



jaitra Praneeth
KKR'S PRANAV

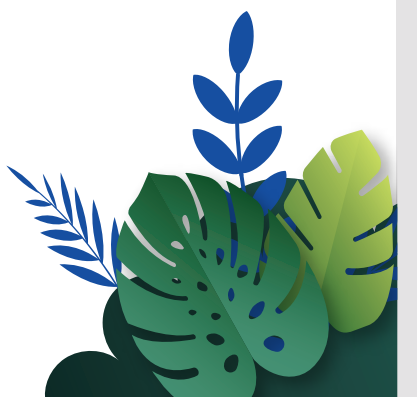
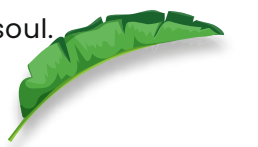




WELCOMING YOU TO PRANEETH KKR'S PRANAV JAITRA

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 your living pleasure. Its nature-driven design is a feast for the eyes and calming for the soul.



BRINGING YOU CLOSER TO A WORLD FULL OF NATURAL SPLENDOUR



PROJECT HIGHLIGHTS



- GHMC Approved Project
- 4.79 Acres Community at a Prime Location
- Jaitra offers easy connectivity to important destinations
- Nature Themed Apartments
- Rooftop swimming pool, Gardening & Floor Plantations with Drip Irrigation System
- Luxury Club House with Top-notch Amenities
- Space for Supermarket & Food Court
- High Security Measures throughout the Apartments
- Modern Design & Landscaping
- Spacious Floor Plans of Up to 3624 SFT
- Complete Vaastu Compliance





**MAKE YOUR HOME FEEL LIKE A GARDEN
CITY PARADISE WITH OUR
NATURE - FOCUSED LIVING SPACES.**



2ND FLOOR



3RD FLOOR



TERRACE FLOOR



4TH FLOOR



5TH FLOOR




























AMENITIES

CLUB HOUSE AMENITIES




State-of-the Art Club House with amenities

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





INDOOR GAMES & SPORTS

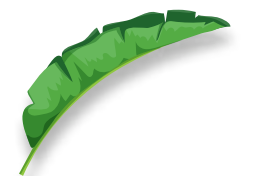
-  Sports Lounge
-  2 Nos Table Tennis
-  Billiards Table
-  Chess/Carroms
-  Play Station

OUTDOOR SPORTS FACILITIES

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

KEY AMENITIES

-  Designer landscaping 8 types of gardens
-  Piped gas System
-  CC TV Camera at required locations
-  High Security Measures



*Space: Provision Only



LAUNDRY SPACE



SPACE FOR DOCTOR'S ROOM



SPORTS LOUNGE



FULLY EQUIPPED AC GYM



COFFEE LOUNGE



LIBRARY HALL



ROOF TOP SWIMMING POOL WITH TODDLER POOL



PLAY STATION

CLUB PRANEETH JAITRA

AMENITIES

G+5 FLOORS

(Basement-1 is Promoter-Developer's property)

36000 SFT



CHESS/CARROMS



SPA SPACE



INDOOR SHUTTLE/BADMINTON COURT



CHILDREN PLAY AREA



SPACE FOR PHYSIOTHERAPY ROOM



MINI THEATER



**SPICE
GARDEN**



**BEACH
PARTY AREA**



**BIRD'S
GARDEN**



**BLOSSOM
GARDEN**



**BUTTERFLY
GARDEN**



**AROMA
GARDEN**



**PET'S
GARDEN**



**HERBAL
GARDEN**



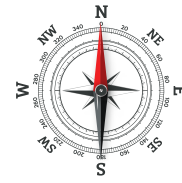
Reference Images







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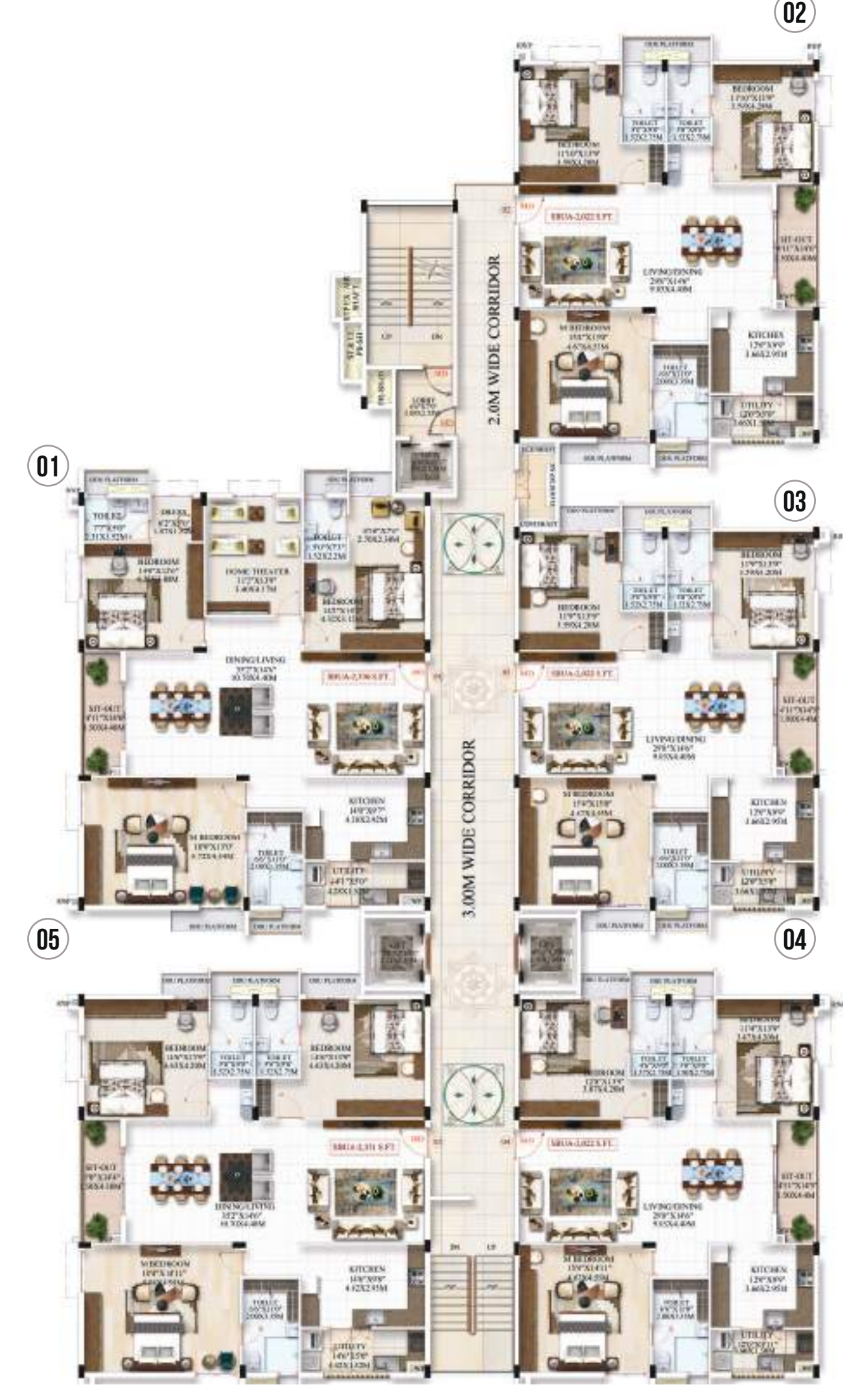
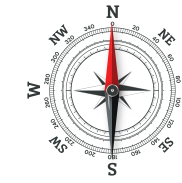
TYPICAL FLOOR

Ground Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G01	3.5 BHK	EAST	2536	2029.04	1761.43
G02	3 BHK	WEST	2022	1617.69	1438.84
G04	3 BHK	WEST	2022	1617.69	1438.84
G05	3 BHK	EAST	2331	1864.69	1600.02



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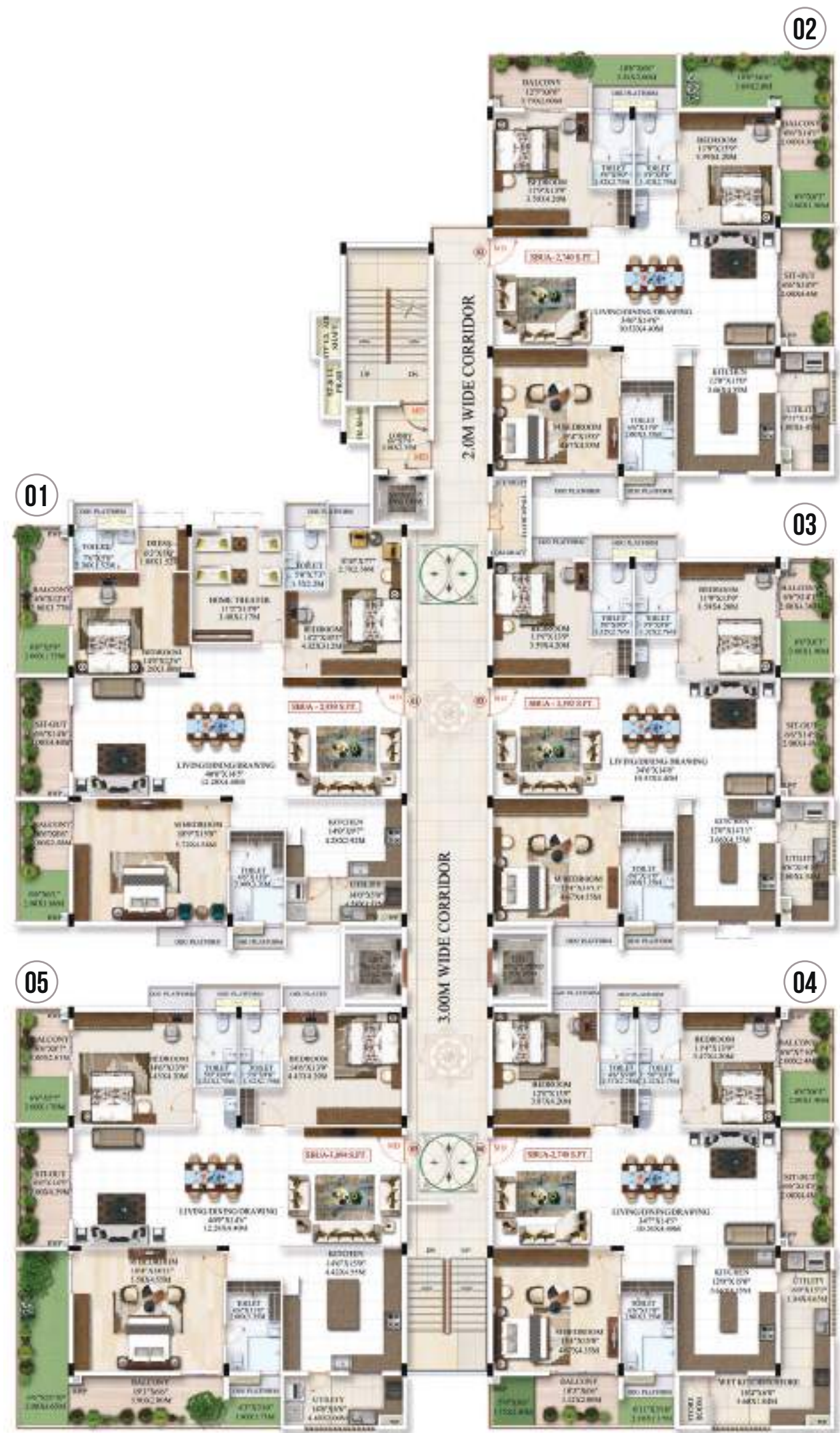
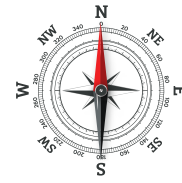
TYPICAL FLOOR

First Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3.5 BHK	EAST	2536	2029.04	1761.43
2	3 BHK	WEST	2022	1617.69	1438.84
3	3 BHK	WEST	2022	1617.69	1438.84
4	3 BHK	WEST	2022	1617.69	1438.84
5	3 BHK	EAST	2331	1864.69	1600.02



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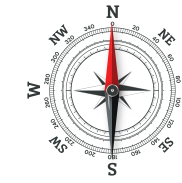
TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3.5 BHK	EAST	2939	2351.11	1835.75
2	3 BHK	WEST	2740	2192.05	1513.13
3	3 BHK	WEST	2392	1913.67	1513.14
4	3 BHK	WEST	2740	2192.05	1513.13
5	3 BHK	EAST	3094	2475.16	1753.12



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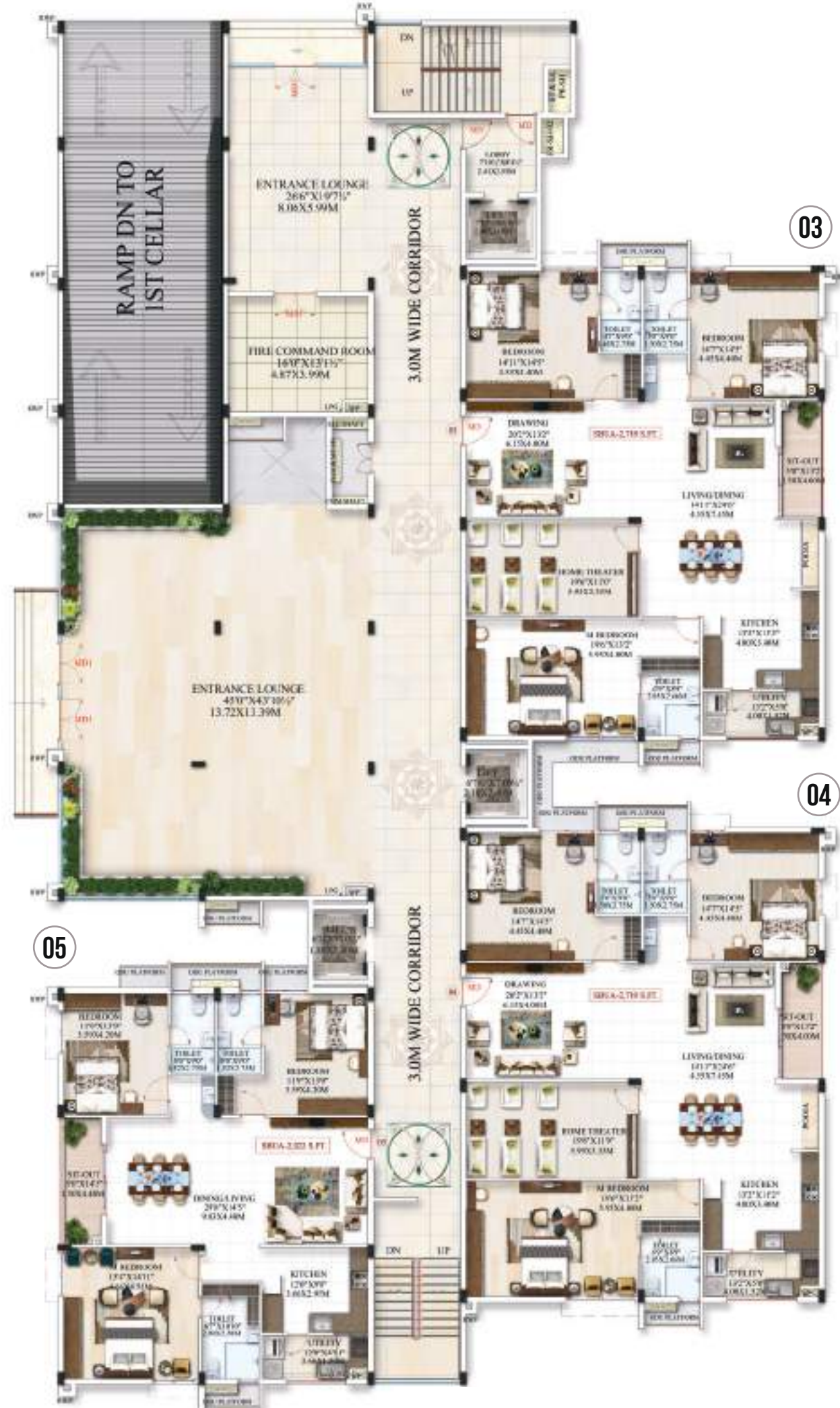
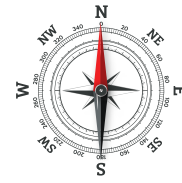
TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in Sft	Plinth Area in Sft	Carpet Area in Sft
1	3.5 BHK	EAST	2900	2319.95	1835.76
2	3 BHK	WEST	2560	2048.37	1513.13
3	3 BHK	WEST	2345	1876.04	1513.14
4	3 BHK	WEST	2640	2111.88	1513.17
5	3 BHK	EAST	2920	2335.77	1753.05



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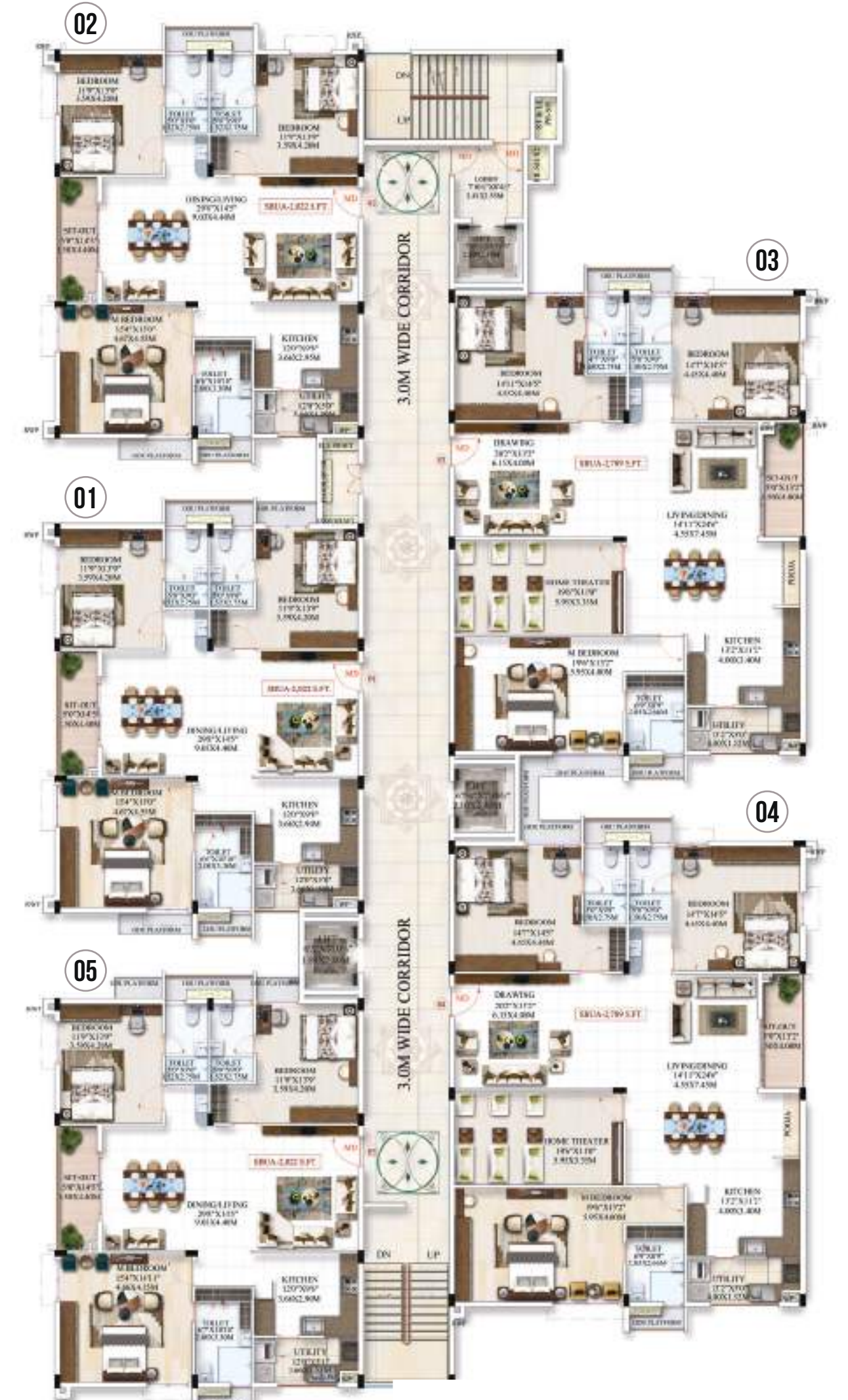
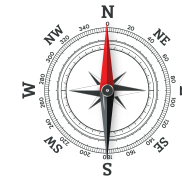


TYPICAL FLOOR

Ground Floor

Flat. No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G03	3.5 BHK	WEST	2789	2231.09	1968.45
G04	3.5 BHK	WEST	2789	2231.09	1968.45
G05	3 BHK	EAST	2022	1617.68	1374.07

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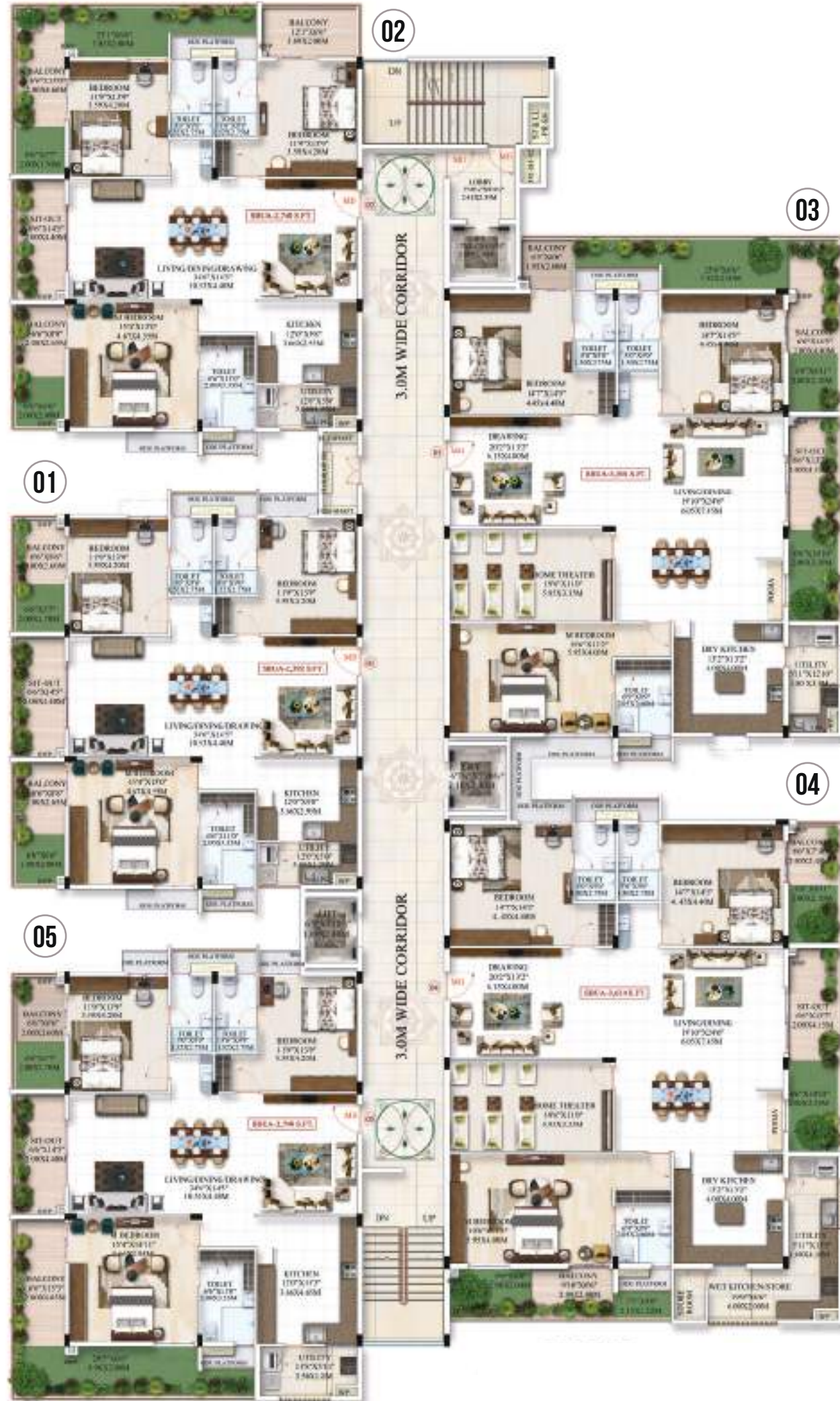
TYPICAL FLOOR

First Floor

Flat. No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	2022	1617.68	1374.07
2	3 BHK	EAST	2022	1617.68	1374.07
3	3.5 BHK	WEST	2789	2231.09	1968.45
4	3.5 BHK	WEST	2789	2231.09	1968.45
5	3 BHK	EAST	2022	1617.68	1374.07



BLOCK - B



TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	2392	1913.69	1448.34
2	3 BHK	EAST	2740	2191.99	1448.34
3	3.5 BHK	WEST	3554	2843.59	2107.89
4	3.5 BHK	WEST	3624	2899.43	2107.7
5	3 BHK	EAST	2740	2191.99	1517.05

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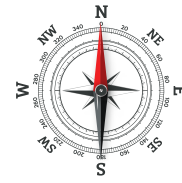
TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in Sft	Plinth Area in Sft	Carpet Area in Sft
1	3 BHK	EAST	2345	1876.04	1448.36
2	3 BHK	EAST	2560	2048.37	1448.34
3	3.5 BHK	WEST	3360	2688.21	2107.7
4	3.5 BHK	WEST	3435	2747.76	2107.75
5	3 BHK	EAST	2640	2111.88	1517.05



BLOCK - C



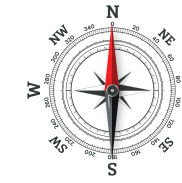
TYPICAL FLOOR

Ground Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G01	3 BHK	EAST	1548	1238.13	1054.79
G02	3 BHK	EAST	1548	1238.13	1054.79
G03	3 BHK	WEST	1548	1238.12	1057.50
G05	2 BHK	WEST	1080	864.37	773.14
G06	3 BHK	WEST	1548	1238.12	1057.50
G07	3 BHK	EAST	1548	1238.13	1054.79
G08	3 BHK	EAST	1548	1238.13	1054.79



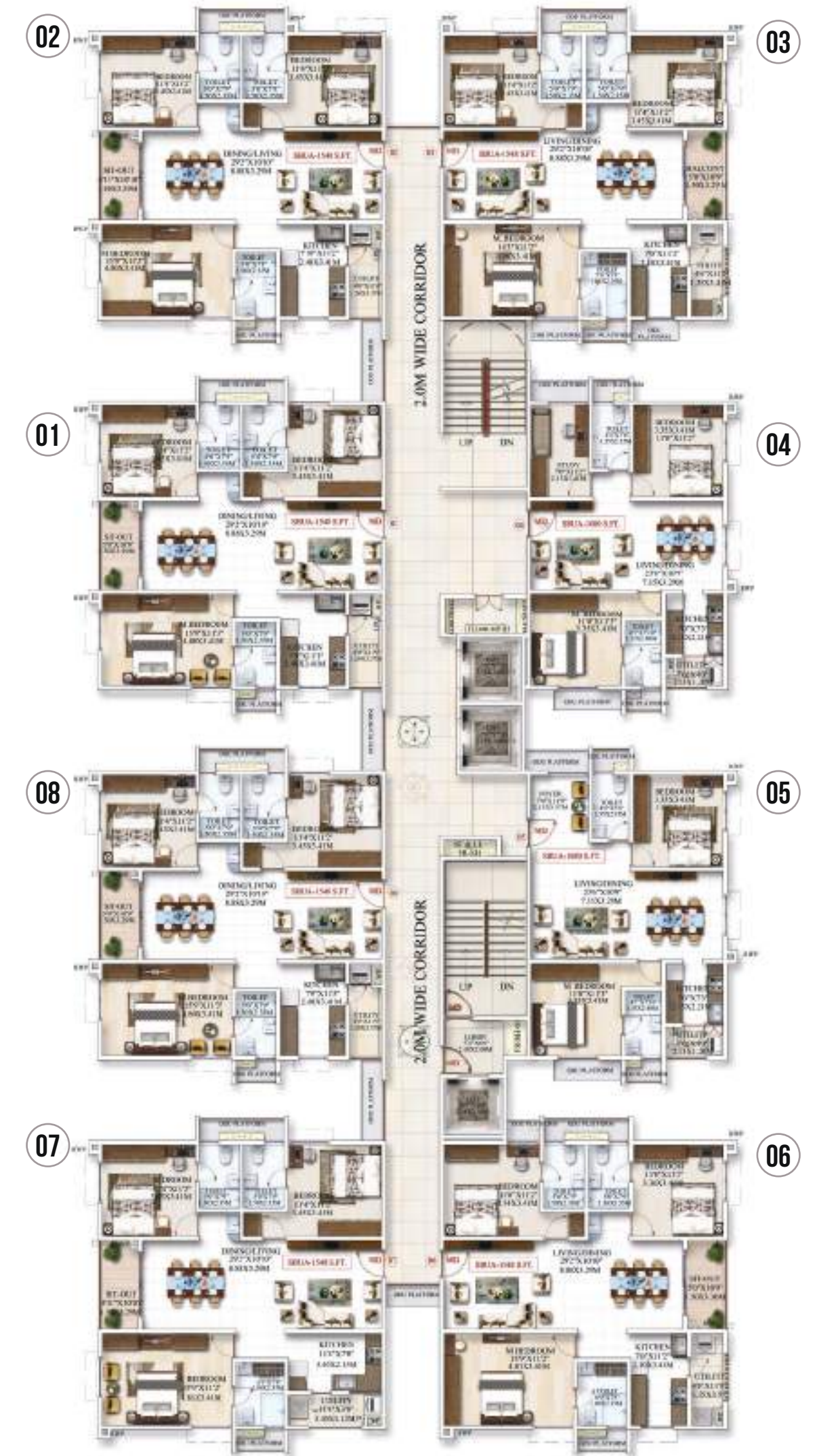
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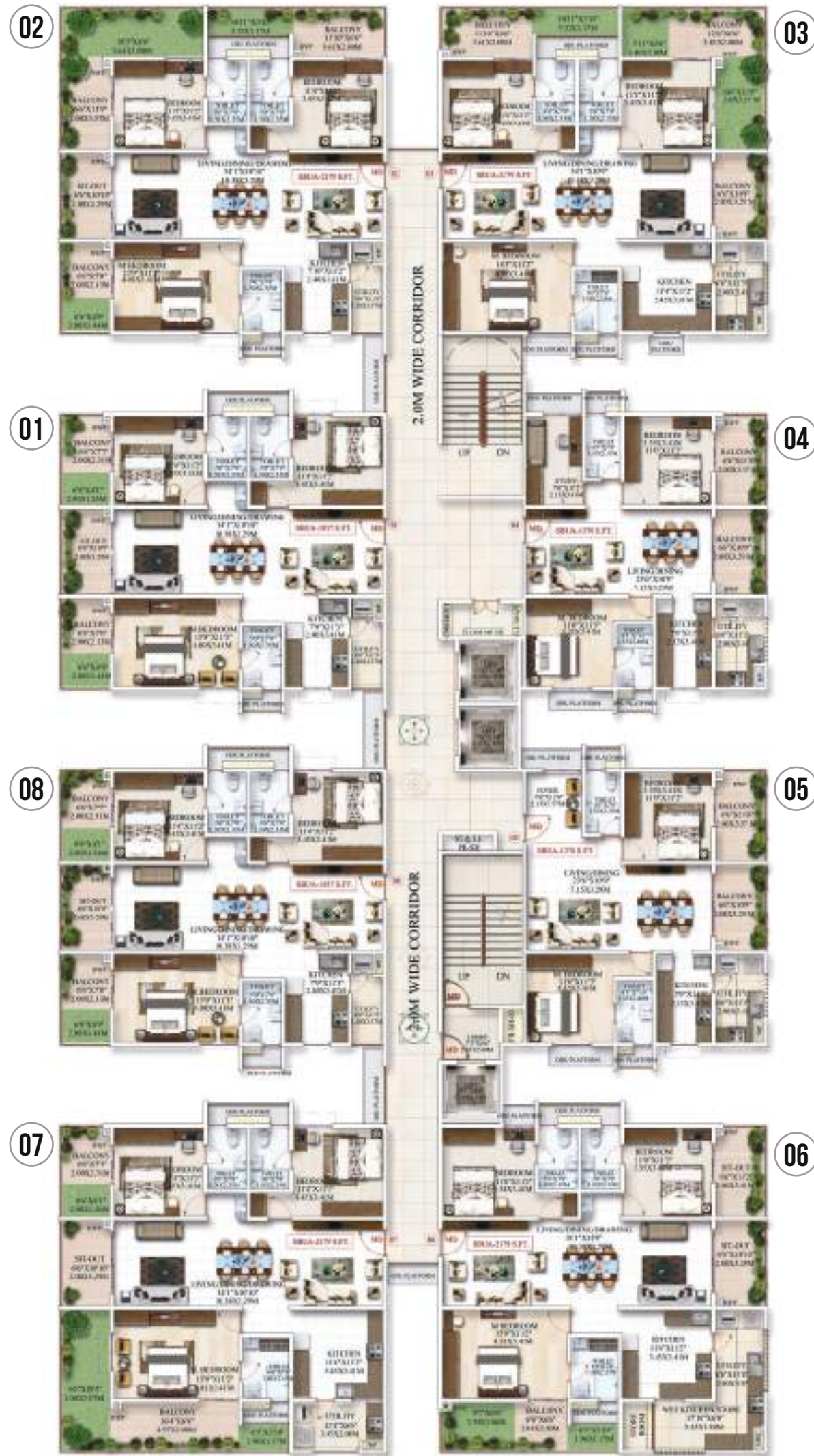
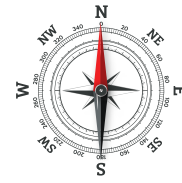
TYPICAL FLOOR

First Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1548	1238.13	1054.79
2	3 BHK	EAST	1548	1238.13	1054.79
3	3 BHK	WEST	1548	1238.12	1057.5
4	2 BHK	WEST	1080	864.37	773.13
5	2 BHK	WEST	1080	864.37	773.14
6	3 BHK	WEST	1548	1238.12	1057.5
7	3 BHK	EAST	1548	1238.13	1054.79
8	3 BHK	EAST	1548	1238.13	1054.79



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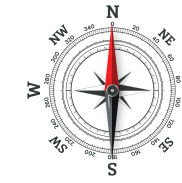


TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpent Area in sft
1	3 BHK	EAST	1837	1469.55	1113.07
2	3 BHK	EAST	2179	1742.95	1113.08
3	3 BHK	WEST	2179	1742.95	1165.34
4	2 BHK	WEST	1370	1095.79	802.71
5	2 BHK	WEST	1370	1095.79	802.71
6	3 BHK	WEST	2179	1742.95	1165.34
7	3 BHK	EAST	2179	1742.95	1165.34
8	3 BHK	EAST	1837	1469.55	1113.07

BLOCK - C



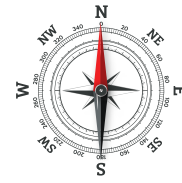
TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in sft	Plinth Area in sft	Carpent Area in sft
1	3 BHK	EAST	1810	1448.16	1113.08
2	3 BHK	EAST	2020	1616.21	1113.08
3	3 BHK	WEST	1980	1583.93	1165.34
4	2 BHK	WEST	1345	1075.87	802.71
5	2 BHK	WEST	1345	1075.87	802.71
6	3 BHK	WEST	2100	1680.32	1165.34
7	3 BHK	EAST	2040	1631.99	1165.34
8	3 BHK	EAST	1810	1448.16	1113.08



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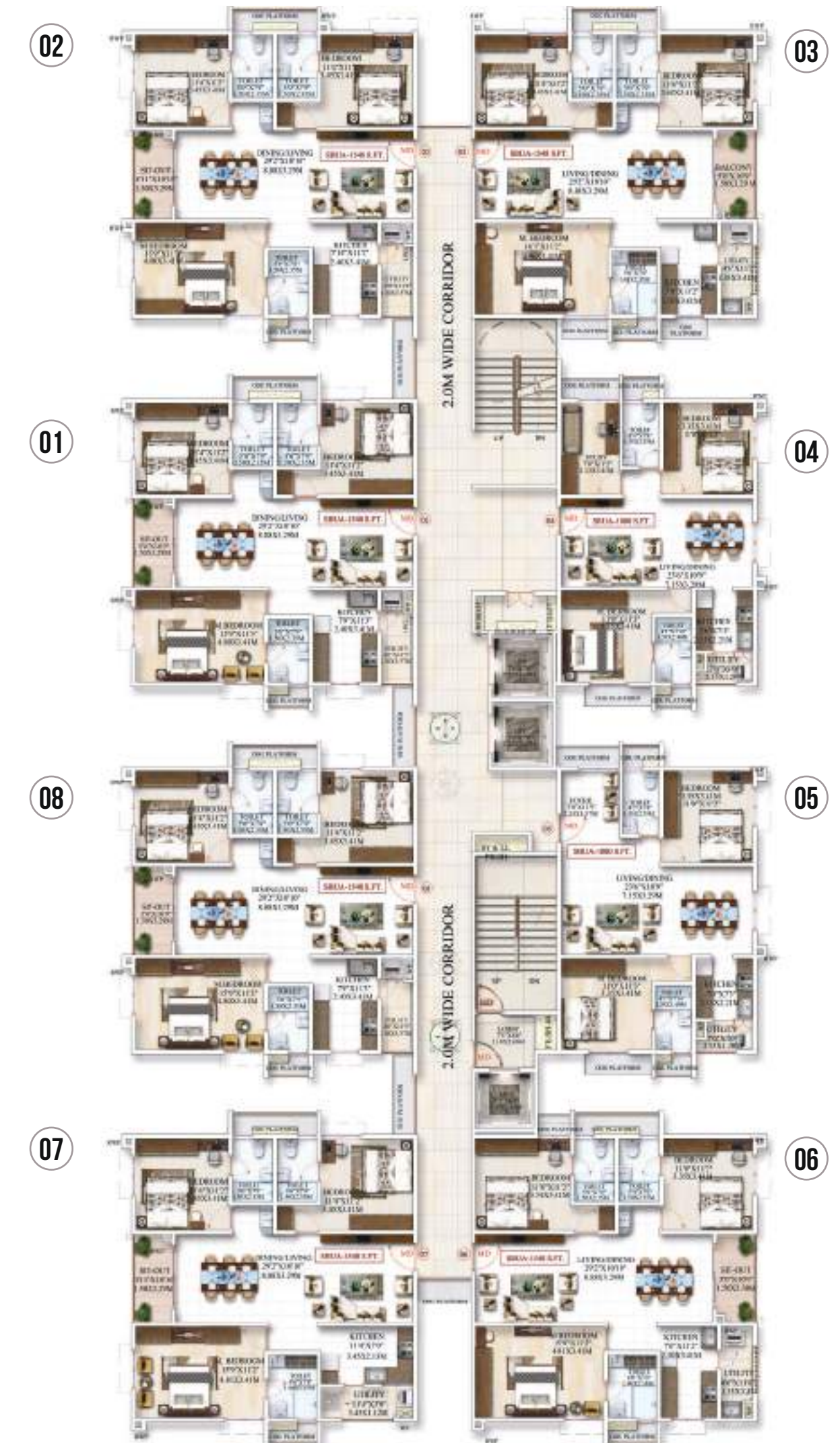
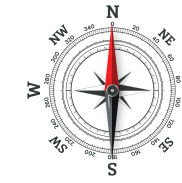


TYPICAL FLOOR

Ground Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G01	3 BHK	EAST	1548	1238.13	1054.79
G02	3 BHK	EAST	1548	1238.13	1054.79
G03	3 BHK	WEST	1548	1238.12	1057.5
G04	2 BHK	WEST	1080	864.37	773.13
G07	3 BHK	EAST	1548	1238.13	1054.79
G08	3 BHK	EAST	1548	1238.13	1054.79

BLOCK - D



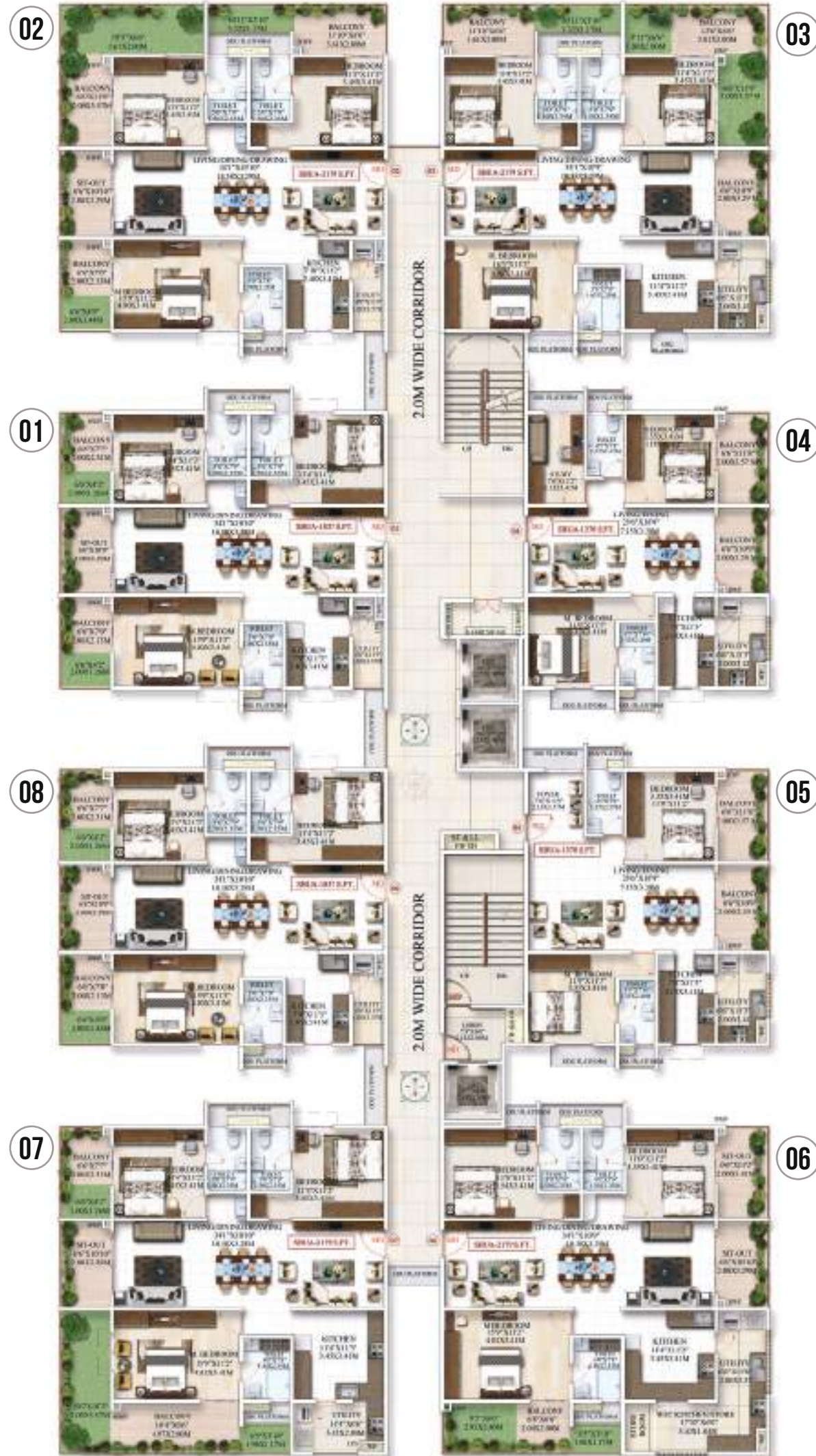
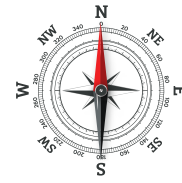
TYPICAL FLOOR

First Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1548	1238.13	1054.79
2	3 BHK	EAST	1548	1238.13	1054.79
3	3 BHK	WEST	1548	1238.12	1057.5
4	2 BHK	WEST	1080	864.37	773.13
5	2 BHK	WEST	1080	864.37	773.14
6	3 BHK	WEST	1548	1238.12	1057.5
7	3 BHK	EAST	1548	1238.13	1054.79
8	3 BHK	EAST	1548	1238.13	1054.79



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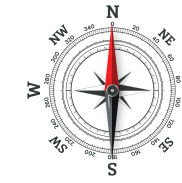


TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1837	1469.55	1113.07
2	3 BHK	EAST	2179	1742.95	1113.08
3	3 BHK	WEST	2179	1742.95	1165.34
4	2 BHK	WEST	1370	1095.79	802.71
5	2 BHK	WEST	1370	1095.79	802.71
6	3 BHK	WEST	2179	1742.95	1165.34
7	3 BHK	EAST	2179	1742.95	1165.34
8	3 BHK	EAST	1837	1469.55	1113.07

BLOCK - D



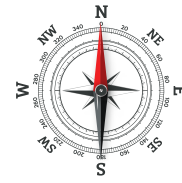
TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1810	1469.55	1113.07
2	3 BHK	EAST	2020	1742.95	1113.08
3	3 BHK	WEST	1980	1742.95	1165.34
4	2 BHK	WEST	1345	1095.79	802.71
5	2 BHK	WEST	1345	1095.79	802.71
6	3 BHK	WEST	2100	1742.95	1165.34
7	3 BHK	EAST	2040	1742.95	1165.34
8	3 BHK	EAST	1810	1469.55	1113.07



BLOCK - E



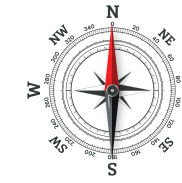
TYPICAL FLOOR

Ground Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G01	3 BHK	EAST	1548	1238.13	1054.79
G02	3.5 BHK	EAST	2015	1611.87	1420.5
G05	3 BHK	WEST	1548	1238.12	1057.5
G06	3 BHK	EAST	1548	1238.13	1054.79
G07	3 BHK	EAST	1548	1238.13	1054.79



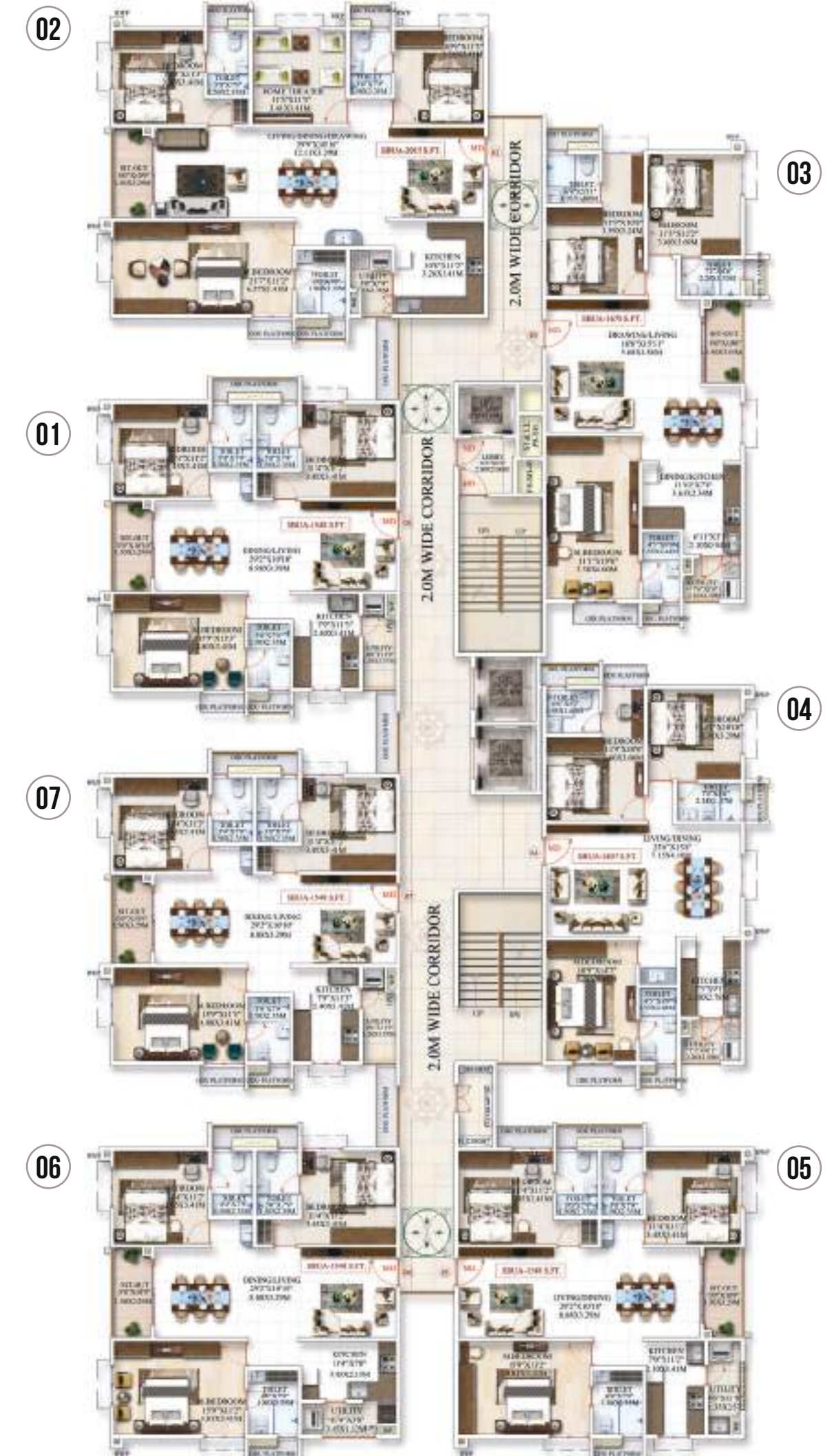
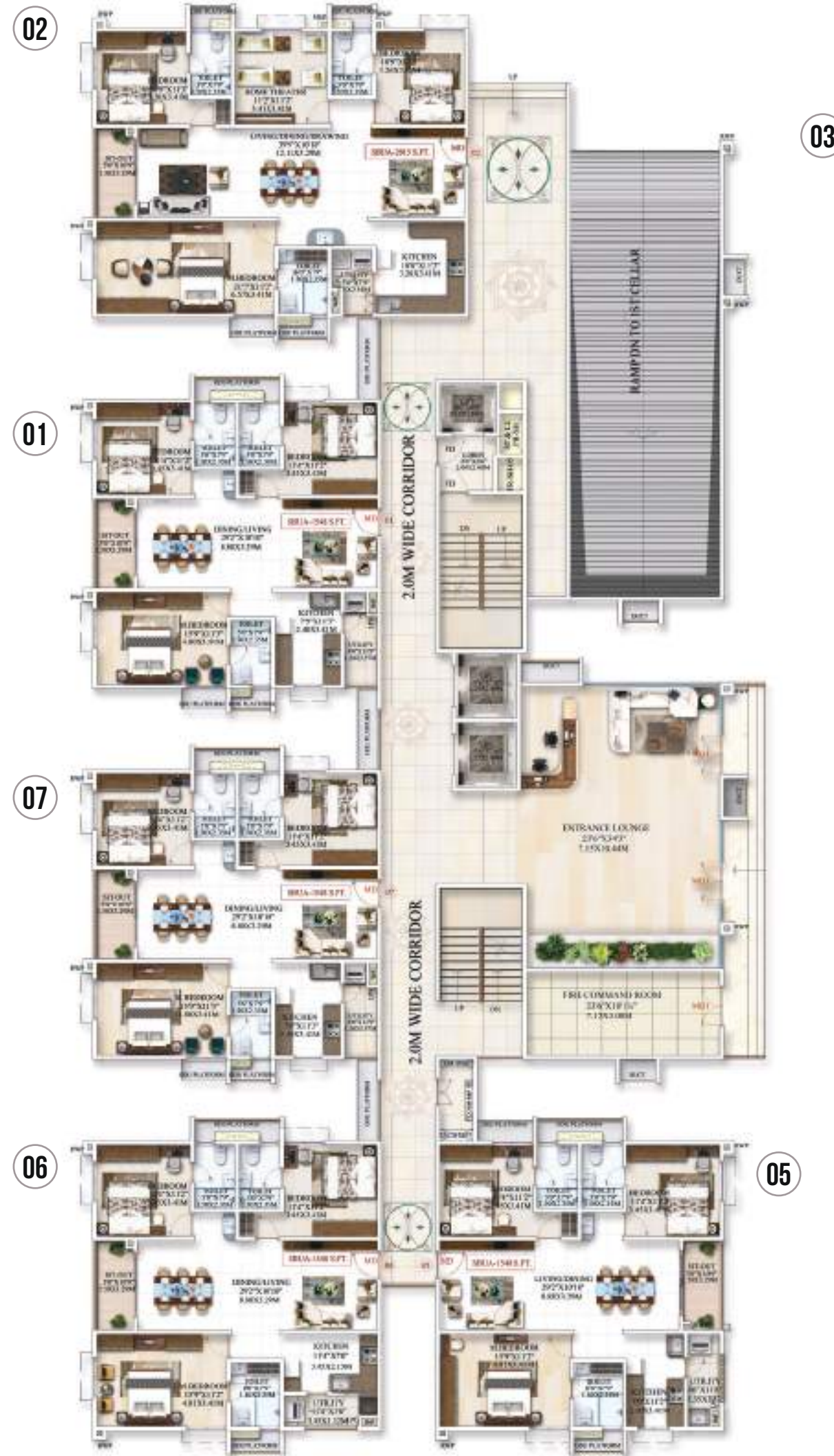
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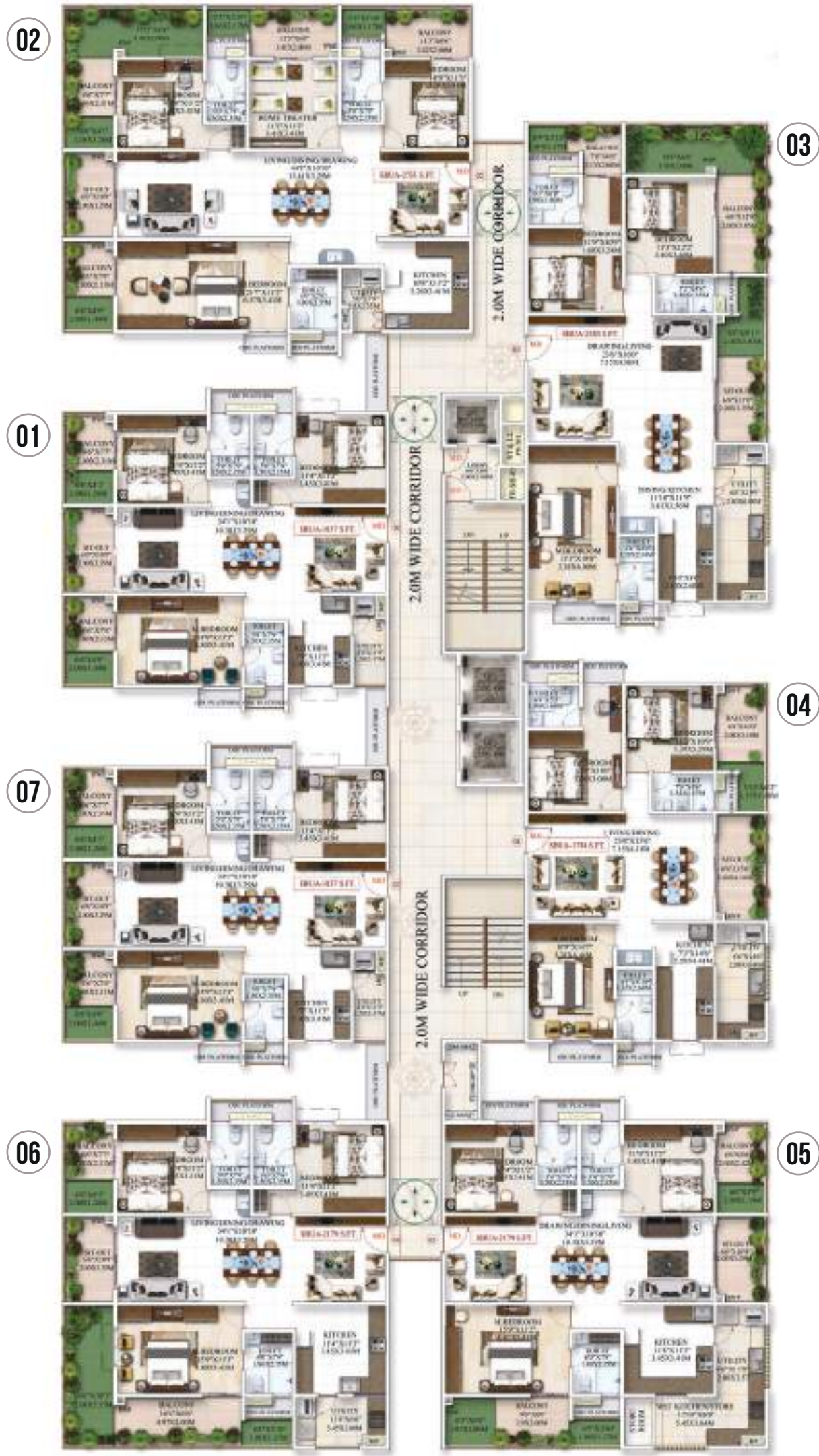
TYPICAL FLOOR

First Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1548	1238.13	1054.79
2	3.5 BHK	EAST	2015	1611.87	1420.5
3	3 BHK	WEST	1678	1342.79	1165.98
4	3 BHK	WEST	1407	1125.69	1010.67
5	3 BHK	WEST	1548	1238.12	1057.5
6	3 BHK	EAST	1548	1238.13	1054.79
7	3 BHK	EAST	1548	1238.13	1054.79



BLOCK - E

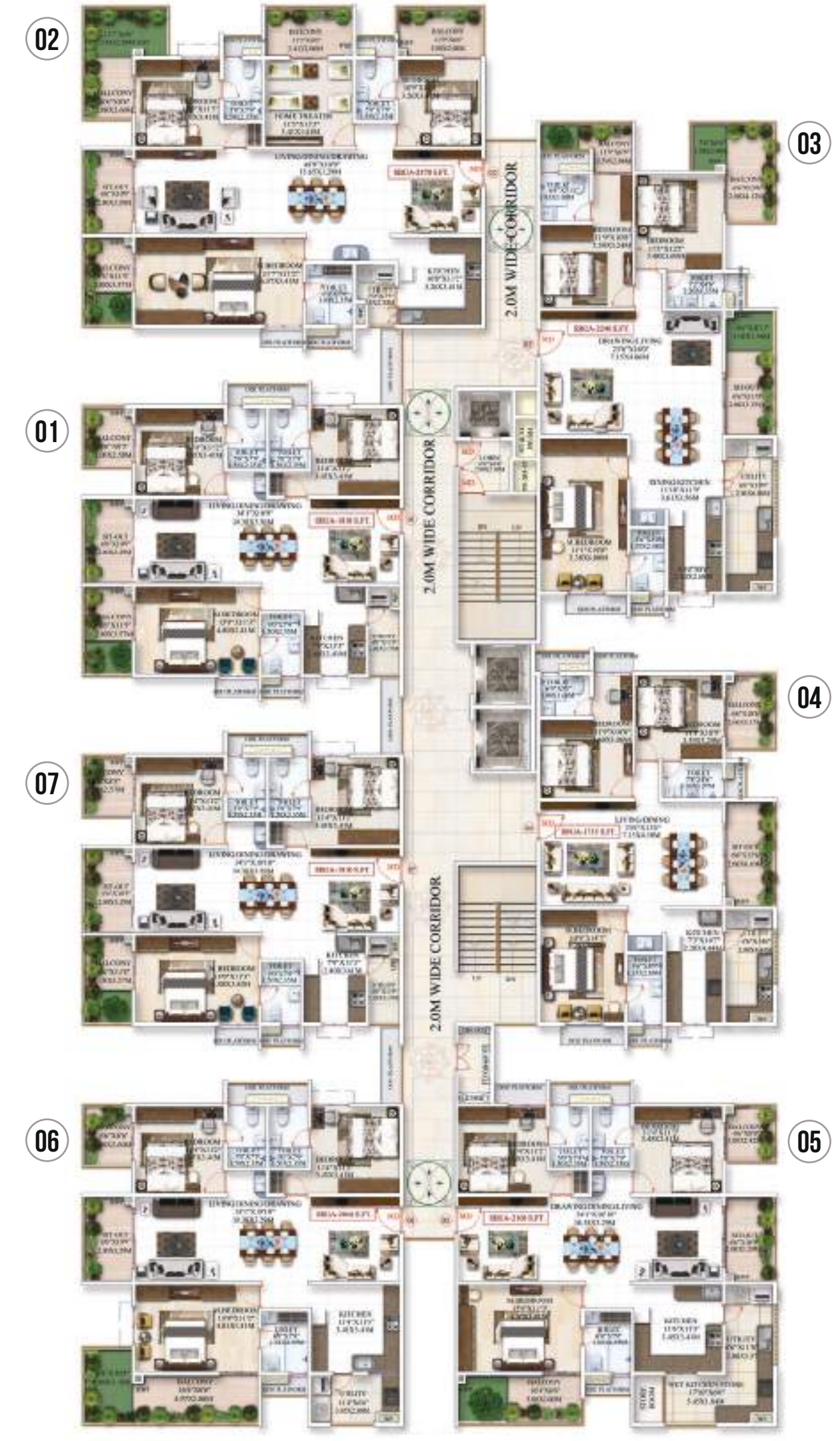
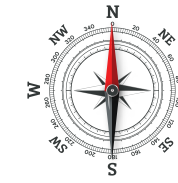


TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1837	1469.55	1113.07
2	3.5 BHK	EAST	2733	2186.23	1478.79
3	3 BHK	WEST	2383	1906.17	1260.64
4	3 BHK	WEST	1784	1427.08	1052.84
5	3 BHK	WEST	2179	1742.95	1165.34
6	3 BHK	EAST	2179	1742.95	1165.34
7	3 BHK	EAST	1837	1469.55	1113.07

BLOCK - E



TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	3 BHK	EAST	1810	1448.16	1113.08
2	3.5 BHK	EAST	2570	2055.91	1478.76
3	3 BHK	WEST	2240	1792.06	1260.64
4	3 BHK	WEST	1735	1388.22	1052.84
5	3 BHK	WEST	2100	1680.32	1165.34
6	3 BHK	EAST	2040	1631.99	1165.34
7	3 BHK	EAST	1810	1448.16	1113.08



BLOCK - F

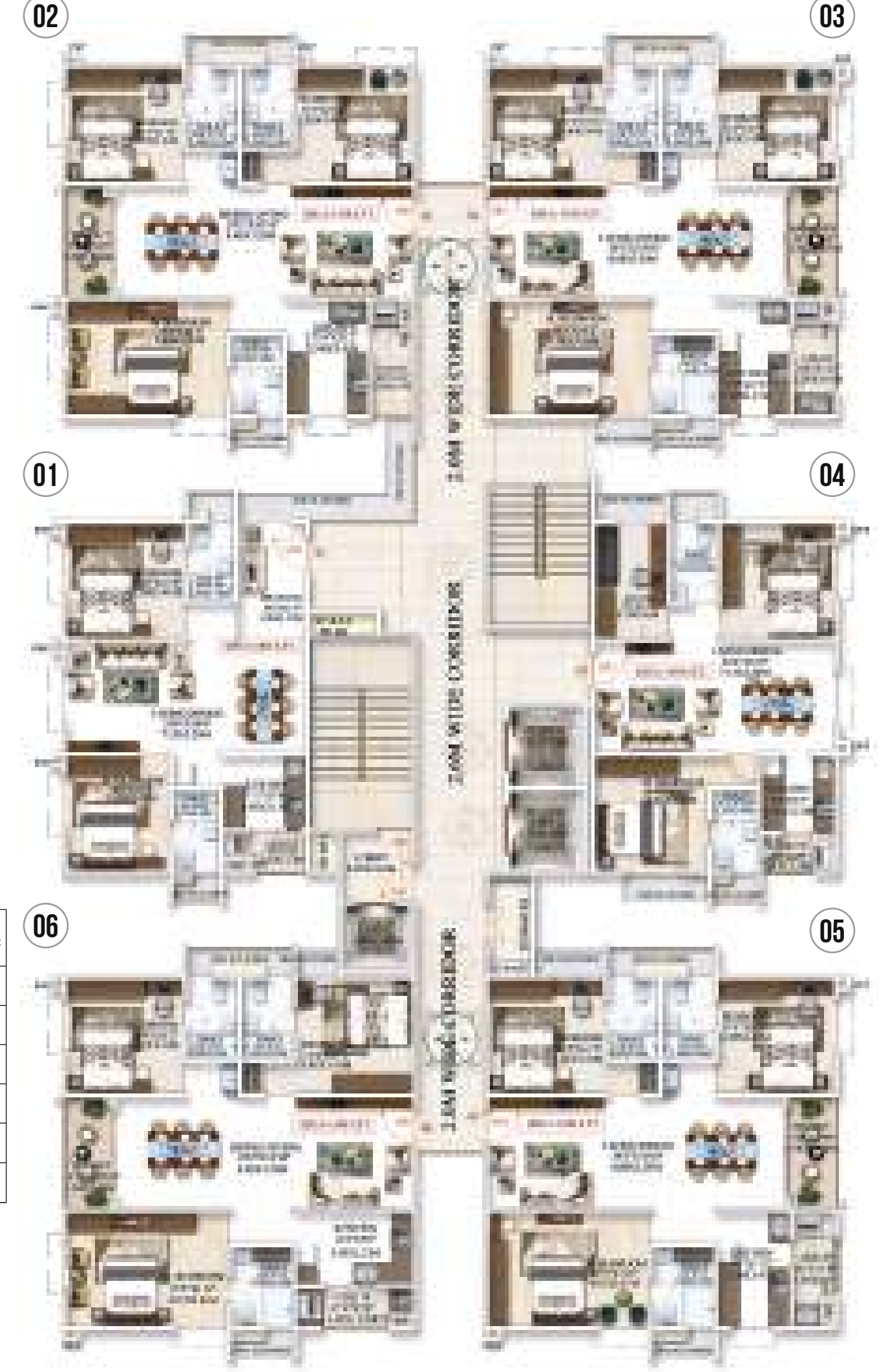
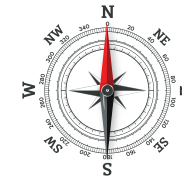


TYPICAL FLOOR

Ground Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
G01	2 BHK	EAST	1080	864.37	769.26
G02	3 BHK	EAST	1548	1238.13	1054.79
G03	3 BHK	WEST	1548	1238.12	1057.5
G05	3 BHK	WEST	1548	1238.12	1057.5
G06	3 BHK	EAST	1548	1238.13	1054.79

BLOCK - F



TYPICAL FLOOR

First Floor

Flat No	Type - Premium	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	2 BHK	EAST	1080	864.37	769.26
2	3 BHK	EAST	1548	1238.13	1054.79
3	3 BHK	WEST	1548	1238.12	1057.5
4	2 BHK	WEST	1080	864.37	773.13
5	3 BHK	WEST	1548	1238.12	1057.5
6	3 BHK	EAST	1548	1238.13	1054.79



BLOCK - F



TYPICAL FLOOR

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

Flat No	Type-Platinum	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	2 BHK	EAST	1370	1095.8	769.26
2	3 BHK	EAST	2179	1742.95	1113.08
3	3 BHK	WEST	2179	1742.95	1165.34
4	2 BHK	WEST	1370	1095.79	802.71
5	3 BHK	WEST	2179	1742.95	1165.34
6	3 BHK	EAST	2179	1742.95	1165.34

BLOCK - F



TYPICAL FLOOR

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

Flat No	Type-Gold	Facing	Saleable Area in sft	Plinth Area in sft	Carpet Area in sft
1	2 BHK	EAST	1345	1075.87	769.26
2	3 BHK	EAST	2020	1616.21	1113.08
3	3 BHK	WEST	1980	1583.93	1165.34
4	2 BHK	WEST	1345	1075.87	802.71
5	3 BHK	WEST	2100	1680.32	1165.34
6	3 BHK	EAST	2040	1631.99	1165.34



SPECIFICATIONS



STRUCTURE

- Earthquake resistant design as per Zone-II of IS 1893, RCC framed Beams / Column Structure for Basement.
- RCC framed structure to withstand wind and seismic loads Zone II.
- RCC shear wall for external and 4" thick CC block work for internal walls for towers A & B.
- Machine made CC blocks in cement mortar; external walls of 8" thick and internal walls of 4" thick for towers C, D, E & F.

WOODEN DOORS

- Main Door Engineered Wood frame with designer Flush Shutter aesthetically finished with veneer and UV lacquer finish and hardware of reputed brand.
- Internal Doors HardWood frame with designer flush shutters and hardware of reputed brand.
- French Doors and Windows UPVC with glass panels hardware of reputed brand of Alegria or equivalent.
- Windows UPVC frames of Alegria or equivalent, sliding shutters with glass (Saint Gobin/ Modiguard or equivalent) with standard hardware.

PAINTING

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

FLOORING AND DADO CLADDING

- Living /Dining: 800 x 800mm vitrified tile flooring (Vermora/ Nitco/ Johnson/ Asian or equivalent).
- Bed rooms: 600 x 600mm vitrified tile flooring (Vermora/ Nitco/ Johnson/ Asian or equivalent).
- Kitchen: 600mm x 600mm size Vitrified Tile Flooring (Vermora/ Nitco/ Johnson/ Asian or equivalent).
- Bathroom and Utility: Anti Skid Ceramic tiles.
- Staircase and Corridors: Granite flooring with SS Railing.
- Parking Area: VDF flooring in Cellar.
- Utility: Glazed ceramic 300 mm x 600 mm tile dado up to parapet wall height 300mm x 300mm tile flooring.
- Toilets: Designer 300mm x 600mm ceramic tile dado upto 7' height.
- Lifts: Designer cladding with tile/granite.

WATER PROOFING

Waterproof cement plaster over a coat of brush bond for Lift pits, toilets, water tanks and terrace top.

FIRE AND SAFETY

As per fire safety norms and as per the conditions specified by fire authority.

PLUMBING & SANITARY

- Water supply: ISI mark/Astral/Ashirvad/CPVC piping or equivalent for water supply.
- Drainage: ISI Mark PVC/SWG sanitary piping sewerage line will be of PVC.
- Toilets: EWC wall mounted and wash basin in all toilets (Kohler/-Jaquar or equivalent) shower (Kohler/Jaquar or equivalent) with chrome plated fittings (Kohler/Jaquar or equivalent).
- Provision for Geyser inlet and outlet points. STP treated water provision for soft scaping areas and flushing in toilets.

TELECOMMUNICATIONS, CABLE TV AND INTERNET

- Provision for cable TV connection in Master Bedroom, Drawing / Living area.
- Internet point in Living / Drawing room and one data cable connection.

KITCHEN

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

ELEVATORS / LIFTS

Passenger Lifts, Specification: High speed automatic passenger lifts of Schindler/OTIS/Kone or equivalent make with group control and ARD with V3F for energy efficiency with power backup.

LPG

Supply of gas from centralized gas banks / piped gas to all individual flats with pre-paid gas meters.

ELECTRICAL

- Concealed wiring (Polycab/Havells/Anchor/RR Cable or equivalent).
- Power outlet for air conditioning in all bedrooms.
- Power outlet for geyser and exhaust fan in all toilets.
- Power sockets for cooking range, chimney, refrigerator, microwave oven and mixer grinders in kitchen.
- Modular switches/sockets of Anchor Roma/Legrand/Norisys/Crabtree or equivalent make.
- Power sockets for TV, Internet etc.
- Three phase supply for each flat with individual meters boards tapped from common HT metering.
- MCB's for each circuit provided at the main distribution board in every flat of MDS/Siemens/Legrand or equivalent.
- Power plug for Washing machine/ Dishwasher in Utility area.
- Three phase supply for each unit and prepaid energy meter.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.

SOLAR POWER

Rooftop Solar Power connected to the common area grid for economising overall common areas power consumption.

POWER BACKUP

Back up Kirloskar/Cummins or equivalent for common area and all light points inside flat except AC and Geysers (0.75 KW for 2 BHK and 2.5 BHK, 1.0 KW for 3 BHK).

EXTERNAL LIGHTING

LED light posts with lamp fittings, at setback and Landscaping areas and lights in staircase and corridor areas.

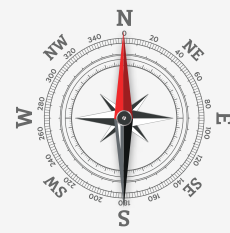
SEWAGE TREATMENT PLANT

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.

SECURITY/BMS

- Sophisticated round-the-clock security/Surveillance system.
- Panic button and intercom is provided in the lifts connected to the security room.
- Solar power fencing all-round the boundary.
- Surveillance cameras at the main security, in open areas as per design and entrance of each block and outside lifts entries to monitor.





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