



Where Comfort Blends With Spirituality



TURN YOUR **HOME**

INTO AN **ABODE** OF SPIRITUALITY



EXPERIENCE THAT SENSE OF TRANQUILLITY AND PEACE

AT RAAGA 1



Disclaimer: the Pictures are indicative as per architects design and may vary at the time of construction

ABOUT THE PROJECT

A House is not just Bricks and Cement, it's an abode of Warmth, Comfort and Aspirations – both Material and Spiritual.



A House – just anyone can provide, but we provide you a Home for a lifetime of dynamic spiritual dwelling. A home where you can settle down to a great degree of Comfort and Elegance with all the latest amenities plus the bliss of embarking on a spiritual journey culminating in endless bliss.

The Luxurious and Vastu compliant dwelling units of Raaga 1 have comforting and compelling view of the city to East as well as the Scenic Beauty of Green Belt to the West, which we assure you will fill your Soul with Positivity, Peace and Bhakti.



MYSURU -CULTURAL CAPITAL OF KARNATAKA

Mysuru (or Mysore), a city in India's south interior Karnataka state, was the capital of the Kingdom of Mysore from 1399 to 1947.

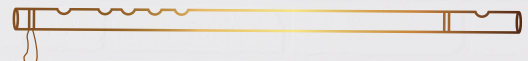
Mysuru has been repeatedly awarded as The Cleanest city by Government of India. With its wide clean roads, greenery and many enchanting lakes, historical temples, gardens and ample amount of opportunity for those interested in Arts, Music, Dance, Yoga and Spirituality.

Mysuru is well connected by Roads, Railways and Air to different parts of the country

Mysuru – Bengaluru – 10 Lane Express way will be ready by Mid 2022, through which journey time by Road to Bengaluru will be reduced to 90 mins.



ABOUT THE DEVELOPER



Raaga 1 is promoted by real estate veteran H.V. Nagesh (Nanda Mukunda Krishna Das) and his elder brother H.V. Ravi Shankar (Raganuga Bhaktiman Das). H.V. Nagesh is a Civil Engineer with more than 35 years of experience in National and International Civil Engineering Projects. He has successfully worked in a variety of projects including Commercial, Residential, High rise, Industrial and Mixed use. Prior to this project, He has served in the position of "Vice President" in a leading Real estate company of the country.

The objective of this project is to blend Aesthetics and Comfort with Spirituality to provide you a dwelling home where you can settle down to a comfortable and cozy living and pursue your spiritual aspirations.

Mysore is a haven for Culture, Music, Yoga and Spirituality. The nice weather and the laidback and calm ambience of the City makes it a very popular place for the NRI's to settle down. When you choose Raaga 1, you choose not only a comfortable home, but also the association of likeminded people which gives a strong impetus to your spiritual aspirations and makes your spiritual journey joyous and comfortable.

FEATURES OF RAAGA 1



Here are some of the features of Raaga 1 that makes it a Unique and Exceptional Project in the City of Mysore.

Everything is near to you

Excellent connectivity to Education, Entertainment & Essentials such as Super Markets, Airport, Railway Station, City Centre, Super Speciality Hospitals, etc.

Excellent Construction

Built with the 'State of the Art' Design and Robust and Long lasting Construction Methods and Materials, Raaga 1 is certain to provide you more than a Century of Joyful living and also to be passed on to your future generations.

Spacious Living

At Raaga 1, we provide you spacious and luxurious dwelling units with equally spacious Service Areas for individual dwelling units.

Power Backup

A Raaga 1, we provide Power backup not just for a Fan or a Light, but a 100 % Diesel Generator Power Backup for the whole building including the common service areas.

Car Park

A Spacious Spiritually Themed Car Park for ease of coming in and going out of the Building.

Entrance Lounge

A Spacious and Spiritually themed Entrance Lounge and Lift Lobbies



Centralized Gas Bank

No hassle of booking a gas cylinder and allowing the delivery man to enter your house jeopardizing the security.

Children Play Area

A specially designated area for Children to play around keeping in mind all the safety precautions. A nice place for children to play around and their parents to unwind and relax.

Fitness

This is a very important aspect of our life which should not be neglected and hence Raaga 1 offers a paved Walk Way around the Car Park.

Green Initiatives

Green initiatives such as Sewage treatment Plant (STP), Water Treatment Plant (WTP), Rain water Harvesting (RWH) and Organic Waste converter (OWC).

Sri Sri Radha Krishna Temple, Prayer Hall and Vedic library at the Roof top

The Raaga 1 is unique in offering you a Sri Sri Radha Krishna Temple, a Vedic Library and Prayer/ Community hall on the Roof Top where in members can participate in regular morning and evening services to the Lordships. Further, various Satsangs can be conducted on the Roof Top Prayer/Community Hall for the spiritual advancement of members.

SPECIFICATION AND AMENITY LIST

PROJECT : RAAGA 1, MYSORE

Sr. No.	Description	Specification
A	Structure	
1	Earthquake resistance	RCC Framed Structure, designed as per relevant I S Codes. The building is seismic resistance for Zone
2	Block Masonry	200mm thick solid concrete blocks for outer walls, 100mm thick solid concrete blocks for partition walls,
3	Clear height (height from floor to soffit of ceiling)	8ft 11 in.
B	Finishes	
B1	Plastering	
1	Internal walls	All internal walls and ceiling are plastered with cement mortar and gypsum putty for smooth finish.
2	Painting	
3	Interior	Plastic Emulsion of reputed make
4	Exterior	extured paint
B2	Flooring	
1	Living, dining and family	Double Charged Vitrified tile 800mm x 800mm
2	MBR	Double Charged Vitrified tile 800mm x 800mm
3	Other bed rooms	Double Charged Vitrified tile 600mm x 600mm
4	Kitchen	Double Charged Vitrified tile 600mm x 600mm
5	Utility	Anti skid Ceramic tiles
6	Balcony	Anti skid Ceramic tiles
B3	Toilets	
1	Master Bed Room	ceramic tiles
2	Other bed room toilets	ceramic tiles
3	EWC	Hindware/Cera or equivalent wall mounted EWC
4	Wash Basin	Hindware /Cera or equivalent under the counter
WB		
5	Shower cubicle	NA
6	Hot and cold water mixer-Shower	Hindware/ Jaguar or equivalent
7	Hot and cold water mixer-Wash Basin	Hindware/ Jaguar or equivalent
8	Health Faucet	Hindware/ Jaguar or equivalent
9	Master control Valve	Provided for each toilet above false ceiling
10	Geyser	Provision for Geyser above false ceiling
11	Toilet ventilator	Provision for Exhaust fan which is part of the ventilator
C	Doors and Windows	
C1	Main door	
1	Frame	Engineered Hard wood
2	Shutter	Factory Manufactured Panelled / Flush Door
C2	Bed Room & Toilet Doors	
1	Frame	Engineered Hard wood
2	Shutter	Factory Manufactured Flush Shutter with Veneer Finish

3	Toilet door	Factory Manufactured Flush Shutter with Laminate Finish facing Toilet
4	Railing	Combination of SS with Glazing and without Glazing
5	Balcony door	Floor to Ceiling UPVC French Windows with Toughened Glass
6	Windows	All windows are UPVC windows with 6mm thick plane glass with Mosquito Mesh
D	Kitchen	
1	Electrical and plumbing points	16A electrical point for water purifier, Mixie, Grinder, Refrigerator, Chimney, induction stove. Water points for water purifier, Stainless Steel Sink
2	Cladding	2' above kitchen platform with ceramic tile
3	Aqua guard	Power & Plumbing Points Provided
4	Washing machine in utility	Power & Plumbing Points Provided
5	Gas Bank & Piped Gas with Gas Meter	Provided
E	Electrical Provisions	
1	TV point	Living and all bed rooms
2	Electrical wires	Finolex or equivalent
3	Switches	Panasonic Roma or equivalent
4	MCB	Provided as per CHESCOM rules
5	ELCB	Provided as per CHESCOM rules
6	Telephone points	Living Room
7	AC point	Living and all Bed rooms
8	Power	4 kW for 2 BHK and 5 kW for 3BHK
9	DG Back up	100% DG back up for common areas and all the flats.
F	Lifts and entrance lobby	
1	No of passenger lifts	8 passenger lift of reputed make
2	Flooring	Combination of Granite & Vitrified Flooring
G	Outdoor Amenities	
1	Children's play area	Provided
2	Satellite TV	Provisions provided
3	Back up generator	100% back up power
4	Toilet for servants/drivers	Provided at Stilt floor
5	Vehicle entry exit	Manually controlled
6	Water treatment /softening plant	Basic WTP provided.
J	Green building amenities	
1	Rain water harvesting	provided as per rules
2	Sewage treatment plant	provided
3	Organic Waste Treatment	provided
4	Green Rating	TBA
K	Vaastu Compliance	
1	Items to be considered for Vaastu	All flats are Vastu compliant with reference to main door, master bed room, kitchen and toilets.

TYPICAL FLOOR PLAN



CAR PARK LAYOUT





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UNIT 1
SBA: 890 sq ft



UNIT 2
SBA: 900 sq ft





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UNIT 3
SBA: 915 sq ft



UNIT 4
SBA: 1240 sq ft



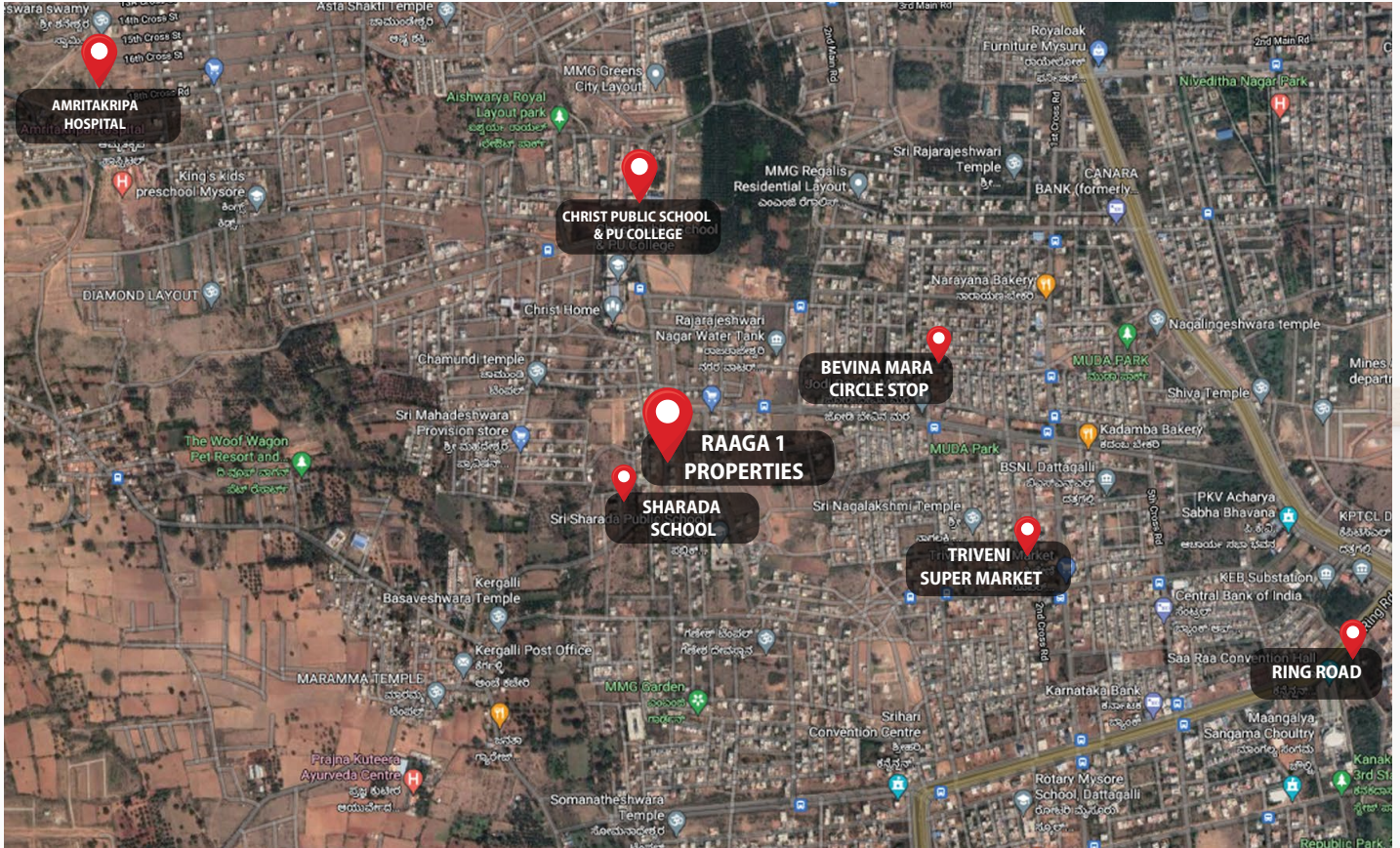
UNIT 5
SBA: 1070 sq ft



UNIT 6
SBA: 1085 sq ft



RAAGA1 WHERE MATERIAL COMFORTS & SPIRITUAL BLISS GO TOGETHER



LATITUDE - 12°17'14.33"N
LONGITUDE - 76°35'41.73"E

SITE LOCATION

DISTANCE TO ESSENTIALS

The Proposed Project is well located and has good connectivity to all the major places.

- ◆ Ring Road < 1.50 Km
- ◆ Triveni & More Super Market < 1.00 Km
- ◆ Christ Public School 0.35 Km
- ◆ Sharada School 0.35 Km
- ◆ Bus Stop – Bevina Mara Circle stop 0.35 Km
- ◆ Amritakripa Hospita Roopa Nagara 0.50 Km



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