

Holly Oak
Residency



Holly Oak Residency

Simply Beautiful

BEHIND HOTEL HOLIDAY HOME,
KANKE ROAD RANCHI, JHARKHAND, PIN - 834008

Meet the
new
generation
of creators.

BIRD'S EYE VIEW





Welcome to
Reality



A feeling so delightful that appeals to all our senses, a radiance that reflects from within, and a form that's so extraordinary that it makes one come alive. Such is the concept behind Holly Oak Residency – to bring to you an address that simply redefines beauty.

Stunningly refreshing and beautifully crafted, Holly Oak Residency is the new benchmark of 'Gorgeous'. Coming up in Kanke Road, Behind Hotel Holiday Home. A prestigious location of Ranchi, with 3BHK, 4BHK & 5BHK options, this property will surely make you say, "Holly Oak, you take my breath away!" Get set to fall in love, with something that is, exquisitely beautiful!

Inspired By Trust We simplify home search keeping customers' aspirations in mind. Trust is our infrastructure. We breathe on a transparent culture. More than channel partners, we are value associates who believe in building strong emotional engagement with customers and developers.

Trust is our top priority. Everything else is secondary. Apart from understanding the project conceptualization, design, and implementation, our association with developers breathes on THREE C's: Clarity, Caliber, and Commitment.



VIEW FROM ROAD





BLOCK - 1



1ST FLOOR PLAN (BLOCK 1&2)



AREA STATEMENT

FLAT	TYPE	B.U. AREA	SBU AREA
A (T-1)	3B+3T	1546.29	2008.41
D (T-1)	4B+4T	1973.04	2562.59

2ND - 11TH FLOOR PLAN (BLOCK 1)



ISOMETRIC VIEW (BLOCK 1)

AREA STATEMENT

FLAT	TYPE	B.U. AREA	SBU AREA
A	3B+3T	1546.29	2008.41
B	3B+3T	1537.25	1996.66
C	4B+4T	1962.06	2548.33
D	4B+4T	1973.04	2562.59



↑
FLAT - A, TYPE - 3B+3T
 Saleable Area - 2008.41 sqft

ISOMETRIC VIEW (BLOCK 1)



↑
FLAT - B, TYPE - 3B + 3T
Saleable Area - 1966.66 sqft



ISOMETRIC VIEW (BLOCK 1)



↑
FLAT - C, TYPE - 4B + 4T
Saleable Area - 2548.33 sqft



ISOMETRIC VIEW (BLOCK 1)



↑
FLAT - D, TYPE - 4B + 4T
Saleable Area - 2562.59 sqft



BLOCK - 2



2ND FLOOR PLAN



3RD - 11TH FLOOR PLAN

AREA STATEMENT

FLAT	TYPE	B.U. AREA	SBU AREA
A	5B+4T	1895.36	2461.65



AREA STATEMENT

FLAT	TYPE	B.U. AREA	SBU AREA
A	5B+4T	1895.36	2461.65
B	4B+3T	1866.53	2423.20



ISOMETRIC VIEW (BLOCK 2)



↑
FLAT - A, TYPE - 5B + 4T
 Saleable Area - 2461.65 sqft

ISOMETRIC VIEW (BLOCK 2)

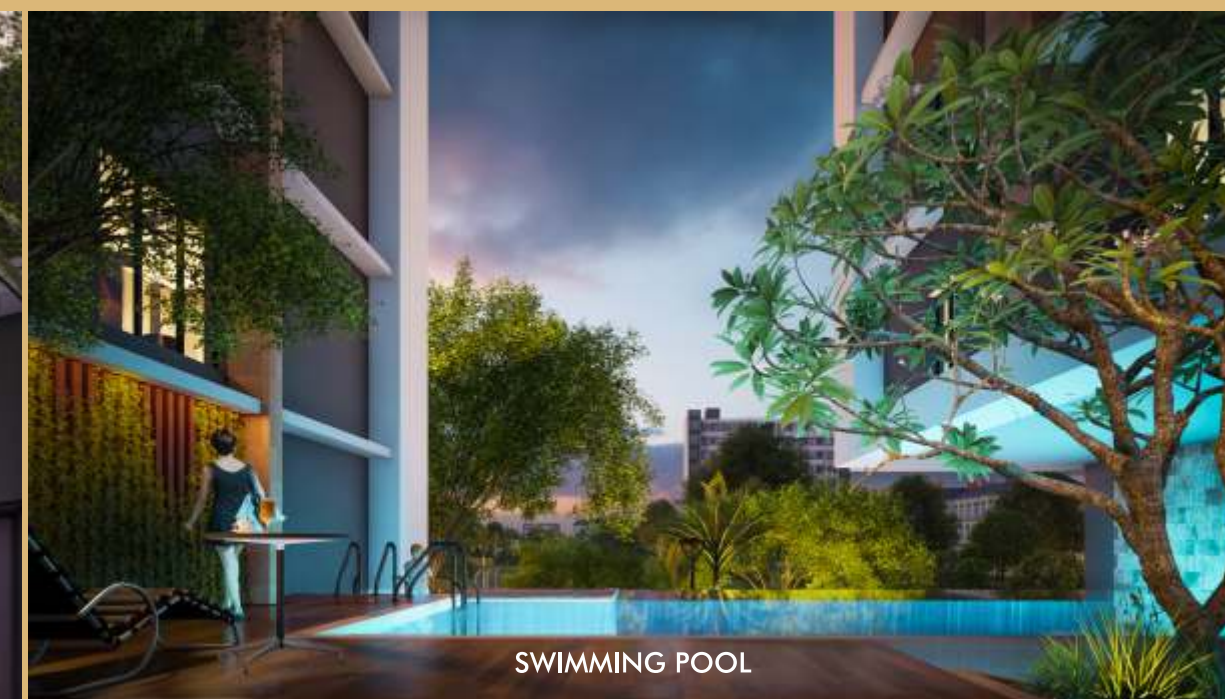


↑
FLAT - B, TYPE - 4B + 3T
 Saleable Area - 2423.20 sqft



HIGHLIGHTS

A place where beauty is included in every step of the creation...



SIMPLY EXQUISITE

- Gated Community.
- Car Parking space.
- High speed modern elevator.
- Only 4 Flats on Tower 1 and 2 Flats on Tower 2.
- Lightning Arrester.
- Standard type sanitary & Drainage.
- Excellent quality Vitrified with flash skirting.
- 24 hrs. Generator Backup.
- Intercom connectivity.
- 24 hr. security.
- Excellent Landscaping with Illumination.
- School, Hospital, Bank, ATM Near to our project.
- Sufficient Open Space.
- Children's play area.
- Rain Water Harvesting.
- 5 minutes only drive from Chandni Chowk.
- Swimming Pool.
- Servant Quarter.
- Indoor Game like Foos Boll, Carom, Pool, Dart, Table Tennis etc.
- Gym and Community Hall.
- Kids play area with senior's sitting.

SPECIFICATIONS

LOCATION



The sanctuary of calm and health is right here at Holy Oak Residency.....



LIVING, DINING AREA AND BEDROOM

Flooring - Vitrified Tiles.
Wall/Ceiling Finish - POP.

LIFT

OTIS superior quality lifts of 10 & 15 person capacity, steel finish & automatic door. Two no. High Speed lifts in each block.



KITCHEN

Granite top cooking platform with ceramic tiles and stainless steel sink of high quality, provision of exhaust fan/chimney. Adequate power points, sockets for refrigerator & microwave oven. Provision for water purifier. Hot & Cold water connections & fittings of Kohler / Grohe / Jaquar etc.



RAIN WATER HARVESTING SYSTEM



SOUND PROOF GENERATOR



DEDICATED CAR WASHING AREA



TRANSFORMER AS PER REQUIREMENT



SEPARATE GUARD ROOM



EPABX SYSTEM & CCTV



TOILETS

Flooring - Branded Anti Skid Tiles.
Wall Finishing - Branded Ceramic Tiles
Sanitary Ware / CP Fittings - Premium quality of Kohler / Grohe / Jaquar or equivalent.
Water Connection - Premium quality hot & cold water lines, UPVC pipes, valves etc. Separate staff toilet.
Water Connection - Machine Deep bore wells in ample numbers with abundance of water.



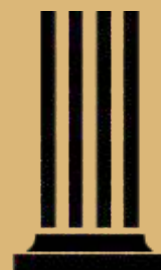
DOORS & WALL FINISH

Doors - Sal wood frame; 32 mm thick ISO/ISI mark branded.
Windows - 3 Tack Anodized Aluminum Gazed / UPVC sliding fitted with clear / tinted glass. Mosquito repellent net & marble platform.
WALL FINISH - External walls finished with putty over coats of weather shield paint. Internal walls & ceilings finished with a smooth coat of POP.



FIRE FIGHTING SYSTEM

As per fire department and standards, an efficient system is planned as per consultant's recommendation.



MAIN STRUCTURE

Foundation & Structure - Earthquake resistant RCC framed structure made using cement Lafarge, ACC or equivalent, high quality blue / black chips and branded TMT rods (Tata Tiscon, SAIL or equivalent)



ELECTRICALS

Concealed PVC circuit with ISO/ISI mark, flame retardant copper wiring of Hovels / Polycab or equivalent. All Modular switches and sockets. Premium quality electrical panel board & MCB installation for different circuits.
STAIRCASES & COMMON VERANDAH - Premium quality Marble granite on steps & common verandah etc. Decorative stainless steel railing of adequate strength and height



COMMUNICATION

Telephone - Pre-wired for Telephone upto a point in individual apartment.
Cable Television - Pre-wired for satellite television upto a point in individual Apartment.
Intercom - Intercom connecting to the Security Office, Community Hall and Parking upto a point in individual Apartment.



The images shown here are artist impressions and the furniture are not part of the specifications



Holly Oak Residency
Simplicity Revisited



NIGHT VIEW



DEVELOPER :

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DISCLAIMER : - This brochure is not legal document. It describes this conceptual plan to convey the intent and purpose of PRANA CONSTRUCTIONS PVT LTD, Ranchi. The images are imaginary and the specification & details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developer and / or the architect.