



PRAGATHI NAGAR LAKE CITY

EXCLUSIVELY GROUP HOUSING PROJECT

THE LAKE FRONT HOUSING COMMUNITY
EVERY MORNING,
WAKE UP IN YOUR HOME BY THE LAKE



NEAR KPHB - JNTU
(MKGR LAKE CITY LLP)

GROUP OF PEOPLE INVESTING IN GROUP HOUSING PROJECT

HOUSING PROJECT



NO OF BLOCKS : 5

BLOCK - A : 7 FLATS PER FLOOR
BLOCK - B : 7 FLATS PER FLOOR
BLOCK - C : 9 FLATS PER FLOOR

BLOCK - D : 7 FLATS PER FLOOR
BLOCK - E : 12 FLATS PER FLOOR

HOUSING PROJECT



* Area Statement :-

Total Site Area : 6 Ac

As per GO : 2 Basements + 4 Podiums + 36 Upper Floors

Setbacks : Front : 18m, sides : 18m

Tot-lot area : 10%



Flat Area	No. of Flats
1,250 Sft	504 No's
1,650 Sft	576 No's
1,700 Sft	144 No's
1,800 Sft	288 No's
Grand Total No. of Flats - 1,512 No's	

BLOCK - A

Each floor area : 8,750 Sft

Total area for 36 floors : 3,15,000 Sft

No. of Flats : 252 No's (1,250 Sft)

BLOCK - B

Each floor area : 8,750 Sft

Total area for 36 floors : 3,15,000 Sft

No. of Flats : 252 No's (1,250 Sft)

BLOCK - C

Each floor area : 14,850 Sft

Total area for 36 floors : 5,34,600 Sft

No. of Flats : 324 No's (1,650 Sft)

BLOCK - D

Each floor area : 11,550 Sft

Total area for 36 floors : 4,15,800 Sft

No. of Flats : 252 No's (1,650 Sft)

BLOCK - E

Each floor area : 21,200 Sft

Total area for 36 floors : 7,63,200 Sft

No. of Flats : 144 No's (1,700 Sft)

No. of Flats : 288 No's (1,800 Sft)

Club House

Each floor area : 8,500 Sft

For 7 floors area : 59,500 Sft

Total area : 68,000 Sft

USL for 1,250 Sft : 15.48 Sqyds

USL for 1,650 Sft : 20.44 Sqyds

USL for 1,700 Sft : 21.06 Sqyds

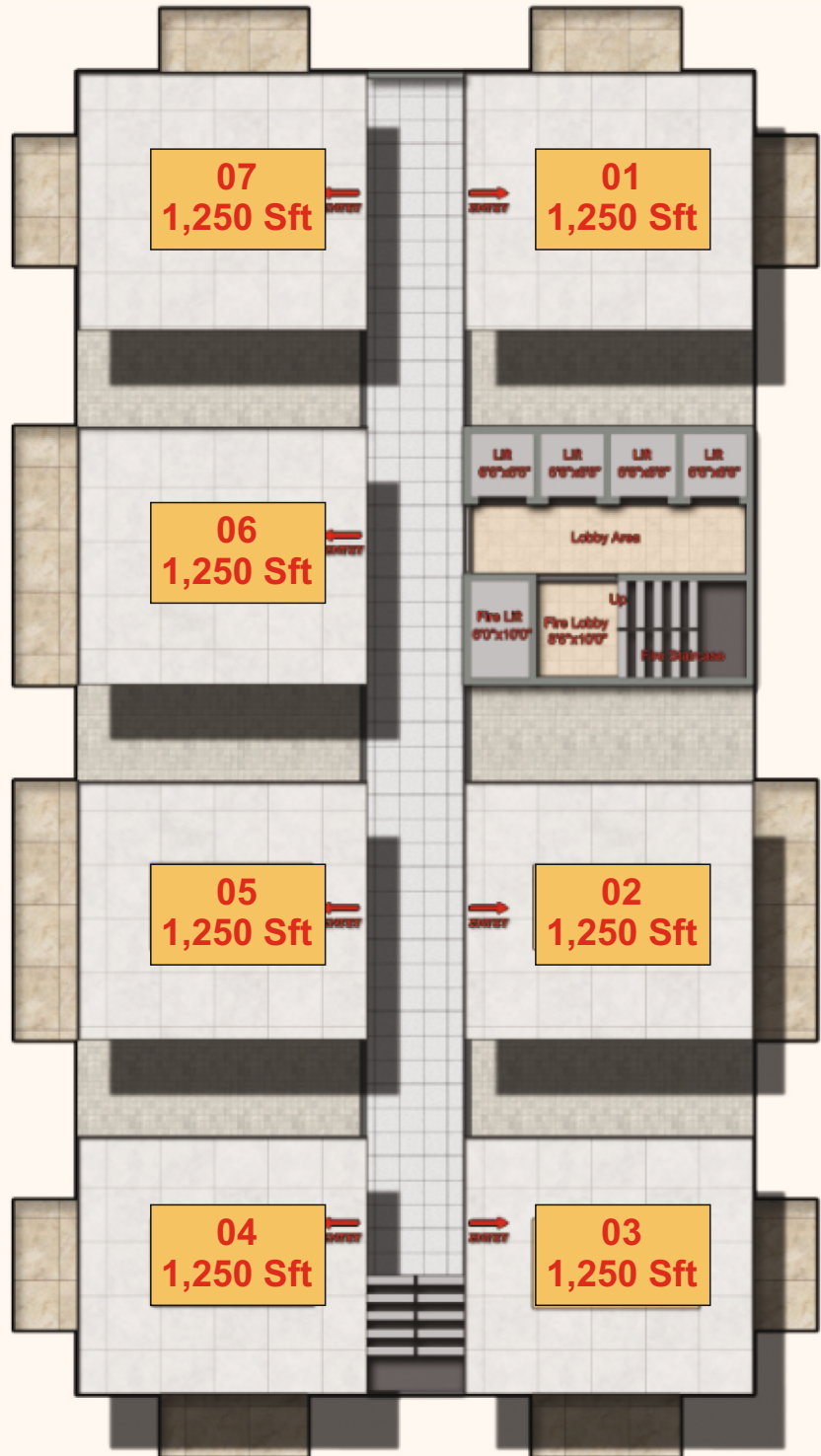
USL for 1,800 Sft : 22.30 Sqyds

Grand Total Area : 23,43,600 Sqfts (Excluding Club House)

HOUSING PROJECT



BLOCK - A & B (1250sft)



BLOCK - A

Each floor area : 8,750 Sft
Total area for 36 floors : 3,15,000 Sft
No. of Flats : 252 No's (1,250 Sft)

BLOCK - B

Each floor area : 8,750 Sft
Total area for 36 floors : 3,15,000 Sft
No. of Flats : 252 No's (1,250 Sft)

HOUSING PROJECT



BLOCK - C (1650sft)



BLOCK - C

Each floor area : 14,850 Sft

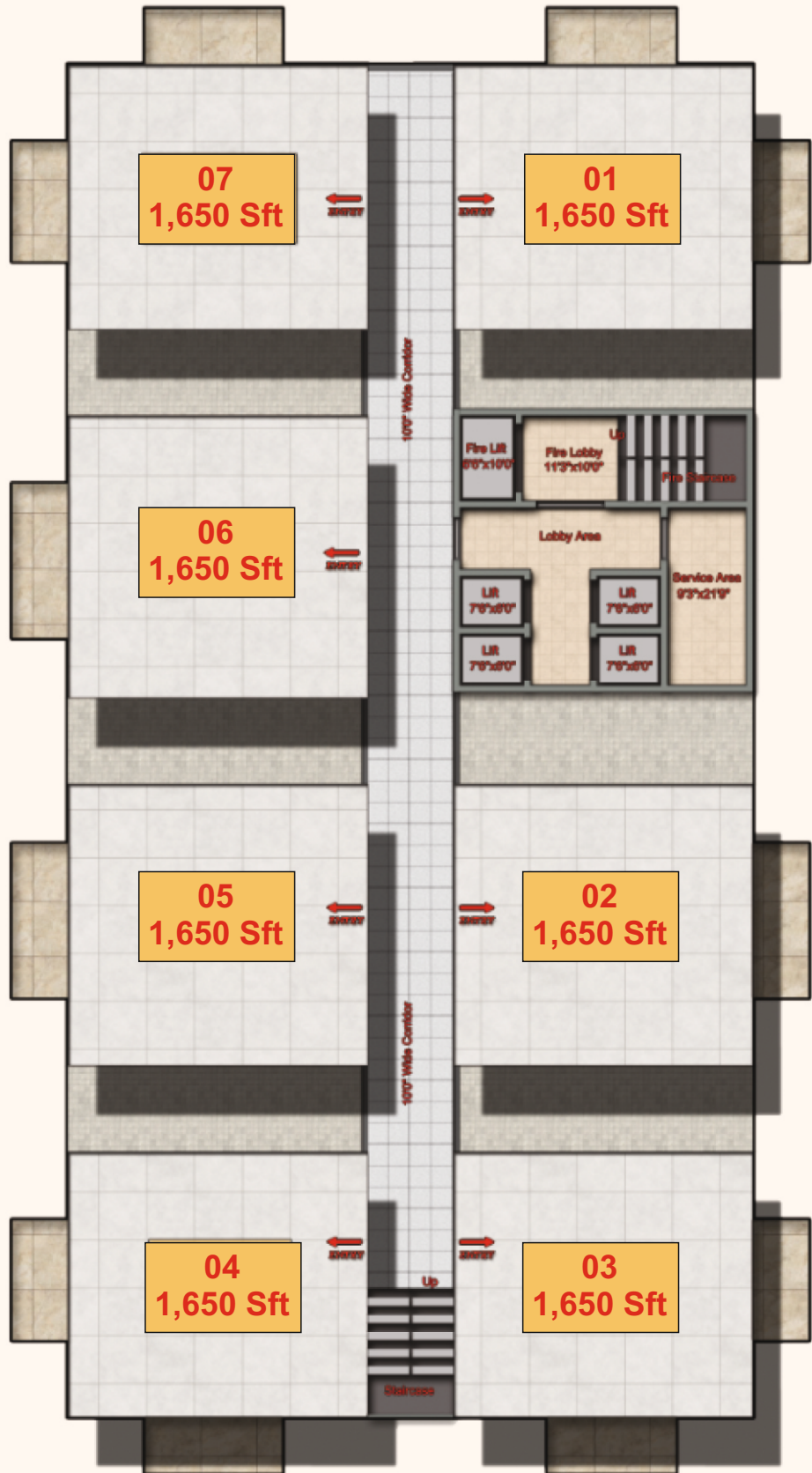
Total area for 36 floors : 5,34,600 Sft

No. of Flats : 324 No's (1,650 Sft)

HOUSING PROJECT



BLOCK - D (1650sft)



BLOCK - D

Each floor area : 11,550 Sft

Total area for 36 floors : 4,15,800 Sft

No. of Flats : 252 No's (1,650 Sft)



BLOCK - E (1700sft & 1800 Sft)



BLOCK - E

Each floor area	:	21,200 Sft
Total area for 36 floors	:	7,63,200 Sft
No. of Flats	:	144 No's (1,700 Sft)
No. of Flats	:	288 No's (1,800 Sft)



DOUBLE BALCONY
1800 Sft



EAST FACING - 1800 Sft



WEST FACING - 1800 Sft

HOUSING PROJECT



SINGLE BALCONY 1800 Sft



EAST FACING - 1800 Sft



WEST FACING - 1800 Sft



SINGLE BALCONY
1700 Sft



EAST FACING - 1700 Sft



WEST FACING - 1700 Sft



DOUBLE BALCONY
1650 Sft



EAST FACING - 1650 Sft



WEST FACING - 1650 Sft



SINGLE BALCONY
1650 Sft



EAST FACING - 1650 Sft



WEST FACING - 1650 Sft



DOUBLE BALCONY
1250 Sft



EAST FACING - 1250 Sft

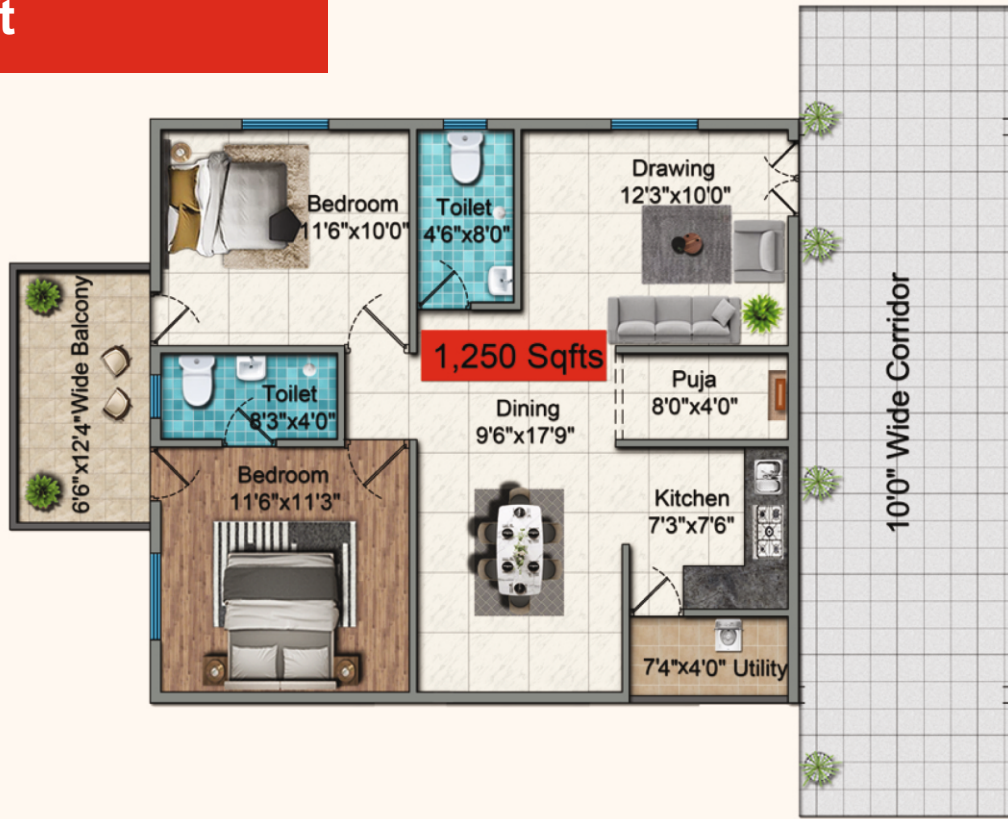


WEST FACING - 1250 Sft

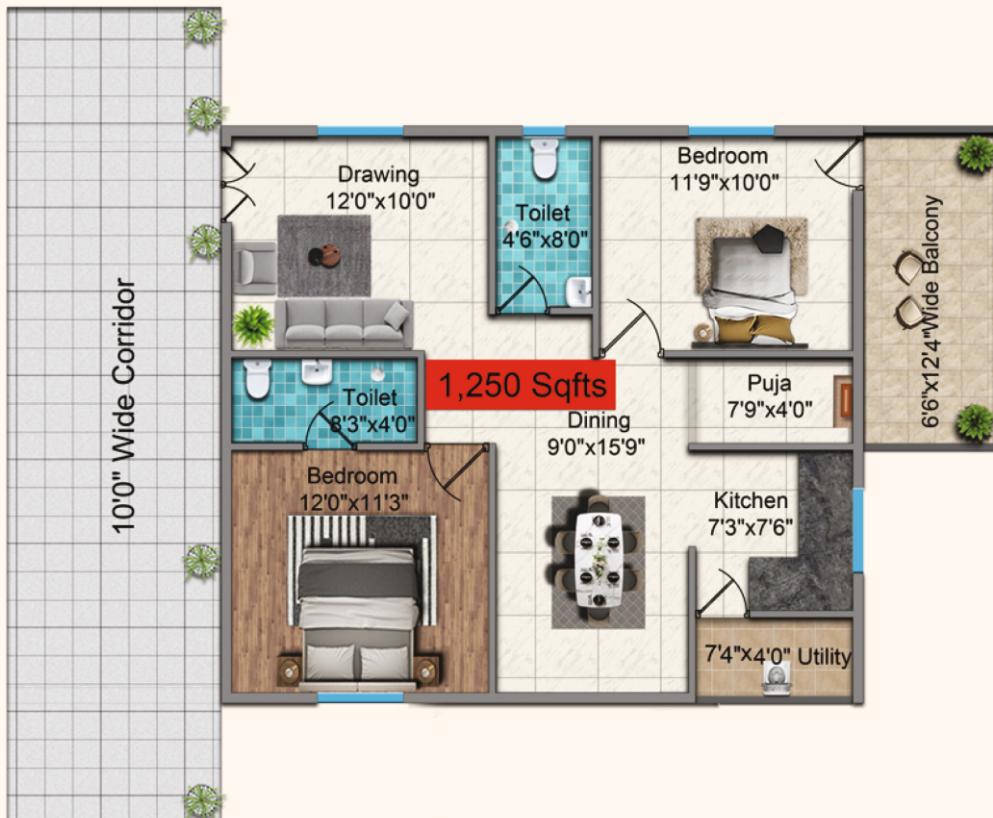
HOUSING PROJECT



SINGLE BALCONY 1250 Sft



EAST FACING - 1250 Sft



WEST FACING - 1250 Sft



LEFT SIDE ELEVATION





RIGHT SIDE ELEVATION





FRONT SIDE ELEVATION



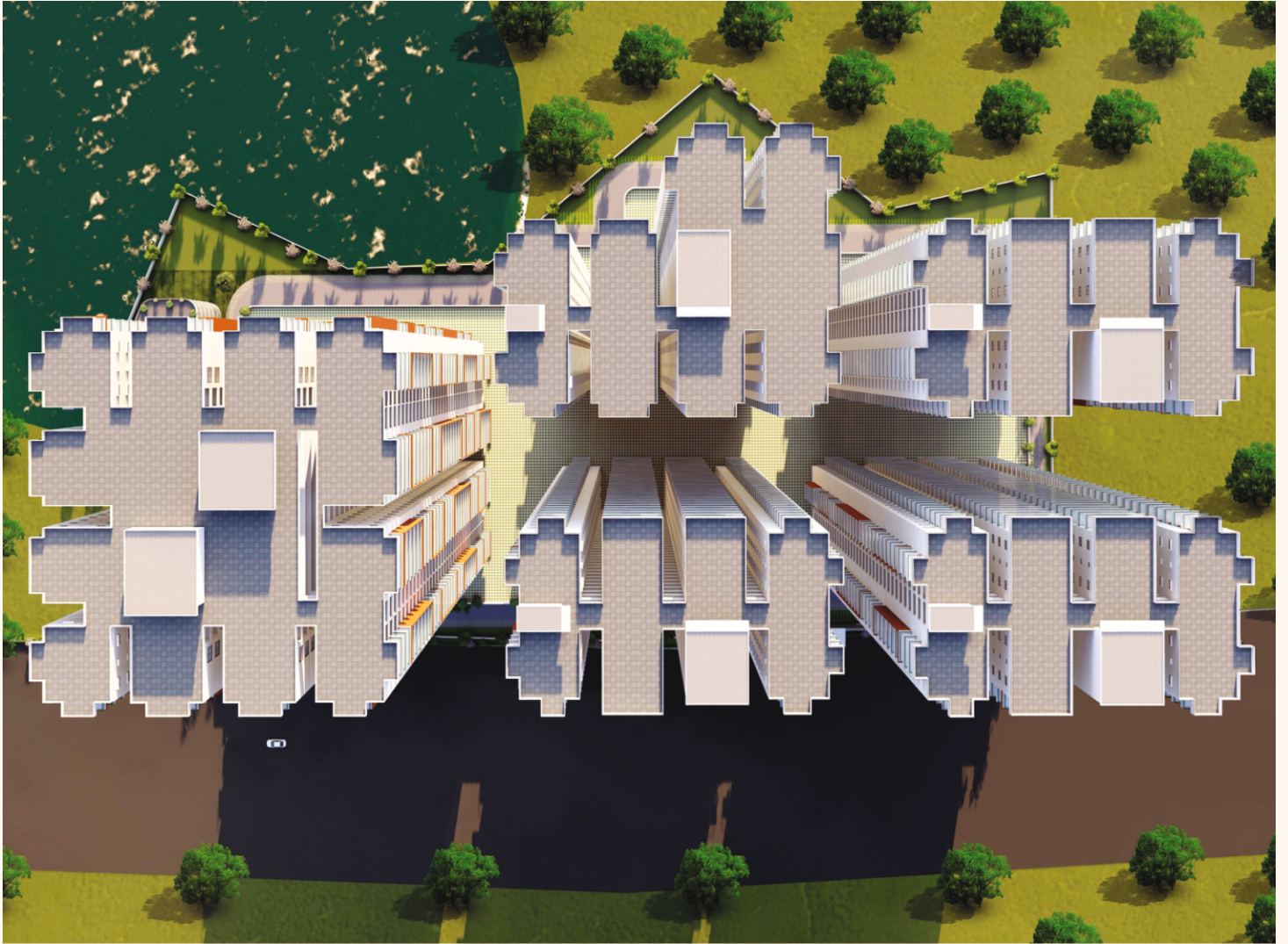


BIRD VIEW





TOP VIEW





AMENITIES

SPECIFICATIONS



FRAMED STRUCTURE

: R.C.C. Framed Structure to withstand wind & seismic loads.
Waffle Slab / Flat Slab for Parking Floors.

SUPER STRUCTURE

: 8" thick AAC blocks for External Walls & 4" thick AAC blocks with Cement finish and Joining Mortar for Internal Walls.



WALL FINISHES

External

: Asian Paints or equivalent make painted over BirlaWall Textures.

Internal

: One coat of Birla Wall Level plaster or equivalent make will be applied on plaster surface. Asian Paints premium emulsion or equivalent make over smooth Birla Wallcare Putty.



DOORS & WINDOWS

Main Door

: Designer Teak Veneer finished door with WPC frame finished with Melamine polish and fitted with good quality branded hardware.

Internal Doors

: WPC frame with designer skin door shutter fitted with good quality branded hardware.

Windows

: UPVC windows with float glass, Mosquito nets



FLOORING

Living & Dining

: Kajaria or Vitero or equivalent make double charged Vitrified tiles of 800 X 800 size with 75 MM Skirting.

Bedrooms & Kitchen

: Kajaria or Vitero or equivalent make double charged Vitrified tiles of 800 X 800 size with 75 MM Skirting.



Balcony

: Anti-skid ceramic tiles.

Corridors

: Granite / Marble/ Vitrified Tiles

Staircase

: Granite / Marble/ Vitrified Tiles



KITCHEN

Granite Pieces & Stainless steel Sink will be Provided. Glazed ceramic tiles dado up to 2'.0" height above Kitchen Platform.

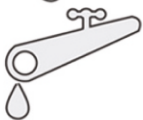


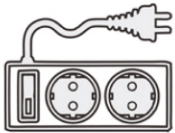
TOILETS

Anti-skid ceramic tiles on the floor. Glazed ceramic tile dado upto door height.

Wash basin: EWC with Flush of Grohe , Jaquar or Cera or Equalent Make. Make CP Fittings

All plumbing points will be pressure tested.





ELECTRICAL

Concealed copper wiring of Finolex or equivalent make.
Anchor/ Crabtree/ Legrand or equivalent make modular switches
Power points for air-conditioners in all bedrooms and living room.
Power Points for geysers in all bathrooms.
Adequate power points in all rooms.
3- phase power supply for each flat and individual meter boards.
Miniature Circuit Breaker (MCB) for each room provided at main distribution box within each flat.



TV/ TELECOM / INTERNET

TV outlets in living, drawing & master bedroom.
Telephone points in living & master bedroom with parallel connection.
Intercom facility from each flat to Security.
Provision for Internet point in each flat.



ELEVATORS

Kone or equivalent make 10 Passenger capacity with Auto Door
Service life of Kone or Equivalent make for each Block

CAR PARKING

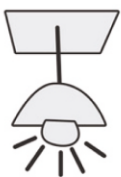
Covered Car parking



CC CAMERAS

Common areas , set backs, tot-lots, clubhouse reception.

COMMON FACILITIES



External Lighting

Light posts with lamp fittings, energy saver lights for external staircase and corridor lighting.

Landscaping

Landscaping shall be provided in the open areas of the layout with garden furniture, relaxing facilities for senior citizens, children's park, buffer avenue trees all around the apartments etc.

Club House

Well designed club house with facilities like indoor games, gym, meditation room/ yoga room, library space, multi-purpose hall and guest rooms etc.

Terrace Swimming pool with change rooms.

GAS Bank & STP



Facilities and Features

Clubhouse

- Reception
- Facilities Management Office
- Banquet / Multi-purpose Hall
- Airconditioned Gym with Access Control Doors
- Indoor Games
- Mini Theatre
- Guest Rooms
- Provision for Senior Citizen Area
- Provision for Co-Working Spaces
- Provision for Reading / Activity Area
- Provision for Daycare Centre / Creche
- Rooftop Pool
- Rooftop Party Area with Screening Wall
- Service counter

Terrace

- Skywalk
- Landscaped Gardens
- Tulsi Area
- Party Area
- Dining Area
- Single Golf Course (for Putting)
- Open Air Gym
- Walking Track
- Seating Area / Gazebo

Ground Floor

- Entrance Lobby for each Block
- Landscaped Gardens
- Walking / Jogging Track
- Shuttle Badminton Courts
- Half Basketball Court
- Skating Rink for Children
- Cricket Practice Nets
- Provision for EV Charging Stations
- Security Post
- Separate In and Out Entrances
- E-Commerce Delivery Port
- Earmarked Parking Area for Load Trucks
- STP
- Reticulated LPG Gas Bank

Podium Ground Floor

- Landscaped Gardens
- Open Air Amphitheatre
- Yoga & Meditation Area
- Water Bodies / Mist Fountain
- Deck (s) for Children Activities
- Children Play Area / Tot-lots
- Seating Areas



LANDSCAPE



CLUB HOUSE



THE END

Note : - (This Brochure is only a conceptual presentation and not an legal offering, As such it is not binding on us in any manner.)