



A PROUD OFFERING FROM  BUILDERS & DEVELOPERS

A DASH OF GREEN. A SPLASH OF BLUE. A WORLD OF MAGIC, ALL FOR YOU.

| |
AURORA BAY

THE ULTRA-LUXE VILLAS AT DORATHOTA, BHEEMILI, VISAKHAPATNAM



4.96 Acres of ultra-luxe villa community

27 Limited-edition duplex & triplex villas

2 Parks with an active sports zone

4 Feet wide green belt on both sides of internal roads

HOMES SO EXTRAORDINARY, EVERY DAY IS A NEW DAY

This is luxury that is incomparable. This is class that cannot be defined. This is life in technicolour.

Between the undulating hills and the waves of the blue sea is an address like no other.

Welcome to **AURORA BAY** in picture-perfect location at Vizag.

Conceived and crafted as a super-luxurious gated community, **AURORA BAY** is named after the famed Northern Lights, the spectacular natural light display in the sky of polar regions. We are inspired by the magical hues of sunsets and sunrises, as well as the blue of the sea.

AURORA BAY

THE ULTRA-LUXE VILLAS AT DORATHOTA, BHEEMILI, VISAKHAPATNAM



Scan the QR Code to Get Directions to AURORA BAY

DISTANCES FROM

AURORA BAY

5 MINS

- Nava Jeevan School
- Gambheeram IT SEZ
- The Harbor Intl. School
- IIM, Vizag
- SVLNS Govt College

10 MINS

- Delhi Public School
- Novotel Resort
- Bheemili Beach

15 MINS

- Kendriya Vidyalaya (INS)
- Metro Cash & Carry
- Madhurawada
- Oakridge Intl. School

20 MINS

- D-Mart
- Rushikonda Beach
- Bhogapuram Intl. Airport

30 MINS

- Vizag City

50 MINS

- Vizag Railway Station

60 MINS

- Vizag Airport



LOCATION MAP (Not to Scale)





GRAND ENTRANCE GATE



PAVER-BLOCK INTERNAL ROADS



WELCOME TO ULTRA-LUXE VILLA LIFE

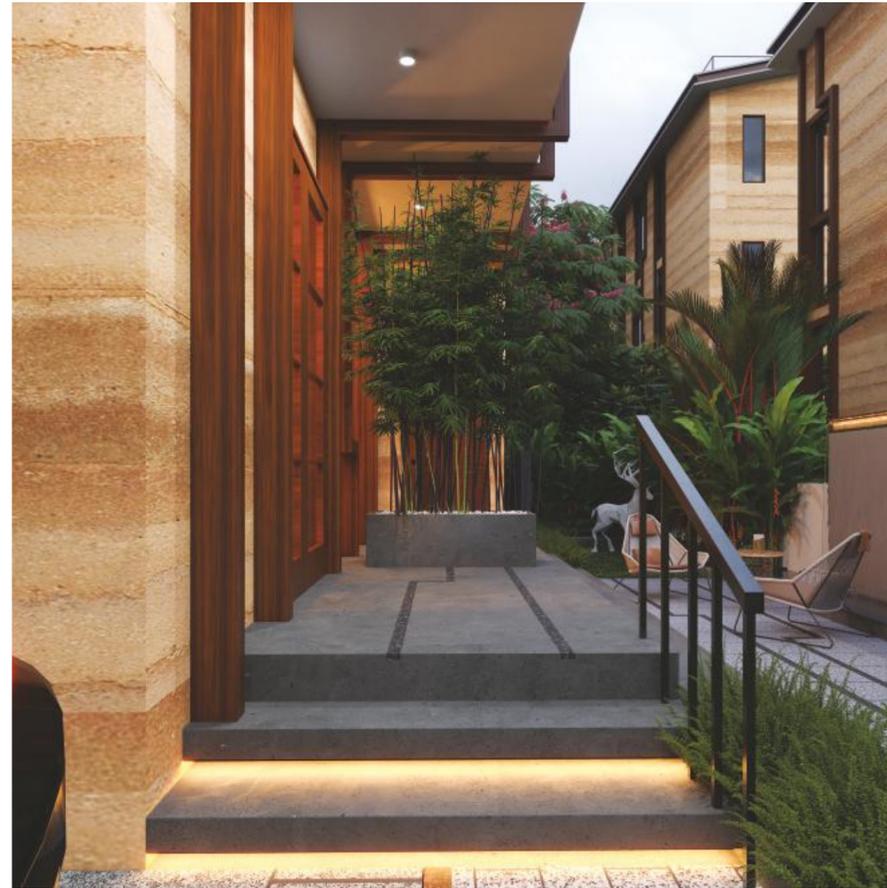
AURORA BAY



SPACIOUS BEDROOMS



SOPHISTICATION AT EVERY STEP



COURTYARD FOR LEISURE TIMES

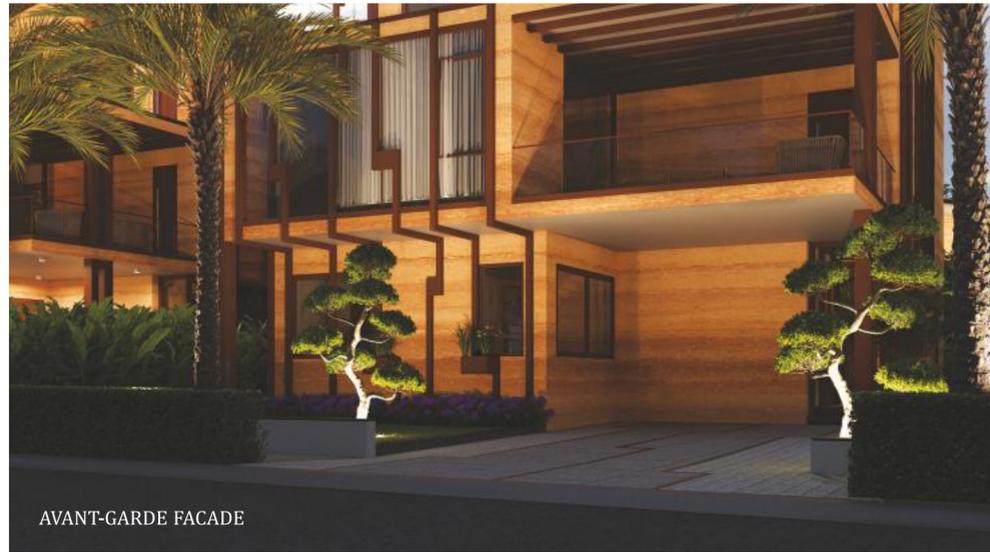


VILLA FEATURES

- 360 Sq yds -568 Sq yds
- 3503 Sft - 6203 Sft areas
- Designer facades
- Hedge plantation, No front compound wall
- Green strips along all Villa sides
- Large sit-out area
- Servant quarter with an attached bathroom
- Feature courtyard near Dining area
- Large windows & French doors

PROJECT HIGHLIGHTS

- VMRDA-Approved villa community
- 4.96 Acres of property
- 27 Duplex & Triplex Villas
- East and West facing villas
- Vastu compliant
- Designer paver-block Internal Roads
- 4 Ft wide green belt on both sides of internal roads
- Designer landscaping
- 100% Generator backup
- Superior fittings and fixtures
- Sewage Treatment Plant
- Underground piping for electrical, plumbing and communication lines



SECURITY

- Access control with Card readers for Maids
- Boom Barriers with long range Readers at Entry & Exit
- 24-hr Professional Security with CCTV cameras & Intercom
- All-round compound wall with solar fencing





AN O₂ - RICH MIYAWAKI FOREST IN YOUR MIDST

Having a natural, wild, low-maintenance native forest right in the midst of urban dwelling space can be an exhilarating experience. We have adopted the Japanese-origin Miyawaki plantation technique to create a mini forest in **AURORA BAY** layout. This dense greenery will keep the area cool, attract birds and provide all the oxygen you need. This is an eco-friendly feature rare to find elsewhere. We have Reflexology Pathway laid out with pebble stones within the layout. This is a scientific feature designed to massage and stimulate acupressure points on the soles of the feet. For all those leading super-busy lives, just a walk along our specially designed pathways can relieve stress accumulated through the day.



SHADED SEATING AREAS



GREEN OUTDOORS



AMPHITHEATRE

OUTDOORS

- Jogging track
- Two Designer Parks
- Amphitheatre
- Miyawaki forest
- Seating under pergolas
- Reflexology pathway
- Cricket net
- Barbeque pits
- Covered Seating areas
- Ornamental street lighting
- Children play arena with EPDM flooring
- Extensive Designer landscaping

The attention to detail makes the grounds truly spectacular. The smooth inner roads have a 4 feet wide green belt on both sides with decorative trees. The designer landscaping creates spaces for nature and people to co-exist. Elderly can relax on seats under pergolas, while children can run wild in the play areas. And to encourage community feeling, there are party lawns and amphitheatre for fun times!

AURORA BAY



ORNAMENTAL STREET LIGHTING



DESIGNER PARKS



THE PLACE THAT GROOMS FUTURE CHAMPS

Within the enclosed grounds are two huge parks with an active Sports Zone. A dedicated Cricket Net is the turf for all your budding champions. For the little ones, the play area is a place for fun and friends. Take a jog. Do some cycling or go up to the beach and relax. There's always something for body, mind and soul at **AURORA BAY**.

AURORA BAY



EXCLUSIVE CLUBHOUSE

MUCH MORE THAN A CLUBHOUSE



INFINITY POOL

The Clubhouse is a sprawling canvas of leisure and fitness activities. Breathtakingly gorgeous in and out, the exclusive building has everything under the sun. Spend a lazy Sunday morning at the Infinity pool while the kids wade at the toddlers' pool. Play a match of Table Tennis or a game of snooker with neighbours. Work out at the gym or do your Asanas in the Yoga room. It's the resort life at home!

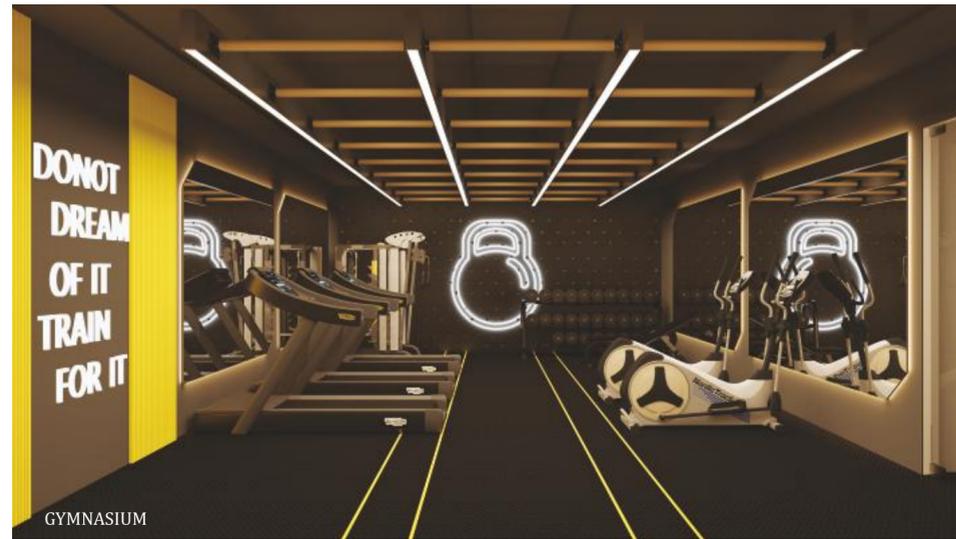
AURORA BAY



MINI-THEATRE



OFFICE ROOM



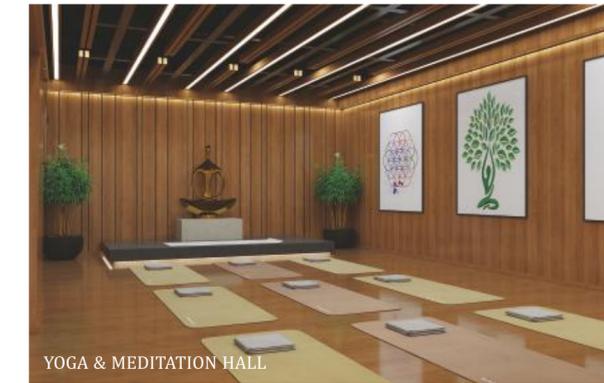
GYMNASIUM



CONFERENCE ROOM



PARTY LAWNS



YOGA & MEDITATION HALL



ROOF-TOP SWIMMING POOL

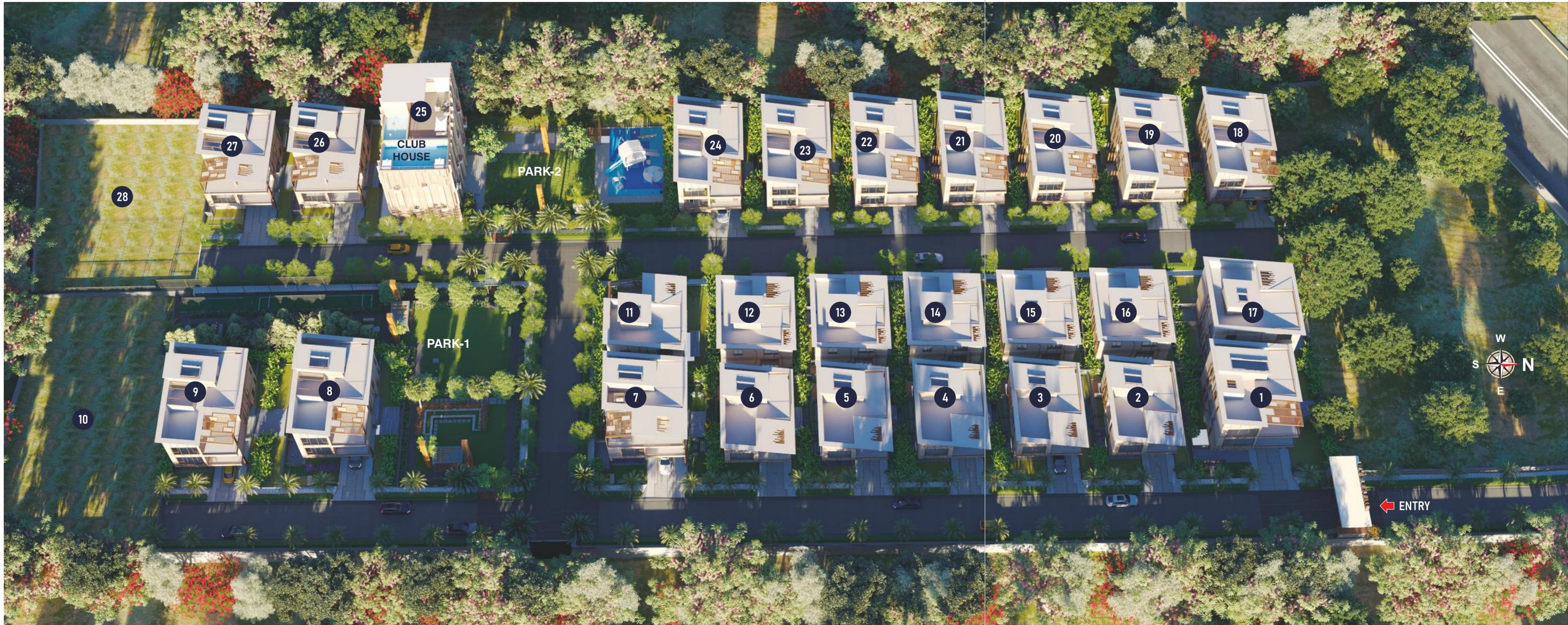
EXCLUSIVE CLUBHOUSE

- Infinity pool
- Toddler pool
- Gymnasium
- Function hall
- Party lawns
- Indoor games
- Convenience store
- Theatre room
- Guest suites
- Office room
- Conference room
- Library/Toddler room
- Yoga room

WHERE EVERY CONVENIENCE IS AT YOUR FINGERTIPS

The most wonderful aspect of **AURORA BAY** is the comfort it offers. The clubhouse has a convenience store to take care of your daily needs. There are guest rooms where you can accommodate guests without disturbing your personal space. You can also avail a Conference Room and Work stations with world-class facilities.

AURORA BAY



AURORA BAY

AREA STATEMENT

PLOT No.	VILLA FACING	EXTENT IN SQ.YDS	SBU AREA IN SQ.FT
1	EAST	548	6732
2	EAST	378	3503
3	EAST	375	3503
4	EAST	372	3503
5	EAST	368	3503
6	EAST	366	3503
7	EAST	440	6016
8	EAST	564	6135
9	EAST	569	6135
11	WEST	438	5362
12	WEST	361	3514
13	WEST	360	3514
14	WEST	360	3514
15	WEST	360	3514
16	WEST	360	3514
17	WEST	521	6226
18	EAST	518	6135
19	EAST	502	6135
20	EAST	480	6135
21	EAST	468	6135
22	EAST	456	6135
23	EAST	445	6135
24	EAST	439	6135
26	EAST	440	5619
27	EAST	447	5619









VILLA - 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

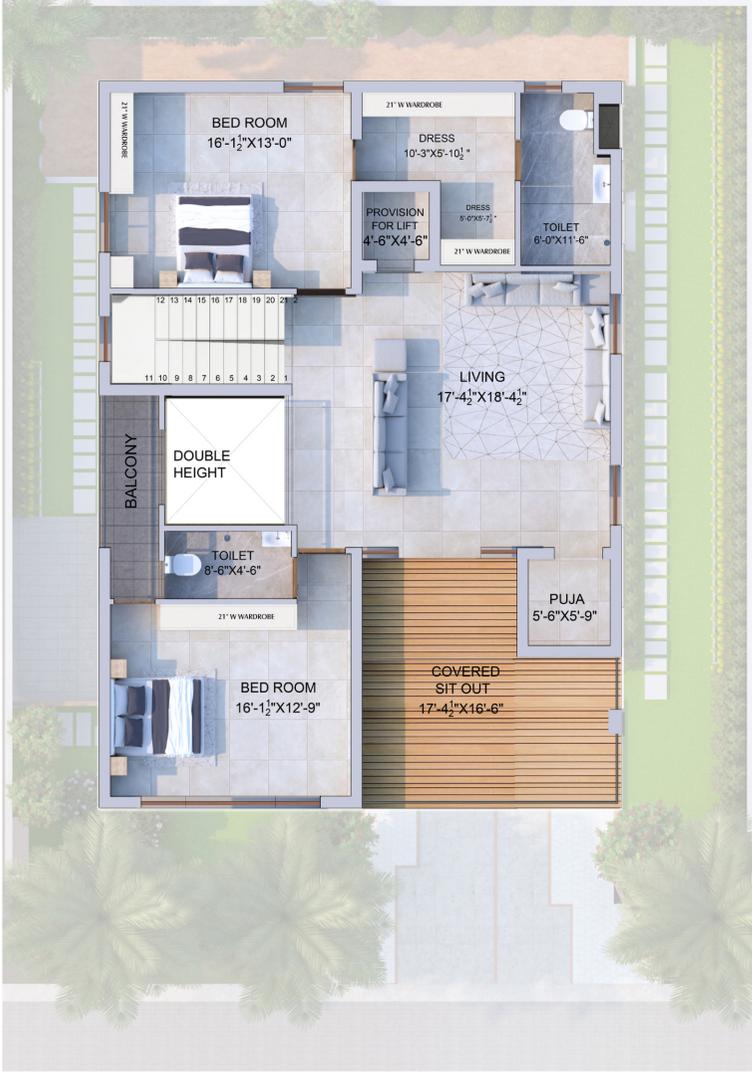


Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
1	East	548.08		6732

VILLA - 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

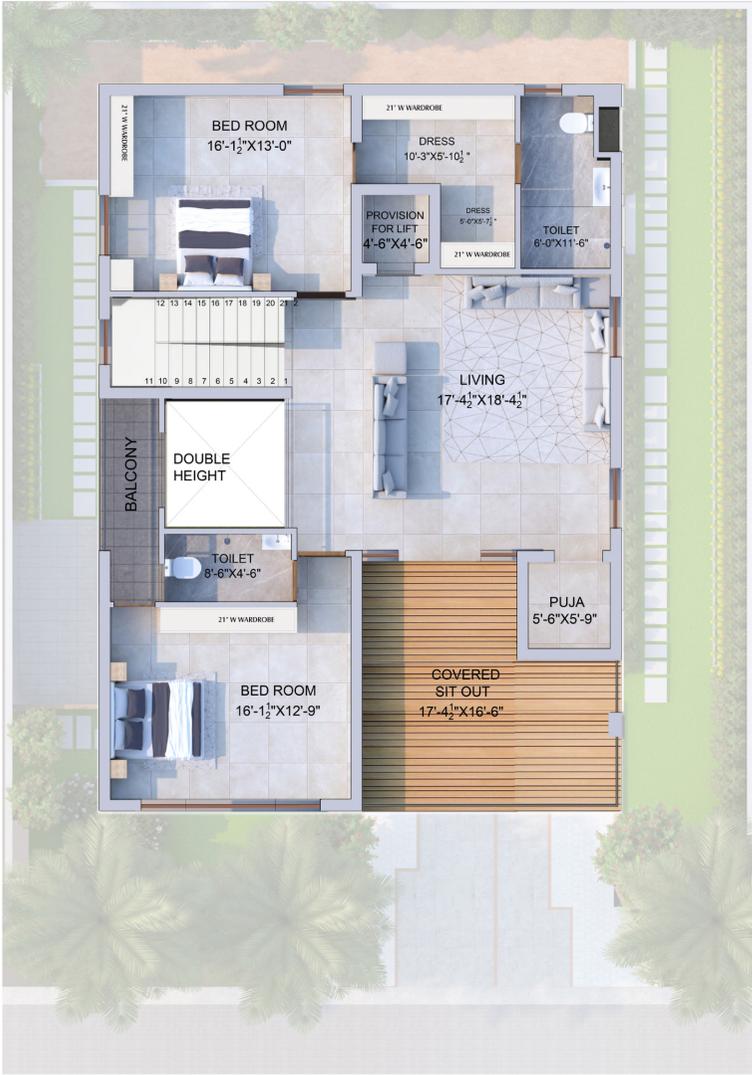


Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
4	East	371.55		3503

VILLA - 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
5	East	368.32		3503

VILLA - 6



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
6	East	365.96		3503

VILLA -7



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
7	East	440		6016

VILLA -8



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
8	East	564.45		6135

VILLA -9



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
9	East	568.5		6135

VILLA -11



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
11	West	438.11		5362

VILLA - 12



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
12	West	360.96		3514

VILLA - 13 TO 16



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
13 TO 16	West	360.22		3514

VILLA -17



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
17	West	520.75		6226

VILLA -18



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
18	East	518.1		6135

VILLA -19



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
19	East	502.03		6135

VILLA -20



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
20	East	479.94		6135

VILLA -21



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
21	East	467.82		6135

VILLA -22



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
22	East	455.7		6135

VILLA -23



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
23	East	445.06		6135

VILLA -24



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

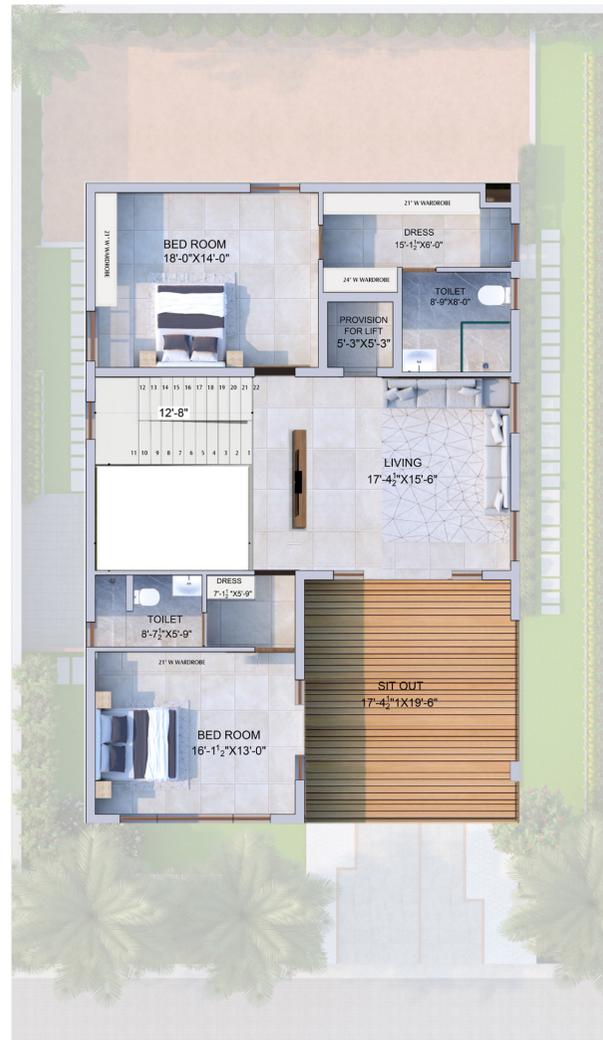


Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
24	East	438.83		6135

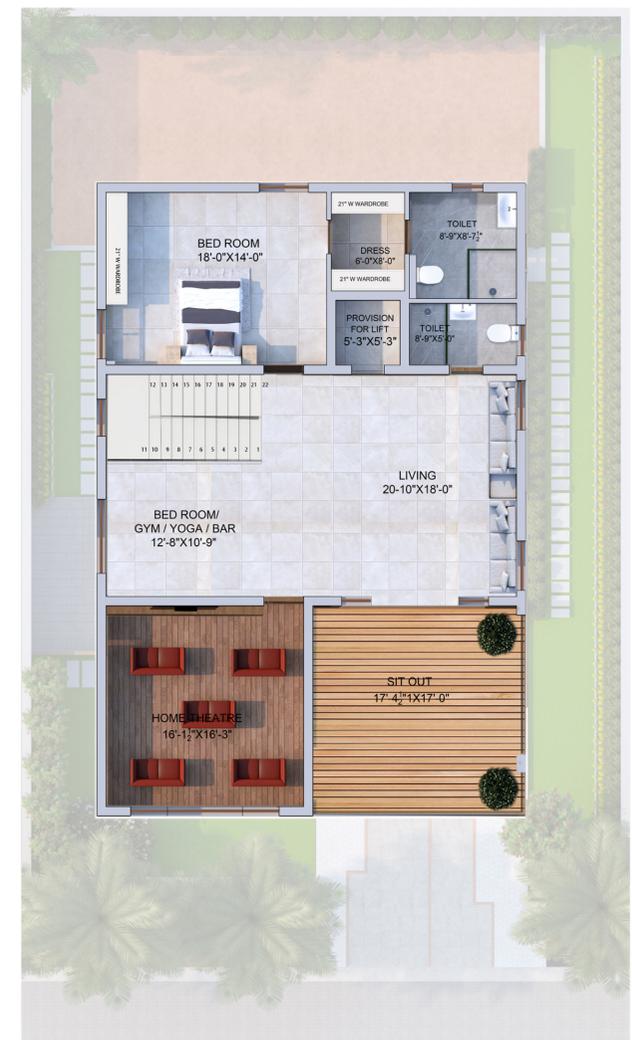
VILLA -26



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
26	East	439.72		5619

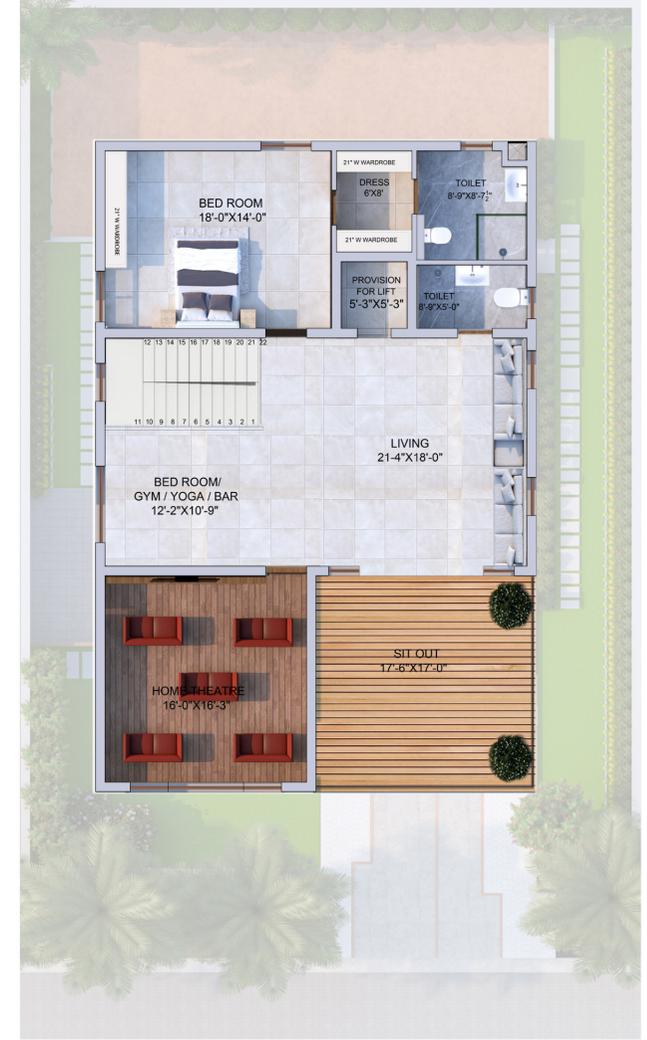
VILLA -27



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa NR.	FACING	EXTENT Sq.Yds	IN	SBU AREA IN Sq.Ft
27	East	446.85		5619



RS Builders & Developers is a distinguished family-owned Real-Estate company with a rich legacy. With a portfolio of over 23 successfully completed projects across Visakhapatnam and Vijayawada. We have earned a reputation for delivering quality and excellence that stands the test of time.

At present, we are delighted to present four exceptional ongoing projects, ranging from residential to commercial spaces, each meticulously designed to cater to diverse needs and aspirations. Among these, our prized gated community nestled on the scenic Dorathota 200 feet wide Road near Bheemili, stands out as a beacon of exclusivity and luxury, spread across 4.96-acres landscape.

This gated community, the crown jewel among our projects, embodies our vision of redefining living spaces and creating abodes that resonate with modern features. We are profoundly humbled to note that a remarkable 75 percent of our recent projects have been initiated through referrals from our cherished clientele.

Under the dynamic leadership of Sri Rajasekhar garu, the firm has made a difference to lifestyle living in places like Seethammadhara, Madhavadhara, Dwarkanagar, Akkayyapalem, Lawsons Bay Colony, and Maddilapalem with innovation at the core of every project. With each new project, we promise to bring novel concepts and cutting-edge features, elevating the benchmarks of modern living.



MESSAGE FROM MANAGING PARTNER

As we embark on this new venture, we extend a warm invitation to you to be a part of our thriving community where tradition converges with innovation. Join us at RS Builders and Developers and experience the epitome of quality, value and sophistication as we continue our journey to redefine real estate excellence.



THE BEST AMONG EQUALS

OUR VISION

Building premium housing communities and prosperous commercial projects that surpass the best-known standards and international benchmarks. We believe that good homes create good memories.

We aim to deliver peace and bliss for life's most crucial and intimate investment - a home.

OUR MISSION

To integrate quality, creativity, innovation and the highest sustainability and design standards, to deliver the luxurious lifestyle and amenities one desires.

We strive to keep raising the bar, one project after another.

INNOVATING LIFESTYLES, ROOTED IN VALUES



Sri P. Rajasekhar is a technocrat turned entrepreneur based in Visakhapatnam. After serving in one of the top 5 companies in Singapore for several years, he returned home eager to explore new frontiers in construction. Sri Rajasekhar's journey is one of pioneering ventures and unmatched success. After being a majority shareholder in Sri Sampath Vinayaka Builders and Sai Sampath Vinayaka Builders, he established RS Builders and Developers in 2013, based on principles of commitment, trust, and integrity. Sri Rajasekhar has completed more than 23 projects in Visakhapatnam and Vijayawada. The growth of the company is synonymous with Vizag's growth as a Smart City. His astute leadership and creative acumen led to delivering quality and timely solutions that earned the trust and admiration of countless clients and vendors. Sri Rajasekhar's commitment to construction is complete, serving as the Vice-President of National Real Estate Development Council (NAREDCO), Visakhapatnam.

In the inspiring journey of RS Builders and Developers, Sri Rajasekhar has developed a culture of customer-centric approach and transparency. It's where customer dreams are transformed into a concrete reality, building a future filled with endless possibilities.

INSPIRING THROUGH LEADERSHIP



Mr P. Pradeep (B.Tech), is son of Sri Rajasekhar and the torchbearer of the builders' reputation. With him, the company enters the second generation to take the legacy forward. He stepped into construction field in 2013, spearheading new projects with an unwavering commitment to innovation and excellence. He also oversees the financial aspects of the firm, leaving an indelible mark on every project.

Beyond the construction realm, Mr Pradeep's leadership qualities led him to serving as the Chair of CII-Young Indians Visakhapatnam for the Year 2020 and holding the position of Regional Mentor (Southern Region) since 2021. His global exposure is equally impressive, having represented India at prestigious forums like the Commonwealth Alliance for Young Entrepreneurs Summit in London (2016), Commonwealth Games, Gold Coast (2018), and the India-UK G20 Young Entrepreneurs Alliance bilateral in 2023.

Mr Pradeep's visionary contributions are not limited to business and entrepreneurship; his benevolence extends to the community. Through Young Indians, he has led several impactful campaigns addressing critical issues such as child sexual abuse, climate change, organ donation, youth empowerment, and rural initiatives. Notably, he played a pivotal role in drafting the G.O for building economic cities for the State Government of Andhra Pradesh in 2017.

With Mr Pradeep at the helm, RS Builders and Developers continue to redefine excellence in the construction industry, while his commitment to bring positive change in the community remains an inspiring force. He is a person where innovation and compassion converge to shape a better future for all.

SPECIFICATIONS



STRUCTURE

RCC framed structure



WALLS

4½" /9" Internal/External walls respectively with Fall-G brick/red brick.



PLASTERING

- Internal: Sand faced cement plastering or Gypsum plastering
- External: Double coat cement plastering



FLOORING & DADO

- Living/Dining, Bedrooms and Kitchen: 1200mm x 1200mm or above size PGVT premium tiles or natural marble flooring of available size
- Home theater/Entertainment Room: Wooden flooring
- Staircase: Natural marble/Granite flooring
- Utility: Anti-skid premium vitrified tiles
- Open Utility: Anti-skid ceramic tiles for flooring
- Balconies: Anti-skid premium vitrified tiles/Natural stone
- Toilet Flooring: Anti-skid ceramic tiles or marble.
- Toilet Dadoing: Glazed 600mm x 1200mm size tiles dadoing.
- 600mm x 1200mm size tile dadoing from kitchen platform to window bottom.



TOILETS

Wash basin, white colour wall mounted western commode of Grohe/ Kohler/Jaquar make or equivalent will be provided. Hot and cold mix diverter type in all bathrooms. All fittings are of Grohe/ Kohler/Jaquar or equivalent make. Exhaust fan provision at bathroom ventilators.



DOORS & WINDOWS

- Main Door: Polish quality Teak wood frame and shutter/ or engineered door of reputed brand with Hafele/ Yale/ Dorma or equivalent make smart digital lock with Digital pad number-lock and fingerprint technology.
- Internal Doors: Polish quality Teak wood frame and shutter/ or engineered door of reputed brand like NCL/TATA or equivalent.
- Windows: White colour UPVC or premium powder coated aluminum frame windows 2.5 track with clear glass with provision for mosquito mesh shutter.

- Sliding Doors: White colour UPVC or premium powder coated aluminum frame doors with clear glass.
- Ventilators: White colour UPVC ventilators with glass louvers along with mesh shutter and provision for exhaust fan in UPVC frame.



PAINT

- Internal: Two coats of acrylic premium emulsion paint over smooth putty finish.
- External: Two coats of acrylic exterior emulsion paint with texture/Putty finish.



ELECTRICAL FIXTURES

- Conduits: PVC conduit of good quality with fire resistance and low smoke.
- Wires: Fire resistant good quality multi strand copper wires of Anchor by Panasonic /Polycab/ Havells /Finolex/RR or equivalent make.
- Switches: Good quality Modular switches & sockets (Panasonic / Legrand/ Schneider or equivalent)
- Sockets: Multipin socket for fridge, Instant geyser, & washing machine, cooking range/ microwave oven/Aqua guard/electric chimney/mixi/grinder points are provided.
- Fan point: Sufficient points in living/dining and all bedrooms
- AC Point: Provision for AC sockets in all bedrooms and living room
- D.G Power for villas: 1.5KW
- Metering: Both normal & DG power metered through the energy meter.



KITCHEN

- Granite platform with stainless steel sink.
- Provision for water purifier/ RO unit



SECURITY NETWORK

- CCTV cameras in identified common areas & Clubhouse with monitoring & recording from Security Maintenance office.
- Digital door locks of reputed make for the main door in each villa.



COMMUNICATION NETWORK

- Telephone points in living area and master bedroom.
- Intercom facility throughout the property.
- Broadband connectivity to all bedrooms/living area.
- Clubhouse with Wi-Fi connectivity.
- TV Provision in all bedrooms and living area with DTH connectivity.



PLUMBING/WATER SYSTEM

- Hydro pneumatic system for water supply
- Water Supply Pipes: ISI branded CPVC, UPVC & GI piping.
- Sanitary Pipes: UPVC, SWR grade type A & B pipes.
- Water Meter: Water metering system for individual villa with monthly billing.
- Rain Water Harvesting: Adequate number of recharge pits provided to recharge the underground water table.
- STP: As per norms.
- WTP: Centralized water treatment plant to provide filtered softened and disinfected water for domestic purposes.
- Landscape system: Treated water from STP used for irrigation with combination of drip, sprinklers and manual hydrants.



ELEVATOR

Structural provision for elevator in villas and stainless steel body automatic door lift for clubhouse.



GENERATOR

Branded generator with 100% backup for water pumps, Sump, & STP and all 5A points in villas and clubhouse.



CAR PARKING

Combination of well-designed paver block/ VDF flooring for driveways with provision for car parking.

WHERE CONCRETE MEETS CARING

As a dynamic force in the Real Estate horizons of Vizag and Vijayawada, we have gone from strength to strength. Crafting sustainable, eco-friendly and luxurious homes is our core competence. We combine engineering expertise, design ethos, ethical dealings and innovation to always give the buyers more than they expected. With every new project, we raise the bar. We always deliver international standards in our projects . AURORA BAY promises to be the jewel in our glittering crown.

PROMOTERS

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Member



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MEP CONSULTANTS



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 RS BUILDERS
&
DEVELOPERS