizes

Block-A: **1170 - 1650** Sft
Block-B: **1233 - 2116** Sft

2 Blocks
5 Floors

Block-A: **Stilt+5**
Block-B: **Cellar+Stilt+5**

At MPH Park Ville, every moment is thoughtfully designed to enhance your lifestyle. From well-planned living spaces to beautifully crafted surroundings, your home becomes more than just an address it's where comfort, convenience and harmony come together. Discover a community that celebrates modern living and gives your family the perfect place to grow, live, and thrive.



ParkVille

Your Home, Your Style, Your Future.

Recreation, Relaxation & Wellness

All in One Place.

AMENITIES & FEATURES

Grand Entrance | Cricket Net Practice | Seating Area | Jogging Track

Banquet Hall | Multipurpose Hall | Meditation / Yoga Hall | Reception / Lounge

Gym | Badminton Court | Party Lawn | Half Basket Ball Court

Childrens Play Area | 24x7 Surveillance Cameras



Area Statement

Flat No.	Facing	Unit	Area in Sft
101	East	3 BHK	**1610**
102	East	2 BHK	**1177**
103	East	2 BHK	**1177**
104	East	2 BHK	**1265**
105	East	3 BHK	**1650**
106	West	3 BHK	**1540**
107	West	2 BHK	**1170**
108	West	2 BHK	**1170**
109	West	3 BHK	**1540**

TYPICAL FLOOR PLAN





SPECIFICATIONS



STRUCTURE
Footings, Columns, Beams & Slabs in RCC grade.

SUPER STRUCTURE
All external walls of 8" & 6" and internal walls of 4", Cement solid bricks with cement mortar.

DOORS
Main Door: Main door with teak wood door frame and moulded veneer finishing door aesthetically designed with fine finish and designer hardware of reputed make.

Internal Doors: Teak wood door frame and veneer/ flush door shutters.

WINDOWS
Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed MS painted grills and standard hardware.

PLASTERING
Two coats of cement plastering with sponge finishing.

WATER SUPPLY
Underground and overhead storage tanks of adequate capacity with bore well.

ELECTRICAL
Concealed copper wiring of ISI mark reputed making brand for internal wiring & main lines.

FLOORING
Vitrified tiles with 4" skirting.

TV & INTERNET
Provision for TV point and Internet point in living room.

PAINTING
All interior walls with premium emulsion paint with roller, exterior fascia with premium paint.

TOILET
Ceramic anti-skid tiles for flooring and walls with ceramic tiles of size 12" × 18" up to 6'6" height.

PARKING
Cellar with VDF flooring.

BACKUP GENERATOR
Standby generator of reputed make to operate lifts, common area and staircase lighting and selected points in each flat.

LIFT
6 Passenger's Lift.

PLUMBING
Reputed make of sanitary ware with concealed wall mixer, Single pipe WC and washbasin of reputed make.

SECURITY
24 hours security and sufficient CCTV coverage.

Modern Planning for

a Modern Lifestyle.

ParkVille

Your Home, Your Style, Your Future.



Featuring sleek floor plans and a thoughtfully curated master layout, Park Ville brings together contemporary architecture and everyday convenience. The result? A home that feels modern, functional and perfectly in tune with today's lifestyle.







LOCATION MAP (not to scale)



ParkVille
Your Home, Your Style, Your Future.

Scan QR Code for Location



(Outer Ring Road(ORR



Value Zone Hyper Mart



Candidus Intl. School



Cinemart, RC Puram



Amedha Hospitals

PROXIMITY

Mumbai Highway	-	2 mins
ORR Exit No-03	-	3 mins
Candidus Intl School	-	5 mins
Max Care Hospital	-	10 mins
Gaudium Intl School	-	10 mins
Amedha Hospital	-	10 mins
Value Zone Hyper Mart	-	10 mins
Asian Cine Mart	-	15 mins
Maheswara Medical College	-	15 mins
GITAM University	-	20 mins
IIT Hyderabad	-	25 mins
INOX GSM Mall	-	25 mins
Financial Dist	-	25 mins
Gachibowli	-	30 mins
RGI AirPort	-	40 mins

Telangana Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : **P01100009999**

*Project:**PARK VILLE BLOCK A**,Survey No.: **212/19/E, 212/19/AE2/3/1, 212/20/E/1, 212/20/AA/2,**Plot No. Of Site: **, at **POCHARAM, PATANCHERU, Sangareddy, 500004**;*

1. **MKT PRANEETH HOMES** represented by Mr./Ms. **BAMIDIRAJU AND OTHERS** having its registered office / principal place of business at *Village: Rajendra nagar , Mandal: **Rajendranagar**, District: **Ranga Reddy**, Pin: **500089**.*

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;

(ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;

(iii) The promoter shall deposit 70%. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;

(iv) The registration shall be valid for a period of 3 Year commencing from **03/06/2025** and ending with **03/06/2028** unless extended by the Authority in accordance with the Act and the rules made thereunder;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(vii) After receipt of Registration certificate from this Authority, the Promoter shall mandatorily submit Quarterly updates for every Quarter i.e by till the completion date mentioned in the Form B declaration, failing which penalty would be imposed as per provision of Act, 2016 & Rules 2017.

(viii) U/s 37 of the RE (R&D) Act, 2016, the promoter shall ensure Advertisement of Real Estate Projects in the prospectus, print media, hoardings or any other visual media shall mention the **"Competent Authorities PROJECT PERMIT NUMBER"** and **"RERA REGISTRATION NUMBER"** in the TOP RIGHT CORNER WITH FONT SIZE EQUAL OR LARGER THAN THE FONT SIZE used for the project contact details & address of the advertisement.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By DENDI SRINIVAS REDDY
(TELANGANA REAL ESTATE REGULATORY AUTHORITY HYDERABAD)
Date : 28-Aug-2025 12:28:34 IST

Dated: **28/08/2025**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

OFFICE OF THE Pocharam 1 GRAM PANCHAYAT

TG-bPASS

BUILDING PERMIT ORDER

Application No. : 008279/BP/HMDA/2058/SKP/2024 **Date : 03 June, 2025**

To
M/S MKT PRANEETH HOMES
Pl.No.164-A, TEJA COLONY, ISNAPUR, SANGAREDDY, TELANGANA STATE
Pin Code : 500072

Sir,
Sub: Pocharam 1 Gram Panchayat - Building Permission for Construction of Proposed **Residential** Building consisting of **1 Stilt + 5 upper floors** in plot nos. - situated at Survey No. **212/19/E, 212/19/AE2/3/1, 212/20/E/1, 212/20/AA/2** of **POCHARAM1** Village, **PATANCHERU** Mandal, **Sanga Reddy** District to an extent of **2,073.18** Sq. Mt. belonging to **M/S MKT PRANEETH HOMES** - Reg.

Ref: 1. Application number **008279/BP/HMDA/2058/SKP/2024**, Date: **26/07/2024**
2. HMDA Proceedings vide Lr.No. **008279/BP/HMDA/2058/SKP/2024**, dt. **03 June, 2025**

It is to inform that, in the reference 1st cited, you have applied to HMDA for Building Permission for construction of **Residential** Building consisting of **1 Stilt + 5 upper floors** in Plot Nos. - situated at Sy.Nos. **212/19/E, 212/19/AE2/3/1, 212/20/E/1, 212/20/AA/2** of **POCHARAM1** (V) , **PATANCHERU** (M), **Sanga Reddy** Dist. to an extent of **2,073.18** Sq.Mt.

The above proposal has been examined by the HMDA under the provisions of section-18,19 & 20 of HMDA Act 2008 and also in accordance with the Statutory Master Plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force and permission is hereby accorded vide

I. Permit No. : **008279/BP/HMDA/2058/SKP/2024**, Date : **03 June, 2025**
II. Name of the Owner and Applicant Address:
M/S MKT PRANEETH HOMES
Pl.No.164-A, TEJA COLONY, ISNAPUR, SANGAREDDY, TELANGANA STATE.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	1	1 Stilt + 5 upper floors	6261.27	14.39

You have paid all required Fees and charges to HMDA and Gram Panchayat and executed simple mortgage of 10% of built up area in favor of MC, HMDA AS per rule 25 (d) of G.O. Ms.No. 168 Dt: 07.04.2012 at Sub-Register **PATANCHERU** , vide Doc No. **7638**, Dt: **02 April, 2025**, (Dist). The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
A (RESIDENTIAL APT)	4,903.65	490.36	620.32	6,209.98
Total	**4,903.65**	**490.36**	**620.32**	**6,209.98**

The Building Permission is sanctioned subject to following conditions:

GENERAL CONDITIONS FOR COMPLIANCE: -

a) The building plans technically approved are valid for period of (3) years in case of non high rise buildings and (5) years in case

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P01100009999

Welcome to a Place

You'll Love Calling Home.

Your Journey to Better Living Starts Here.

A Project by

MPH
shaping dreams

OFFICE ADDRESS:
Plot No. 164A, 164/B Isnapur to Pashamylaram 100feet Road,
Isnapur, Patancheru Mandal, Sangareddy district,
Hyderabad, Telangana - 502 307.

SITE ADDRESS:
Panchathatva Layout, Pocharam,
Hyderabad, Telangana - 502 300.

For Further Details Call:

+91 9093 222 999, 630 215 3074.
sales@mphdevelopers.com

TACT | +91 7731 88 44 77

Disclaimer: This brochure is a conceptual representation of the project and does not constitute a legal offering.
The developers reserve the right to modify the design, plans, and specifications as necessary.