

RAJAPUSHPA
SIERRA
LIFESTYLE CITY - TELLAPUR

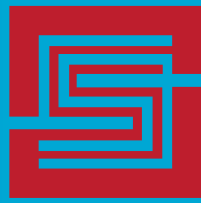
TG RERA REGD. NO.: P01100010033



ITS YOUR ERA



Welcome to



RAJAPUSHPA

SIERRA

LIFESTYLE CITY - TELLAPUR

HOME TO A LIFE THAT REFLECTS YOUR ERA

Welcome home to Rajapushpa Sierra, a gated community of exceptional 2 & 3 BHK homes where every day feels like a step forward towards better comfort, deeper connections and a fuller life. It's where each day starts with a promise and ends in peace.

This isn't just a home, it's a feeling of finally moving in the right direction, with a **6.2 acres** central park including sports complex & clubhouse.



21.1
ACRES

9
TOWERS

G+49
FLOORS

6.2
ACRES CENTRAL PARK

1295-2555
UNIT SIZES

1,50,000
SFT LIFESTYLE AMENITIES



LIFE MOVES FORWARD. THIS IS WHERE IT LEAPS AHEAD.

There comes a time when dreams stop being ideas and start taking shape. When you stop planning for the future and start living it. And that's what we've built for this very moment, the moment when life begins to mimic your imagination and transforms into your reality.





THE ULTIMATE ADDRESS FOR MODERN ASPIRATIONS

Rajapushpa Sierra isn't meant to be just a home. It's a way of life designed for today's generation. Thoughtfully planned spaces, open skies, lush landscapes, and modern comforts come together here to create the perfect setting for your story to unfold.

It's a space where your Era is meant to begin.

THE CLUBHOUSE

WHERE YOUR
ASPIRATIONS TAKE SHAPE.



2 Banquet Halls



Grocery Store



4 Badminton Courts



2 Squash Courts



Two outdoor Swimming Pools



Coffee lounge



Crèche With Confined Kids Play Area



Reception Lounge



Yoga Room



Aerobics Room



Spacious Fully Equipped Gymnasium



Mini Banquet Space



Library



Hobby Rooms



Toddler Space



Indoor Games
(Carrom, Foosball And
Air Hockey & Many More)



Senior Citizen Room



Pool & Billiards Lounge



14 Well-furnished Guest Suites



2 Preview Theatres



Table Tennis



Meditation Room



Spa & Saloon



Terrace Party Lawn

OUTDOOR AMENITIES

**UNLOCK THE CONVENIENT LIFE,
THIS IS YOUR COMFORT ERA.**

From yoga decks and walking tracks to badminton courts and preview theatres, Sierra brings everything you need right to your doorstep. Gym, spa, library, coffee lounge, spaces for play, wellness, learning, and connection. No matter the age, everyone finds their rhythm here.

Because every day is an invitation to live, laugh, and grow here.



Walking Track



Skating Rink



Yoga Deck



3 Tennis Courts



Volleyball Court



Cycling Track



Pet Park



2 Pickle ball courts



Outdoor Fitness Station



Basketball Court



Futsal / Box cricket court



Cricket Practice Pitch



Crèche With Confined Kids Play Area



Swimming Pool



Totlot Play Area

THIS IS YOUR **ERA.**
PLAY WITHOUT LIMITS.





AT THE HEART OF HYDERABAD'S NEW ERA

Projects in Lifestyle City

Apartment Projects

RAJAPUSHPA IMPERIA

RAJAPUSHPA Aurelia

Villa Projects

RAJAPUSHPA Serene Dale

RAJAPUSHPA Green Dale

New Launch

RAJAPUSHPA SIERRA LIFESTYLE CITY - TELLAPUR

400+ ACRES

OF TAKING MODERN LIVING BEYOND ITS OWN DEFINITION.

● Exquisite Villas

● Premium & Ultra-Luxury Gated Community Residences

● Grade-A Office Spaces

● Commercial/Hospitality Complexes

● Sports & Leisure Zones

● Wellness Centres



MASTER PLAN





LEGENDS

01. ENTRY
02. EXIT
03. DROP OFF PLAZA
04. FEATURE PERGOLA
05. TERRACED AREA WITH STEPS & LIFT
06. ARRIVAL PLAZA
07. TOWER DROP-OFF
08. LAWN WITH STEPPED SEATING
09. BEACH VOLLEYBALL COURT
10. PICKLE BALL COURTS
11. CLUB ENTRY
12. PARTY LAWN
13. FLEA MARKET
14. SWIMMING POOL & KIDS' POOL
15. WATERPLAY
16. DECK & OUTDOOR SHOWER
17. KIDS PLAY AREA
18. TREE COURT PLAZA
19. REFLEXOLOGY PATHWAY
20. AROMA GARDEN
21. SKATING RINK
22. VOLLEYBALL COURT
23. FUTSAL / MULTIPURPOSE COURT
24. BASKET BALL COURT
25. PLAZA SEATING
26. CENTRAL PLAZA
27. CONGREGATION LAWN
28. STEPPED SEATING
29. OUTDOOR GYM
30. TENNIS COURTS
31. KIDS PLAY AREA
32. PAVILION WITH SEATING
33. BOX CRICKET/ MULTI COURT
34. HEALING LABYRINTH
35. YOGA LAWN & PAVILION
36. CENTRAL WALKING LOOP
37. BICYCLE TRACK
38. PERIPHERAL WALKING LOOP
39. PET PARK
40. PRACTICE CRICKET PITCH
41. FITNESS PAD
42. TODDLERS CYCLE TRACK

BLOCK (A) - ALTA / BLOCK (B) - BLANC



02 3 BHK
2555 Sft (East Facing)

01 3 BHK
2100 Sft (West Facing)

04 3 BHK
1850 Sft (East Facing)

03 3 BHK
1665 Sft (West Facing)

06 3 BHK
1665 Sft (East Facing)

05 3 BHK
1850 Sft (West Facing)

08 3 BHK
2295 Sft (East Facing)

07 3 BHK
2350 Sft (West Facing)



BLOCK (C) - CASCADE



02 3 BHK
2350 Sft (East Facing)

01 3 BHK
2100 Sft (West Facing)

04 3 BHK
1850 Sft (East Facing)

03 3 BHK
1665 Sft (West Facing)

06 3 BHK
1665 Sft (East Facing)

05 3 BHK
1850 Sft (West Facing)

08 3 BHK
2100 Sft (East Facing)

07 3 BHK
2350 Sft (West Facing)



BLOCK (D) - DAWSON



02 3 BHK
2100 Sft (East Facing)

01 3 BHK
2350 Sft (West Facing)

03 3 BHK
1850 Sft (East Facing)

04 3 BHK
1665 Sft (West Facing)

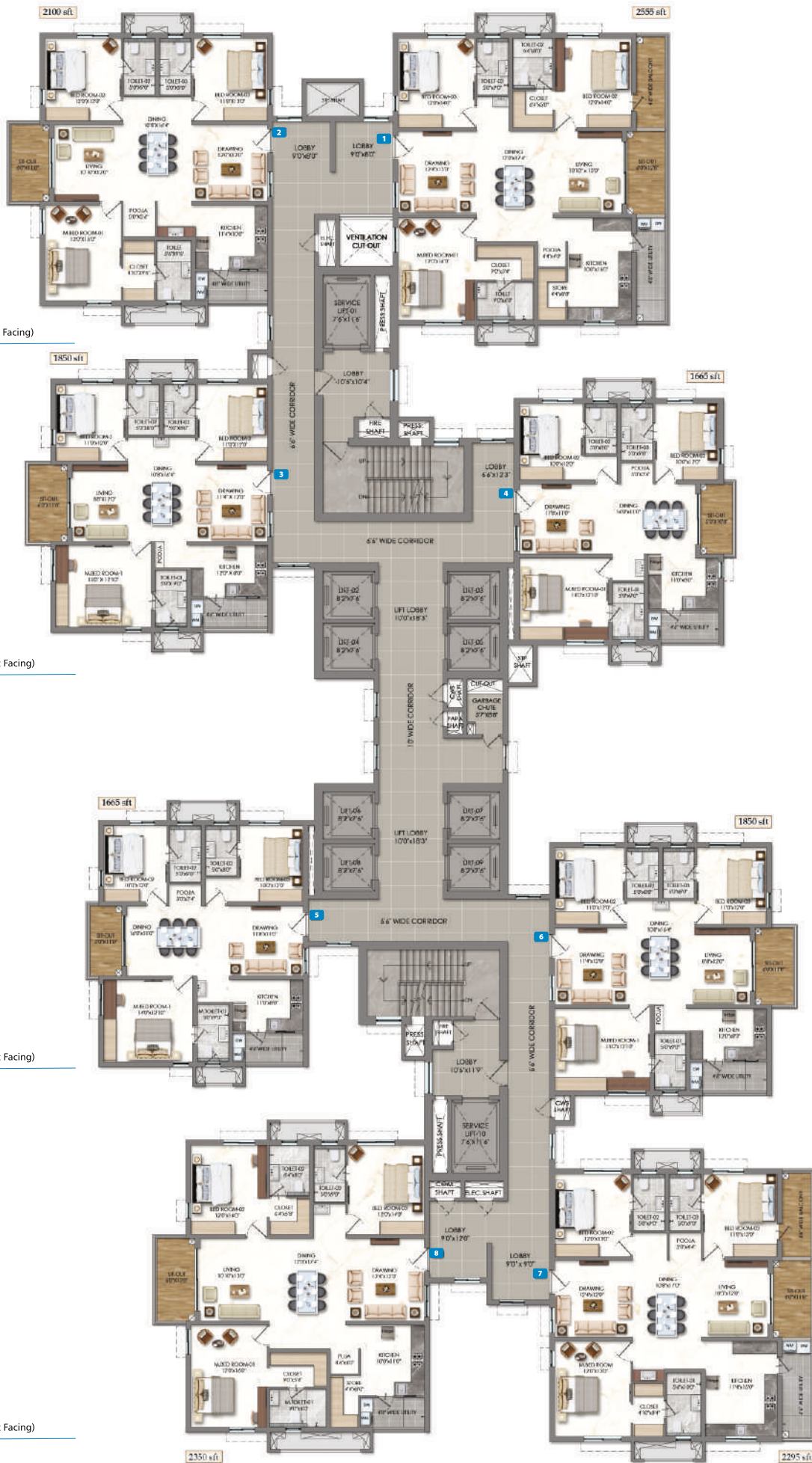
05 3 BHK
1665 Sft (East Facing)

06 3 BHK
1850 Sft (West Facing)

08 3 BHK
2350 Sft (East Facing)

07 3 BHK
2100 Sft (West Facing)

BLOCK (E) - EVEREST / BLOCK (F) - FUJI



02 3 BHK
2100 Sft (East Facing)

01 3 BHK
2555 Sft (West Facing)

03 3 BHK
1850 Sft (East Facing)

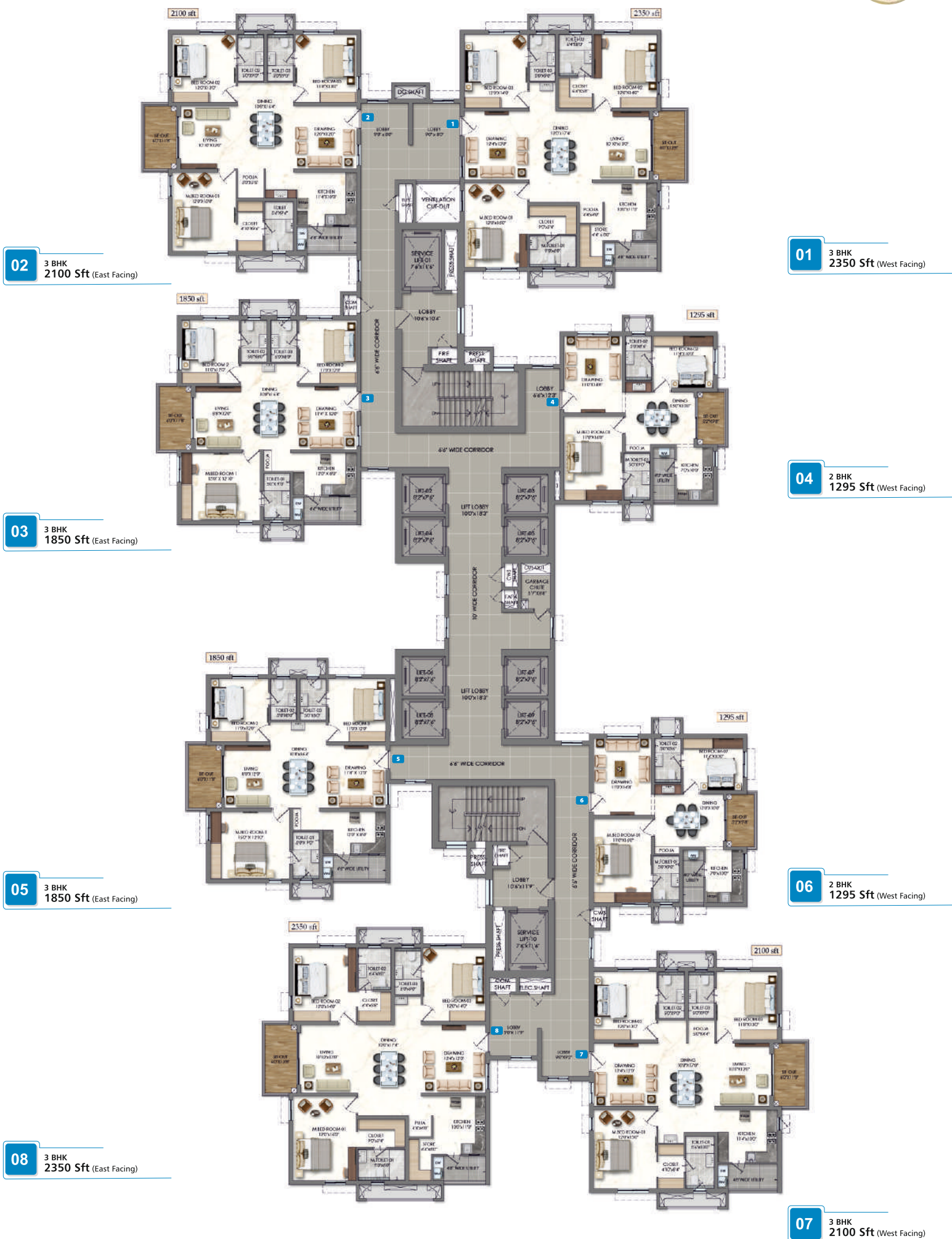
04 3 BHK
1665 Sft (West Facing)

05 3 BHK
1665 Sft (East Facing)

06 3 BHK
1850 Sft (West Facing)

08 3 BHK
2350 Sft (East Facing)

07 3 BHK
2295 Sft (West Facing)



BLOCK (H) - HAWK



02 3 BHK
2100 Sft (East Facing)

01 3 BHK
2350 Sft (West Facing)



03 2 BHK
1295 Sft (East Facing)

04 2 BHK
1295 Sft (West Facing)



05 2 BHK
1295 Sft (East Facing)

06 2 BHK
1295 Sft (West Facing)



08 3 BHK
2400 Sft (East Facing)

07 3 BHK
2170 Sft (West Facing)

BLOCK (I) - IREMEL



1295 SFT-EAST FACING

Type of Flat	2 BHK
Facing	East
Carpet Area (SFT)	811
External Wall Area (SFT)	93
Balcony Area (SFT)	95
Common Areas (Sft)	296
Total Area of Each Flat (SFT)	1295

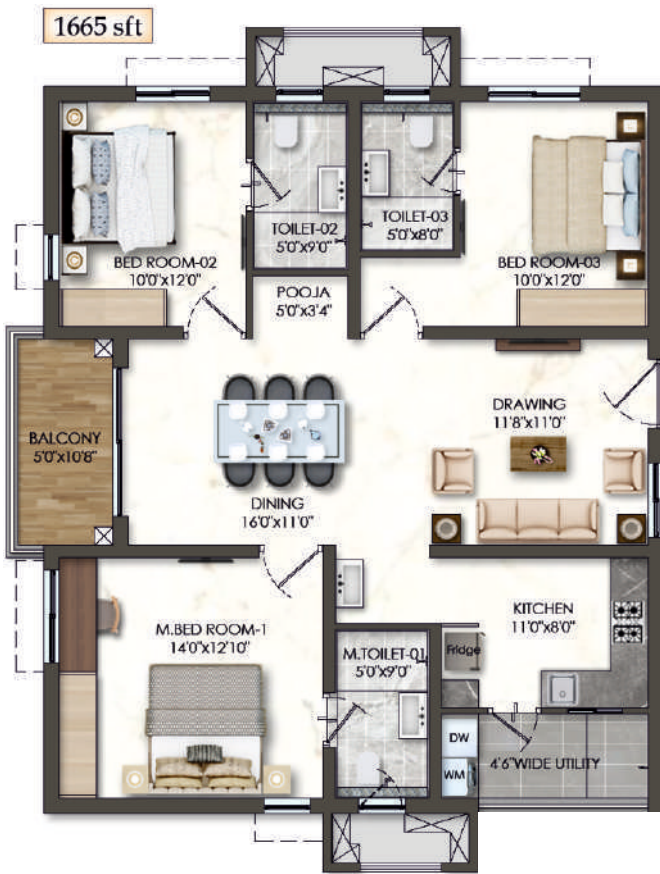


1295 SFT-WEST FACING



Type of Flat	2 BHK
Facing	West
Carpet Area (SFT)	807
External Wall Area (SFT)	93
Balcony Area (SFT)	99
Common Areas (Sft)	296
Total Area of Each Flat (SFT)	1295

1665 SFT-EAST FACING



Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1068
External Wall Area (SFT)	105
Balcony Area (SFT)	113
Common Areas (Sft)	379
Total Area of Each Flat(SFT)	1665



1665 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1068
External Wall Area (SFT)	105
Balcony Area (SFT)	113
Common Areas (Sft)	379
Total Area of Each Flat (SFT)	1665



1850 SFT-EAST FACING

Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1182
External Wall Area (SFT)	108
Balcony Area (SFT)	139
Common Areas (Sft)	421
Total Area of Each Flat(SFT)	1850



1850 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1182
External Wall Area (SFT)	108
Balcony Area (SFT)	139
Common Areas (Sft)	421
Total Area of Each Flat(SFT)	1850



2100 SFT-EAST FACING



Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1373
External Wall Area (SFT)	113
Balcony Area (SFT)	136
Common Areas (Sft)	478
Total Area of Each Flat(SFT)	2100



2100 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1373
External Wall Area (SFT)	113
Balcony Area (SFT)	136
Common Areas (Sft)	478
Total Area of Each Flat(SFT)	2100



2170 SFT-EAST FACING

Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1428
External Wall Area (SFT)	113
Balcony Area (SFT)	135
Common Areas (Sft)	494
Total Area of Each Flat(SFT)	2170



2170 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1432
External Wall Area (SFT)	108
Balcony Area (SFT)	135
Common Areas (Sft)	495
Total Area of Each Flat(SFT)	2170



2295 SFT-EAST FACING



Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1373
External Wall Area (SFT)	113
Balcony Area (SFT)	289
Common Areas (Sft)	520
Total Area of Each Flat(SFT)	2295



2295 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1425
External Wall Area (SFT)	118
Balcony Area (SFT)	228
Common Areas (Sft)	524
Total Area of Each Flat(SFT)	2295



2350 SFT-EAST FACING

Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1556
External Wall Area (SFT)	120
Balcony Area (SFT)	140
Common Areas (Sft)	534
Total Area of Each Flat(SFT)	2350



2350 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1557
External Wall Area (SFT)	120
Balcony Area (SFT)	138
Common Areas (Sft)	535
Total Area of Each Flat(SFT)	2350



2400 SFT-EAST FACING



Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1590
External Wall Area (SFT)	120
Balcony Area (SFT)	145
Common Areas (Sft)	545
Total Area of Each Flat(SFT)	2400



2400 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1587
External Wall Area (SFT)	120
Balcony Area (SFT)	146
Common Areas (Sft)	547
Total Area of Each Flat(SFT)	2400



2555 SFT-EAST FACING

2555 sft



Type of Flat	3 BHK
Facing	East
Carpet Area (SFT)	1555
External Wall Area (SFT)	118
Balcony Area (SFT)	302
Common Areas (Sft)	580
Total Area of Each Flat(SFT)	2555



2555 SFT-WEST FACING

Type of Flat	3 BHK
Facing	West
Carpet Area (SFT)	1602
External Wall Area (SFT)	125
Balcony Area (SFT)	252
Common Areas (Sft)	576
Total Area of Each Flat(SFT)	2555



SPECIFICATIONS



STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads | Super Structure: All internal and external walls are RCC Shear walls
Cement Block masonry walls for Non-structural walls(Wherever required) | Floor height: 3.15m(10'4").



FLOORING

LIVING & DINING

800 x 800 mm size Vitrified Tiles of Reputed Make with spacer joints.

ALL BEDROOMS & KITCHEN

800 x 800 mm size Vitrified Tiles of Reputed Make with spacer joints.

ALL BALCONIES

Anti-skid ceramic tiles of best brand.

BATHROOMS

Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make.

CORRIDORS

Vitrified tiles of Reputed Make with spacer joints.

STAIRCASE

Tandur / Kota stone

INTERNAL WALLS

Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.



WALL FINISHES

EXTERNAL WALLS

Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.

BATHROOMS

Glazed / Matt finish Ceramic tiles dado up to 7' height.



TILE CLADDING

UTILITY AREA

Ceramic tile dado up-to 3 feet height and Flooring with Matt finish.

Note: Kitchen platform, Dado, Sink & other accessories are not provided by Builder/Developer and are in purchaser's scope.



KITCHEN

Provision of Electrical Sockets for Hob, Chimney, Refrigerator, Micro Oven, Mixer, RO and additional two points.

Provision for chimney exhaust.



UTILITY/ WASH AREA

Provision for washing machine, dish washer & wet area for washing utensils etc.,



DOORS

MAIN DOOR

Engineered/Hard wood frame finished with melamine spray finish, Flush door shutter with Veneer on both sides finished with PU coat. Designer Hardware of reputed make.

INTERNAL DOORS

Engineered/Hard wood frame finished with melamine spray finish, Flush door shutter with Veneer on both sides finished with PU coat. Designer Hardware of reputed make.

TOILET DOORS

Engineered/Hard wood frame finished with melamine spray finish, Flush door shutter with Veneer on one side finished with PU coat and laminate on toilet side. Designer Hardware of reputed make.

FRENCH DOORS

UPVC door frames with float glass panelled sliding shutters with provision for mosquito mesh track.

WINDOWS

UPVC window glazing system with sliding/ casement shutters with provision for mosquito mesh track.

MS GRILLS

MS Grills will be provided to ground floor flats only. Standard design Window Grills for upper floors will be provided at extra cost.

UTILITY DOORS

UPVC Door Frame with Combination of Float Glass & Laminated MDF Panel.

RAILING

MS railing with premium enamel paint finish as per design for all balconies.



BATHROOMS

Premium quality ceramic wash basins of best brand | Premium quality wall mounted EWC of best brand

Premium quality concealed flush tank of best brand | Premium quality single lever C.P fittings of best brand

Provision for geysers in all bathrooms | Metered Water supply to all flats



ELECTRICAL

Power outlets for air conditioners in living, dining and bedrooms along with copper piping up to designated ODU space.

Power outlet for geysers in all bathrooms

Power plug for Hob, chimney, refrigerator, microwave oven , mixer / grinder, water purifier in kitchen, washing machine / dishwasher in utility area.

Three phase supply for each unit and individual prepaid metres.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make.

Modular switches of reputed make.



TELECOM

Telephone points in living room and master bedroom Intercom facility to all the units connecting Security and neighbourhood.



CABLE TV

Provision for cable connection in living room and in all bedrooms



INTERNET

Provision for internet connection in living room and master/all bedrooms



LPG / PNG

Supply of LPG/ PNG with piped gas system



GENERATOR

100 % D.G backup with Acoustic enclosure



CAR PARKING

Spacious car parking slots



PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car Parks. Provided parking signage's and equipment at required places to ease the driving.



FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances shall be provided for differently abled.



SECURITY / BMS

Sophisticated round-the-clock security / Surveillance System.

BMS for electricity consumption with prepaid card system will be provided (Centralized billing)

Surveillance cameras at the main security and entrance of each block to monitor and also provided with

CCTV camera inside the lifts



LIFTS

Energy Efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi /Mitsubishi / Schindler or equivalent make.



WTP & STP

Fully treated water will be made available through an exclusive water softening plant.

Hydro-pneumatic system for even pressure water supply at all floors

A Sewage Treatment plant of adequate capacity of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.

Rain Water Harvesting at regular intervals provided for recharging ground water levels



FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and Public Address system in all floors and basements



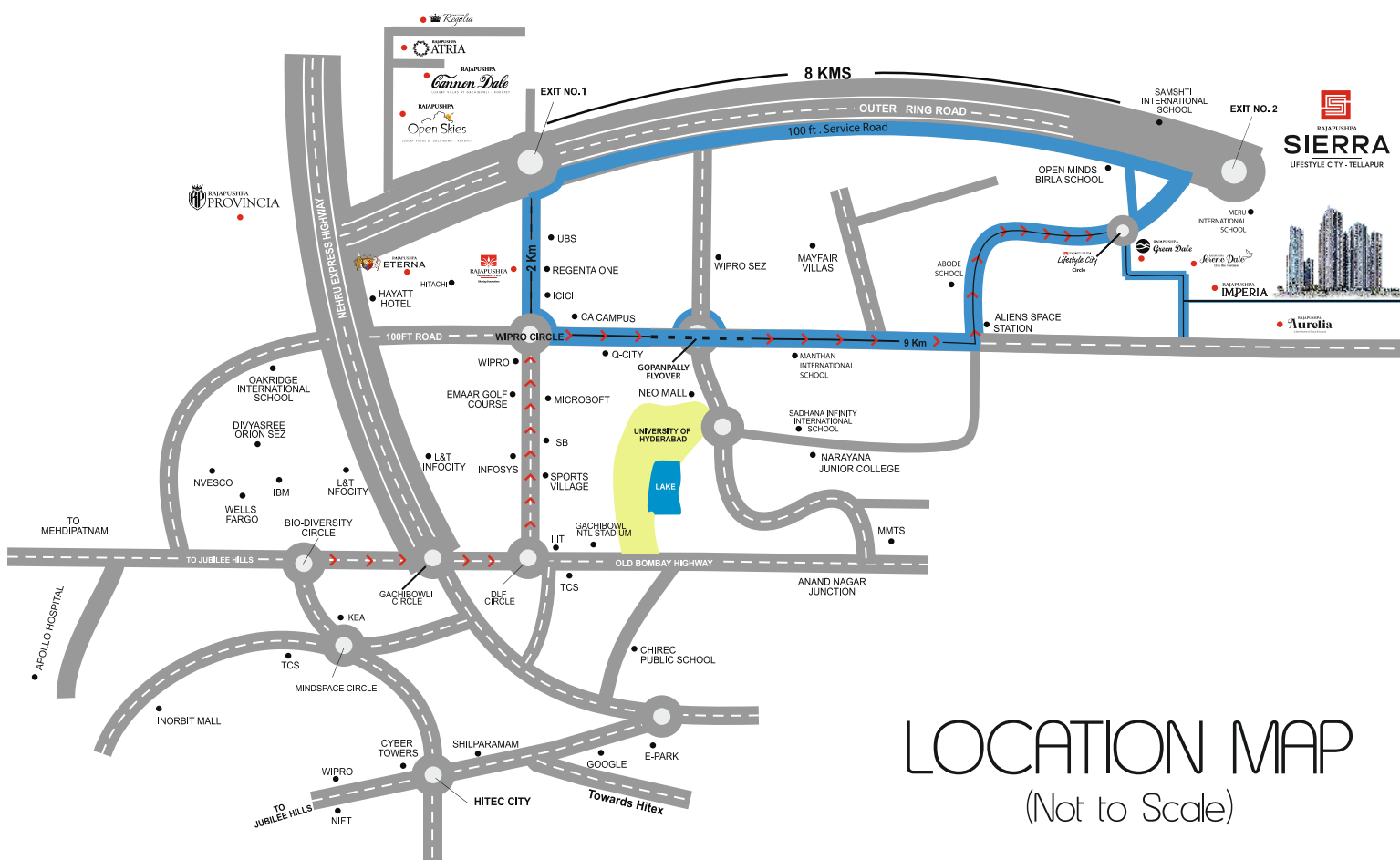
SOLID WASTE MANAGEMENT

Garbage Chutes are provided at every floor level, centrally collected and disposed as per local body norms.



BILLING SYSTEM

Automated billing system for Water, Power & LPG/CNG supply.



LOCATION MAP

(Not to Scale)

CONNECTIVITY & CONVENIENCE DEFINES YOUR ERA HERE



EDUCATION INSTITUTIONS

ABODE School Tellapur	01.70 kms < 02 mins
Vidura International School	02.50 kms < 05 mins
Glendale International School IB-PYP	03.30 kms < 05 mins
Manthan School	04.20 kms < 07 mins
Samashti International School	04.60 kms < 06 mins
Birla Open Minds International School	05.60 kms < 08 mins
Meru International School – Tellapur	06.90 kms < 10 mins
The Gaudium School	08.20 kms < 13 mins
CHIREC International School – Kondapur	11.30 kms < 22 mins
Oakridge International School – Gachibowli	13.00 kms < 22 mins



DINING & ENTERTAINMENTS

Aparna Neo Mall	07.30 kms < 13 mins
GSM Mall & Multiplex	10.30 kms < 20 mins
AMB Mall (Sarath City)	13.00 kms < 27 mins
Atrium Mall	14.40 kms < 28 mins
IKEA	15.70 kms < 26 mins
Inorbit Mall	17.00 kms < 36 mins



HOSPITALS

Airavata Hospitals	04.00 kms < 06 mins
Citizens Speciality Hospital	07.60 kms < 10 mins
Aparna Hospitals	07.80 kms < 13 mins
PRK Hospital	09.30 kms < 16 mins
Continental Hospital	11.30 kms < 19 mins
Apollo Hospital	14.50 kms < 19 mins
AIG Hospital	15.50 kms < 25 mins



OFFICES

The Square - Q City	08.90 kms < 14 mins
Wipro	09.09 kms < 18 mins
Centaurus by Phoenix	10.10 kms < 19 mins
Microsoft	10.70 kms < 19 mins
Google Hyderabad	12.60 kms < 18 mins
Amazon Hyderabad Campus	13.30 kms < 19 mins

OVER
18000 +
HAPPY RESIDENTS


18+
YEARS OF
EXCELLENCE


55+
MILLION SQ. FT.
PORTFOLIO


11.2
MILLION SQ. FT.
COMPLETED
PROJECTS


20+
PROJECTS

REASONS TO CHOOSE



RAJAPUSHPA®

PROPERTIES PVT. LTD

Shaping Innovations



01

Unmatched LIFESTYLE

02

Best-in-class QUALITY

03

Property APPRECIATION

04

Innovative DESIGN

05

Timely COMPLETION



OUR ERA OF GROWTH, RELENTLESSLY CONTINUES ON.

Founded in 2006, Rajapushpa is truly a name to reckon with in real estate. With trust, transparency and innovation at its core, it's a group that loves to outdo itself with each new foundation it lays, in the most convenient and serene locations.

THIS IS YOUR SIERRA

THIS IS





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DISCLAIMER: This is not a legal offering, furniture and images depicted in this brochure are architectural plans to give an idea to the prospective buyers and furniture will not be provided. Flat areas will be finalised as per construction. They are subject to modification or change by the project owners, as deemed fit by them in the best interest of the project. The route map of the project is meant to be a guide only; it differs in its appearance and scale when compared to an actual satellite image, also the travel distance may increase or decrease, depending on the traffic and the mode of transportation.