

PRANA

BY NILAYA

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RERA APPROVED
JHARERA/PROJECT/113/2025



Redefining luxury, Rooted in Nature

Welcome to Prana

A sanctuary of 1.15 acres, an *exclusive community* of 111 homes. Here, 73% of the land is open greens, inviting calm and connection. Created to bring light, fresh air, openness and an abundance of everything your well-being needs.

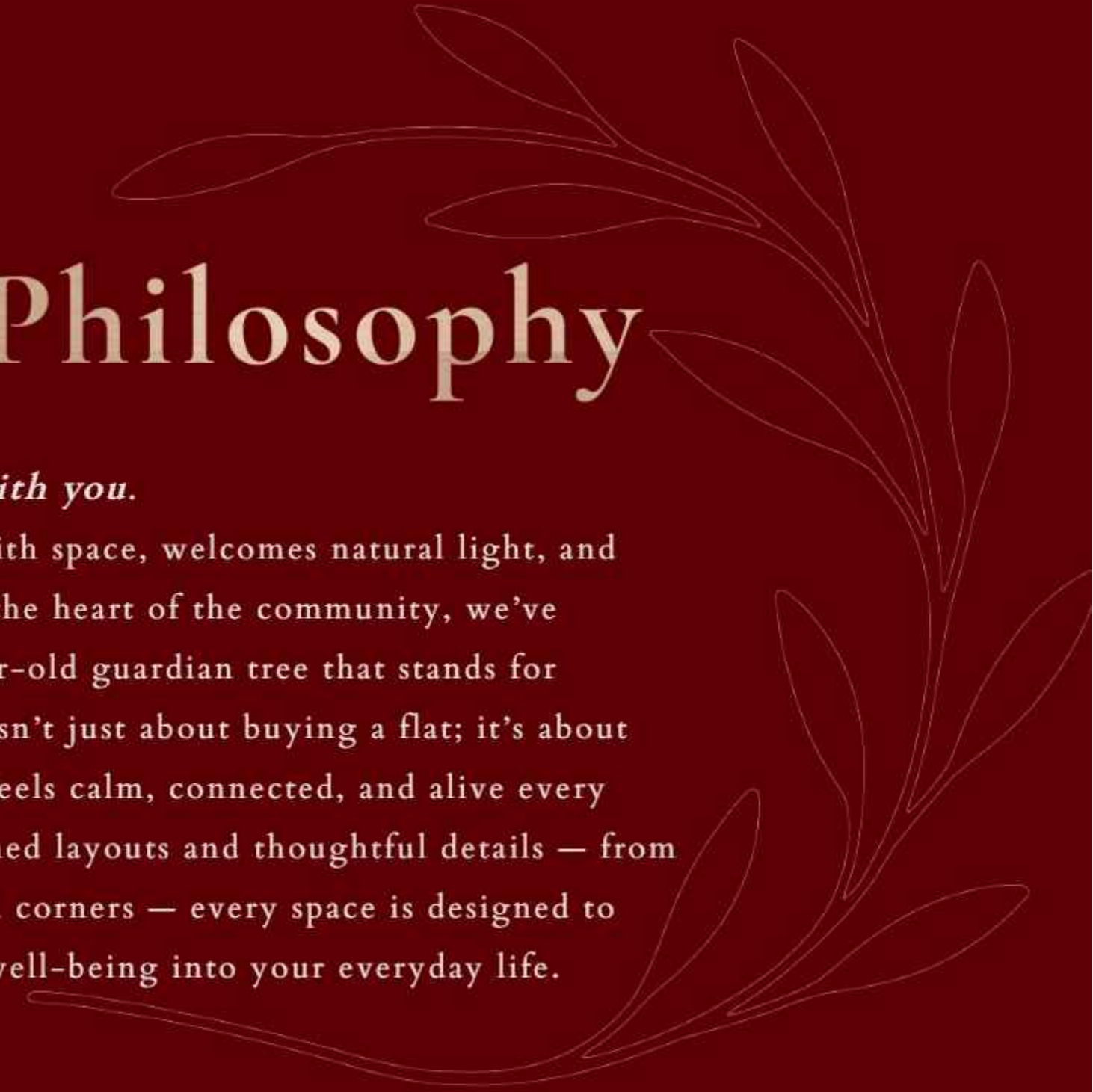




Design Philosophy

At Prana, design starts with you.

Every home here breathes with space, welcomes natural light, and connects with greenery. At the heart of the community, we've preserved **Arth** — a 100-year-old guardian tree that stands for balance and harmony. This isn't just about buying a flat; it's about living in a place where life feels calm, connected, and alive every single day. With Vastu-aligned layouts and thoughtful details — from walking tracks to meditation corners — every space is designed to bring balance, energy, and well-being into your everyday life.



Tapovan – The Landscape

Prana's garden is a journey — *playful* on one side, *peaceful* on the other. Together, they root you in *balance*.

Landscape Area
23,000 sqft

TAPOVAN

Prana By Nilaya

This 73% open green space is crafted by a renowned landscape architect — where every corner is an *experience* to *cherish*.

NILAYA
ECO HOMES 





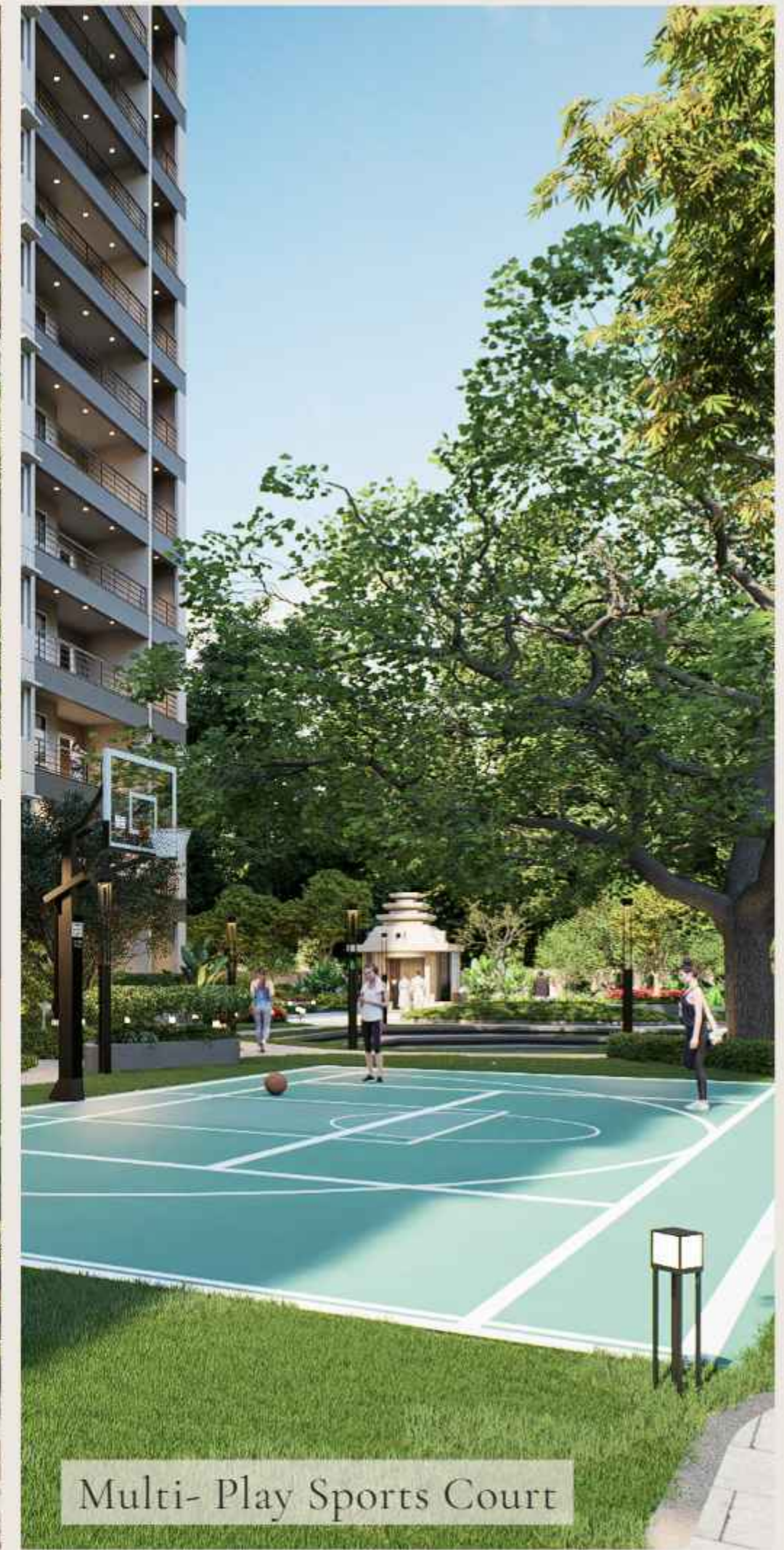
Gazebo



Butterfly Garden



Kids Play



Multi- Play Sports Court



Community Lawn



Temple



Amphitheatre & Feature wall



Meditation Zone

From **kids** at play to **adults** in motion,
from **seniors** at rest to souls in meditation,
Prana offers a space for every stage of life.

Inside Meets Outside

Now let's step inside to *beautifully designed* shared spaces, filled with *modern amenities* for every need. From the grand reception to elegant lounges and community areas, every detail is created for *comfort* and *connection*.





Reception View



Guest Room



Lobby





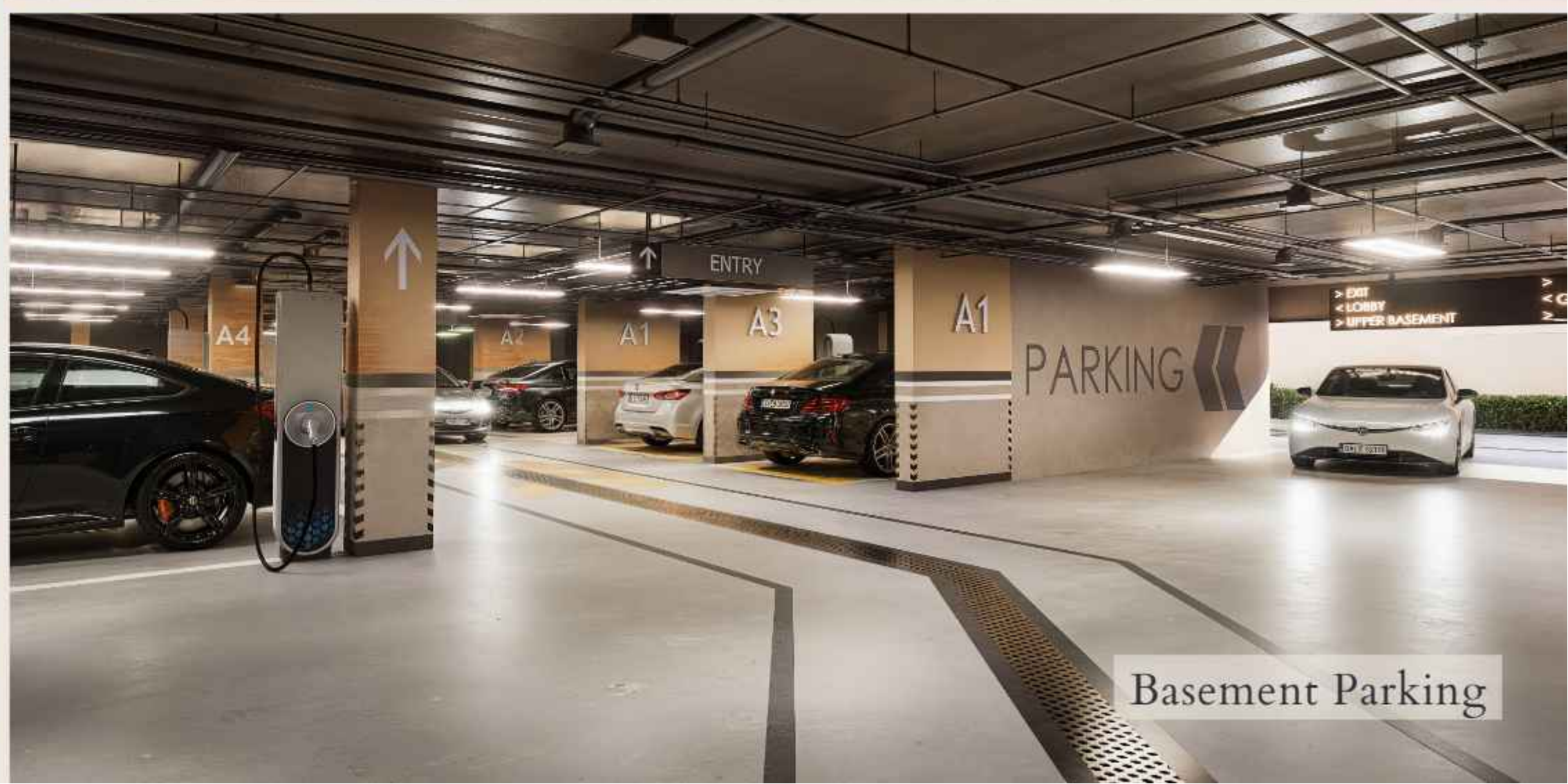
Community Hall



Entrance Gate



Water feature near entrance



Basement Parking



8-Feet Grand Entrance



Balcony

Interior Inspirations

The interiors shown here are shared by us purely as inspiration — to **spark ideas** of how your home at Prana could look and feel. They are not part of the delivered finishes, but a **glimpse** into the lifestyle and possibilities that our spacious layouts allow you to create.



- **ABUNDANT SUNLIGHT IN EVERY HOME**

South-facing layouts ensure natural daylight fills every residence — brighter, warmer, and more vibrant living every day.

- **FRESH AIR & NATURAL VENTILATION**

Large windows on two sides allow cross-breezes to flow freely, keeping homes cool, healthy, and always alive with air.

- **UNINTERRUPTED GREEN VIEWS**

Open horizons and lush landscapes — enjoy serene views of nature from expansive balconies in every home.

- **100-YEAR-OLD GUARDIAN TREE**

At the heart of Prana stands Arth, a century-old tree — a timeless symbol of shade, serenity, and heritage for your family to enjoy.

- **UNINTERRUPTED WATER FOR EVERY HOME**

Reliable supply, backed by underground reserves and storage systems — giving you everyday peace of mind.

- **PRIVATE YET CONNECTED**

A quiet sanctuary surrounded by trees and birds, yet just minutes from Ranchi's hospitals, schools, and transport hubs.

WHY PRANA



“Everything you need for better living — in one place.”

- **VEHICLE-FREE INNER ZONES**

Safe, meandering walkways and cycling tracks inside the community — perfect for children to play and families to enjoy stress-free evenings.

- **VASTU-ALIGNED & WELLNESS FOCUSED**

Homes designed in balance and harmony — uplifting energy, positivity, and mindful living in every detail.

- **EXPANSIVE GREENS (73% OPEN SPACE)**

Breathe freely with landscaped lawns, water features, tree walks, and butterfly gardens — nature at your doorstep every day.

- **GRAND ENTRY & RECEPTION**

Arrive in style — a glass-clad lobby, signature portico, and welcoming water feature that set the tone for refined living.

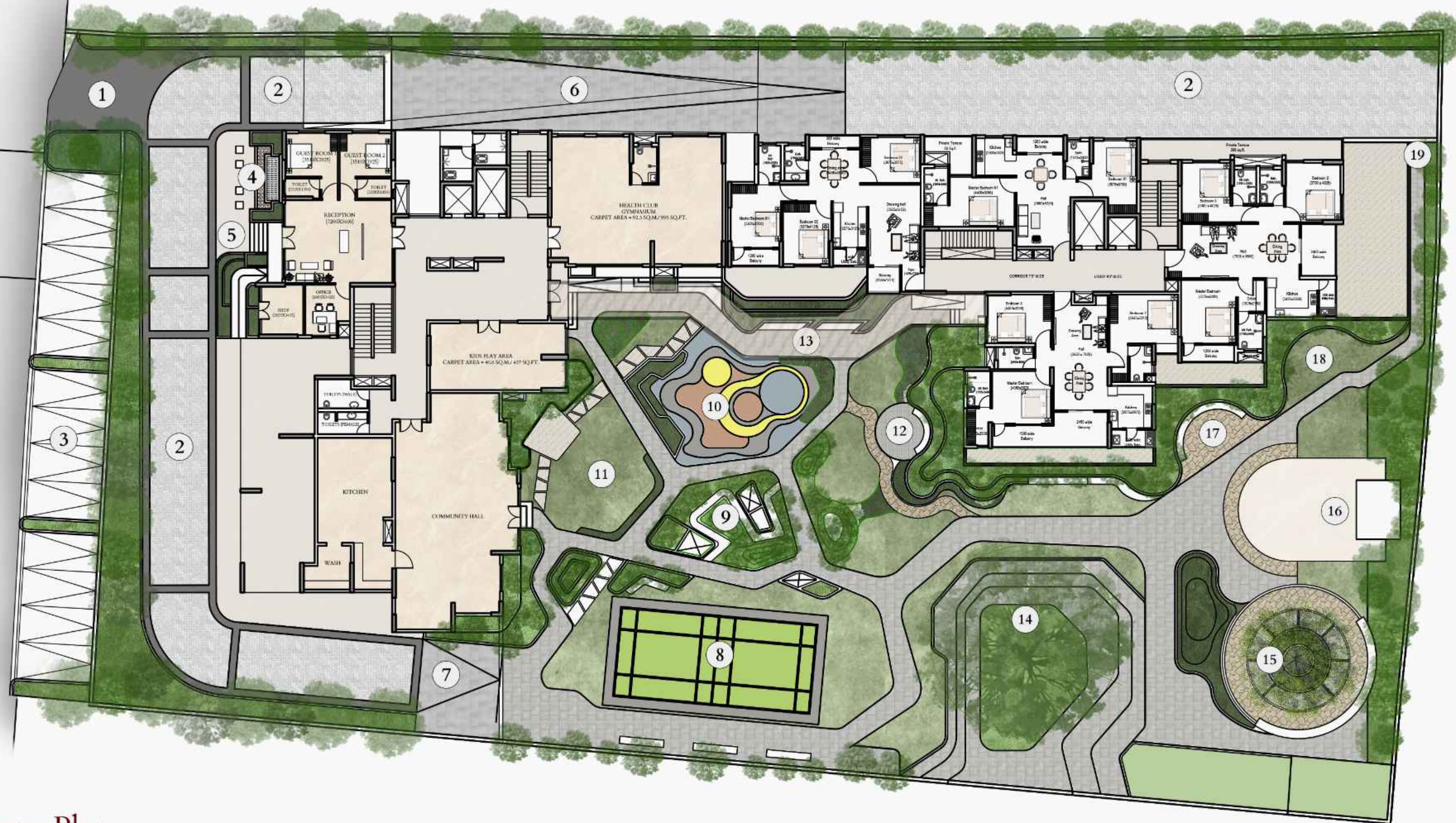
- **PREMIUM RESIDENCES**

Spacious layouts, grand 8-foot entrance doors, and elegant detailing — homes that reflect stature, comfort, and class.

- **36+ LIFESTYLE AMENITIES**

From yoga and meditation zones to sports courts, fitness areas, an amphitheatre, open to sky jacuzzi and community lawns — over 36 experiences crafted for every stage of life.

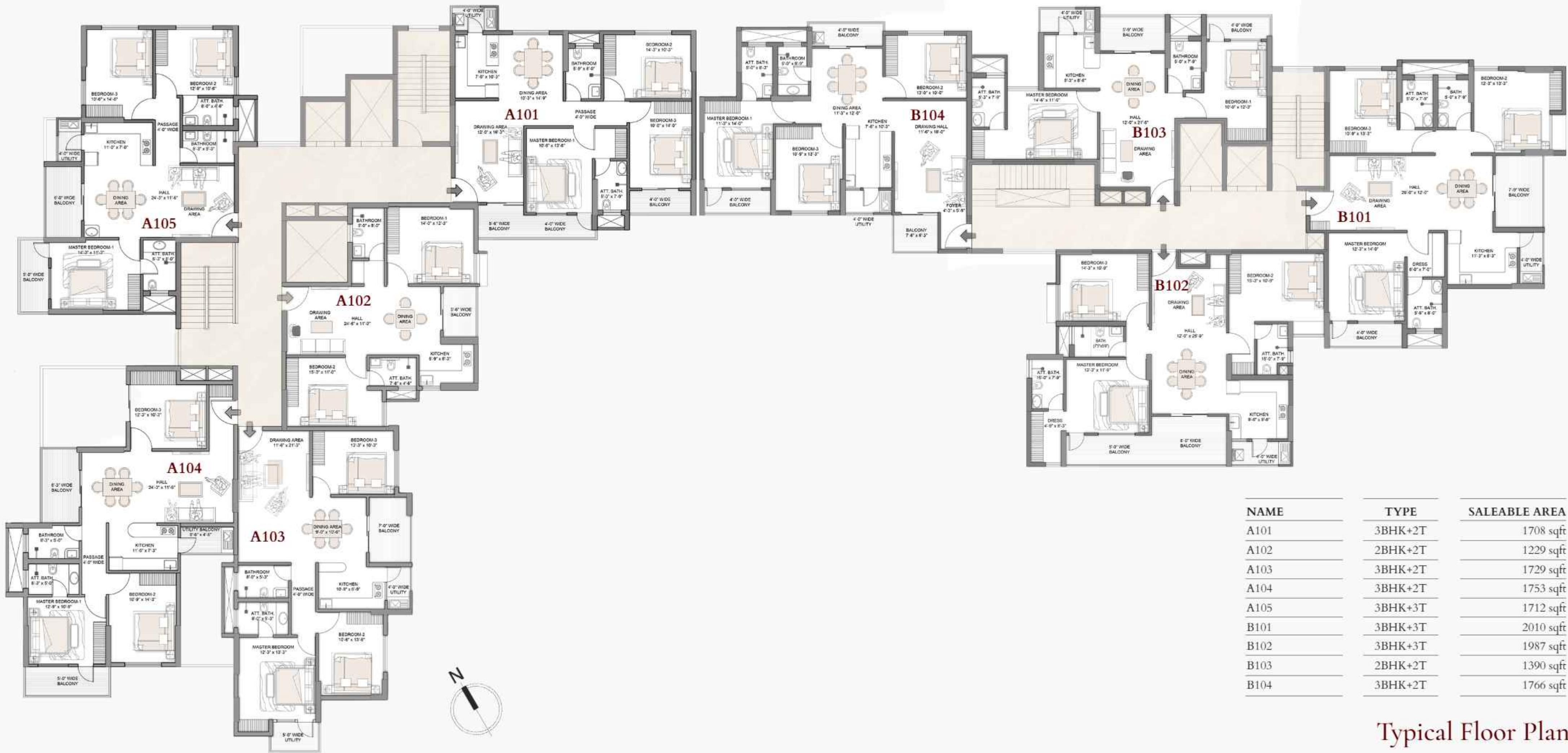
Landscape Plan



LEGEND

1. ENTRANCE GATE
2. DRIVE WAY
3. VISITORS PARKING
4. ENTRANCE WATER FEATURE
5. ENTRANCE PLAZA
6. RAMP DOWN-BASEMENT
7. RAMP UP-CENTRAL LANDSCAPE
8. MULTI SPORTS COURT
9. BUTTERFLY GARDEN
10. KIDS PLAY AREA
11. BANQUET LAWN
12. COVERED GAZEBO
13. COVERED PATHWAY
14. AMPITHEATER & FEATURE WALL
15. REFLEXOLOGY PATHWAY
16. TEMPLE ZONE
17. SENIOR SITTING ZONE
18. YOGA & MEDITATION ZONE
19. CORNER SITTING DECK

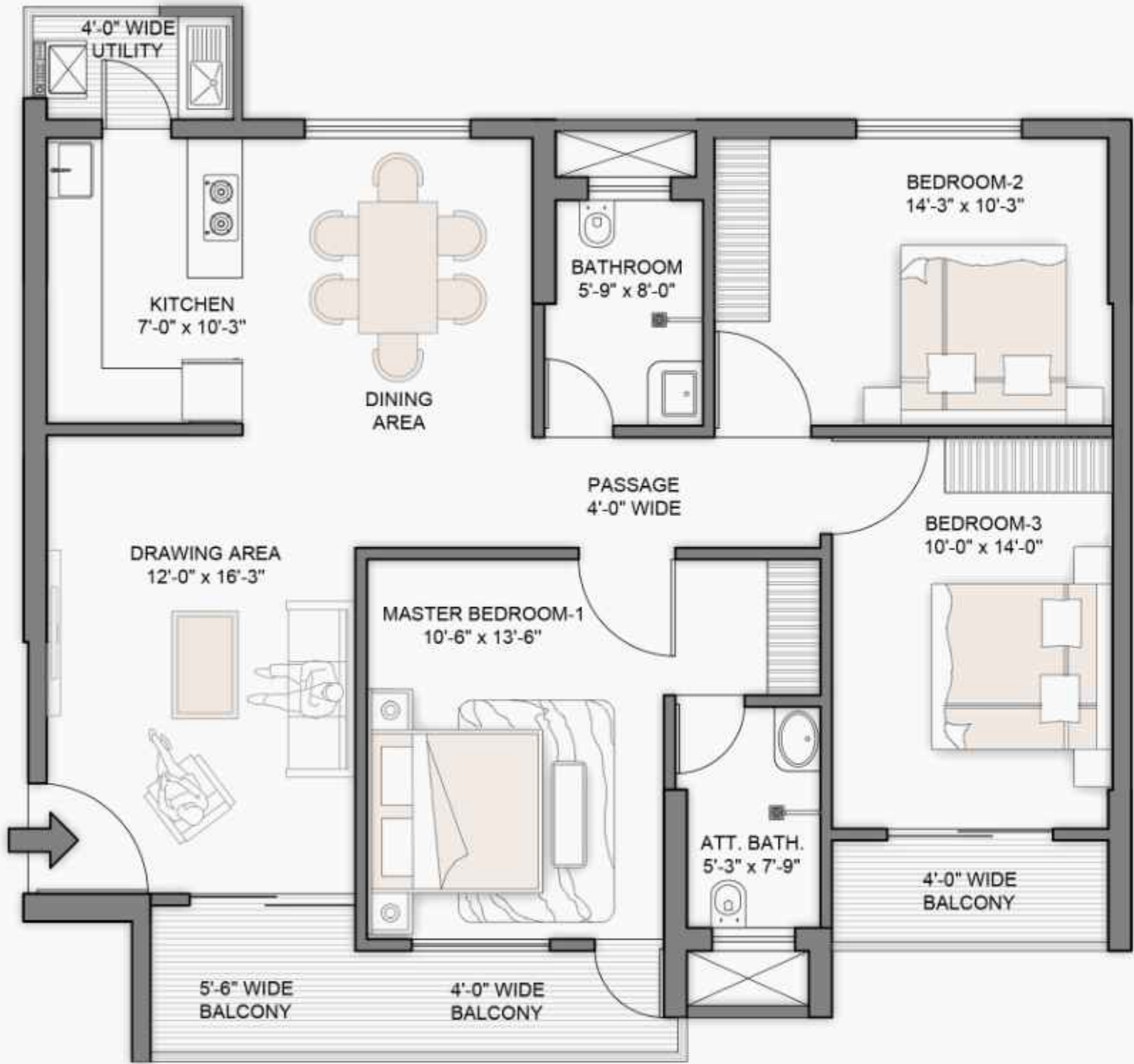




NAME	TYPE	SALEABLE AREA
A101	3BHK+2T	1708 sqft
A102	2BHK+2T	1229 sqft
A103	3BHK+2T	1729 sqft
A104	3BHK+2T	1753 sqft
A105	3BHK+3T	1712 sqft
B101	3BHK+3T	2010 sqft
B102	3BHK+3T	1987 sqft
B103	2BHK+2T	1390 sqft
B104	3BHK+2T	1766 sqft

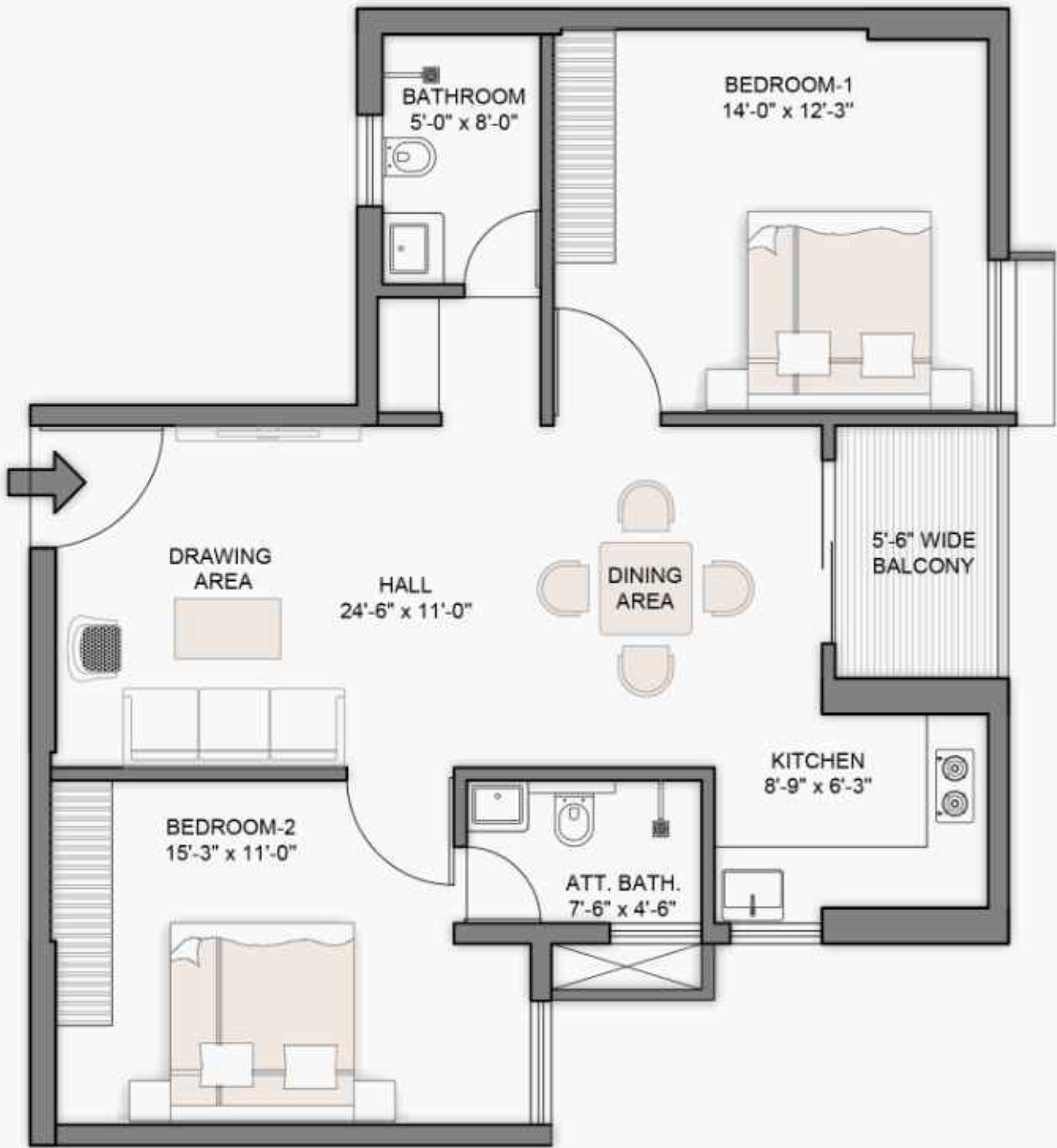
Typical Floor Plan

UNIT - A101



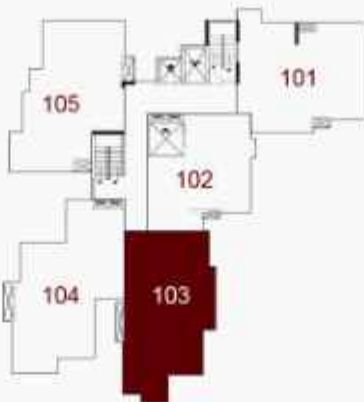
3BHK + 2T | Saleable Area : 1708 sqft

UNIT - A102



2BHK + 2T | Saleable Area : 1229 sqft

UNIT - A103

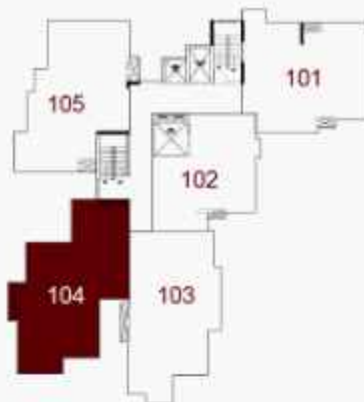
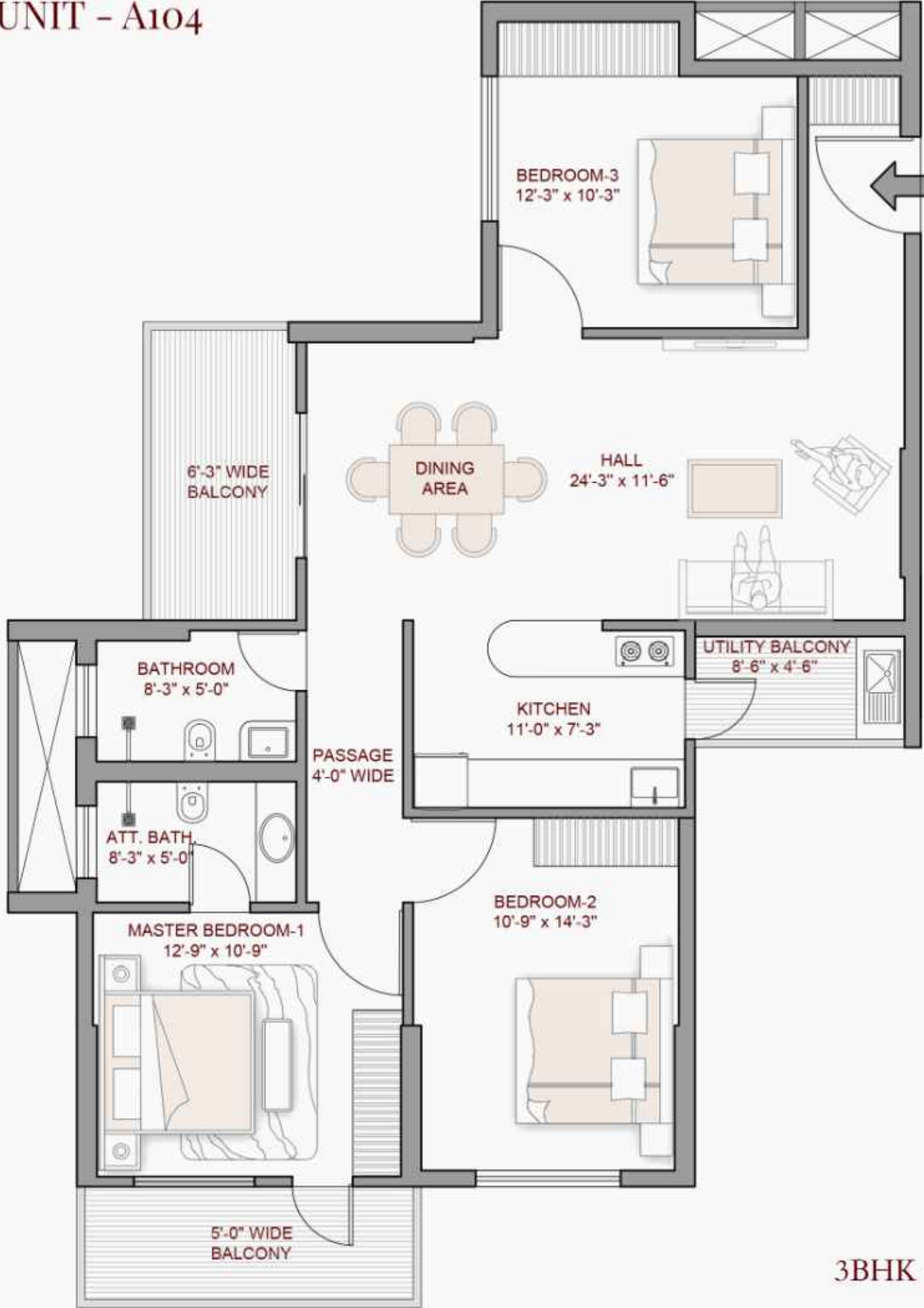


BLOCK A



3BHK + 2T | Saleable Area : 1729 sqft

UNIT - A104

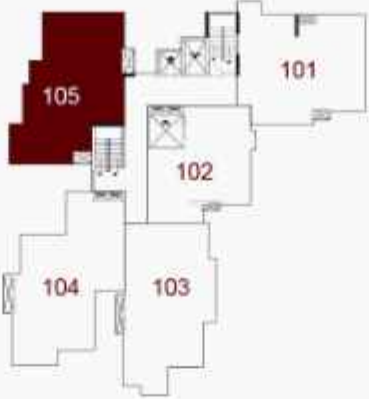
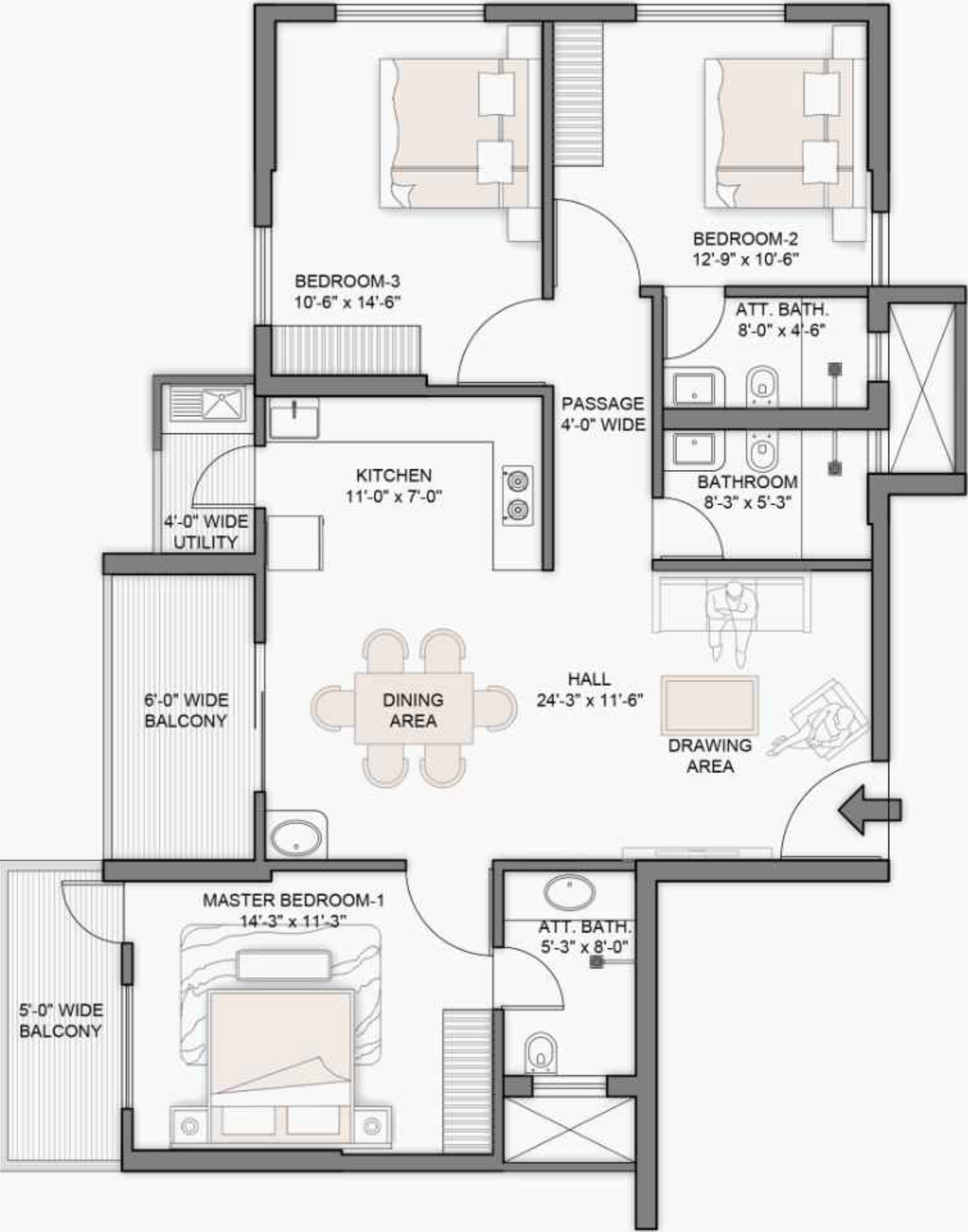


BLOCK A



3BHK + 2T | Saleable Area : 1753 sqft

UNIT - A105

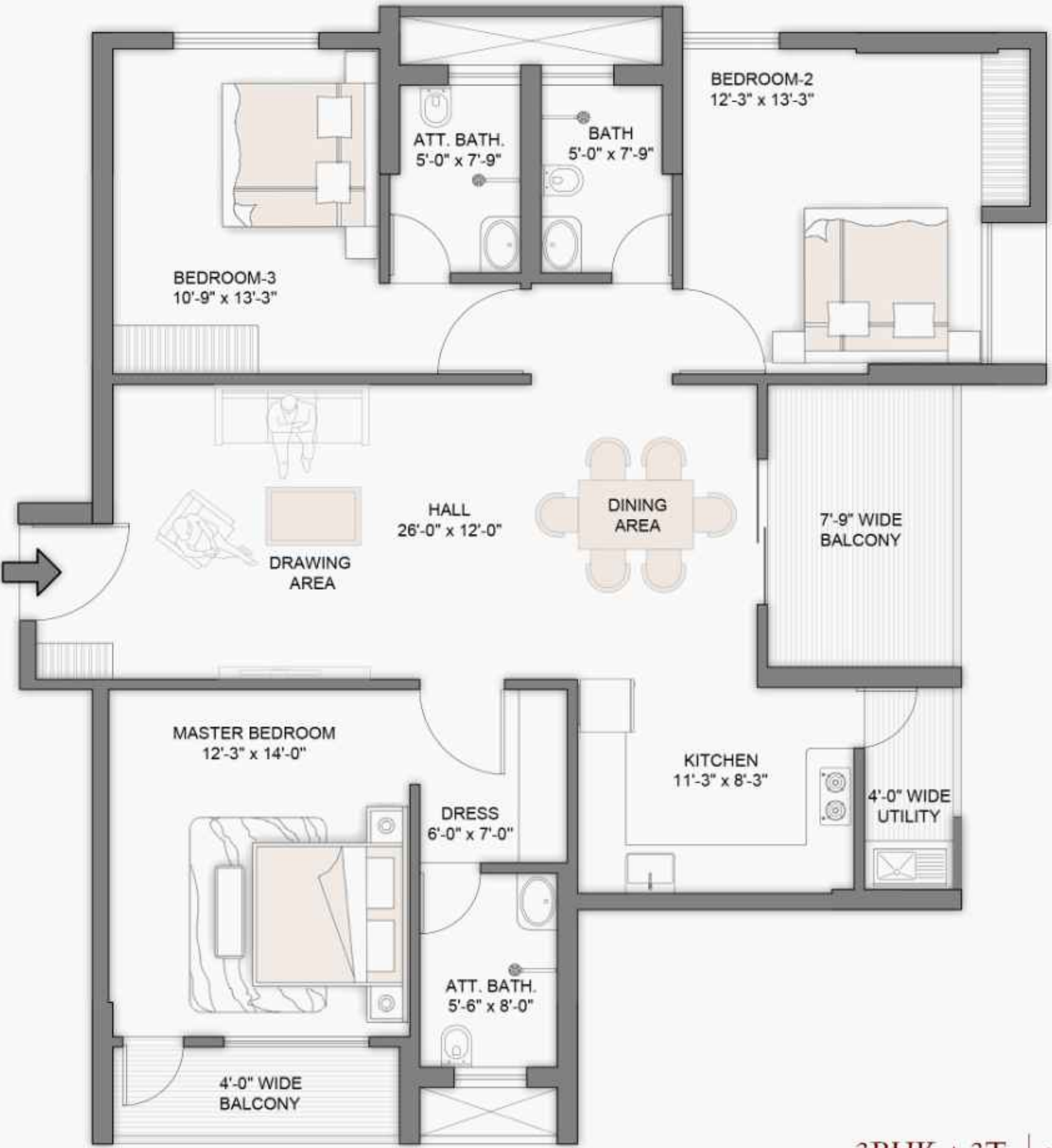


BLOCK A



3BHK + 3T | Saleable Area : 1712 sqft

UNIT - B101



BLOCK B

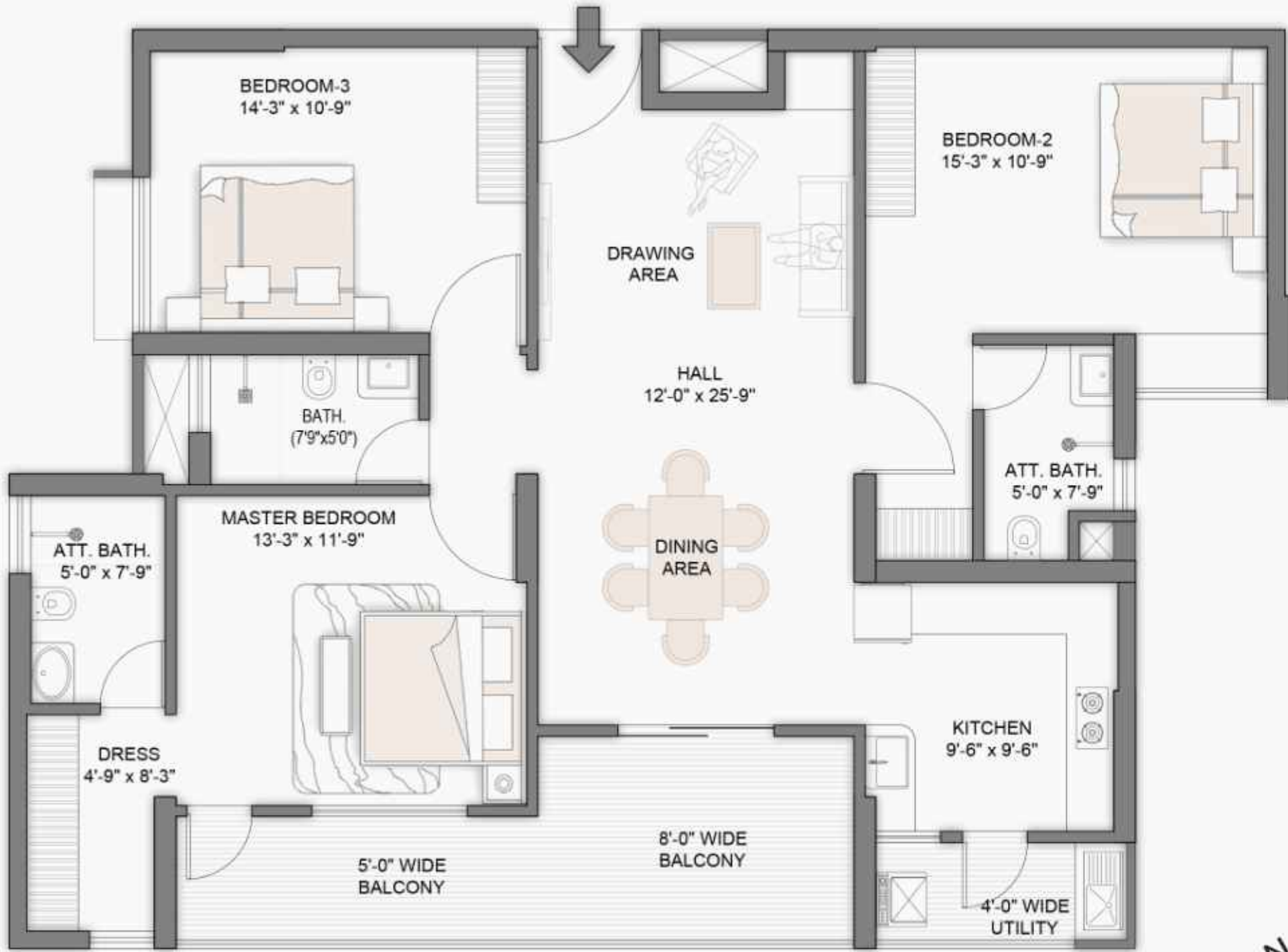


3BHK + 3T | Saleable Area : 2010 sqft

UNIT - B102



BLOCK B

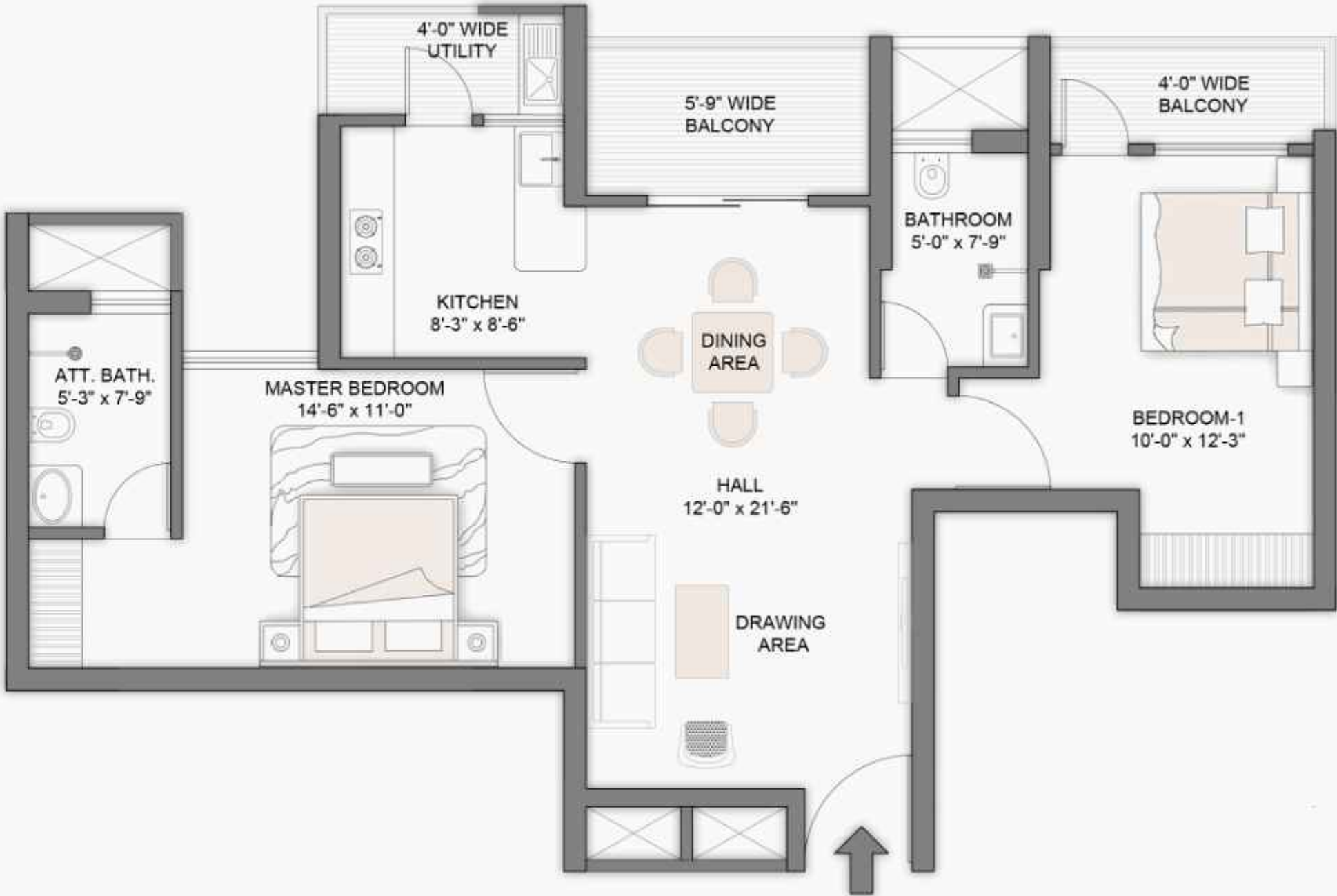


3BHK + 3T | Saleable Area : 1987 sqft

UNIT - B103

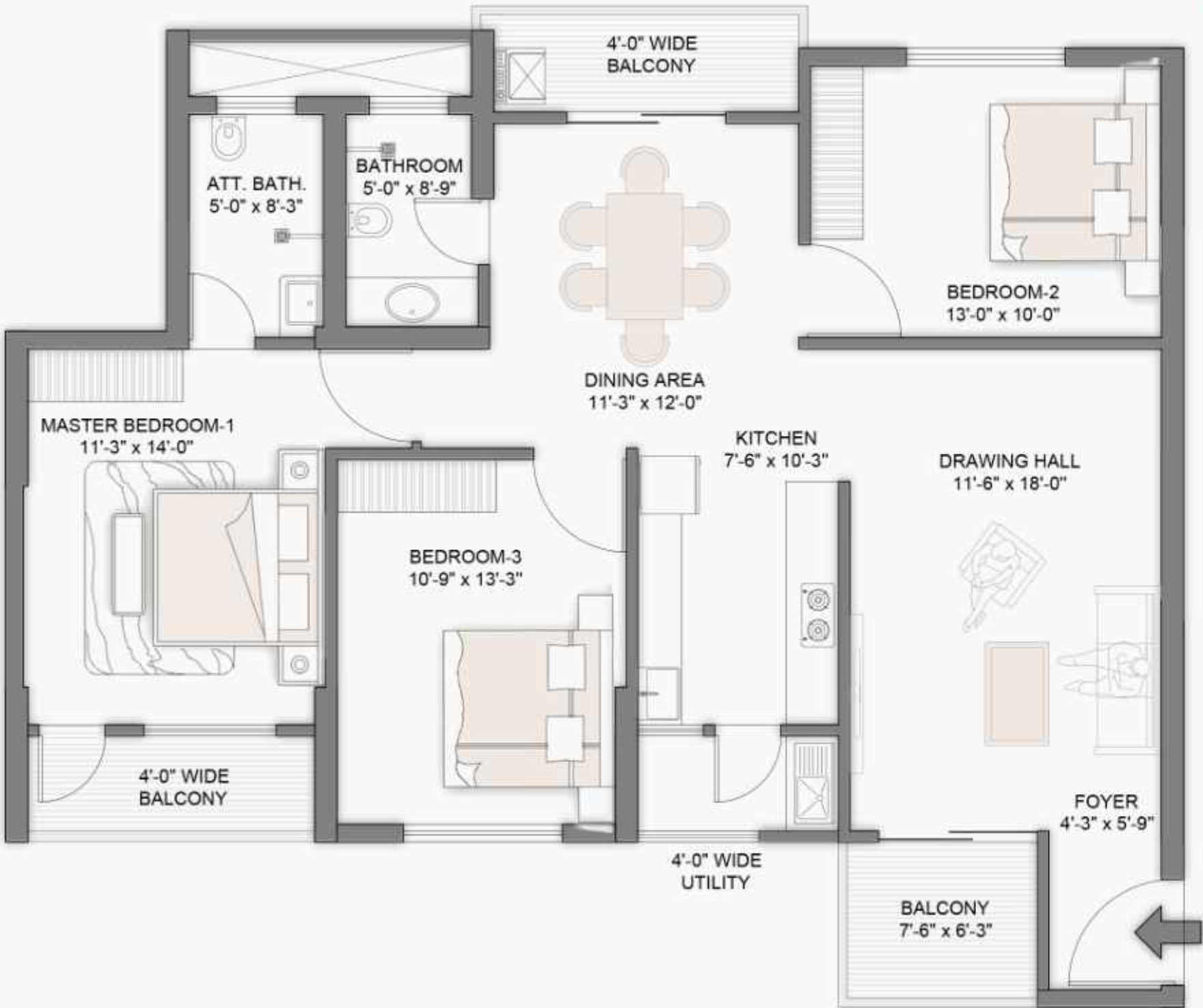


BLOCK B



2BHK + 2T | Saleable Area : 1390 sqft

UNIT - B104



BLOCK B



3BHK + 2T | Saleable Area : 1766 sqft

SPECIFICATIONS



Foundation & Structure:

- Earthquake-resistant RCC frame
- Branded ISI PPC / OPC cement & Branded TMT steel bars
- AAC Blocks / Red Bricks / Fly Ash Bricks



Doors & Windows:

- Main Door: 8 feet Flush door in laminate finish with wooden frame
- Internal Doors: 7 feet Hardwood / WPC frames with Paint finish Shutter
- Aluminum / UPVC sliding windows



Balcony Railings:

- MS Railings



Flooring (Internal):

- Living / Dining/Foyer/Bedrooms: Digital vitrified tiles.
- Toilets: Glazed Ceramic wall tiles & Anti-skid floor tiles
- Balcony: Anti-skid floor tiles



Sanitary & Plumbing:

- Branded sanitary ware & CP fittings (Jaguar / Parryware / Hindware)
- Geyser & jug tap provision
- CPVC hot & cold water pipelines



Kitchen:

- Granite/Composite marble cooking platform with SS sink
- Aerator in Kitchen Tap
- Provision for chimney & water
- Power points



Flooring (External):

- Lobby & Staircase: Granite slabs / Special Vitrified tiles
- Common Area & Lift: Digital vitrified tiles
- Basement/Parking: IPS /Paving Tiles / Heavy duty Tiles



Electrification (Internal):

- Concealed copper wiring (KEI/Polycab or equivalent)
- Modular switches (Anchor/Legrand/GM or equivalent)
- Adequate light & power points
- TV, DTH & AC provision in living & bedrooms



Power & Power Backup:

- Power Supply :3 KVA
- Power Backup :1 KVA



Wall Finishes:

- Internal walls & Common Areas: POP finish with Emulsion paint
- External walls: weather-proof paint (Asian/Dulux/Birla or equivalent)

Brand Story - Nilaya

We began with one intention — *to give more.*

We envisioned a sanctuary where individuals can connect with their *families*, their *community*, with *nature*, and in that process, come closer to who they truly are — their own divine nature.

Spaces that open hearts and nurture a deep sense of *belonging*. Places where one feels at peace in the present, inspired by the future, and always longing to return.

At Nilaya, we are deeply detailed in our thought and planning. We strive to provide the best experience in every step. This is what we live by.

Our Collaborations

Great spaces are born when *vision meets expertise.*

At Nilaya, we work with partners who share our values of *detail, harmony,* and *excellence.*

Principal Architect

Volume Zero Design Studio (Ranchi)

Landscape Architect

Inscape Design Studio (Kolkata)

Structural Engineer

S.P.A. Consultants (Kolkata)



Sage — Our Guiding Spirit

At the heart of Nilaya lives Sage, our mascot turtle — a timeless symbol of *patience, balance,* and *perseverance.* Sage reminds us that true living is not about rushing ahead, but about moving with steady purpose and nurturing abundance every day.

Just as the turtle carries its home wherever it goes, Sage inspires us to create *self-sustaining spaces* — homes that offer *security, expansiveness,* and a deep sense of *belonging.*

Close to the City. Closer to Peace.

Prana keeps you connected to everything that matters — healthcare, education, transport, and leisure — all within minutes, while still offering the calm of a serene retreat.



TRANSPORT

Mesra Railway Station – 2.7 km

Booty More Bus Stand – 3 km



EDUCATION

DPS Ranchi – 2 km

Vikas Vidyalaya – 2.2 km

Navodaya Vidyalaya – 600m

BIT Mesra – 2.3 km



HEALTHCARE

Mesra Hospital – 1.9 km

Medanta Hospital – 2.5 km

RIMS – 9.3 km



LEISURE

Khelgaon Sports Complex – 10 km

Ranchi Gymkhana club – 7.3 km



Call -7050313222



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