



**RAJA HOUSING LTD.**  
PROPERTY DEVELOPERS & BUILDERS  
ISO 9001:2008 CERTIFIED COMPANY

We Partner In Building Your  
Dream !

**RAJA**

*Ritz Avenue*

Whitefield @ Hoodi Circle



RERA Website : <https://rera.karnataka.gov.in>

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

# 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

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## Ritz Avenue

Whitefield @ Hoodi Circle

**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.

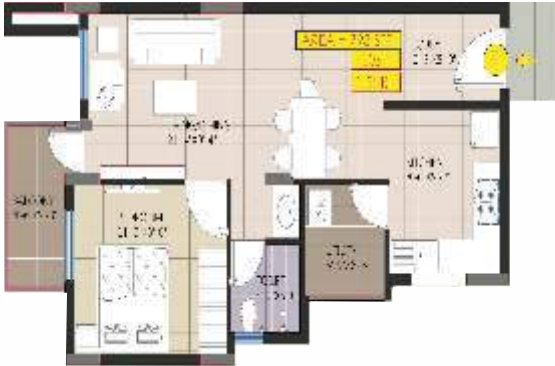
**Landscape Connectivity** - The human perception of physical connectedness of vegetation cover in a landscape.



FLOOR PLANS

Type- 1BHK

Block- 5 & 6, Area- 793 sq.ft



Block- 7,8 & 9, Area- 943 sq.ft



Block- 5 & 6, Area- 833 sq.ft



PHASE-1

FLOOR PLANS

Type- 2 BHK

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



Block- 5,& 6, Area- 1270 sq.ft



Block- 7,8 & 9, Area- 1364 sq.ft



Block- 7,8 & 9, Area- 1384 sq.ft



# FLOOR PLANS

## Type- 3 BHK

Block- 5, Area- 1629 sq.ft



Block- 5, Area- 1639 sq.ft



Block- 5 & 6, Area- 1633 sq.ft



Block- 7,8 & 9, Area- 1812 sq.ft



# FLOOR PLANS

## Type- 1BHK

Block- 2, Area- 886 sq.ft



Block- 2, Area- 868 sq.ft



Block- 2, Area- 732 sq.ft



# PHASE-2

# FLOOR PLANS

## Type- 2 BHK

Block- 2, Area- 1420 sq.ft



Block- 2, Area- 1207 sq.ft



Block- 3, Area- 1392 sq.ft





# FLOOR PLANS

## Type- 3 BHK

Block- 1, Area- 1779 sq.ft



Block- 3, Area- 1480 sq.ft



Block- 2, Area- 1649 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**

### **· CLUB HOUSE:**

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- 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).

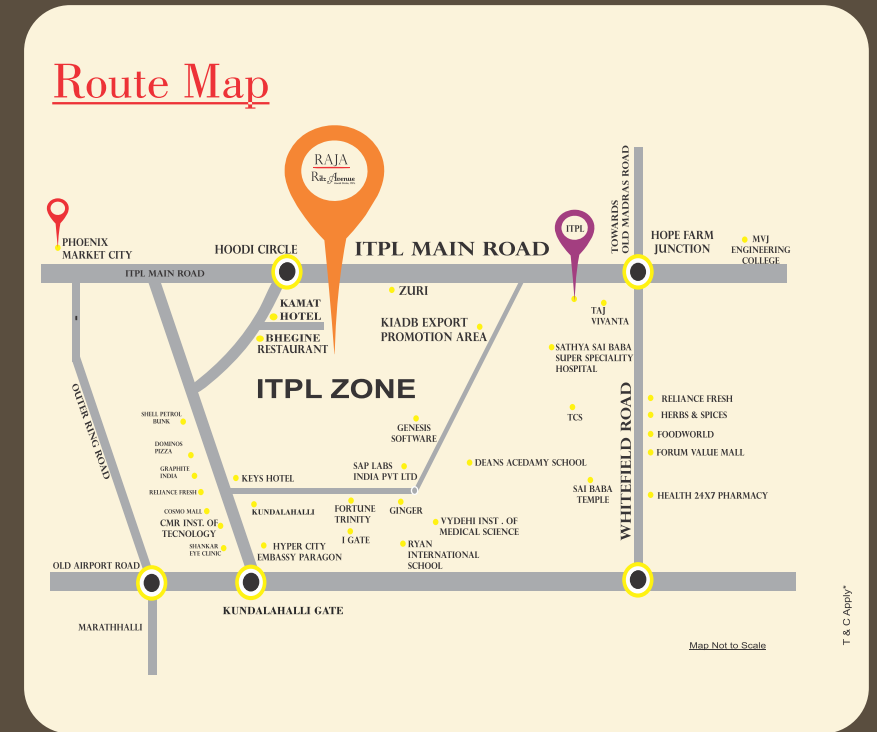
### **· ELECTRICAL :**

- 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>



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Bangalore East.

**Architects:**

**Spacemast**

**Legal Advisor:**

**Kusuma R Muniraju**



Project Financed By



Project Approved By



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