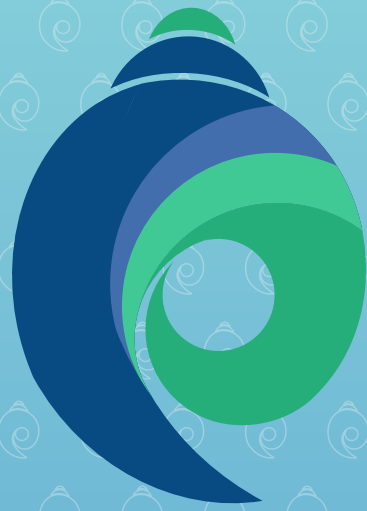




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RA GHA VENDRA'S
PANCHAJANYA
HEIGHTS

In Rhythm with Life @ Chandanagar

Overview

Project Area: 2.27 acres

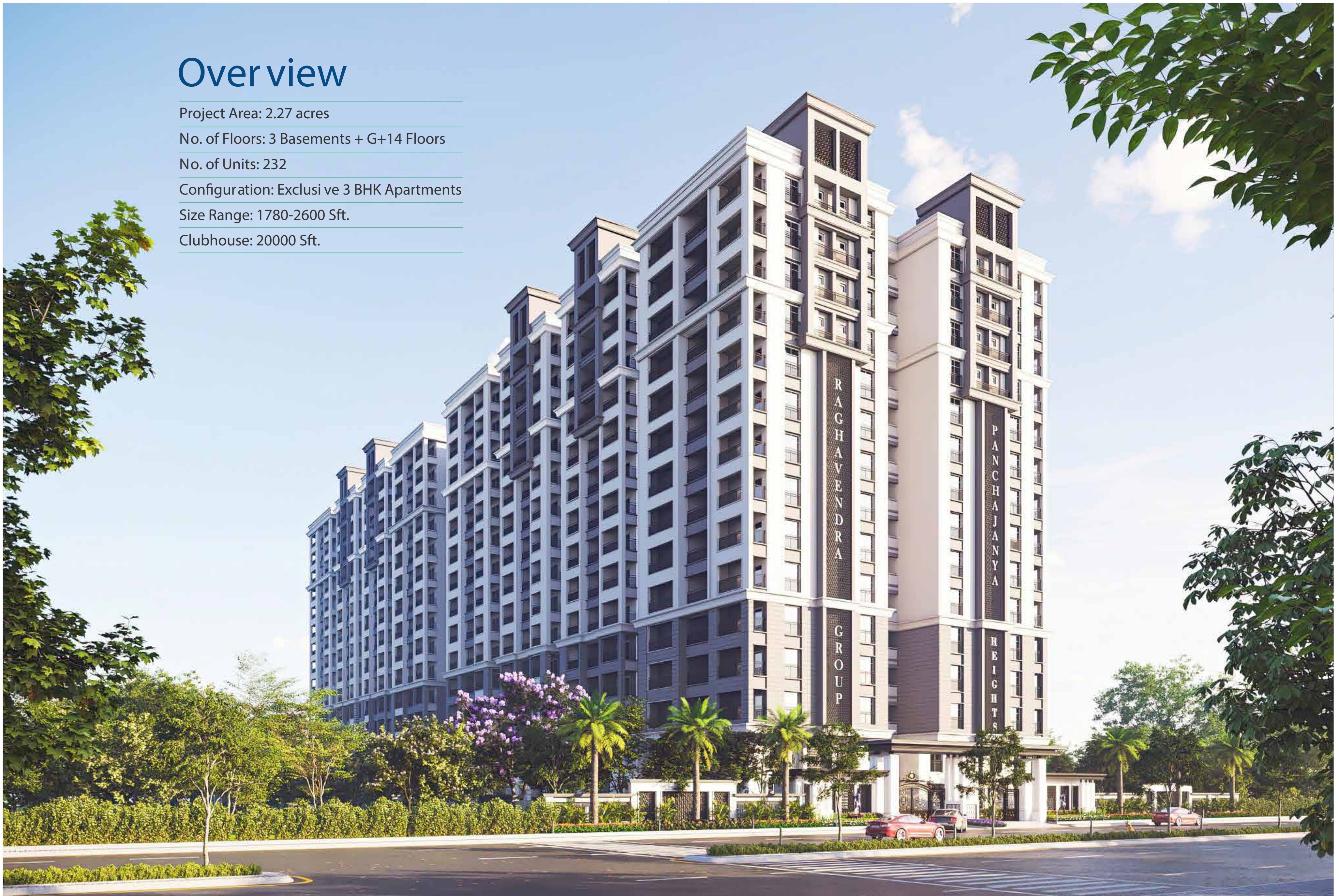
No. of Floors: 3 Basements + G+14 Floors

No. of Units: 232

Configuration: Exclusive 3 BHK Apartments

Size Range: 1780-2600 Sft.

Clubhouse: 20000 Sft.







Elegance in concert with Comfort

Step into a world of possibilities and embrace the epitome of modern living. Making a great first impression and enhancing the appeal of the community, the elegant and comfortable entrance makes way for a residence you'll cherish returning to daily.



Master Plan

Legend

- 01. Main Entrance & Exit with Security Plaza
- 02. Entrance Lounge
- 03. 7 Mts. Wide Driveway
- 04. Specimen Trees with Seating
- 05. Lawn
- 06. Fire Tender Driveway
- 07. Basketball Court
- 08. Skating Rink
- 09. Amphitheatre
- 10. Kids Play Area with Sand Bed
- 11. Chess Game
- 12. Specimen Palm Trees
- 13. Bicycle Track
- 14. Pedestrian Pathway
- 15. Outdoor Gym
- 16. Elderly Seating with Specimen Trees
- 17. Hopscotch Court
- 18. Seating Under Pergola
- 19. Snake and Ladder Game
- 20. Sonic Park
- 21. Swimming Pool
- 22. Reflexology Pathway
- 23. Water Feature



Terrace Plan

Legend

- 01. Elderly Seating
- 02. Barbeque Counter with Pergola
- 03. Zen Garden
- 04. Seating with Specimen Tree
- 05. Swing
- 06. Sculpture
- 07. Hammock
- 08. Meditation
- 09. Yoga
- 10. Feature Wall with Sculpture
- 11. Cabana
- 12. Covered Pedestrian Pathway



Clubhouse Plans



Ground Floor Amenities

- Reception
- Banquet Hall
- Indoor Swimming pool with Toddler's Pool
- Steam Room
- Library
- Conference Room
- Coffee Shop Provision



GROUND FLOOR



FIRST FLOOR

First Floor Amenities

- Gym
- Yoga / Meditation
- Multipurpose Hall
- Party Hall
- Indoor games
- Work From Home Stations
- Creche



Clubhouse Reception

Lifestyle in chord with Desires

Experience a space that adds style to your lifestyle. The Clubhouse, emanating an air of sophistication and contemporary allure, provides the perfect backdrop for your desired lifestyle. Make a splash in the indoor pool, enrich your body at our world-class gymnasium, indulge in mouth-watering meals, celebrate with your loved ones and live life to the fullest.



Indoor Swimming Pool



Fitness in resonance with Entertainment

Enjoy healthy recreational spaces that will inspire you to explore more entertaining ways to get moving. At the plush clubhouse, you can create your own workout routine, begin your yoga journey and make indoor time a little more interesting without worrying about the weather outside.

Celebrations in consonance with Care

Find solace, joy and peace of mind that comes with spaces uniquely tailored to your lifestyle. The banquet hall, with the adjoining dining space, in the community lets you celebrate any event in the comfort of your home while the creche takes care of your kids and keeps them busy and entertained.



Typical Floor Plans

3BHK - 2600 Sft.



3BHK - 2600 Sft.

3BHK - 1990 Sft.



3BHK - 1990 Sft.

3BHK - 1990 Sft.



3BHK - 1990 Sft.

3BHK - 2295 Sft.



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3BHK - 2295 Sft.



3BHK - 2295 Sft.

3BHK - 1990 Sft.



3BHK - 1990 Sft.

3BHK - 1990 Sft.



3BHK - 1990 Sft.

3BHK - 2600 Sft.



3BHK - 2600 Sft.



Ground Floor Plans

3BHK - 2000 Sft.



3BHK - 2000 Sft.

3BHK - 1780 Sft.



3BHK - 1780 Sft.

3BHK - 1780 Sft.



3BHK - 1780 Sft.

3BHK - 1780 Sft.



3BHK - 1780 Sft.

3BHK - 1780 Sft.



3BHK - 1780 Sft.

3BHK - 2000 Sft.



3BHK - 2000 Sft.





Flats -3, 5, 11 & 13
3BHK - 1990 Sft.
East facing



Flats - 2 & 16
3BHK - 2600 Sft.
West facing



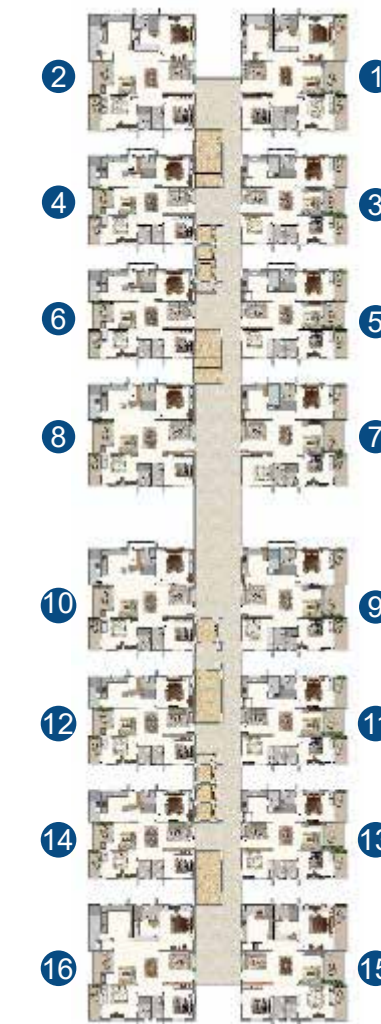
Flats -1 & 15
3BHK - 2600 Sft.
East facing



Flats - 8 & 10
3BHK - 2295 Sft.
West facing

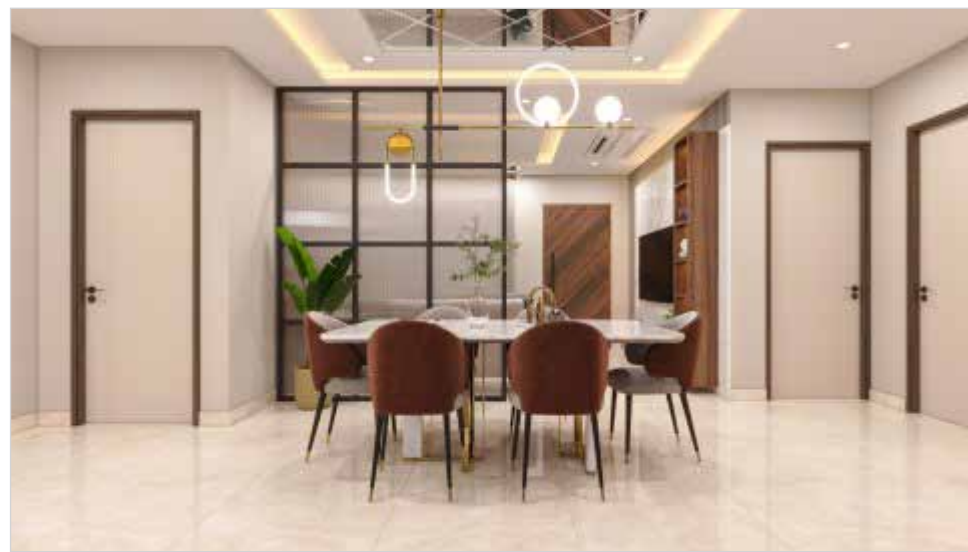


Flats - 7 & 9
3BHK - 2295 Sft.
East facing



Area Statement

FLAT NO	FLAT FACING	FLAT TYPE	CARPET AREA	BALCONY AREA	SALEABLE AREA
3,5,11,13	EAST	3 BHK	1234 Sft.	195	1990 Sft.
4,6,12,14	WEST	3 BHK	1246 Sft.	180	1990 Sft.
7,9	EAST	3 BHK	1427 Sft.	226	2295 Sft.
8,10	WEST	3 BHK	1440 Sft.	211	2295 Sft.
1	EAST	3 BHK	1630 Sft.	254	2600 Sft.
15	EAST	3 BHK	1631 Sft.	252	2600 Sft.
2	WEST	3 BHK	1644 Sft.	234	2600 Sft.
16	WEST	3 BHK	1645 Sft.	233	2600 Sft.



Classical Charm in sync with modern extravagance

Elevate your concept of home as you step into a realm of unrivalled luxury and sophistication. Indulge in the epitome of modern living with our meticulously designed 3 bedroom residences that feature contemporary living spaces, cooking aesthetics and serene dining spaces, creating an idyllic haven.

Indoors in tempo with outdoors

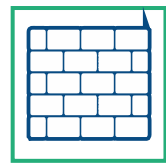
Immerse yourself in a space that exudes comfort and tranquillity, offering a respite from the world outside. With spacious bedrooms and dedicated balconies, Panchajanya is a sanctuary where every moment feels like a fairytale.

Specifications



STRUCTURE

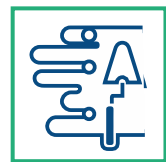
RCC framed structure to withstand wind & seismic loads.



BRICKWORK

6" External walls

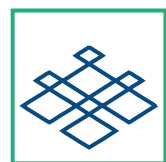
4" Internal walls



PLASTERING

Internal Walls Ceiling : Single coat cement plaster with smooth finishing.

External : Single coat cement plastering.



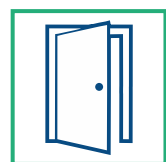
FLOORING & DADOING

Living, Dining & Bedrooms : 800mm x 800mm size double charged vitrified Tiles.

Bathroom Dado : 1200mm x 600mm ceramic tile dado up to 8 feet height.

Bathroom Flooring : 600mm x 600mm anti-skid ceramic tiles.

Balconies & Utility : 600mm x 600mm rustic finish ceramic anti-skid tiles.



DOORS

Main Door : 7'6" height teak wood door frame & engineered designer shutter with veneer on both sides with PU Polish – 40 mm thickness.

Internal Doors : 7'6" Height engineered wood frame and designer shutter with laminated on both sides – 32 mm.

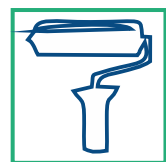
Toilet : 7'6" Height engineered wood frame and designer shutter with laminate on both sides.

Hardware : Hinges, door locks and handles of premium make.



WINDOWS

Three track UPVC window with clear glass, Mosquito mesh with MS grill.



PAINTING

Internal Walls & Ceiling : Putty finish with two coats of Premium emulsion paint of over a coat of primer.

External: Texture finish with two coats of Apex ultima paint or equivalent.



STAIRCASE / CORRIDOR

Combination of Granite / vitrified tiles (Anti-Skid) as per architectural design.

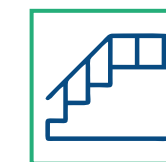


KITCHEN

Stainless steel sink and SS sink mixture of reputed make.

Provision for water purifier , dish Washer and chimney outlet.

Open for modular kitchen rough finish in Tile Dado area upto 2' height.



RAILING

Steel railing for staircases.



TOILETS

CP Fittings : GROHE / KOHLER or equivalent.

Sanitary Fittings : TOTO / American standard / KOHLER or equivalent.

Wall Fixtures : Single lever diverter cum shower.

Wall Mounted EWC with concealed flush tank / flush valve.



ELECTRICAL

Concealed copper wiring of Finolex / Havells or equivalent.

Modular switches of Legrand / Havells / Norisys equivalent.

Power socket for air conditioners in all bedrooms & living room.

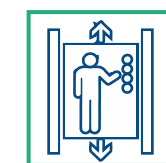
Power sockets for cooking range, chimney / exhaust fan, refrigerator, dishwasher, Microwave oven, mixer / grinder, water purifier & washing machine.

Power sockets for geysers in all bathrooms.

Miniature circuit breakers (MCB) for each distribution board of reputed make.

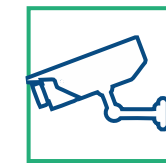
Provision for TV connection in all bedrooms and living area.

3 Phase supply with pre-paid meter



LIFTS

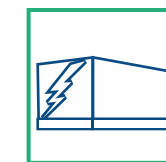
8 Passenger lifts of Schindler / Toshiba / Mitsubishi of equivalent make.



SECURITY

24 x 7 Security / Surveillance CCTV system.

Solar fencing throughout the boundary.



GENERATOR

100 % DG Power Back up.



WATER SUPPLY

Centralized water distribution using hydro-pneumatic systems.



STP

Sewage treatment plant.



LANDSCAPING

Beautifully designed landscaping with Street Lights.

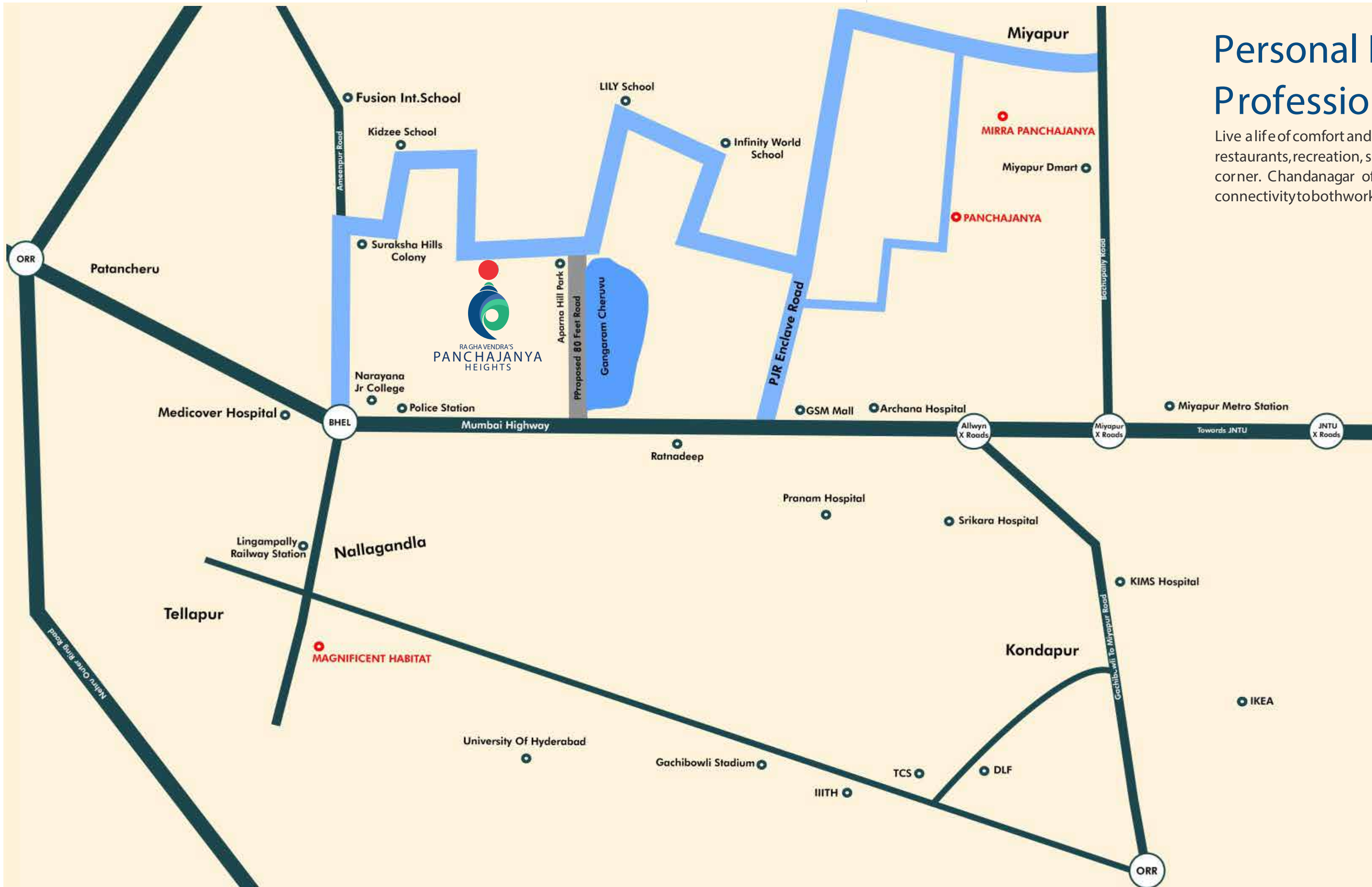


BILLING SYSTEM

Automated pre-paid billing system for Power, DG, Gas & Maintenance.

Personal Life in tune with Professional Life

Live a life of comfort and convenience in a place where healthcare, banks, restaurants, recreation, shopping, and everything else is right around the corner. Chandanagar offers the best of both worlds with its sound connectivity to both workplaces and places of leisure.



Proximity from Site

CORPORATE OFFICES

Cyber Towers	- 25 Mins
Bio Diversity Park	- 30 Mins
Financial District	- 35 Mins

SHOPPING & ENTERTAINMENT

GSM Mall	- 07 Mins
KLM Shopping Mall	- 10 Mins
Sharath City Capital Mall	- 25 Mins
IKEA	- 30 Mins
Inorbit Mall	- 30 Mins

HOSPITALS

Medicover (Lingampalli)	- 15 Mins
KIMS (Kondapur)	- 20 Mins
Citizen Hospitals	- 20 Mins
AIG Hospitals	- 30 Min

SCHOOLS

Meru International School	- 06 Min
Sancta Maria Intl. School	- 15 Min
Chirec Public School	- 20 Min

RAILWAY STATION

Lingampally Railway Stn.	- 15 Min
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AIRPORT

RGIA	- 50 Min
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A few of our completed projects



MAGNIFICENT HABITAT
@ Nallagandla



PANCHAJANYA
@ Miyapur



MIRRA PANCHAJANYA
@ Miyapur



BR ICON
Our ongoing project @ Rd# 14, Banjara Hills

PROJECT CONSULTANTS

ARCHITECTS



PR ASSOCIATES

STRUCTURAL



Zaki & Associates

MEP



LANDSCAPING



LAND & FORM
Landscape Architects

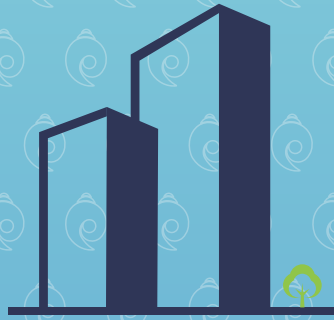
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RAGHAVENDRA GROUP

HYDERABAD | BENGALURU

Registered Office: 3-6-475/3/1, Kalpavruksha Estate, Himayat Nagar Rd,
Beside HDFC Bank, Himayatnagar, Hyderabad - 500 029

Project Address: Plot No. 4, Sy No. 268, 269, Chandanagar, Serilingampally - 50.

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