

**Transform... Towards Green Living**



A RESORT  
LIFESTYLE  
AMIDST THE  
HEARTLINE  
OF CITY



Pranava's  
Sama Lakshma Reddy  
**GREENWICH**

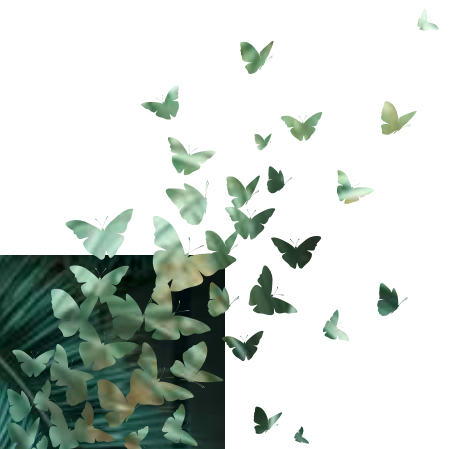
**GREEN**

AN AMBIENCE ENDOWED WITH VISUAL GRANDEUR & HEALTHY LIVING

A MAJESTIC VIEW FOR  
A MAJESTIC LIFE



Pranava's  
Sama Lakshma Reddy  
**GREENWICH**



**90** Luxury Villas

**IN**side **out**

A PARADISE OF ETERNAL BLISS  
Deem it as a blessed abode! Your Greenwich villa is filled with positivity and assures you of happiness and prosperity for a lifetime. Welcome to a paradise embedded in nature and take your destiny to new and exciting journey.



Pranava's  
Sama Lakshma Reddy  
**GREENWICH**

- ∩ Pool Deck
- ↳ Kid's Pool
- ⌌ Lap Pool
- Meditation Area With Trees
- Reflexology Pathway
- ┌ Skating Rink
- Senior Citizen Deck
- Vegetables Garden
- ∟ Herbal Garden Clubhouse
- Cycle Track
- ⌌ Outdoor Fitness Zone
- ∑ Children's Play Area
- Amphitheatre
- ∠ Outdoor Play Area



Clubhouse  
**15,000** sft

SITE LAYOUT



**90**

LUXURY  
VILLAS

**9.13**  
ACRES

**200.00**

SQ.Y

THE  
EAST  
AVENUE

**175.00**

SQ.Y

THE  
WEST  
AVENUE

**370** SQ.Y

**323.75** SQ.Y

**200** SQ.Y

**175** SQ.Y

**G+3**  
**G+2**

EAST NORTH  
WEST FACING

MORE  
GREEN  
MORE  
LIFE

Pranava's  
Sama Lakshma Reddy  
**GREENWICH**

LEGEND

- 01. Main Entrance & Exit
- 02. Signage & Specimen Tree Planting
- 03. Granite Stone & Cobbles Paving
- 04. CC Finish Roads
- 05. Visitors Parking
- 06. Water Body
- 07. Clubhouse Entrance
- 08. Entrance Plaza For Central Lawn
- 09. Entrance Water Feature & Pathway / Cycle Track
- 10. Entrance Plaza With Pergola
- 11. Multipurpose Lawn (Yoga, Meditation with tree lines)
- 12. Seating Alcoves @ Children Play Area
- 13. Seating Pockets
- 14. Specimen Tree Avenue In Lawn
- 15. Children's Play Area
- 16. Kids Play Area

- 17. Amphitheatre
- 18. 19. 20. Outdoor Play Area
- 21. Cricket Practicing Pitch
- 22. Play Area
- 23. Seating Alcove
- 24. Avenue Planting
- 25. Multipurpose Pool Deck
- 26. Kids Pool
- 27. Pool Area Party Lawn
- 28. Lap Pool
- 29. Screen Wall With Sculpture
- 30. Pool Deck & Sun Loungers with Pergola
- 31. Boulders & Rock Garden
- 32. Elderly Seating with Aroma Planting
- 33. Urban Farming (Vegetable Garden)
- 34. Reflexology Pathway (Murrum / Gravel

- Bed)
- 35. Skating Rink
- 36. Amphitheatre Area Deck With Sun Dial Sculpture
- 37. Seating With Specimen Trees @ Skating Rink
- 38. Hanging Garden With Aroma Shrubs
- 39. Fruit Bearing Trees along Boundary
- 40. Sloped Lawn
- 41. Forest Planting Concept (Tropical)
- 42. Pathway with Sculptures
- 43. Water Fall with Boulders
- 44. Connecting Bridge
- 45. Water Jets for Play Area
- 46. Temple
- 47. DG Backup Area



A HOME  
THAT MAKES  
YOU PROUD

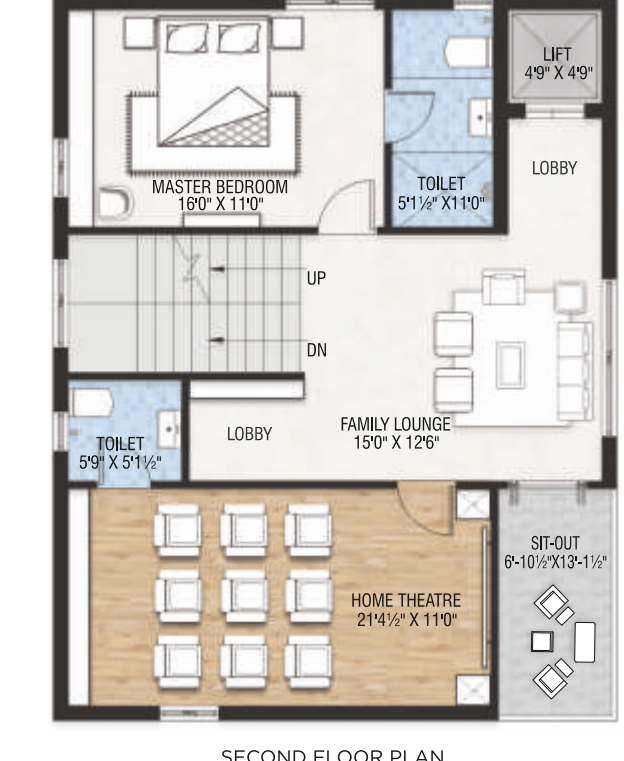
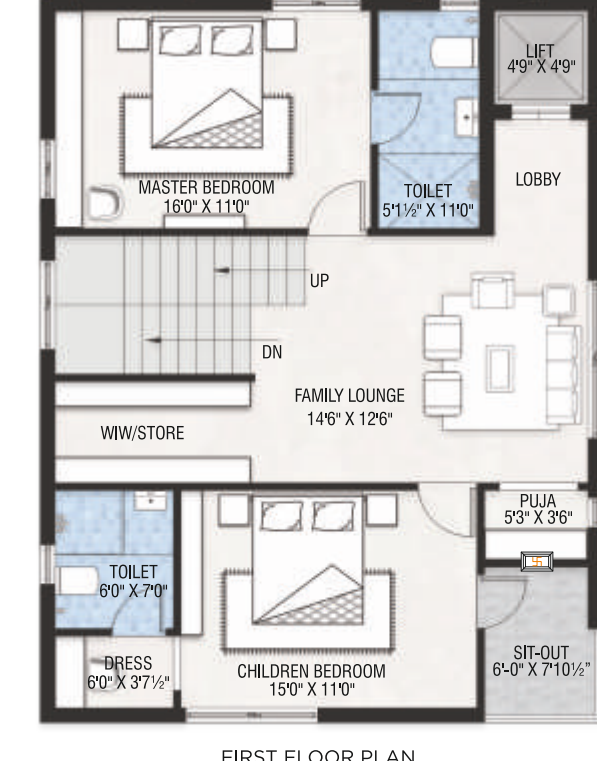
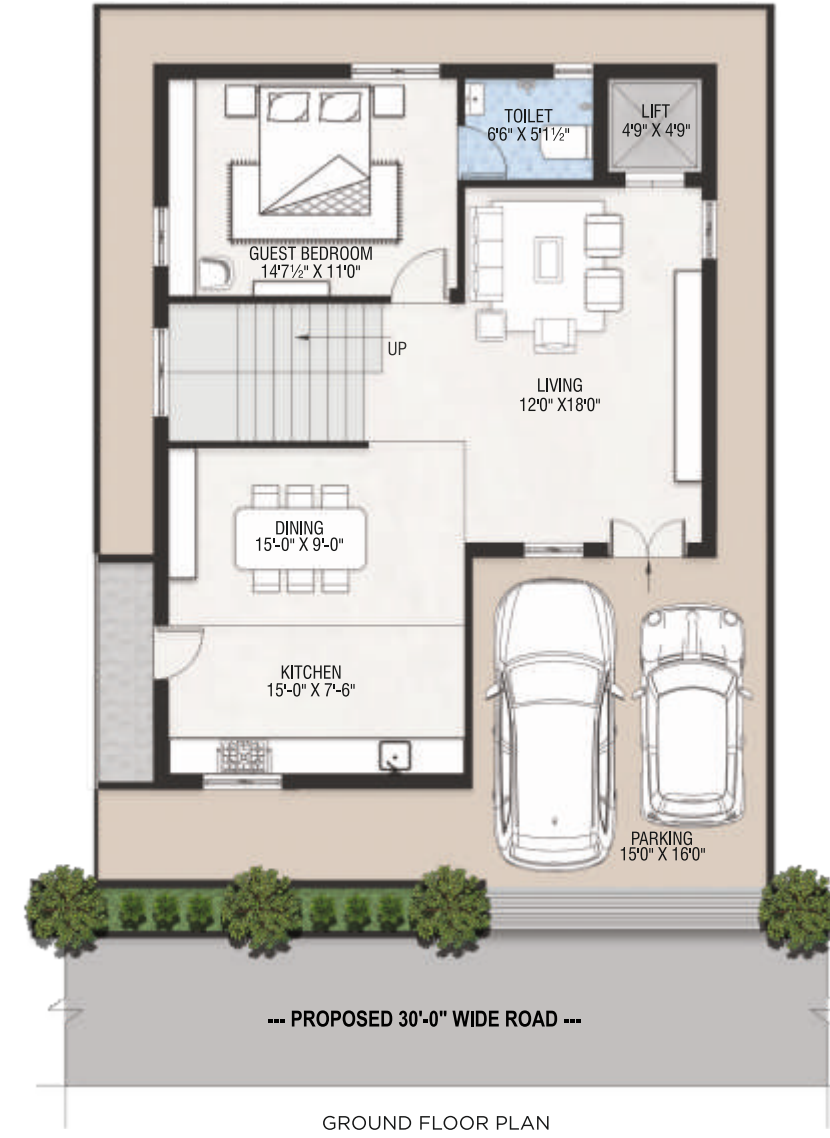
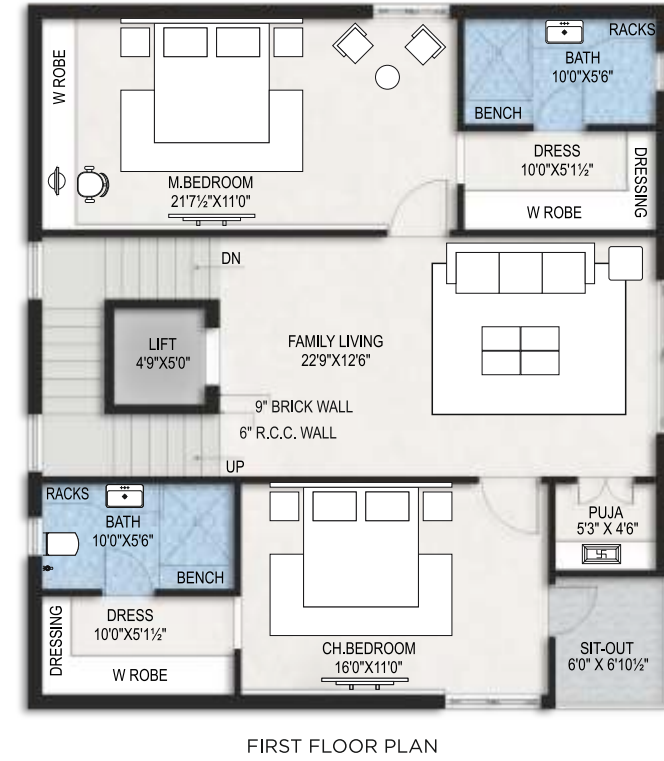
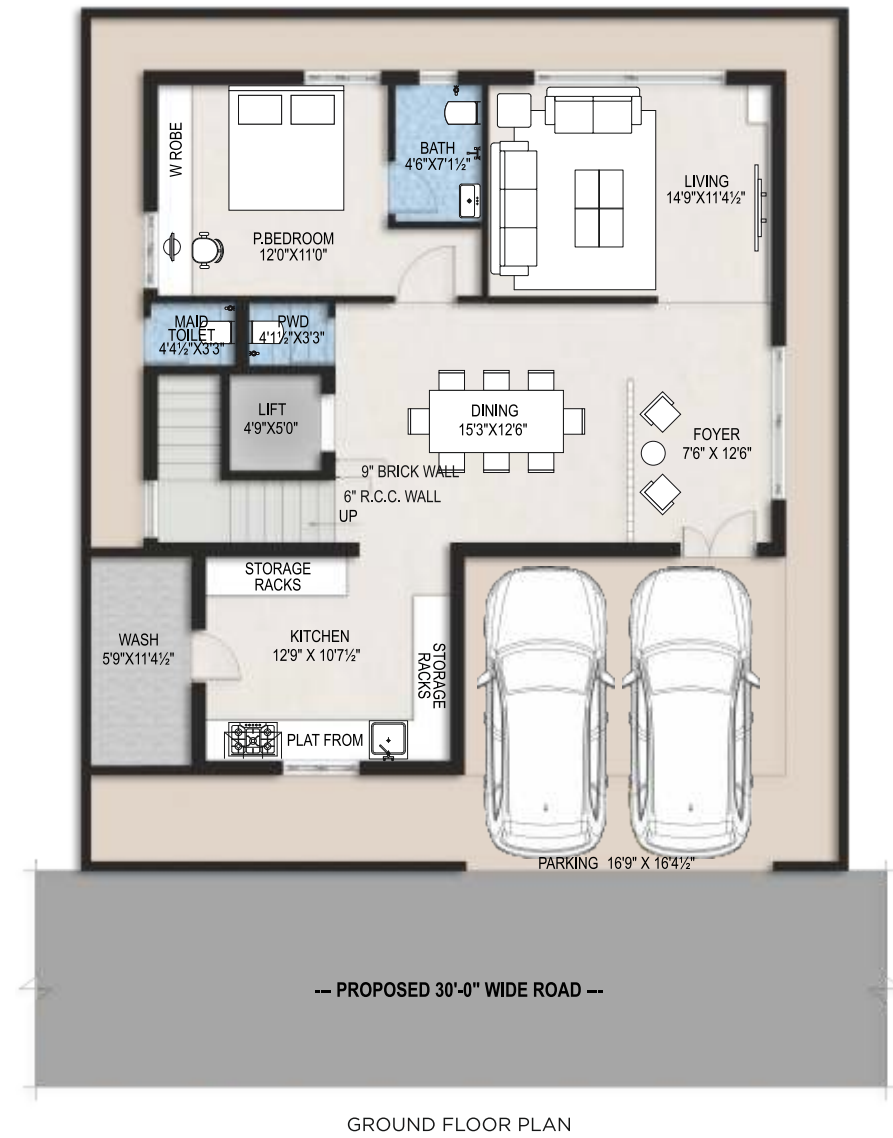


A FARM FOR THE FAMILY

Pranava's  
Sama Lakshma Reddy  
**GREENWICH**

CELEBRATE YOUR  
SPACE & FREEDOM





# EAST FACING 200.00 SQ.Y

Ground Floor	1,310.00 sft
1st Floor	1,310.00 sft
2nd Floor	1,310.00 sft
Terrace Floor	220.00 sft
Total Area	4,175.00 sft



# EAST FACING 175.00 SQ.Y

Ground floor	1,115.00 sft
1st floor	1,115.00 sft
2nd floor	1,115.00 sft
Terrace Floor	320.00 sft
Total Area	3,671.00 sft

A COMMUNITY  
THAT MAKES  
YOU COMPLETE



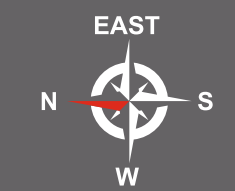
GROUND FLOOR PLAN



FIRST FLOOR PLAN

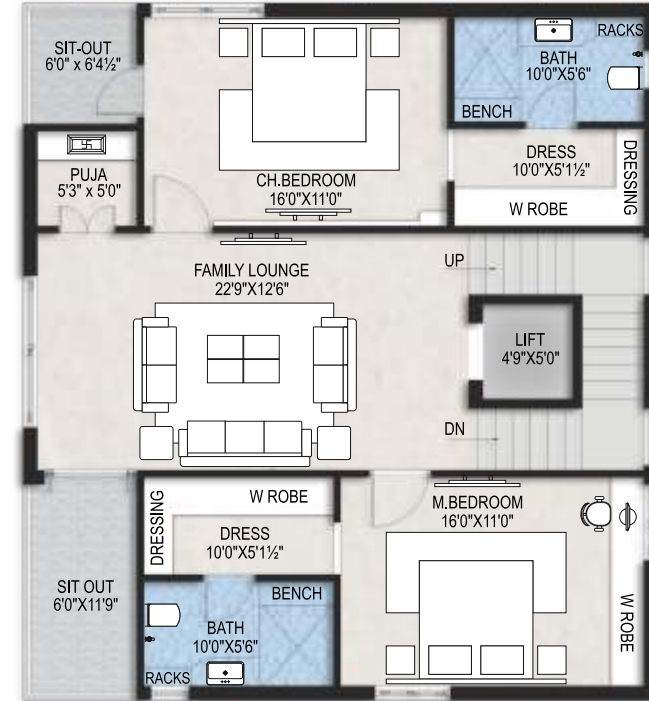


SECOND FLOOR PLAN



<b>WEST FACING</b>		
<b>323.75 SQ.Y</b>	GF floor	1,875.00 sft
	1st floor	1,861.00 sft
	2nd floor	1,861.00 sft
	Terrace Floor	265.00 sft
	<b>Total Area</b>	<b>5,942.00 sft</b>





**WEST FACING**  
**200.00 SQ.Y**

GF floor	1,310.00 sft
1st floor	1,310.00 sft
2nd floor	1,310.00 sft
Terrace Floor	220.00 sft
Total Area	4,170.00 sft



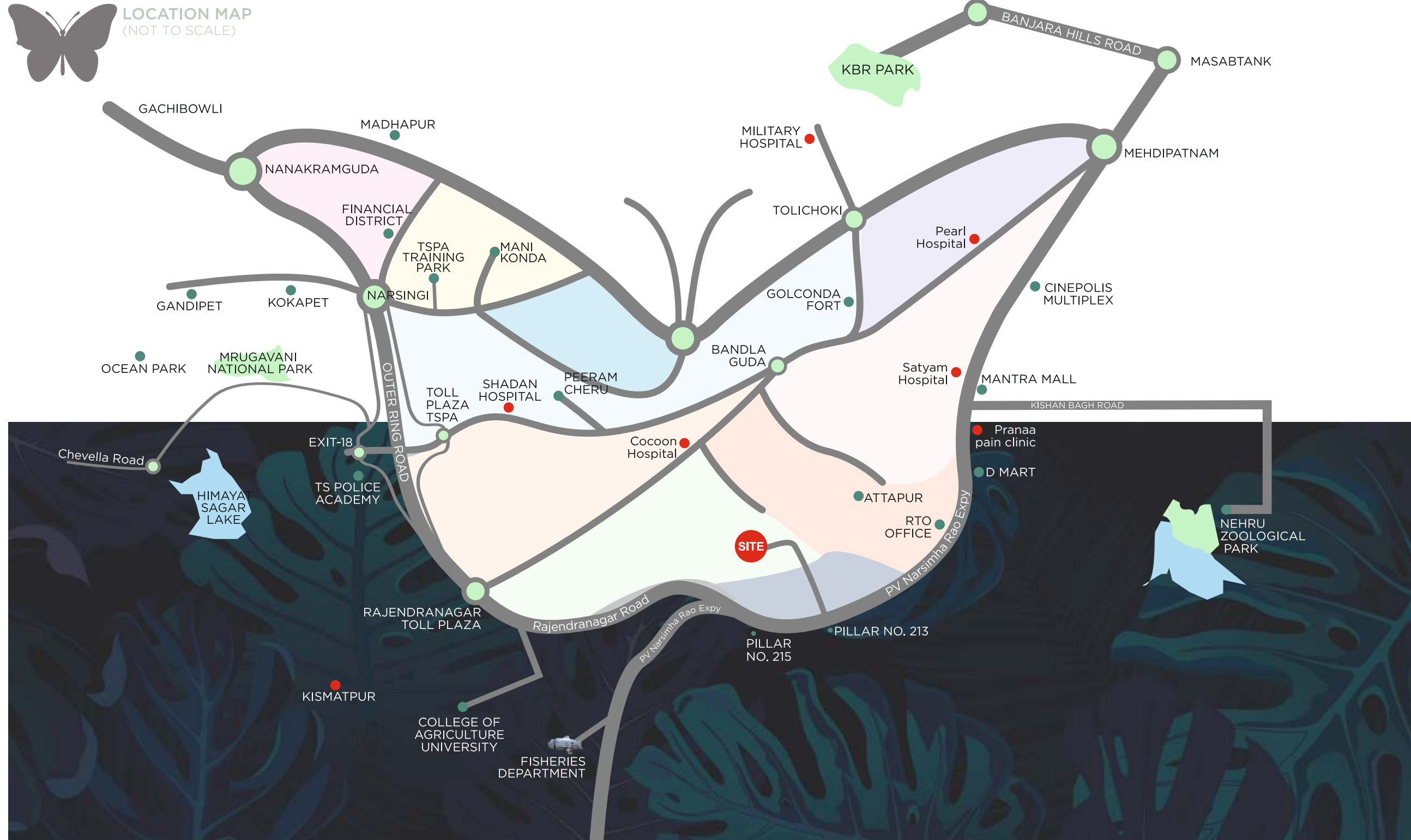
**WEST FACING**  
**175.00 SQ.Y**

GF floor	1,115.00 sft
1st floor	1,115.00 sft
2nd floor	1,115.00 sft
Terrace Floor	395.00 sft
Total Area	3,740.00 sft



**WEST FACING**  
**175.00 SQ.Y**

GF floor	1,115.00 sft
1st floor	1,115.00 sft
2nd floor	1,115.00 sft
Terrace Floor	395.00 sft
Total Area	3,740.00 sft



LOCATION IS A CENTRE IN ITSELF, 15 MINS FROM BANJARA HILLS



**02** MINS FROM PILLAR NO. 213



**15** MINS FROM BANJARA HILLS



**20** MINS FROM HI-TECH CITY



**25** MINS FROM AIRPORT

**Structure**

- \* Framed structure : RCC framed structure to withstand the wind and seismic loads.
- \* Super structure : 9" wall with red bricks for external wall and 4 1/2 thick wall with red bricks for internal walls.
- \* Internal : sand-faced cement plastering.
- \* External : sand-faced cement plastering.

**Doors**

- \* Main door : 7.6' height designer door with reputed hardware fittings.
- \* Internal doors : 7.6' height designer door with reputed hardware fittings.

**French door and windows**

- \* UPVC for frames and shutter with plain glass of reputed make.

**Painting / Cladding**

- \* External : Combination of natural stone / tile & textured finish Birla putty top two coats.
- \* Internal : Smooth putty finish with 2 coats of premium royal emulsion paint of reputed make over a coat of primer (Asian).

**Flooring Dado**

- \* Italian marble flooring : drawing, living and foyer areas.
- \* Wooden laminate / vitrified flooring 800 x 800 : bedrooms.
- \* Premium vitrified tiles : bathrooms up to door height on wall and floor.

**Kitchen**

- \* Provision for municipal / softener water
- \* Provision for fixing of water purifier and chimney.
- \* Provision of bore water near the sink.

**Utilities / Wash Areas**

- \* Dishwasher and washing machine provision in the utility area.

**Bathrooms**

- \* EWC with concealed flush tank of Duravit / Kohler / equivalent make.
- \* Single lever fixtures with wall mixer cum shower of Grohe / Kohler / Hansgrohe equivalent make.
- \* All C.P. fittings are chrome plated of Grohe / Kohler / Hansgrohe or equivalent make.

**Electrical**

- \* Concealed copper wiring of Finolex / R.R. cable / equivalent make.
- \* Power outlets for air conditioners in all rooms.
- \* Power plug for cooking range, chimney, refrigerators, microwave ovens, mixer/grinders in kitchen, washing machine and dishwasher in utility area.
- \* Plug points for TV & Audio systems etc.
- \* 3-phase supply for each unit and individual meter boards.
- \* Miniature circuit breakers (MCB) for each distribution board of reputed make like, Legrand / Havells / schneider.
- \* Elegant designer modular switches of Legrand / Norsys equivalent.

**Telecom**

- \* Telephone points in living room.
- \* Intercom facility to all the units connecting to security.

**Cable TV**

- \* Provision for cable connection in all bedrooms and living room.

**Internet**

- \* Internet provision in each villa.

**Lift**

- \* Shall be provided at extra cost.

**WSP & STP**

- \* Domestic water is made available through an exclusive water softening plant with water metres for each unit. (RO 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 landscaping.

**Generator**

- \* 100% D.G. backup with acoustic enclosure & A.M.F.

**Security**

- \* Sophisticated round-the-clock security / surveillance system.
- \* Solar power fencing / barbed wire all-round the compound.
- \* C.C. cameras in identified common areas and clubhouse with monitoring from security and maintenance office.



A SANCTUM FILLED WITH DIVINE ENERGY





## ABOUT COMPANY

At Pranava Group, we believe in raising the bar. In everything we do in the real estate business. We endeavor to excel - whether it is in the location we select, the blueprint we draw up, or the landscaping we do. We are uncompromising in the amenities we offer and the timelines we maintain. That ensures that every project executed by the Pranava Group is best-in-class.

The idea is to walk the extra mile for our clients and read their pulse. After a careful analysis of current market trends, we create innovative concepts and solutions that answer the customer's needs.

Mr. Boorugu Ravi Kumar, founder of the Pranava Group has single-handedly steered the group to its current growth curve. His commitment to quality and timely delivery has garnered enviable trust and goodwill for the company.

We plan all sections of the project with our specialists before starting the construction, review the project documentation of outside organizations and act as curator and executive-in-charge. Our engineers are able to design and implement homes of any complexity and scale.

Supporting Ravi is a committed and professional team of experienced Engineers and Project Managers who work closely with a coterie of handpicked consultants to successfully fulfill the company's vision and goals.

The group has successfully completed 11 residential and 3 commercial projects spanning up to 18,30,776 Sft of area.

**Mr. Boorugu Ravi Kumar**  
Founder of the Pranava Group



## MISSION

To reflect our values and ethics and dedication towards our work by the number of successful projects and our clients.

Make choices to promote universal good and increase the standard and beauty of space.

To be able to tune into the client's feelings, thoughts, and daily context. To ask good questions and listens keenly. Able to understand and visualize their dream space.

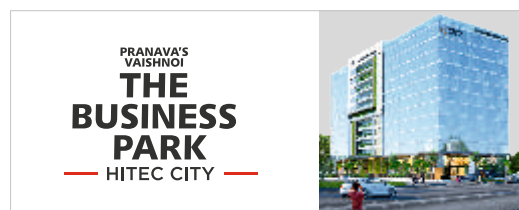
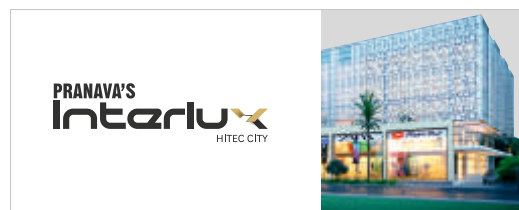
Balance dedication towards clients with objectivity and independence.

Respecting the individuality of every project with design, study, analysis and choices.

Visualize and reimagine what is possible.



## COMMERCIAL - ONGOING PROJECTS



## RESIDENTIAL - ONGOING PROJECTS



## PLOTTING - ONGOING PROJECTS





Survey No: 459(part),  
46/AA 47/AA  
at Upparapally (Vi.)  
Rajendra Nagar (MDL),  
R.R. Dist., Telangana.

TS RERA No. P02400001057

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Member  
**CREDAI**  
HYDERABAD

Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.