

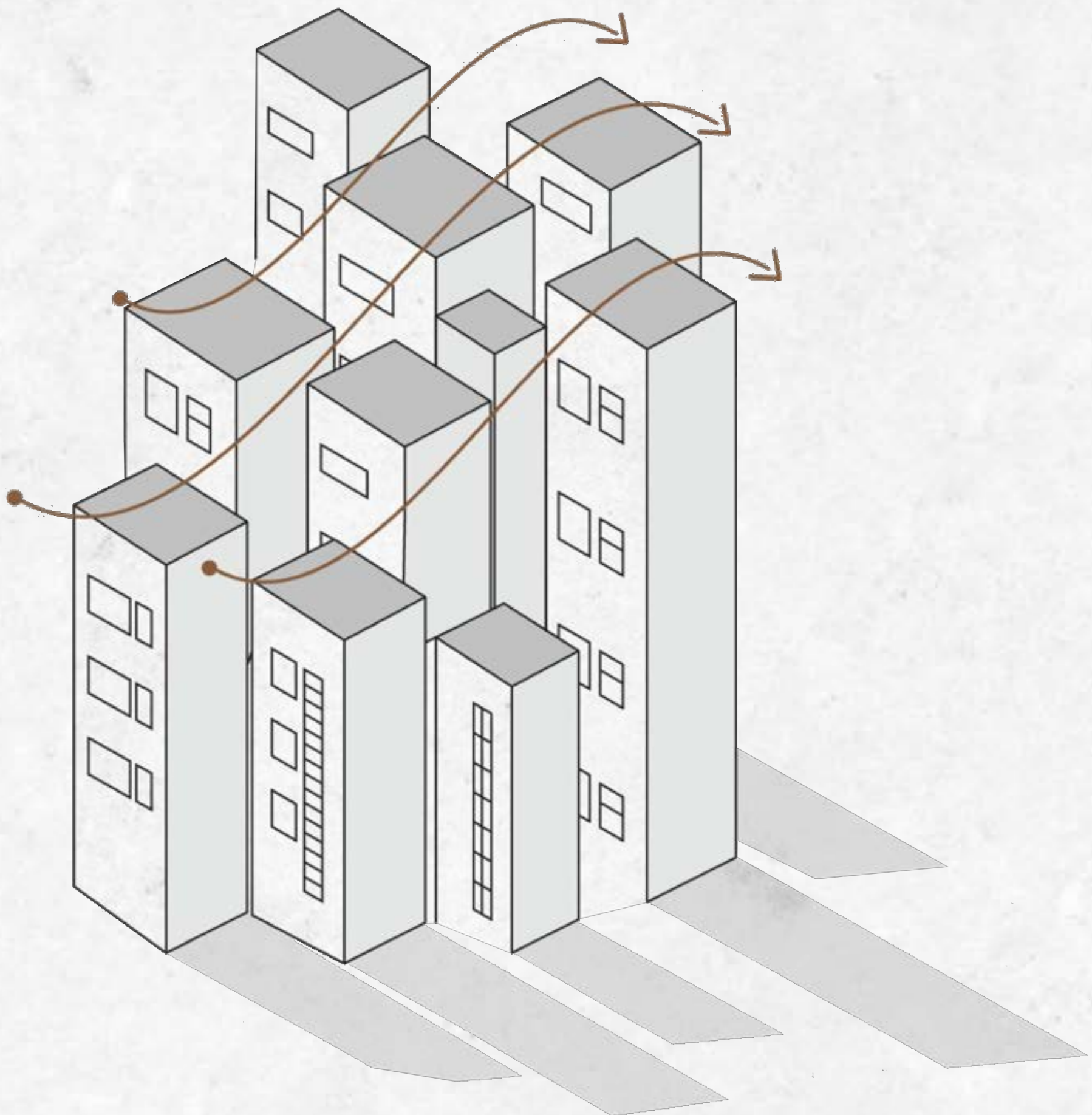
A graphic consisting of several vertical bars of varying heights, arranged in a pattern that suggests the letters 'M', 'R', 'I', 'D', 'A'. The bars are a light gold or yellow color.

M R I D A

IT'S ALL IN THE AIR!

BREATHING MASS

- A unique convergence of aesthetics and greenery incorporated to provide cross ventilation and sunlight throughout all the residences.
- Louvers & trees reduce the harsh light and purify the air quality.
- Terraced gardens for social interaction spaces.
- Some open spaces that can potentially be used as green spaces.



32 Floors

28 Floors

4 Levels of Clubhouse

22 Floors

EXTRAORDINARY
#EVERYDAY

ONE
Iconic Tower

G+32
Floors
(Stepped Elevation)

356
Units

2.62
Acres

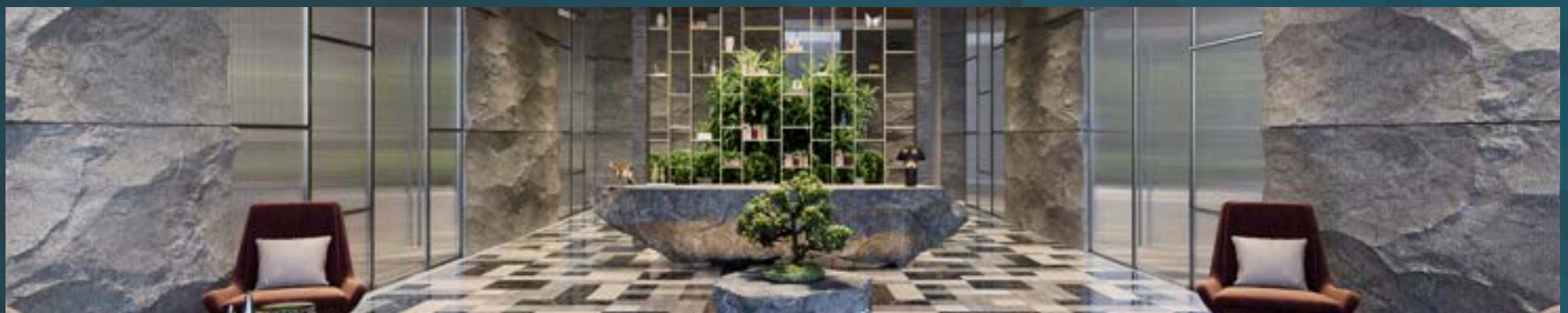
2 & 3 BHK
Homes

1,395 – 2,360
Sq. Ft.

STILT FLOOR AMENITIES

STILT INDOOR

Grand Entrance Lobby | Co-working Spaces | Business Centre | Creche | Hobby Room | Library | Retail Shops | Hobby Zone | Medical Centre | Rock Climbing | Waiting Lounge



STILT OUTDOOR

Kids Play Area | Vehicle-Free Zone | Outdoor Fitness | Cricket Practice Net | Breakout Zone | Basketball Court | Water Cascade with Sculptures | Landscaping (as per design intent) | Zen Garden | Car Wash & EV Charging Station at Basement Parking



CLUBHOUSE AMENITIES

23RD FLOOR

Clubhouse Lounge | Gaming Zone | Home Theatre



24TH FLOOR

Gymnasium | Squash Court



25TH FLOOR

Banquet Hall | Service Kitchen



26TH FLOOR TERRACE

Infinity Pool | Kids Pool | Stargazing Deck | Zen Garden | BBQ Porch | Golden Hour Patio



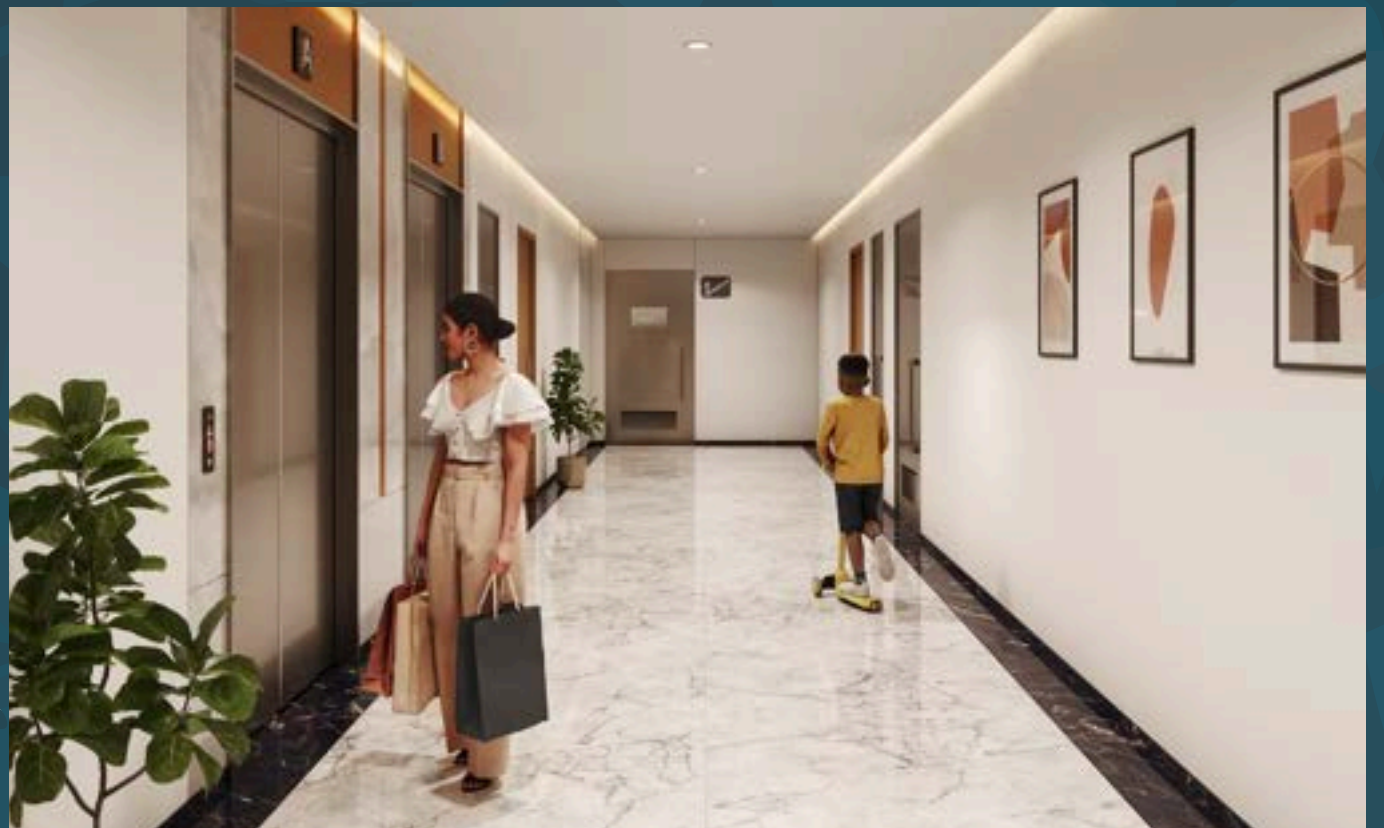


8 FEET WIDE BALCONIES

FROM MORNING COFFEES TO MOONLIT CONVERSATIONS. A RARE URBAN SANCTUARY TO BREATHE, CONNECT, AND UNWIND.

10 FEET WIDE CORRIDORS

AN EXTENSION OF YOUR LIVING ROOM. WIDER, BRIGHTER, & MADE FOR MOMENTS.



8 FEET TALL DOORS

THROUGHOUT THE HOME. FROM THE GRAND MAIN ENTRANCE TO EVERY INTERNAL DOOR

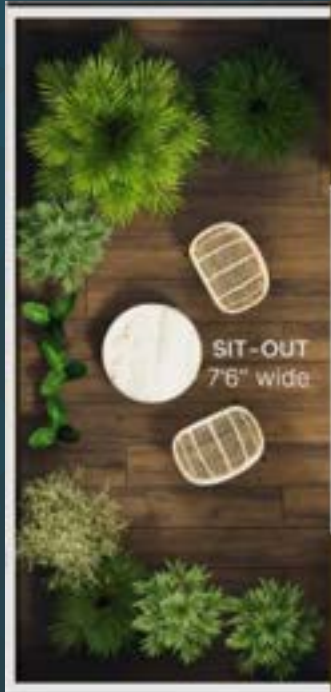
LEGEND

1. ENTRY/EXIT
2. VISITOR'S CAR PARKING
3. PARKING ENTRY
4. PARKING EXIT
5. DOUBLE HEIGHT ENTRANCE LOBBY
6. CORRIDOR AREA
7. LIFT AREA
8. STAIRCASE AREA
9. SERVICE LIFT
10. REFUGE AREA
11. ZEN GARDEN
12. LAWN
13. VEHICLE FREE ZONE
14. BASKETBALL COURT
15. CRICKET PRACTICE NET
16. KIDS PLAY AREA
17. OUTDOOR FITNESS ZONE
18. WELLNESS ZONE
19. TRANSFORMER YARD
20. SOLAR FENCING
21. 100 FEET APPROACH ROAD

VIAN MRIDA MASTER LAYOUT



FLAT - A



3 BHK
East Facing
1,940 Sq. Ft.



FLAT - B



2 BHK
East Facing
1,420 Sq. Ft.



Entrance ↻

FLAT - C, E & G

Entrance ↗



2 BHK
West Facing
1,395 Sq. Ft.



FLAT - D & F



3 BHK
East Facing
1,740 Sq. Ft.



FLAT - H



3 BHK
West Facing
1,985 Sq. Ft.



FLAT - I



3 BHK
West Facing
1,985 Sq. Ft.



FLAT - J

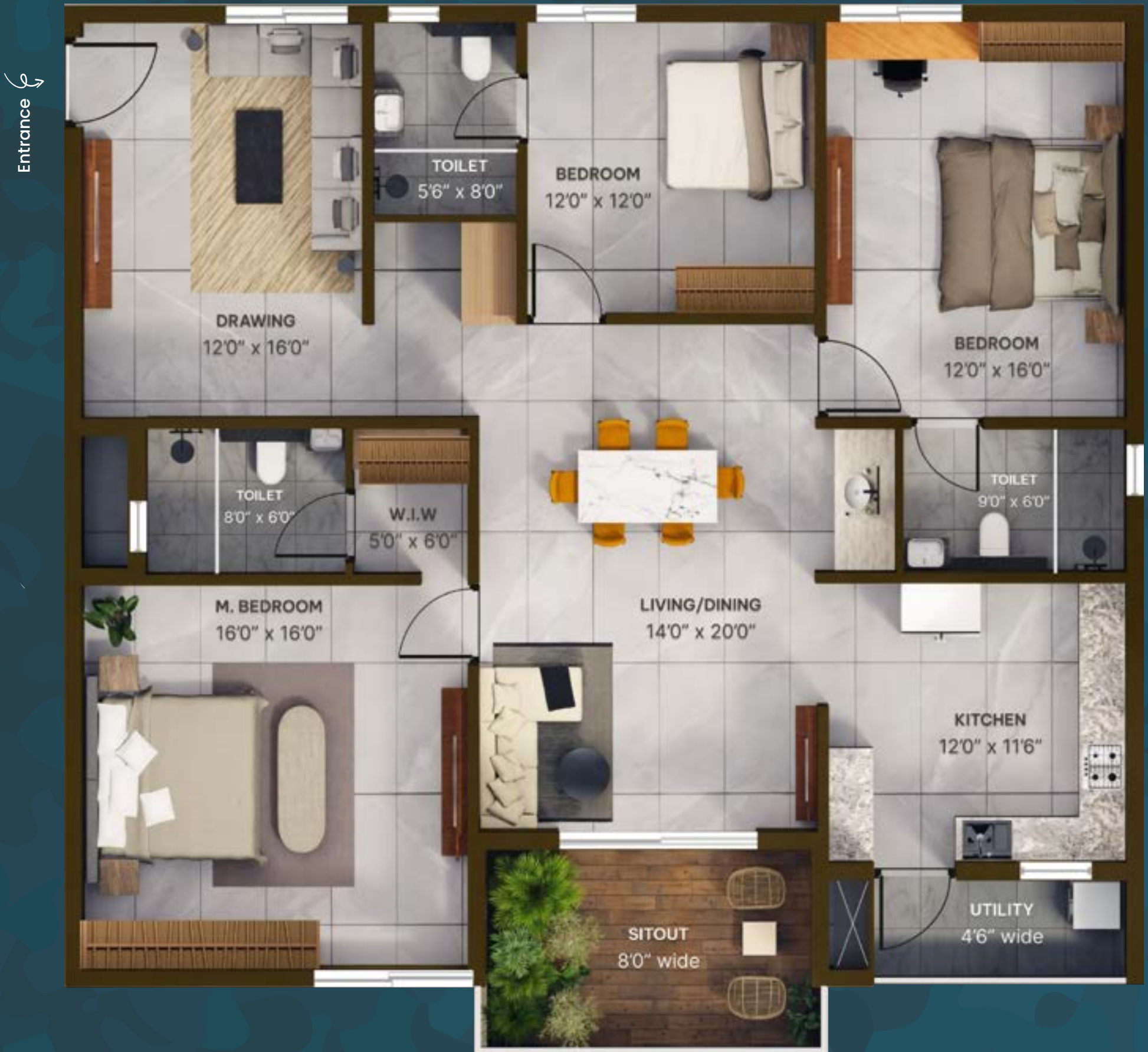


Entrance ↶

3 BHK
East Facing
2,100 Sq. Ft.



FLAT - K



3 BHK
West Facing
2,345 Sq. Ft.



FLAT - L

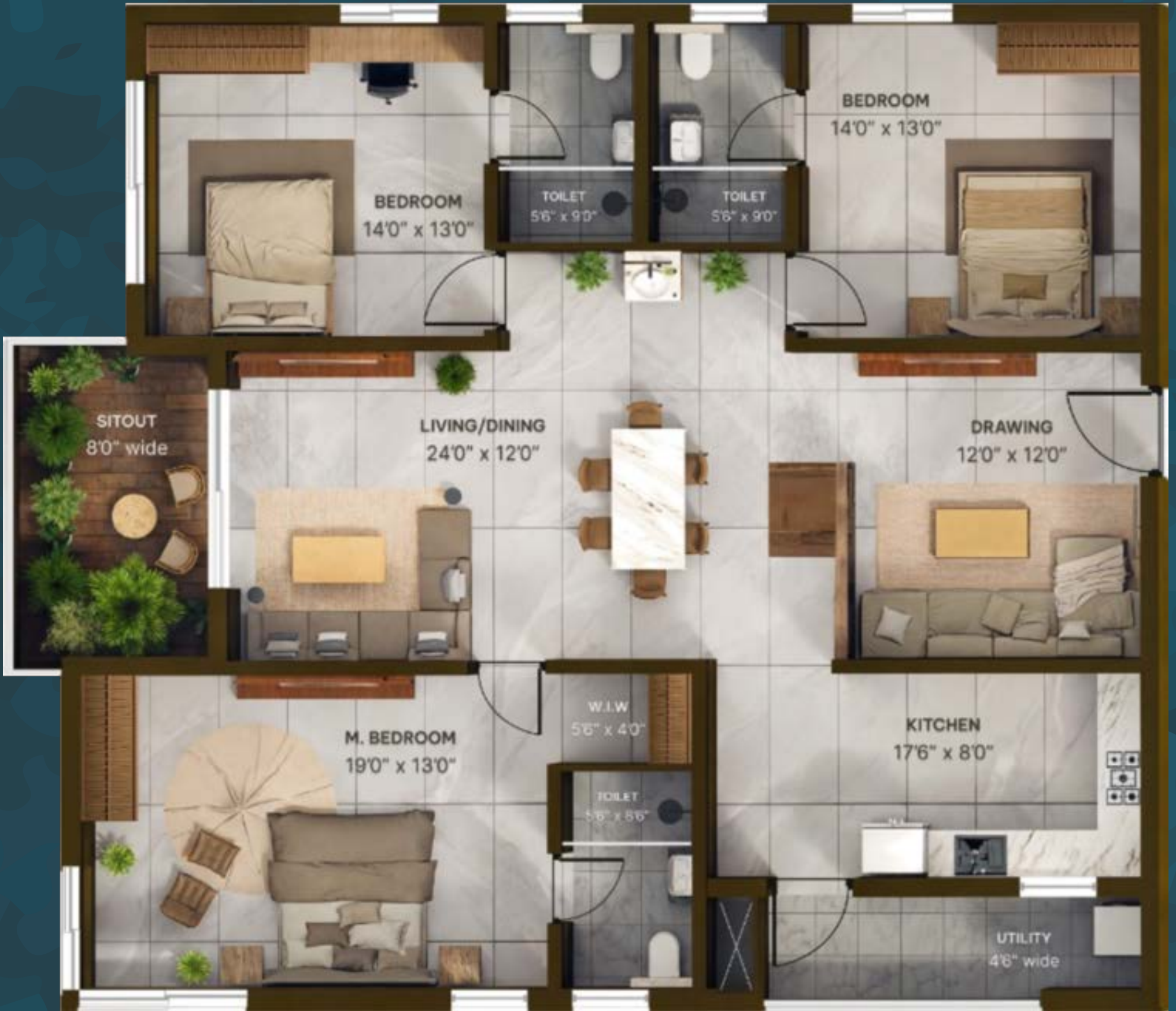


3 BHK
East Facing
2,360 Sq. Ft.



Entrance ↻

FLAT - M



3 BHK
East Facing
2,340 Sq. Ft.



SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC frame structure

SUPERSTRUCTURE

- Aluminium form work and shear wall technology
- RCC foundation & RCC frame structure to withstand wind & seismic loads

JOINERY WORKS

MAIN DOOR

- 8 feet door teak wood frame with flush shutter of 40 mm both side veneer with polish finish.
- Providing architrave with veneer polish with biometric lock

INTERNAL DOORS

- 8 feet door designer engineered hardwood frames with flush shutters 35 mm both side veneer with polish finish
- 8 feet door toilet doors one side polish and other side laminated

FRENCH DOORS (for balconies)

- UPVC sliding door with single glazed unit clear toughened/HT glass, hardware with provision for mosquito mesh

WINDOWS

- UPVC window with single glazed unit clear toughened/HT glass, hardware with provision for mosquito mesh

VENTILATORS

- UPVC ventilator-frosted glass with premium hardware and integrated with ceiling mount exhaust fan

PAINTING

EXTERNAL

- Textured/smooth finish & two coats of exterior emulsion paint with base primer of reputed make (Asian/Berger or equivalent)

INTERNAL

- Cement-based putty + 1 coat of primer + 2 coats premium acrylic emulsion of reputed makes (Asian/Berger or equivalent)

FLOORING

ROOMS

- Living, Drawing, Dining, Bedrooms & Kitchen in superior quality vitrified tile flooring with spacer joints of size 600x1200mm

TOILETS

- Acid resistant, anti-skid ceramic tiles/vitrified flooring with 600 x 600 mm.
- Dado with 600 x 1200mm up to grid ceiling

CORRIDORS

- Anti skid tiles

BALCONIES

- Anti skid vitrified tiles

STAIRCASE & LIFT LOBBY

- Granites /Tandoor/ as approved by the consultant

BASEMENT, PARKING AREA FLOORING

- VDF flooring

TILE CLADDING

UTILITY & WASH

- Rustic vitrified tile of size 600 x 600 • Tile dado-up to sill level

LIFT WALL CLADDING

- Lift wall cladding with Granite

KITCHEN/UTILITY

WATER CONNECTIONS

- Provision for fixing of the water RO system

UTILITY / WASH

- Provision for dishwasher & washing machine in utility area and wet area for washing utensils

TOILETS

SANITARY FITTINGS

- Wall mounted wash basin
- Wall mounted EWC with a concealed flush tank
- Single lever fixture with wall mixer cum shower
- Provision for geysers in all bathrooms
- CP & sanitary fittings - Jaguar / Hindware / Kohler

ELECTRICAL

MAIN

- Three phase supply for each unit & dual source energy meters
- Electrical & communication DBs will be provided

HVAC

- Electrical, copper piping & drain outlets will be provided* (extra cost)

KITCHEN

- Power sockets for cooking range chimney, refrigerators, microwave ovens, mixer / grinders in kitchen

TOILETS

- Power sockets for geysers in all bathrooms

TELECOM

- Intercom facility to all the flats connecting to main security room

INTERNET & DTH TV

- FTTH will be provided for data, voice, IPTV & DTH

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency with Granite/Marble / tile cladding and one service lift (Johnson/Schindler/Mitsubishi/OTIS /Toshiba or equivalent)
- Intercoms in the lifts are provided

WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- Softened water made available through WTP with a hydro pneumatic system
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping & flushing purpose
- Rain water harvesting pits to recharge the groundwater as per the norms

GENERATOR POWER BACK UP

- 100%, DG set with HT metering

SECURITY/BMS

- Sophisticated round-the-clock security system
- Surveillance cameras at the main security & entrance of each block to monitor
- CCTV security surveillance for all common areas
- Separate metre for water, gas, electricity & DG

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort
- Dedicated car wash will be provided

FIRE & SAFETY

- Fire hydrant & fire sprinkler system as per norms
- Fire alarms & public address system in all floors & parking areas (basements) Control panels will be kept at main security
- Access control system with boom barrier
- Fire and life safety for the entire project as per norms

LPG

- Provision of supply gas from centralised gas banks to all individual apartments with pre-paid gas metres

EAST SIDE VIEW VIAN MRIDA



Map not to scale



HEALTHCARE

Airaavata Hospitals	15 mins
Continental Hospitals	20 mins
Apollo Hospitals	25 mins
Star Hospitals	25 mins
Rainbow Children's Hospital	25 mins
AIG Hospitals	30 mins
Care Hospitals	30 mins
Sunshine Hospitals	35 mins

IT /ITES

Capgemini	22 mins
Google	24 mins
Amazon	25 mins
Accenture	25 mins
Wipro	25 mins
Infosys	25 mins
Microsoft	27 mins

EDUCATION

Delhi Public School	2 mins
Samasthi Intl. School	3 mins
The Gaudium School	5 mins
Meru Intl. School	6 mins
Birla Open Minds Intl. School	7 mins
ICFAI Business School	15 mins
Narayana Junior College	15 mins
Rockwell Intl. School	15 mins

HOSPITALITY

The Golkonda Resorts & Spa	15 mins
Hyatt Gachibowli	20 mins
Sheraton Hyderabad	20 mins
Oakwood Residence	20 mins
Radisson Hotel	30 mins

TRAVEL

Kollur Bus Station	5 mins
Nagulapalli Railway Station	10 mins
Rajiv Gandhi Intl. Airport	45 mins

SEZ

Kollur SEZ*	1 min
Kokapet SEZ	15 mins
Financial District	20 mins
HITEC City	30 mins

SPORTS

Abhiram Cricket County	10 mins
Pullella Gopichand Badminton Academy	15 mins
GravityZip	20 mins

ENTERTAINMENT & SHOPPING

Sky Zone	10 mins
Gandipet Lake	10 mins
My Home Mall*, Tellapur	15 mins
Aparna Neo Mall	25 mins
Sarath City Capital Mall	30 mins

SALES & MARKETING OFFICE :
 VIAN PROPERTIES PVT. LTD.
 Kollur, Tellapur, Hyderabad - 502300.
 Disclaimer: For illustrative and marketing purposes only.

HMDA: 003833/BP/HMDA/0800/SKP/2024
 RERA: P01100009333