

# Spanish Model Triplex Villas

Praneeth PRANAV  
**GROVE  
-PARK-**  
A joint venture with  
**TRENDSET - VASAVI**

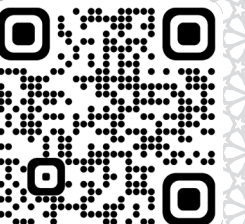
Architectural Impression



 **BAJAJ  
FINSERV**  
Project approved and financed by  
Bajaj Housing Finance Limited

  
**Praneeth**  
G R O U P  
Trust Inbuilt

  
/praneethgroup





# Praneeth Pranav Grove Park

Welcome to luxury living at its largest scale yet. Featuring Spanish Model Elevations and placed around a natural lakeside setting, Grove Park is a serene paradise for you and your family to call home. Our ultra-luxurious triplex villas showcase Praneeth Group's signature architectural brilliance, with ultimate space efficiency and strict adherence to traditional roots and values.

Find yourself at home with a boundless list of amenities to enjoy, with every desire of your family fulfilled in style. Grove Park blends convenience with luxury for the perfect modern lifestyle. Socialize with a like-minded community and grow your affluence to the next level, while living at Hyderabad's most iconic address built by Praneeth Group!





# Master Plan



## Club House Amenities

- 🌀 Space for SuperMarket
- 🌀 Provision for Laundry
- 🌀 Conference Room Area
- 🌀 Indoor Games (Table Tennis, Billiards/ Snooker, Air Hockey, Chess, Carroms & Board Games)
- 🌀 Gentlemen's Room Area
- 🌀 Kids Play Area
- 🌀 Virtual Games like Playstation, etc.,
- 🌀 Mini Theatre
- 🌀 A.C. Banquet Hall
- 🌀 A.C. Gym
- 🌀 Space for Yoga/ Meditation
- 🌀 Guest Rooms-6  
(Out of which one Guest Room is retained by Promoter-Developer Room No.1, East Facing)

## Outdoor Amenities

- 🌀 Badminton Court
- 🌀 Amphitheatre
- 🌀 Half Basketball Court
- 🌀 Outdoor Yoga & Meditation
- 🌀 Outdoor Fitness Station
- 🌀 Children's play area
- 🌀 Jogging Track
- 🌀 Skating Rink
- 🌀 Swimming Pool
- 🌀 Cricket Net Practice
- 🌀 Cycle Track

AREA STATEMENT						
PLOT TYPE	FACING	PLOT AREA (SQ.YDS)	SALABLE AREA IN SQ. FT	CARPET AREA IN SQ. FT	PLOT DIMENSIONS	NO.OF PLOTS
E1	East	167	2176	1756	30'0"X50'0"	142
		207	2176	1756	(Odd Plots)	1
		211	2176	1756	(Odd Plots)	1
		197	2176	1756	(Odd Plots)	1
E2	East	180	2331	1885	32'5"X50'0"	72
		198	2635	2150	50'0"X36'0"	42
E3	East	195	2635	2150	50'0"X36'0"	14
		215	2635	2150	50'0"X36'0"	2
		228	2635	2150	(Odd Plots)	1
		219	2635	2150	(Odd Plots)	1
		230	2635	2150	(Odd Plots)	1
		244	2635	2150	(Odd Plots)	1
		222	2635	2150	(Odd Plots)	1
		200	2635	2150	50'0"X36'0"	92
		248	3247	2596	50'0"X45'0"	9
		307	3247	2596	(Odd Plots)	1
E4	East	300	3975	3215	60'0"X45'0"	29
E5	East	345	4566	3548	60'0"X52'6"	8
W1	West	167	2190	1731	30'0"X50'0"	134
		201	2190	1731	(Odd Plots)	1
W2	West	206	2190	1731	(Odd Plots)	1
		180	2377	1907	32'5"X50'0"	100
W3	West	288	2377	1907	(Odd Plots)	1
		198	2654	2115	36'0"X50'0"	44
		195	2654	2115	36'0"X50'0"	13
		222	2654	2115	(Odd Plots)	1
		233	2654	2115	(Odd Plots)	1
		226	2654	2115	(Odd Plots)	1
		259	2654	2115	(Odd Plots)	1
		272	2654	2115	(Odd Plots)	1
		235	2654	2115	(Odd Plots)	1
		200	2654	2155	36'0"X50'0"	82
W4	West	250	3283	2612	50'0"X45'0"	17
		248	3283	2612	50'0"X45'0"	9
		251	3283	2612	50'0"X45'6"	1
W5	West	300	3951	3201	60'0"X45'0"	27
W6	West	345	4519	3470	60'0"X52'6"	7
<b>TOTAL</b>						<b>884</b>

Praneeth PRANAV  
**GROVE PARK**  
 A joint venture with  
**TRENDSET - VASAVI**



\*Landscaping design may subject to vary

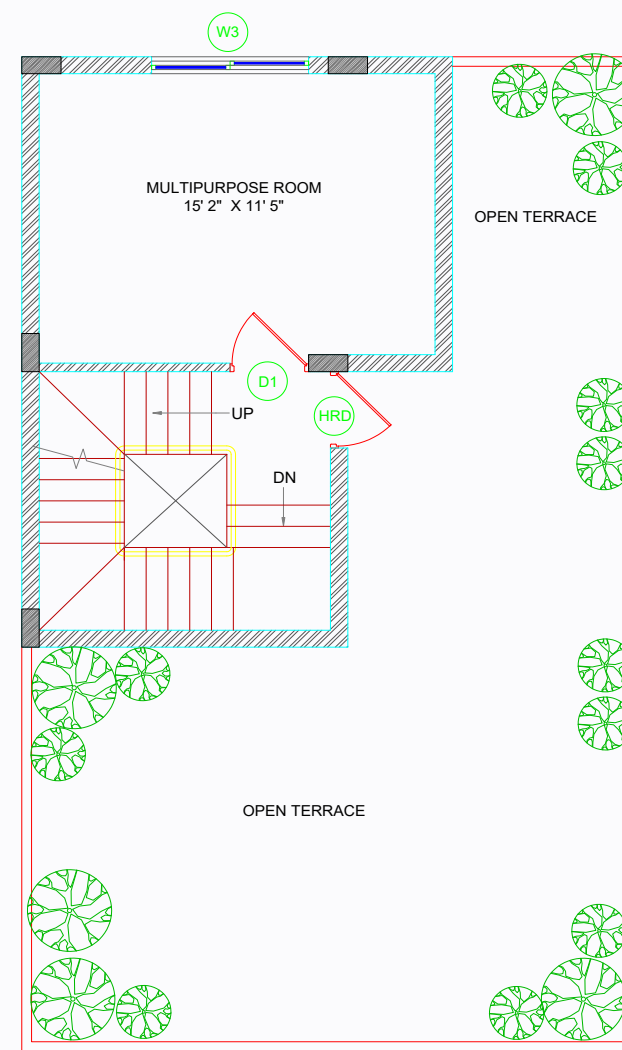
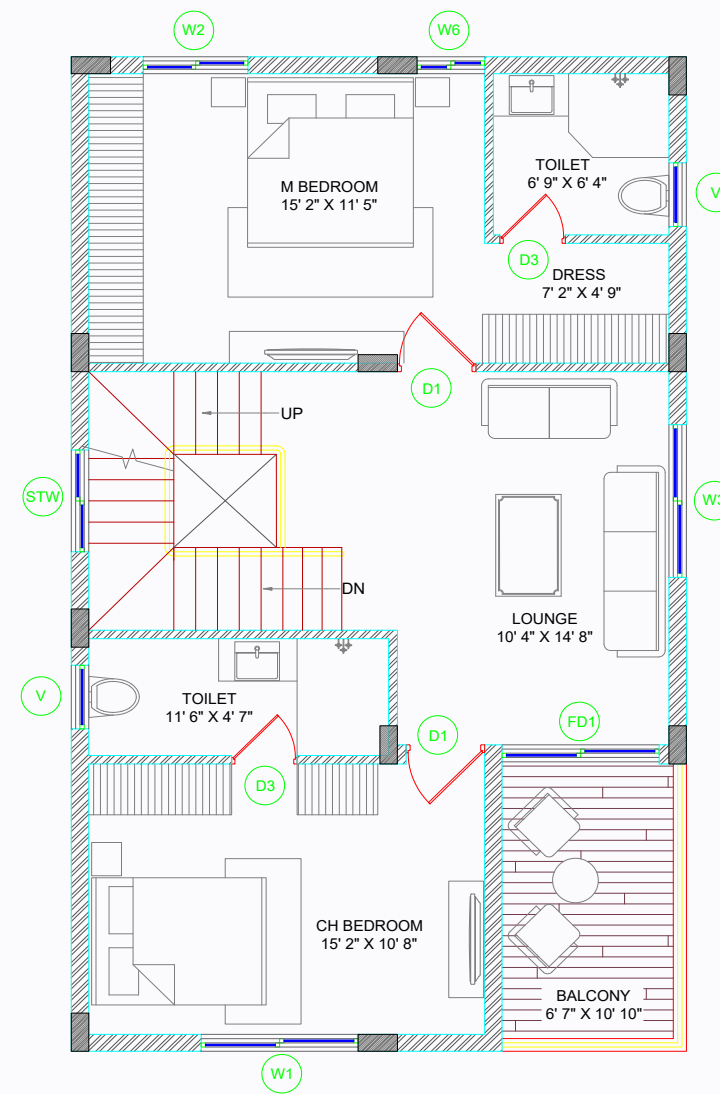
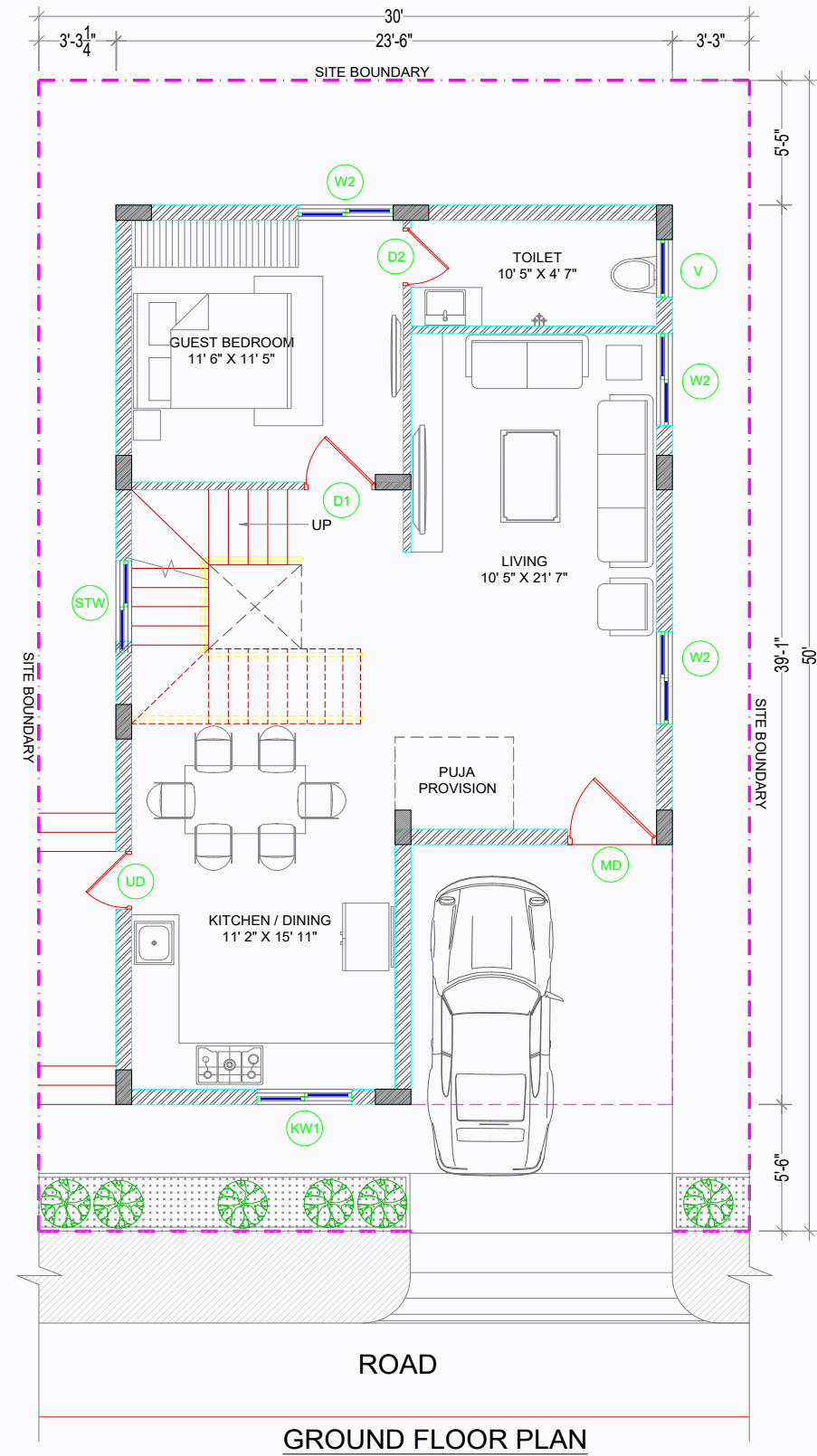


167-200 Sq. Yds East & West Facing



# Floor Plans - 167 Sq.Yd. East Facing

Dimensions : 30'0" x 50'0"  
 Saleable Area : 2176 Sft  
 Carpet Area : 1756 Sft



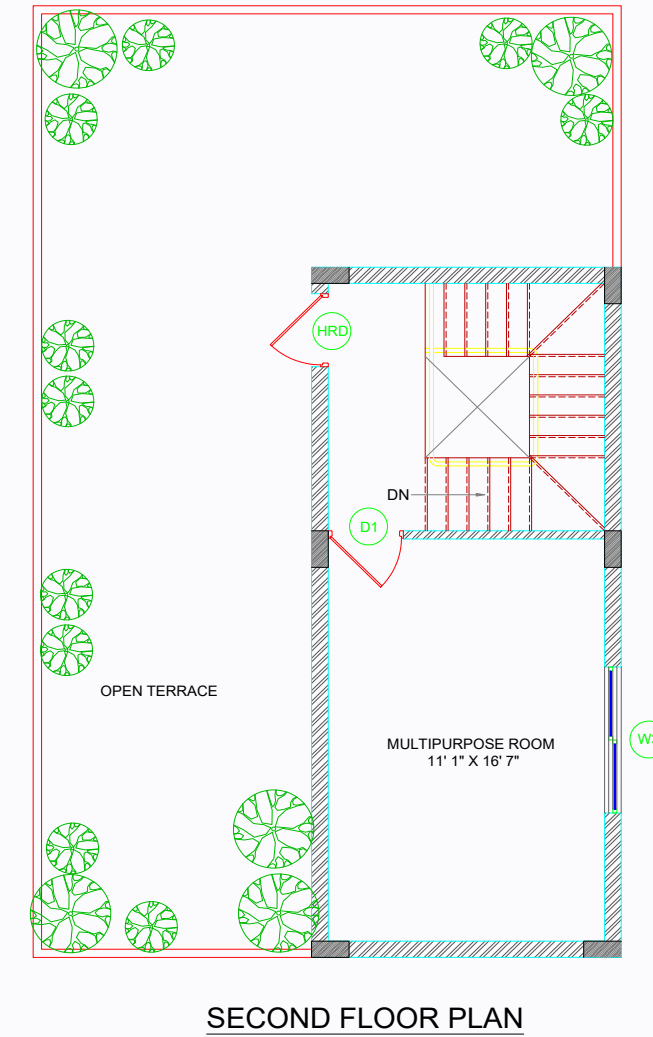
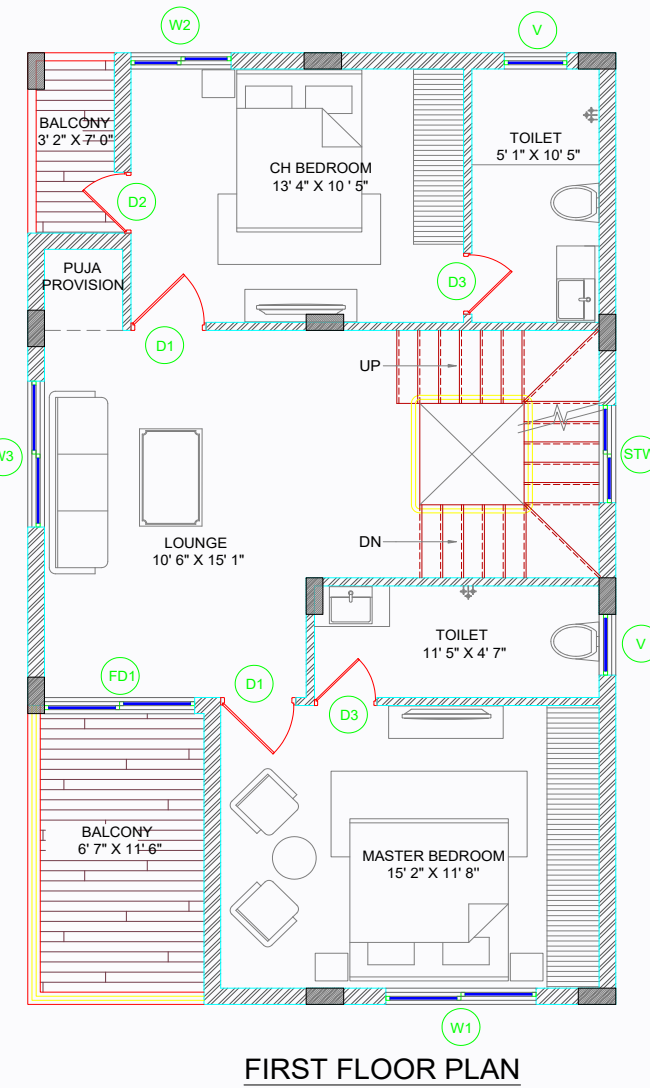
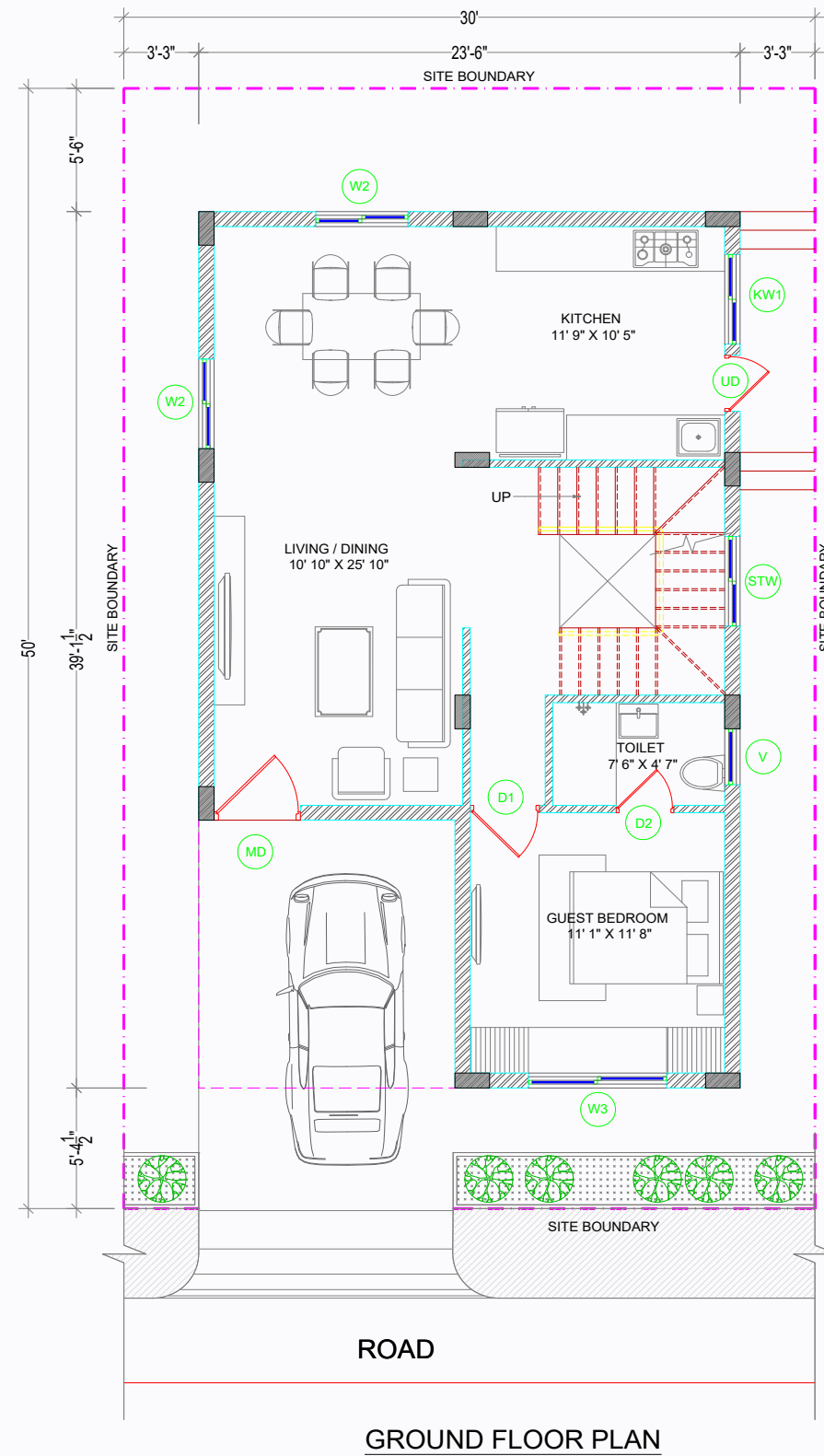


# Floor Plans - 167 Sq. Yd. West Facing

Dimensions : 30'0" x 50'0"

Saleable Area : 2190 Sft

Carpet Area : 1731 Sft



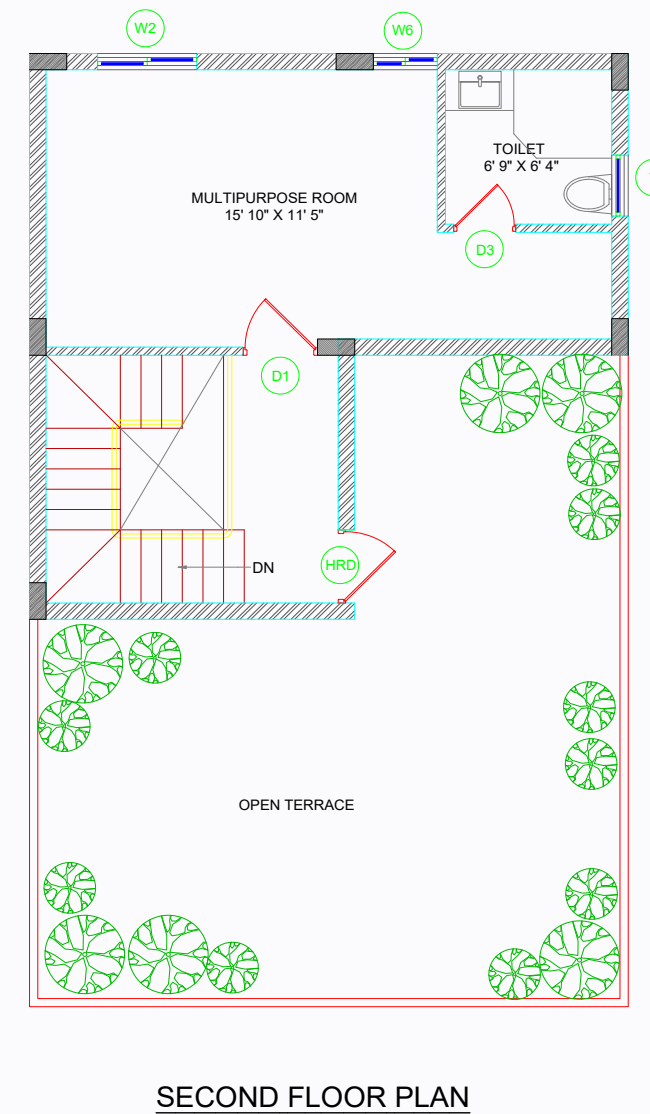
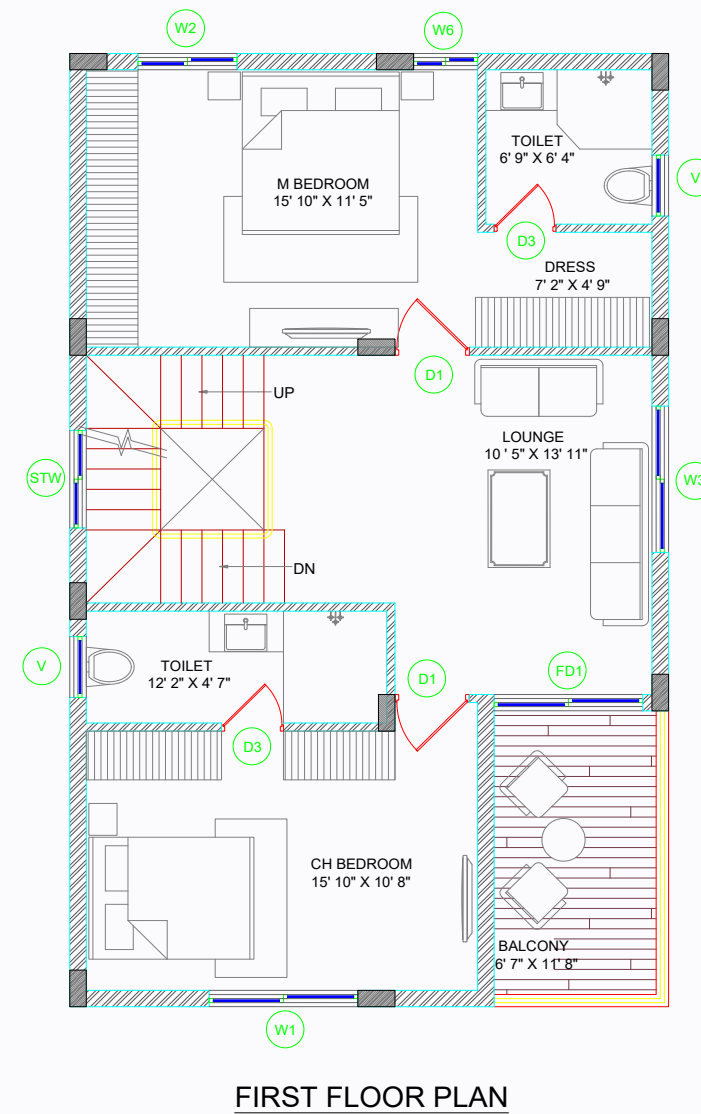
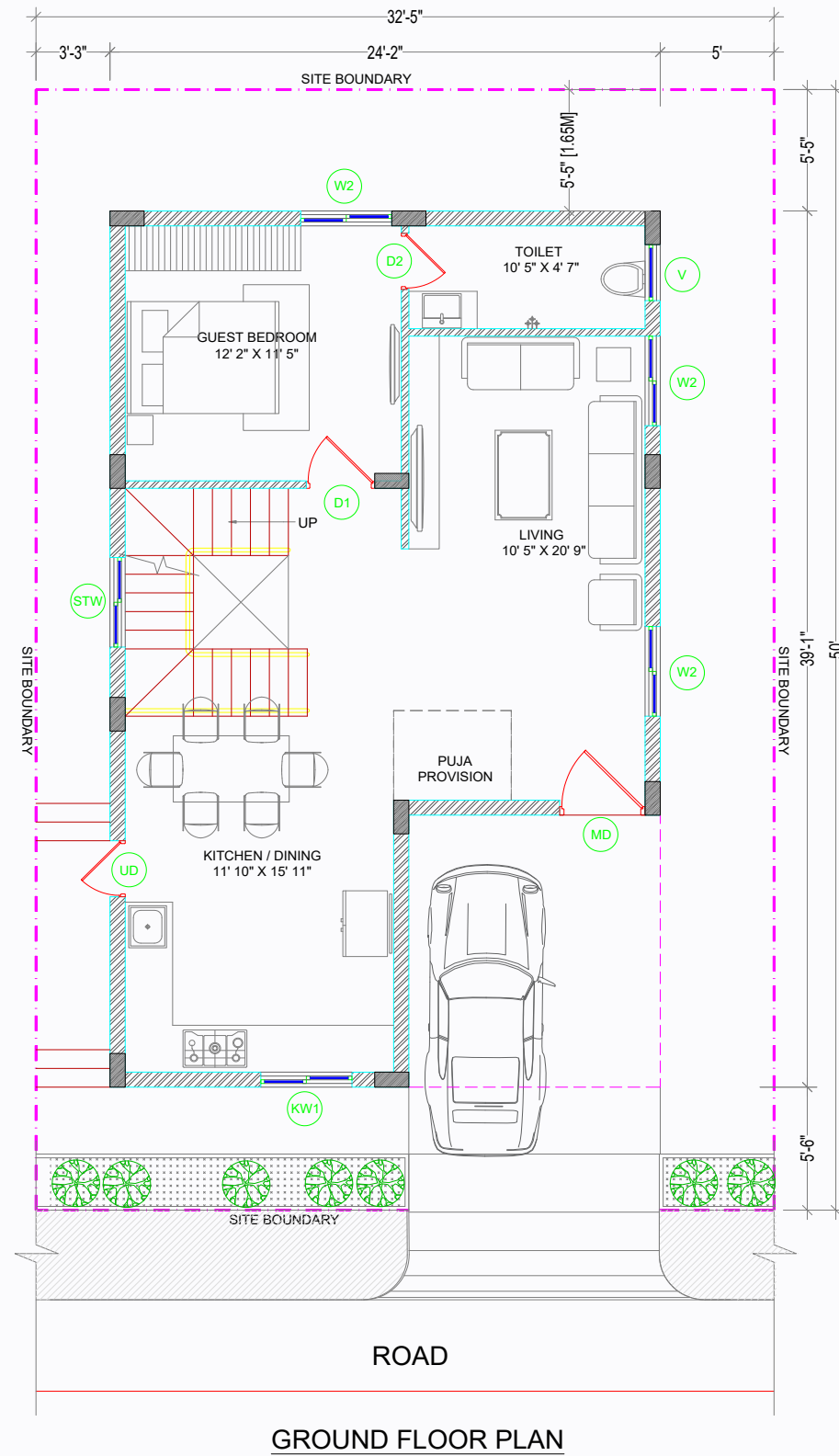


# Floor Plans - 180 Sq.Yd. East Facing

Dimensions : 32'5" x 50'0"

Saleable Area : 2331 Sft

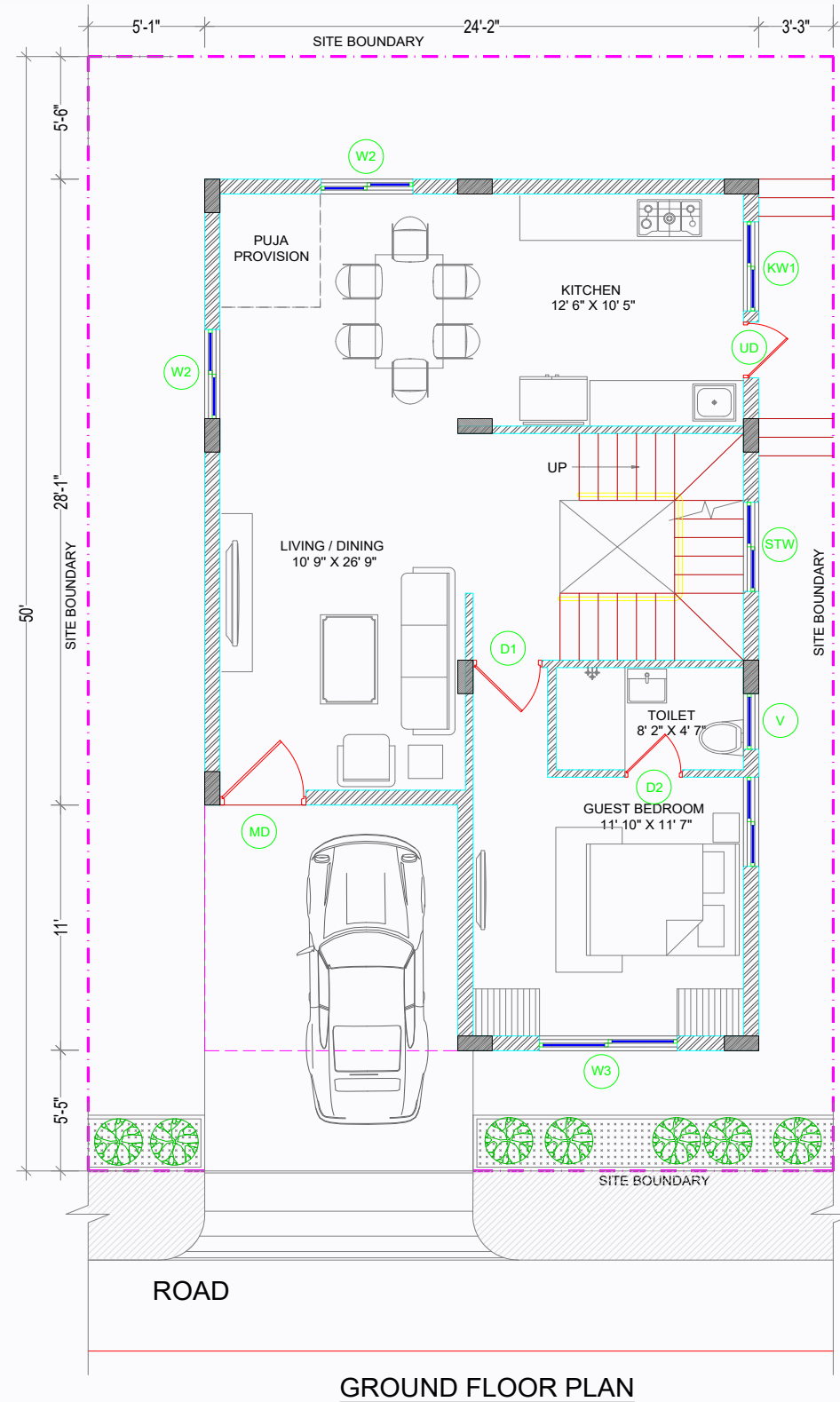
Carpet Area : 1885 Sft



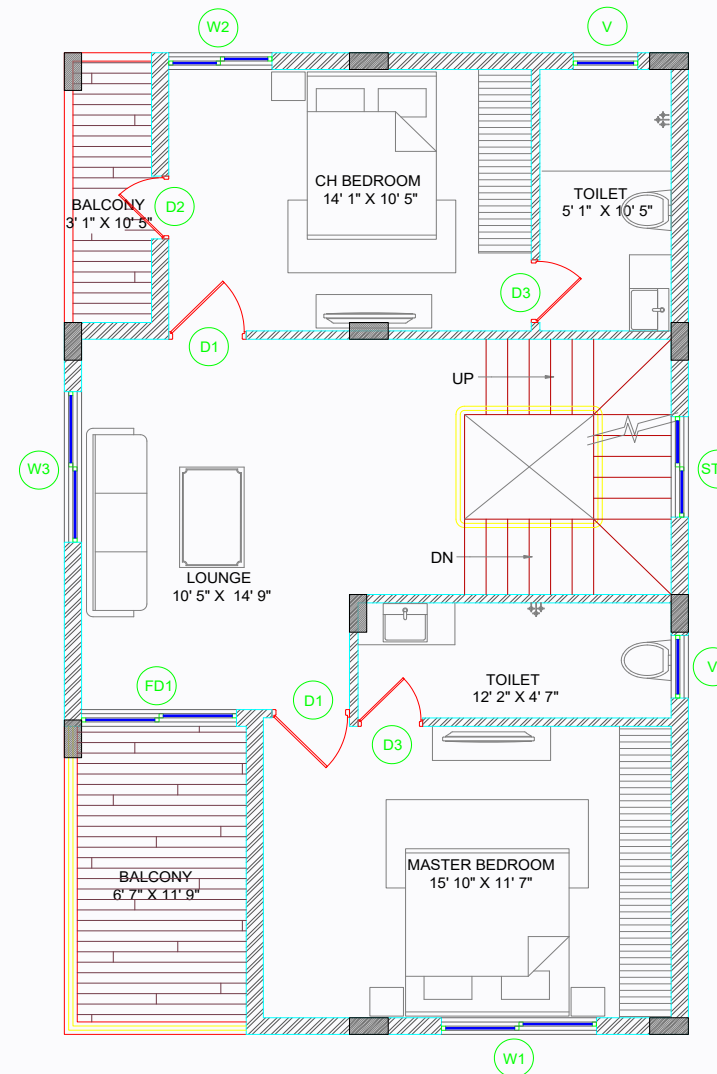


# Floor Plans - 180 Sq.Yd. West Facing

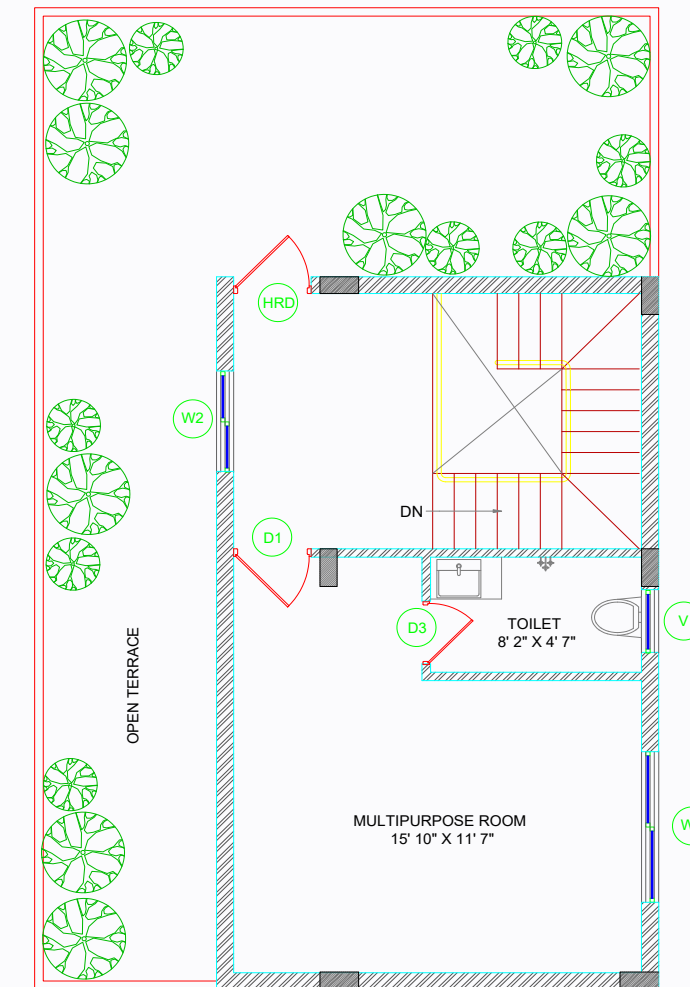
Dimensions : 32'6" x 50'0"  
 Saleable Area : 2377 Sft  
 Carpet Area : 1907 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





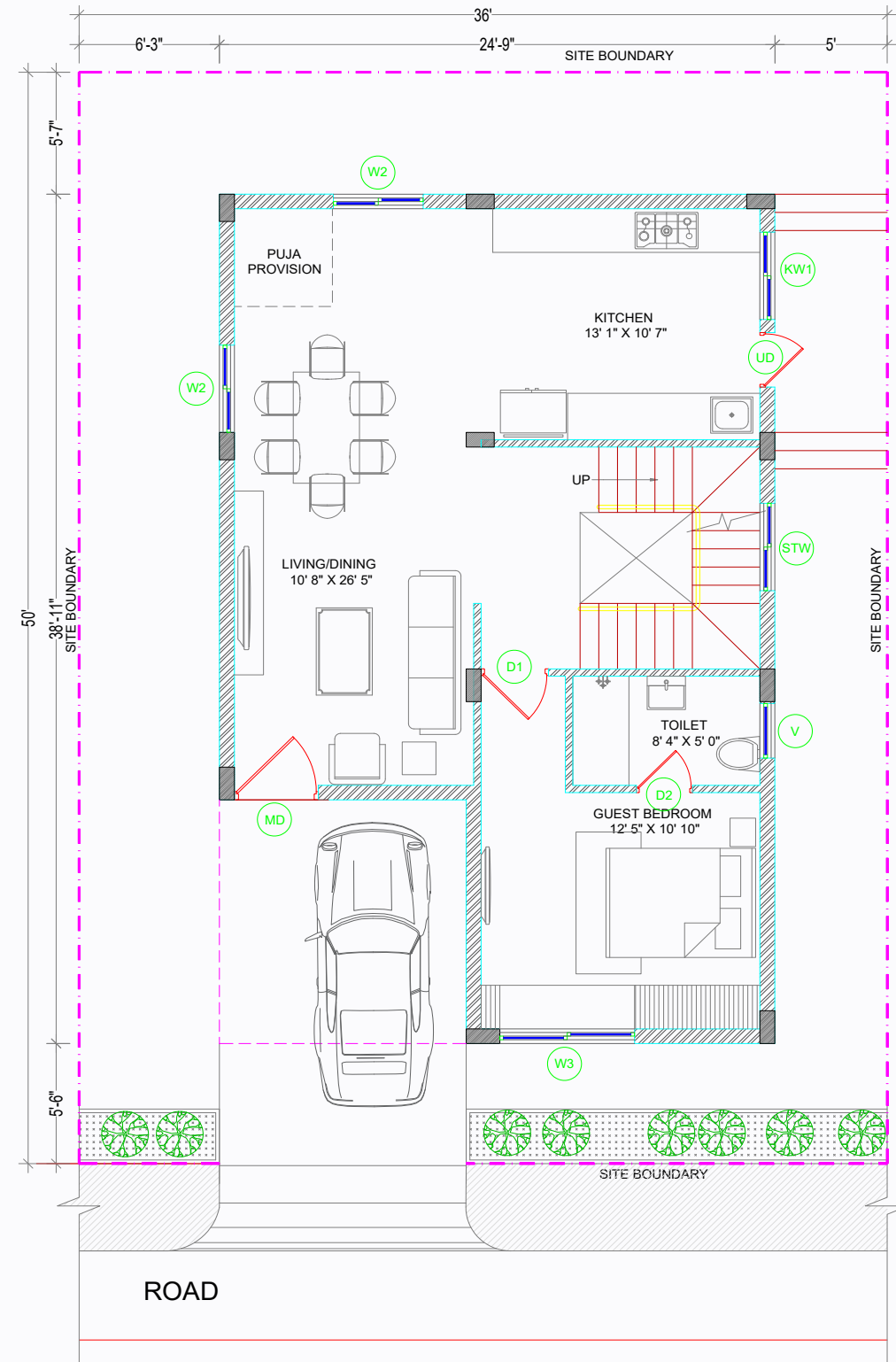


# Floor Plans - 200 Sq.Yd. West Facing

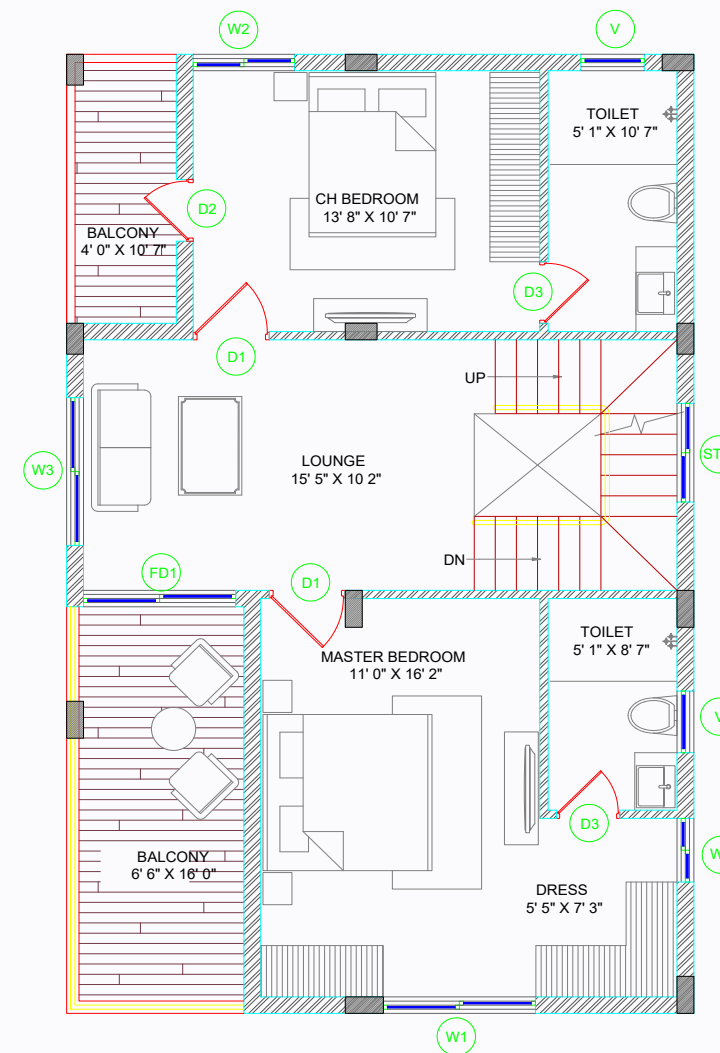
Dimensions : 36'0" x 50'0"

Saleable Area : 2654 Sft

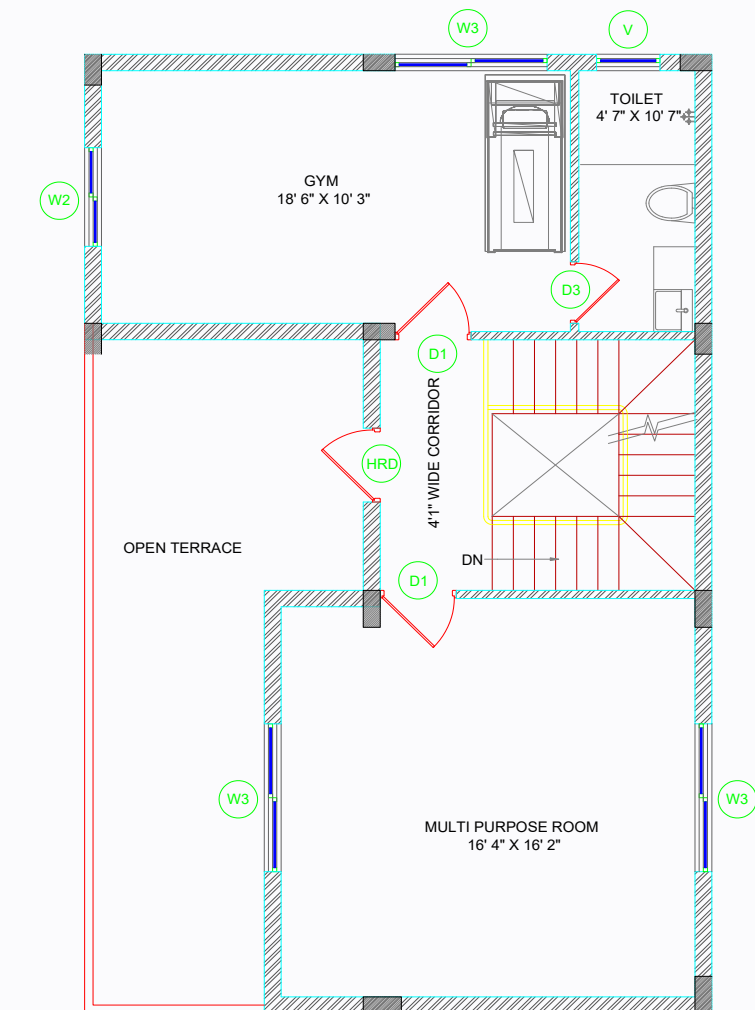
Carpet Area : 2155 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

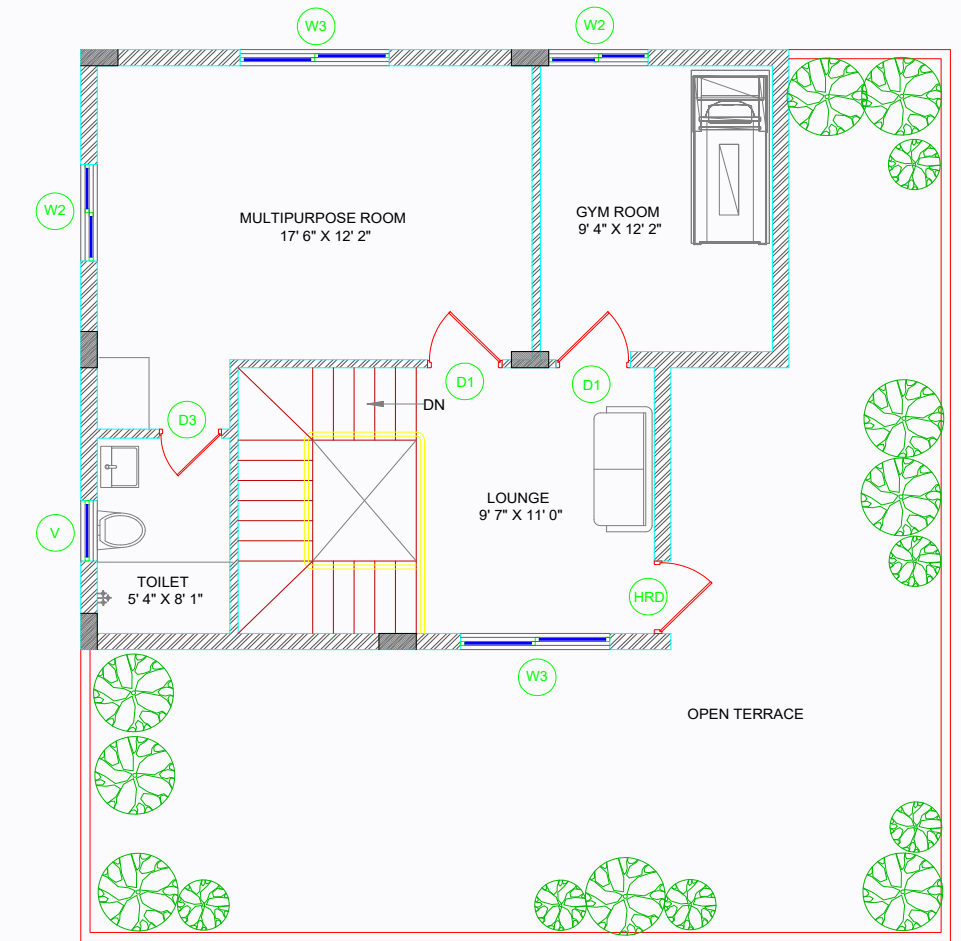
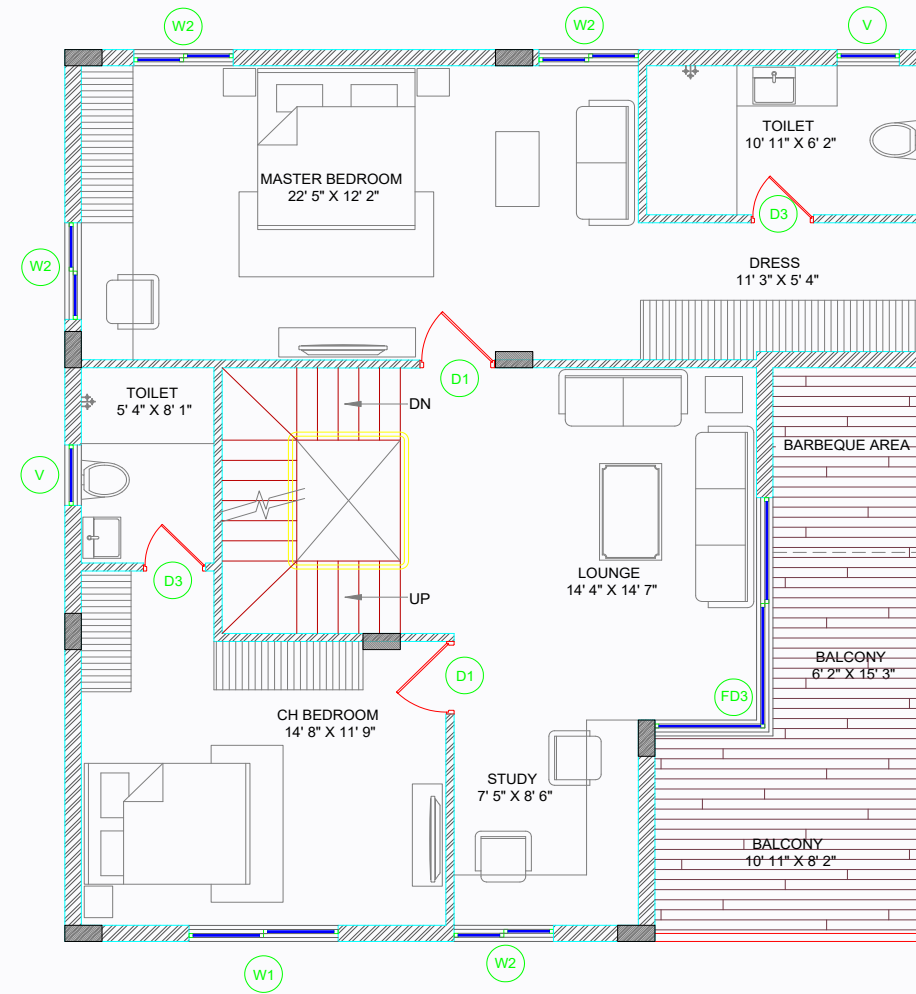
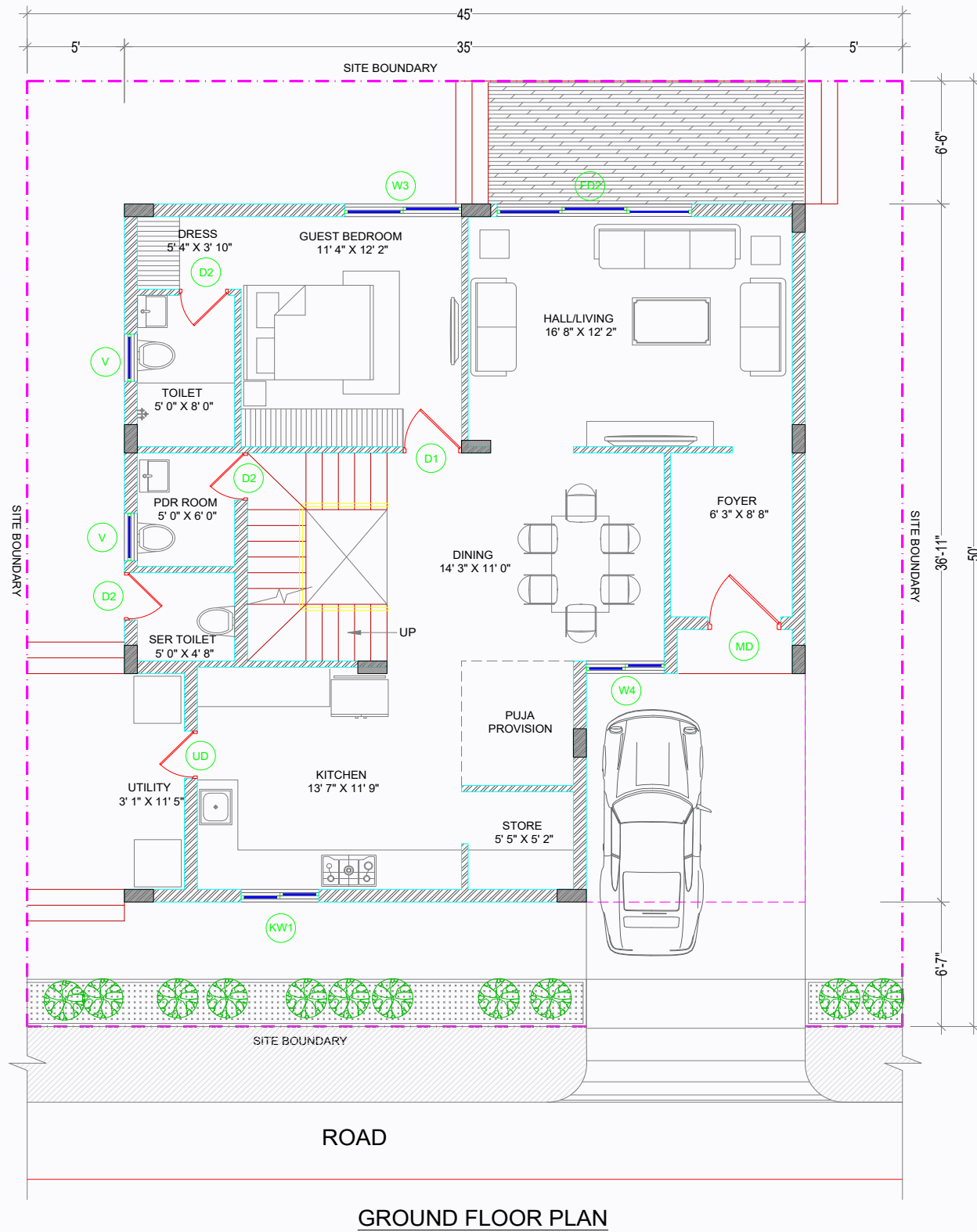


# Floor Plans - 250 Sq.Yd. East Facing

Dimensions : 45'0" x 50'0"

Saleable Area : 3247 Sft

Carpet Area : 2596 Sft



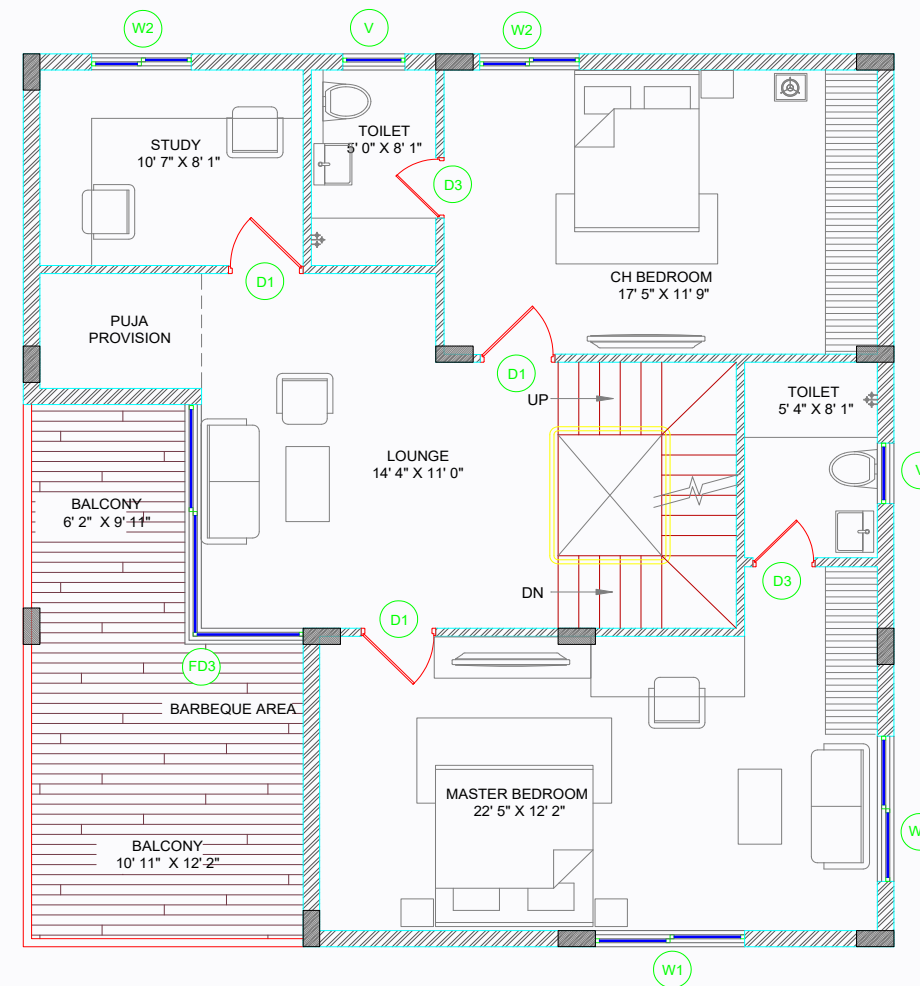
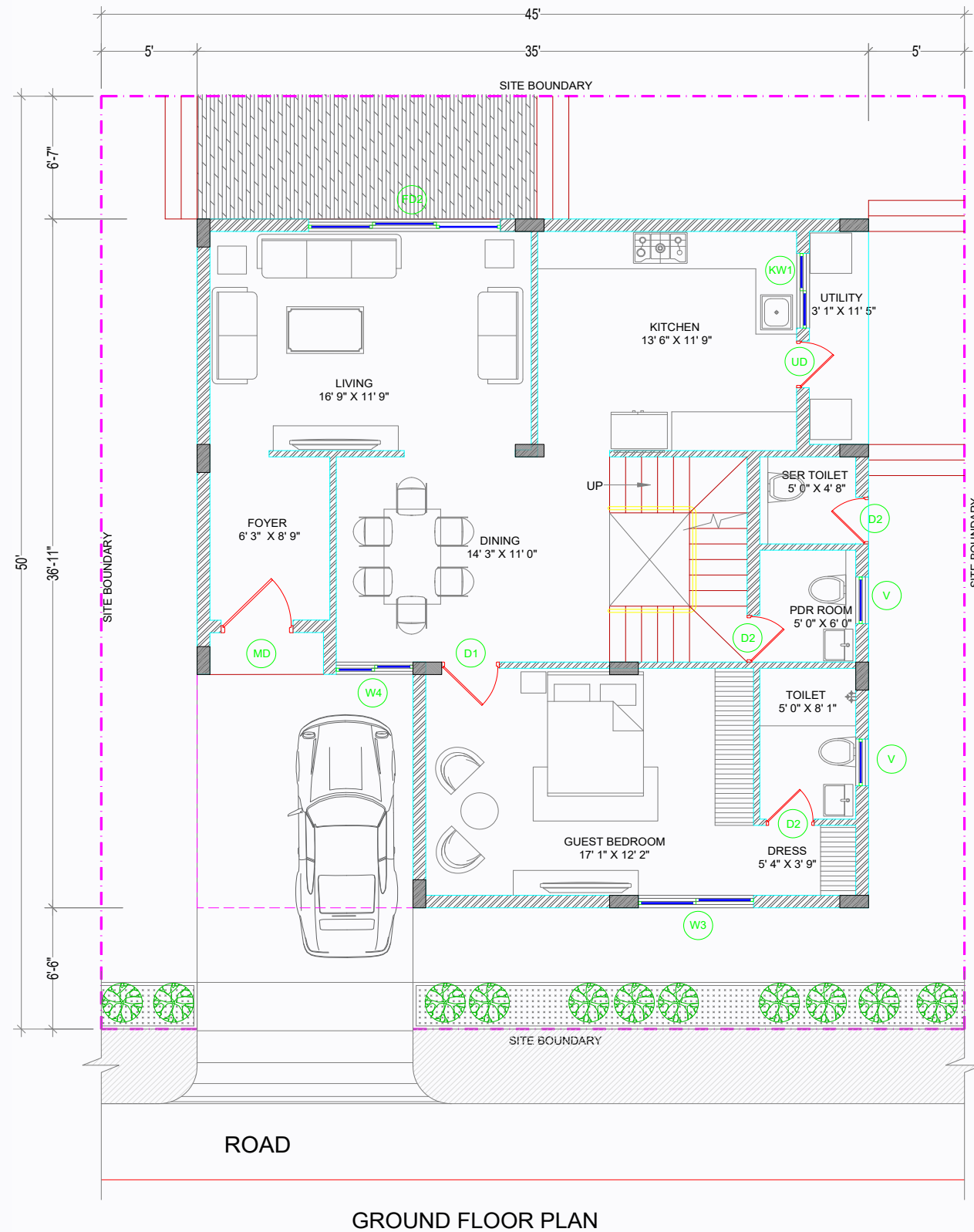


# Floor Plans - 250 Sq.Yd. West Facing

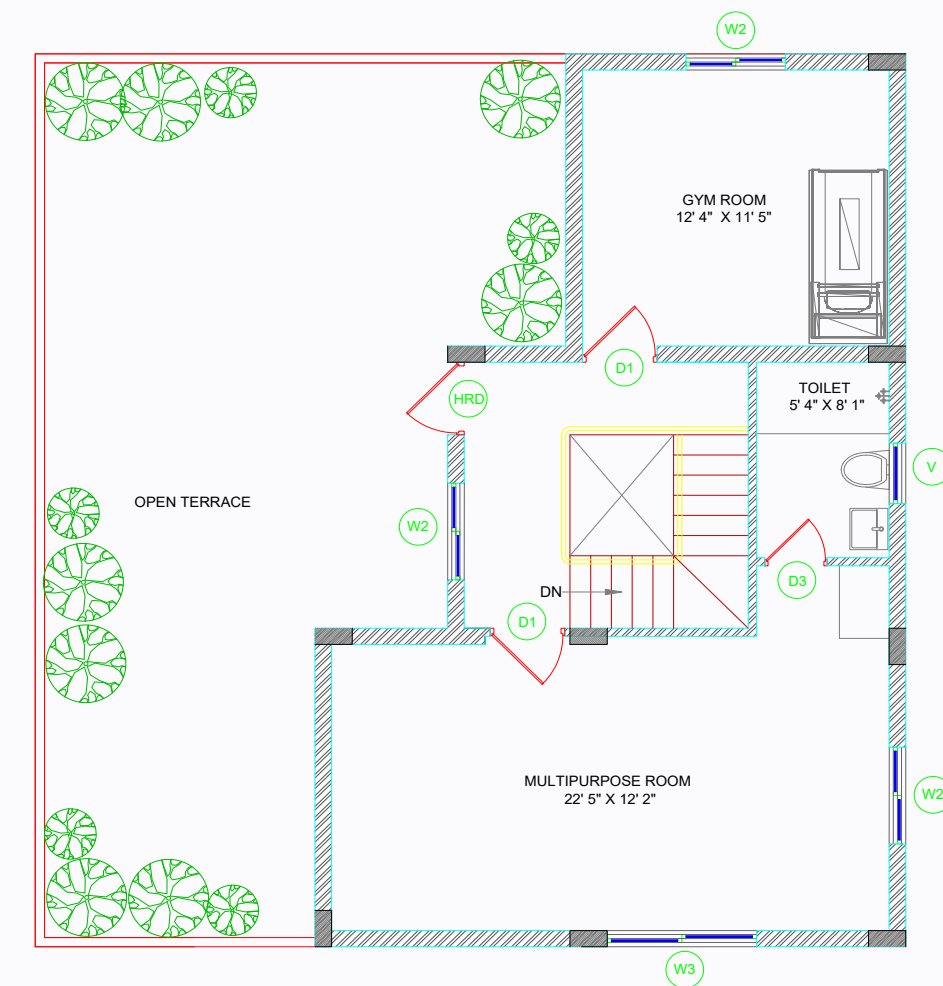
Dimensions : 45'0" x 50'0"

Saleable Area : 3283 Sft

Carpet Area : 2612 Sft



FIRST FLOOR PLAN



SECOND FLOOR PLAN

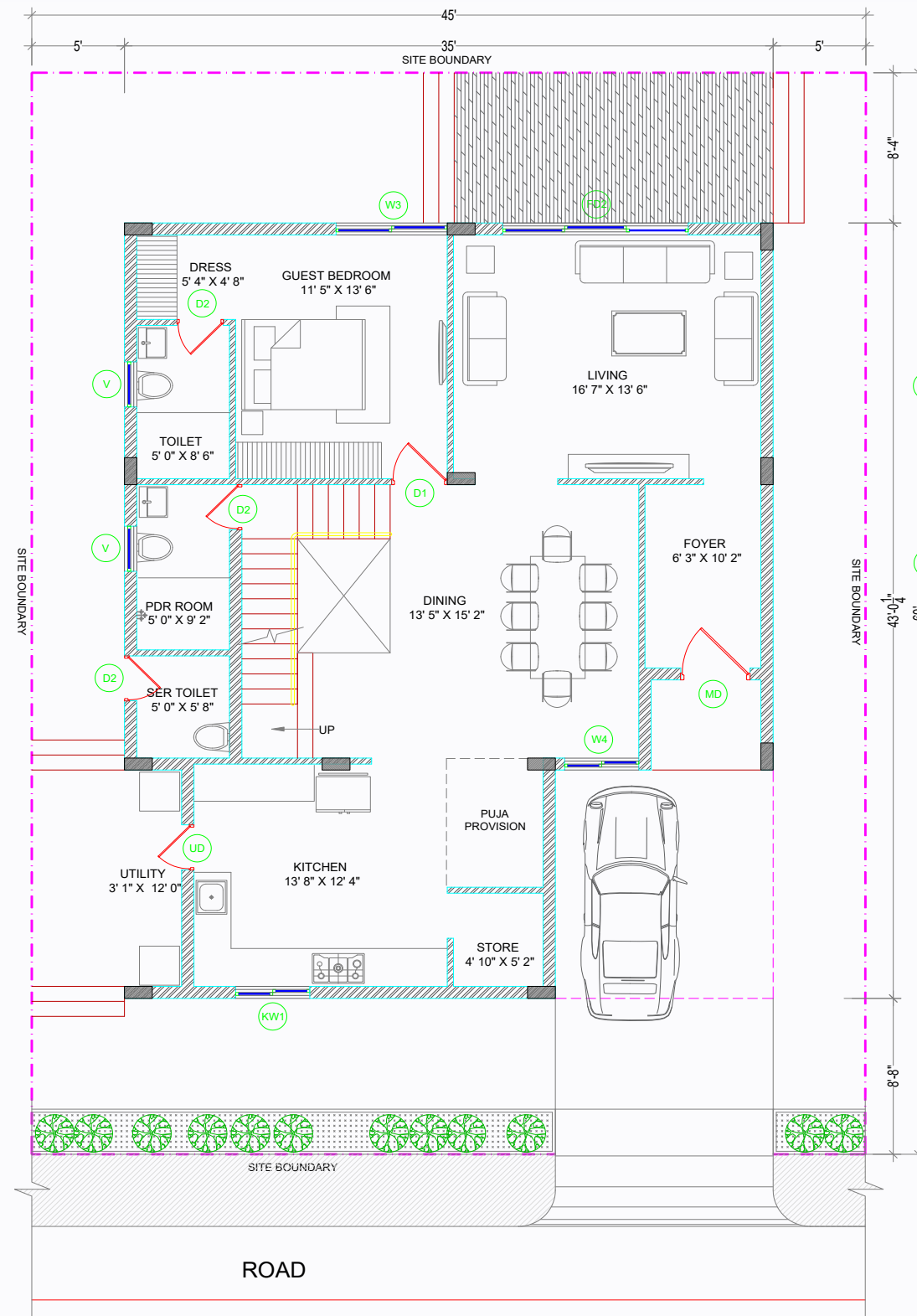


# Floor Plans - 300 Sq. Yd. East Facing

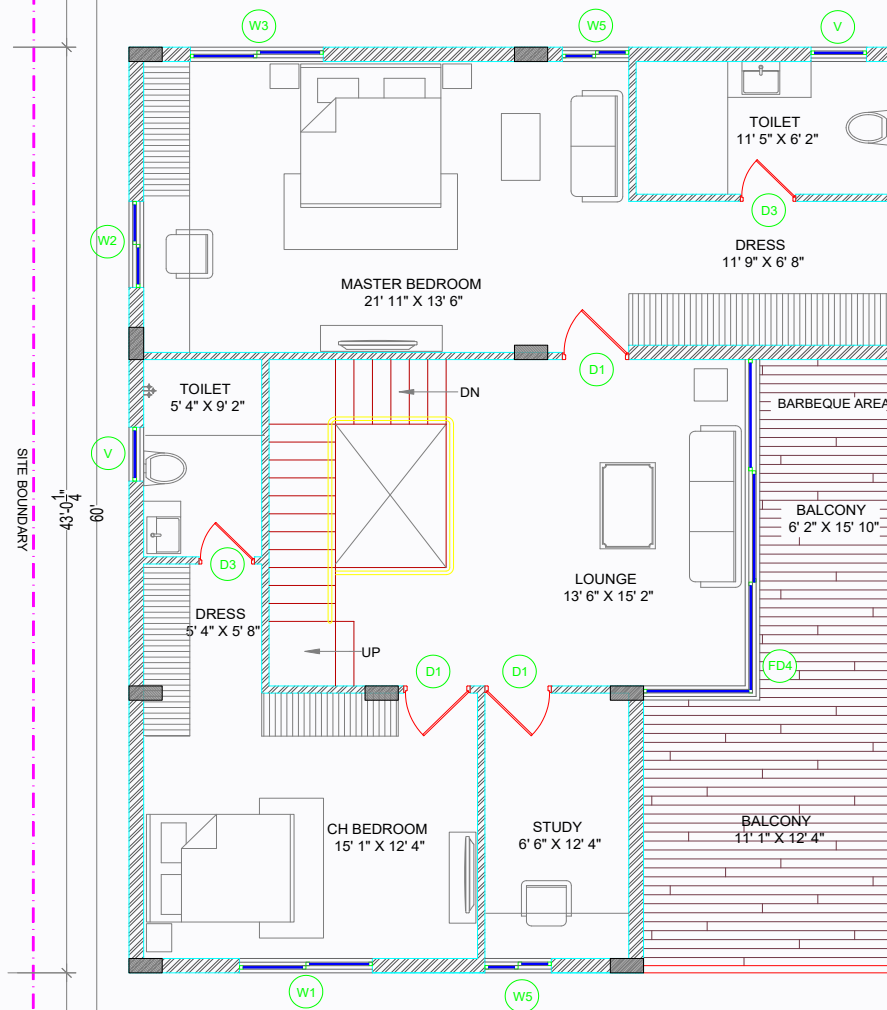
Dimensions : 45'0" x 60'0"

Saleable Area : 3975 sft

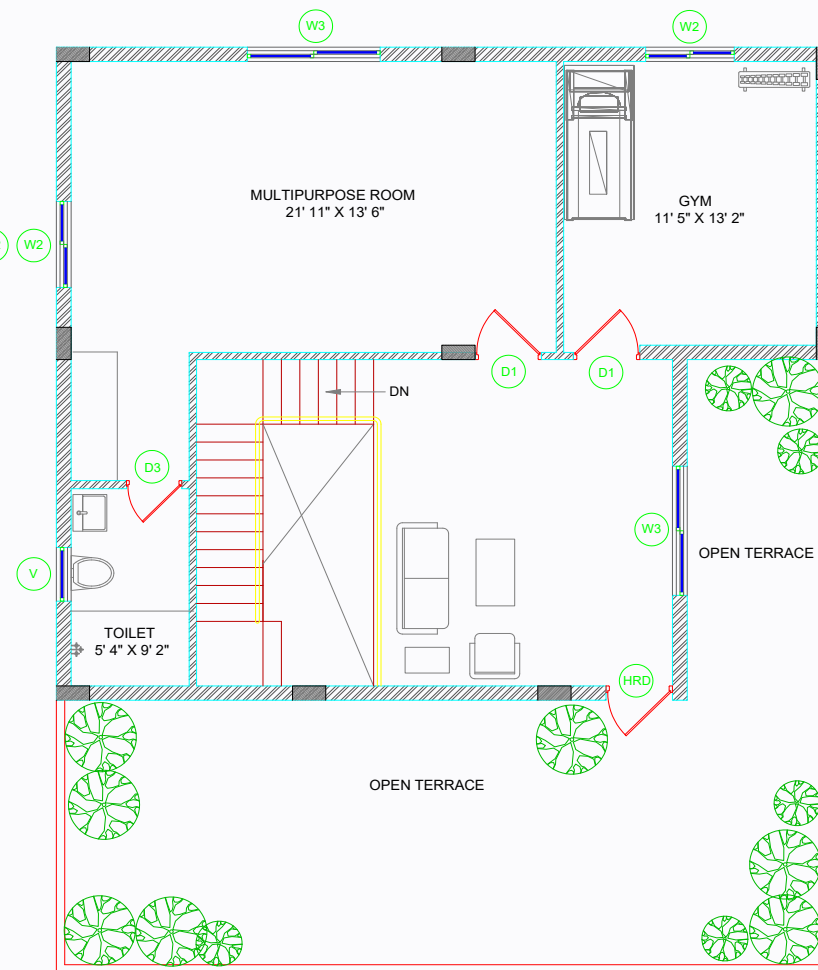
Carpet Area : 3215 sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

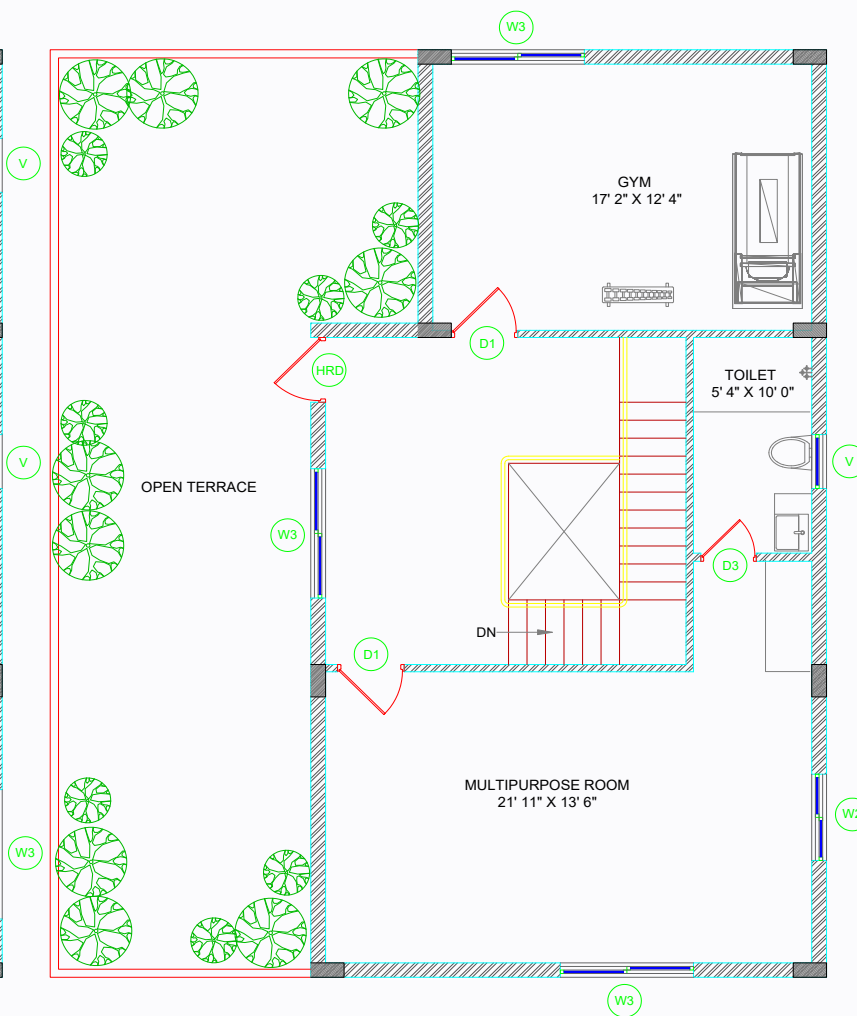
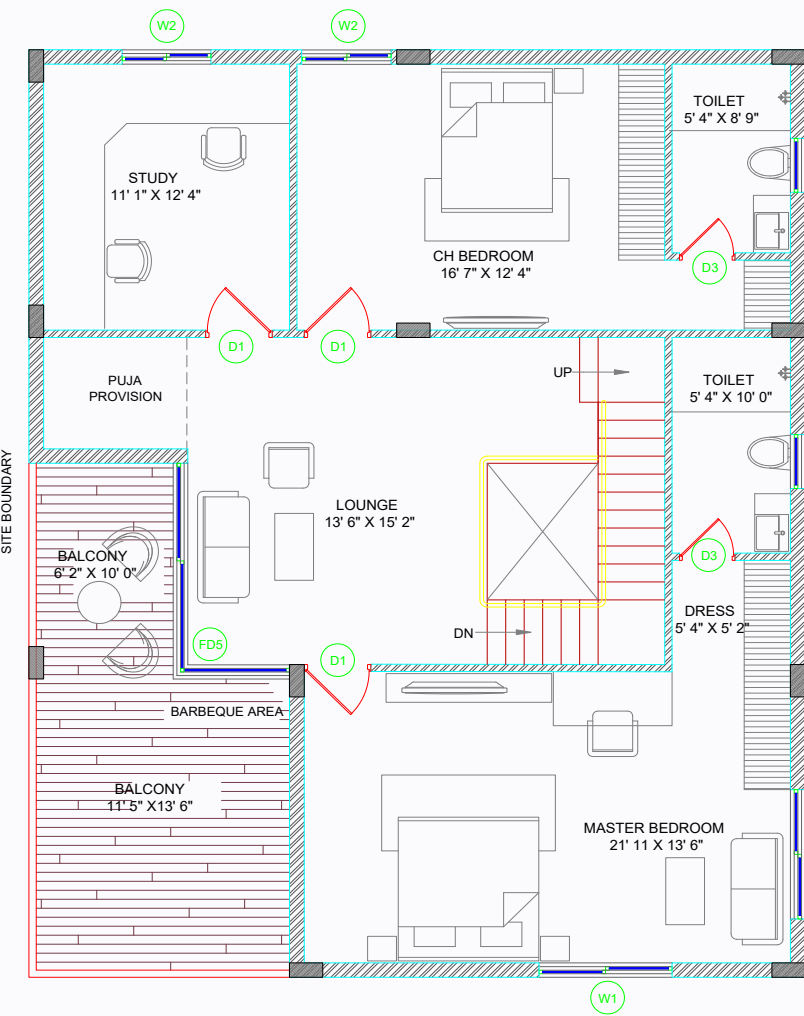
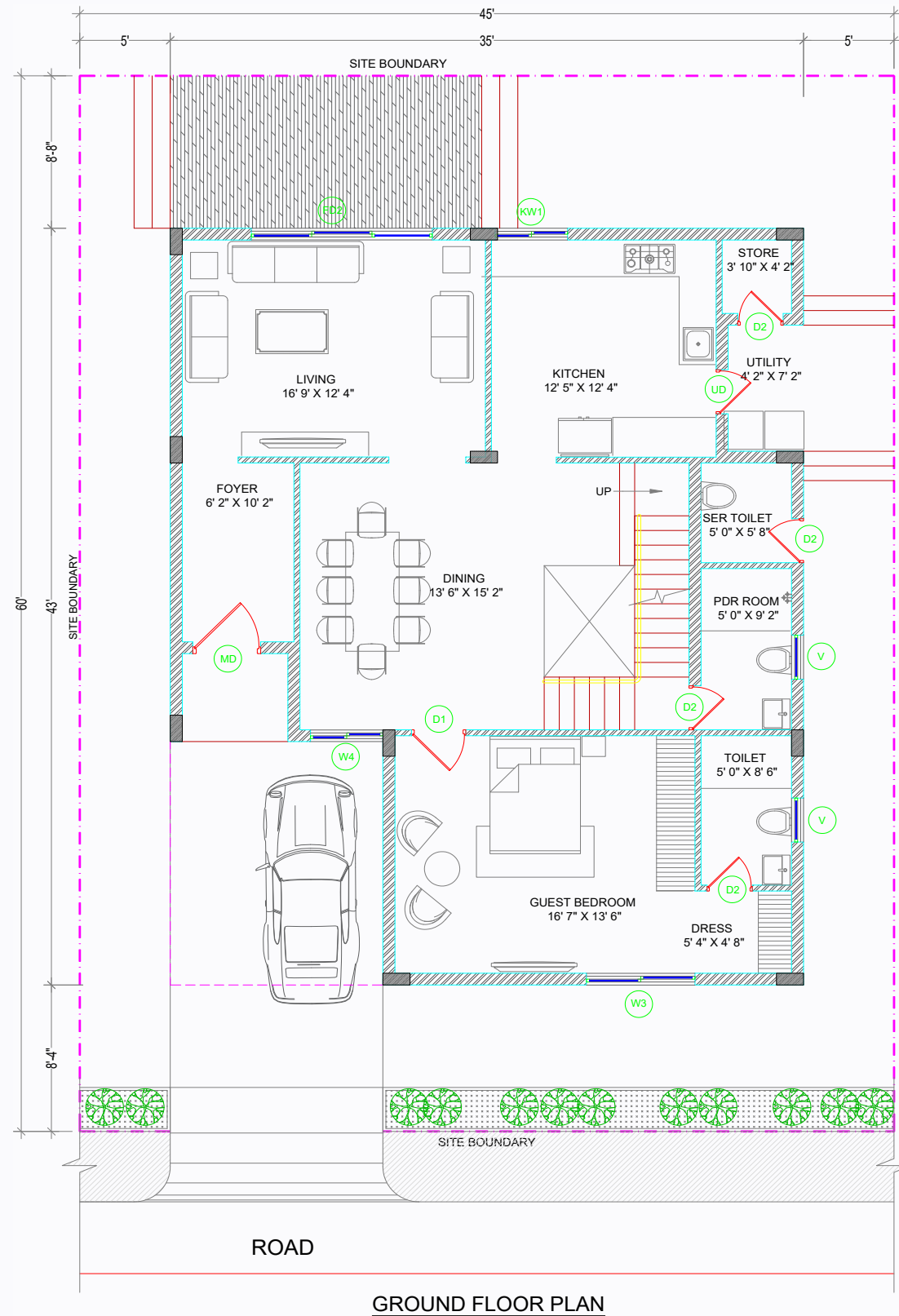


# Floor Plans - 300 Sq. Yd. West Facing

Dimensions : 45'0" x 60'0"

Saleable Area : 3951 Sft

Carpet Area : 3201 Sft



FIRST FLOOR PLAN

SECOND FLOOR PLAN

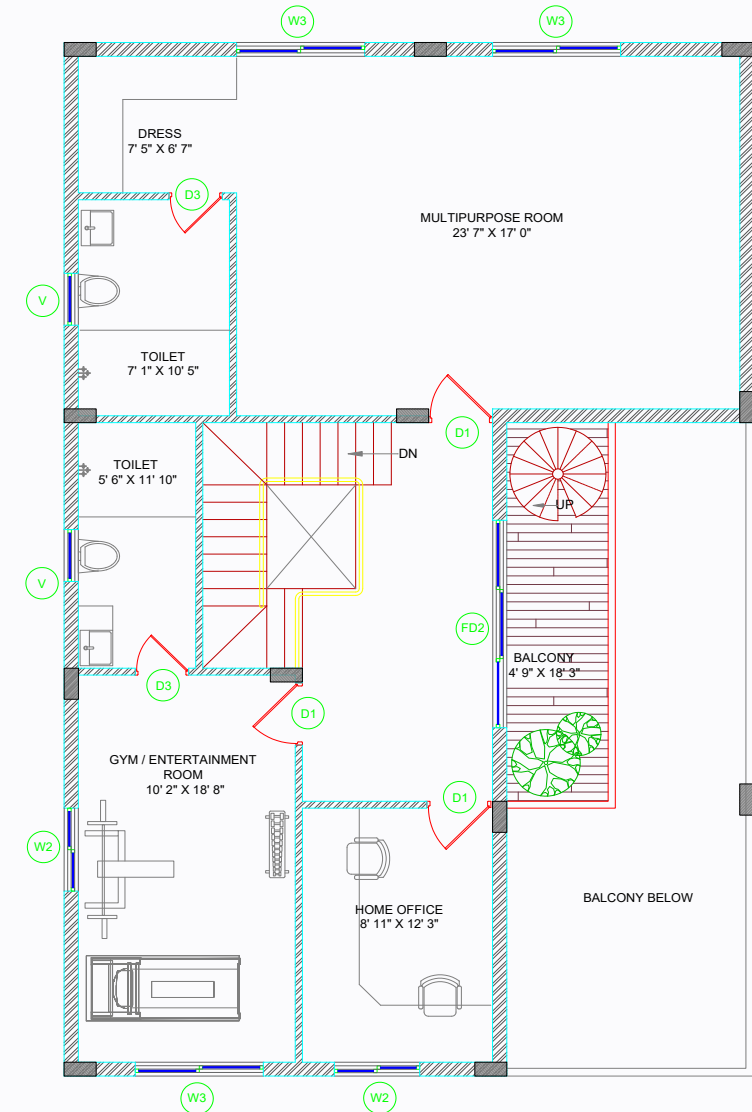
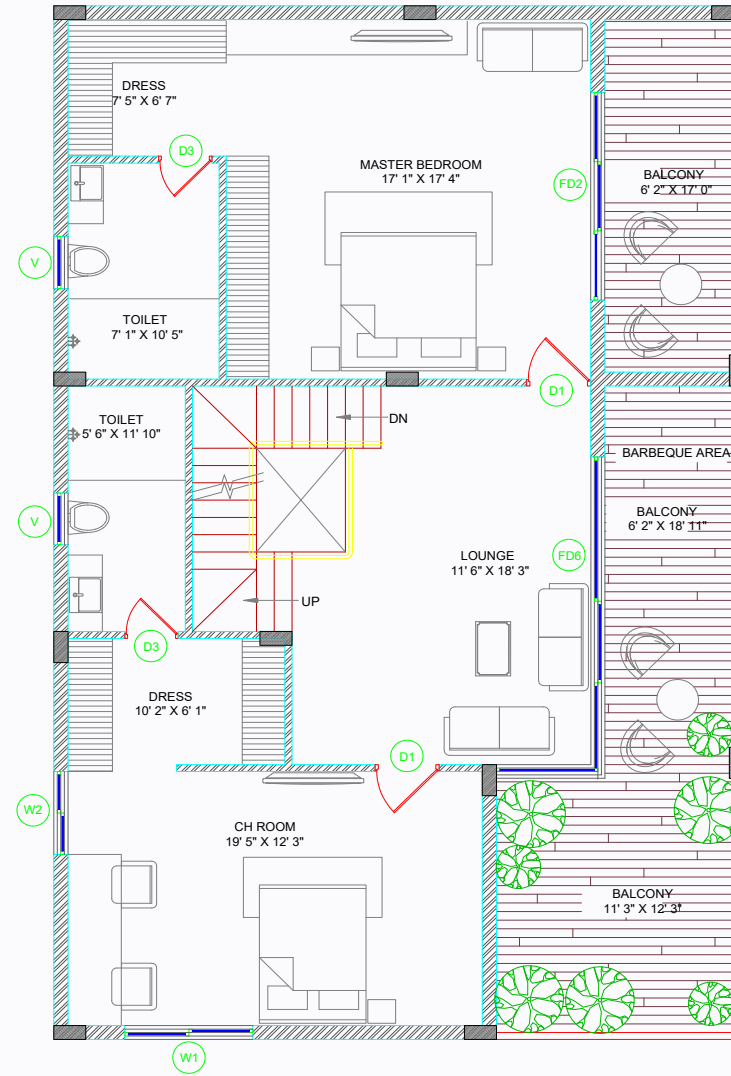
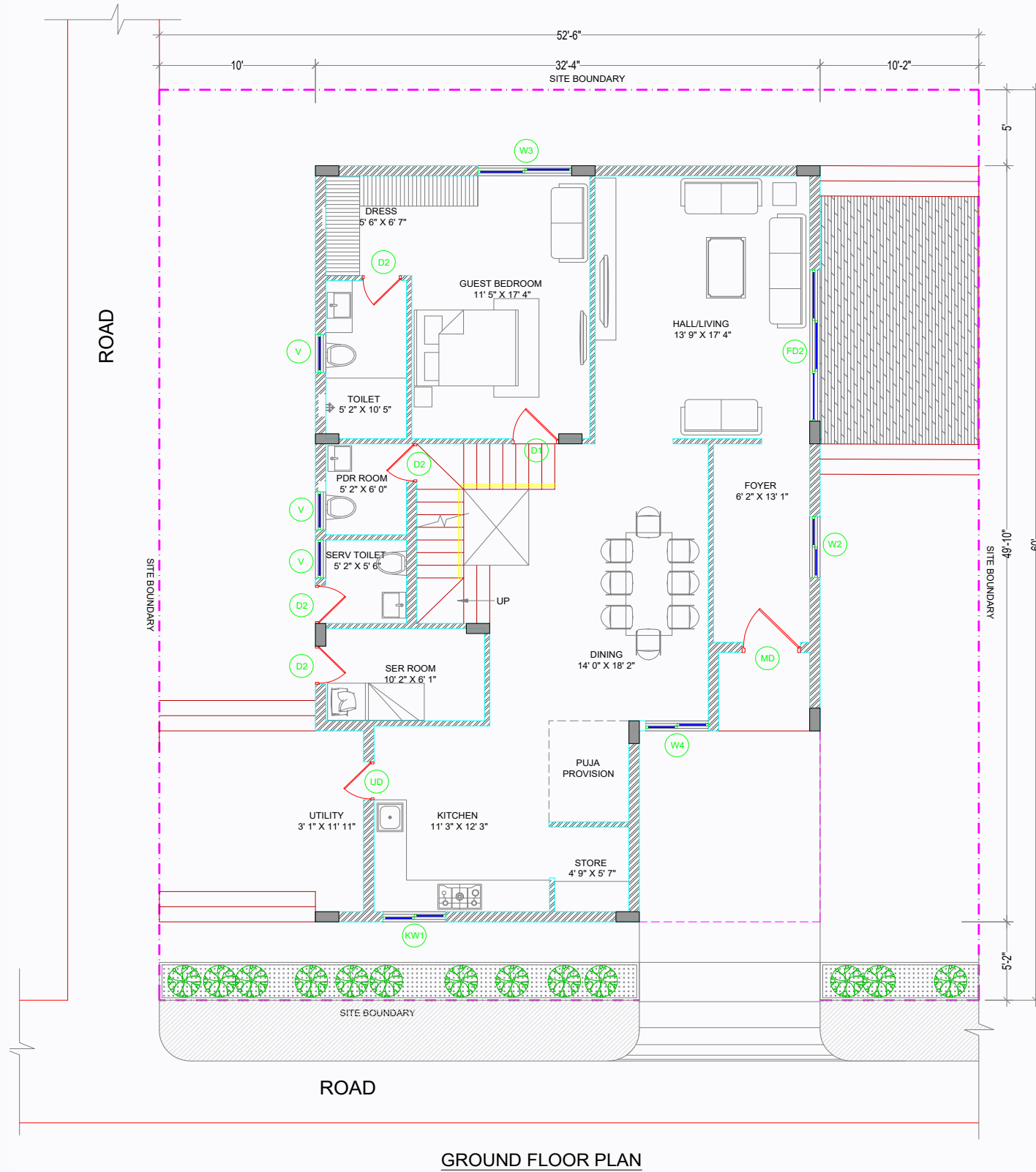


# Floor Plans - 345 Sq. Yd. East Facing

Dimensions : 52'6" x 60'0"

Saleable Area : 4566 Sft

Carpet Area : 3548 Sft



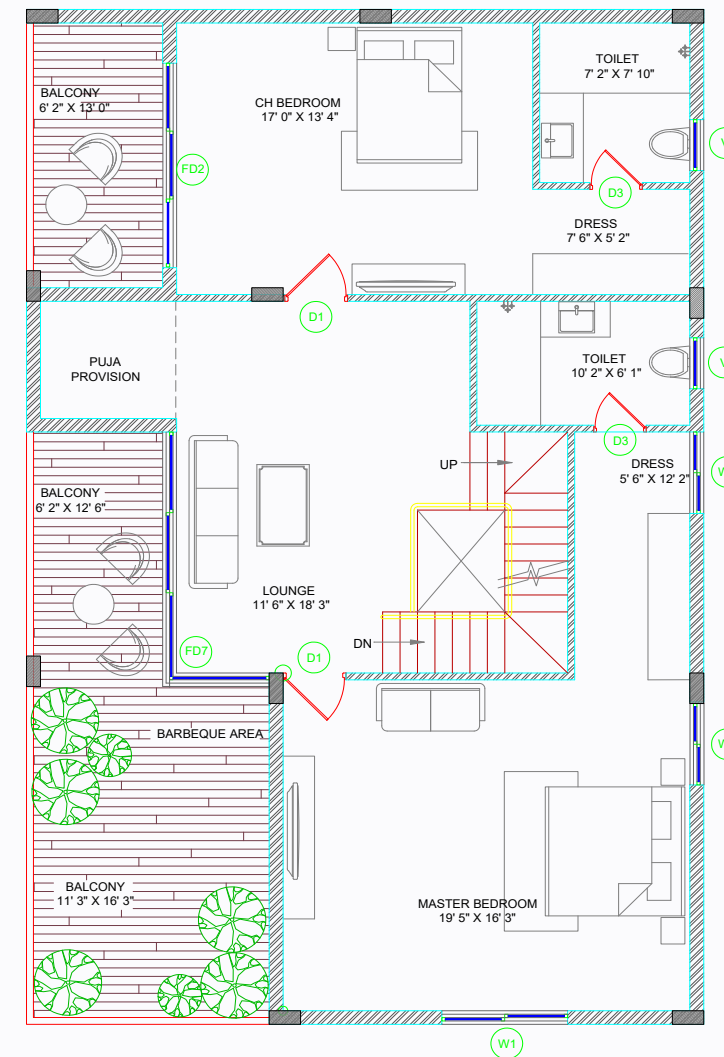
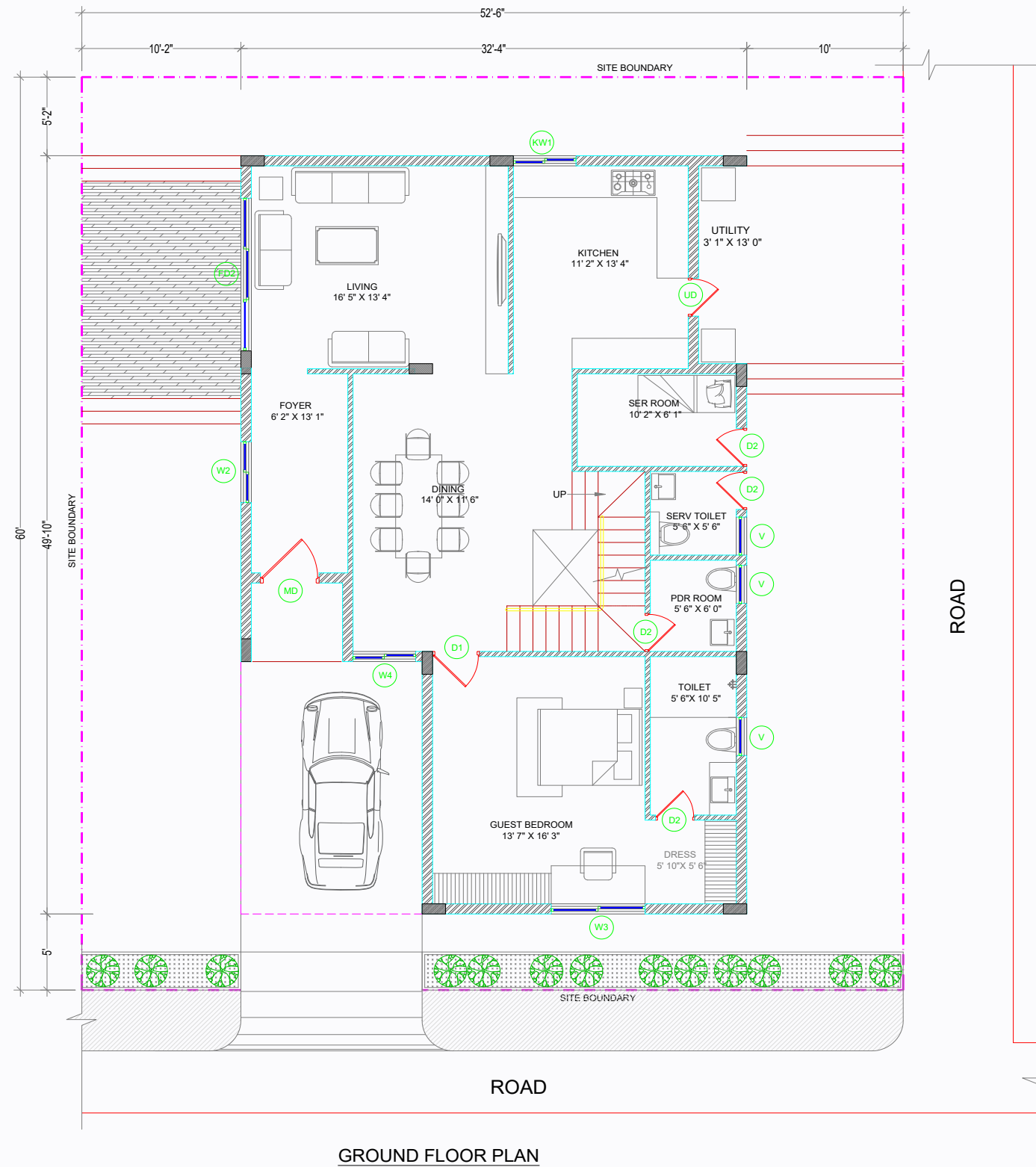


# Floor Plans - 345 Sq.Yd. West Facing

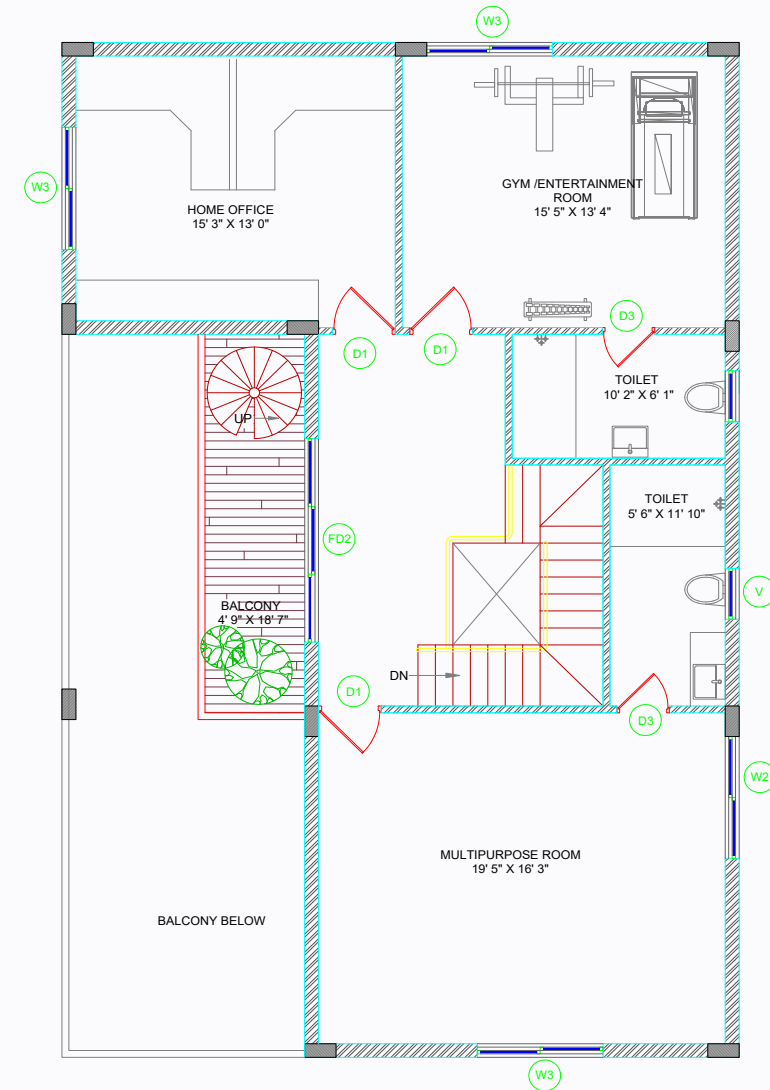
Dimensions : 52'6" x 60'0"

Saleable Area : 4519 Sft

Carpet Area : 3470 Sft



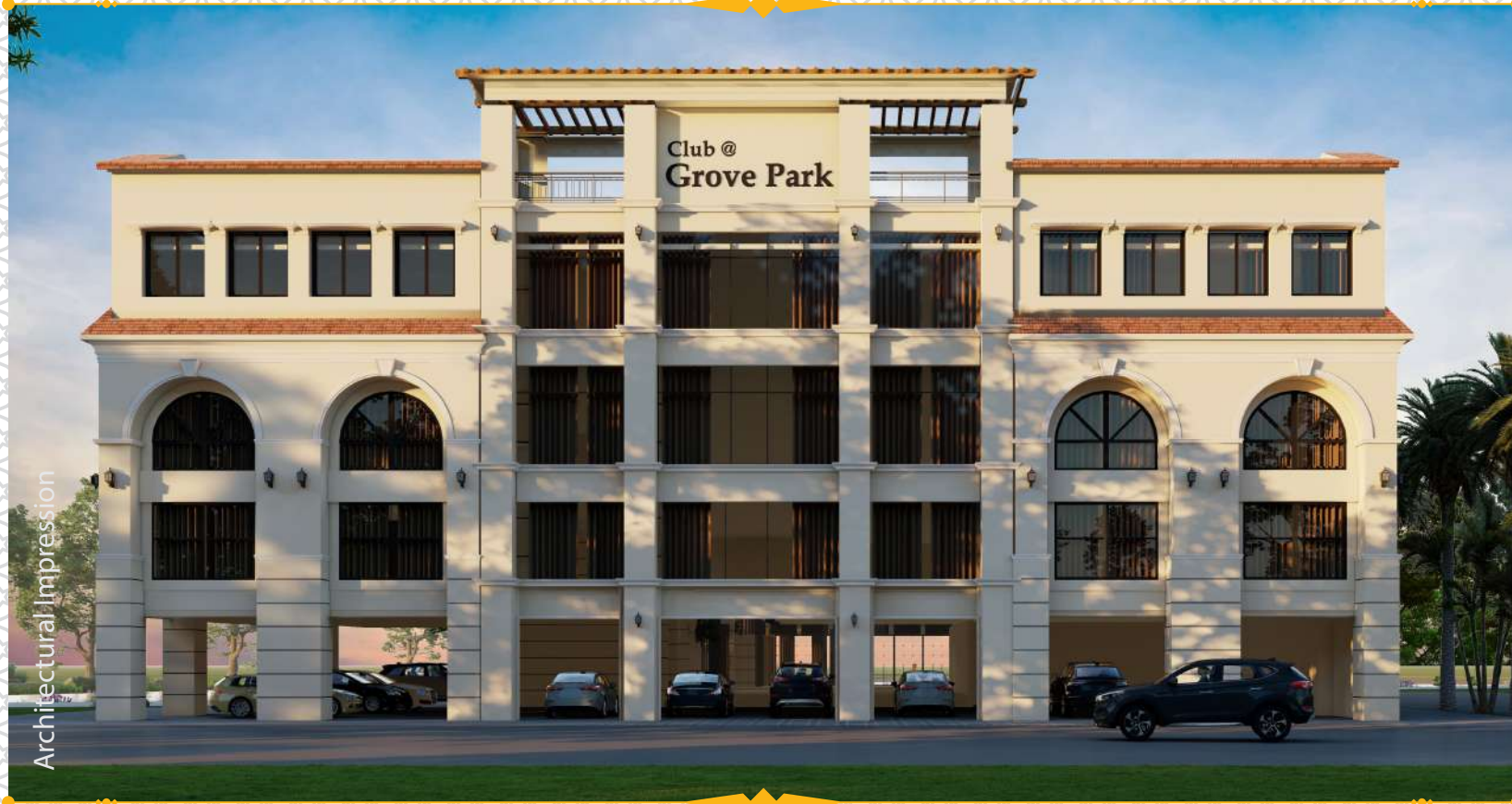
FIRST FLOOR PLAN



SECOND FLOOR PLAN



# Club Praneeth @ Grove Park





# Specifications

## Super Structure

Framework in RCC conforming to BIS codes, CC block panel walls in cement mortar, 6"/8" thick for external and 4" thick for internal, smooth finish plastering for internal walls and Texture finish for external walls.

## Doors & Windows

**Main Door & Internal Doors:** Engineered/ Hardwood "ALEGRIA" make by Praneeth Innovative or Equivalent Aesthetically designed and fitted with Hardware of Reputed Brand. Door Frame OR Granite Cladding for toilet doors.

**French Doors:** UPVC glazed sliding doors of "ALEGRIA" make by Praneeth Innovatives or equivalent.

**Windows:** UPVC sliding windows with plain glass with mosquito mesh of "ALEGRIA" make by Praneeth Innovatives or equivalent.

**Railings:** Internal Staircase Railing with S.S & External Railing with Mild Steel as per the elevation provided.

## Electrical

- ☉ Concealed conducting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS.
- ☉ Concealed wiring (Polycab/Havells/Anchor/RR Cable or equivalent).
- ☉ Power outlet for air conditioning in all bedrooms.
- ☉ Power outlet for geyser & exhaust fan in all toilets.
- ☉ Power sockets for R.O., 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.
- ☉ Power plug for Washing machine/ Dishwasher in Utility area.
- ☉ Miniature circuit breakers (MCB) for each distribution board of reputed make.
- ☉ MCB's for each circuit provided at the main distribution board in every villa of MDS / Siemens/LeGrand or equivalent.
- ☉ Three Phase power supply for each Villa unit with inverter provision for lights & fans.
- ☉ Three phase supply for each Villa and 6KW individual meters boards tapped from common LT/HT metering as per department norms.
- ☉ 20A Power socket for Provision for Lift.
- ☉ 20A electrical point at Ground Floor Portico & 5A Electrical Point at First Floor Balcony.

## Telecommunications, Cable TV and Internet

- ☉ Provision for TV connection in Hall/ living & All bedrooms.
- ☉ Provision for Internet connection in Hall/Living.

## Sanitary & Plumbing Works

**Sanitary Fittings:** Ceramic wash basins in all bathrooms and provision for Dining area. High quality ceramic ware fittings from Kohler or Jaquar or equivalent brands and CP fittings from Kohler/ jaquar or equivalent in toilets.

## Water Supply

Superior quality CPVC piping for internal lines and within the compound wall and UPVC for all external lines, from best-in-segment companies such as Astral/Ashirwad/CP Birla. Water Supply through common sump and individual overhead tank on roof.

## Painting

Reputed premium quality Plastic Emulsion over putty on internal walls. Texture paint on external walls as per the elevation design. Paints with modern colours from well-known brands like Berger / Dulux / Asian Paints colors or equivalent make.

## Kitchen

Provision for water in and out points for domestic use and R.O, remaining appurtenances in owner's scope.

## Power Backup

100% back up through Generator for common areas, Clubhouse, water pumps and security check posts. (Kirloskar / Cummins / Mahindra or equivalent make of DG Set.)

## External Lighting

LED light posts with lamp fittings at Landscaping areas and Roads.

## 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 purpose.

## Flooring

- ☉ Hall / Living, Dining, Kitchen, Bed rooms : Double charged premium quality 800 x 800 mm/ 400X800 mm Vitrified Tiles Nitco/ Johnson/ Asian/Kazaria or equivalent.
- ☉ Bathroom and Utility: Anti-Skid Ceramic tiles.
- ☉ Utility: Glazed ceramic 300 mm x 600 mm tile dado up to parapet wall height.
- ☉ Toilets: Designer 300mm x 600mm ceramic tile dado upto 7' height/door height.
- ☉ Granite Flooring for Internal staircase.

**Note:** Materials are subject to change as per the terms and conditions of the manufacturer/dealer/supplier and availability.



# Project Highlights

- HMDA & RERA Approved Group Housing Project
- 884 Triplex Villas Community of various sizes from 167 Sq.Yds to 350 Sq.Yds
- Vaastu Compliant
- Well planned Eco-Friendly Infrastructure
- Serene Location
- Stylish Entrance Gate
- Club House with Modern Amenities
- Spacious Floor Plans
- Underground Drainage and Electrification
- Internal VDF topped CC Roads
- Backup Generator for Common Areas
- CCTV's at required locations
- Solar Fencing all around the Project





# Location Features

- 3.1 Kms to Nehru Outer Ring Road
- 4.6 Kms to Marri Laxman Reddy Institute
- 6 Kms to Gandimaisamma X Road
- 6.4 Kms to Bhaskara Hospital
- 6.6 Kms to Indian Air Force Academy
- 7.6 Kms to Kendriya Vidyalaya
- 8.1 Kms to Oakridge International School
- 8.4 Kms to Tech Mahindra
- 9.8 Kms to Delhi Public School / Unicent School
- 10.5 Kms to Malla Reddy Hospital
- 11.6 Kms to Mamata Academy of Medical Sciences Hospital
- 12.1 Kms to SLG Hospital
- 14.8 Kms to Kandlakoya IT Park
- 14.9 Kms to CMR Institute of Technology





# Club House Amenities



Space for Super Market



Table Tennis



Chess



Gentlemen's Room Area



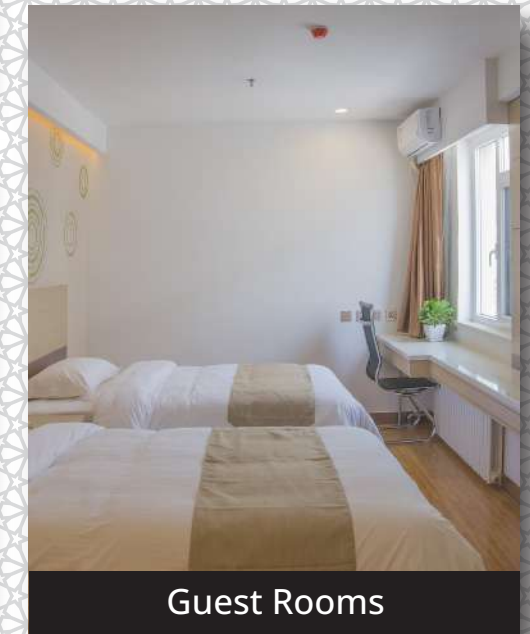
Kids Play Area



A.C. Gym



Mini Theatre



Guest Rooms



A.C. Banquet Hall



Virtual Games



Space for Yoga / Meditation



# Outdoor Amenities



Amphitheatre



Badminton Court



Half Basketball Court



Jogging Track



Children's Play Area



Swimming Pool



Skating Rink



Cycle Track



Cricket Net Practice



Outdoor Fitness Station

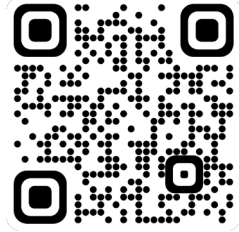


Outdoor Yoga & Meditation

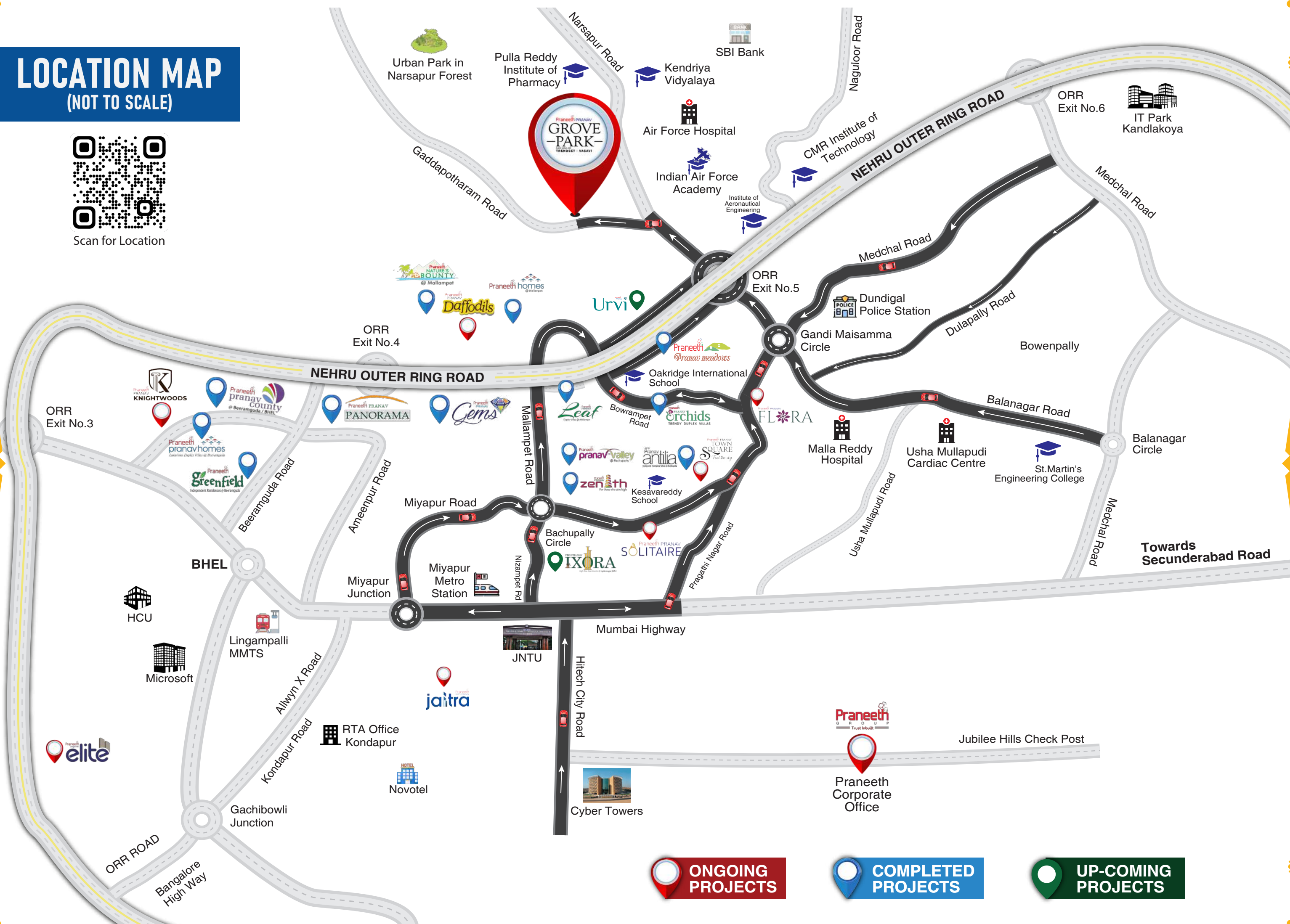


# LOCATION MAP

(NOT TO SCALE)



Scan for Location

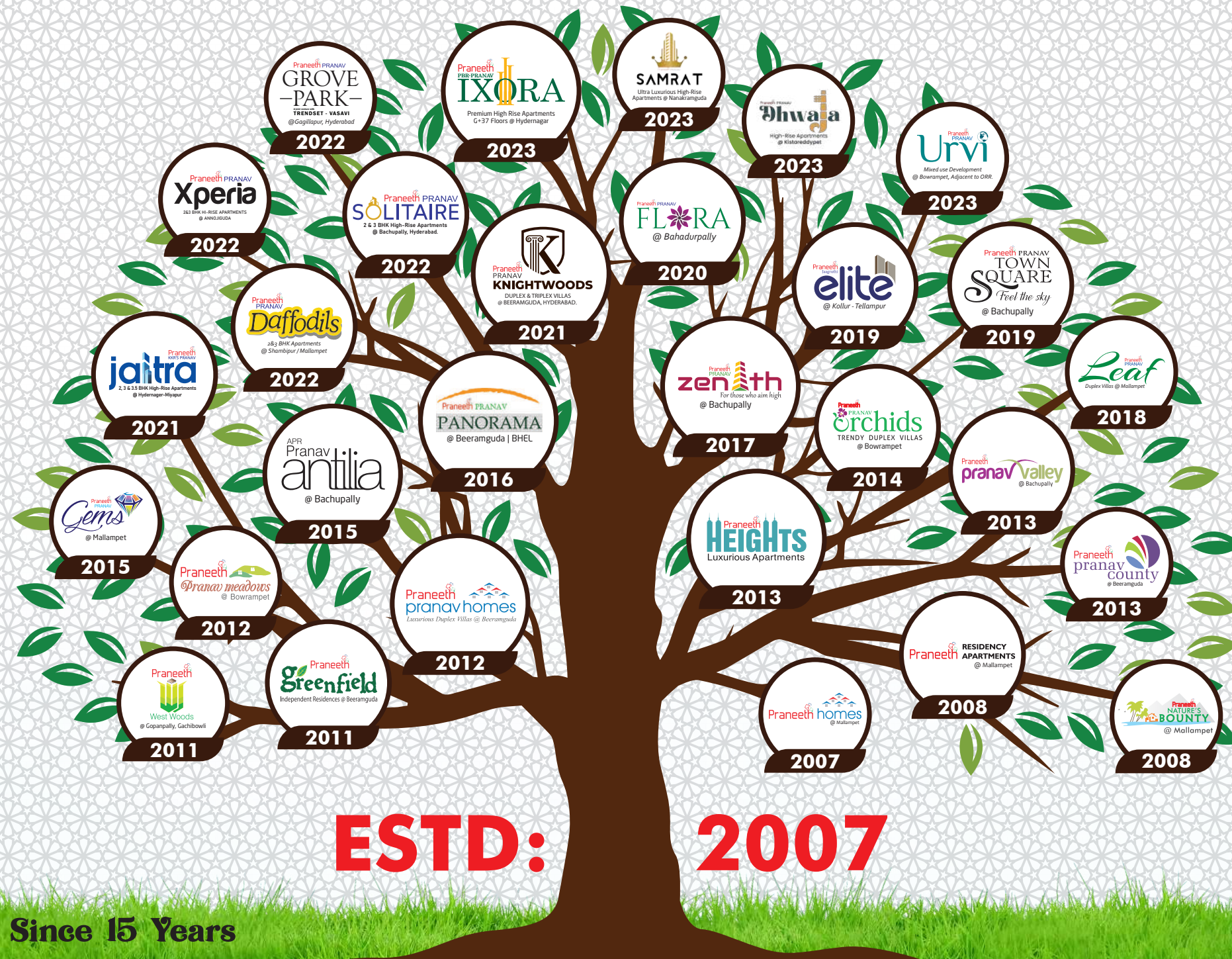


**ONGOING PROJECTS**

**COMPLETED PROJECTS**

**UP-COMING PROJECTS**





**ESTD: 2007**

**Building Dream Homes Since 15 Years**

A Project by  
**Praneeth**  
 GROUP  
 Trust Inbuilt

Sales & Site Office : **Praneeth Pranav Grove Park, Gagillapur, Gandhi Maisamma, Hyderabad, Telangana 500043.**

For Sales : **80999 73973 | 99596 15837** E-mail : **sales@praneeth.com | www.praneeth.com**

TS-RERA Registration Number : **P02200004882** | HMDA No: **2975/MED/PLG/HMDA/2021**

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