



TS RERA No.: P01100001458

3 BHK Premium Apartments @ Kollur, Near Tellapur.









Site Layout

Legend:

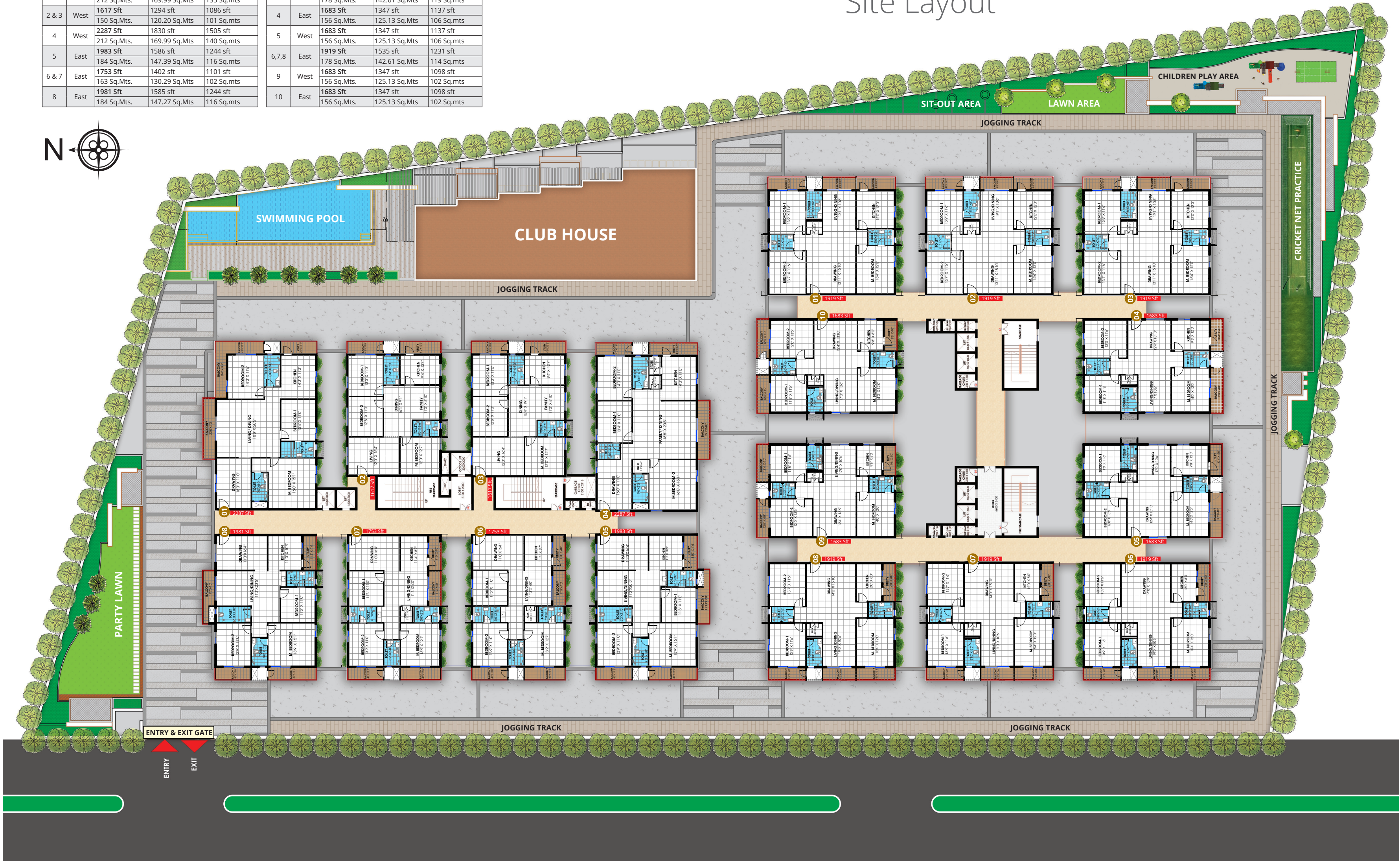
1. Entry & Exit Gate
2. Party Lawn
3. Swimming Pool
4. Club House
5. Seating Area
6. Childeran's Play Area
7. Cricket Net Practices
8. Jocking Track

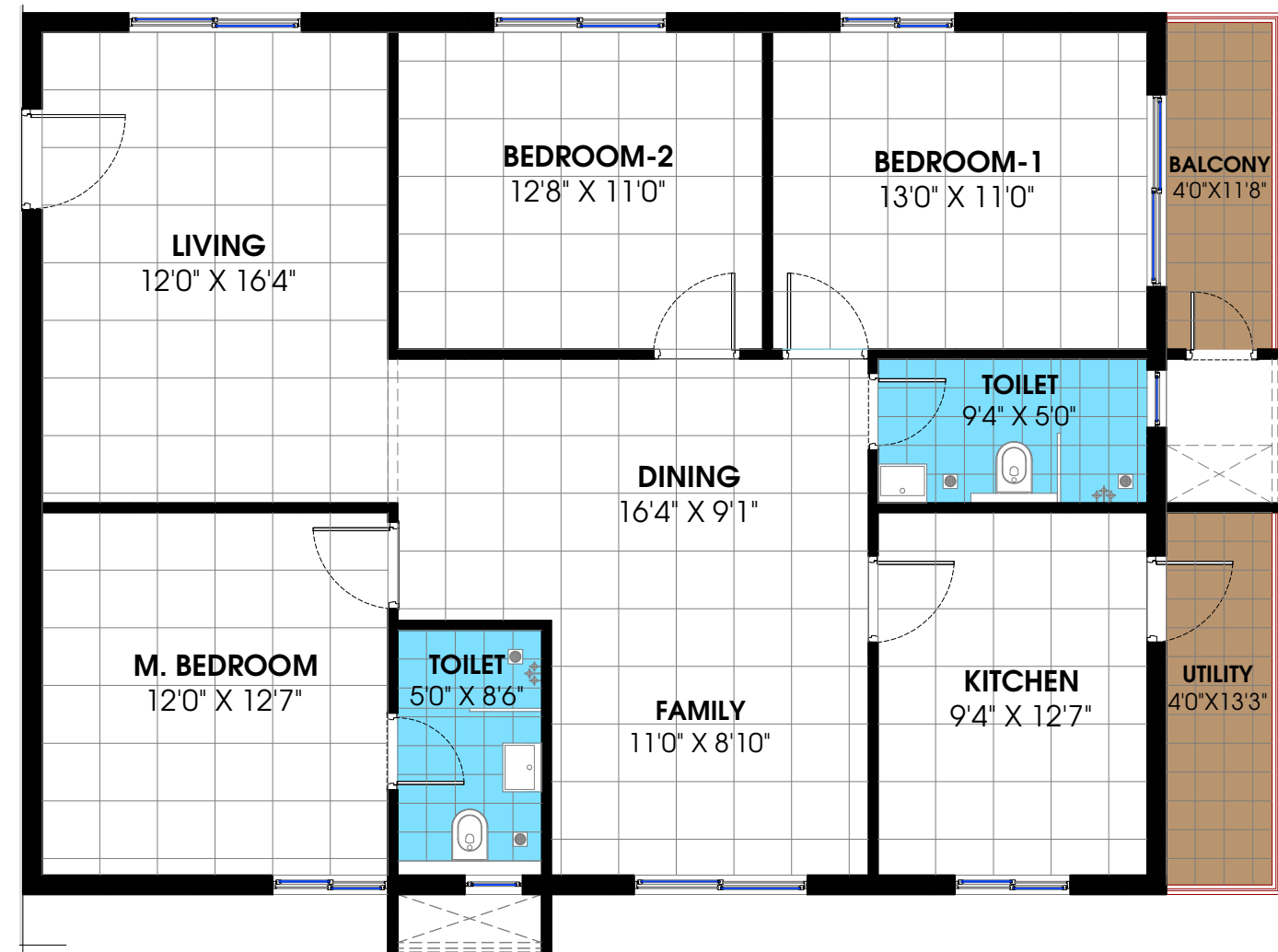


TOWER: 1 - TYPICAL FLOOR PLANS AREA STATEMENT				
Flat #	Facing	Saleable Area	Plinth Area	Carpet Area
1	West	2287 Sft	1830 sft	1455 sft
		212 Sq.Mts.	169.99 Sq.Mts	135 Sq.mts
2 & 3	West	1617 Sft	1294 sft	1086 sft
		150 Sq.Mts.	120.20 Sq.Mts	101 Sq.mts
4	West	2287 Sft	1830 sft	1505 sft
		212 Sq.Mts.	169.99 Sq.Mts	140 Sq.mts
5	East	1983 Sft	1586 sft	1244 sft
		184 Sq.Mts.	147.39 Sq.Mts	116 Sq.mts
6 & 7	East	1753 Sft	1402 sft	1101 sft
		163 Sq.Mts.	130.29 Sq.Mts	102 Sq.mts
8	East	1981 Sft	1585 sft	1244 sft
		184 Sq.Mts.	147.27 Sq.Mts	116 Sq.mts

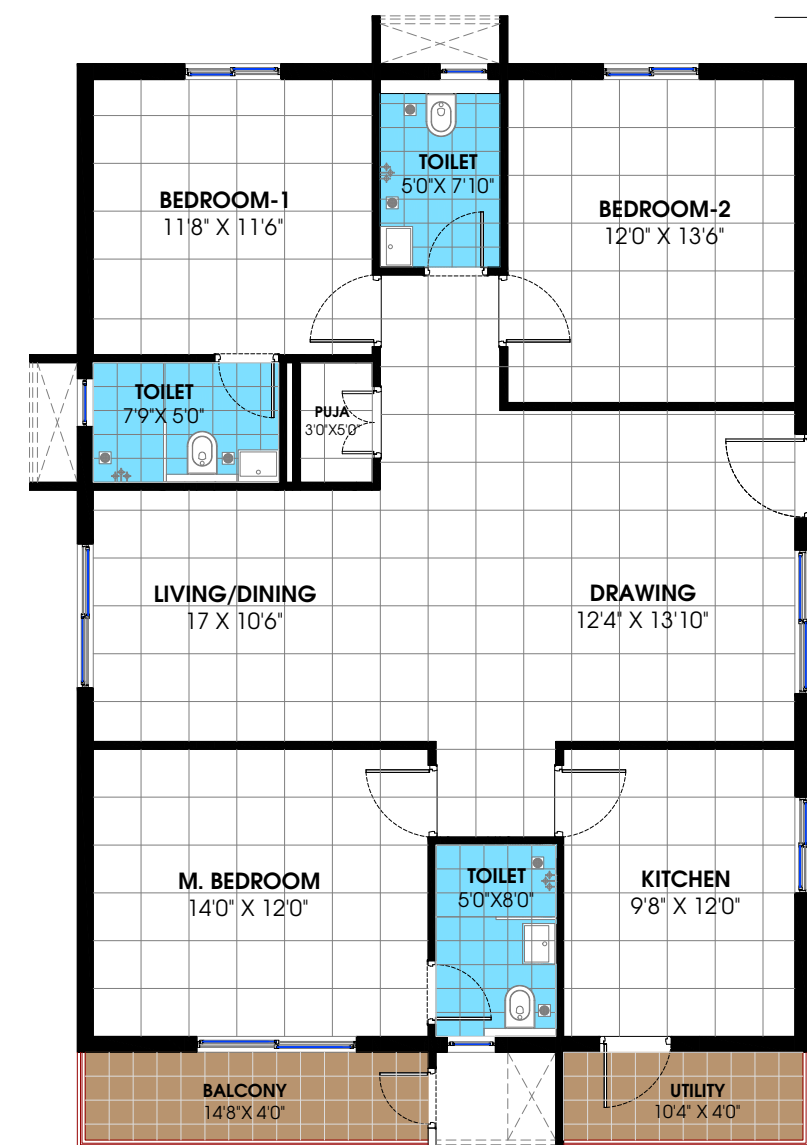
TOWER: 2 - TYPICAL FLOOR PLANS AREA STATEMENT				
Flat #	Facing	Saleable Area	Plinth Area	Carpet Area
1,2,3	West	1919 Sft	1535 sft	1279 sft
		178 Sq.Mts.	142.61 Sq.Mts	119 Sq.mts
4	East	1683 Sft	1347 sft	1137 sft
		156 Sq.Mts.	125.13 Sq.Mts	106 Sq.mts
5	West	1683 Sft	1347 sft	1137 sft
		156 Sq.Mts.	125.13 Sq.Mts	106 Sq.mts
6,7,8	East	1919 Sft	1535 sft	1231 sft
		178 Sq.Mts.	142.61 Sq.Mts	114 Sq.mts
9	West	1683 Sft	1347 sft	1098 sft
		156 Sq.Mts.	125.13 Sq.Mts	102 Sq.mts
10	East	1683 Sft	1347 sft	1098 sft
		156 Sq.Mts.	125.13 Sq.Mts	102 Sq.mts

Site Layout

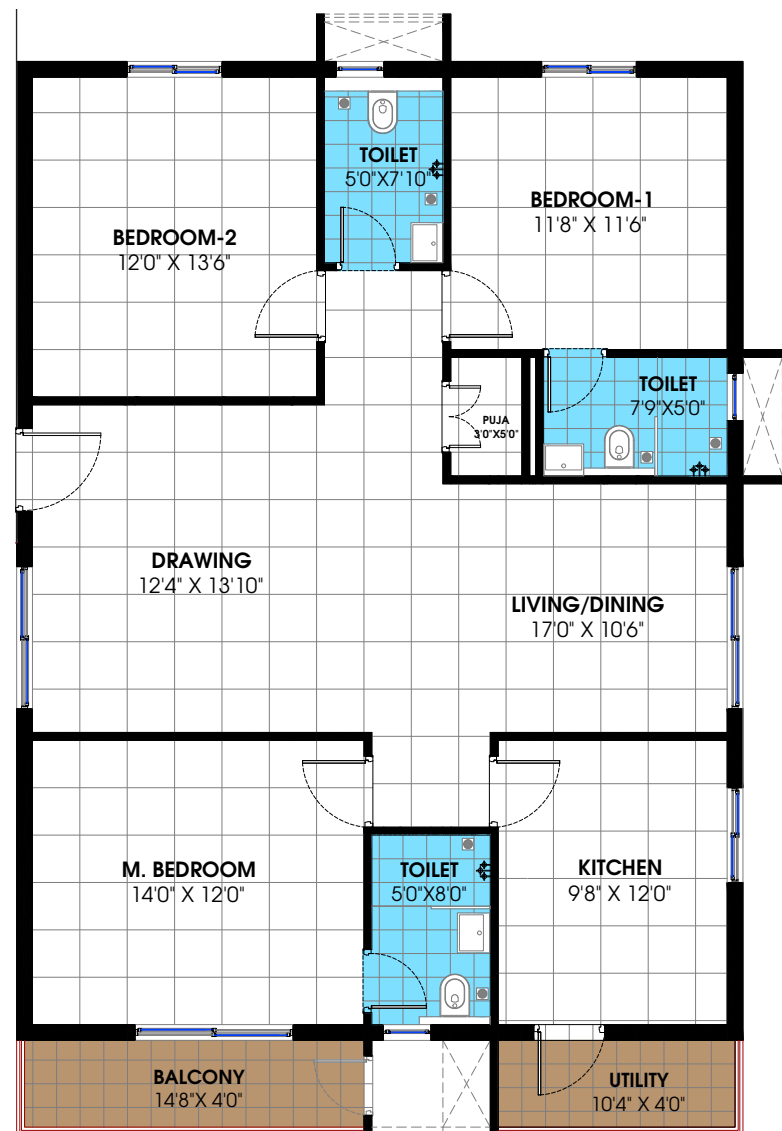




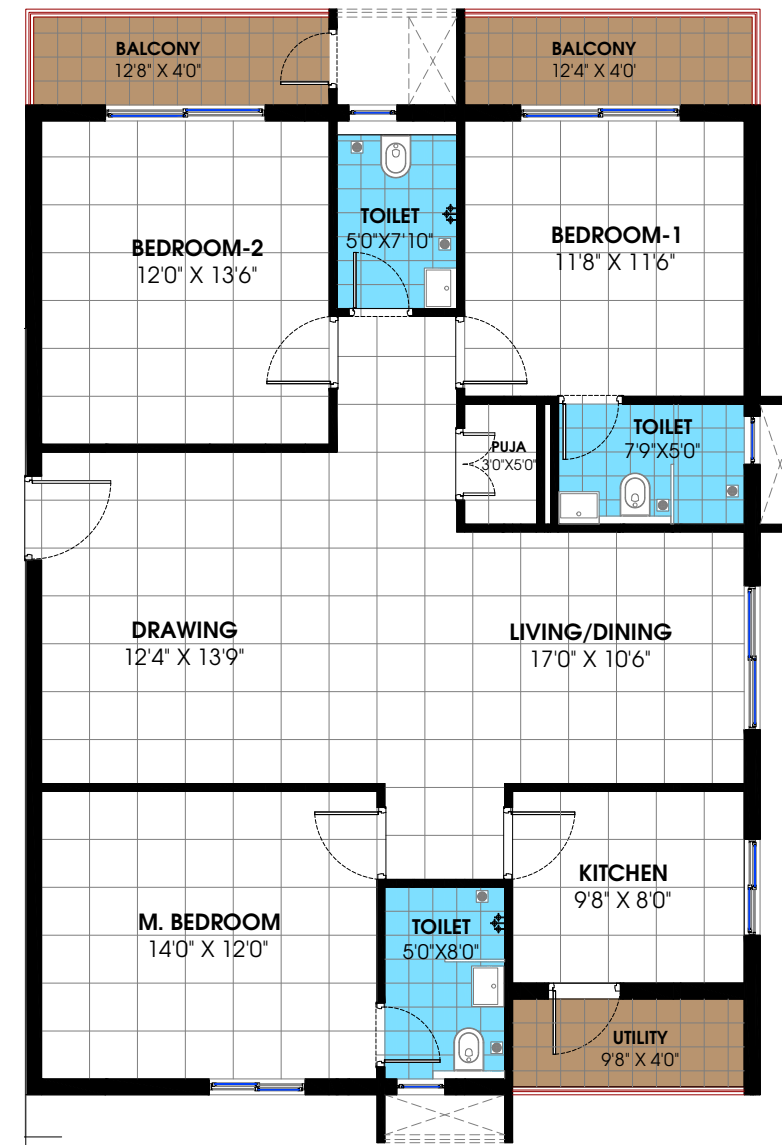
TOWER: 1 FLAT: 2,3 WEST	Saleable Area	Plinth Area	Carpet Area
	1617 Sft	1294 sft	1086 sft
	150 Sq.Mts.	120.20 Sq.Mts	101 Sq.mts



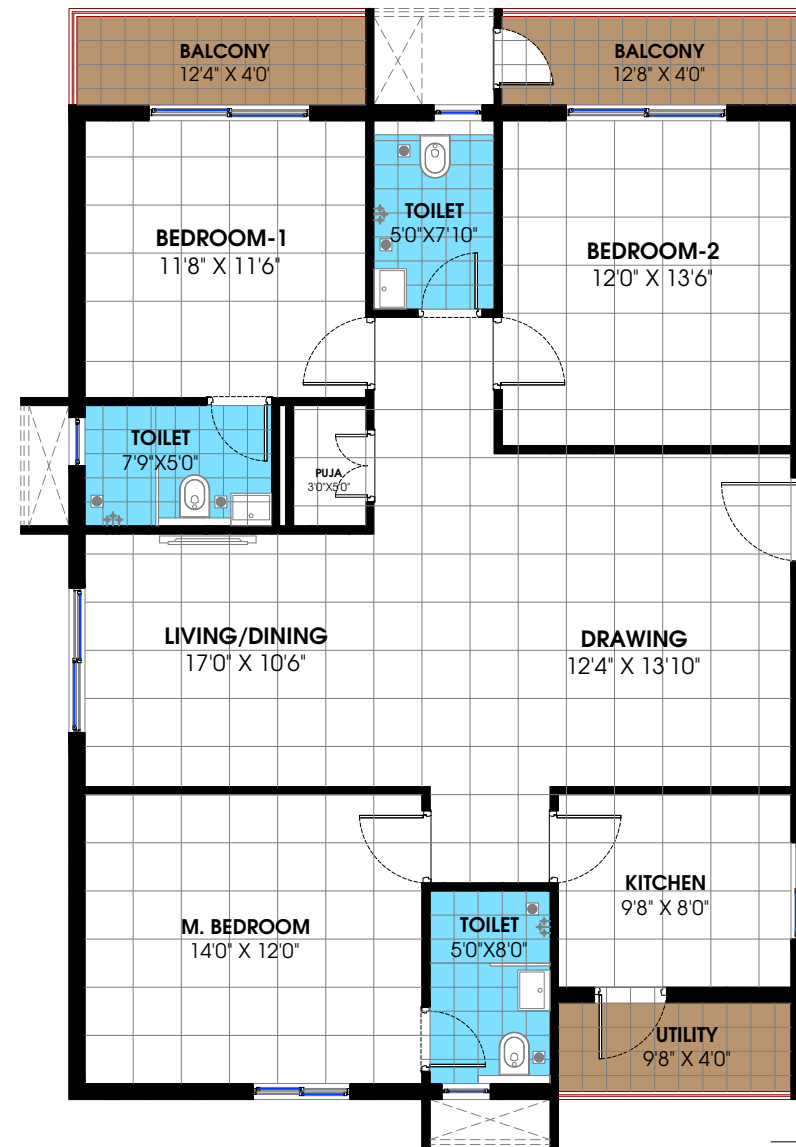
TOWER: 2 FLAT: 4 EAST	Saleable Area	Plinth Area	Carpet Area
	1683 Sft	1347 sft	1137 sft
	156 Sq.Mts.	125.13 Sq.Mts	106 Sq.mts



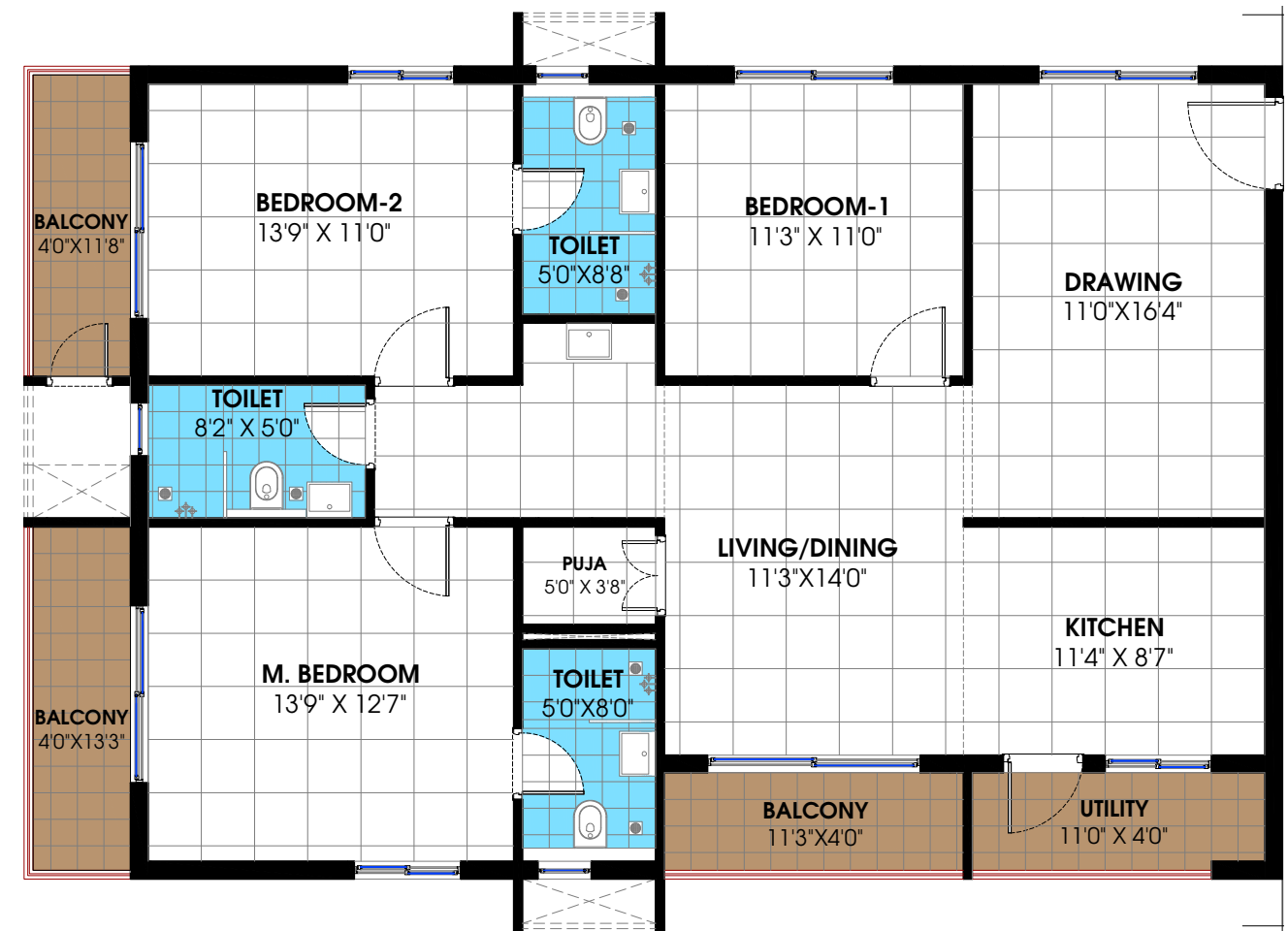
TOWER: 2 FLAT: 5 WEST	Saleable Area	Plinth Area	Carpet Area
	1683 Sft	1347 sft	1137 sft
	156 Sq.Mts.	125.13 Sq.Mts	106 Sq.mts



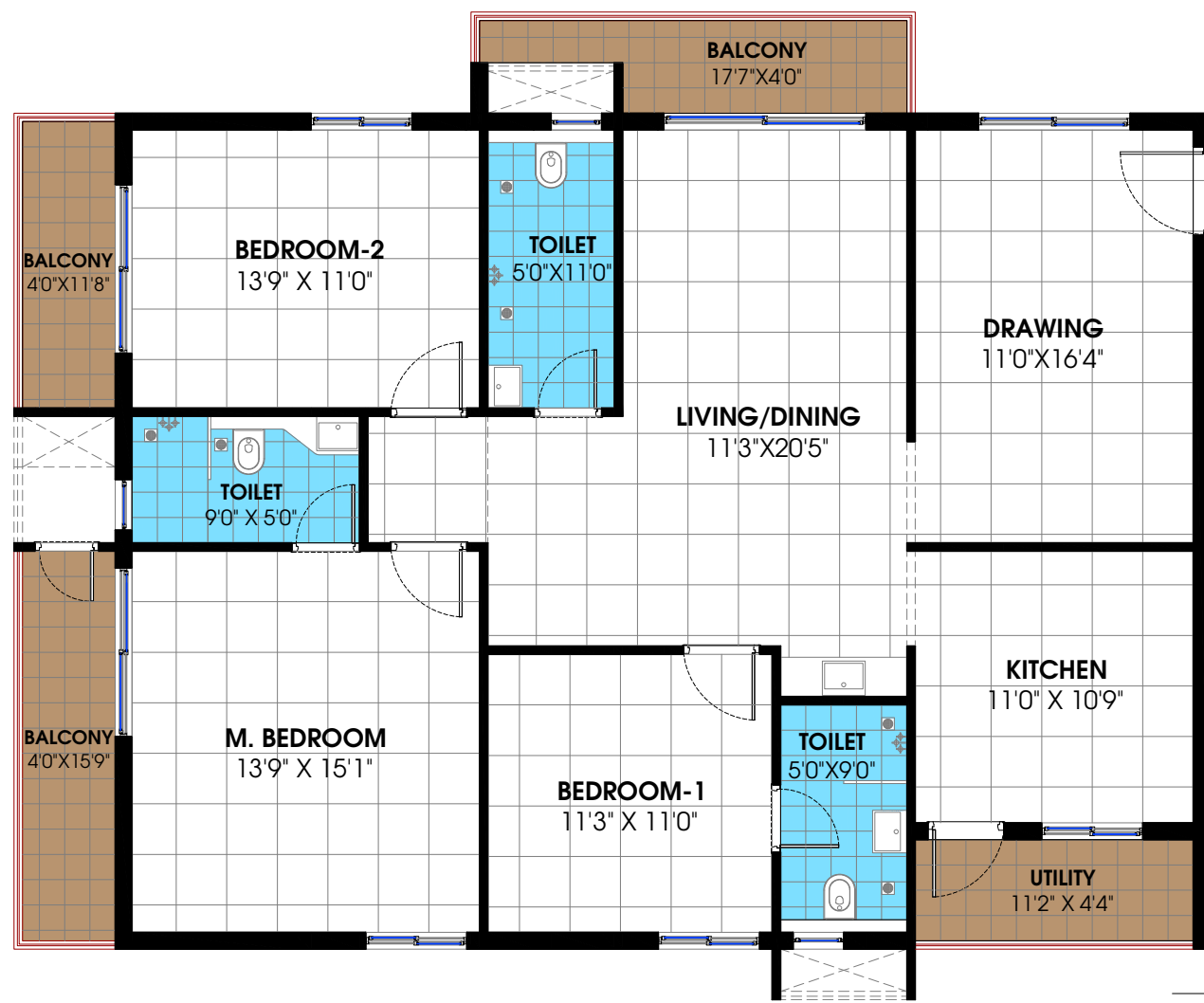
TOWER: 2 FLAT: 9 WEST	Saleable Area	Plinth Area	Carpet Area
	1683 Sft	1347 sft	1098 sft
	156 Sq.Mts.	125.13 Sq.Mts	102 Sq.mts



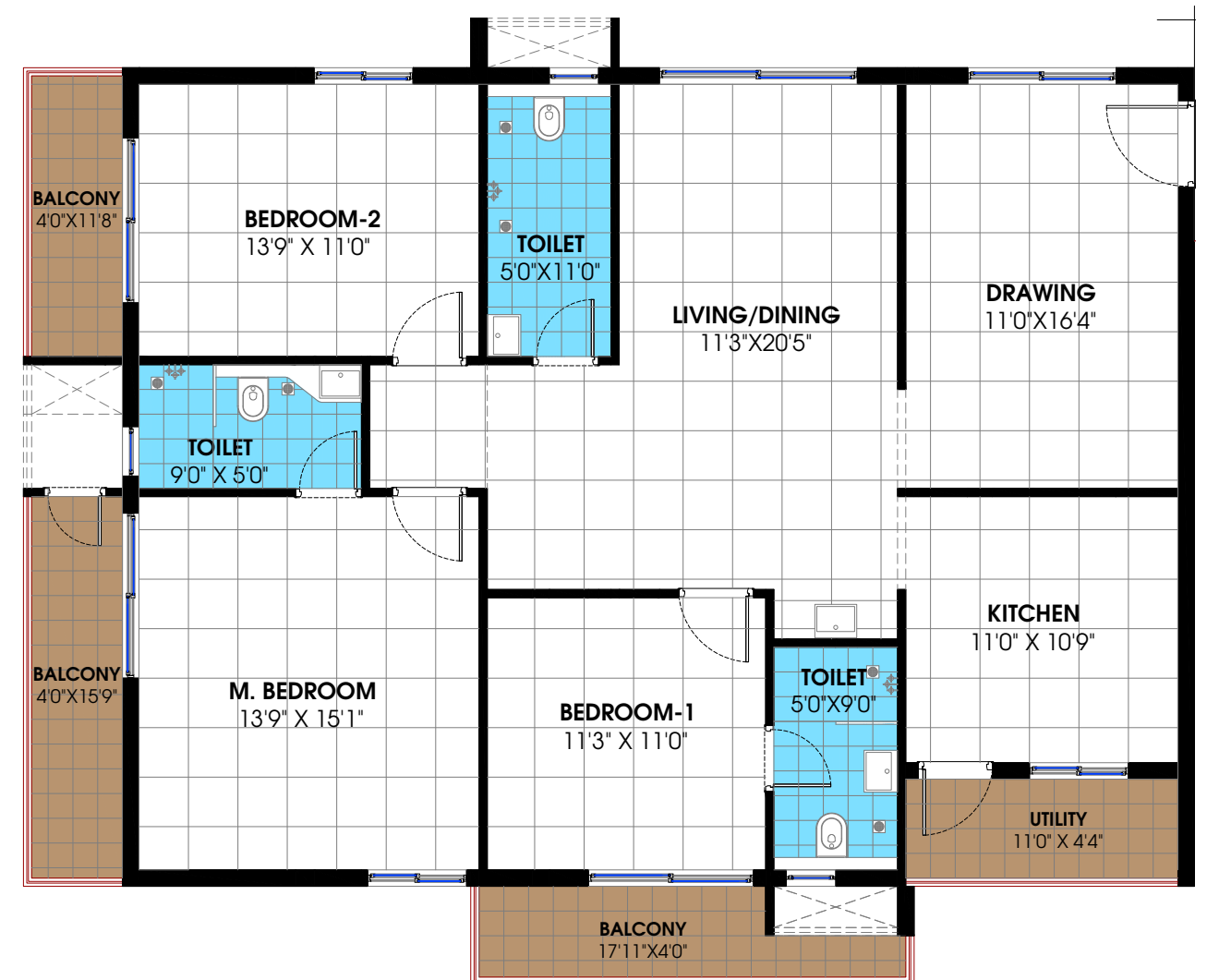
TOWER: 2 FLAT: 10 EAST	Saleable Area	Plinth Area	Carpet Area
	1683 Sft	1347 sft	1098 sft
	156 Sq.Mts.	125.13 Sq.Mts	102 Sq.mts



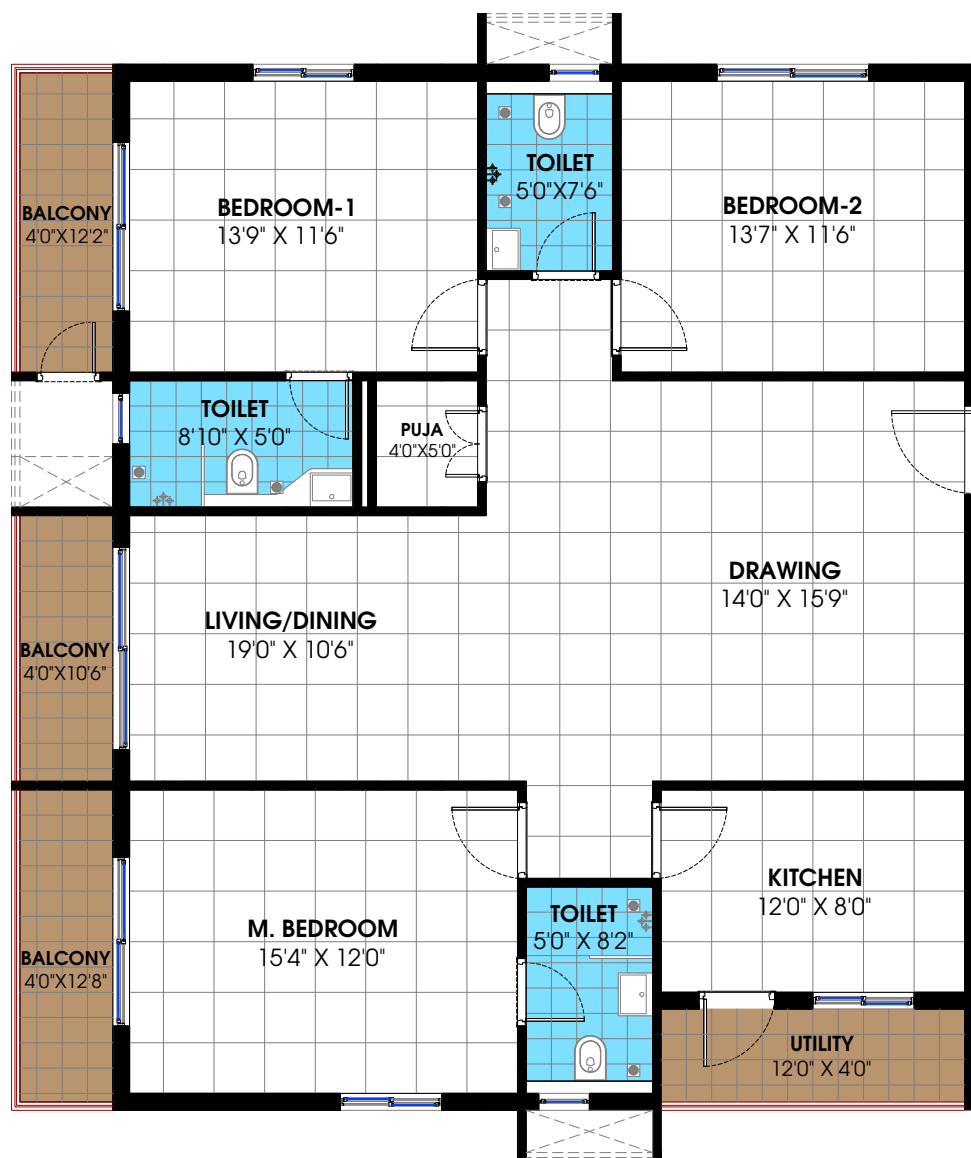
TOWER: 1 FLAT: 6,7 EAST	Saleable Area	Plinth Area	Carpet Area
	1753 Sft	1402 sft	1101 sft
	163 Sq.Mts.	130.29 Sq.Mts	102 Sq.mts



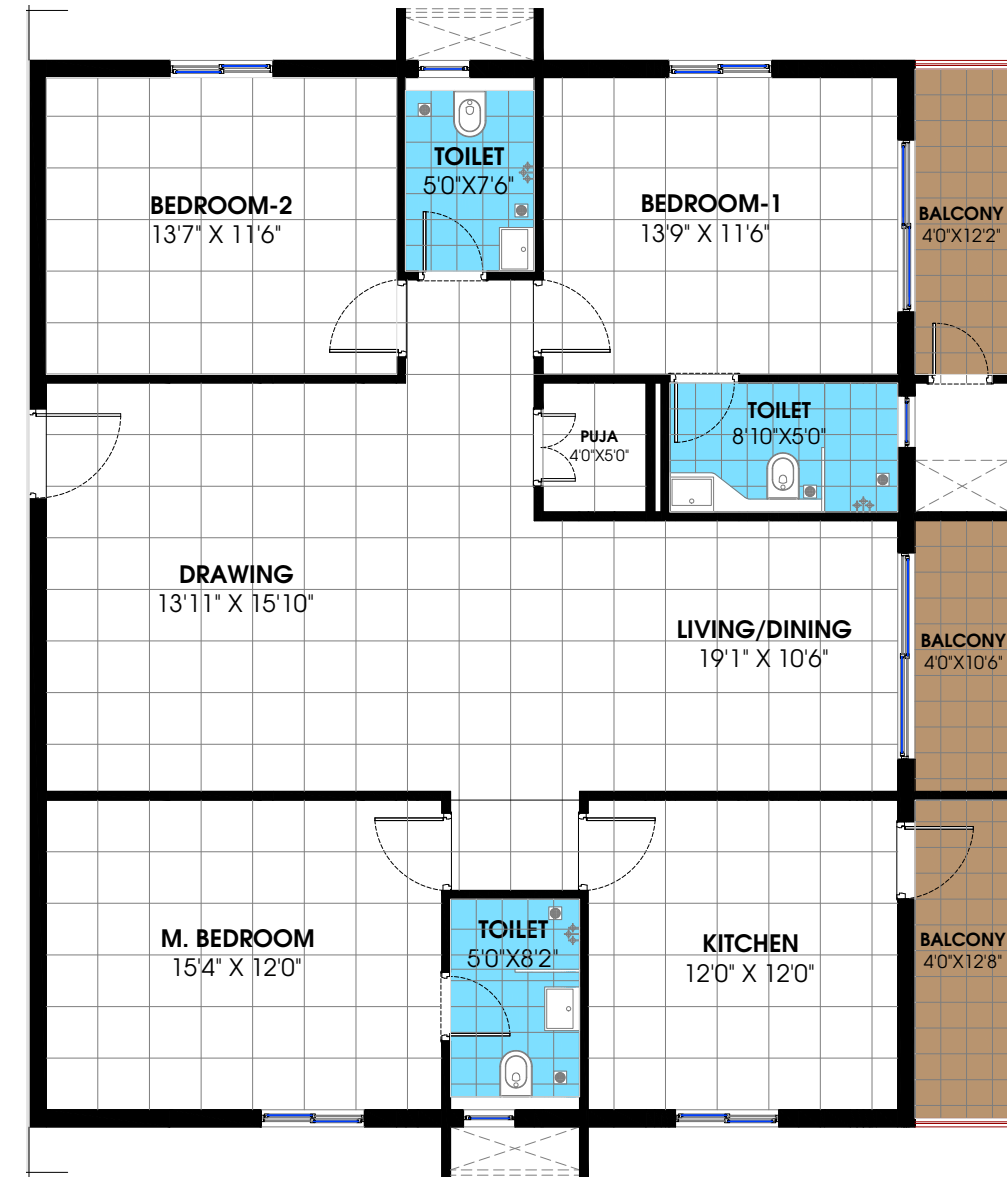
TOWER: 1 FLAT: 8 EAST	Saleable Area	Plinth Area	Carpet Area
	1981 Sft	1585 sft	1244 sft
	184 Sq.Mts.	147.27 Sq.Mts	116 Sq.mts



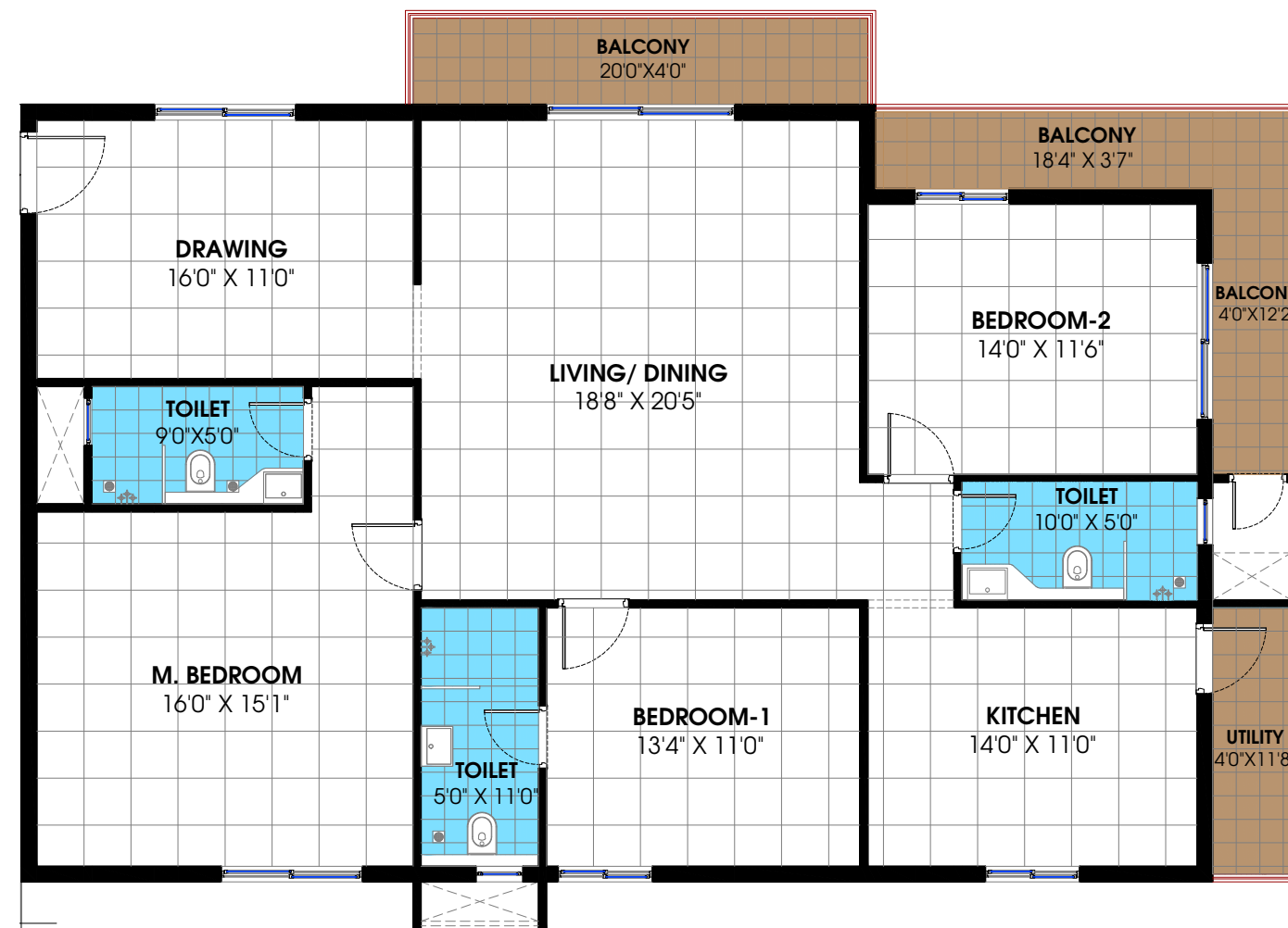
TOWER: 1 FLAT: 5 EAST	Saleable Area	Plinth Area	Carpet Area
	1983 Sft	1586 sft	1244 sft
	184 Sq.Mts.	147.39 Sq.Mts	116 Sq.mts



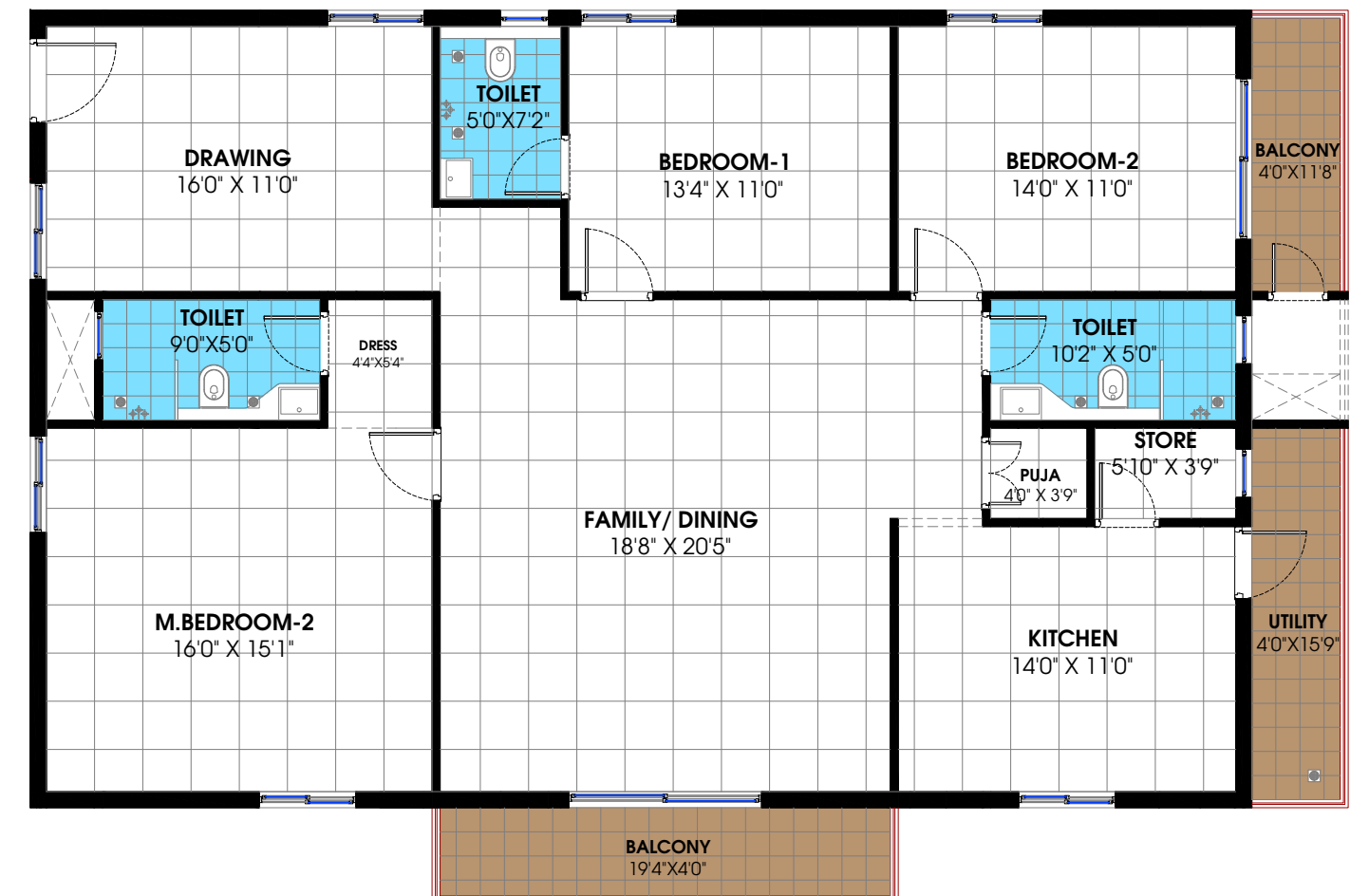
TOWER: 2 FLAT: 6,7,8 EAST	Saleable Area	Plinth Area	Carpet Area
	1919 Sft	1535 sft	1231 sft
	178 Sq.Mts.	142.61 Sq.Mts	114 Sq.mts



TOWER: 2 FLAT: 1,2,3 WEST	Saleable Area	Plinth Area	Carpet Area
	1919 Sft	1535 sft	1279 sft
	178 Sq.Mts.	142.61 Sq.Mts	119 Sq.mts



TOWER: 1	Saleable Area	Plinth Area	Carpet Area
FLAT: 1	2287 Sft	1830 sft	1455 sft
WEST	212 Sq.Mts.	169.99 Sq.Mts	135 Sq.mts



TOWER: 1	Saleable Area	Plinth Area	Carpet Area
FLAT: 4	2287 Sft	1830 sft	1505 sft
WEST	212 Sq.Mts.	169.99 Sq.Mts	140 Sq.mts





- HMDA Approved Project
- Well planned premium Community with 144 Flats of various sizes (1617 to 2287 sft areas)
- All 3 Bedroom Apartments
- Spacious Floor Plans
- No Common Walls
- Excellent Ventilation
- Vaastu Compliant
- Landscaping
- Power Backup
- Solar fencing
- Solar power for common areas
- Under Ground Sewage Treatment Plant
- Green Building Initiatives

Amenities

- Club House
- Reception
- Ac Gymnasium
- Yoga / Meditation
- Indoor Games
- Banquet Hall
- 3 - Multi Purpose Rooms
- Guest Rooms
- Suite Room
- Swimming Pool
- Garden
- Children Play Area
- Cricket Net Practice
- CCTVs at required locations

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 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 plain finish so as to match with interiors (interiors in customer scope only). French Doors: UPVC glazed sliding doors & windows. Windows: UPVC 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. Windows & Doors with suitable standard hardware.
Plastering & Painting	: For Superstructure: 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. For Basement: Form finish for walls & ceiling with OBD Paint.
Flooring	: For Hall, Dining & Bed Rooms: Double charged premium quality Vitrified tiles; Toilets: Designer tiles; Utility : Designer tiles; Corridors: Matt finished premium quality Tiles. Basement: VDF flooring.
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, 5KW Electric Power supply to individual flat unit. • 100% DG power backup for individual apartment unit.
Communication	: Telephone, TV, Internet point provision in living and all bedrooms
Lifts	: Passenger lifts as per NBC norms of OTIS make.
Water Supply, Sanitary	: CPVC/ PPR piping conforming to BIS. All sanitary and plumbing fixtures of premium quality • All fittings of Kohler or equivalent make.
Toilets	: All Toilets consists of • EWC with flush valve • Hot and cold diverter point with shower • Plumbing provision for Geyser.
Drainage	: All PVC sanitary piping conforming to BIS. STP treated flushing water in toilets to reduce the fresh water requirement.
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 Birla Open Minds International School.
- Proposed 100 feet road to Wipro circle.
- Lingampally Railway station is a 25 minute drive from the Project.
- Financial district, Microsoft, Infosys and ICICI Bank towers is 10 kms away.
- Key IT offices, multinationals and commercial companies are located near by.
- The outer ring road Kollur service road is at a distance of 0.5 kilometer.
- The international airport is just a 30 minute drive.
- 18 kms to Hi-tech City & Madhapur.
- Access to all major international schools and hospitals are well within vicinity.
- Near to Sridevi, CBIT and MGIT Engineering colleges.



Site & Sales Office : Survey No. 193/E/4 to 193/E/16 of Kollur-ORRG C Village,
Ramchandrapuram-ORRG C Mandal, Sanga Reddy District.

Admin. Office : Pranav Complex, Near ORR, Mallampet, Medchal-Malkajgiri District, Telangana - 500090.

For Sales: **8747 979 979** E-mail : sales@praneeth.com | www.praneeth.com



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