



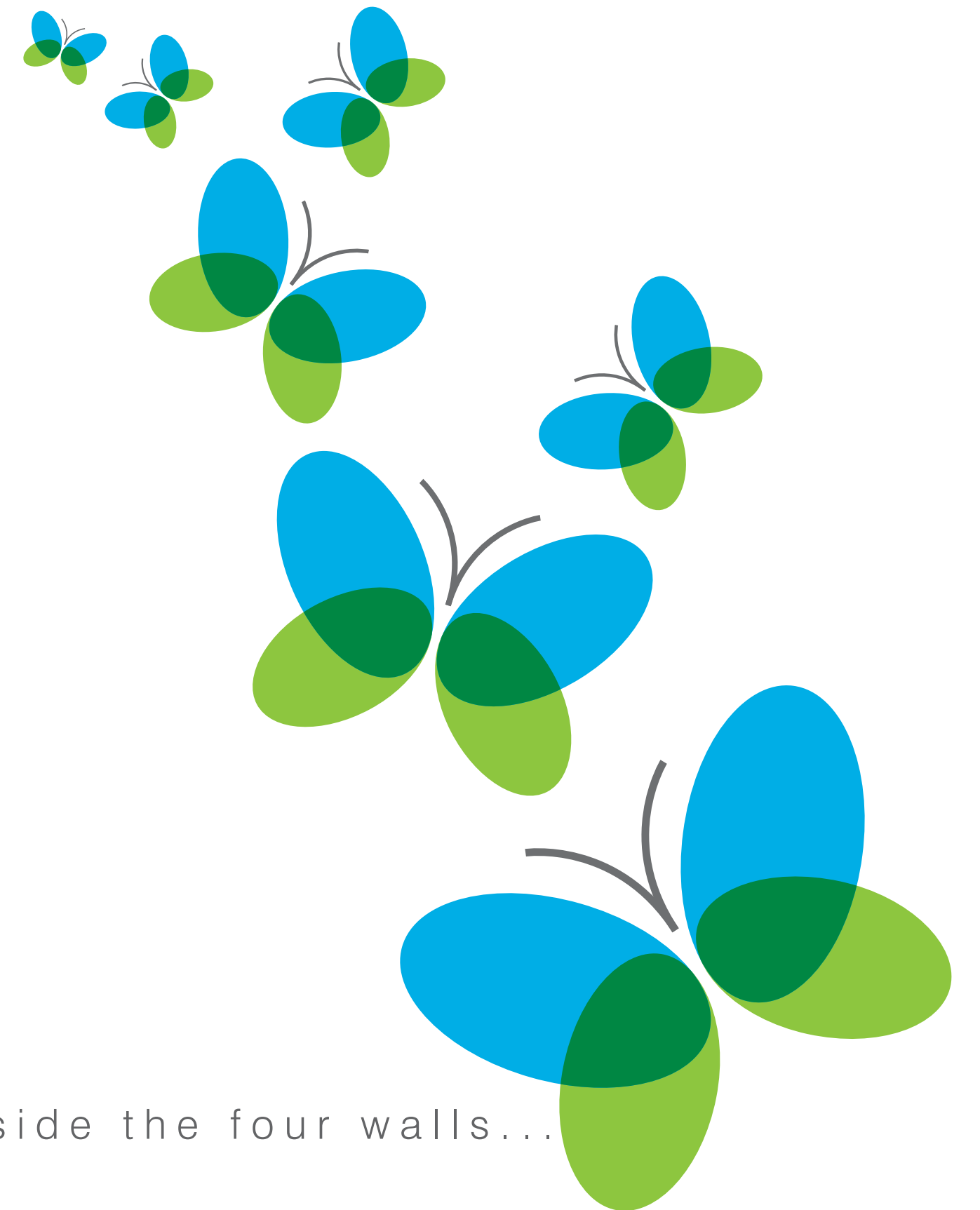
DEVELOPED BY

Tiru Fine Residency LLP

Tiru Mala House | 51 Shakespeare Sarani
2nd. Floor | Kolkata 700017
P +91 33 2290 4175-79 **E** sales@pranahomes.in
W pranahomes.in

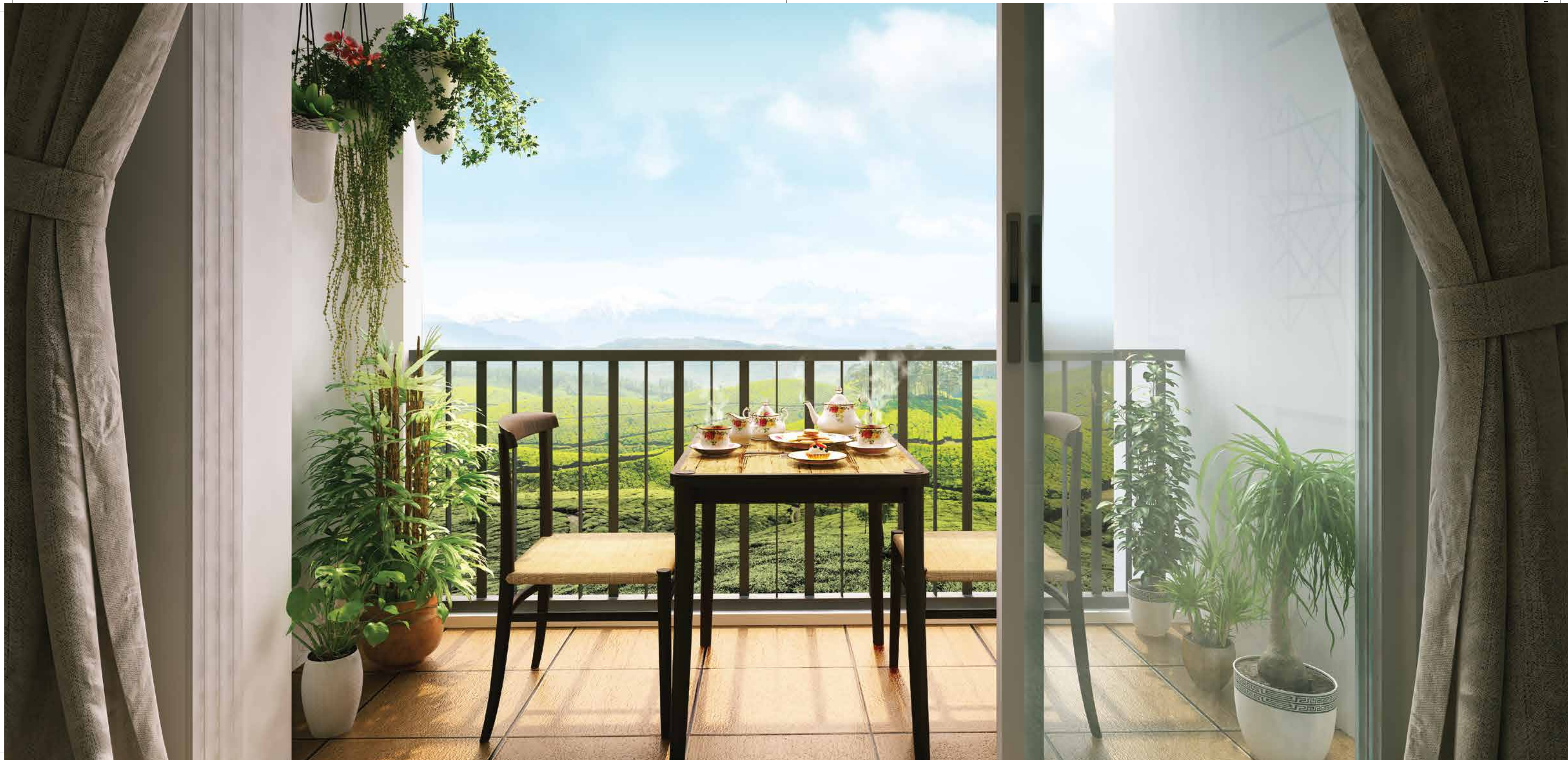
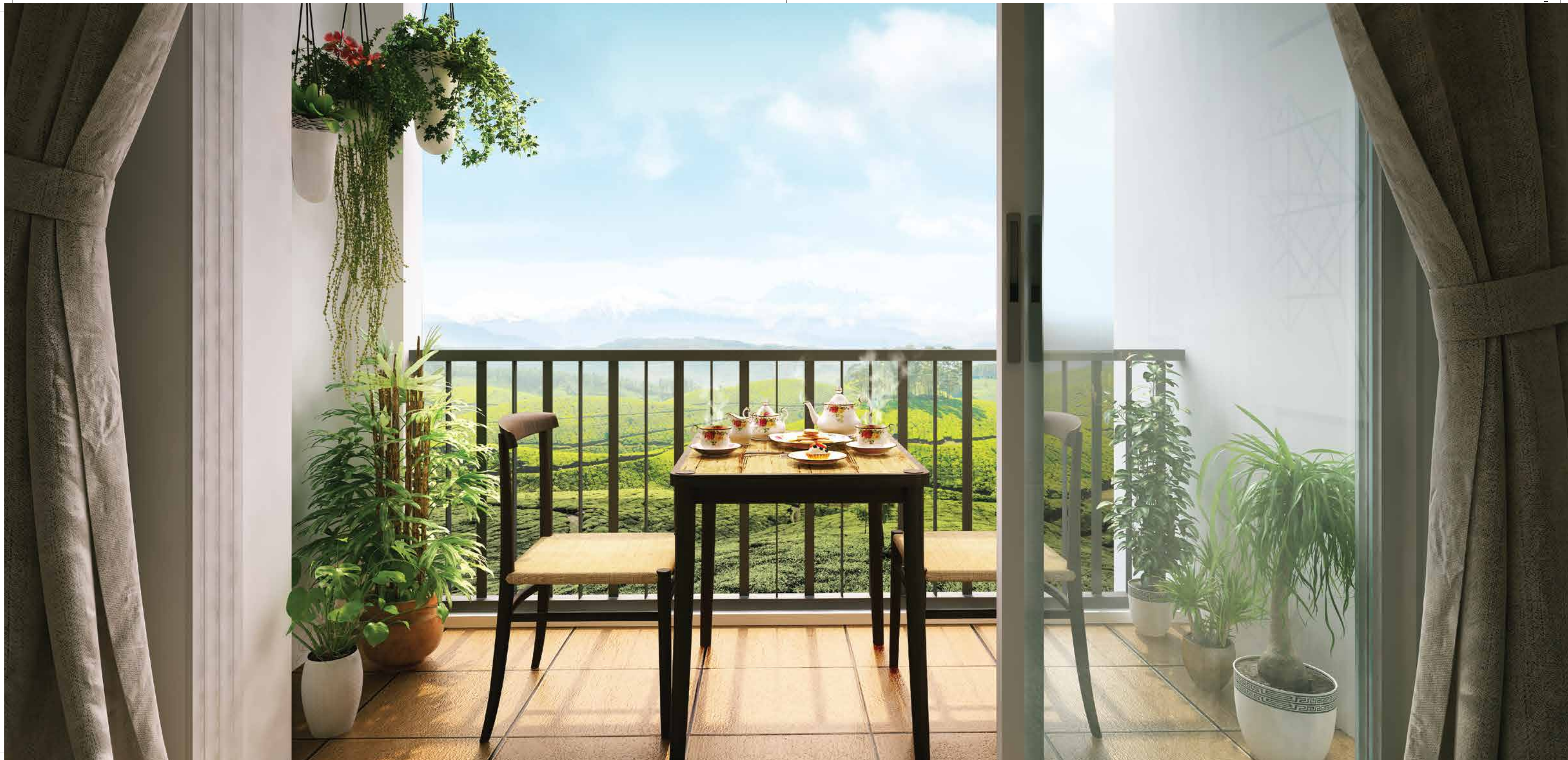
Project Office

Prana | Matigara | Khaprail Road
Beside Barsana Hotel | Siliguri 734010
P +91 98306 21168 / 98306 21185



life's waiting outside the four walls...







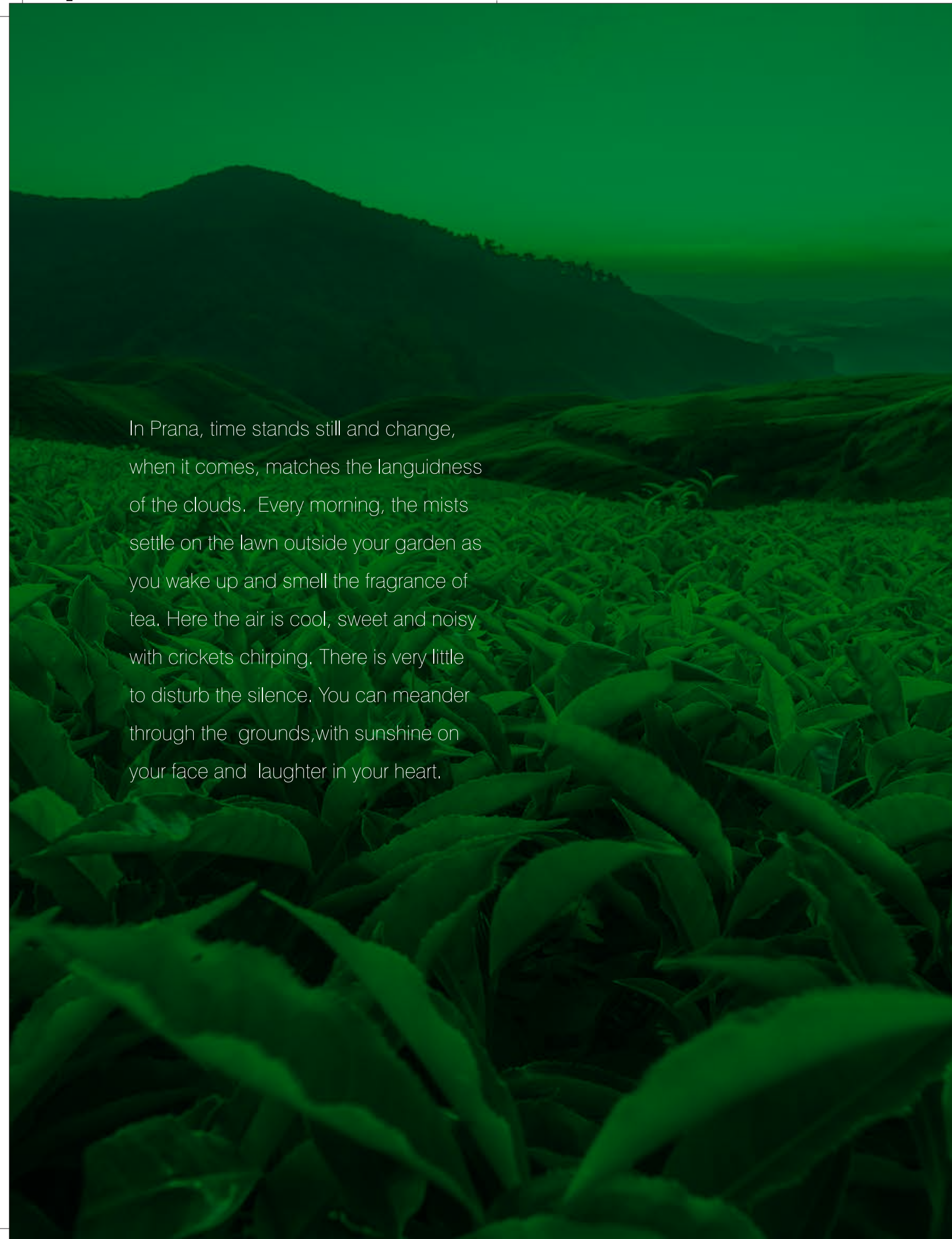
ESCAPE TO PRANA

To homes with tea gardens outside the window. Shady groves, rolling greens and landscaped open spaces. Built to blend with the topography of the landscape. Surrounded by trees that enhance the biodiversity of the surroundings. Smart residences designed to bring together the contemporary and the traditional in a warm, restful, modern environment.

P R A N A
MATIGARA - SILIGURI

GREEN AS FAR AS
THE EYES CAN SEE





In Prana, time stands still and change, when it comes, matches the languidness of the clouds. Every morning, the mists settle on the lawn outside your garden as you wake up and smell the fragrance of tea. Here the air is cool, sweet and noisy with crickets chirping. There is very little to disturb the silence. You can meander through the grounds, with sunshine on your face and laughter in your heart.





This gated community called Prana winds with the slopes and grows as gently as nature does reaching out to its surroundings. True to its inspiration, Prana consists of thoughtfully designed residences spread over 10 acres of green landscaping. Lavish outdoor gardens are delicately integrated into the surrounding architecture. Set in surroundings that will ensure that life is a celebration. Shady groves, rolling greens, and landscaped open spaces provide ample room for natural bliss.





10 acres (approx.) in Phase I
17 blocks of G+7 & G+8 storied
1032 lifestyle apartments
Ample car parking space
Mostly 3-side open apartments
Common boundary with acres of rolling Tea Gardens

A NEW WAY OF LIFE

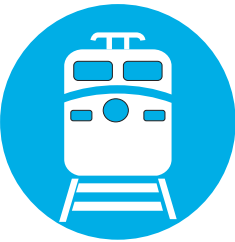





- Earthquake Resistance RCC Structure
- Fire protection system as per WBFES
- 24 hr Water Supply
- Intercom Facility
- Inverter line provision done(conduiting only)
- Generator Power for common area lighting & domestic purpose to specified load extent
- Separate Club House with modern clubbing facilities
- *For detailed specifications - Please refer 'Prana' website



WELL CONNECTED

 10 mins Hospitals, Schools Markets	 10 mins Sukna Army Base Camp
 10 mins City Centre	 20 mins Bagdogra Airport

WEEKEND GETAWAYS

 30 mins NJP Station	 75 mins Drive to Mirik
 60 mins Drive to Kurseong	 2.5 hrs Drive to Darjeeling
 90 mins Drive to Doars	 3.0 hrs Drive to Bhutan



Disclaimer: This document contains concept drawings which may undergo sanctionable changes at the discretion of the Developer. The area charts depicted in this document do not constitute legal tender or an offer document.

EVERYTHING YOU DREAM OF

HEALTH AND WELLNESS

- 1 PEBBLE WALK
- 2 HERBAL GARDEN
- 3 ACCU PRESSURE WALK
- 4 JOGGING TRACK
- 5 COVERED WALK WAY
- 6 OUTDOOR YOGA & MEDITATION PAVILION
- 7 INDOOR YOGA ROOM

CONVENIENCE

- 8 CONVENIENCE STORE
- 9 ATM COUNTER
- 10 FUNCTION AREA / COMMON ROOM
- 11 TUITION ROOM
- 12 MEETING ROOM
- 13 BOARD ROOM
- 14 AMBULANCE FACILITY
- 15 DOCTORS' OPD
- 16 SALOON
- 17 PARLOUR
- 18 GUEST ROOMS
- 19 PROJECT SERVICES

SOCIALISING

- 20 PICNIC AREA
- 21 SENIOR CITIZENS' AREA
- 22 FEATURE PAVILION
- 23 COMMON DECK / PARTY AREA
- 24 GAZEBO SIT-OUT
- 25 SENIOR CITIZENS' ADDA ZONE
- 26 KITTY PARTY ROOM
- 27 OPEN LAWN ADDA ZONE
- 28 OPEN AIR SUNKEN COURT
- 29 GET TOGETHER AREA

BEAUTIFICATION

- 30 ENTRANCE GATE
- 31 WATER FEATURE WITH SPOUT
- 32 TERRACED LANDSCAPED GARDEN
- 33 BOULEVARD
- 34 SITTING BY WATER FEATURE
- 35 FEATURE TREE WITH BIRDHOUSE
- 36 BUTTERFLY GARDEN

SPORTS AND GAMES

- 37 FEATURE TREE WITH KID'S SWING
- 38 KIDS' PLAY AREA
- 39 OPEN LAWN
- 40 HOBBY ROOM
- 41 ACTIVITY PAVILION
- 42 BADMINTON COURT
- 43 PARKLAND AND PLAY AREA
- 44 MULTIPURPOSE GAMES COURT
- 45 BASKETBALL COURT
- 46 TREE HOUSE
- 47 INDOOR GAMES ROOM
- 48 INDOOR TODDLERS' PLAY AREA

RELAXING & REFRESHING

- 49 FOREST GARDEN
- 50 PATTERN GARDEN
- 51 SITTING DESK
- 52 FRAGRANCE / HERBAL GARDEN
- 53 CLIFF VIEWING DECK
- 54 LIBRARY
- 55 CAFETERIA



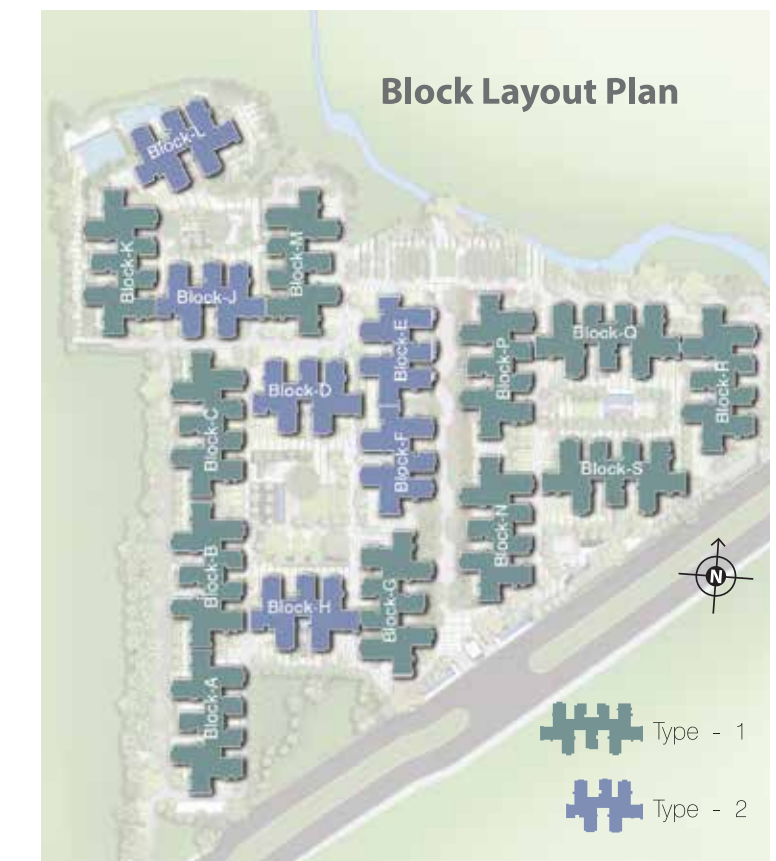
2 BHK



3 BHK (Convenience)



3 BHK (Comfort)

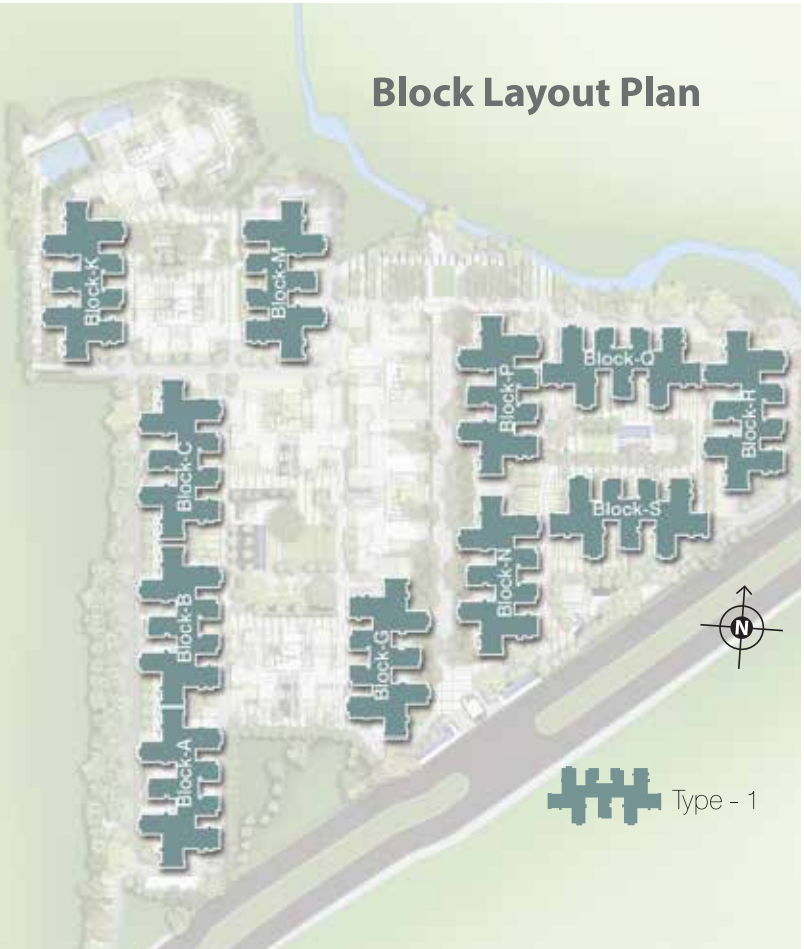


Thoughtfulness and attention to detail are the core of the Prana experience. They have been designed to envelop your senses and give your family the best of everything. Prana homes are built for people who believe lots of light, space and fresh air are essential for a healthy and purposeful lifestyle.



BLOCK A/B/C/G/K/M/N/P/Q/R/S

Type 1 FLOOR PLAN



AREA STATEMENT

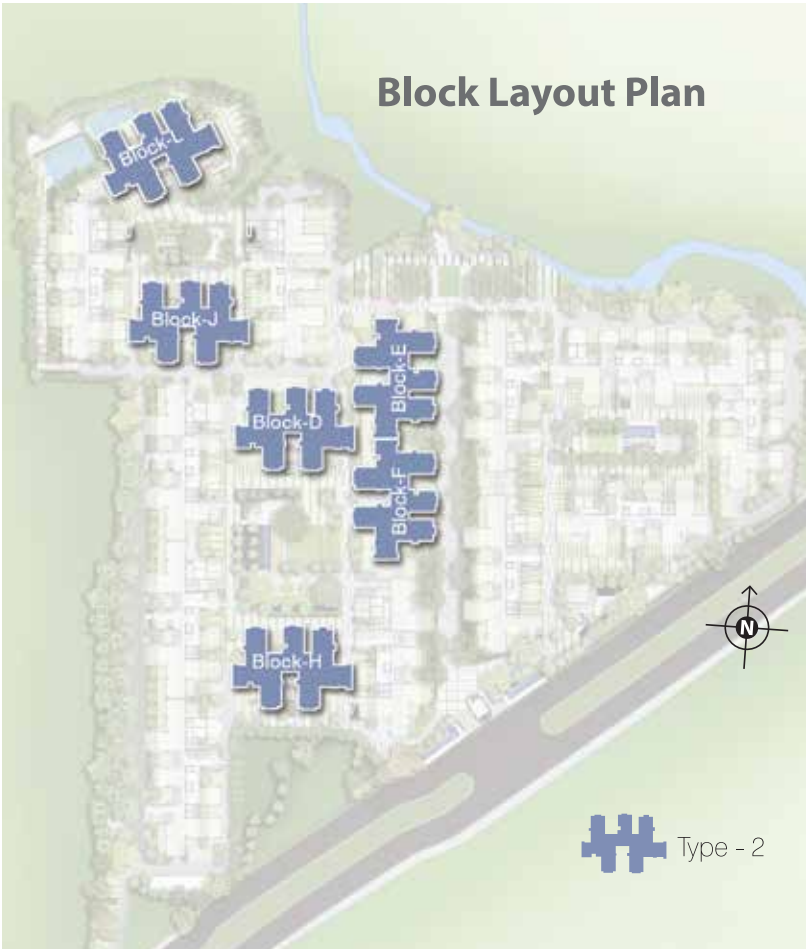
Type	Flat No	Carpet Area (SqFt)	Balcony Carpet (SqFt)	Built up Area (SqFt)	Chargeable Area (SqFt)
2BHK	FLAT #3/#4/ #8	550	34	641	833
3BHK (Convenience)	FLAT #1/ #6	658	29	749	974
3BHK (Comfort)	FLAT #2/#5/#7/#9	734	37	837	1088

*Position of cupboard spaces & windows may vary as per position of block.



BLOCK D/E/F/H/J/L

Type 2 FLOOR PLAN



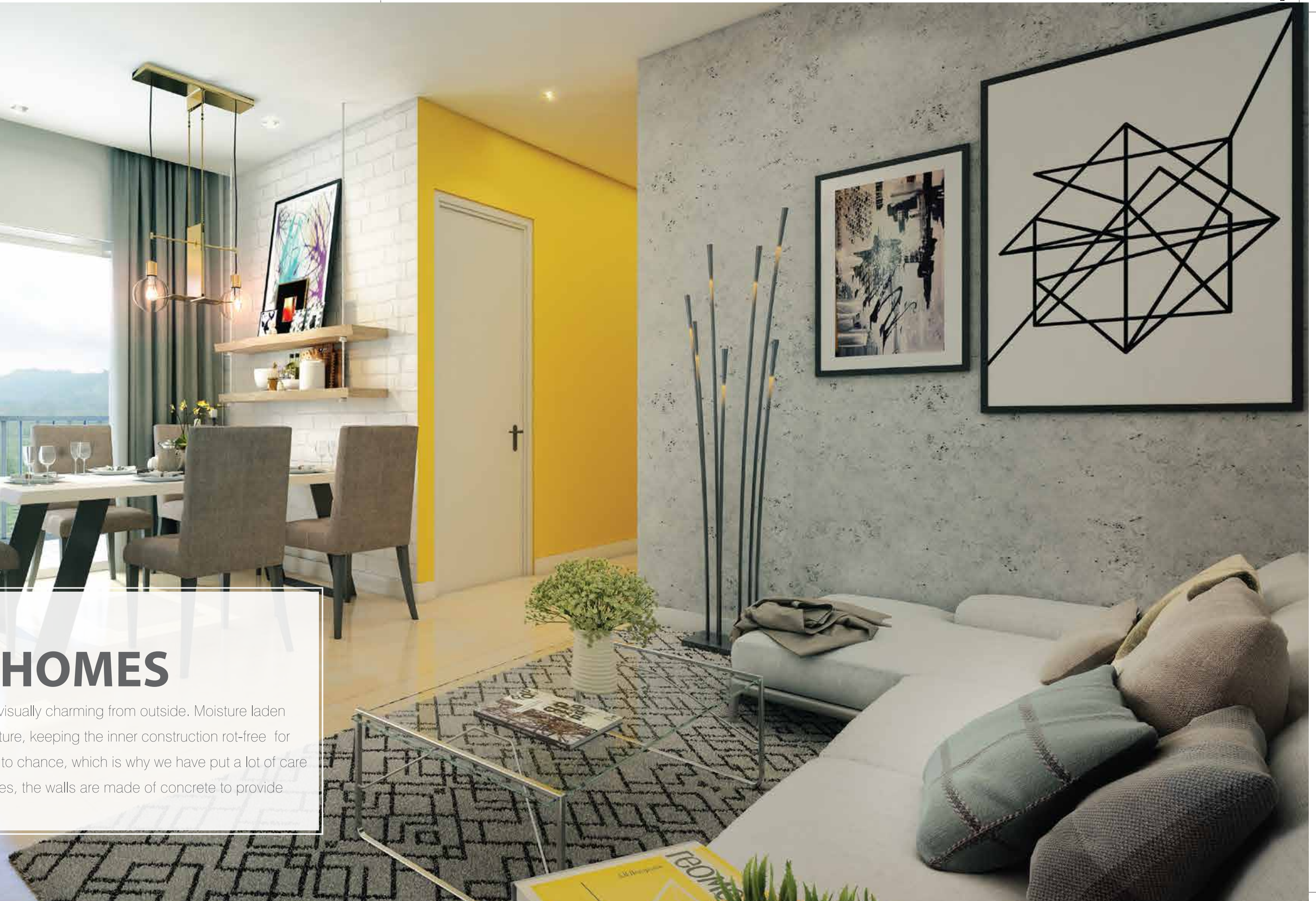
AREA STATEMENT

Type	Flat No	Carpet Area (SqFt)	Balcony Carpet (SqFt)	Built up Area (SqFt)	Chargeable Area (SqFt)
2BHK	FLAT #3/#4	550	34	641	833
3BHK (Convenience)	FLAT #1	658	29	749	974
3BHK (Comfort)	FLAT #2/#5/#7/#9	734	37	837	1088

*Position of cupboard spaces & windows may vary as per position of block.

DAMP-PROOF, EARTHQUAKE SAFE HOMES

Prana homes are damp-proof, which makes them strong from inside and visually charming from outside. Moisture laden breeze blowing from higher altitudes are blocked by the damp-proof structure, keeping the inner construction rot-free for years to come. Due to high seismic zone of the terrain, here nothing is left to chance, which is why we have put a lot of care and technical expertise into making Prana homes earthquake safe. Besides, the walls are made of concrete to provide superior safety and shock resistance.

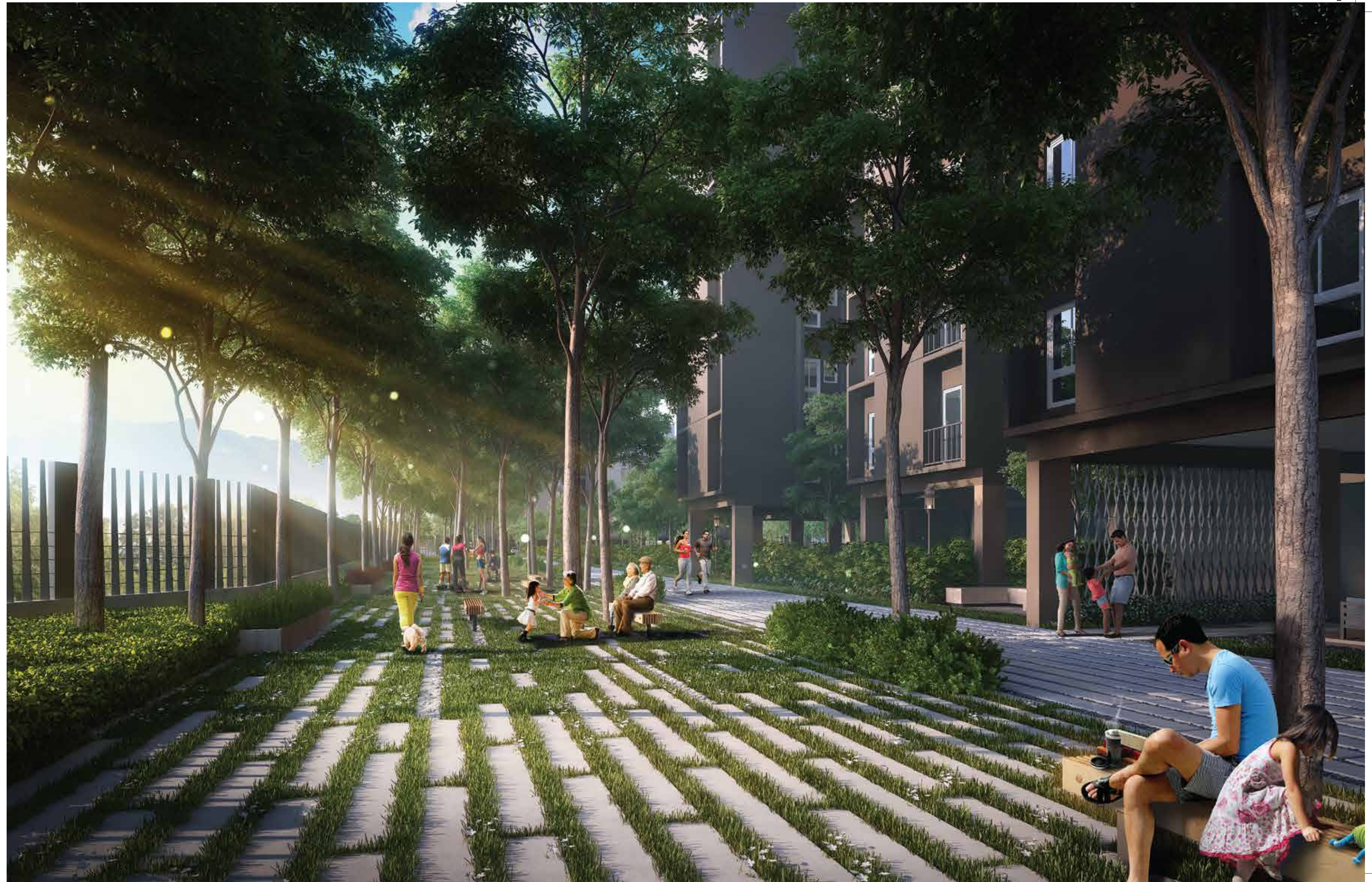


The apartments of Prana homes have the lobby opening into the garden. Open to sky, embracing the natural elements, the lobby creates an ambience of sociability and togetherness.

You can approach this Garden Lobby directly from the lift lobby to the garden. Flowering pots, little shrubs interspersed with intimate furniture and sitting spaces are designed as a socialising corner for senior citizens to meet, greet and connect to make life happy and productive.

Senior Friendly Homes - stretcher lift, ramps, sit outs, greens, fresh air, quiet and peaceful, close to Hospitals, Banks, Shopping centres.

A HOME IN THE GARDEN





THREE-SEASON THEME GARDEN

At Prana, the overall landscaping and the species of trees planted in the seven different zones, are carefully selected to highlight the seasons with ever changing colours and fragrances. In the morning, sunlight plays hide and seek with branches that sway gently in the breeze. As evening falls, the foliage becomes home to thousands of birds flying into their nests to rest for the night.

In the Prana garden there are key zones marked by trees that bloom at a specific season:

Explore the Summer

Prana's summer garden invites you to a canopy of vibrant flowering trees, a shallow water pool with a sitting area to enjoy the cool summer breeze. Comfortable seating at the Pavilion helps you soothe your tired nerves after a long, hard day.

Relax in Autumn

Feel the approaching autumn months by looking at the trees turning golden brown. The viewing deck on the open lawn helps you blend intimately with nature.

Enjoy the Winter

Experience cool winter months in the company of winter flowers and shrubs. Watch the misty hills beyond and feel the dew-kissed grass under your feet.



LARGE WINDOWS FOR BOUNDLESS VIEW

The rooms flow into each other, combining a sense of space and intimacy. Rooms become one with the atmosphere when 5-foot high large windows on three sides allow the views of the surrounding landscape roll in. No columns and beams help to provide excellent space utilisation and let you savour the luxuries of natural light and fresh air.

All apartments look into central greens.

Graphic elements are used to make the landscape interesting.

Parking lots are separated by trees.

Sitting areas for various groups at different locations encourage socialising.

Think clean, quiet unhurried living.

A place to pamper yourself with an unrestricted view of the rolling tea estate beyond. Sit by the natural stream and seek invigoration and quiet reflection. Let your soul interact with the whispering trees of surrounding landscape.

Sitting out on the Cliff Deck, watch the mist fall on the hills. The gardens are shaded by flowering trees. As you walk, the trees seem to form an archway, reaching up over your head in a bower of bliss.

THE CLIFF



Prana is not just a place to live. It is a way of life that integrates itself into the surrounding open spaces. Children can roam and play freely without parents having to worry for their safety. These child-friendly homes are built upon a vision that tries to bring back everything that we miss from the good old days.

FACILITIES

Hobby, Dance and Tuition rooms

Crèche

Montessori School

Kids' Play Area

Toddlers' Room

Jogging Track

LIFESTYLE BEYOND ORDINARY

THE CLUB HOUSE

The Club House is a multi-sport and activity area for residents of all ages. All the amenities present here provide wholesome, life rejuvenating experiences to instil a sense of purpose and a spirit of play in all the residents.

Swimming Pool

Modern Gym

Banquet Hall

Cafe/Fine Dinning

Indoor Games Room

Toddlers' Zone

Library

AV Room

Yoga

Aerobics

Department Store



The homes at Prana are a perfect blend of contemporary design, modern amenities and gated security. Security guards keep the entire property under strict surveillance with the help of CCTV cameras installed at strategic locations. Intercom facility from the main gate of the complex to all the individual flats ensure the safety of children and senior citizens alike.

CCTV

24 hrs. Security guards

Intercom

Fire safety

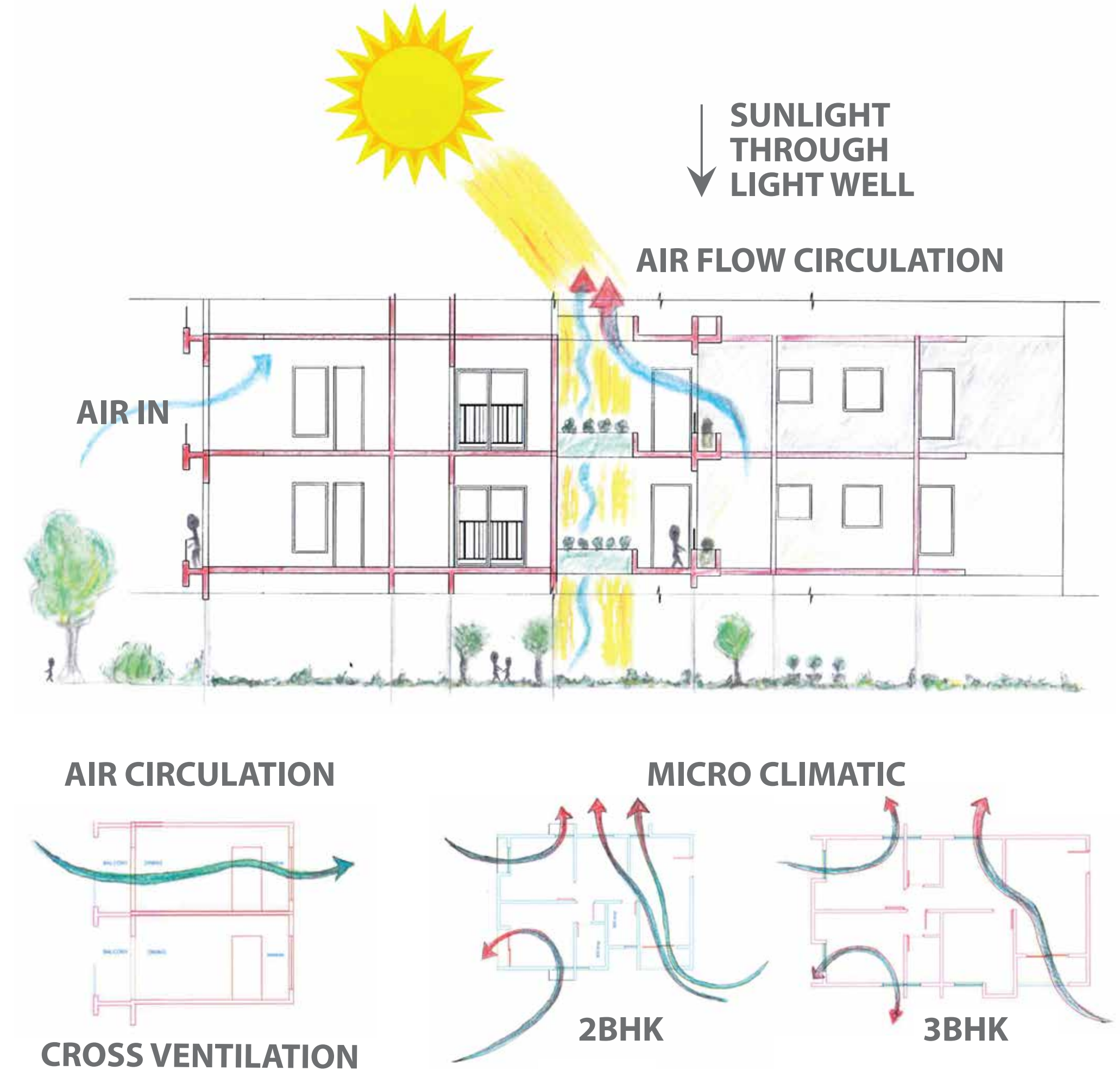
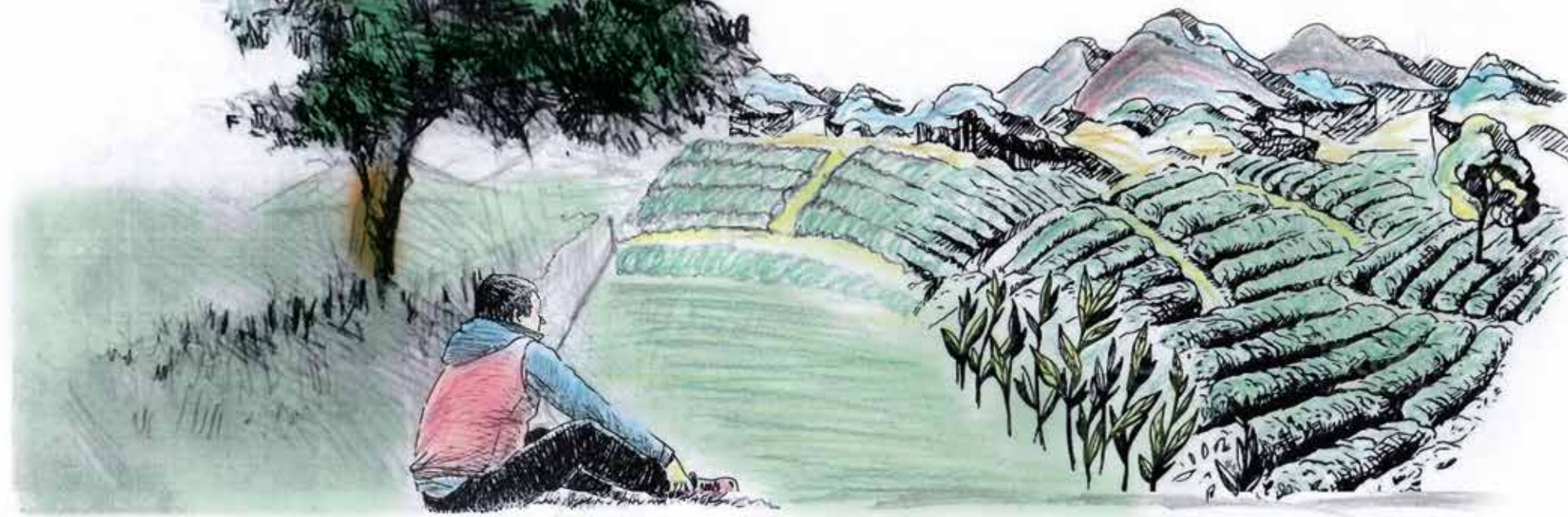
DG Services

YOUR PRIVATE PARADISE



Our environment friendly design can reduce stress, enhance creativity and clarity of thought, improve our well-being and expedite healing incorporating things like natural lighting and ventilation, natural landscape features and other elements for creating a more productive and healthy built environment for people. The rhythmic connect of man and nature is enhanced, making the occupant comfortable and more focused. The position of the windows, currents and cross currents, have been taken into account in all the apartments. The design incorporates dynamic neutral light in a number of ways and maximizing natural light and its changes throughout the day also enhances visual comfort.

FEELING LIKE HOME WITHIN THE GARDEN



SPECIFICATIONS

Structure	Earthquake resistant RCC frame structure
Walls	Exterior: Paint finish Interior: Finished with wall putty Lobby: Finished with paint as per architectural scheme
Flooring	a) Living, Dining and Bedrooms finished with quality vitrified tiles b) Entrance lobby, lift lobby, finished in polished marble/ stone/ vitrified tiles as per architectural scheme
Main Lobby	Elegantly designed lobby and corridors
Balcony	Vitrified tile flooring with M.S. Railing
Kitchen	a) Granite top cooking platform b) Ceramic tiles upto 2 ft in height above the cooking platform c) Kitchen flooring with quality vitrified tiles d) Provision of chimney & fan point
Electrical Wiring & Fitting	a) Modular switches of reputed brands b) Totally concealed wiring with provision of AC in Master Bedroom and conduiting for other Bedrooms and Living room c) Telephone points in living area d) TV point in Living and Master Bedroom e) Intercom facility f) Electrical points as per architectural scheme g) Inverter line provision done(conduiting only) h) Generator Power for common area lighting and domestic purpose to specified load extent
Water Supply	24 hour water supply
Elevator	Two lifts of reputed brands in each block
Toilets	a) Floor: Antiskid ceramic tiles, Walls: Ceramic tiles up to door height b) White porcelain floor mounted European WC and wall mounted wash basin c) CP fittings: Standard quality d) Concealed piping system for hot and cold water lines with provision for Geyser and exhaust points
Windows	Anodized/ Powder coated aluminium section with clear glass inserts & matching fittings
Doors	Rooms fitted with flush doors
Intercom System	Intercom facility connecting security room only
Fire Fighting	Fire protection system as per WBFES
Solar Backup	Solar backup as per Govt. norms
Local Cable & Broadband	Central distribution box at ground floor with wiring up to flat DB box
DG Power Backup	24 hr power backup for common area & emergency power back up for flats depending upon flat size



TIRUMALA GROUP REAL ESTATE.TEA. EDUCATION.

The Group operates in diverse areas – from running high-quality schools to marketing premium tea and developing superior real estate property with direct employment for over 7,000 skilled personnel. We are constantly re-examining our capabilities and processes to ensure that our Group is as strong and vital as the heritage of our nation and is built on a foundation of innovation, ethics, professionalism, and service, where the customer’s needs always come first. We are razor sharp when responding to service and this is what drives us in everything that we do. The Tirumala Group believes in building relationships and through this strengthening the brand promise. Strong brands are the ones that flourish and make the utmost impact over time - especially when it comes to the diverse fields in which we operate. Our foundation is value-based - trust and reliability are what matter most and those direct our vision of the future.



Real Estate & Infrastructure Development
Kolkata | Siliguri
Tea Longview TE Darjeeling | Nischintapur TE
Highlands Organic TE Darjeeling | Singhia Jhora TE
Hilla TE | Mahua TE | Toorsa TE
Education Hartley Public Schoo
Hartley Higher Secondary School

GROUP LANDMARKS



Tiru Mala 22, Kolkata



Tiru Mani, Kolkata



Education



Tea Estates



THE BEST TALENT IN THE BUSINESS



TRANSFORMING LIVES. IMPROVING LIVING. **Property Developer**

Tiru Fine Residency LLP



Principal Architect

Kolkata & Mumbai

Maheswari & Associates was established in 1996 under the able leadership of Ar. Kamal Kumar Periwal. The Firm's practice includes designing Housing, Commercial, Retail/ Mixed-use Spaces, IT Office buildings, Corporate interiors. The firm is an ISO 9001:2008 company.

S.P.A. CONSULTANTS **Structural Engineer**

Kolkata

SPA Consultants, a firm of Structural Engineers is owned by Mr. Sanjiv J. Parekh, Mumbai. He, along with other directors, floated M/S, SPA Consultants Pvt. Ltd, which provides consultancy services in the field of Structural Engineering for various type of projects.



Landscape Architect

Thailand

Tectonix is a multi-disciplinary landscape design firm established in 2005. The firm currently operates with professional staffs, comprising not only of landscape architects, but also a group of architects, interior designers, graphic designers, horticulturists and other technicians.



Pankaj Dharkar & Associates
MEP Consultants

Ahmedabad

Pankaj Dharkar & Associates is a reputed MEP consulting engineering firm dedicated to offering technologically advanced Engineering Designs which are also energy efficient and sustainable. They specialize in providing engineering design solutions in all aspects of building services.