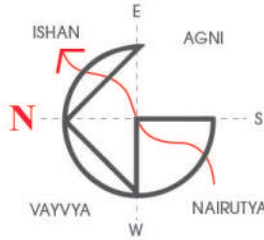


Raghuvir
Spelito

**MAKE
SMART
CHOICES
IN YOUR
LIFE
WITH
#RAGHUVIR**



Ground Layout Floor Plan



Entry

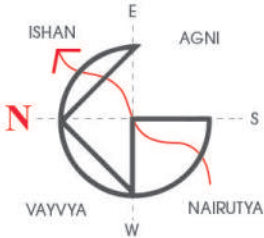
Exit

≈ 60' WIDE ROAD

≈ 40' WIDE ROAD



TYPICAL Layout Floor Plan



Entry

Exit

≈ 60' WIDE ROAD

≈ 40' WIDE ROAD



4 BHK Typical Floor Plan

A - BUILDING



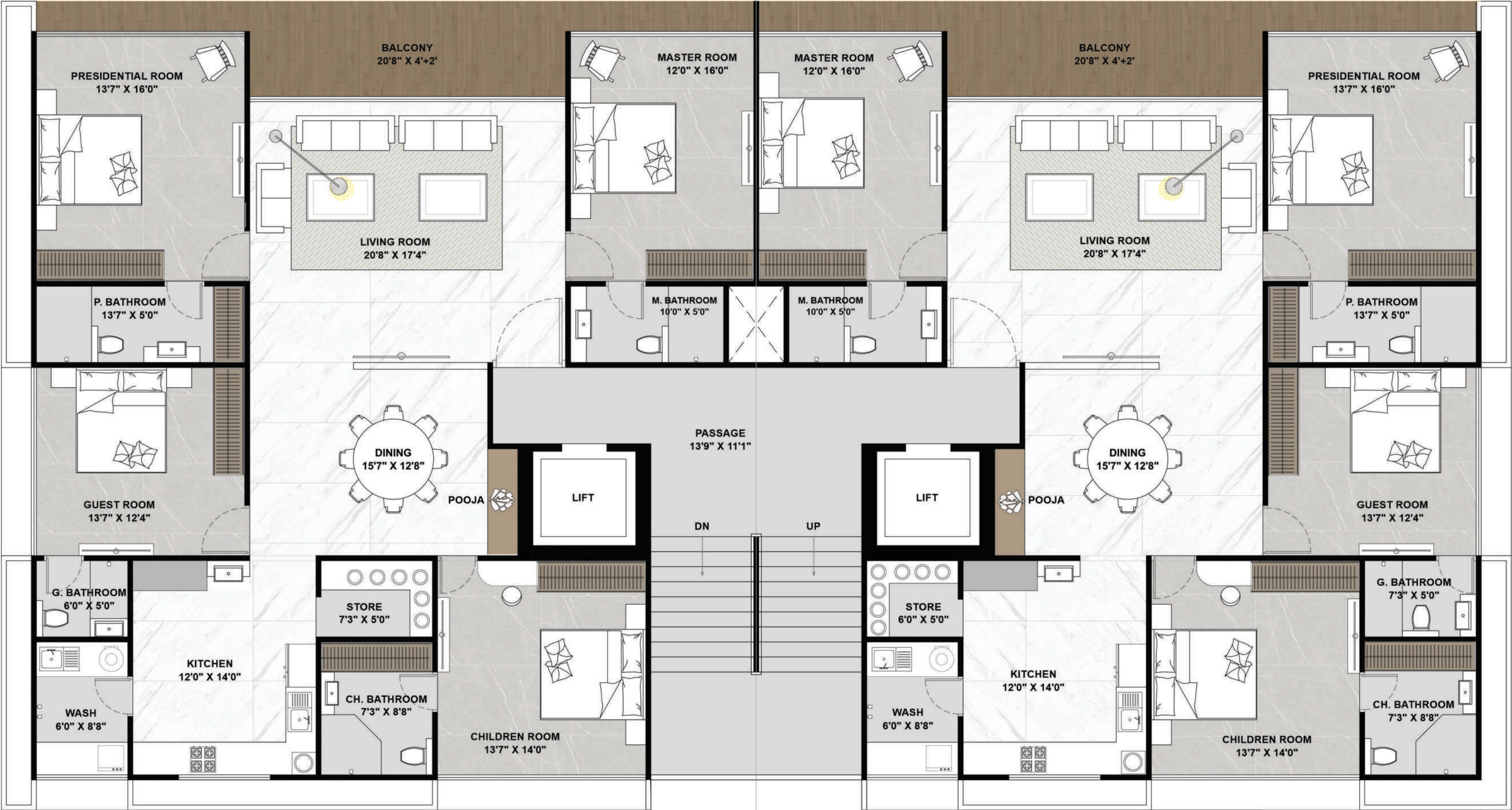
D - BUILDING



4 BHK Typical Floor Plan

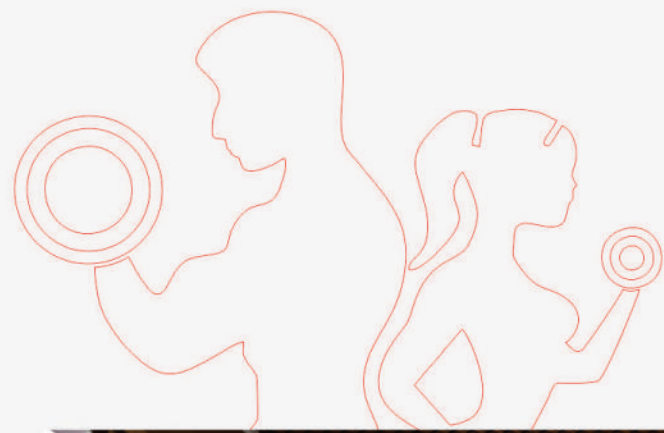
B, C - BUILDING

E,F - BUILDING

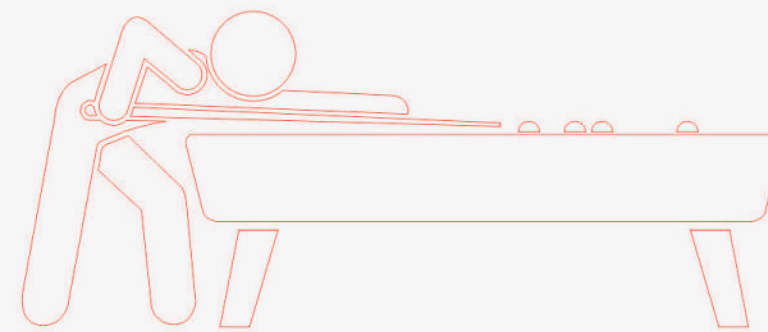




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FOR FITNESS FREAKS

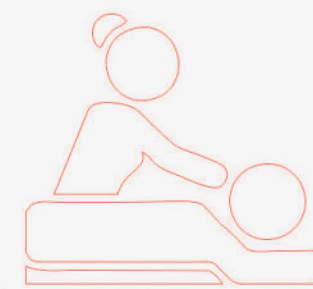


FOR GAME LOVERS





FOR CELEBRATION



FOR WELLNESS



FOR TODDLERS

PROJECT GUIDELINE

- No Of Buildings : 6
- No. Of Floors Per Building : 13
- Flats Per Each Floors : 2
- No Of Flats In Each Building : 26
- No. Of Flats In Project : 156
- Location On \cong 60ft. wide main Road. & 40ft. wide road (backside)

COMMON FEATURE

PANORAMIC LANDSCAPE ZONE

- Gazebo for senior citizen
- Glorious fountain
- Walkway around the landscape
- Exotic Flowers and creepers zone
- Women sitting
- Toddler's play area
- Skating rink
- Outdoor gym
- Swing gazebo
- Net Cricket

GAME ZONE

- Table Top Games Zone
- Carom
- Chess
- Billiards
- Uno
- Indoor Kids Zone

CELEBRATION ZONE

- Multipurpose Hall with Kitchen
- Dining area
- Washrooms
- Outdoor party lawn

FITNESS ZONE

- Unisex gym
- Toddler Splash Pool

CAMPUS FEATURES

ALLOTTED PARKING

- Assured two car parking for each flat (in basement)
- Provision of common electric point for EV cars.

ENTRANCE GATE

- Separate entrance gate for entry on 60 feet and exit on 40 feet wide T.P. road
- Security Cabin
- Well designed project name plate

SECURE PREMISES

- Compound wall around the campus with provision of light points
- Boom barrier at gate
- 24 hour recording system for camera in common area
- Intercom connectivity to all flats, reception & main gate

ROAD

- Well finished Paver block/R.C.C road

WATER RECHARGE

- Percolating bore-well for rain water harvesting

BUILDING FEATURES

WELCOMING AREA

- Decent interior reception
- Guest waiting lounge with sofa and attachery
- Decent name plate of flat holders
- C.C.T.V. camera with 24 hours recording system for resident's safety
- Notice Board

VERTICAL CONNECTIVITY

- Two automatic elevators of multinational company or equivalent
- Intercom in lift cabin to ground floor
- Lift with S.S. cabin
- Vitrified tiles for lift cladding (passage side).
- Staircase finished with tile or granite.

GENERATOR FACILITY

- Branded generator with 8 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.

UNIT SPECIFICATION

FLOORING

- Italian type tile flooring in living, kitchen & dinning
- Tiles flooring in all other rooms

KITCHEN

- "L" shaped granite platform with S.S. Sink
- Tiles up to lintel level
- Common wash basin with tiles over dedo
- Stone racks for store
- Provision of plumbing point for water purifier

WASH

- Vitrified tile for dedo & flooring.
- Electric points for geyser and washing machine in wash.

BATHROOM

- Bath fittings with single lever diverter by standard brand
- Tiles up to lintel level over dedo & floor
- Wall hung water closet with seat cover
- Wall hung wash basin
- Provision for hot water in shower and basin.

ELECTRIFICATION

- ISI standard modular switches
- Copper/Aluminium concealed wiring
- M.C.B. in individual flat for safety
- Two way light (1) & fan (1) points in living and all bedrooms
- 5A/15A electric points for electronic gadgets
- Electric points for A.C. in living and all bedrooms
- Electric Points for T.V. in living

WINDOWS

- Anodized/Powder coated aluminium section with reflective glass for heat protection
- Polished granite/tiles sills
- Full height window in hall

DOOR

- Pinewood main door frame
- Main door with laminate (front) along with handle and safety lock

PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & drainage piping
- Provision of central plumbing system for hot water (flat wise)

ENAMEL

- Finished putty on internal walls of a flat
- Texture on external wall (as per elevation requirement) of the building with acrylic water based paint

DOCUMENTATIONS

TITLE

- Loanable clear title
- Registered sale deed for individual members
- Building Use Certificate (B.U.C.)
- Airport N.O.C.
- Lift Licence
- Fire N.O.C.
- EC Certificate

STRUCTURAL DESIGN

- Considering last earth quake

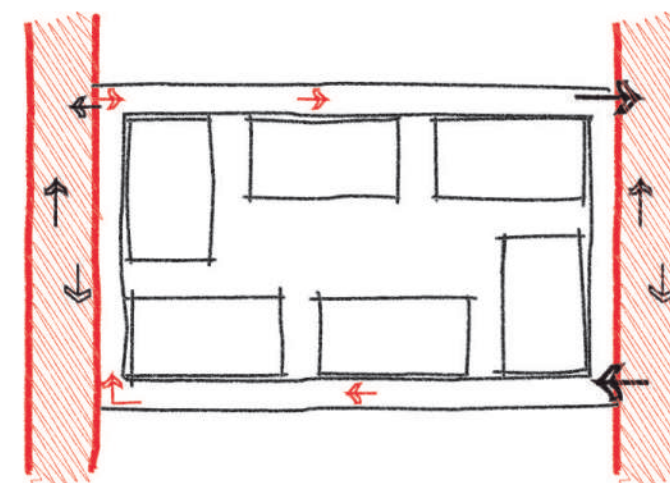
FIRE SAFETY

- Fire safety provision as per N.O.C.



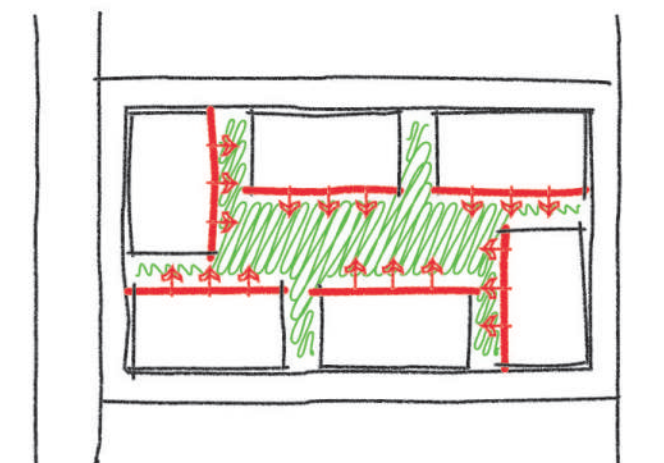
Home is where
your heart is...

Raghuvir Spelito USP



ROAD CONNECTIVITY:

Raghuvir Spelito Is Aligned With Road On Both Sides Which Makes It Easy For Inhabitants To Go From Both Direction.
We've Also Built A Peripheral Road Inside The Site To Make It Easy For Cars To Move Around.



FLAT OVERLOOKING THE LANDSCAPE:

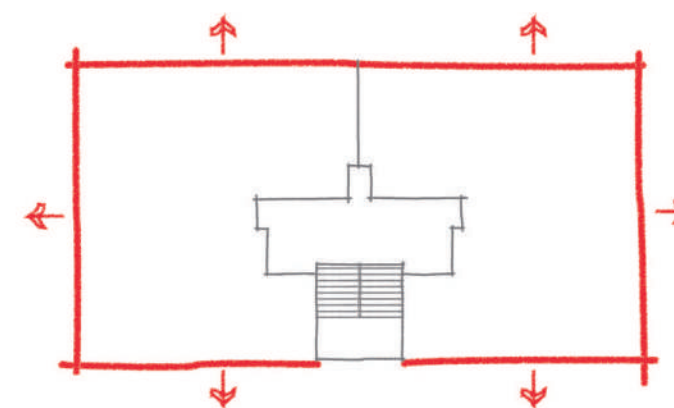
The Living Room And Various Bedrooms Are Oriented Such That They Overlook The Garden, Which Makes Them Pleasant To Look At.



Raghuvir Spelito

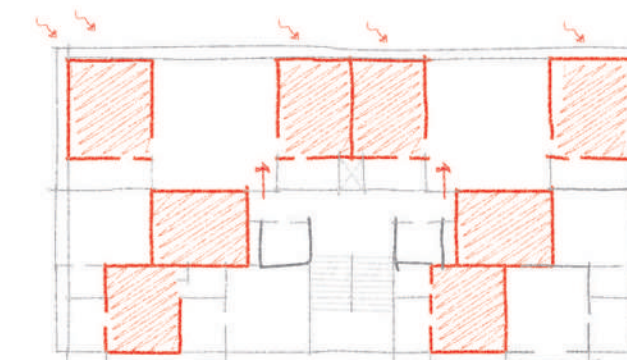
NEARBY LOCATIONS:

Raghuvir Spelito is close to key facilities like a Mall, a school, an airport, a gaming area, and restaurants.



ONLY TWO FLATS ON FLOOR:

Each Floor In All Buildings Have Only Two Flats, So There Is Easy Air Flow Throughout The Day.



DESIGN ACCORDING TO VASTU SHASTRA:

Each Flat Is Designed As Per Vastu Consultant.
The Main Entrance Facing In East Or West, Master Bedroom In Nairutya, Children Bedroom In Ishan, Opened Brahmasthan And Kitchen In Agni.