



villas 64

LIVE MULTI LEVEL

villas
64



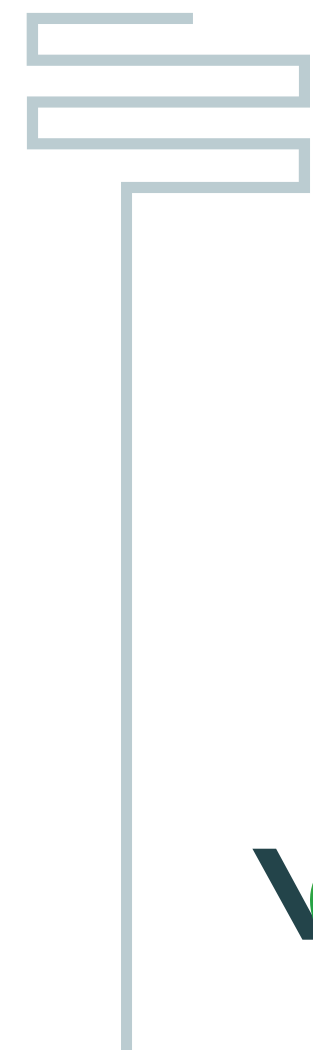
MULTI LEVEL LIFESTYLE

LEISURE
INDEPENDENCE
MEMORIES
CONVENIENCE
& GREENERY





style



M U L T I L E V E L
00
01
02
03

villas
64



STREET VIEW OF TYPE "BE" VILLAS

M U L T I L E V E L statement

*the level
that
defines
you*



EXPLORE
03
02
01
00

4BHK
3BHK
EAST &
WEST
FACING

64 VILLAS 6

TYPE	DE	DW	BE	BW	ΔE	ΔW
NOS	22	22	9	9	1	1



-FOUR CAR PARKING FOR "A" TYPE -THREE-CAR PARKING FOR "B&D" TYPE

villas
64

00

LEVEL · LOBBY · SERVANT ROOM · STORE ROOM

-SEPARATE GATES FOR CARS & PEDESTRIANS

PARKING



CHERISH
MEMORIES
FOREVER

villas
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01 LIVING

LEVEL

• LIVING ROOM • BEDROOM WITH WALK-IN CLOSET

• KITCHEN & UTILITY • DINING AREA • PUJA ROOM



ENJOY
PRIVATE
MOMENTS

02

LEVEL

• MASTER BEDROOM WITH WALK-IN CLOSET • BEDROOM WITH WALK-IN CLOSET

CHILLING

• LOUNGE AREA WITH DOUBLE HEIGHT CEILING • SEATING BALCONY

ENTERTAINING

BLOCK
BUSTER
TIMES



03

LEVEL

• HOME THEATRE • BALCONY

• LOUNGE AREA • BEDROOM WITH WALK-IN CLOSET

villas
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GREEN AREAS OF
3.93
ACRES
SPREAD ACROSS THE
PROJECT AT MULTIPLE
LOCATIONS

**Villas
64**

COLOUR YOUR LIFE
GARDEN

*thoughtfully
designed
open
spaces*

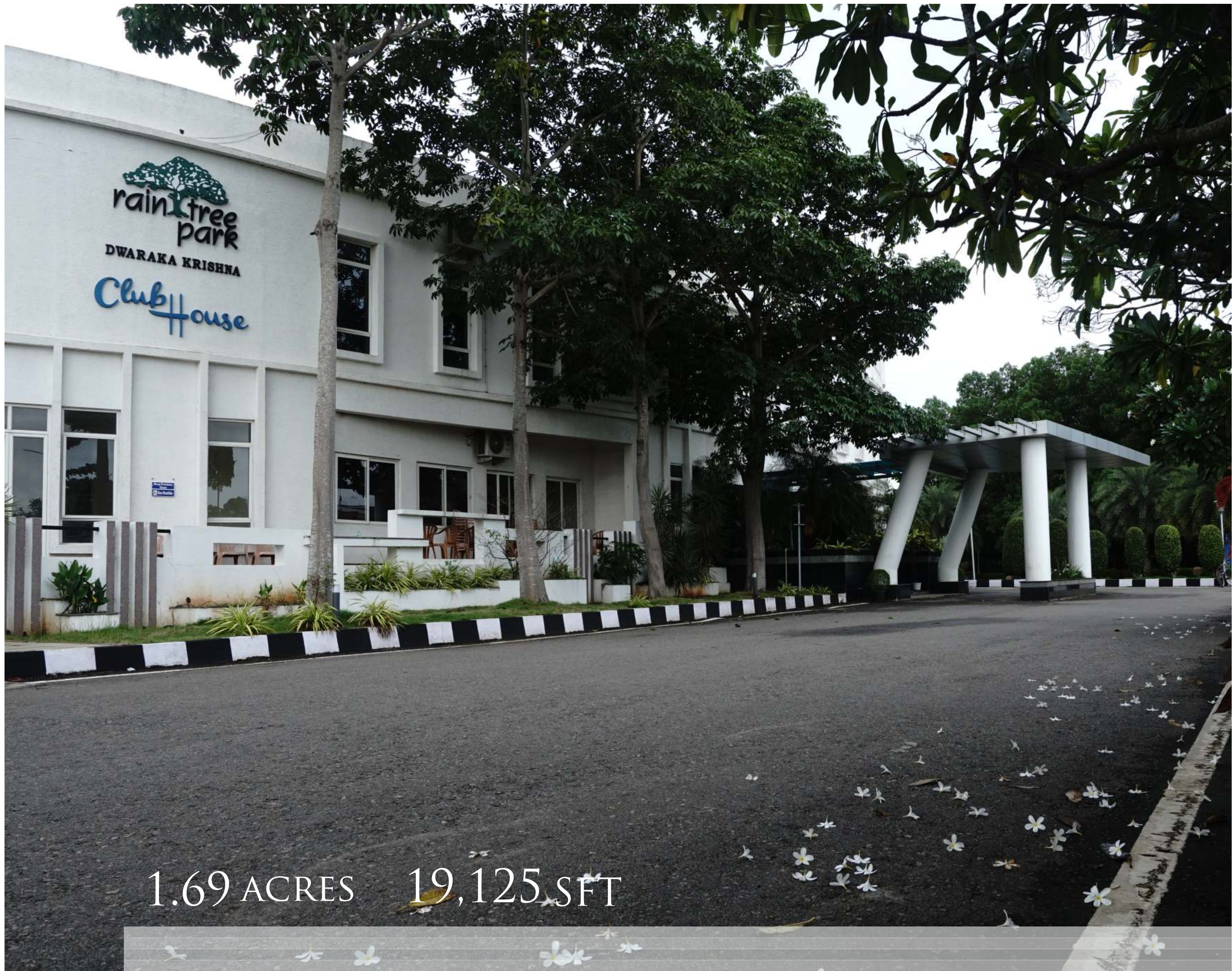


JOGGING
CYCLING
LEISURE WALK
YOGA
MEDITATION



MULTI ACTIVITY
open
SPACES

villas
64



1.69 ACRES 19,125 SFT

ACTIVITY PACKED

CLUBHOUSE





SHOPPING/MARKET

VILLAS MAIN ENTRANCE

BADMINTON COURT

TENNIS COURT

SAND
VOLLEY BALL

SWIMMING POOL/
KIDS POOL

OUTDOOR
PARTY LAWN

villas
64



OUTDOOR

- TENNIS COURT
- BADMINTON COURT
- SAND VOLLEY BALL COURT
- JOGGING TRACK
- SWIMMING POOL
- CHILDREN'S POOL
- PARTY LAWN

INDOOR

- AV ROOM
- GYMNASIUM
- LIBRARY
- YOGA ROOM
- MULTIPURPOSE HALL
- GAMES ROOM



AMONG



STEP-IN

STREET VIEW OF TYPE "DE" VILLAS

*script
the moments
that
matter*



LIVING ROOM

UPTO
556
SFT

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*craft
the
stories
that
resonate*



BEDROOM

BEDROOM
UPTO
292
SFT

CLOSET
UPTO
95
SFT

WASHROOM
UPTO
116
SFT

villas
64

*experience
sun
soaked
mornings*



*live
moon
lit
evenings*



BREAK-THRU

*enjoy the
breeze
on top
level*



LEVEL NEXT

TERACE

*swim
in the
sky*

• GAZEBO • LAP POOL • SOLAR PANELS



LAP
POOL
(ONLY IN TYPE "A" UNITS)

Villas
64



STREET VIEW OF TYPE "BW" VILLAS

OWN IT

villas
64



BIRD'S EYE VIEW

33.69
ACRES
(PROJECT LAND)



MASTER PLAN

D

TYPE
EAST FACING

PLOT AREA
210 SQ YD

BUILT-UP AREA
3994 SFT

STILT + 2 FLOORS
PLOT SIZE : 33' 3" X 56' 9"

- 3 BEDROOMS WITH TOILET + POWDER ROOM
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 2,574 SFT
- PARKING AREA : 677 SFT

KEY PLAN

18.30M WIDE ROAD

12.20M WIDE ROAD																
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263
12.20M WIDE ROAD																
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295
12.20M WIDE ROAD																

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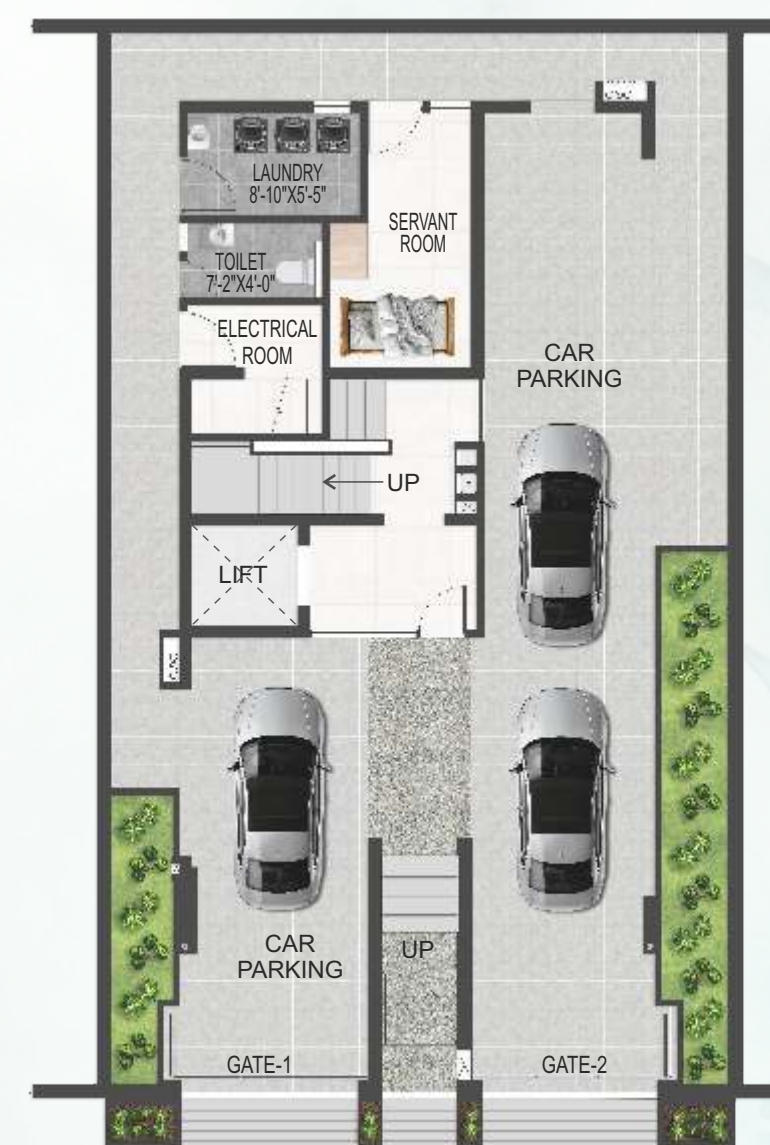
'D' TYPE EAST FACING



TERRACE
FLOOR PLAN



SECOND
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN





TYPE WEST

PLOT AREA
210

BUILT-UP AREA
3697

STILT + 2 FLOORS

PLOT SIZE : 33' 3" X 56' 9"

- 3 BEDROOMS WITH TOILET + POWDER ROOM
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 2,272 SFT
- PARKING AREA : 519 SFT

KEY PLAN

18,30M WIDE ROAD

12,20M WIDE ROAD										12,20M WIDE ROAD									
BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PATHWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232			
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263			

3,90M

12,20M WIDE ROAD										12,20M WIDE ROAD									
DW-279	DW-278	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PATHWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264			
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295			

3,90M

12,20M WIDE ROAD





'D' TYPE WEST FACING



TERRACE
FLOOR PLAN



SECOND
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN



18,30M WIDE ROAD

12,00M WIDE ROAD

BW-247	BW-246	BW-245	BW-244	BW-243	BW-242	BW-241	BW-240	PA THWAY	BW-239	DW-238	DW-237	DW-236	DW-235	DW-234	DW-233	DW-232
BE-248	BE-249	BE-250	BE-251	BE-252	BE-253	BE-254	BE-255		BE-256	DE-257	DE-258	DE-259	DE-260	DE-261	DE-262	DE-263

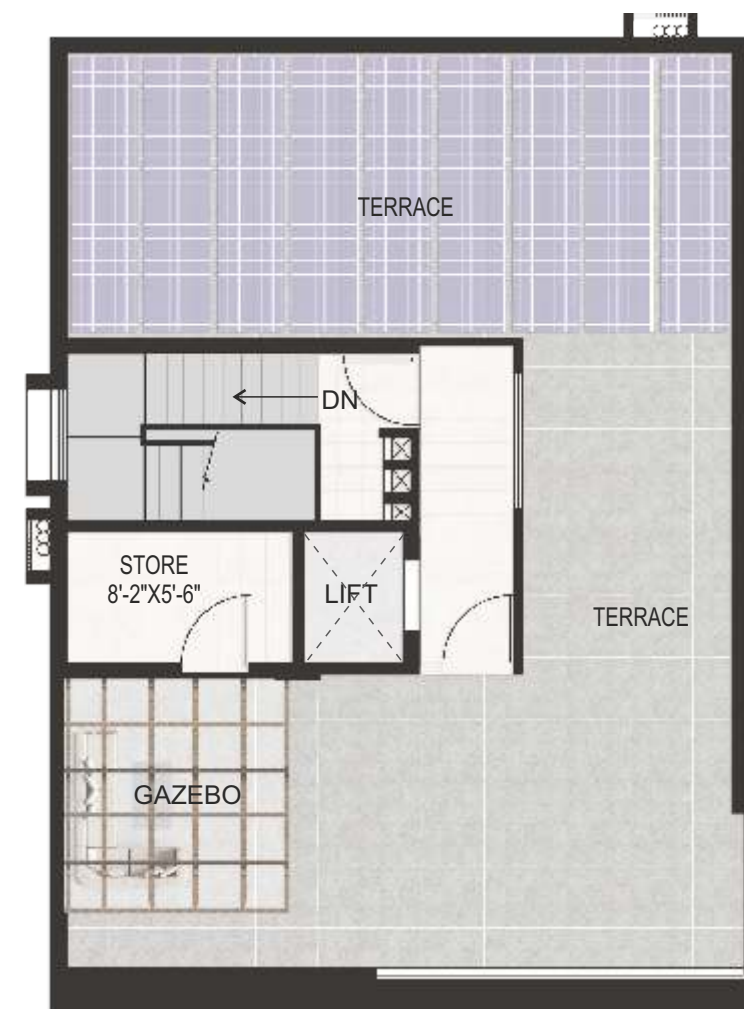
12,00M WIDE ROAD

DW-278	DW-279	DW-277	DW-276	DW-275	DW-274	DW-273	DW-272	DW-271	DW-270	PA THWAY	DW-269	DW-268	DW-267	DW-266	DW-265	AW-264
DE-280	DE-281	DE-282	DE-283	DE-284	DE-285	DE-286	DE-287	DE-288	DE-289		DE-290	DE-291	DE-292	DE-293	DE-294	AE-295

12,00M WIDE ROAD



'B' TYPE EAST FACING



TERRACE
FLOOR PLAN



THIRD
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN

TYPE B

WEST FACING

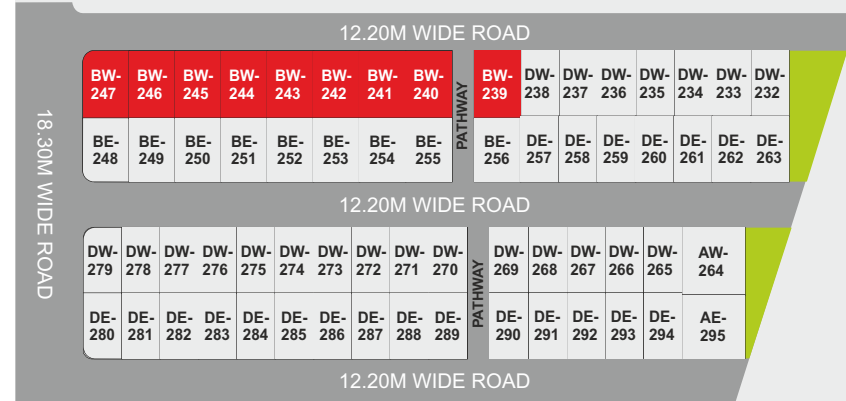
PLOT AREA
260 SQ YD

BUILT-UP AREA
4652 SFT

STILT + 3 FLOORS
PLOT SIZE : 40' X 58' 6"

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 3 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 3,199 SFT
- PARKING AREA : 579 SFT

KEY PLAN





'B' TYPE WEST FACING



TERRACE
FLOOR PLAN



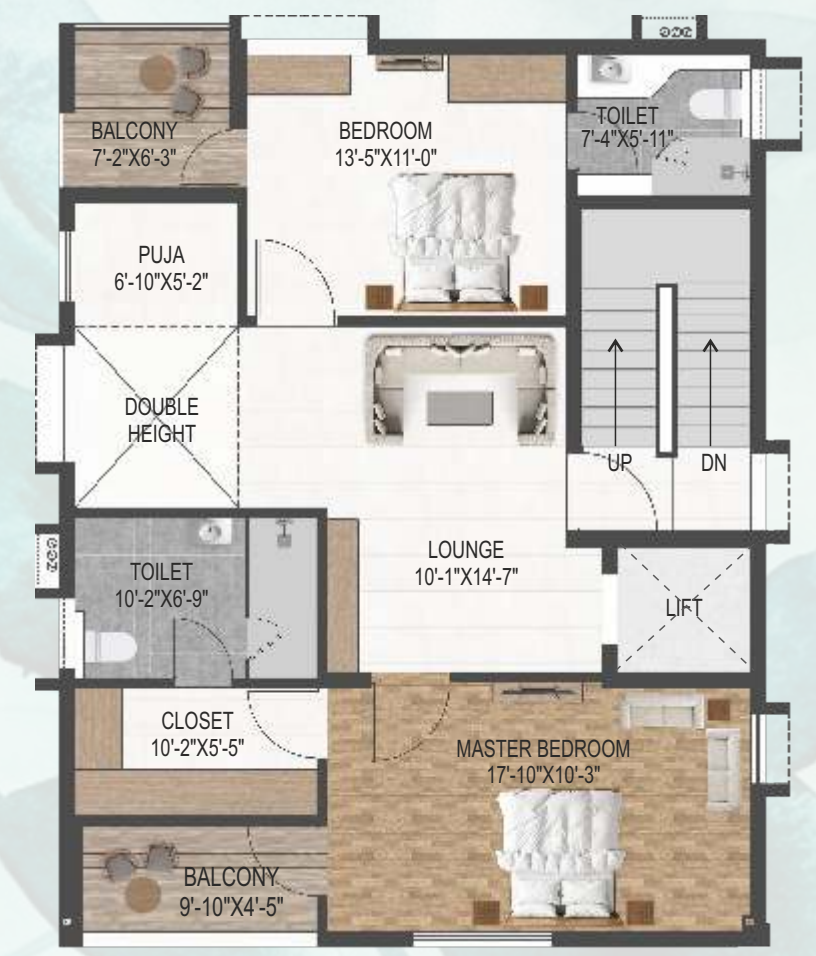
THIRD
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN

TYPE A
EAST FACING

PLOT AREA
336 SQ YD

BUILT-UP AREA
7242 SFT

STILT + 3 FLOORS
PLOT SIZE : 55' X 55'

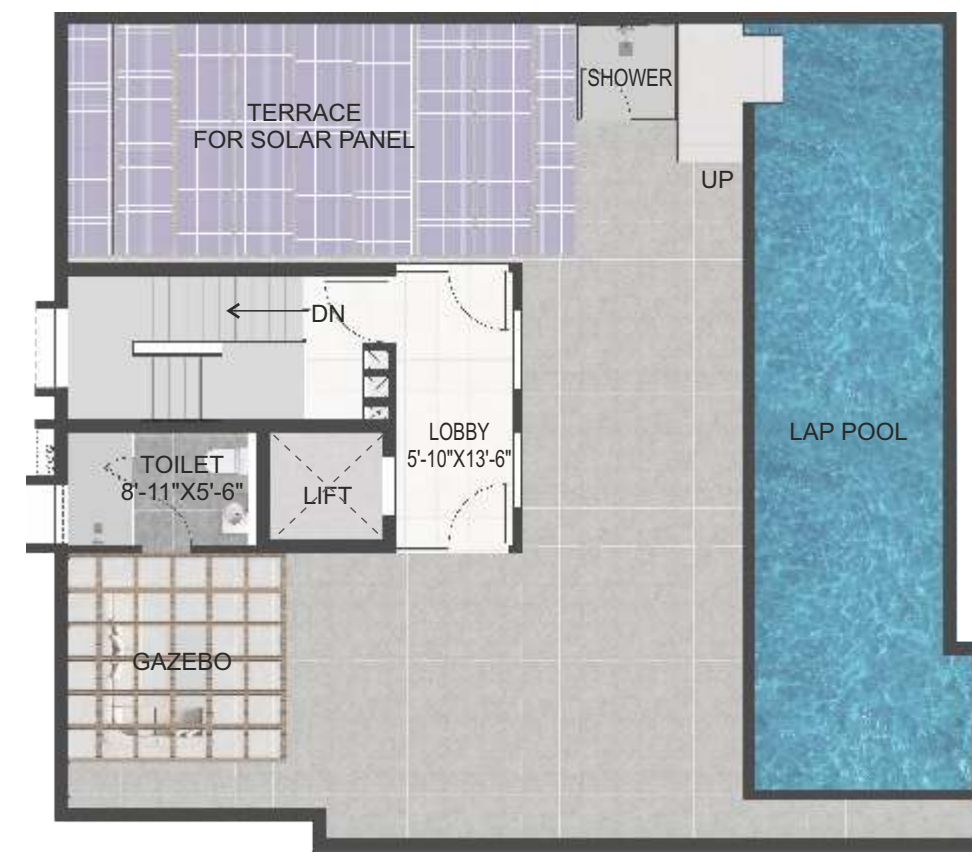
- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 4 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 4,771 SFT
- PARKING AREA : 1,107 SFT

KEY PLAN





'A' TYPE EAST FACING



TERRACE
FLOOR PLAN



THIRD
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN

A

TYPE
WEST FACING

PLOT AREA
357 SQ YD

BUILT-UP AREA
6879 SFT

STILT + 3 FLOORS
PLOT SIZE : 55' X 58' 6"

- 4 BEDROOMS WITH TOILET + POWDER ROOM
- HOME THEATRE
- PUJA ROOM
- 4 CARS PARKING
- SERVANT ROOM & TOILET
- CARPET AREA : 4,591 SFT
- PARKING AREA : 1,066 SFT

KEY PLAN





'A' TYPE WEST FACING



TERRACE
FLOOR PLAN



THIRD
FLOOR PLAN



STILT
FLOOR PLAN



FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



1738
FAMILIES

1596
APARTMENTS

142
VILLAS

- ABUTTING 18.3M ROAD LEADING TO NATIONAL HIGHWAY
- 20MIN TO VIJAYAWADA
- 10MIN TO GUNTUR
- 20MIN TO AP SECRETARIAT (AMARAVATHI)
- 40MIN TO AIRPORT

villas
64





LOCATION MAP

(NOT TO SCALE)

Villās
64

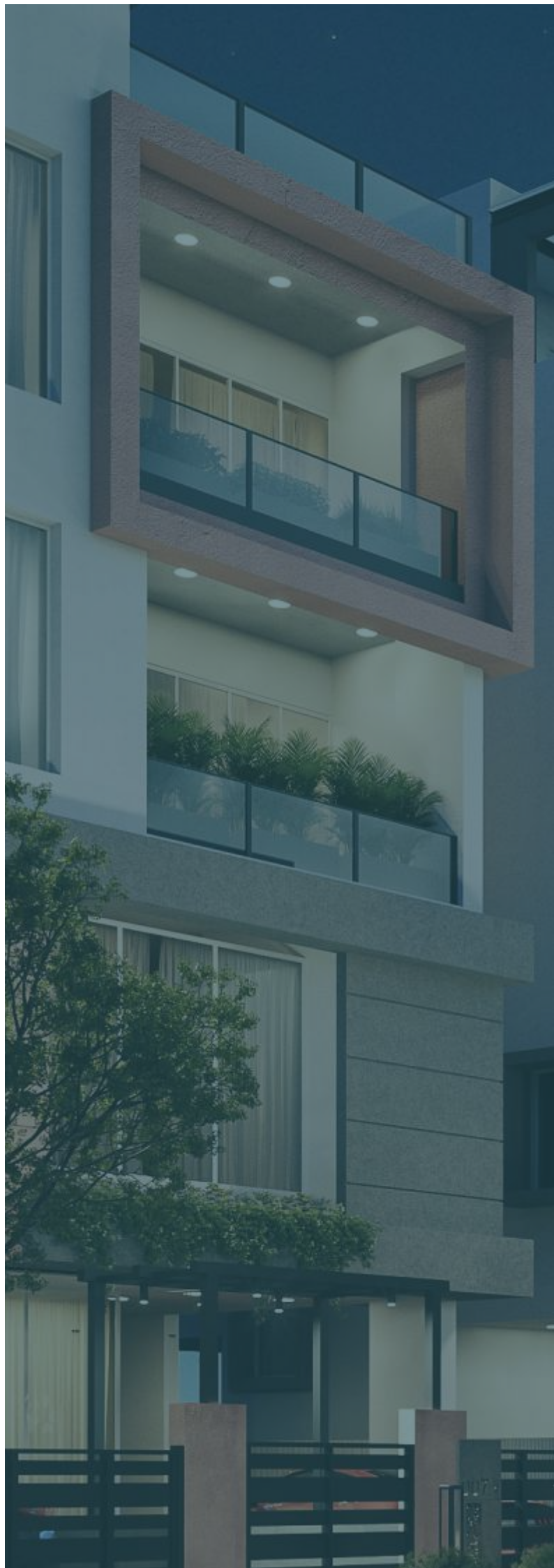
40 MINS
AIRPORT

30 MINS
AMARAVATHI,
VIT, SRM,
HIGH COURT,
NH-16 HIGHWAY,
KANAKA DURGA TEMPLE,
ANU OPP TO PROJECT SITE
AP SECRETARIAT

20 MINS
VIJAYAWADA
AIRPORT
AFTER COMPLETION
OF EASTERN BYPASS

10 MINS
GUNTUR
MANGALAGIRI





Structure

Reinforced Cement Concrete Footing & Frame work

Walls

AAC Block Masonry

Plastering

Internal: 12mm thick
External: 12 mm + 8 mm
Ceiling: 8 mm

Roof

Reinforced Cement Concrete

Windows

Bedroom, Kitchen: uPVC 3 framed glazed openable / Sliding Windows with Mosquito Mesh shutter

Door

Main Door: Teak wood door frame with teak wood panel shutters
Other Doors: Teak wood door frame with Laminated Flush Door
Toilets: Granite frame with Laminated Flush Door

Floor Finishes

Living, Dining Other
Bedroom & Kitchen: Vitrified Tiles

Master Bedroom & Home Theatre: Laminated Wooden Floor
Bathroom & Balcony: Anti-skid Vitrified tile
Dado: Glazed Vitrified Tile

Staircase

Granite Stone Flooring & Skirting

Wall Finishes

Interior: Smoothly finished with putty with 2 coats Acrylic Emulsion Paint
Exterior: Texture Paint with exterior emulsion paint

Sanitary Fittings

Master Toilet: EWC, Single lever fixture with wall mixture cum Shower and Wash Basin.
Common Toilet: EWC and Wash Basin
Other Toilets: EWC, Single lever fixture with wall mixture cum Shower and Wash Basin
Kitchen: Bare Kitchen

Electrical

Sufficient Electrical Points
Solar Panels at Terrace

Lift

Passenger lift.

SPECIFICATIONS



IJM (India) Infrastructure Limited (**IJMII**) incorporated in 1998, is a preferred construction partner and has strong presence in Roads, Buildings & Urban Rail. **IJMII** has successfully completed 32 projects while delivering sterling performances one after the other in its operations in India. **IJMII** has many firsts to its credit.



INCORPORATED IN
1998

*a legacy of
trust in india*

Excellence through quality

Completed

21 MN_{SFT}
Residential / Commercial Space

2.7 MN_{SFT}
Under Development



MCD CIVIC CENTRE
BUILDING NEW DELHI
BUA: 23.5 Lakh Sq. Ft.



RAINTREE PARK DWARAKA
KRISHNA, PHASE-1
VIJAYAWADA
BUA: 19.05 Lakh Sq. Ft.



SHANTINIKETAN
TOWNSHIP
PROJECT, BANGALORE
BUA: 65 Lakh Sq. Ft.



PRESTIGE SHANTINIKETAN
COMMERCIAL
BANGALORE
BUA: 41.31 Lakh Sq. Ft.



RAINTREE PARK DWARAKA
KRISHNA, PHASE - 2
VIJAYAWADA BUA: 8.3 Lakh
Sq. Ft.



RAINTREE PARK TOWNSHIP,
HYDERABAD (MALAYSIAN
TOWNSHIP) BUA: 29.0 Lakh
Sq. Ft.



TCS IT PARK
BUILDING PROJECT
HYDERABAD



FIRST CITY, PHASE - 1
NAGPUR
BUA: 8.18 Lakh Sq. Ft.

2000

Successfully executed
**India's first flagship
expressway project**
'Mumbai Pune Expressway'
from Kon to Chowk

2003

Implemented **India's first
automated toll collection
system**- Tada-Nellore stretch
of NH 65, a G2G project

2005

**The first world-class
Integrated Township** in
Hyderabad – Raintree Park
(Popularly known as
Malaysian Township)

2003-07

**Spearheaded Urban Mass
Transportation** system
development in India by
successful execution of
multiple packages of Delhi
Metro Rail Corporation

2012

Successfully executed the
then **tallest building in
Delhi** – MCD Civic Centre
with 28 Floors (102 m high)

2012

The first integrated township
in Bangalore – Prestige
Shantiniketan Single largest
development in Bangalore
as of 2017

2021

Redefined pace and quality
of road construction for
25.54 lane Kms within
17.45 hrs at Solapur –
Bijapur section of NH 52.
Event featured in Limca
Book of Records/Asia Book
of Records

2021-22

Prestigious CIDC
'Vishwakarma' award
recipient for two consecutive
years. Chairman's
Commendation Trophy –
2021 Best Professionally
Managed Company – 2022
Best Construction Project
(SBRP) - 2022



MULTI LEVEL LIFESTYLE





APCRDA Approved Plans



IJM RAINTREE PARK PRIVATE LIMITED
(FORMERLY KNOW AS IJM LINGAMANENI TOWNSHIP PRIVATE LIMITED)

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MADHAPUR, HYDERABAD-500 033. TELANGANA, INDIA

SALES & MARKETING OFFICE:
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OPP NAGARJUNA UNIVERSITY,
NH-16, VIJAYAWADA - GUNTUR HIGHWAY, KANTERU
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