



# Aditya Raaga

2 and 3 BHK Flats  
at Begur - Koppa Road,  
Off Bannerghatta Road, Bengaluru



**RERA NO. : PRK/KA/RERA/1251/310/PR/051225/008319**

BY:

**Aditya  
Constructions**

Your Dreams our Innovation  
Website: [www.adityaconstructions.in](http://www.adityaconstructions.in)



OC & CC PROJECT

*Luxury living,  
redefined in every details*



# Aditya Raaga

2 and 3 BHK Flats

Aditya Raaga offers an exquisite collection of apartments thoughtfully designed to provide the perfect balance of space, style and convenience. The homes promise blissful mornings and serene nights, making them ideal for those who value the finer aspects of living.

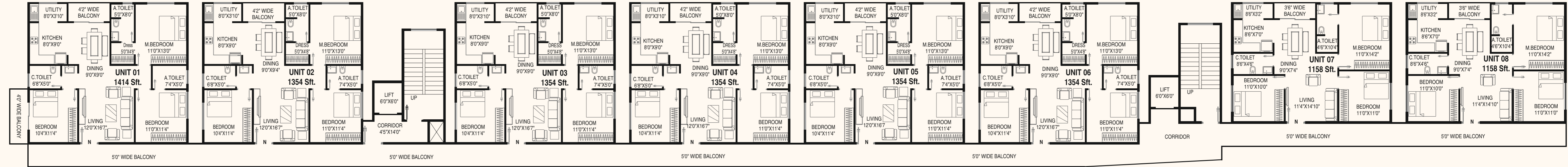
With timeless elegance and enduring value, real estate here is more than just property - it's a lasting legacy. An unshakable gift for generations to come.

Aditya Constructions proudly presents ADITYA RAAGA, a heaven of comfort for you and your family. Designed in accordance with vastu principles and featuring aesthetically crafted 2 and 3 BHK residences, it offers a serene living experience amidst the demands of modern life.

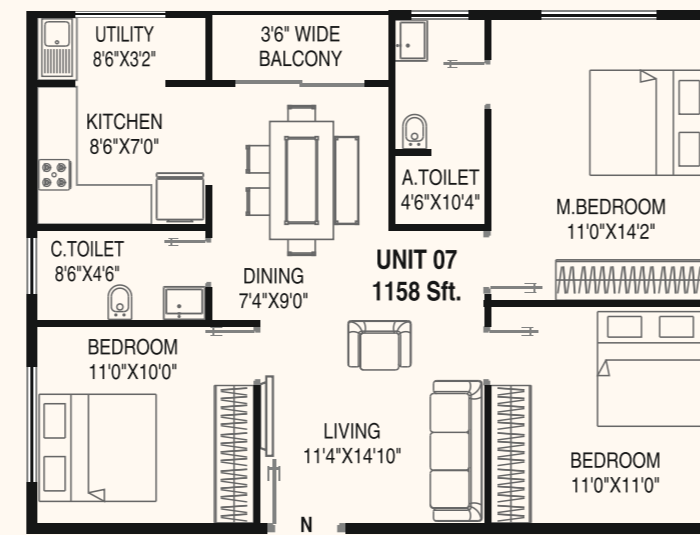
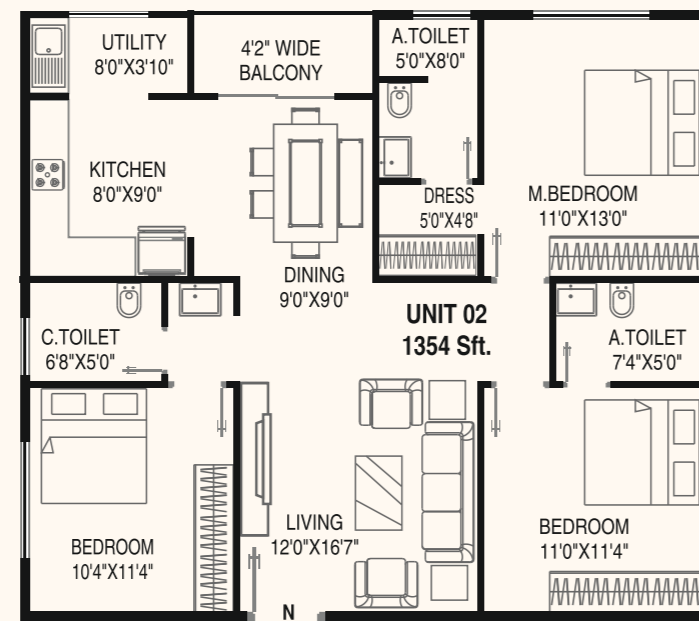
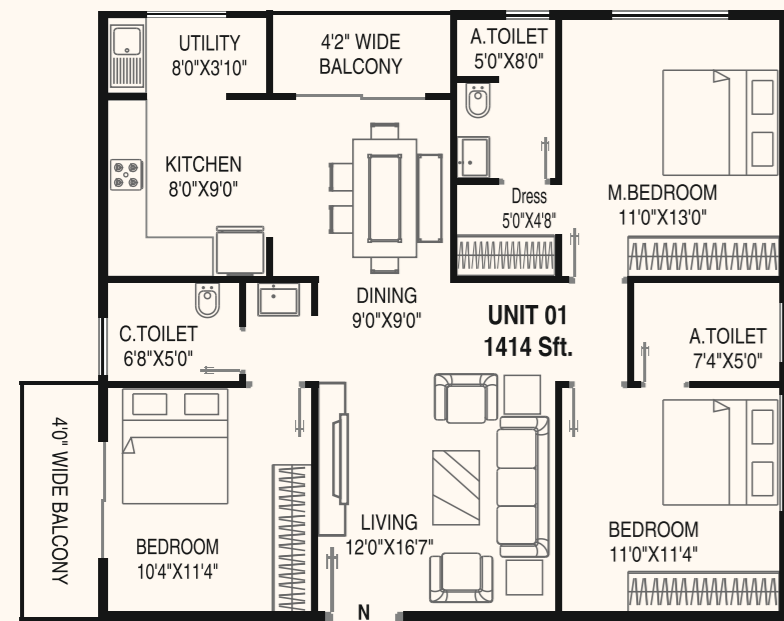
Strategically located on Begur-Koppa Main Road, Aditya Raaga ensures seamless connectivity to major IT hubs, renowned temples and a diverse range of dining and lifestyle destinations.

# GROUND FLOOR PLAN

# BLOCK A



UNIT PLANS



## SUPER BUILTUP AREAS

**UNIT 01**  
AREA : 1414 SFT.  
NORTH FACING

**UNIT 02**  
AREA : 1354 SFT.  
NORTH FACING

**UNIT 03**  
AREA : 1354 SFT.  
NORTH FACING

**UNIT 04**  
AREA : 1354 SFT.  
NORTH FACING

**UNIT 05**  
AREA : 1354 SFT.  
NORTH FACING

**UNIT 06**  
AREA : 1354 SFT.  
NORTH FACING

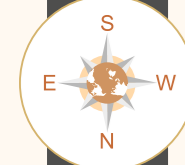
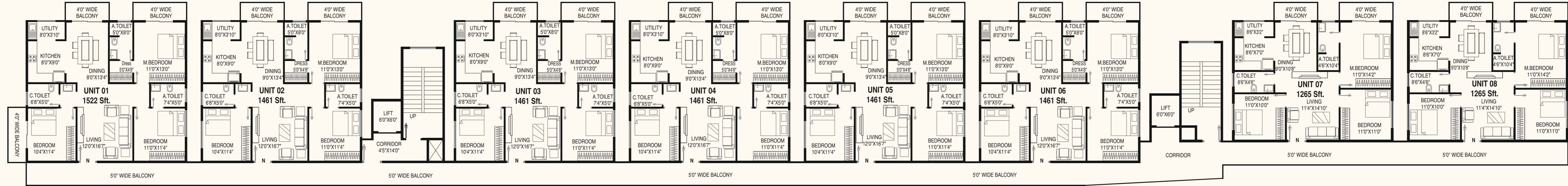
**UNIT 07**  
AREA : 1158 SFT.  
NORTH FACING

**UNIT 08**  
AREA : 1158 SFT.  
NORTH FACING

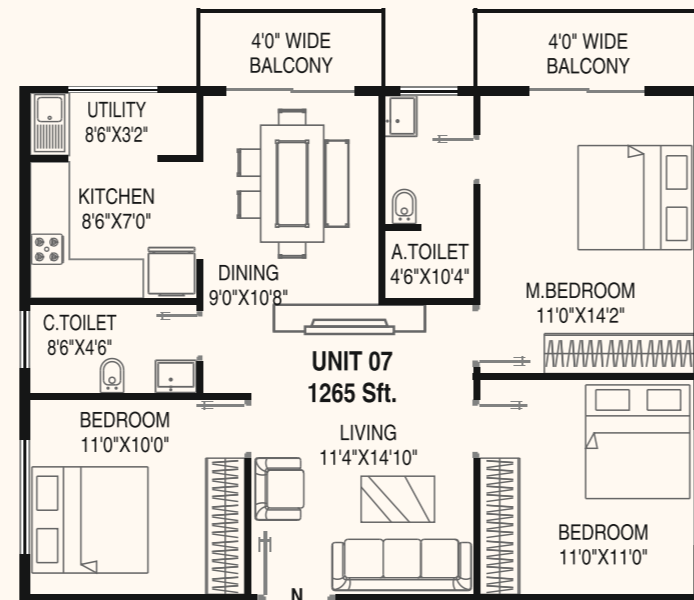
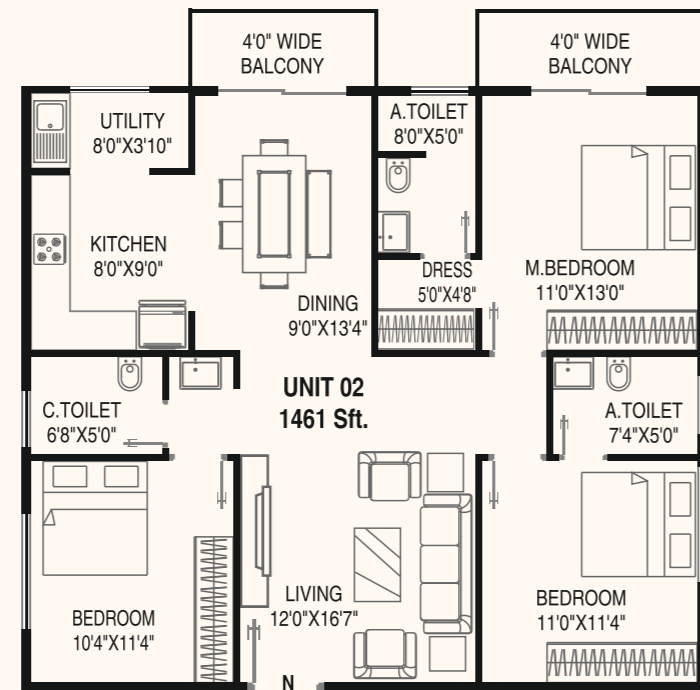
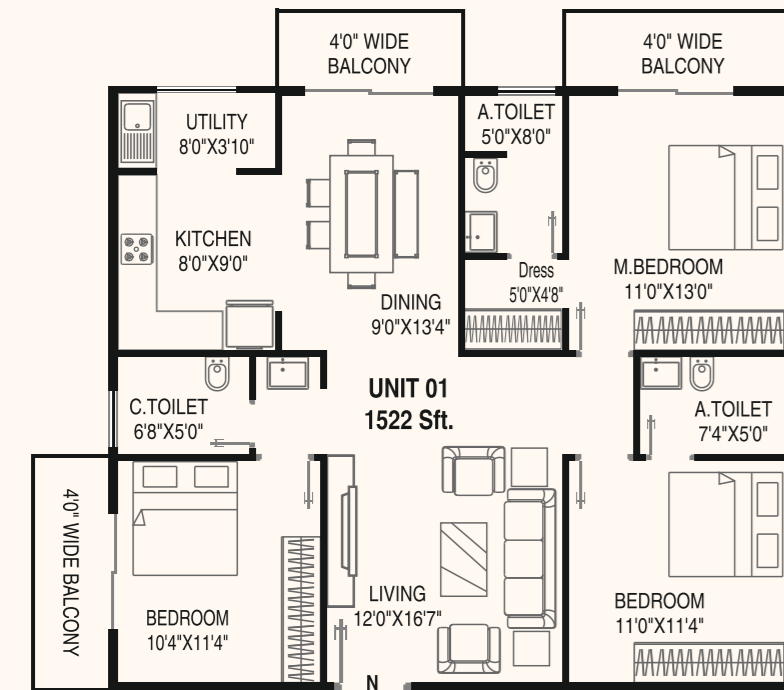
40% UNDIVIDE SHARE

# TYPICAL FLOOR PLAN

# BLOCK A



UNIT PLANS



## SUPER BUILTUP AREAS

**UNIT 01**  
AREA : 1522 SFT.  
NORTH FACING

**UNIT 02**  
AREA : 1461 SFT.  
NORTH FACING

**UNIT 03**  
AREA : 1461 SFT.  
NORTH FACING

**UNIT 04**  
AREA : 1461 SFT.  
NORTH FACING

**UNIT 05**  
AREA : 1461 SFT.  
NORTH FACING

**UNIT 06**  
AREA : 1461 SFT.  
NORTH FACING

**UNIT 07**  
AREA : 1265 SFT.  
NORTH FACING

**UNIT 08**  
AREA : 1265 SFT.  
NORTH FACING

40% UNDIVIDE SHARE

# GROUND FLOOR PLAN

# BLOCK B



## SUPER BUILTUP AREAS

<b>UNIT 01</b> AREA : 1308 SFT. EAST FACING	<b>UNIT 02</b> AREA : 1524 SFT. EAST FACING	<b>UNIT 03</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 04</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 05</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 06</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 07</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 08</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 09</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 10</b> AREA : 1284 SFT. WEST FACING	<b>UNIT 11</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 12</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 13</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 14</b> AREA : 1284 SFT. WEST FACING	<b>UNIT 15</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 16</b> AREA : 1616 SFT. WEST FACING	<b>UNIT 17</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 18</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 19</b> AREA : 1616 SFT. EAST FACING	<b>UNIT 20</b> AAREA : 1616 SFT. WEST FACING	<b>UNIT 21</b> AREA : 1616 SFT. WEST FACING
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40% UNDIVIDE SHARE

# TYPICAL FLOOR PLAN

# BLOCK B



## SUPER BUILTUP AREAS

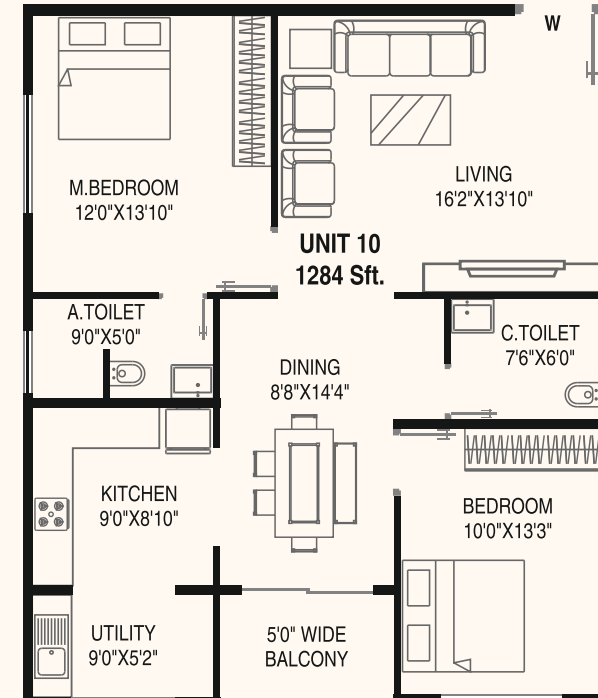
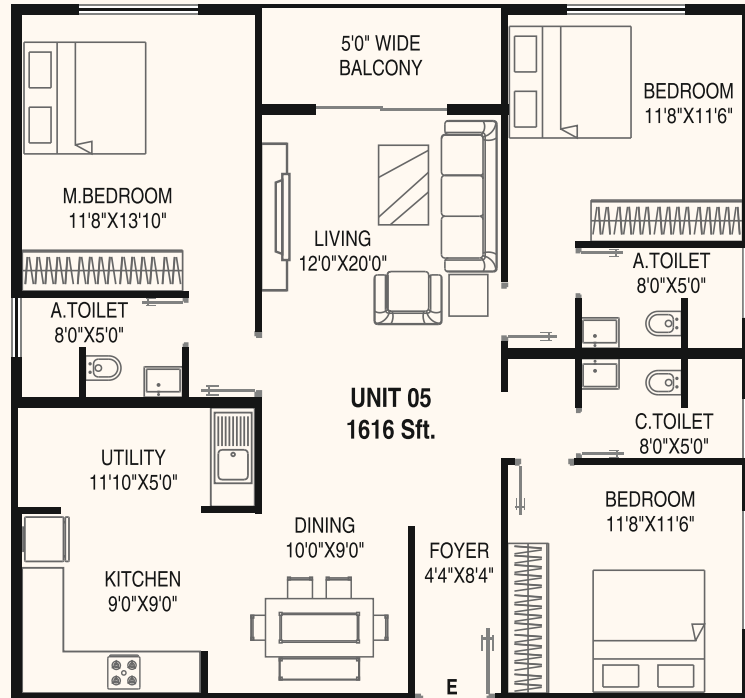
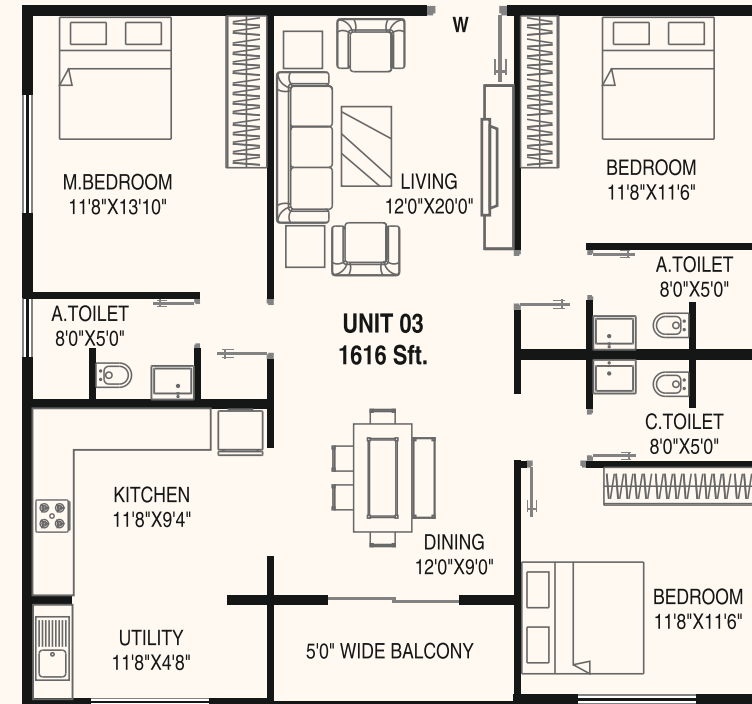
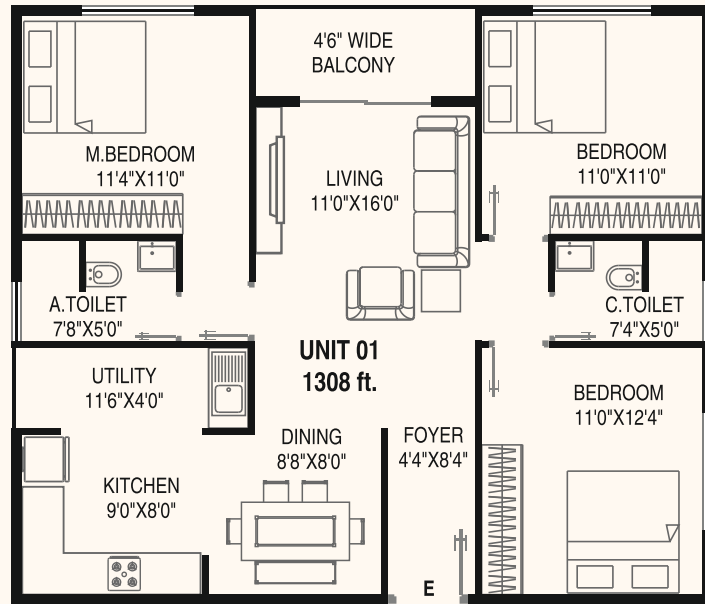
<b>UNIT 01</b> AREA : 1428 SFT. EAST FACING	<b>UNIT 02</b> AREA : 1649 SFT. EAST FACING	<b>UNIT 03</b> AREA : 1752 SFT. WEST FACING	<b>UNIT 04</b> AREA : 1679 SFT. WEST FACING	<b>UNIT 05</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 06</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 07</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 08</b> AREA : 1679 SFT. WEST FACING	<b>UNIT 09</b> AREA : 1679 SFT. WEST FACING	<b>UNIT 10</b> AREA : 1338 SFT. WEST FACING	<b>UNIT 11</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 12</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 13</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 14</b> AREA : 1338 SFT. WEST FACING	<b>UNIT 15</b> AREA : 1679 SFT. WEST FACING	<b>UNIT 16</b> AREA : 1679 SFT. WEST FACING	<b>UNIT 17</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 18</b> AREA : 1741 SFT. EAST FACING	<b>UNIT 19</b> AREA : 1803 SFT. EAST FACING	<b>UNIT 20</b> AAREA : 1679 SFT. WEST FACING	<b>UNIT 21</b> AREA : 1740 SFT. WEST FACING
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40% UNDIVIDE SHARE

# GROUND FLOOR

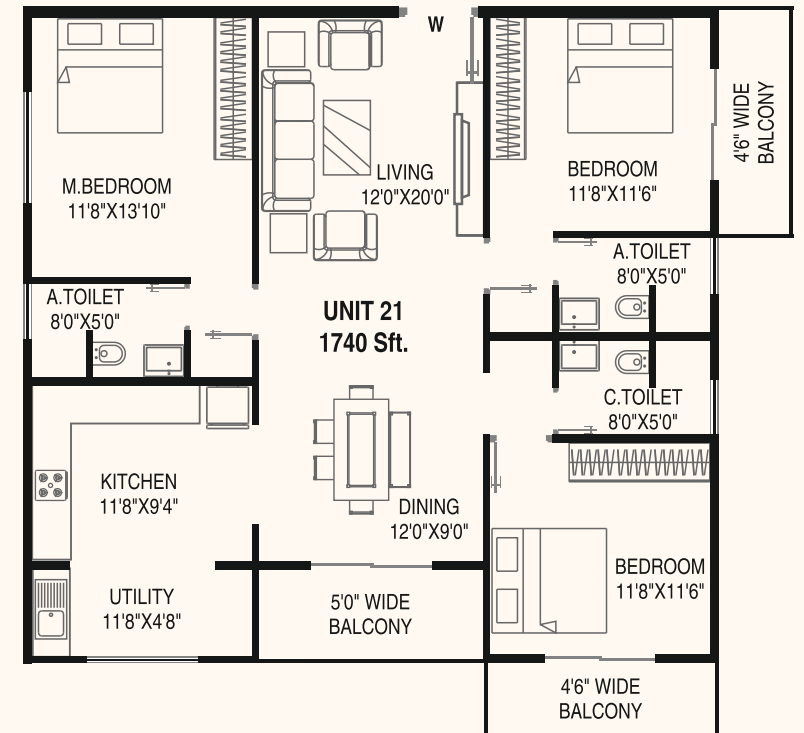
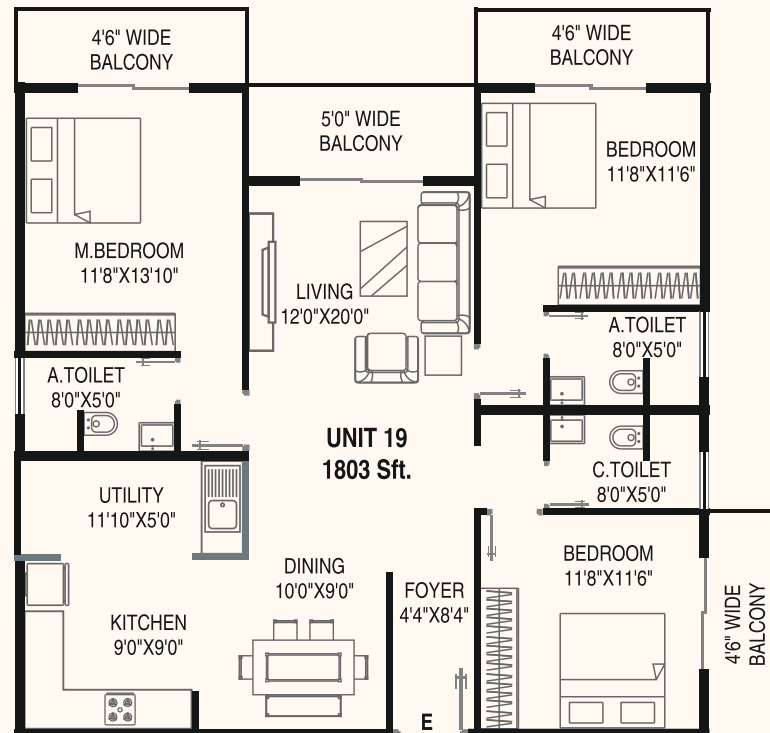
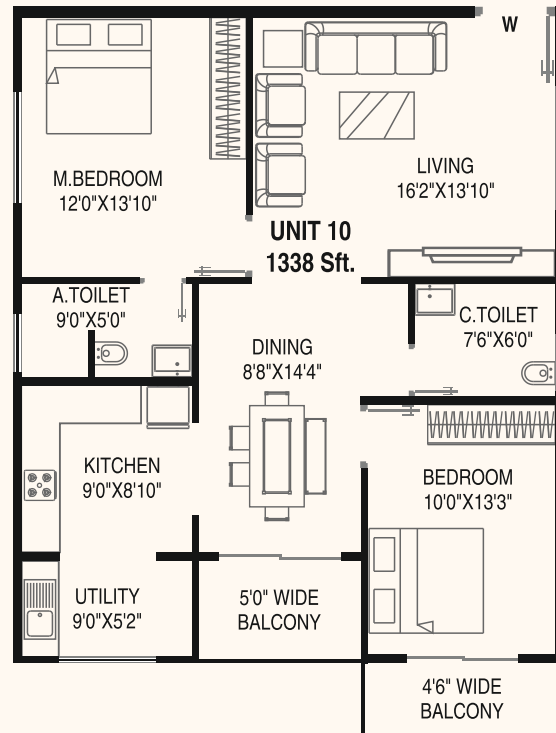
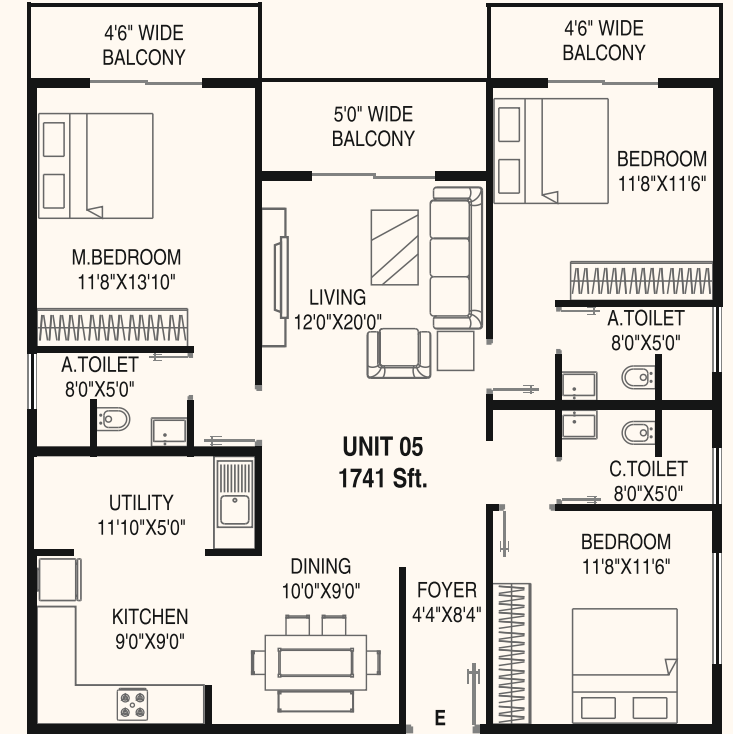
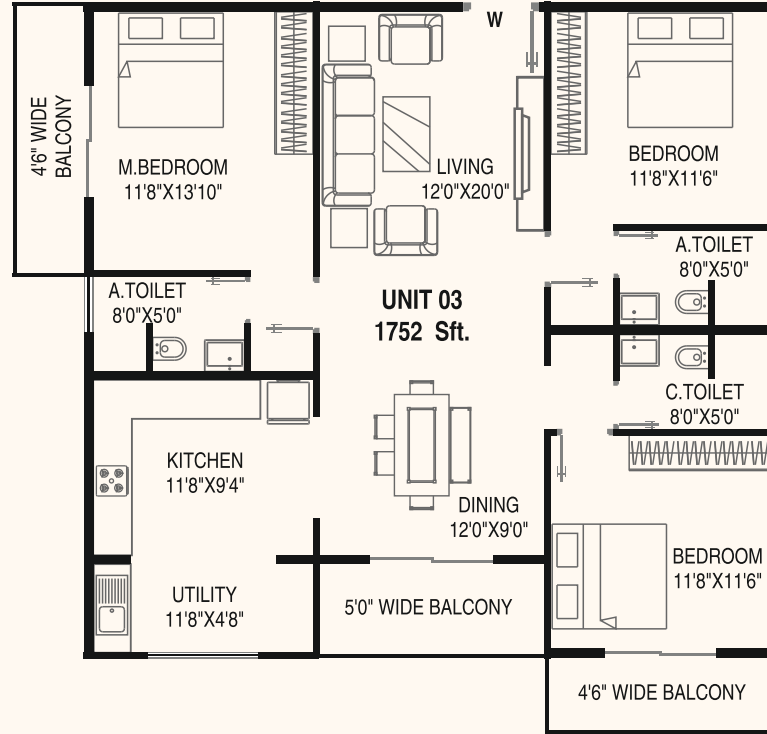
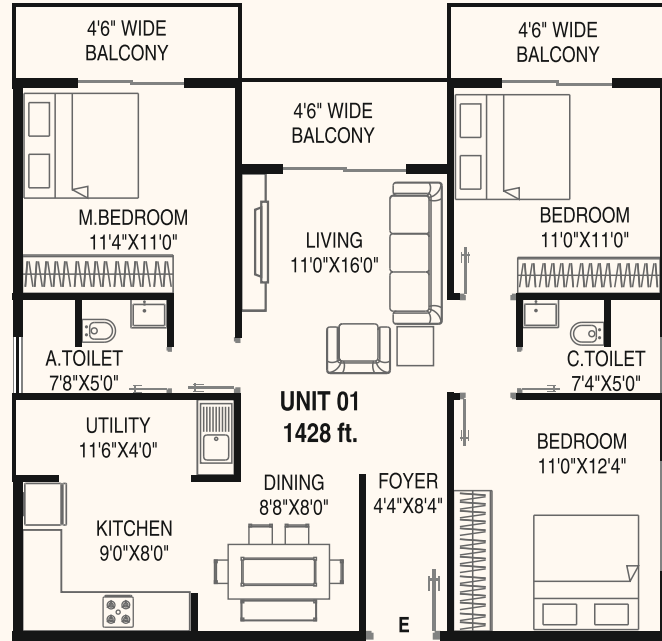
# BLOCK B



UNIT PLANS

# TYPICAL FLOOR

# BLOCK B



UNIT PLANS



## Amenities

- 6 M wide driveway
- Kids play area
- Swimming pool
- Children pool
- Community gardening
- Gym
- Walking track
- Multi-purpose hall
- Roof top Gazebo
- Roof top yoga deck
- 24/7 security with adequate fire fighting system
- Centralized intercom facility to security room
- UPS provision in each flat

## Utilities & services

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, lifts etc.
- Power backup of 1.5 & 1.0 KW for 3 & 2 BHK respectively for all residential units.
- Generators with acoustic enclosures and an AMF panel with an automatic change-over switch.
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting.
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems.
- Elevators: Schindler make, with automatic doors and SS 304 hairline finish inside the cabins( 5NOS).
- EV charging point for each flat at car parking area with extra cost (FCFS).
- Provision for stacker parking (A BLOCK).
- 5 No's bore well and overhead tanks.

## EVERY AMENITY IS ANOTHER OPPORTUNITY FOR BONDING



CLEAR TITLE



EXCELLENT VENTILATION



POLLUTION FREE ENVIRONMENT



PREMIUM QUALITY CONSTRUCTION



PRIME RESIDENTIAL AREA



VASTU COMPLIANCE



# SPECIFICATIONS

## Structure

- Conventional RCC framed structure as per seismic code IS: 1893-2016
- External and Internal Walls – Solid Block Masonry
- All interior walls and ceiling rough plaster with M sand
- All exterior of building will have sponge finish with wall claddings as at necessary places per the architects design
- Individual covered parking in Stilt Floor

## Flooring

- Living/Family/Dining/kitchen: Vitrified tiles 600\*1200 MM
- Bedrooms: Vitrified tiles 600\*1200 MM
- Lift Lobby/Stairs/walls/corridor floor : granite vertical slabs
- Balconies: vitrified tiles 600\*600 MM
- Terraces: Cement finishing with water proofing
- Kitchen walls tiles 600\*1200 MM up to 2 ft height

## Kitchen

- Stainless steel sink
- Edge polished 20mm Black Granite counter top
- Provision for water Purifier, washing machine and Chimney.

## Bathrooms

- Slab sunk for the extent of toilet with false ceiling to conceal the piping water closets.
- All bathrooms provided with wall hung EWC of Kohler/Jaguar or equivalent.
- Hot and cold diverter mixer of jaguar /Kohler or equivalent make.
- CP fittings of Jaguar /Kohler or equivalent make.
- 600\*1200 MM Glazed tiles for walls up to 7ft height/antiskid ceramic tiles for floor.

## Windows

- 2/3 track UPVC frame with clear glass and nylon dug mesh
- 10mm bright square rod grill as per architect design

## Railings

- Ms Railings for stair case and balcony as per architects design

## Doors

- Main door – African Teak Wood frame and shutters with PU grade polish finish
- Other doors- Polymer composite wood frames and laminated flush doors with quality Brushed steel hardware fittings
- Bathroom doors to be water resistant flush shutter door
- Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a Rim Lock. All other doors will be provided with door bolts and a mortise cylindrical lock.
- Door stoppers : Magnetic/concealed door stopper shall be provided for the main door and bedroom doors

## Electrifications

- Power- 5KW Single Phase shall be provided for 3BHK and 3KW for 2 BHK
- Wiring- All wiring shall be Concealed of Great white /R R Kabel Havels Anchor make
- Switches: All switches shall be of Great white /Legrand /GM or equivalent
- Earthing: 1/18 Copper wire shall be used for earthing using the loop system; One Earth Leakage Circuit Breaker and MCB shall be provided in each unit
- AC provision for MBR and Living Room

## Telephone and Data/Broadband Connection:

- TV outlets in MBR& living room.
- Telephone point in Master bedroom & living room
- Broadband connection and intercom facility for each unit
- Centralized DTH system with option to subscribe any DTH service provider as per choice (from the available pool)

## Paint and Polish

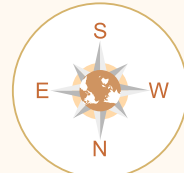
- Interior : Plastic emulsion for internal walls and oil bound distemper for ceilings
- Exterior: Exterior paint with ACE
- Grills : Enamel paint

## Landscape:

- Soil: Good quality soil and sand mixture with manure shall serve as the base layer for landscaping
- Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas
- Soft Landscaping: Grass, shrubs and bamboo etc., shall be provided



Prime Location  
 Modern Design  
 Premium Amenities



SCAN TO REACH US



Architect:  
**SPACIO**  
 ARCHITECTS  
 Bengaluru

**Aditya**  
 Constructions  
 Your Dreams our Innovation

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PROJECT APPROVED BY :



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