

Experience the realm of luxury & tranquility



PROMOTERS

A project by  
**RAJA DEVELOPERS  
AND BUILDERS**  
Defines Luxury

Plot No: 115, Sy No. 1009, Inturi  
Chambers 2nd Floor, Flat No: 201, 6th  
Phase K.P.H.B. Colony, Kukatpally,  
HYDERABAD - 500 085.

Site address

Ayodhya   
**Villas**  
@ Patighanpur, Kollur

NOTE: THIS BROCHURE IS A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTER RESERVE THE RIGHT MAKE CHANGES IN PLANS, SPECIFICATIONS AND ELEVATION AS DEEMED FIT.

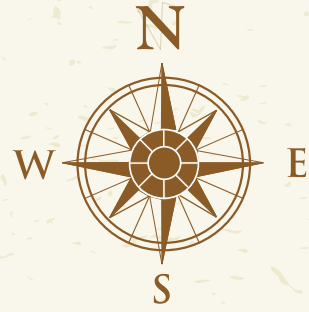
Ayodhya   
**Villas**  
@ Patighanpur  
Kollur

Step @  
*Happiness Lives...*  
Imagine | Invest | Live

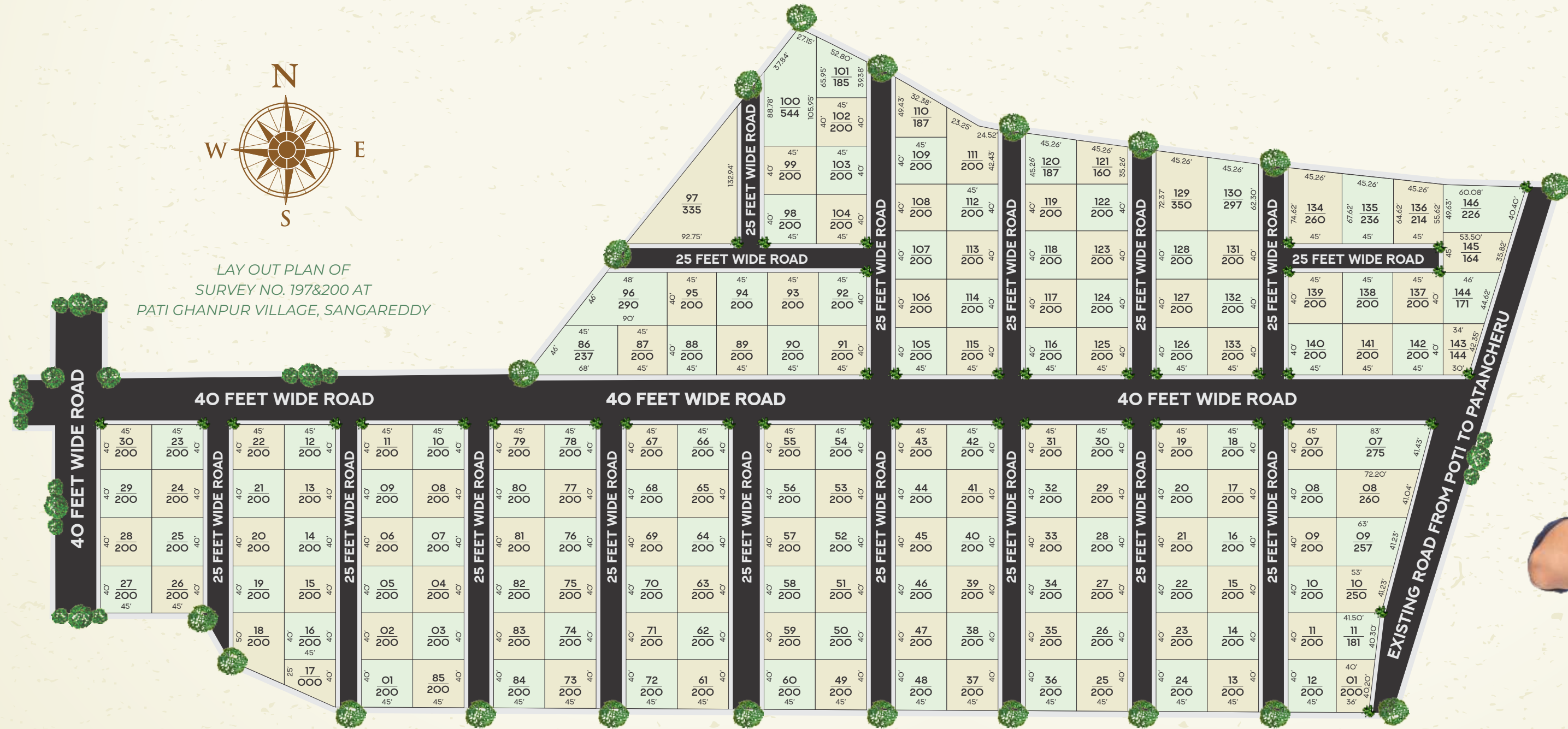


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LAY OUT PLAN OF  
SURVEY NO. 197&200 AT  
PATI GHANPUR VILLAGE, SANGAREDDY



# Ayodhya Villas



- Entrance Arch with Gate
- 40' & 25' Black Top Roads
- Compound Wall for Entire Layout
- 100% Vastu
- Avenue Plantation
- Underground Drainage
- Electricity
- Children's Park
- Over Head Tank
- 24x7 Security
- Club House
- Each Plot is provided with Water Tap Connection

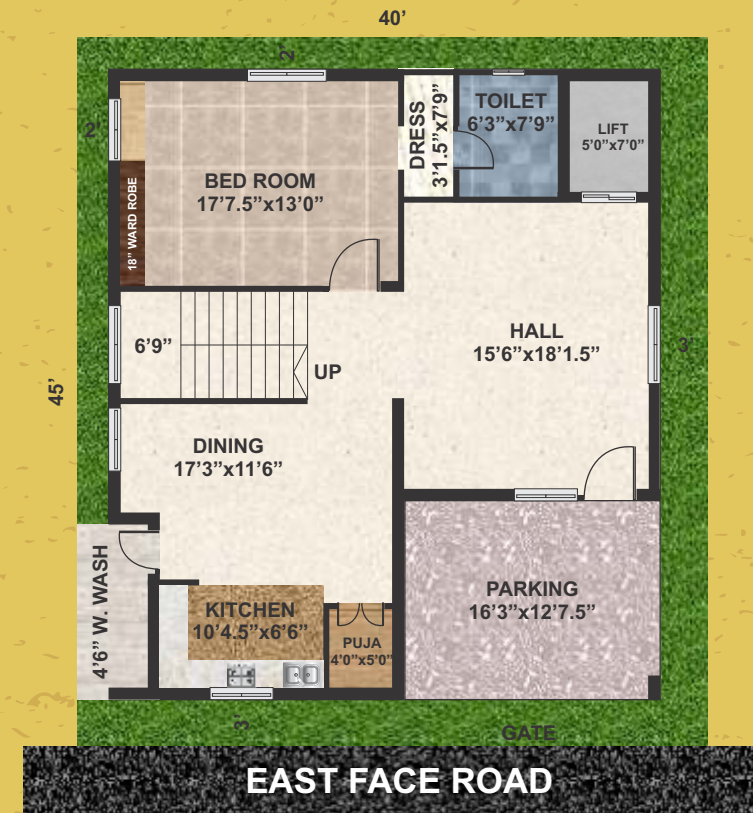
Project Highlights

# Triplex Villas

# Ayodhya Villas



## East Face



### GROUND FLOOR PLAN

Slab Area 1425 Sft



3 BED



3 BATH



1 CAR

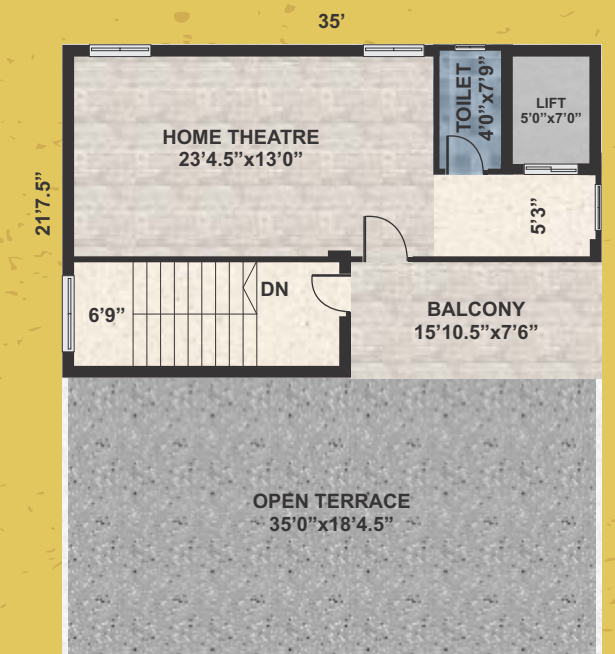
200 sq yards

3558 sft



### FIRST FLOOR PLAN

Slab Area 1400 Sft



### SECOND FLOOR PLAN

Slab Area 760 Sft

# Triplex Villas

# Ayodhya Villas



## West Face



### GROUND FLOOR PLAN

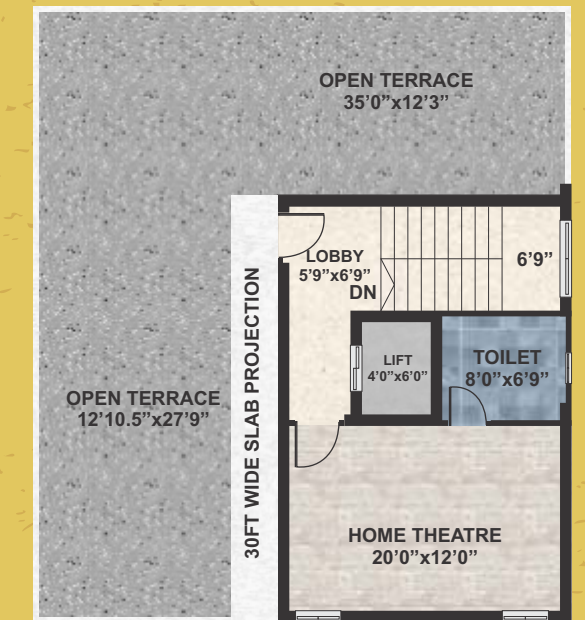
Slab Area 1425 Sft

			200 sq yards
3 BED	3 BATH	1 CAR	3505 sft



### FIRST FLOOR PLAN

Slab Area 1400 Sft



### SECOND FLOOR PLAN

Slab Area 680 Sft

# Specifications



**STRUCTURE:**  
RCC Framed structure.



**SUPERSTRUCTURE:**  
Red Burnt Brick walls in C.M



**MAIN DOOR:**  
Indian Teak wood frame and Indian wood shutter with melamine polish with good quality of hardware



**INTERNAL DOORS:**  
Frame-Teak wood frame, shutters - Standard make flush doors or molded doors along with necessary Hardware.



**WINDOWS:**  
UPVC windows with safety grills.



**KITCHEN:**  
Black Granite topped Cooking platform with steel sink, with dadoing of wall tiles up to 2 feet height



**FLOORING:**  
4'X2 Vitrified Tiles in Living area. 2'X2 Vitrified Tiles in bedrooms



**PAINTING:**  
Internal walls and ceiling with luppam finish and Asian paints tractor emulsion paints

External walls with exterior paints, Internal door frames with two coats of enamel paint finishing. Elevation paint apex



**TOILETS:**  
Ceramic wall tiles with cladding up to door height and anti skid ceramic tiles for flooring.



**ELECTRICAL:**  
Concealed Sudhakar PVC pipes and copper wiring with necessary points for lights, fans, refrigerator, TV, Telephone, PC and AC points in bedrooms and Hall, one geyser point in each bath room  
Switches-Legrand/Anchor/Maro  
Wiring Finolex/ Polycab



**POP BORDERS:**  
POP Borders in drawing, living and dining areas

**WATER SUPPLY:**  
Manjeera water for drinking, bore water for general purpose will be supplied through sump and over head tanks



**PLUMBING:**  
CPVC fittings- Ashirvad or Sudhakar  
PVC fittings Ashirvad or Sudhakar  
Bath room sanitary CERA/Equivalent



**STAIRCASE**  
SS Railing



**BALCONY'S**  
SS Grills or MS Grills



**SECURITY:**  
Sophisticated round the clock security system  
Surveillance cameras at the main security

**NOTE:**  
a) GST and Registration etc., applicable extra cost as per Govt norms.  
b) Persons desirous to alter/modify shall inform the same at the time of booking only. (Modification will be done if possible as per present situation with extra cost)

# Club House

# Ayodhya Villas



# Location Map

(Not to scale)



Ayodhya   
**Villas**  
 @ Patighanpur, Kollur

05 Mins from

ORR EXIT 3 & 2, JP CONVENTION  
 THE GAUDIUM SCHOOL, PATANCHERU BUS DEPO.

10 Mins from

LINGAMPALLY MMTS  
 IIT KANDI  
 ELLENKI ENG. COLLEGE  
 ORIGIN INTERNATIONAL SCHOOL

15 Mins from

ORR EXIT 4&1, MICROSOFT  
 TCS, INFOSYS, WIPRO, ISB,  
 CONTINENTAL HOSPITAL

20 Mins from

GACHIBOWLI STADIUM  
 HITECH CITY  
 TCS, DLF  
 LLWYN JUNCTION

25 Mins from

OAKRIDE, DPS  
 SILVER OAKS  
 JNTU

Ayodhya   
**Villas**

