



NCL
Pranahita
Meadows

📍 Villas at Kompally ORR Jn



Like No Other!

A watercolor illustration of a landscape. On the left, a large tree with a thick, textured trunk and green foliage hangs down. The background shows rolling green hills under a light sky. In the foreground, there are several small, spiky plants and a cluster of grey rocks.

Where **Science** of Architecture
Meets **Art** of Living

Presenting Ultra Premium Large Format Villas

📍 Kompally - ORR Jn.



Exclusive by Design, Exceptional for Living

450 – 730 sq. yds.
Plot Sizes

5931 – 7680 sq. ft.
Built-up Area

40 Villas in 8 acres

72% Open Spaces

30,000 sq. ft. Clubhouse

What Makes NCL Pranahita

Like No Other!

01



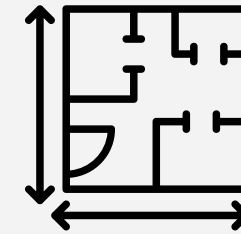
Unparalleled
Location & Investment Potential

02



Spectacular
Architecture & Specifications

03



Thoughtful
Floor Plans & Design

04



Enriching
Life Experience

Redefining Luxury Living

Like No Other!



Positioned for Growth Amidst Greenery

Secure a future where luxury and nature co-exist in one of Hyderabad's most promising locales. Located for optimal growth and close to nature, Pranahita Meadows is not just a home, but a green investment for the future.

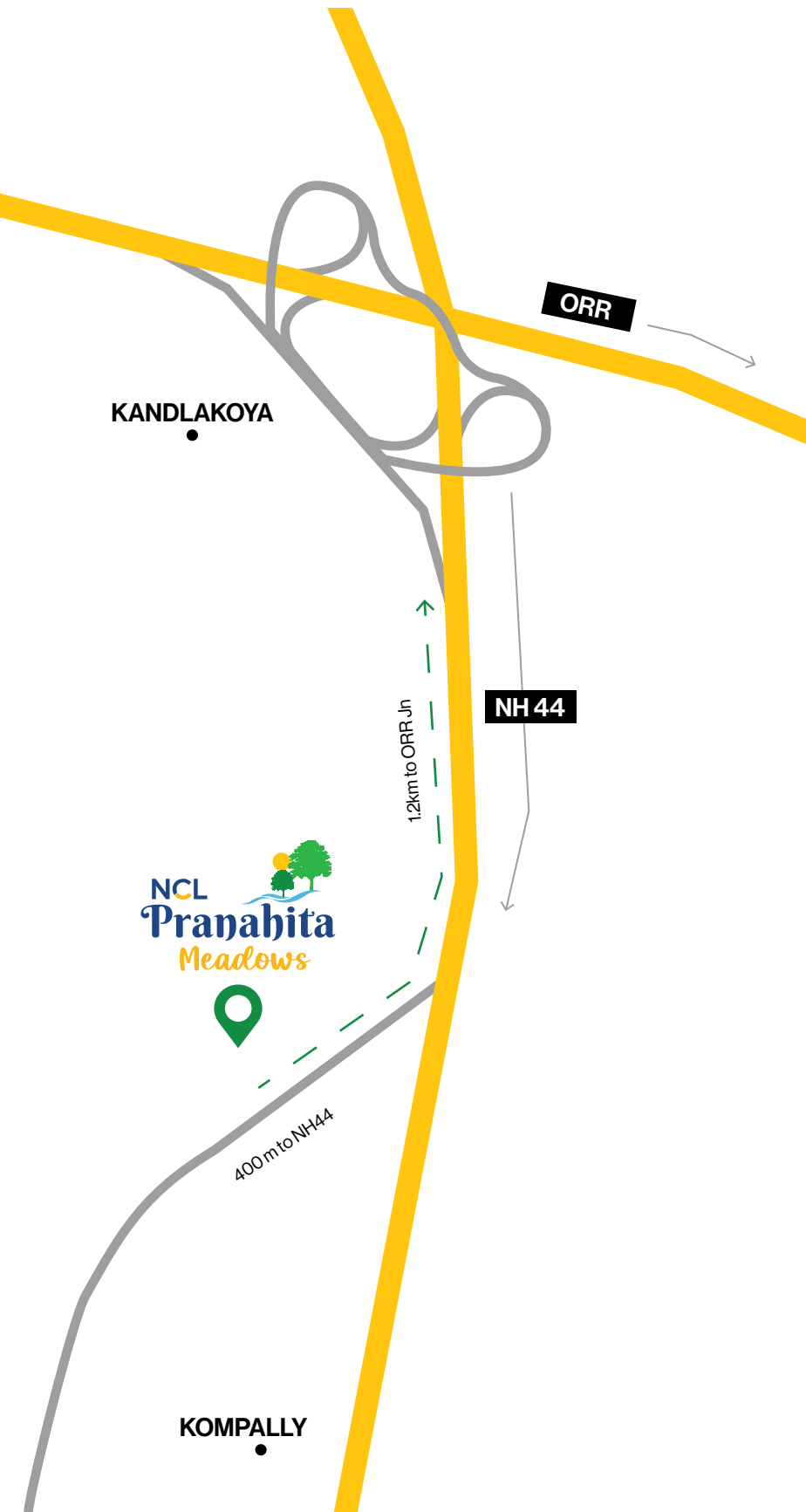
**Pranahita Meadows offers the best of
Location | Connectivity | Safe Value Appreciation**

A Location Like No Other!

Live in Hyderabad's Most Happening Address

With rapid development in infrastructure and road connectivity in North Hyderabad, Pranahita Meadows is nestled in an optimal location for healthy and serene living, while offering the best of conveniences within close proximity. Pranahita Meadows sets the trend for Kandlakoya to become the most sought-after premium residential address in Hyderabad.

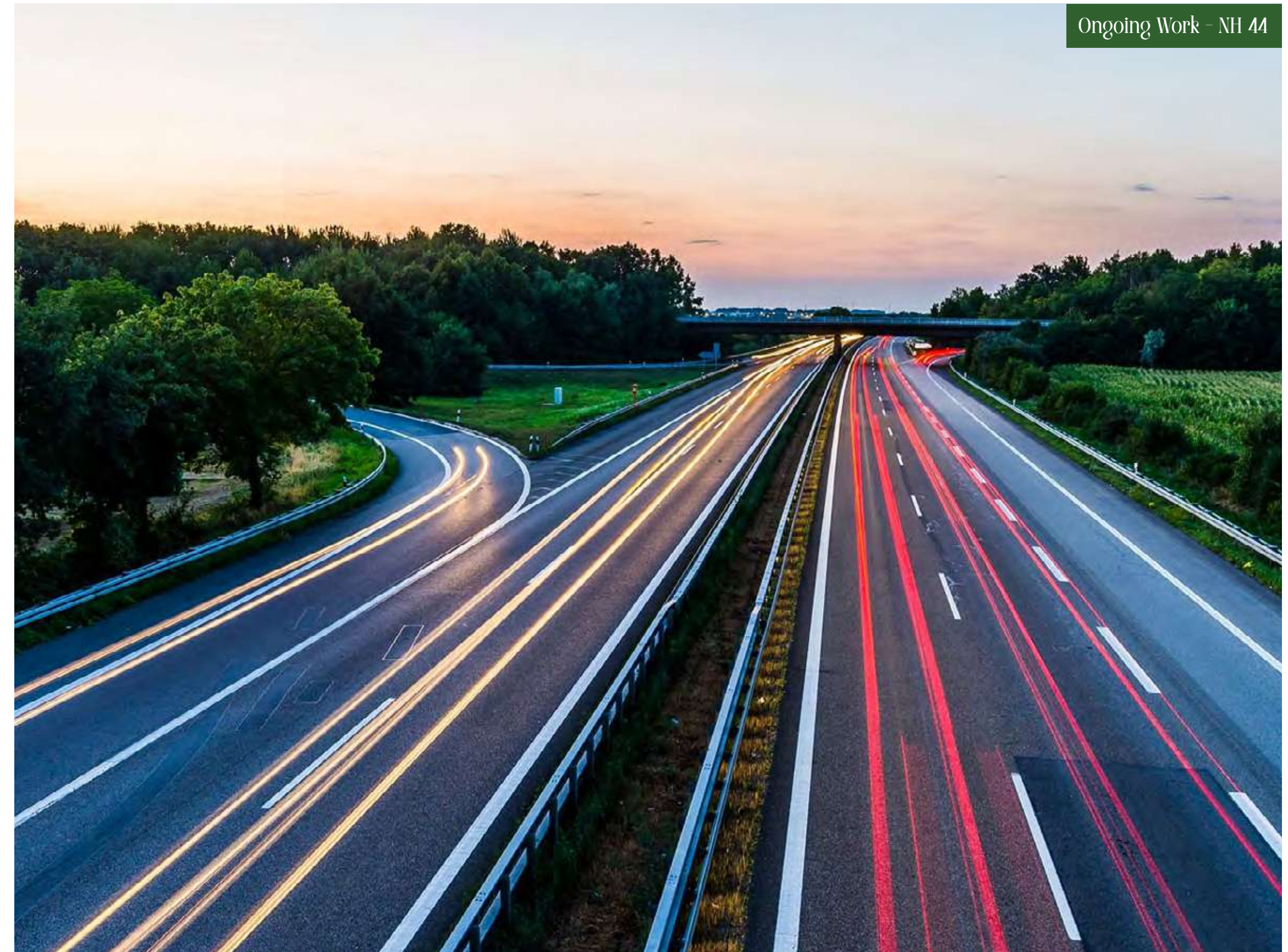


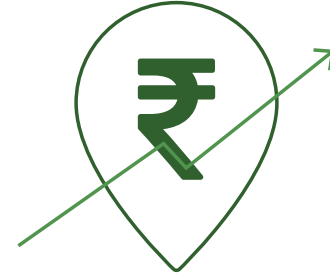


Connectivity Like No Other!

Retaining exclusivity in Hyderabad's most happening address has been possible with NCL Homes' vision to strategically choose a location that not only is unique, but also offers the ease of accessing all the needs and conveniences of life.

Pranabita Meadows is located in close proximity to Leisure and Entertainment, Educational Institutions, Healthcare, and Workplaces.





Investment Destination Like No Other!

With tremendous growth witnessed in the North of Hyderabad, Pranahita Meadows adds another layer to its tension-free ownership, as this region is poised to grow and appreciate in value. Pranahita Meadows is truly the North Star of North Hyderabad.

NHAI starts work for Suchitra- Kompally stretch expansion

Source:- telanganatoday.com

Kandlakoya IT Tower works gain pace

Source:- telanganatoday.com

Kompally set to become the realty hub in North Hyderabad

Source:- newindianexpress.com

New HITEC City of Hyderabad, Gateway IT Park

Source:- greatandhra.com

ORR is the new Real Estate Hotspot

Source:- [The Economic Times](http://TheEconomicTimes)

Gateway IT Park to disperse growth in North Hyderabad

Source:- newindianexpress.com

Kompally emerges as residential hub

Source:- newindianexpress.com



A Safe Title Like No Other!

Alongside its prime location and promising investment potential, Pranahita Meadows boasts a transparent and clear title - a rarity in land ownership. Acquired from a reputed company that held the land for over 50 years, NCL Homes Ltd. ensures the utmost safety and reliability in your investment, making NCL Pranahita Meadows a true gem in the realm of secure property ownership.



Approval No: 007220/LO/HMDA/1559/MED/2023



RERA No: P02200007077



Crafted for the **Connoisseur**

The large format villas at Pranahita Meadows are a sight to behold. The architecture of the villas blends the best of classic and contemporary design, resulting in stunning elevations, that effortlessly emote the feeling of home. Together with high-quality materials and finishes, the villas offer an elevated sense of luxury, inside and out.

The best of
Architecture | Specifications | Quality & Finishes

East Villa View

Architecture

Like No Other!

In Pranahita Meadows, every villa's elevation is an exemplary display of royal design, where classical elegance meets contemporary style. This thoughtful blend creates elevations that are timeless masterpieces, offering residents not just homes, but grand, well-designed living spaces.



North Villa View

*A seamless
blend of*

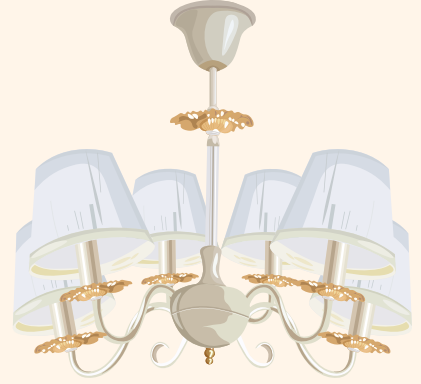
*Classical Elegance
and Contemporary Style*





“For the chosen few”

West Street View



Specifications

Like No Other!

Soaring ceilings and grand 10 ft. main doors, coupled with 8 ft. internal doors, create an ambience of majestic spaciousness. Large windows ensure splendid ventilation, while superior materials promise strength and durability.



13.5 Feet High Ceilings



East Villa View

10 Feet High Main Door. 8 Feet High Internal Doors



East Villa Front View

West Villa View



Large Windows with excellent Ventilation



Cantilever Design:
3 Covered Car Parks
for every villa

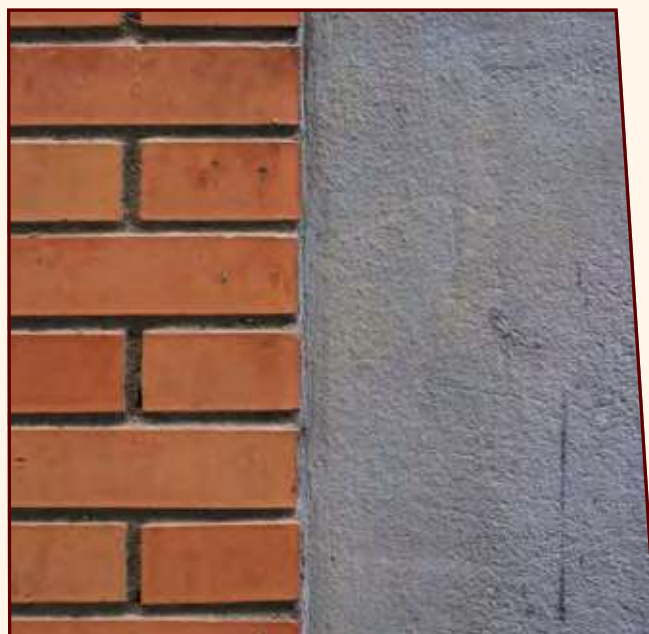




Strength Like No Other!



Seismic Resistant Structural Design

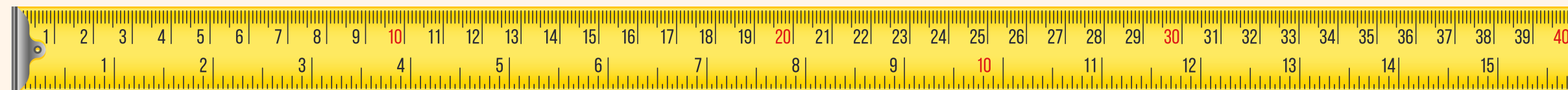


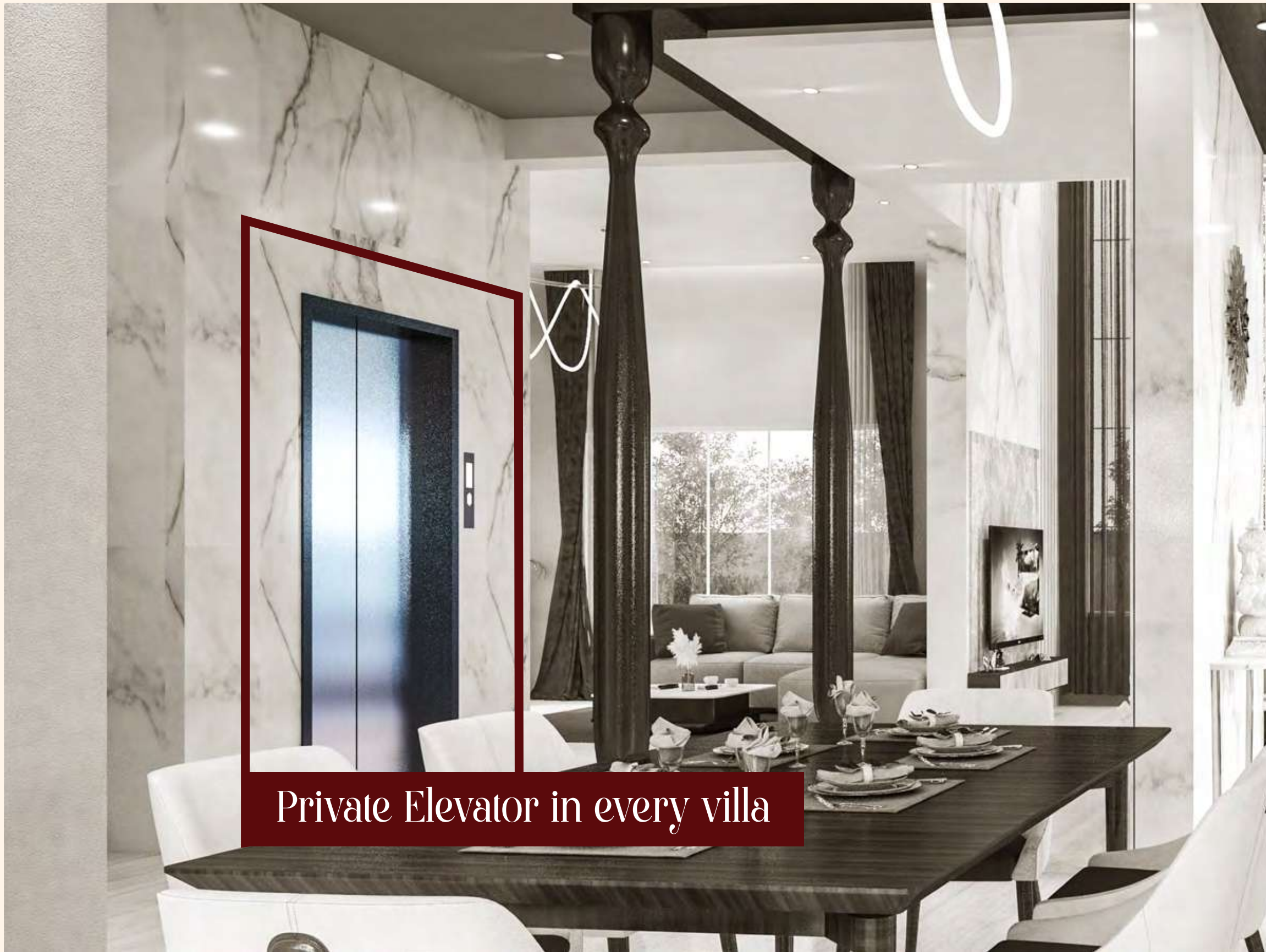
High Quality Materials



Strength Meets Comfort.
Thermal Insulating
9" Red Brick Walls

Embracing the fusion of strength and sustainability with 9-inch thick red brick outer walls, these walls offer robust durability and enhanced thermal insulation, ensuring a cool and comfortable interior environment, perfectly aligning with the serene and sustainable ethos of Pranahita Meadows.





Private Elevator in every villa



Superior Materials Inside & Out

Best-in-class Fittings & Finishings



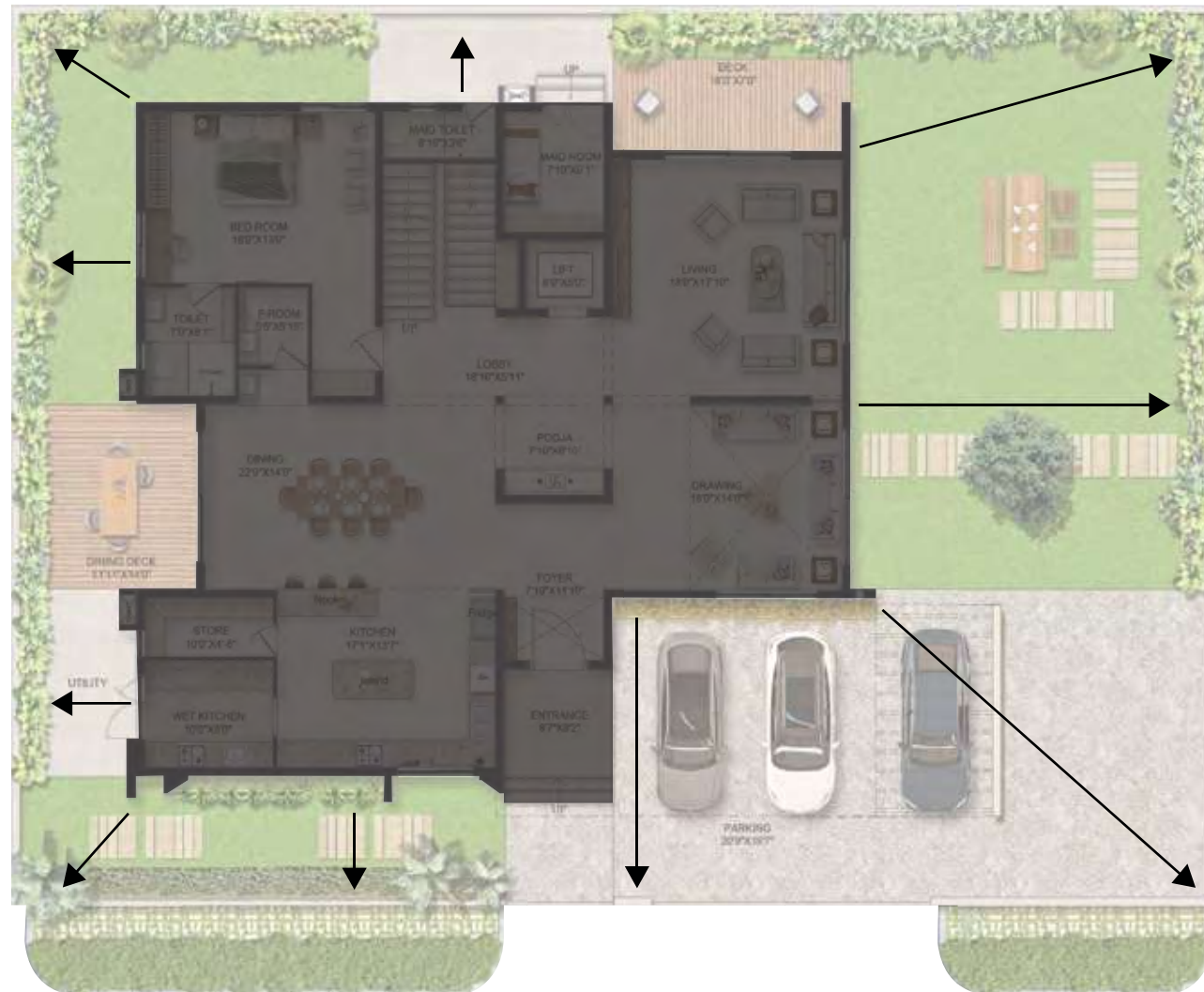
Can homes be made so Charming & Beautiful?

Residents of Pranahita Meadows discover a world where elegance and privacy converge in perfect harmony. The masterful planning and unique design ensure that every moment here is an experience in exclusivity and serenity.

**Pranahita Meadows offers the best of
Floor Plans | Design | Privacy | Exclusivity | Greenery**

Spacious Design

Like No Other!



Where Space Harmonizes with Luxury and Positivity

Pranahita Meadows sets a new standard for spacious luxury with villa plots ranging from 450 to 730 square yards, ensuring lavish living spaces both inside and out.

- Thoughtfully sized villa plots
- Vastu-compliant floor plans
- Ample outdoor space



Wide setbacks between villas enhance privacy, while promoting natural ventilation.

Setbacks between villas at Pranahita Meadows range from 14.1 ft. to 33.75 ft.

East Type 01 **G+2** 5945 sq.Ft.

Plot Area	450, 500, 600 Sq. Yds.
Ground Floor Area	2582 Sq. Ft.
First Floor Area	2204 Sq. Ft.
Second Floor Area	1558 Sq. Ft.
Set Back	141 Ft.
Car Parkings	05

Ground Floor

First Floor

Second Floor



West Type 01 **G+2** 5931 sq.Ft.

Plot Area	450, 500, 600 Sq. Yds.
Ground Floor Area	2252 Sq. Ft.
First Floor Area	2206 Sq. Ft.
Second Floor Area	1475 Sq. Ft.
Set Back	141 Ft.
Car Parkings	05

Ground Floor

First Floor

Second Floor



East Type 01 **G+2** 5945 Sq.Ft.

Plot Area	600 sq. yds.
Ground Floor Area	2582 Sq. Ft.
First Floor Area	2204 Sq. Ft.
Second Floor Area	1558 Sq. Ft.
Set Back	53.75 ft.
Car Parkings	05

Ground Floor



First Floor

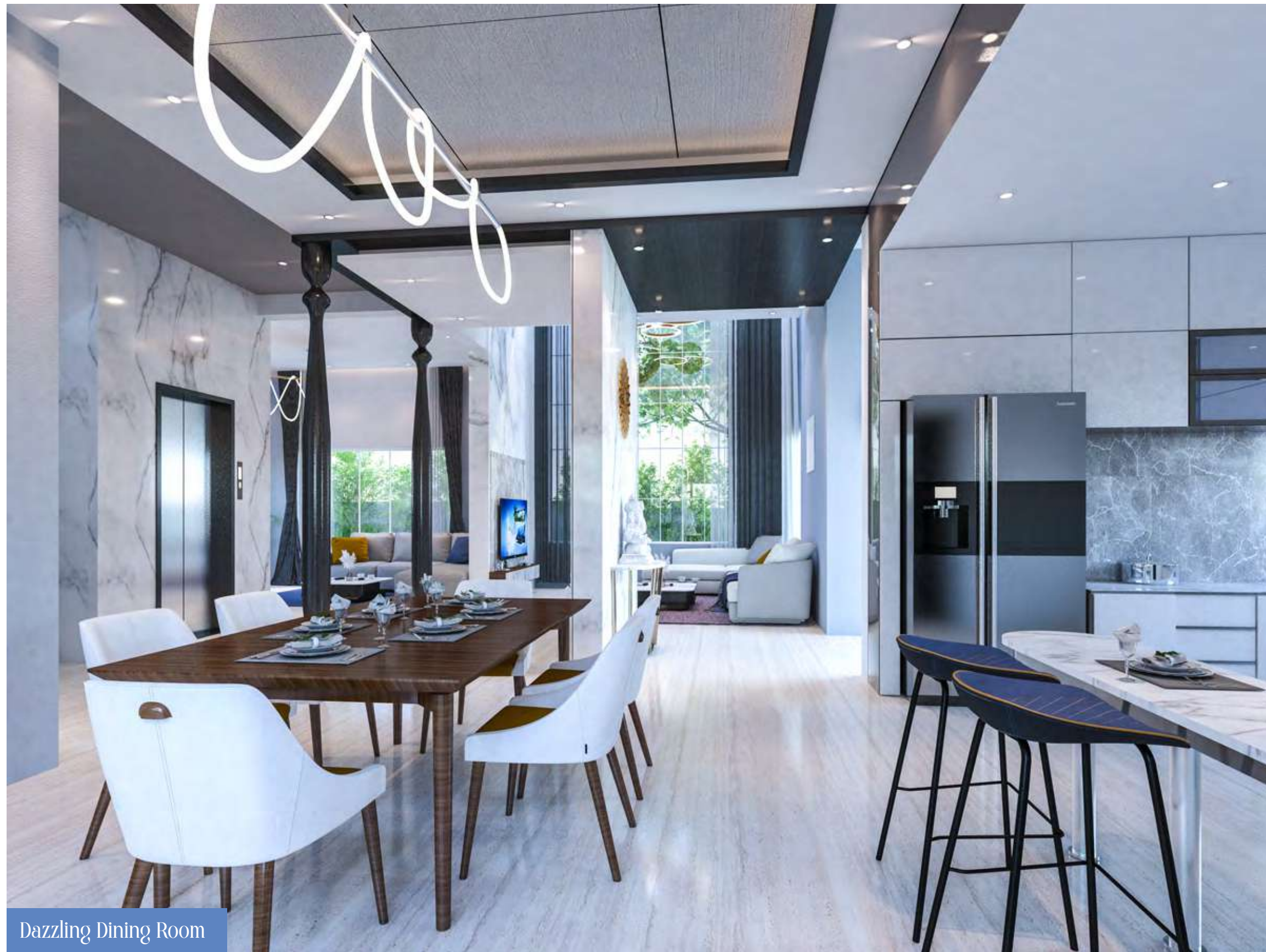


Second Floor



Beautiful Interiors
Like No Other!

Sprawling & Spacious Drawing Room



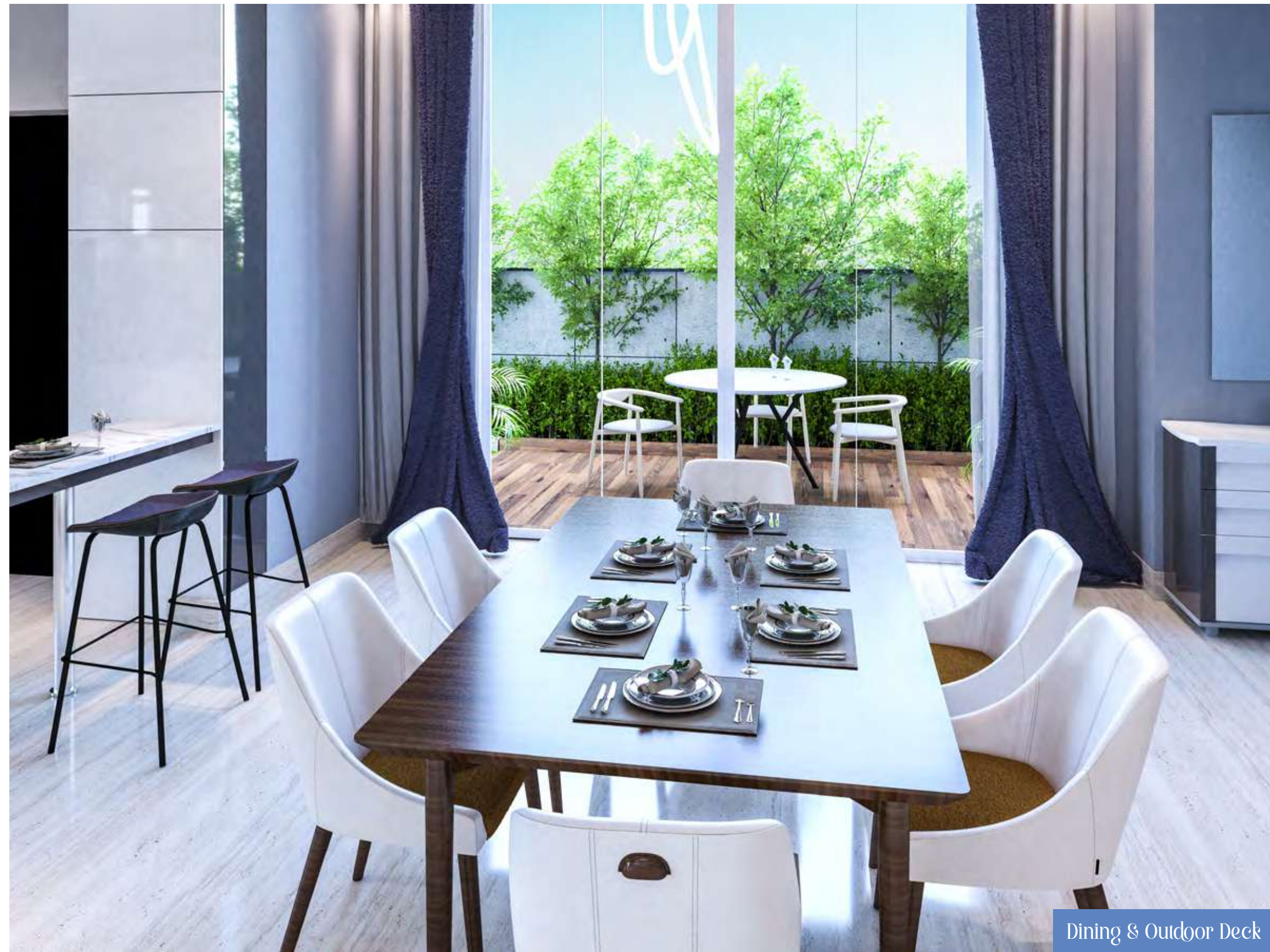
Dazzling Dining Room



Roomy & Airy Living Room



Kitchen



Dining & Outdoor Deck



The Luxury of Space



Cascading light through large windows,
nurturing positivity within.



Master Plan

Index

- 01. Grand Entrance Arch | 02. 40ft. Internal Road | 03. Majestic Clubhouse | 04. Swimming Pool | 05. Walking Track
- 06. Avenue Plantation | 07. Yoga Deck | 08. Outdoor Gymnasium | 09. Open Lawn | 10. Amphitheatre
- 11. Half Basketball Court | 12. Children Play Area | 13. Gazebo/Party Deck | 14. Cricket Net | 15. Seating Area | 16. Steping Stones



Wellness woven into Community Living

At Pranahita Meadows, the thoughtfully curated outdoor amenities are designed with life enrichment and quality of living in mind, ensuring residents thrive in an atmosphere of health and well-being. The serene environment, complemented by the state-of-the-art clubhouse, offers the finest leisure, balancing relaxation with vitality, enhancing the daily lives of those who call it home.



Seating Area



Swimming Pool



Amphitheatre

Quality of life

Like No Other!

Low Density, High-Quality Lifestyle
Unveiling an oasis of serenity and luxury

Exclusive Ensemble
Only 40 villas gracefully distributed across 8+ acres

The Choice of the Elite
A distinguished abode for discerning residents

Harboring Health & Wellness
Every element crafted for a wholesome lifestyle

Serenity

Like No Other!

Verdant Vistas

Enveloped by greenery, offering serene views all around.

Landscaping Masterpieces

Exquisite landscaping and abundant greenery within the community.

Nature's Neighbours

Close to urban forests and Oxygen Park, ensuring a fresh, healthy environment.



Embrace wellness with Ayurvedic and fruit plantations, nurturing health naturally within the community.



Walking Track

Waterside Tranquility. Enveloped in Nature's Lush Caress.

Pranahita Meadows is nestled beside a serene lake, enhancing its natural ambience and enriching the local biodiversity.





Holistic Wellbeing

Our Promise at Pranahita Meadows

Pranahita Meadows integrates architecture, lush green locale, design and wellness amenities like sports facilities, and organic farming to foster holistic wellbeing. From sustainable design elements to nurturing outdoor spaces, every aspect of Pranahita Meadows is thoughtfully curated to promote the physical and mental wellness of our residents.



Organic Garden on every terrace



Hydroponics for micro-crops



On-site Organic Composting

At Pranahita Meadows, our dedicated on-site horticulturist expertly guides residents in establishing lush organic gardens on each terrace and managing hydroponics farming for fresh kitchen ingredients.





Children Play Area



Cricket Net



Half Basketball Court



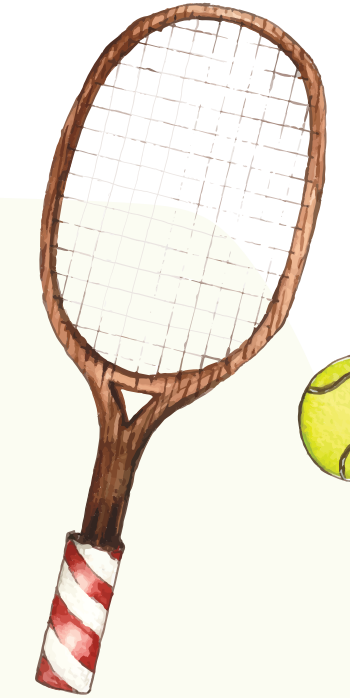
Outdoor Gym

The Majestic Clubhouse Just for 40 Owners



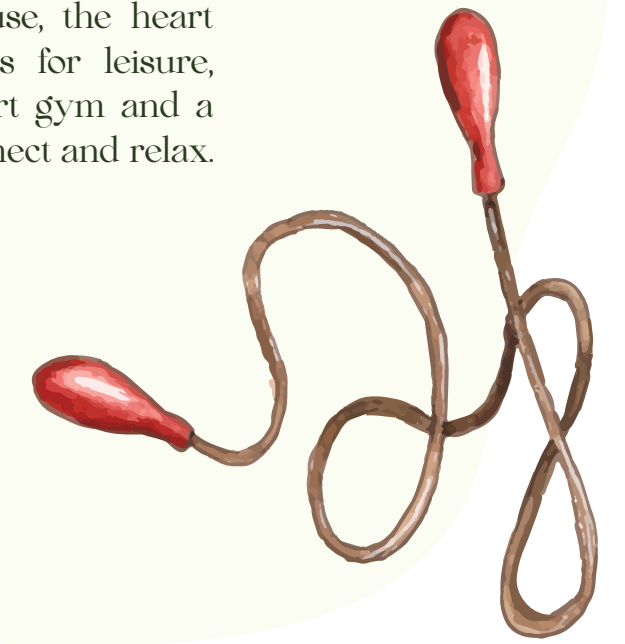


Clubhouse Reception



The Epicentre of Elegance

Pranahita Meadows boasts a 30,000 sq ft clubhouse, the heart of our vibrant community. Packed with amenities for leisure, fitness, and socializing, that includes a state-of-the-art gym and a multi-purpose hall, it's a hub where residents can connect and relax.





Clubhouse Amenities



Indoor Badminton Court



Modern Gymnasium



Guest Rooms



Open Lawn & Play Area



Swimming Pool



Cafe



Seniors' Lounge



Indoor Games Room



Aerobics & Yoga Room



Saloon



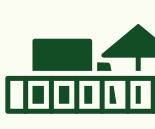
Business Lounge



Conference Room



Multi-Purpose Hall



Rooftop Party Area



35 Car Cellar-Parking



Badminton Court & Indoor Games



Fully Equipped Gymnasium

Specifications



STRUCTURE

Framed Structure:
RCC framed structure with earthquake resistant design based on IS 456:2000 and IS 486 Part 1 2016 standards. Structural steel of SAIL make or & Equivalent make.
13.5 feet ceiling height on Ground Floor, 12.5 for First Floor and 12 Feet for Second Floor.

Super Structure:
Red Bricks / Solid block Cement brick of 9" thick for external walls and 4.5" thick for internal walls.



PLASTERING & PAINTING

Internal Wall:
Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Premium Acrylic Emulsion Paint of low VOC

Ceiling:
Singe Coat Putty + 2 Coats of Premium Emulsion of low VOC
Water proofing to all exposed areas like balconies, terraces with screed concrete. Thermal Insulation mixtures at required areas.
False Ceiling in Customer Scope



EXTERNAL ELEVATION

External Cladding:
Stone/Granite / Traventine Tile or equivalent as per design

Paint Finish:
Exterior Grade paint over texture / Exterior Putty ,vertical Grooves as per Elevation

Railing:
Concealed / Non Concealed Laminated Glass over granite coping on upstand with 'U' Channel, SS end cap on top of glass and bracket fitted to SS handrail of 316 grade as per design

Louvers:
Aluminium / MS Louvers as per design

Soffit:
Wooden finish in Gypsum/Metal ceiling



FLOORING

Living/Dining/Bed Rooms:
Imported Marble Flooring

Bathrooms:
Best quality acid resistant, anti skid designer tiles of reputed make. Wall Cladding for all Bathrooms.

Balconies/Utility/Stores/Servant room:
Vitrified/Anti skid tiles reputed make.



DOORS & WINDOWS

Main Door:
Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with PU coat. Designer Hardware with smart lock. 10X 5 Size.

Internal Doors:
Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with PU coat. Designer Hardware. (NCL Duradoor, Hunsply or Equivalent make).

French Doors:
Aluminium sliding or openable doors of premium brand with good quality hardware. (Alluro, Schuco, or equivalent)

Windows:
Aluminium windows of premium brand with good quality hardware with mosquito mesh. (Alluro, Schuco, or equivalent)



KITCHEN/UTILITY

Provision for fixing of water purifier, exhaust fan and Chimney.

Provision of Electrical Sockets Hob/ Chimney, Refrigerator (2Nos), Micro Oven , Mixer and additional two points)

No Countertop. Open for Modular kitchen.

Wet Kitchen,: Polished granite counter top with tile dado.

Provision for Dishwasher & Washing in utility areas.



SECURITY SYSTEMS

Round the clock security/surveillance system.

Building management system to monitor and operations of all facilities.

Solar powered fencing all-round the compound.



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BATHROOMS & FITTINGS

Plumbing Fixtures:
Fixtures shall be single lever with integrated thermostatic high-capacity mixer. Premium Collection Plumbing Fixtures from Hansgrohe/ Roca/Kohler or equivalent.

Sanitaryware-WCs:
Wall hung WC integrated with Tornado Flush, Rimless Bowl and Cefiontect technology.



GENERATOR

100% D.G Set backup including A/Cs with acoustic enclosure.



ELECTRICAL

3 phase supply for each unit and individual meter boards.

Miniature circuit breakers (MCB) for each distribution boards of premium brand.

Elegant designer modular electrical switches.

Power outlets for Geysers in all bathrooms.



INTERNET/TV

Provision for Source of Internet connection by Single service provider

Provision for telephone in drawing room and Master bedroom

Provision for DTH and TV services in all bedrooms, living room, Multipurpose hall.



WTP & STP

Water treatment plant for borewell water and centralised water distribution by hydro pneumatic system for all villas with individual water meters for each.

Sewerage treatment plant of adequate capacity as per norms will be provided.

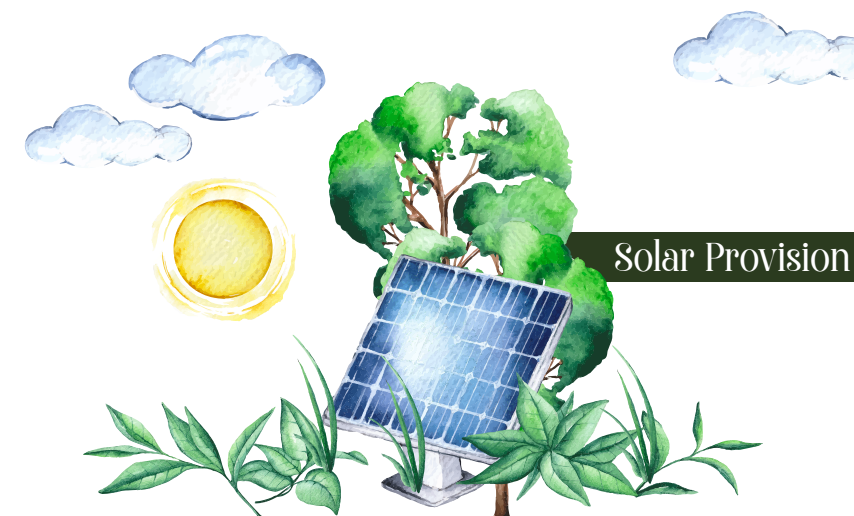
Treated sewage water will be used for landscaping purpose.



OTHERS

False Ceiling: Gypsum board ceiling with electrical wiring by Developer in entire villa at an additional cost.

VRV System Air conditioning system by Developer in entire villa at an additional cost.





East Villa View

NCL
Pranahita
 Meadows

NCL
HOMES LTD.
 LIVE HAPPY

About NCL Homes Ltd.

At NCL Homes, we don't just build houses; we nurture ecosystems of happiness and well-being, crafting spaces where life flourishes in sync with nature. Our ethos, deeply entrenched in caring for the environment, reflects in every project, offering our residents a harmonious blend of modern living and natural tranquility. Join us in this journey of creating homes that resonate with the heart's desire for peace, quality, and a deep connection with Nature.

Associates



Design, Structural & Architecture



MEP Consultants



Landscape Architects

A PROJECT BY

NCL
HOMES LTD.


LIVE HAPPY

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Branding and
Communication