



UTPAA  
THE CONDOVILLE

PRATHAMA  
UNIT PLANS



9073 66 55 99

MODERN  
PROPERTIES



LEGEND:

1. VERTICAL GARDEN
2. CABANAS
3. OUTDOOR SHOWER AREA
4. CHANGING ROOM
5. INFINITY POOL EDGE
6. LAP POOL
7. KIDS' POOL
8. AQUA GYM
9. JACUZZI
10. PALM ISLAND
11. OUTDOOR LOUNGE
12. GREENERY GARDEN
13. GRAND LAGOON
14. HERBAL GARDEN
15. ROCK GARDEN
16. WATER GARDEN
17. BONFIRE TERRACE
18. FLOATED DECK
19. COWORKING SPACE
20. DRY FOUNTAIN GARDEN
21. SERENE GARDEN
22. PICNIC LAWN
23. GATHERING LAWN
24. SUNKEN LAWN
25. AMPHITHEATRE
26. FAMILY PAVILION
27. TOPIARY GARDEN
28. KIDS' TREE HOUSE
29. KIDS' BASKETBALL
30. PUTTING GOLF
31. FUTSAL FIELD
32. OUTDOOR BOWLING



LEGEND:

1. RECEPTION
2. LFT LOBBY
3. WAITING LOUNGE
4. TOILET
5. ELV / BMS ROOM
6. UTILITY
7. LUGGAGE ROOM
8. ELECTRICAL SERVICE ROOM
9. DRIVER'S LOUNGE
10. DRIVER'S TOILET
11. PHYSICALLY DISABLED TOILET
12. FMS ROOM
13. FIRE COMMAND CENTRE
14. CLUBHOUSE ELECTRICAL ROOM
15. ADMIN OFFICE
16. CLUBHOUSE DROP OFF
17. GAS BANK
18. PODIUM STAIRCASE
19. JOGGING TRACK
20. CYCLING TRACK
21. BIO STP
22. SPACE FOR SEWAGE WASTE MANAGEMENT
23. DG AREA
24. CESC SUBSTATION AREA
25. TENNIS COURT
26. HALF BASKETBALL COURT
27. CRICKET PITCH
28. ART GARDEN
29. FEATURE WALL
30. FRAGRANCE GARDEN
31. READING GARDEN
32. BUTTERFLY GARDEN
33. FOREST TRAIL
34. FOREST CABANA
35. SECURITY CABIN
36. FIRE KIOSK
37. CLUBHOUSE FEATURE WALL
38. TEMPLE
39. FLOWERING GARDEN
40. YOGA LAWN
41. PAVILION
42. AROMA GARDEN
43. SEASONAL TREE
44. ART GARDEN
45. PET PARK



## YOUR CHOICE OF HOME

At Uppala, we offer you 22 types of luxury apartments in Pratham (Tower 1). This ready reckoner will help you choose your own apartment. Listed below is a detailed guide that will aid you make up your mind.

Choose an apartment based on the number of bedrooms required. To check the apartment layout and size, refer to the following pages.

**Note on Apartment Type**  
 Ap/Bp/Cp/Dp/Ep/Fp/Gp/Hp - indicates apartment at podium. Cal/Pa/Cal/Pa1 - indicates duplex apartment.  
 Ar/Hr - indicates apartment beside refuge area. Ar - indicates apartment type A with triple height balcony.

Sl. No.	Unit Name	Unit Type	BUA (Sq.Ft.)	RERA Carpet (Sq.Ft.)	Balcony (Sq.Ft.)	"Service/Utility Area (Sq.Ft.)"	Nos.	SBUA (Sq.Ft.)	Floor Matrix	Attached Terrace (Sq.Ft.)
1	Type A	3BHK 3T + Servants Toilet	1,619	1,398	66	48	15	2,174	24,5,7,8,10,11,13,14,16,17,19,20,22,23	
2	Type B	3BHK 2T	1,265	1,076	52	45	14	1,698	34,6,7,9,10,12,13,15,16,18,19,21,22	
3	Type C	3BHK 2T	1,266	1,073	52	45	7	1,700	34,7,12,15,16,19	
4	Type D	3BHK 3T + Servants Toilet	1,623	1,399	67	50	15	2,179	24,5,7,8,10,11,13,14,16,17,19,20,22,23	
5	Type Ap	3BHK 3T + Servants Toilet	1,620	1,398	66	48	1	2,174	1	
6	Type Bp	3BHK 2T	1,265	1,076	52	45	1	1,698	1	445
7	Type Cp	3BHK 2T	1,266	1,073	52	45	1	1,700	1	721
8	Type Dp	2BHK 3T + Servants Toilet	1,529	1,311	67	50	1	2,052	1	515
9	Type At	3BHK 3T + Servants Toilet	1,673	1,398	119	49	7	2,245	3,6,9,12,15,18,21	
10	Type Bt	3BHK 2T	1,315	1,076	103	45	8	1,766	2,5,8,11,14,17,20,23	
11	Type Ct	3BHK 2T	1,317	1,077	103	45	5	1,768	2,8,11,20,23	
12	Type Dt	3BHK 3T + Servants Toilet	1,676	1,399	120	50	7	2,250	3,6,9,12,15,18,21	
13	Type Ctr	4BHK 3T	1,995	1,677	97	45	2	2,678	9-10,21-22	
14	Type Ctr	4BHK 3T	2,046	1,677	148	45	2	2,746	5-6,17-18	
15	Type Ctr	4BHK 3T	2,098	1,690	201	45	1	2,817	13-14	
16	Type Atr	4BHK 4T + Servants Toilet	3,026	2,617	120	48	1	4,063	24-25	
17	Type Btr	4BHK 4T + Servants Toilet	2,310	1,976	97	45	2	3,101	24-25,26-27	
18	Type Ctr	3BHK 3T	1,884	1,570	97	45	1	2,528	24-25	
19	Type Dtr	4BHK 4T + Servants Toilet	3,033	2,619	120	50	1	4,072	24-25	
20	Type Ar	4BHK 4T + Servants Toilet	2,973	2,618	67	48	1	3,991	26-27	
21	Type Cr	4BHK 4T + Servants Toilet	2,293	1,964	97	45	1	3,079	26-27	
22	Type Dr	4BHK 4T + Servants Toilet	2,980	2,615	67	51	1	4,000	26-27	

## TYPICAL FLOOR PLAN

4, 7, 16 & 19 FLOORS



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**APARTMENT TYPE A**  
 3 BHK 3T, Flexi Room + Toilet



Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
Type A	1619.47	1398	66	48	2173.95

APARTMENT TYPE A			11	Bedroom 3	3.70 x 3.65
Sl. No.	Space Type	Dimensions (m)	12	Toilet 3	1.52 x 2.45
1	Foyer	3.55 x 1.35	13	Flexi Room	1.92 x 2.00
2	Living / Dining	7.40 x 3.80	14	Toilet	1.92 x 1.40
3	-	-	15	Passage	1.52 x 1.40
4	Balcony	1.80 x 3.60			
5	Kitchen	2.95 x 2.80			
6	Utility	1.45 x 3.20			
7	Master Bedroom	4.75 x 4.25			
8	Master Toilet	1.52 x 2.75			
9	Bedroom 2	3.97 x 3.65			
10	Toilet 2	1.52 x 2.45			



KEY PLAN

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Your Choice of Home  
**APARTMENT TYPE Ap**  
 3 BHK 3T, Flexi Room + Toilet



Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
Type A	1619.47	1398	66	48	2173.95

APARTMENT TYPE Ap			11	Bedroom 3	3.70 x 3.65
Sl. No.	Space Type	Dimensions (m)	12	Toilet 3	1.52 x 2.45
1	Foyer	3.55 x 1.35	13	Flexi Room	1.92 x 2.00
2	Living / Dining	7.40 x 3.80	14	Toilet	1.92 x 1.40
3	-	-	15	Passage	1.52 x 1.40
4	Balcony	1.80 x 3.60			
5	Kitchen	2.95 x 2.80			
6	Utility	1.45 x 3.20			
7	Master Bedroom	4.75 x 4.25			
8	Master Toilet	1.52 x 2.75			
9	Bedroom 2	3.97 x 3.65			
10	Toilet 2	1.52 x 2.45			



KEY PLAN

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**APARTMENT TYPE B**  
 3 BHK 2T



Type B	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
	1264.65	1076	52	45	1697.65

APARTMENT TYPE B		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	1.50 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.25
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40



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Your Choice of Home  
**APARTMENT TYPE C**  
 3 BHK 2T



Type C	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
	1266.17	1073	52	45	1699.68

APARTMENT TYPE C		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	1.50 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.10
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40



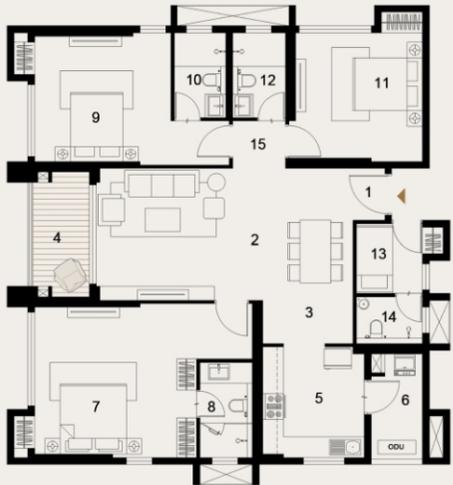
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**APARTMENT TYPE D**  
 3 BHK 3T, Flexi Room + Toilet



Sl. No.	Space Type	Dimensions (m)
1	Foyer	0.92 x 1.50
2	Living / Dining	7.40 x 3.80
3	Balcony	2.62 x 1.25
4	Balcony	1.80 x 3.60
5	Kitchen	2.95 x 2.90
6	Utility	1.50 x 3.20
7	Master Bedroom	4.75 x 4.25
8	Master Toilet	1.52 x 2.85
9	Bedroom 2	3.97 x 3.65
10	Toilet 2	1.52 x 2.45

11	Bedroom 3	3.70 x 3.65
12	Toilet 3	1.52 x 2.45
13	Flexi Room	1.92 x 2.00
14	Toilet	1.92 x 1.35
15	Passage	1.52 x 1.40



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Your Choice of Home  
**APARTMENT TYPE A<sub>t</sub>**  
 3 BHK 3T, Flexi Room + Toilet



Sl. No.	Space Type	Dimensions (m)
1	Foyer	3.55 x 1.35
2	Living / Dining	7.40 x 3.80
3	-	-
4	Balcony	3.45 x 3.60
5	Kitchen	2.95 x 2.90
6	Utility	1.45 x 3.20
7	Master Bedroom	4.75 x 4.25

8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.97 x 3.65
10	Toilet 2	1.52 x 2.45
11	Bedroom 3	3.70 x 3.65
12	Toilet 3	1.52 x 2.45
13	Flexi Room	1.92 x 2.00
14	Toilet	1.92 x 1.40
15	Passage	1.52 x 1.40



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Type D	BUA of Apartment (Sq. Ft)	RERA Carpet Area (Sq. Ft)	Balcony (Sq. Ft)	Service Utility Area (Sq. Ft)	Saleable Area (Sq. Ft)
Type D	1622.86	1399	67	50	2178.50

Type A <sub>t</sub>	BUA of Apartment (Sq. Ft)	RERA Carpet Area (Sq. Ft)	Balcony (Sq. Ft)	Service Utility Area (Sq. Ft)	Saleable Area (Sq. Ft)
Type A <sub>t</sub>	1672.75	1398	119	49	2245.47



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**APARTMENT TYPE B<sub>p</sub>**  
 3 BHK 2T



Type Bp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Ft.)	Salable Area(SQ.FT)
	1264.65	1076	52	445	45	1697.65

APARTMENT TYPE Bp					
Sl. No.	Space Type	Dimensions (m)	10	Toilet 2	1.52 x 2.45
1	Foyer	-	11	Bedroom 3	3.22 x 3.65
2	Living / Dining	7.20 x 3.65	12	Toilet 3	-
3	Balcony	1.50 x 3.45	13	Paisi Room	-
4	Kitchen	3.22 x 2.85	14	Toilet	-
5	Utility	3.22 x 1.40	15	Passage	1.52 x 1.40
6	Master Bedroom	3.65 x 4.25	17	Private Terrace	1.70 x 10.40
7	Master Toilet	1.52 x 2.75	18	Private Terrace	1.50 x 8.00
8	Bedroom 2	3.65 x 3.65			



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Your Choice of Home  
**APARTMENT TYPE C<sub>p</sub>**  
 3 BHK 2T



Type Cp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Ft.)	Salable Area(SQ.FT)
	1266.17	1073	52	721	45	1699.68

APARTMENT TYPE Cp					
Sl. No.	Space Type	Dimensions (m)	10	Toilet 2	1.52 x 2.45
1	Foyer	-	11	Bedroom 3	3.22 x 3.65
2	Living / Dining	7.20 x 3.65	12	Toilet 3	-
3	Balcony	1.50 x 3.45	13	Paisi Room	-
4	Kitchen	3.22 x 2.85	14	Toilet	-
5	Utility	3.22 x 1.40	15	Passage	1.52 x 1.40
6	Master Bedroom	3.65 x 4.10	17	Private Terrace	7.65 x 10.00
7	Master Toilet	1.52 x 2.75	18	Private Terrace	26.00 x 2.30
8	Bedroom 2	3.65 x 3.65	19	Private Terrace	3.28 x 19.93



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**APARTMENT TYPE Bt**  
 3 BHK 2T



Type Bt	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.)	Saleable Area(SQ.FT)
	1315.27	1076	103	45	1765.60

APARTMENT TYPE Bt		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	3.15 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.25
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45
11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40



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Your Choice of Home  
**APARTMENT TYPE Ct**  
 3 BHK 2T



Type Ct	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft.)	Saleable Area(SQ.FT)
	1316.79	1077	103	45	1767.64

APARTMENT TYPE Ct		
Sl. No.	Space Type	Dimensions (m)
1	Foyer	-
2	Living / Dining	7.20 x 3.65
3	-	-
4	Balcony	3.15 x 3.45
5	Kitchen	3.22 x 2.85
6	Utility	3.22 x 1.40
7	Master Bedroom	3.65 x 4.10
8	Master Toilet	1.52 x 2.75
9	Bedroom 2	3.65 x 3.65
10	Toilet 2	1.52 x 2.45
11	Bedroom 3	3.22 x 3.65
12	Toilet 3	-
13	Flexi Room	-
14	Toilet	-
15	Passage	1.52 x 1.40



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**APARTMENT TYPE D<sub>p</sub>**  
 2 BHK 3T, Flexi Room + Toilet



Type Dp	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Attached Terrace (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
	1528.99	1311	67	515	50	2052.49

APARTMENT TYPE Dp					
Sl. No.	Space Type	Dimensions (m)	Sl. No.	Space Type	Dimensions (m)
1	Foyer	2.42 x 1.50	10	Toilet 2	1.52 x 2.45
2	Living / Dining	5.42 x 3.80	11	Bedroom 3	-
3	Balcony	2.62 x 3.55	12	Toilet 3	1.52 x 2.45
4	Kitchen	1.80 x 3.60	13	Flexi Room	1.92 x 2.00
5	Utility	2.95 x 2.90	14	Toilet	1.92 x 1.35
6	Master Bedroom	1.50 x 3.20	15	Passage	1.52 x 1.40
7	Master Toilet	4.75 x 4.25	16	Study	2.00 x 3.65
8	Bedroom 2	1.50 x 2.75	17	Private Terrace	1.55 x 25.12
		3.97 x 3.65	18	Private Terrace	6.90x 16.00



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Your Choice of Home  
**APARTMENT TYPE D<sub>t</sub>**  
 3 BHK 3T, Flexi Room + Toilet



Type Dt	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area(Sq.Ft)	Saleable Area(SQ.FT)
	1676.14	1399	120	50	2250.02

APARTMENT TYPE Dt					
Sl. No.	Space Type	Dimensions (m)	Sl. No.	Space Type	Dimensions (m)
1	Foyer	0.92 x 1.50	8	Master Toilet	1.52 x 2.75
2	Living / Dining	7.40 x 3.80	9	Bedroom 2	3.97 x 3.65
3	Balcony	2.62 x 1.25	10	Toilet 2	1.52 x 2.45
4	Kitchen	3.45 x 3.60	11	Bedroom 3	3.70 x 3.65
5	Utility	2.95 x 2.90	12	Toilet 3	1.52 x 2.45
6	Master Bedroom	1.50 x 3.20	13	Flexi Room	1.92 x 2.00
		4.75 x 4.25	14	Toilet	1.92 x 1.35
			15	Passage	1.52 x 1.40



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**APARTMENT TYPE Adt LOWER**

4 BHK 4T, Flexi Room + Toilet



Sl. No.	Space Type	Dimensions (m)
1	Foyer	4.65 x 1.35
2	Living / Dining	9.42 x 3.80
4	Kitchen	2.95 x 2.80
5	Utility	1.45 x 3.20
6	Bedroom 1	4.75 x 4.25
7	Toilet 1	1.52 x 2.75
8	Bedroom 2	3.70 x 3.65
9	Walk In Wardrobe	1.52 x 2.45
10	Toilet 2	1.52 x 2.45
11	Bedroom 3	3.70 x 3.65
18	Study	1.80 x 2.42
24	Passage	3.62 x 1.40



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Your Choice of Home  
**APARTMENT TYPE Adt UPPER**

4 BHK 4T, Flexi Room + Toilet



Type Adt	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony (SQ.FT)	Service Utility Area (Sq Ft.)	Saleable Area (SQ.FT)
	3026.38	2616.65	120	48	4062.56

APARTMENT TYPE Adt

Sl. No.	Space Type	Dimensions (m)
12	Walk In Wardrobe	1.52 x 2.45
13	Toilet 3	1.52 x 2.45
14	Family Room	6.72 x 3.80
15	Master Bedroom	4.75 x 4.25
16	Master Toilet	1.52 x 2.75
17	Study	2.77 x 2.40
19	Flexi Room	2.95 x 1.92
20	Toilet	1.05 x 1.55
21	Toilet	1.45 x 1.35
22	Passage	4.70 x 1.15
23	Passage	3.62 x 1.40



Disclaimer: The shower glass shown in the toilet is for indicative purposes only and is not part of the final project deliverables. The window and door design, including glass modulation, is illustrative and may change based on design feasibility and suitability. The tile size and design depicted are indicative and may be modified as per design requirements and availability. For clarity on any specifications, please refer to the AFS document.



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