

Architectural Impression

EVENING MODE

Praneeth PRANAV
SOLITAIRE



Master Plan



**Service yards will be provided @ feasible locations.

Area Statement in Sft

(From 2nd to 14th Floor) As per RERA

TOWER-1						
Flat Nos	Facing	Type	Saleable Area	Plinth Area	*Carpet Area	Common Area
01	West	3 BHK	1701	1340	1097	362
02	East	3 BHK	1701	1340	1097	362
03	West	2 BHK	1210	953	769	257
04	East	2 BHK	1210	953	703	257
05	West	2 BHK	1210	953	769	257
06	East	2 BHK	1210	953	747	257
07 & 08	West	3 BHK	1701	1340	1097	362
09	North	2 BHK	1210	953	764	257
10	East	2 BHK	1210	953	777	257
11	North	2 BHK	1210	953	764	257
12	West	2 BHK	1210	953	777	257
13	North	2.5 BHK	1430	1126	928	304
14 & 15	East	2.5 BHK	1430	1126	925	304

TOWER-2						
Flat Nos	Facing	Type	Saleable Area	Plinth Area	*Carpet Area	Common Area
01, 02	West	2.5 BHK	1430	1126	925	304
03	East	2.5 BHK	1430	1126	923	304
04	North	2 BHK	1210	953	786	257
05	West	2 BHK	1210	953	779	257
06	North	2 BHK	1210	953	786	257
07	East	2 BHK	1210	953	776	257
08, 09	East	3 BHK	1701	1340	1097	362
10	West	2 BHK	1210	953	769	257
11	East	2 BHK	1210	953	776	257
12	West	2 BHK	1210	953	813	257
13	East	2 BHK	1210	953	776	257
14	West	3 BHK	1701	1340	1097	362
15	East	3 BHK	1701	1340	1097	362

TOWER-3						
Flat Nos	Facing	Type	Saleable Area	Plinth Area	*Carpet Area	Common Area
01	West	3 BHK	2076	1635	1281	441
02	East	3 BHK	2412	1900	1416	513
03	West	2 BHK	1210	953	769	257
04	East	3 BHK	1701	1340	1097	362
05	West	2 BHK	1210	953	769	257
06	East	2 BHK	1210	953	777	257
07	West	2 BHK	1210	953	769	257
08	East	3 BHK	1701	1340	1097	362
09	West	3 BHK	1701	1340	1097	362

TOWER-4						
Flat Nos	Facing	Type	Saleable Area	Plinth Area	*Carpet Area	Common Area
01	West	3 BHK	2076	1635	1281	441
02	East	3 BHK	2076	1635	1281	441
03	West	2 BHK	1210	953	777	257
04	East	3 BHK	1701	1340	1097	362
05	West	3 BHK	2061	1623	1281	438
06	East	3 BHK	2061	1623	1281	438

*As per RERA guidelines, CARPET AREA is inclusive of internal walls.



Project Highlights



HMDA Approved Project



Vaastu Compliant



Sewage Treatment Plant



Spacious Floor Plans



Excellent Ventilation



Bachupally



4.5 Acres



668 Units



G+14 Floors

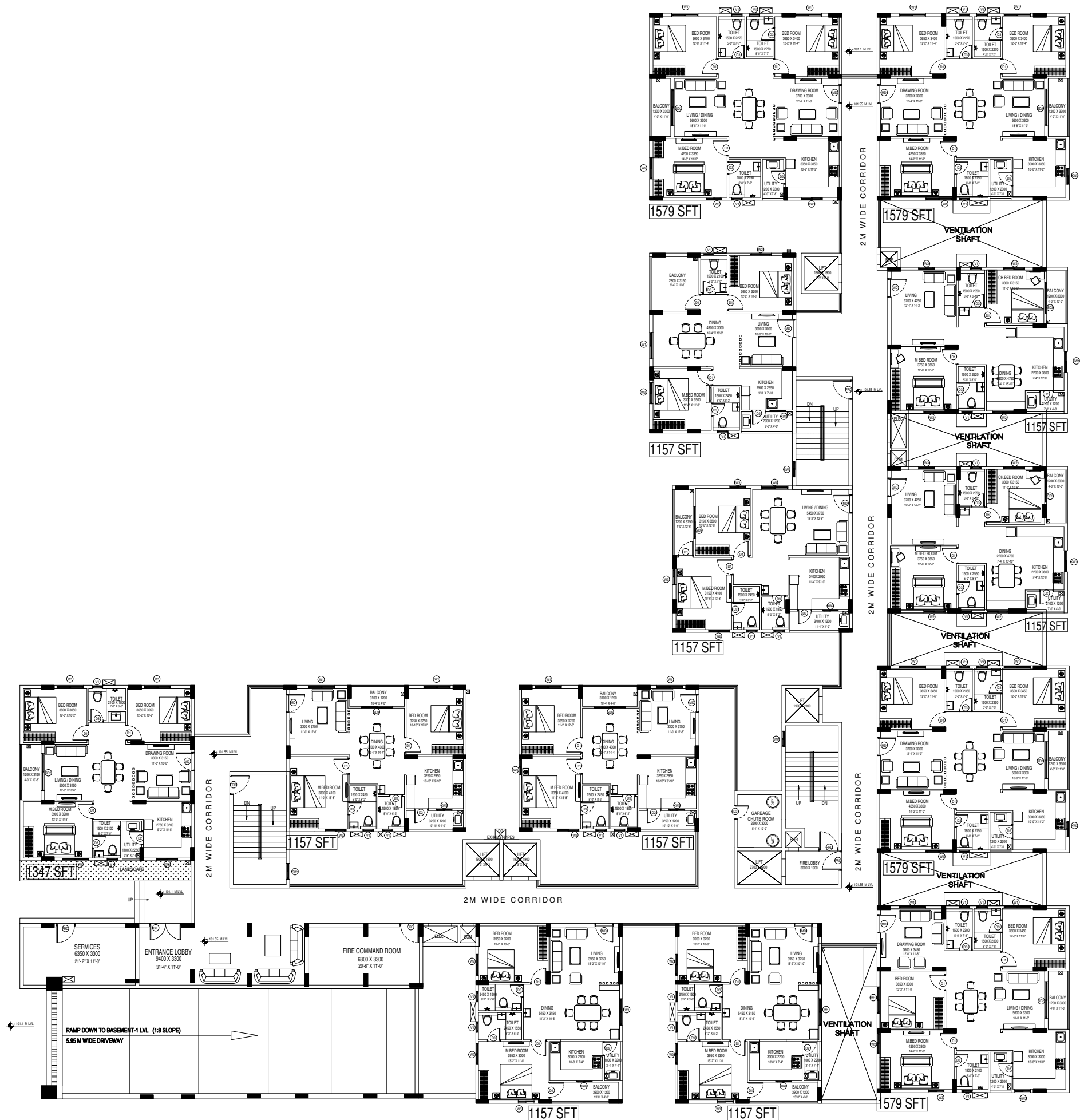


4 Towers

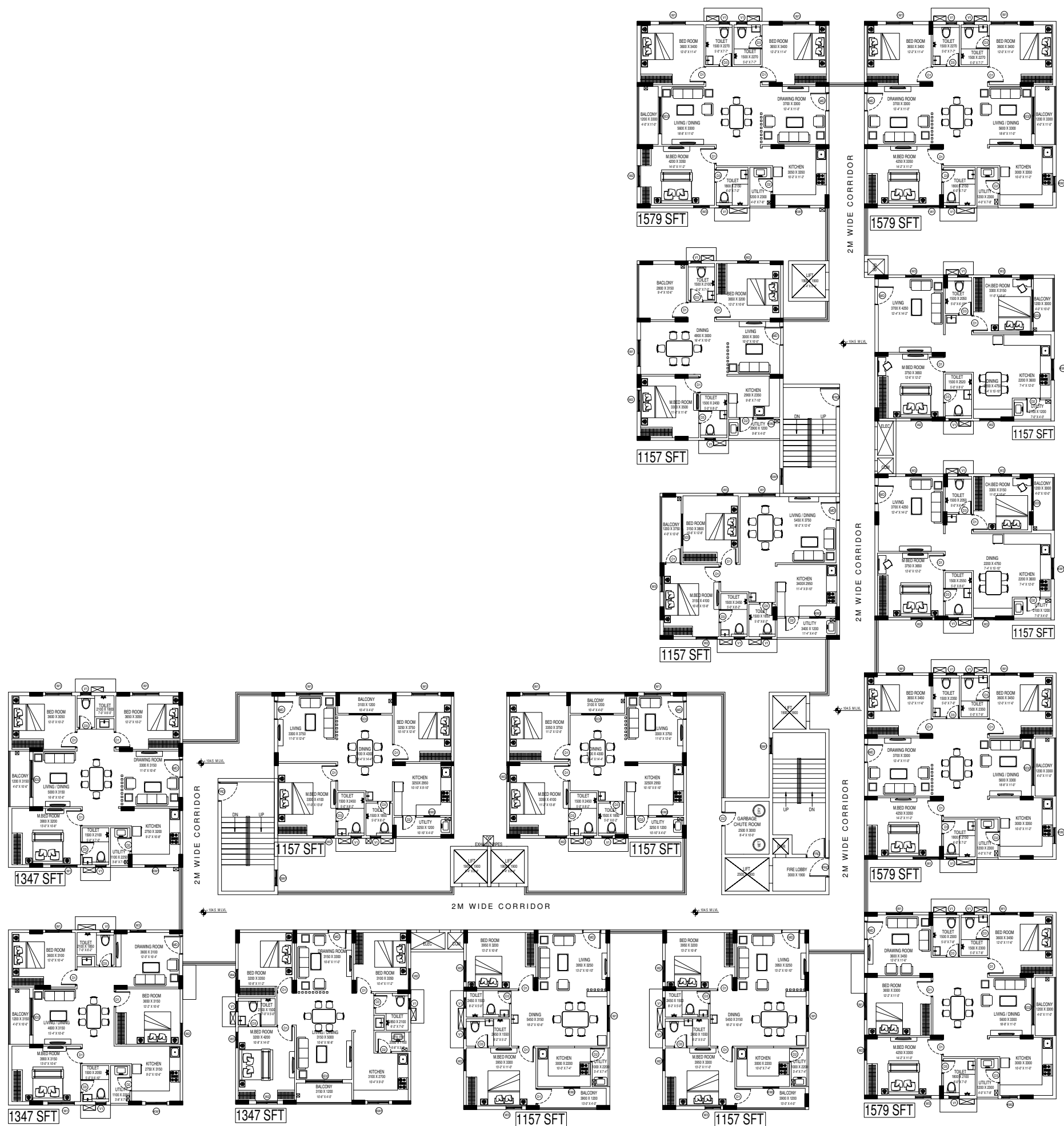


Saleable Area
1210-2412 Sft

Tower 1 Ground Floor Plan

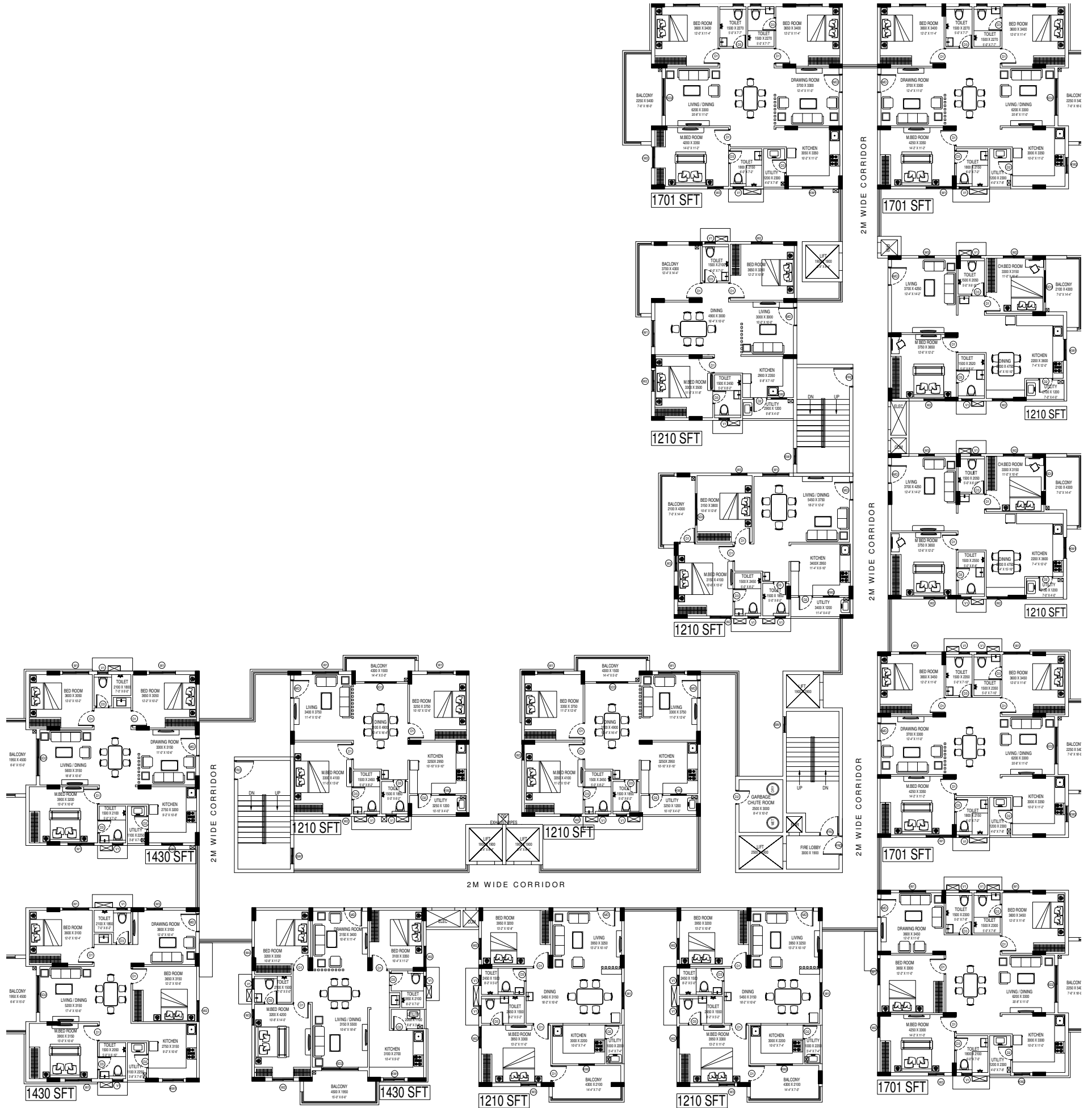


Tower 1 First Floor Plan

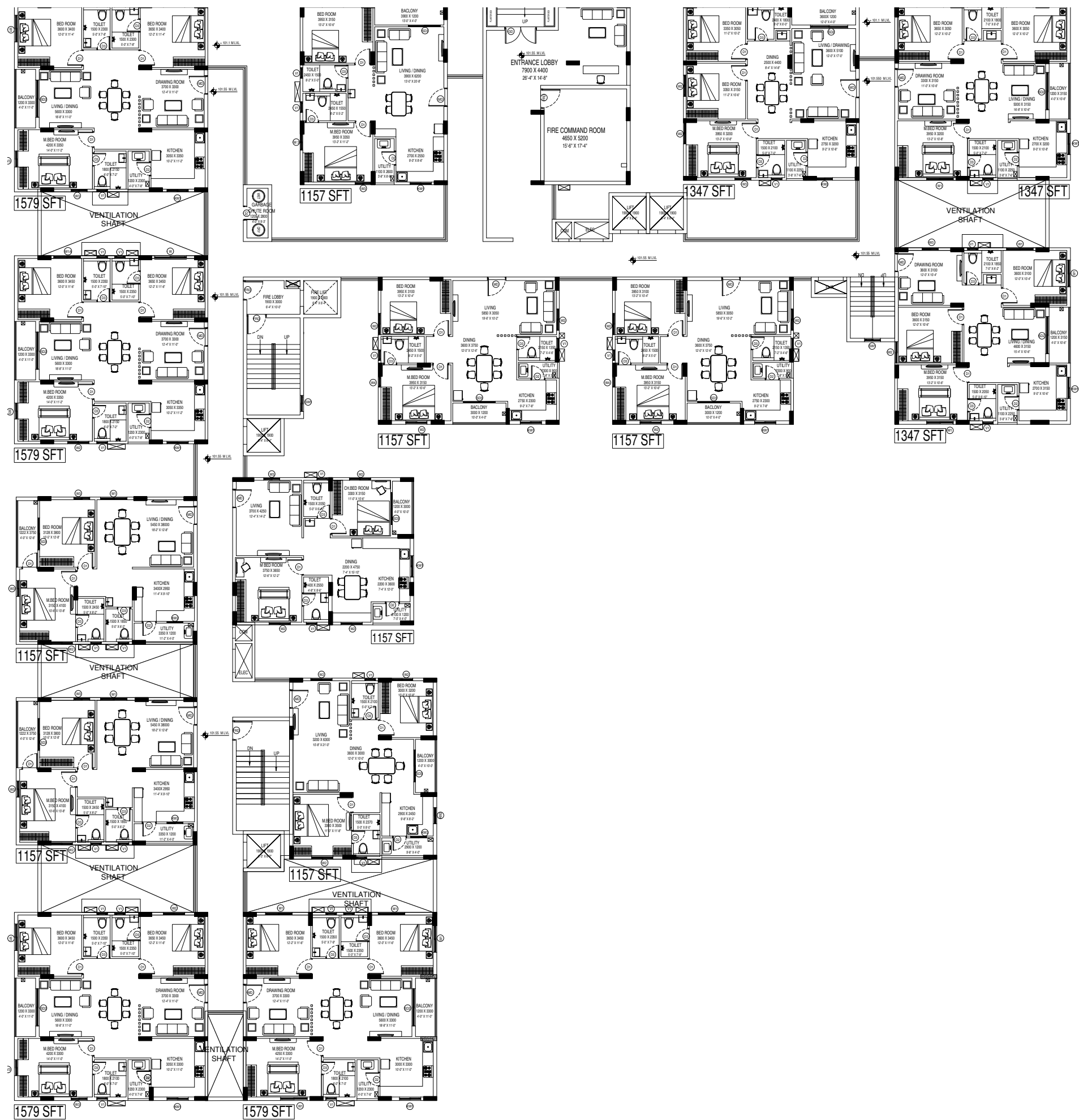


FIRST FLOOR PLAN

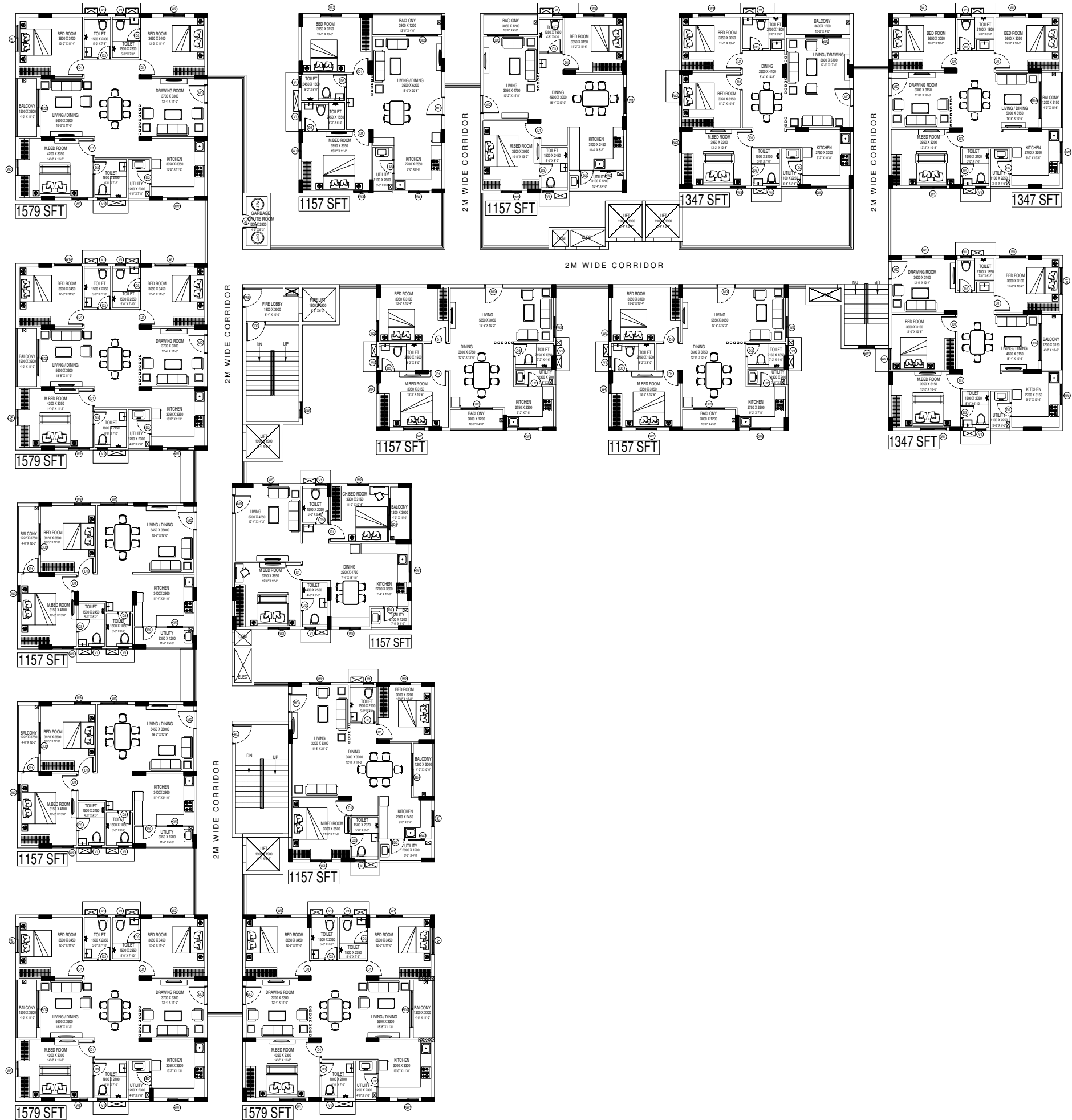
Tower 1 Typical Floor Plan



Tower 2 Ground Floor Plan



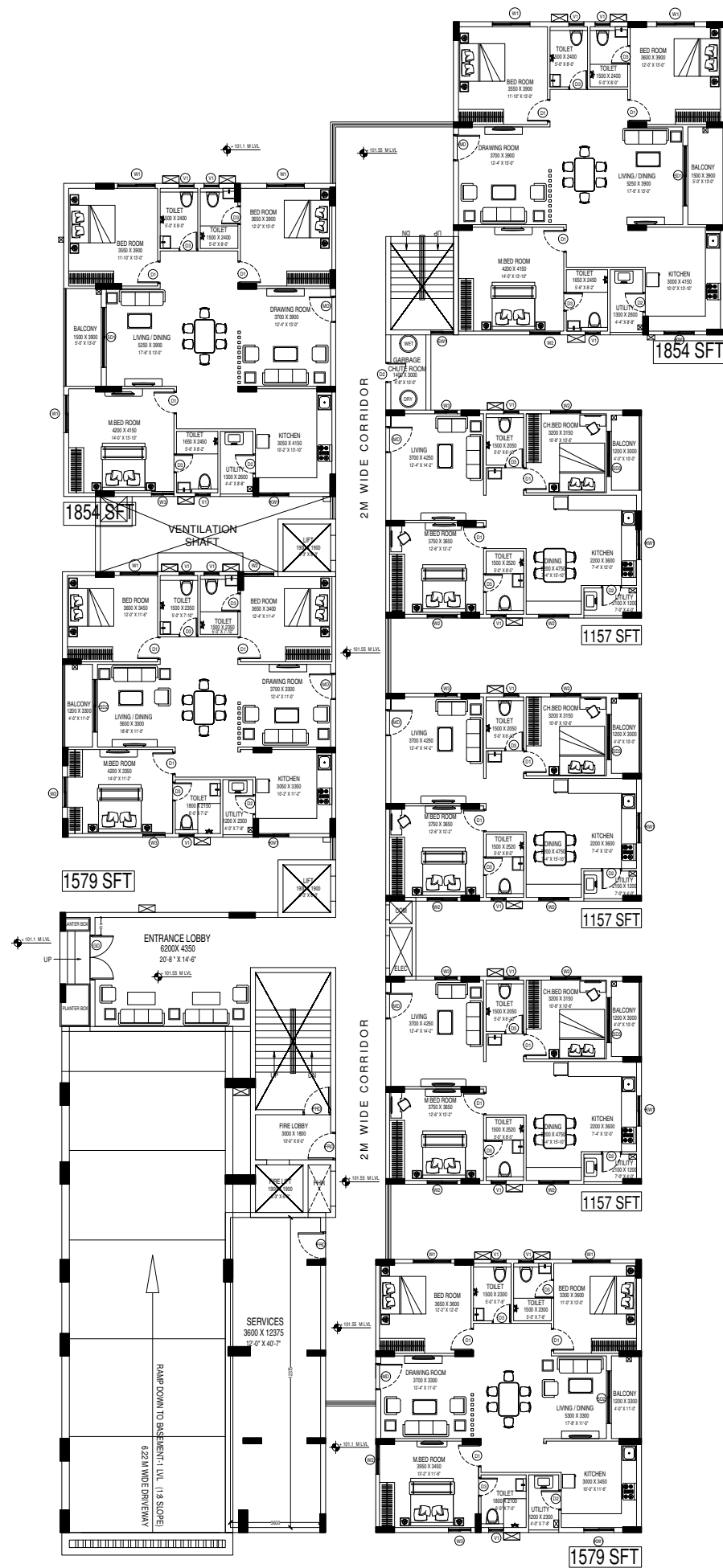
Tower 2 First Floor Plan



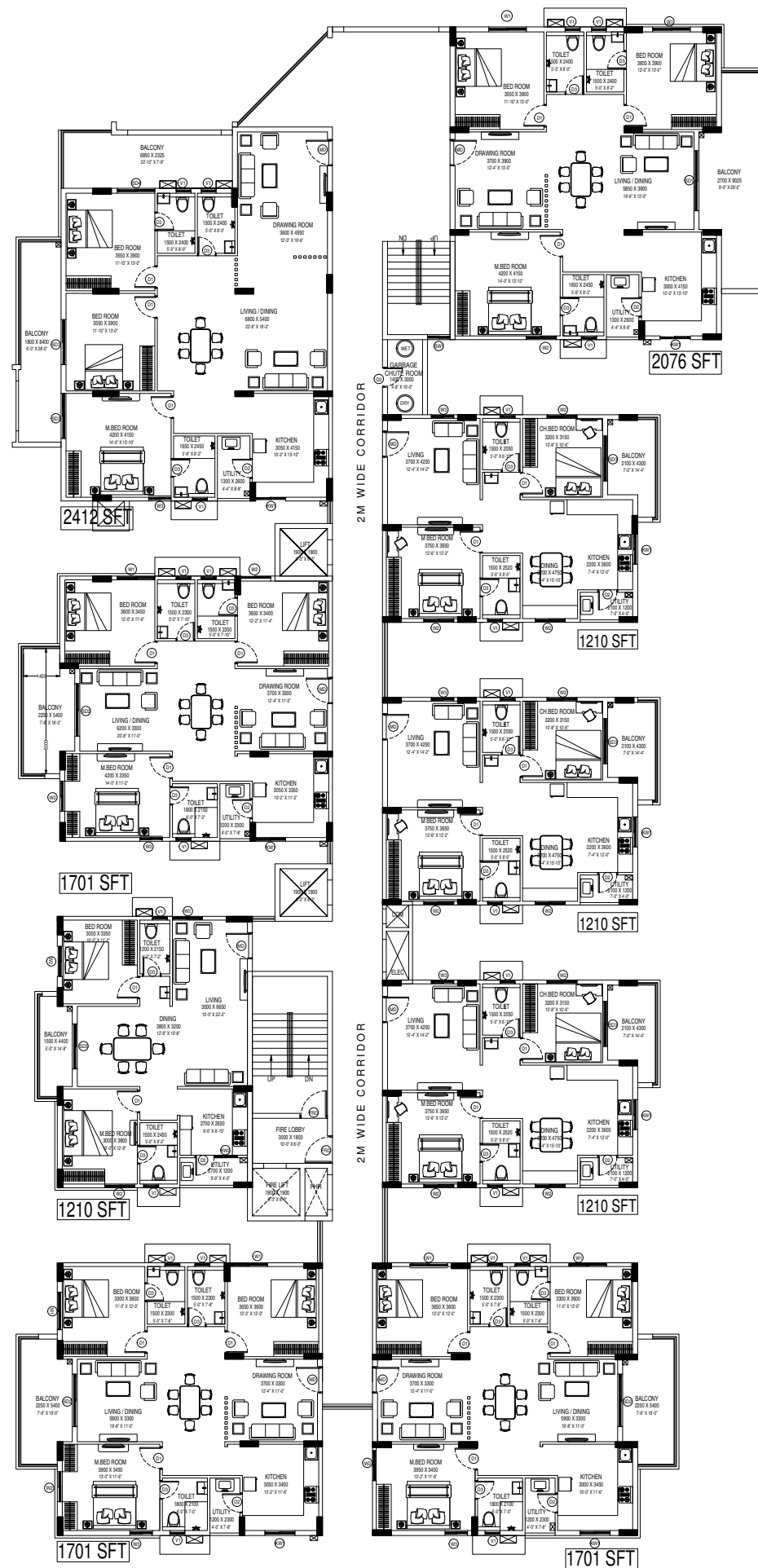
Tower 2 Typical Floor Plan



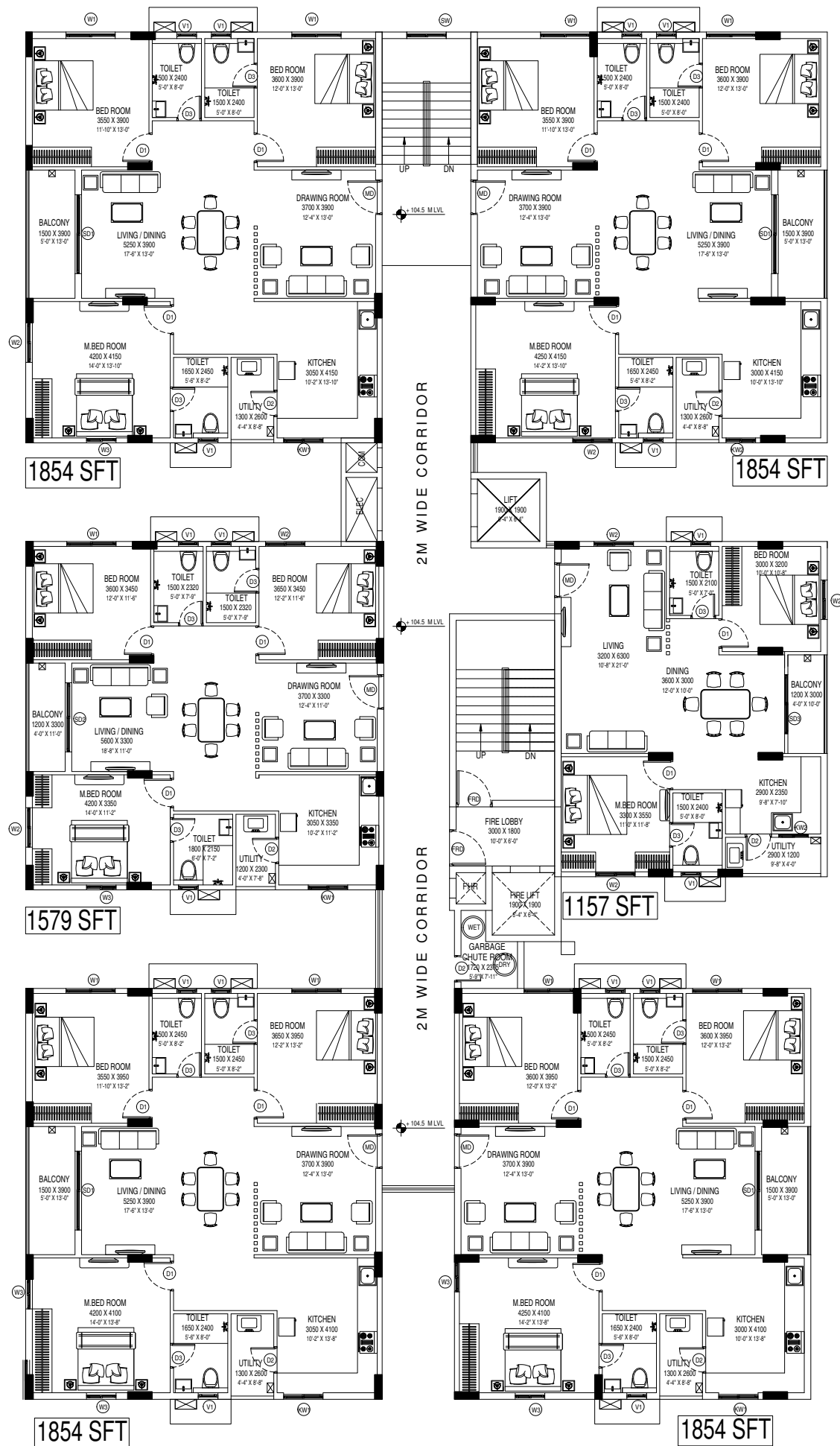
Tower 3 Ground Floor Plan



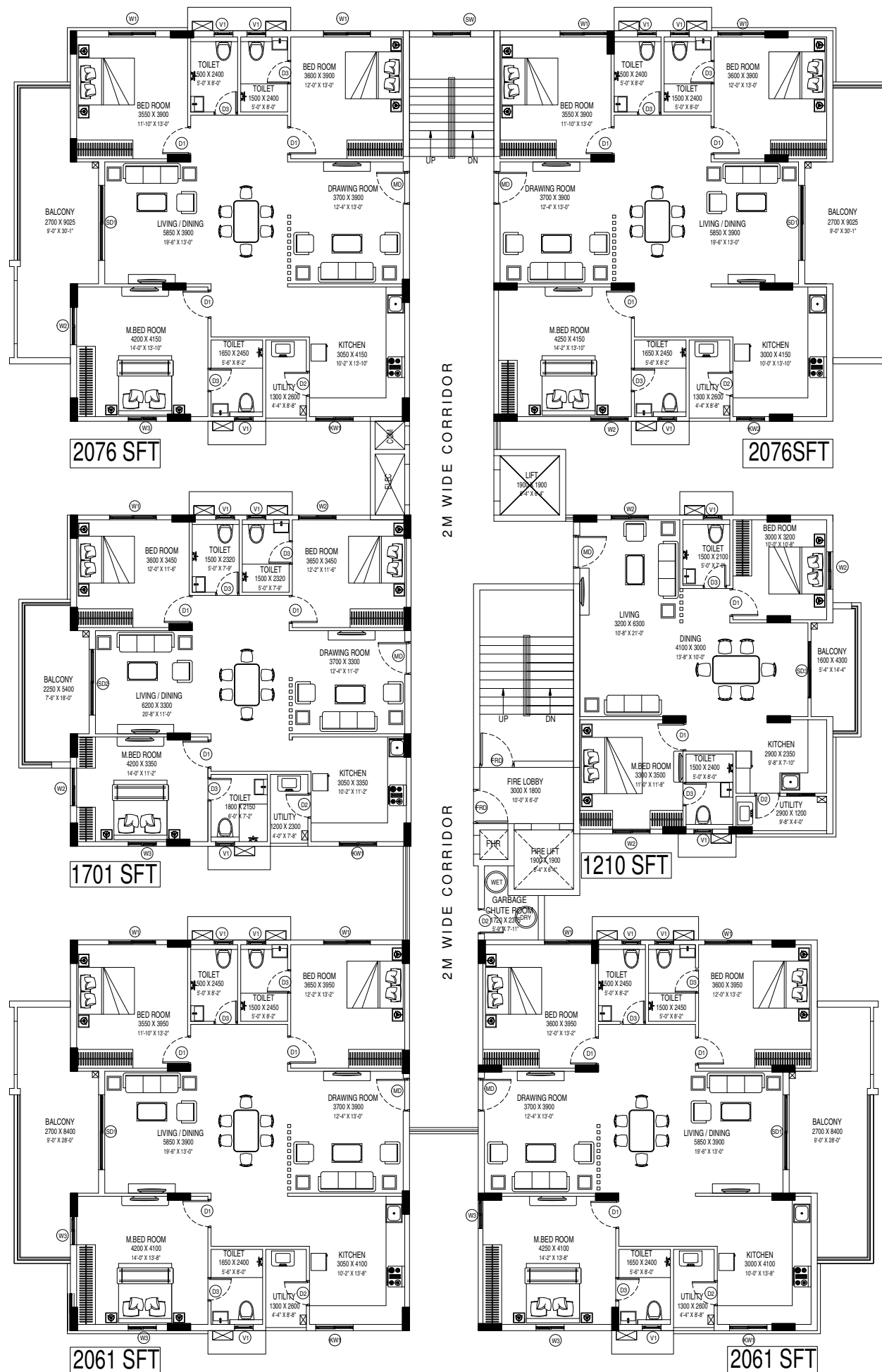
Tower 3 Typical Floor Plan



Tower 4 First Floor Plan



Tower 4 Typical Floor Plan



Club House Amenities

(Excluding Ground & First Floor)

(Second Floor to Seventh Floor)



A.C GYM



Banquet Hall



**Aerobics /
Yoga** (Provision)



Table Tennis



Creche (Space)



**Chess &
Carroms**



Saloon / SPA
(Provision)



Mini Theatre



**3 Furnished
Guest Rooms**
(Out of which one Guest Room is retained by the Promoter)



Multipurpose Hall



Cafeteria (Space)



Home Office (Space)



Gentleman Room / Multipurpose Room

Other Amenities



**Stylish Entrance
& Exit Gate**



Lawn Areas



Walkway



Kids Play Area



Box Cricket Area



**Half-Basketball
Court**



Seating Deck



Swimming Pool



**Compound Wall
with Solar Fencing**

Specifications

FRAMED STRUCTURE

RCC framed structure to withstand wind and seismic loads Zone II.

SUPER STRUCTURE

Machine made CC blocks in cement mortar; external walls of 6"/8" thick and internal walls of 4" thick.

PAINTING

- ☞ **Interior:** Lappam Finish, two coats of acrylic emulsion paint (ASIAN /BERGER/ICI or equivalent) over a coat of primer.
- ☞ **Exterior:** Textured finish and two coats of Exterior Emulsion paint (Weatherproof) (ASIAN/BERGER or equivalent).

FLOORING AND DADO CLADDING

- ☞ **Living /Dining, Bed rooms & Kitchen:** 800mmX800mm vitrified tile flooring (Vermora/ Nitco/ Johnson/ Asian or equivalent).
- ☞ **Bathroom and Utility:** Anti-Skid Ceramic tiles.
- ☞ **Parking Area:** VDF flooring in Cellar Utility: Glazed ceramic tile dado up to parapet wall height tile flooring.
- ☞ **Toilets:** Designer ceramic tile dado upto 7' height.
- ☞ **Lifts:** Designer cladding with tile/granite.

FIRE AND SAFETY

As per fire safety norms and as per the conditions specified by fire authority.

DOORS & WINDOWS

- ☞ **Main Door:** Solid/Engineered wood frame & Flush door shutter with natural veneer of "ALEGRIA" make by Praneeth Innovatives (Aesthetically finished with melamine spray polish) or equivalent with designer hardware of reputed make.
 - ☞ **Internal Doors:** Engineered wood frame and Flush door shutters of "ALEGRIA" make by Praneeth Innovatives or equivalent with standard hardware.
 - ☞ **French Doors:** UPVC glazed sliding doors of "ALEGRIA" make by Praneeth Innovatives or equivalent.
 - ☞ **Windows:** UPVC sliding windows with plain glass with mosquito mesh of "ALEGRIA" make by Praneeth Innovatives or equivalent.
- Staircase & Balcony Railings will be provided with Mild Steel.

PLUMBING & SANITARY

- ☞ **Water supply:** Astral/Ashirvad CPVC piping or equivalent for water supply.
- ☞ **Drainage:** Astral/Ashirvad PVC/SWG sanitary piping sewerage line will be of PVC.
- ☞ **Toilets:** EWC wall mounted and wash basin in all toilets (Kohler/ Jaquar or equivalent) shower (Kohler/Jaquar or equivalent) with chrome plated fittings (Kohler/ Jaquar or equivalent).
- ☞ Provision for Geyser.

TELECOMMUNICATIONS, CABLE TV AND INTERNET

- ☞ Provision for TV connection in Hall/ living & Master bedroom.
- ☞ Provision for Internet connection in Hall/Living.

KITCHEN

Provision for water in and out points for domestic use and R.O, remaining appurtenances in owner's scope.

ELECTRICAL

- ☞ Concealed conducting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.
- ☞ Concealed wiring (Polycab/Havells/ Anchor/RR Cable or equivalent).
- ☞ Power outlet for air conditioning in all bedrooms and hall/dining. Core cutting charges will be charged extra.
- ☞ Power outlet for exhaust fan in all toilets.
- ☞ Power sockets for R.O., cooking range, chimney, refrigerator, microwave oven, and mixer grinders in kitchen.
- ☞ Modular switches/sockets of Anchor Roma/Legrand or equivalent make.
- ☞ Three phase supply for each flat with individual meters boards tapped from common LT/HT metering as per department norms and DG backup for lights & fans.
- ☞ MCB's for each circuit provided at the main distribution board in every flat of Siemens/Legrand or equivalent.
- ☞ Power plug for Washing machine/ Dishwasher in Utility area.

Specifications

ELEVATORS/LIFTS

Passenger Lifts, Specification: High speed automatic passenger lifts of OTIS/KONE or equivalent make with group control and ARD with V3F for energy efficiency with power backup.

POWER BACKUP

Back up Kirloskar/Cummins/Mahindra or equivalent for common areas and Club House.

EXTERNAL LIGHTING

LED light posts with lamp fittings, at setback and Landscaping areas and lights in staircase and corridor areas.

SEWAGE TREATMENT PLANT

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 and flushing purpose.

SECURITY/BMS

- ⌚ Sophisticated round-the-clock security/ Surveillance System at required locations as per the design.
- ⌚ Panic button is provided in the lifts connected to the security room.

GAS SUPPLY

Piped gas supply directly to the kitchen.

Note: Materials are subject to change as per the terms and conditions of the manufacturer/dealer/supplier and availability.

Location Features

- ↗ Adj. to Miyapur - Gandimaisamma Highway
- ↗ 1.4 Km to Relief Hospital
- ↗ 2.9 Kms to SLG Hospital
- ↗ 3.8 Kms to Outer Ring Road (ORR)
- ↗ 4.8 Kms to Upcoming ICBT @ Miyapur
- ↗ 7.6 Kms to Nizampet Metro Station
- ↗ 7.8 Kms to Miyapur Metro
- ↗ 14.5 Kms to Hi-tech City
- ↗ Very Close to **Praneeth Pranav Projects:** Antilia, Townsquare, Valley, Zenith and many more.

Sl. No.	Name of Educational Institutes	Distance (from this Project)
1.	Keshava Reddy School	Quite Opposite
2.	Sri Chaitanya Jr. College	0.5 Km
3.	Silver Oaks School	1.1 Km
4.	Kennedy High The Global School	1.9 Km
5.	Mamata Hospital & Medical College	2.4 Kms
6.	VNR College of Engineering	2.0 Kms
7.	The Creek Planet School	2.9 Kms
8.	Surya The Global School	3.4 Kms
9.	Academic Heights Public School	5.4 Kms
10.	Unicent School	4.0 Kms
11.	Delhi Public School	4.0 Kms
12.	DRK Group of Institutions	4.9 Kms
13.	Ambitus World School	5.1 Kms
14.	Oakridge International School	5.7 Kms

Location Map (Not to Scale)



A Project by
Praneeth
G R O U P
Trust Inbuilt

Sales Office : Praneeth Group Sales Office, Praneeth Pranav Antilia Road,
Beside: Keshava Reddy School, Hyderabad, Telangana 500090.

Site Location : Opp: Keshava Reddy School, Bachupally, Hyderabad, Telangana 500090.

For Sales : 80999 73973 E-mail : sales@praneeth.com | www.praneeth.com

TS-RERA Registration Number : P02200004832 | HMDA No: 035970/MED/R1/U6/HMDA/23.05.2020

Note : The content depicted in the presentation is indicative only. "VPDPL" reserves the right for any alteration in plans, elevations and specifications. The imagery used in the brochure is indicative of style only. The photographs of the interiors, surroundings, views and location may have been digitally enriched or altered and do not represent actual views or surrounding views.

