



Prahlad Pinnacle

A wonderful journey awaits you

SITE ADDRESS :
PUNDAG TOP TO LALGUTWA
PRANAMI MANDIR ROAD,
GUTWA, RANCHI.
Landmark : 50 metres ahead of Radhe Krishna Temple

RERA APPROVED

Prahlad Pinnacle

AN EPITOME FOR COMFORTABLE & SOPHISTICATED LIFESTYLE.

WHO WE ARE

MISSION : AT PRAHLAD BUILDERS & ASSOCIATES, We are dedicated to becoming your trusted advisor, guiding you with expertise and integrity to achieve your real estate goals. Our goal is to empower your real estate journey.

VISION : Shaping Exceptional Real Estate Experiences. We strive to be the leading real estate company, renowned for exceeding expectations and fostering a culture of success for our clients, employees, and partners.

At PRAHLAD BUILDERS , we envision crafting exceptional living and working spaces renowned for their:

UNWAVERING QUALITY : We are committed to delivering projects that exceed expectations and stand the test of time.

DISTINCTIVE DESIGN : We believe in creating visually striking and functional spaces that inspire and elevate everyday experiences.

ELEGANT CRAFTSMANSHIP : We prioritize meticulous attention to detail and refined finishes, ensuring a sense of timeless beauty in every project. EXCELLENCE WITHOUT COMPROMISE : We strive for universal standards of excellence, relentlessly pursuing the highest levels of quality, aesthetics, and customer satisfaction.

PIONEERING PROGRESS : We embrace the latest technologies, integrating and adapting them to gain a competitive advantage and deliver innovative solutions.

ETHICAL FOUNDATION : We uphold the highest ethical standards, fostering a strong corporate identity built on trust and integrity.

COMMUNITY FOCUS : We are committed to enriching the lives of those we serve, preserving the environment, and upholding cultural heritage through responsible practices.

“Your gateway to a better life starts at ...

“PRAHLAD PINNACLE”

Our Focus: Quality, Transparency, and Luxury ...

ENTRANCE GATE



“Arriving is a breeze with our wide entrance gate, allowing for easy access and a grand first impression. This convenience extends beyond the threshold, with a variety of amenities waiting to be

explored ”

Legacy
TOWER A
G+11



"Legacy **Residential Apartments often prioritize comfort and convenience. including swimming pools, fitness centers, resident lounges, creating a sense of community and catering to a variety of lifestyles."**

Laurel
TOWER B
G+11



“Laurel residential block facilitates telescopic illumination & vantage Laurel is surrounded by landscaped gardens for a touch of nature, and a children's play area with community center to foster resident interaction.”

BIRDS EYE VIEW



“A good location for a residential project provides a sweet spot between convenience and tranquility. Its is in close proximity to essential amenities like grocery stores, schools, and healthcare facilities, along with providing easy access to green spaces or parks for relaxation. Good public transportation options or proximity to major roads are a plus, allowing for effortless commutes. Ultimately, the best location caters to your lifestyle

preferences.

GYMNASIUM



“Our fitness center delivers! We provides a well equipped space offering a variety of workout options. We've even included a treadmill or stationary bike for your cardio needs. This accessible and convenient gym empowers our residents to make fitness a part of their everyday lives, promoting overall health

and well-being.”

COMMUNITY HALL



“Host unforgettable gatherings! Our spacious community hall provides the perfect venue for resident events, meetings, or celebrations.”

SWIMMING POOL



“Dive into summer fun! Our sparkling swimming pool is the perfect place to cool off, relax by the water, or enjoy a refreshing workout with stunning views.”

Legacy

Ground Floor Plan



Solid Foundation,

Lasting Creation

Quality in Every Section

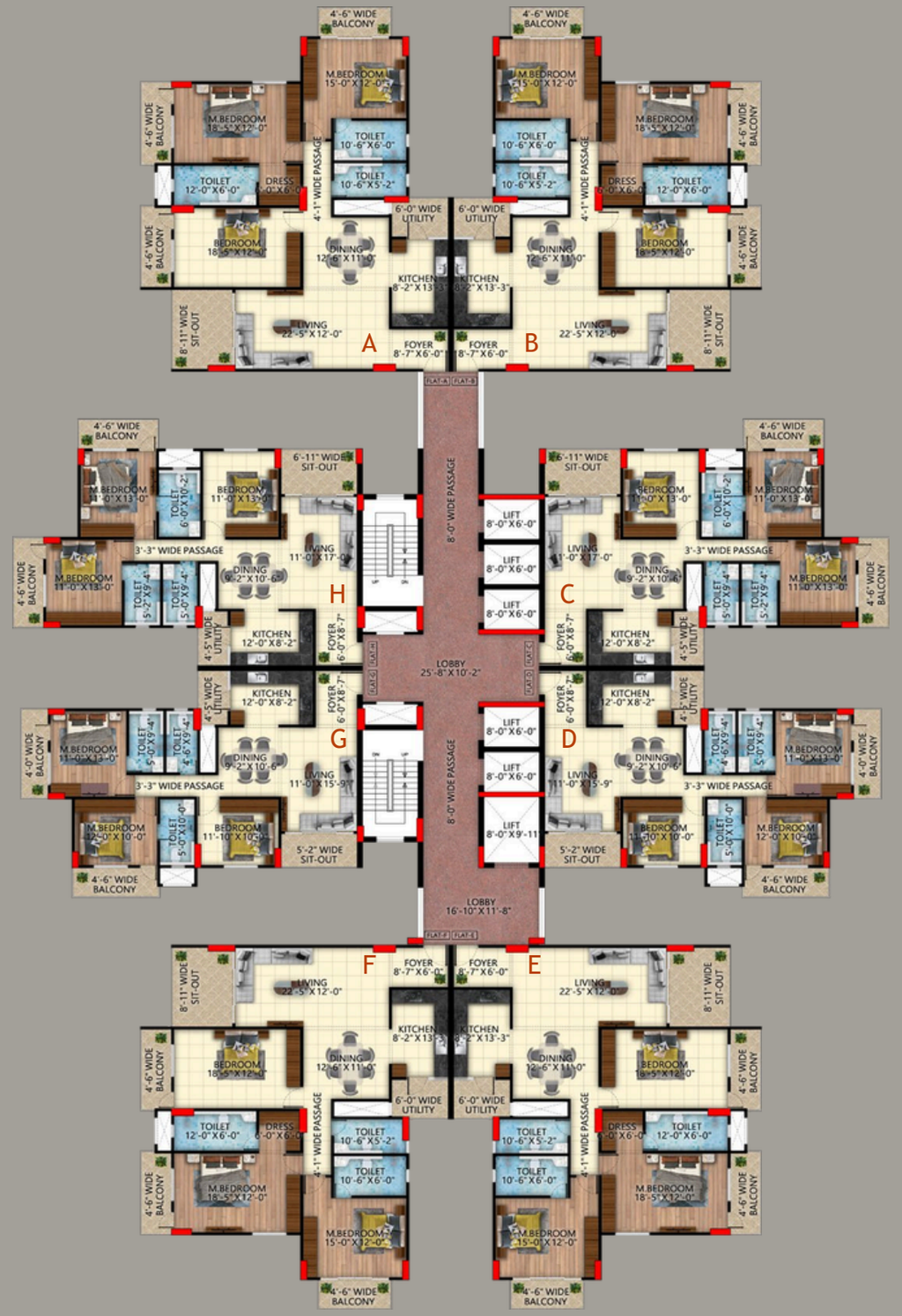
trust on

PRAHLAD PINNACLE ...



Legacy

ODD FLOOR PLAN
1st, 3rd, 5th,
7th, 9th & 11th floor plan



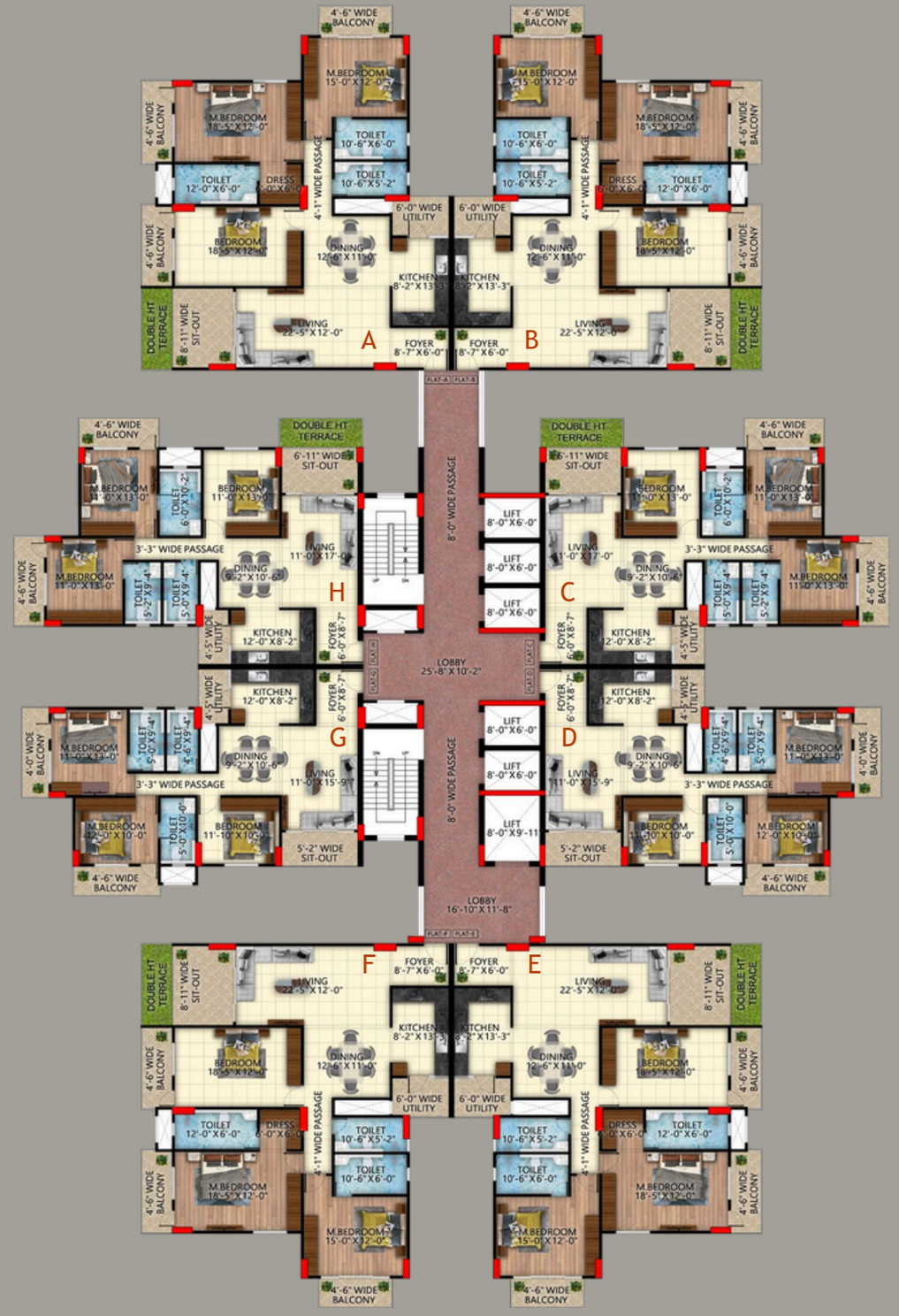


AREA STATEMENT

FLAT	TYPE	SBA AREA
A	3BHK	2526
B	3BHK	2526
C	3BHK	1860
D	3BHK	1716
E	3BHK	2526
F	3BHK	2526
G	3BHK	1716
H	3BHK	1860

Legacy

EVEN FLOOR PLAN
2nd, 4th, 6th,
8th & 10th floor plan



AREA STATEMENT

FLAT	TYPE	SBA AREA
A	3BHK	2597
B	3BHK	2597
C	3BHK	1932
D	3BHK	1716
E	3BHK	2597
F	3BHK	2597
G	3BHK	1716
H	3BHK	1932

Laurel

ODD FLOOR PLAN
1st, 3rd, 5th,
7th, 9th & 11th floor plan



AREA STATEMENT

FLAT	TYPE	SBA AREA
A	1BHK	629
B	2BHK	776
C	1BHK	629
D	1BHK	629

Laurel

EVEN FLOOR PLAN
2nd, 4th, 6th,
8th & 10th floor plan

AREA STATEMENT

FLAT	TYPE	SBA AREA
A	1BHK	683
B	2BHK	776
C	1BHK	683
D	1BHK	683



Isometric Views

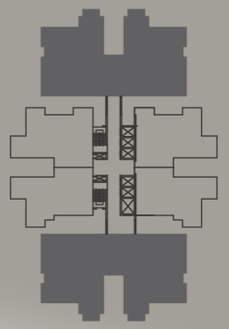
Legacy

Typical 1st, 3rd, 5th,
7th, 9th & 11th floor plan

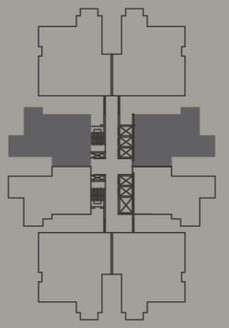
FLAT - A, B, E, F, 3BHK

SBA AREA - 2526 sqft









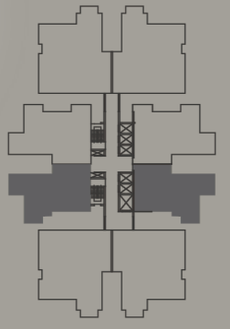
FLAT - C & H 3BHK

SBA AREA - 1860 sqft



FLAT - D & G 3BHK

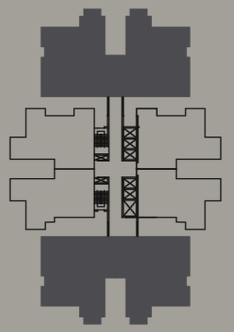
SBA AREA - 1716 sqft



Isometric Views

Legacy

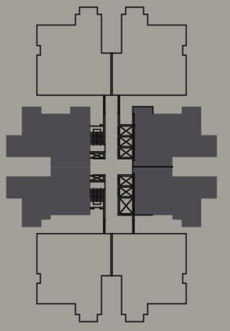
Typical 2nd, 4th, 6th,
8th & 10th floor plan



FLAT - A, B, E, F, 3BHK

SBA AREA - 2597 sqft







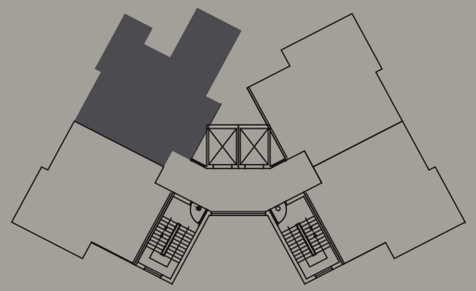
FLAT - C, D, G, H, 3BHK

SBA AREA - 1932 sqft

Isometric Views

Laurel

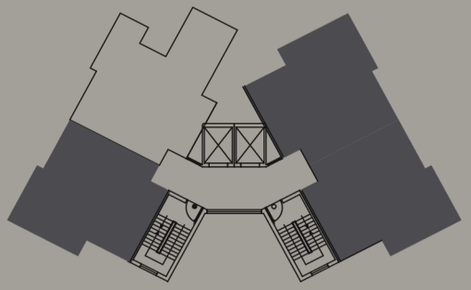
Typical 1st, 3rd, 5th,
7th, 9th & 11th floor plan





FLAT - B, 2 BHK

SBA AREA - 776 sqft





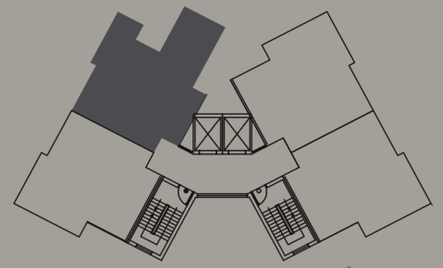
FLAT - A, C, D, 1 BHK

SBA AREA - 629 sqft

Isometric Views

Laurel

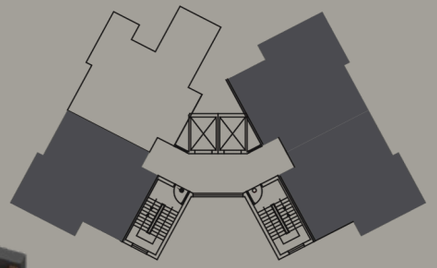
Typical 2nd, 4th, 6th,
8th & 10th floor plan





FLAT - B, 2 BHK

SBA AREA - 776 sqft





FLAT - A, C, D, 1 BHK

SBA AREA - 683 sqft

SITE PLAN


LAUREL
LEGACY
EWS
EWS
EWS
LIG
EWS
3-BHK
3-BHK
3-BHK
3-BHK
3-BHK
3-BHK
3-BHK
3-BHK
GREEN AREA
GREEN AREA
LAWN
LAWN
LAWN
LAWN
LANDSCAPE
LANDSCAPE
POOL
DECK
STP
PLAYGROUND
TEMPLE
PARKING
GUARD ROOM
EXIT
ENTRANCE
MAIN ROAD
20' WIDE ROAD
20' WIDE ROAD
20' WIDE ROAD
20' WIDE ROAD
20' WIDE ROAD
N
E
S
W

Your daily well-being essentials

Unwind and indulge in the vibrant amenities at Prahlad Pinnacle, crafted to elevate your everyday life to an urban oasis. Live the dream and relish every moment!

24/7 POWER BACKUP
Never face disruptions with reliable power backup.

JOGGING TRACK
Maintain a healthy lifestyle with a convenient jogging track within the community.

PAVED PARKING AREA
Hassle-free parking with a dedicated paved area.

POLLUTION-FREE ENVIRONMENT
Breathe easy in a clean and fresh environment.

24/7 WATER SUPPLY
Enjoy uninterrupted water ow, backed by a deep borewell and overhead tank.

GRAND ENTRANCE
Make a lasting impression with an impressive entrance.

24/7 CCTV CAMERA SECURITY
Enhanced peace of mind with round-the-clock security monitoring.

PROXIMITY TO AMENITIES
Live conveniently with close access to markets, malls, banks, and more.

FITNESS CENTRE (GYM)
stay active and healthy within your own community.

SPARKLING SWIMMING POOL
Take a refreshing dip and leave your worries behind in the cool water.

TEMPLE
Tranquil havens for prayer and re ection, temples stand as t estaments to faith.

COMMUNITY HALL
versatile spaces for celebrations, meetings, or classes, fostering connection within a neighborhood.

MANAGEMENT OFFICE
For Handles building, rents, repairs, and resident needs.

KIDS PLAY AREA
Laughter, climbing, slides, swings, sparking imaginations all is available. in our kids play area.

THROUGHOUT LANDSCAPING
Lush greenery, owers bloom, paths meander, a peaceful escape.



TEMPLE

Nestled within the premises you might nd a charming little temple. Often brightly colored and adorned with intricate carvings, it provides a peaceful space for quiet re ection or prayer. This intimate sanctuary serves as a convenient place for residents to seek solace or o er a quick puja (prayer ritual) without having to venture far.

SPECIFICATIONS

FOUNDATION

Earthquake resistant RCC foundation with Anti-termite treatment as per BIS code Grade of concrete shall be M-30 for foundation & column and M-25 for beam and slab and shall conform with IS:456-2000. Reinforcement steel shall adhere to the approved structural drawings, conforming with IS 1786-1985. Reinforcements shall be of Tara Tiscon / Rungta / Equivalent make.

SUPER STRUCTURE

RCC frame structure re-enforcement design as per approved structural drawings.

WALL

5" thick External and 5" Internal walls with y ash bricks. Internal walls and ceiling shall have plaster of paris nish with primer.

DOOR

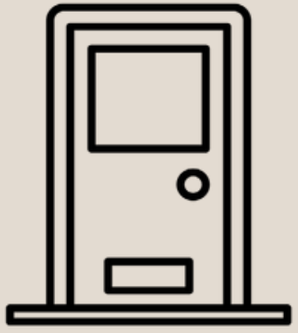
Door frame - Sal wood.

Internal Doors - Water proof ush door.

Main door - Both side laminates pasted and rest all door will be painted with two coat of synthetic enamel paint on a coat of primer including all ttings of premium quality.

WINDOWS

Three track UPVC sliding windows with clear glass & mesh





BALCONY & STAIR RAILING

SS railing.

FLOORING

Living room, Dining space & bedrooms vitri ed tiles 2'x2'.

Toilet - Anti skid tiles 2'x2' in lobby and stairs.

Amenities - wooden ooring / vitri ed tiles in areas like community hall etc.

KITCHEN

Anti-skid tiles / vitri ed tiles ooring and premium quality granite cooking platform with glazed tiles dado upto 2' height.

water connection - Provision for hot & cold lines with heavy duty CPVC pipe joints and valves of reputed make.

Fittings & Fixtures - SS sink with hot & cold water suplly.

Electrical Points - One power point for grinder / mixer, Refrigerator point and Aqua guard.

BATHROOMS & TOILETS

Flooring - Anti skid tiles.

Wall / Ceiling nish - Digital glazed tiles dado up to 7'height, POP / white putty.

Water connection - Provision Hot & cold lines.

Sanitary ware - White glazed WB and white glazed wall mounted WC

Sanitary llings of Parryware / Jaguar / equivalent.

ELEC TRIC AL Fixture / Fittings - High quality light ttings in common areas.

Adequate sockets, outlets, etc. Provided in each room.

Telephone & TV point in living area and AC point in all rooms.

Wiring - Concealed ISI marked re resistant copper wiring in PVC concealed conduit.

Power Backup - Sound proof generator with 1 KVA load for premium ats and 500 watts in EWS ats & extra backup for common areas.

EXTERNAL WALL FINISH

Plaster & Rustic with 2 coat paint.

PARKING FLOOR AREA

Anti-skid ooring of premium quality.

TREATMENT OF TOP ROOF

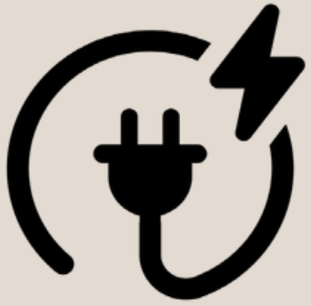
Water proo ng of whole top roof will be done as per relevant standard norms along with Anti-skid tiles / Moasaic ooring.

O.H. WATER TANK

Overhead water tank of adequate capacity.

GENERATOR

Mahindra / Kirloskar / Crompton Greaves / Ashok Leyland / Equivalent of adequate capacity





ELEVATOR

High speed elevator OTIS / KONE / JOHNSON / Equivalent of 06 passengers with an extra stretcher lift.

COMMUNICATION

Telephone prewired for telephone in individual apartment as per architect's speci cation. Cable / DTH pre wired for satellite television in individual apartment.

SECURITY

Intercom connecting each apartment to the security o ce, community hall and parking area with 24x7 CCTV surveillance in common areas.

FIRE FIGHTING SYSTEM

As per the approved designs provided by re consultants, adhering to the safety norms and regulations. Provision of re- ghting equipment and xtures as per NBC code & re department requirement.

WATER SUPPLY

Deep tubewell, OVHT, STP, Septic tank, RWH, Sewage & sewerage system etc, As per sanction drawing for 24 hour water supply.

DRIVEWAY

Well constructed driveway of Granite / Paver block.

LANDSCAPE

Landscaping as per the landscape design provided by the architect.

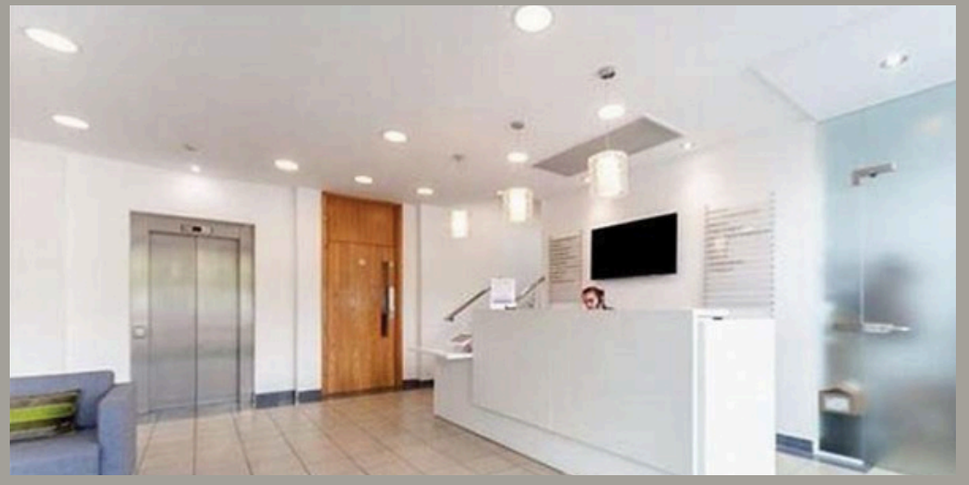
OTHER AMENITIES



BILLIARD'S ROOM



DEPARTMENTAL STORE



RECEPTION / OFFICE



CAFETARIA

LOCATION MAP

KEY DISTANCE

HIGH COURT ARGORA CHOWK HATIA - 10 KM BIRSA MUNDA AIRPORT RANCHI RLY. STN. RING ROAD DAV PUNDAG KANKE - 10 KM KATHAL MORE PUNDAG T.O.P. RINCHI HOSPITAL - 10 KM - 09 KM - 09 KM - 03 KM - 1.2 KM - 01 KM - 400 MTR. - 01 KM

PAYMENT SCHEDULE

AT THE TIME OF BOOKING - 10% AT THE TIME OF AGREEMENT (WITHIN 30 DAYS OF BOOKING - 10% AT THE TIME OF COMPLETION OF BASEMENT - 10% AT THE TIME OF EVERY ROOF SLAB CASTING (12X5%) - 60% BEFORE HANDING OVER THE FLAT - 10%





" Beyond the Threshold:
A Promise of Elegance "

DEVELOPERS

Prahlad BUILDERS & ASSOCIATES PVT. LTD.

BUILDERS, ARCHITECTS, INTERIOR DESIGNERS & PROMOTORS

OFFICE : North Market Road, Upper Bazar,
Near Ratu Road Chowk, Ranchi-834001
EMAIL : prahladbuilders2010@gmail.com

FOR BOOKING PLEASE CONTACT :
9431115573, 6360859624, 9031861818

SITE ADDRESS
PUNDAG TOP TO LALGUTWA
FOREST PRODUCTIVITY INSTITUTE ROAD, GUTWA, RANCHI.
Landmark: 50 metres ahead of Radhe Krishna temple

OUR TEAM

OUR ARCHITECT

DESIGNCREATION

Bhaskar Anirudh Complex, Office no: 4th Floor, Opp. Adivasi Hostel,
Near Jail More, Karamtoli Road, Ranchi [Jharkhand] – 834001
Ph : 0651-2950430, URL : www.designcreationarchitect.com

IN ASSOCIATION WITH
AR. HARPREET KAUR
PRAHLAD BUILDERS & ASSOCIATES PVT. LTD.

OUR STRUCTURE CONSULTANT

ACHIEVERS ENGINCON

4TH FLOOR, SKYLINE MALL, KADRU, RANCHI
EMAIL : sunilsingh.achievers@gmail.com

OUR 3D RENDERING TEAM
MR. MADDY
3D RENDERING, BROUCHER DESIGN & PRINT, WALKTHROUGH

This brouchure is not legal document. It only describes the conceptual plan to convey the intent and the purpose of PRAHLAD BUILDERS & ASSOCIATES PRIVATE LIMITED