BOLLINENI'S

MYCASA

SHANGRILA

LUXURY PREMIUM VILLAS

hmda

TG RERA

TG RERA:PO1100009381
LP No: 000005/LO/PLG/HMDA2025

2925 Sft | East & West
37 Acres | 391 Triplex Villas |
167 & 200 sq yds



Powered By

ONE NINE
REZO

@RUDRARAM, HYDERABAD.
Bang on MUMBAI Highway NH-65



SHANGRILA

WELCOME TO MYCASA:

Step into a world where luxury meets tranquility.

Bollineni's **MYCASA** is an exclusive collection of Luxury Premium Villas designed for those who aspire to the exceptional. Sprawled across a magnificent 37 acres, this is more than just a home—it's a vibrant community featuring 391 Triplex Villas.

Key Features:

- Spacious Design: Each villa boasts a generous 2925 Sft built-up area.
- Plot Options: Available in 167 & 200 sq yds plots with both East & West orientations.
- Prime Location: Ideally situated @Rudraram, Hyderabad, with a superb address "Bang on MUMBAI Highway NH-65," offering unmatched connectivity and convenience.
- A 2-Acre Luxury Clubhouse Offering Elite Lifestyle and Top-Notch Amenities

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EAST FACING VILLA







WEST FACING VILLA





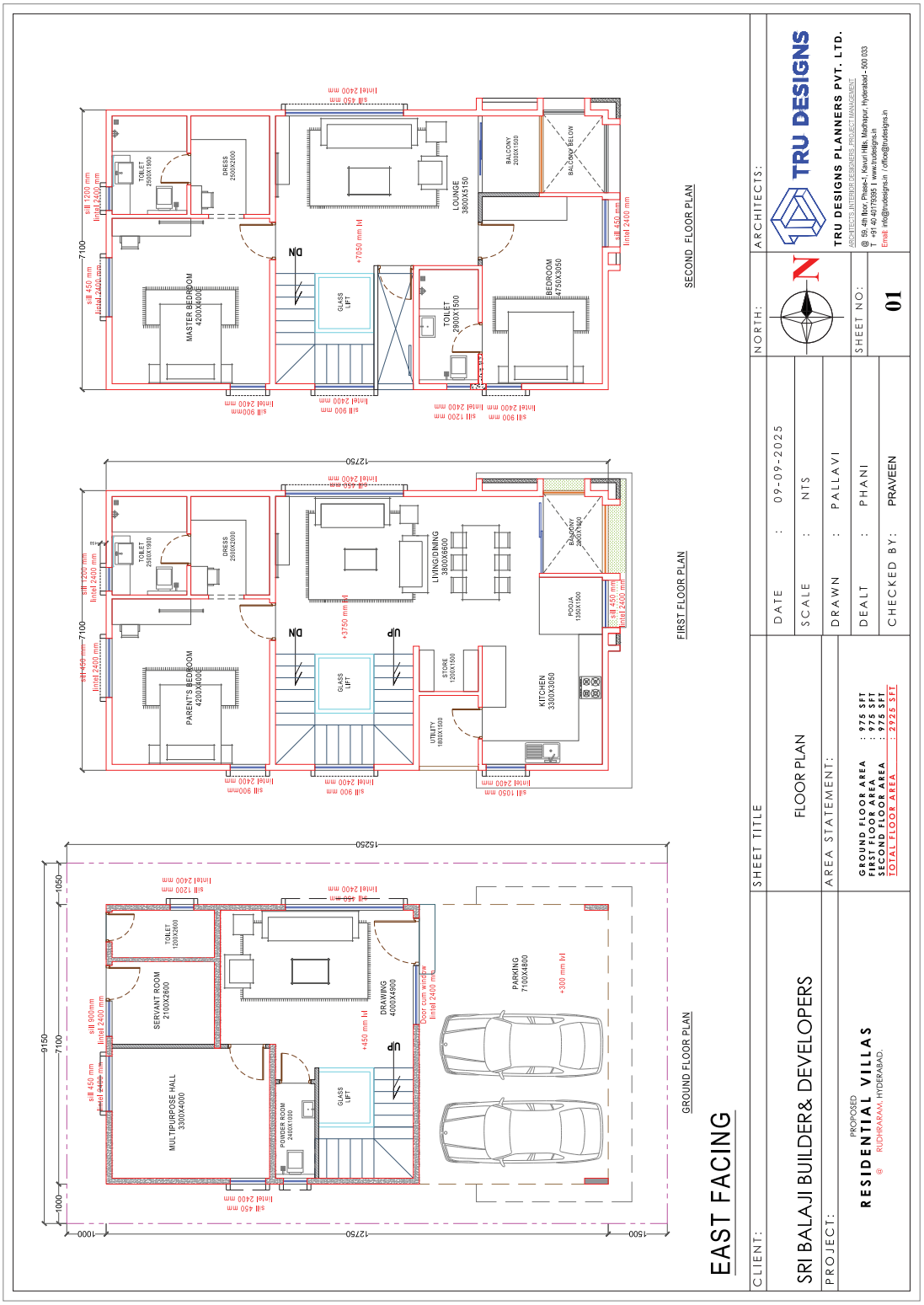


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EAST FACING VILLA FLOOR PLAN

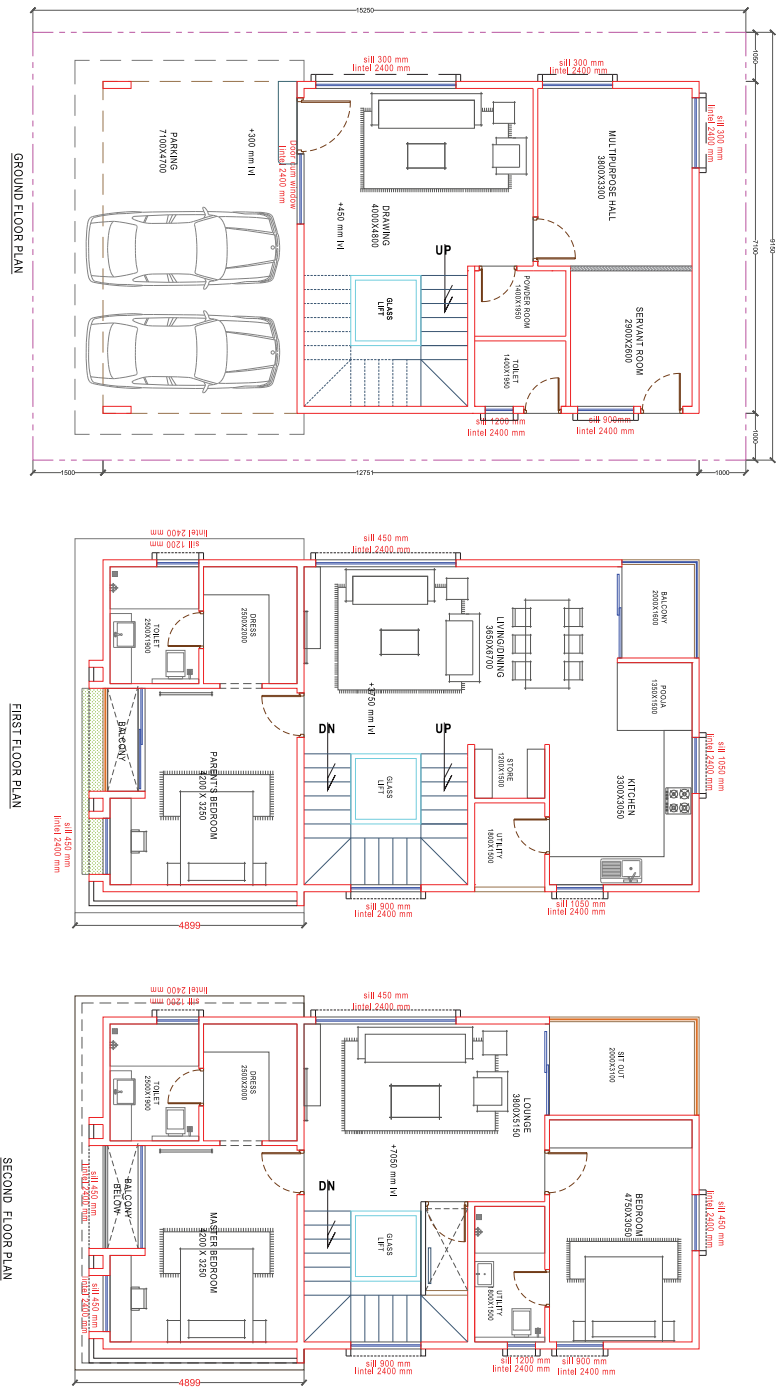


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WEST FACING VILLA FLOOR PLAN

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WEST FACING



CLIENT:

PROJECT:

SRI BALAJI BUILDER& DEVELOPERS

PROPOSED

RESIDENTIAL VILLAS

RUDHRARAM, HYDERABAD.

AREA

GROUND FLOOR AREA : 975 SFT
FIRST FLOOR AREA : 975 SFT
SECOND FLOOR AREA : 975 SFT

TOTAL FLOOR AREA : 2925 SFT

DATE	: 09-09-2025
SCALE	: NTS
DRAWN	: PALLAVI
DEALT	: PHANI
CHECKED BY:	PRAVEEN

NORTH:

SHEET NO: **01**

ARCHITECTS:

TRU DESIGNS PLANNERS PVT. LTD.

ARCHITECTS, INTERIOR DESIGNERS, PROJECT MANAGEMENT

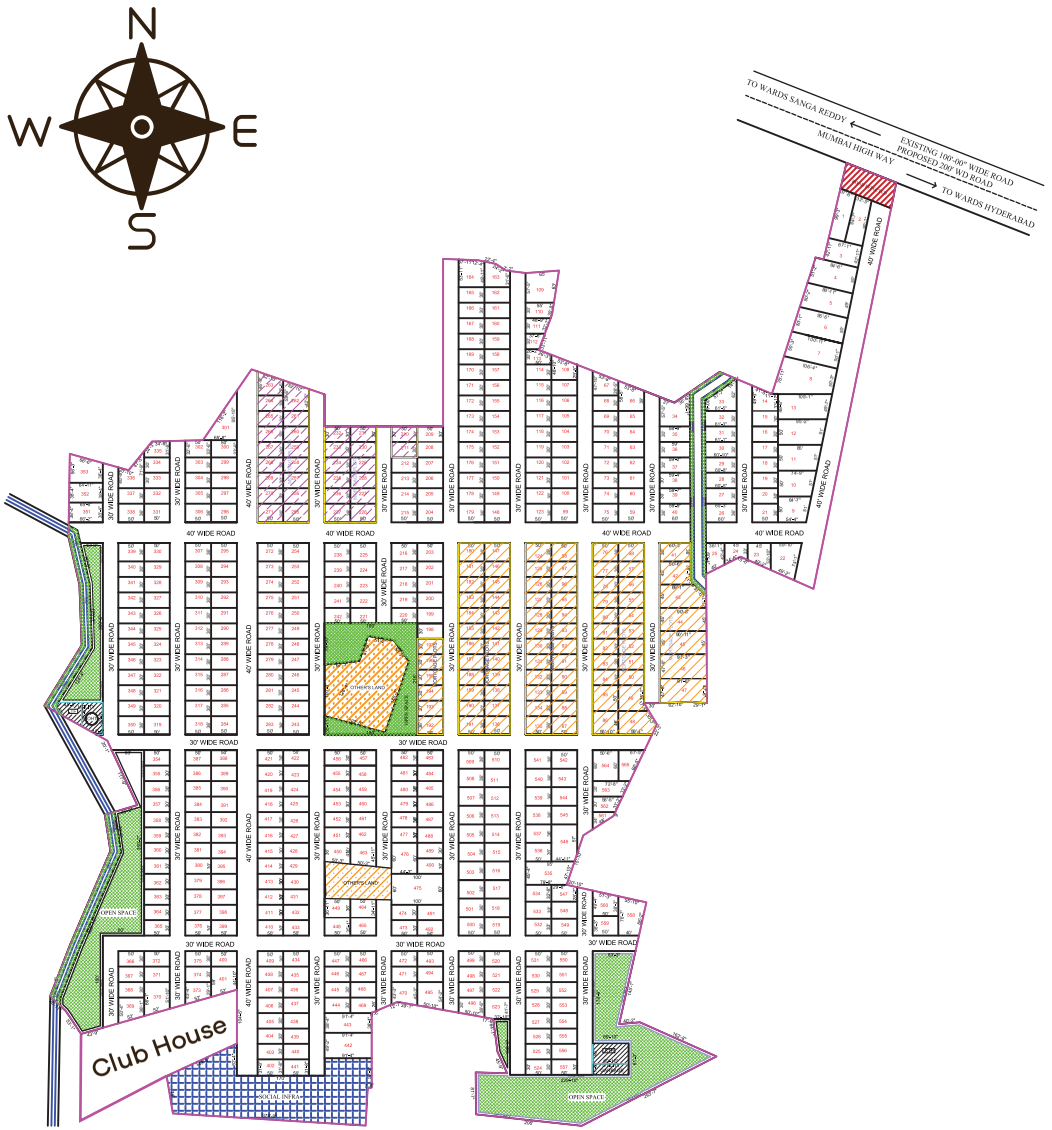
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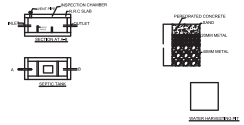
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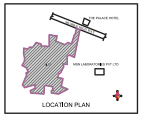
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OUR VILLAS LAYOUT







PLAN SHOWING THE PROPOSED DRAFT LAYOUT IN SY.NO'S 328/P ,331/P ,333/P, 334, 335/P ,336/P, 344, 346/P, 347,348,349 ,350 ,351 ,352 ,353 ,354 ,355 ,356 ,357 ,358 ,359 ,360 361 ,363/P ,364 ,365 ,366 ,367/P ,368/P ,369,370 ,371 ,372 ,373 ,374 ,375 ,376 ,377 ,378/P,383, 384 ,385 ,386 ,387 ,388 ,390 ,391 ,392 ,393 ,394,395 ,396 ,397 ,398 ,399 ,413 ,414 ,415, SITUATED AT RUDRARAM (V) PATANCHERU (M) SANGAREDDY (DIST).

BELONGING TO :-

SRI BALAJI BUILDERS & DEVELOPERS
REP BY ITS PARTNER MASINA PEDA SUBBA RAO
AND OTHERS

SCALE :-

REFERENCE

TOTAL LAYOUT BOUNDARY	: 151036.35 Sq M	180639.48 Sq yds
ROAD EFFECTED AREA	: 486.21 Sq M	581.51 Sq Yds
NALA EFFECTED AREA	: 1142.02 Sq M	1365.85 Sq Yds
NALA EFFECTED AREA	: 991.20 Sq M	1185.48 Sq Yds

NET SITE AREA : 148416.92 Sq M 177506.64 Sq yds

DISCRIPTION	SQ M	SQ YDS	%
PLOTED AREA	90802.99	108600.38	61.18
ROAD AREA	41899.08	50111.30	28.23
OPEN SPACE	11236.20	13438.50	07.57
SOCIAL INFRA	3720.30	4449.48	02.51
UTILITY	758.34	906.98	00.51
TOTAL	148416.92	177506.64	100

TOTAL NUMBER OF PLOTS :- 565

NALA MORTAGAGE 5% PLOT NO'S :- 210,211, 226 TO 237,& 255 TO 271

MORTAGAGE 15% PLOT NO'S :- 41 TO 58, 76 TO 98, 124 To 147 & 180 To 197

ARCHITECT SIGNATURE

OWNER'S SIGNATURE

SHANGRILA

SHANGRILA

LOCATION HIGHLIGHTS

PRIME LOCATION ON NH-65
(Mumbai Highway)

Close to LV Prasad Hospital & healthcare hubs

Near IIT Hyderabad & GITAM University



Surrounded by fast-developing residential & commercial zones

Easy access to Gachibowli & Financial District

Just 5 to 10 minutes to ORR

Proposed Metro Connectivity up to Isnapur /Sangareddy

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THANK YOU



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