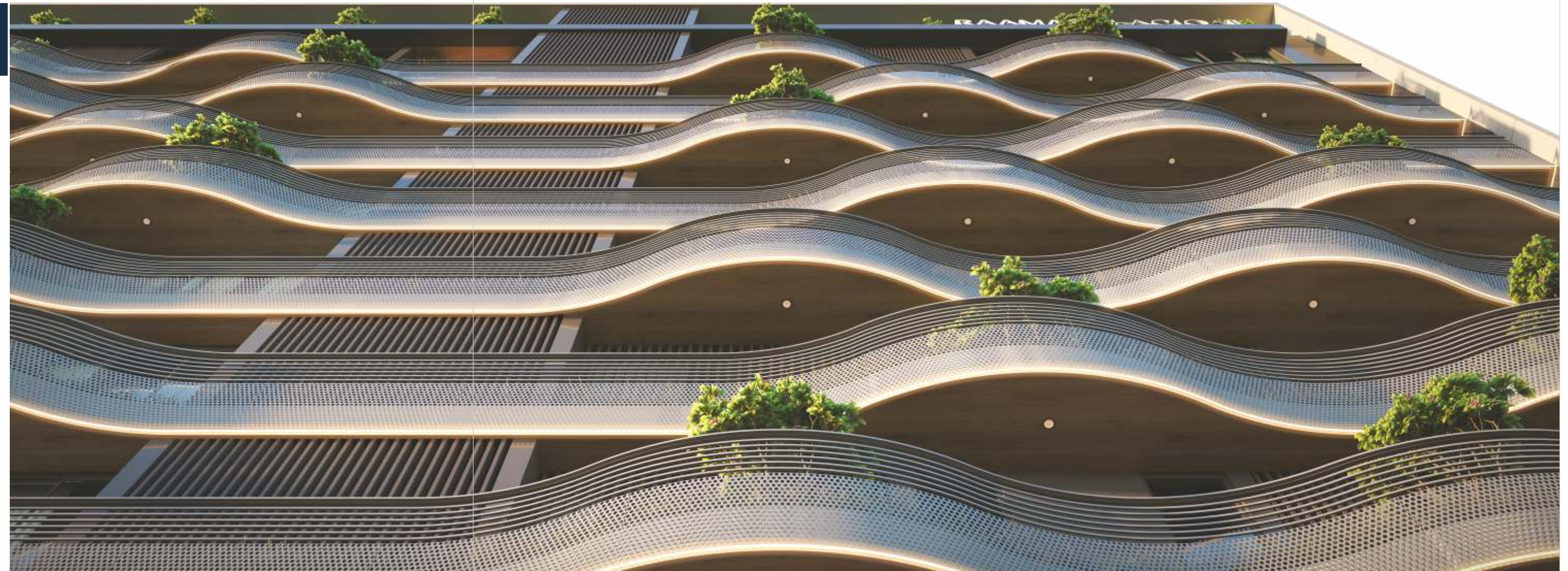


# RAAMA PALACIO - II

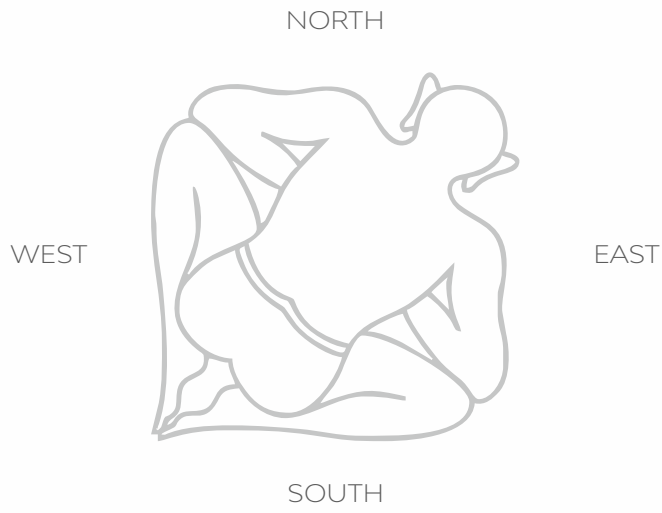
4B2HK Magnificent Apartment

A Project by :



LET THE LUXURY FLOW IN YOUR LIFE





THE VAASTU SHASTRAS HAVE  
OFFERED MANY BENEFITS TO THE  
USERS OF A BUILT SPACE.

Man is the subject, object and the cause of architecture, He perceives and conceives architecture in relation to his experience of himself with the surrounding world. through the art of design, he alters and moulds the elements of natural environment the world comprises of five basic elements also known as the panchbhootas they are earth, water, air, fire, and space. out of nine planets, our planet has life because of the presence of these five elements. earth and Water has limited and localized availability. Our sages and seers have known the secrets of using all the five elements of this universe and their special characteristic and influences such as the magnetic field, gravitational effect etc of the earth the galaxy in the sky, the direction and velocity of the winds, light and heat of the sun including the effects of its ultraviolet and infrared rays. the volume and intensity of rainfall etc. for the advantage of mankind in suitably planning and constructing the building for dwelling, prayer, entertainment, working etc.



## ENJOY EACH PART

Exterior that reminds you of the flow of life, The flow of emotions, The flow of professional works & last but not least the flow of happiness. In Raama Palacio II you will uncover peace and pleasure.

LET'S TALK  
ABOUT PALACIO MORE

Adequately designed swimming pool with all safety standards. we should all know that children outside play activity are also an essential thing. so, we create a perfect garden for our little ones.



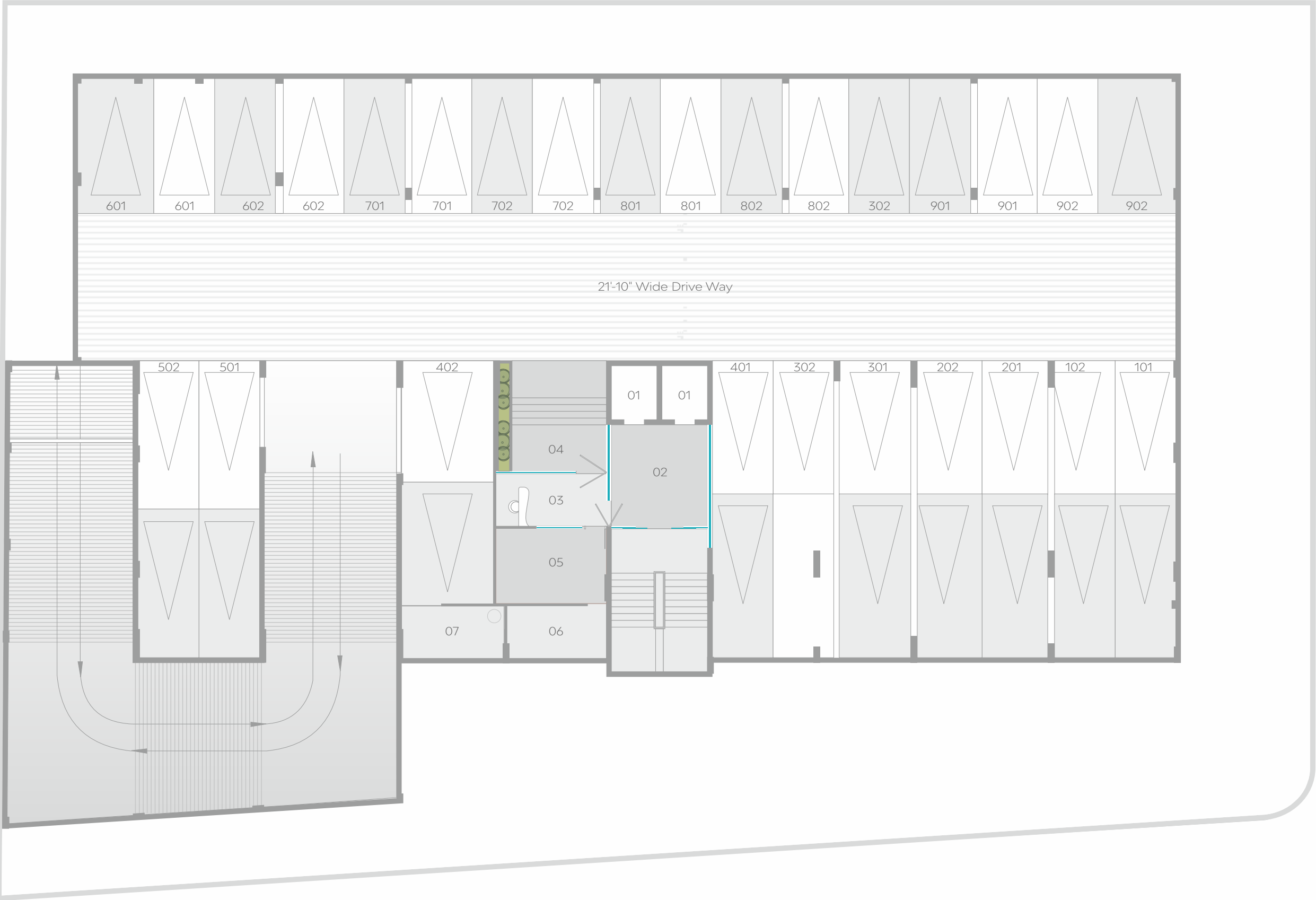
BASEMENT FLOOR LAYOUT

01	Lift	6'9" x 8'0"	05	Society Office	164.5" x 11'1"
02	Lift Lobby	14'3" x 15'0"	06	Store Room	14'9" x 7'9"
03	Foyer	17'1.5" x 7'9.5"	07	Space For Services	15'3" x 7'9"
04	Otla	14'0" x 6'10.5"			

 Mechanical Parking

WE BLEND WITH TECHNOLOGY

Building with a broad driveway and allotted & innovative mechanical parking system. Mechanical- Raama brings an innovative thought for your residence, An automatic parking system is to minimise the area of volume required for parking cars multiple levels stacked vertically to maximize the number of parking spaces and use our extra land for better and luxurious amenities.



1 2 M T . W I D E R O A D

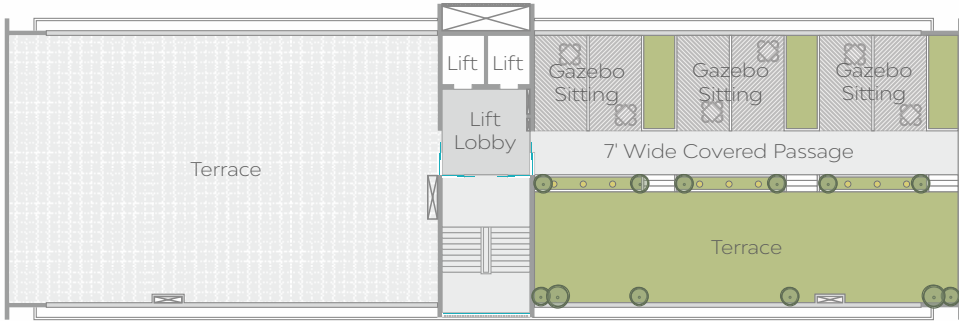


1 2 M T . W I D E R O A D

GROUND FLOOR LAYOUT

01	Security Cabin	8'0"x6'0"	17	Toilet (her)	9'0"x14'1.5"
02	Foyer / Waiting	144.5"x31'0"	18	Change	----
03	Party Lawn	74'2"x25'1.5"	19	Shower	----
04	Otla	19'7.5"x8'3"	20	Wc	----
05	Banquet Hall	544.5"x274.5"	21	Garden Sitting	33'8.5"x29'0"
06	Passage	23'9"x7'9.5"	22	Kids Play Area	15'0"x28'6"
07	Lift Lobby	15'0"x6'10.5"	23	Drivers Room	7'10.5"x9'9"
08	Lift	6'9"x8'0"	24	Drivers Toilet	7'0"x9'9"
09	Meter Room	5'0"x15'7.5"	25	Open Shower	----
10	Game Room	29'7.5"x19'2.5"	26	Deck	17'5.5" Wide
11	Gym	50'0"x274.5"	27	Swimming Pool	36'8"x21'2"
12	Passage	3'6" Wide	28	Sitting	33'0"x21'0"
13	Store	----	29	Space For	10'0"x29'6"
14	Steam	9'0"x9'0"		Electrical Services	
15	Jacuzi	9'0"x9'0"	30	Visitor Parking	----
16	Toilet (his)	9'0"x14'1.5"	31	Two Wheeler	----
				Parking	

TERRACE FLOOR LAYOUT



1 2 M T . W I D E R O A D

1 2 M T . W I D E R O A D



TYPICAL FLOOR LAYOUT  
The plan in which we spend our past twilights.



1 2 M T . W I D E R O A D



1 2 M T . W I D E R O A D

## THE SHEER LIVING SPACE

Just a luxury is not our motto, providing a decent yet fabulous, living place is our main vision. Raama group wants to give people an aura they richly deserve. The sheer abundance of space & indulge your love for beauty & full comfort.





## TYPICAL FLOOR PLAN

Carpet Area	2822 sqft
Wash / Balcony / Terrace Area	520 sqft
Total Carpet Area	3342 sqft
SBA	5300 sqft

01	External Foyer	6'0" x 6'0"
02	Foyer	18'4.5" x 7'0"
03	Living Room	16'0" x 20'0"
04	Balcony	14'0" x 4'0"
05	Kitchen	14'0" x 16'0"
06	Space For Utility / Store / Outdoor Kitchen / Servant Quarter	16'4.5" x 16'0"
07	Bedroom	14'4.5" x 12'0"
08	Toilet	8'1.5" x 7'7.5"

09	Dining / Family	20'0" x 20'0"
10	Balcony	15'0" x 6'1.5"
11	Balcony	18'0" x 4'0"
12	Toilet	4'7.5" x 6'0"
13	Bedroom	12'6" x 16'6"
14	Dress / Toilet	7'1.5" x 15'4.5"
15	Bedroom	18'0" x 14'0"
16	Dress / Toilet	14'1.5" x 7'1.5"
17	Bedroom	18'0" x 14'0"
18	Dress / Toilet	14'1.5" x 7'1.5"

## TYPICAL FLOOR PLAN

Carpet Area	2873 sqft
Wash / Balcony / Terrace Area	557 sqft
Total Carpet Area	3430 sqft
SBA	5450 sqft

01	Foyer	18'4.5" x 7'0"
02	Living Room	18'0" x 20'0"
03	Balcony	18'0" x 4'0"
04	Spillover	12'0" x 10'6"
05	Kitchen	14'0" x 16'0"
06	Space For Utility / Store / Outdoor Kitchen / Servant Quarter	15'7.5" x 16'0"
07	Dining / Family	20'0" x 20'0"
08	Balcony	15'0" x 6'1.5"

09	Balcony	14'0" x 4'0"
10	Toilet	4'7.5" x 6'0"
11	Guest Bedroom	11'3" x 16'6"
12	Toilet	8'0" x 8'1"
13	Bedroom	12'0" x 16'6"
14	Toilet	8'0" x 8'1"
15	Bedroom	18'0" x 14'0"
16	Dress / Toilet	14'1.5" x 7'1.5"
17	Bedroom	18'0" x 14'0"
18	Dress / Toilet	14'1.5" x 7'1.5"



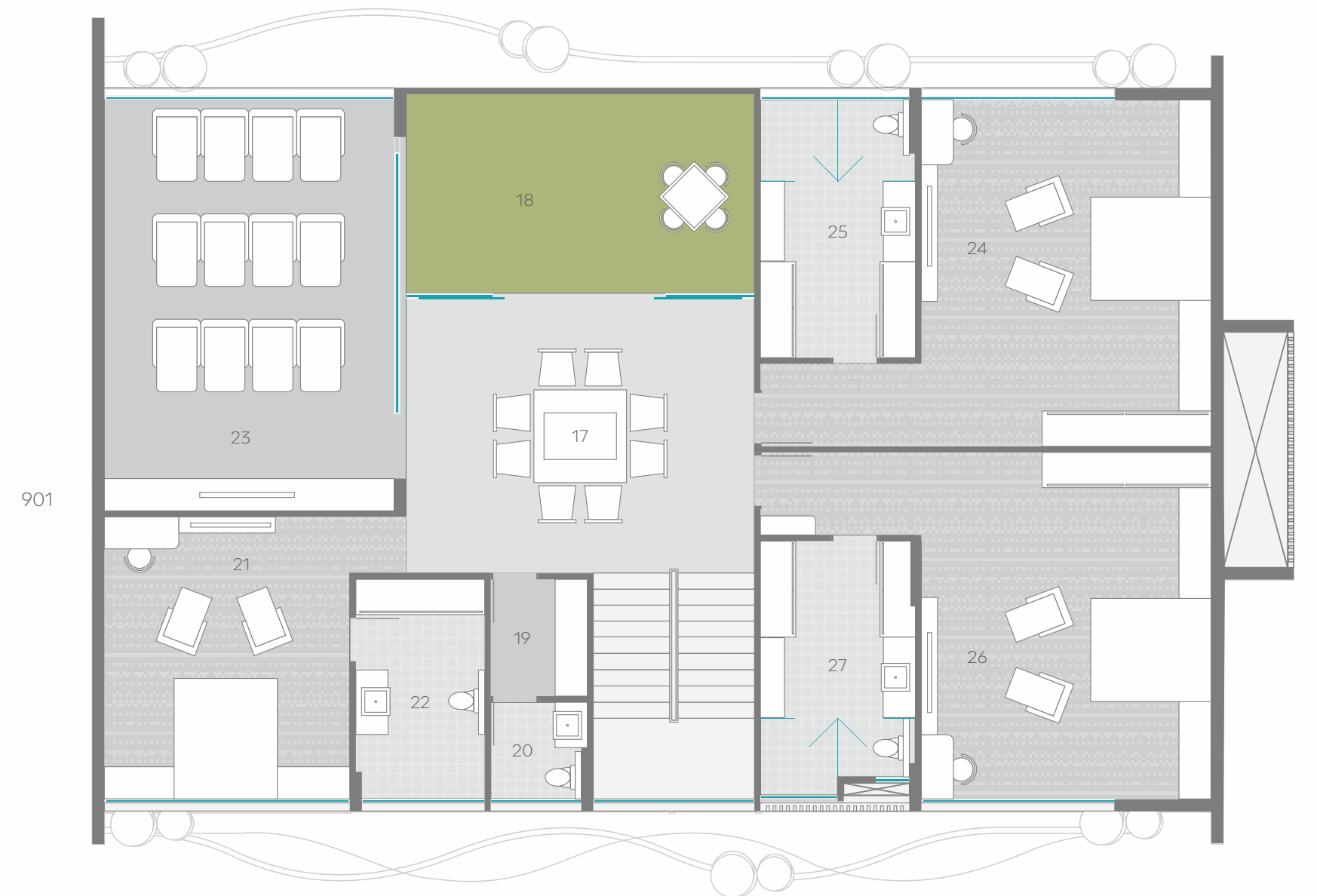


## LOWER PENTHOUSE

Carpet Area	5543 sqft
Wash / Balcony / Terrace Area	470 sqft
Total Carpet Area	6013 sqft
SBA	9550 sqft

01	Foyer	12'0" x 7'0"
02	Living Room	18'0" x 20'0"
03	Balcony	18'0" x 4'0"
04	Spillover	28'4.5" x 7'0"
05	Dining / Family	32'0" x 20'0"
06	Kitchen	14'0" x 16'0"
07	Store	4'7.5" x 14'7.5"
08	Space For Utility / Store / Outdoor Kitchen / Servant Quarter	15'7.5" x 16'0"

09	Balcony	14'0" x 4'0"
10	Powder Toilet	9'7.5" x 5'0"
11	Bedroom	18'0" x 14'0"
12	Dress / Toilet	14'1.5" x 7'1.5"
13	Bedroom	18'0" x 21'6"
14	Dress / Toilet	9'7.5" x 17'7.5"
15	Balcony	14'0" x 4'0"



## UPPER PENTHOUSE

17	Family	21'7.5" x 17'0"
18	Balcony	21'7.5" x 21'4.5"
19	Pantry	6'0" x 7'3"
20	Powder Toilet	6'0" x 6'0"
21	Bedroom	15'3" x 17'6"
22	Dress / Toilet	8'0" x 13'7.5"

23	Home Theater	18'0" x 25'6"
24	Bedroom	18'0" x 21'6"
25	Dress / Toilet	9'7.5" x 16'0"
26	Bedroom	18'0" x 21'6"
27	Dress / Toilet	9'7.5" x 16'0"



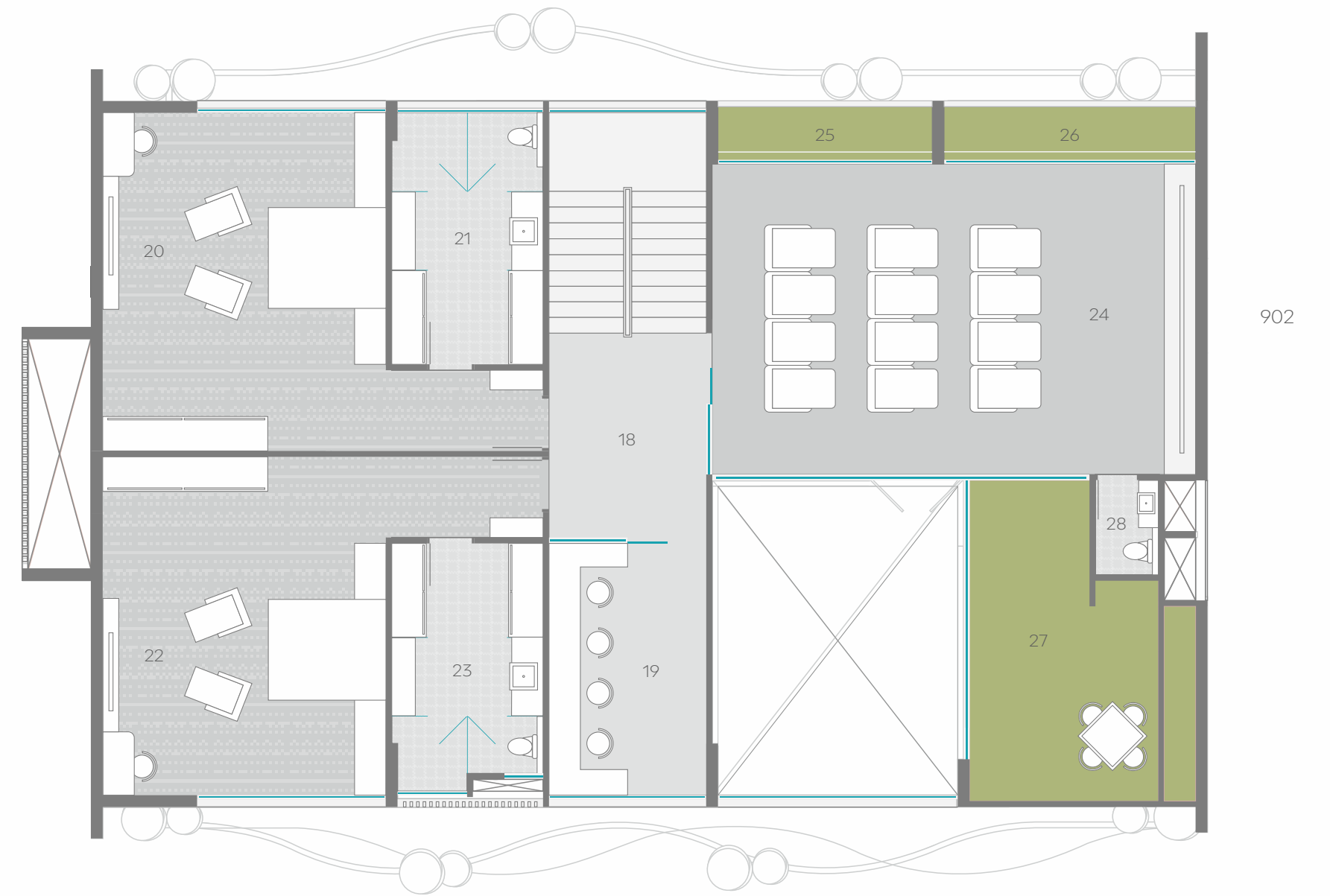


## LOWER PENTHOUSE

Carpet Area	5060 sqft
Wash / Balcony / Terrace Area	725 sqft
Total Carpet Area	5785 sqft
SBA	9200 sqft

01	External Foyer	6'0" x 6'0"
02	Foyer	18'4.5" x 7'0"
03	Living Room	16'0" x 20'0"
04	Balcony	14'0" x 4'0"
05	Kitchen	14'0" x 16'0"
06	Space For Utility / Store / Out Door Kitchen / Servant's Room	16'4.5" x 16'0"
07	Bedroom	14'4.5" x 12'0"
08	Toilet	8'1.5" x 7'7.5"

09	Family/dining	20'0" x 13'4.5"
10	Balcony	20'0" x 6'7.5"
11	Bedroom	18'0" x 14'0"
12	Balcony	14'0" x 4'0"
13	Dress / Toilet	14'1.5" x 7'1.5"
14	Bedroom	18'0" x 14'0"
15	Dress / Toilet	14'1.5" x 7'1.5"
16	Toilet	4'7.5" x 6'1.5"
17	Balcony	18'0" x 4'0"



## UPPER PENTHOUSE

18	Spillover	10'0" x 11'4.5"
19	Study	10'0" x 16'0"
20	Bedroom	18'0" x 21'6"
21	Dress / Toilet	9'7.5" x 16'0"
22	Bedroom	18'0" x 21'6"
23	Dress / Toilet	9'7.5" x 16'0"

24	Home Theater	30'9" x 19'9"
25	Standing Balcony	13'7.5" x 2'10.5"
26	Standing Balcony	16'0" x 2'10.5"
27	Covered Garden	12'0" x 20'4.5"
28	Powder Toilet	4'0" x 6'0"





## EVERYTHING YOU WANT TO KNOW.

### STRUCTURE

Earthquake Resistant RCC Frame Structure. High Quality Brick Masonry with Plaster (Except Ceiling).

### FLOOR

Italian Flooring in Living Area, Kitchen, Dining & Foyer. Double Charged 800 \* 800mm / 600\*1200 Vitrified Tiles in Remaining Rooms.

### TOILETS

Designer Ceramic Tiles in All Bathrooms up to Lintel Level. Natural / Artificial Premium Stone Counter for Basins.

### KITCHEN

Natural / Artificial Premium Stone Platform with Quartz / S.S Sink. Designer Ceramic Tiles DADO Above Kitchen Platform up to 4ft.

### SANITARY & FIXTURES

Kohler / Roca / Grohe / Hansgrohe or Equivalent Make CP Fittings & Sanitaryware.

### AIR CONDITIONING

Copper Piping done from Indoor unit to Outdoor units for each AC points.

### DOORS & WINDOWS

Main Door: High Quality Wooden Frame Door with Veneer Paneling.

Internal Doors: Stone Frame with Veneer/ Laminated Flush Doors. High Quality Powder Coated Heavy Aluminum Section or UPVC with DGU Glass.

### FINISH

Internal Mala Plaster with Putty / Primer Finish. Exterior Paints with Texture Finish on Exterior Walls. As per Architecture Selection.

### ELECTRIFICATION

Electrification Concealed ISI mark copper wiring with suitable MCBs, modular switches and provision for telephone, TV cable, Internet, Inverter ready wiring etc. ELCB and individual 3 Phase meter will be provided for each flat.

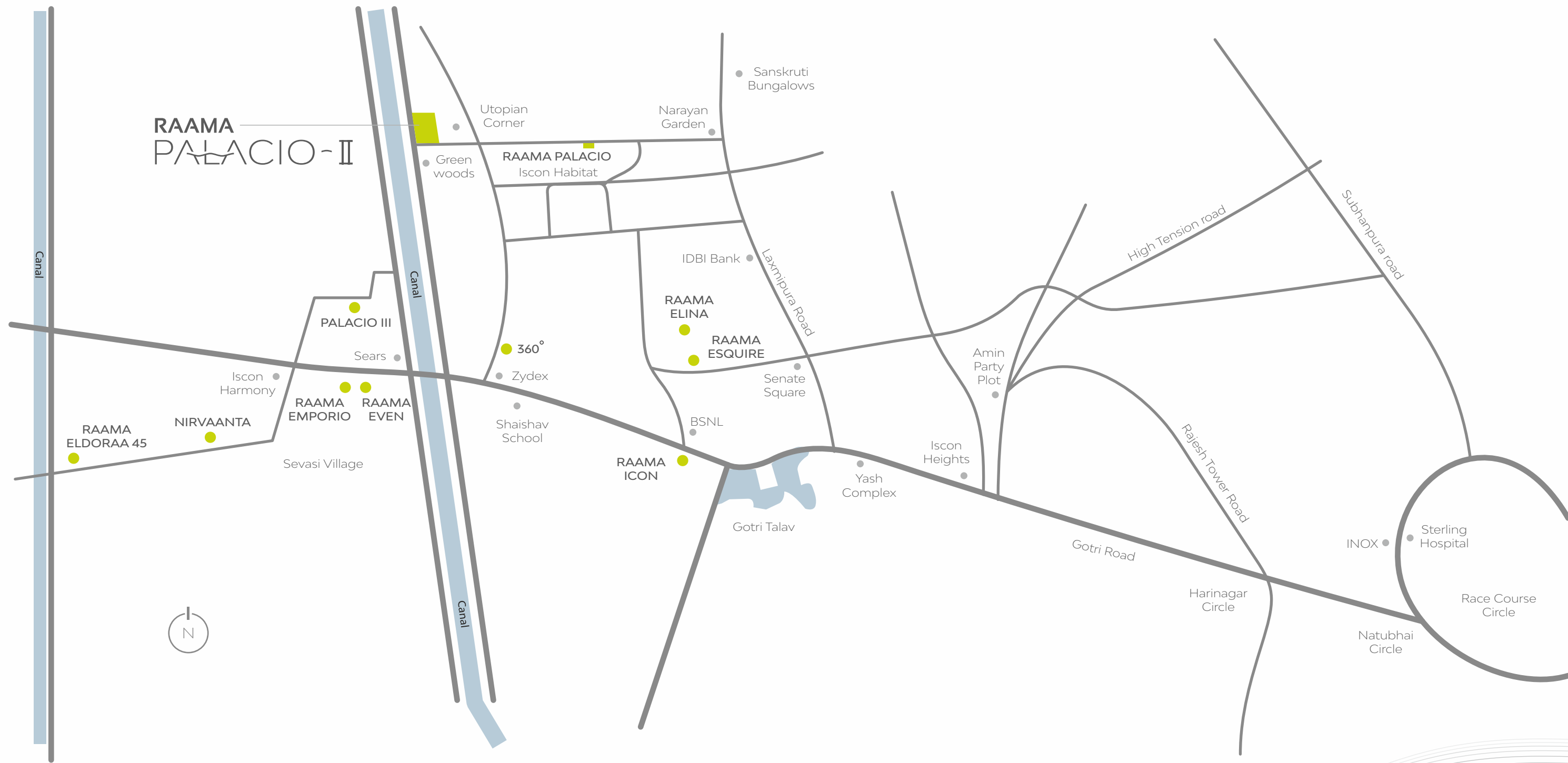
### PLUMBING

Concealed internal hot & cold plumbing with SILENCIO pipe (Noise less). Centralised Hot water system in each Apartment.

## MORE KEY FEATURES OF PALACIO

- Landscape Garden with Sit outs.
- Swimming Pool with Changing Room.
- Indoor Game Area comprising of TT, Carrom, Soccer Table & More.
- Play Area for Children with EPDM Flooring.
- Gymnasium with Steam Room & Jacuzzi.
- Multipurpose Hall with Party Lawn.
- Terrace Garden.
- Designer Entrance Gate.
- Internal Road Made with Paver Block.
- Allotted 3 Car Parking.
- Provisional Height for Mechanical Parking.
- CCTV Surveillance with Wi-Fi for Common Areas with Fiber Optical Internet Provision.
- Power Backup for Common Areas & Lift.
- Common Electrical Charging Point.
- Driver Waiting Area.
- Well Designed Foyer with Air Condition.
- Well Designed Landscape Area Across the Campus.
- Large Gathering Area





## FRAMED FLUIDITY

For us at Uneven as architects, it becomes our responsibility to create residential spaces with a sensitive approach. Here we have tactfully attempted to design a fluid looking façade within a defined frame. The layout is uncluttered, spacious and welcomes a lot of natural light that fits perfectly for a modern Indian family.



From the Architects Diary,  
Shourya Patel & Dexter Fernandes

Developers  
RAAMA BUILDTECH

Site Address  
Raama Palacio-II, Beside green woods villa,  
New Alkapuri, Vadodara

Architect	Structure
UNEVEN	A. A. DESAI - PTSI

Plumbing consultant	Electrical consultant
Vraj consultant	Chirag shah

Scan this QR code  
for Location



Scan this QR code  
for Website



WE ARE ALSO ON SOCIAL



RERA NO.: PR/GJ/VADODARA/VADODARA/Others/RAA08238/200321  
W. : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

For the continued beauty of the building we do not allow :

- Any grill for screening outside the unit
- Any open wiring or cabling outside the building
- Any change in exterior elevation is not allowed.

Notes • The developers reserve their rights to make any additions, alterations and amendments as may be necessitated from time to time at their discretion. • Maintenance Deposit, Document Charges and Municipal Charges to be paid extra. • Any other state or central taxes shall have to be paid extra as and when applicable. • Any external changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. • Possession will be given after one month of settlement of all dues. • The developers shall not be responsible in case of delay in water supply, light connection, drainage work by any authority. • This brochure does not form a part of a agreement or any legal document, it is for information purpose only.

ABOUT US



RAAMA Group began its foray into real estate and infrastructure development in early 2004s with the aim of participating in the creation of urban for a developing India. RAAMA Group specializes in real estate development. RAAMA with its group companies creates spaces in terms of Luxurious Flats, Infrastructure Ready Residential Plots, Commercial complex, Bungalows/Duplexes, Farm Houses for healthy living, focusing on quality & true value offering to customers.

RAAMA GROUP is one of fastest growing infrastructure development company and develops residential and commercial projects in the state of Gujarat. It is fully integrated and geared to design, build and operate within the required time frame with comprehensive solution as a single point provider. It aims to deliver world class construction services. It Continuing our legacy of innovation and achieve new opportunity with every endeavor. Group's current projects are at around Vadodara.

Ongoing Projects

RAAMA  
even



@ GOTRI

RAAMA  
← ESQUIRE →



@ GOTRI

RAAMA  
eternia



@ SAMA - SAVLI ROAD

NIRVAANTA  
THE BESPOKE VILLA



@ SEVASI

RAAMA  
EMPERRO  
PREMIUM BUSINESS SPACE



@ MANJALPUR

RAAMA  
SKYZ



@ SAMA - SAVLI ROAD

Completed Projects

VACANTIVE LIVING  
RAAMA PALACIO  
THE SOVEREIGN APARTMENTS



@ GOTRI

RAAMA  
ELINA



@ GOTRI

RAAMA  
ICON



@ GOTRI - SEVASI MAIN RD

RAAMA  
EMPORIO



@ GOTRI - SEVASI MAIN RD

RAAMA  
shikhar



@ SAMA - SAVLI ROAD

RAAMA  
CREST  
\*\*\*



@ SUNPHARMA ROAD

360°

5 BHK APARTMENTS  
@ NEW ALKAPURI

RAAMA  
ERICA

2 BHK APARTMENTS  
@ SAMA

RAAMA  
eldorado45

SERENE OPEN PLOTS  
@ AMPAD

PALACIO-III

4 BHK APARTMENTS  
@ KHANPUR

RAAMA  
shivaay

3 BHK APARTMENTS  
@ MANJALPUR