




PRARTHANA
uma
EXOTICA

Y O U R D R E A M H O M E A W A I T S !





ELEVATE YOUR LIFE, LUXURY REDEFINED, VIEWS ENVISIONED

Experience opulent living through our perspective view of our project. Immerse yourself in lavish interiors, breathtaking landscapes, and architectural grandeur. Elevate your lifestyle with properties that redefine elegance, all captured in stunning perspective, awaiting your indulgence.



B + G + 12 FLOORS



96 SPACIOUS APARTMENTS

EVENING VIEW 



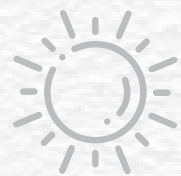
THIS PROJECT IS APPROVED BY



IGBC

INDIAN GREEN BUILDING COUNCIL (IGBC)

RERA NUMBER - JHARERA/PROJECT/192/2023 | RMC APPROVED



HEAT RESISTANT COATING ON ROOF TOP



AAC BLOCKS USED FOR HEAT REDUCTION



RAIN WATER HARVESTING



WASTE WATER TREATMENT AND RECYCLING
SYSTEM STP AND WATER FILTERATION SYSTEM



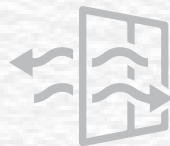
WATER EFFICIENT PLUMBING FIXTURES



SOLAR LIGHTING FOR COMMON AREAS



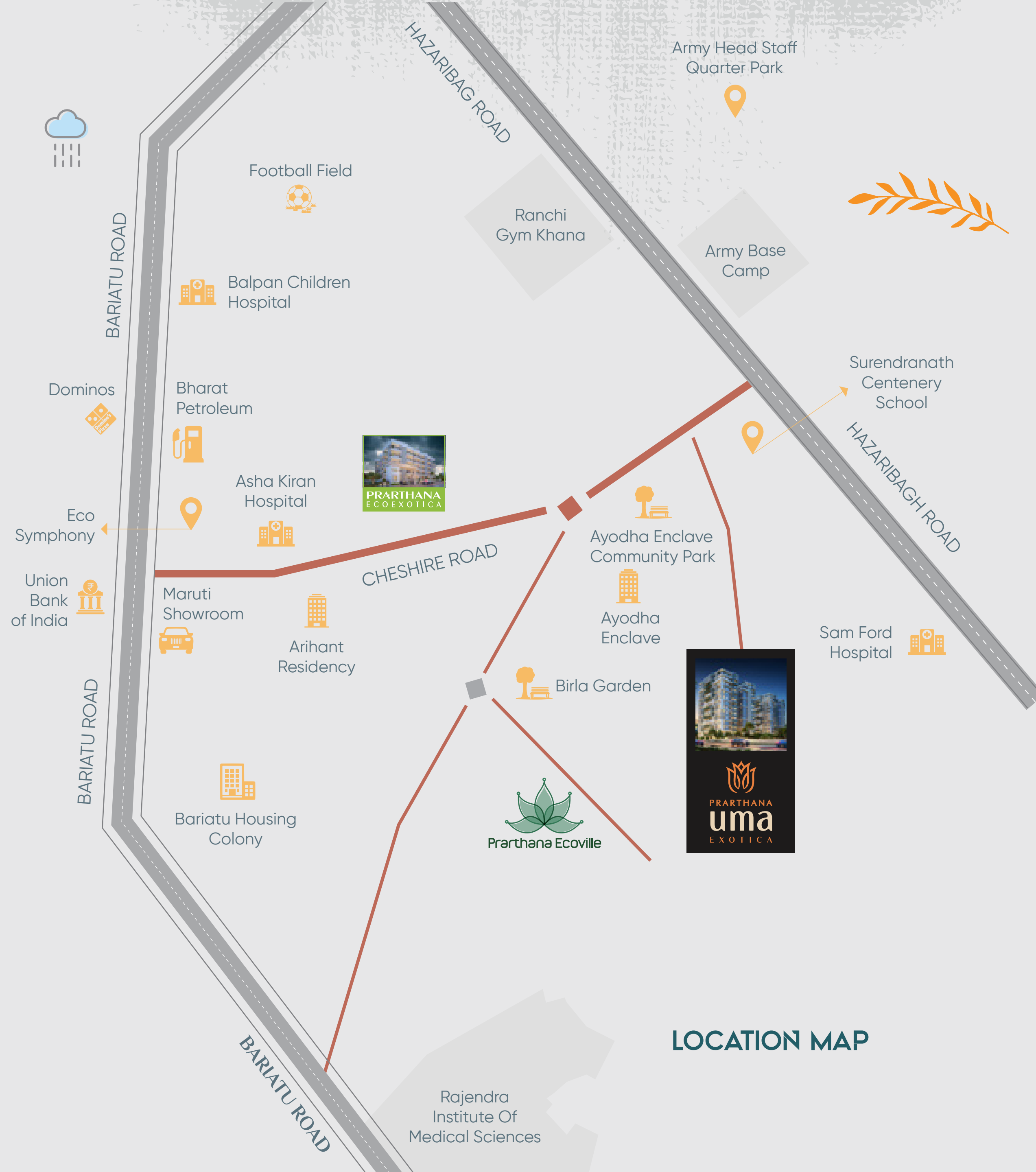
HYBRID GENERATOR



DESIGNED AS SUPERIOR VENTILATION
AND NATURAL LIGHT IN YOUR FLAT



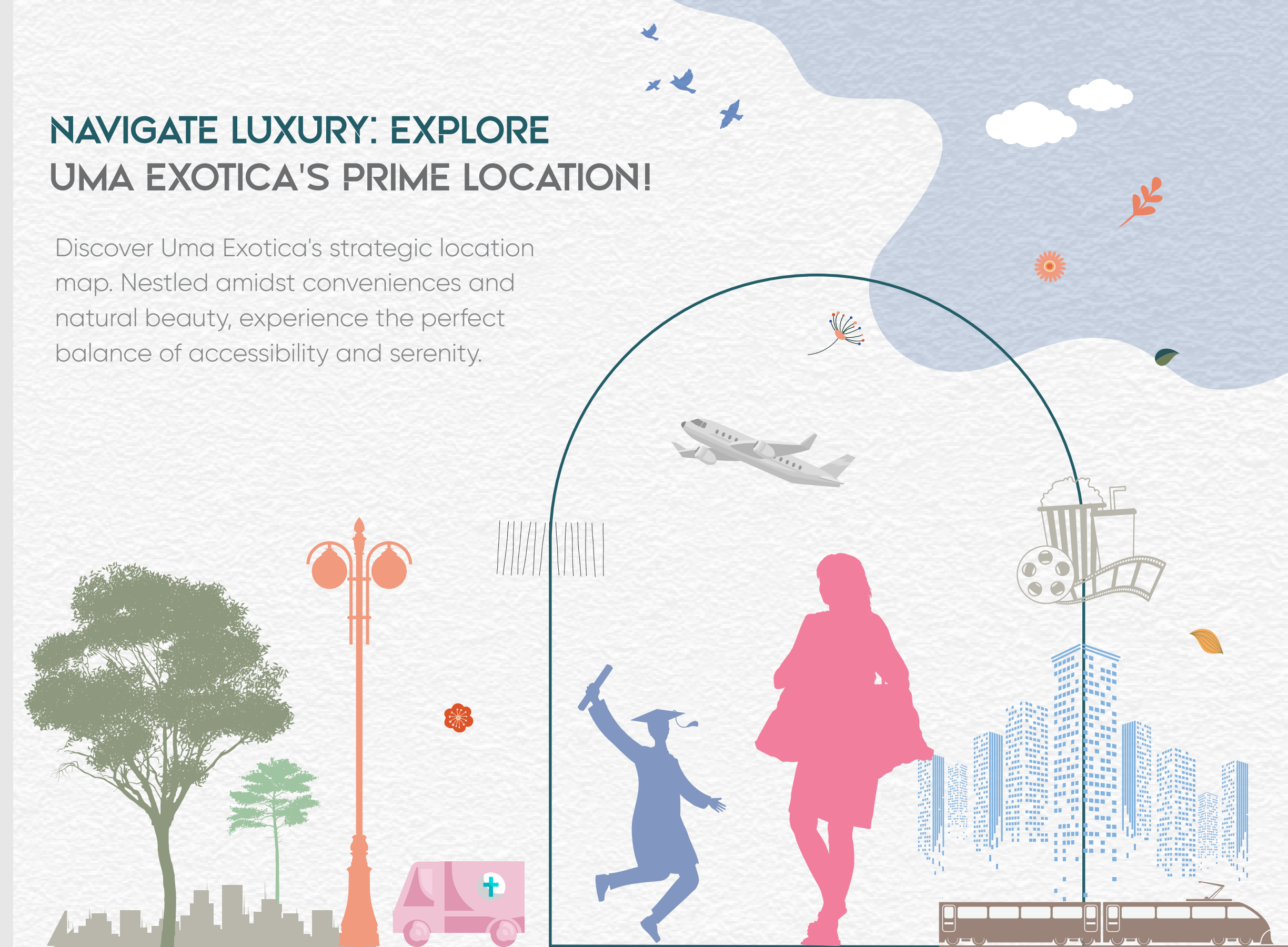
ELECTRIC CHARGING FACILITIES FOR
VEHICLES



LOCATION MAP

NAVIGATE LUXURY: EXPLORE UMA EXOTICA'S PRIME LOCATION!

Discover Uma Exotica's strategic location map. Nestled amidst conveniences and natural beauty, experience the perfect balance of accessibility and serenity.



KEY DISTANCES

EMERGENCY SERVICES

Samford Hospital - 3 Km
RIMS Hospital - 5 Km

CONNECTIVITY

Ranchi Railway Station - 8.5 Km
Airport - 12 Km
Ranchi ITI Bus Stand - 17.7 Km
Ring Road - 21 Km

SCHOOLS & COLLEGES

Surendranath Centenary School - 2 Km
Rajendra Institute of Medical Science - 2.8 Km

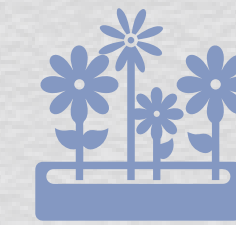
OTHERS

Domino's - 2 Km
Ranchi Gymkhana Club - 3.4 Km
SBI Bank, Ranchi - 3.4 Km

PARK

Rock Garden - 11.4 Km
Birs Munda Biological Park - 21 Km
Army Parade Ground - 9.8 Km
Khelgaon - 6 Km





LANDSCAPED GARDEN



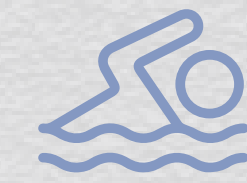
TEMPLE

SERENE ABODE: EMBRACE TRANQUILITY WITH TEMPLE VIEWS!

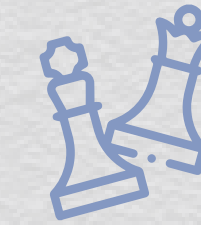
Your Home, Your Sanctuary. Enjoy temple views that inspire a tranquil ambiance, fostering a profound connection to both your luxurious living space and your spiritual journey.







ADULT POOL



INDOOR GAMES

SWIM IN LUXURY: MESMERIZING POOLSIDE VISTAS AWAIT!

Dive into Pure Luxury at Uma Exotica. Indulge in the captivating swimming pool view, where relaxation meets elegance, creating a haven of leisure and sophistication right at your doorstep.







GYMNASIUM



COMMUNITY HALL

JOY UNLEASHED: CHILDREN'S HAVEN WITH ENCHANTING VIEWS!

Where Play Knows No Bounds. Delight in watching children thrive amidst a scenic play area, fostering laughter, growth, and cherished family moments, all within your captivating view.





SPECIFICATIONS

FOUNDATION & STRUCTURE

BRICK

Earthquake Resistant RCC frame structure made of Branded PSC / PPC cement and Branded TMT.

Autoclaved Aerated Concrete Blocks.

DOORS

MAIN DOOR

Flush door in Laminate finish with Wooden door frame.

REST DOORS

Flush Door with Wooden door frame & Motorize Lock.

WINDOWS

UPVC Sliding windows with mesh.

FLOORING

MASTER BEDROOM

Wooden Design Vitrified Tiles 48" x 24".

REST BEDROOM

Digital Vitrified Tiles 48" x 24".

LIVING SPACE FAMILY SITTING

Digital Vitrified Tiles 64" x 32".

LOBBY & STAIR

Granite slabs.

COMMUNITY HALL

Digital Vitrified Tiles 64" x 32".

BASEMENT / PARKING

Heavy Duty Parking Tiles.

TOILETS

Designer Wall tiles up to 7ft with Anti Skid Floor Tiles. Branded Sanitary ware & C.P fittings (Kohler & Grohe or equivalent) with CPVC hot & cold water pipeline.

KITCHEN

Dado 2ft with Granite/Composite Marble cooking platform with SS sink. Provisioning for chimney, water filter, refrigerator and geyser points with CPVC hot & cold water pipeline.

ELECTRIFICATION

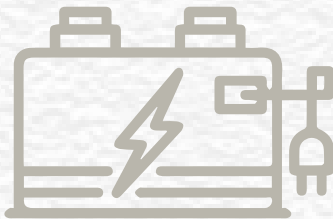
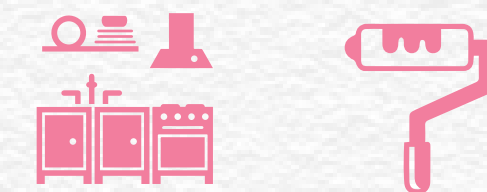
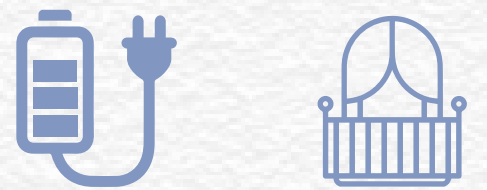
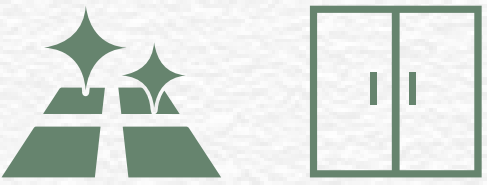
Concealed copper electrical anti flammable wiring (KEI/Polycab or equivalent) with sufficient light and power point. Modular Switches & sockets (Schneider, GM, Gold medal or equivalent) with the provision of TV, Telephone, DTH and AC point in the Living Space and All Bedrooms.

WALL FINISH

Common Area walls Plastic paint over POP. Internal walls finish with POP in ceiling and wall. External walls finish with Texture & Acrylic Weather proof Paint (Asian/ Dulex/ Nerolac or equivalent)

BALCONY

Anti Skid Floor Tiles.



COMMON FACILITIES

GENERATOR

Sound Proof (Soundless) Genset (Kohler/ Kirloskar) with 1 KVA load for each Flat Common areas, Passage area, lift & parking.

SOLAR ENERGY

Solar Power backup for common areas.

WATER

24 hour water supply through overhead tank from deep tube well boring with Water filtration Plant.

GYMNASIUM / YOGA

Fully Equipped with Treadmill, Cross trainer, Cycling, dumbles etc.

SECURITY

Video Door Phone.
CCTV cameras covering common areas at Ground floor.
Reception/Society Office
At Ground Floor.

LIFT

Automatic Lift with ARD of Schindler / OTIS / Mitsubishi.

SWIMMING POOL

Swimming pool with filtration plant and Changing room.

COMMUNITY HALL

Air-conditioned Hall with common toilet & Pantry.

GARDEN

Landscaped Designer Garden with walking track & swings.

SPORTS BAR

Theater style sitting with Projector with Dolby Digital Sound System.

GAS PIPELINE

Provision of gas pipeline in all kitchen from Gail India Ltd.

FIRE FIGHTING

As per Norms of
Department of fire, Jharkhand

VASTU COMPLIANCE

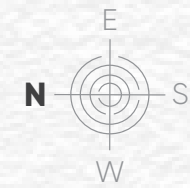
Best Possible as per Architect.



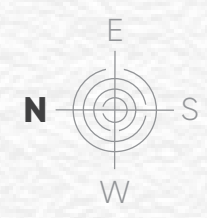


LEGENDS

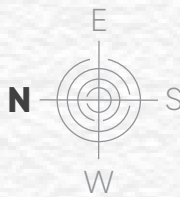
1	ENTRY/EXIT GATE	4	SWIMMING POOL	7	CAR PARKING
2	BLOCK - A	5	CHILDREN'S PALY AREA	8	TEMPLE
3	BLOCK - B	6	GARDEN	9	EWS HOUSING



BASEMENT FLOOR



BLOCK - A GROUND FLOOR



BLOCK - B GROUND FLOOR



BLOCK - A & B TYPICAL 1ST TO 11TH FLOOR

FLAT NO.	BHK	B,U,A	BALCONY AREA	B,U,A INC, BALCONY	COMMON AREA	TOTAL AREA
101-1101	3	1171 SQFT	129 SQFT	1300 SQFT	325 SQFT	1625 SQFT
102-1102	4	1429 SQFT	121 SQFT	1550 SQFT	388 SQFT	1938 SQFT
103-1103	3	1116 SQFT	184 SQFT	1300 SQFT	325 SQFT	1625 SQFT
104-1104	3	1219 SQFT	131 SQFT	1350 SQFT	338 SQFT	1688 SQFT





BLOCK - A & B 12TH FLOOR

FLAT NO.	BHK	B.U.A	BALCONY AREA	B.U.A INC. BALCONY	COMMON AREA	TOTAL AREA	OPEN TERRACE
1201	3	1171 SQFT	129 SQFT	1300 SQFT	325 SQFT	1625 SQFT	-
1202	K Penthouse	1796 SQFT	121 SQFT	1917 SQFT	479 SQFT	2396 SQFT	1180 SQFT
1203	3	1116 SQFT	184 SQFT	1300 SQFT	325 SQFT	1625 SQFT	-
1204	K Penthouse	1604 SQFT	131 SQFT	1735 SQFT	434 SQFT	2169 SQFT	976 SQFT





BLOCK - A & B ROOF TERRACE PLAN



FLAT NO,

101-1101

BHK

3 BHK

B,U,A

1171 SQFT

BALCONY AREA

129 SQFT

B,U,A INC, BALCONY

1300 SQFT

COMMON AREA

325 SQFT

TOTAL AREA

1625 SQFT

102-1102	FLAT NO,
4 BHK	BHK
1429 SQFT	B,U,A
121 SQFT	BALCONY AREA
1550 SQFT	B,U,A INC, BALCONY
388 SQFT	COMMON AREA
1938 SQFT	TOTAL AREA





FLAT NO,	103-1103
BHK	3 BHK
B,U,A	1116 SQFT
BALCONY AREA	184 SQFT
B,U,A INC, BALCONY	1300 SQFT
COMMON AREA	325 SQFT
TOTAL AREA	1625 SQFT

104-1104	FLAT NO,
3 BHK	BHK
1219 SQFT	B,U,A
131 SQFT	BALCONY AREA
1350 SQFT	B,U,A INC, BALCONY
338 SQFT	COMMON AREA
1688 SQFT	TOTAL AREA



TURNING DREAMS INTO REALITY



From a humble start in 2006, to becoming one of the leading and fastest growing real estate companies in the city, it has been possible only because of our unquenchable thirst for excellence and quality.

Our dedicated team of construction professionals and contractors are pro-active in ensuring quality and deliverance of the projects on time. We have embraced the need for continuous development processes within our projects and are committed to providing cost efficient and environment and eco-friendly buildings.

Our strict adherence to laws and policies, make us one of the leading development companies with certification from Jharkhand Real Estate Regulatory Agency (JHARERA), IGBC and Proud member of the CREDAI team.

CHAIRMAN'S DESK

" The rise of any business is possible only by innovation and resilience towards finding new techniques for it's growth" With the fast changing global, national and local scenarios, new innovations become the need of the hour. The emerging issues of climate change and global warming, compel us to think of ways to deliver sustainable growth along with greener solutions to contribute our part to the environment. Hence, we are now focusing on constructing buildings while adopting sustainable methods with the motive to reduce its damaging impact on the environment as well as human health. Our Green buildings are designed in a manner that ensures providing luxurious living spaces without degrading the environment or affecting people's prosperity.

Let us all strive together, to save the environment and make world a better place for our future generations to come.



COMPLETED PROJECTS



AANANDAM
Kanke Road, Ranchi



PRARTHANA RESIDENCY
Itki Road, Ranchi



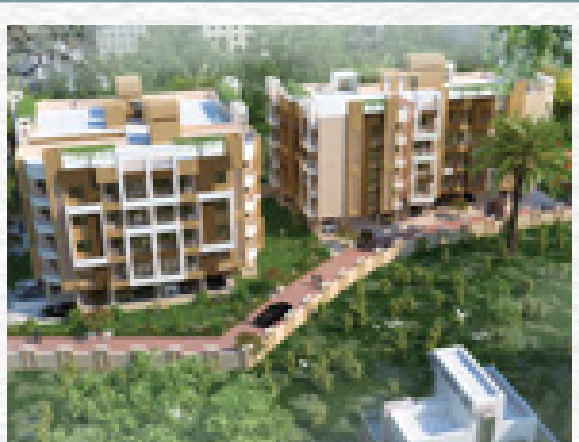
MITTAL HERITAGE
Kamalakant Road, Ranchi



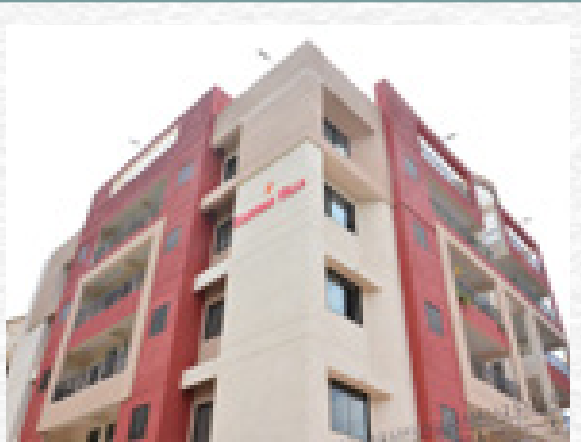
ARIHANT RESIDENCY
Bariatu, Ranchi



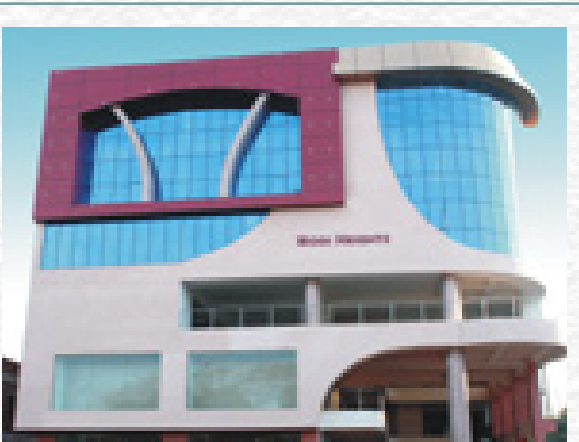
GURU KRIPA
Lalpur, Ranchi



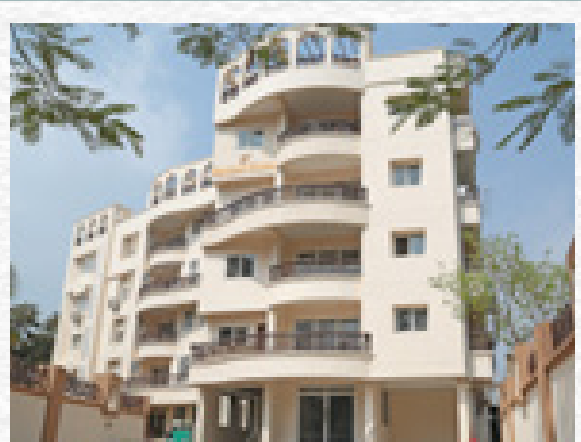
JAYASWAL GREENS
Bariatu, Ranchi



KANCHAN VILLA
Kanke Road, Ranchi



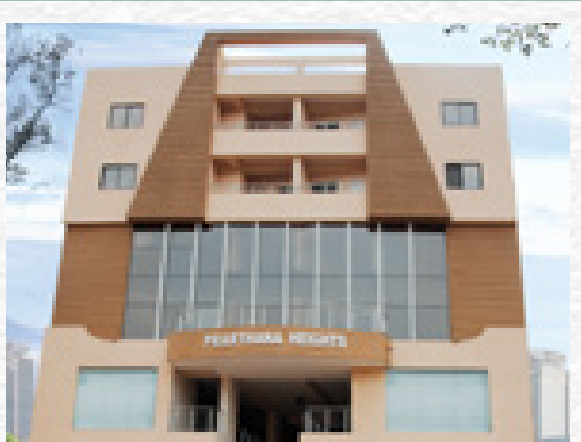
MODI HEIGHTS
Ratu Road, Ranchi



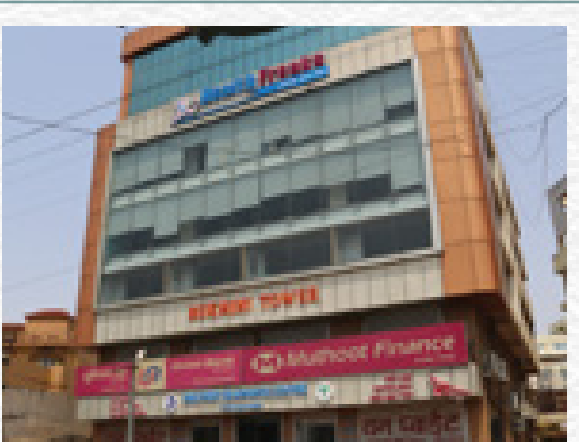
NANDAN KANAN
Kanke Road, Ranchi



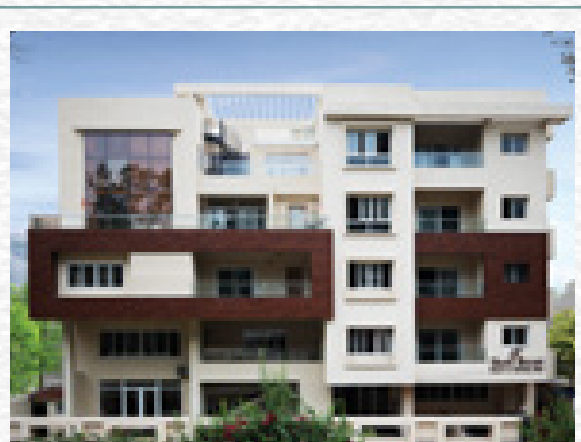
MODI HEIGHTS - 2
Ratu Road, Ranchi



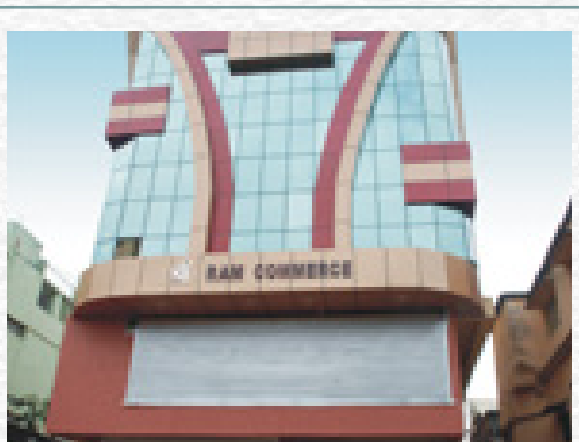
PRARTHANA HEIGHTS
Ratu Road, Ranchi



RUKMINI TOWER
Harmu Road, Ranchi



SHANTI BASANT
Kanke Road, Ranchi



SRI RAM COMMERCE
Lalji Hirji Road, Ranchi



TRADE CENTRE
Mackey Road, Ranchi



UMA HEIGHTS
Itki Road, Ranchi

ONGOING PROJECTS



PRARTHANA ECOVILLE
Cheshire Home Road, Ranchi



PRARTHANA ECO EXOTICA
Cheshire Home Road, Ranchi



GIRIRAJ TOWER
Bariatu, Ranchi



PRARTHANA RAJGARIAH ICON
Albert Ekka Chowk, Ranchi

A home is more than a structure of brick and mortar. It is a space of love, togetherness, little joys and big moments. Hence, at Prarthana Group we strive to build homes that make your days feel more alive and keep you close to both leisure and convenience. From meticulous designing, picking the finest quality material, choosing excellent locations to planning amenities and facilities that make your life easier; we take care of it all to bring you a home you can be truly proud of. All our projects have one thing in common – they make life feel like a celebration, every day!







DEVELOPERS



PRARTHANA GROUP

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Email : prarthanaestates@gmail.com
Website : www.prarthanagroup.in

ARCHITECTS

RAJIV CHADDA

Chadda & Associates
Kadru, Ranchi

STRUCTURE CONSULTANT

SANJIV PAREKH

Spa Consultants
Kolkata

INTERIOR CONSULTANT

MANDEEP MANCHANDA

Design Forum
Kolkata

RERA NO,

JHARERA/PROJECT/192/2023

SITE ADDRESS

Prarthana Uma Exotica, Cheshire
Home Road, Bariatu, Ranchi,
Jharkhand – 834009

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of PRARTHANA UMA EXOTICA. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.