

TS RERA REGISTERED No:
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RAAGA



GORGEOUS GARDEN VILLAS @ VELIMELA

A project by



RADHEY

CONSTRUCTIONS INDIA PVT. LTD.





RAAGA

Nature plays a concert,
free of charge, day & night.

With all from flowing rivers to blowing tress,
with all from flying butterflies to buzzing bees.

All you have to do is stop & listen
to nature's symphonies & collection.





RAAGA

The Luxurious *Melody of Life*

Living spaces, like music, express pure emotion and connect souls. They reflect love, delight, curiosity, joy, desire and leave a mark on the lifestyles. Besides making our life meaningful, they make us feel, hear and see the world in a completely different way.
Like Radhey Raaga.

Welcome to Radhey Raaga
the luxurious melody of life.







Live the *country life*, in the city.

Forget the hustle and bustle of your work day with a private oasis in your backyard. Hang in a hammock, relax with a good book and enjoy private outdoor space in solitude or turn it into a barbeque zone and entertain guests.

13' 6" WIDE BACKYARD



Hyyat Hotels



Sheraton Hotels



Gachibowli Stadium



Osman Sagar



Microsoft



Keystone School



ISB



Outer Ring Road



Financial District



A touch of *nature & city life.*

Make life in a place enveloped by nature and embraced by the pristine surroundings. With excellent social infrastructure and amenities, Velimela offers a unique living experience that you will not find anywhere else.

The neighbourhood is also close to ORR, few minutes drive to International Airport and is well linked to major business and leisure destinations, health institutions, and top educational institutions.

The Gaudium School



Birla Open Minds School



Samasthi Intl. School



Candidus School



Wipro



Amazon



THE NEIGHBORHOOD





RAAGA

OVERVIEW

Site Area - **28 Acres**

No. of Units - **292**

Villa Types - **4 & 5 BHK**

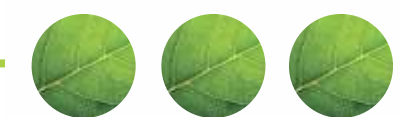
Villa Sizes - **220- 800 Sq. Yds**

Built-up Area - **3,756 - 6,500 Sft.**

Clubhouse - **50,000 Sft.**

Villas with Exclusive Backyard

AERIAL VIEW



MASTER PLAN



LEGEND:

1. Project Signage Wall
2. Rain Shelter Integrated with Lighting
3. Pylon with Integrated Street Lighting
4. Interlocking Pavers
5. Driveway with Pavers
6. Cobblestone Pavers
7. Avenue Trees with Flower Bed
8. Dense Flowering Shrubs
9. Main Entrance with Pavers
10. Security Cabin with Flower Bed
11. Entrance Island with Sculpture
12. Non Standard Skating Rink
13. Lawn with Seating
14. Bus Lay By
15. Bus Stop
16. Mound garden with Unconventional Play Equipment
17. Pavilion with Open Seating Plaza
18. Outdoor Fitness Station
19. Party Lawn-01
20. Stage with Backdrop Wall
21. Party Lawn-02
22. Outdoor Service Area
23. Terraced Seating
24. Paved Area
25. Entry to Party Lawn Area with Pergola
26. Zebra Crossing with Cobblestones
27. Jogging Track
28. Lawn Mound with Trees and Shrubs
29. Dense Planting
30. Cabana
31. Swimming Pool (Adults and Kids)
32. Shaded Area with Fitness Station
33. Community Space with Mounds
34. Pet Park
35. Avenue Plantation with Meandering Pathway
36. Seating under Pavilion
37. 6' Wide Pathway
38. Children Play Area
39. Amphitheatre
40. Grid Tree Pits with Mounds
41. Beach Style Volleyball Court
42. Non Standard Basketball & Futsal Court
43. Median with Palm Plantation
44. 60' Road End – Lawn with Specimen Tree
45. 30' Road End – Lawn with Specimen Trees
46. Cricket Practice Nets
47. Seating Plaza Under Shaded Trees
48. Elders Seating Plaza
49. Seating Under Pavilion
50. Tennis Court
51. Picnic Spot with Shaded Lawn
52. 13' Buffer Pathway, Lawn & Services
53. Community Farming
54. Yoga Pavilion & Lawn





Entrance Pavillion

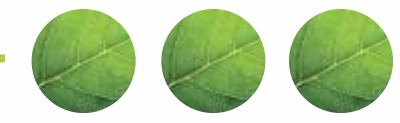


Approach Road

Embrace the *Rhythm of Life*

Experience a mesmerizing lifestyle in-tune with world's finest luxuries at Radhey Raaga, a villa community spread 28 across in Velimela, Hyderabad. Exemplifying the word "Home", each villa comes with an exclusive private front yard and backyard, letting you enjoy the fine tunes of harmonious living in symphony with nature.

ENTRANCE GATE





A conversation *Inspired by Nature*

Get out and enjoy some sunshine in a comfortable environment, exquisitely designed for everyone to hang out. Meet the most amazing people you will call friends, discover a common interest and a love of nature.

SEATING SPACES





Live a Life *Caressed by Nature*

Take a deep, calming breath in nature; look up in the sky and enjoy the sunshine, birds and trees. Idle away your leisure time with your loved ones, catching up with the beauty of nature. A bright and airy living space with the best living accompaniments is what you get at Radhey Raaga.

LAWN





When *Sounds of Nature* become workout music!

Refresh your mind and make your body feel better in soothing surrounds. Stay in shape, both mentally and physically. Workout or meditate, witnessing stunning vibrant sunsets and picturesque views.

OUTDOOR GYM





Make your *Kid's wish* come true

Watch your children grow up and spread their wings at our dedicated play areas. Give them a stimulating environment, make your child's learning experience fun while extending your peace of mind and time for yourself.

CHILDREN'S PLAY AREA

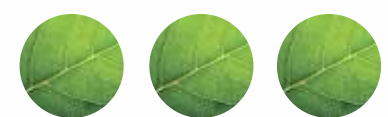




For people with an *Entertaining Nature*

Indulge in entertained evenings in the privacy of your backyard. Relish the loving sight of family and friends having fun, dancing feet and singing voices, under the open sky.

AMPHITHEATRE





Tennis Court



Basketball Court



Volleyball Court

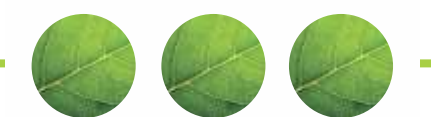


Cricket Net

Pick your *Sport*, Pick your *Court!*

Enjoy quality recreation and sports opportunities in an aesthetic environment. Equipped with cutting-edge basketball, badminton and tennis amenities, Radhey Raaga sets the perfect stage for sports lovers in a natural setting.

OUTDOOR SPORTS





Live the *Mellifluous Life*

Indulge in the great ease and comfort of our aesthetically designed spacious garden villas for a ravishing lifestyle. Exquisite villas nestled in natural surroundings stand for absolute privacy and tranquility.

WEST STREET VIEW



WEST VILLA - 305 Sq. Yds.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FLOOR PLAN - WEST FACING UNIT W1

AREA STATEMENT

PLOT AREA	- 305 Sq.Yds.
BUILT-UP AREA	
PARKING	- 221.63 Sft.
GROUND FLOOR	- 1352.07 Sft.
FIRST FLOOR	- 1639.36 Sft.
SECOND FLOOR	- 1383.28 Sft.
TOTAL BUILT-UP AREA	- 4596 Sft.



EAST VILLA - 305 Sq. Yds.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FLOOR PLAN - EAST FACING UNIT E1

AREA STATEMENT

PLOT AREA	- 305 Sq.Yds.
BUILT-UP AREA	
PARKING	- 225.29 Sft.
GROUND FLOOR	- 1417.94 Sft.
FIRST FLOOR	- 1740.32 Sft.
SECOND FLOOR	- 1207.40 Sft.
TOTAL BUILT-UP AREA	- 4591 Sft.





A World of Euphonious *Tranquillity*

Discover a refined modern-day exhibit of luxury villas that comply with vastu and stunning world-class features. Every villa is crafted to suit your personal taste and offer a lifestyle that is both exclusive and superior.

EAST STREET VIEW



WEST VILLA - 220 Sq. Yds.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

FLOOR PLAN - WEST FACING UNIT W2

AREA STATEMENT

PLOT AREA	- 220 Sq.Yds.
BUILT-UP AREA	
PARKING	- 167.81 Sft.
GROUND FLOOR	- 1127.53 Sft.
FIRST FLOOR	- 1351.42 Sft.
SECOND FLOOR	- 1131.51 Sft.
TOTAL BUILT-UP AREA	- 3778 Sft.



EAST VILLA - 220 Sq. Yds.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

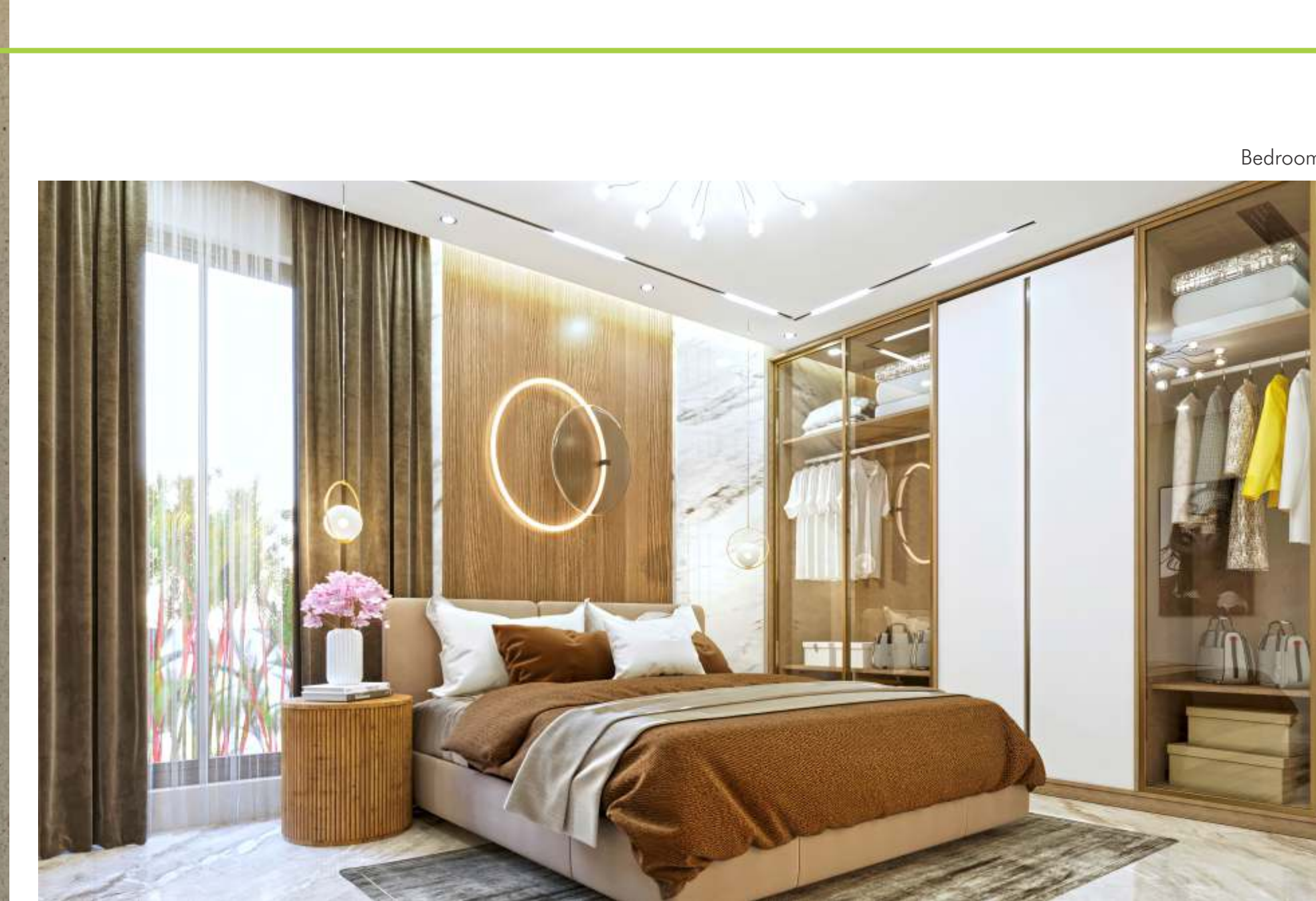


FLOOR PLAN - EAST FACING UNIT E2

AREA STATEMENT

PLOT AREA	- 220 Sq.Yds.
BUILT-UP AREA	
PARKING	- 168.24 Sft.
GROUND FLOOR	- 1126.45 Sft.
FIRST FLOOR	- 1337.53 Sft.
SECOND FLOOR	- 1160.14 Sft.
TOTAL BUILT-UP AREA	- 3792 Sft.





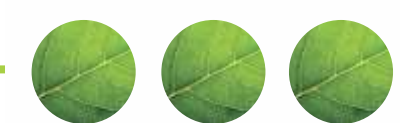
Bedroom

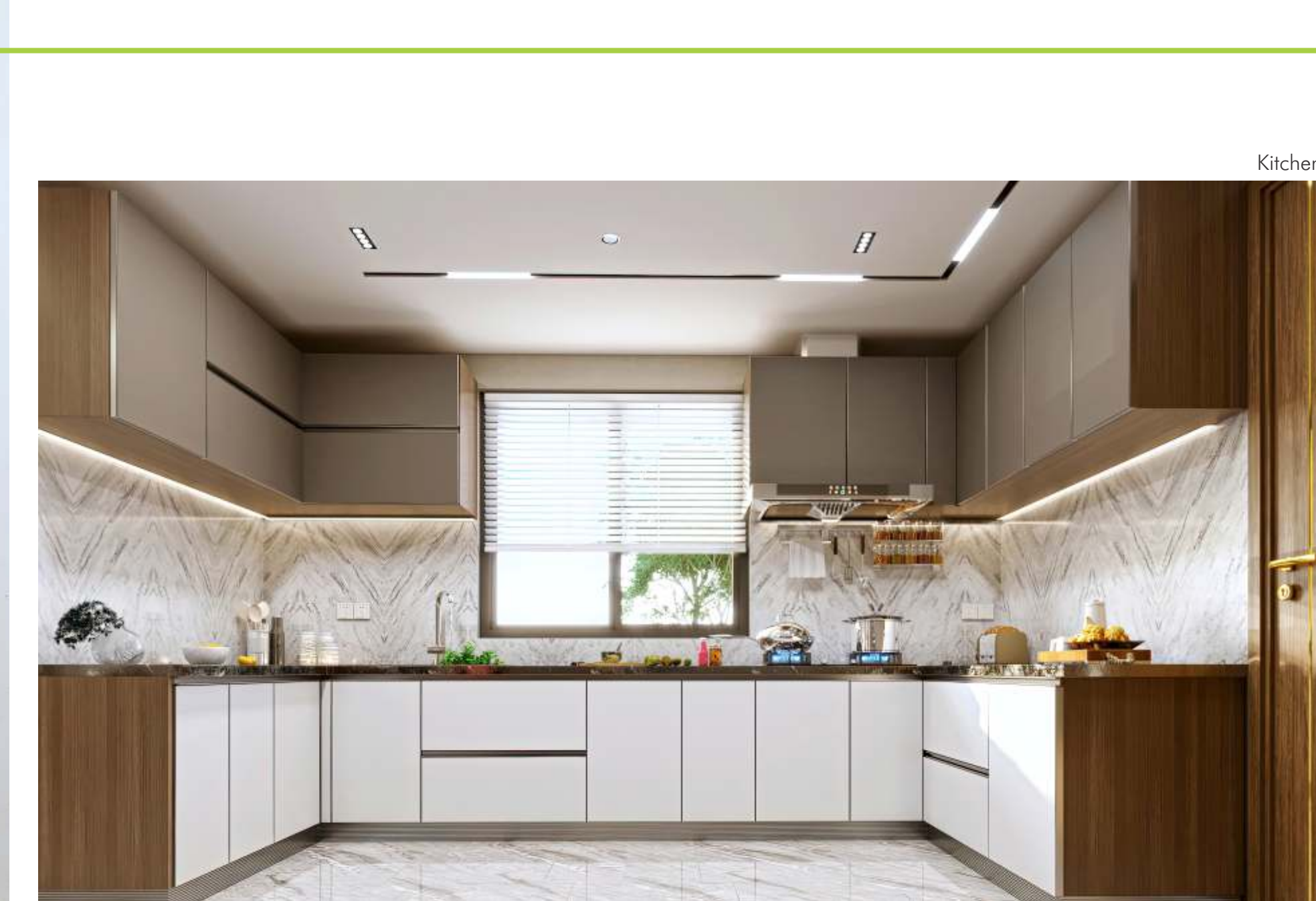
Living Area

Experience the *Peace & Melody of Life*

Feel the warmth of a home where love and happiness abides. Set your soul
room free in the natural world, experience true inner peace and harmony of
life. Rejoice, your life in heaven has just begun.

VILLA
GROUND FLOOR





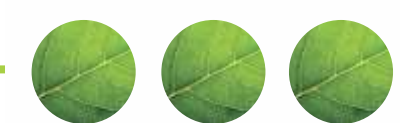
Kitchen

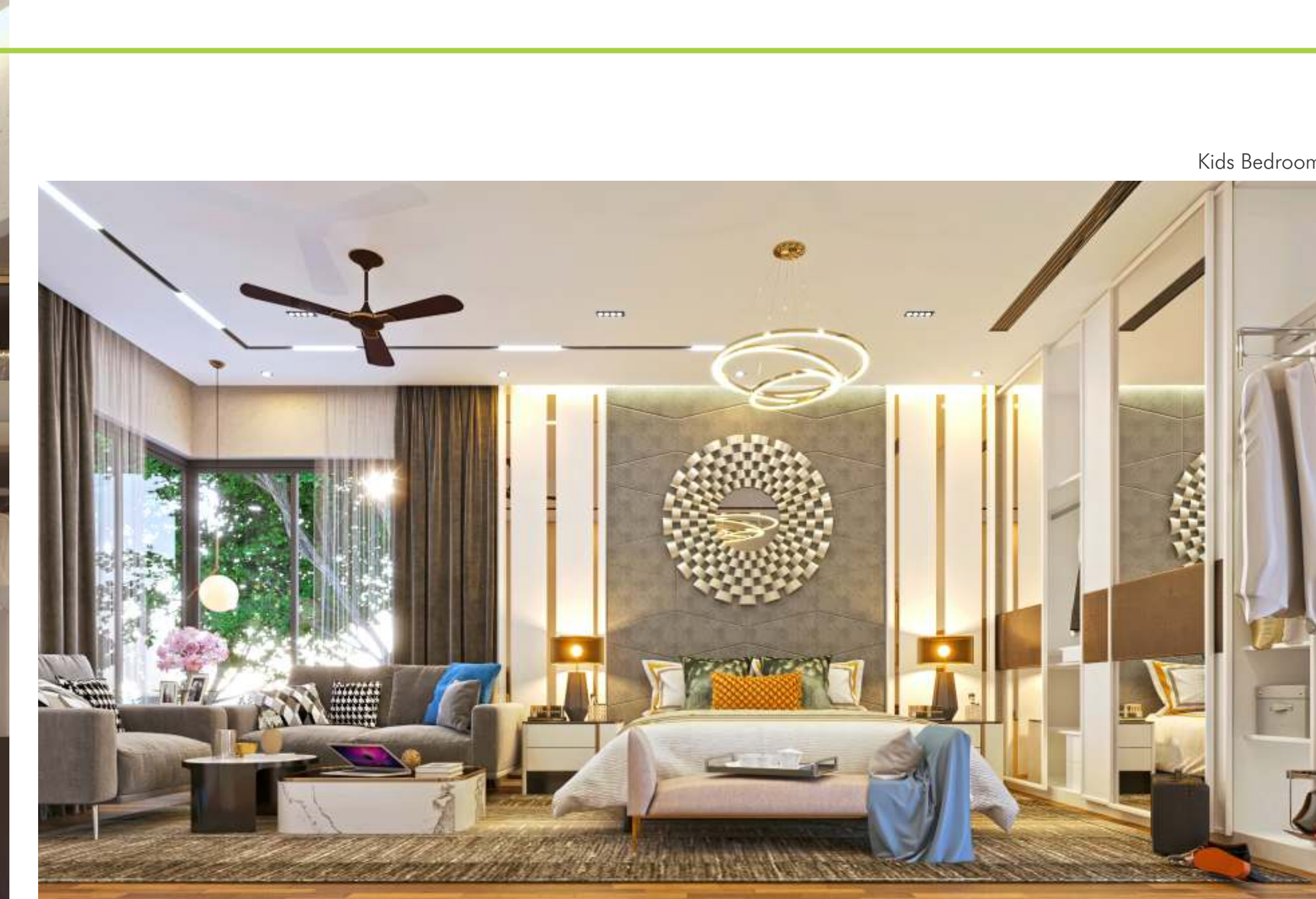
Dining Area

Make *dinner* humming *tunes*

Make time for dinner with family every day; relish the food, relish the moments. Share stories, laughs, love over dinner table. Feel a sense of belonging, promote healthy eating habits and relief from stress.

VILLA
GROUND FLOOR





Kids Bedroom

Master Bedroom

Escape into a Soul *Soothing Retreat*

Wake up every day with the sounds of the birds hopping on trees, tunes of crickets and soothing melodies of nature. Feel the chilled breeze kissing your cheeks and the natural sights putting a smile on your face.

VILLA
FIRST FLOOR



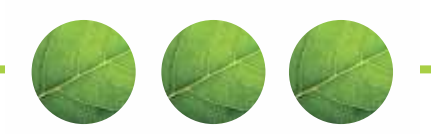


Lounge

An Abode to *Soulful Living*

Entertain guests or unwind in the evening with the family in the exclusive lounge, designed with your families' privacy and comfort in mind. Just as welcoming as it is spacious, the lounge brings your family together in luxury and in style.

VILLA
FIRST FLOOR



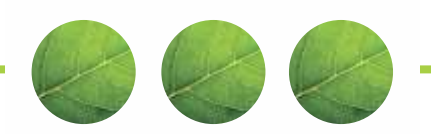


Movie night, every night.

Curl up on the couch and watch a movie at home, instead of going out to the theater. Transforming your humble abode into a world-class cinema, the home theatre makes it easier to watch favorite flicks at your place and get entertained.

Home Theater

VILLA
SECOND FLOOR





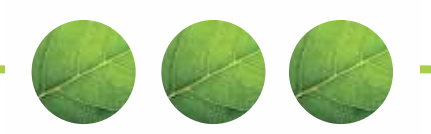
Indulge in *What you love*

Relax and rejuvenate at your convenience amidst a backdrop of natural beauty. Giving you a feeling of a private luxury escape, the multistory clubhouse provides spaces for playing, exercising, relaxation, bonding and celebration.

50,000 Sft. Clubhouse and it's Amenities

- | | | |
|-------------------------------|-------------------------|--------------------|
| Pharmacy | Online Classes-1 | Billiards |
| ATM | Online Classes-2 | Table Tennis |
| Grocery Store | Toddlers Space | Air Hockey |
| Coffee Shop / Bakery | Playing Deck | Football |
| Banquet Hall 1 (150 Capacity) | Co-Working Space | Other Indoor Games |
| Swimming Pool | Conference | SPA / Saloon |
| Banquet Hall 2 (100 Pax) | Squash Court | Admin Office |
| Yoga / Meditation Hall | Badminton Courts-2 Nos. | Terrace Party Area |
| Gym | Guest Rooms-4 Nos. | Terrace Landscape |

CLUBHOUSE





Find *Healthy ways to Relax* at Home

Enjoy your sunny days with a refreshing pool in a breathtaking natural environment. The green and scenic open to sky atmosphere makes it a space where all walks of life can enjoy their time at the pool.

SWIMMING POOL





Reception

Cafeteria & Bakery



Relish, amidst enchanting greenery.

Unwind at the laidback cafe, where you savour the freshest brewed coffees and panoramic views of the neighbourhood. Make the most of every experience to connect with family, friends or colleagues.

CLUBHOUSE
GROUND FLOOR



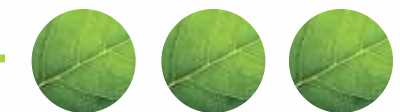


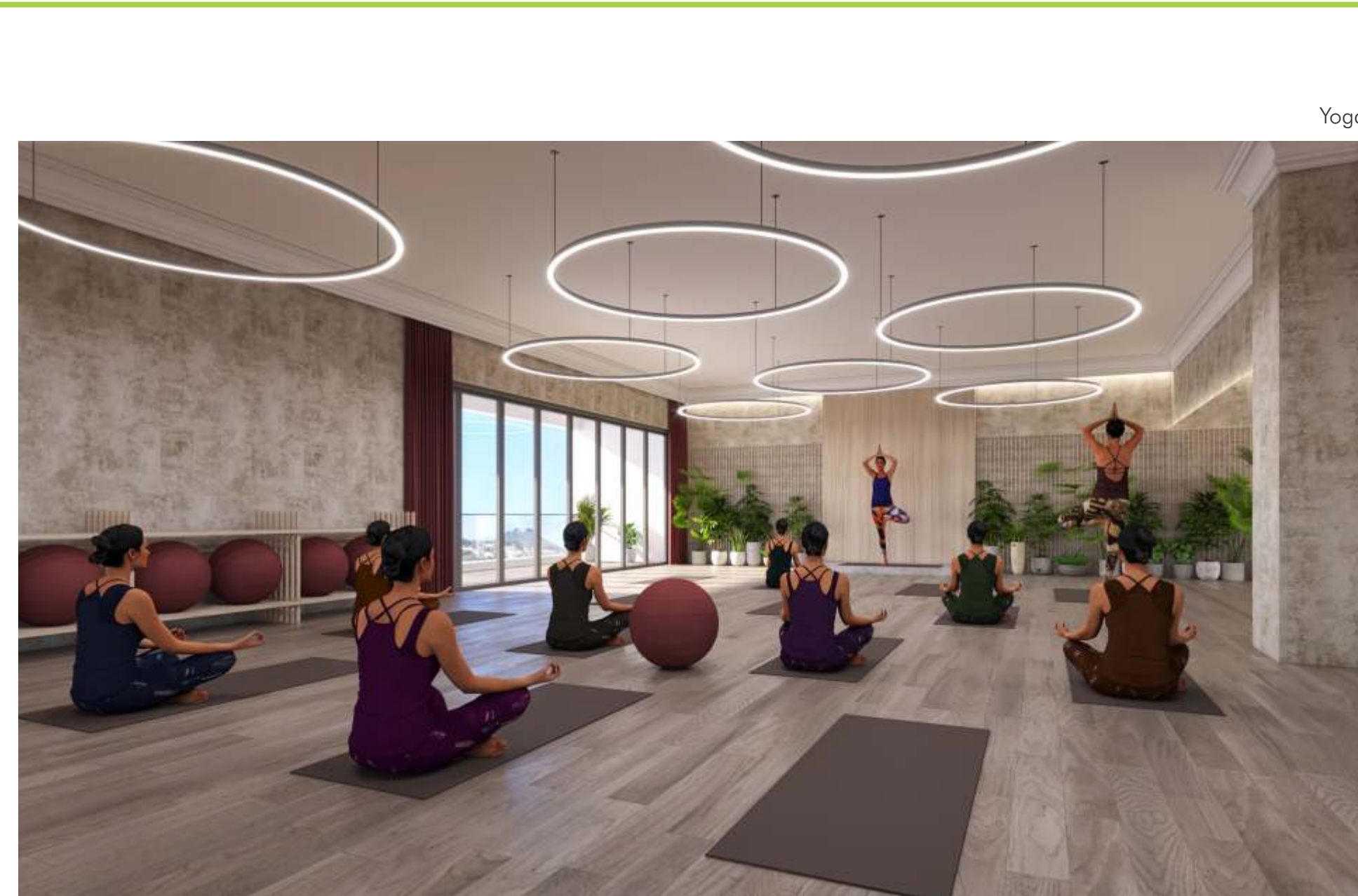
Multipurpose Hall

Celebrate *Moments*, Celebrate *Life*.

Celebrate your special events and build memories overlooking the spectacular greens. Get connected to your community, sing in sync with your loved ones, dance to your favorite numbers maintaining a celebratory attitude.

CLUBHOUSE
GROUND FLOOR





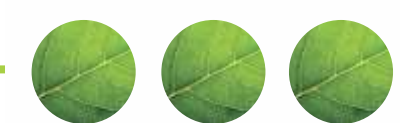
Yoga

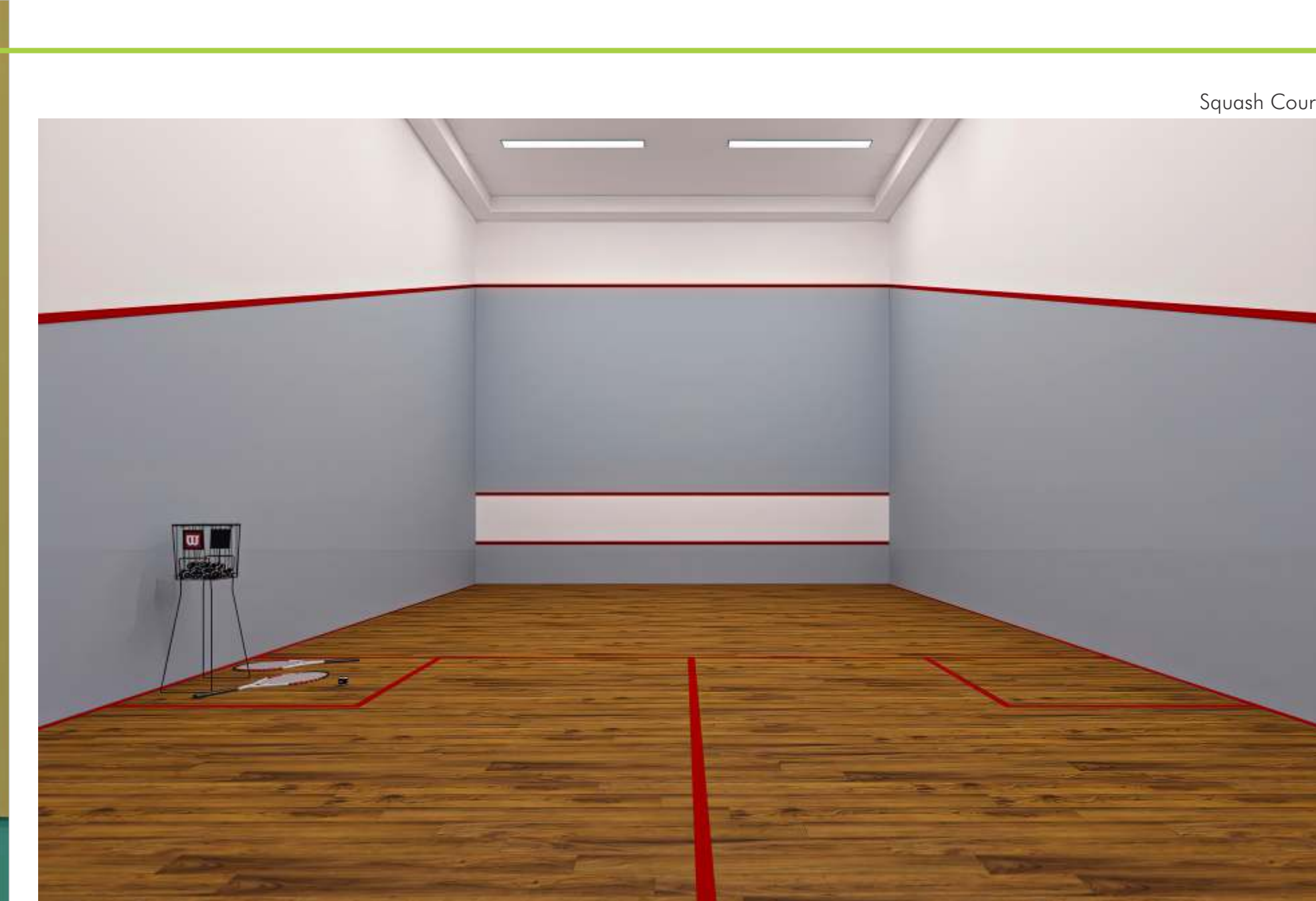
Gym

Live A More *Active & Healthy* Lifestyle

Experience a holistic wellness journey in a fresh, energising environment. A pleasant and spacious fitness facility in a calm and tranquil setting, elevates your wellness experience and improves your quality of life.

CLUBHOUSE
FIRST FLOOR





Squash Court

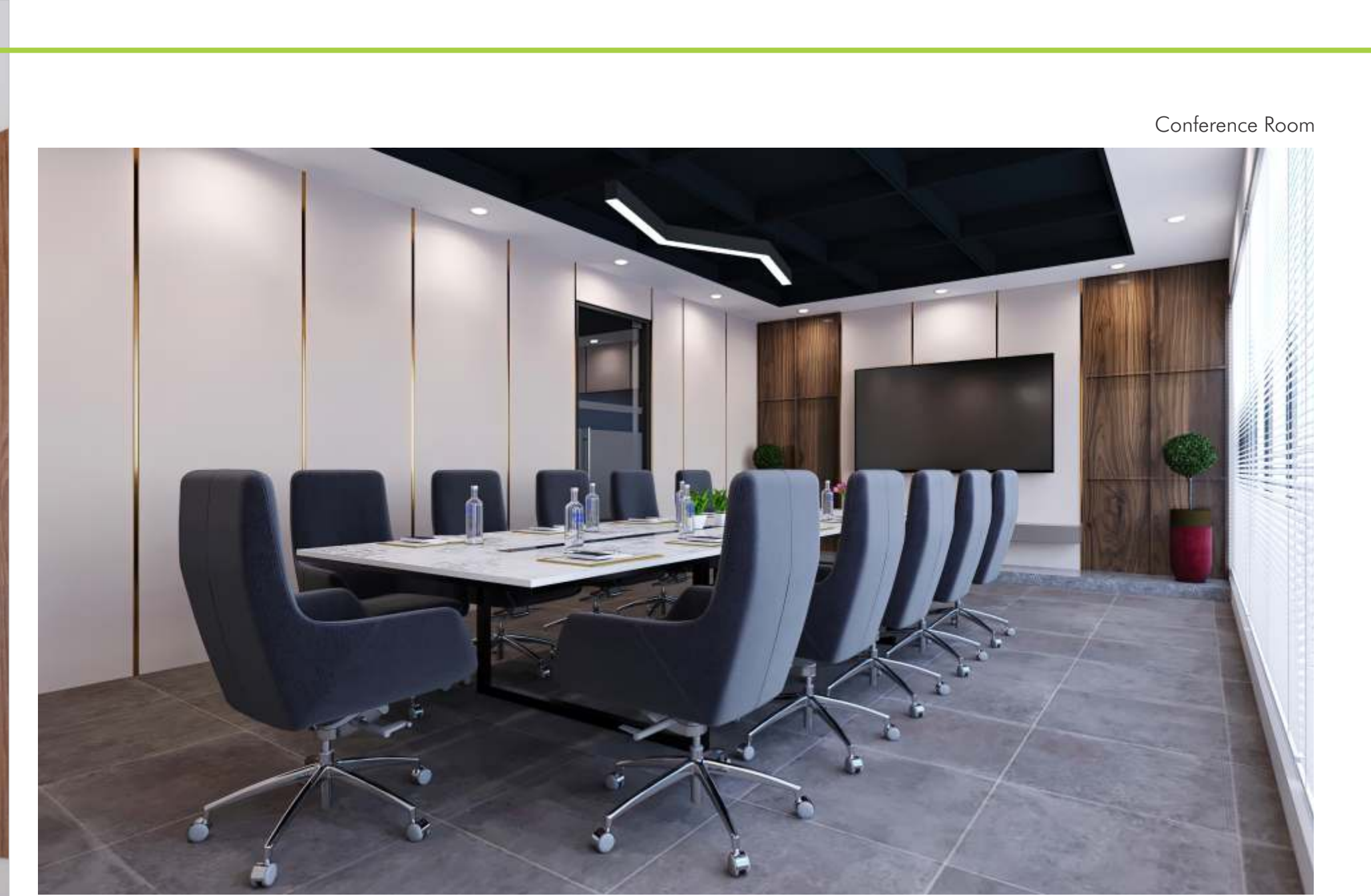
Badminton Court

Health can be *Fun & Playful.*

Find your fun and enjoy yourselves with friends and family with indoor games. Offering a sense of engagement and pleasure, the indoor play areas provide a welcome respite after a day of work.

CLUBHOUSE
SECOND FLOOR





Conference Room

Guest Bedroom

Make your *Guests feel Special*

Make your visitors delighted with warm and exciting guest suites. The cozy and impressive spaces are designed to meet up to their every expectation and make their stay even more memorable.

CLUBHOUSE
SECOND FLOOR





Indoor Games

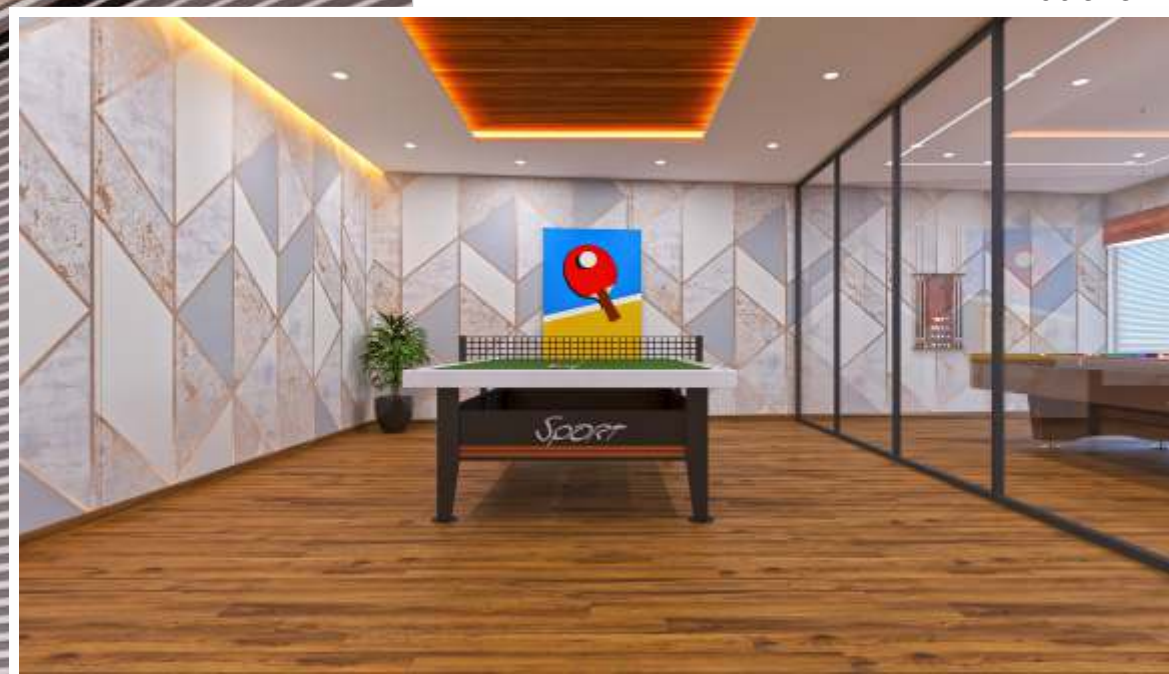


Table Tennis

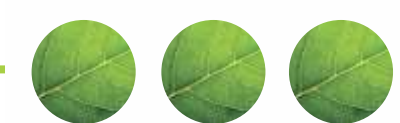


Billiards

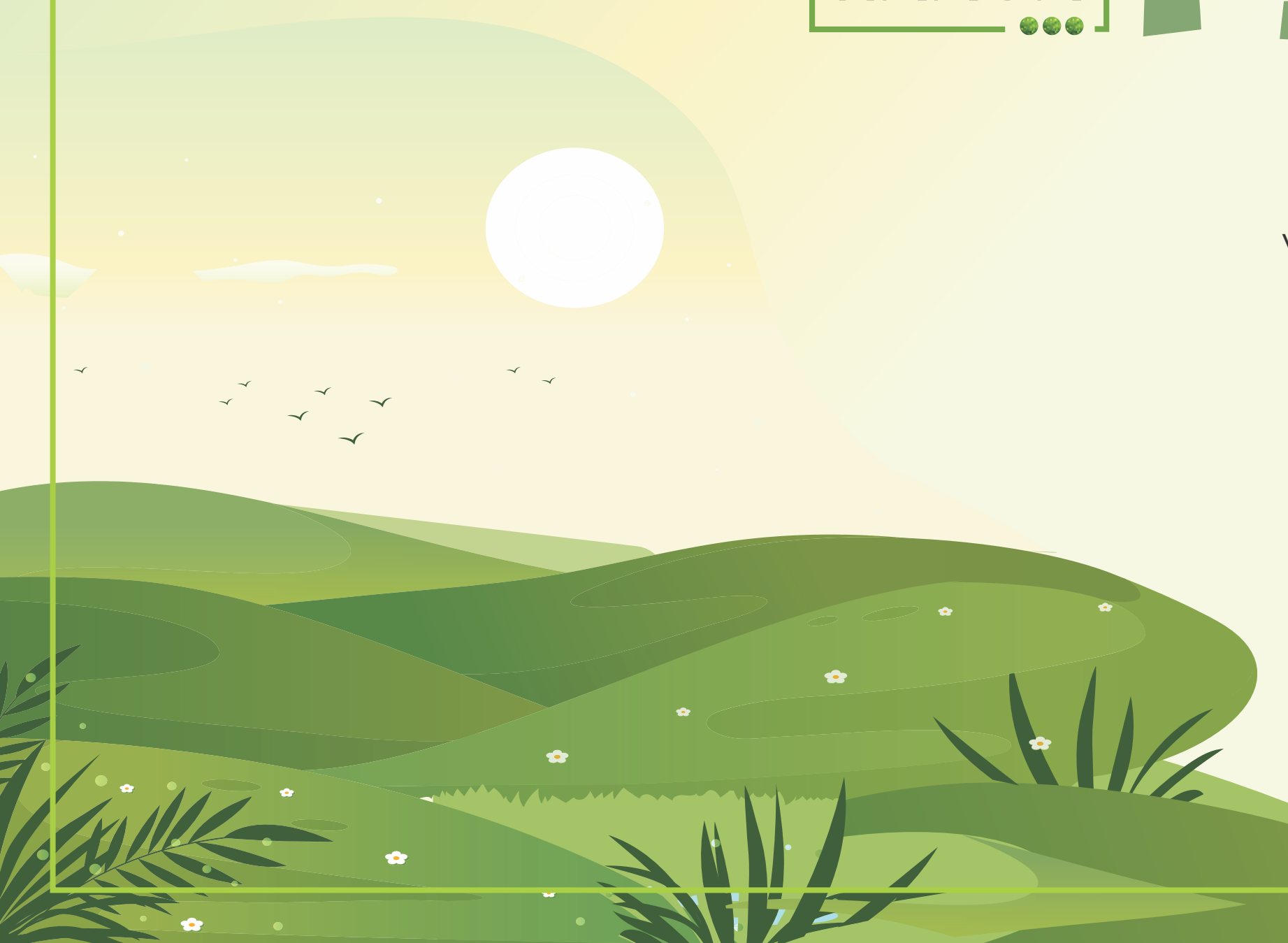
Try something *Fun & Social.*

Stay fit and healthy, not only physically but mentally as well. At Radhey Raaga, there's still plenty of fun ways to keep you active and entertained, keep stress at bay, laugh out loud and bond with others.

CLUBHOUSE
THIRD FLOOR



RADHEY RAAGA



Nehru Outer Ring Rd

ORR

Patancheruvu



ICRISAT

BHEL



University of Hyderabad



To Kondapur

100 Feet Road



Gachibowli

Old Mumbai Hwy

RAAGA

Nallagandla



Infosys



Radhey Skye



Emaar MGF Boulder Hills

Velimela

100 Feet Road



Tellapur

Gopanpally

Wipro Circle

Nanakramguda



100 Feet Road

Osman Nagar

SHERATON

amazon



RADHEY SANCIA

Capgemini HYATT

BIRLA OPEN MINDS

Cognizant

CYIENT

Financial District

Muppa Junction

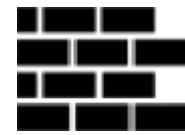
To Airport

Live life where it matters

Make home where Mother Nature nurtures life. Away from hustle and bustle of city life yet easily connected, Velimela is a future-ready neighborhood that provides you with a peace of mind you have never experienced before. Planned infrastructure, modern living standards, surrounding nature and major developments, all make it a desired destination in Western Hyderabad.

LOCATION





STRUCTURE

Framed Structure: RCC framed structure resistant to wind and earthquake (Zone 2)

Super Structure: Solid cement concrete blocks for external and internal walls



PLASTERING

Internal: Gypsum /Cement sand plaster for walls and ceilings

External: Double coat plaster for RCC and masonry surfaces



DOORS AND WINDOWS

Main Doors

Frame: Engineered wood and Melamine Polish

Shutter: Flush shutter with veneer on both sides with melamine polish

Internal Doors

Frames: Engineered wood

Shutter: Flush shutter with veneer on both sides with melamine polish

Hardware: Of reputed make

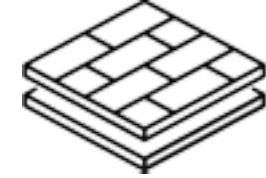


FRENCH DOORS

UPVC Sliding windows with clear glass and provision for mosquito mesh

WINDOWS

UPVC Sliding door with clear glass and provision for mosquito mesh on sliding windows



FLOORING

Drawing/Living/Dining/Family/Lounge/Kitchen: 1600 x 800 mm vitrified tiles of reputed make

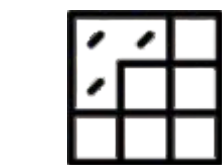
Home Theatre/Master Bedroom: Laminated wooden flooring

Other Bedrooms: 800 x 800 vitrified tiles of reputed make

Terrace: Anti-skid Vitrified tiles/ Ceramic of reputed make

Parking Area: Full body Vitrified tiles of reputed make

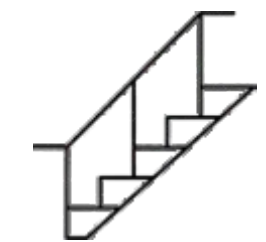
Staircase: Granite



DADO

Bathrooms: Polished Glazed Vitrified Tiles (PGVT)/ Glazed Vitrified Tiles (GVT) of reputed make upto lintel level

Utility/Wash Area: Polished Glazed Vitrified Tiles (PGVT)/ Glazed Vitrified Tiles (GVT) of reputed make up to sill level



RAILING

Staircase & Balconies: Internal Staircase railing will be of SS make and elevation railing will be of SS & glass



KITCHEN

Kitchen-ready to receive Modular Unit (client scope only)- Counter, dado, sink and taps are not included in the scope of work- Provision for electrical and plumbing points for sink and water purifier- Power plug for chimney, refrigerator, micro oven/ mixer grinder and cooking range / rice cooker



PAINTING

External: Texture /smooth paint with two coats of weather shield exterior emulsion, tile cladding as per facade details

Internal: Two coats of emulsion paint over smooth putty finish



LIFT

Structural provision will be provided (Purchase of lift, earth pit, clodding etc , is at client scope only)



PLUMBING AND SANITARY

All Bathrooms Polished chrome (CP) fixtures Grohe / Equivalent make Vanity type wash basin with hot & cold mixer Shower Single lever diverter with spout & overhead shower

Sanitary ware fixtures of Kohler / Equivalent make



ELECTRICAL

Concealed copper wiring of reputed make- Power sockets for AC in the villa

Power socket for cooking range, chimney / exhaust fan, refrigerator, microwave oven, mixer grinder & water purifier, dish washer in kitchen

Power socket for washing machine in utility area- Three phase supply for each unit with individual dual-source energy meter- Miniature Circuit Breakers (MCB) for each distribution board of reputed make- Modular switch boards of reputed make



TV/ TELEPHONE

Fiber connection to villa for internet, Telephone & Intercom- Provision for DTH & TV services in all bedrooms, living rooms & Home theatre- Provision for telephone in Living, All Bedrooms



WATER PROOFING

Toilets and open terrace



POWER BACKUP

DG Back up for the common services and for each villa up to 8KVA load



BILLING SYSTEM

Prepaid billing system for electricity, DG, water & maintenance



SECURITY SYSTEM

Sophisticated round the clock security system

Solar fencing through-out the boundary-

Intercom facility to all the units connecting to main security



WATER SUPPLY

Centralised water distribution by hydro pneumatic system for all villas with individual water meters for each villa



WTP & STP

Water Treatment plant only for bore well water supply- Sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for landscaping purpose- Rainwater harvesting provided for recharging ground water levels





RADHEY

CONSTRUCTIONS INDIA PVT. LTD.

RADHEY CONSTRUCTIONS INDIA PVT LTD

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