

Raichandani & Futnani Villas

BY RS CONSTRUCTIONS



A PLACE YOU WOULD MIGRATE FROM
THOUSAND MILES JUST TO MAKE IT YOUR HOME.





13.5
ACRES
TOTAL
LAND



Your own Sanctuary.

Homes where windows and doors open to let the sounds of nature float in. Where incredible meals are prepared and enjoyed with incredible views.



13.5 ACRES
TOTAL LAND



100 VILLAS
ALL LUXURY



ONE CLUB
HOUSE



5 STAR
FACILITIES

Grand Entry

“Homes where windows and doors open to let the sounds of nature float in. Where incredible meals are prepared and enjoyed with incredible views.”





STREET VIEW



100 Villas

Arriving at home should always feel welcoming and comfortable. Keeping this in mind, Raichandani & Futnani Villas follow a practical layout that divide public and private spaces into separate functional zones in the home.

Architecturally designed with all the modern features. Surrounded by beautifully landscaped gardens. Community open spaces to enjoy the grounds within the complex or simply read a book under the tree.



21st Century Comfort And Luxury

Raichandani & Futnani Villas are incorporate modern technology to optimise comfort, style, functionality and energy-efficiency.

Everything is designed to make your Villa the ideal place to call home.







Club House



Life In The Spirit Of Absolute Luxury

The Raichandani & Futanani Villas are driven by contemporary architecture, elegantly defined by clean lines and splashes of rich materiality in a seamless manner.



CONFERENCE ROOM



5-STAR GRADE GYM



GAMES ROOM



SWIMMING POOL



LIBRARY



BADMINTON & SQUASH COURT



YOGA/AEROBIC CENTER



SOLAR PANELS ON THE TERRACE

Floor Plans

East Road - Ground Floor Plan



AREA STATEMENT OF EAST VILLA

Ground Floor: **1482.0 Sq.ft**
 First Floor: **1605.0 Sq.ft.**
 Second Floor: **978.0 Sq.ft.**
 Constructed Area on Terrace Floor: **268.0 Sq.ft.**
TOTAL B.U.A.: 4333.0 SQ.FT.

Floor Plans

East Road - First Floor Plan



Floor Plans

East Road - Terrace Floor Plan



Floor Plans

West Road - Ground Floor Plan



AREA STATEMENT OF EAST VILLA

Ground Floor: **1674.0 Sq.ft.**
 First Floor: **1766.0 Sq.ft.**
 Second Floor: **1244.0 Sq.ft.**
 Constructed Area on Terrace Floor: **284.0 Sq.ft.**
TOTAL B.U.A.: 4968.0 SQ.FT.

Floor Plans

West Road - First Floor Plan

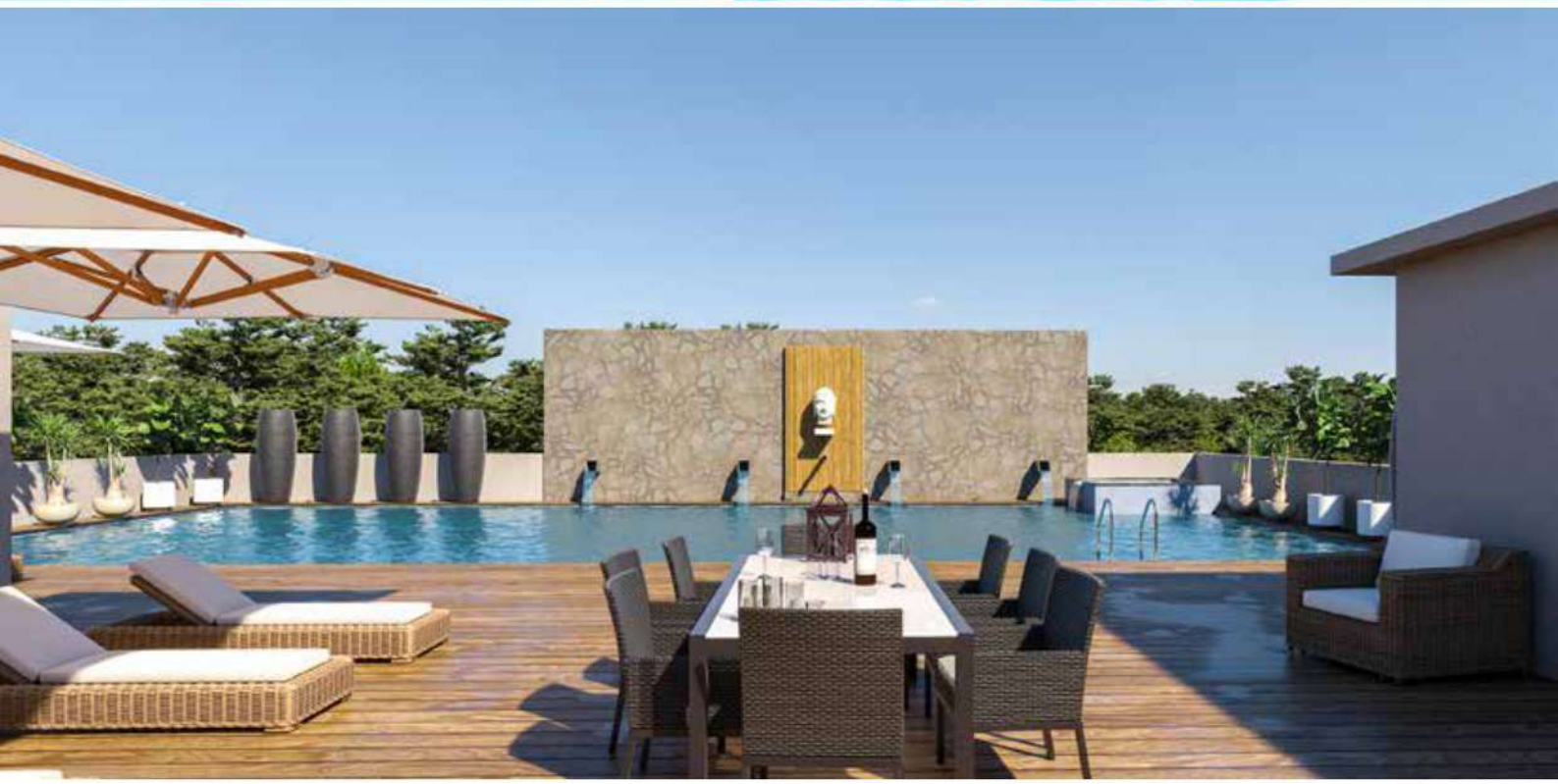


Floor Plans

West Road - Second Floor Plan



***“The purpose of our lives
is to be happy.”***



Amenities and Features

- Landscaped gardens (Avenue tree plantation of trees preferably Neem trees with 15 feet distance in-between on sidewalks of roads, in open spaces and on the periphery of the total plot.
- Jogging Track
- Children's Play Area
- Generator back up facility for common Areas
- B.T Roads and Lighting
- Complete Underground Electrical Cabling
- Good Cross ventilation
- Pressurized water supply system with underground sump on the NE of the site, and Bore wells as required
- Indoor Gym
- Designer LED Street Lamps
- Provision for Car wash Area
- Well-designed Rain Harvesting.



Specification - PAGE 1

- Structure:** R.C.C structure suitably designed to the type of soil as per soil testing report with earthquake Resistant foundation designed for seismic zone II.
- Super structure:** All external walls: 9" with first class Brick work in cement Mortar.
- Wall finishes:** Double coat cement plaster with smooth finish for internal external RCC and brick masonry surfaces. Internal walls will be smooth finish with good quality putty over a coat of primer finished with two coats of Acrylic emulsion paint which shall be of Asian paints or equivalent. External Synthetic spray plaster / exterior emulsion paints of Asian or equivalent make.
- Water Proofing:** Water proofing will be done in all bath and toilet areas and open terrace areas.
- Doors:** Main door: Teak wood frame and Teak wood door shutters with Melamine polish and designer hardware of reputed make.
Internal doors: Frames of Engineered Teak Wood, and Molded and Paneled Shutters with Polishing, Painting, Masonite Skin and Standard Hardware.
- Windows:** UPVC Windows with glass panel sand mosquito proofing, and standard hardware. Windows of more than 2'6" wide will be of sliding type and windows less than 2'6" wide will be of casement type. Fitted with elegantly designed M.S painted grills. Granite slab will be provided on the window sill.
- Railings:** Stainless steel railing on staircase. And toughened glass

Specification - PAGE 2

with SS railing for balconies.

Flooring and Skirting:

800 x 800 mm double charged vitrified tiles in living/drawing/ dining /kitchen and bedrooms. White ceramic tiles with epoxy grouting in Utility area. Bath rooms and balconies with anti skid vitrified tiles.

Dado & Counter tops:

Dado for all toilets up to 8'0" (lintel height) in vitrified tiles of reputed make with epoxy grouting

Dado for kitchen up to 3'-0" above counter level on all sides 600mm x 300mm ceramic tiles of Johnson, Kajaria or equivalent

Dado for utility up to 2'-0" above counter level on all sides in glazed white ceramic tiles of size 8"x8" of kajaria, Somany or equivalent make with epoxy grouting.

Kitchen:

Kitchen & utility counter tops in 18mm thick black granite slab with straight edge with 1/2 inch border above.

Stainless steel sink with hot and cold water mixer.

Anti-skid flooring. Provision for dishwasher.

Building water supply shall be by means of hydro pneumatic system from underground water sump with two days use storage capacity, apart from individual overhead water tank on each Villa. Supply of water shall be from municipal main and bore well.

Toilet:

All the toilets will be designed with bath areas and dry area and shall consist of:

1. Wash basin with Hot and Cold mixer valve.
2. EWC with concealed flush tank of Cera /Hindware/Parry or equivalent make, and health faucet and angle stopcocks JAQUAR.

Specification - PAGE 3

3. Bed room toilet shower area shall be provided with single lever diverter for hot & cold water, over head shower, spout, soap dish and Hindware or equivalent

4. Provisions for Geysers in all toilets.

5. All C.P fittings are chrome plated of Jaguar Marc, Plumber or equivalent make.

6. All CPVC fittings /material are of Finolex / Ashirvad or equivalent make.

7. All PVC fittings /material are of Sudhakar / Nandi or equivalent make.

Wall finish:

Smooth putty wall finish with Acrylic Emulsion paint

Treated waste

From underground treated waste water storage sump,

water supply:

all Villas with garden area shall be provided with one outlet each

External water supply lines shall be in schedule 40 upvc of astral make or equivalent

Internal hot and cold water supply lines shall be cpvc of astral make or equivalent

Drainage:

Internal and vertical stack drainage lines shall be in grade 'B' UPVC of supreme make or equivalent.

External sewage lines shall be in stoneware glazed pipes with necessary inspection chambers connected to waste water plant

Sanitary ware &

Bed room toilet wash basins shall be counter below type with basin mixer for cold and angle stopcocks of etc.

fixtures:

Bed room toilet w/c 's shall be wall mounted type with concealed flush tank, health faucet and angle stopcocks of Hindware

Specification - PAGE 4

Bed room toilet shower area shall be provided with single lever diverter for hot & cold water, over head shower, spout, soap dish of Hindware or equivalent. Kitchen shall be provided with SS single bowl with drain board of size 40"X20" of reputed make provided with wall mounted sink mixer for hot & cold water with swinging spout, angle stopcocks, Plumbing provision shall be made for washing machine

Provision for geysers shall be made in all toilets & utilities with angle stopcocks sanitary ware in bed room toilet

Sanitary fixtures in bedroom toilets & kitchen shall be chrome plated of Hindware Somany, Bau flow make

Electrical and associated:

1. Concealed P.V.C pipes with I.S.I standard copper wiring with adequate points with Standard copper wiring Modular switches with Metal Box.
2. TV/ Phone point in hall /drawing and bedrooms
3. AC points in all bedrooms and Halls. Earthing for all A/c Brand BLUESTAR or LG as per requirement. (AC charges will be collected from Costumers on (Landlord share or Developer share).
4. Mixer/Grinder/oven/refrigerator/Dish washer points in kitchen.
5. Separate MCB with Isolator will be provided at Main distribution box with each House.
6. 3 Phase supply for each unit and individual meter boards.
7. KVA of the power connection suitable for all the

Specification - PAGE 5

electric load of the all appliances including Air conditioners will be provided.

8. All electrical fittings of Finolex/Fine cab, Anchor, Northwest, equivalent make.

9. Provision shall be made for a place to install UPS along with the batteries.

10. Provision for Net-Metering from solar panels will be made available.

Two light points in each room / Hall with one of the light point with "two way" switch in each in bedroom shall be provided. One for fan point for all bedrooms, kitchen, drawing, dining, living shall be provided. Two fan points in case of big halls shall be provided if required.

Exhaust / Chimney point in kitchen and exhaust point in all toilets shall be provided.

All electric sockets to be of universal type

Three numbers of 5 Amps in each bedroom including two sockets on bed side and one 15 Amps socket will be provided. One 5 Amps in each toilet, two each 5 Amps in dining , drawing, living shall be provided.

One 5 Amps Socket and one light point and one fan point in sit outs will be provided, Three 5 Amps sockets in kitchen, for cook top, dish washer, chimney, RO water purifier unit, shall be provided.

20 amp power outlets for high wall split type AC'S in all bedroom living dining and drawing shall be provided.

Concealed piping for routing refrigerant piping shall be provided

Specification - PAGE 6

Distribution boards with ELCB'S and MCB'S shall be of Bentec or equivalent

Switches shall be of MDS mosaic or equivalent make Philips.

Electrical: TV point, two way switches in all rooms, polycab flame retardant wires or equivalent switches and panel with MCB circuit wires.

Other installations: Elevator: (Provision only) A.C. Provision + Geyser Heater
Common amenities: Parking : all units shall be provided with car parking with good quality parking area tiles.

Landscape: Lawns and suitable plantation in common garden areas shall be provided

Rain harvesting, 100% power back-up for common area

External finish: Apex Ultima or equivalent primer +2 coat paints

Internal: Asian emulsion 2 coat putty paper premier + 2 coat paints

Terrace:

1. Waterproofing of open terrace,
2. Water tank on 2nd floor roof top
3. Provision for drip system with drip timer and provision for roof top garden on 2nd floor open terrace.
4. Provision for Solar water heaters (i.e. pipeline up to all hot water outlet points) and provision for Solar panels with net metering on rooftop of 2nd floor (i.e. the electric conduit pipe for the power cable up to the electric meter).
5. Spiral stairs to go to 2nd floor roof top from 2nd floor shall be provided
6. Laundry facility on 2nd floor open terrace.

Specification - PAGE 7

Communication:

1. Telephone points in all Bedrooms, Drawing and Dining Areas,
2. Provision for Internet Connection in Study Room, Bedrooms CAT 6 cable for Internet
3. Provision for placement and connection to Wi-Fi routers and Wi-Fi range extenders in all floors.
4. Connectivity intercom connectivity to central security from all houses.

Cable TV: Cable Connection in all Bedrooms and Living Room

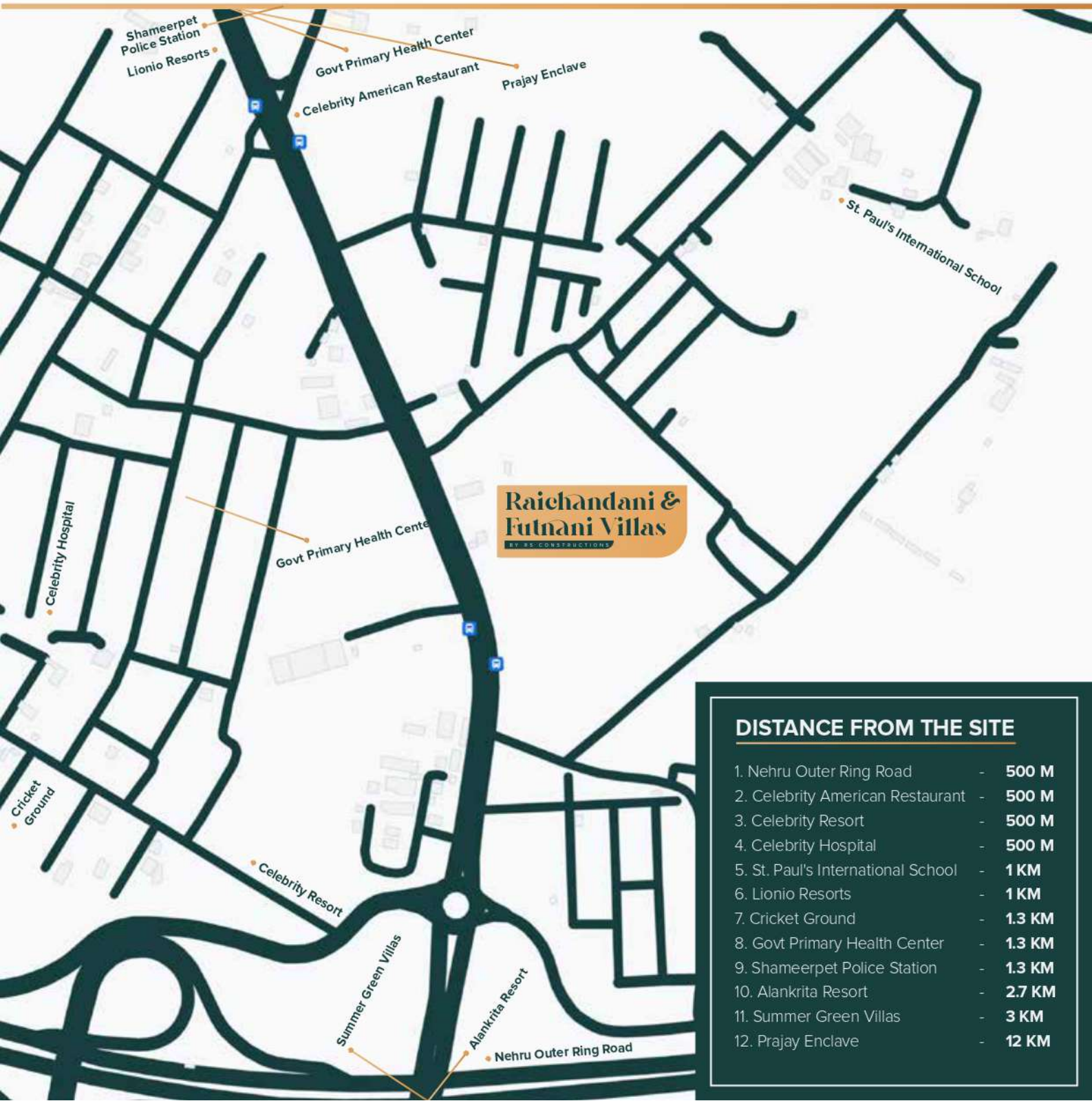
Compound wall gate: Masonry wall with MS Gate and Wicket Gate, with and electricity connection provision for auto gate.

Security:

1. Completely Compounded Wall.
2. CCTV Effective Surveillance
3. 24 hrs. Security with Intercom.



Go Anywhere and Get Back Home, Faster and Smoother



**Raichandani &
Futnani Villas**
BY BS CONSTRUCTIONS

DISTANCE FROM THE SITE

1. Nehru Outer Ring Road	- 500 M
2. Celebrity American Restaurant	- 500 M
3. Celebrity Resort	- 500 M
4. Celebrity Hospital	- 500 M
5. St. Paul's International School	- 1 KM
6. Lionio Resorts	- 1 KM
7. Cricket Ground	- 1.3 KM
8. Govt Primary Health Center	- 1.3 KM
9. Shameerpet Police Station	- 1.3 KM
10. Alankrita Resort	- 2.7 KM
11. Summer Green Villas	- 3 KM
12. Prajay Enclave	- 12 KM

SALES PARTNER



9100 900 891, 8978 600 891

Futnani Villas



DEVELOPED BY

RS CONSTRUCTIONS

Head Office: 3rd Floor, 6-3-354, S B Towers, Road No. 1, Banjara Hills, Hyderabad, Telangana, 500034

Site Address: Survey No.: SY NO 1024 AND 1043, Celebrity Resort, Shamirpet, Malkajgiri, 500078

RERA Number: P02200004011



SCAN TO VISIT PAGE

Rallys
ENGINEERING CONSULTANTS
D No.6-3-347/1
Dwarakapuri colony,
Panjagutta, Hyderabad - 500 082
Tele- +91 40 2335 0036
Email:rallysconsultants@outlook.com



SUDHA ASSOCIATES
PVT LTD
CONSULTING | PMO | EPC | CONSTRUCTION



#6-3-354, 2nd Floor Above Bata Showroom, S.B Towers Road No.1, Banjara Hills, Hyderabad
Email : hanumantarao@sudhaassociates.com

DISCLAIMER:

The brochure is purely conceptual and not a legal offering. All images and plans in the brochure are artist's impressions and Promoters / Architects reserve the right to add/ delete details/ specifications/ elevations mentioned. Terms & conditions apply. The images shown are for illustrative purpose.