



ESTD

1890

**RAJA GROUP**

REAL ESTATE • AUTOMOBILE • MANUFACTURING

Cherish your memories @ **RAJA**

**Ritz Avenue**

Whitefield @ Hoodi Circle

RAJA RITZ AVENUE PHASE-1

**CC/OC Obtained**



RAJA RITZ AVENUE - PHASE - 1 RERA REG NO : PRM/KA/RERA/1251/446/PR/171028/001242

RAJA RITZ AVENUE - PHASE - 2 RERA REG NO : PRM/KA/RERA/1251/446/PR/180524/001816

For more details visit RERA Website : <https://rera.karnataka.gov.in>

# MASTER PLAN



- RAJA RITZ AVENUE - PHASE 1
- RAJA RITZ AVENUE - PHASE 2



## CLUBHOUSE AMENITIES

- a) Guest Rooms of 4 No's
- b) Library
- c) Meeting Room
- d) Kitchen/Store
- e) Restaurant
- f) Reception-Back Office-Reading Lounge
- g) Common lobby's
- h) Bar Counter
- i) Gymnasium
- j) Table Tennis - 2 No's
- k) Aerobics @ Multipurpose Hall.
- l) Billiards
- m) Steam-Sauna & Spa
- n) Shower Cubicles.
- o) Squash Court.
- p) Indoor games.
- q) Chess & Carrom.
- r) Swimming Pool with Pool Deck & Change Rooms.
- s) Multipurpose Hall.
- t) Pantry, Spill out Area.
- u) General Store Room.
- v) Terrace Garden/Get together Areas.

## AMENITIES SURROUNDING

### THE CLUB HOUSE

- a) Outdoor Seating
- b) Landscaped Area.
- c) Kids Play Area.
- d) Gazebo's

### OUTDOOR AMENITIES/FACILITIES

- a) Outdoor activity area
- b) Elders court
- c) Park with Avenue Trees Edging
- d) Landscaped Sculpture.
- e) Arrival Court/Drop off.
- f) Cricket Practice Net.
- g) Badminton court (single).
- h) Main Kid's Play Area.
- i) Gazebos.
- j) Walking/Jogging track.



RAJA RITZ AVENUE PHASE-1

**CC/OC Obtained**

# RAJA

## Ritz Avenue

Whitefield @ Hoodi Circle



SINCE:1992

**RAJA HOUSING LTD.**

PROPERTY DEVELOPERS & BUILDERS  
ISO 9001:2015 CERTIFIED COMPANY

**RAJA HOUSING LTD.** presents **RAJA RITZ AVENUE** spread across 7.5 acres located in the midst of IT Hub, Hoodi Circle. This beautifully planned enclave comprises of 430 luxurious apartments. The home designs that are blended with an elegant touch of nature, promise to take the living experience to another level. Breathing fresh air is easy with an open space of 60%. Where luxury meets your standard of living. A feature rich and Stand-alone Clubhouse of 25,000 Sq. Ft (approx) at Raja Ritz Avenue, craftily designed to make your leisure time truly enjoyable. The three level Club with ample open spaces has innumerable facilities and amenities where you can unwind after a hectic day of work. Set on an ideal location, Raja Ritz Avenue enjoys easy access and great connectivity to ITPL areas, which is one of the largest IT SEZ's of Bangalore, Several world-class Hospitals such as Manipal, Sri Sathya Sai Hospital etc; Shopping & Entertainment facilities - Phoenix Market City, VR Mall too are in close Proximity.

## Club House - Night View

A feature rich Stand-alone Clubhouse of almost 25,000 Sq. Ft at Raja Ritz Avenue, craftily designed to make your leisure time truly enjoyable. The three level Club with ample open spaces has innumerable facilities and amenities where you can unwind after a hectic day of work.

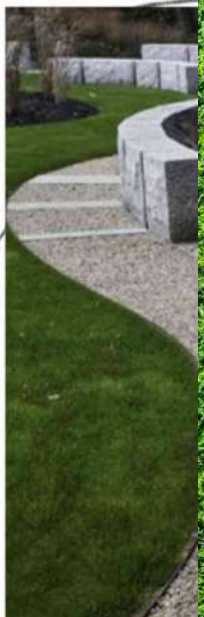


## 60% Greenery/Open Areas



**LANDSCAPE THEME** : Curvilinear landscape design applied since there is long flow in the landscape beds. This is more effective when there is space to develop longer lines.

**Landscape Connectivity** - The human perception of physical connectedness of vegetation cover in a landscape.



**FLOOR PLANS**

**Type - 2 BHK**

**PHASE-1**

**CC/OC Obtained**

**FLOOR PLANS**

**Type - 3 BHK**

**Block - 5 & 6, Area - 1234 sq.ft**



**Block - 7 & 8, Area - 1364 sq.ft**



**Block - 5, Area - 1633 sq.ft**



**Block - 5, Area - 1639 sq.ft**



**Block - 8, Area - 1812 sq.ft**



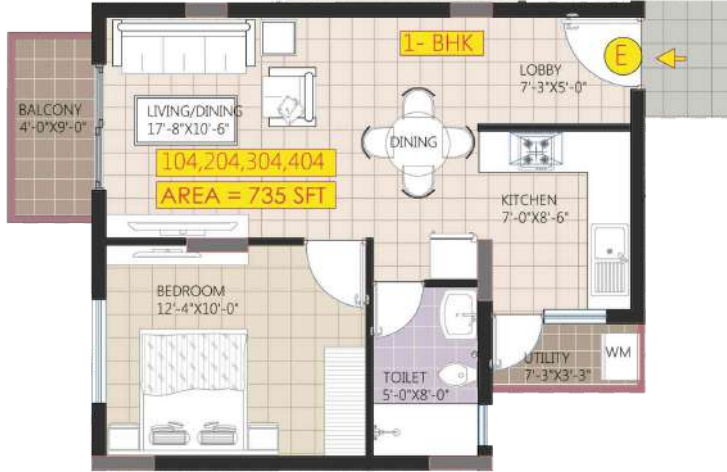
**FLOOR PLANS**

**PHASE-2**

**Type - 1BHK**

**FLOOR PLANS**

Block - 2, Area - 735 sq.ft



Block - 2, Area - 739 sq.ft



Block - 1 & 2, Area - 744 sq.ft



Block - 2, Area - 789 sq.ft



Block - 3, Area - 797 sq.ft



Block - 1, Area - 890 sq.ft



# FLOOR PLANS

# PHASE-2

## Type - 2 BHK

# FLOOR PLANS

Block - 3, Area - 1187 sq.ft



Block - 2, Area - 1207 sq.ft



Block- 4, Area- 1234 sq.ft



Block - 4, Area - 1270 sq.ft



Block - 3, Area - 1299 sq.ft



Block - 2, Area - 1322 sq.ft





**FLOOR PLANS**

**PHASE-2**

**Type - 2 BHK**

**FLOOR PLANS**

Block - 2, Area - 1330 sq.ft



Block - 3, Area - 1373 sq.ft



Block - 1, Area - 1357 sq.ft



Block - 3, Area - 1391 sq.ft



Block - 1 & 3, Area - 1392 sq.ft



## FLOOR PLANS

# PHASE-2

Type - 3 BHK

## FLOOR PLANS

Block - 4, Area - 1639 sq.ft



Block - 3, Area - 1596 sq.ft



## Amenities



**Gym**



**Cricket Practice Net**



**Billiards**



**Basketball Court**



**Badminton Court**



**Carrom**



**Squash Court**



**Kids Play Area**



**Table Tennis**



# Project Specification

## **1. STRUCTURE**

- RCC frame structure.
- Solid concrete blocks of 8" & 4"

## **2. PLASTERING**

- All internal walls are plastered and finished with lime rendering.
- All external walls to be plastered with cement finish.

## **3. FLOORING**

- Entrance lobbies for each block shall have granite, natural stone etc, as per designs.
- 2' x 2' Vitrified tiles flooring in entire flat with 4" skirting, except bathroom & balcony flooring
- Vitrified tile flooring for all common areas like passage, entrance, lobbies, etc.
- Vitrified tile dado for lift wall cladding
- Stair case- granite flooring.

## **4. KITCHEN**

- Counter top of 19mm thk black granite kitchen platform with single bowl stainless steel sink with drain board (counter provided only for required customers)
- Vitrified Tile dado/Glazed tile up to 2' 0" height for kitchen platform.
- 2' x 2' vitrified flooring.
- Ceramic tiles cladding for utility

## **5. PAINTING**

- All internal walls are painted with Oil Bound Distemper (OBD).
- All external walls are painted with Apex or equivalent paint for textured finish as per elevational designs.
- All M/S like grill, railing are painted with enamel paint.

## **6. TOILETS**

- Ceramic Anti skid tiles for toilets flooring.
- Ceramic/glazed tile dado up to false ceiling height.
- White standard sanitary fittings (wall mounted EWC).
- Standard C.P. Fittings.
- Water supply: Best Indian Brand or International Brand.
- Sanitary: CPVC pipes (Astral or equivalent)

## **7. ELECTRICAL**

- All electrical switches are of Modular type all wiring are of standard multistrand copper cables. (Fire resistance preferred from Finolex, Anchor or equivalent)
- Power points will be given as per standards and as suggested by electrical consultant.
- Telephone points in living and all bedrooms.
- T.V. point in living and all bedrooms. ELCB & MCB for each flat. Electrical fittings like geyser etc., not provided. (MSDN facility may be looked into for cable TV connections. Decisions can be taken at a later date after studying the cost implications) MCB as per designs.

## **8. DOORS**

- Engineered Door frame & Shutter with both side veneer/skin, both side polished with beadings – For Main Door.
- Engineered Door frame with both painted shutter, both side polished with beadings – For Internal Doors

## **9 WINDOWS**

- Powder coated Aluminium Windows.

## **10. POWER**

- Raw power of 3 KW for 2BR/1BR flats, 3 KW for 3BR flats will be provided.

## **11. COMMON AMENITIES AND SECURITY**

### **· CLUBHOUSE:**

- a) Guest Rooms of 4 No's
- b) Library
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- i) Gazebo's.
- j) Walking/Jogging track.

- All driveways will have Driveway tiles or natural Cement Paving (pavers).
- Main Entrance watchman cabins with 24 hrs security.
- Boom Barrier at the Entrance.
- Common Walk Ways, seating's/gazebo's (as per landscape consultants).

### **· ELECTRICAL :**

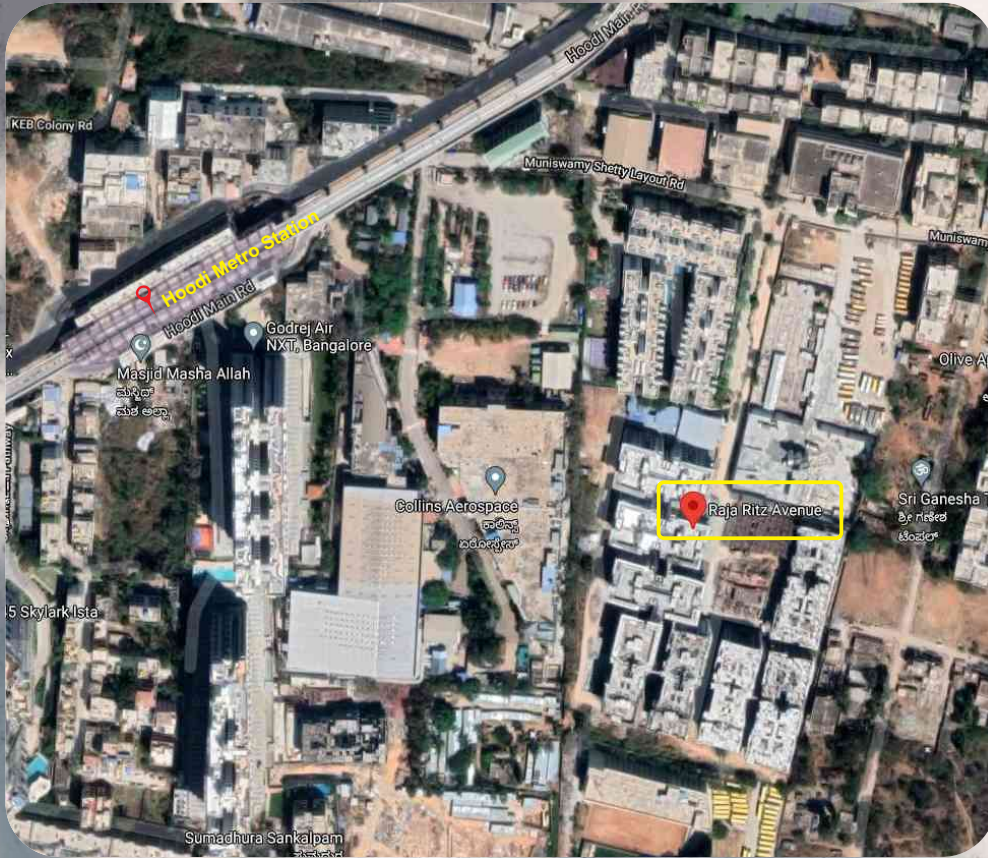
- a. Street lighting : Main road, driveways will have Solar lighting
- b. DG set back up for each flats (1 KW for 1-BR, 2-BR, 2.5 BR & 3 BR flats). All the common equipments like bore wells, pumps, STPs, WTP, will get back up power as needed. Common area lighting within building, Lifts etc., will also get power back up.

### **· SANITARY AND WATER SUPPLY :**

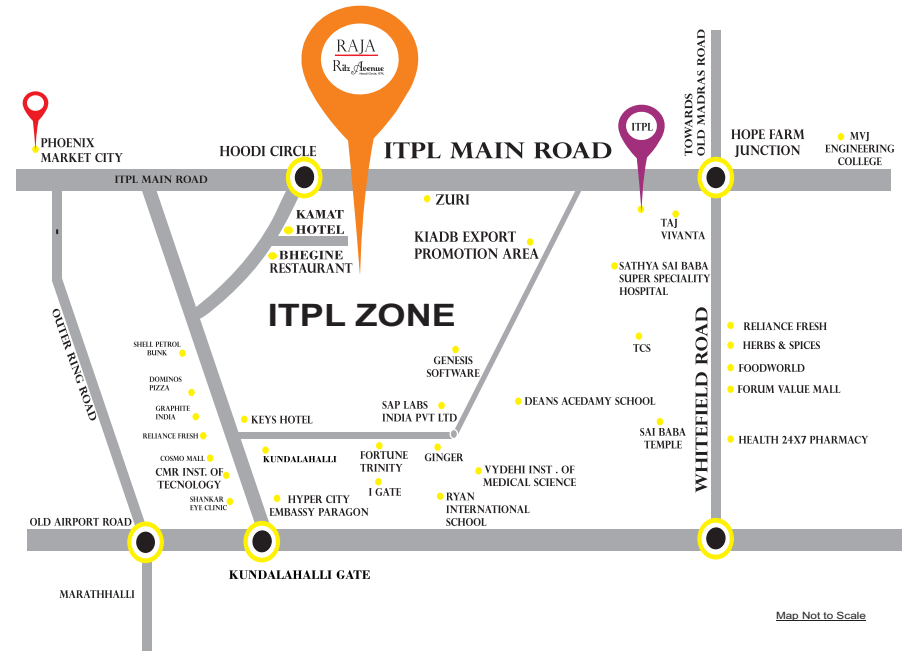
- Water source: From Bore wells.
- Water supply by -Hydro pneumatic systems.
- Sump tank of suitable capacity.
- STP: Treated water to be reused for flushing of Water closets and landscape.
- Rain water harvesting.

For GOOGLE MAP LINK 

<https://www.google.co.in/maps/place/Raja+Ritz+Avenue>



## Route Map



[www.rajaritzavenue.com](http://www.rajaritzavenue.com)



### CORPORATE OFFICE ADDRESS

Block 2, Mezzanine Floor,  
Prestige Blue Chip Software Park,  
Opp. Christ College, Next to Bangalore Dairy,  
Koramangala, Hosur Road, Bangalore – 560 029.

### SITE OFFICE

Katha No. 1088  
Survey No. 184, 185/1  
Hoodi Village, KR Puram Hobli  
Bangalore East.

### ARCHITECTS

Spacemast

### LEGAL ADVISOR

Kusuma R Muniraju



PROJECT FINANCED BY



PROJECT APPROVED BY



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Disclaimer : Images are artist's impressions.