



*Madadi's*

**Pratapa Rudra**

*— Luxury Villas —*

## ABOUT THE BUILDERS

Madadi's Pratapa Rudra Luxury villas are promoted by Helix Vulcha Developers, a partnership firm based in Hyderabad. The managing partners come with more than 40 years of experience in the Real Estate & Civil Engineering sector. They have designed and executed over 15 large residential, open plots, commercial in India, and 5 - star hotel projects in Arabian Middle East, Europe, America, and India.

**Jagadishwaran Guruswamy** a.k.a Jagadish is a Management Graduate from Osmania University. He has worked in the Senior Management of several multinational companies in India and abroad before turning into an entrepreneur in 2012.

He serves on the board of several Civil Engineering companies and helps in chartering their business plans. He is an avid trekker and has scaled the peaks in the lower Himalayas and in the South of India. A former biker, he biked all over South India way back in the early 90s when the roads and camping were a huge challenge.

He is passionate about education and teaches at premium Management & Engineering Schools as a Guest Faculty. He is also a regular speaker at various business forums and writes articles of human interest especially on Real Estate, Economy, and Taxation.

He has sponsored the education of underprivileged children who have demonstrated academic brilliance with exceptional scores.

Last but not the least, Jagadish has plans to launch India's first Real Estate market place that makes real estate buying or selling for the average person as simple as buying a loaf of bread with zero risks.

**Vulcha Tulsi Raj a.k.a Raju** is a pious, God-fearing, and spiritual person. He is well known in the Hyderabad Business circles. He had business interests in Real Estate and Educational Books for the last 30 years. He has promoted many open plot ventures in and around the City of Hyderabad.

The Managing Partners are supported by highly experienced & committed teams who have worked in Real Estate & Civil Engineering sector for more than 4 decades. These members of the staff have been employed with the promoters for nearly a little over a decade.



## About the Landowner

**Sri Madadi Raghava Reddy** is a pioneer in the field of education. He is the Managing Director of Edu Infra LLP, a company focused on delivering quality education. As the landowner, it was his dream to develop Rampally area. He was instrumental in setting up The Jubilee Hills Public School in Rampally and earned the goodwill of the local residents.

Having completed his vision in the field of education, he has now embarked into the housing sector with grandiose plans to develop the housing sector and invited Helix Vulcha Developers to develop Madadi's Pratapa Rudra Luxury Villas.

In addition to this, Sri Madadi Raghava Reddy has finalized the drawings to build a large commercial building in the vicinity. Named Madadi Commercial Centre, a first-of-its-kind and a Grade A building in this area, the project will attract the best of the international Tech companies and large format retail stores. Located strategically at a stone's throw distance from the ORR, the project is expected to be grounded very soon.

A lawyer by qualification **Sri Madadi Raghava Reddy** served as a Senior Officer with The Department of Home, in the Government of United Andhra Pradesh.





# ABOUT THE PROJECT

“Madadi’s PRATAPA RUDRA LUXURIOUS VILLAS” is a wonderful confluence of modernity, eco-friendly, highly practical, Vaastu compliant, and sustainable living.

A luxury villa development with world-class amenities and landscaped gardens spread over an area of 5.5 acres of carefully planned greenery. The project is designed to ensure that every need is taken care of. The project is developed with an eye for quality and in pursuit of perfection.

We have taken great pains to develop well-designed living spaces. Our villa design gives you the advantage of spacious rooms that are practical, have the flexibility of space, and have absolutely no unusable spaces. We have focussed all things that go into making your villa a great one. We have paid attention to details, big and small.

Right from the bricks to be used to the final coat of paint, we have tested and retested the products to ensure that you get only the best. Built with seasoned and highly experienced crew, it is no small wonder that we are very confident of our quality and we offer you a guarantee of 5 years on the construction quality under normal usage.

We have thought of everything that you would need to make your villa a paradise within. The doors and windows are placed at vantage positions to provide the maximum airflow and light. And not just that, we have planned the seating within the villa to provide you with the best and maximum viewing comfort and save your eyes and neck from strain. Can it get any better?

The villa has an enchanting landscape thoughtfully laid out to give you a sense of space along with maximum ventilation, natural light while helping improve the groundwater table. We believe that the internal roads within the township should be for vehicular movement and for the residents to enjoy a leisurely walk. Roads are certainly not to park cars.

And to achieve this, we ban parking of cars on the roads. One may ask where do we park our vehicles? Well, we have designed the parking area within the villa to accommodate two cars comfortably. And how did we achieve this? We strengthened the slab portion in this area with more than double the amount of steel and thereby eliminated the irksome column in the parking area. Indeed, this is a very expensive design. But we don’t hold back ever from giving you anything but the best. We intend to give you a home that you love and help you live in total comfort and peace.

We could go on. Yes, you are right, we love our design! And that’s because we would like to live at Pratapa Rudra villas someday. We are building it as we build it for ourselves! We have thoroughly planned the layout with just the right area of open spaces and the rest covered in lush green foliage that would boast of fruit and flower trees for everyday use. We believe in planting trees that help the environment and also improve the under ground water table.

The project would have play areas, well-maintained walkways, and sports & recreational facilities- all this within a well-protected environment with 24/7 security.

Pratapa Rudra Luxury Villas is a place for the discerning, those who appreciate fine life at a nominal price, a place where your family members can live in complete peace & comfort without having to worry about the mundane.



# WHY RAMPALLY

**Telangana, India's 29th and the youngest state stands tall in the ease of doing business in the India. The state of Telangana boasts of the following growth drivers**

- First in the country to introduce the Telangana State Industry Pass system which provides well organized, highly compliant and faceless approval for business houses wanting to set up industries in the state. This eliminated the middlemen completely and helped reduce the time to set up industries in the state from 12 to 18 months down to mere 21 days!
- First in the country to introduce TS B Pass which provides automatic building permissions for individuals and for the Builders and Contractors in the Civil Engineering & Real Estate Sector. The TS B Pass system has greatly helped the Real Estate sector to cut the red tape, reduce the costs and delivery homes faster to the end users.
- Telangana has one of India's largest Information Technology hubs. IT hubs at Hyderabad, Warangal boasts of hosting the offices of the world's best tech giants. Right from Google, Apple, Microsoft to Infosys, you name it, all these companies seek to set up offices in Hyderabad for the immense benefits the state offers.
- Hyderabad has one of the largest biotech research and manufacturing centres. Many of the Covid vaccines manufactured in India was at the Genome Valley Centre near Shamirpet, Hyderabad.

- In addition to the above, Hyderabad is also many industrial parks like the Medical Devices Industrial Park and the Aerospace Park etc.
- The young state of Telangana is the 4th largest contributor to the national GDP.
- This colossal development has paved way for the population to move beyond the boundaries of the city. One such budding destination that has grabbed the attention of stake holders is Rampally. Backed by various infrastructure projects, ample land supply, a great number of residential developments.
- Thanks to this undiscovered part of Hyderabad, Rampally offers peace, quiet, excellent ground water table fast developing social infrastructure.
- The cherry on the top would be fantastic connectivity. Located within walkable distance from the service road of Outer Ring Road, the site is extremely well connected to the city with excellent commute and transport systems. Rampally is just 8.5 kms from the upcoming Cherlapalli Railway Station
- There are many reputable healthcare facilities and hospitals and prominent educational institutions, banks and supermarkets in the vicinity.
- The Pocharam IT Park- the next Gachibowli of Hyderabad and Raheja IT Park is located at 12 kms distance.
- Also, Rampally houses many renowned IT Companies, the Hyderabad-Warangal industrial corridor along the highway and IT corridor along the ring road. The State Government has planned excellent radial roads that runs parallel to the ORR. Ask our Sales Staff to show you the master plan on the HMDA website.



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*Club*

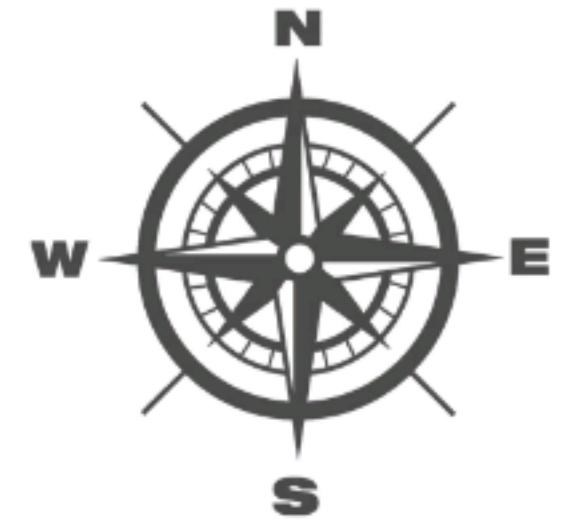
KITCHEN 62

PRADA

Club House



# PROJECT LAYOUT



# LOCATION ADVANTAGES

**Strategically located, the project is just 300 metres from the ORR Service Road, adjacent to Jubilee Hills Public School, off Kareemguda on the Kareemguda – Bogaram – Rampally 100 feet radial road.**

## **Connectivity**

- 300 meters from ORR Service Road  
The project is located on 100 feet ORR Radial Road
- 3 kms from Keesara ORR entry/ exit point.
- 8.5 kms to Ghatkesar ORR entry/ exit point
- 8.5 KMS to the proposed ultra-modern Cherlapalli Railway Station
- 12 kms to Pocharam IT Corridor & INFOSYS, Raheja IT, GENPACT, etc
- 22 kms to Secunderabad Railway Station
- 50 minutes drive to Rajeev Gandhi International Airport

## **Educational Institutions**

- Abutting Jubilee Hills Public School
- 700 metres to SR Engineering College
- 2.4 kms to St Andrews School, Keesara Campus
- 3.6 kms to Vardhana School
- 6 kms to Regelford International School
- 5 kms to Sreenidhi Engineering College
- 9.1 kms to Santa Maria CBSE School
- 9.2 kms to St Peters School
- 5 kms to Serenity School, Keesara.
- 10.4 kms to Samskar School
- 12.8 kms to Akshara International School

## **Shopping & Social Infrastructure**

- 3.8 kms to Rampally Shopping Centre
- 6.3 kms to Jagadamba Theatre
- 7.9 kms to Nagaram Shopping area
- 8.9 kms to Ushodaya Supermarket
- 9.40 kms to More Super Market in Nagaram
- 12.9 kms to Talluri Theaters
- 14.3 kms to Radhika Movieplex

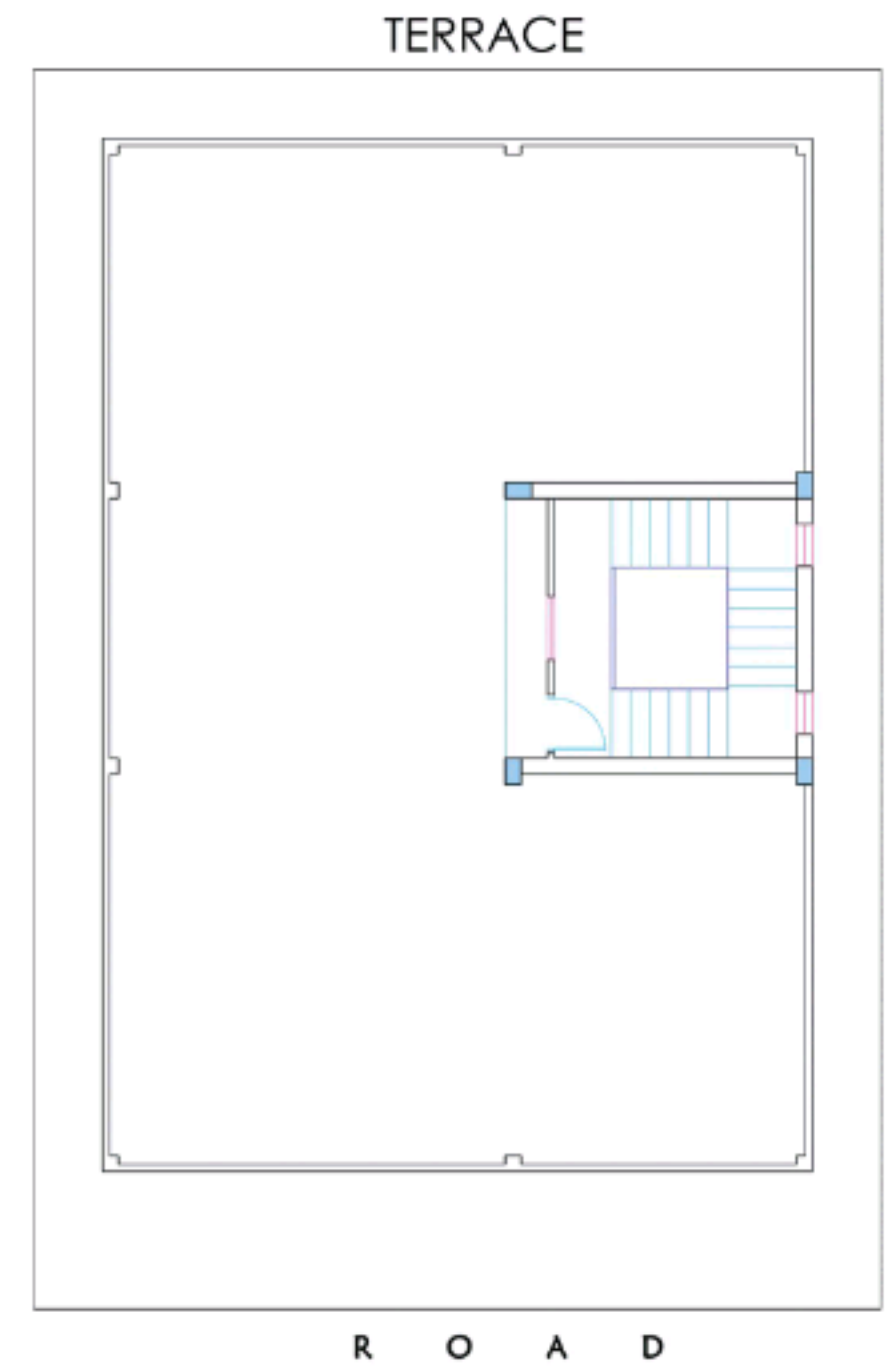
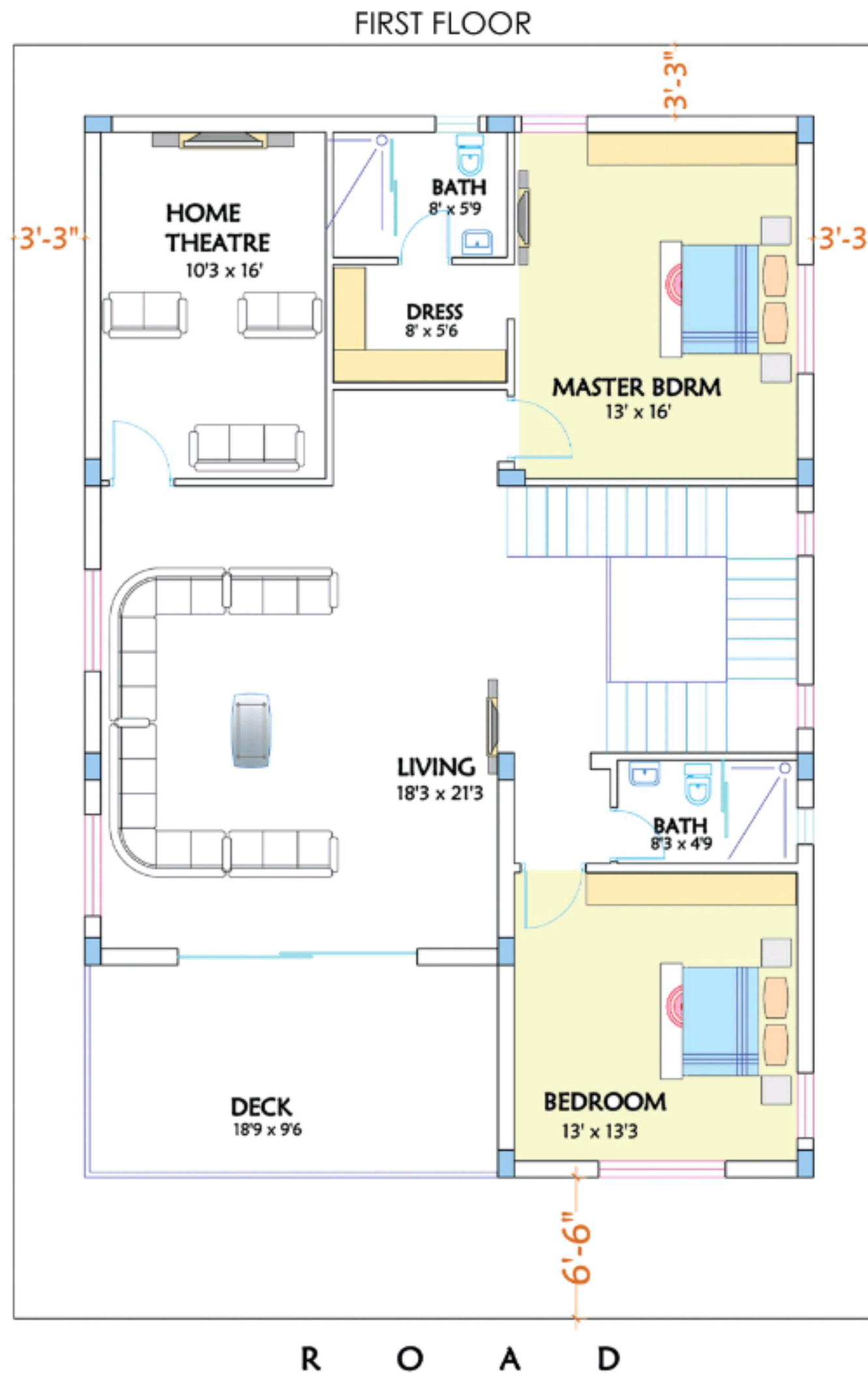
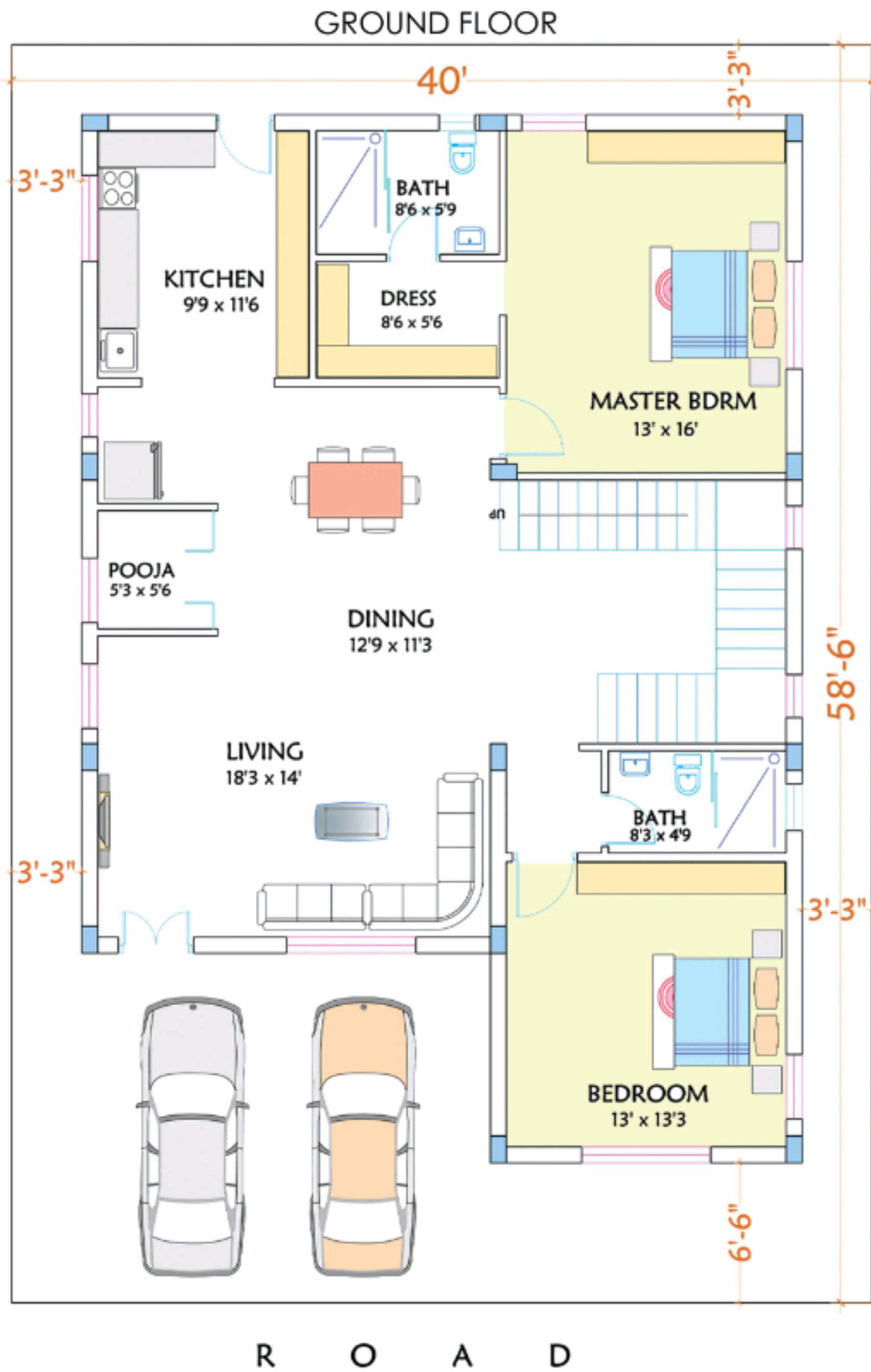
## **Hospitals**

- 4.4 kms to Al Royce Hospital in Rampally
- 6 kms to Sign Hospital
- 8.4 kms to Janani Hospital
- 9 kms to Keerthi Hospitals

## **Others**

- 10 kms to world-famous Shiva temple in Keesaragutta. This temple was mentioned in Ramayana.
- 14.3 kms to Dr. AS Rao Nagar interstate bus stop
- 20 kms to Tirumalagherry X Road
- 1 hour 15 minutes drive to Cyber Towers in Hitech City

# NORTH FACING VILLAS

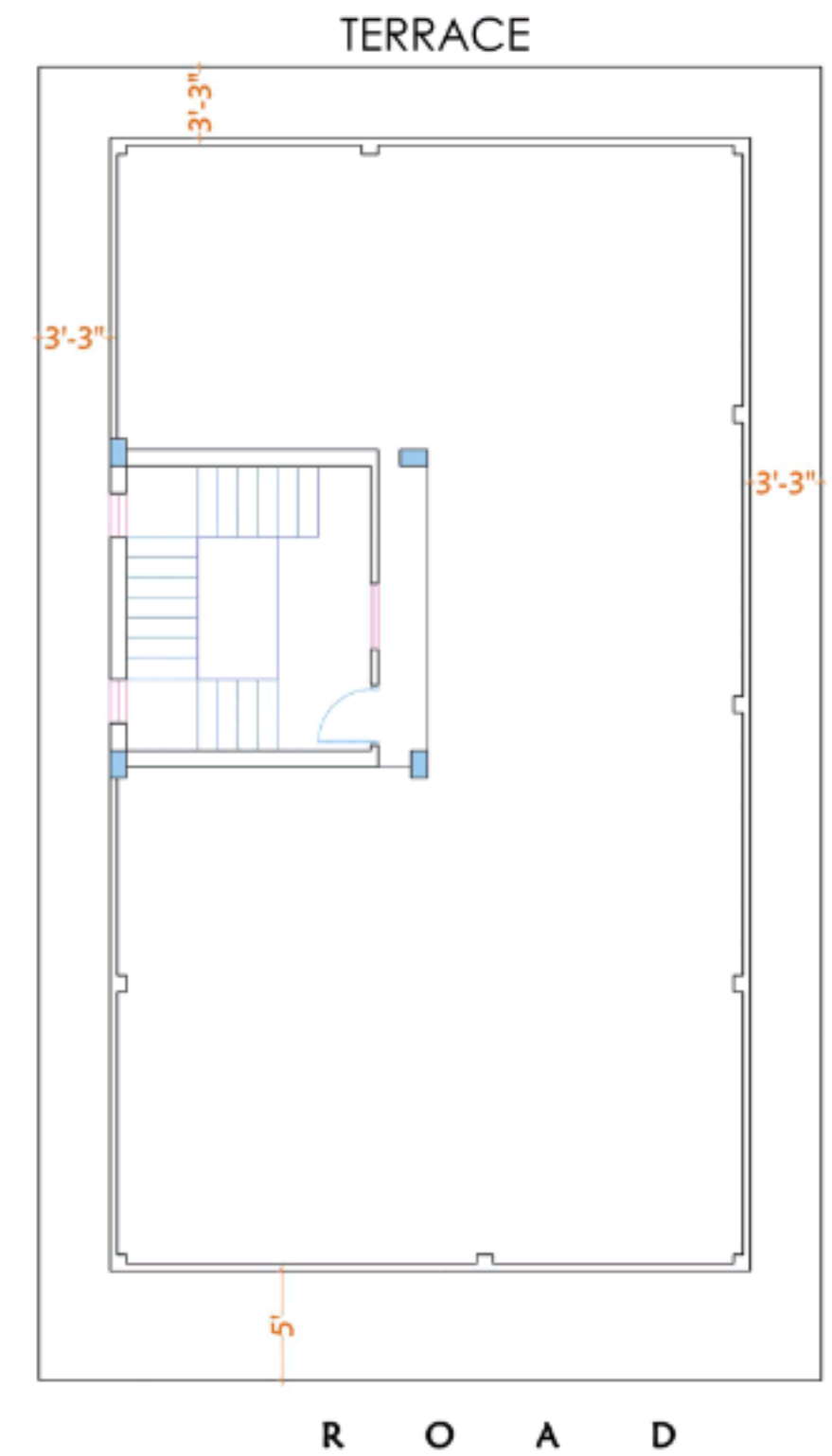
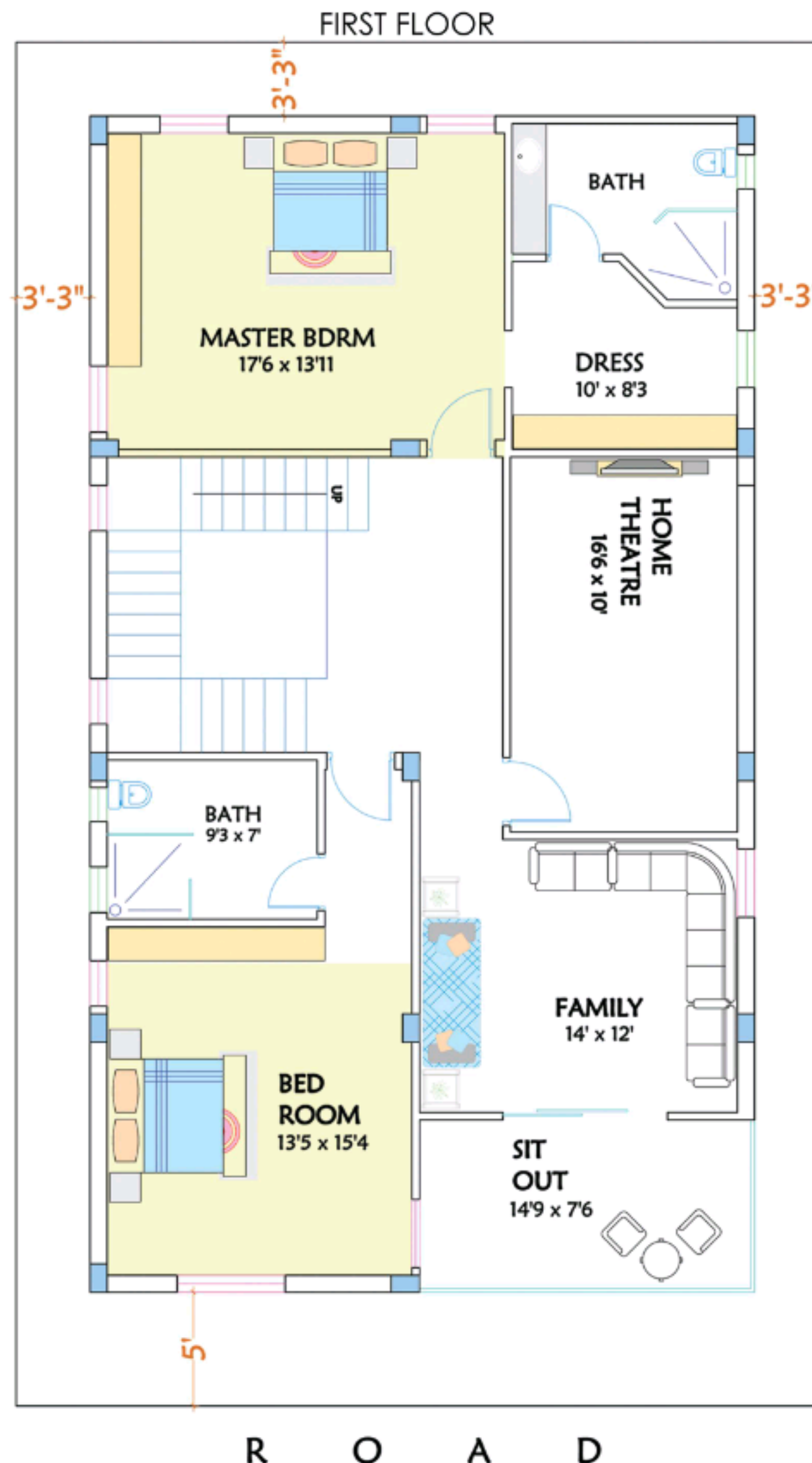
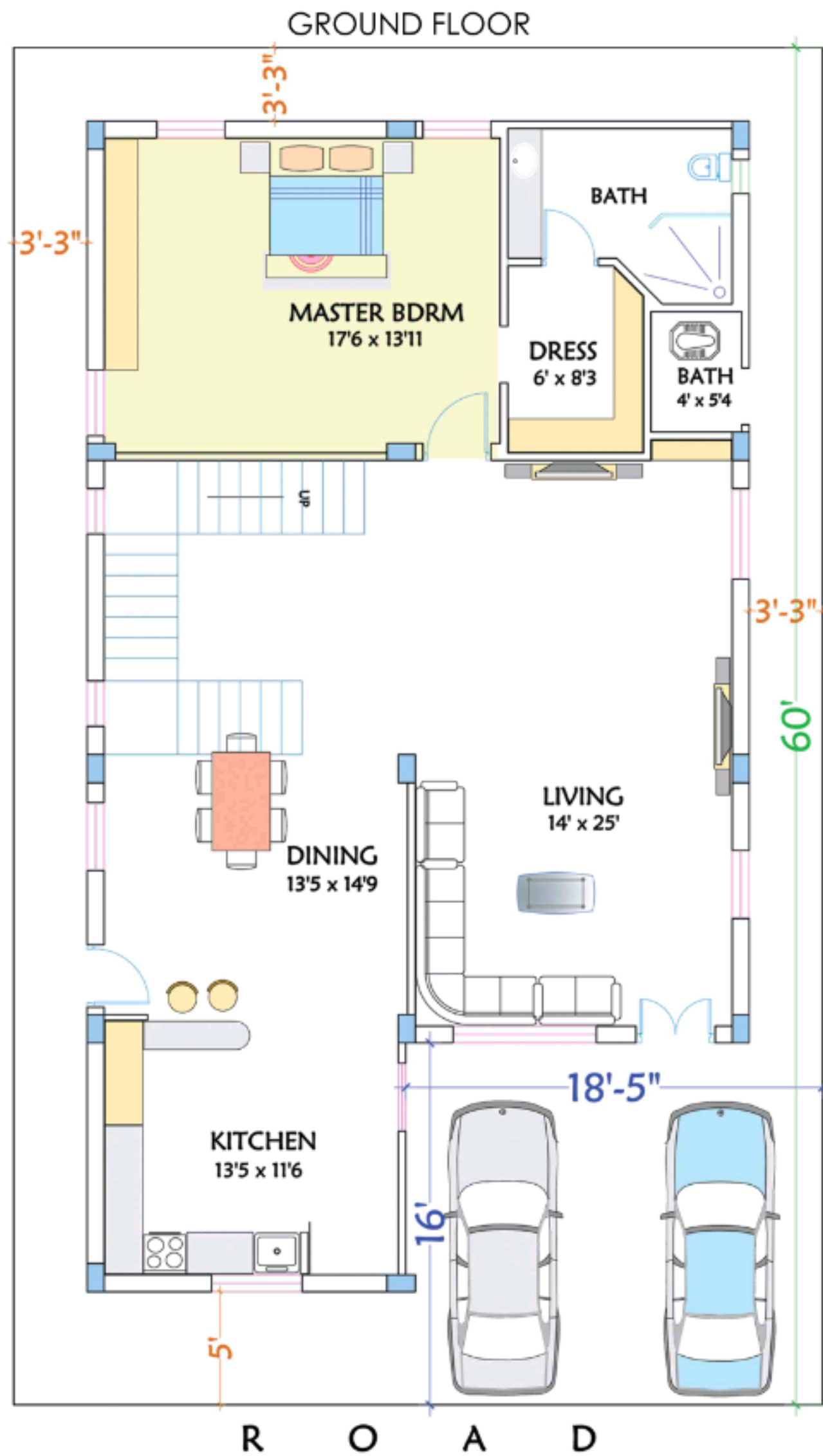


Plot Size	260 square yards
Dimensions	40' X 58' 6"
Ground Floor	1633 sft
First Floor	1633 sft
Headroom	200 sft
<b>Total</b>	<b>3466sft</b>

**FLOOR PLAN**



# EAST FACING VILLAS



Plot Size	238 square yards
Dimensions	35'9" X 60'
Ground Floor	1514 sft
First Floor	1514 sft
Headroom	210 sft
<b>Total</b>	<b>3238 sft</b>

**FLOOR PLAN**



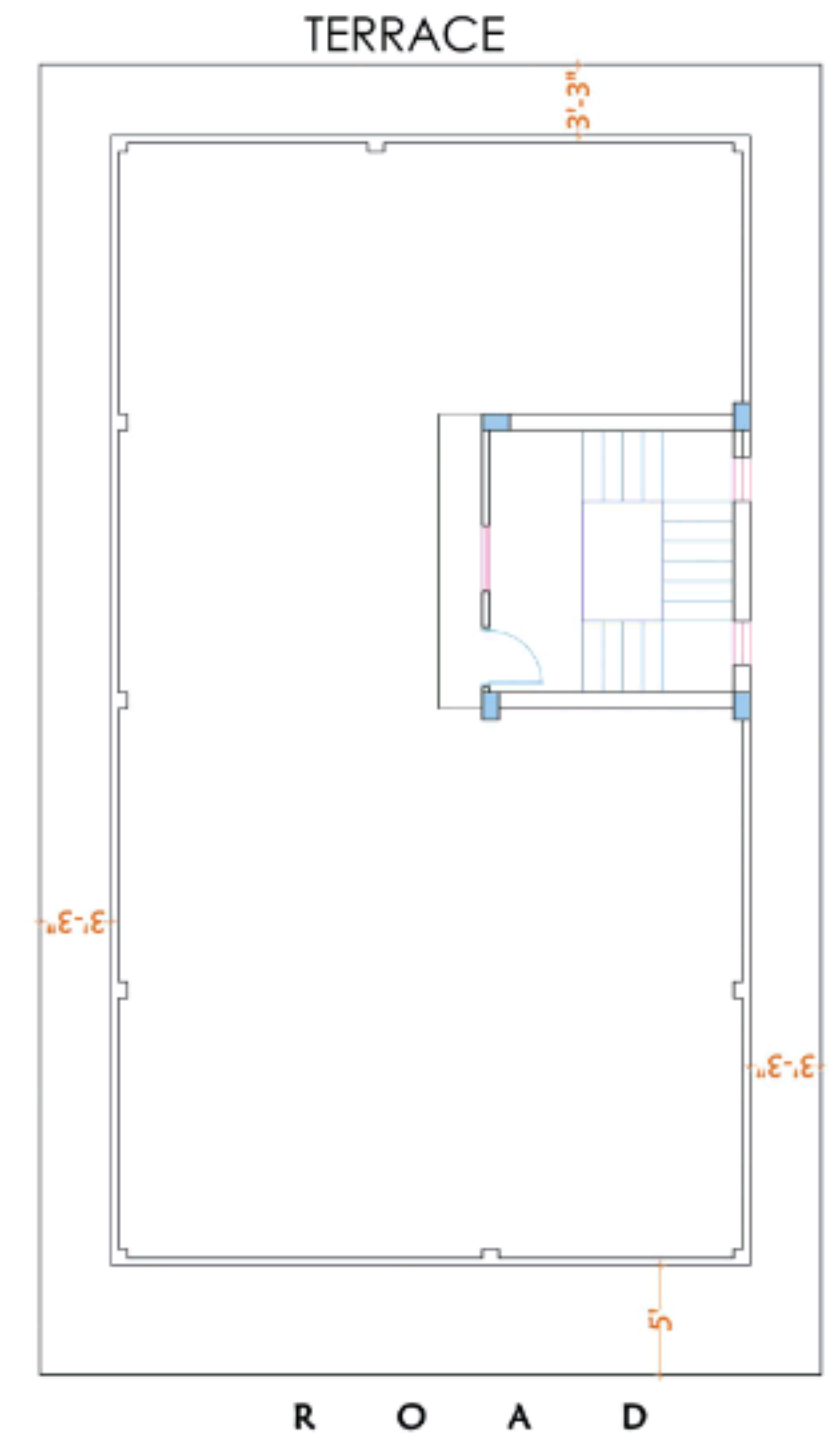
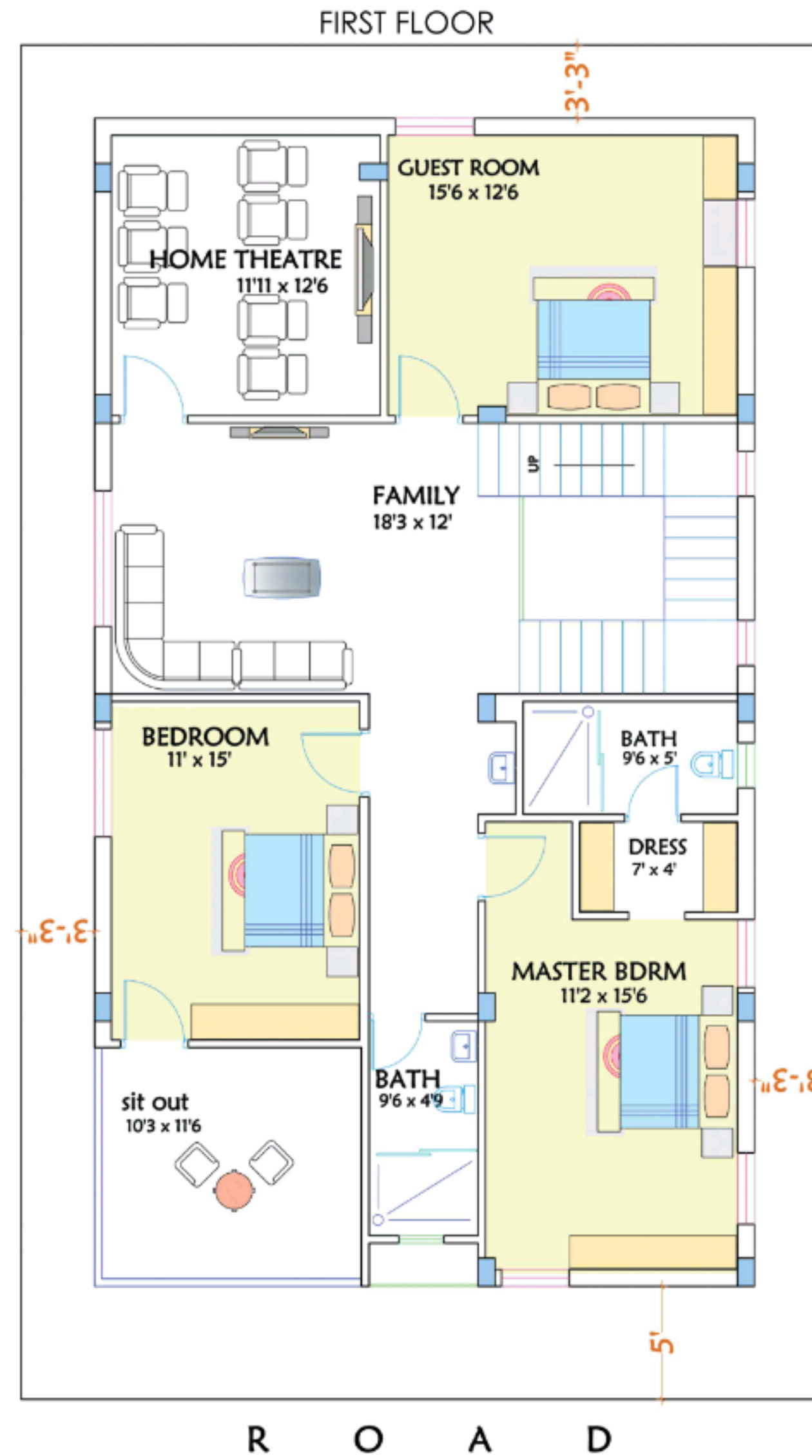
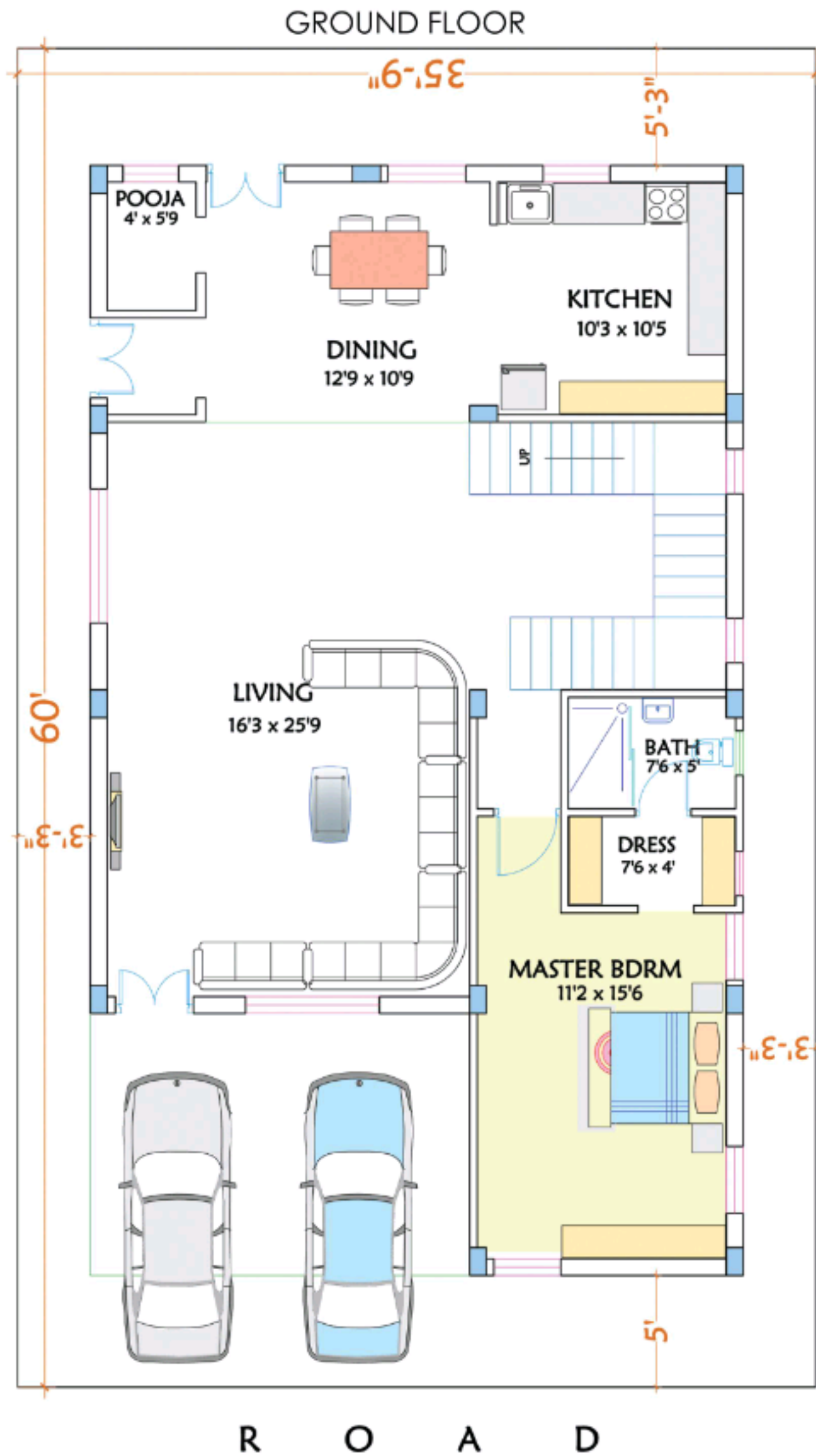
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# WEST FACING VILLAS



Plot Size	238 square yards
Dimensions	35'9" X 60'
Ground Floor	1468 sft
First Floor	1514 sft
Headroom	200 sft
<b>Total</b>	<b>3182 sft</b>

**FLOOR PLAN**



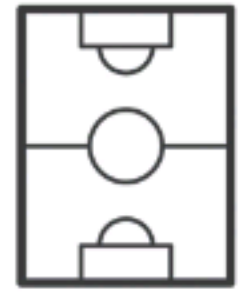




24x7  
SECURITY



PARKS



BASKETBALL  
COURT



SKATING  
RINK

# AMMETHIEMS



OVERHEAD  
WATER  
TANK



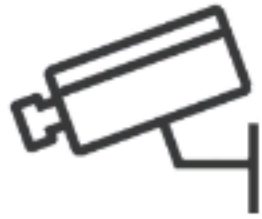
PIPELINE FOR  
MANJEERA WATER



WALKING  
TRACK



TENNIS  
COURT



CCTV



BORE  
WATER



STREETLIGHTS



UNDERGROUND  
DRINKING WATER  
SUMP



POWER  
BACK UP



UNDERGROUND  
POWER LINE



TENNIS COURT

# SPECIFICATIONS

## LAYOUT & UNIT

Designed as per HMDA norms, the layout provides the best usage of the land while allowing for excellent ventilation. Our villas are seamless and have no compound wall towards the road to allow ease of entering and exit from the villa car park area.

## STRUCTURE

We use ISI-marked steel, metal and cement mixed with Robo sand giving the RCC structures like slabs, columns, and beams the super strength.

## WALLS

The villas will have 8-inch thick external and 4-inch-thick inner walls, built with lightweight/ red earth /solid blocks as per the availability in the local market.

## PLASTERING

2 inches of delicately hand-finished cement river sand mortar plastering by a highly skilled crew to give you that chiseled look.

## PAINTING

We use the best of the paints that provide all-round protection to your walls and keep them shining and new. We make your walls look special with 2 coats of cement-based putty, fine sanding one coat of primer, and two coats of paint for internal walls. When it comes to the external, we apply one coat of primer and two coats of weatherproof paints. We buy paints from the best of paint manufacturers like TATA, Asian, Nerolac, etc



## DOORS

**MAIN DOOR** – We use polished teakwood frame, with teakwood shutters fitted with high-quality brass/steel fittings.

**Internal Doors & Frames:** All the other internal doors shall be made with Solid wood WPC frame (wood plastic composite material) and factory-made Flush doors. We have thought of everything, just so that you don't have to worry about post-handover maintenance. We use WPC frames and doors for the bath and the headroom to help prevent termite attacks, warping & bending, or cracks. We care for you.

## WINDOWS

We will install the best quality 3 Track glass mounted UPVC Windows, complete with two sliding shutters and one insect mesh to keep away the pests, day or night.

## FLOORING

Good and well-laid floors make living easy and pleasant. To enhance that lovely feeling, we use single charge 2 X 2 feet Vitrified Tiles to give your villa that elegant, classy, easy to maintain, and yet tough flooring.





## STAIRCASE

We beautify the handrails & balustrades. We use aesthetically appealing and yet strong stainless-steel handrails & balustrades in combination with glass. The staircase will have black granite tread and the riser in a contrasting color granite.



## ELECTRICAL

Power cables and wires undergo a lot of stress while supplying electricity. There has to be no compromise in the quality whatsoever. Just so that your family and you enjoy trouble-free times, the three-phase power connection is supplied through ISI-marked high-quality concealed multi-strand copper wiring with the latest modular switches from the best brands like North West, Havells, Anchor, Gold Medal, or equivalent. And, not just this, every villa comes with its earthing pits and wiring for power inverters.



## WATER SUPPLY

We provide two water pipelines to every villa which will empty into 2 overhead plastic water tanks. Of this, one pipe will be for the bore water supply and the other for the future supply of Manjeera water as and when the supply is available in the local area.



## POWER BACKUP

We provide diesel generators in soundproof enclosures to supply power for water pumps, common area lighting, security post, etc. in case of a power outage.



## KITCHEN

Our kitchen plan helps you customize it. The open-plan kitchen allows you to design modular furniture to suit your convenience. With a conveniently placed utility area, your kitchen is highly efficient and brings out the Super Chef in you.



## RECREATION

The project has three lush green parks and a well-equipped play area for children.



## BATHS & TOILETS

With anti-slip Ceramic tiles on the floor to give you a solid grip and the glazed wall tiles up to door height, the minutely planned bathrooms are forever clean and dry. We use the best brand sanitaryware like Cera, Hindware, Somani, Johnson in white color, complemented with the latest bathroom fittings in chrome.



