

Praneeth PRANAV
TOWN
SQUARE
Feel the sky

TS - RERA Regd. No. : P02200001090
HMDA Approved No. : 011807/ZOC/R1/U6/HMDA/18052018



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Artist's Impression

**2 & 3 BHK PREMIUM APARTMENTS
@ BACHUPALLY**



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Images are artistic impression only



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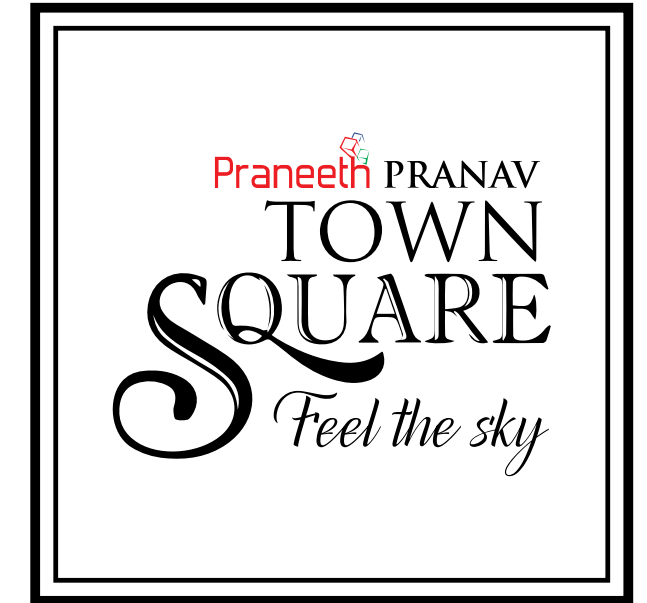
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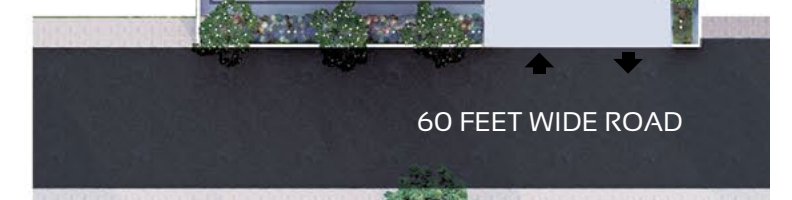
Club House

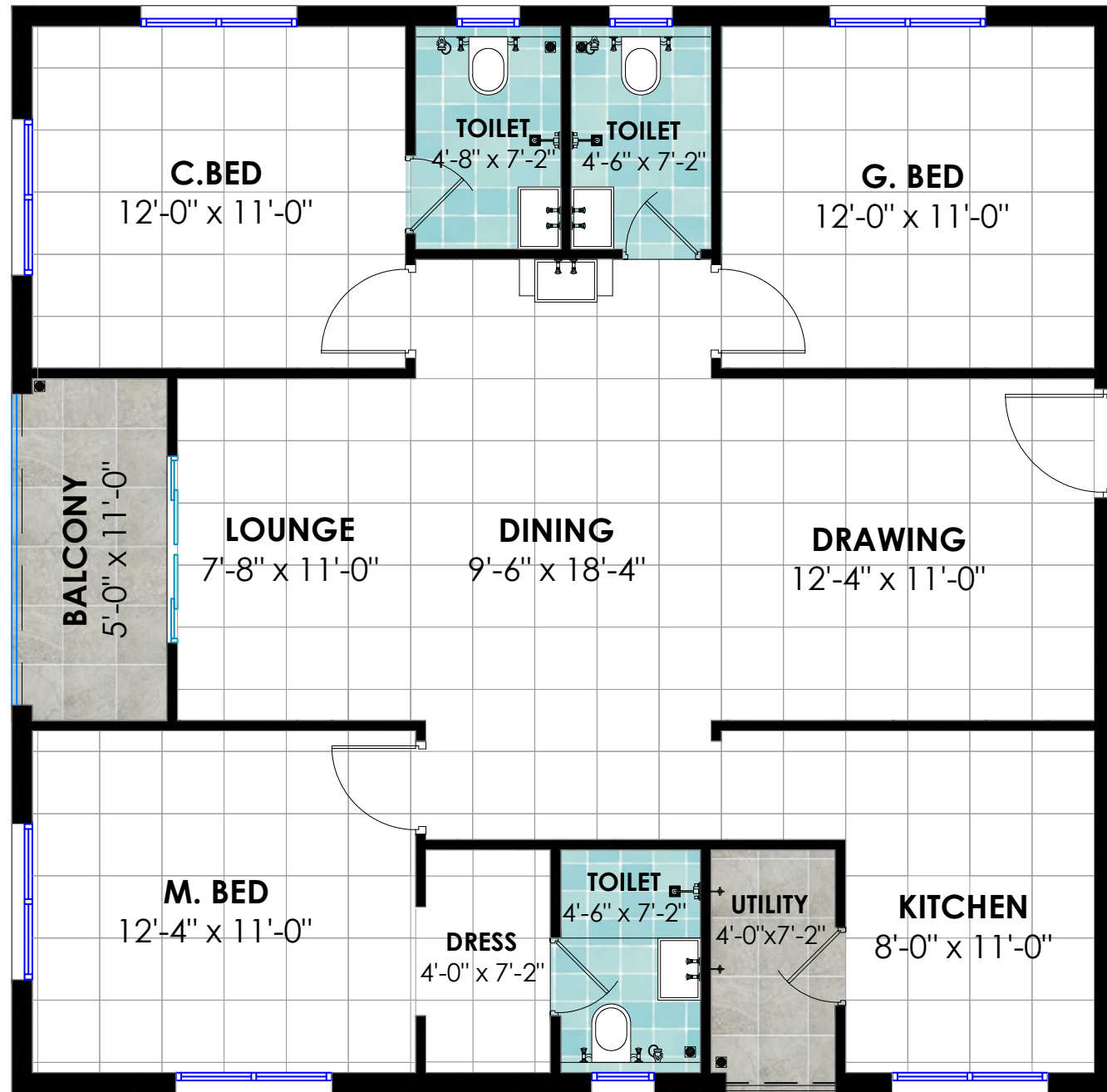


Master Plan

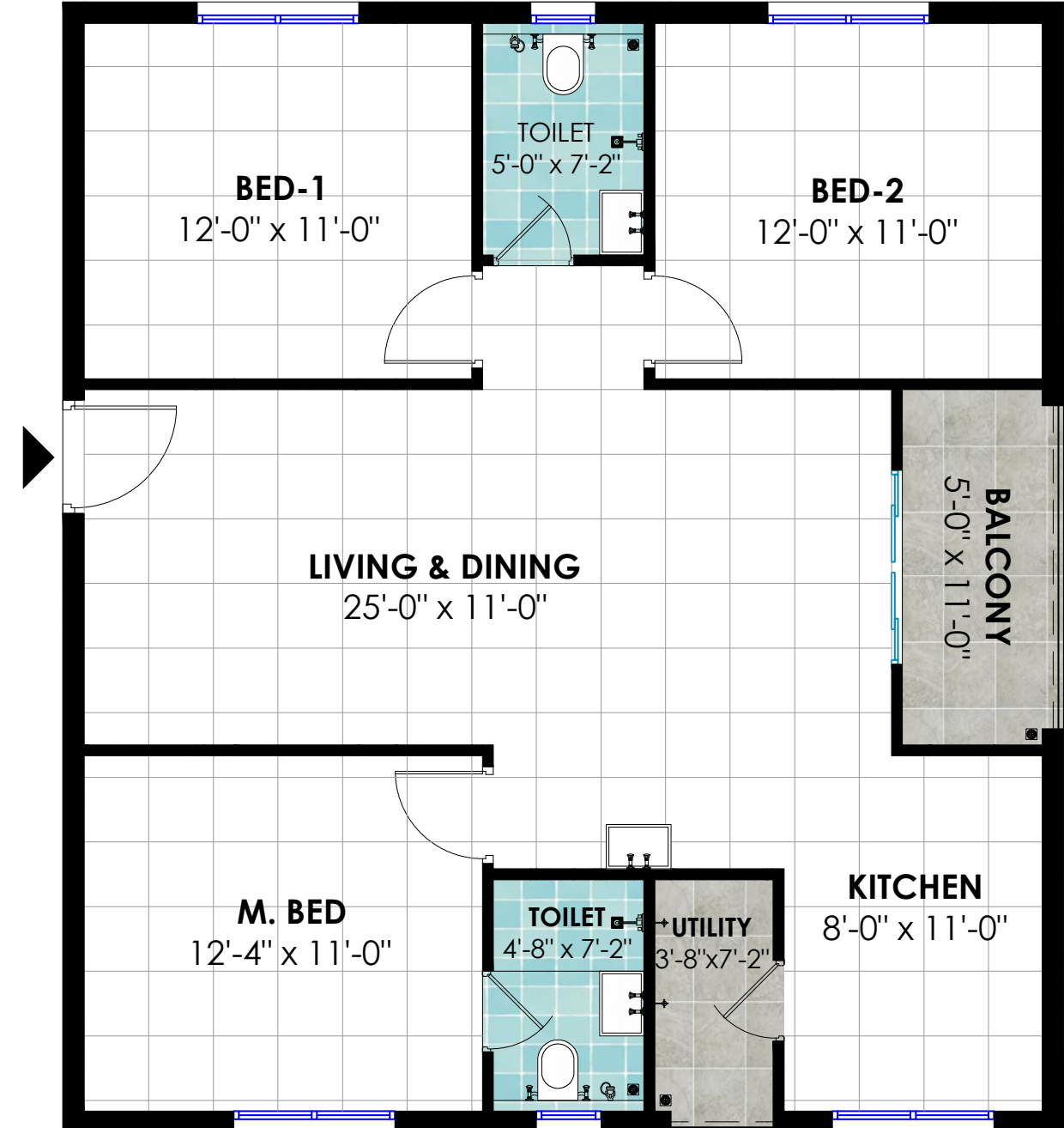


- | | |
|-----------------------------------|---------------------------------|
| TYPE - A : 3 BHK - 1554 SFT (E) | TYPE - F : 2 BHK - 1160 SFT (E) |
| TYPE - B : 2.5 BHK - 1356 SFT (W) | TYPE - G : 2 BHK - 1160 SFT (E) |
| TYPE - C : 2.5 BHK - 1356 SFT (E) | TYPE - H : 3 BHK - 1554 SFT (W) |
| TYPE - D : 2 BHK - 1160 SFT (W) | TYPE - J : 3 BHK - 1494 SFT (N) |
| TYPE - E : 2 BHK - 1160 SFT (W) | TYPE - K : 3 BHK - 1655 SFT (S) |

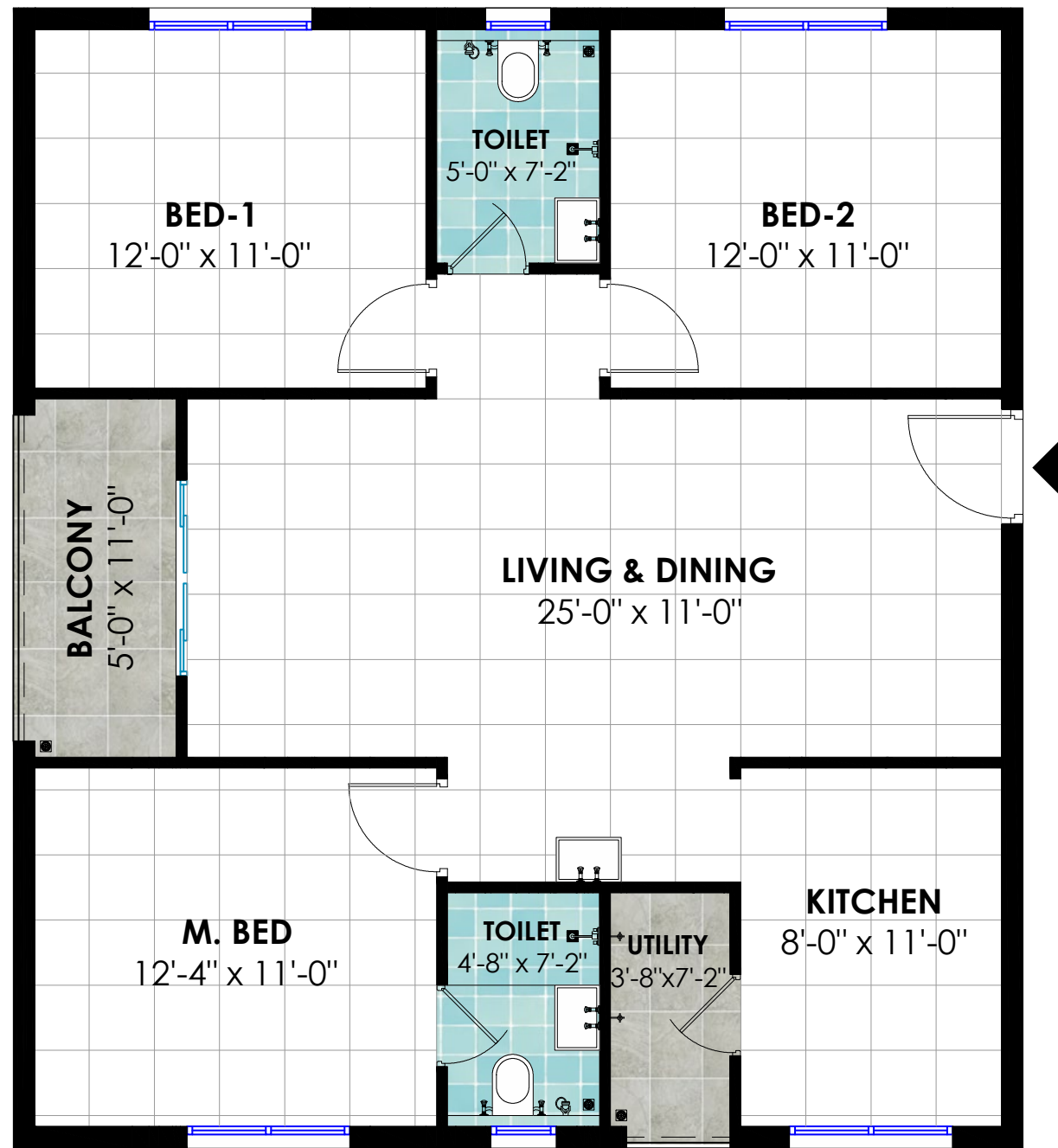




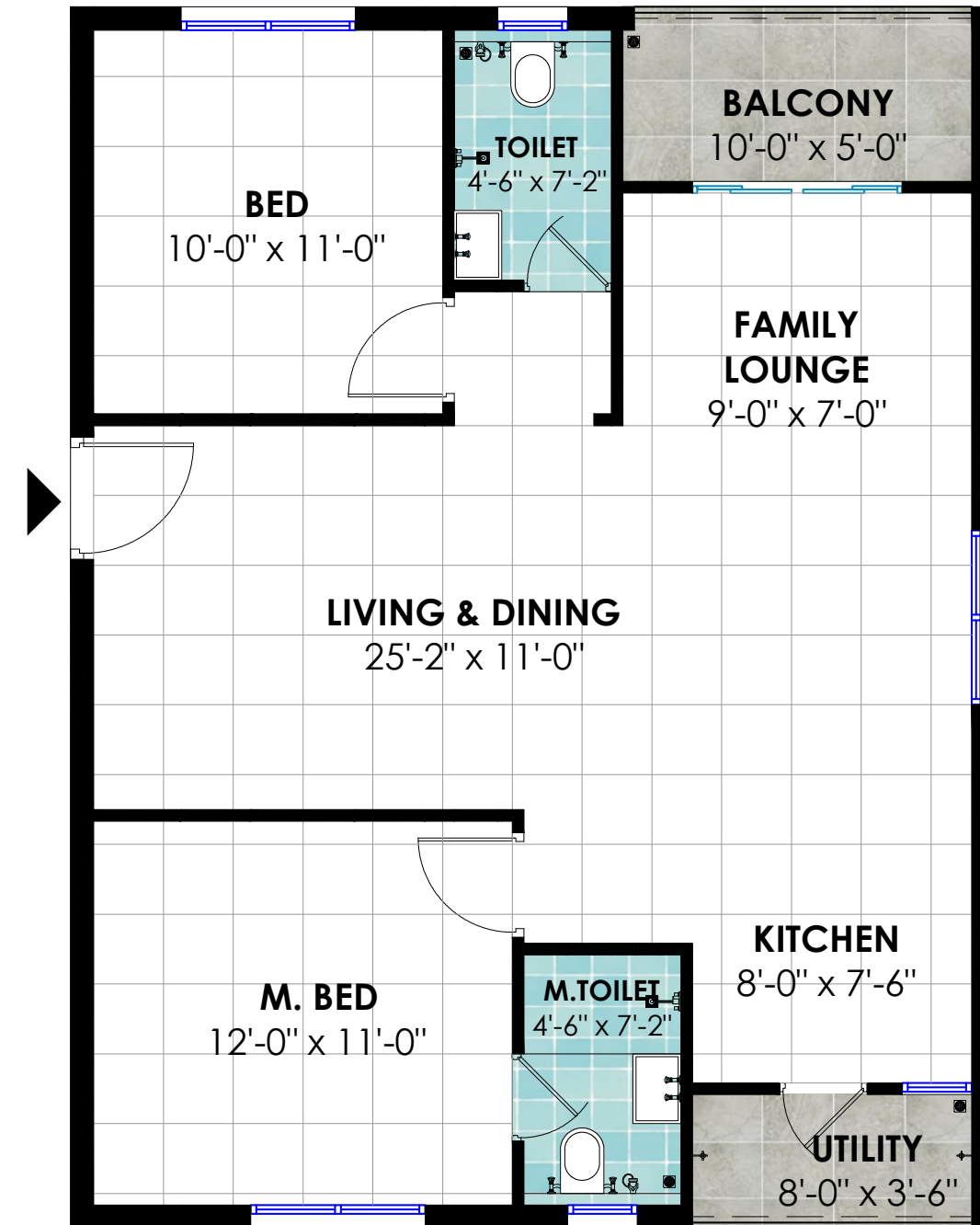
TYPE-A 3BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



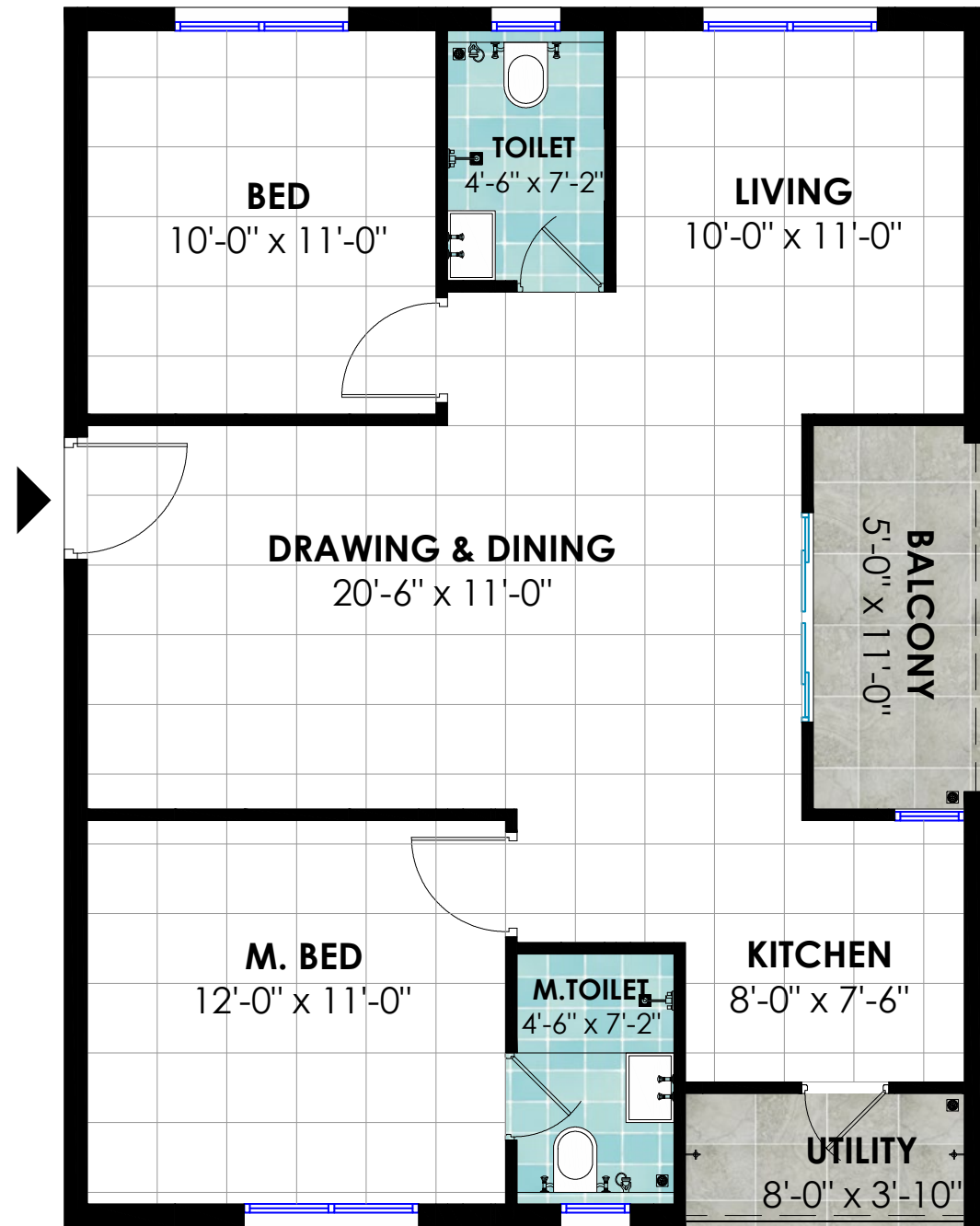
TYPE-B 2.5BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



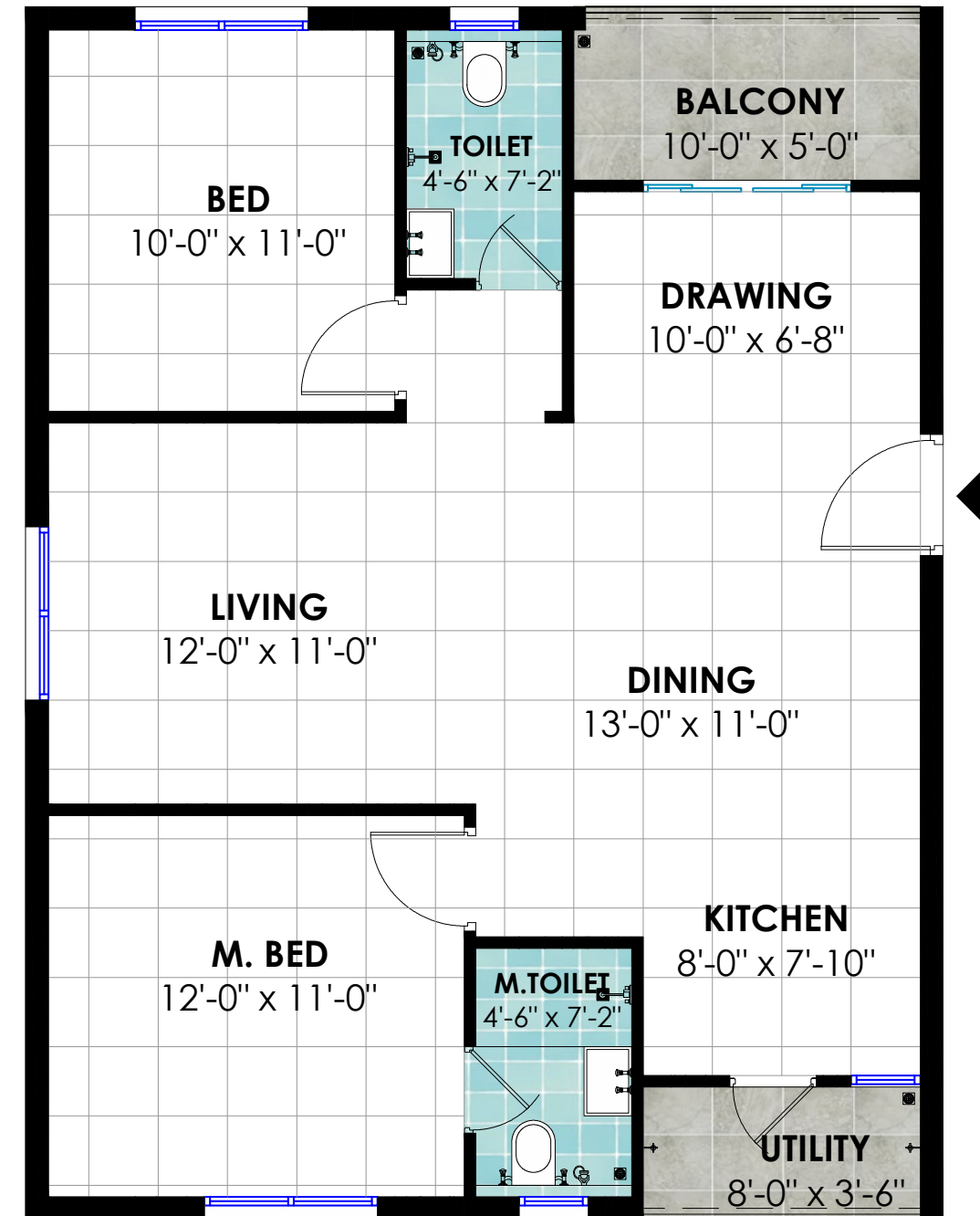
TYPE-C 2.5BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



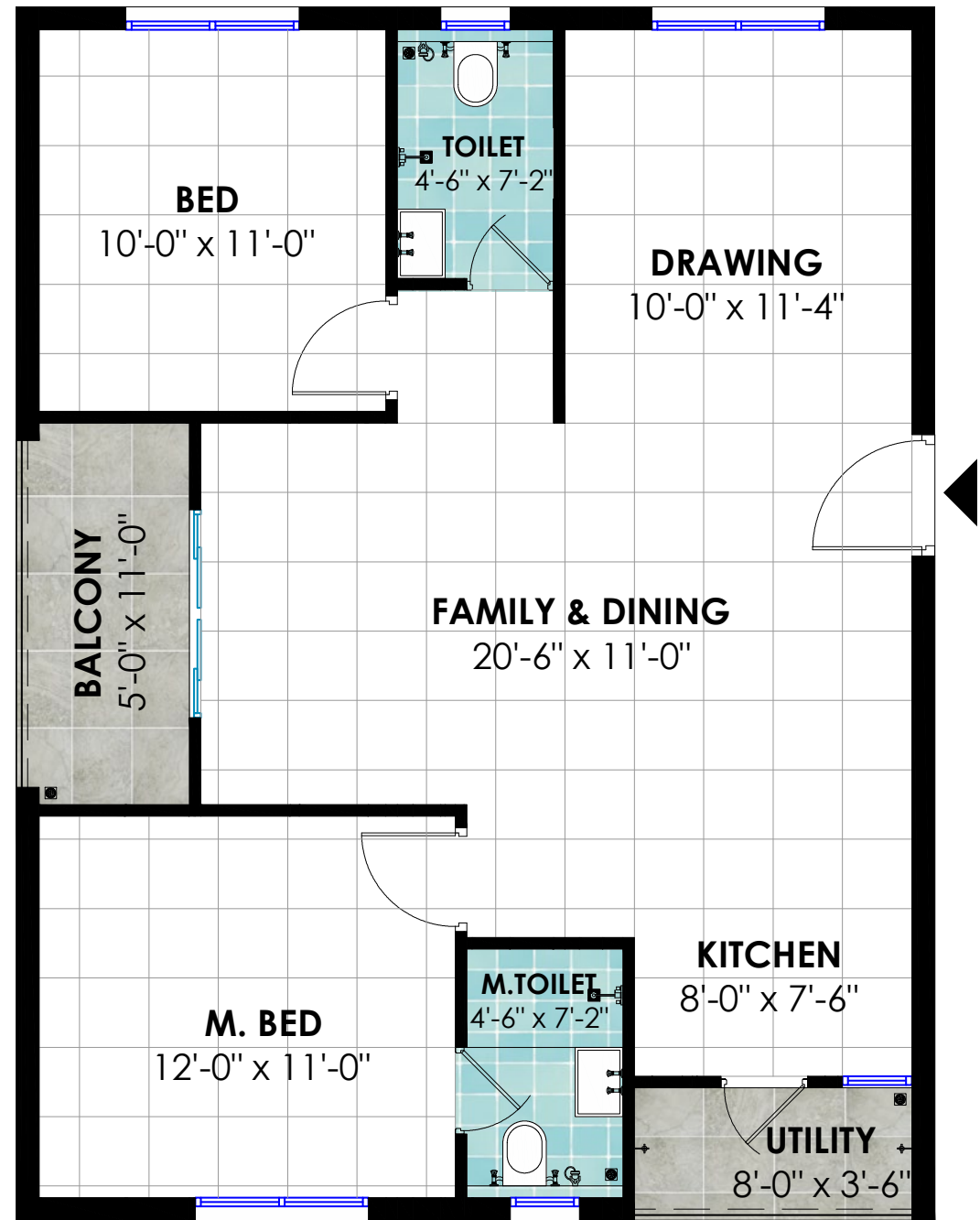
TYPE-D 2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



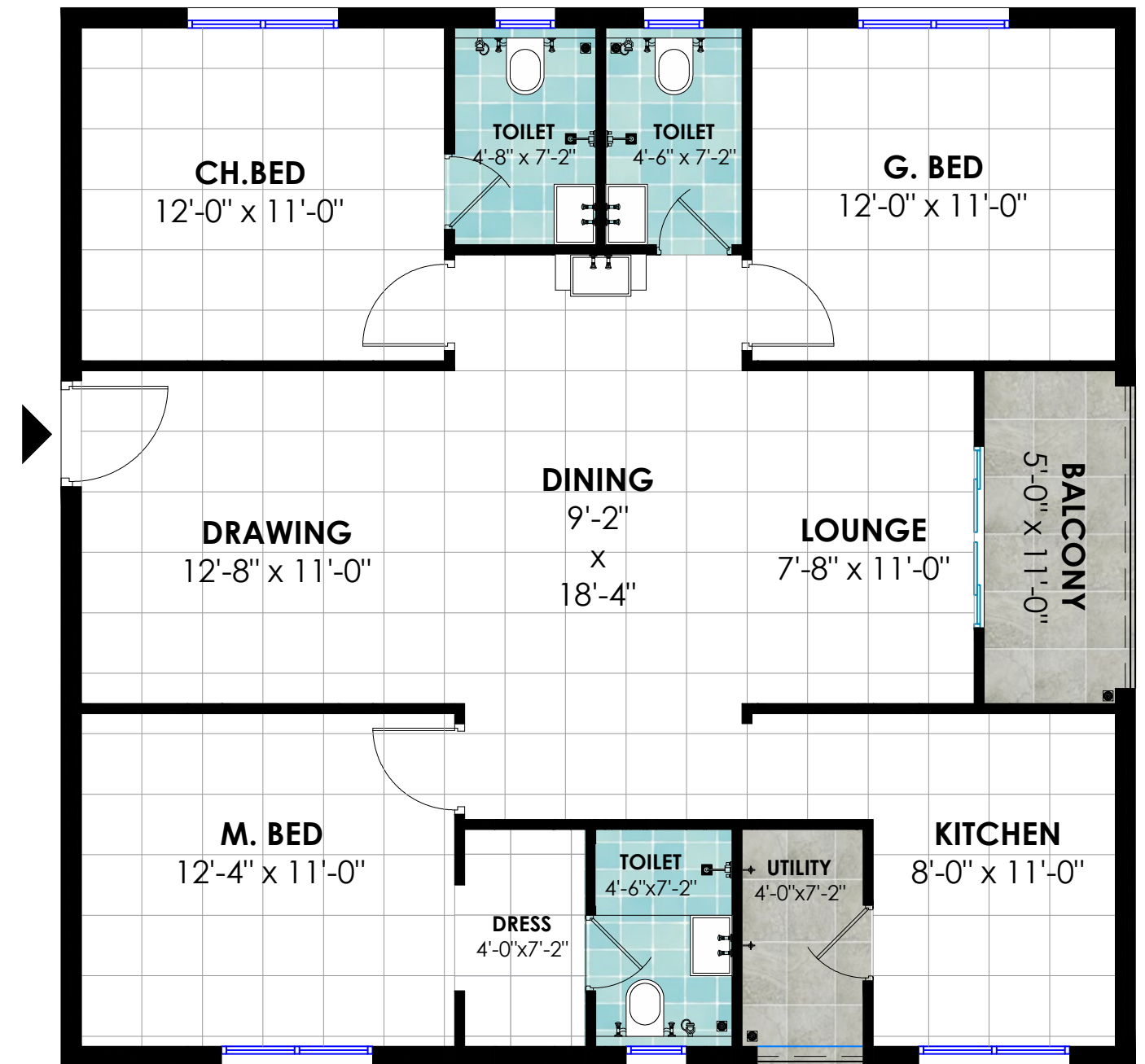
TYPE-E 2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



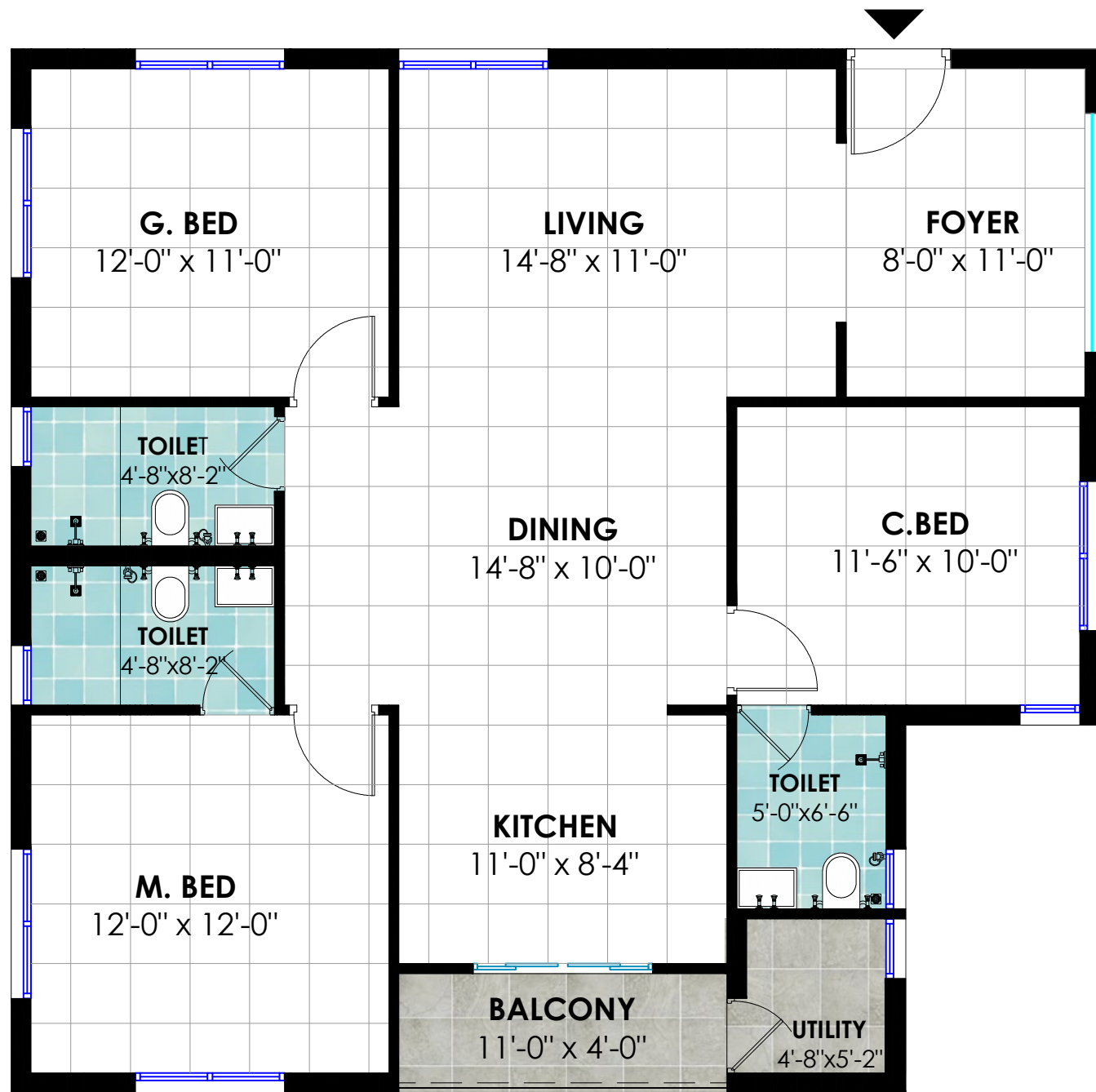
TYPE-F 2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



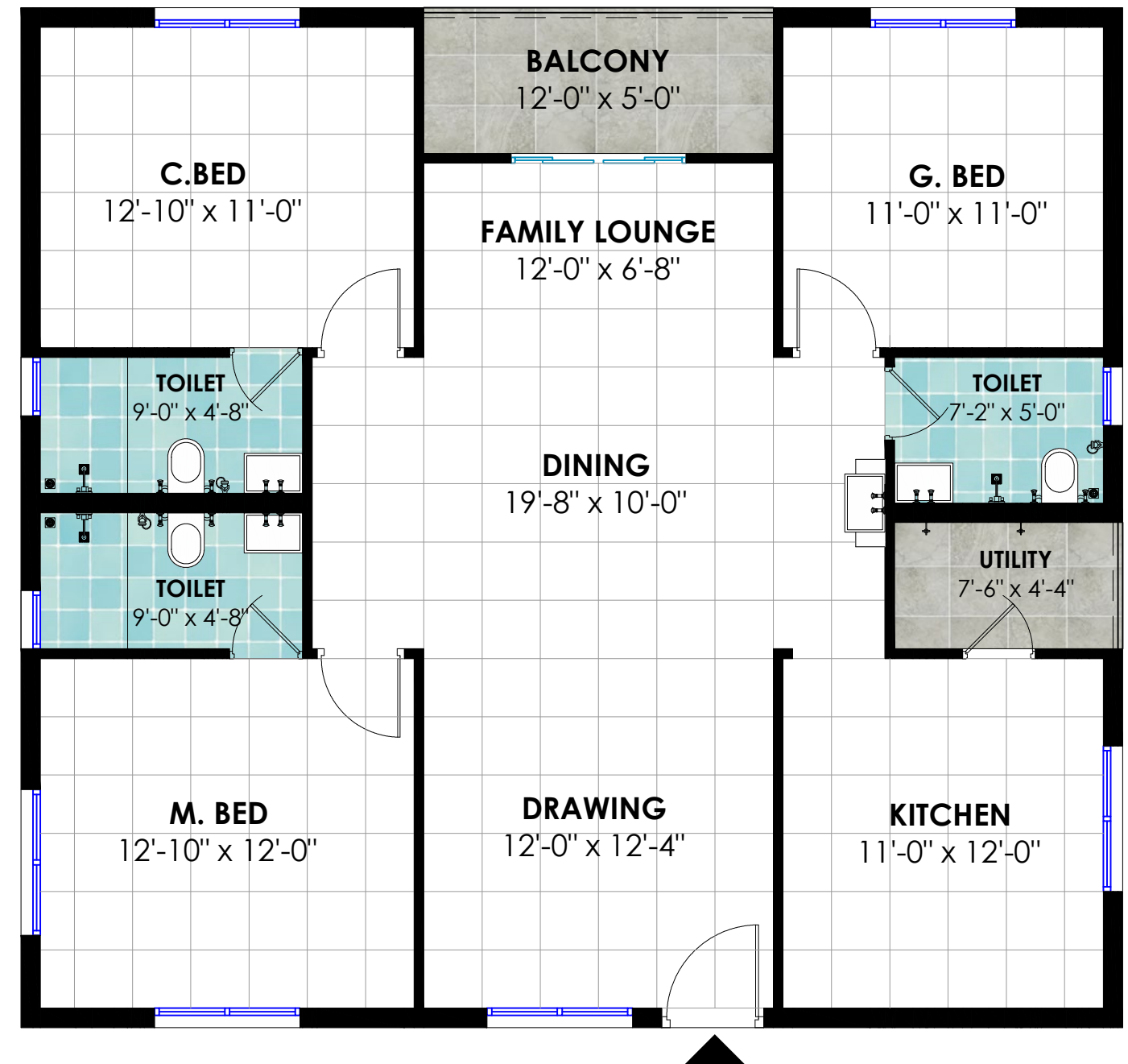
TYPE-G 2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



TYPE-H 3BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



TYPE-J 3BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1494 Sft	1195 Sft	1033 Sft
	138.80 Sq.Mts.	111.00 Sq.Mts	96.15 Sq.mts



TYPE-K 3BHK SOUTH	Saleable Area	Plinth Area	Carpet Area
	1655 Sft	1324 Sft	1129 Sft
	153.75 Sq.Mts.	123.00 Sq.Mts	104.90 Sq.mts



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Amenities

- Club House ● Reception ● Ac Gymnasium ● Yoga / Meditation
- Indoor Games ● Library ● Creche ● 2 Multi Purpose Halls
- Guest Rooms ● Commercial Space ● Swimming Pool
- Garden ● Children Play Area ● Half Basket Ball Court
- Badminton Court ● Street Lights for internal pathway
- CCTVs at required locations

Project Highlights

- HMDA Approved Project ● Well planned 6 Acres Community with 527 Flats of various sizes (1160 - 1655 sft areas)
- 2 & 3 Bedroom Apartments ● Spacious Floor Plans
- No Common Walls ● Excellent Ventilation ● 24x7 Security
- Vaastu Compliant ● Landscaping ● Solar Power plant
- Power Backup ● Solar fencing wherever required
- Sewage Treatment Plant ● Conforming to Green Building Norms



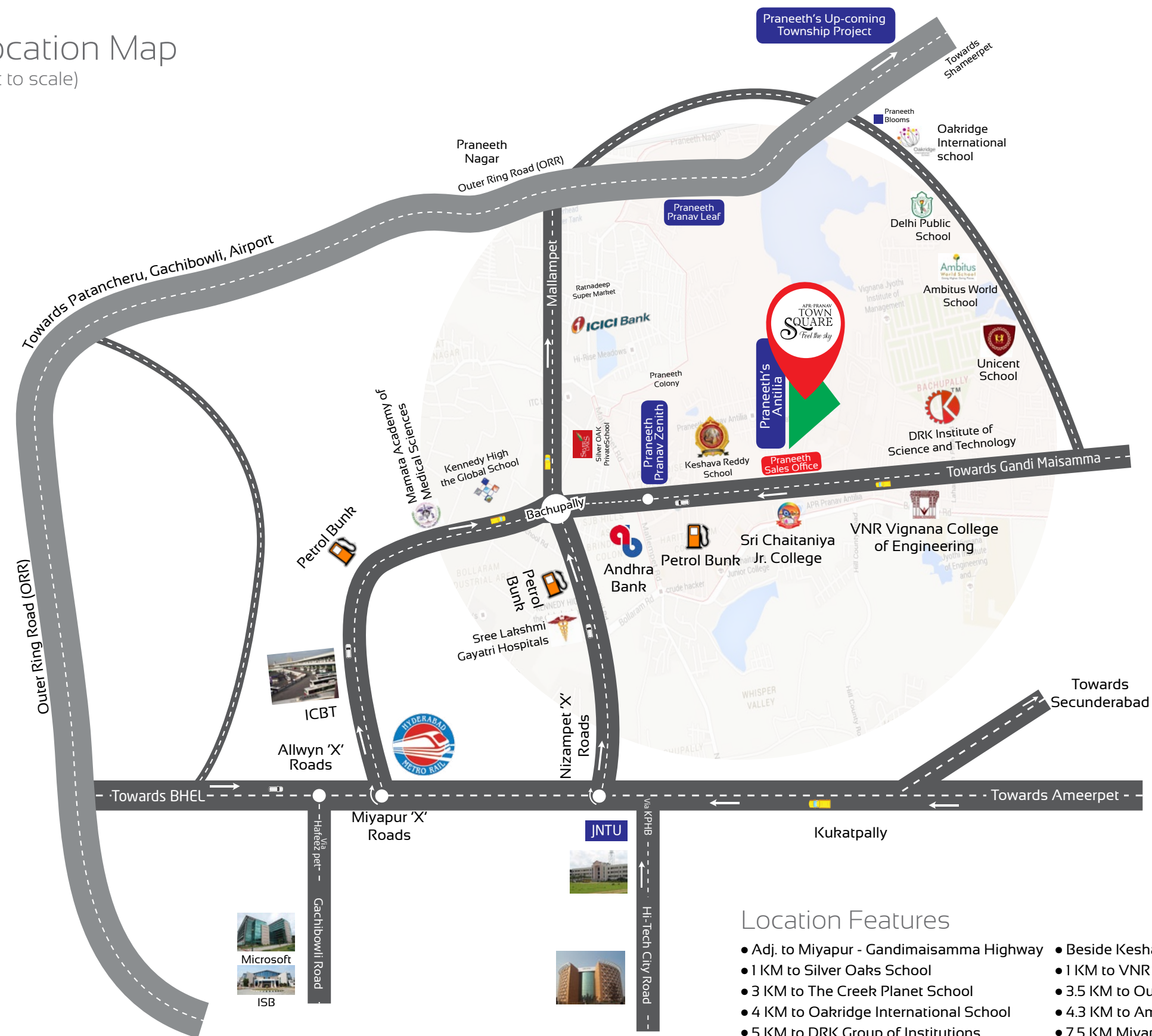
Specifications

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 8" thick and internal walls of 4" thick.
Doors & Windows	: Main Door: Engineered wood Frame; Best quality Flush door shutter with teak veneer aesthetically finished with melamine spray polish and designer hardware of reputed make. Internal Doors: Engineered wood frame and best quality flush door shutters with standard hardware. French Doors: UPVC glazed sliding doors. Windows: Polyester powder coated Dumal series aluminium sliding windows with plain glass along with mosquito proof mesh and M.S. Grills. Railings: Staircase railings with Mild Steel. Balconies facing road will be provided with SS railing with glass.
Plastering & Painting	: Double coat cement plaster for both external and internal walls & ceiling. Premium emulsion paint with lappam finish for both internal walls and ceiling. 2 coats of premium brand antifungal paint with Textured finish on elevation and plain finish on other external surfaces. Synthetic enamel paint for MS railings.
Flooring	: For Hall, Dining & Bed Rooms: Double charged premium quality Vitrified tiles; Toilets: Designer tiles; Utility & Kitchen: Designer tiles; Corridor: Matt finished premium quality Tiles.
Cladding & Dadoing	: Dadoing up to 7' Height with designer tiles in all toilets, Ceramic Tiles up to 3'height in utility/wash area
Electrical	: Concealed conduiting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS. • Standard number of electrical points in all rooms of Anchor / Panasonic/ Legrand make • Power outlets for air conditioners in all bedrooms • Power outlets for Geysers in all bathrooms. • Power plug for cooking range chimney / microwave / mixer grinder and plug point for RO unit in kitchen. • Plug point for refrigerator • 3 Phase supply for each apartment unit • DG power for individual apartment upto 1KVA
Communication	: Telephone, TV, Internet point provision in living and all bedrooms
Lifts	: Passenger lifts as per NBC norms.
Water Supply, Sanitary	: CPVC/ PPR piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.
Toilets	: All Toilets consists of • EWC with flush valve • Hot and cold diverter point with shower • Plumbing provision for Geyser in all toilets
Drainage	: All PVC sanitary piping conforming to BIS. STP treated flushing water in toilets to reduce the fresh water requirement.
Gas Supply	: Gas supply through Gas bank and piping upto Kitchen.
Value Added Specifications	: Individual flats connected to common HT supply from Electricity Board. Raw water, DG/Energy, Gas meters for individual flat/Apartment.
Power back-up	: 100% Power backup through Generator for common areas, Club-house, lifts, water pumps and security checkpoints
Cable TV & Internet	: Cable TV/ INTERNET/ INTERCOM/ TELEPHONE ready network provision. CCTVs at required locations
Solar Power plant	: Solar panel power plant on terrace connected with Electricity Board Grid (Net metering) for common areas.

All specifications shall be conforming to the National Building Code.

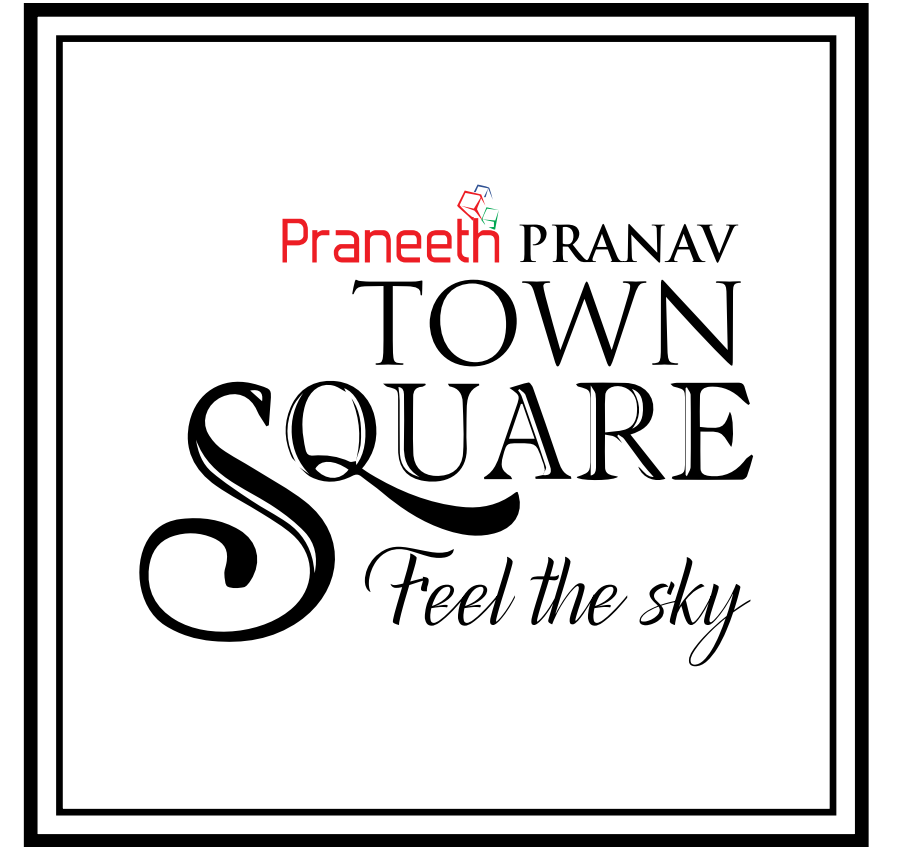
Location Map

(Not to scale)



Location Features

- Adj. to Miyapur - Gandimaisamma Highway
- 1 KM to Silver Oaks School
- 3 KM to The Creek Planet School
- 4 KM to Oakridge International School
- 5 KM to DRK Group of Institutions
- 13 KM from Hi-tech City
- Close to Mamata Academy of Medical Sciences, Relief Hospital & SLG Hospital.
- Beside Keshava Reddy School
- 1 KM to VNR College of Engineering
- 3.5 KM to Outer Ring Road (ORR)
- 4.3 KM to Ambitus World School
- 7.5 KM Miyapur Metro & Nizampet 'X' Roads
- Close to ATMs, Banks, Super Markets, Fuel Stations
- 0.5 to 1 km Sri Chaitaniya Jr. College
- 1.5 KM to Kenedy High School
- 4 KM to Unicent School & Delhi Public School
- 5 KM from Upcoming ICBT @ Miyapur
- 9 KM from JNTU



Sales Office: Beside Keshava Reddy School, Near APR Pranav Antilia, Bachupally, Miyapur to Gandimaisamma Road, Medchal-Malkajgiri District, Telangana - 500090.

Site location: Beside APR Pranav Antilia, Bachupally Main Road, Medchal-Malkajgiri District, Telangana - 500090.

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



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