



HMDA LP NO. 011655/HMDA/03425/SWDL/MDL1/2025

TG RERA NO. P02200011136



**Rudhra**  
CONSTRUCTIONS

# ROYAL

## VILLAGE - 2

Luxury Villas Community  
@ **Gandi Maisamma**







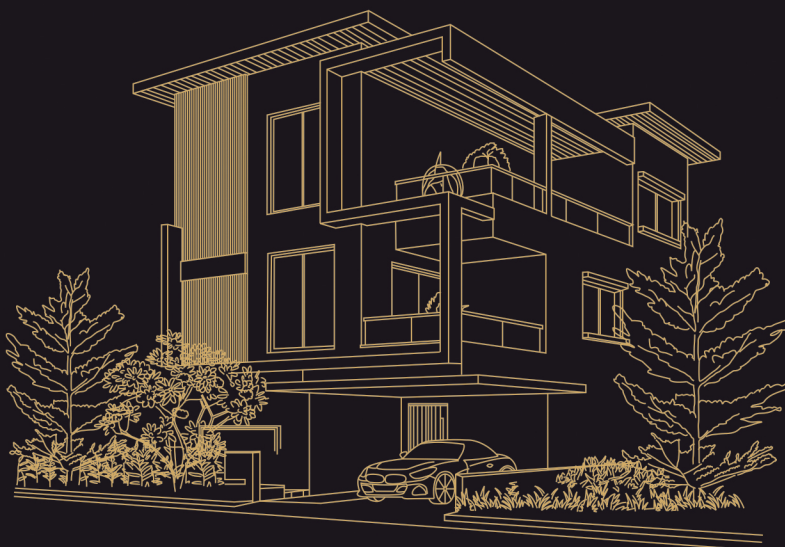
# ROYAL VILLAGE-2

Luxury Villas Community  
**Gandi Maisamma Exit 5**



ARTISTIC RENDER  
OF A LAVISH ENTRANCE GATE VIEW ✨





## WELCOME TO ROYAL VILLAGE-2

AN ENCLAVE OF REFINED LIVING NESTLED IN THE SERENE EXPANSE OF GANDI MAISAMMA. PERFECTLY POISED NEAR THE OUTER RING ROAD, THIS DISTINGUISHED ADDRESS OFFERS SEAMLESS ACCESS TO HYDERABAD'S VIBRANT PULSE WHILE EMBRACING THE CALM OF ITS NORTHERN CHARM. HERE, SOPHISTICATION MEETS SERENITY, PROMISING A LIFESTYLE THAT'S AS ELEVATED AS IT IS EFFORTLESS. DISCOVER WHERE ELEGANCE QUIETLY RESIDES.

**7.29**  
Acres

**99**  
Triplex Villas

**65%**  
Open Space

**75+**  
Amenities

**14,000 sft.**  
Clubhouse



ARTISTIC RENDER  
OF A LAVISH STREET VIEW (NIGHT) ✨





**183**  
SQ.YDS

**EAST**  
Facing Villa

*Area Statement (in sft.)*

Ground 1105.36 sft.

First 1105.36 sft.

Second 1105.36 sft.

**Total Area 3316.08 sft.**



Ground Floor



First Floor



Second Floor





183

SQ.YDS

WEST  
Facing Villa

Area Statement (in sft.)

Ground 1105.36 sft.

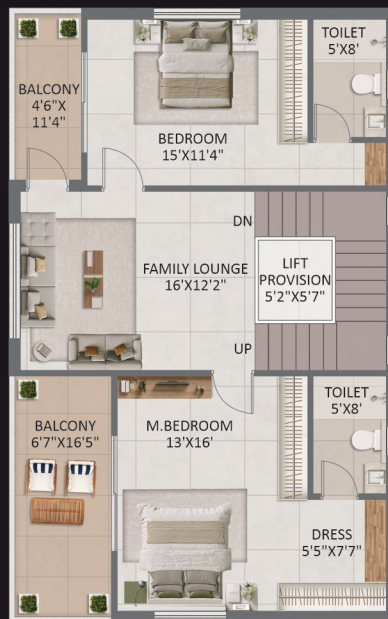
First 1105.36 sft.

Second 1105.36 sft.

Total Area 3316.08 sft.



Ground Floor



First Floor



Second Floor





**183**

SQ.YDS

**NORTH**  
Facing Villa

*Area Statement (in sft.)*

Ground 1102.34 sft.

First 1102.34 sft.

Second 1102.34 sft.

**Total Area 3307.02 sft.**



Ground Floor



First Floor



Second Floor





# ROYAL

## VILLAGE-2



HMDA + TG RERA  
Approved Project



Grand Entrance  
with Security Cabin



7.29 Acres  
Gated Villas Community



65%  
Open Space



75+  
Amenities



99 Villas  
East, West & North



14,000 sft.  
Clubhouse



100% Vaastu  
Compliant



Peaceful  
Green Areas



24x7  
Security



Well-Designed  
Landscape



Island Area  
Water Body



Children's  
Activity Zone



Jogging /  
Walking Track



Swimming Pool &  
Kids' Pool



Multi-Purpose  
Courts



ARTISTIC RENDER  
OF A LAVISH STREET VIEW



- 01 Grand Entrance Gateway  
02 Security Cabin  
03 C/C Road With Granite Bands  
04 Island Area Water Body  
05 Gazebo  
06 Sunken Seating Areas  
07 Street Planting With Lighting  
08 Seating Alcoves  
09 Casual Seating Areas  
10 Skating Rink  
11 Children's Play Area (EPDM Flooring)  
12 Children's Play Area (Sand Bed)  
13 Kid's Parents Seating Area Under Pergola  
14 Miyawaki Planting  
15 Street Ends Pergolas  
16 Visitors Car Parking  
17 Swimming Pool With Kids Pool  
18 Grand Entrance Pergolas  
19 Lotus Pond With Bridge  
20 Dropoff Area Island near Clubhouse Area  
21 Party Lawn Area  
22 Water Feature near Clubhouse Area  
23 Pickleball Court  
24 Box Cricket  
25 Elderly Seating Areas  
26 Reflexology Pathway  
27 Boundary Planting  
28 Meditation / Nirvana Zone  
29 Jogging Track  
30 Outdoor Fitness Station  
31 Pet Park  
32 Floating Handout Decks  
33 Dropoff Zone  
34 Main Entrance Water Feature  
35 Koi Pond  
36 Rock Climbing Wall

- 37 Sandpit with Castle  
38 Nannies Pavilion  
39 Bicycle Track With Stand  
40 Golf Putting Green  
41 Amphitheater  
42 Chit-Chat Alcove  
43 Floating Hangout Deck  
44 Seating Decks Under Pergola  
45 Butterfly Garden  
46 Outdoor Barbeque Area  
47 Bonfire Pit  
48 Outdoor Picnic Area  
49 Palm Garden  
50 8 Shaped Merge Garden  
51 Open Gazebo  
52 Hammocks  
53 Bonsai Garden  
54 Nature Trail  
55 Trampoline  
56 Casual Seating Areas  
57 Zen Garden  
58 Grand Club House Lobby  
59 Visitors Lounge  
60 Conference Room  
61 Guest Waiting Areas  
62 Digital Theater Indoor  
63 Rain Water Harvesting Pits  
64 Electrical Yard  
65 Internal Driveway Pattern  
66 Seating Area For Elders  
67 Multi-Purpose Lawn  
68 Flower Garden  
69 CCTV Surveillance  
70 Solar Fencing  
71 Drivers Rooms  
72 Servant Rooms

# ROYAL VILLAGE - 2

## Life's own map

THIS MASTER PLAN IS THE BLUEPRINT TO YOUR LIFE SORTED, FOSTERING A COMMUNITY KNIT TOGETHER. OVER 75+ AMENITIES, INCLUDING THE SERENE YOGA DECK AND THE VIBRANT PET ZONE, ARE SEAMLESSLY WOVEN INTO THE DESIGN. EVERY ELEMENT ENSURES A NATURALLY FRESH AND NOURISHING EXPERIENCE, REDEFINING THE ART OF GRACEFUL LIVING.

75+ Amenities

65% Open Space



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ARTISTIC RENDER OF A LAVISH CLUBHOUSE GARDEN



ARTISTIC RENDER OF A LAVISH CLUBHOUSE

### FOUNDATION & STRUCTURE FRAME

- Framed Structure
- RCC Framed structure resistant to wind and earthquake stresses.
- Super Structure
- Exterior Walls - 9 inch-thick walls built with red bricks.
- Interior Walls - 4½ inch-thick walls built with red bricks.

### PLASTERING INTERNAL & EXTERNAL

- Interior Plastering
- 2 Coat of sand-faced cement plasters for walls.
- Exterior Plastering
- 2 Coats of sand-faced cement plastering.

### FALSE CEILING

- False ceiling and false ceiling lights will be provided in living/dining and all bedrooms.

### HAND RAILING

- Staircase
- Aluminum toughened glass railing of reputed make.

### INTERNET/CABLE TV/TELECOM

- Provision for internet/television/intercom

### KITCHEN

- We've got you both covered with provisions for both municipal and softener water, so you can enjoy clean and fresh water anytime.
- We've also made arrangements for easy installation of a water purifier and chimney.
- We've also included provision for a modular kitchen to cater to all your cooking needs.

### LIFT

- Provision for lifts.

### CP AND SANITARY

- Wash basin with granite counter top.
- Wall mounted Wc's in all bathrooms of Jaguar or equivalent brand.
- 3 way diverter in master bedroom (Shower, spout & hand shower) of Jaguar or equivalent brand.
- Hot and cold taps and shower mixer in other toilets (shower, spout) of Jaguar or equivalent brand.
- All CP and sanitary fixtures of Jaguar or equivalent brand.
- Concealed CPVC piping with ashirvad/austral or equivalent brand, PVC for external & internal pipe line.
- All plumbing pipes will be pressure tested.

### JOINERY WORKS

- Main Door
- Frame: Steam beech solid wood full frame
- Shutter: Solid particle core with veneer finish
- high-quality UV polish, Reputable brand hardware
- Frame: 8 feet height. Shutter: 4 feet width
- Internal Doors
- Frame: Steam beech solid wood frame
- Shutter: Solid particle core with veneer/laminate shutters of reputed brand Premium brand hardware
- Frame: 8 feet height. Shutter: 3 feet width
- Toilet Doors
- Hard wood frame and Designer Veneered/laminate shutter/WPC/NFC frame and shutter.
- French Doors
- Aluminum section for frames and shutters with 6mm toughened glass of reputed make with mosquito mesh fitted.
- Utility Doors
- Aluminum doors as per design.
- Ventilators
- UPVC frame and glass ventilators with hardware.

### SECURITY

- Security cabins at all entrances and exits with peripheral CCTV coverage.
- CCTV at vantage points-project entry/exit, sports areas, clubhouse entry/exit, clubhouse are parking as per consultant recommendation.
- Access control system (provision) for clubhouse, main entry/exit passage, boom barriers proposed.

## Specifications

### FLOORING

- Main Flooring
- Drawing & Living: 1200x1800 mm vitrified tiles of reputed make.
- Lobby, Home Theater: 600x1200 mm glazed vitrified tiles flooring with skirting as per design, of reputed make.
- All Bedrooms, Kitchen, Walkins
- 600x1200 mm glazed vitrified tiles of reputed make.
- Balcony & Sit Outs
- 600x1200 mm vitrified tiles in wooden Matte finish as per architects' intent.
- Toilets & Utility Flooring
- Anti-skid vitrified tiles.
- Toilets & Utility Dadoing
- 600x1200 mm glazed vitrified tiles for toilet wall dado up to 7 feet of reputed make. Vitrified tiles dado for the utility
- Staircase
- Italian granite flooring with skirting.
- Parking and Driveway
- Rough finished granite/pavers as per architects intent.

### PAINTING

- Internal
- Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.
- External
- For the external surface a blended of Natural stone texture/Texture is applied, and balance by 2 layer of exterior emulsion paint for added protection and aesthetics of reputed make.
- Elevation
- Elevation with ACP sheets and aluminum claddings as per architects' design.

### ELECTRICAL

- Use of concealed copper wiring sourced from top brands Havel's/legrand/poly cab or equivalent, to ensure the highest quality and durability.
- Every bedroom, and living room and dining room is fitted with power outlets for air-conditioners, while every bathroom has power outlets and provision for geysers.
- The kitchen is equipped with power plugs for cooking range chimneys, refrigerators, microwave ovens, mixer/grinders and the utility area has provisions for washing machines and dishwashers.
- For your entertainment needs, we've included plug points for TVs and audio systems, among other things.
- Home automation provision.
- Each unit is supplied with 3-phase power and has an individual meter board that meets TSSPCB standards.
- The distribution boards are fitted with miniature circuit breakers (MCB) from legrand or equivalent brands, and ELCBs from reputable Manufacturers.
- The switches and sockets in your home are sourced from brands such as legrand/havells or equivalent brand to ensure reliable performance. And for the environmentally conscious, we've even included provision for electric vehicle charging point at each villa.
- Solar power provision.

### WATER SUPPLY SYSTEM/STP

- WTP: Treated water to be made available through exclusive water softening for domestic in all units with water meters (pneumatic system)
- STP: A sewage treatment plant of adequate capacity as per norms to be provided inside the project. Treated sewage water to be used for the landscaping & harvesting pits.
- Municipal Water: Municipal water provision will be provided.

### GENERATOR POWER BACK UP

- 100% DG set back up in common areas up to 1KVA DG power to each villa.

## CLUBHOUSE 14,000 sft.

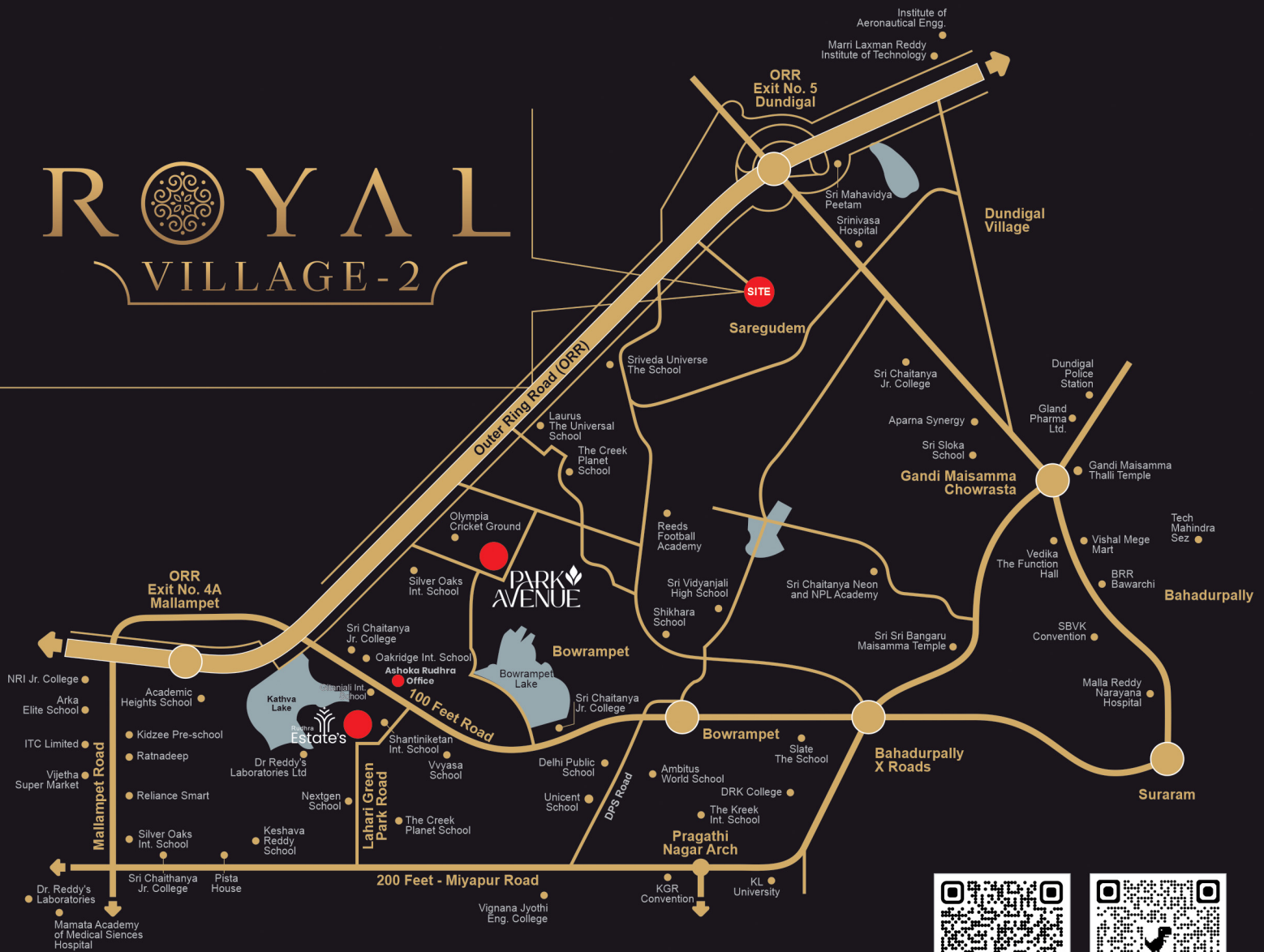
THE EXCLUSIVE CLUBHOUSE AT ROYAL VILLAGE-2 IS DESIGNED TO ELEVATE EVERY MOMENT - WHETHER YOU'RE RELAXING, CELEBRATING, OR STAYING FIT. FROM WELLNESS TO RECREATION, EVERY AMENITY IS THOUGHTFULLY CURATED TO COMPLEMENT YOUR REFINED WAY OF LIVING.



## Club Amenities



# ROYAL VILLAGE-2



## Location Highlights

- o Nearby - ORR Service Road
- o 01 Kms - ORR Exit 5
- o 1.5 Kms - Sriveda Universe the School
- o 1.5 Kms - Sri Vatsal Gurukul Vidyalyaya Hostel Campus
- o 02 Kms - Resonance Dundigal Girls Campus
- o 2.5 Kms - Silver Oaks International School
- o 03 Kms - Marri Laxman Reddy Institute
- o 03 Kms - Oakridge International School
- o 04 Kms - Proposed IT SEZ Zone
- o 4.5 Kms - Proposed Electronic Park at Dundigal
- o 4.9 Kms - Ambitus World School
- o 05 Kms - The Creek International School
- o 5.8 Kms - Delhi Public School
- o 6.5 Kms - Malla Reddy University
- o 6.6 Kms - ICFRE - Institute of Biodiversity
- o 6.7 Kms - Narayana Hrudayalaya
- o 8.9 Kms - Mamata Academy
- o 9.4 Kms - Indian Air Force Academy
- o 10 Kms - Usha Mullapudi Hospital
- o 10.6 Kms - St. Martin's Engineering College
- o 10.8 Kms - SLG Hospitals
- o 11 Kms - CMR Group of Institutions
- o 12.2 Kms - Big Bazaar Kompally
- o 12.5 Kms - Kandlakoya IT SEZ
- o 12.5 Kms - DRS International School
- o 13 Kms - Cine Planet Kompally
- o 14 Kms - D-Mart Kompally
- o 15.4 Kms - Hindustan Aeronautics
- o 16.8 Kms - National Remote Sensing Centre



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### TEAM

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