



RAJAPUSHPA
PROPERTIES PVT. LTD

Shaping Innovations

EXPERIENCE
AN ELEVATED
LIFESTYLE

live
large

rajapushpa.in

RAJAPUSHPA
IMPERIA

At Financial District, Tellapur

TS RERA Reg. No.: P01100003723

RAJAPUSHPA IMPERIA

A COMMUNITY DESIGNED TO
GIVE YOU MORE LIFE PER SQ. FT.

At Imperia, we believe in giving our residents a life like none other. We are obsessed with stressing over the finer things in life and are convinced that you deserve the best of everything.

Live life larger per sq. ft. every day at Imperia.

PROJECT FEATURES:

- Premium Lifestyle 2 & 3 BHK Apartments
- 24 Acres
- 8 Towers
- 40 Floors
- 1350 - 2880 Sq ft Unit Sizes
- Sundeck Apartments
- More than 82% Open Space
- Exotic Designer Landscapes & Waterscapes
- Lavish Clubhouse with Sporting Amenities
- 2 Swimming Pools with Deck



YOU DESERVE TO LIVE LARGE PER SQ. FT.

At Rajapushpa Imperia, we make it large for you. From giving you a home that is larger than ever to making more space for your passion to amenities that help you make every occasion grand - each inch that we have built for you enables you to do things bigger and better than ever.





MAKING MORE SPACE FOR YOUR FITNESS PER SQ. FT.

At Imperia, we believe good health lies at the core of a good life. But the everyday hustle leaves very little time for sports & fitness. This property is equipped with amenities to enable you to get back to being healthy yet again, whenever you like.

- 1 km Jogging & Cycling Trail
- Outdoor Yoga Deck
- Outdoor Gym
- 2 Basketball Courts
- 2 Futsal Courts
- 2 Volleyball Courts
- 4 Tennis Courts
- 2 Cricket Practice Nets
- Box Cricket
- Multi-purpose Court

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MORE SPACE FOR CHILDHOOD PER SQ. FT.

Young parents need a lot of space to adjust to the newness around them. At Imperia, we make space for them to build and spread love in the lives of their little bundles of joy.

- Creche with Exclusive Play Areas for Kids
- Hobby Rooms for Toddlers
- Indoor games
- Children's Play Areas with Sand Bed
- Skating Rink
- School Bus Bay with Waiting lounge
- 2 Swimming Pools with kids' pool
- Onsite Clinic & Pharmacy
- Traffic -free Podium



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MORE SPACE FOR JOYFUL MEMORIES PER SQ. FT.

Make everyday a celebration larger than life!

Are you hosting people for birthdays or anniversaries? Fancy a spa session at the salon? We've got it all! Enjoy a sports day with your neighbours or revel in the relaxing feeling of long laps in the pool - Imperia's clubhouse makes space to do so much, to live big!

Clubhouse features:

- Cross fit Training Arena
- 4 Badminton Courts
- 2 Squash Courts
- Table Tennis
- 2 Swimming Pools with deck
- Indoor/Outdoor Coffee lounge
- Creche with secure and confined kids' play area
- Meditation/Yoga & Aerobics room
- Gym with cardio and weights
- Saloon & Spa
- Library
- Hobby Rooms
- Indoor Games (carrom, foosball and air hockey)
- 2 Audio Visual Rooms
- Pool & billiards lounge
- Terrace Party Area
- Multipurpose Hall with attached Banquet Lawn
- Grocery store
- ATM
- Restaurant
- On-site Clinic & Pharmacy
- Conference Room
- 8 Well-furnished guest suites

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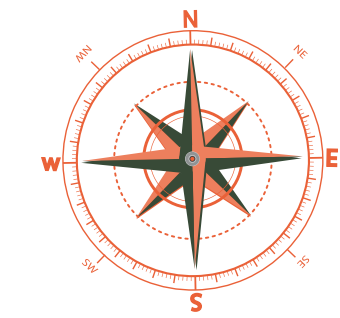




MASTER PLAN

LEGEND

- 01. ARRIVAL PLAZA
- 02. CLUB HOUSE ENTRY
- 03. DRIVEWAY
- 04. RAMP TO PODIUM LEVEL
- 05. FIRE LANE
- 06. TRANSFORMER YARD
- 07. GAS BANK
- 08. WALKWAY
- 09. CYCLE TRACK
- 10. SWIMMING POOL
- 11. KIDS POOL
- 12. POOL DECK
- 13. CHANGE ROOM
- 14. TREE COURT
- 15. CHILDREN'S PLAY AREA
- 16. MINI FOREST
- 17. SHADE STRUCTURE
- 18. BEACH VOLLEY BALL COURT
- 19. VOLLEY BALL COURT
- 20. FUTSAL
- 21. BASKET BALL COURT
- 22. HALF BASKET BALL COURT
- 23. YOGA DECK
- 24. OUT DOOR GYM
- 25. STEPPED WALKWAY
- 26. MULTIPURPOSE PLAY COURT
- 27. PASSIVE COURT
- 28. PARTY LAWN
- 29. CENTRAL LAWN
- 30. AMPHITHEATER
- 31. INTERACTIVE FOUNTAIN
- 32. TENNIS COURT
- 33. CRICKET NETS
- 34. BASEMENT ENTRY RAMP
- 35. BASEMENT EXIT RAMP
- 36. STAIRCASE
- 37. SKATING RINK
- 38. CLUB ENTRY WATER FEATURE
- 39. MAIN SPINE
- 40. CYCLE STAND
- 41. SERVICE AREA
- 42. PASSIVE SEATING PLAZA
- 43. PET PARK



RAJAPUSHPA IMPERIA

YOUR DREAM OF LIVING
THE ELEVATED LIFE
COMES TO REALITY!

live large

A BIG IDEA FOR A BIG LIFE PER SQ. FT.

Exclusive Project Features -

- High-level Security
- Separate Entry/Exit for
 - Residents
 - Vendors/Housekeeping Staff
 - Visitors
- Work From Home office spaces
- Water Harvesting and Water Efficient Sanitary Fittings
- 100% Power Backup
- Imposing Entrance Lounge for each Tower
- Exclusive Pick-up and Drop-off Zones for Each Tower
- High-Speed Internet Connectivity
- High-Speed Elevators
- Landscape/Waterscape Gardens & Podiums
- Outdoor Party Lawn
- Club Lawn for Open Dining Facility
- Toddler Creative Studio/Daycare
- 1 km walking track & Cycling track
- Elevated Ramps in Common Areas (for elderly/differently abled)
- Onsite Clinic & Pharmacy
- Sunrise/Sunset View Deck
- Amphitheater
- Interactive Fountain
- Grand G+4 Floors Clubhouse
- Club Swimming Pool
- Outdoor pool with deck
- Crossfit Training Arena
- Banquet Hall
- Billiards Lounge
- Round the clock Facility Management

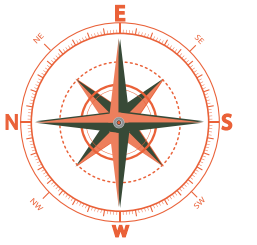
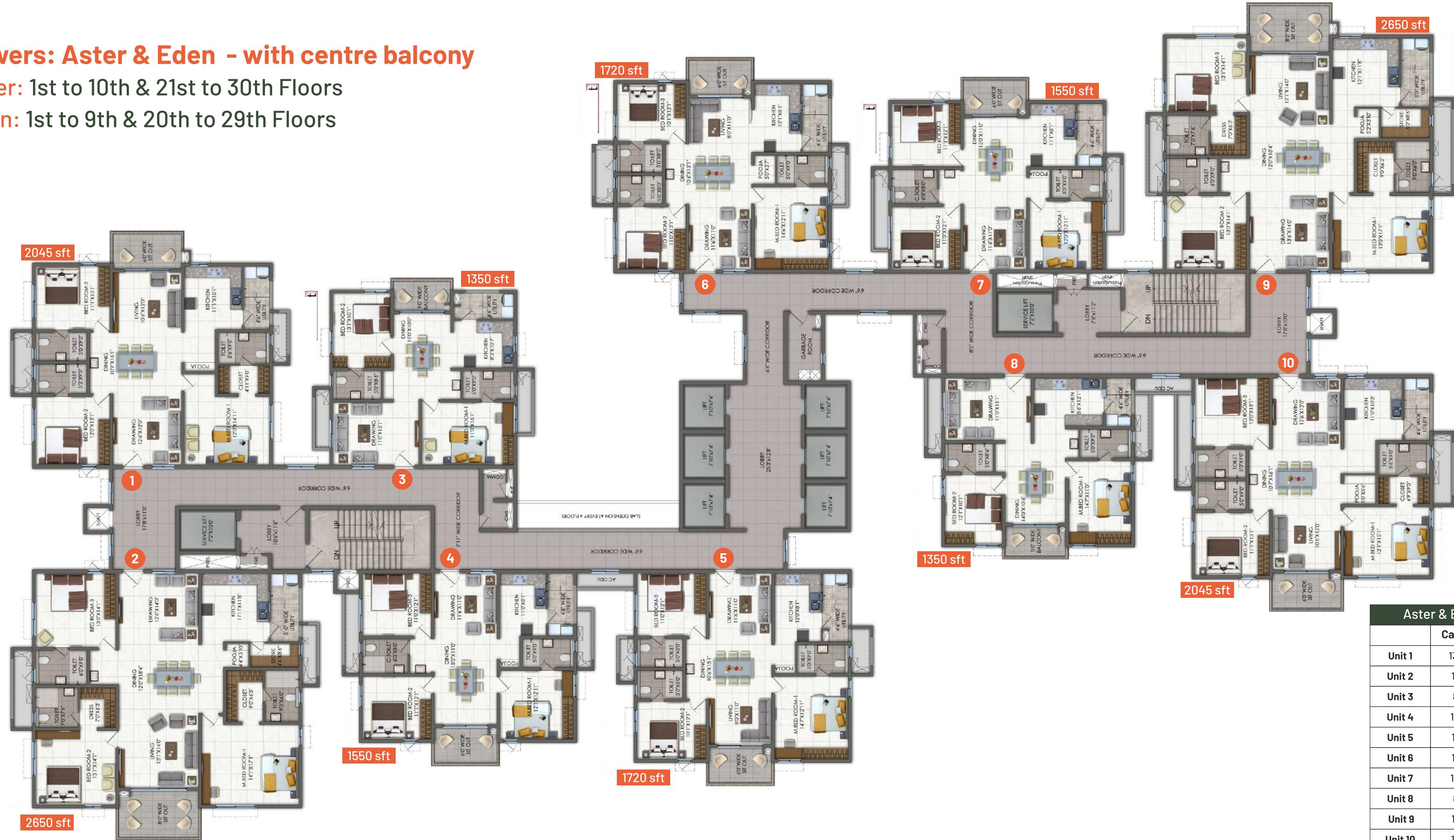


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Towers: Aster & Eden - with centre balcony

Aster: 1st to 10th & 21st to 30th Floors

Eden: 1st to 9th & 20th to 29th Floors



Aster & Eden Tower Center Balcony - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1369	94	135	447	2045	West
Unit 2	1775	109	187	579	2650	East
Unit 3	869	80	106	295	1350	West
Unit 4	1000	85	126	339	1550	East
Unit 5	1124	89	131	376	1720	East
Unit 6	1124	89	131	376	1720	West
Unit 7	1000	85	126	339	1550	West
Unit 8	876	80	99	295	1350	East
Unit 9	1775	109	187	579	2650	West
Unit 10	1369	94	135	447	2045	East

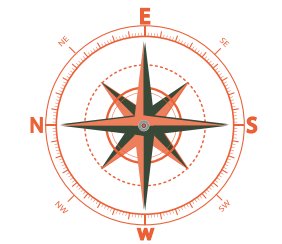
Towers: Aster & Eden - with Sundeck

Aster: 11th to 20th & 31st to 40th Floors

Eden: 10th to 19th & 30th to 39th Floors

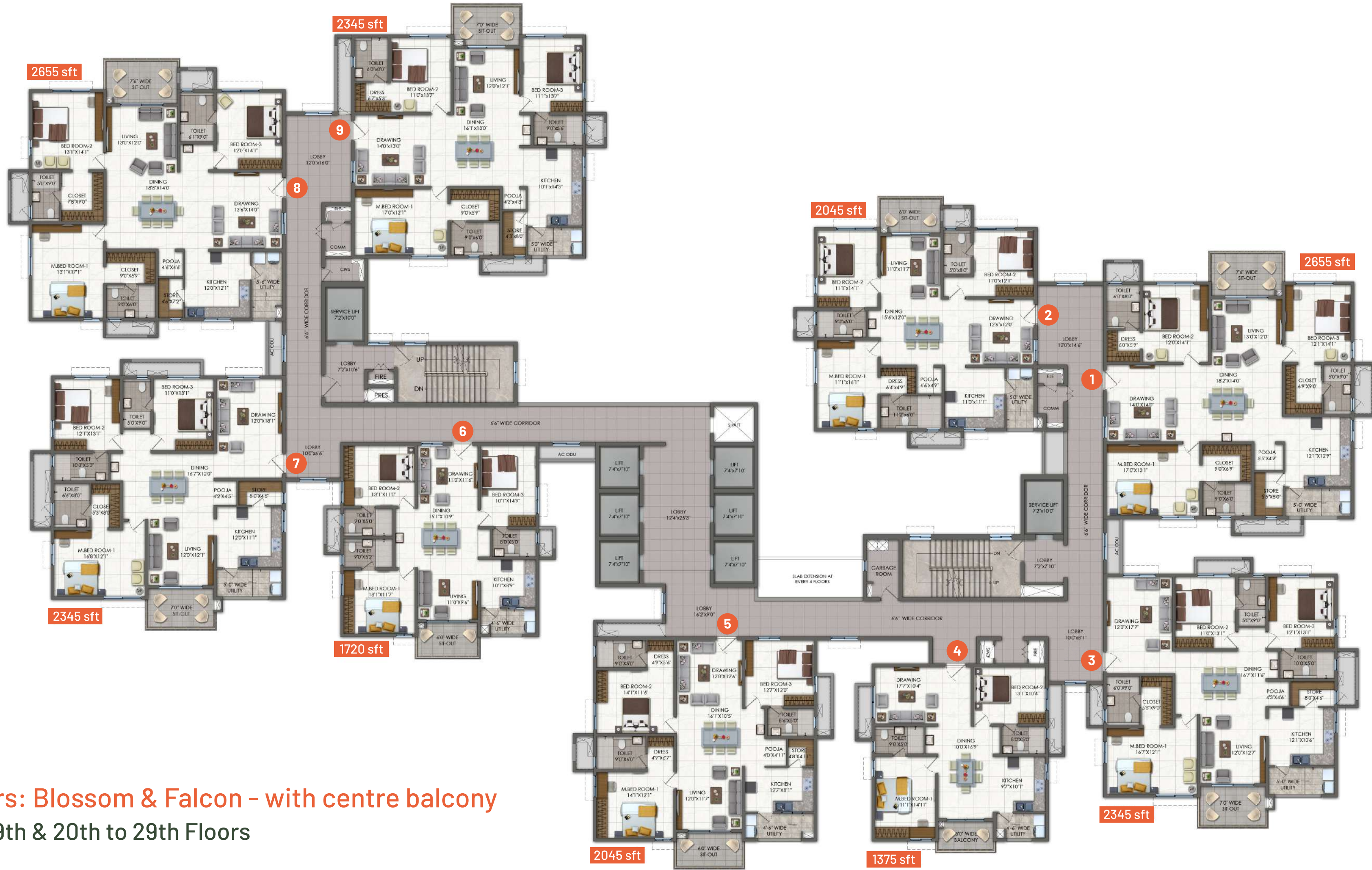
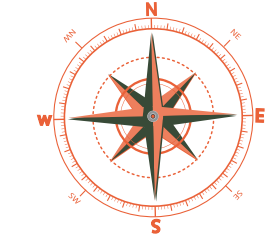


Master Plan



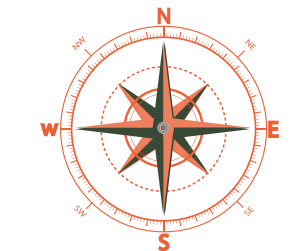
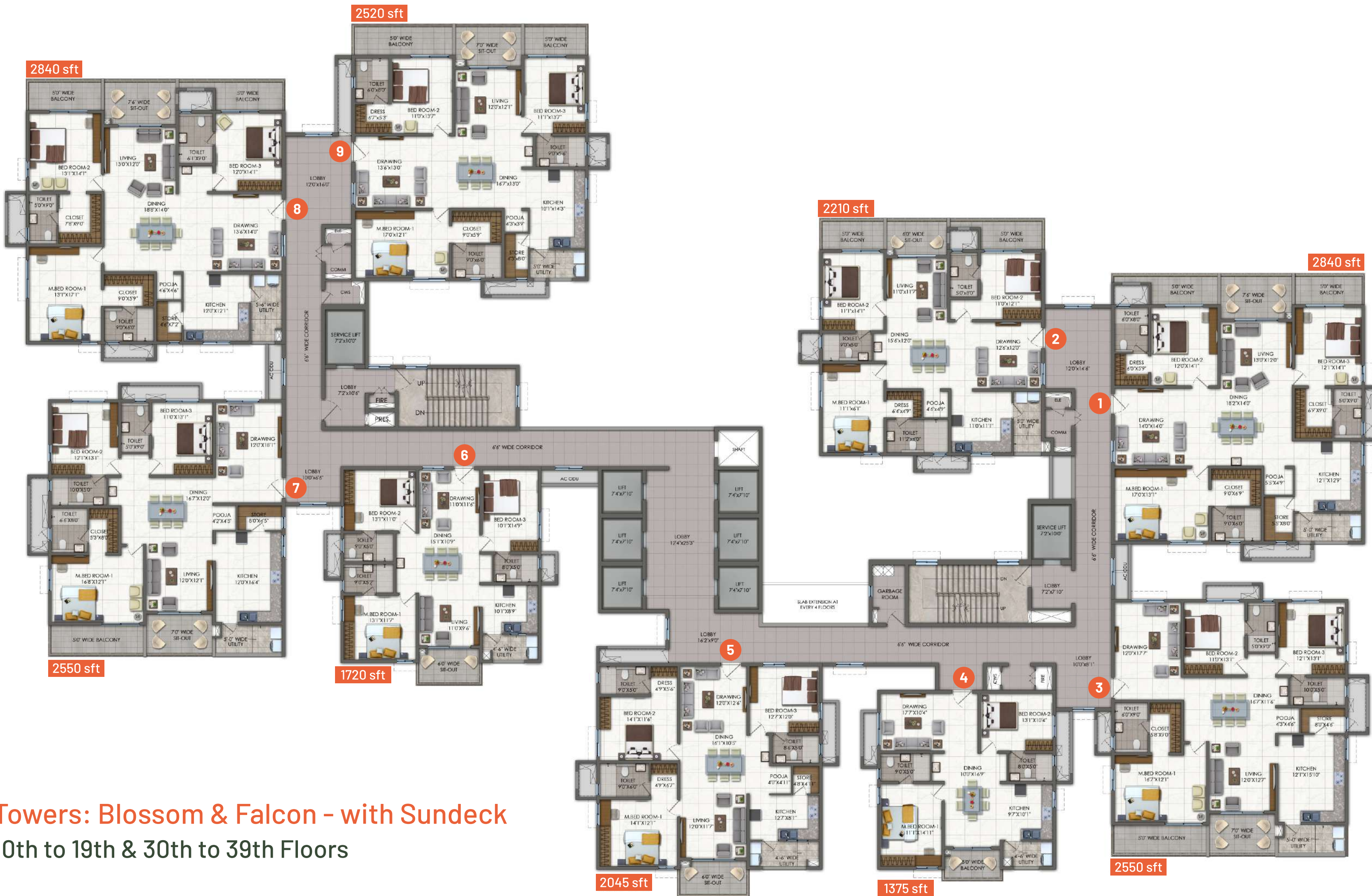
Aster & Eden Tower - Apartments with Sundeck - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1420	94	247	494	2255	West
Unit 2	1775	109	366	630	2880	East
Unit 3	869	80	106	295	1350	West
Unit 4	1000	85	126	339	1550	East
Unit 5	1124	89	131	376	1720	East
Unit 6	1124	89	131	376	1720	West
Unit 7	1000	85	126	339	1550	West
Unit 8	876	80	99	295	1350	East
Unit 9	1836	109	305	630	2880	West
Unit 10	1369	94	298	494	2255	East

Master Plan



Blossom & Falcon Tower Center Balcony - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1798	104	172	581	2655	West
Unit 2	1373	90	134	448	2045	East
Unit 3	1578	98	156	513	2345	West
Unit 4	899	77	98	301	1375	North
Unit 5	1367	90	141	447	2045	North
Unit 6	1139	84	122	375	1720	North
Unit 7	1578	97	157	513	2345	East
Unit 8	1792	104	178	581	2655	East
Unit 9	1587	98	147	513	2345	West

Towers: Blossom & Falcon - with centre balcony
 1st to 9th & 20th to 29th Floors

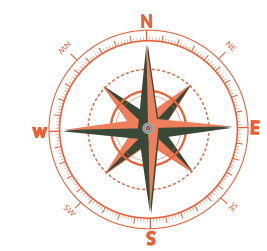
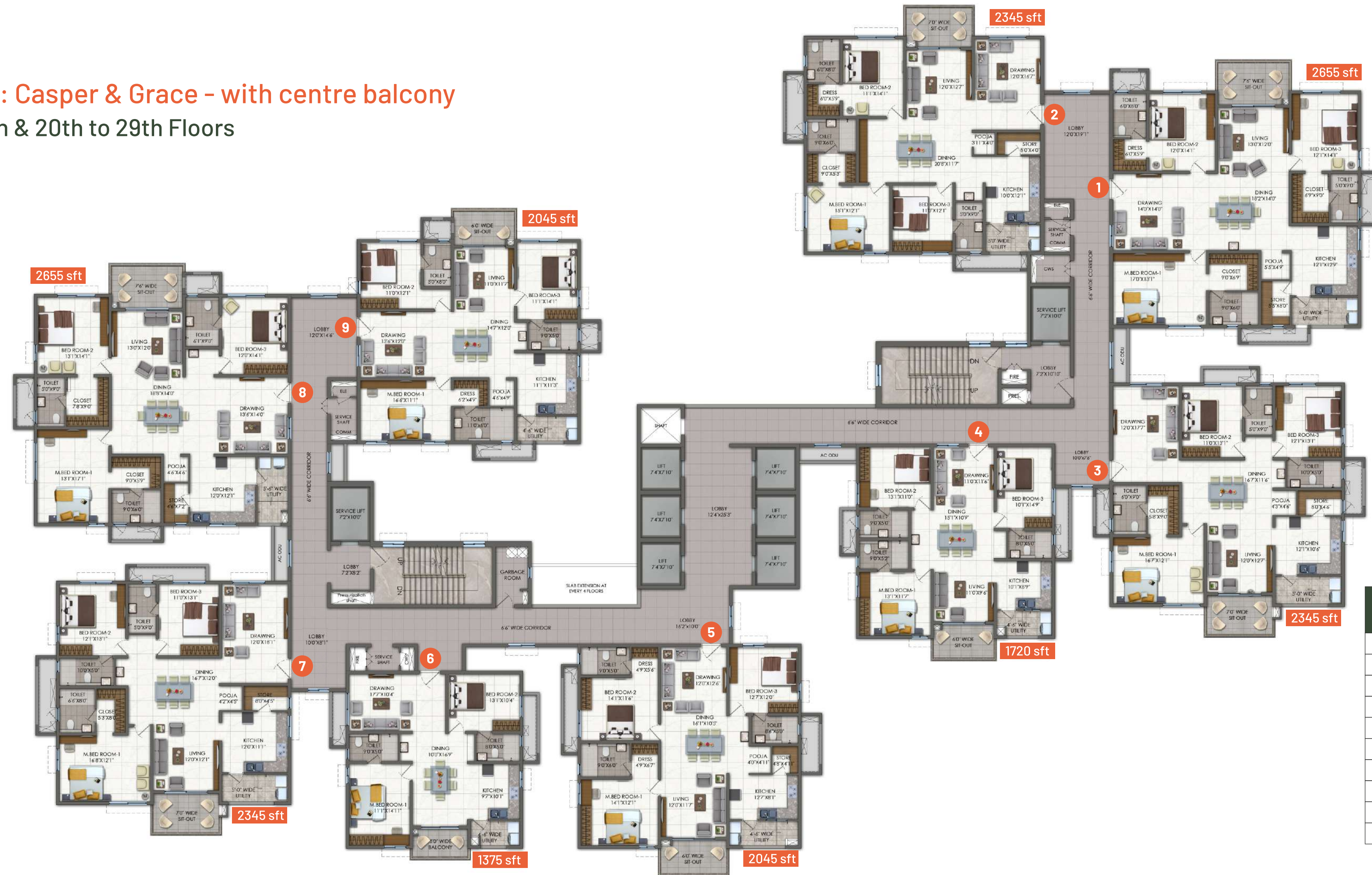


Blossom & Falcon Tower - Apartments with Sundeck - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1799	104	315	622	2840	West
Unit 2	1373	90	264	483	2210	East
Unit 3	1639	97	256	558	2550	West
Unit 4	899	77	98	301	1375	North
Unit 5	1367	90	141	447	2045	North
Unit 6	1139	84	122	375	1720	North
Unit 7	1639	97	256	558	2550	East
Unit 8	1792	104	322	622	2840	East
Unit 9	1587	98	284	551	2520	West

Towers: Blossom & Falcon - with Sundeck
10th to 19th & 30th to 39th Floors

Towers: Casper & Grace - with centre balcony

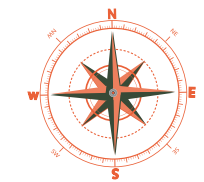
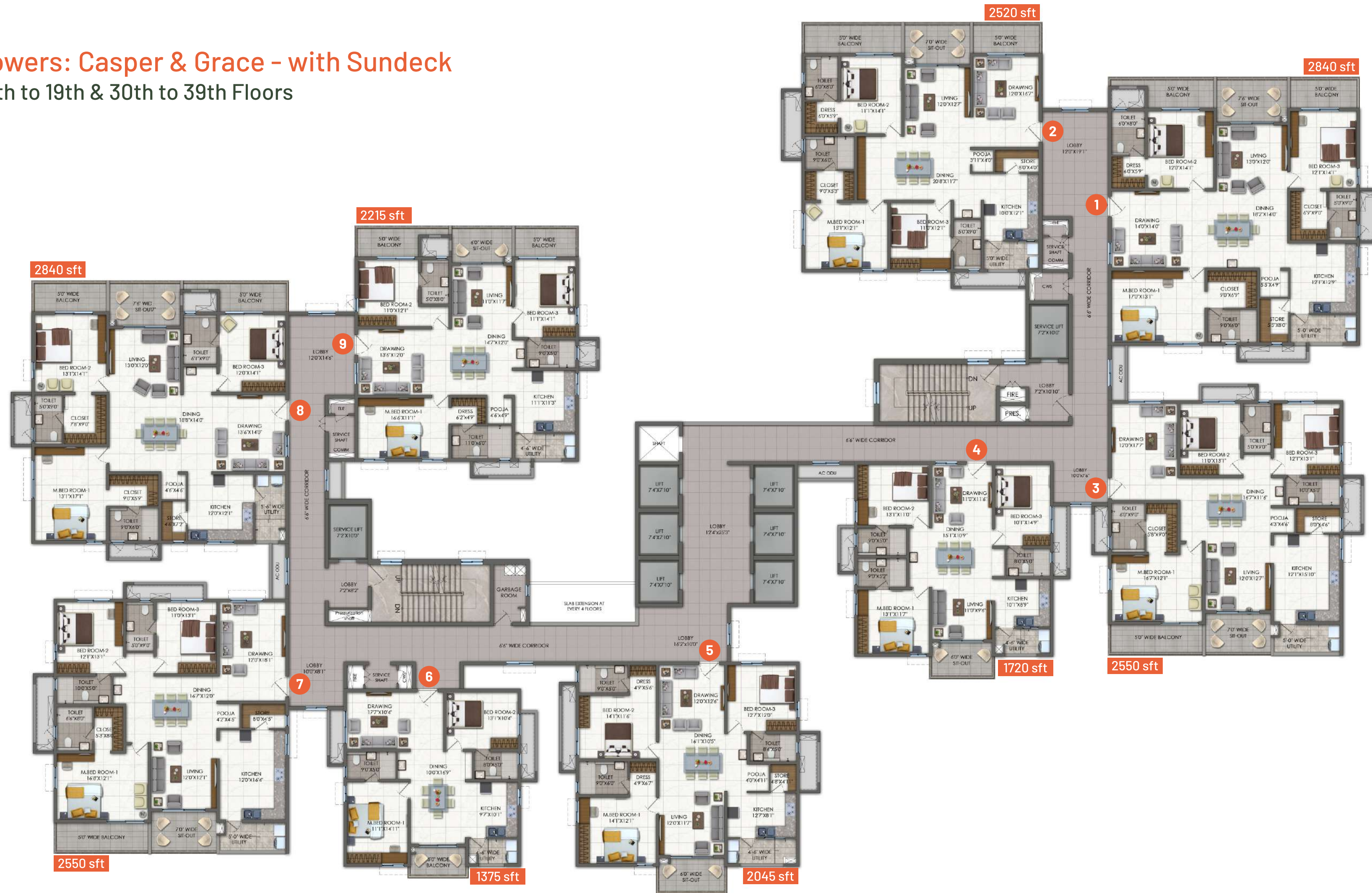
1st to 9th & 20th to 29th Floors



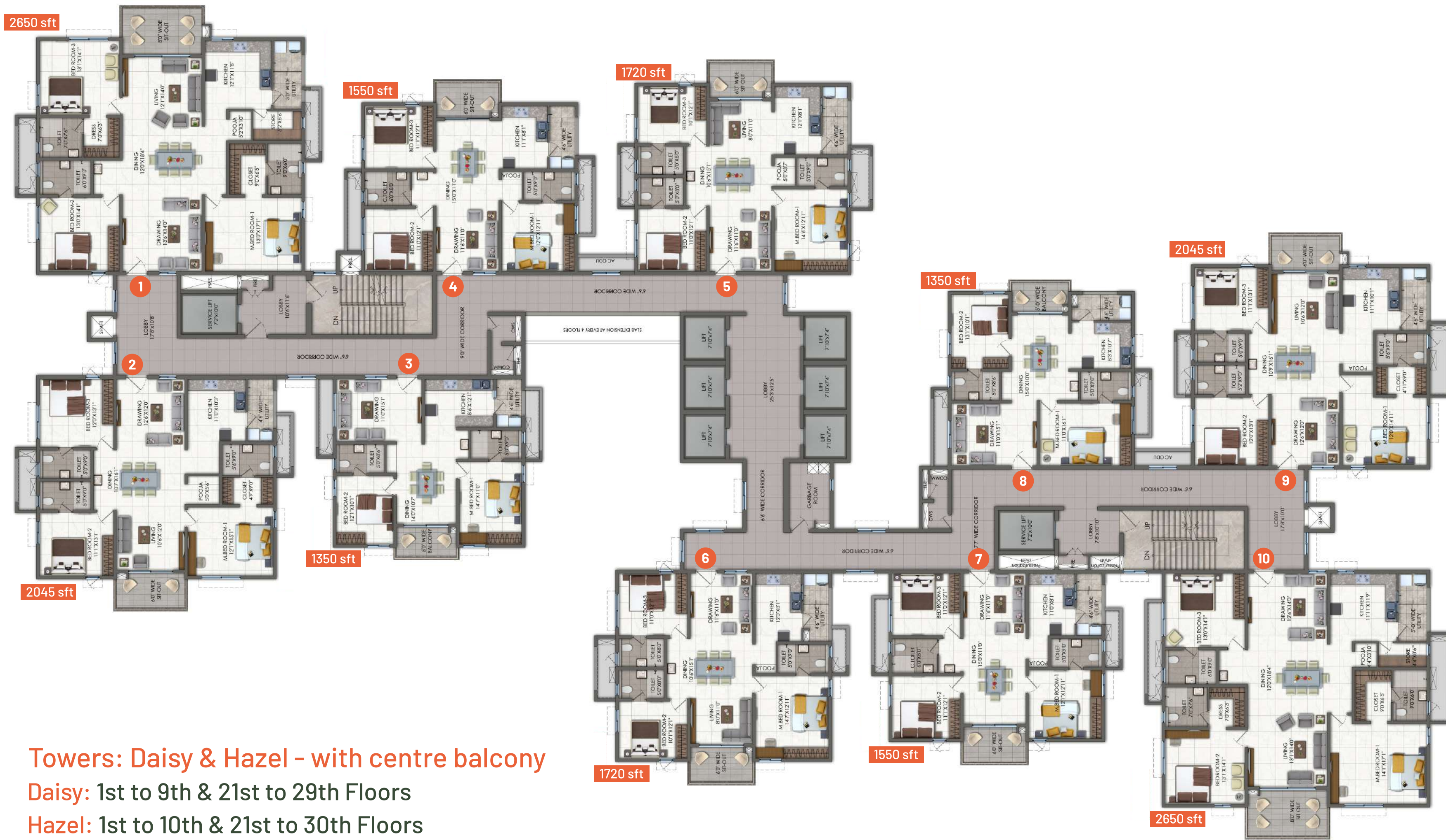
Casper & Grace Tower Center Balcony - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1798	104	172	581	2655	West
Unit 2	1587	98	147	513	2345	East
Unit 3	1578	97	157	513	2345	West
Unit 4	1139	84	122	375	1720	North
Unit 5	1367	90	141	447	2045	North
Unit 6	899	77	98	301	1375	North
Unit 7	1578	97	157	513	2345	East
Unit 8	1792	104	178	581	2655	East
Unit 9	1378	91	129	447	2045	West

Towers: Casper & Grace - with Sundeck

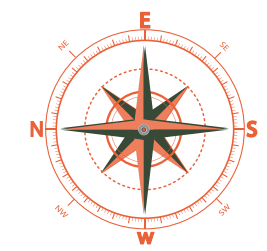
10th to 19th & 30th to 39th Floors



Casper & Grace Tower - Apartments with Sundeck - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1799	104	315	622	2840	West
Unit 2	1587	99	283	551	2520	East
Unit 3	1639	97	256	558	2550	West
Unit 4	1138	84	122	376	1720	North
Unit 5	1367	90	141	447	2045	North
Unit 6	899	77	98	301	1375	North
Unit 7	1639	97	256	558	2550	East
Unit 8	1792	104	322	622	2840	East
Unit 9	1378	91	261	485	2215	West

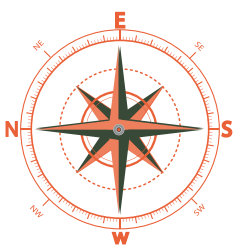
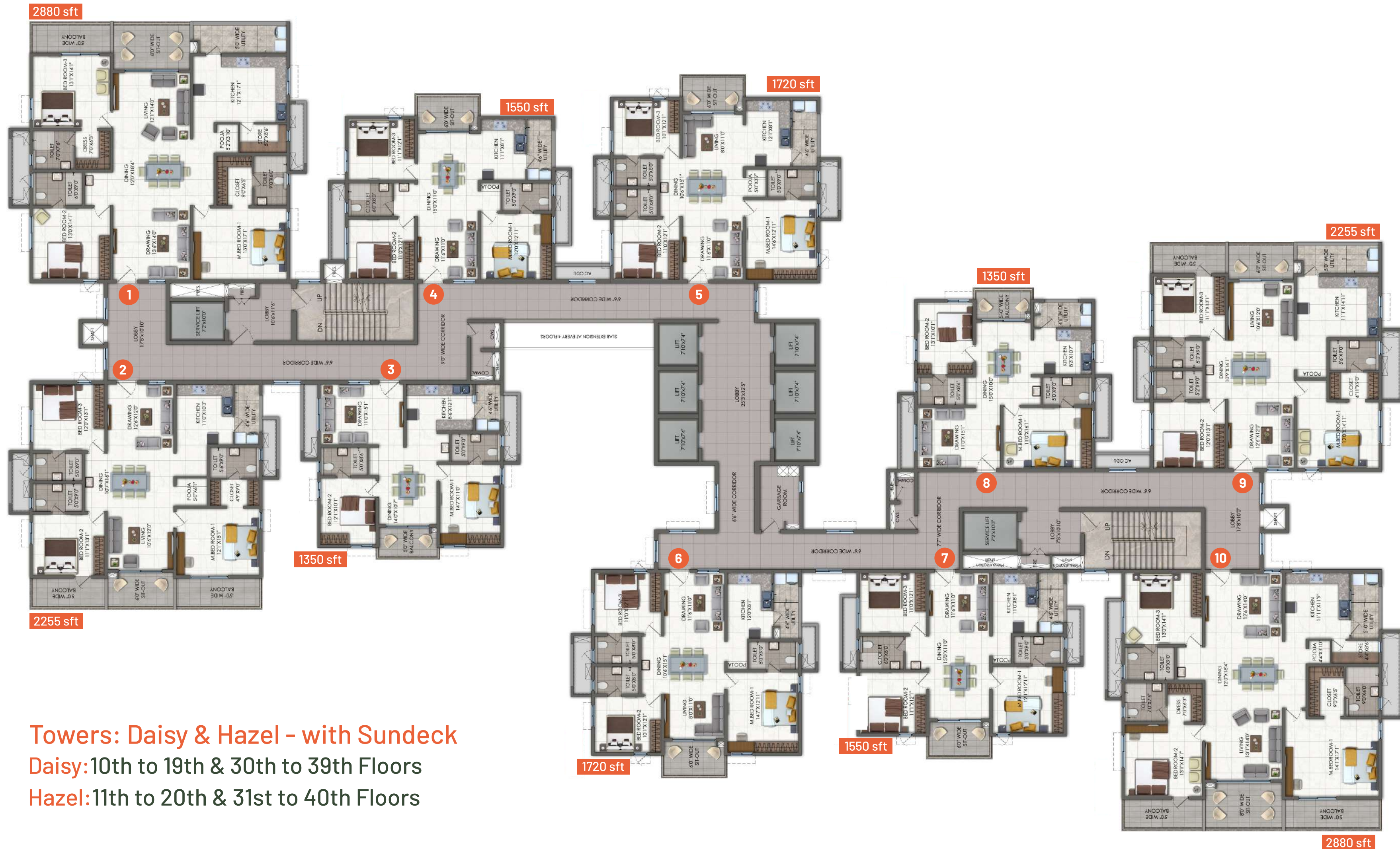


Master Plan



Towers: Daisy & Hazel - with centre balcony
Daisy: 1st to 9th & 21st to 29th Floors
Hazel: 1st to 10th & 21st to 30th Floors

Daisy & Hazel Tower Center Balcony - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1775	109	187	579	2650	West
Unit 2	1369	94	135	447	2045	East
Unit 3	876	80	99	295	1350	East
Unit 4	1000	85	126	339	1550	West
Unit 5	1125	88	131	376	1720	West
Unit 6	1125	88	131	376	1720	East
Unit 7	1000	85	126	339	1550	East
Unit 8	869	80	106	295	1350	West
Unit 9	1369	94	135	447	2045	West
Unit 10	1775	109	186	580	2650	East



Towers: Daisy & Hazel - with Sundeck
Daisy: 10th to 19th & 30th to 39th Floors
Hazel: 11th to 20th & 31st to 40th Floors

Daisy & Hazel Tower - Apartments with Sundeck - Area Statement (in Sft)						
	Carpet	Walls	Balconies	Common	Saleable	Facing
Unit 1	1836	109	305	630	2880	West
Unit 2	1369	95	298	493	2255	East
Unit 3	876	80	99	295	1350	East
Unit 4	1000	85	126	339	1550	West
Unit 5	1125	88	131	376	1720	West
Unit 6	1125	88	131	376	1720	East
Unit 7	1000	85	126	339	1550	East
Unit 8	869	80	106	295	1350	West
Unit 9	1420	94	248	493	2255	West
Unit 10	1775	109	366	630	2880	East

SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads
Super Structure: All internal and external walls are RCC Shear walls
Cement Block masonry walls for Non structural walls (Wherever required)

FLOORING

Living & Dining: 800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints
All Bedrooms & Kitchen: 800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make with spacer joints
All Balconies: Anti-skid ceramic tiles of best brand
Bathrooms: Acid Resistant, Anti-Skid Ceramic Tiles of Reputed Make
Corridors: Vitrified tiles of Reputed Make with spacer joints
Staircase: Tandur/Kota stone

WALL FINISHES

Internal Walls: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
External Walls: Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

TILE CLADDING

Bathrooms: Glazed/Matte finish Ceramic tiles dado up to 7' height
Utility Area: Ceramic tile dado up-to 3 feet height and Flooring with Matte finish

KITCHEN

Provision for municipal water connection

UTILITY/WASH AREA

Provision for washing machine, dish washer & wet area for washing utensils etc.

DOORS

Main Door: Engineered/Hard wood frame finished with melamine spray finish on veneered flush shutters with reputed hardware
Internal Doors: Engineered/Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed make
French Doors: UPVC door frames with float glass panelled sliding shutters with provision for mosquito mesh track
Windows: UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh track
Window Grills: MS Grills provided to ground floor flats only. Standard design
Window Grills for upper floors will be provided at extra cost
Utility Doors: UPVC Door Frame with Combination of Tinted Float Glass & Laminated MDF Panel

CABLE TV

Provision for cable connection in living room and in all bedrooms

INTERNET

Provision for high speed internet connection in living room and master/all bedrooms

LPG/PNG

Supply of LPG/PNG with piped gas system

GENERATOR

100% D.G backup with Acoustic enclosure

CAR PARKING

Spacious car parking slots

PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car Parks provided parking signages and equipment installed at required places to ease the driving

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances for differently-abled

SECURITY/BMS

- BMS for electricity consumption with prepaid card system
- Sophisticated round-the-clock security/Surveillance System
- Surveillance cameras at the main security and entrance of each block to monitor and CCTV camera inside the lifts
- Panic button and intercom facility in the lifts connected to the security room
- Solar power fencing around the compound

LIFTS

6 no's High speed automatic elevators per block of reputed make with rescue device and with V3F for energy efficiency with granite / tile cladding for lift entrance
2 service elevators for each block of reputed make with rescue device and with V3F for energy efficiency, entrance with granite / tile cladding on lift entrance

TELECOM

Telephone points in living room and master bedroom
Intercom facility to all the units connecting Security and Neighbourhood

BATHROOMS

- Premium quality ceramic wash basins of best brand | Premium quality wall mounted EWC of best brand
Premium quality concealed flush tank of best brand | Premium quality single lever C.P fittings of best brand
Provision for geysers in all bathrooms | Metered Water supply to all flats

ELECTRICAL

Power outlets for air conditioners in living, dining and bedrooms | Power outlet for geysers in all bathrooms
Power plug for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer/grinder in kitchen | washing machine/dishwasher in utility area | Three phase supply for each unit and individual prepaid metres
Miniature Circuit Breakers (MCB) for each distribution board of reputed make | Modular switches of reputed make

WTP & STP

- Fully treated water will be made available through an exclusive water softening plant
- Hydro-pneumatic system for even pressure water supply at all floors
- A Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose
- Rain Water Harvesting at regular intervals provided for recharging ground water levels

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements
- Fire alarm and Public Address system in all floors and basements

SOLAR POWER

Solar Hot Water is Provided for Master Bed Room Toilets in top floor

BILLING SYSTEM

Automated billing system for Water, Power & LPG / CNG supply



Location Map
(Not to Scale)



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CORPORATE OFFICE: Rajapushpa Properties 6th Floor, Rajapushpa Summit,
Opp:ICICI Bank Tower, Wipro Circle, Nanakramguda, Hyderabad - 500008



SCAN FOR MORE DETAILS