

Leaf

Praneeth
PRANAV

RERA Regd. No. : PO2200000118



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FOREVERGREENBLISS

Praneeth
G R O U P
Trust Inbuilt

Add a new, wonderful Space to your life...

PRANEETH PRANAV LEAF a never before cluster of over 502 picturesque villas, is coming up on a land carved out as a leaf to meet the unique needs of a discerning nature lover like you. Located at Mallampet, Adj. to Outer Ring Road & in the vicinity of Telangana Educational Hub @ Bachupally.

Proximity to major schools, colleges, hospitals, there by ensuring your daily life to be more convenient and hassle free. Within immediate reach of major transport facilities, 8 km to both Miyapur & JNTU Metro Station, Shopping malls and easily accessible everywhere in Hyderabad via Outer Ring Road & arterial roads.

You can choose the home that suits you best. Duplex Villa range starts from 150 Sq.yd to 210 Sq.yd.



Adding value to life...

Praneeth Group, as an industry - leading residential construction company, has more than a decade of experience in this field. Praneeth is known for delivering projects on schedule and providing a great customer experience. We take pride of ourselves as a strong committed team of professionals that supervises and attends to every detail, to make our clients sit back and be assured looking at their dream house taking shape in finest quality and exceptional elegance. The result is a fresh and market competitive retail asset. Praneeth Group boasts of a strong customer base of over 3500+ families in multiple projects across Hyderabad.



Project Highlights

- HMDA Approved Group Housing Project ● 502 duplex villas of various sizes
- Adjacent to ORR ● Well planned eco-friendly infrastructure ● Serene location
- Vaastu Compliant ● Stylish Entrance with all round Security
- Club House ● Spacious Floor Plans ● Landscaping
- Underground Drainage and Electrification ● Internal VDF topped CC Roads
- Backup generator for Common Areas ● Solar fencing wherever required.

Amenities

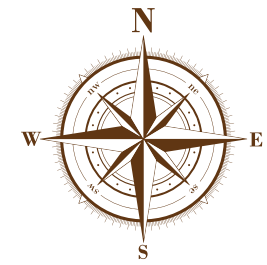
- Swimming pool ● A/c Gym ● Multi-purpose Hall ● Library / Yoga
 - Guest Rooms ● Indoor Games ● Tennis Court ● Amphitheatre
 - Cricket Pitch for Net Practice ● Half Basketball Court ● Skating Rink
 - Outdoor Fitness Station ● Tot-lot Area ● Sewage treatment plant
 - Jogging Track ● Water supply common sump and individual overhead tank
- Additional Features :**
- Common RO Water Purifier Plant ● Provision for Solar Geyser
 - CCTVs at required locations.

Specifications

- Super Structure** : Framework in RCC conforming to BIS codes, CC block panel walls in cement mortar, 8" thick for external and 5" thick for internal, Smooth finish plastering for internal walls and Texture finish to external walls.
- Doors & Windows** : **Main Door:** Hard Wood Frame; Best quality designer door shutter aesthetically finished with melamine spray polish and designer hardware of reputed make. **Internal Doors:** Hard wood frame and designer flush door shutters with standard hardware. **French Doors:** UPVC glazed sliding doors. **Windows:** UPVC glazed sliding window with plain glass and provision for additional mosquito proof shutter. **Railings:** Internal Staircase with SS railing and External railings with Mild Steel.
- Electrical Installations** : Concealed fire retardant low smoke(FRLS) wiring with modular switches conforming to BIS. Switches will be Panasonic / Legrand / Anchor or equivalent make, provision for inverter.
- Flooring** : Double charged vitrified Tile flooring in Living / Bedrooms / Dining / Kitchen. Granite flooring in staircase, Ceramic tile flooring & ceramic tile dado up to door height in toilets.
- Sanitary & Plumbing Work** : **Sanitary Fittings:** Ceramic wash basins in all bathrooms. Ceramic ware of Jaquar / Cera / Parryware / Hindware or equivalent brands and CP fittings of Jaquar / Cera or equivalent in toilets.
- Water Supply** : Superior quality CPVC piping for internal lines and within the compound wall and UPVC for all external lines.
- Painting** : Plastic Emulsion over Lappam on Internal walls. Texture Paint on external walls as per the elevation.
- Kitchen** : Provision for Water In & Out Points, electrical points for exhaust fan, electrical appliances & water purifier. Remaining appurtenances in Owners Scope.
- Communication** : Provision for Internet, Intercom, Telephone ready network upto living room, TV points in all bedrooms & Living area.

LAYOUT

AREA STATEMENT



Plot No	Dimensions	Plot Area (in Sq.ft)	Saleable Area (in Sq.ft)	Carpet Area (in Sq.ft)	Plot Facing
1	39'5"x50'0"	219	2200	1795	S/E Corner
2 to 12	36'0"x50'0"	200	2200	1795	East
13	50'0"x50'0"	278	2200	1795	East
14, 15	37'3"x48'0"	199	2165	1685	West
16 to 27	30'0"x48'0"	160	1650	1255	West
28	39'5"x48'0"	210	2165	1685	S/W Corner
29	39'5"x45'0"	197	2200	1795	S/E Corner
30 to 41	30'0"x45'0"	150	1650	1330	East
42, 43	34'3"x45'0"	171	1650	1330	East
44, 45	43'10"x48'0"	234	2335	1845	West
46 to 56	30'0"x48'0"	160	1650	1255	West
57	39'5"x48'0"	210	2165	1685	S/W Corner
58	39'5"x45'0"	197	2200	1795	S/E Corner
59 to 69	30'0"x45'0"	150	1650	1330	East
70, 71	40'8"x45'0"	203	2200	1795	East
72, 73	35'0"x48'0"	187	1650	1255	West
74 to 84	30'0"x48'0"	160	1650	1255	West
85	39'5"x48'0"	210	2165	1685	S/W Corner
86	39'5"x45'0"	197	2200	1795	S/E Corner
87 to 97	30'0"x45'0"	150	1650	1330	East
98, 99	31'10"x45'0"	159	1650	1330	East
100, 101	41'4"x48'0"	220	2335	1845	West
102 to 111	30'0"x48'0"	160	1650	1255	West
112	39'5"x48'0"	210	2165	1685	S/W Corner
113	39'5"x45'0"	197	2200	1795	S/E Corner
114 to 123	30'0"x45'0"	150	1650	1330	East
124, 125	38'3"x45'0"	191	2200	1795	East
126, 127	32'10"x48'0"	175	1650	1255	West
128 to 137	30'0"x48'0"	160	1650	1255	West
138	39'5"x48'0"	210	2165	1685	S/W Corner
139	39'5"x45'0"	197	2200	1795	S/E Corner
140 to 151	30'0"x45'0"	150	1650	1330	East
152, 153	40'4"x48'0"	215	2335	1845	West
154 to 162	30'0"x48'0"	160	1650	1255	West
163	39'5"x48'0"	210	2165	1685	S/W Corner
164	39'5"x45'0"	197	2200	1795	S/E Corner
165 to 173	30'0"x45'0"	150	1650	1330	East
174, 175	37'8"x45'0"	188	2200	1795	East
176, 177	33'5"x48'0"	178	1650	1255	West
178 to 186	30'0"x48'0"	160	1650	1255	West
187	39'5"x48'0"	210	2165	1685	S/W Corner
188	39'5"x45'0"	197	2200	1795	S/E Corner
189 to 197	30'0"x45'0"	150	1650	1330	East
198, 199	31'0"x45'0"	155	1650	1330	East
200, 201	40'9"x48'0"	217	2335	1845	West
202 to 209	30'0"x48'0"	160	1650	1255	West
210	39'5"x48'0"	210	2165	1685	S/W Corner

Plot No	Dimensions	Plot Area (in Sq.ft)	Saleable Area (in Sq.ft)	Carpet Area (in Sq.ft)	Plot Facing
211	39'5"x45'0"	197	2200	1795	S/E Corner
212 to 219	30'0"x45'0"	150	1650	1330	East
220, 221	37'8"x45'0"	188	2200	1795	East
222 to 230	30'0"x48'0"	160	1650	1255	West
231	39'5"x48'0"	210	2165	1685	N/W Corner
232	39'5"x48'0"	210	2165	1685	N/W Corner
233, 234	30'0"x48'0"	160	1650	1255	West
235 to 238	30'0"x51'6"	172	1650	1255	West
239	30'0"x51'6"	172	1650	1255	S/W Corner
240	30'0"x51'6"	172	1650	1330	S/E Corner
241 to 243	30'0"x51'6"	172	1650	1330	East
244	33'10"x51'6"	194	1650	1330	East
245	33'10"x48'0"	180	1650	1255	West
246 to 248	30'0"x48'0"	160	1650	1255	West
249	30'0"x48'0"	160	1650	1255	S/W Corner
250	30'0"x45'0"	150	1650	1330	S/E Corner
251 to 253	30'0"x45'0"	150	1650	1330	East
254	33'10"x45'0"	169	1650	1330	East
255	33'10"x48'0"	180	1650	1255	West
256 to 258	30'0"x48'0"	160	1650	1255	West
259	30'0"x48'0"	160	1650	1255	S/W Corner
260, 261	42'7"x45'0"	213	2200	1795	East
262 to 271	30'0"x45'0"	150	1650	1330	East
272	39'5"x45'0"	197	2200	1795	N/E Corner
273	39'5"x48'0"	210	2165	1680	N/W Corner
274, 275	30'0"x48'0"	160	1650	1255	West
276 to 283	30'0"x48'0"	160	1650	1255	West
284, 285	35'10"x48'0"	191	2165	1685	West
286, 287	40'5"x45'0"	202	2200	1795	East
288 to 294	30'0"x45'0"	150	1650	1330	East
295, 296	30'0"x45'0"	150	1650	1330	East
297	39'5"x45'0"	197	2200	1795	N/E Corner
298	39'5"x48'0"	210	2165	1685	N/W Corner
299, 300	30'0"x48'0"	160	1650	1255	West
301 to 308	30'0"x48'0"	160	1650	1255	West
309	37'5"x48'0"	200	2165	1685	West
310, 311	32'3"x45'0"	161	1650	1330	East
312 to 318	30'0"x45'0"	150	1650	1330	East
319, 320	30'0"x45'0"	150	1650	1330	East
321	39'5"x45'0"	197	2200	1795	N/E Corner
322	39'5"x48'0"	210	2165	1680	N/W Corner
323, 324	30'0"x48'0"	160	1650	1255	West
325 to 331	30'0"x48'0"	160	1650	1255	West
332, 333	31'4"x48'0"	167	1650	1255	West
334 to 342	30'0"x45'0"	150	1650	1330	East
343, 344	30'0"x45'0"	150	1650	1330	East
345	39'5"x45'0"	197	2200	1795	N/E Corner
346	39'5"x48'0"	210	2165	1680	N/W Corner
347, 348	30'0"x48'0"	160	1650	1255	West
349 to 360	30'0"x48'0"	160	1650	1255	West
361, 362	36'2"x45'0"	181	2200	1795	East
363 to 373	30'0"x45'0"	150	1650	1330	East
374, 375	30'0"x45'0"	150	1650	1330	East
376	39'5"x45'0"	197	2200	1795	N/E Corner
377	39'5"x48'0"	210	2165	1680	N/W Corner
378, 379	30'0"x48'0"	160	1650	1255	West
380 to 390	30'0"x48'0"	160	1650	1255	West
391, 392	36'2"x48'0"	193	2165	1685	West
393 to 401	36'0"x45'0"	180	1998	1645	East
402	36'0"x45'0"	180	1998	1645	N/E Corner
403	36'0"x48'0"	192	1998	1545	N/W Corner
404 to 412	36'0"x48'0"	192	1998	1545	West
413	36'2"x48'0"	193	1998	1545	West
414	36'2"x45'0"	181	1998	1645	East
415 to 423	36'0"x45'0"	180	1998	1645	East
424	36'0"x45'0"	180	1998	1645	N/E Corner
425	36'0"x48'0"	192	1998	1545	N/W Corner
426 to 434	36'0"x48'0"	192	1998	1545	West
435	36'2"x48'0"	193	1998	1545	West
436 to 445	36'0"x45'0"	180	1998	1645	East
446	36'0"x45'0"	180	1998	1645	N/E Corner
447	36'0"x48'0"	192	1998	1545	N/W Corner
448 to 457	36'0"x48'0"	192	1998	1545	West
458 to 467	36'0"x45'0"	180	1998	1645	East
468	36'0"x45'0"	180	1998	1645	N/E Corner
469	36'0"x48'0"	192	1998	1545	N/W Corner
470 to 479	36'0"x48'0"	192	1998	1545	West
480 to 486	36'0"x45'0"	180	1998	1645	East
487	36'0"x45'0"	180	1998	1645	N/E Corner
488	36'0"x48'0"	192	1998	1545	N/W Corner
489 to 495	36'0"x48'0"	192	1998	1545	West
496 to 501	36'0"x50'0"	200	2200	1795	East
502	36'0"x50'0"	200	2200	1795	N/E

*Location of Amenities shown may change based on the impact of authorities & consultants.

E-1 EAST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	150 Sq.yd	30'0"x45'0"	1650 sft	1330 sft



Ground Floor - BUA : 825 Sft.



First Floor - BUA : 825 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.



East Facing Villas - Day View

Artist's Impression

W-1 WEST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	160 Sq.yd	30'0"x48'0"	1650 sft	1255 sft



Ground Floor Plan - BUA : 825 Sft.



First Floor - BUA : 825 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.



West Facing Villas - Day View

Artist's Impression

E-4 EAST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	180 Sq.yd	36'-0"x45'-0"	1998 sft	1645 sft



Ground Floor - BUA : 999 Sft.



First Floor - BUA : 999 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.

W-4 WEST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	192 Sq.yd	36'-0"x48'-0"	1998 sft	1545 sft



Ground Floor - BUA : 999 Sft.

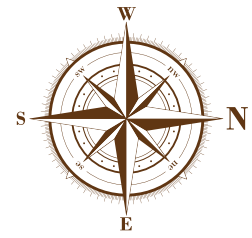


First Floor - BUA : 999 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.



E-2 EAST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	200 Sq.yd	36'0"X50'0"	2200 sft	1795 sft



Ground Floor - BUA : 1031 Sft.



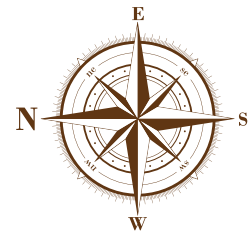
First Floor - BUA : 1031 Sft.



Terrace Floor - BUA : 138 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.

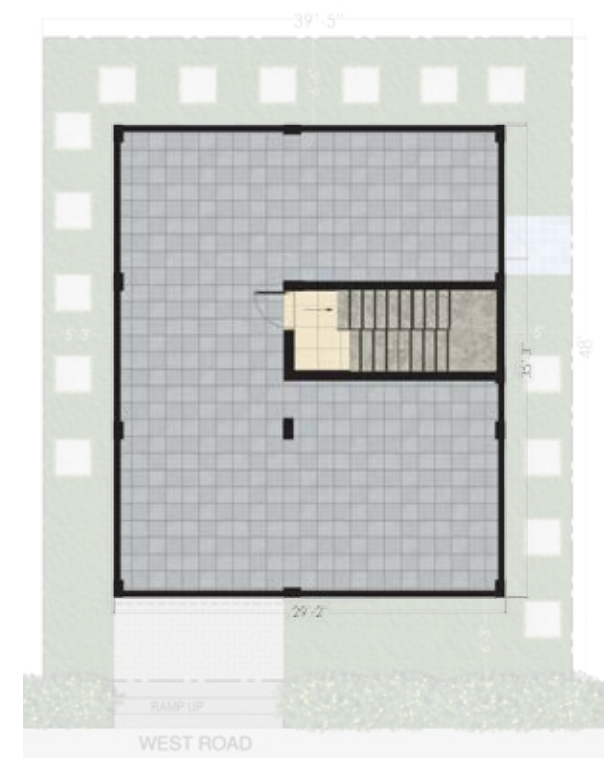
W-2 WEST FACING	Plot Area	Dimensions	Saleable Area	Carpet Area
	210 Sq.yd	39'5"X48'0"	2165 sft	1685 sft



Ground Floor - BUA : 1028 Sft.



First Floor - BUA : 1028 Sft.



Terrace Floor - BUA : 109 Sft.

Note : This is a Typical Floor Plan, subject to minor variations. The furniture, fixtures, plantation & fittings etc. are for representative purpose only and does not constitute part of standard offering.

Location Map

(Not to scale)



Location Features

- Adj. to Outer Ring Road ● 7 kms from ICBT, Miyapur ● 9 kms from Nizampet X Roads and Miyapur Metro
- 15 kms from HITEC City ● Close to ATMs, Banks, Market, Fuel Stations.
- Close to Mamata Academy of Medical Sciences, Relief Hospital & Sree Lakshmi Gayatri Hospitals
- Close to reputed educational Institutions like Oakridge Einstein Campus, Unicent School, Silver Oaks, Creek, DPS, Ambitus, VJIT Engg College, Potti Sreeramulu Telugu University etc.
- Proximity to upcoming **Praneeth's Mega Township** (About 300+ Acres)



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

Site location: Adj. to Outer Ring Road, Mallampet T Junction, Mallampet, Medchal-Malkajgiri District, Telangana - 500090.

For Sales: **8099 973 973** E-mail : sales@praneeth.com | www.praneeth.com



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