



TS RERA REGISTERED No:  
P01100006135

# RAAGA



GORGEOUS GARDEN VILLAS @ VELIMELA

A project by



# RADHEY

CONSTRUCTIONS INDIA PVT. LTD.







“Nature plays a concert, free of charge, day & night.  
With everything from flowing rivers to blowing trees,  
with all from flying butterflies to buzzing bees.  
All you have to do is stop and listen  
to nature’s symphonies & collection.”



RAAGA



13' 6" WIDE BACKYARD

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 barbecue zone and entertain guests.

# 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



## OVERVIEW

Site Area - **28 Acres**

No. of Units - **292**

Villa Types - **4 & 5 BHK**

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

Built-up Area - **3,778- 6,877 Sft.**

Clubhouse - **50,000 Sft.**

**Villas with Exclusive Backyard**



## Embrace the *Rhythm of Life*

Experience a mesmerizing lifestyle in tune with the world's finest luxuries at Radhey Raaga, a luxurious villa community spread across 28 Acres in Velimala, 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 and live your life in symphony with nature.



Children Play Area

Amphitheater



Lawn



Outdoor Gym

## 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 common interests, and share a love of nature.



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.



**EAST VILLA**  
305 Sq. Yds.



**GROUND FLOOR**

**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.



**FIRST FLOOR**



**SECOND FLOOR**



**WEST VILLA**  
305 Sq. Yds.



**GROUND FLOOR**

**AREA STATEMENT**

**PLOT AREA**  
305 Sq.Yds.

**BUILT-UP AREA**

**PARKING**  
221 Sft.

**GROUND FLOOR**  
1352.07 Sft.

**FIRST FLOOR**  
1639.36 Sft.

**SECOND FLOOR**  
1383.28 Sft.

**TOTAL BUILT-UP AREA**  
4596 Sft.



**FIRST FLOOR**



**SECOND FLOOR**



**EAST VILLA**  
220 Sq. Yds.



**GROUND FLOOR**

**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.



**FIRST FLOOR**



**SECOND FLOOR**



**WEST VILLA**  
220 Sq. Yds.



**GROUND FLOOR**

**AREA STATEMENT**

- PLOT AREA**  
220 Sq.Yds.

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- BUILT-UP AREA**

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- PARKING**  
167.81 Sft.

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- GROUND FLOOR**  
1127.53 Sft.

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- FIRST FLOOR**  
1351.42 Sft.

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- SECOND FLOOR**  
1131.51 Sft.

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- TOTAL BUILT-UP AREA**  
3778 Sft.



**FIRST FLOOR**



**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 multi-story clubhouse provides spaces for playing, exercising, relaxation, bonding, and celebration.

# 50,000 Sft. Clubhouse



## Amenities

Pharmacy  
ATM  
Grocery Store  
Coffee Shop / Bakery  
Banquet Hall 1 (150 Capacity)  
Swimming Pool  
Banquet Hall 2 (100 Pax)  
Yoga / Meditation Hall  
Gym

Online Classes-1  
Online Classes-2  
Toddlers Space  
Playing Deck  
Co-Working Space  
Conference  
Squash Court  
Badminton Courts-2 Nos.  
Guest Rooms-4 Nos

Billiards  
Table Tennis  
Air Hockey  
Foosball  
Other Indoor Games  
SPA / Saloon  
Admin Office  
Terrace Party Area  
Terrace Landscape.

# SPECIFICATIONS



## STRUCTURE

**Framed Structure:** RCC framed structure resistant to wind & earthquake (Zone 2).

**Super Structure:** Solid cement concrete blocks for external & internal walls.



## PLASTERING

**Internal:** Gypsum/Cement sand plaster for walls & ceilings.

**External:** Double coat plaster for RCC & masonry surfaces.



## PAINTING

**External:** Texture/smooth paint finish of reputed make with two coats of weather shield exterior emulsion, HPL cladding as per facade details.

**Internal:** Two coats of emulsion paint of reputed make over smooth putty finish.

## DOORS

### Main Doors of 1200mm X 2300mm

Frame: 250mm X 75mm Teak wood frame with PU Polish.

Shutter: 40mm Flush shutter with 4mm Black forest veneer on both sides with PU polish.

Architrave: Front with 40mm X 12mm and back with 25mm X 10mm.

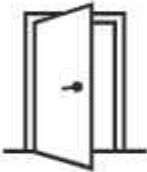
### Internal Doors

Frames: 112mm X 75mm Solid wood frame with PU polish.

Shutter: 35mm Flush shutter with 4mm Black forest veneer on both sides with PU polish.

Architrave: Front with 40mm X 12mm and back with 25mm X 10mm.

**Hardware:** Yale/Equivalent make.



## FRENCH DOORS

UPVC sliding doors with clear glass of reputed make with provision for mosquito mesh.

## WINDOWS

UPVC sliding windows with clear glass of reputed make with provision for mosquito mesh.

## FLOORING

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

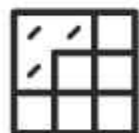
**Home Theatre/Master Bedroom:** Laminated wooden flooring.

**Other Bedrooms:** 800mm x 800mm vitrified tiles of reputed make.

**Open 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 4 feet.



## RAILING

**Staircase & Balconies:** Internal staircase railing will be of SS/MS make & elevation railing will be of SS & glass.



## KITCHEN

Kitchen-ready to receive modular unit.(client's scope)

Counter dado and sink are not included in the scope of work.

Plumbing & electrical provision for water purifier, sink faucet.

Power sockets for cooking range, chimney/exhaust fan, refrigerator, microwave & mixer grinder.



### LIFT

Structural provision with earthing will be provided.  
(Lift, electrical conduits, cladding etc is in client's scope)



### PLUMBING & SANITARY

All bathrooms polished chrome (CP) fixtures Kohler/Equivalent make.  
Wash basin with hot & cold mixer.  
Single lever diverter with spout & shower.  
Sanitary fixtures of Kohler/Equivalent make.



### ELECTRICAL

Concealed copper wiring of reputed make.  
Power sockets for AC in all bedrooms, living rooms, dining lobby & home theatre.  
Power sockets for cooking range, chimney/ exhaust fan, refrigerator, microwave, mixer grinder & water purifier in kitchen.  
Power socket for washing machine & dishwasher 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.  
**EV charging** : Provision for electric cars shall be provided for each villa.  
**Solar Heater** : Provision for solar heater provided on terrace.



### 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 all bedrooms and living rooms.



### WATER PROOFING

Water proofing for toilets, sit-outs, open terrace & terrace of reputed make.



### POWER BACKUP

100% DG Back up.



### 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.



### WTP & STP

Water Treatment Plant(WTP) for bore well water supply.  
Sewage Treatment Plant(STP) of adequate capacity as per norms will be provided inside the project along with UV filtration.  
Treated sewage water will be used for landscaping purpose.  
Rainwater harvesting is provided to recharge groundwater levels as per norms.

Sheraton Hotels



Gachibowli Stadium



Hyatt Hotels

Outer Ring Road



Keystone School



ISB



Wipro



Birla Open Minds School



Samasthi Intl. School

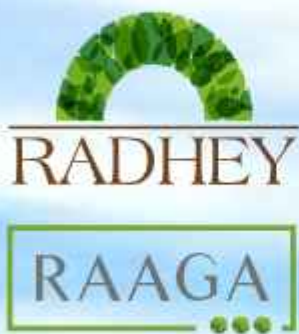


Candidus School

Nehru Outer Ring Rd

ORR

Patancheru



Velimela



Nehru Outer Ring Rd



ICRISAT

BHEL



Tellopur

Osman Nagar



Osman Sagar



Microsoft



Financial District



Amazon

## 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.



## *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.



# **RADHEY**

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