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RR Elite Villas



Project Summary

Location: *Kandlyakoya, Hyderabad*

Total Site Area: *9.74 acres /47178.65 sq. yds*

Total Units: *84 Villas (4 BHK)*

Team

Architecture & Design by	Structural & MEP by	Developer/Client
APSE design Architecture & Interiors	Zaki & Associates	**RR Elite Group**

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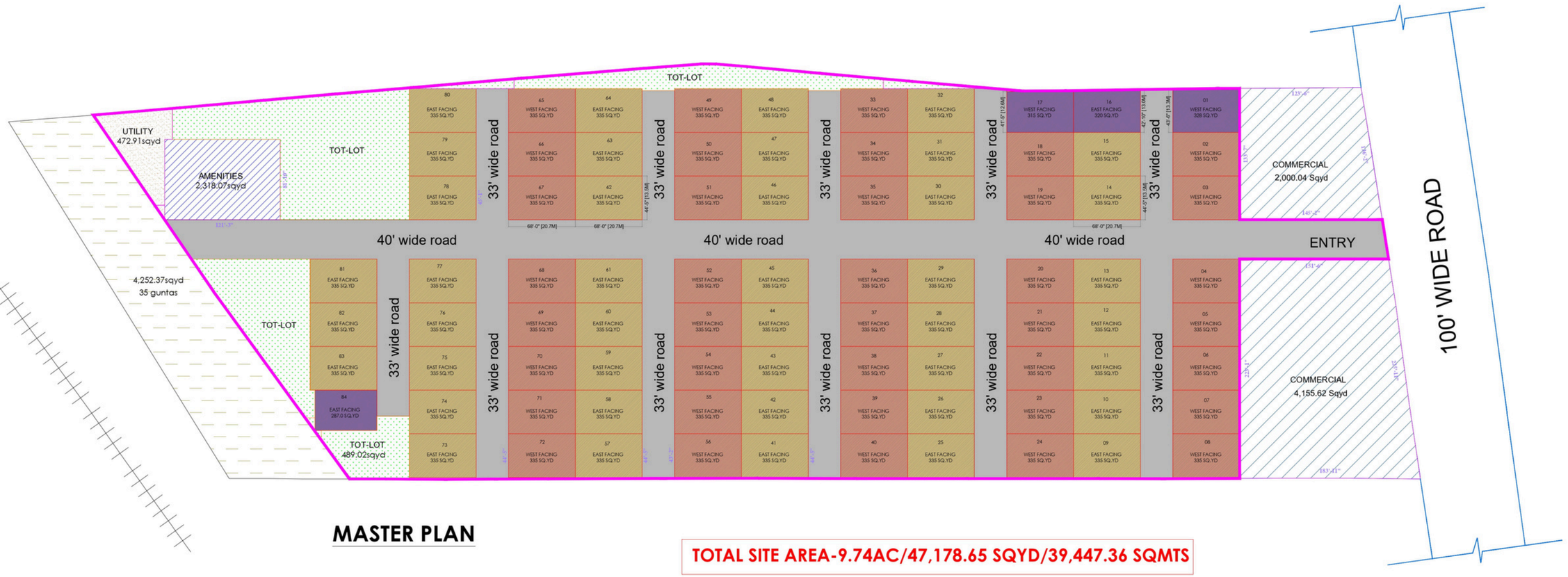


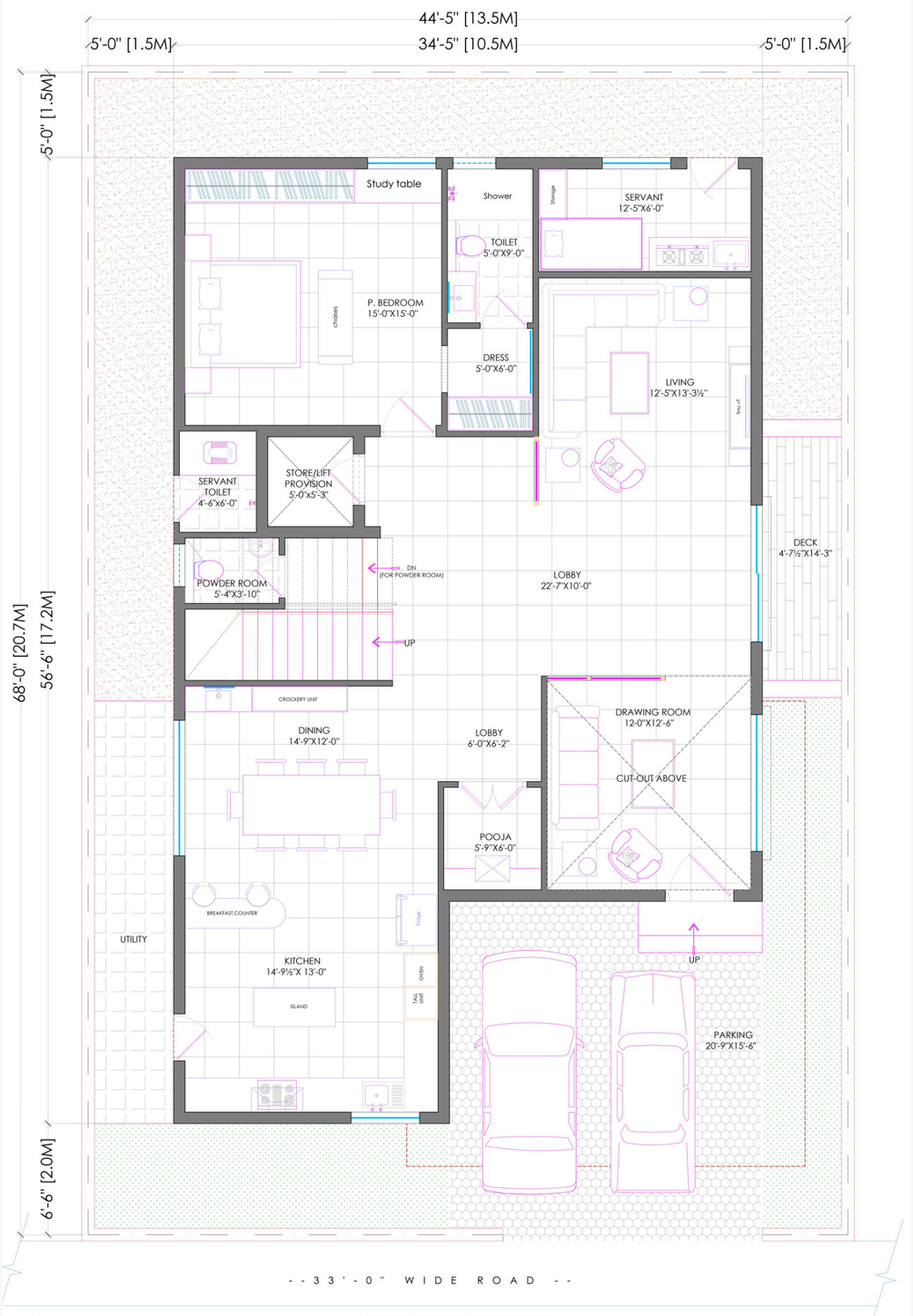
MASTER PLAN

TOTAL SITE AREA-9.74AC/47,178.65 SQYD/39,447.36 SQMTS

	REQUIRED		ACHIEVED		
OPEN SPACE	4,717.86sqyd	10.0%	4,718.34 sqyd	0.98ac	10.01%
ROAD AREA	———	———	12,554.19 sqyd	2.60ac	26.60%
AMENITIES	701.54sqyd	1.48%	1,070.0sqyd	0.23ac	2.26%
UTILITY AREA	471.7 sqyd	1.00%	472.91sqyd	0.09ac	1.00%
PLOTTED AREA	———	———	28,098.29 sqyd	5.80ac	59.55%
			TOTAL-99.42%		
			0.58 % WASTAGE DUE TO ODD SHAPE		

LAYOUT

Ground Floor



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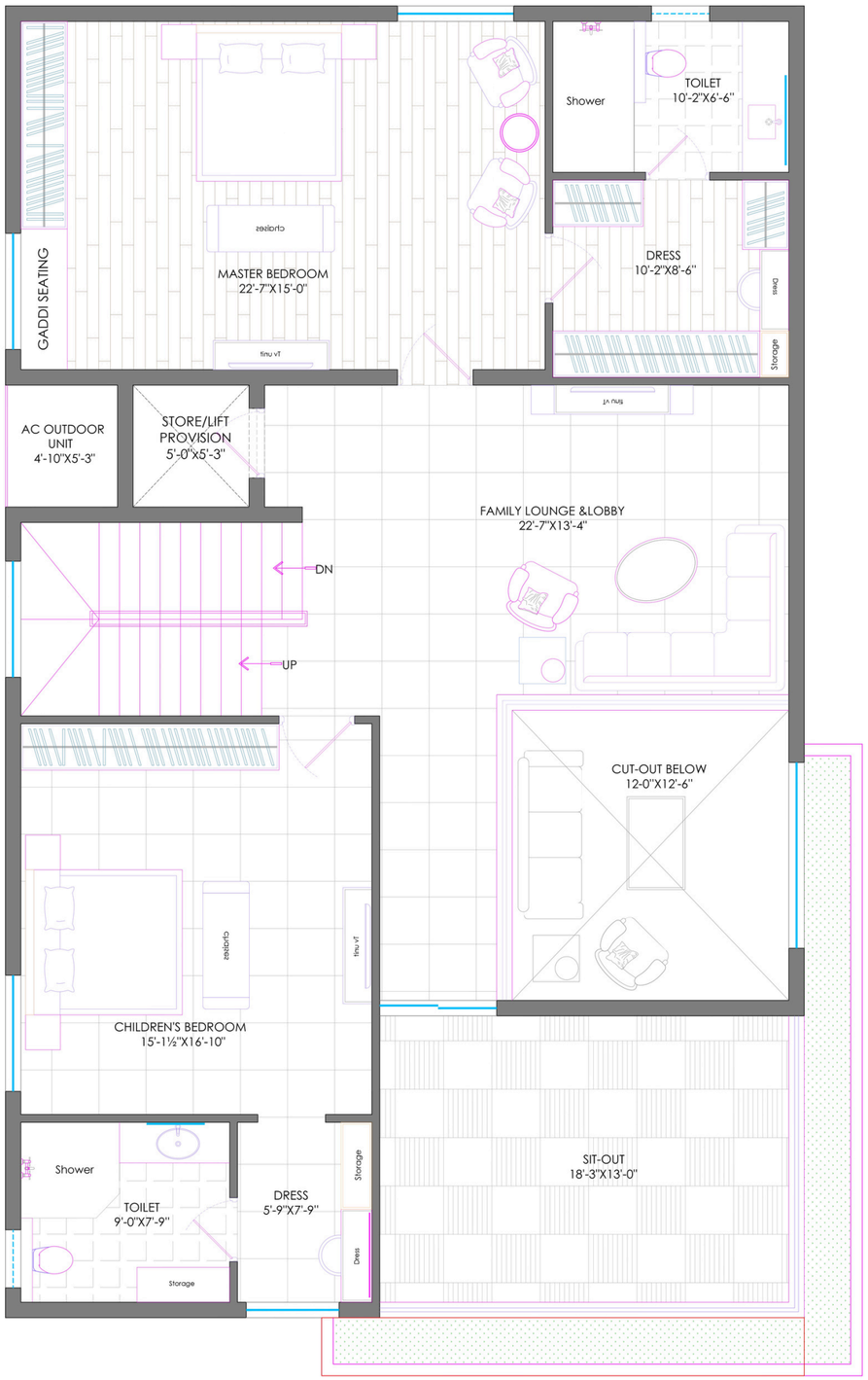
East facing villas - 335 sq yds

First Floor



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East facing villas - 335 sq yds

Second Floor



APSE design
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East facing villas - 335 sq yds

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Day Time East View

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Day Time North-East View



APSE design
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Day Time Street View



APSE design
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Day Time Street View



APSE design
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Day Time Street View

APSE design
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Night Time East View

APSE design
Architecture & Interiors



Night Time North East View



APSE design
Architecture & Interiors

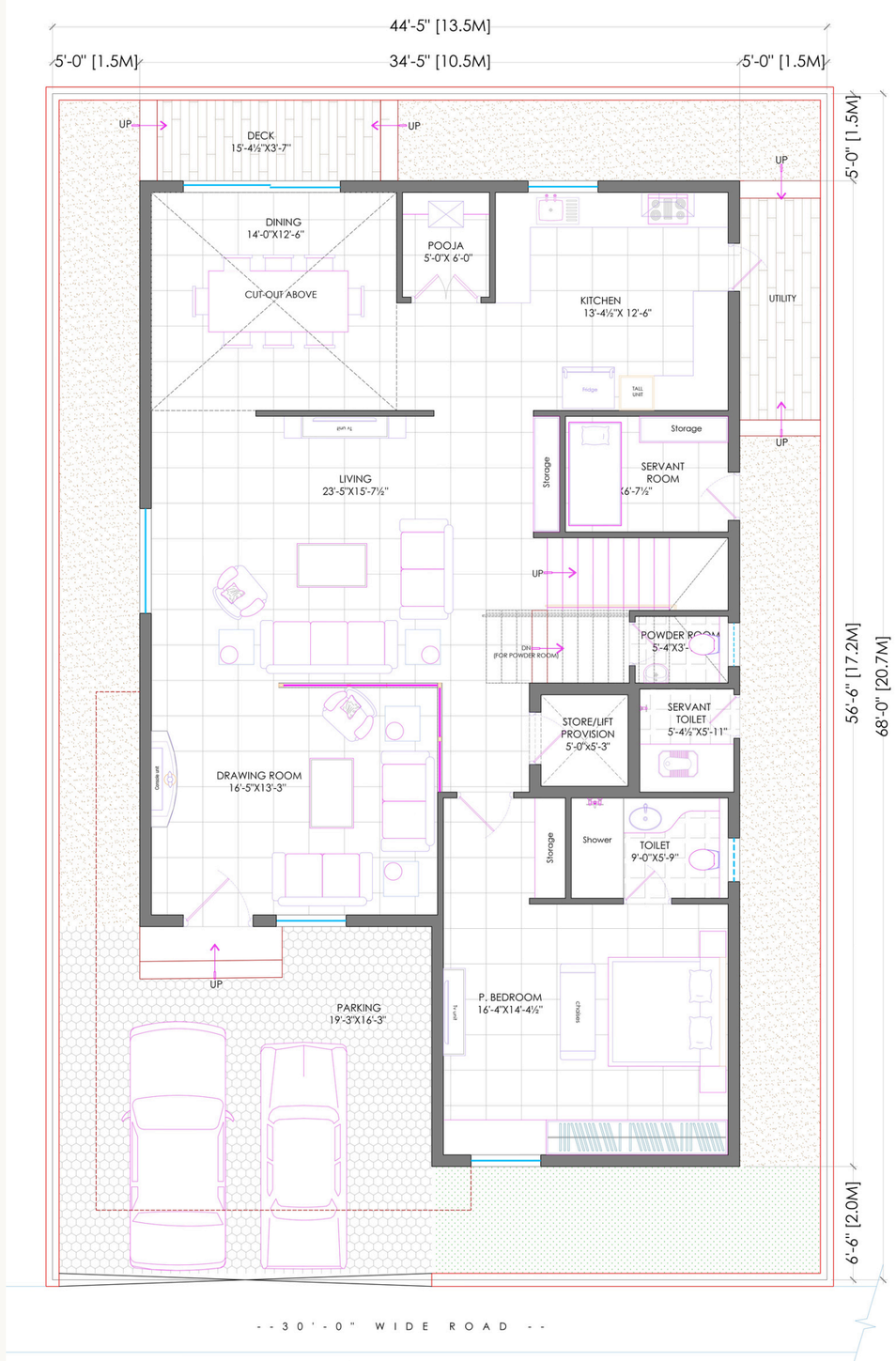
Night Time Street View

APSE design
Architecture & Interiors

Night Time Street View



Ground Floor



West facing villas - 335 sq yds

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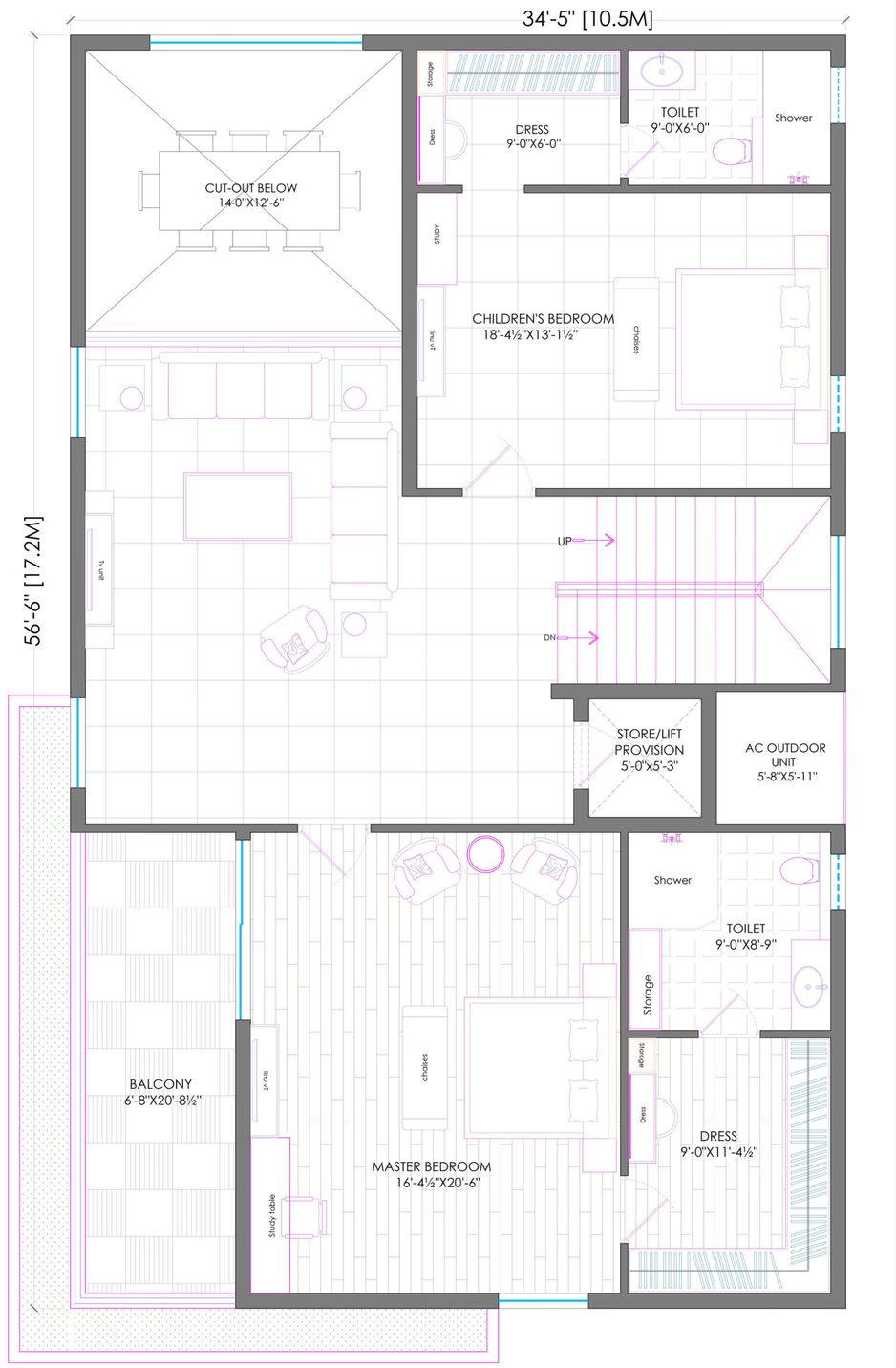
First Floor



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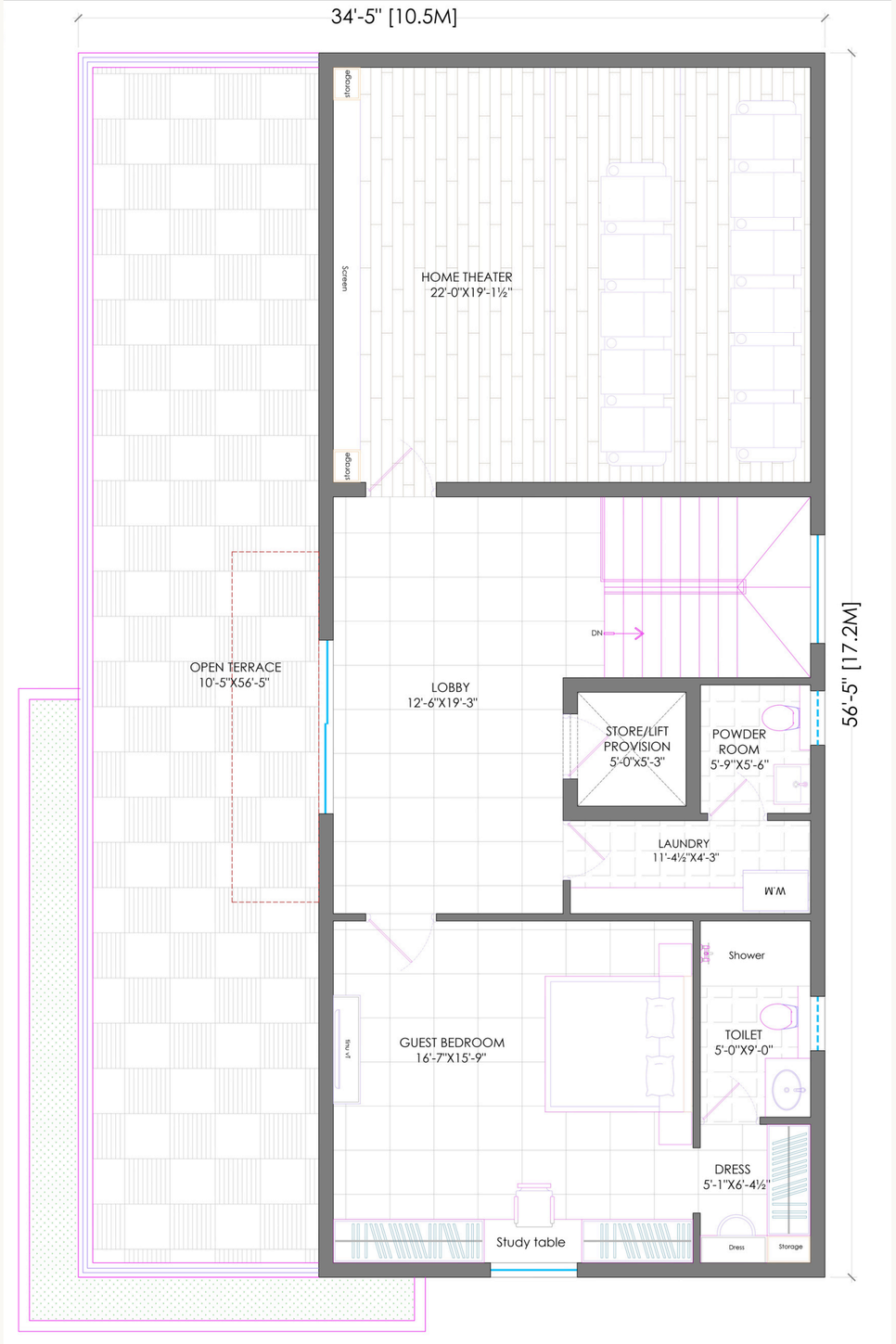
West facing villas - 335 sq yds

Second Floor



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West facing villas - 335 sq yds

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Day Time West View



APSE design
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Day Time North West View



APSE design
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Day Time Street View



APSE design
Architecture & Interiors

Day Time Street View

APSE design
Architecture & Interiors



Night Time West View



APSE design
Architecture & Interiors

Night Time North West View

APSE design
Architecture & Interiors

Night Time Street View





APSE design
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Night Time Street View



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Day Time Street View

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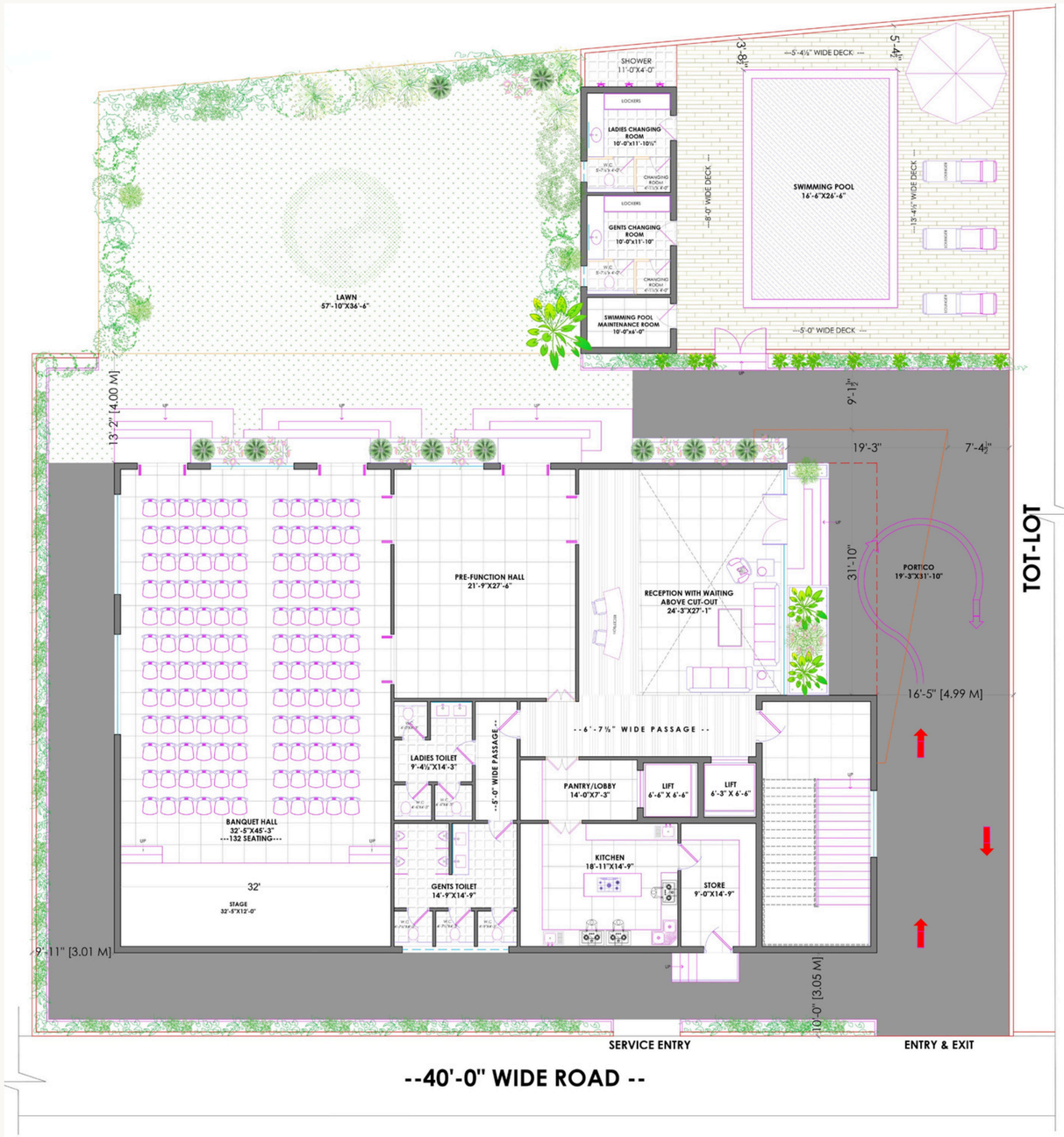
Night Time Street View

Clubhouse



AS PER GO: 168	PLANNED NO OF FLOORS:
ROAD WIDTH: 12M	15M (3 FLOORS)
NO OF FLOORS:	
STILT + ONE CELLAR	PROVIDED SETBACKS:
15 PERMISSIBLE HEIGHT	FRONT (SOUTH) : 3.05 M
(3 FLOORS)	REAR (NORTH) : 4.00 M
SETBACKS:	SIDE 1 (EAST) : 4.99 M
FRONT : 3.0 M	SIDE 2 (WEST) : 3.01 M
REAR : 4.0 M	(1M Setback shifted from west to east)
SIDE 1 : 4.0 M	
SIDE 2 : 4.0 M	

AREA STATEMENT:

PLOT AREA: 9,630.62 SQ.FT (OR) 894.71 SQ.MTS (OR) 1,070.06 SQ.YD

GROUND FLOOR SLAB AREA	: 4,824.75 SQ.FT
FIRST FLOOR SLAB AREA	: 4,581.48 SQ.FT
SECOND FLOOR SLAB AREA	: 4,717.14 SQ.FT
TOTAL SLAB AREA	: 13,824.16 SQ.FT
PORTICO SLAB AREA	: 547.71 SQ.FT
TOTAL SLAB AREA	: 14,671.08 SQ.FT

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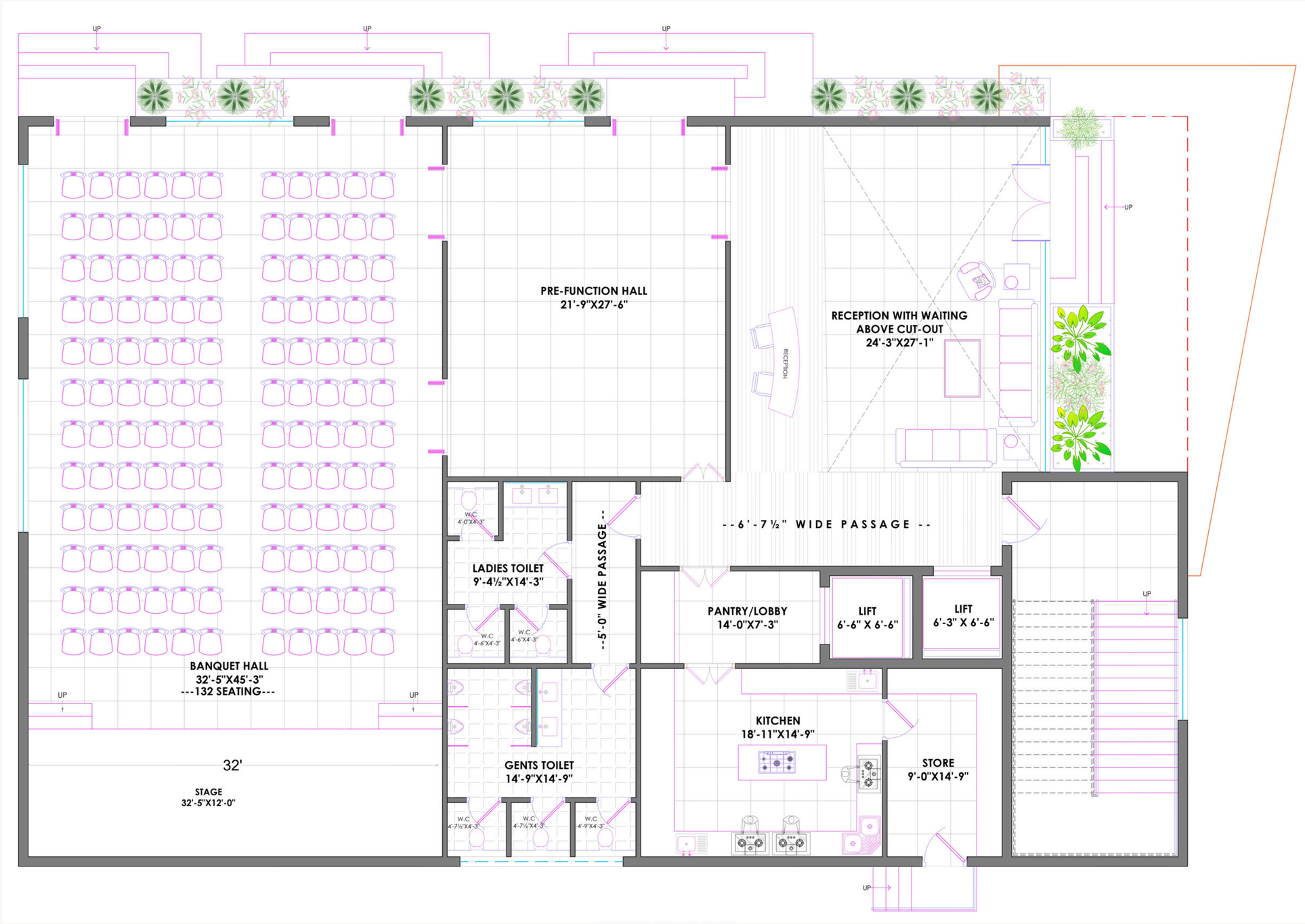
Ground Floor



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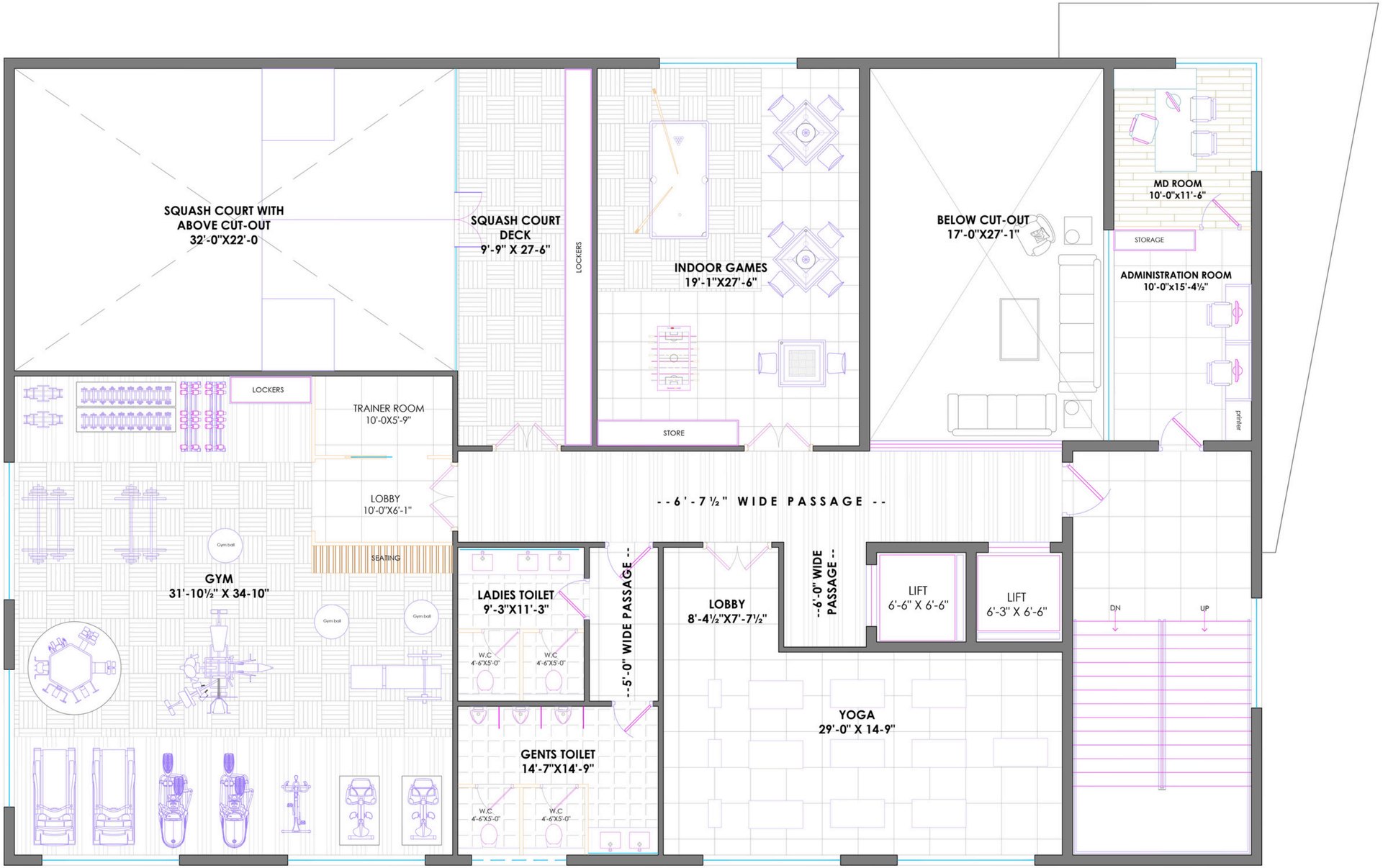
First Floor



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Second Floor



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Our Prestigious Clients

















































