

A Project by  
**Praneeth**  
G R O U P  
Trust Inbuilt



Praneeth PRANAV

# Xperia

TS RERA NO.: P02200004788

Architectural Impression

THIS PROJECT IS FUNDED BY

**TATA CAPITAL**  
**HOUSING FINANCE LIMITED**

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terms and conditions apply.



/praneethgroup



# MASTER PLAN

**2 & 3 BHK  
APARTMENTS**



**Annojiguda**



**5 Acres**



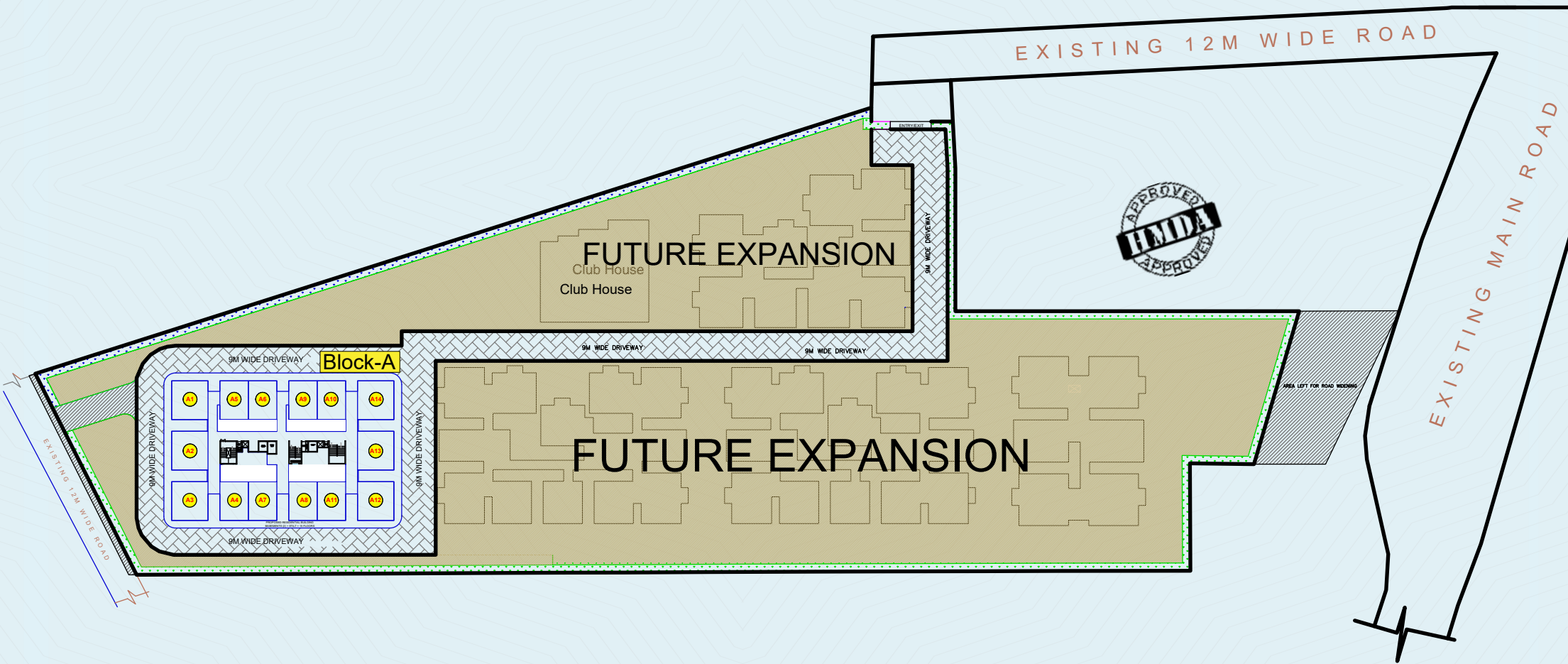
**210 Units**  
(Block-A) + Future Expansion



**G+14 Floors**

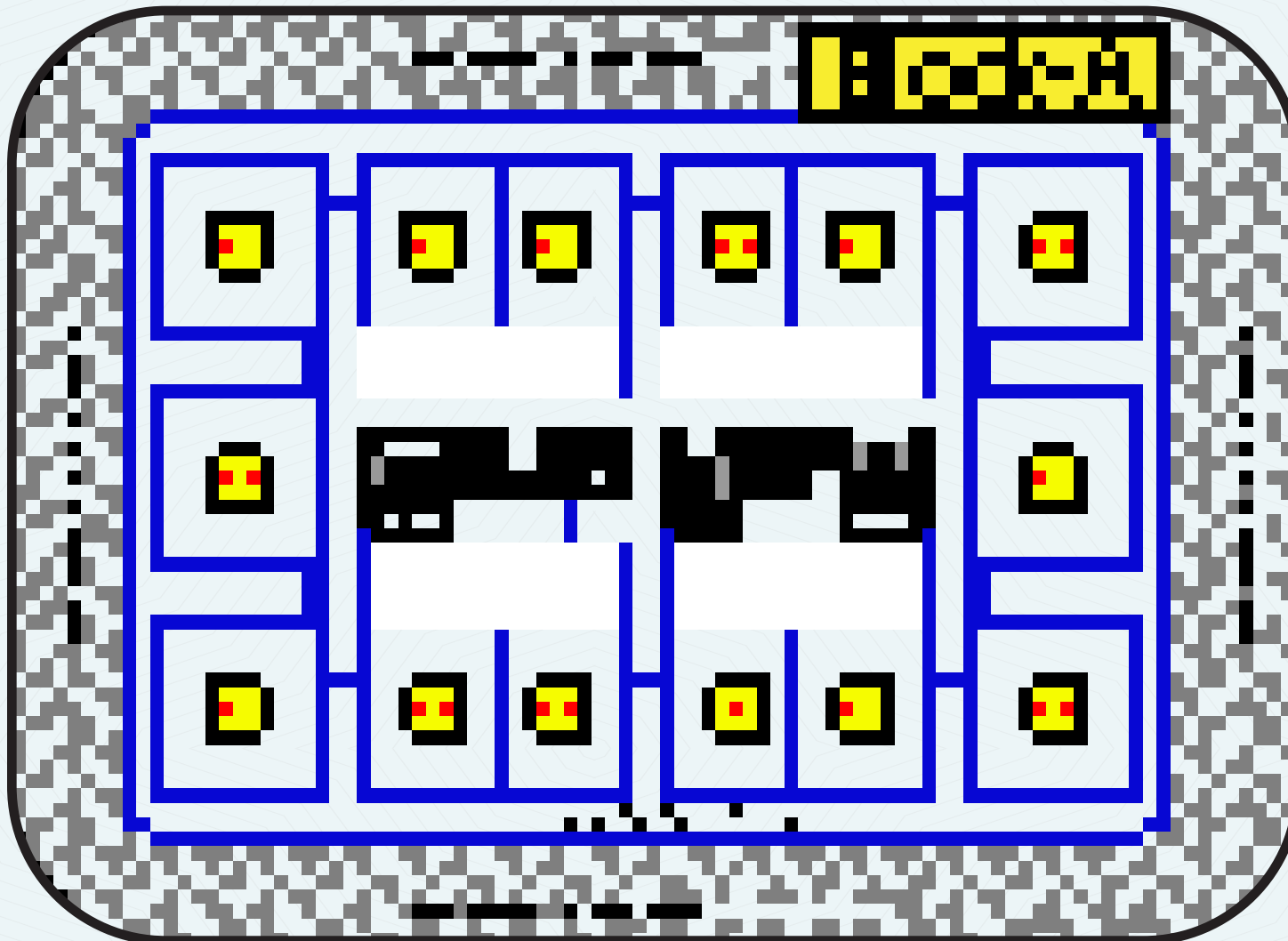


**1+ Towers**



Future expansion means other blocks will be developed.  
\*\*Service yards will be provided @ feasible locations.





## CLUB HOUSE AMENITIES

- Air conditioned Banquet Hall (Usage as per charge basis)
- YOGA/ Meditation Room
- Indoor Games – Carroms, Chess and Table Tennis
- Badminton Court
- Multi-Purpose Room / Office Room
- Air conditioned GYM (Usage as per charge basis)
- Furnished Guest Rooms (Out of which one Guest Room is retained by the Promoter-Developer)

## OTHER AMENITIES

- Seating Deck
- Children's Play Area
- Party Lawn
- Swimming pool
- Jogging Track
- Outside Fitness Station
- Cricket Net Practice



Area Statement in Sft - 1st & 2nd Floors - Block-A						(As per RERA)
FLAT #	FACING	TYPE	SALEABLE AREA	PLINTH AREA	*CARPET AREA	
A1	EAST	3 BHK	1300	1000.3	842	
A2	EAST	3 HBK	1300	1000.3	842	
A3	EAST	3 HBK	1300	1000.3	842	
A4	WEST	2 BHK	1019	783.62	655	
A5	WEST	2 BHK	1019	783.62	649	
A6	EAST	2 BHK	1019	783.62	645	
A7	EAST	2 BHK	1019	783.62	653	
A8	WEST	2 BHK	1019	783.62	655	
A9	WEST	2 BHK	1019	783.62	649	
A10	EAST	2 BHK	1019	783.62	645	
A11	EAST	2 BHK	1019	783.62	653	
A12	WEST	3 HBK	1300	1000.3	842	
A13	WEST	3 HBK	1300	1000.3	842	
A14	WEST	3 HBK	1300	1000.3	842	

Area Statement in Sft from 3rd to 15th Floor - Block-A						(As per RERA)
FLAT #	FACING	TYPE	SALEABLE AREA	PLINTH AREA	*CARPET AREA	
A1	EAST	3 BHK	1382	1063.27	884	
A2	EAST	3 HBK	1469	1130.11	843	
A3	EAST	3 HBK	1501	1154.65	884	
A4	WEST	2 BHK	1111	854.34	650	
A5	WEST	2 BHK	1111	854.34	688	
A6	EAST	2 BHK	1120	861.55	688	
A7	EAST	2 BHK	1111	854.34	648	
A8	WEST	2 BHK	1111	854.34	650	
A9	WEST	2 BHK	1111	854.34	688	
A10	EAST	2 BHK	1120	861.55	688	
A11	EAST	2 BHK	1111	854.45	648	
A12	WEST	3 HBK	1382	1063.27	884	
A13	WEST	3 HBK	1382	1063.27	884	
A14	WEST	3 HBK	1382	1063.27	884	

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



# LOCATION FEATURES

-  **1.4 Kms to Sree Vidyanikethan International School**
-  **2.4 Kms to Nehru Outer Ring Road Exit No.9**
-  **2.4 Kms to Genpact**
-  **2.5 Kms to Rajiv Swagruha**
-  **2.6 Kms to Singapore Township**
-  **2.6 Kms to Rotterdam International School**
-  **3.4 Kms to Infosys**
-  **4.7 Kms to Nallla Narasimha Reddy Engineering College**
-  **5.4 Kms to Sage International School**
-  **8.1 Kms to Neil Gogte Institute of Technology**
-  **8.5 Kms to Aurora's Scientific & Technological Institute**
-  **8.7 Kms to Life Spring Hospital**
-  **9.8 Kms to Aditya Hospital**
-  **10.3 Kms to ACE Engineering College**
-  **10.6 Kms to Spark Hospital**
-  **11.6 Kms to Uppal Metro Station / Uppal Junction**



# SPECIFICATIONS

## STRUCTURE

- Earthquake-resistant design as per Zone-II of IS 1893, RCC framed Beams / Column Structure for Basement.
- RCC framed structure to withstand wind and seismic loads Zone II.
- RCC shear wall for external and 4" thick CC block work for internal walls for towers A.
- Machine-made CC blocks in cement mortar; external walls of 6"/8" thick and internal walls of 4" thick for towers B, C,D & E (\*Future Expansion).

## PAINTING

- Premium emulsion paint with luppam finish for both internal walls and ceiling.
- Two coats of premium brand Antifungal paint with a texture finish on elevation and plain finish on other external surfaces.
- Synthetic enamel paint for M.S. railings.

## DOORS & WINDOWS

**Main Door & Internal Doors:** Engineered/ Hardwood Frame with Engineered Flush Shutter of "ALEGRIA" make by Praneeth Innovatives or Equivalent Factory make, Aesthetically designed and fitted with Hardware of Reputed Brand.

**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 Railings will be provided with Mild Steel.

## FLOORING AND DADO CLADDING

- **Hall / Living, Dining, Kitchen, Bed rooms:** Double charged premium quality 800 x 800 mm/400X800 mm Vitrified Tiles of Reputed make.
- **Bathroom and Utility Flooring:** Anti-Skid Ceramic tiles.
- **Utility:** Glazed ceramic 300 mm x 600 mm tile dado up to parapet wall height.
- **Toilets:** Designer 300mm x 600mm ceramic tile dado upto 7' height/ door height.
- **Lifts:** Designer cladding with Tile/Granite.

## ELEVATORS / LIFTS

Automated Passenger Lifts as per National Building Code (NBC) norms.

## WATER SUPPLY & SANITARY

PVC/ UPVC piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.

## DRAINAGE

All PVC sanitary piping conforming to BIS.



## TELECOMMUNICATIONS, CABLE TV & 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 wire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.
- Concealed wiring of Reputed Make.
- Power outlets for air conditioning in all bedrooms and Core cutting charges will be charged extra.
- Power outlet for geyser & exhaust fan in all toilets.
- Power sockets for R.O, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
- Modular switches/sockets of Reputed make.
- Power sockets for TV, Internet, Etc.
- Power plug for Washing machine/ Dishwasher in Utility area.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- MCB's for each circuit provided at the main distribution board in every flat of the reputed make.
- Three phase supply for each flat with individual meters boards tapped from common HT metering as per department norms.

## POWER BACKUP

- Back up through Generator for common areas, Clubhouse, lifts, water pumps and security check posts.
- 1KV Back up through Generator for Individual Flat/ Unit.

## EXTERNAL LIGHTING

- LED light posts with lamp fittings at Driveway & Landscaping areas.
- Lights in staircase and corridor areas.

## SEWAGE TREATMENT PLANT

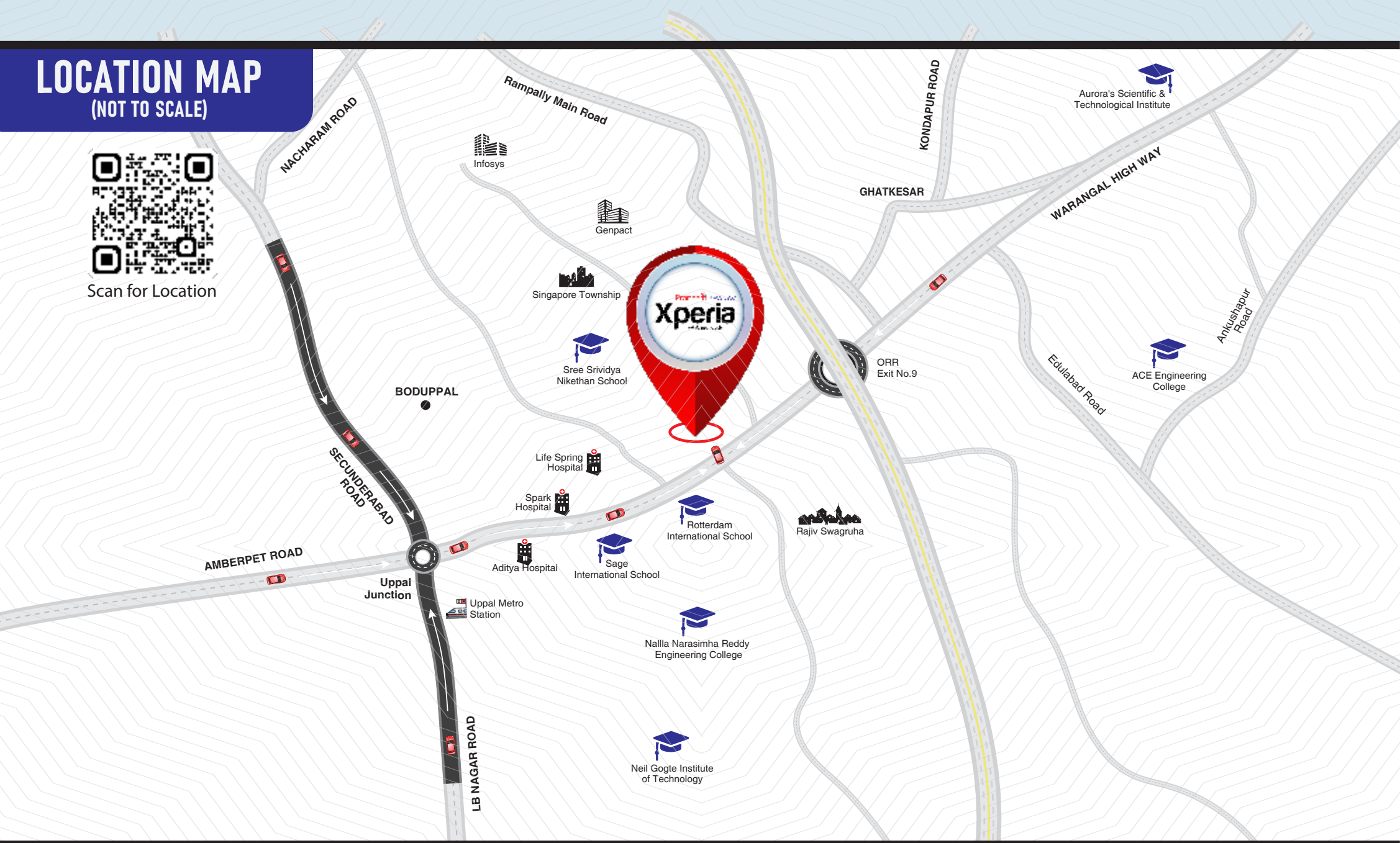
A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, and treated sewage water will be used for the landscaping and flushing purpose.

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

# LOCATION MAP (NOT TO SCALE)



Scan for Location



A Project by

# Praneeth

G R O U P

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