

G + 37 FLOORS

Praneeth
PBR-PRANAV
IXORA

2, 2.5, 3 & 3.5 BHK
HIGH-RISE
APARTMENTS

Praneeth
G R O U P
Trust Inbuilt

f i t i n y
/praneethgroup



MASTER PLAN

AREA STATEMENT

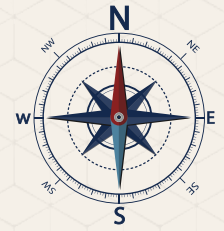


NIZAMPET_ FEASABILITY RESIDENTIAL APARTMENTS												
S.NO	DESCRIPTION		Sq.M	Sq.F	Sq.Y	Acres	% Dist.	G+37_ 18M SET BACK				
1	TOTAL SITE AREA		35316.15	380143.04	42238.12	8.73						
2	NALA BUFFER AREA		2055.99	22130.68	2458.96	0.51						
3	NET SITE AREA		33260.16	358012.36	39779.15	8.22						
4	OSR		3326.02	35801.24	3977.92	0.82	10.00%					
S no	Description		Unit Area		Unit BUA 30%(Sq ft)		No of Units / Floor	No of Units	Units %	Unit BUA (Sq ft)		
			Sq.M	Sq.Ft	Sq.M	Sq.Ft				Sq.M	Sq.Ft	
1	3BHK	GF & FF Floor	193.97	2087.89	252.16	2714.26	4	8	10.11%	2017.29	21714.09	
		2nd to 37th Floor	223.71	2408.01	290.82	3130.42	4	144		41878.51	450780.3	
2	3BHK	GF & FF Floor	161.26	1735.8	209.64	2256.54	8	16	20.21%	3354.21	36104.69	
			187.43	2017.5	243.66	2622.75	2	72		17543.45	188837.67	
		2nd to 37th Floor	187.97	2023.31	244.36	2630.3	6	216		52781.98	568145.19	
	3	3BHK	GF & FF Floor	133.56	1437.64	173.63	1868.93	4	8	10.11%	1389.02	14951.45
			2nd to 37th Floor	143.86	1548.51	187.02	2013.06	4	144		26930.59	289880.89
	4	3BHK	GF & FF Floor	119.37	1284.9	155.18	1670.37	12	24	30.32%	3724.34	40088.84
				126.23	1358.74	164.1	1766.36	8	288		47260.51	508712.15
			2nd to 37th Floor	127.04	1367.46	165.15	1777.7	4	144		23781.89	255988.24
5	3BHK	GF to 37th Floor	110.76	1192.22	143.99	1549.89	2	76	5.05%	10943.09	117791.4	
	6	2BHK	GF & FF Floor	94.09	1012.78	122.32	1316.62	4	4	9.31%	489.27	5266.48
			2nd to 37th Floor	96.62	1040.02	125.61	1352.02	4	136		17082.42	183875.13
	7	2BHK	GF & FF Floor	93.2	1003.2	121.16	1304.17	6	8	14.89%	969.28	10433.33
				97.35	1047.88	126.56	1362.24	4	144		18223.92	196162.27
			2nd to 37th Floor	97.6	1050.57	126.88	1365.74	2	72		9135.36	98333.02
							40	1504	100%	277505.12	2987065.15	
TOTAL AREA										277505.12	2987065.15	
3% BUA for CLUB										4645.11	50000	Per Acre
Total BUA										282150.24	3037065.15	342287.4
FAR Achieved										8.34		2322.56
											369529.7	
Note: 8 units removed for entrance lobby (Double Height) & 8 units removed for refuge area for 2 levels												

Note: 8 units removed for entrance lobby (Double Height) & 8 units removed for refuge area for 2 levels

TOWER 01 & 04

Ground Floor Plan



TOWER 01 & 04

First Floor Plan



TOWER 01 & 04

Typical Floor Plan 2nd to 18th, 20th to 27th & 29th to 37th Floor





TOWER 01 & 04

Refuge Floor Plan 19th & 28th Floor



TOWER 02 & 03

Ground Floor Plan

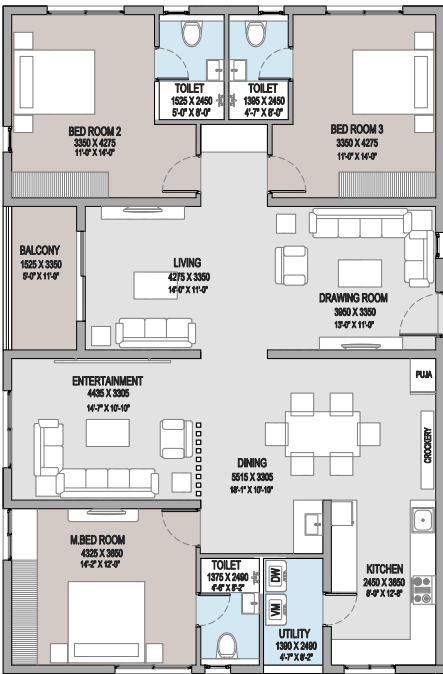


TOWER 02 & 03

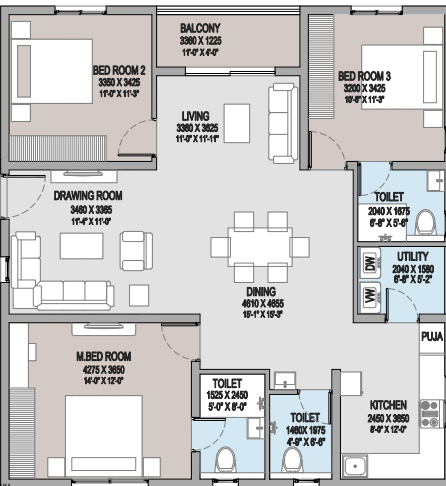
First Floor Plan



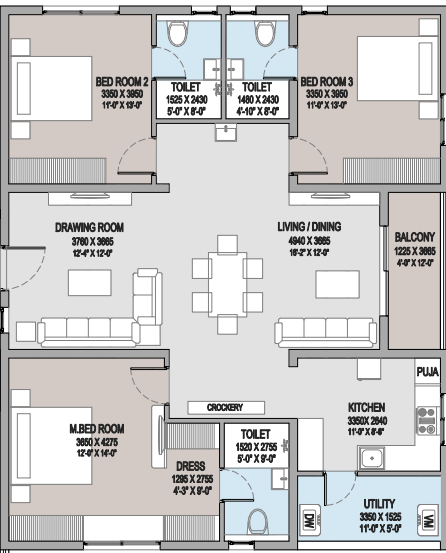
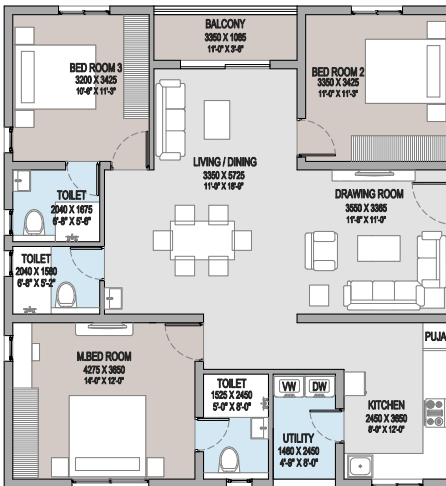
2257 SFT_EF FLAT NO-02



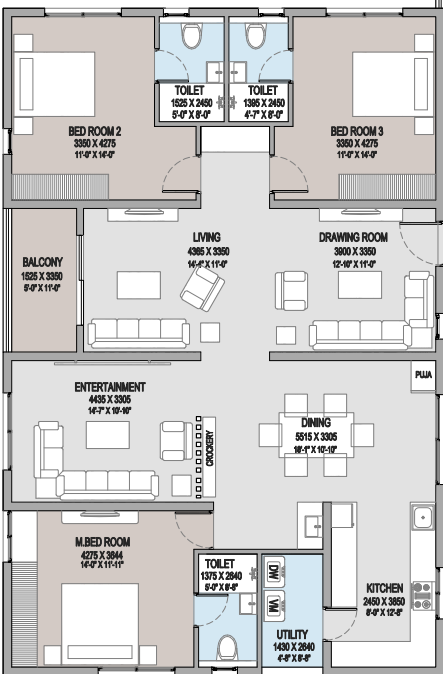
FLAT NO-03 1670 SFT_WF



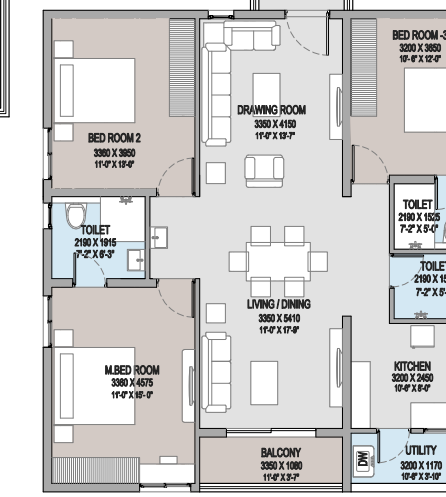
1670 SFT_EF FLAT NO-04



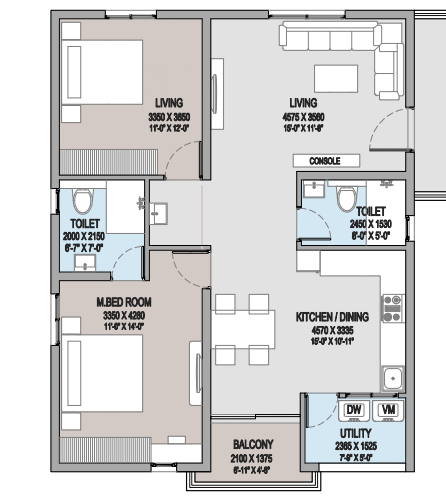
FLAT NO-06 1869 SFT_WF



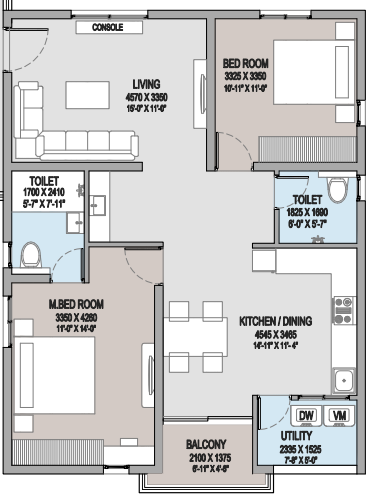
FLAT NO-01 2257 SFT_EF



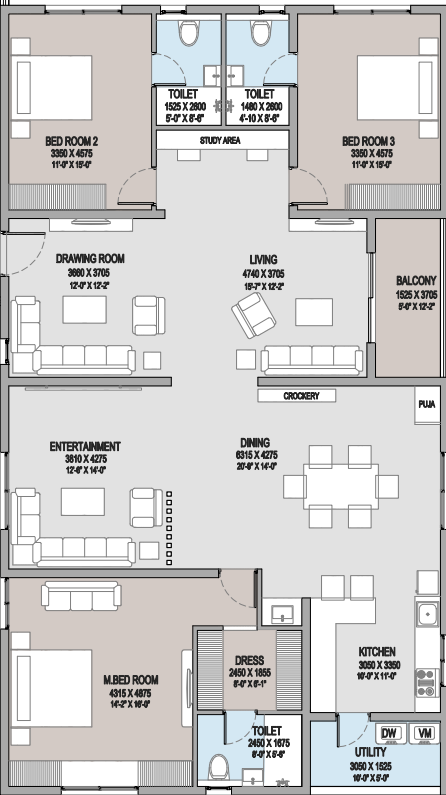
1670 SFT_NF FLAT NO-10



1305 SFT_EF FLAT NO-09



FLAT NO-08 1305 SFT_WF



2715 SFT_WF FLAT NO-07

TOWER 02 & 03

Typical Floor Plan

2nd to 18th, 20th to 27th & 29th to 37th Floor





TOWER 02 & 03

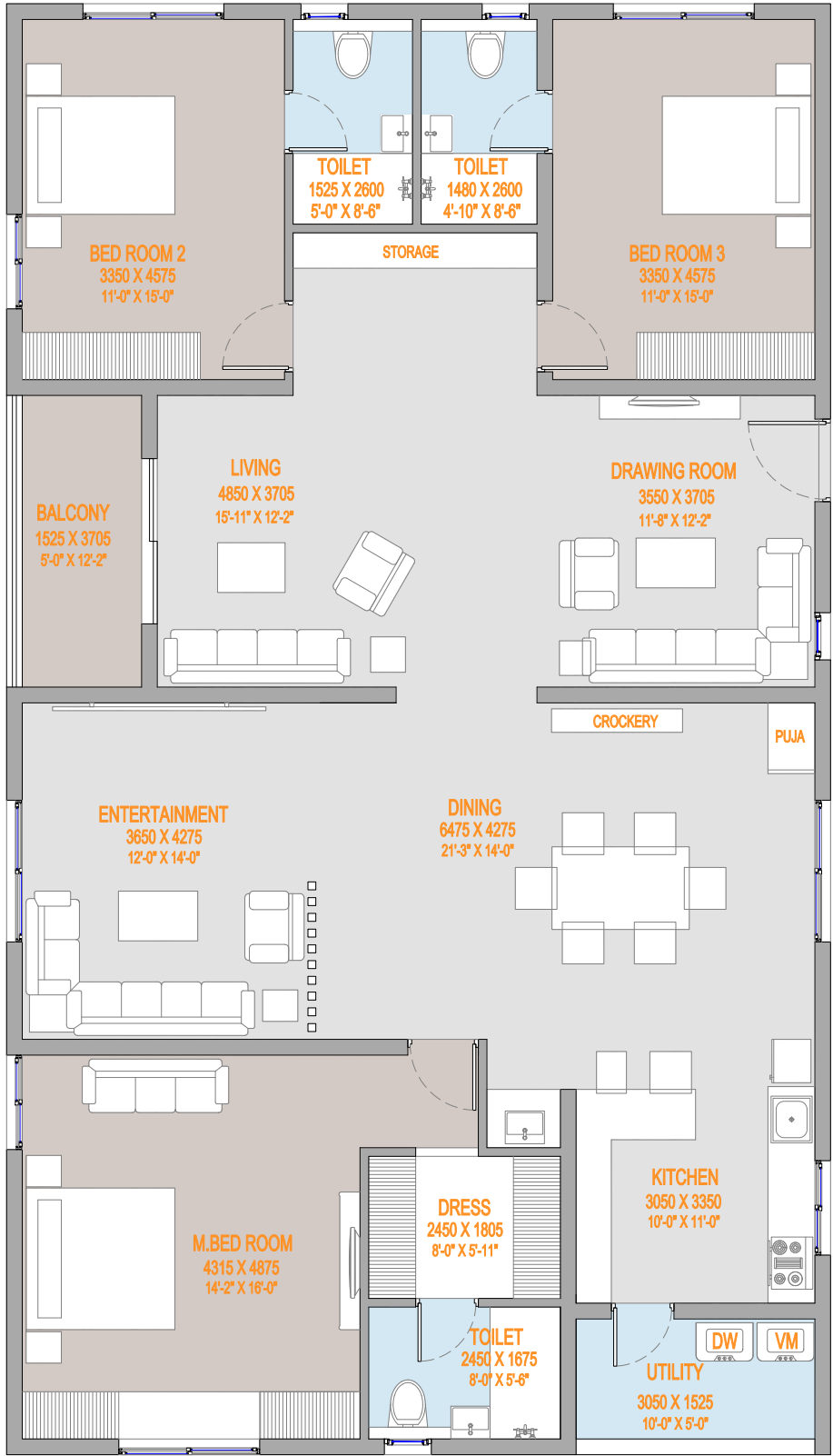
Refuge Floor Plan 19th & 20th Floor



TOWER 01 & 04

Ground & First Floor Plan

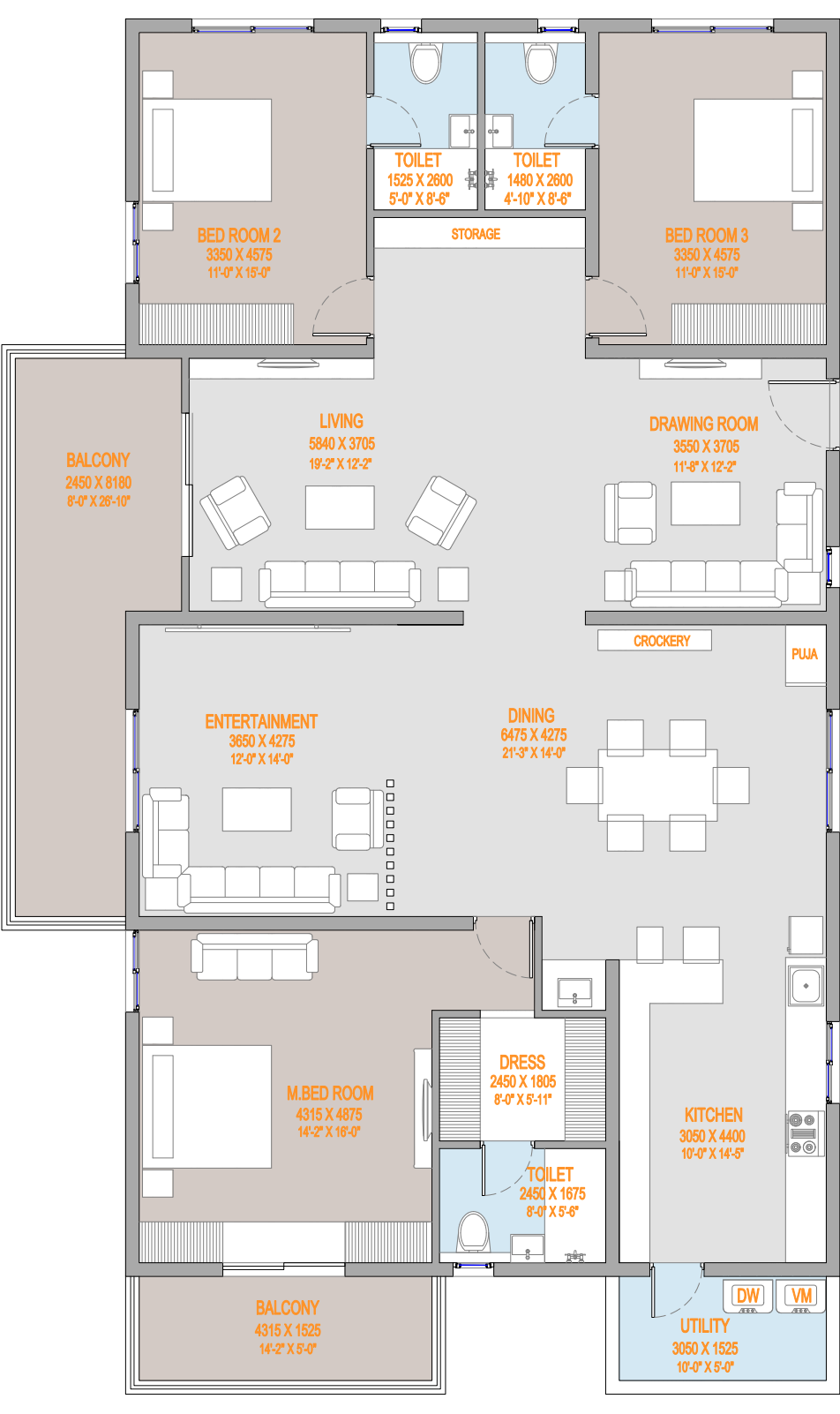
- ◆ Flat No.01
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2715 Sq.ft Saleble Area



TOWER 01 & 04

2nd to 37th Floor Plan

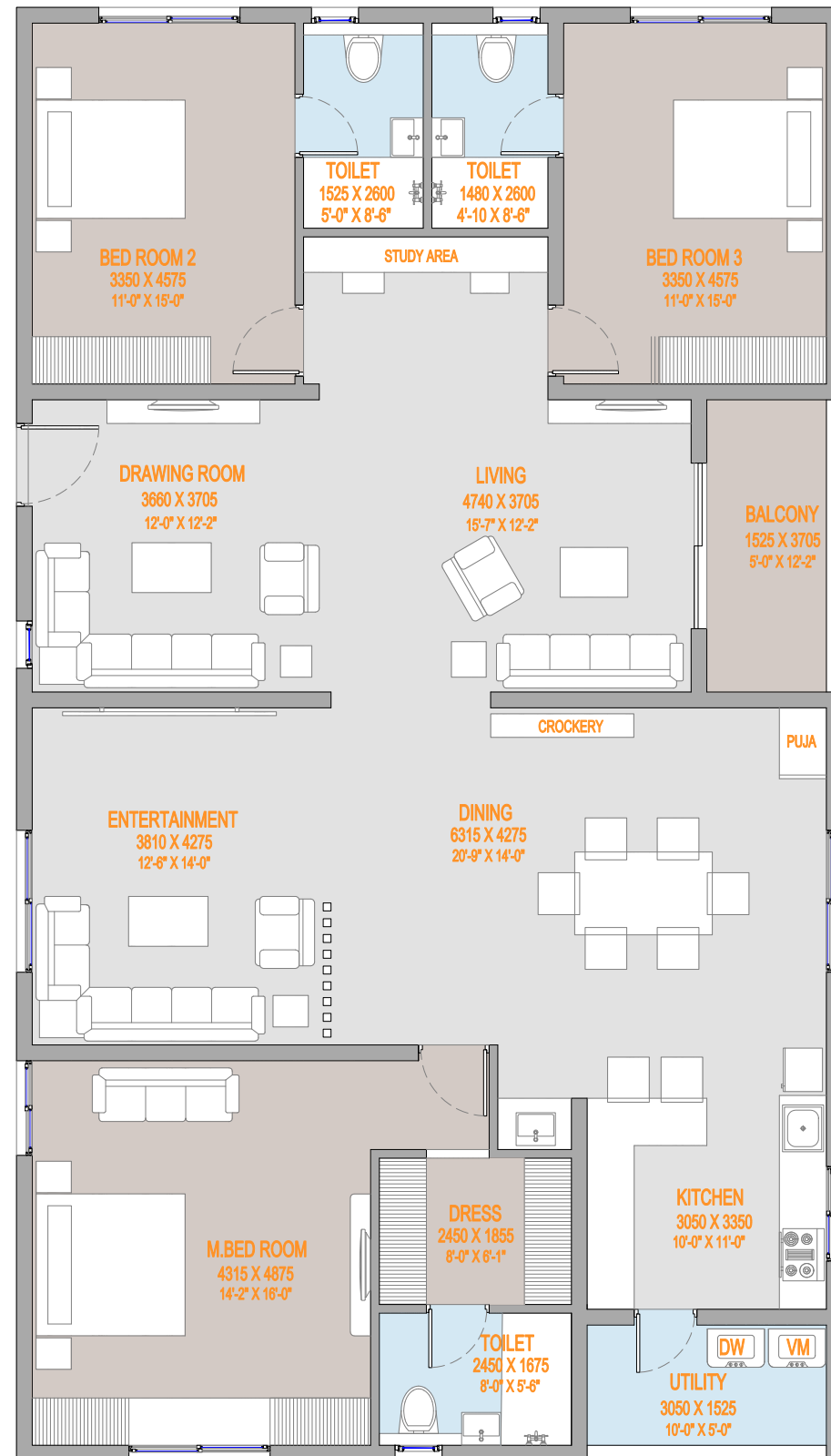
- ◆ Flat No.01
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 3130 Sq.Ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

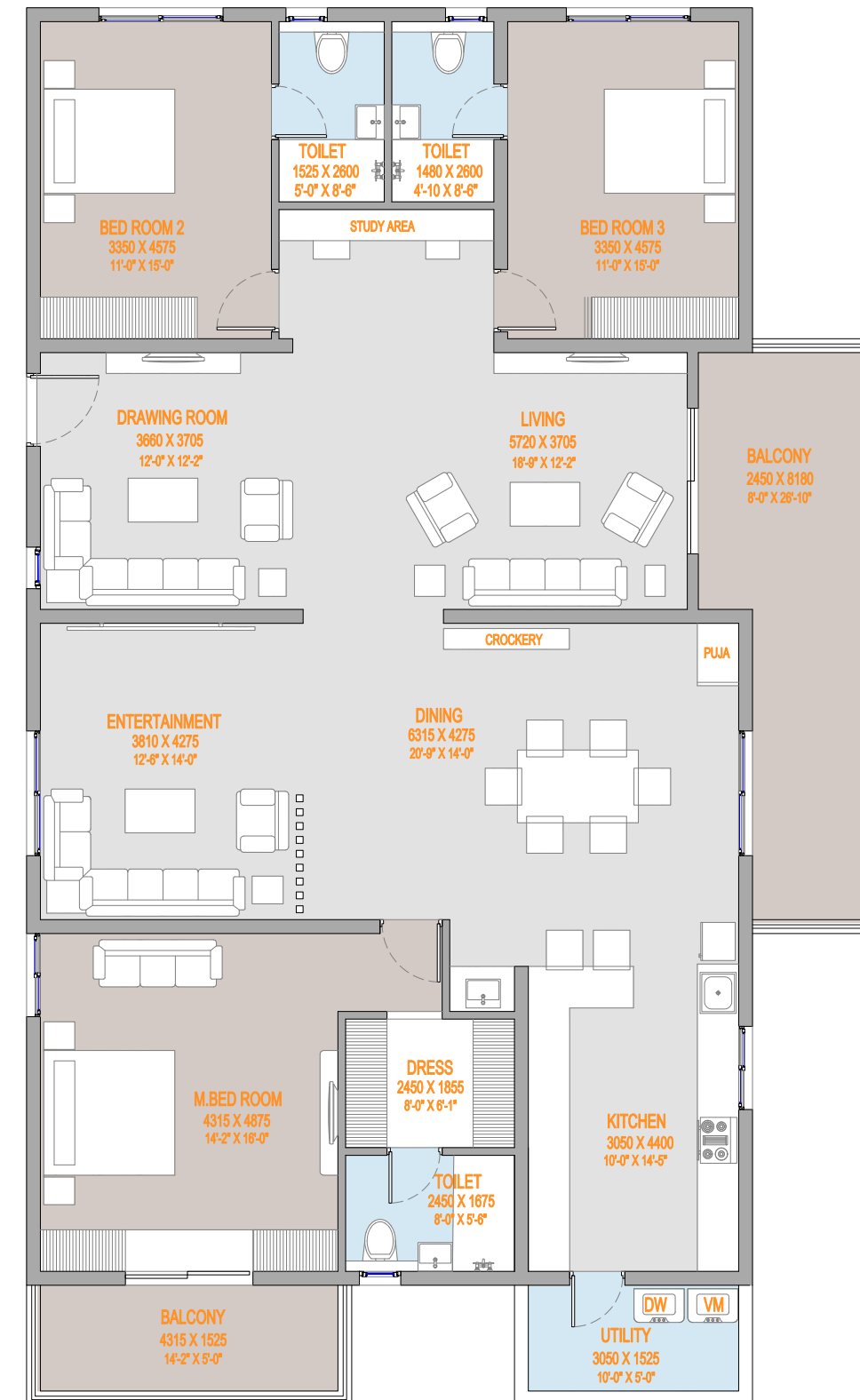
- ◆ Flat No.07
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2715 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

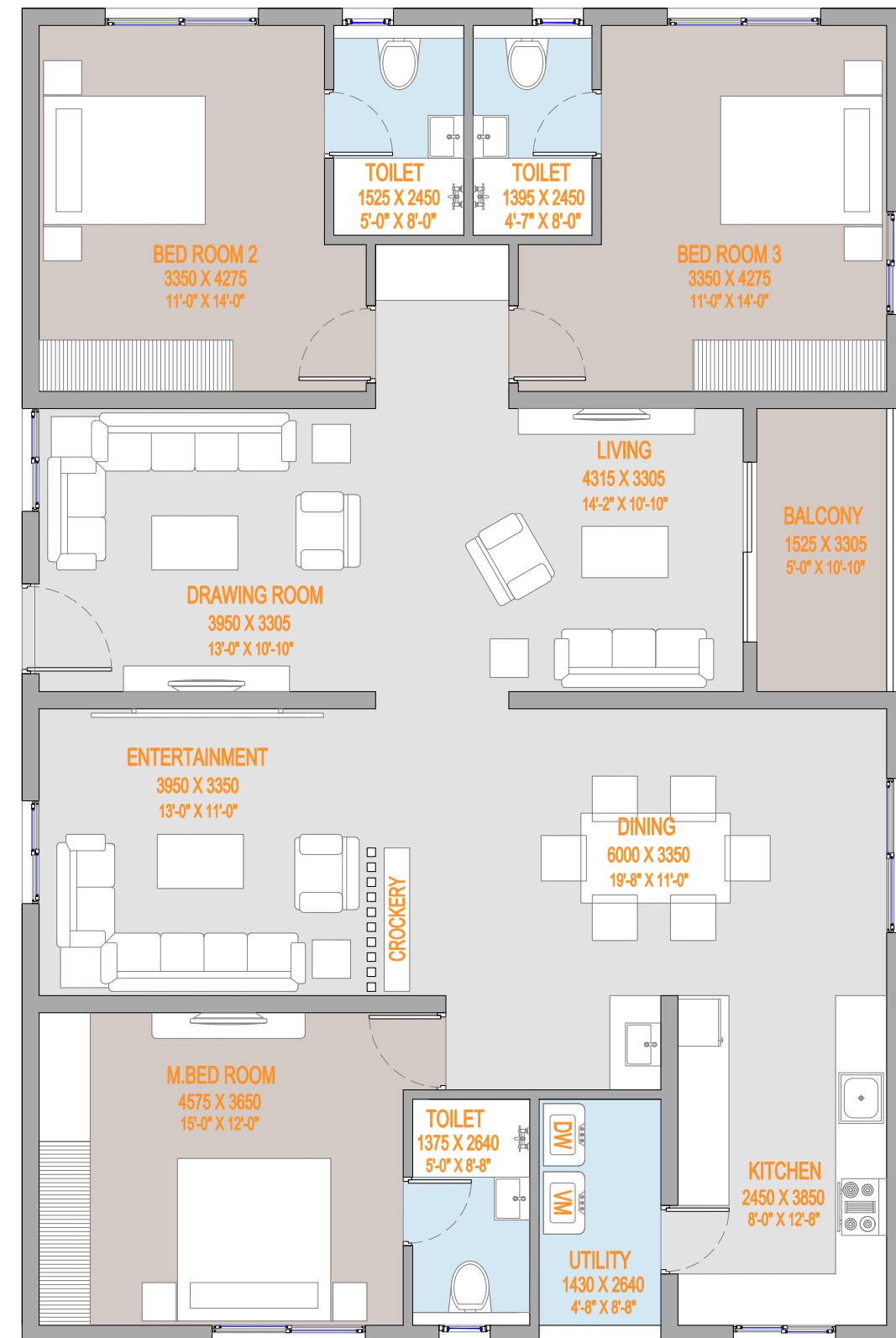
- ◆ Flat No.07
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 3130 Sq.ft Saleble Area



TOWER 01 & 04

Ground & First Floor Plan

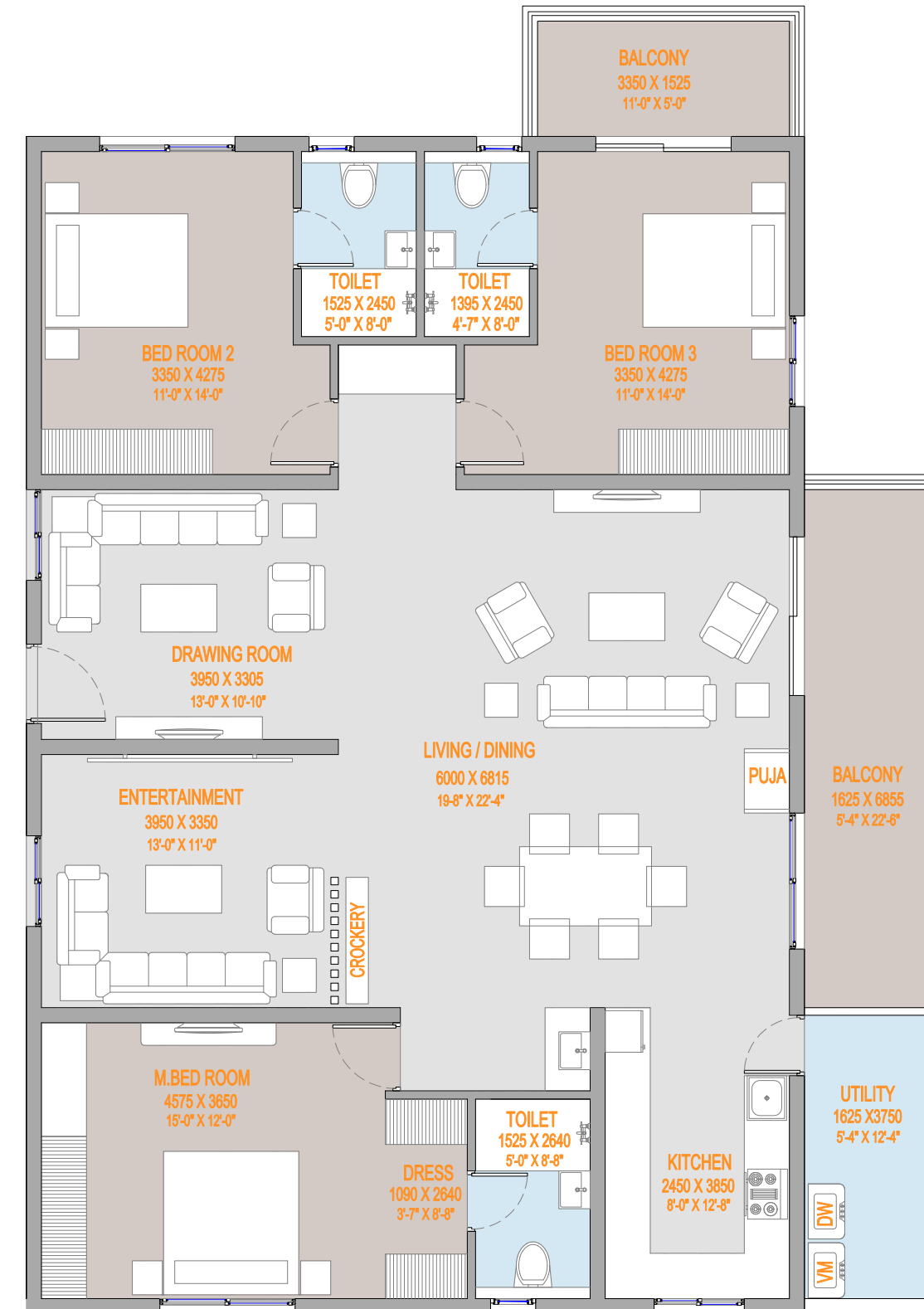
- ◆ Flat No.06
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2257 Sq.ft Saleble Area



TOWER 01 & 04

2nd to 37th Floor Plan

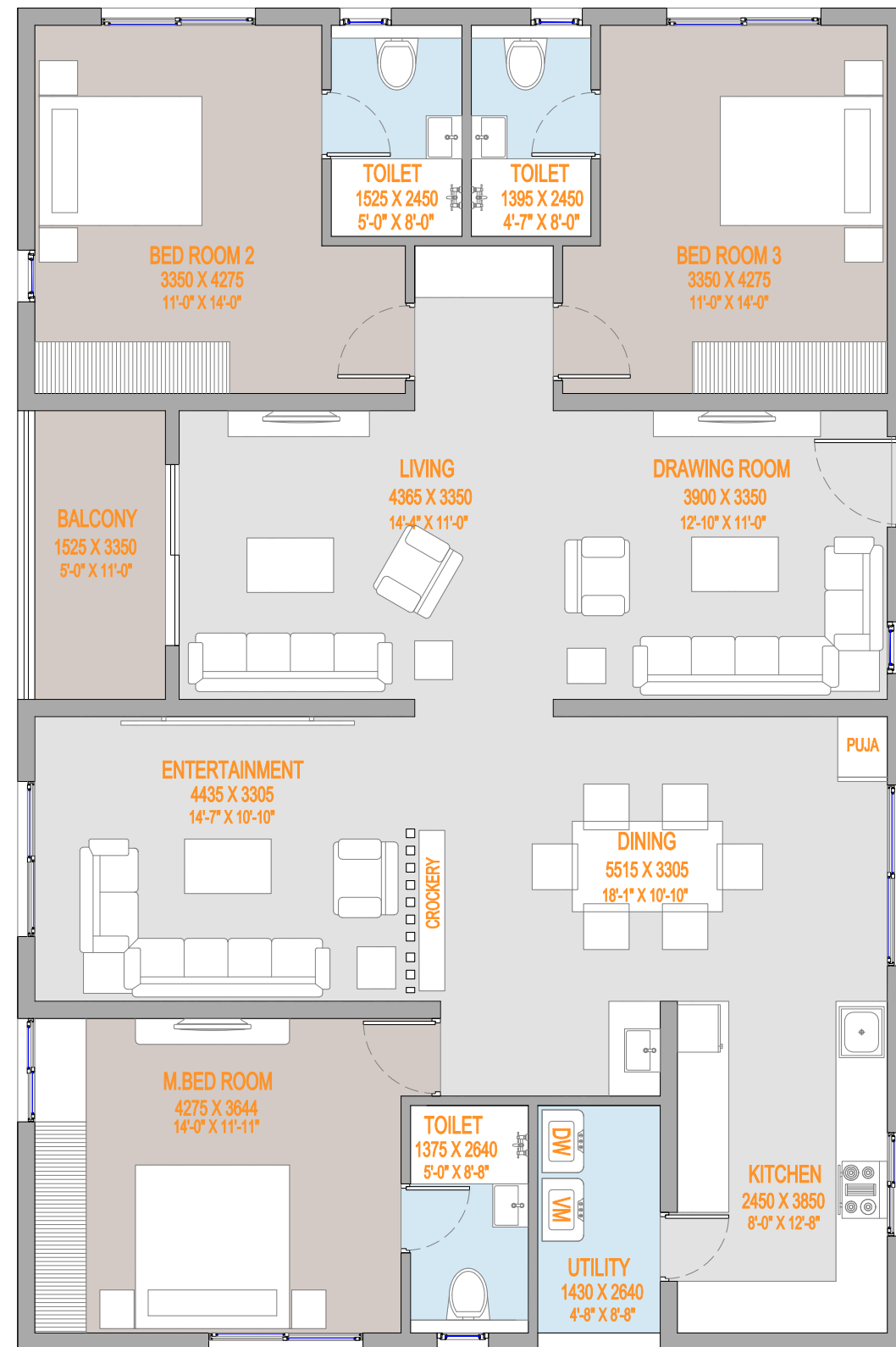
- ◆ Flat No.06
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2630 Sq.Ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

- ◆ Flat No.01
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2257 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

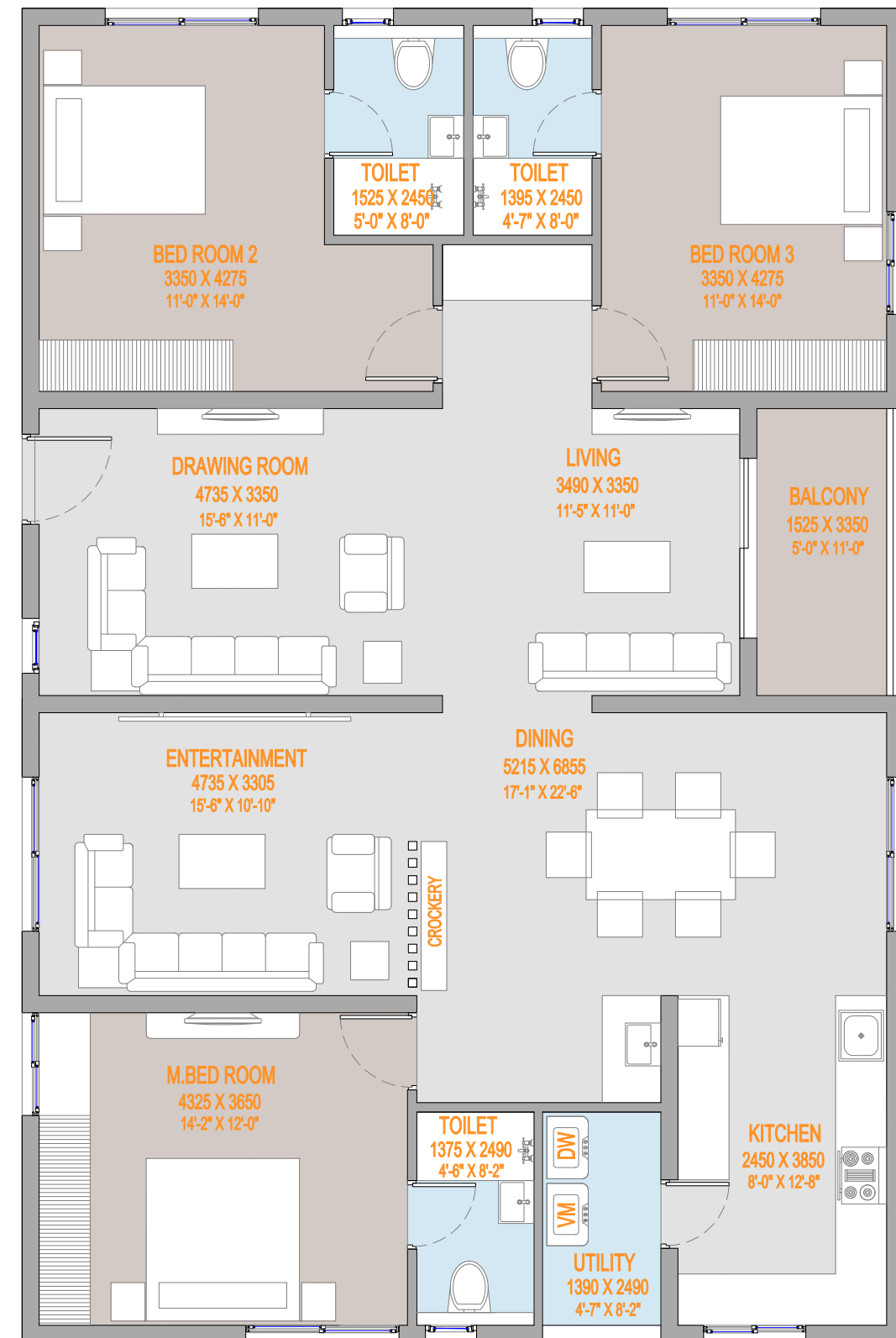
- ◆ Flat No.01
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2630 Sq.ft Saleble Area



TOWER 01 & 04

Ground & First Floor Plan

- ◆ Flat No.07
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2257 Sq.ft Saleble Area



TOWER 01 & 04

2nd to 37th Floor Plan

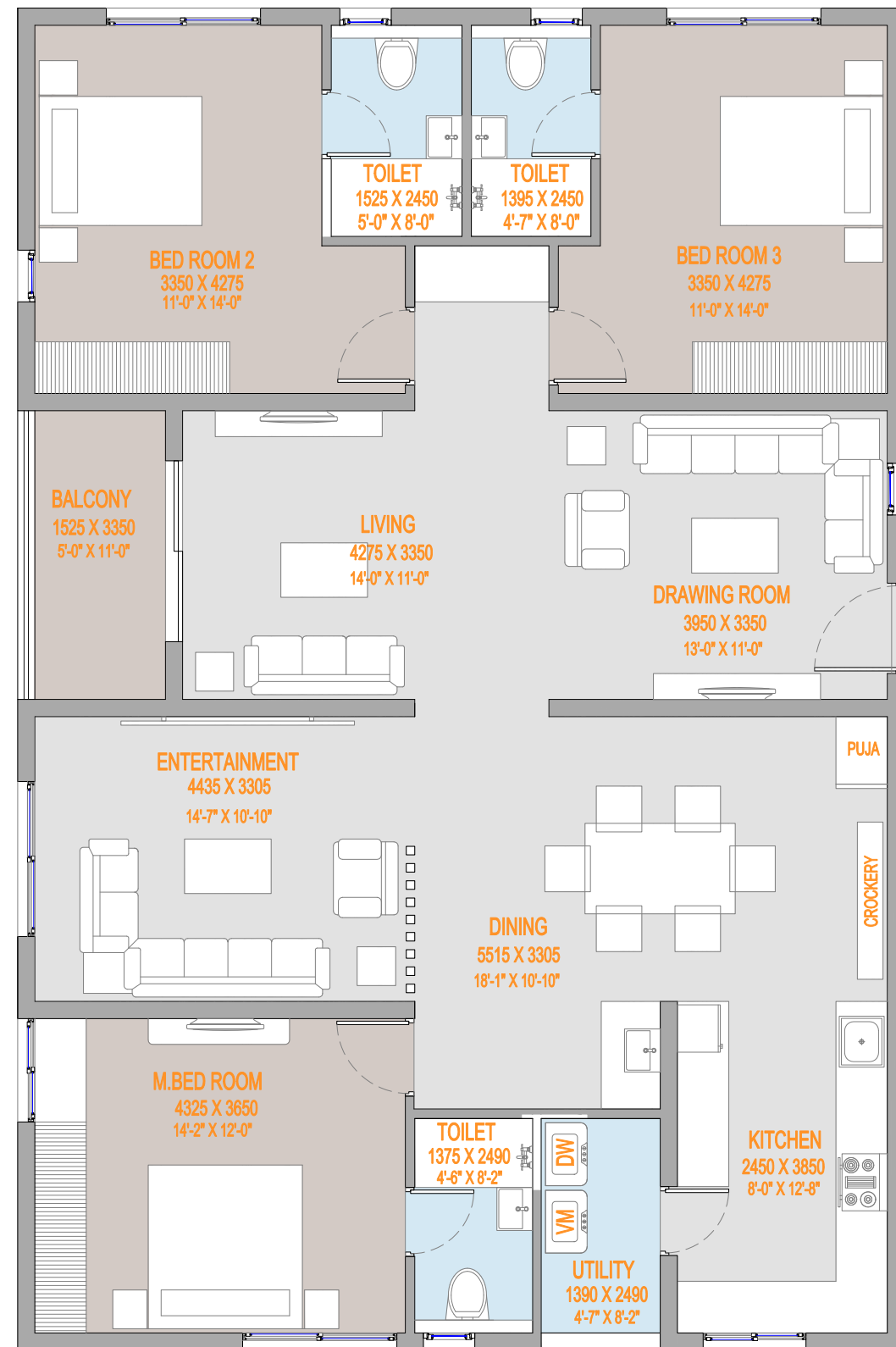
- ◆ Flat No.07
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2630 Sq.Ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

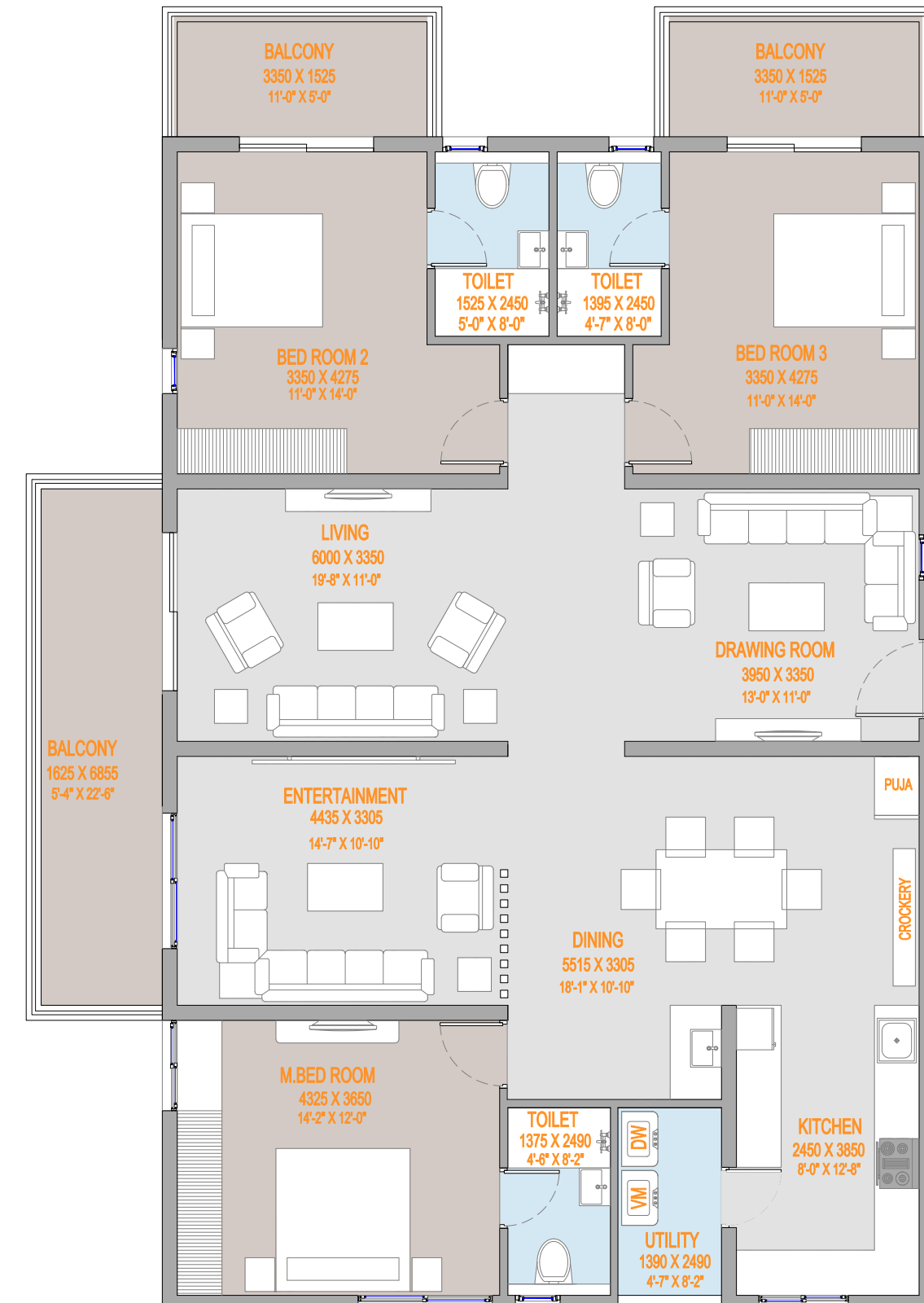
- ◆ Flat No.02
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2257 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

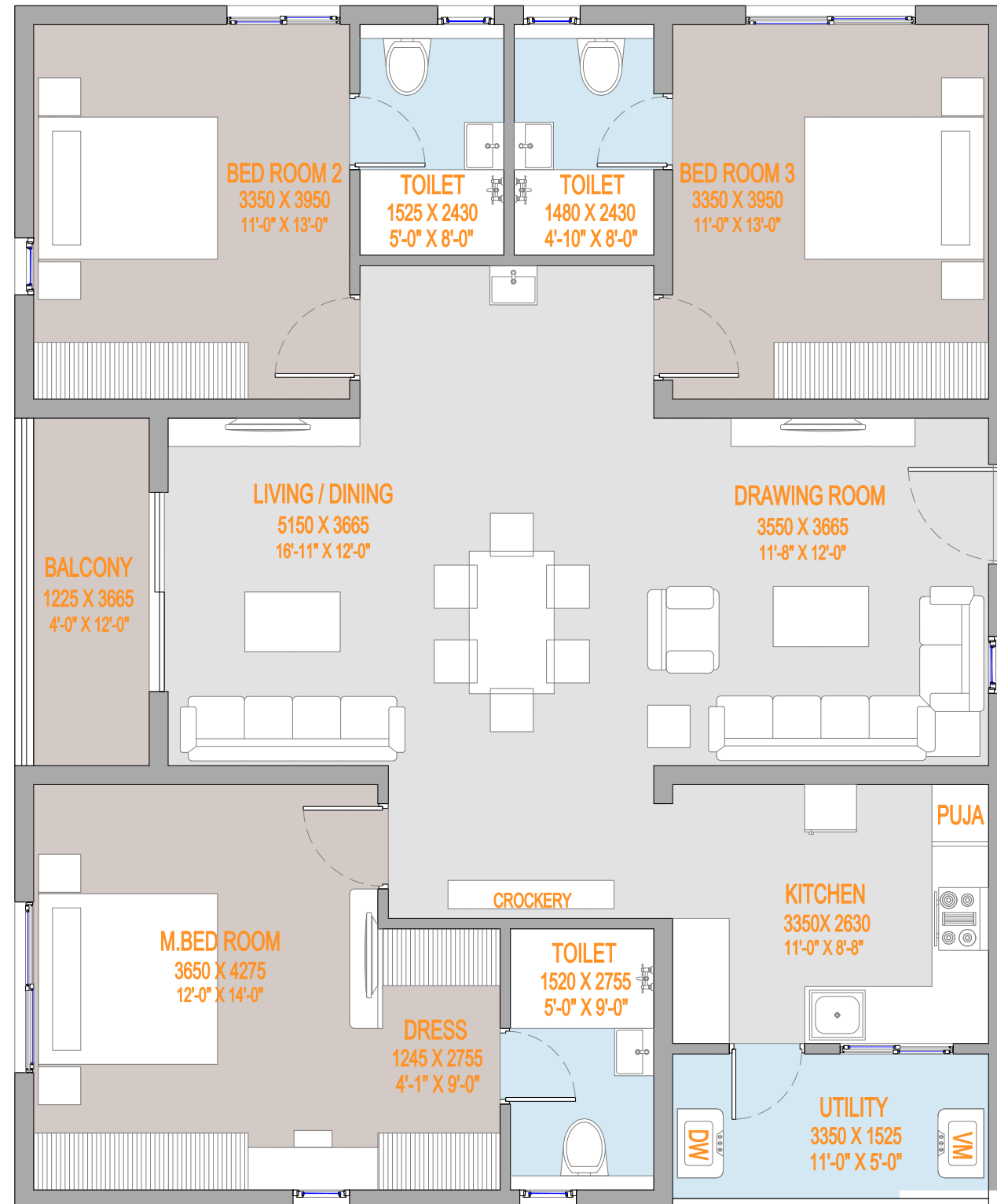
- ◆ Flat No.02
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2623 Sq.ft Saleble Area



TOWER 01 & 04

Ground & First Floor Plan

- ◆ Flat No.02
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 1869 Sq.ft Saleble Area



TOWER 01 & 04

2nd to 37th Floor Plan

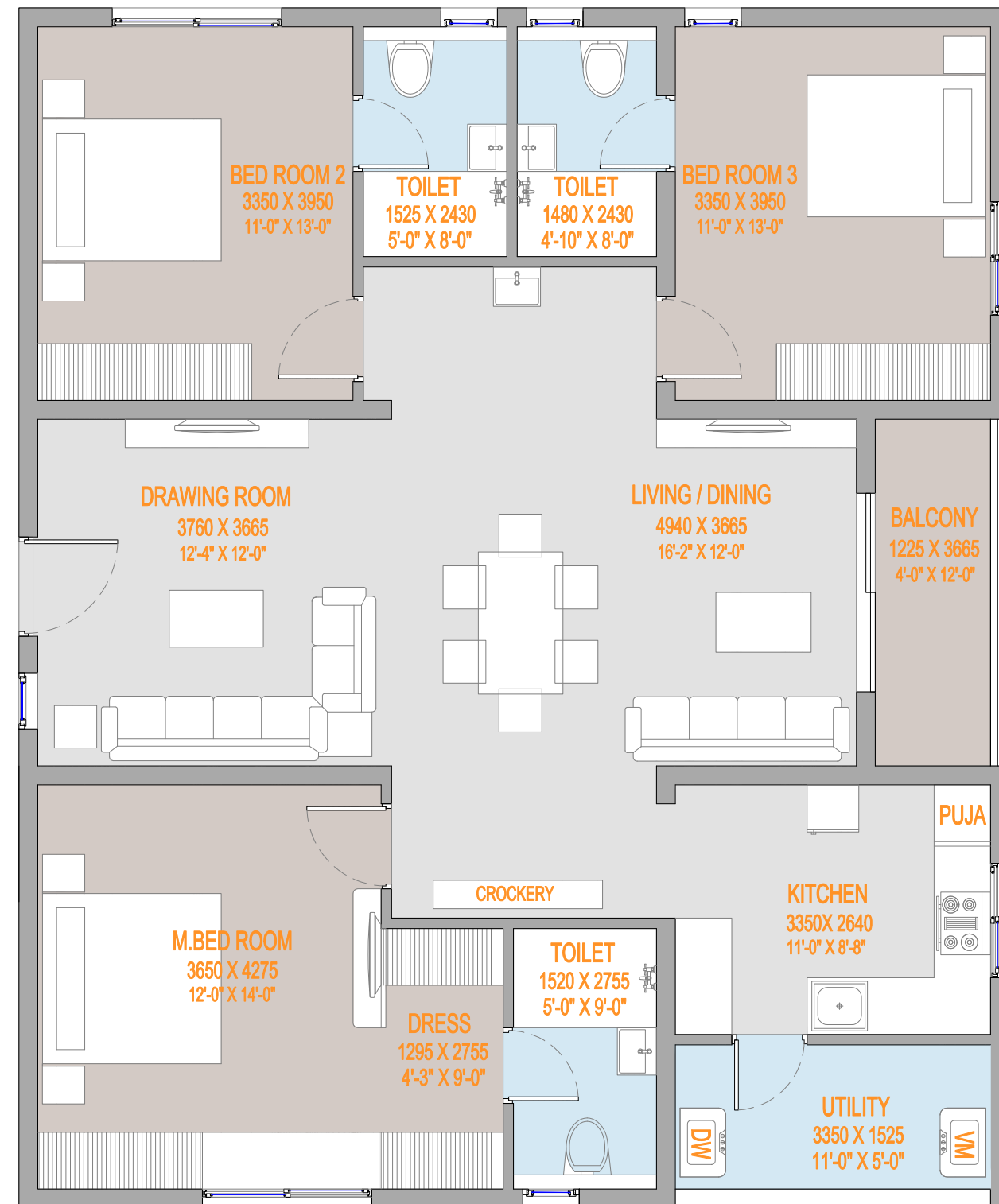
- ◆ Flat No.02
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 2013 Sq.Ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

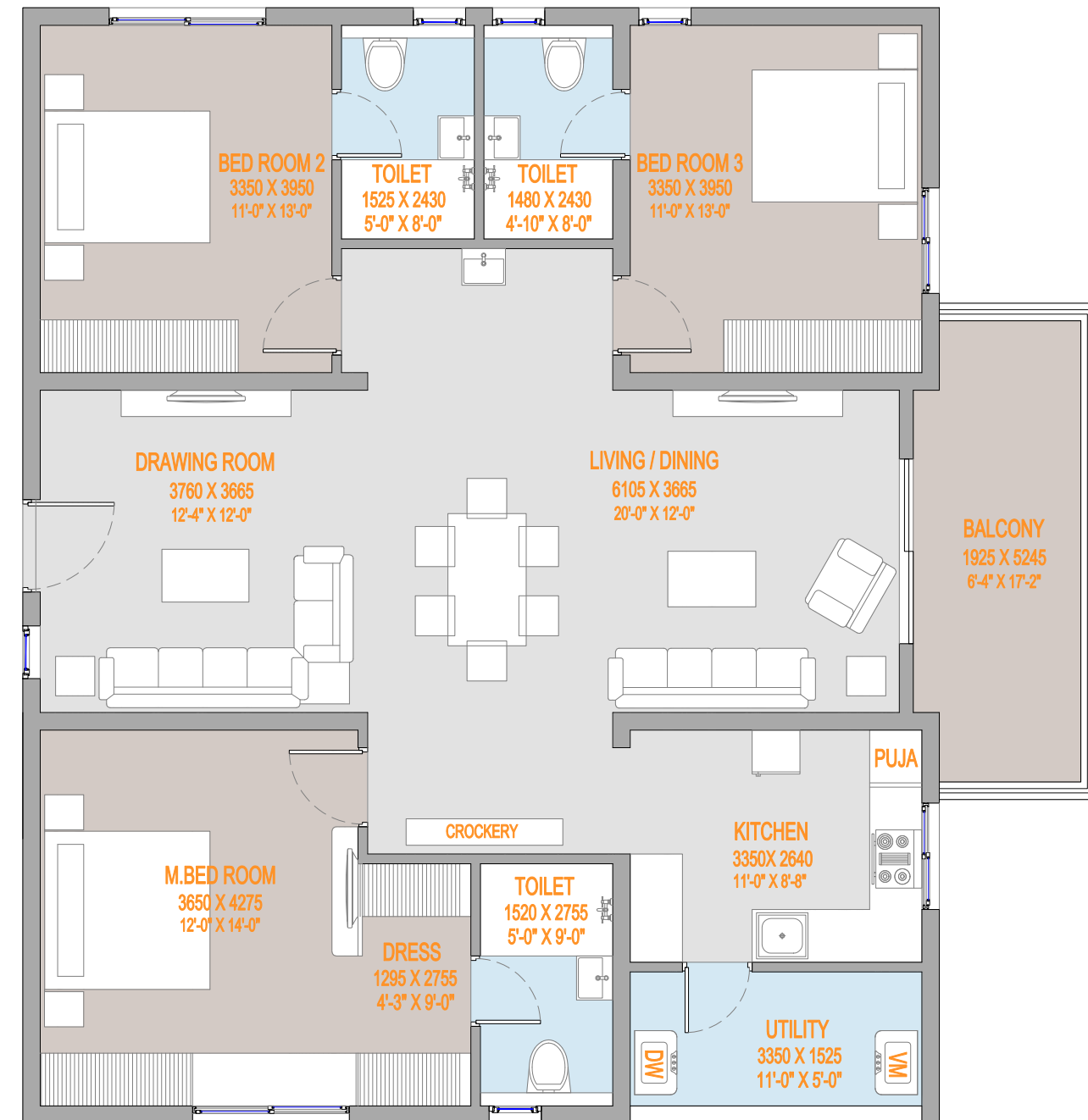
- ◆ Flat No.06
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 1869 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

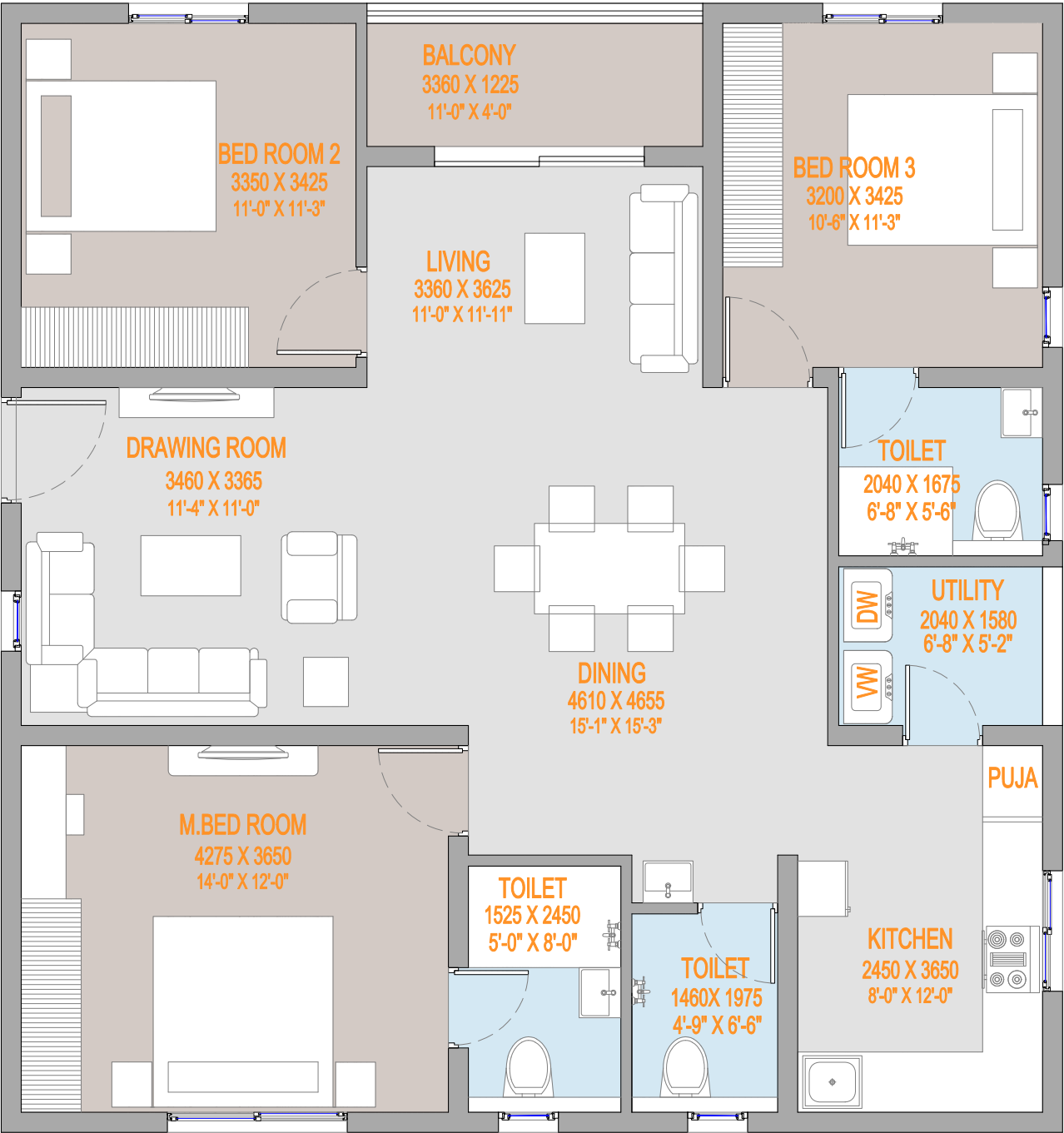
- ◆ Flat No.06
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 2013 Sq.ft Saleble Area



TOWER 01 to 04

Ground & First Floor Plan

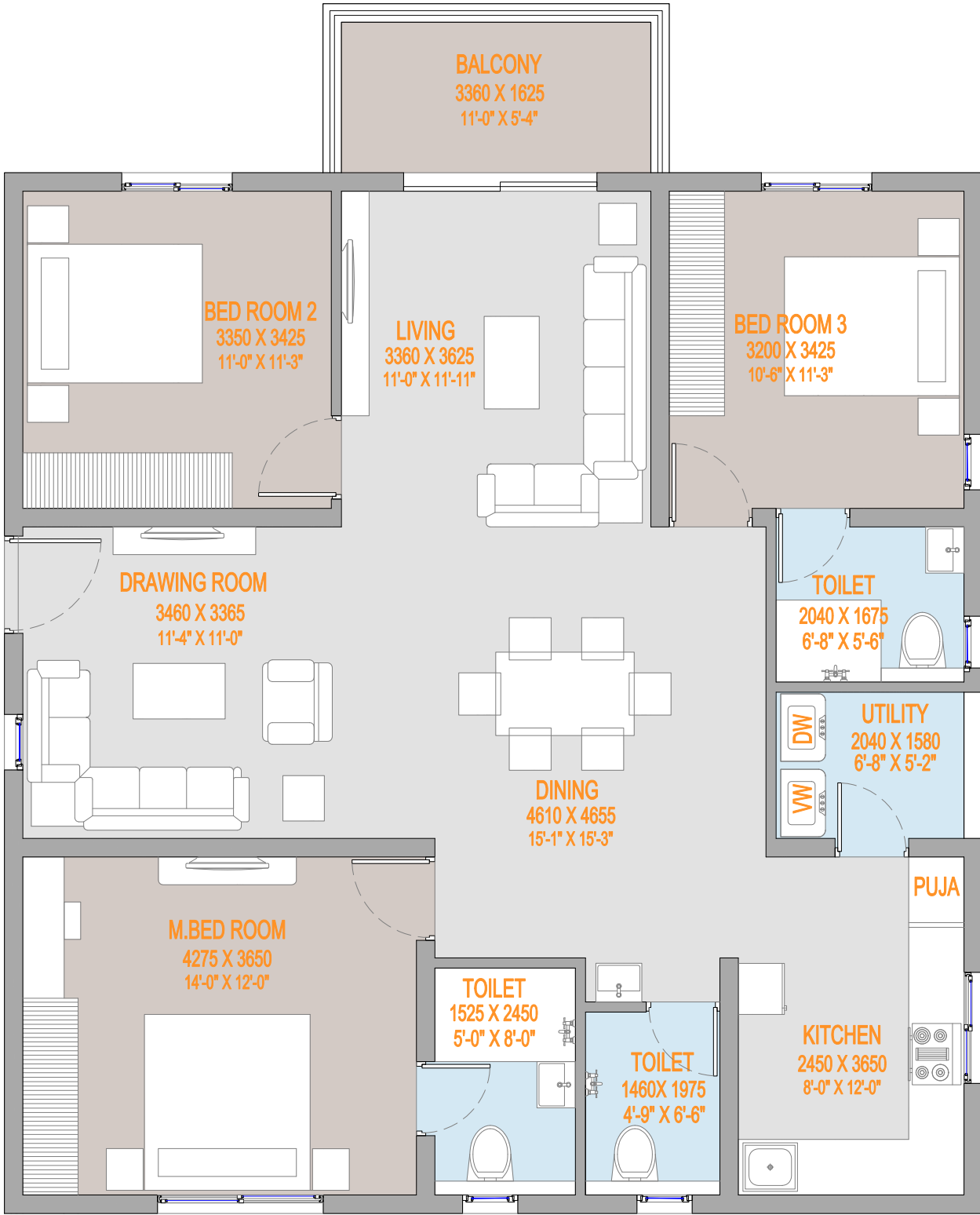
- ◆ Flat No.03
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 1670 Sq.ft Saleble Area



TOWER 01 to 04

2nd to 37th Floor Plan

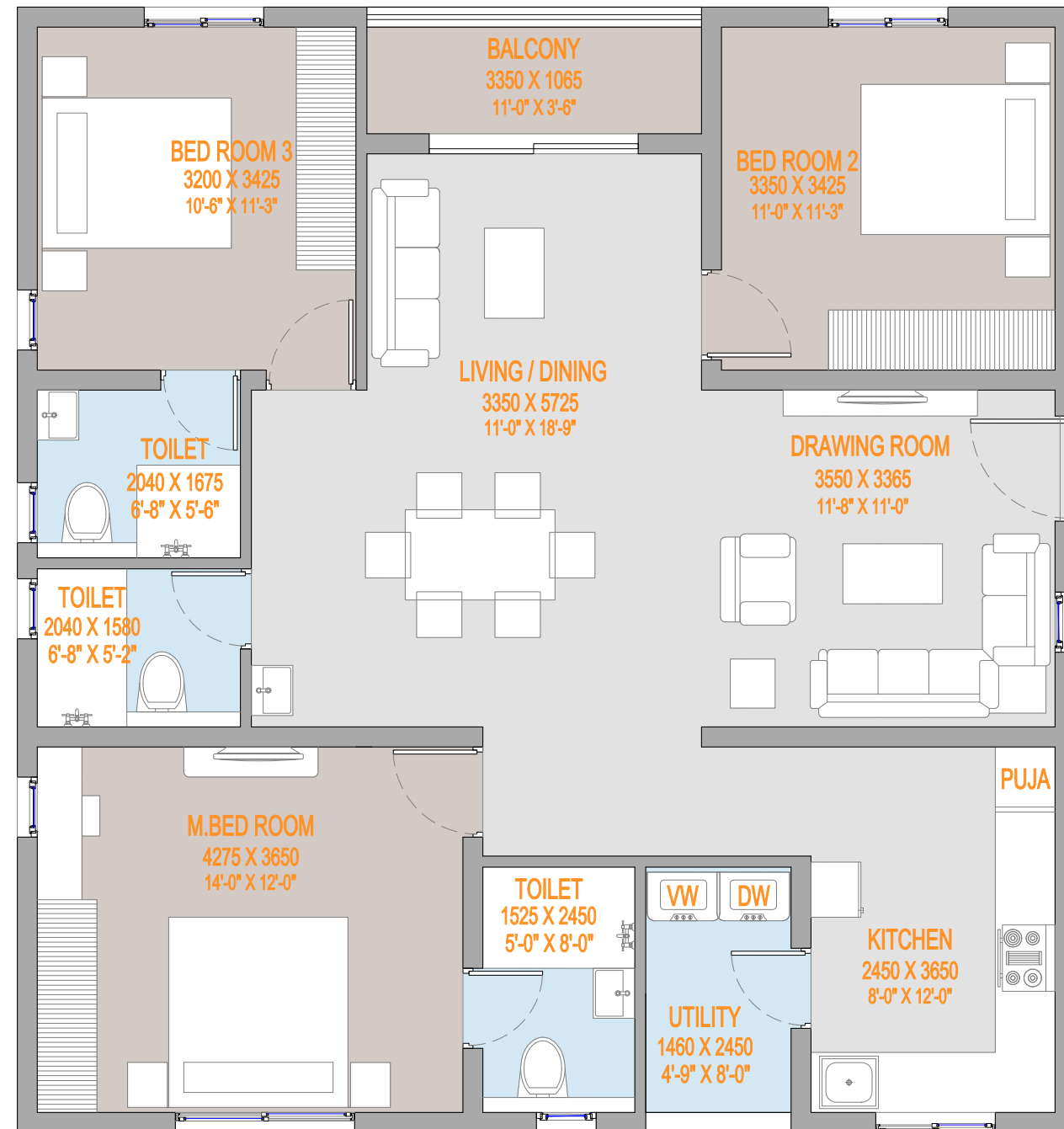
- ◆ Flat No.03
- ◆ 3 BHK Apartment
- ◆ West Facing
- ◆ 1766 Sq.Ft Saleble Area



TOWER 01 to 04

Ground & First Floor Plan

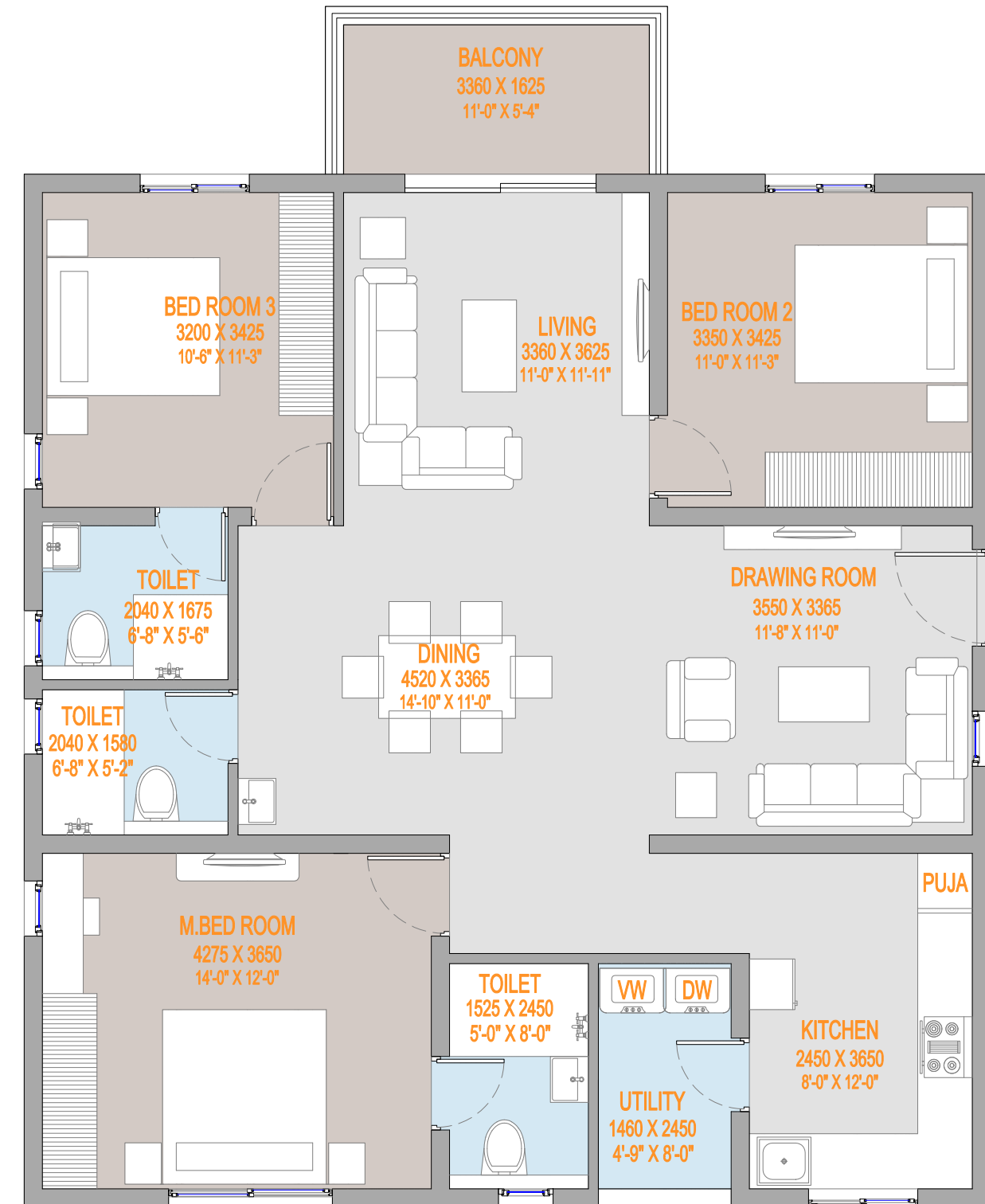
- ◆ Flat No.04
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 1670 Sq.ft Saleble Area



TOWER 01 to 04

2nd to 37th Floor Plan

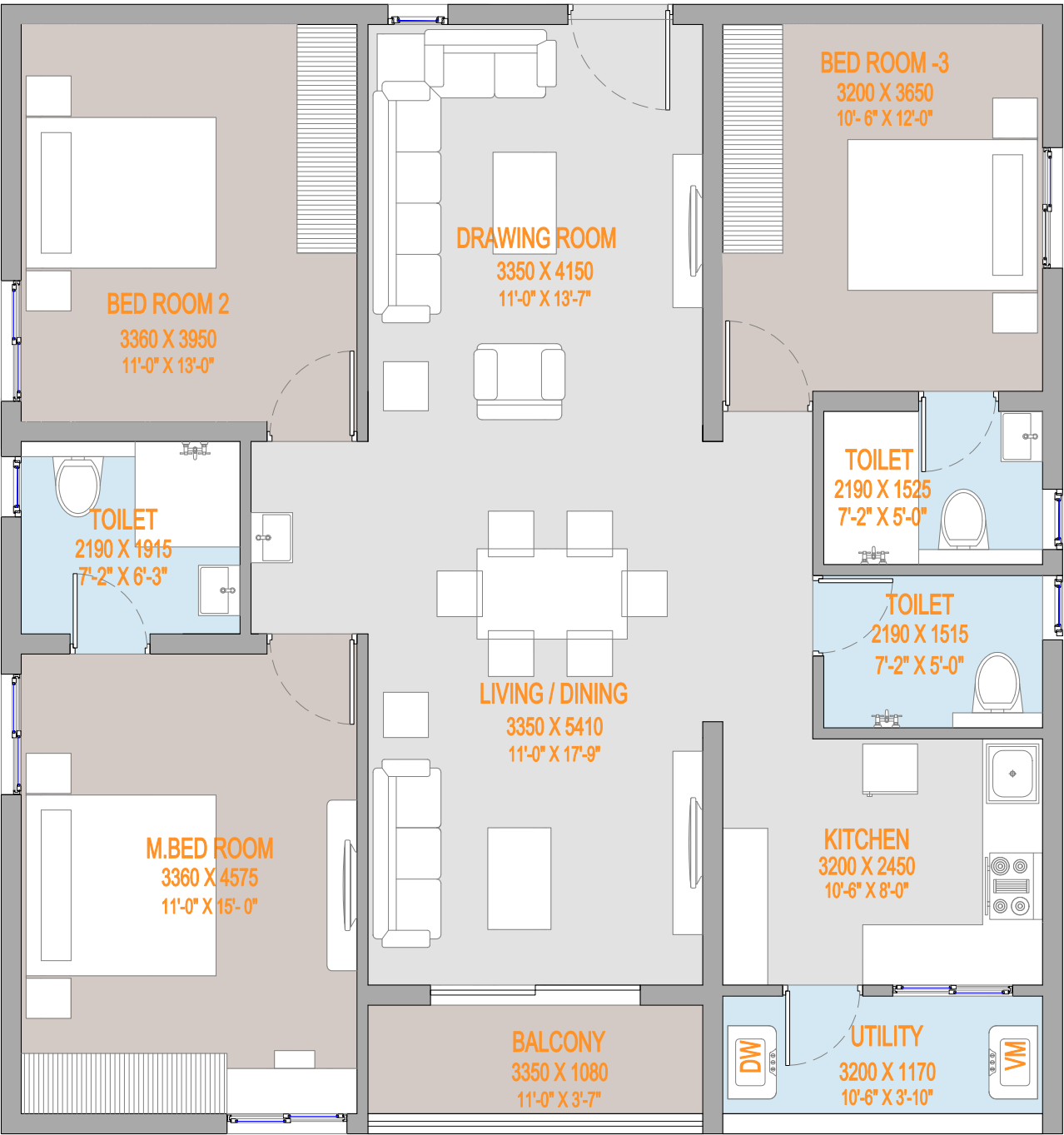
- ◆ Flat No.04
- ◆ 3 BHK Apartment
- ◆ East Facing
- ◆ 1766 Sq.ft Saleble Area



TOWER 01 to 04

Ground & First Floor Plan

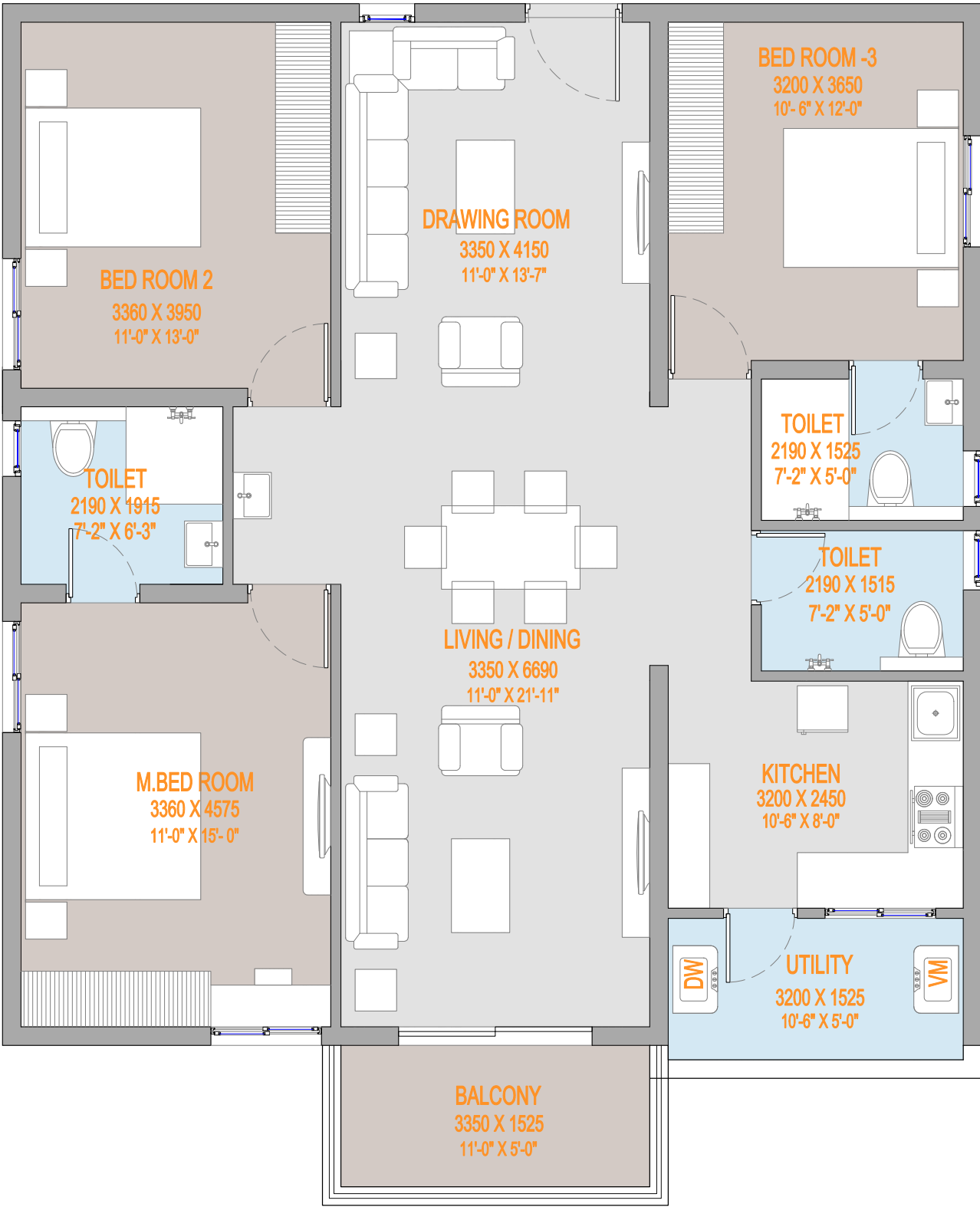
- ◆ Flat No.10
- ◆ 3 BHK Apartment
- ◆ North Facing
- ◆ 1670 Sq.ft Saleble Area



TOWER 01 to 04

2nd to 37th Floor Plan

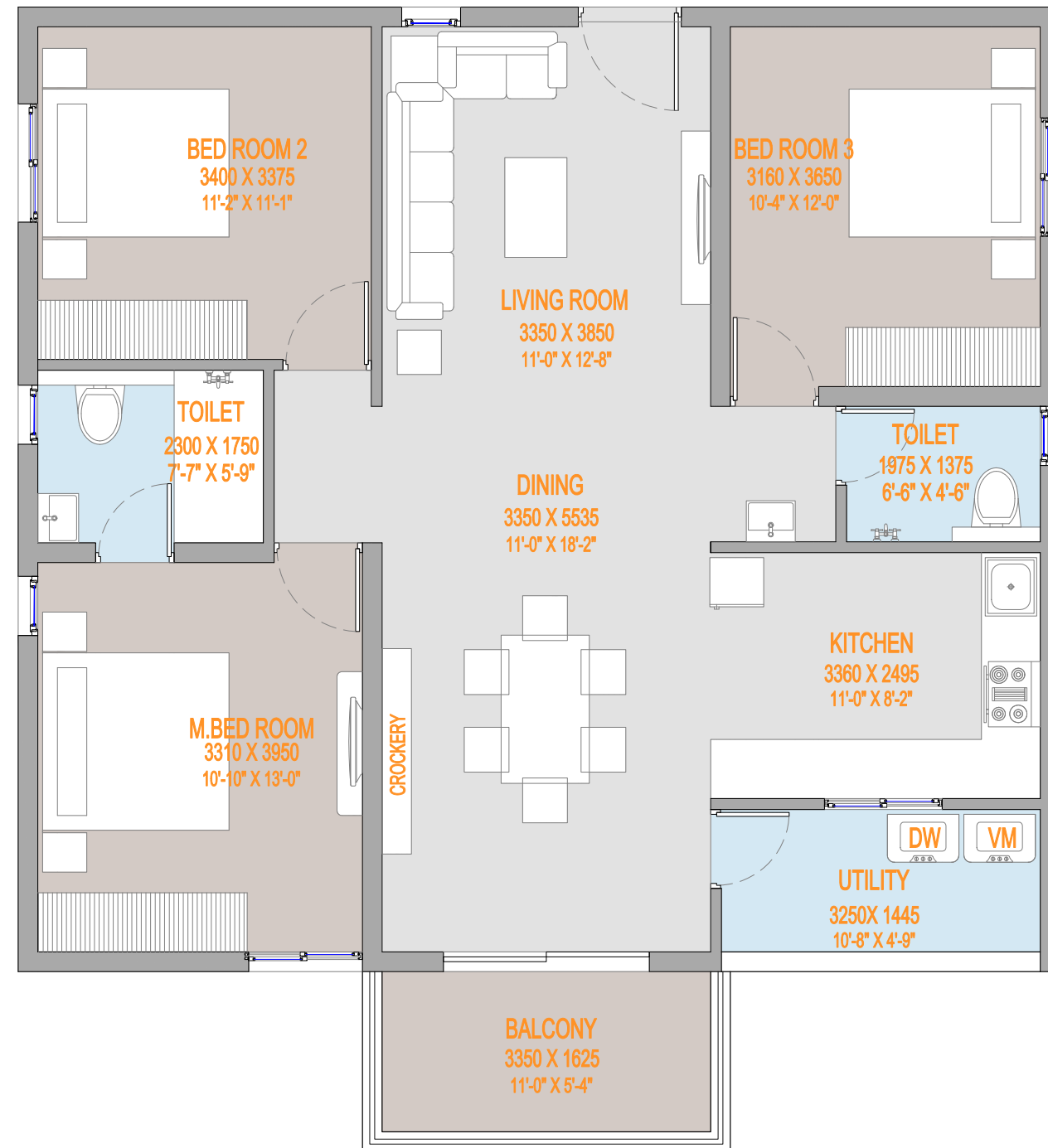
- ◆ Flat No.10
- ◆ 3 BHK Apartment
- ◆ North Facing
- ◆ 1778 Sq.Ft Saleble Area



TOWER 01 & 04

Ground, First & Typical Floor Plan

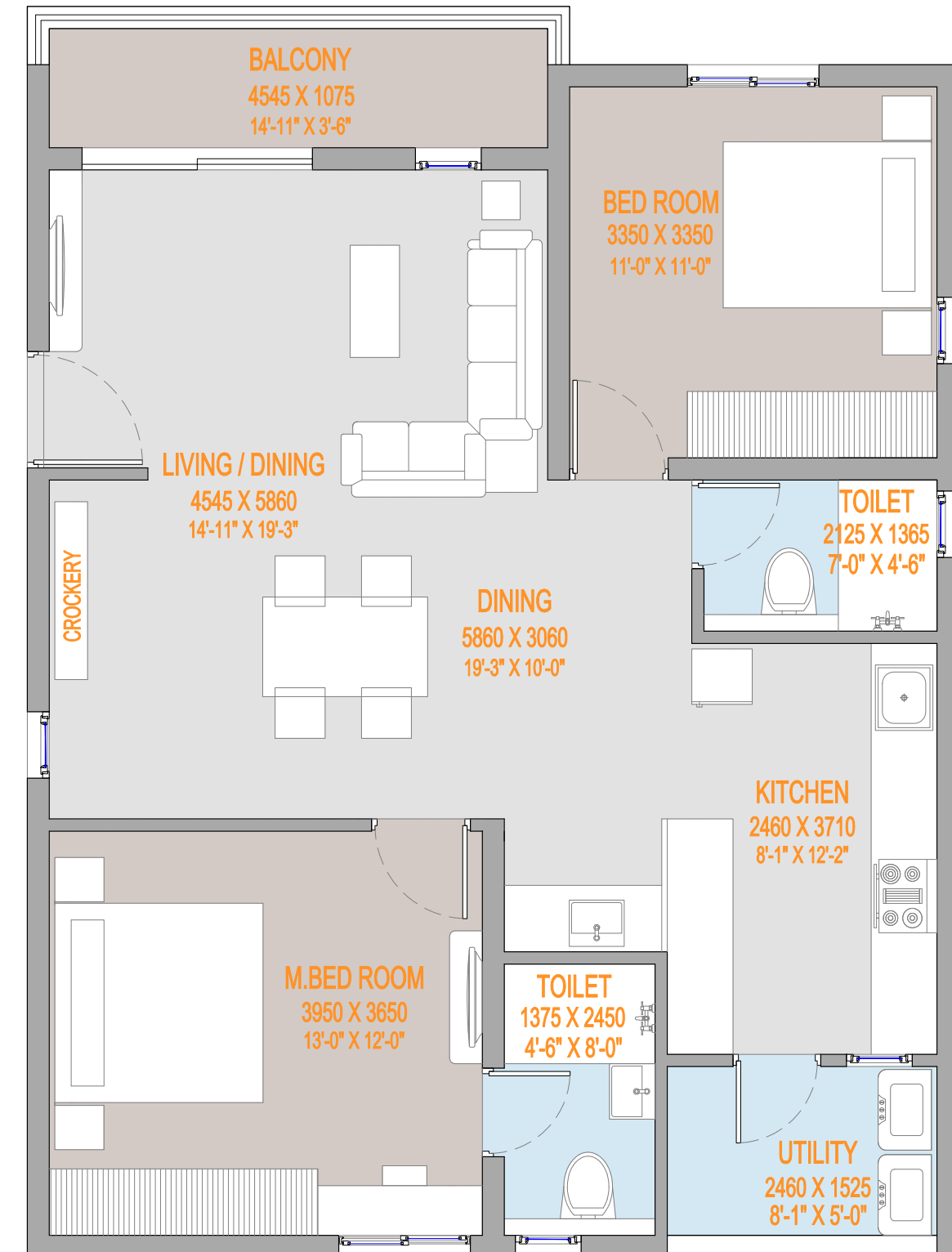
- ◆ Flat No.09
- ◆ 3 BHK Apartment
- ◆ North Facing
- ◆ 1550 Sq.ft Saleble Area



TOWER 01 & 04

Ground & First Floor Plan

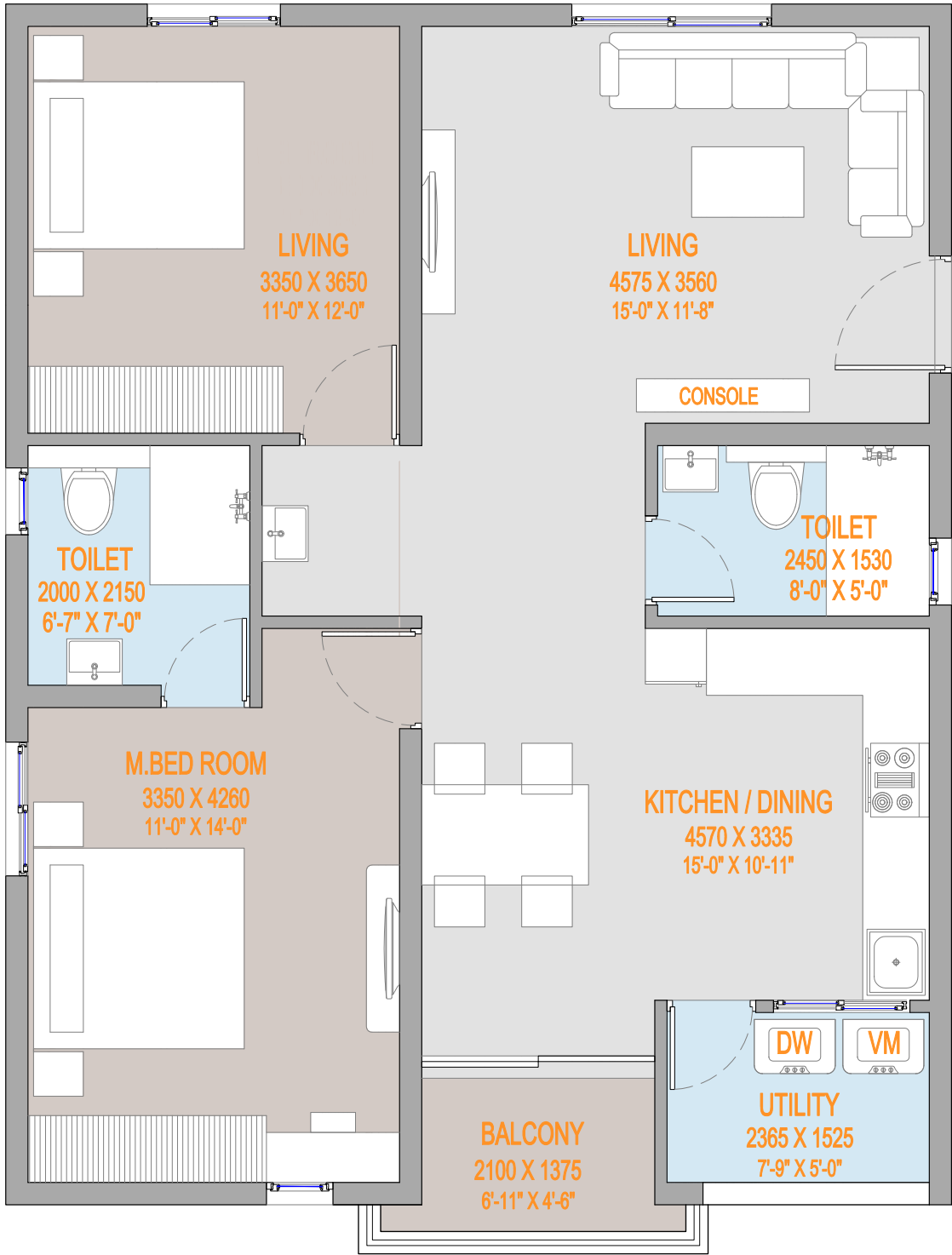
- ◆ Flat No.05
- ◆ 2 BHK Apartment
- ◆ West Facing
- ◆ 1317 Sq.ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

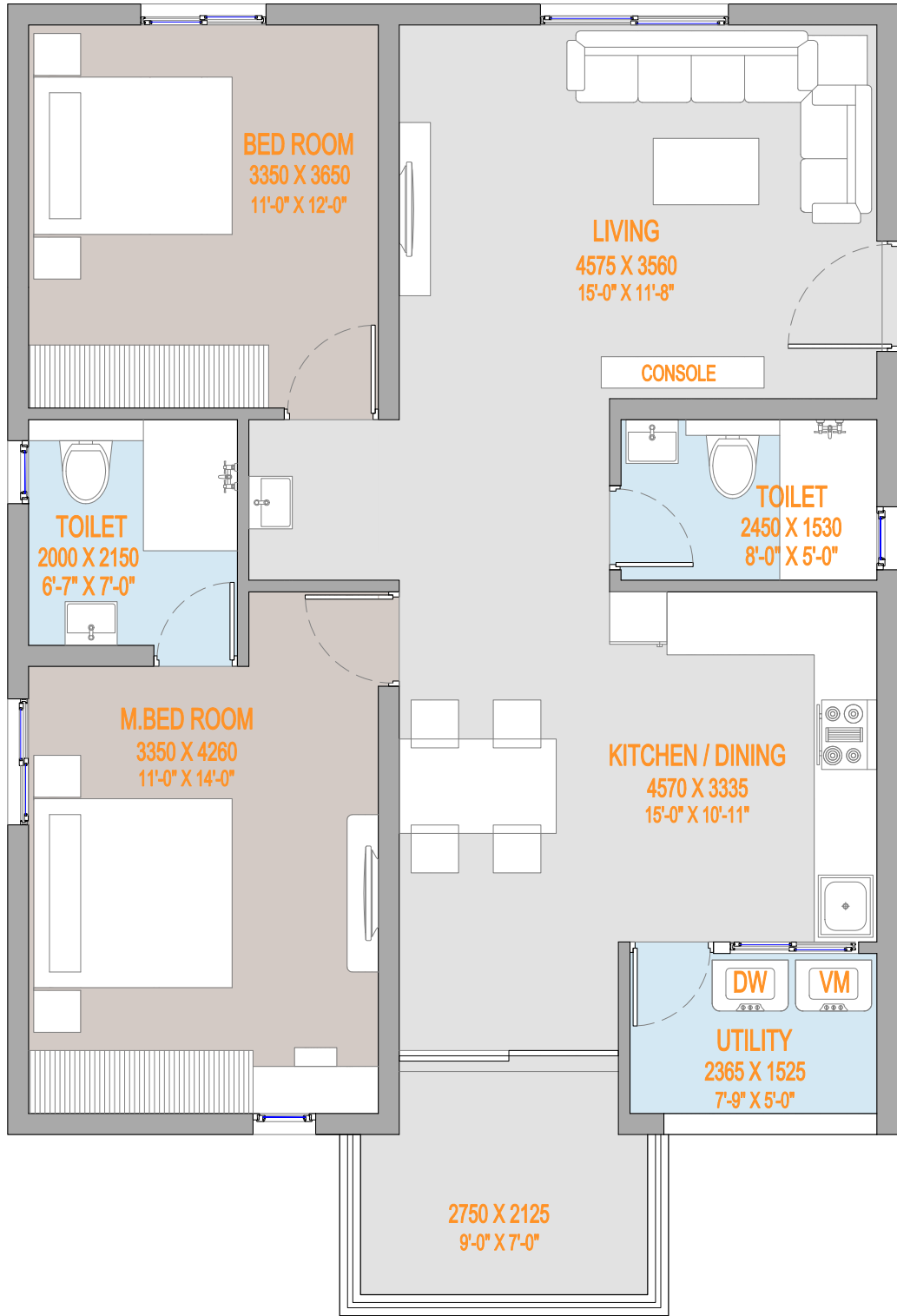
- ◆ Flat No.09
- ◆ 2 BHK Apartment
- ◆ East Facing
- ◆ 1305 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

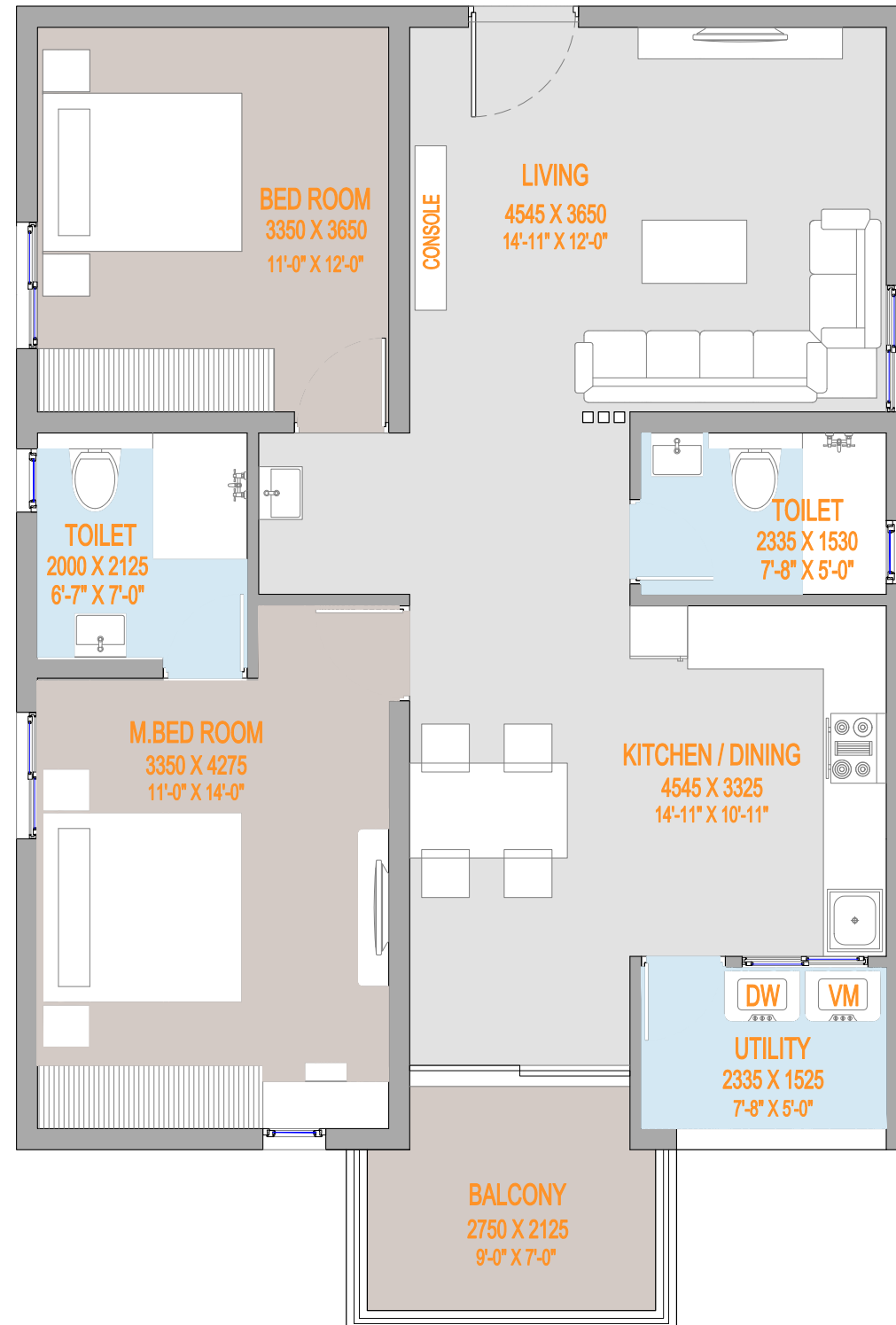
- ◆ Flat No.09
- ◆ 2 BHK Apartment
- ◆ East Facing
- ◆ 1362 Sq.Ft Saleble Area



TOWER 01 & 04

2nd to 37th Floor Plan

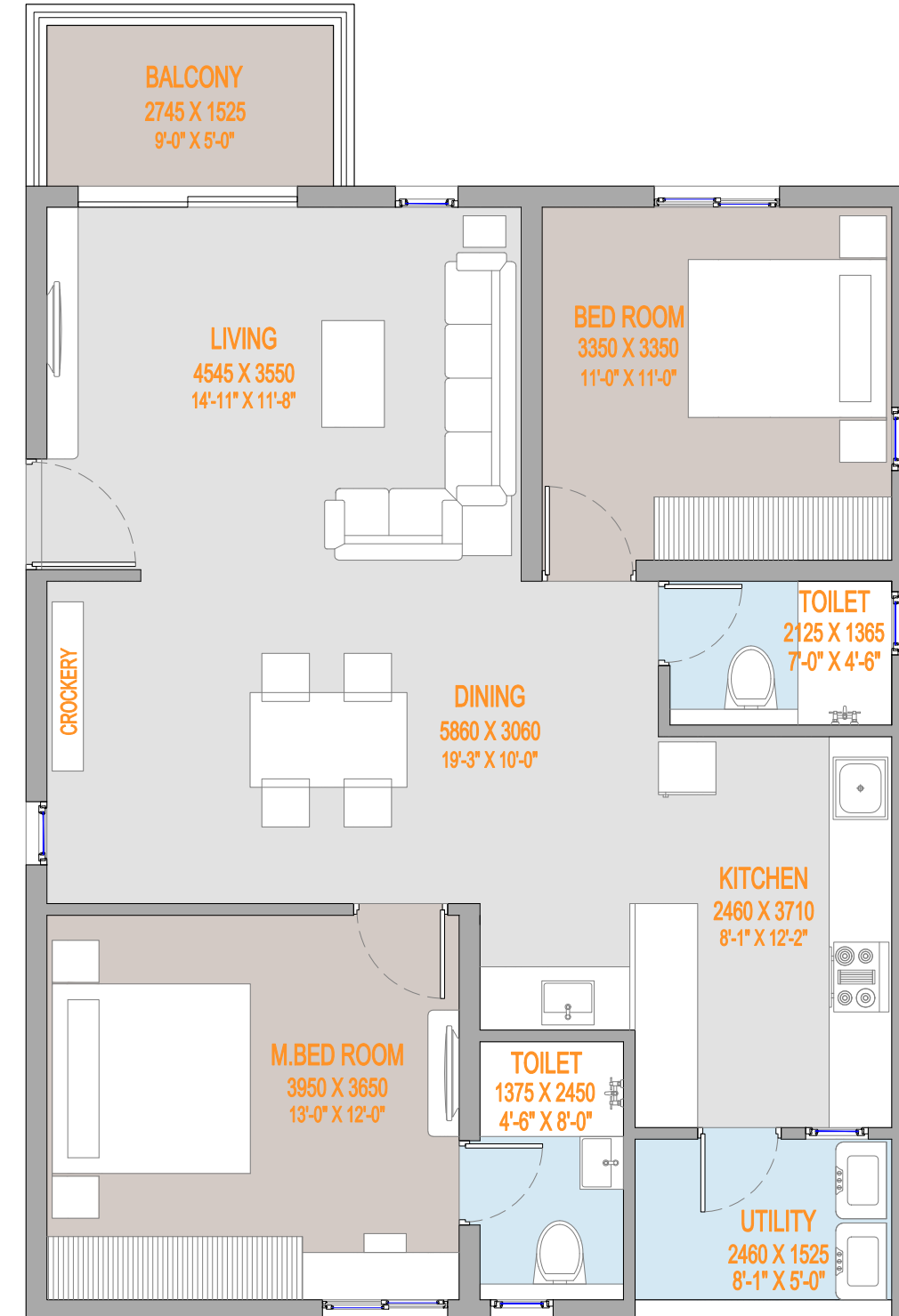
- ◆ Flat No.08
- ◆ 2 BHK Apartment
- ◆ North Facing
- ◆ 1365 Sq.ft Saleble Area



TOWER 01 to 04

Typical Floor Plan
2nd to 18th, 20th to 27th &
29th to 37th Floor

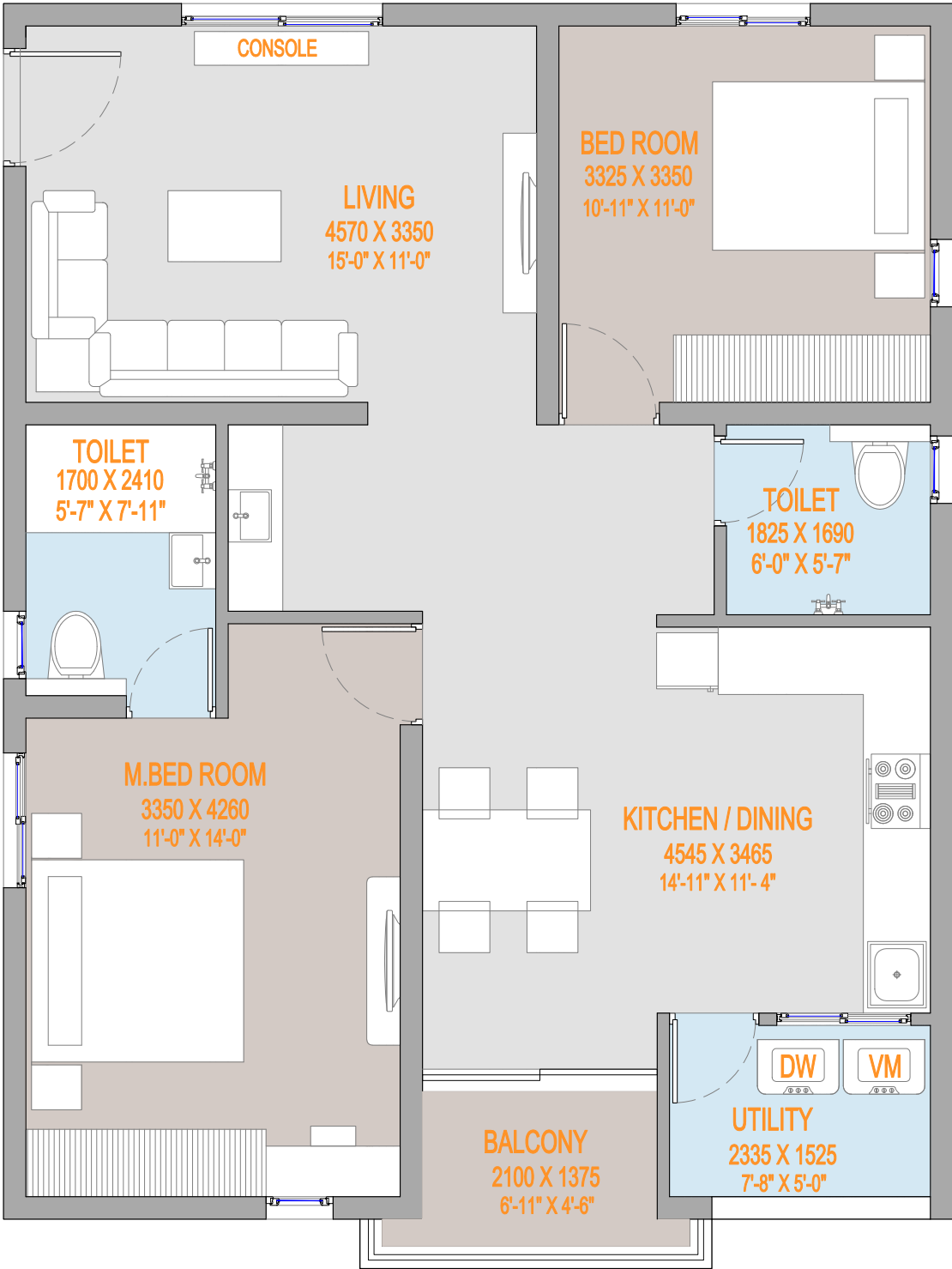
- ◆ Flat No.05
- ◆ 2 BHK Apartment
- ◆ West Facing
- ◆ 1356 Sq.ft Saleble Area



TOWER 02 & 03

Ground & First Floor Plan

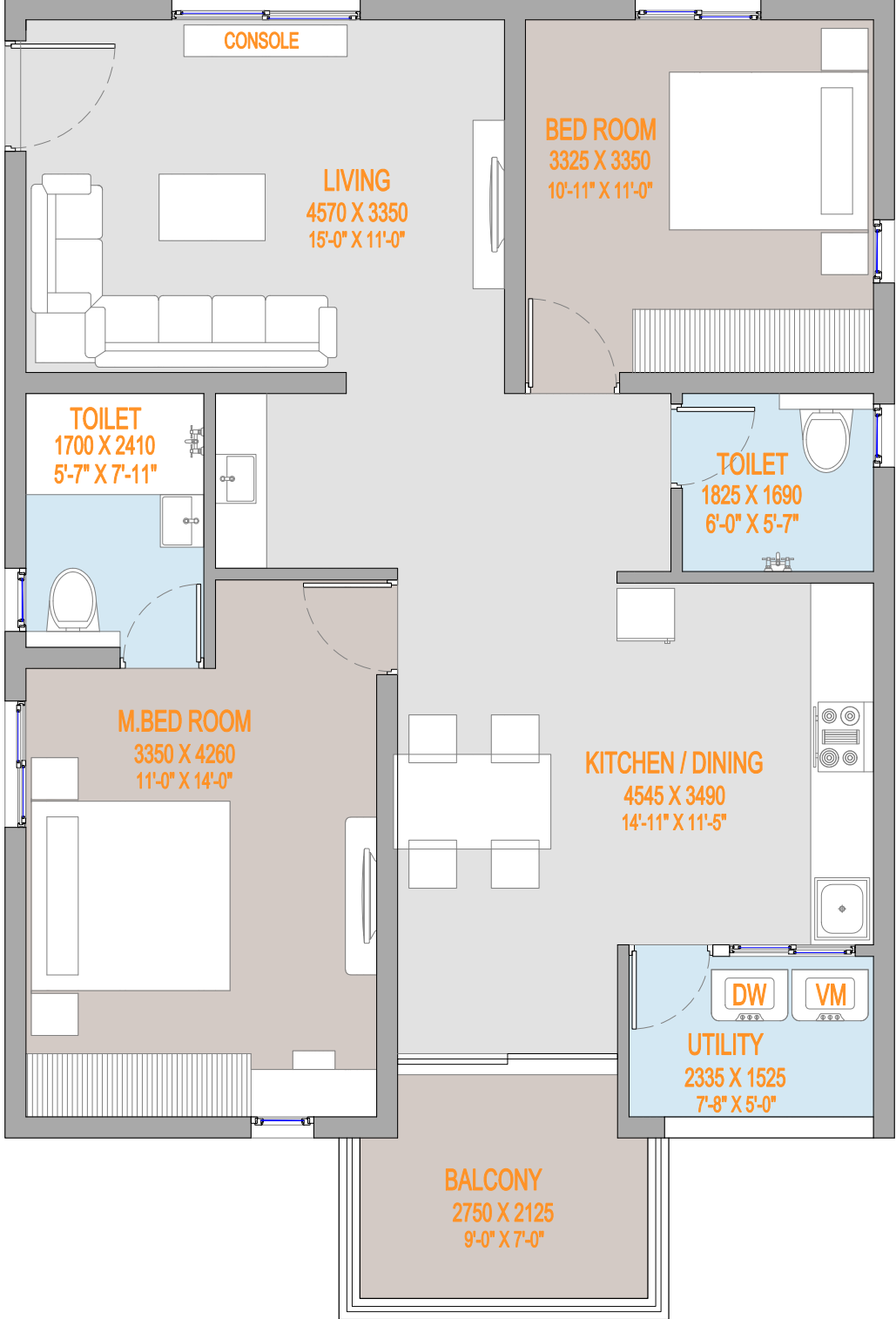
- ◆ Flat No.08
- ◆ 2 BHK Apartment
- ◆ West Facing
- ◆ 1305 Sq.ft Saleble Area



TOWER 02 & 03

2nd to 37th Floor Plan

- ◆ Flat No.08
- ◆ 2 BHK Apartment
- ◆ West Facing
- ◆ 1362 Sq.Ft Saleble Area



CLUB HOUSE



CLUB HOUSE

Ground Floor Plan



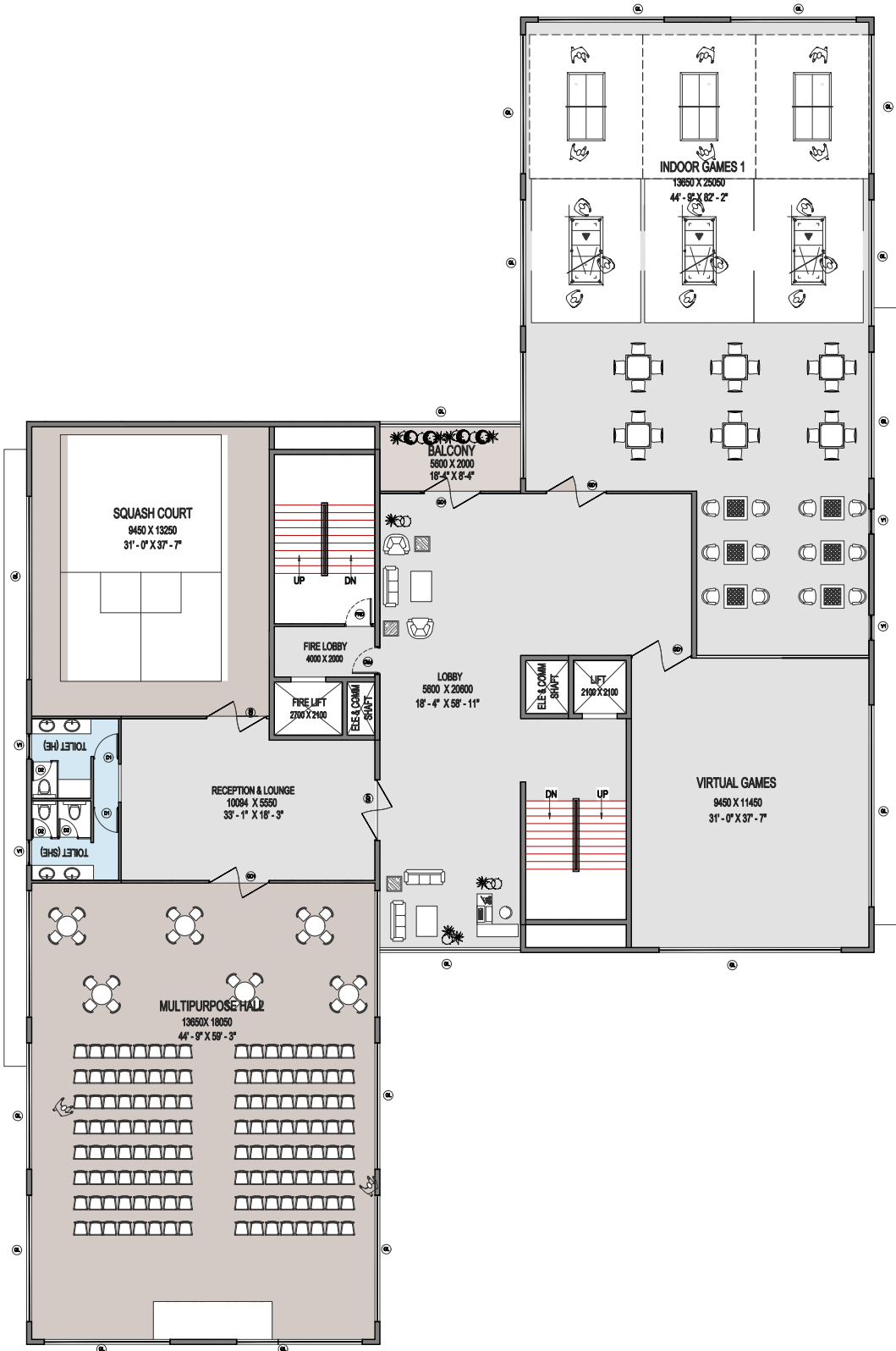
CLUB HOUSE

First Floor Plan



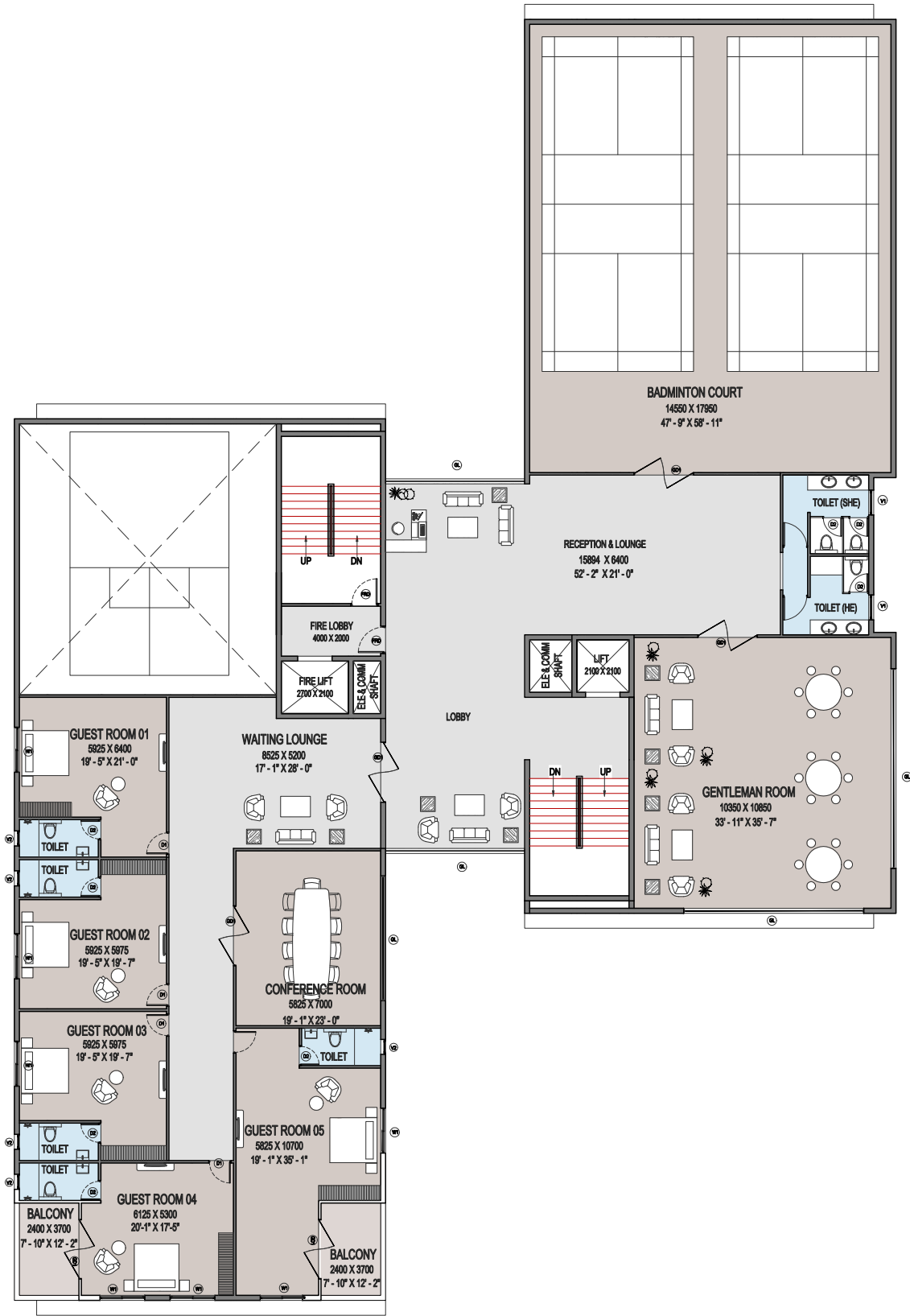
CLUB HOUSE

Second Floor Plan



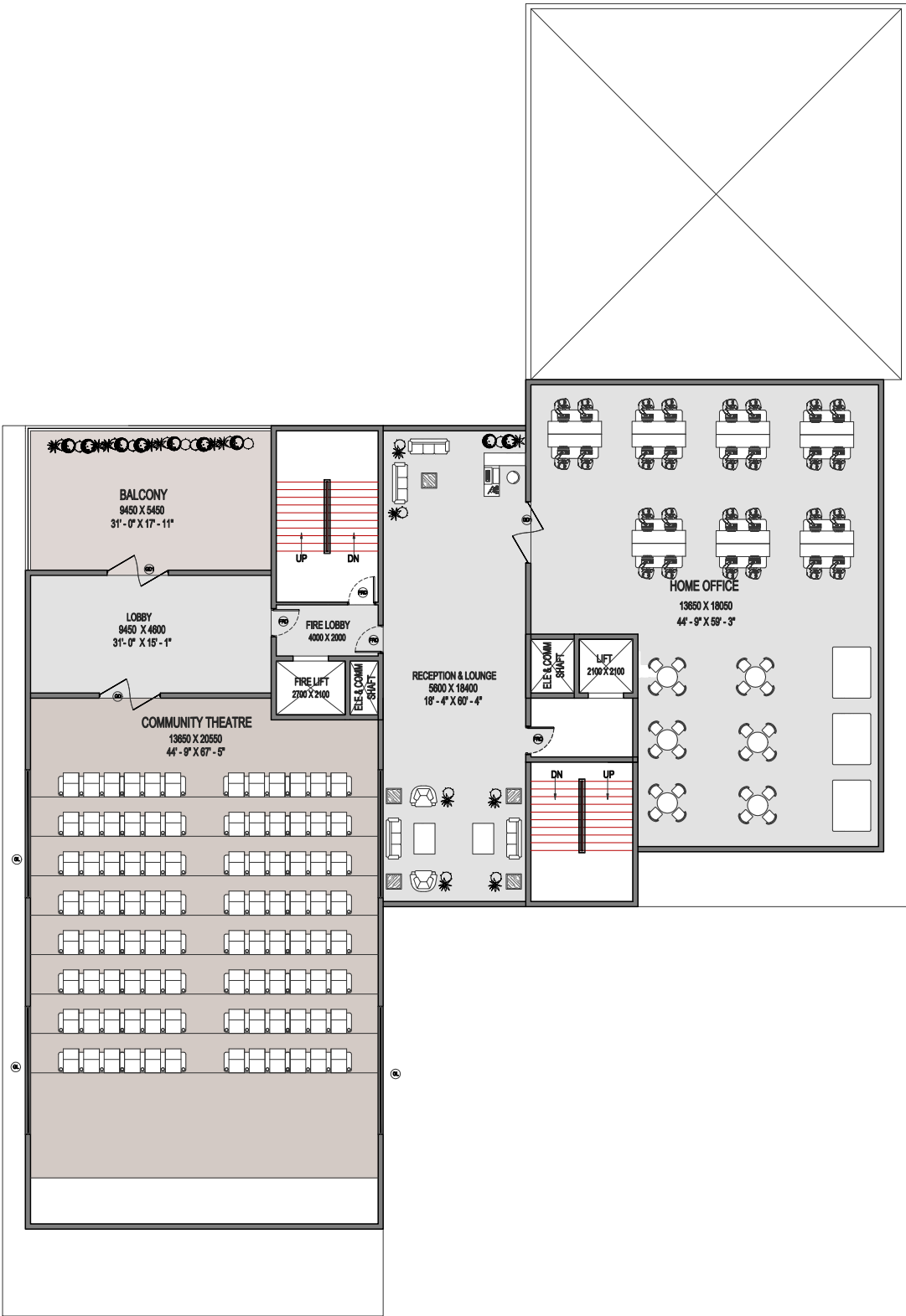
CLUB HOUSE

Third Floor Plan



CLUB HOUSE

Fourth Floor Plan



CLUB HOUSE



