

Shellworld!

Smart. Stylish. Strong. Safe.



Live THE dream
The offering

An address.

For many, the ultimate dream,
and a source of pride.

It's one thing to buy a brick and mortar house. And another to own a home that reflects your rich taste. While some settle for the best available option, others insist only on the best.

For the choosy few who appreciate fine living and demand the very best, Praneeth Developers has the blueprint to help you realize your ultimate dream. Welcome to Praneeth Pranav County, a spectacular township featuring 500+ ultra spacious duplex villas dotting a sprawling 43.5 acre terrain with a delightful array of modern amenities.

Imagine, the joy of living in a brilliantly designed world beaming with breathtaking beauty. From the imposing entrance arch of this mega township to the breathtaking design, the incredible stretch of residential facilities and the lush, breezy environs, its "happiness in full swing" at Praneeth Pranav County.



Own THE place
The location

Praneeth Pranav County is located at Beeramguda, one of the fastest growing areas of Hyderabad which is witnessing hectic commercial and residential activity. A charming destination dotted with corporate offices, academic institutions and shopping and entertainment centres, Beeramguda is much sought after for its significant growth potential as a sunrise destination and a host of conveniences.

Praneeth Pranav County at Beeramguda is located within a 15 kms radius of Hitec City and Gachibowli. What's more global corporate giants such as TCS, Wipro, CA, ISB, IIIT and Microsoft, famed academies such as Oakridge, Silver Oaks, JNTU are all close to the region. The Outer Ring Road and International Airport are also at driving distance from Pranath Pranav County. It's a place you'll love to own.



Get THE edge
The features

Step out of your spacious villa at Praneeth Pranav County and step into a whole new world of fun and excitement. Each day, every moment and every way through this splendid township gives you a million reasons to celebrate life. And many more to celebrate your choice of making Praneeth Pranav County your home. The choice that gives your precious investment the value-for-money edge.

Imposing entrance gate : Enter the world of infinite happiness
Grand Club house : Relax, rejoice and refresh your spirits
Luxurious Amenities : It's all about modern conveniences
...and a host of other delights

Common Amenities

- Cafeteria
- Swimming pool
- Play ground with Tennis court, Volley ball court and Basket Ball Court
- Separate Jogging Track
- Fully equipped Children's Play Area, and Park
- Underground Cabling / Drainage
- C.C roads with fancy street lights
- 24 hours assured water supply from overhead tank/ Sump
- Power backup for common lighting, clubhouse and water supply
- Stylish entrance with Security post
- A well Planned Master sized gated community with solar fencing around
- Extensive plantation and Landscaped gardens
- Provision for social infrastructure facilities like School, Clinic, Milk booth, Garbage Collection unit and Creche.
- Provision for Shopping Center and Multiplex.

Key Features

- HMDA approved
- 43.5 acres secured Gated Community with 500 + Duplex villas
- Houses available with varied sizes and suitable budget.
- Vaastu compliant and spacious floor plans.

West facing street



Cherish THE life
The Villas

Your home is all about your dreams, your choices and the way you visualize this private heaven. And you can do that only when you have the freedom to choose. Rather than pick from a monotonous line-up of uniform villas with no space to innovate and create your dream world, wouldn't you be happy to be part of the design process? Don't you wish that your dream home is exactly the way you envisioned? Well then, Praneeth Pranav County is just for you. With 500+ duplex villas on offer, each with flexible design options to accommodate your personal tastes and preferences, you can customize the floor plan according to your budget and ensure maximum value. Have your cake and eat it too!

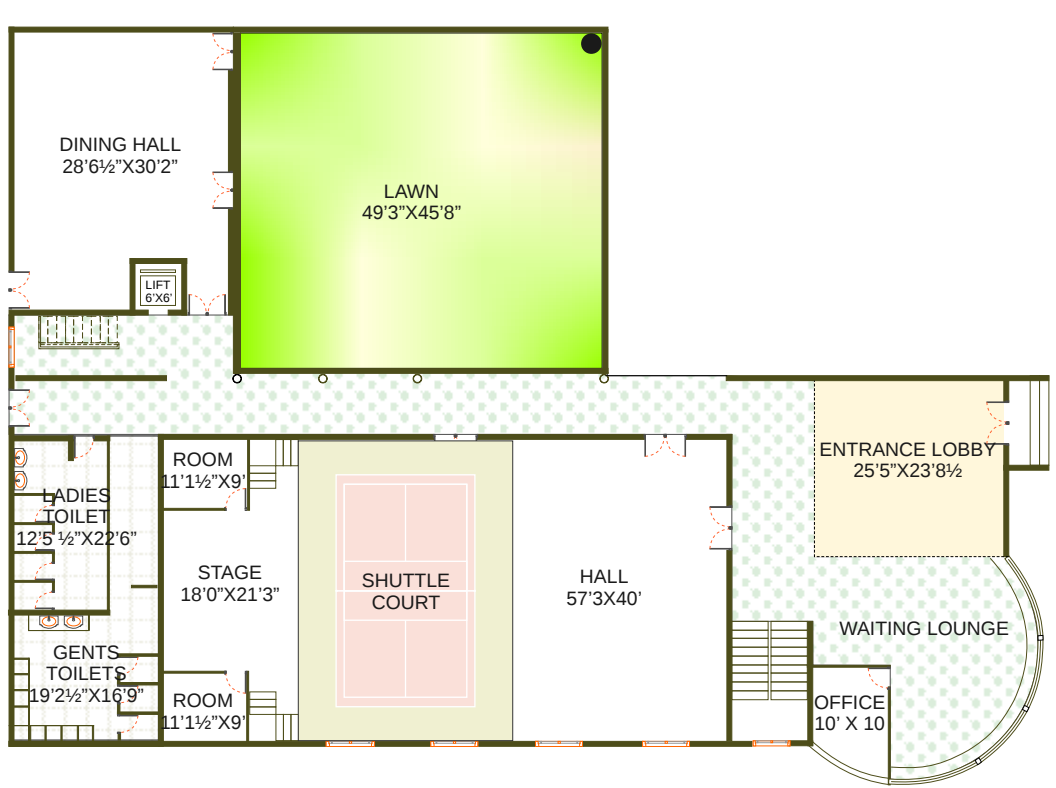
Breathtaking 43.5 acre terrain | 500 luxurious and spacious Duplex Villas | Unique, well planned lay out



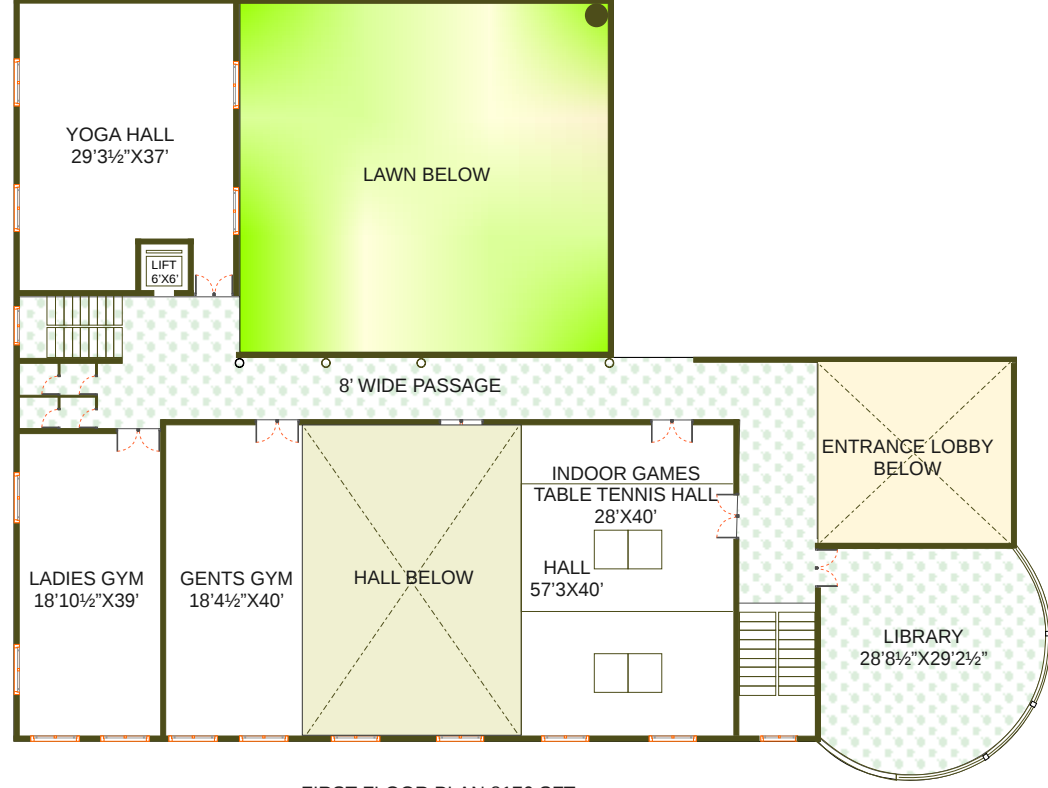
Hit THE floor
The Club House

Theres never a dull moment at Praneeth Pranav County. The grand Wi-Fi-enabled Club House featuring a host of leisure, sports and entertainment facilities ensures that you are right next to the “funzone”. When work stress or boredom get the better of you, the clubhouse is just the place to revive your spirits. Wear your sports suit, put on your reading glasses, or just slip into your dancing shoes. It's always time to “Hit THE Floor.”

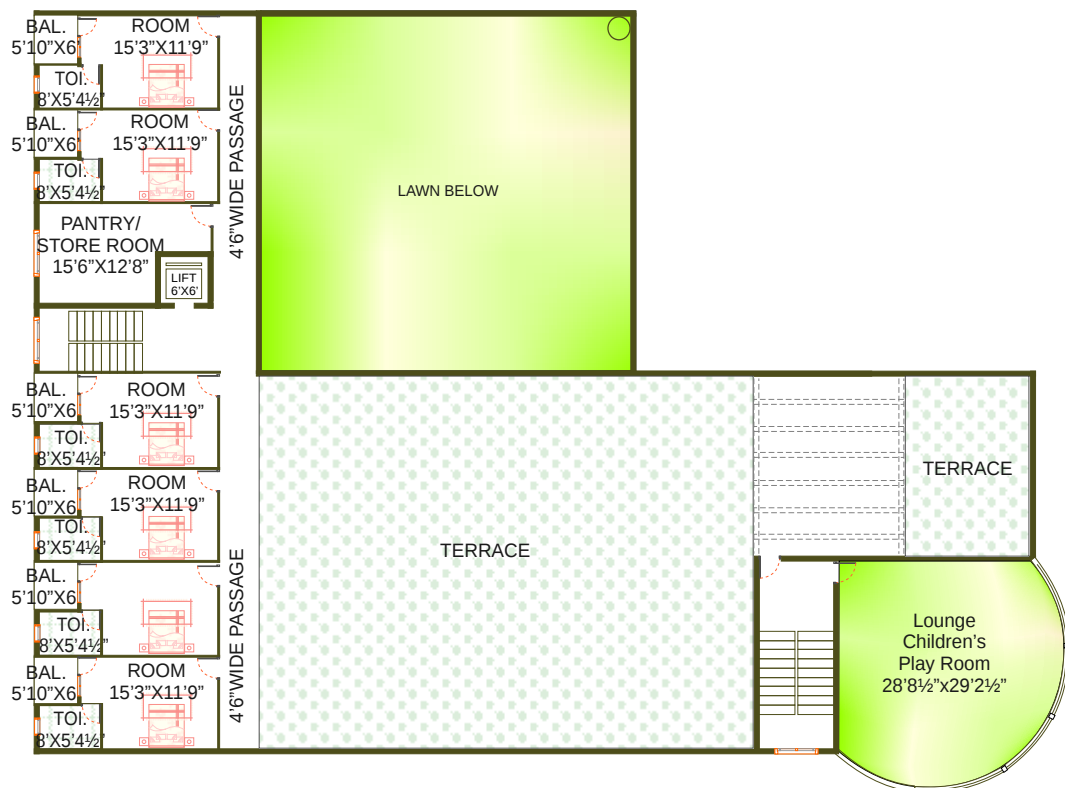
- Air-Conditioned Gym (Exclusive ladies, gents sections)
- Yoga and Meditation room
- Party hall with two stage seating
- Guest rooms
- Library
- Children's Games Room and Play area
- Indoor Games room (Pool Table, Carroms, Table Tennis, Shuttle)
- Cafeteria and Dining Hall
- Open lawns



GROUND FLOOR PLAN 8176 SFT



FIRST FLOOR PLAN 8176 SFT



SECOND FLOOR PLAN(GUEST ROOMS)
2880 SFT



- Amethyst
- Emerald
- Ruby
- Sapphire

Amethyst

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
1 TO 8	173	NORTH	30'0"X52'0"
9	274	N/W Corner	47'6"X52'0"
10	222	S/W Corner	44'4"X45'0"
11 TO 13	150	WEST	30'0"X45'0"
14	145	WEST	24'6"X45'0"
15 TO 18	150	EAST	30'0"X45'0"
19	222	S/E Corner	44'4"X45'0"
20	222	S/W Corner	44'4"X45'0"
21 TO 24	150	WEST	30'0"X45'0"
25 TO 28	150	EAST	30'0"X45'0"
29	222	S/E Corner	44'4"X45'0"
30	222	S/W Corner	44'4"X45'0"
31 TO 34	150	WEST	30'0"X45'0"
35 TO 38	150	EAST	30'0"X45'0"
39	222	S/E Corner	44'4"X45'0"
40	221	S/E Corner	32'10"X60'6"
41 TO 44	221	EAST	32'10"X60'6"
45	120	EAST	35'6"X30'5"

Amethyst

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
46	85	EAST	
47 TO 49	150	WEST	30'0"X45'0"
50	210	WEST	42'0"X45'0"
51&52	150	EAST	30'0"X45'0"
53	192	S/E Corner	38'4"X45'0"
54	210	S/E Corner	42'0"X45'0"
55 TO 57	150	EAST	30'0"X45'0"
58 TO 62	150	WEST	30'0"X45'0"
63&64	165	S/W & S/E Cor.	33'0"X45'0"
65 TO 69	150	EAST	30'0"X45'0"
70	165	EAST	33'0"X45'0"
71 TO 79	150	EAST	30'0"X45'0"
80 & 81	150	S/W & S/E Cor.	30'0"X45'0"
82 TO 90	150	EAST	30'0"X45'0"
91	165	WEST	33'0"X45'0"
92 TO 99	150	WEST	30'0"X45'0"
100	176	WEST	

Area Statement

Emerald

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
1	142	EAST	28'5"X45'0"
2 TO 11	150	EAST	30'0"X45'0"
12	165	N/E Corner	33'0"X45'0"
13	132	N/W Corner	33'0"X36'0"
14 TO 23	120	West	30'0"X36'0"
24 TO 31	120	East	30'0"X36'0"
32&33	132	N/E & N/W	33'0"X36'0"
34 TO 40	120	West	30'0"X36'0"
41	120	SOUTH	31'9"X34'0"
42	119	S/E Corner	31'6"X34'0"
43	120	SOUTH	31'8"X34
44	120	SOUTH	31'9"X34'0"
45	148	N/East	39'1"X34'0"
46 TO 48	120	NORTH	31'9"X34'0"
49	243	NORTH	48'6"X45'0"
50&51	240	NORTH	48'0"X45'0"
52	270	NORTH	54'0"X45'0"
53	230	NORTH	46'0"X45'0"
54	240	NORTH	48'0"X45'0"
55&56	183	NORTH & N/E	36'6"X45'0"
57&58	200	N/E & North	40'0"X45'0"
59	240	NORTH	48'0"X45'0"
60	230	NORTH	46'0"X45'0"
61	270	NORTH	54'0"X45'0"
62	240	N/W Corner	48'0"X45'0"
63	182	N/E Corner	36'4"X45'0"
64	180	NORTH	36'0"X45'0"
65	312	S/E Corner	47'9"X59'9"
66	240	EAST	40'3"X55'1"
67	240	EAST	44'8"X49'10"

Emerald

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
68	240	EAST	47'6"X45'1"
69	174	EAST	35'1"X45'1"
70	187	EAST	31'5"X51'11"
71 TO 74	240	East	48'0"X45'0"
75	250	S/E Corner	51'1"X45"
76	132	S/W Corner	33'0"X36'0"
77 TO 83	120	WEST	30'0"X36'0"
84 to 90	120	EAST	30'0"X36'0"
91	132	S/E Corner	33'0"X36'0"
92	260	S/W Corner	45'0"X52'0"
93 TO 98	191	WEST	33'0"X52'0"
99	269	EAST	
100 TO 104	191	EAST	33'0"X52'0"
105	260	S/E Corner	45'0"X52'0"

Ruby

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
1	225	S/E Corner	45'0"X45'0"
2 TO 11	150	EAST	30'0"X45'0"
12	225	N/E Corner	45'0"X45'0"
13	182	SOUTH	40'0"X41'0"
14	147	SOUTH	32'4"X41'0"
15	234	SOUTH	
16	225	N/W Corn.	45'0"X45'0"
17 TO 26	150	WEST	30'0"X45'0"
27&28	225	S/E & S/W Corn.	45'0"X45'0"
29 TO38	150	EAST	30'0"X45'0"
39&40	225	N/E & N/W Corn.	45'0"X45'0"
41TO 48	180	WEST	36'0"X45'0"
49	284	S/W Corner	56'11"X45'0"
50	196	EAST	39'2"X45'0"
51 TO 54	180	EAST	36'0"X45'0"
55	167	EAST	33'4"X45'0"
56	225	N/E Corner	45'0"X45'0"
57	178	WEST	35'8"X45'0"
58	225	N/W Corner	45'0"X45'0"
59	135	WEST	26'11"X45'0"
60 TO 74	150	WEST	30'0"X45'0"
75	165	N/W Corner	33'0"X45'0"
76	200	N/E Corner	40'0"X45'0"
77 TO 88	180	EAST	36'0"X45'0"
89	190	S/E Corner	38'1"X45'0"
90	163	EAST	34'10"X42'0"
91	154	EAST	33'0"X42'0"
92	187	S/E Corner	40'0"X42'0"
93	225	S/W Corner	45'0"X45'0"
94	140	WEST	28'0"X45'0"
95	175	WEST	34'11"X45'0"
96	190	WEST	38'1"X45'0"
97 TO 105	180	WEST	36'0"X45'0"
106 & 107	200	N/W & N/E	40'0"X45'0"
108	200	EAST	40'0"X45'0"
109	238	EAST	47'8"X45'0"
110	432	NORTH	

Sapphire

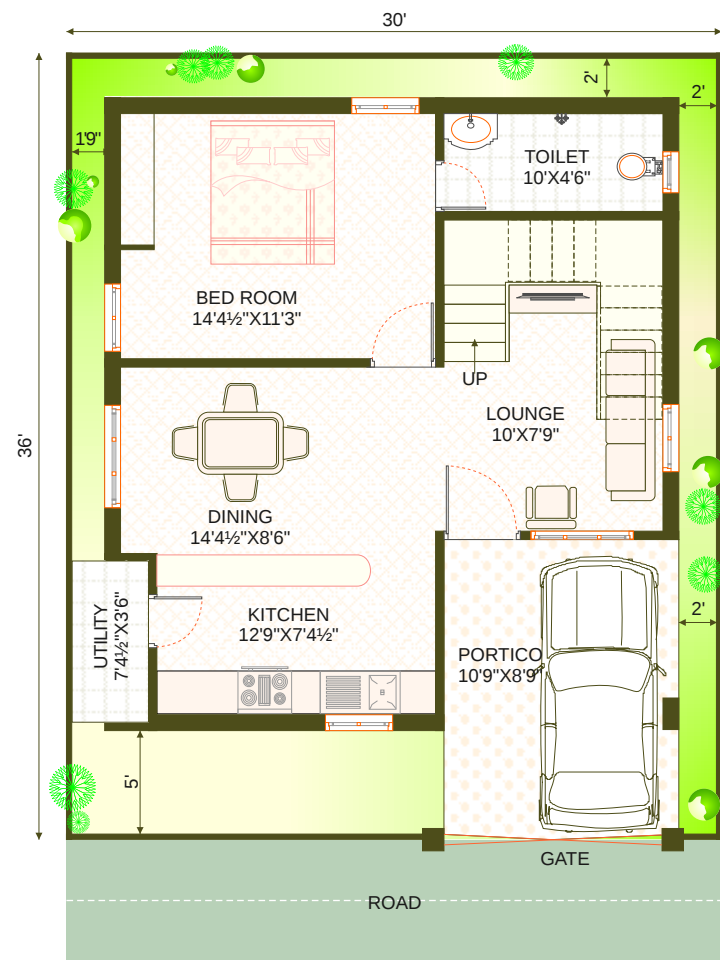
PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
1 TO 7	180	EAST	36'0"X45'0"
8	298	N/E Corn.	59'7X45'0"
9 TO 14	200	NORTH	40'0"X45'0"
15	313	NORTH	62.6'X45'0"
16	313	NORTH	62.6'X45'0"
17	225	S/W Corner	45'0"X45'0"
18 TO 27	150	WEST	30'0"X45'0"
28	225	N/W Corn.	45'0"X45'0"
29	225	N/E Corn.	45'0"X45'0"
30 TO 39	150	EAST	30'0"X45'0"
40	225	S/E Corn.	45'0"X45'0"
41	225	S/W Corner	45'0"X45'0"
42 TO 51	150	WEST	30'0"X45'0"
52	225	W/N Corner	45'0"X45'0"
53	225	N/E Corn.	45'0"X45'0"
54 TO 63	150	EAST	30'0"X45'0"
64	225	S/E Corn.	45'0"X45'0"
65	225	S/W Corn.	45'0"X45'0"
66 TO 75	150	WEST	30'0"X45'0"
76	225	N/W Corner	45'0"X45'0"
77	225	N/E Corn.	45'0"X45'0"
78 TO 87	150	EAST	30'0"X45'0"
88	225	S/E Corn.	45'0"X45'0"
89	225	S/W Corner	45'0"X45'0"
90 TO 99	150	WEST	30'0"X45'0"
100	225	W/N Corner	45'0"X45'0"
101	225	N/E Corn.	45'0"X45'0"
102 TO 111	150	EAST	30'0"X45'0"
112	225	S/E Corn.	45'0"X45'0"
113	214	S/W Corner	42'9X45'0"
114 TO 118	150	WEST	31'7X42'9"
119	191	W/N Corner	
120	220	EAST	
121 TO 124	150	EAST	31'7X42'9"
125	214	S/E Corner	42'9X45'0"
126	214	S/W Corner	42'9X45'0"
127 TO 129	150	WEST	31'7X42'9"
130	226	WEST	
131	178	W/N Corner	35'8'X45'
132 TO 137	180	WEST	36'0"X45'0"
138 TO 143	180	East	36'0"X45'0"
144	178	N/E Corn.	35'8'X45'
145	178	W/N Corner	35'8'X45'
146 TO 151	180	WEST	36'0"X45'0"
152 TO 158	180	EAST	36'0"X45'0"
159	225	N/E Corn.	45'0"X45'0"
160	225	W/N Corner	45'0"X45'0"
161 TO 167	180	WEST	36'0"X45'0"
168 TO 174	180	EAST	36'0"X45'0"
175	225	N/E Corn.	45'0"X45'0"
176	225	W/N Corner	45'0"X45'0"
177 TO 183	180	WEST	36'0"X45'0"



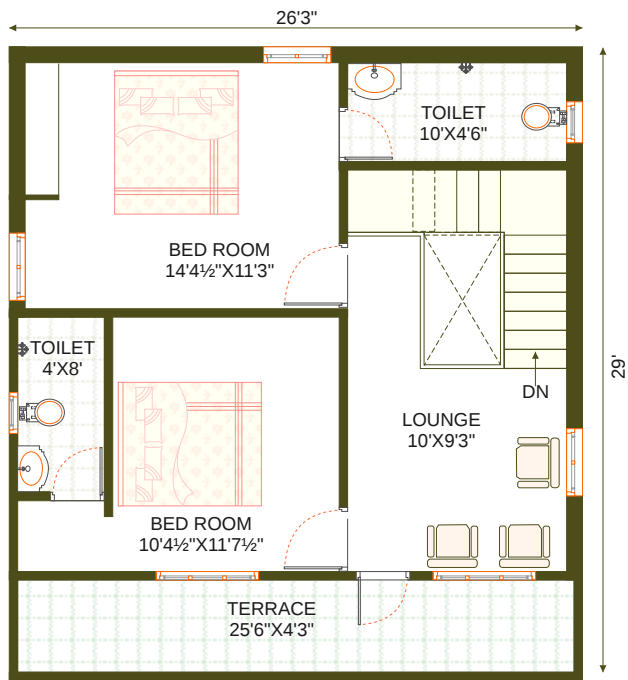
120 Sq. Yds.
(30'X36')
East Facing Villa



120 Sq. Yds.
(30'X36')
West Facing Villa



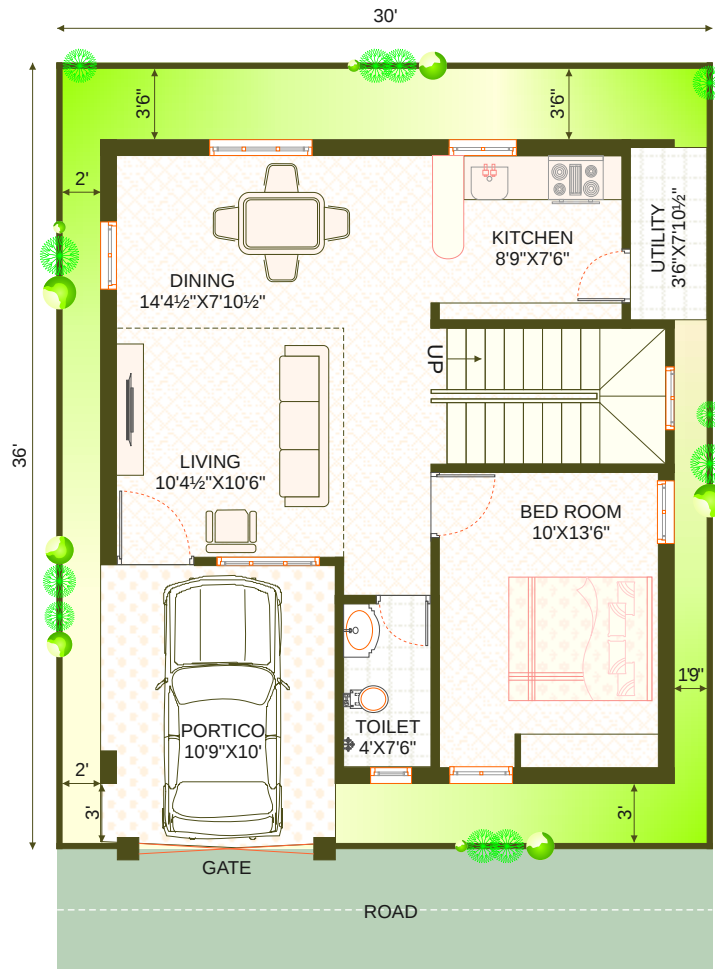
GROUND FLOOR PLAN



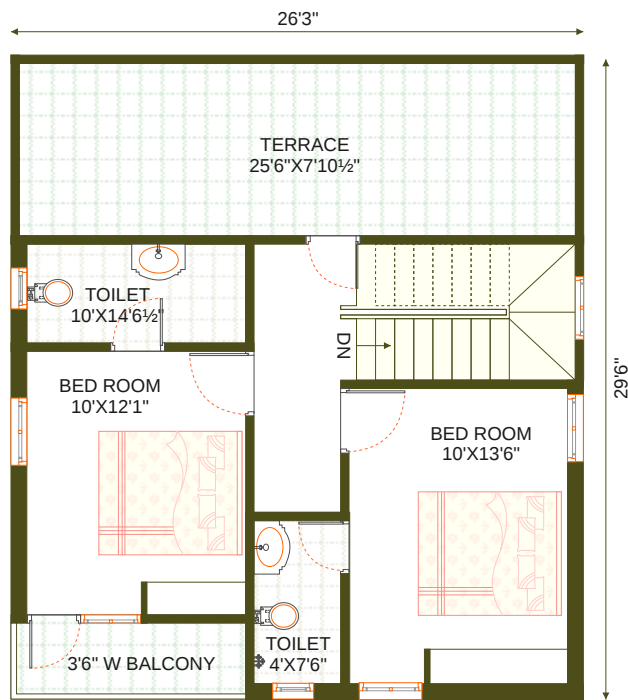
FIRST FLOOR PLAN



Area Statement	
Ground Floor	761.25 Sft
First Floor	640.00 Sft
Total	1401.25 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



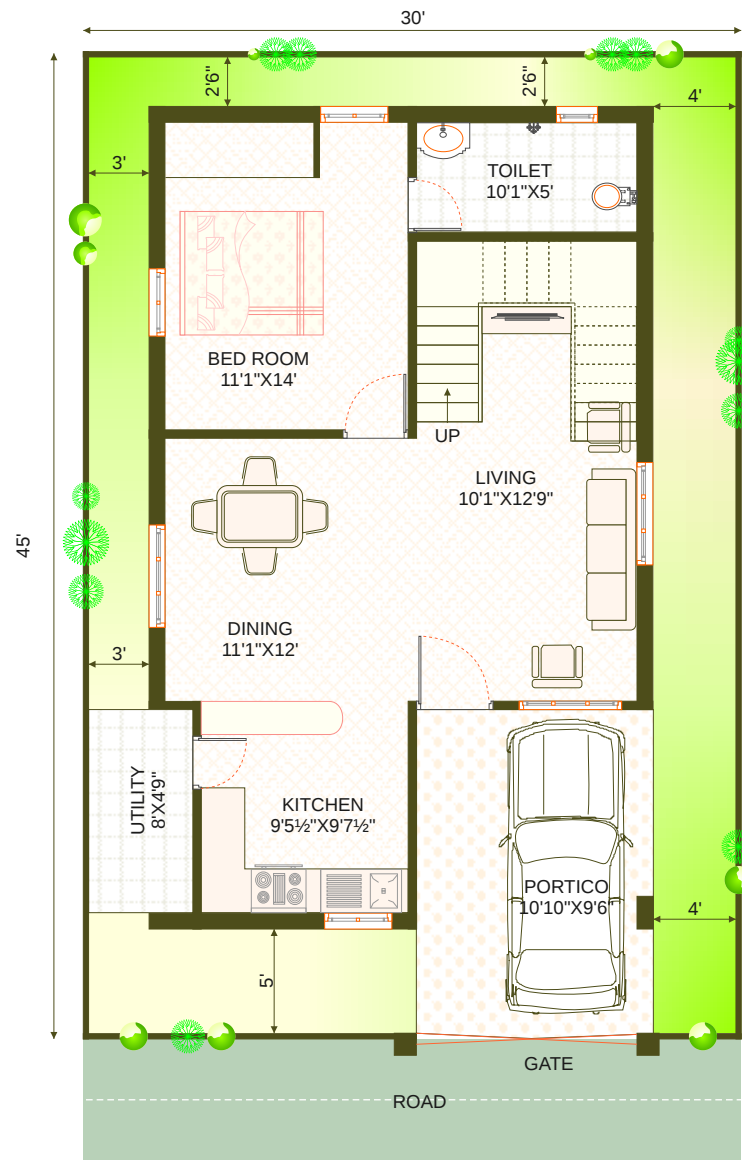
Area Statement	
Ground Floor	774.37 Sft
First Floor	558.00 Sft
Total	1332.37 Sft



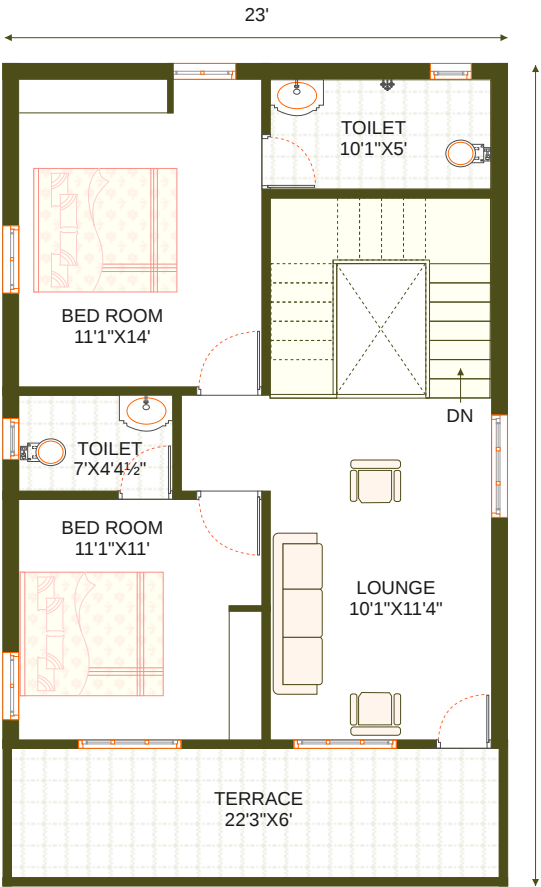
150 Sq. Yds.
(30'X45')
East Facing Villa



150 Sq. Yds.
(30'X45')
West Facing Villa



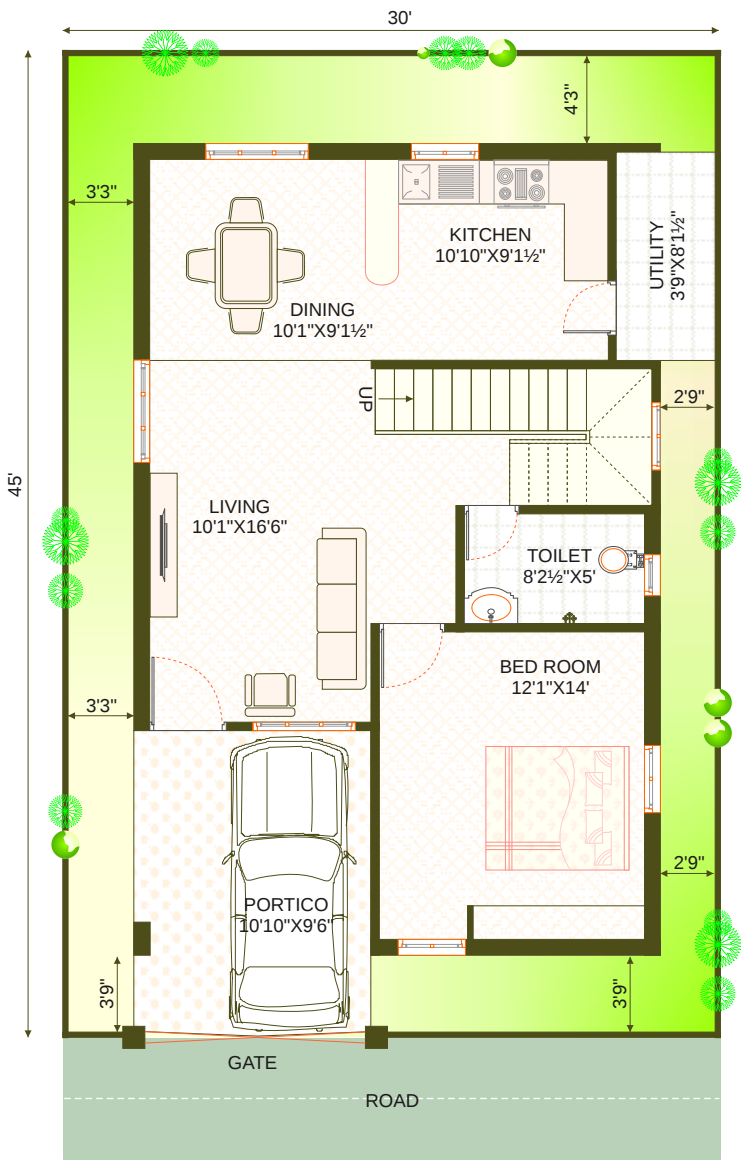
GROUND FLOOR PLAN



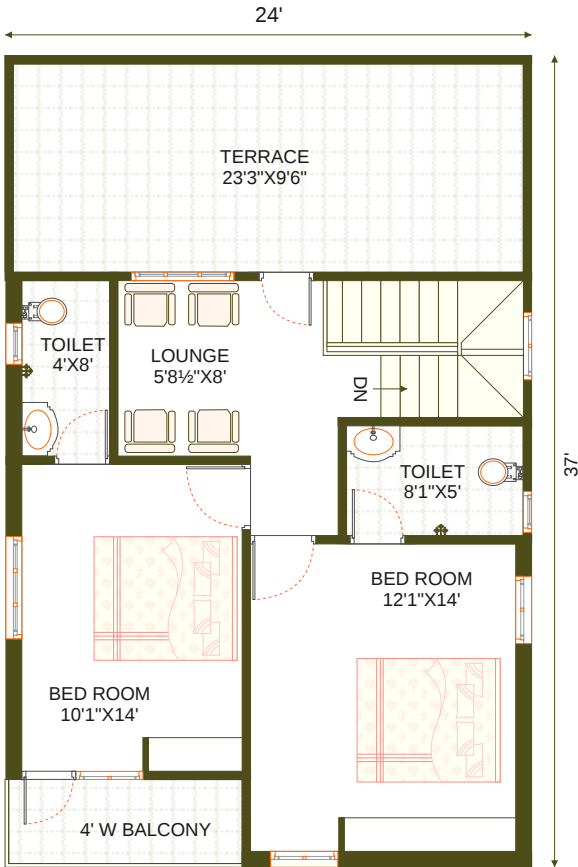
FIRST FLOOR PLAN



Area Statement	
Ground Floor	863 Sft
First Floor	718 Sft
Total	1581 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



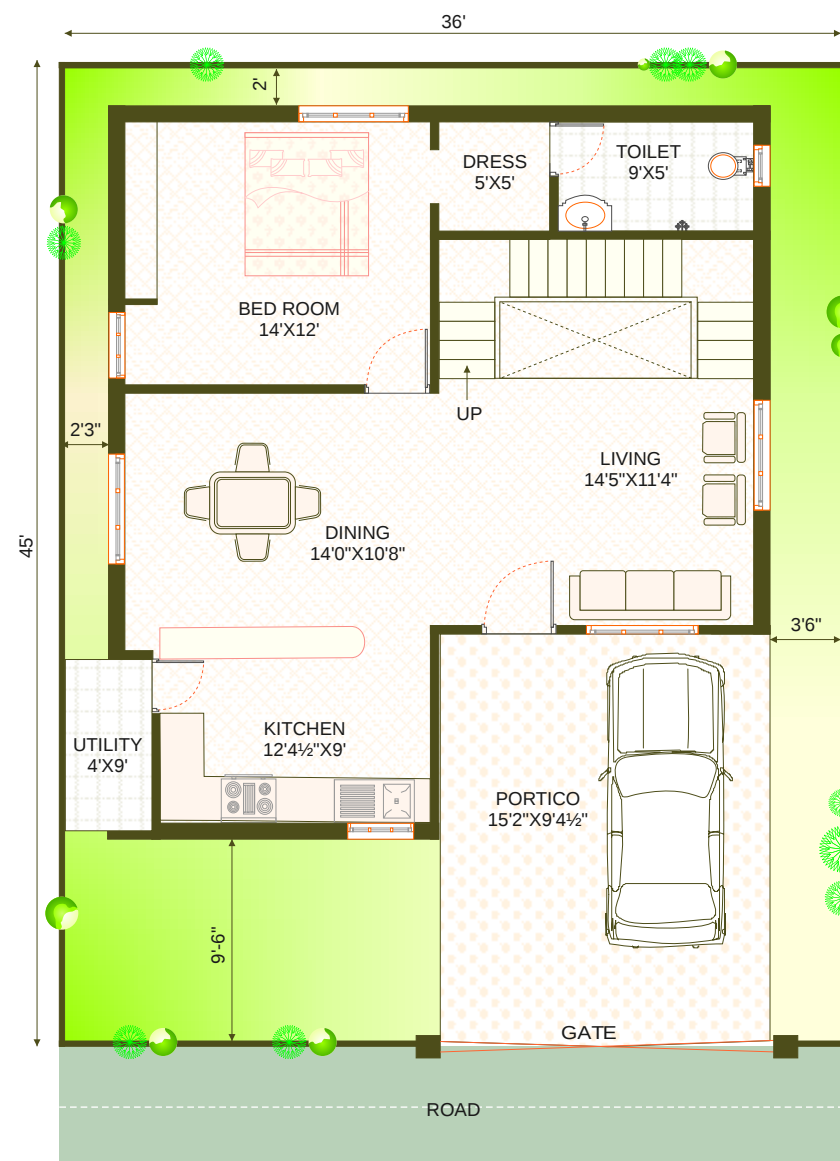
Area Statement	
Ground Floor	888 Sft
First Floor	651 Sft
Total	1539 Sft



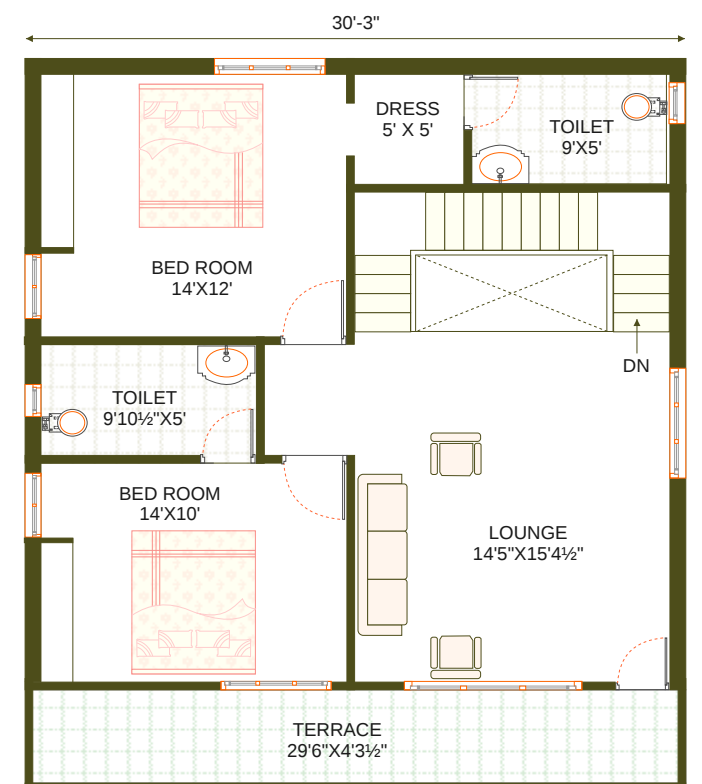
180 Sq. Yds.
(36'X45')
East Facing Villa



180 Sq. Yds.
(36'X45')
West Facing Villa



GROUND FLOOR PLAN

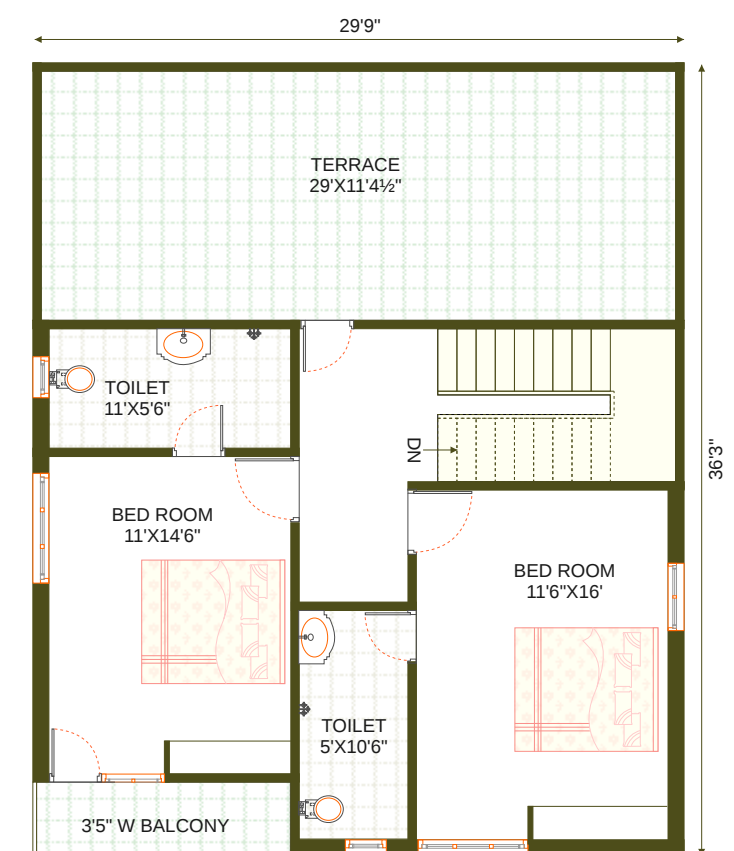


FIRST FLOOR PLAN

Area Statement	
Ground Floor	1014 Sft
First Floor	873 Sft
Total	1887 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Area Statement	
Ground Floor	1078 Sft
First Floor	729 Sft
Total	1807 Sft

SPECIFICATIONS

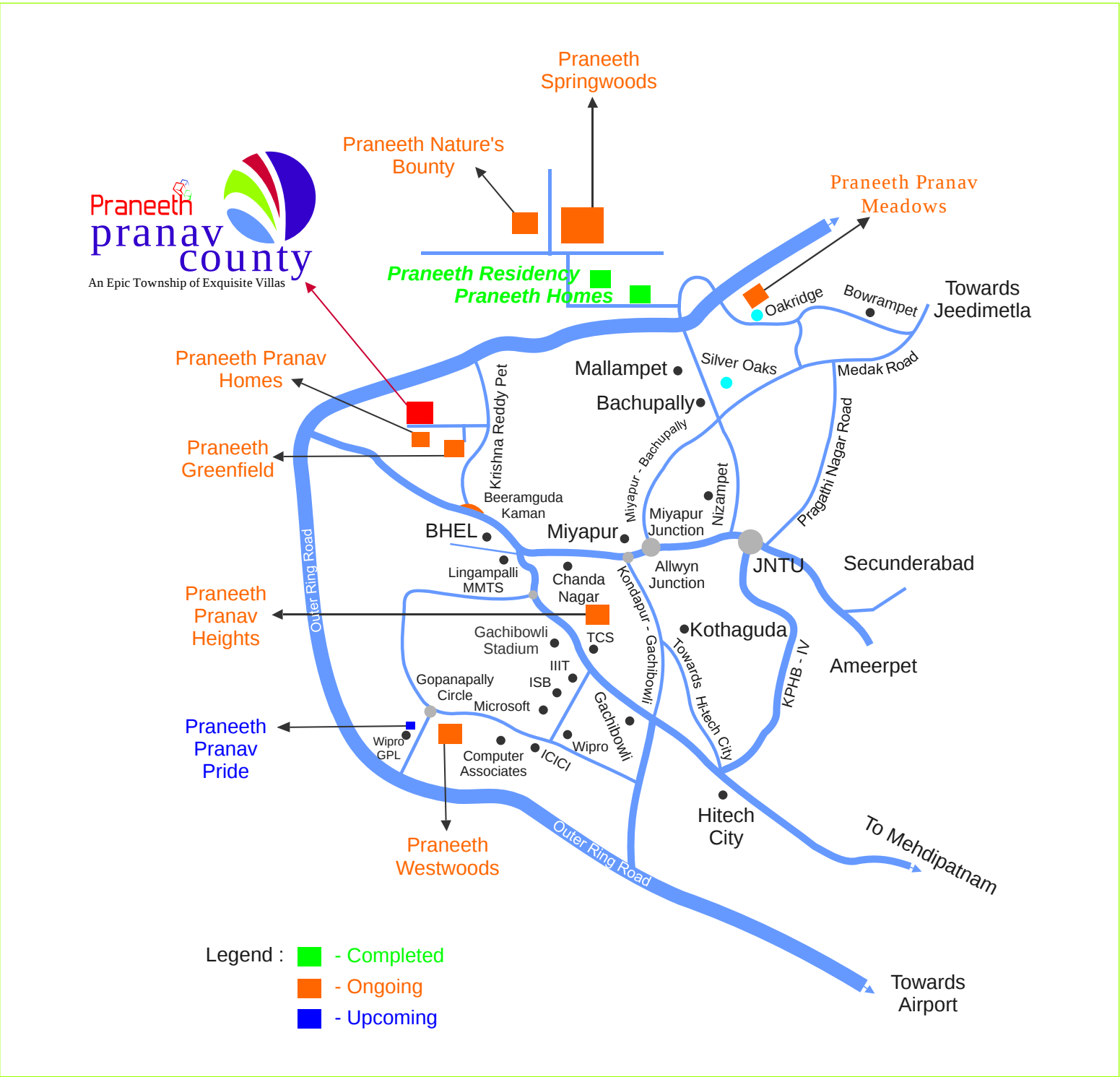
RCC work	M20 (1:1.5:3) grades. Reinforcement Steel with TMT ISI brand
Superstructure	All external walls of 9" thick and internal walls of 4.5" thick brick panel walls with light weight CLC / RED bricks in CM 1:6 Cement plaster in two coats and luppam finish for all internal walls.
Flooring	Vitrified tiles of 2' X 2' size in all rooms except toilets. Anti Skid tiles in toilets. Designer cement tiles flooring in parking. Ceramic tiles in covered terrace and Balconies. Cement flooring with water proofing treatment in open terrace.
Woodwork	All teak wood frames for doors. Main door shutter in teak and other doors shutters are of good quality flush doors. All windows are of aluminum glazed sliding shutters with additional mosquito proof mesh panel and strengthened by MS grills. Toilet doors are waterproof. All brass fittings for doors
Kitchen	Unlimited shelves in reinforced cement mortar. Granite top platform and stainless steel sink. Provision for exhaust chimney. Glazed ceramic tiles dado of 2' height above Platform
Toilets	Hot and Cold wall mixer in two toilets provision for geyser. Cascade EWC in Master Bed room's toilet. Floor mounted EWC in other bathrooms with Plastic flush tank. Anti skid tiles flooring for all toilets and ceramic tiles dado up to door top level, Ventilat or with louvers.
Electrical	Concealed copper wiring in conduits. Power outlets for AC's in all bed rooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in Kitchen. 3 phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Anchor ROMA/ Legrand or equivalent. Inverter wiring for one fan and light in all rooms and kitchen.
Sanitary	All Hindware / Parryware / Cera sanitary fittings with CPVC pipelines. All C.P Brass fittings are of Plumber or equivalent make. Three washbasins with pedestal in all, one in dining, one in Master Bath room and third one as per customer's choice would be provided.
Painting	A) Internal & Ceiling - plastic emulsion paint (Asian/Nippon). external – Texture Paint for Front elevation as per design. ACE colors exterior emulsion for remaining portion.
Compound wall	Common compound wall with one gate and two gate lights on the road side (One road only in case of corner plot).
Staircase Railings	Stainless steel railings for internal staircase and mild steel railing for outside furnishings (if any)
Shelves	Shelves & lofts in reinforced cement mortar in any one Bed room as per the standard design by company.

Any other items not mentioned in the above specifications would be charged extra.



Value Addition Specifications

- Intercom facility
- R/O water purifier for each house (KENT or equivalent make)
- Inverter wiring
- Mosquito mesh provision
- Wi-Fi enabled Club House.



Location Features

- 2.5 K.Ms within outer ring road
- 3.0 K.Ms from NH-9
- 5.5 K.M s to BHEL Township
- 6.5 K.Ms to Lingampally Jn. MMTS station
- 8 K.Ms to Miyapur
- 13 K.Ms to Gachibowli – DLF circle
- 16 K.Ms to Hi-tech City
- Close to Shopping malls, Hospitals, Movie theater, Banks etc.
- Opp. to Rainbow International School, and close to Ellenki Engg College & BVB (BHEL)
- Adjoining Township of Praneeth Greenfield and Praneeth Pranav Homes ensures an enviable neighborhood of about 400 families.

Experience THE trust The promoters

Ever since its inception, Praneeth has not only been building best-in-class residential and commercial spaces, it has also been building a strong reputation as a trustworthy real estate enterprise dedicated to innovating the game and offering value-for-money projects to its customers. Every project from Praneeth comes with the assurance of aesthetic elegance, modern features, high durability, and excellent value: qualities that have made it a favourite with customers seeking the best value for their hard-earned money.

Having successfully built and delivered 9 projects totaling 3 lakh sq. ft. and with another 6 large projects under various stages of construction, Praneeth is easily amongst the fastest growing companies in its class: thanks to its high quality standards, outstanding service and of course the immense support and trust of its discerning customers.

Praneeth's commitment to excellence and its tradition of delivering beyond customers expectations, ensures that every project from the company is the most sought-after in the market. And Praneeth Pranav County is no different. Its time to Experience THE Trust.

Completed Projects:

- Praneeth Homes
- Praneeth Nature's Bounty Phase –I
- Praneeth Nature's Bounty Phase –II
- Praneeth Nature's Bounty Phase -III

Up-coming Projects.

- Praneeth Pranav Pride @ Gopanpally/Gachibowli.
- Praneeth's Pranav Greens @ Bowrampet, Opp. to Oakridge International.

Ongoing Projects

- Praneeth Springwoods
- Praneeth Pranav Meadows
- Praneeth Heights
- Praneeth Pranav Homes
- Praneeth Greenfield
- Praneeth Westwoods



Head Office

3 - 83/1/A/5, Nizampet, Hyderabad – 72.
Andhra Pradesh, India.

Site Office

Opp. to Rainbow International School,
Beeramguda.

e - mail: sales@praneeth.com

ARCHITECT

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www.praneeth.com