



Praneeth PRANAV  
**Xperia**

TS RERA NO.: P02200004788

Architectural Impression



# MASTER PLAN

Praneeth PRANAV  
**Xperia**

**2 & 3 BHK  
APARTMENTS**

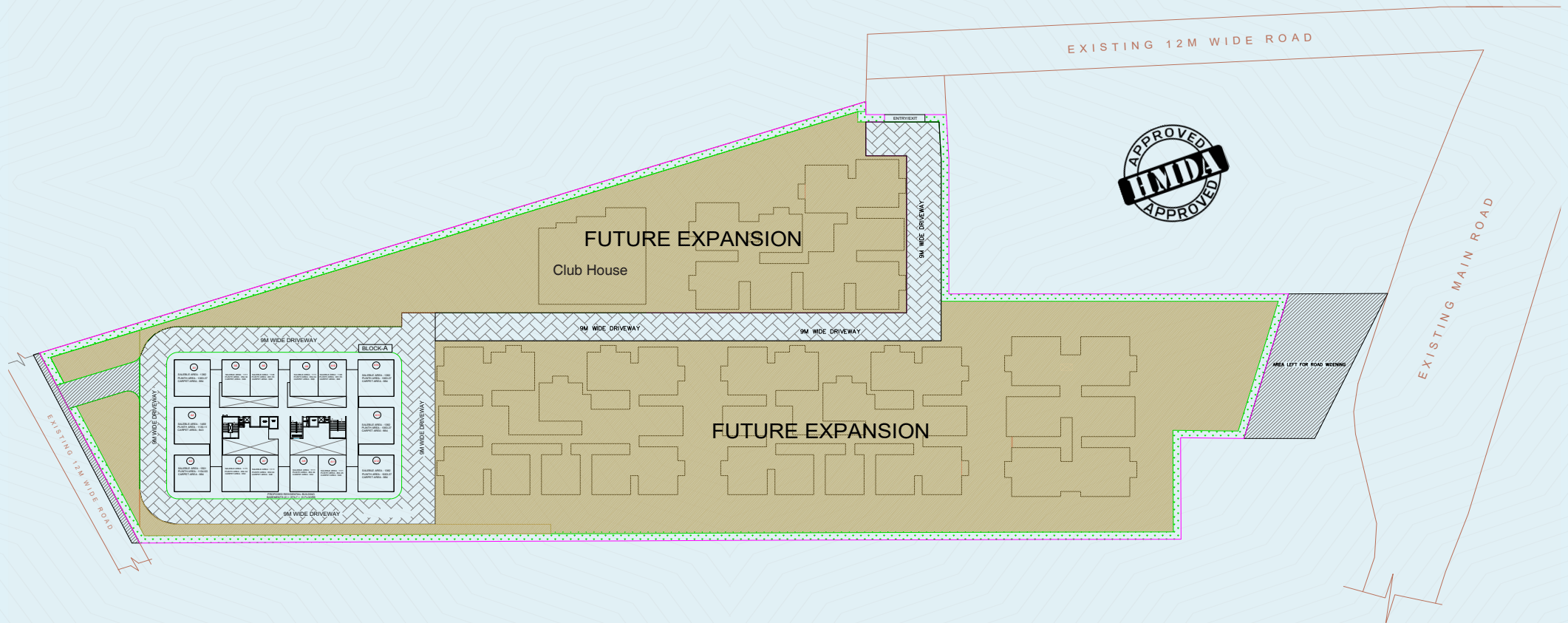
  
**Annojiguda**

  
**5 Acres**

  
**210 Units**  
(Block-A) + Future Expansion

  
**G+14 Floors**

  
**1+ Towers**



Future expansion means other blocks will be developed.

Area Statement - 1st & 2nd Floors - Block-A					
FLAT #	FACING	TYPE	SALEABLE AREA (SFT)	PLINTH AREA (SFT)	CARPET AREA (SFT)
A1	EAST	3 BHK	1300	1000.3	842
A2	EAST	3 HBK	1300	1000.3	842
A3	EAST	3 HBK	1300	1000.3	842
A4	WEST	2 BHK	1019	783.62	655
A5	WEST	2 BHK	1019	783.62	649
A6	EAST	2 BHK	1019	783.62	645
A7	EAST	2 BHK	1019	783.62	653
A8	WEST	2 BHK	1019	783.62	655
A9	WEST	2 BHK	1019	783.62	649
A10	EAST	2 BHK	1019	783.62	645
A11	EAST	2 BHK	1019	783.62	653
A12	WEST	3 HBK	1300	1000.3	842
A13	WEST	3 HBK	1300	1000.3	842
A14	WEST	3 HBK	1300	1000.3	842

Area Statement from 3rd to 15th Floor - Block-A					
FLAT #	FACING	TYPE	SALEABLE AREA (SFT)	PLINTH AREA (SFT)	CARPET AREA (SFT)
A1	EAST	3 BHK	1382	1063.27	884
A2	EAST	3 HBK	1469	1130.11	843
A3	EAST	3 HBK	1501	1154.65	884
A4	WEST	2 BHK	1111	854.34	650
A5	WEST	2 BHK	1111	854.34	688
A6	EAST	2 BHK	1120	861.55	688
A7	EAST	2 BHK	1111	854.34	648
A8	WEST	2 BHK	1111	854.34	650
A9	WEST	2 BHK	1111	854.34	688
A10	EAST	2 BHK	1120	861.55	688
A11	EAST	2 BHK	1111	854.45	648
A12	WEST	3 HBK	1382	1063.27	884
A13	WEST	3 HBK	1382	1063.27	884
A14	WEST	3 HBK	1382	1063.27	884

## **CLUB HOUSE AMENITIES**

- **Air conditioned Banquet Hall (Usage as per charge basis)**
- **YOGA/ Meditation Room**
- **Indoor Games – Carroms, Chess and Table Tennis**
- **Badminton Court**
- **Multi-Purpose Room / Office Room**
- **Air conditioned GYM (Usage as per charge basis)**
- **Furnished Guest Rooms** (Out of which one Guest Room is retained by the Promoter-Developer)

## **OUTDOOR AMENITIES**

- **Seating Deck**
- **Children's Play Area**
- **Party Lawn**
- **Swimming pool**
- **Jogging Track**
- **Outside Fitness Station**
- **Cricket Net Practice**



# LOCATION FEATURES

-  **1.4 Kms to Sree Vidyanikethan International School**
-  **2.4 Kms to Nehru Outer Ring Road Exit No.9**
-  **2.4 Kms to Genpact**
-  **2.5 Kms to Rajiv Swagruha**
-  **2.6 Kms to Singapore Township**
-  **2.6 Kms to Rotterdam International School**
-  **3.4 Kms to Infosys**
-  **4.7 Kms to Nallla Narasimha Reddy Engineering College**
-  **5.4 Kms to Sage International School**
-  **8.1 Kms to Neil Gogte Institute of Technology**
-  **8.5 Kms to Aurora's Scientific & Technological Institute**
-  **8.7 Kms to Life Spring Hospital**
-  **9.8 Kms to Aditya Hospital**
-  **10.3 Kms to ACE Engineering College**
-  **10.6 Kms to Spark Hospital**
-  **11.6 Kms to Uppal Metro Station / Uppal Junction**

# SPECIFICATIONS

## STRUCTURE

- Earthquake-resistant design as per Zone-II of IS 1893, RCC framed Beams / Column Structure for Basement.
- RCC framed structure to withstand wind and seismic loads Zone II.
- RCC shear wall for external and 4" thick CC block work for internal walls for towers A.
- Machine-made CC blocks in cement mortar; external walls of 6"/8" thick and internal walls of 4" thick for towers B, C,D & E.

## PAINTING

- Premium emulsion paint with luppam finish for both internal walls and ceiling.
- Two coats of premium brand Antifungal paint with a texture finish on elevation and plain finish on other external surfaces.
- Synthetic enamel paint for M.S. railings.

## DOORS & WINDOWS

**Main Door & Internal Doors:** Engineered/ Hardwood Frame with Engineered Flush Shutter of "ALEGRIA" make by Praneeth Innovatives or Equivalent Factory make, Aesthetically designed and fitted with Hardware of Reputed Brand.

**French Doors:** UPVC glazed sliding doors of "ALEGRIA" make by Praneeth Innovatives or equivalent.

**Windows:** UPVC sliding windows with plain glass with mosquito mesh of "ALEGRIA" make by Praneeth Innovatives or equivalent.

Staircase Railings will be provided with Mild Steel.

## FLOORING AND DADO CLADDING

- **Hall / Living, Dining, Kitchen, Bed rooms:** Double charged premium quality 800 x 800 mm/400X800 mm Vitrified Tiles of Reputed make.
- **Bathroom and Utility:** Anti-Skid Ceramic tiles.
- **Utility:** Glazed ceramic 300 mm x 600 mm tile dado up to parapet wall height 300mm x 300mm tile flooring.
- **Toilets:** Designer 300mm x 600mm ceramic tile dado upto 7' height/ door height.
- **Lifts:** Designer cladding with Tile/Granite.

## ELEVATORS / LIFTS

Automated Passenger Lifts as per National Building Code (NBC) norms.

## WATER SUPPLY & SANITARY

PVC/ UPVC piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.

## DRAINAGE

All PVC sanitary piping conforming to BIS.

## TELECOMMUNICATIONS, CABLE TV & INTERNET

- Provision for TV connection in Hall/ living & Master bedroom.
- Provision for Internet connection in Hall/Living.

## KITCHEN

Provision for water in and out points for domestic use and R.O, remaining appurtenances in owner's scope.

## ELECTRICAL

- Concealed conducting with copper wire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.
- Concealed wiring of Reputed Make.
- Power outlets for air conditioning in all bedrooms and Core cutting charges will be charged extra.
- Power outlet for geyser & exhaust fan in all toilets.
- Power sockets for R.O, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
- Modular switches/sockets of Reputed make.
- Power sockets for TV, Internet, Etc.
- Power plug for Washing machine/ Dishwasher in Utility area.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- MCB's for each circuit provided at the main distribution board in every flat of the reputed make.
- Three phase supply for each flat with individual meters boards tapped from common HT metering as per department norms.

## POWER BACKUP

- Back up through Generator for common areas, Clubhouse, lifts, water pumps and security check posts.
- 1KV Back up through Generator for Individual Flat/ Unit.

## EXTERNAL LIGHTING

- LED light posts with lamp fittings at Driveway & Landscaping areas.
- Lights in staircase and corridor areas.

## SEWAGE TREATMENT PLANT

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, and treated sewage water will be used for the landscaping and flushing purpose.

**Note:** Materials are subject to change as per the terms and conditions of the manufacturer/dealer/supplier and availability.