

Praneeth PRANAV  
TOWN  
SQUARE  
*Feel the sky*

TS - RERA Regd. No. : P02200001090  
HMDA Approved No. : 011807/ZOC/R1/U6/HMDA/18052018

Praneeth PRANAV  
TOWN  
SQUARE  
*Feel the sky*

2 & 3 BHK PREMIUM APARTMENTS  
@ BACHUPALLY

Original Image



Praneeth PRANAV  
TOWN  
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Praneeth PRANAV  
**TOWN  
SQUARE**  
*Feel the sky*

Original Image

# Club House

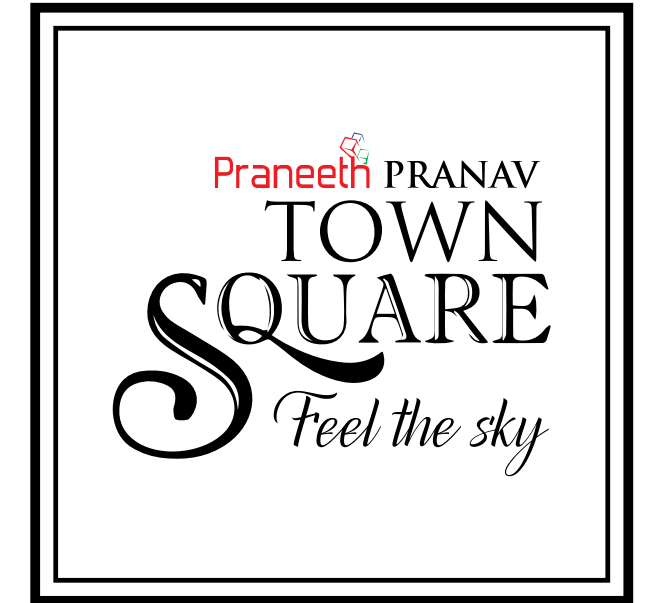
Praneeth PRANAV  
**TOWN  
SQUARE**  
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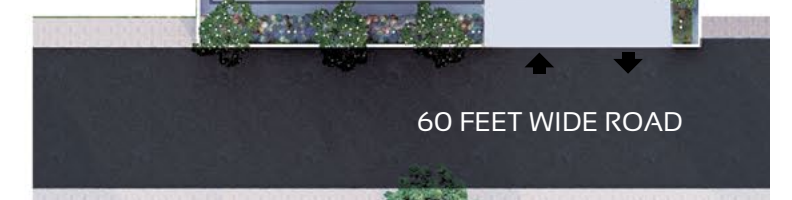
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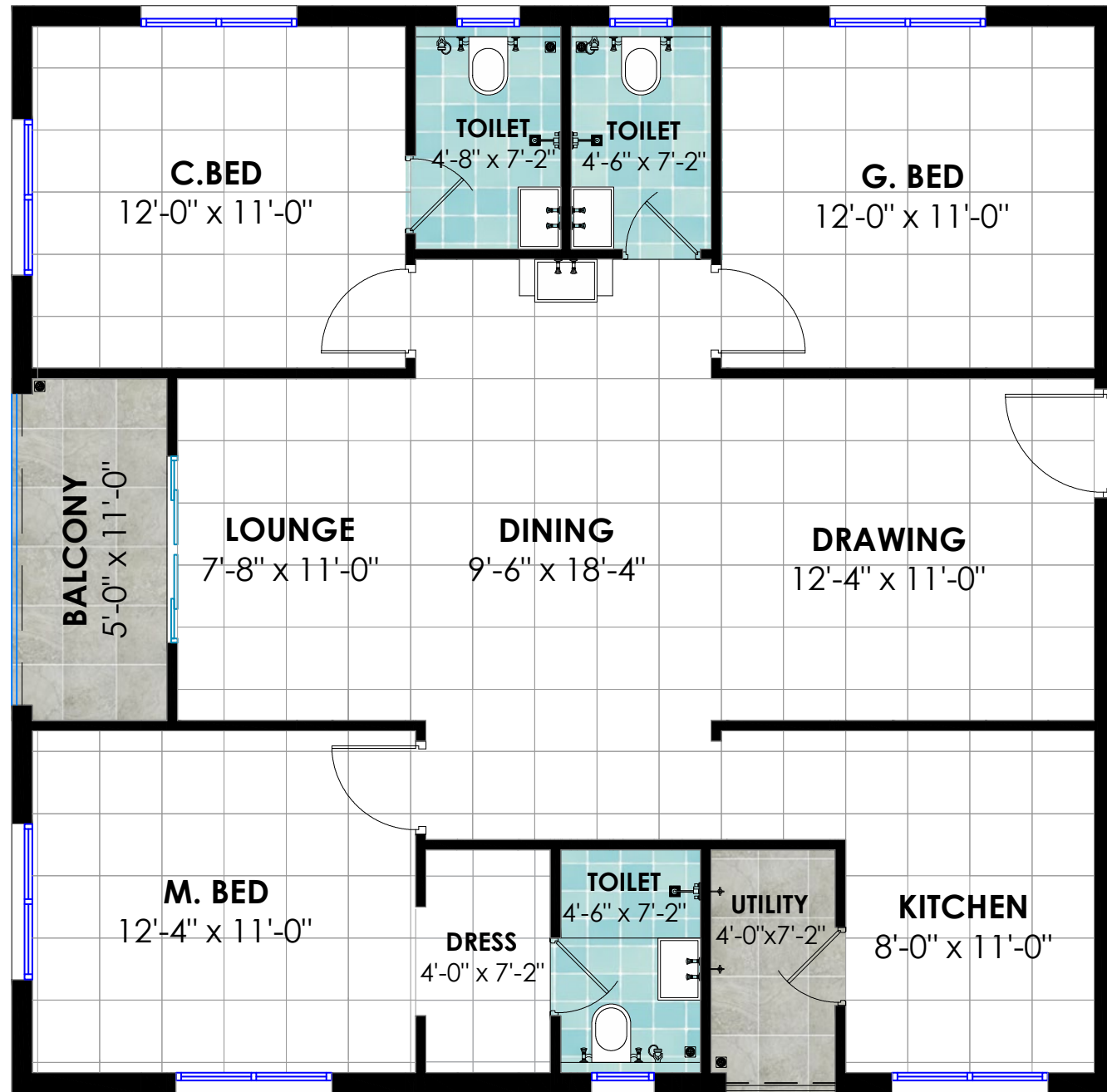
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# Master Plan

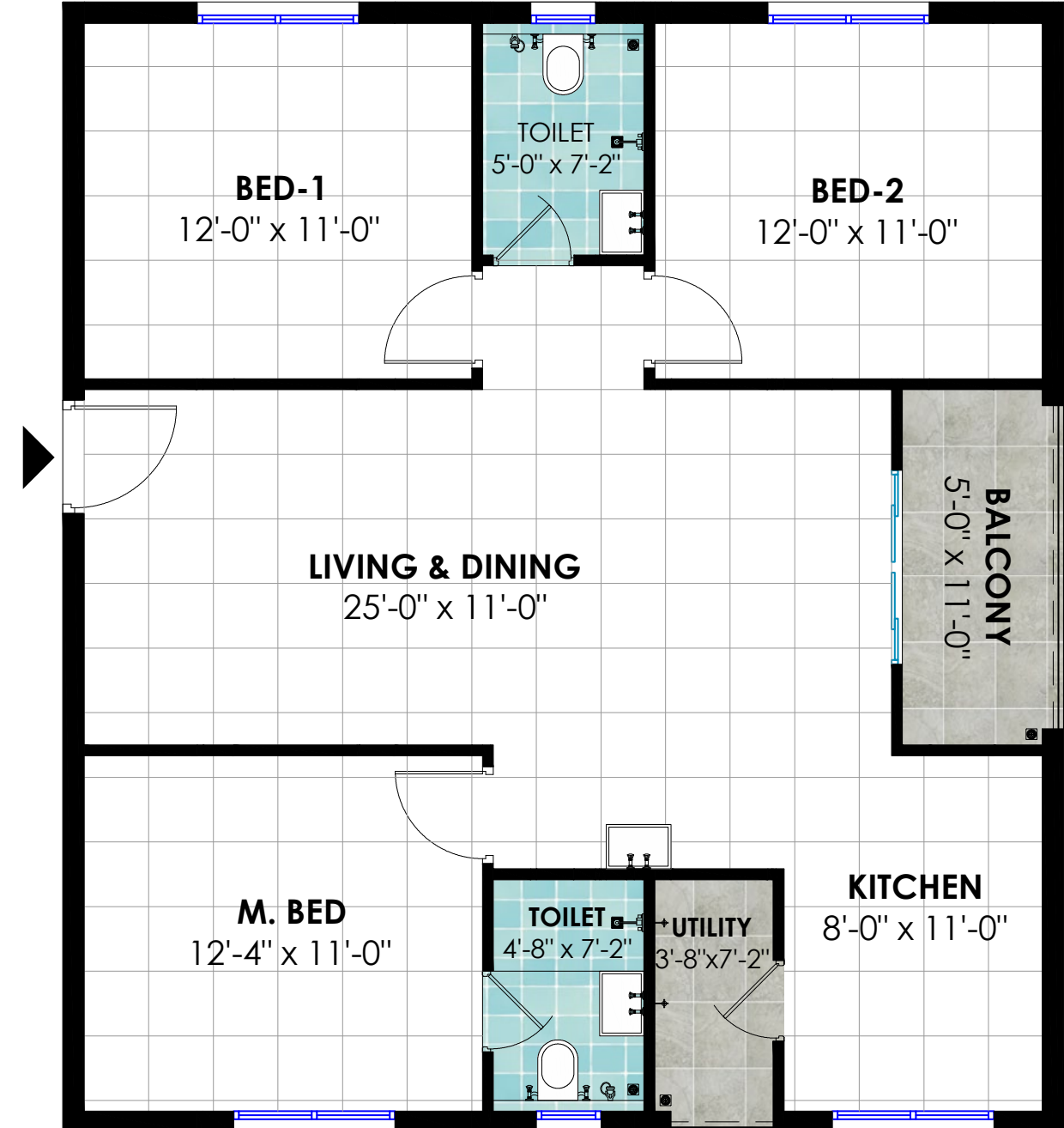


- |                                   |                                 |
|-----------------------------------|---------------------------------|
| TYPE - A : 3 BHK - 1554 SFT (E)   | TYPE - F : 2 BHK - 1160 SFT (E) |
| TYPE - B : 2.5 BHK - 1356 SFT (W) | TYPE - G : 2 BHK - 1160 SFT (E) |
| TYPE - C : 2.5 BHK - 1356 SFT (E) | TYPE - H : 3 BHK - 1554 SFT (W) |
| TYPE - D : 2 BHK - 1160 SFT (W)   | TYPE - J : 3 BHK - 1494 SFT (N) |
| TYPE - E : 2 BHK - 1160 SFT (W)   | TYPE - K : 3 BHK - 1655 SFT (S) |

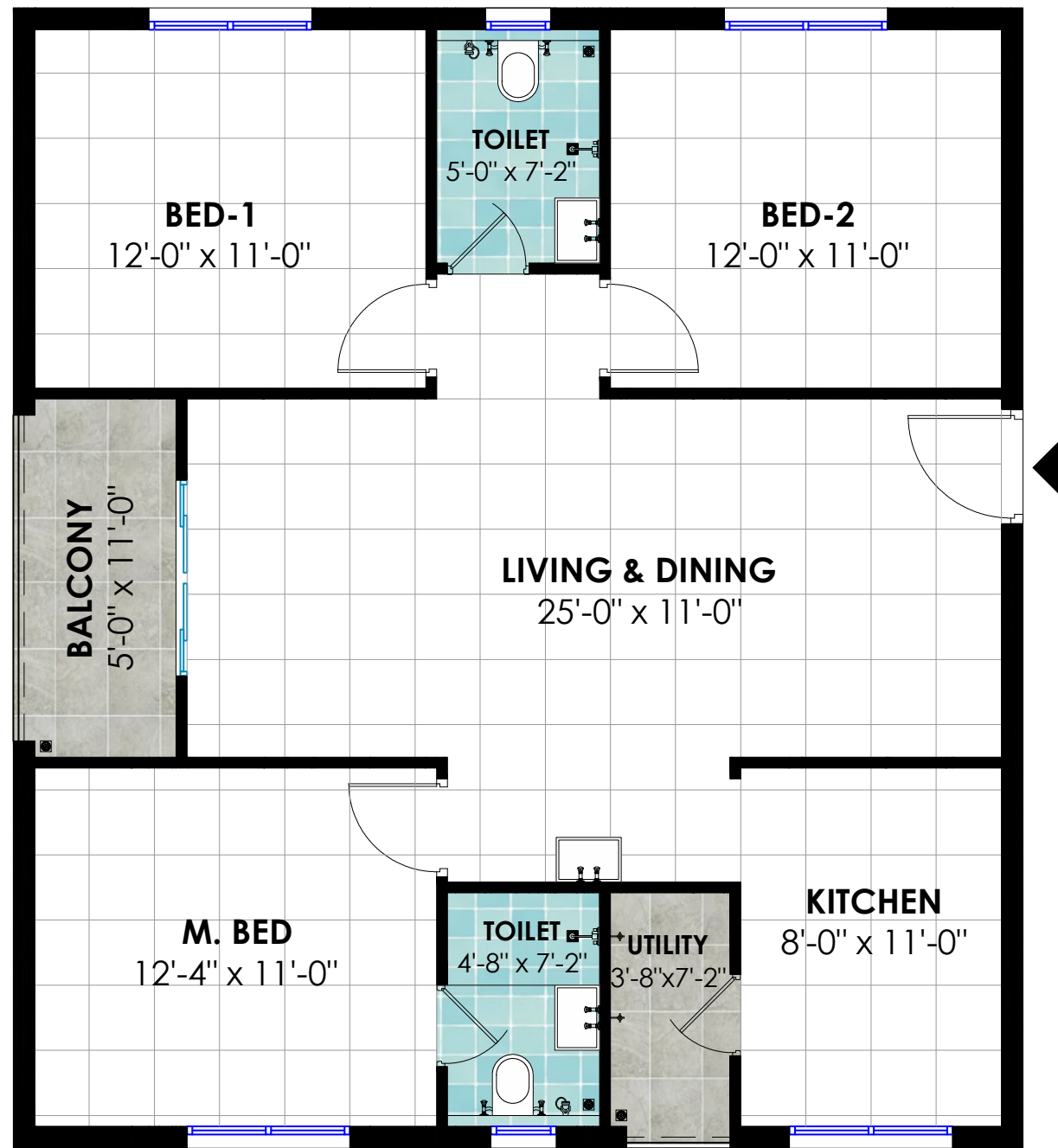




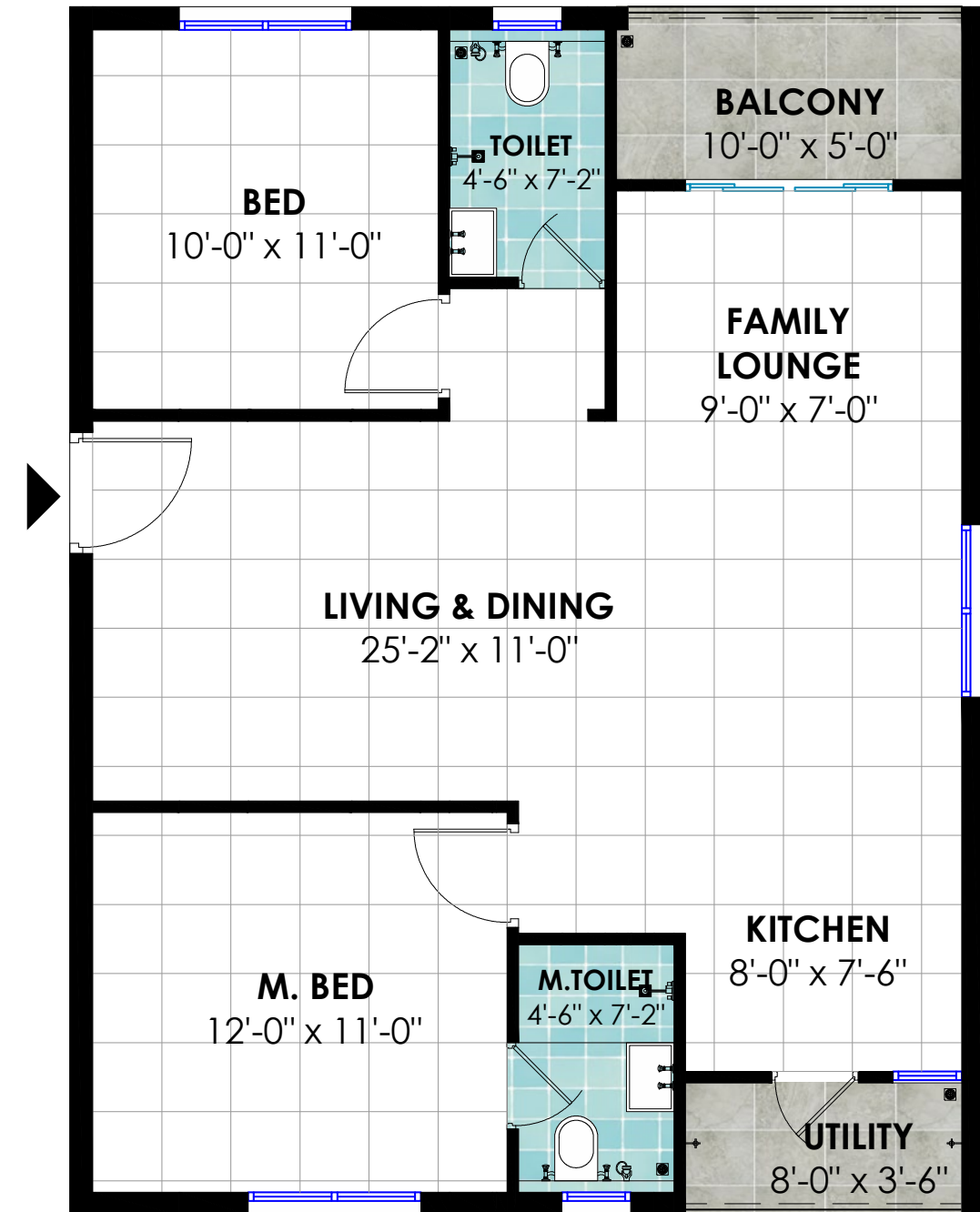
TYPE-A 3BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



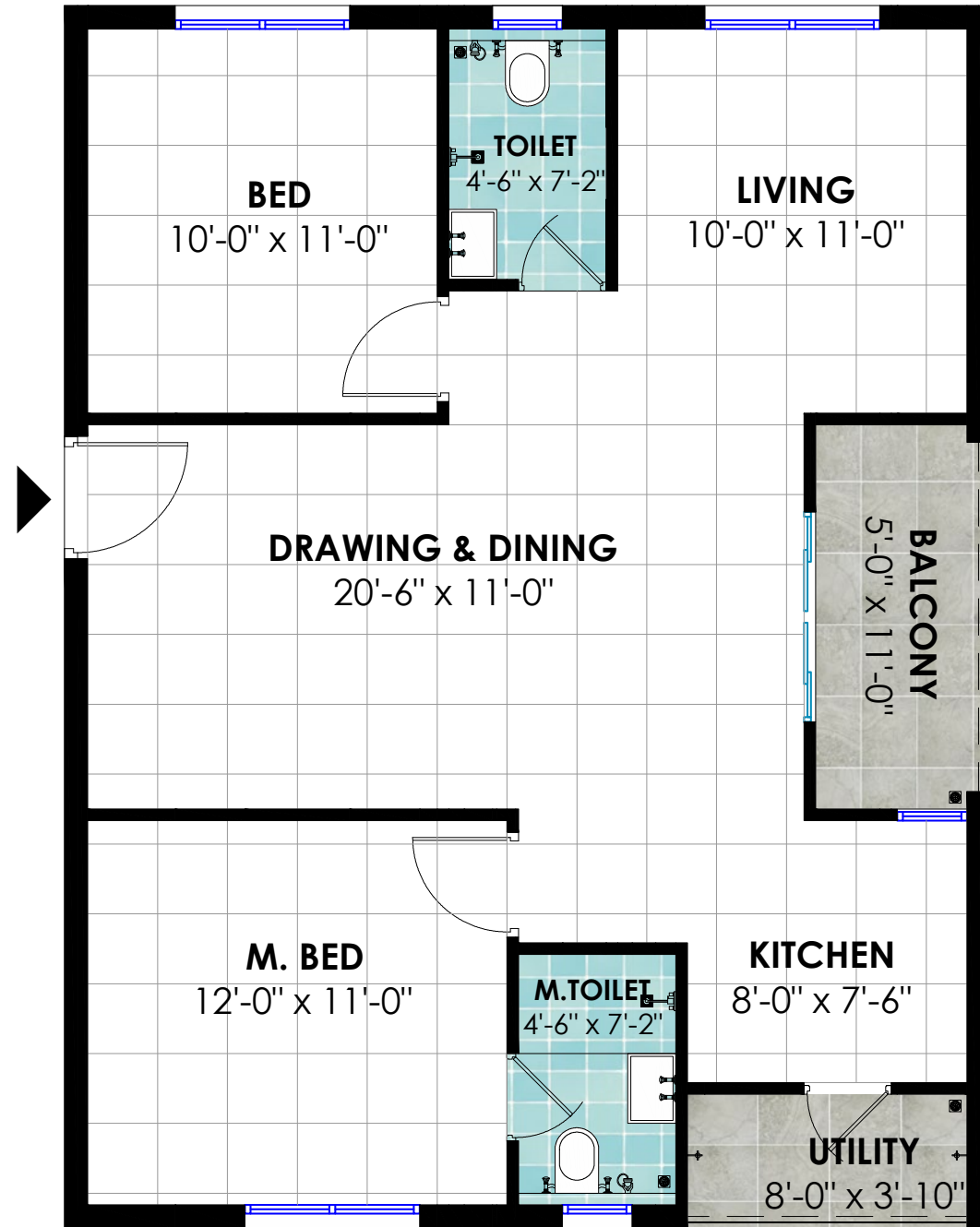
TYPE-B 2.5BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



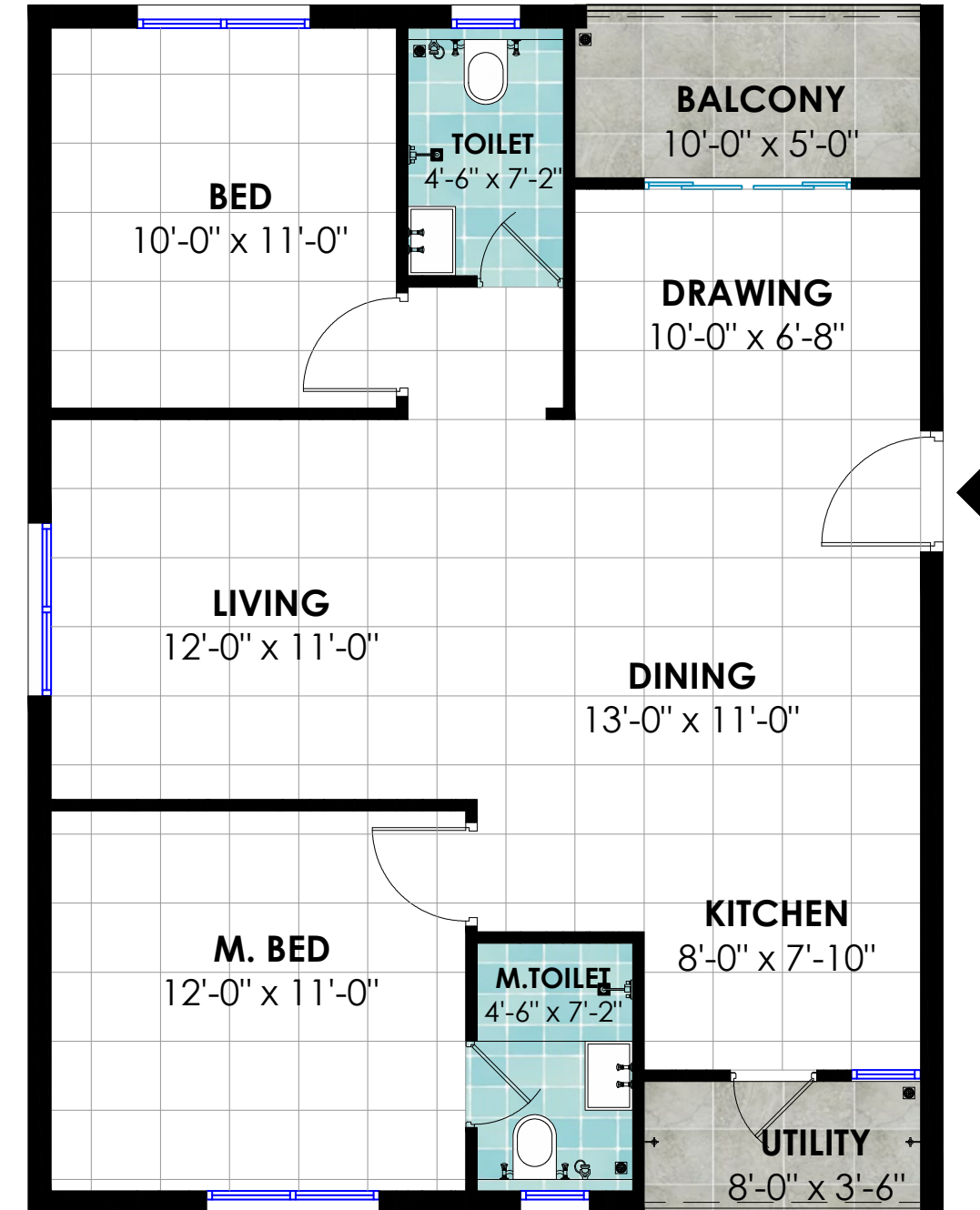
TYPE-C 2.5BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



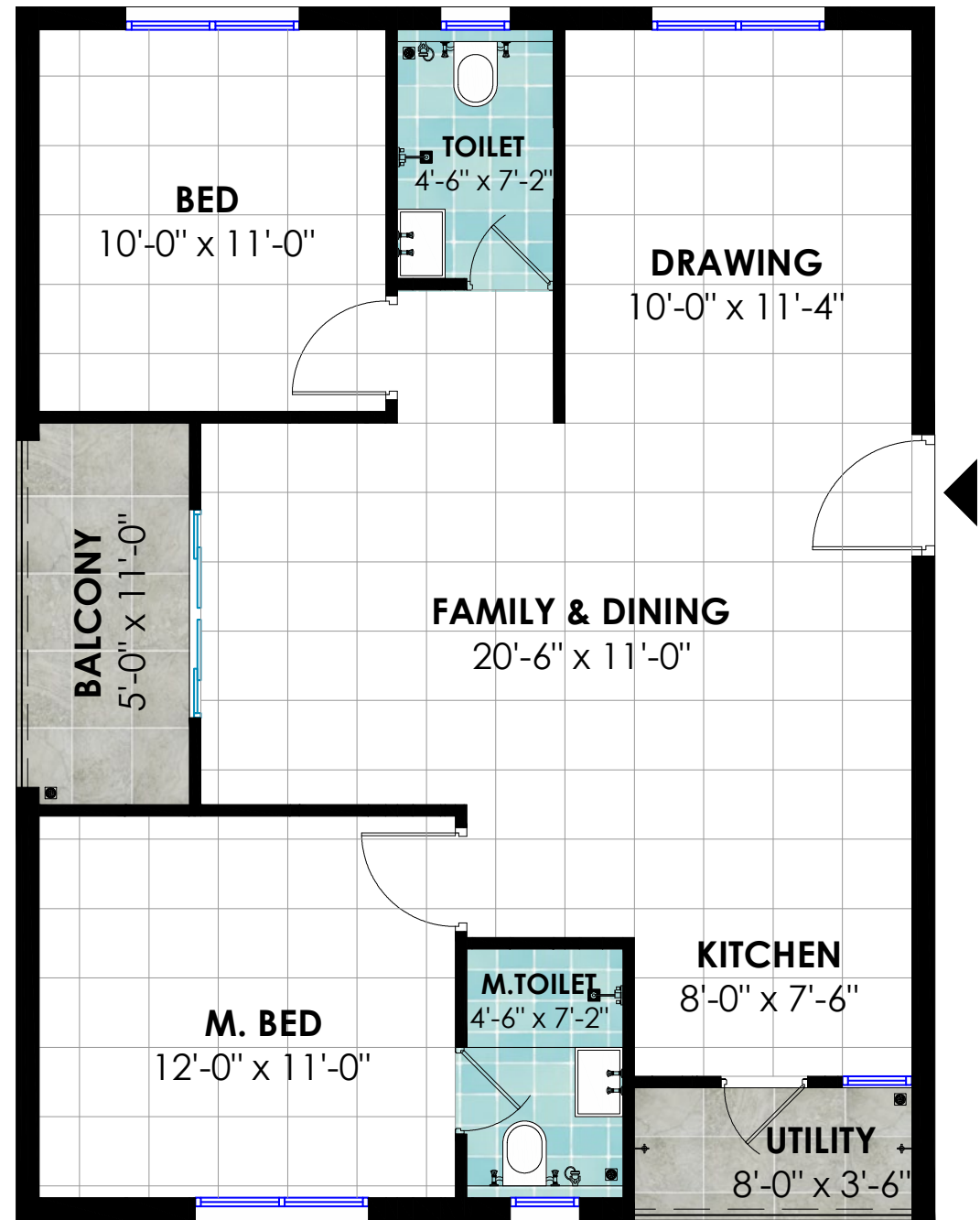
TYPE-D 2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



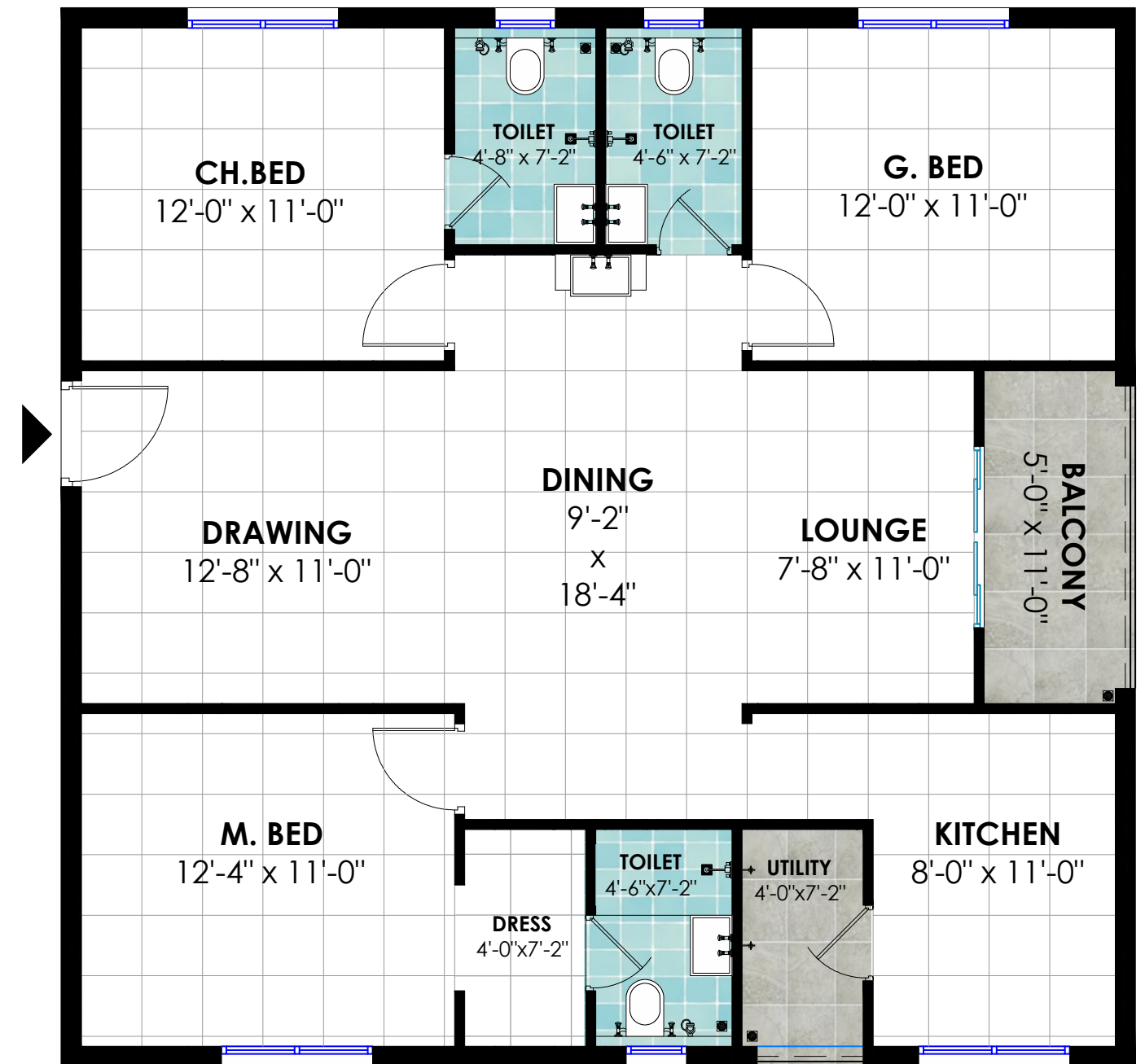
<b>TYPE-E 2BHK WEST</b>	<b>Saleable Area</b>	<b>Plinth Area</b>	<b>Carpet Area</b>
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



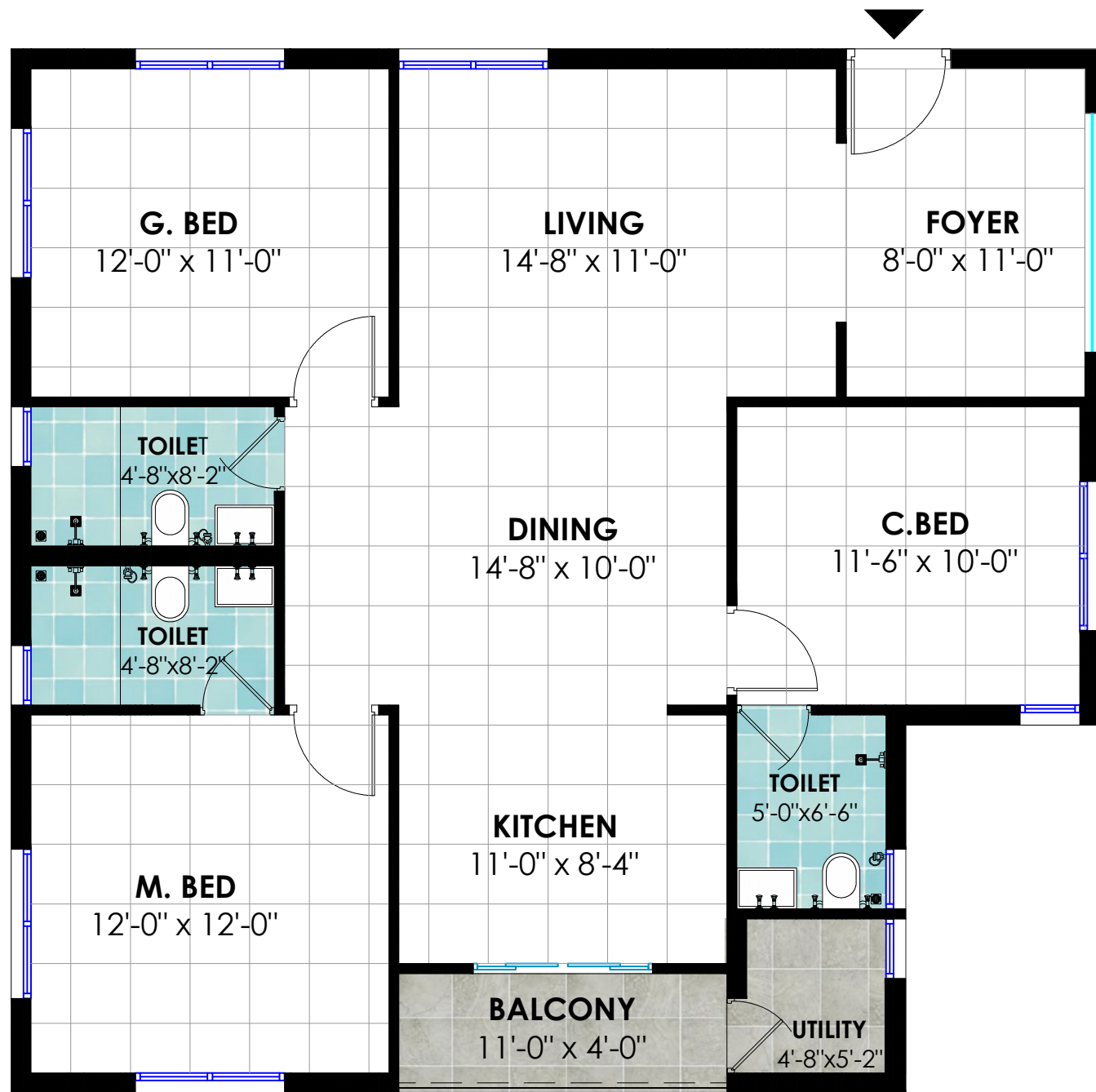
<b>TYPE-F 2BHK EAST</b>	<b>Saleable Area</b>	<b>Plinth Area</b>	<b>Carpet Area</b>
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



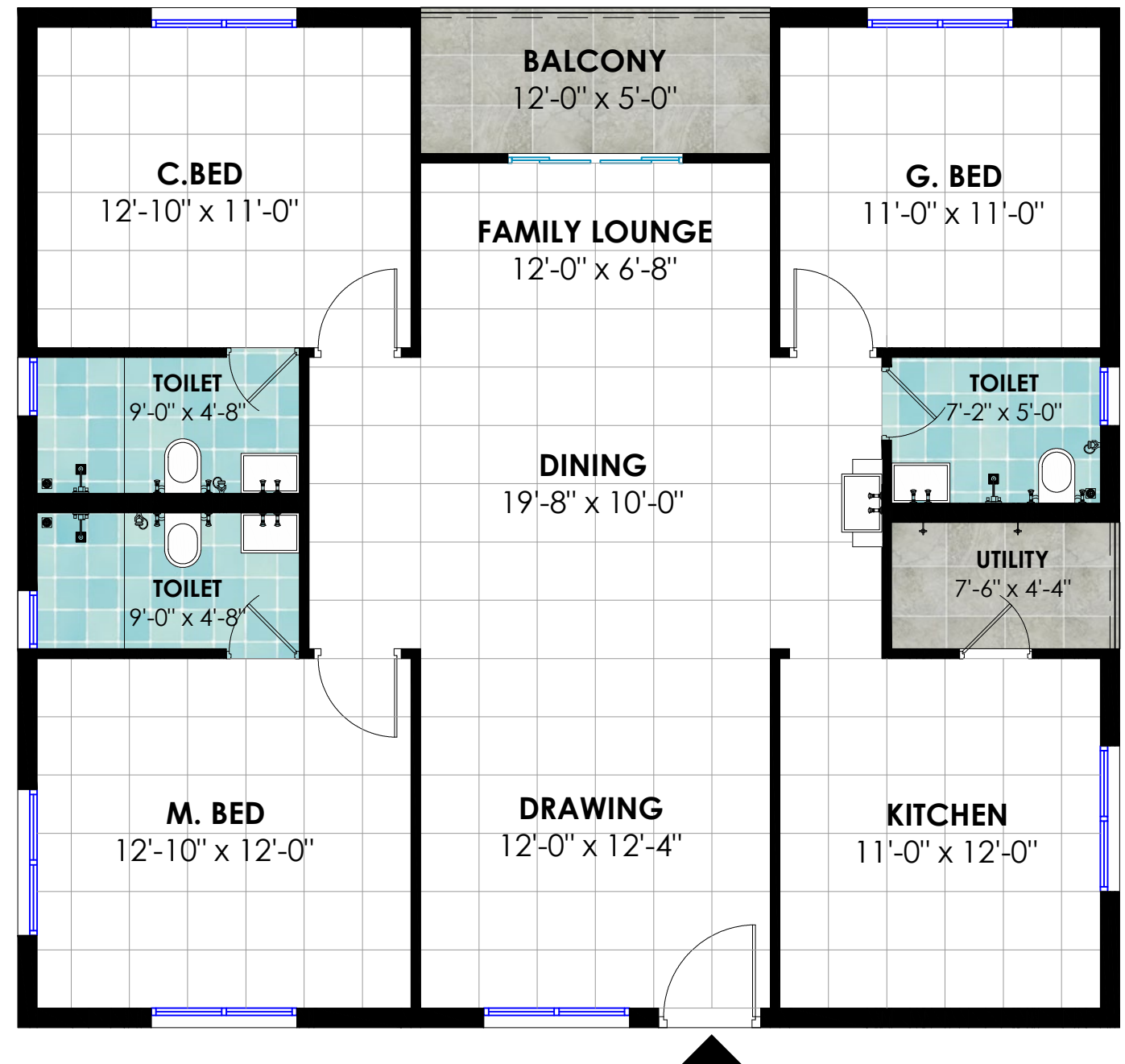
TYPE-G 2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



TYPE-H 3BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



TYPE-J 3BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1494 Sft	1195 Sft	1033 Sft
	138.80 Sq.Mts.	111.00 Sq.Mts	96.15 Sq.mts



TYPE-K 3BHK SOUTH	Saleable Area	Plinth Area	Carpet Area
	1655 Sft	1324 Sft	1129 Sft
	153.75 Sq.Mts.	123.00 Sq.Mts	104.90 Sq.mts

# Project Highlights

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- HMDA Approved Project
- Well planned 6 Acres Community with 527 Flats or various sizes (1160 -1655 sft areas)
- 2 Er 3 Bedroom Apartments
- Spacious Floor Plans
- No Common Walls
- Excellent Ventilation
- 24x7 Security
- Vaastu Compliant
- Landscaping
- Solar Power plant
- Power Backup
- Solar fencing wherever required
- Sewage Treatment Plant
- Conforming to Green Building Norms

# Amenities

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- Club House
- Reception
- Ac Gymnasium
- Yoga / Meditation
- Indoor Games
- Library
- Creche
- 2 Multi Purpose Halls
- Guest Rooms
- Commercial Space
- Swimming Pool
- Garden
- Children Play Area
- Half Basket Ball Court
- Badminton Court
- Street Lights for internal pathway
- CCTVs at required locations

# Specifications

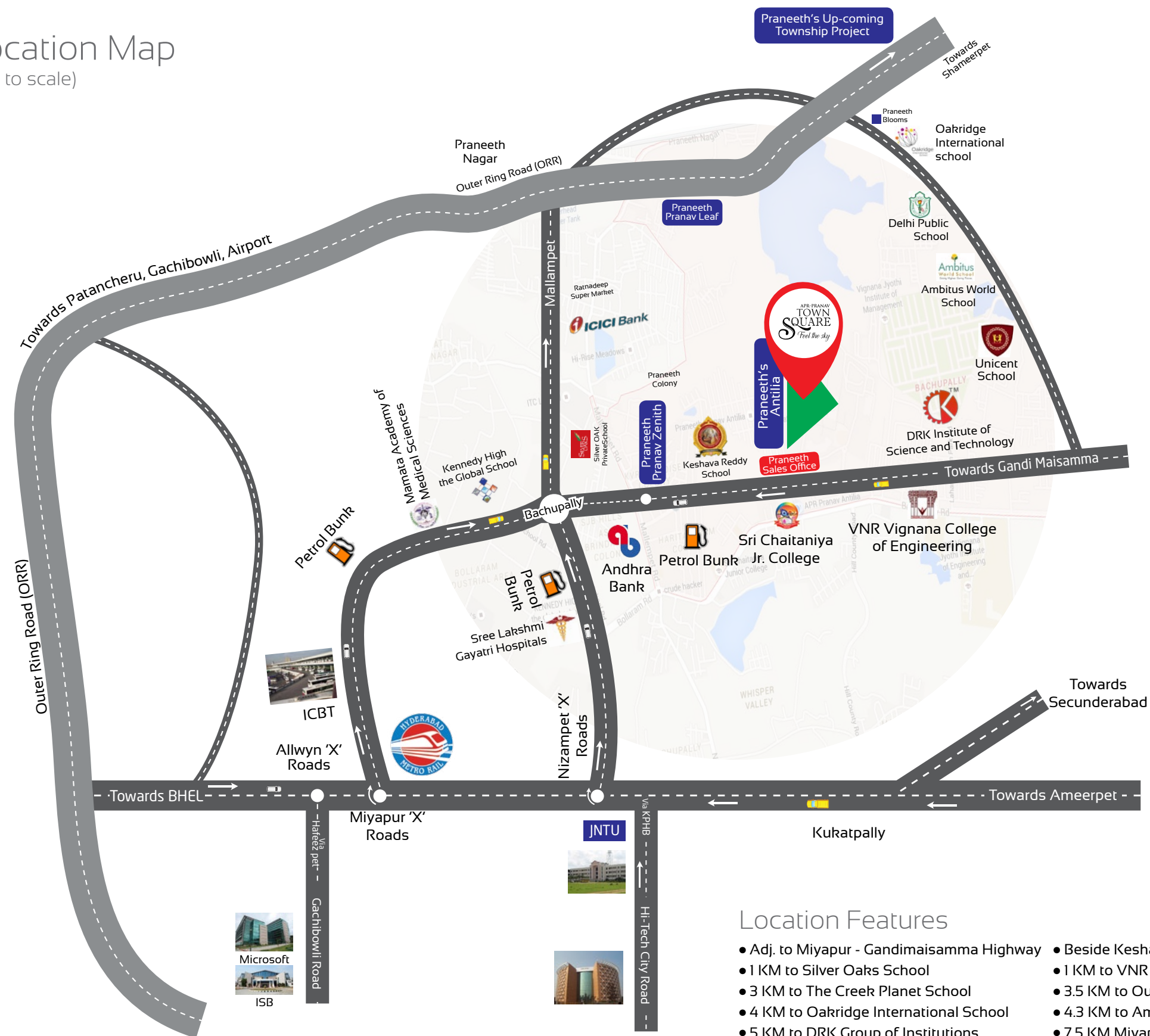
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Framed Structure	: RCC framed structure to withstand wind and seismic loads Zone II.
Super Structure	: Machine made CC blocks in cement mortar; external walls of 8" thick and internal walls of 4" thick.
Doors & Windows	: Main Door: Engineered wood Frame; Best quality Flush door shutter with teak 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 standard hardware. French Doors: UPVC glazed sliding doors. Windows: Polyester powder coated Dumal series aluminium 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.
Plastering & Painting	: 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.
Flooring	: For Hall, Dining & Bed Rooms: Double charged premium quality Vitrified tiles; Toilets: Designer tiles; Utility & Kitchen: Designer tiles; Corridor: Matt finished premium quality Tiles.
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 supply for each apartment unit • DG power for individual apartment upto 1KVA
Communication	: Telephone, TV, Internet point provision in living and all bedrooms
Lifts	: Passenger lifts as per NBC norms.
Water Supply, Sanitary	: CPVC/ PPR piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.
Toilets	: All Toilets consists of • EWC with flush valve • Hot and cold diverter point with shower • Plumbing provision for Geyser in all toilets
Drainage	: All PVC sanitary piping conforming to BIS. STP treated flushing water in toilets to reduce the fresh water requirement.
Gas Supply	: Gas supply through Gas bank and piping upto Kitchen.
Value Added Specifications	: Individual flats connected to common HT supply from Electricity Board. Raw water, DG/Energy, Gas meters for individual flat/Apartment.
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 Miyapur - Gandimaisamma Highway
- 1 KM to Silver Oaks School
- 3 KM to The Creek Planet School
- 4 KM to Oakridge International School
- 5 KM to DRK Group of Institutions
- 13 KM from Hi-tech City
- Close to Mamata Academy of Medical Sciences, Relief Hospital & SLG Hospital.
- Beside Keshava Reddy School
- 1 KM to VNR College of Engineering
- 3.5 KM to Outer Ring Road (ORR)
- 4.3 KM to Ambitus World School
- 7.5 KM Miyapur Metro & Nizampet 'X' Roads
- Close to ATMs, Banks, Super Markets, Fuel Stations
- 0.5 to 1 km Sri Chaitaniya Jr. College
- 1.5 KM to Kenedy High School
- 4 KM to Unicent School & Delhi Public School
- 5 KM from Upcoming ICBT @ Miyapur
- 9 KM from JNTU



**Sales Office:** Beside Keshava Reddy School, Near APR Pranav Antilia, Bachupally, Miyapur to Gandimaisamma Road, Medchal-Malkajgiri District, Telangana - 500090.

**Site location:** Beside APR Pranav Antilia, Bachupally Main Road, Medchal-Malkajgiri District, Telangana - 500090.



| [www.praneeth.com](http://www.praneeth.com)



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