

LIVE LIFE LARGE

GIVE FAMILY A NEW GENERATION HOME



**WESTERN
SQUARE**



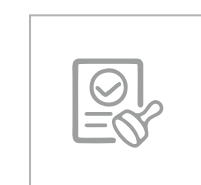
LUXURY LIVING AT PRAGATHI NAGAR, JNTU



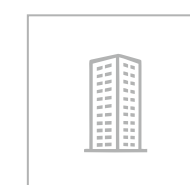
STEP INTO A CLASSY HOME



In a world of “Me too” homes in narrow lanes and bylanes, here is a tower rising boldly to touch the heights of luxury and enchant a select group of upscale families. Abutting 100 feet wide road. “Western Square” is all set to change the perceptions of luxury living in Pragathi Nagar. Come and make a difference to your world.



HMDA Approved
PROJECT



217 Flats



1.82 Acres
Gated Community



Best in Class
Ventilation



Prime Location





SCALE UP
LIFESTYLE
TO
A NEW HIGH



Give a bold statement of lifestyle at Western Square. A majestic double height entrance welcomes you and tells that you've arrived in life. The **15 floor Western Square** stands out for superior design, excellent amenities, quality and aesthetics. The project is customer centric and truly reflects the vision of its promoters.





A HOME FOR EVERY DREAM



The **15 floor** monolith structure has a home for every dream and budget. Choose a flat from a flexible range of **1260 Sft** to **2045 Sft** units to suit your needs. The floor plans are thoughtfully designed with a focus on ease of living. Revel in richly chiselled spaces that are brightly lit and enjoy excellent cross ventilation. **Life is simply beautiful at Western Square.**



**WESTERN
SQUARE**



THOUGHTFULLY DESIGNED OPEN SPACES



Step into outdoors because there is more to life at Western Square beyond an apartment. The project offers plenty of greenery, trees, seating areas, walkways and play areas. Relax, play, talk or just enjoy sun and shade in thoughtful spaces, play courts, plenty of flora and foliage.



OUTDOORS

- 65% Open Spaces
- Cricket Practice Net
- Half Basketball Court
- Outdoor Gymnasium
- Walking/Jogging Track
- High open Area per resident
- Very low density of Community
- Seating Areas
- Designer Landscapes
- Kids' Play Area & Lawns





SCALE UP THE FUN QUOTIENT



Unwind and relax at Western Square. The community comes alive with celebrations round the year. Keep fit, play games, watch movies and swim with family on terrace. There is no place like Western Square in neighborhood.



TERRACE FLOOR PLAN



CLUBHOUSE

- Clubhouse of 13,405 Sft
- Double Height Entrance Lobby
- Shuttle Court in Basement
- Indoor Games Enclave
- Multi-purpose Hall with Lawns
- Dining Hall
- Terrace Swimming Pool
- Gymnasium
- Aerobics/Yoga/Meditation
- Preview Theatre





PROJECT HIGHLIGHTS

- HMDA Approved Project
- 1.82 Acre Gated Community
- Aesthetically designed Tower
- 2 Basements+Stilt+15 Floors
- 3-Level Parking
- 217 Units
- 2 BHK & 3 BHK Units
- 1260 Sft – 2045 Sft Units
- East & West facing Flats
- Vastu Compliant
- Double Height Grand Entrance Lobby
- Best-In-Class Ventilation
- Abutting 100' wide Pragathi Nagar Main Road
- 4 Nos. Passenger Lifts
- 1 No Service Lift
- 24 x 7 Water Supply
- 24 x 7 Surveillance with CC Cameras
- Sewage Treatment Plant





GROUND FLOOR PLAN



LEGEND

1. Main Entrance
2. Exit
3. Security Plaza
4. Jogging Track
5. Elderly Seating Alcoves
6. Cricket Practicing Nets
7. Children Play Area
8. Kids Play Area
9. Half Basketball Court
10. Outdoor Fitness Station
11. Amphitheater







SECOND FLOOR PLAN





TYPICAL FLOOR PLAN

3rd to 15th Floors



PRAGATHI
CONSTRUCTIONS



SPECIFICATIONS

- STRUCTURE**

R.C.C. framed structure to withstand wind & seismic loads.

Super Structure: Red brick or 6” AAC blocks for exterior walls and Red brick or 4” AAC blocks for internal walls. Internal and external cement plastering.
- FLOORING**

Drawing/Living/Dining/Bedrooms/Kitchen/Balcony: 800 x 800 mm vitrified tiles of Kajaria/AGL or equivalent.

Glazed ceramic tile dado 2’ height above kitchen platform and 3’ height in Utility / Wash area.

Car Parking: Vacuum Dewatering Flooring (VDF).
- STAIRCASE & CORRIDORS**

Granite for staircase & Granite and vitrified tile flooring with false ceiling in corridors. S.S railing for staircase.
- PAINTING**

Internal: Internal walls/ceiling: Smooth luppam/(putty) finish over a base coat of primer and 2 coats of premium emulsion of Asian/Berger or equivalent make.

External: Texture/luppam/(putty) finish with 2 coats of exterior emulsion paint of Asian/Berger or equivalent.
- DOORS & WINDOWS**

Main Door: Teak frame with designer Teak veneer shutter with melamine polish with brass/ S.S fittings of reputed make.

Internal Door: Teak wood frames with laminated flush shutters.

French Doors: UPVC sliding door with mosquito mesh track .

Windows: UPVC sliding shutters with mosquito mesh track and painted designer M.S grills.

Window Grills: MS Grills provided to ground floor flats only. Standard design window grills for upper floors shall be provided at extra cost if required. Grills of upper floors should be decent and shall have to be aligned with the aesthetics of elevation.

Utility Doors: UPVC doors with combination of glass and aluminium louvers.
- LIFTS**

4 Nos. High-speed automatic elevators for passengers and 1 No. service elevator with auto rescue device and V3F system for energy efficiency of reputed make like Schindler/Kone/Johnson/thyssenkrupp or equivalent.

Lift Cladding & Lobby: Granite or equivalent.
- KITCHEN**

Provision for modular kitchen.

Electrical points to suit electrical appliances needed in the kitchen.

Provision for washing machine and dish washer in the Utility area.

Provision for Municipal water and domestic water.

Provision for fixing water purifier and chimney.
- TOILETS**

Anti-skid ceramic flooring tiles and glazed ceramic tiles for dado up to 7’.

EWC with concealed flush tank in all bathrooms, washbasins in toilets, diverters with shower, CERA/Jaquar/Kohler/Grohe or equivalent make

CP Fittings: Jaquar/CERA/Hindware/Kohler or equivalent.

Provision for geysers in all toilets.
- ELECTRICAL**

3-Phase power supply for each unit with good quality copper wire Havells/Finolex or reputed make and individual meter boards.

Power plug for cooking range chimney, refrigerator, microwave ovens/ mixer/ grinder in kitchen, washing machine and dish washer in Utility area.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make Havells or equivalent.

Modular electrical switches: Havells or equivalent.
- INTERCOM/INTERNET**

Intercom point in drawing/living area

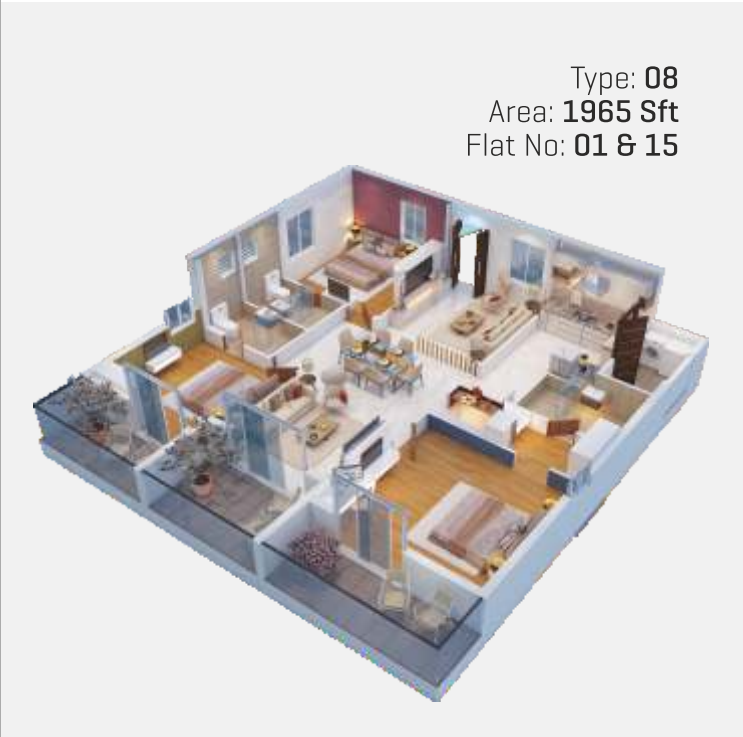
Provision for Internet connection in each flat.

Provision for cable connection in drawing/living area and master bedroom.
- AIR CONDITIONING**

Provision for AC points for all bedrooms & drawing hall.
- WTP & STP**

Fully treated water made available through an exclusive water softening and purification plant with water meters for each unit.

Sewage Treatment Plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping and flushing purpose.



- WASTE MANAGEMENT**

Garbage bins will be provided for each floor level and centrally collected for disposal.
- SECURITY**

Sophisticated round-the-clock security / Surveillance system.

Surveillance cameras at the main Security, main entrance lobby, entry for basement and ramp.

Panic button in the lifts connected to the Security room and intercom facility from flat to flat and flat to Security.

Solar power fencing all along the compound.
- POWER BACKUP**

Generator will be provided for all light & fan points in the flats and all common services.
- FIRE & SAFETY**

Fire hydrant and fire sprinkler system as per norms.

Fire alarm and public address system in all floors and basements.

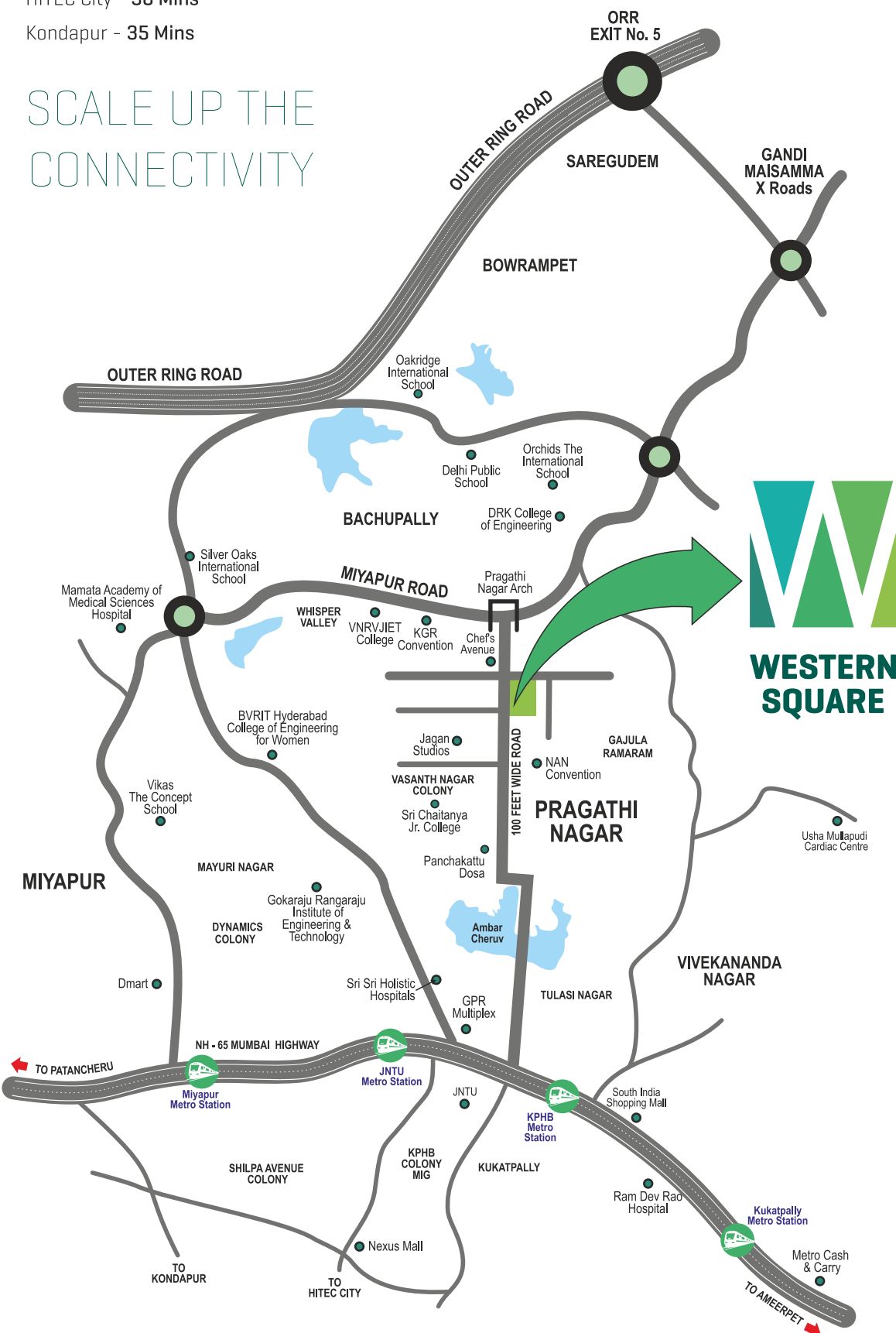
Control panel will be kept at the main Security.

NOTE: Flat will be handed over for wood work / interiors after receiving 100% payment only.
GST applicable as per Government norms.

DISTANCES FROM SITE

- VNRVJIET College - **2 Mins**
- Gajularamaram - **4 Mins**
- DRK College of Engineering - **5 Mins**
- Delhi Public School - **5 Mins**
- Gandi Maisamma X Roads - **10 Mins**
- Usha Mullanpudi Cardiac Centre - **10 Mins**
- Bachupally - **10 Mins**
- ORR Access - **10 Mins**
- Oakridge International School - **11 Mins**
- Sliver Oaks Intl. School - **11 Mins**
- JNTU Kukatpally - **15 Mins**
- ORR Exit No.5 - **15 Mins**
- Bowrampet - **15 Mins**
- BVRIT College - **15 Mins**
- Gokaraju Rangaraju Institute of Engineering & Technology - **16 Mins**
- Kukatpally - **18 Mins**
- Miyapur - **20 Mins**
- HITEC City - **30 Mins**
- Kondapur - **35 Mins**

SCALE UP THE CONNECTIVITY



LOCATION MAP
[Not to Scale]



SCAN THE QR CODE
TO GET DIRECTIONS
TO **WESTERN SQUARE**

