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# THE ULTIMATE LIVING



On Ellenki Engineering College Road,  
Beside GMR Convention Center, Patancheru



## 86 Villas Mega Township at PATANCHERU

Praveen's Nature Phase- II is a villa project where nature comes together with modern infrastructure and amenities to deliver unique living experiences. Spread across 5+ acres of lush green land, these 86, 3 & 4 BHK duplex villas provide a blissful life to all residents due to the pure surroundings, clean air, and cool environment. With an exemplary range of amenities like landscaped gardens, swimming pool, gym, badminton court, children's play area, shopping centre and more, Praveen's Nature is the ideal space for your family to grow together in health and happiness.



### Amenities

- ◆ 24x7 Security ◆ Solar Fencing ◆ Swimming Pool ◆ Gym ◆ Indoor Games
- ◆ Badminton Court ◆ Mini Banquet Hall ◆ Guest Rooms ◆ Shopping Centre
- ◆ Volleyball Court ◆ Children Play Area ◆ CC Cameras at Main Entrance
- ◆ Power Backup in Common Area ◆ Underground Electricity



## Master Plan

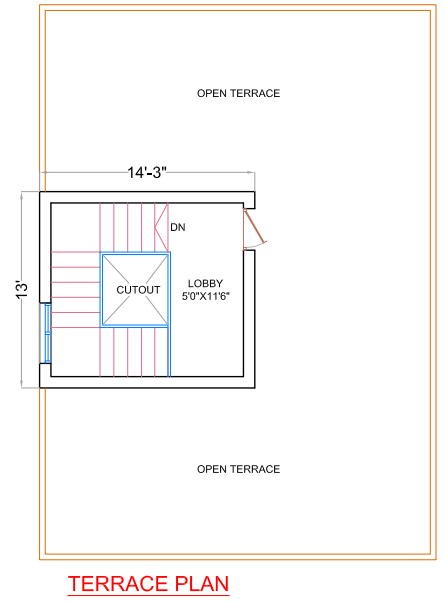
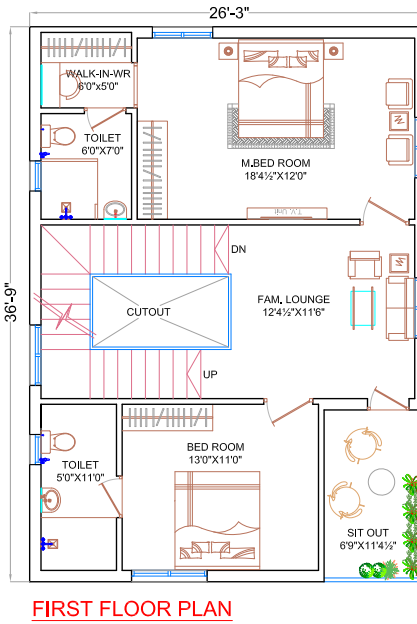
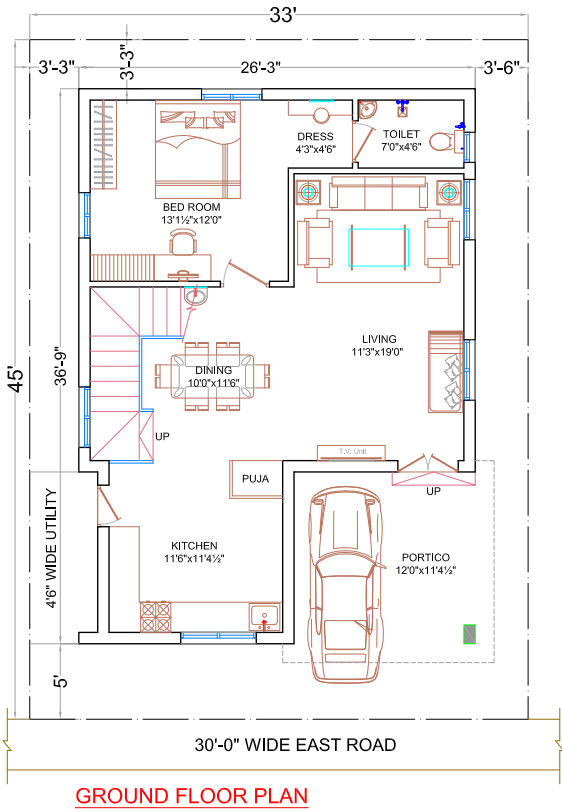


## Specifications

- RCC Work** : M20 (1:1.5:3) grade of concrete. Steel with TMT ISI brand
- Superstructure** : All external walls of 9" thick CC blocks & internal walls of 4" thick CC blocks. INTERNAL: Single coat of plastering with sponge finish. EXTERNAL: Double coat Plastering.
- Flooring** : Vitrified tiles of \*2'0"x2'0" / 2'0"x4'0" / 2'6"x2'6") in all rooms except toilets. Anti-skid tiles in toilets. Parking area: Cement tiles / Vitrified tiles / Thandoor or equivalent stone.
- Kitchen** : Water supply tap for sink, RO Point, Provision for exhaust.
- Sanitary** : All Hindware / Jaguar / Polar or equivalent sanitary fittings with CPVC pipelines. Washbasins in house: One in MBR, one in GBR, one in CBR & provision only in dining area. Chromium plating (CP) and sanitary ware fixtures.
- Compound Wall** : Common compound wall
- Water Proofing** : Toilets and open terrace, balcony.
- Staircase Railings** : Stainless steel railings for internal staircase.
- Painting** : EXTERNAL: Texture finish with two coats of ASIAN / BERGER / TECHNO / AKZO or equivalent emulsion. INTERNAL: Two coats of putty along with ASIAN / BERGER / TECHNO / AKZO or equivalent emulsion.
- Woodwork** : FRAMES: Imported teak wood / hard wood frame with PU polish. SHUTTER: Both sides decorative veneer shutter with PU polish. INTERNAL FRAMES: Imported teak wood / hard wood with PU Polish. SHUTTER : Both side decorative veneer with PU polish. TOILET, UTILITY DOOR SHUTTER: One side decorative veneer polish and another side with laminate. WINDOWS: UPVC Windows with clear glass with mosquito mesh for sliding window.
- Toilets** : SHOWER: Single lever diverter with spout & overhead shower with geyser provision. Floor mounted / Wall mounted EWC in all bathrooms. BATHROOMS: Glazed ceramic tiles up to lintel level.
- Electrical** : Concealed copper wiring in conduits. Power outlets for AC provisions in all bedrooms. Power outlets for geyser provisions in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in kitchen. 3 Phase power supply with 5 KVA for each house. MCB provision with meter and boards. All electrical fittings of Anchor / ROMA / Havells or equivalent. Inverter wiring for one fan and light in all rooms and kitchen. Power supply for washing machine at backside of villa.
- Water Supply** : Overhead tank. 1000 litres PVC tank for every villa.

No modifications would be entertained. Construction would be done as per GHMC and HUDA approved drawing only.

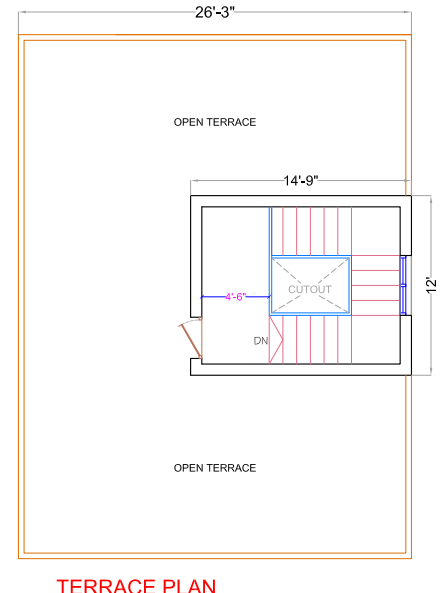
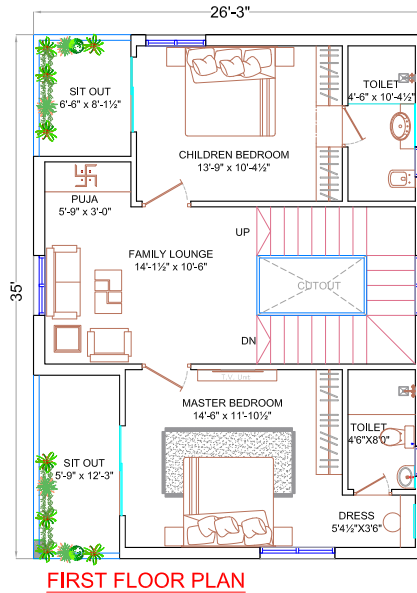
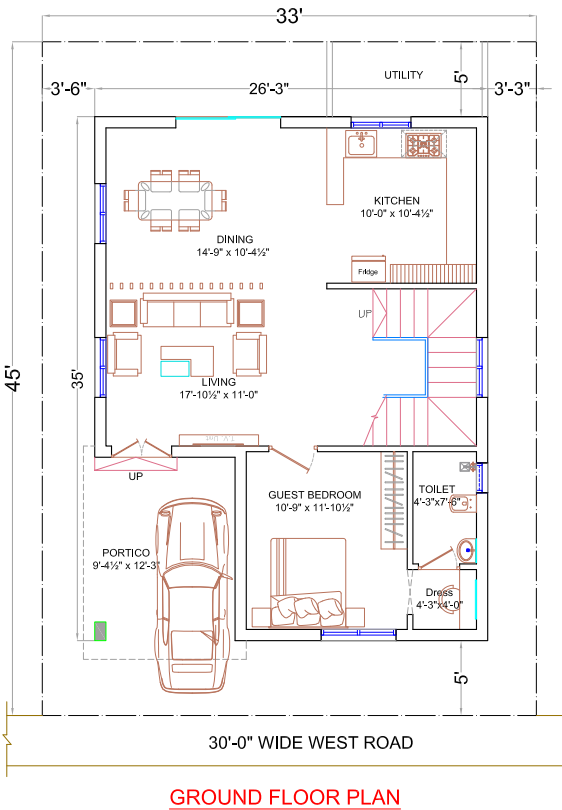
## 165 Sq.yds. - East - Build up Area - 2115 Sft



PLOT AREA : 165.0 Sq.yds. (137.96 Sq.mt.)  
 NO. OF FLOORS : G+1  
 GROUND FLOOR AREA : 965.0 SFT.  
 FIRST FLOOR AREA : 965.0 SFT.  
 STAIRCASE HEADROOM AREA : 185.0 SFT.  
 TOTAL BUILT UP AREA : 2115.0 SFT.



## 165 Sq.yds. - West - Build up Area - 2015 Sft

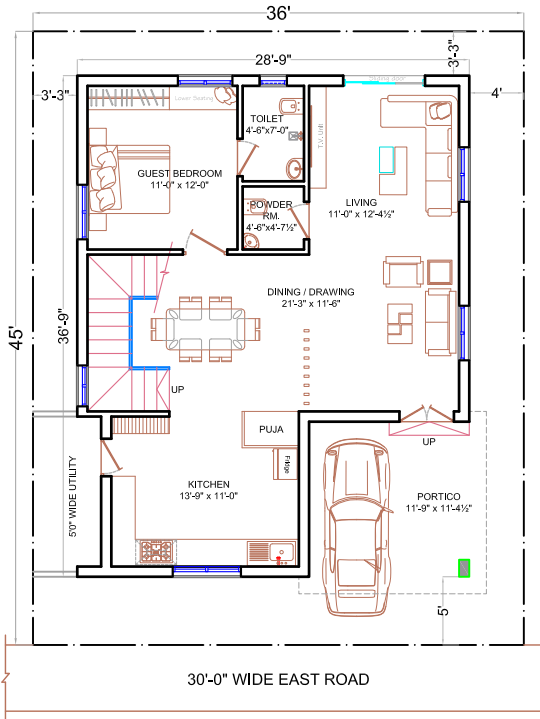


PLOT AREA : 165.0 Sq.yds. (137.96 Sq.mt.)  
 NO. OF FLOORS : G+1  
 GROUND FLOOR AREA : 920.0 SFT.  
 FIRST FLOOR AREA : 920.0 SFT.  
 STAIRCASE HEADROOM AREA : 175.0 SFT.  
 TOTAL BUILT UP AREA : 2,015.0 SFT.

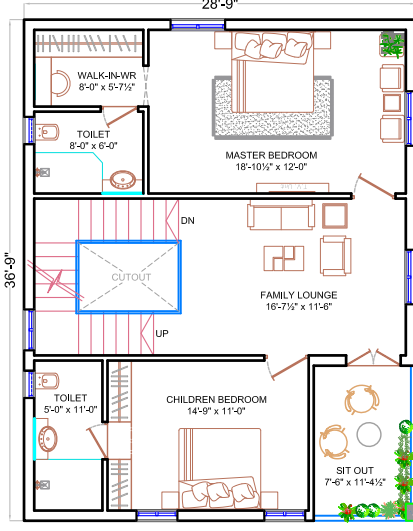


Plot Size (in Syds)		Built up area (in Sft)
165	East - 3 BHK	2115
165	West - 3 BHK	2015

## 180 Sq.yds. - East - Build up Area - 2840 Sft

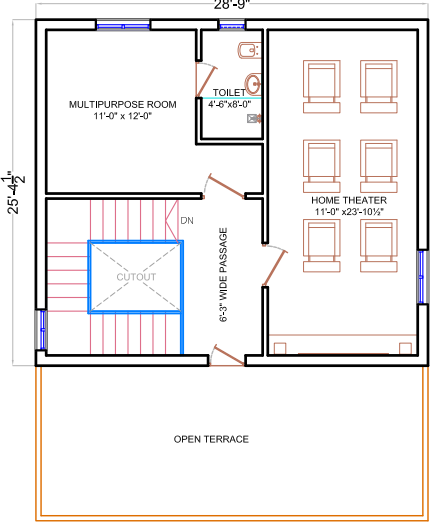


**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

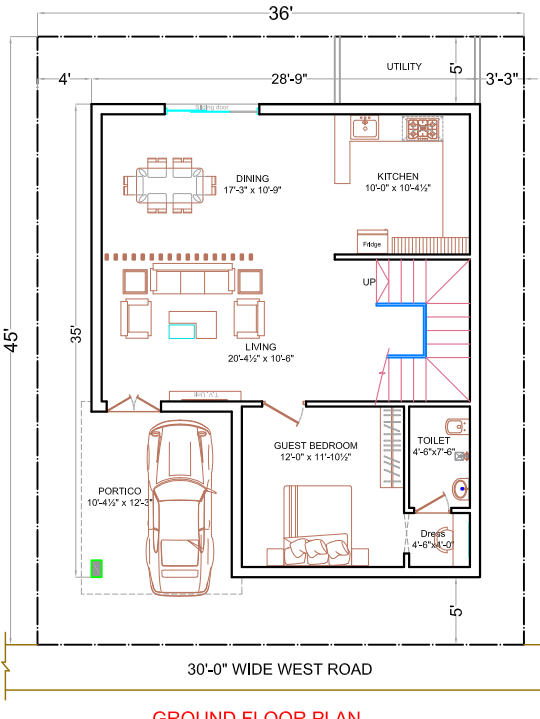
PLOT AREA : 180.0 Sq.yds. (150.50 Sq.mt.)  
 NO. OF FLOORS : G+2  
 GROUND FLOOR AREA : 1055.0 SFT  
 FIRST FLOOR AREA : 1055.0 SFT.  
 SECOND FLOOR AREA : 730.00 SFT.  
 TOTAL BUILT UP AREA : 2840.0 SFT.



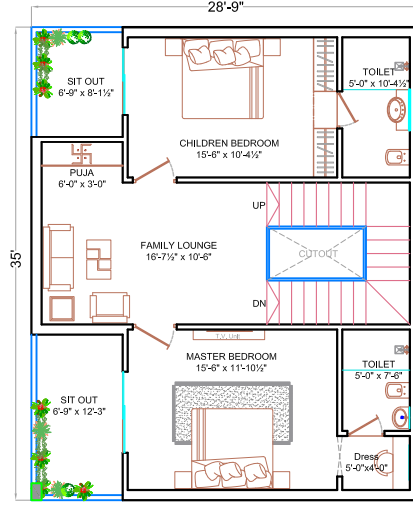
**SECOND FLOOR PLAN**



## 180 Sq.yds. - West - Build up Area - 2710 Sft

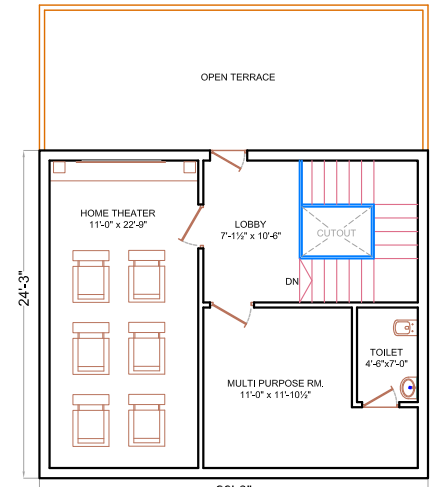


**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

PLOT AREA : 180.0 Sq.yds. (150.50 Sq.mt.)  
 NO. OF FLOORS : G+2  
 GROUND FLOOR AREA : 1005.0 SFT.  
 FIRST FLOOR AREA : 1005.0 SFT.  
 SECOND FLOOR AREA : 700.0 SFT.  
 TOTAL BUILT UP AREA : 2710.0 SFT.

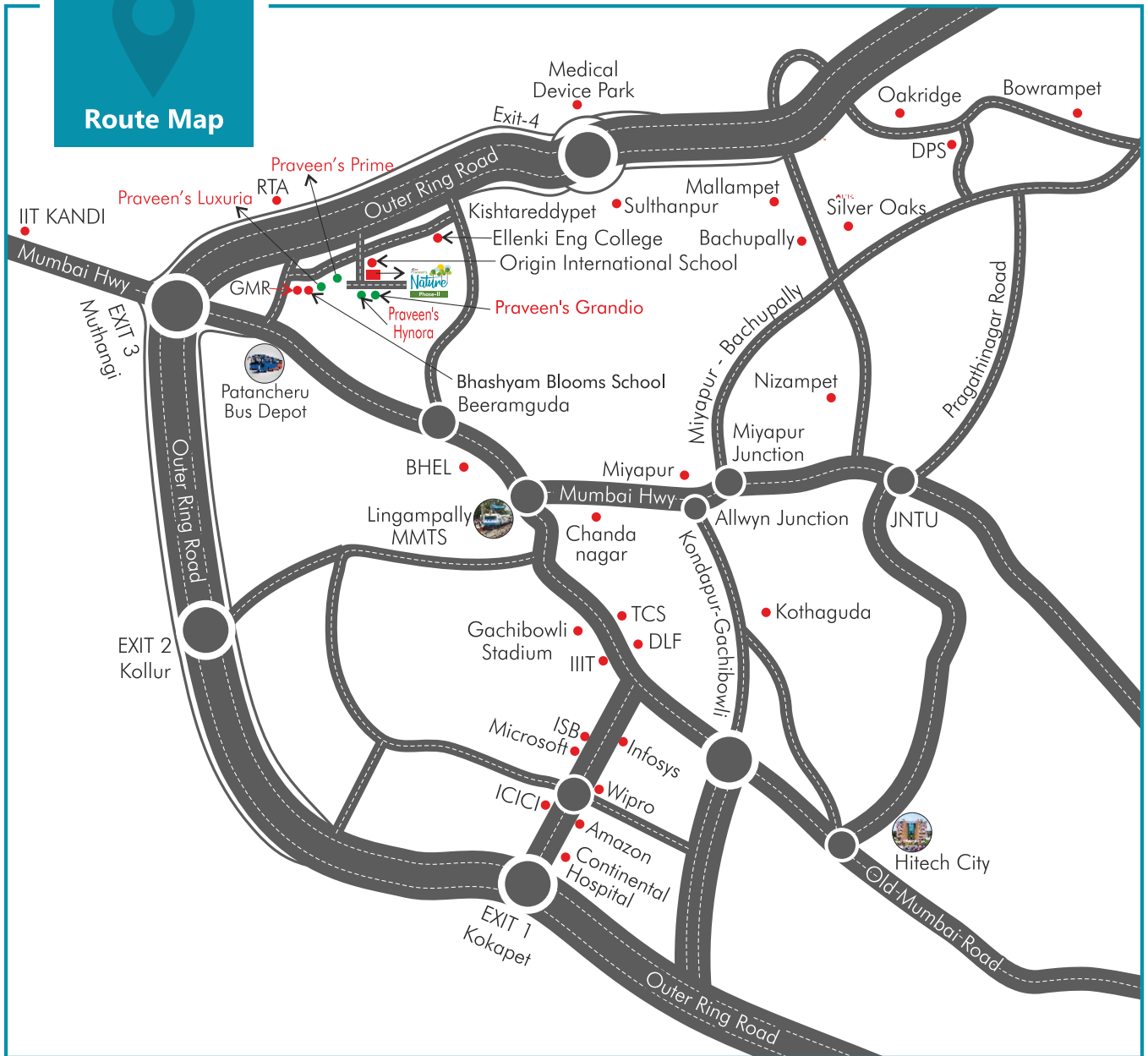


**SECOND FLOOR PLAN**



Plot Size (in Syds)		Built up area (in Sft)
180	East - 3 BHK	2840
180	West - 3 BHK	2710
200	East - 4 BHK	3075
200	West - 4 BHK	3065

## Route Map



### Location Features

- ★ Walkable distance to ORR
- ★ 5 Mins drive to Mumbai Highway
- ★ 15 Mins drive to Lingampally Railway Station
- ★ Neighborhood residential townships
- ★ 25 Mins drive to Leading IT Hubs
- ★ 30 Mins drive to International Airport

### Our Other Projects



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#### APR Projects

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