



# Prarthana Solitaire

**COMMERCIAL & RESIDENTIAL**

*"Go green, live serene."*

RERA NO. - JHARERA/PROJECT/000/2024



## Fun for All Ages.

Prarthana Solitaire offers a unique advantage for families with young children: a dedicated kids' play area right within the complex. This safe and stimulating space is designed to spark imagination and encourage physical activity. While the little ones are having fun, parents can enjoy a game of badminton on the adjacent court. This thoughtful integration of recreational facilities ensures that everyone in the family can unwind and enjoy quality time together.



## Your Future. Our Focus.

Elevate Your Business with Parthana Solitaire

When it comes to choosing the perfect business or residential address in Ranchi, location and connectivity are paramount. Parthana Solitaire offers both, making it an ideal choice.

Prime Location, Maximum Visibility

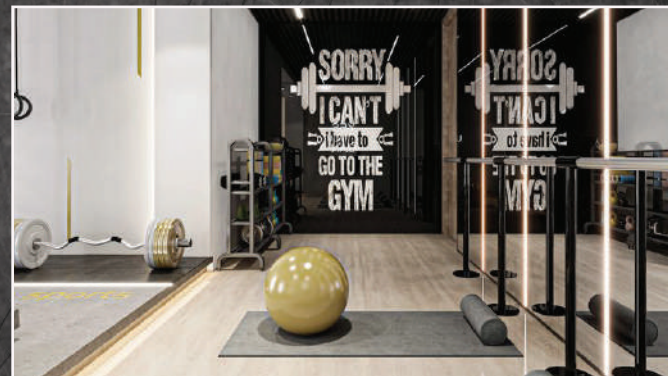
Situated in a prime area of the city, Parthana Solitaire ensures high visibility and easy accessibility for your clients. Its proximity to prominent landmarks and business centers adds a touch of prestige to your company's image.

Convenience at Your Doorstep

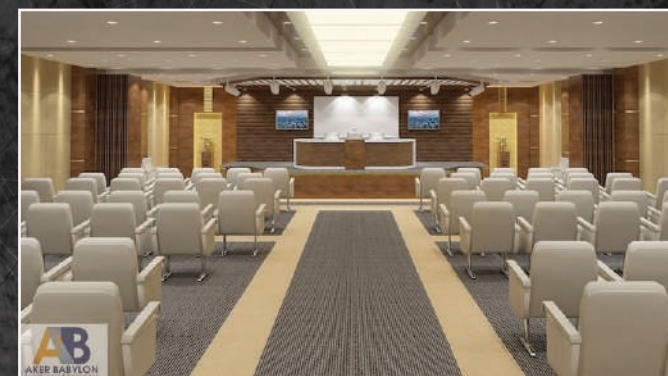
Experience the convenience of having essential amenities right at your fingertips. Parthana Solitaire is located near a variety of amenities, including restaurants, ATMs, hospitals, and hotels, making it a practical choice for both you and your clients.

## Elevate your future

Prarthana Solitaire, an upcoming residential project in Ranchi, promises a holistic living experience. The project will feature a well-equipped gymnasium, perfect for maintaining a healthy lifestyle, and a spacious community hall, ideal for social gatherings and events. These amenities are designed to enhance the quality of life for residents and foster a strong sense of community within the complex.



GYMNASIUM

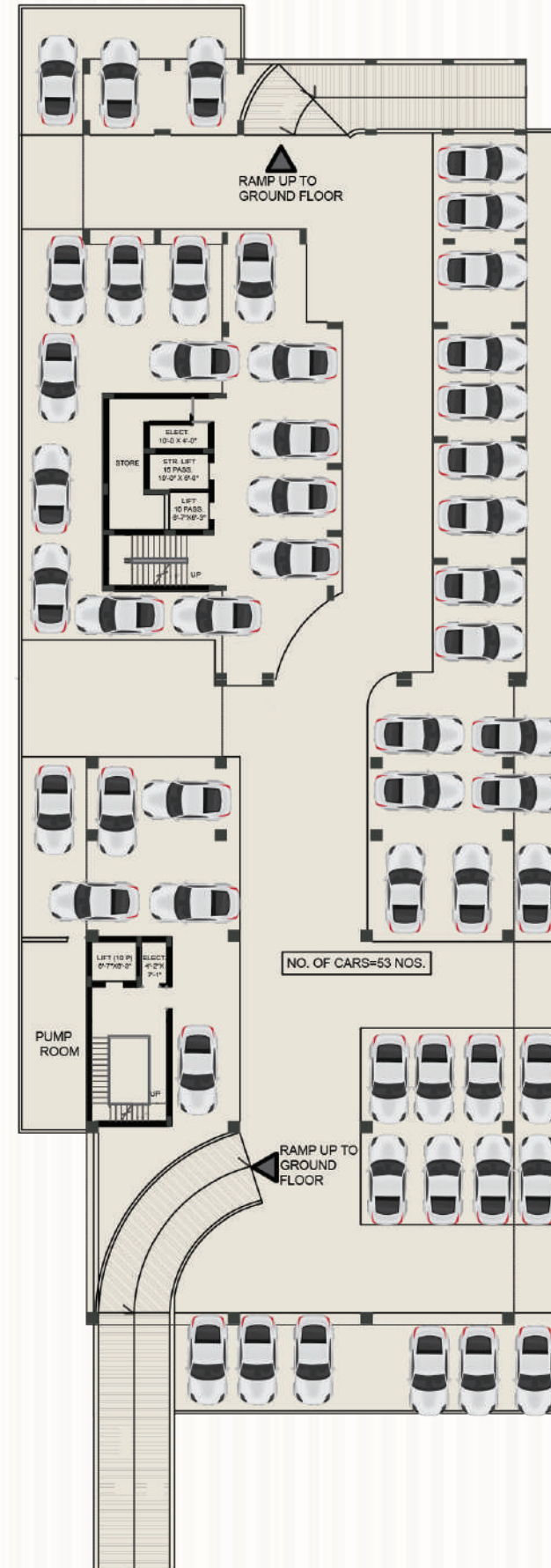


COMMUNITY HALL

# BASEMENT FLOOR PLAN



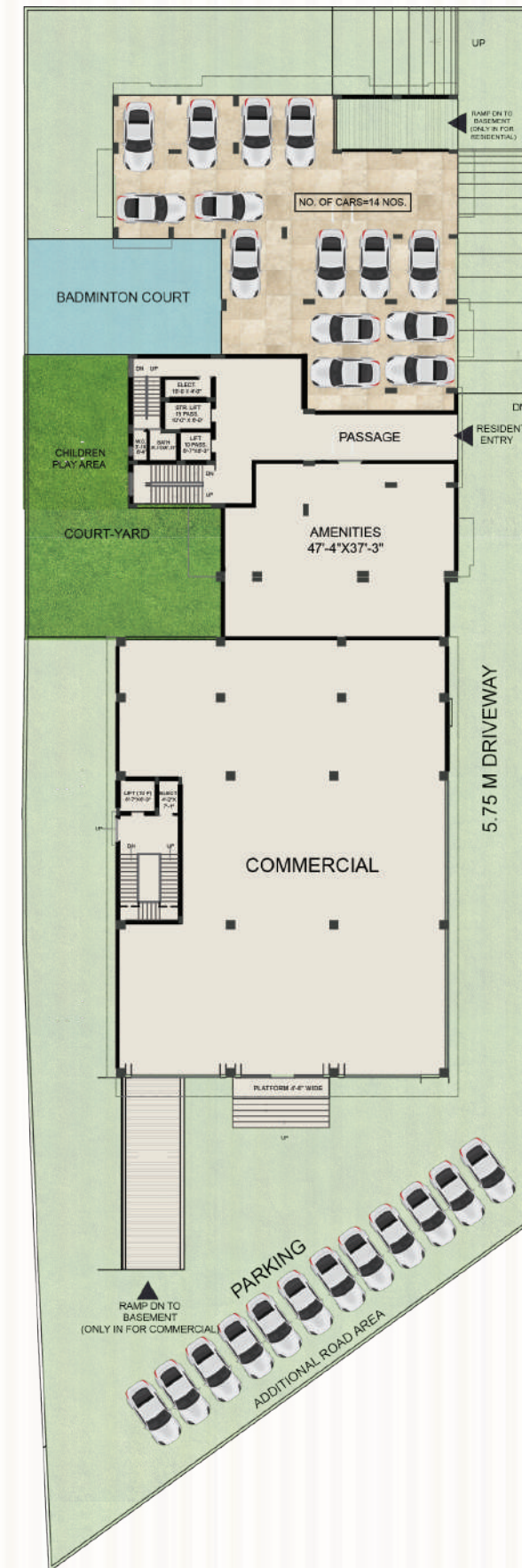
Park with ease,  
park with wide.



# GROUND FLOOR PLAN



Your springboard  
to greatness.



# 1ST FLOOR PLAN



## AREA STATEMENT

| FLAT | TYPE | BUILTUP AREA | SALEABLE AREA |
|------|------|--------------|---------------|
| 1    | 3BHK | 1275         | 1632          |
| 2    | 3BHK | 1275         | 1632          |
| 3    | 3BHK | 1320         | 1690          |
| 4    | 3BHK | 1320         | 1690          |

# 2ND FLOOR PLAN



## AREA STATEMENT

| FLAT | TYPE | BUILTUP AREA | SALEABLE AREA |
|------|------|--------------|---------------|
| 1    | 3BHK | 1275         | 1632          |
| 2    | 3BHK | 1275         | 1632          |
| 3    | 3BHK | 1320         | 1690          |
| 4    | 3BHK | 1320         | 1690          |

# 3RD FLOOR PLAN



## AREA STATEMENT

| FLAT | TYPE | BUILTUP AREA | SALEABLE AREA |
|------|------|--------------|---------------|
| 1    | 3BHK | 1275         | 1632          |
| 2    | 3BHK | 1275         | 1632          |
| 3    | 3BHK | 1320         | 1690          |
| 4    | 3BHK | 1320         | 1690          |

# 4TH FLOOR PLAN



## AREA STATEMENT

| FLAT | TYPE | BUILTUP AREA | SALEABLE AREA |
|------|------|--------------|---------------|
| 1    | 3BHK | 1275         | 1632          |
| 2    | 3BHK | 1275         | 1632          |
| 3    | 3BHK | 1320         | 1690          |
| 4    | 3BHK | 1320         | 1690          |
| 5    | 3BHK | 1275         | 1632          |
| 6    | 3BHK | 1275         | 1632          |

OPEN TERRACE

# 5TH TO 11TH FLOOR PLAN



## AREA STATEMENT

| FLAT | TYPE | BUILTUP AREA | SALEABLE AREA |
|------|------|--------------|---------------|
| 1    | 3BHK | 1275         | 1632          |
| 2    | 3BHK | 1275         | 1632          |
| 3    | 3BHK | 1320         | 1690          |
| 4    | 3BHK | 1320         | 1690          |
| 5    | 3BHK | 1275         | 1632          |
| 6    | 3BHK | 1275         | 1632          |

## Experience the Finest

Prarthana Solitaire, a forthcoming residential project in Ranchi, is designed to cater to the needs of families. The project features a dedicated kids' play area, where young ones can safely enjoy outdoor activities. Additionally, an outdoor badminton court provides a recreational space for residents of all ages to stay active and socialize.



KIDS PLAY AREA

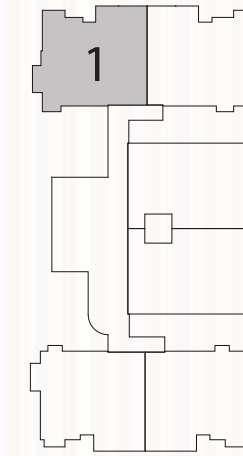


BADMINTON COURT

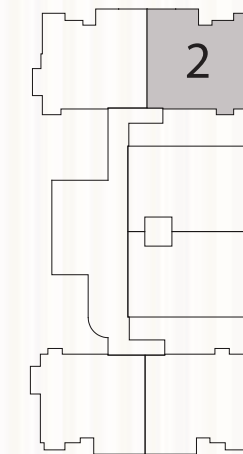
# ISOMETRIC VIEW



FLAT - 1, TYPE - 3BHK  
Saleable Area - 1632 sq.ft.



FLAT - 2, TYPE - 3BHK  
Saleable Area - 1632 sq.ft.

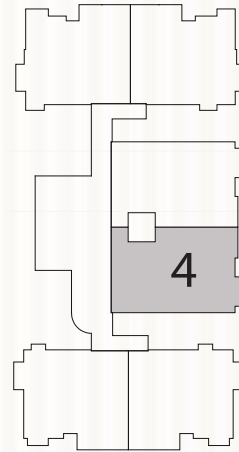
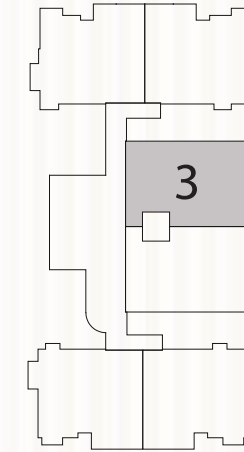


# ISOMETRIC VIEW



FLAT - 3, TYPE - 3BHK

Saleable Area - 1690 sq.ft.



FLAT - 4, TYPE - 3BHK

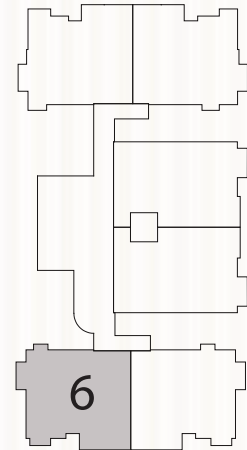
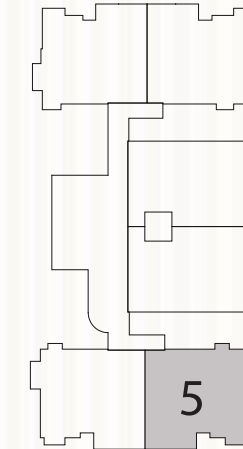
Saleable Area - 1690 sq.ft.

ISOMETRIC VIEW



FLAT - 5h, TYPE - 3BHK

Saleable Area - 1632 sq.ft.



FLAT - 6, TYPE - 3BHK

Saleable Area - 1690 sq.ft.



## SPECIFICATIONS



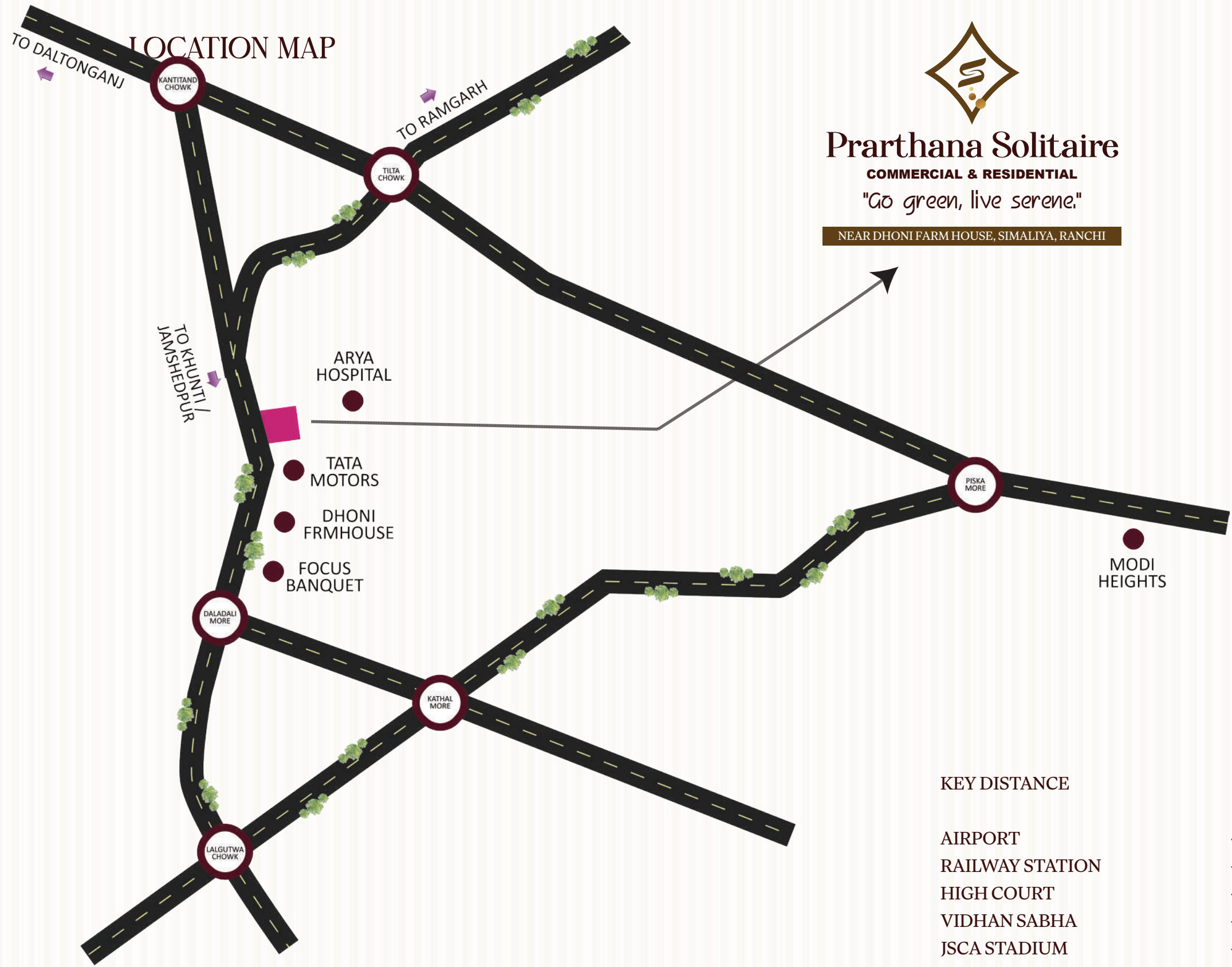
- FOUNDATION & STRUCTURE - Earthquake Resistant RCC frame structure made of Branded PSC/PPC cement and Branded TMT.
- BRICK - Autoclaved Aerated Concrete Blocks.
- DOORS - Main Door: Flush door in Laminate finish with Wooden door frame. Rest Doors: Flush Door with Wooden door frame & Motorize Lock
- WINDOWS - UPVC Sliding windows with mesh.
- FLOORING (INTERNAL) - Bedroom, Master Bedroom  
Wooden Design Vitrified Tiles 48"x24" Rest Bedrooms Digital Vitrified Tiles 48"x24"
- LIVING SPACE - Family Sitting Digital Vitrified Tiles 48"x24"
- TOILETS - Designer Wall tiles up to 7ft with Anti Skit Floor Tiles. Branded Sanitary ware & CP - itttings (Kohler & Jaguar) with CPVC hot & cold water pipeline
- BALCONY - Anti Skid Floor Tiles.
- KITCHEN - Dado 2ft with Granite/Composite Marble cooking platform with SS sink. Provisioning for chimney, water filter, refrigerator and geyser points with CPVC hot & cold water pipeline
- FLOORING (EXTERNAL) - Lobby & Stair Granite Slabs,

- BASEMENT/PARKING - Heavy Duty Parking Tiles
- ELECTRIFICATION - Concealed copper electrical anti flammable wiring (KEI/Polycab or equivalent) with sufficient light and power point. Modular Switches & sockets (Schneider, GM, Gold medal or equivalent) with the provision of TV, Telephone, DTH and AC point in the Living Space and All Bedrooms.
- WALL FINISH - Common Area walls Plastic paint over POP. Internal walls finish with POP in ceiling and wall. External walls finish with Texture & Acrylic Weather proof Paint (Asian/Dulex/Nerolac or equivalent)
- GENERATOR - Sound Proof (Soundless) Genset (Kohler/ Kirloskar) with 1 KVA load for each Flat Common areas, Passage area, lift & parking.
- WATER - 24 hour water supply through overhead tank from deep tube well boring with Water filtration Plant.
- SECURITY - EPABX connecting all flats with main entrance of the building. CCTV cameras covering common areas at Ground floor.
- LIFT - Automatic Lift with ARD of Schindler/OTIS/ Kone.
- FIRE FIGHTING - As per Norms of Department of fire, Jharkhand
- VASTU COMPLIANCE - Best Possible as per Architect.



## Your Ideal Space. Designed to Impress.

Prarthana Solitaire offers a harmonious blend of premium commercial spaces and luxurious residential flats, all meticulously designed by experienced architects. The architectural brilliance ensures optimal space utilization, modern aesthetics, and functional layouts. Whether you're seeking a prime location for your business or a comfortable home for your family, Prarthana Solitaire provides the perfect setting, combining style, comfort, and convenience.



**LOCATION MAP**



**Prarthana Solitaire**

COMMERCIAL & RESIDENTIAL

"Go green, live serene."

NEAR DHONI FARM HOUSE, SIMALIYA, RANCHI

**KEY DISTANCE**

|                    |          |
|--------------------|----------|
| AIRPORT            | - 17 KM  |
| RAILWAY STATION    | - 16 KM  |
| HIGH COURT         | - 11 KM  |
| VIDHAN SABHA       | - 10 KM  |
| JSCA STADIUM       | - 11 KM  |
| IIM RANCHI         | - 06 KM  |
| CENTRAL UNIVERSITY | - 12 KM  |
| RINCHI HOSPITAL    | - 4.5 KM |



## Soar to New Heights.

Prarthana Estates Private Limited has a strong reputation of constructing high-quality sustainable assets in Ranchi and surroundings.

Our dedicated team of construction professionals are pro-active in ensuring that their project management skill, together with the use integrates cost and project management system, result in the completion of projects on time and on budget.

The company has the ability to procure the best sub-contractors and suppliers and maintains an excellent record of giving High Quality Construction. Quality management is the basis on which our Services and business operations are conducted.

We recognize the importance of providing quality and assured services to our clients, and extend our policy to all our suppliers and consultants to apply the same principals to their operations, especially when they are working for our company. We have embraced the need for continuous development process within our projects and are committed to providing cost-efficient and environmental or eco-friendly buildings.

## COMPLETED PROJECTS



**ANANDAM**  
KANKE ROAD, RANCHI



**PRARTHANA RESIDENCY**  
ITKI ROAD, RANCHI



**MITTAL RESIDENCY**  
KAMALKANT ROAD, RANCHI



**ARIHANT RESIDENCY**  
BARIATU ROAD, RANCHI



**JAYASWAL GREENS**  
BARIATU, RANCHI



**KANCHAN VILLA**  
KANKE ROAD, RANCHI



**MODI HEIGHTS**  
RATU ROAD, RANCHI



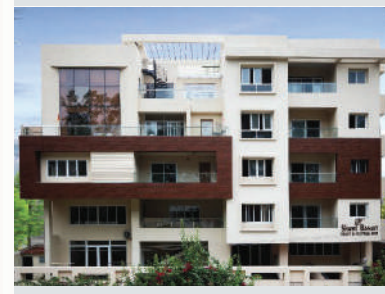
**NANDAN KANAN**  
KANKE ROAD, RANCHI



**PRARTHANA HEIGHTS**  
RATU ROAD, RANCHI



**MODI HEIGHTS PH 2**  
RATU ROAD, RANCHI



**SHANTI BASANT**  
KANKE ROAD, RANCHI



**UMA HEIGHTS**  
ITKI ROAD, RANCHI

## ONGOING PROJECTS



**PRARTHANA UMA EXOTICA**  
BARIATU, RANCHI



**PRARTHANA ECOVILLE**  
CHESIRE HOME ROAD, RANCHI



**PRARTHANA ECO EXOTICA**  
CHESIRE HOME ROAD, RANCHI



**PRARTHANA UMA HILLS**  
MORABADI, RANCHI



**PRARTHANA SAPPHIRE**  
NEAR PISKA MORE, RANCHI



**PRARTHANA RAJGRIAH ICON**  
FIRAYALAL CHOWK, RANCHI

DEVELOPER



HEAD OFFICE

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SITE ADDRESS

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OUR ARCHITECT

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