

TS RERA APPROVED  
**P01100006237**



# TODAY'S KIDS TOMORROW'S STARS



Abutting ORR, Velimela  
@ Kollur Exit

*A project by*



**Clouds Wood**  
CONSTRUCTIONS



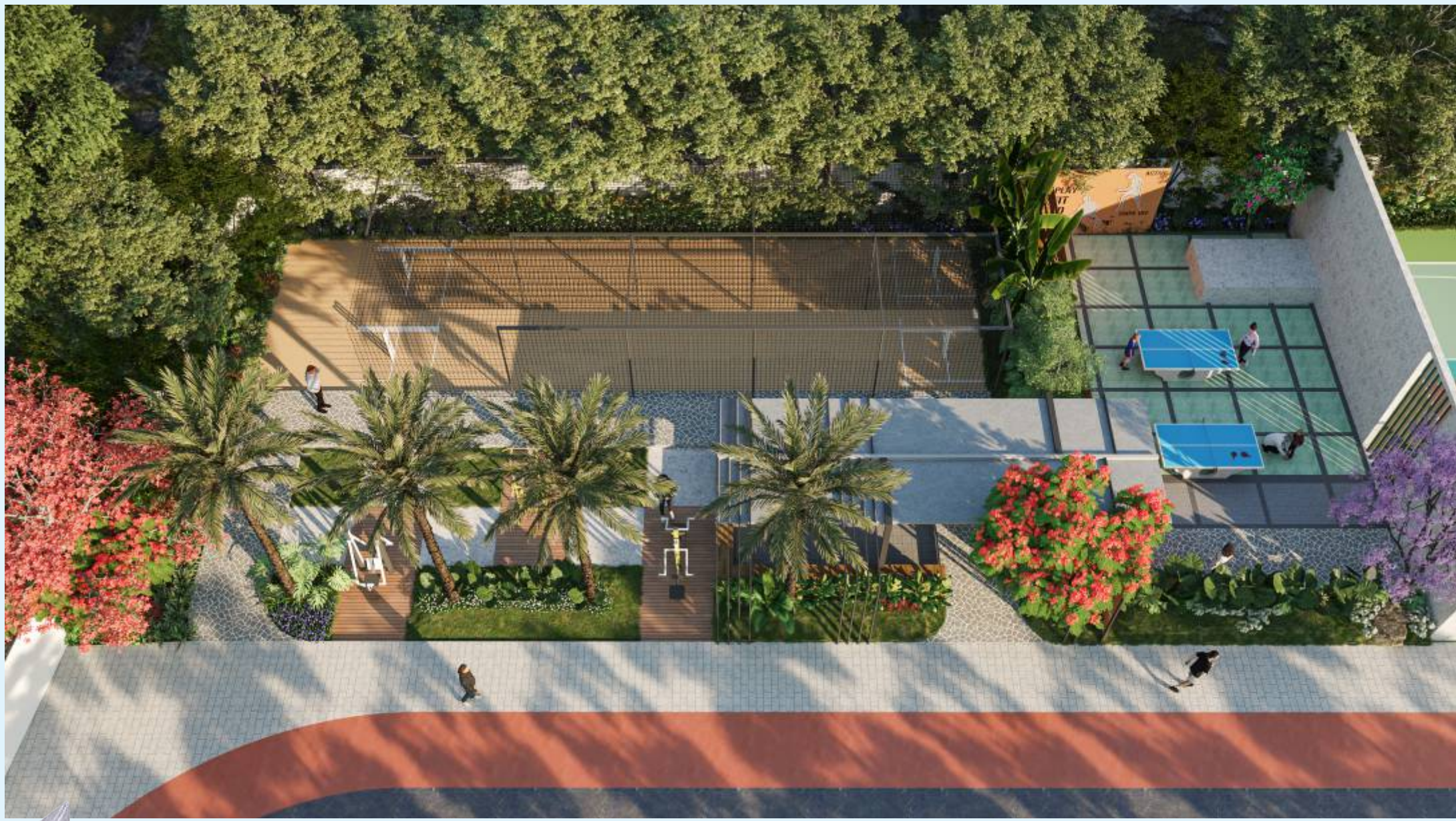
## Kids Centric Homes

Imagine a world where children are cut off from tech-driven lifestyle and experience traditional forms of recreation like painting, singing or dancing.

Imagine a world where your kids say no to television and yes to reading interesting books.

Imagine a world where your child discovers and pursues passion and interests that will turn him or her in to a truly multifaceted personality, fully equipped to face the challenges for tomorrow.

That **TOMORROW** begins **TODAY**,  
at our **KIDS CENTRIC HOMES**,  
at **RADHEY SKYE!**



## Homes that Capture the Imagination of Kids

We at Radhey, designed and conceptualized a society with kid-centric amenities, where these homes render precise environment for both indoor and outdoor activities.

- Topmost priority is the exceptional safety and security of children.
- Empowering kids to play, explore, learn and grow.
- Platform to develop hobbies and nurture talents.
- Offering a holistic platform with a wide range of recreational amenities to ensure a child's 360° development.

Over  
**2,00,000** Sft.  
 (Stilt + Clubhouse) Amenities



Sand Volleyball



Gazebo



Tennis court



Creche



Co-Working Spaces



Conference Room



Hammock Park



Trampoline



Swimming pool



Badminton



Basketball Court



Children Play Area



Skating Rink



Cycle Track



Gymnasium



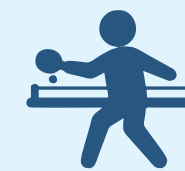
Squash



Cafeteria



Amphitheater



Outdoor Table Tennis



Jogging Track



Multipurpose hall



Billiards Lounge



Guest Rooms



Yoga / Meditation Lawn



## Rise above the ordinary

Take your living experience to a new height in one of Skye's contemporary homes. Modern and sleek spaces, with plethora of child focused amenities paired with a luxe design that provide you a lifestyle unlike any other home.

- Excellent Connectivity
- Best In Class Infrastructure
- Lush Green Spaces
- Complete Lifestyle &
- Kid-friendly Homes

Investing in a home in Velimela is a prudent decision and there is no better alternative than Radhey SKYE. With thoughtfully designed apartments and numerous lifestyle & leisure options, Radhey SKYE is everything a home you ever-wished & desired.



## Overview

Area: **10** Acres

No of Towers: **7**

No of Floors: **DS+23**

No of units: **1419**

Amenities:

Covered: **1,50,000** Sft.

Clubhouse: **50,000** Sft.

Type:

2BHK : **1325, 1350** Sft.

3BHK - A: **1715** Sft.

3BHK - U: **1835, 1895** Sft.

3BHK - L : **2060, 2110, 2300** Sft.

3.5BHK : **2595, 2610** Sft.



# MASTER PLAN



## LEGEND:

- |                            |                           |                             |
|----------------------------|---------------------------|-----------------------------|
| 01. Entrance               | 12. Skating Rink          | 23. Adventure Play          |
| 02. Banquet Lawn           | 13. Outdoor Gym           | 24. Zen Garden              |
| 03. Flea Market            | 14. Infinity Park         | 25. Senior Citizen Gazebo   |
| 04. Sensory Walk           | 15. Cricket Practice Nets | 26. Herb Garden             |
| 05. Pathway                | 16. Outdoor Table Tennis  | 27. Labyrinth               |
| 06. Cycle Track            | 17. Basket Ball Court     | 28. Sand Pit                |
| 07. Pet Park               | 18. Tennis Court          | 29. Kids Tree Bench         |
| 08. Yoga / Meditation Lawn | 19. Aroma Garden          | 30. Grand Walk              |
| 09. Hammock Park           | 20. Amphitheater          | 31. Children's Waiting Area |
| 10. Gazebo                 | 21. Great Lawn            | 32. Stepped Plaza           |
| 11. Skate Board Park       | 22. Sand Volleyball       |                             |



## AREA STATEMENT

S. NO	FLAT TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	OUTER WALL AREA	COMMON AREA	SALABLE AREA
1	2 BHK	835	70	56	77	290	1325 Sft.
2	2 BHK	844	70	63	80	296	1350 Sft.
3	3 BHK	1111	76	63	91	375	1715 Sft.
4	3 BHK	1218	76	47	93	401	1835 Sft.
5	3 BHK	1232	90	63	95	414	1895 Sft.
6	3 BHK	1236	217	63	95	451	2060 Sft.
7	3 BHK	1272	217	64	96	461	2110 Sft.
8	3 BHK	1399	226	73	100	504	2300 Sft.
9	3 BHK	1468	161	71	105	505	2310 Sft.
10	3.5 BHK	1631	229	60	109	568	2595 Sft.
11	3.5 BHK	1688	183	56	114	571	2610 Sft.





Make an **entrance** that evokes wonder and awe. Arrive in style when you step inside the community where a welcoming entrance greets you with natural elements and stunning features. With wide driveways, the modern elegant entrance at Radhey Skye has been designed for utmost convenience.



## Reconnect your kids to **nature**

Let your children explore the magic in the world around them. Experience healthy open spaces that provide the opportunity to enjoy endless sunshine, breathe fresh air. Creating a private green retreat, exclusive gardens and dedicated recreational parks at Radhey Skye offer an escape from the indoors, for the young and young at heart.

### **Outdoor Amenities**

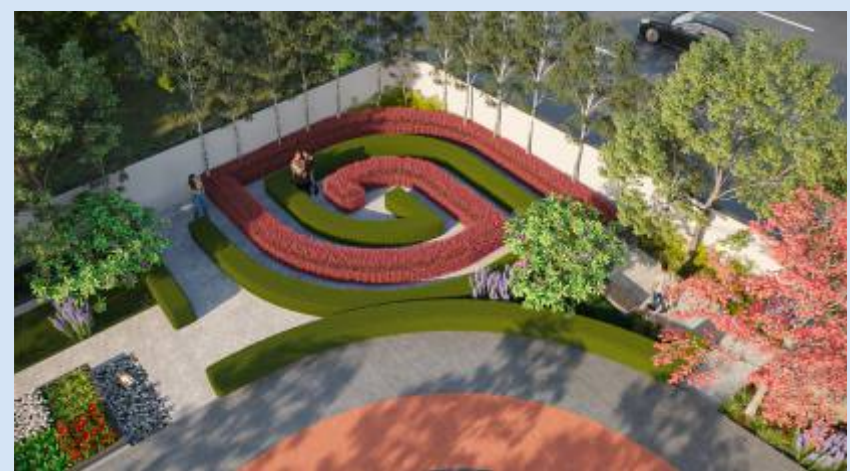
1. Dedicated Kids Waiting area for School Bus
2. Grand Walk
3. Labyrinth - Maze Garden
4. Senior Citizens Gazebo
5. Zen Garden
6. Herb Garden
7. Adventure Play
8. Sand Pit
9. Kids Tree Bench
10. Sand Volleyball
11. Great Lawn / Mini Soccer Field 500-600 Capacity
12. Amphitheatre
13. Aroma Garden
14. Tennis Court
15. Basketball Court
16. Outdoor Table Tennis
17. Cricket Practice nets
18. Outdoor Gym
19. Infinity Walk
20. Out door gym
21. Skating Rink
22. Skateboard park
23. Gazebo
24. Hammock park
25. Yoga/ Meditation Lawn
26. Pet Park
27. Cycle track
28. Jogging track
29. Sensory walk
30. Flea Market





## Let your kids cruise along the **‘Skyways’**

Take time to break up the day with a run, jog or bike ride in the great outdoors. Go on nature walk with the kids, challenge them to a fun race to see who is the champion in the vast open spaces, designed for kids and kids alike.



Live in the lap of nature,  
in the most exclusive fashion.

Embrace a home that lets you live a balanced life and helps you to become a better version of yourself. Enjoy the resort-like amenities located just steps away from your home, gather in the impeccably designed community spaces, relax in the plush comfort of your lawn and spend precious time with your family and friends.



### Entertain kids, inside and out.

Let your kids recognize their interests, all the while keeping them engrossed in different activities with ease. Dedicated spaces, designed to spark joy, lets you take a walk in the fresh air with your kids and encourages them to take part in different cultural celebrations.



# STILT PLAN



## LEGEND:

- 01. Co-Working Space
- 02. Swings
- 03. Social Seating
- 04. Gym Area
- 05. Column Zen Garden
- 06. Contour Climbing
- 07. Adventure Play
- 08. Walk on Nets
- 09. Bouncing Den-Stilt
- 10. Jungle Play
- 11. Sphere Play
- 12. Spun Chair
- 13. Compact Trampoline
- 14. Column Line Art
- 15. Rubik Climbing
- 16. Tone Zone
- 17. Column Slide
- 18. Art Studio
- 19. Dance Zone

# Stilt

# BLOCK STILT PLAN



## Work. Play. Experience. **Rain or Shine.**

Experience a new way of living that is peaceful and uninterrupted- whatever the weather outside, whatever the season may be. With ideal spaces to hangout with your friends and loved ones, pursue all your hobbies and interests, and even co-work, Radhey Skye offers a lifestyle that is not affected by any environment.



## **Stilt Amenities**

1. Co-Working Space
2. Swings
3. Social Seating
4. Gym
5. Stepped Plaza
6. Column Zen Garden
7. Contour Climbing
8. Adventure Play
9. Walk on Nets
10. Bouncing Den
11. Art Studio
12. Martial Arts
13. Musical den
14. Dance Studio
15. Pottery
16. Baking
17. Art of Needle
18. Chess on floor
19. Trampoline
20. Pilates
21. Active Floor Learning

# Stilt



### Envision life in a child engaging home

Enjoy peace of mind that your children are safe and secure, all the while keeping them entertained for hours. With dedicated spaces for the toddlers, children, teenagers, middle aged and senior citizens, Radhey Skye makes life at home ideal for everyone.



## Nurture your child's creative spirit

Give your kids an environment that will encourage their creativity and help them reach their full potential. With spaces to express themselves through art, Radhey Skye inspires them to think outside the box and encourages exploration and curiosity.



TYPICAL FLOOR PLAN  
BLOCK A & E



3 BHK-2110 Sft.



2 BHK-1325 Sft.



2 BHK-1325 Sft.



2 BHK-1325 Sft.



3 BHK-2110 Sft.



3 BHK-2310 Sft.



3 BHK-1715 Sft.



2 BHK-1325 Sft.



3 BHK-1715 Sft.

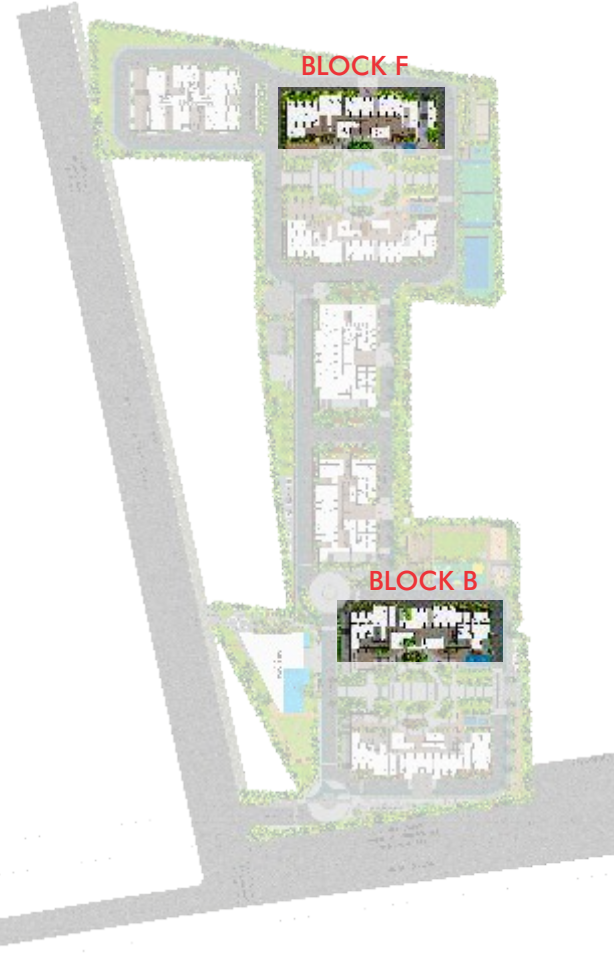


3 BHK-2300 Sft.



\*Built-up areas might vary ± 3% based on RERA guidelines

TYPICAL FLOOR PLAN  
BLOCK B & F



\*Built-up areas might vary  $\pm$  3% based on RERA guidelines

TYPICAL FLOOR PLAN  
BLOCK C & D



\*Built-up areas might vary  $\pm$  3% based on RERA guidelines

TYPICAL FLOOR PLAN  
BLOCK G



\*Built-up areas might vary  $\pm$  3% based on RERA guidelines



## Welcome to the **Club Skye!**

Make lifetime memories in a clubhouse that fosters a sense of community and comes equipped with all the modern amenities for all your needs. Giving you a feel of abundance, the lavish 50,000 Sft. clubhouse lets you experience a lifestyle that is magical in its own way.



## Embark on new lifestyle experiences

Get inspired to take your lifestyle to the next level with a welcoming reception at the clubhouse. Complementing the busy and evolving lifestyles, the cozy and expansive reception brings modern elegance to the Club Skye and paves the way for a remarkable new lifestyle.

## Clubhouse Amenities

1. Grand Double Height Entrance Lounge
2. Multipurpose Hall (150 Seating) with Pre-function area, Pantry & Green Rooms.
3. Banquet Lawn – 600 Capacity
4. Grocery Store
5. ATM
6. Pharmacy
7. Crèche
8. Business Lounge
9. Conference Hall
10. Reading Lounge
11. Coffee Shop
12. Guest Rooms - 5 No.
13. Wellness Center / SPA
14. Banquet Hall (100 Seating) with attached Deck
15. Table Tennis
16. Indoor Games
17. Aerobics / Yoga & Meditation
18. Salon
19. Gymnasium
20. Cross Fit Zone.
21. Out door Fitness Deck
22. Billiards
23. Badminton Courts - 2 No's
24. Squash Court
25. Double Height Preview Theatre
26. Roof-top Swimming Pool
27. Pool-deck with integrated Landscape.
28. Admin Office
29. Laundry

## Children who exercise become healthier adults

Perfect your workouts and get in shape without leaving the neighborhood. Making it easier to keep fit for all age groups, the world-class gymnasium lets you integrate workouts and healthy activities into your daily schedule, without breaking a sweat.



Gym

## Yoga is for every... body!

Take the time to connect with your 'inner self' and live in harmony with your body, mind and soul. With dedicated spaces for yoga and meditation, Radhey Skye makes your life elevating and enriching in every sense.



Yoga



Multipurpose Hall

## Celebrate life's little moments, with the little ones.

Create memories as you celebrate your special days with family and friends in a stunning venue. With sophisticated spaces to host parties and events, Radhey Skye lets you take a break from the usual and catch up with life and loved ones.



Home Theatre

## Movies for you, games for kids.

Experience an exclusive entertainment room that gives a theatre-like feel within the confines of your home. The mini theater at Radhey Skye creates a picture-perfect backdrop for you to unwind and enjoy latest movies or favorite games for the kids.



Indoor Badminton Court

Squash Court



Toddler Play Area



## Play-time gets even better, with kids.

Keep yourself active and engaged with fun and interactive indoor games. Challenge your pals to a match of squash or badminton on the dedicated courts while the others get involved in board games or billiards.

### Work from home with a view

Take a break from the mundane and work from home with a much nicer view. Work in an environment that is surrounded by clean air, quiet surroundings and a community that's more sedate.



Conference Room



Cafeteria

### Devour a quick and tasty meal

Treat your tastebuds to something scrumptious, morning or afternoon. Making it a pleasant, relaxing experience for everyone, the in-house cafeteria is the perfect spot to gather with your friends, talk about your day and enjoy a quick and healthy meal.

### Make guests feel more at home

Treat your guests to a getaway oasis and give them the "wow" feel. Giving your visitors a quiet place to relax and enjoy the comforts of a dreamy vacation, the guest suites of Radhey Skye makes them feel welcome and at home.



Guest Room



Terrace Pool

### Enjoy pool day, every day.

Spend your day pool hopping, lounging in the refreshing waters of your own private retreat. Relax on the decks, while several others continue floating, playing, and splashing the day away.



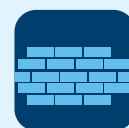


## SPECIFICATIONS



### SUPER STRUCTURE

RCC shear wall-framed structure, resistant to wind and earthquake (Zone-2)



### WALLS

External Wall: Reinforced shear wall

Internal Wall: Reinforced shear wall



### CEILING FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony: Smoothly finished with putty and Acrylic emulsion paint.

Bathrooms: Grid ceiling to cover all service lines.



### WALL FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony: Smoothly finished with putty and acrylic emulsion paint.

Bathrooms: GVT/ Ceramic tiles cladding up to lintel height.

External Finishing: Texture Finish and two coats of exterior Emulsion paint of reputed brands with Architectural features.



### FLOORING

Drawing, Dining, Living, Bedrooms and Kitchen: 800 x 800 mm size double charged Vitrified tiles of reputed brand with spacer joint.

Balcony/ Bathrooms/ Utility: Anti-skid vitrified / ceramic tiles

Corridor Floorings: Vitrified tiles with spacer joint.

Staircase: Natural stone/Granite Flooring



### DOORS

Main Door: Hard wood frame, finished with melamine spray polish, Teak finished flush shutters with reputed Hardware.

Internal Doors: Hard wood frame or factory made wooden frame with both side laminated flush shutter with reputed Hardware.

Bathrooms / Utility: Granite frame with both side laminated flush shutter with reputed Hardware.

Balconies: UPVC glazed French sliding doors with mosquito mesh provision.

All Bath Rooms:

- Wash basin with Single lever basin mixer.
- Wall Mounted WC with flush tank of the reputed brand.
- Single lever Bath & shower mixer.
- Provision for geysers in all bathrooms.
- All faucets are chrome plated of reputed brands.



### WINDOWS

All windows are of UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with provision for mosquito mesh shutter.



### KITCHEN

Wall mounted Kitchen Faucet & Provision of plumbing points for water purifier. (Granite platform/counter, sink and kitchen dado tiles are not under the scope of the builder's work.)



### ELECTRICAL

- Concealed copper wiring of reputed make as per BIS /NEC.
- Power outlet for Air Conditioners in all Bed rooms and Living.
- Power outlets for Geysers in all Bathrooms.
- Power outlets for chimney, Hob, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen.
- Washing machine Point in utility area.
- Three phase supply for each unit and individual prepaid meters.
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Modular Switches of reputed make.



### TV / TELEPHONE

- Provision for internet connection & DTH.
- Provision for Telephone points in Drawing & master bedroom.
- Provision for TV points in all bedrooms & living.



### WATER PROOFING

Water proofing shall be provided for all bathrooms, balconies, utility area & roof terrace.



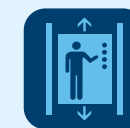
### PNG/ LPG

Supply of gas from piped Natural gas system / LPG



### POWER BACKUP

100% DG backup with acoustic enclosure and AMF.



### LIFTS

- High speed Lifts of Reputed make.
- Lift lobby cladding with vitried tiles /granite.



### FIRE SAFETY

Fire alarm, Automatic sprinklers and wet risers as per Fire Authority regulations.



### SECURITY

- Intercom facility to all units connecting security.
- Comprehensive security system with cameras in appropriate locations.



### WTP & STP

- Water treatment plant for Bore-well water and Water meter for each Unit.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.



### BILLING SYSTEM

Automated billing system for Water, Power, Gas, & Maintenance.



**Velimela - The Hub of Schools**  
 Give your children the learning environment that they deserve. Velimela has world-class facilities for students to grow, develop skills and excel at careers. With more than 10 schools of international standards, it is a town eager for education and makes the school-going experience enjoyable for kids.



ORR Service Road	Abutting
The Gaudium School	Adjacent
Samashti Intl. School	< 3 Km
Kondakal SEZ	< 4 Km
Candiidus Intl. School	< 5 Km
Kokapet SEZ	< 12 km
Financial District	< 14 km

PROJECT CONSULTANTS

ARCHITECTS & STRUCTURAL



MEP



PMC



LANDSCAPING



NEW MEDIA



**RADHEY**

GROUP

**CLOUDS WOOD CONSTRUCTIONS PVT. LTD.**

Building No. 29, Jayabheri Pine Valley, Near Care Hospital,  
Gachibowli, Hyderabad, Telangana 500032.



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