

WELCOMING YOU TO PRANEETH KKR'S PRANAV JAITRA

Indulge in luxury lifestyle at Jaitra's expansive, well-groomed nature-themed homes.

The creative idea behind Jaitra is all about designing homes that bring you closer to greener pastures while being in the heart of the city. Jaitra High Rise Apartments brings good-quality, comfortable, modern and grand homes for calming for the soul.



jaitra
Praneeth
KKR'S PRANAV





PROJECT HIGHLIGHTS

- GHMC & RERA Approved Project
- 4.7 Acres Community at a Prime Location
- Hyderabad offers easy connectivity to important destinations
- Nature Themed Apartments
- Rooftop Gardening & Floor Plantations with Drip Irrigation System
- Luxury Club House with Top-notch Amenities
- Commercial space for Supermarket & Café Coffee Day
- High Security Measures throughout the Apartments
- No scope for High-rise buildings around Jaitra
- Modern Design & Landscaping
- Spacious Floor Plans of Up to 3624 SFT
- Complete Vaastu Compliance



Praneeth
KKR'S PRANAV
jaitra



LEGEND

- 01. ENTRY & EXIT GATE
- 02. DRIVEWAYS
- 03. ENTRANCE
- 04. CLUB HOUSE
- 05. BUTTERFLY GARDEN
- 06. SKATING RINK
- 07. OUTDOOR GYM
- 08. LOTUS POND
- 09. HALF BASKET BALL COURT
- 10. BEACH PARTY AREA
- 11. WATER BODY / FOUNTAIN
- 12. CRICKET PRACTICE NET
- 13. CHILDREN'S PLAY AREA
- 14. SENIOR CITIZEN SEATING AREA
- 15. OPEN FOOD COURT
- 16. BARBEQUE COUNTERS
- 17. ROCK CLIMBING WALL
- 18. SERVICES YARD
- 19. GAZEBO
- 20. HERBAL GARDEN
- 21. BLOSSOM GARDEN
- 22. SPICE GARDEN
- 23. BIRD'S GARDEN
- 24. AROMA GARDEN
- 25. PET'S GARDEN
- 26. AMPHITHEATER
- 27. JOGGING TRACK

FLAT TYPE

- PREMIUM - GROUND & 1st FLOOR
- GOLD - 5th FLOOR To 11th FLOOR
- PLATINUM - 13th & 14th FLOORS



BLOCK - A



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]

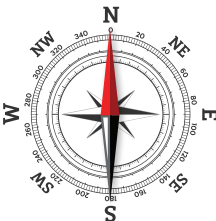


TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]



BLOCK - B



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]

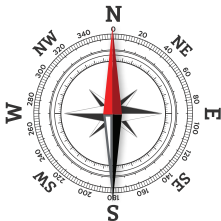


TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]



BLOCK - C



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]

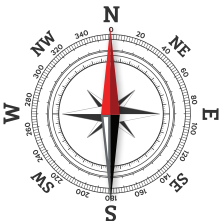


TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]



BLOCK - D



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]

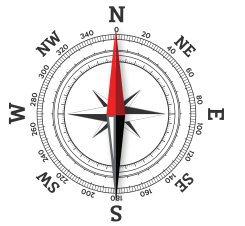


TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]



BLOCK - E



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]

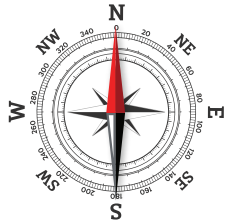


TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]



BLOCK - F



TYPICAL FLOOR

[2ND, 3RD, 4TH, 12TH, 13TH, 14TH FLOORS]



TYPICAL FLOOR

[5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH FLOORS]























AMENITIES








CLUB HOUSE AMENITIES

State-of-the Art Club House with amenities




-  High Ceiling Foyer Entrance
-  Fully equipped AC Gym
-  Reception Lounge
-  Swimming Pool with Toddler Pool
-  Library Hall
-  AC Multipurpose Hall
-  Mini Theater
-  Indoor Shuttle Court
-  Supermarket Space
-  Doctor's Room
-  Physiotherapy Room
-  Aerobics
-  Spa
-  Laundry
-  Coffee Lounge
-  Project Maintenance Office/Utility Payment Office
-  Association Room
-  Guest Rooms

Note: Specifications of some amenities may change depending on their availability






INDOOR GAMES & SPORTS

-  Sports Lounge
-  2 Nos Table Tennis
-  Billiards Table
-  Chess/Carroms
-  Play Station

OUTDOOR SPORTS FACILITIES

-  Cricket Net Practice
-  Half Size Basketball Court
-  Children Play Area

KEY AMENITIES

-  EV Charging Points in the parking areas
-  Designer landscaping 8 types of gardens
-  Piped gas System
-  CC TV Cameras wherever required
-  Stylish Security Room

SPECIFICATIONS



STRUCTURE

Earthquake Resistance, RCC framed Beams / Column
Structure for Basement & Shear wall for super structure as per Zone-II with ISI Code.

WOODEN DOORS

- a. Main Door Engineered Wood frame & Designer Flush Shutter aesthetically designed with PU polish and hardware of reputed brand.
- b. Internal Doors Hard Wood frame with polish and designer flush shutters and hardware of reputed brand. PVI coated flush shutter with enamel Paint for toilets.
- c. French Doors & Windows UPVC with glass panels' hardware of reputed brand for french doors of Alegria or equivalent.
- d. Windows UPVC frames of Alegria or equivalent, sliding shutters with glass (Saint Gobin/Modiguard or equivalent) with standard hardware.

PAINTING

- a. Interior: Gypsum/Putty Finish, two coats of acrylic emulsion paint (ASIAN/ BERGER / ICI or equivalent) over a coat of primer.
- b. Exterior: Textured finish and two coats of Exterior Emulsion Paint (ASIAN/BERGER/ICI or equivalent)

FLOORING

- a. Living/Dining: 800 mm x 800 mm Vitrified Tile Flooring (Vermora/Nitco/Johnson/Asian or equivalent)
- b. Bedrooms: 600 mm x 600 mm Vitrified Tile Flooring (Vermora/Nitco/Johnson/Asian or equivalent)
- c. Kitchen: 600 mm x 600 mm Vitrified Tile Flooring (Vermora/Nitco/Johnson/Asian or equivalent)
- d. Bathroom & Utility: Anti-Skid Ceramic Tiles
- e. Staircase & Corridors: Granite flooring with SS Railing
- f. Parking Area: VDF Flooring in Cellar and Stilt/Terrace Floors with Waterproofing.

TILE CLADDING & DADOING

- a. Kitchen: Provision for Water In & Out Points, electrical points for exhaust fan, electrical appliances & water purifier.
- b. Utility: Glazed ceramic 300 mm x 300 mm tile dado up to parapet wall height with provision for washing machine and sink.
- c. Toilets: Designer 300 mm x 600 mm ceramic tile dado up to 7' Height.
- d. Lifts: Designer cladding with tile/granite.

WATER PROOFING

Waterproof cement plaster over a coat of brush bond for Lift pits, toilets, water tanks & on Terrace.



PLUMBING & SANITARY

- a. Water Supply: ISI Mark/Astral/Ashirvad/CPVC Piping or equivalent for water supply.
- b. Drainage: ISI Mark PVC/SWG sanitary piping sewerage line will be of PVC.
- c. Toilets: EWC wall mounted and wash basin in all toilets (Kohler/Jaguar or equivalent). Single level hot and cold water mixture unit with concealed diverter for shower(Kohler/Jaguar or equivalent). Geysers & Exhaust fans provision in toilets Chrome Plated fittings (Kohler/Jaguar or equivalent).
- d. STP treated water provision for soft scaping areas

ELECTRICAL

- a. Concealed wiring (Polycab/Havells/Anchor/RR Cable or equivalent).
- b. Power outlet for air conditioning in all bedrooms.
- c. Power outlet for geyser in all bathrooms.
- d. Power sockets for cooking range, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
- e. Modular switches/sockets of Anchor Roma/Legrand /Norisys/Crabtree or equivalent make.
- f. Power sockets for TV, Internet, etc.
- g. Three phase supply for each flat and 5KVA for 2BHK & 2.5 BHK, 6KVA for 3BHK individual meters boards tapped from common HT metering.
- h. MCB's for each circuit provided at the main distribution board in every flat of MDS/Siemens/Legrand or equivalent.

TELECOMMUNICATIONS, CABLE TV & INTERNET

- a. Provision for telephone points in all the master bedroom, living and drawing area.
- b. Provision for cable connection in master bedroom, drawing and living area to ground floor to a common place via cable.
- c. Data cable connection to Master bedroom & dining room.

POWER BACKUP

Back up Kirloskar/Cummins or equivalent for common area and all light points inside flat except AC & Geysers (750 VA for 2BHK & 2.5 BHK, 1.0 KVA for 3BHK)

ELEVATORS/LIFTS

Passenger Lifts, Specification: High speed automatic passenger lifts of Schindler/OTIS/Kone or equivalent make with group control and ARD withV3F for energy efficiency with power backup

SECURITY/BMS

- a. Sophisticated round-the-clock security/Surveillance System.
- b. Panic button and intercom is provided in the lifts connected to the security room.
- c. Solar power fencing all-round the boundary.
- d. Surveillance cameras at the main security, in open areas as per design and entrance of each block & outside lifts entries to monitor.
- e. Common lobby to each block reception, sit out with some facilities

FIRE & SAFETY

- a. As per Fire safety norms and as per the conditions specified by Fire authority

ELECTRICAL FIXTURES

- Internal Electrical Fixtures
- a. Power plug for Cooking Range Chimney, Refrigerator,Microwave Ovens, Mixer/Grinders in Kitchen. Washing Machine/ Dishwasher in Utility Area.
 - b. Plug points for TV & Audio Systems etc.
 - c. 3 phase Supply for each unit and Prepaid Energy Meter.
 - d. Miniature Circuit Breakers (MCB) for each distributionboard of reputed make.
 - e. Modular Switches of reputed makes like Anchor Panasonic/Havells/Legrand/Schneider or equivalent.
 - f. LED Light Fixtures for all Common Areas & Landscape Area Lighting.

LPG

- a. Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters.

EXTERNAL LIGHTING

- a. LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & Corridor areas

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CAR PARKING

Two Car Parking for each 3BHK Apartment.

COMPOUND WALL

- a. Compound wall shall be constructed all around the plot with solar fencing

CAR PARKING & PARKING MANAGEMENT

- a. Two Car Parking for each 3BHK Apartment.
- b. Charging points provision for Electric Vehicles.
- c. Car washing facility shall be provided as per the vendor's specifications.
- d. Entire parking is well designed to suit the number of Car Parks provided parking signage and equipment at required places to ease of traffic flow.

FACILITIES FOR PHYSICALLY CHALLENGED

- a. Access and Non-Slippery ramps at all Entrances shall be provided for Physically Challenged, appropriately designed preferred car park, Uniformity in floor level and visual warning signage's.

SEWAGE TREATMENT PLANT

- a. A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose. Rain Water Harvesting at regular intervals provided for recharging ground water levels as per norms.

SOLAR POWER

- a. Roof top Solar Power is provided and is connected to Common Area Grid for Optimization of Common Area Power Consumption.

KITCHEN

- a. Provision for water in & out points, electrical points for exhaust fan, electrical appliances & water purifier. Remaining appurtenances in owner's scope.

JAITRA, THE TRAILBLAZER OF THE CITY

Jaitra is basking in the spotlight for its pioneering ideas, the sought-after location, and the calming natural environment. Jaitra is truly a package of nature nestled within the cityscape.



NURTURING HAPPY FAMILIES AND PLENTIFUL LIFESTYLES

Jaitra's living spaces center around being the perfect family residence whereby you and your loved ones can remain happy, safe, and wholeheartedly content in Jaitra's luxurious homes. At Jaitra, you and your family will be treated to a joyful and extravagant home experience every day.





WHY JAITRA

WHAT MAKES JAITRA THE BETTER CHOICE

Jaitra's nature-themed high-rise apartments deliver on the security, luxury, and satisfaction factors to the highest degree. Praneeth's Jaitra also offers more amenities than most other gated communities in the neighbourhood.

Jaitra even goes one step further to give you increased spaciousness around the area surrounding your living quarters.

Almost 50% of Jaitra's project area is intentionally left natural and unoccupied. Every block of apartments is surrounded by a good chunk of green, unused space to add to your privacy, freedom and to give you the satisfaction of spacious living.

4.79 ACRES | 576 UNITS | G+14 FLOORS

6 TOWERS | 1080-3624 SFT AREAS

