



HIT THE RIGHT NOTE  
OF LIFESTYLE & CLASS



## BUILDING HIGH-QUALITY LIVING, MUPPA'S LEGACY

Hyderabad-based Muppa group is a renowned property development and real estate company that has been in the business of building high-quality homes for past two decades. With a strong portfolio that spans Hyderabad, Muppa is known for thinking ahead of times, envisioning and building living spaces that feature the signature class, and well-developed environs and superior amenities; redefining living and lifestyle on a distinct note and earning exemplary growth and value for customers' investment.

Muppa Projects is driven by the vision of the leaders, well supported by a team of experts, go-getters and committed employees, across all segments. With a significant number of projects executed perfectly, Muppa today stands synonymous with trustworthiness, quality and commitment. Its ethos is deep-rooted in its quest to fill living spaces with hope, happiness and celebration of life and togetherness.

Having pioneered the concept of the gated community way back, Muppa forayed into every real estate component, including premium villas, high-end, yet budget-friendly housing, group housing, and high-rise apartments. Muppa's projects suit different budgets and distinct tastes, yet carry the brand signature, marked with perfection and prompt delivery.

Muppa Projects is driven by inherent values and self-set discipline that are paramount in safeguarding the interests, and surpassing the expectations of the home seekers. Ever since its inception, Muppa has been committed to maintaining stringent financial discipline and management, without compromising the interests of employees and stakeholders. This went a long way in perfect planning, smooth execution and timely completion and delivery of its projects. Muppa also brings in the best combination of proven and trusted supplier base, and up-to-date technology, in both construction and customer relationship management.



17

FLOORS

7

TOWERS

7

MARVELS

Rising handsomely and welcoming beautifully, Melody plays the most enchanting rhythm of high-quality living. Coming from the stable of Muppa's, Melody spans 7 glorious towers of 17 floors each, offering 7 distinct marvels that define the finest living and redefine perfect homes.

Let us explore the seven marvels, the seven notes that ring in bliss and excitement

1

### IRRESISTIBLE LOCATION

The best of different worlds blend and shine bright, filling the environs and surrounding Muppa's Melody with a special radiance. A stone's throw away from the glitzy IT corridors of Gachibowli and Financial District and a quick drive away from the international airport, Melody is the most prized catch for those seeking excellent living at an attractive price and at a happening address.

2

### ABOUT 75% OPEN AREA

Sprawling gardens, lavish landscapes, dotted with sporting arenas and well-carved walking and jogging tracks, all add up to three-fourths of the Melody's campus, making it an environmental heaven with fresh air, greener pastures and an endless experience of rejuvenation.

3

### ALUMINIUM FORMWORK

The degree of pre-engineering and inherent simplicity of the aluminium formwork enables reduction of manpower dependency and thus increases the precision, quality of construction and also makes the building more robust. With this the product quality and life of the building will increase. The building will have low maintenance in future. This technology gives scope to take out more carpet area in comparison to traditional construction practices.

4

### LIFE AT MELODY

World-class living is all about infinite joy, indelible mark of satisfaction and loads of smiles on the faces of our dear ones. Melody will deliver this endearing feel through well-designed living spaces, extraordinary living amenities, and best-in-class security and safety features. Be it the clubhouses, supermarket, or landscape design, or sports facilities, every element stands as the best in the industry and makes living a true joy.

5

### DAYLIGHT AND VENTILATION

The design concept carefully channels natural light and ventilation in all rooms, and the balconies will have spectacular views and free movement of breeze. The project is designed with 75 % open space and there are large gaps between buildings for ventilation and flow of air.

6

### 2 CLUBHOUSES

One is awesome, two is terrific! Muppa's Melody has on offer twin clubhouses that broaden the choice and provide more than just customary infrastructure. The clubhouses, lavishly spread over 42000 square feet, are filled with exhaustive facilities ranging from gym, yoga, indoor games, stay facilities, to state-of-the-art banquet facilities and parking, squash court, indoor badminton among several others.

7

### LUXURIOUS, YET AFFORDABLE

Muppa's Melody is a coveted address that is the pick of discerning home seekers, and also suits your budget, making it cost-efficient with comprehensive amenities. Pristine settings, excellent features and wonderfully built homes are the favourite in the most sought-after address of Tellapur-Osman Nagar belt. With proximity to world-renowned IT and economic neighbourhoods, Melody presents the unmatched uptown experience at an affordable price. Grandly designed 2 BHK, 2.5 BHK and 3 BHK apartments, spreading over an area of 1010 to 1725 square feet, make Melody simply irresistible.

## TUNE TO THE SYMPHONY OF ULTIMATE AMBIENCE

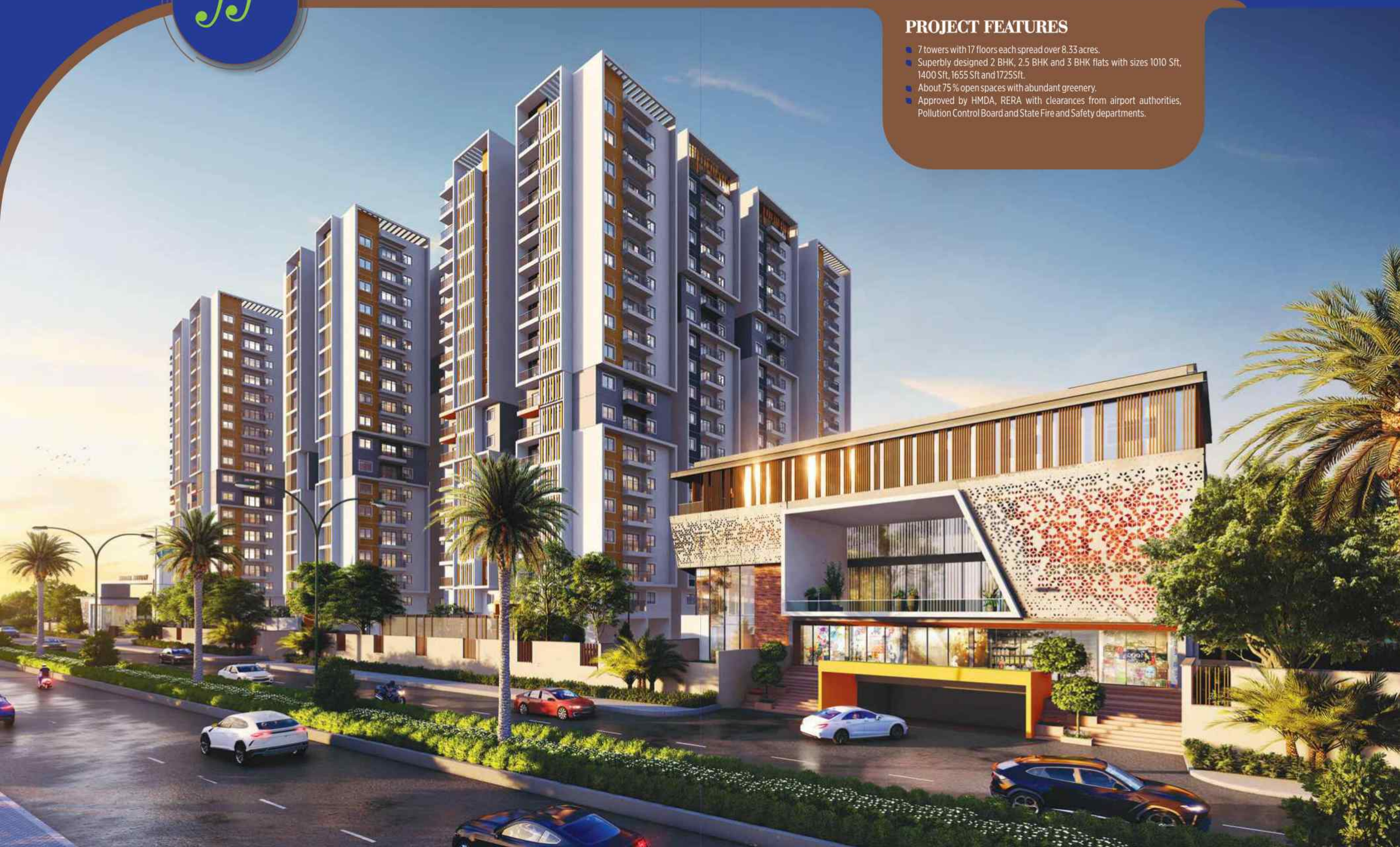



Muppa's Melody is the perfect signature of premium living, located in the most happening neighbourhood of Hyderabad, with comprehensive amenities



### PROJECT FEATURES

- 7 towers with 17 floors each spread over 8.33 acres.
- Superbly designed 2 BHK, 2.5 BHK and 3 BHK flats with sizes 1010 Sft, 1400 Sft, 1655 Sft and 1725 Sft.
- About 75% open spaces with abundant greenery.
- Approved by HMDA, RERA with clearances from airport authorities, Pollution Control Board and State Fire and Safety departments.





Rising high with incredible views, realise the perspective of quality living complemented by pristine environs and luring facilities



## EXPERIENCING THE HIGHEST OCTAVE OF COMFORT

### ARCHITECTURAL FEATURES

- Well-integrated and spacious living spaces
- Planning optimization for enhanced daylight and ventilation
- Wide balconies
- Spacious corridors and large gaps between buildings
- Specially designed children's waiting lounge at gate for school bus access

### LANDSCAPING

- Well-designed gardens and tot-lots
- Play zone areas for all age groups
- Toddler's park, mounds with slides & sand pits
- Meditation plaza
- Open and covered sit-outs & decks
- Feature walls and yoga decks
- Pavilions / sit-outs
- Sloped lawns / featured garden
- Feature wall with sculpture



### SPORTS AND GAMES FACILITIES

- Jogging/walking track
- Cycling track
- Practice pitch for cricket
- Half-basketball court
- Mini skating rink
- Volleyball court
- Mini soccer/ multi-purpose court
- Indoor badminton court
- Indoor squash court
- Rock climbing
- Indoor games

### RESPONSIBLE LIVING

- Harnessing solar energy for water heating purpose
- Energy efficient fixtures and equipment
- Water efficient landscape & rainwater harvesting
- Tobacco smoke control
- Cycle parking provision at selected locations
- Provision of metered charging point for electrical vehicles on a chargeable basis.



**CLASSIC NOTE OF BLISSFUL LIVING**



## FINEST TWIN CLUBHOUSES

Not one, but two niche clubhouses make the choice broader, besides pampering you and your guests with full-fledged recreation, rejuvenation and revelry.

## TOUCH OF CLASS & CREATIVITY

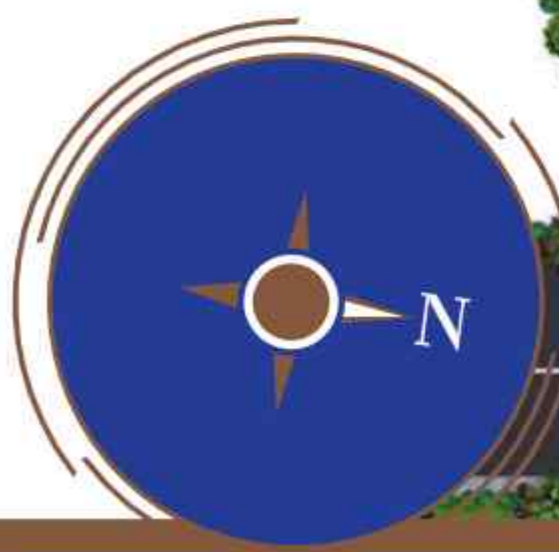
The lavish sizes with ideal ventilation align well with scintillating facilities powered by technology, high-end security and seamless vistas that accentuate the feel of wonderful lifestyle.

-   
2 Independent Clubhouses  
about 42,000 Sft
-   
Well designed,  
Air-conditioned Gym
-   
Yoga / Meditation /  
Aerobics Hall
-   
Indoor Badminton Court
-   
Party Lawn
-   
Indoor Squash Court
-   
Indoor Games Chess,  
Carroms, Table Tennis, etc.,
-   
Air-conditioned  
Guest Rooms
-   
Multipurpose Party Hall /  
Banquet Hall
-   
Outdoor Swimming  
Pool & Children's Pool

-   
Space for Terrace  
Cafeteria
-   
Space for Crèche
-   
Space for Supermarket,  
Shops / ATM
-   
Space for Children  
Gaming Zone
-   
Space for Clinic/  
Pharmacy
-   
Space for Private  
Home Theatre
-   
Space for Saloon & Spa
-   
Space for Outdoor  
Snack Bar
-   
Meeting Hall &  
Admin Office
-   
Guest Parking

# THE MASTERPIECE IN THE MAKING

This project is a one-of-its-kind masterpiece, with its majestic grandeur spreading across seven royal towers.



- |                   |                          |                                     |                           |                         |                            |
|-------------------|--------------------------|-------------------------------------|---------------------------|-------------------------|----------------------------|
| 1 Main entry      | 8 Waiting area           | 15 Kids waiting area for school bus | 22 Covered walkway        | 29 Mini football court  | 36 Half-basketball court   |
| 2 Security room   | 9 Exit gate              | 16 Maids / vendors entry            | 23 Garden                 | 30 Cricket nets         | 37 Mini skating rink       |
| 3 Outdoor seating | 10 Transformer yard      | 17 Amphitheatre                     | 24 Pebble path            | 31 Children's play area | 38 Cycle stand             |
| 4 Outdoor gym     | 11 Waste management area | 18 Nala                             | 25 Open seating           | 32 Grand walk           | 39 Clubhouse               |
| 5 Pergola         | 12 Two-wheeler parking   | 19 Party lawn                       | 26 Rock climbing          | 33 Sand pit             | 40 Basement entry          |
| 6 Labyrinth       | 13 Courier bay           | 20 Snack bar area                   | 27 Sand pit for adventure | 34 Piano court          | 41 Swimming pool           |
| 7 Gas bank        | 14 Bus platform          | 21 Meditation zone                  | 28 Volleyball court       | 35 Toddler's play area  | 42 Cycling & jogging track |



# UNIT PLANS



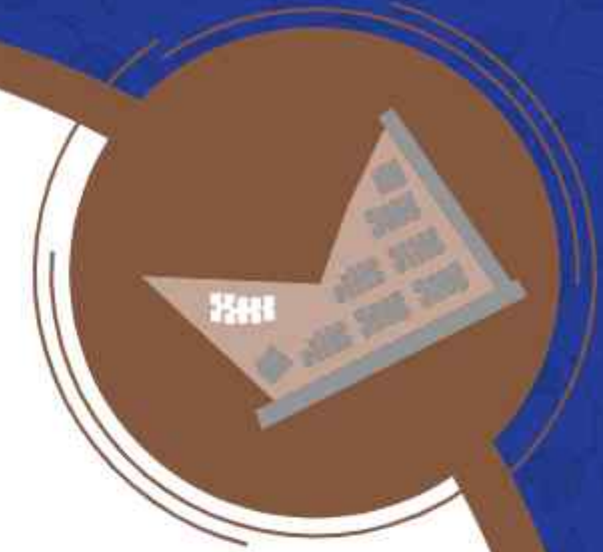
*Note: 1655 Sft is replica of 1725 Sft Floor plan except Bedroom - II Balcony.*

*Note: All dimensions shown in the floor plans are wall to wall only. The actual dimensions may vary slightly from the dimensions shown, due to wall finishing thickness.*

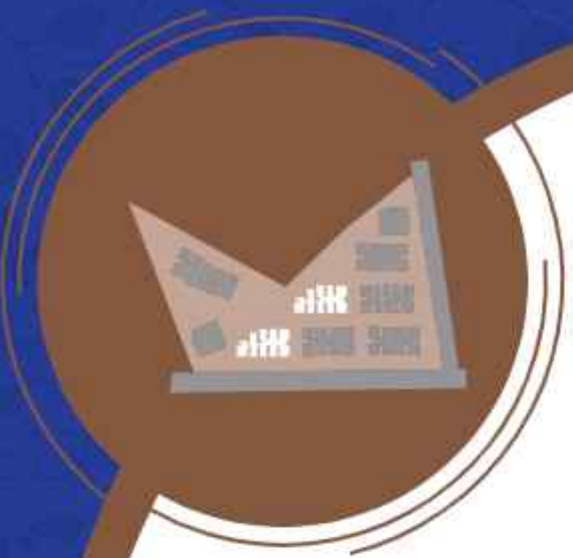


# TOWER - A

(Typical Floor Plan)



**Note:** All dimensions shown in the floor plans are wall to wall only. The actual dimensions may vary slightly from the dimensions shown, due to wall finishing thickness.



# TOWER - B & C

(Typical Floor Plan)



**Note:** All dimensions shown in the floor plans are wall to wall only. The actual dimensions may vary slightly from the dimensions shown, due to wall finishing thickness.



# TOWER - D, E & G

(Typical Floor Plan)



**Note:** All dimensions shown in the floor plans are wall to wall only. The actual dimensions may vary slightly from the dimensions shown, due to wall finishing thickness.



# TOWER - F

(Typical Floor Plan)



**Note:** All dimensions shown in the floor plans are wall to wall only. The actual dimensions may vary slightly from the dimensions shown, due to wall finishing thickness.

# SPECIFICATIONS



## STRUCTURE

- RCC shear wall framed structure to withstand wind and seismic loads with aluminium shuttering/formworks. Concrete blocks for non-structural members (wherever needed).



## DOORS & WINDOWS

- All Doors:** Manufactured / Engineered Frame & Engineered shutter aesthetically designed and fixed with reputed brand hardware.
- Windows & French Doors:** UPVC/ Aluminium alloy sliding door and windows with track for mosquito mesh of reputed brand.



## FLOORING

- Living, Dining, Kitchen, Master Bedroom & Other Bedrooms:** 800X800mm size double charged vitrified tiles of reputed brand with spacer joint.
- Balconies:** Matte finish /anti-skid ceramic tiles with spacer joint of reputed brand.
- Toilets:** Designer ceramic tile dado with spacer joint up to door height and flooring with matte finish /anti-skid ceramic tiles.
- Utility:** Glazed ceramic tile dado with spacer joint up to 3' height with matte finish ceramic tile flooring.
- Common Areas:** Vitrified tiles flooring of reputed brand.
- Staircase:** Kota / Tandur Stones.



## KITCHEN

- Provision of plumbing points for sink and water purifier.  
**Note:** Granite platform/Counter, Sink and Kitchen dado tiles are not under the scope of the builder's work.
- Utility:** Provision for washing machine and one tap for general washing.



## PAINTING

- Internal Walls & Ceiling:** Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make, over a coat of primer.
- External Walls:** Combination of texture, bubble spray or putty with two coats of exterior emulsion paint & weather proof paints of reputed brand.



## TOILETS

- CP Fixtures:** CP Fittings of Jaquar/ Grohe or equivalent. Single lever hot and cold mixtures with shower in every toilet. Single lever hot and cold mixture for wash basin in Master Bedroom toilet and pillar cock for wash basin in other bedroom toilets.
- Sanitary Fixtures:** Sanitary fixtures of Jaquar/Parryware/Hindware/Cera or equivalent.



## ELECTRICAL AND COMMUNICATIONS

- ISI mark concealed copper wiring with good quality Modular Switches of Reputed brand.
- Power outlets for Geysers in all Bathrooms.
- Power plug for Chimney, Refrigerator, Microwave, Mixer Grinder, Water Purifier in Kitchen.
- Power points for ACs at fixed locations in the master bedroom and bedroom-I.
- Provision of electrical piping for power points of ACs at fixed locations in bedroom-II and living room.
- TV, Telephone / Internet Provision in Master Bedroom and Living Room.



## SECURITY

- Secured perimeter wall with solar fencing.
- 24/7 security at the gates.
- CCTVs at Gates, Stilt Floor, Cellars and Clubhouse.
- App-Based movement control for visitors, maids and vendors.



## POWER BACKUP

- Metered / Chargeable DG backup for Lights, Fans and sockets up to 5 Amps.
- 100% Power backup for essential services (lifts, WTP, STP & common areas).



## FIRE SAFETY

- Fire sprinkler system in all Corridors, Flats and Basements. Fire hydrant, Fire alarm and public address systems in all floors and parking areas (Basement). Control panel at Main Security.



## LIFTS

- Four high-Speed lifts for each Tower with Automatic Rescue Device. (8 to 16 passenger and fire lift)



## STP

- Sewage Treatment plant as per norms.
- Treated Sewage water will be used for Landscaping and Toilet flushing.



## LPG

- Supply of Gas from centralized Gas Bank to all individual flats with Prepaid Gas Meters.



## WTP

- Water Softener Plant for Borewell Water.



Muppa's  
**MELODY**  
 Tuned to Perfection

**OTHER FACILITIES / AMENITIES**

- Grand Arrival plazas
- Drop off lounge
- Amphitheatre
- Well-Designed Gazebos
- Branded elevators (3 passenger lifts and 1 fire lift for each tower)
- Sewage treatment plant & water softener
- Concealed plumbing point provision in kitchen for future municipal water
- Piped gas supply
- 100% power backup for common areas and essential services
- Chargeable water metering system
- RFID based boom barriers at Entry and Exit Gates
- Toilets for housekeeping, security, maids, drivers & other vendors at appropriate places.
- HT meters connection with software-based independent meters

**UNMATCHED LOCATION - MELODY ON THE FINEST STAGE**

Muppa's Melody is located in the most strategic and celebrated address of the city that is dotted with iconic landmarks ranging from world-class IT and business districts, fast-growing manufacturing zones, to academic and research hubs, logistics, and entertainment and recreation destinations. Melody is easily accessible from the airport, Outer Ring Road and other major destinations. A future landmark in the making. Melody makes you a proud owner and a resident.



**WE EARNED PRESTIGIOUS AWARDS**  
Our heartfelt thanks to customers who placed their trust in us!



**SRI. MUPPA VENKAIAH**  
Chairman, Muppa Projects  
BY ASIA ONE

AT 4TH EDITION ASIA'S GREATEST BRANDS 2019-20

**Muppa Projects India Pvt. Ltd.**

Has been Awarded



BY ASIA ONE  
AT 4TH EDITION ASIA'S  
GREATEST BRANDS 2019-20



BY SUMMENTOR PRO  
AT GLOBAL SMART BUILT SUMMIT  
5TH EDITION & #TIME2LEAP AWARDS

**Muppa's Indraprastha**

Has been Awarded



BY COMMON FLOOR,  
INDIA PROPERTY  
AT REALTY AWARDS 2020, BANGALORE



BY BUSINESS MINT  
AT NATIONWIDE REAL ESTATE  
CONCLAVE & AWARDS 2019

**TS RERA No: P01100002646**  
**HMDA No: 035626/SKP/R1/U6/HMDA/20032020**

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Location



Website



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