

**MATHRUBHUUMI'S**

# Green Park

Growth Starts here



**hmda** **GHMC**  
Growing Global  
**APPROVED LAYOUT**  
Final Layout Permit No. 000209/LO/Plg/HMDA/2022  
Layout Permit No. 1523/HMDA/SWDL/2026  
Layout Permit No. 1524/HMDA/SWDL/2026



# ABOUT US



We are a multidisciplinary team of professionals dedicated to delivering excellence in civil engineering, architecture, and construction. With a strong foundation built on years of experience, we provide comprehensive solutions across every phase of development from concept to completion.

Mr. Y. Yaadagiri Reddy is a pioneering figure in real estate, civil engineering, architecture, and construction, renowned for his significant contributions to the **Mathrubhumi** Group. With extensive experience and visionary leadership, he has played a crucial role in driving the company's remarkable growth and expansion while establishing new industry benchmarks.

Established in 2004 in Hyderabad, **Mathrubhumi** Group has become one of the city's most trusted real estate companies, with a rich history of over 20 years and a strong connection to the community. The company has successfully completed over 60 projects, serving more than 3,000 homeowners and corporate clients, and is currently managing over 3 million sq. ft. of development, with plans for an additional 10 million sq. ft. As a key player in Hyderabad's real estate sector, **Mathrubhumi** Group emphasizes creativity, passion, and strategic land acquisition in emerging areas, positioning itself for significant growth in residential, commercial, and hospitality markets over the next few years.

## Our Vision

To be a trusted name in infrastructure, delivering sustainable and innovative spaces that enhance the way people live, work, and connect.

## Our Mission

- To provide high-quality infrastructure services with integrity and technical excellence.
- To integrate modern design with durable construction.
- To contribute to community development through smart, efficient layouts and projects.



# HMDA APPROVED FINAL LAYOUT

**Mathrubhumi Green Park** is a premium, HMDA-approved residential project offering open plots and luxury villas for sale in GHMC Medchal Town, spread across 21.5 acres of thoughtfully planned land.

Located in the heart of Northern Hyderabad, within GHMC Medchal limits, and in close proximity to the upcoming IT hubs of Dundigal and Kompally, the project offers an excellent investment opportunity as well as a luxury lifestyle, aligned with Hyderabad's rapid development and urban expansion.

Mathrubhumi Green Park ensures a healthy living environment with easy access to:

- [Renowned educational institutions](#)
- [Strong transportation connectivity](#)
- [Growing job opportunities and business hubs](#)
- [Abundant green nature for a serene lifestyle](#)

The project offers premium-quality luxury villas in Medchal, near Kompally, Hyderabad, and is uniquely located adjacent to forest land, providing a calm and pollution-free atmosphere. It enjoys excellent connectivity with a 100-foot-wide approach road and easy access to the Outer Ring Road (ORR) via the service road near Exit No. 6.

Mathrubhumi Green Park is an exclusive gated villa community of 302 independent villas, spread across 21.5 acres. Each villa is built on plot sizes of 150, 167, 200, and 240 sq. yards, with built-up areas ranging from 2,000 sq. ft. to 3,600 sq. ft., designed to offer spacious and elegant living.

The project features world-class amenities, and all villas are surrounded by lush greenery, ensuring a peaceful, luxurious, and nature-inspired lifestyle.





# EAST FACE VILLA : 167 SQ. YDS

PLOT SIZE : 30'x50'	167 Sq.Yds
GROUND FLOOR SLAB AREA	1042 SFT
FIRST FLOOR SLAB AREA	1042 SFT
STAIRCASE HEAD ROOM AREA	190 SFT
<b>TOTAL SLAB AREA</b>	<b>2274 SFT</b>



GROUND FLOOR PLAN

FIRST FLOOR PLAN





# WEST FACE VILLA : 167 SQ. YDS

PLOT SIZE : 30'x50'	167 Sq.Yds
GROUND FLOOR SLAB AREA	1042 SFT
FIRST FLOOR SLAB AREA	1042 SFT
STAIRCASE HEAD ROOM AREA	178 SFT
<b>TOTAL SLAB AREA</b>	<b>2262 SFT</b>





# EAST FACE VILLA : 200 SQ. YDS

PLOT SIZE : 30'x60'	200 Sq.Yds
GROUND FLOOR SLAB AREA	1270 SFT
FIRST FLOOR SLAB AREA	1270 SFT
STAIRCASE HEAD ROOM	190 SFT
<b>TOTAL SLAB AREA</b>	<b>2730 SFT</b>





# WEST FACE VILLA : 200 SQ. YDS

PLOT SIZE : 30'x60'	200 Sq.Yds
GROUND FLOOR SLAB AREA	1270 SFT
FIRST FLOOR SLAB AREA	1270 SFT
STAIRCASE HEAD ROOM AREA	214 SFT
<b>TOTAL SLAB AREA</b>	<b>2754 SFT</b>





  
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## PROJECT AMENITIES

- Presenting world class prestigious project with 21 acres 20 guntas of HMDA/GHMC approved layout
- 100% Clear title and designed as per Vasthu
- Well designed 40', 30' feet road, Wide CC Roads with curbing stones
- Specifically designed Underground Drainage System
- Well built Over Head Tank and Supply of Water Pipe Line to each and every plot
- Pollution Free Environment, Attractive Landscape, Avenue Plantation on both sides of Walking Track
- Well planned & built underground Electricity with Street Lights
- Separately allotted Parks and Walking Tracks



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# SPECIFICATIONS FOR VILLA CONSTRUCTION :



**STRUCTURE :** RCC framed structure designed to withstand wind and seismic loads



**SUPER-STRUCTURE :** Standard light weight Red bricks



**DOORS :** Main Door: Teak wood frames and aesthetically designed door shutter with good quality hardware.

**Internal doors :** Teak wood door frames, skin door shutter with good quality hardware.



**WINDOWS :** UPVC Windows by standard company with glass panel, MS grill for windows with provision of mosquito mesh.



**PLASTERING :**

**INTERNAL WALLS** Double coated plastering both inside and outside with river sand.



**EXTERNAL WALLS :** Double coated plastering both inside and outside with river sand.



**FLOORING :** Vitrified tiles of 800 x 800 size of reputed make.



**KITCHEN :** Polished granite platform with superior stainless steel sink, 3 feet glazed tile dado above kitchen platform.



**TOILETS :** Glazed ceramic tiles dado up to 7' height in toilets of reputed make, UPVC for plumbing lines.

All CP fittings of reputed make. Cera Sanitary ware of reputed make with hot and cold mixer with shower.



**ELECTRICAL:** Polycab/Finolex Concealed conduit wiring with PVC insulated copper cables for light, fan and plug points. Split A/C points in all bedrooms with copper cabling work with modular switches or reputed make a Drawing room with provision for one fan point.



**LIFT :** 4 Passengers with good quality.



**PAINTING :** Interior: Two coats of putty finish, primer coat, two coats of good quality emulsion asian paint.

**Exterior:** Texture finish with external putty and weather - proof emulsion paint, based on the finalized elevation.



**PARKING :** One excellent car parking in Ground floor.



**WATER SUPPLY :** Adequate supply of water from bore well and over head Tank.

# OUR COMPLETED PROJECTS



YADADRI STAR ONE



MAHA SAI PLAZA



MATHRUBHUUMIS PEARL



SAI BALAJI COMPLEX



YAADAADRI CLASSIC



YAADAADRI NILAYAM



YAADAADRI RESIDENCY -2



YAADAARI HEIGHTS



PADMAVATHI CLASSIC HOMES



MAHA SAI RESIDENCY



YAADAADRI - I



YAADAADRI PEARL



VNR B BLOCK



VNR A BLOCK



YAADAADRI NESTILA



MATHRUBHUUMI NORTH CITY



MATHRUBHUUMI RESIDENCY  
KARIMNAGAR



YAADAADRI RESIDENCY



VIRAT RESIDENCY



MATHRUBHUUMI PARK VIEW

# LOCATION MAP



## ACCESSIBILITY

### Public services :

- Proposed IT SEZ 4 kms at Dundigal
- Proposed IT SEZ 6 kms at Kompally
- Medchal bus terminal 3 kms
- ORR 6 kms
- Ayodya X Road 5 kms
- Gandimaisamma X road 8 kms
- Kompally X road 8 kms
- Bachupally X road 16 kms
- Suchitra x Road 12 kms
- Balanagar X road 20 kms
- Miyapur X road 20 kms
- Railway Station 12 kms

### Schools :

- International Schools within 10mints drive
- Oakridge International School<sup>18</sup>
- Delhi Public
- Chirec Public
- Greek School
- Pallavi, Ryan, Delhi World

### Colleges :

- Mallareddy University 10 kms
- (CMR group of institutions)
- KL University 12 kms
- JNTU 20 kms
- Railway

### Hospitals

- Yashoda Hospital 5 kms (Ayodya Circle)
- Mallareddy Multi Spl. Hospital 10 kms
- Narayana Hrudayalaya 12 kms
- Ushamullapudi Hospital 20 kms
- CMR Hospital 5 kms
- ArundhathiHospital



**INDIAN ENGINEERS ASSOCIATES**  
(AN ISO 9001-2008 CERTIFIED COMPANY)



**MATHRUBHUUMI'S**  
BUILDERS & DEVELOPERS

Flat No.202, Sai Balaji Complex,  
Near Kailash Hills Common,  
Mahadevapuram, Hyderabad - 500055.

**Y. YADAGIRI REDDY - 9949539120**



LOCATION QR CODE



ENQUIRY QR CODE