



An escape,
a journey from the known to the unknown.
Where space, sunlight, and
silence replace the chaos.

Welcome to Villa Feliz



The Villa Feliz Story

Ruchira Projects was founded with one belief: that homes should be functional, future-ready, and rooted in reality. Since 2014, we've delivered across residential, commercial, and villa segments, with a focus on quality, transparency, and timely execution.

Villa Feliz is a result of that mindset: a gated villa community designed as an antidote to cluttered city life. Every square foot is built to offer breathing space, privacy, and long-term value.



"Feliz," meaning "happy," is not just a name. It's a reflection of the life we promise. It's a pledge that happiness is not an occasional visitor, it's a permanent resident here. At Villa Feliz, joy is an everyday experience. It's in the way the sunlight pours through your windows, in what surrounds you, and in the connections you make within this community.

10+ years. 6+ delivered projects. 1000+ happy families.
When we build, we don't follow trends. We set benchmarks.

A Message from Our FOUNDER

"More than just a roof over your head, we create spaces where dreams are built and lifestyles are crafted. Your perfect home awaits with us."

RAM GONIGUNTLA
FOUNDER,
Ruchira Projects.







Designed to Feel Right

Picture this: The warmth of the Mediterranean, the elegance of Spanish design, brought to life in the heart of Bengaluru.



What sets it apart:

- **100% stand-alone villas.** No shared walls, no compromises.
- **4 & 5 BHK villa formats** with floor plans up to 4,000+ sq. ft.
- **Private terraces, ground-level gardens, double-height spaces**
- **Lift provision in every villa**
- **High-performance aluminium windows** that bring in more natural light and reduce energy usage
- **Neutral, timeless exterior palette** for long-term visual appeal
- **Form meets function**, and delivers a villa you don't need to redesign in 5 years



Built for Real Living



Low-density layout:
10-acre development
with only 115 villas



Pedestrian-friendly
internal roads and
walkways



Tree-lined avenues
and bio-integrated
open spaces



No congested
driveways
or packed units



Villas designed for
cross-ventilation and
natural cooling



Flexible interiors
that let you modify
your layout easily

Landscape Amenities: Nature Designed with Intent

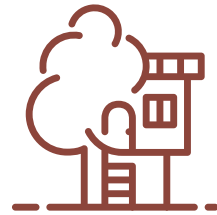


At Villa Feliz, open spaces are not just green, they're functional, interactive, and thoughtfully integrated into everyday living.



Bio Pond

A self-sustaining water body that supports biodiversity while aiding in water management.



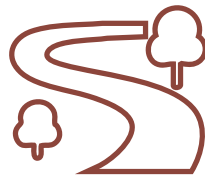
Treehouse

Built for kids, but just as enjoyable for grown-ups.



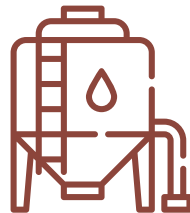
Maze Garden

A spatial feature that brings play, pause, and interaction.



Moonwalk Entry

A path made for moonlit pauses.



Bioswales (1.250m)

Handle stormwater runoff and reduce flood risk.



Pedestrian Zones

Prioritize walking, leisure, and community over cars.



Moonwalk Entry

The moment you step in, it feels different. The ground is smooth, the light soft, the pace slower. You don't rush, you glide. It's a kind of welcome that doesn't ask for attention, but makes you feel seen the moment you arrive.

Maze Garden

You walk in without a destination, just quiet paths that twist and turn gently. A place to slow down, take a breath, or share a quiet laugh with someone beside you. It's not just a garden; it's a space that lets you pause, play, and wander at your own pace.





Treehouse

A few steps up, and everything changes. You're surrounded by leaves, quiet, and open sky. Children climb in with excitement. Adults stay longer than expected. It's a simple space, but it feels like a small escape, for everyone.

Nanny Nook & Green Pockets

Tucked in corners, scattered across the landscape – shaded greens and cosy nooks for those who watch over your little ones. Comfortable, quiet, and thoughtfully placed, they make everyday care feel effortless.





Amphitheatre

A space where evenings turn into memories. Whether it's an impromptu performance by your kids, a quiet gathering under the stars, or weekend movie nights – the amphitheatre invites you to pause, sit back, and belong.



Bio Pond

A moment of stillness, always within reach. Dotted with lilies and koi, the bio pond isn't just scenic – it's soulful. Walk by, sit beside, or simply pause to let nature restore you.



Clubhouse Amenities: 13,000 Sq. Ft. of Usable Luxury

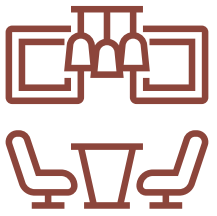
A three-floor (G+2) clubhouse built to serve real needs, not just tick boxes.



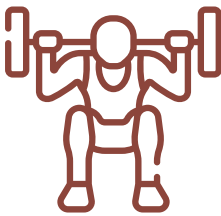
Mini Theatre
for private
screenings.



Multipurpose Hall
for events and celebrations.



Co-working Lounge
for flexible
work-from-home
setups.



Indoor Games &
Fitness Centre
for everyday.



Library Corner &
Café Nook
for downtime.



Mini Theatre for Private Screenings

The lights dim slowly, like the day winding down. You settle into your seat, close enough to feel at home, far enough to feel like you've stepped away. There's no crowd, no noise, just the glow of the screen and a story unfolding in the dark. It's movie night, but it's yours alone.

Multipurpose Hall for Events and Celebrations

It starts quietly. A few chairs are being arranged. The hum of conversation. Then someone laughs, and the room changes. One night it's a birthday, the next a festival, sometimes just a simple evening that means more than expected. The walls don't define it, the people, the moments, the memories do.





Library Corner and Café Nook for Downtime

You wander in without urgency. A warm drink in hand, a book you didn't plan to read. Outside, the world rushes on, but here, time unfolds slowly. Someone's reading, someone's just thinking. It's not about doing. It's about being, still, quiet, and gently present with yourself.

Swimming Pool

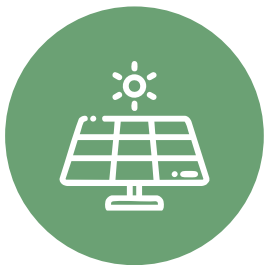
The water holds you softly, like a pause in the day. Light skips across the surface, and somewhere nearby, laughter echoes. You float, drift, dip below for a moment of silence. It's not just a swim, it's the feeling of weight leaving your shoulders, one ripple at a time.





Engineered to Reduce Impact Built to Perform

Every system at Villa Feliz is chosen not for optics, but for output. Here's what makes this community truly sustainable.



POWERED BY THE SUN

- Solar panels power your villas and common areas across the community.
- Reduces grid dependency and fossil fuel consumption.
- A step toward clean, renewable living.

METRIC	VALUE
Power generated	2.88 lakh kWh/year
Cost Savings	₹23+ lakh/year
Impact	Lower carbon emissions, sustainable community energy use



RAIN THAT PAYS BACK

- 117 recharge pits harvest rooftop and surface runoff.
- Recharges local aquifers and manages stormwater naturally.
- Cuts down tanker dependency across the community.

METRIC	VALUE
Rainwater harvested	7.36 lakh litres/year
Per villa savings	64,000 litres/year
Cost savings	₹36,800–₹73,600/year
Impact	Aquifer recharge, cost savings, reduced urban flooding



WASTE, THE SMARTER WAY

- Collected biodegradable or food waste is processed in community harvesting units.
- In just a few days, everyday waste turns into nutrient-rich compost.
- This compost nurtures community landscapes, gardens, and even your home plants.

METRIC	VALUE
Output	Organic compost for gardens & green zones
Impact	Cleaner surroundings, reduced waste hauling, circular economy support
Resident Benefits	Hands-on learning for families, lower disposal costs, greener lifestyle



PLUG IN, DRIVE CLEAN

- EV charging points installed across the layout for daily convenience.
- Makes it easier for residents to own and operate electric vehicles.
- Encourages eco-conscious mobility, inspiring more to make the sustainable switch.

METRIC	VALUE
Readiness	Community EV – ready
Cost Savings	Lower vehicular emissions, future-proof infrastructure



BRIGHT IDEAS, LESS LOAD

- LED and energy-efficient lighting across common areas.
- Smart lighting design ensures lower operational costs.

METRIC	VALUE
Energy Savings	10–30% per home
Impact	Reduced bills, smaller carbon footprint



GROWN TO BELONG

- Native plants require less water and thrive locally.
- Sustainable landscapes reduce need for chemicals or upkeep.
- Supports biodiversity and ecological balance.

METRIC	VALUE
Water Use	~40% less than exotic species
Maintenance	Very low
Impact	Drought-resistant greenery, natural resilience



SMARTER EVERY SIP

- Low-flow taps, dual-flush toilets, and efficient fittings.
- Drip irrigation reduces water waste in landscapes.
- Every drop used where it matters most.

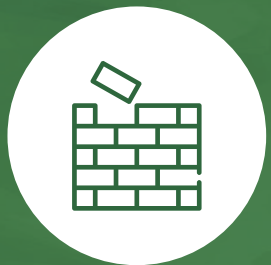
METRIC	VALUE
Water Savings	Up to 30% per villa
Impact	Lower water bills, sustainable water use daily



WATER, HANDLED RIGHT

- 1,250m of bioswales + percolation pits manage rainfall runoff.
- Filters, slows, and absorbs water naturally.
- No more waterlogging or erosion during monsoons.

METRIC	VALUE
Rain managed/event	5 lakh litres
Water quality gain	~75% improvement
Impact	Less flooding, more recharge, cleaner water output



BUILT TO LAST, BUILT TO CARE

- Green-certified materials like earthen bricks and low-VOC paints.
- Reduces CO₂ during production and speeds construction.
- Longer life, lower maintenance.

METRIC	VALUE
Emission reduction	35% lower CO ₂
Build time	30–40% faster
Impact	Greener process, faster delivery, durable quality



WATER, REBORN

- Biomimicry-powered STP treats sewage using natural principles.
- No electricity, no chemicals – just smart, sustainable science.
- Treated water reused for flushing, landscaping, common area cleaning, and car wash.

METRIC	VALUE
Daily capacity	90,000 litres
Annual reuse	~3.3 crore litres
Power required	0 units
Cost savings	₹20–25 lakh/year
Impact	Cuts utility bills, zero grid load, supports circular water use



WINDOWS THAT WORK SMARTER

- System Aluminum Windows with high performance Glass across all villas.
- Reduces UV Radiation and heat.
- Larger openings bring in natural light and enhance ventilation.
- Lowers energy usage and elevates aesthetic appeal.

METRIC	VALUE
Daylight gain	Significant natural lighting
Energy impact	Reduced artificial lighting needs
Impact	Brighter homes, lower consumption of energy



Quietly Connected Strategically Placed



At Villa Feliz, location isn't just a detail – it's a distinct advantage. Nestled just off Ittanguru Road, this tranquil enclave places you minutes from Bengaluru's fastest-growing IT corridors, top educational institutions, premium healthcare, and lifestyle hotspots. All this, without compromising on the calm, privacy, and green serenity of a well-planned community. You stay close to the city's pulse while enjoying the luxury of peace and space.

Proximity to Infrastructure & Lifestyle Hubs

SCHOOLS (WITHIN 5–10 KM):

- Deens Academy Gunjur – 4.5 km
- Basil Woods International School (BWIS) – 6 km
- Chrysalis High School – 7 km
- Greenwood High – 7.5 km
- Oakridge International School– 7.5 km

HOSPITALS (WITHIN 8–12 KM):

- Motherhood Hospital, Sarjapur Rd – 6 km
- Manipal Hospital, Varthur – 10 km
- Manipal Hospital, ITPL – 13 km
- Sparsh Hospital, Sarjapur Rd – 12.5 km

SHOPPING & ENTERTAINMENT:

- Decathlon Sarjapur – 5.5 km
- Market Square Mall – 9.5 km
- Phoenix Marketcity (Whitefield) – 16 km
- Forum Mall Whitefield – 15 km

TECH PARKS (WITHIN 10–15 KM):

- RGA Tech Park – 6.5 km
- Wipro Campus – 5.5 km
- Ecospace & Ecoworld – 14.5 km
- Prestige Tech Park / Cessna Business Park – 13 km

Major Road & Transit Connectivity

HIGHWAYS & RING ROADS:

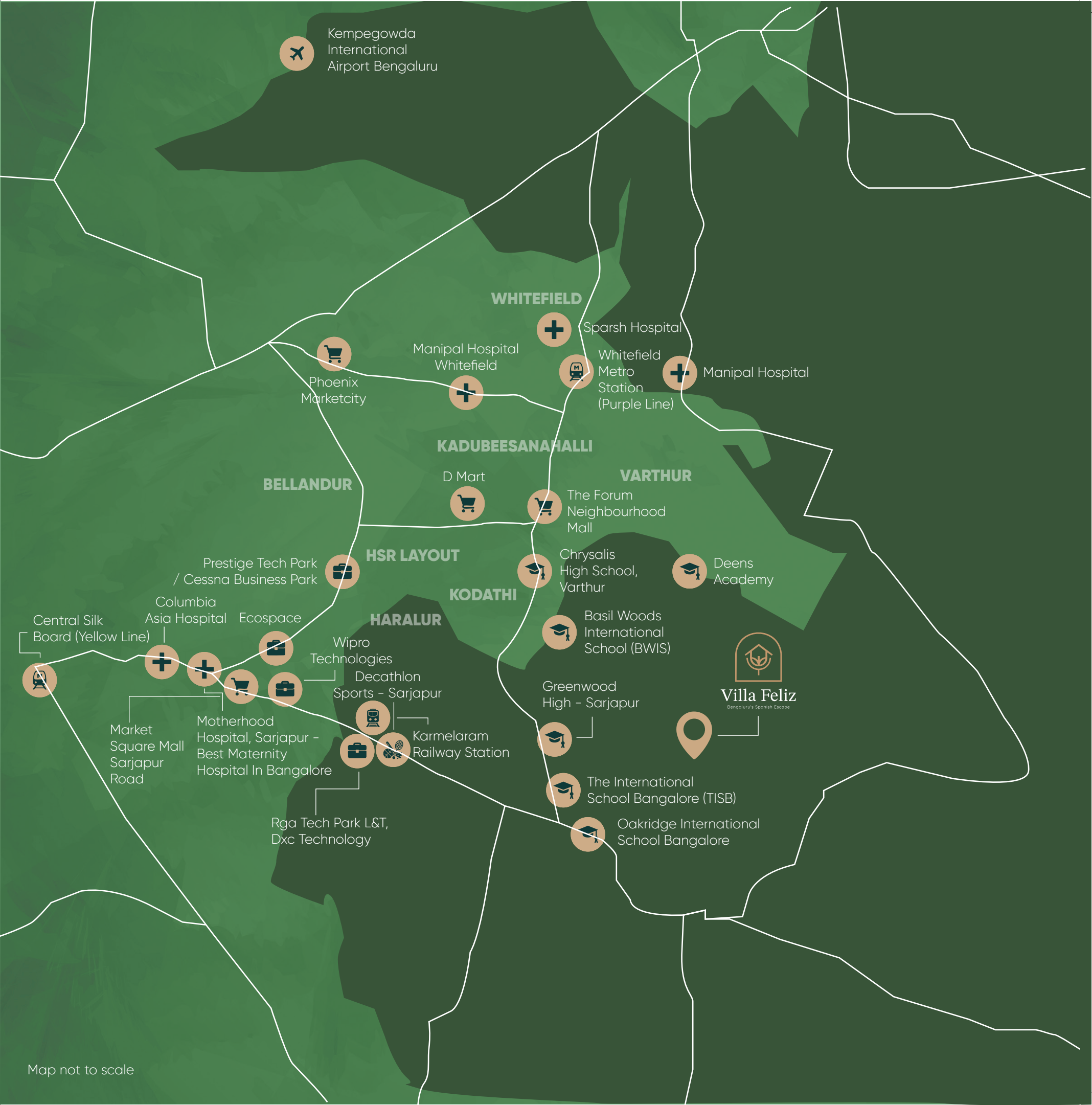
- STRR (Satellite Town Ring Road) – 2.5 km
- Peripheral Ring Road (PRR) – 9 km (proposed)
- NICE Road Junction – 16 km

METRO ACCESS:

- Sarjapur Metro (Phase 3 Proposal) – within 5 km
- Whitefield Metro Station (Purple Line) – 15 km
- Central Silk Board (Yellow Line Phase 2) – 18 km

RAIL & AIRPORT:

- Karmelaram Railway Station – 9 km
- Whitefield Railway Station – 15 km
- Kempegowda International Airport – 47 km
- Expected 1 – hour drive via SH 35 and STRR in the future



Long-Term
Value,
Backed by
Demand

Villa Feliz is positioned at the intersection of
lifestyle and asset growth







LEGEND: NORTH SIDE CA AREA

- 1) MOON DOOR ENTRY PORTAL
- 2) FOOT REFLEXOLOGY WALK
- 3) OUTDOOR WORKING PODS
- 4) STAGE/YOGA DECK
- 5) COMMUNITY LAWN
- 6) PAVED PLAZA
- 7) JUNGLE TRAIL
- 8) BIRD FEEDER FOUNTAIN
- 9) SEAT WALL ALONG WALKWAY
- 10) GREEN ARBOR WALK
- 11) TORANA PERGOLA ENTRY
- 12) RAIN GARDEN
- 13) MOUND & HAMMOCK GARDEN
- 14) PERGOLA WALK
- 15) RAIN CATCHER SCULPTURE
- 16) ROAD SIDE BIO-SWALE
- 17) CYCLE TRACK
- 18) ROAD JUNCTION PAVING PATTERN
- 19) DRIVEWAY
- 20) ROADSIDE WALKWAY
- 21) ROADSIDE PLANTING
- 22) WANDERING TRAIL LOOP

LEGEND: CLUB HOUSE & OTHER AREAS

- 1) POOL ENTRY PAVED AREA
- 2) ENTRY PERGOLAS
- 3) POOL DECK
- 4) STEPS INTO POOL
- 5) KIDS POOL
- 6) SWIMMING POOL
- 7) SEAT UNDER WATER
- 8) POOL FOUNTAIN WALL
- 9) SUNBATHING AREA
- 10) POOLSIDE CABANAS
- 11) CIRCULAR PAVED AREA
- 12) ARCH WALL BACKDROP
- 13) AMPHITHEATER SEATS
- 14) OUTDOOR SHOWER
- 15) DAYBED
- 16) POOL BAR WITH SEATING
- 17) BASKETBALL COURT
- 18) GALLERY SEATING
- 19) CRICKET PRACTICE PITCH
- 20) BEACH VOLLEYBALL COURT
- 21) PLANTING BUFFER
- 22) SEAT WALL
- 23) SPILLOVER LAWN
- 24) FOOD SERVING COUNTER
- 25) CHANGING ROOMS

LEGEND: CENTRAL PARK AREA

- 1) MAZE GARDEN
- 2) HERBAL GARDEN
- 3) BRICK-PAVED WALKWAY WITH SEATS
- 4) BUTTERFLY GARDEN
- 5) MINI GOLF COURSE
- 6) OUTDOOR LUDO COURT
- 7) OUTDOOR SNAKE & LADDER COURT
- 8) OUTDOOR CHESS COURT
- 9) NANNY RESTING NICHE
- 10) DOG WALK PARK ENTRIES
- 11) STAGGERED WALKWAY
- 12) STEPPING STONES

LEGEND: SOUTH SIDE AREA

- 1) OUTDOOR GYM AREA
- 2) TODDLER'S PLAY AREA
- 3) OBSTACLE PARK IN SANDPIT
- 4) SENSORY WALL
- 5) SENIOR CITIZEN ALCOVE
- 6) SEMI SHADED SUNRISE DECK
- 7) KOI POND WITH LILIES
- 8) GAZEBO
- 9) TREE HOUSE
- 10) FRUIT BEARING TREE PLANTING
- 11) JUNGLE TRAIL
- 12) MUSICAL GARDEN
- 13) SKATING PLAZA
- 14) SEATS
- 15) BRIDGE
- 16) ROCK FOUNTAIN
- 17) WEIR EDGE WATER FALL FEATURE

RUCHIRA VILLA FELIZ SPECIFICATIONS

CIVIL

Structure

Seismic resistant RCC structure using conventional shuttering with Column and beam structure
Walls with Earthen Blocks / Concrete Blocks

ARCHITECTURE

Doors

Main Door – 8ft Height:
Teak Wood frame with PU Polish, designer shutter – with front and back with veneer finish.
Smart Door Lock (Yale/equivalent)
Internal Doors:
Door Frame–Engineered Wood, height 8 feet with 38mm flush shutter and veneer finish.
Toilet Doors
Door Frame – Engineered Wood, height 7 feet with 32 mm flush shutter, with laminate finish.
Front and back Architrave for all doors – Yale/Hafele or Equivalent hard wares for all doors.
Acoustic EPDM Gasket (for noise reduction) for all doors

Windows:

System Aluminum Windows with high performance Glass across all villas.

Providing good insulation and enhanced energy superior, durability and maintenance, aesthetic appeal, (complementing architectural style, eco friendly and recyclable, UV & Glare protection.)

Flooring

Ground Floor
Foyer, Living Area, Dining Area: Premium Italian Marble.
Kitchen: Premium Vitrified tiles 800*1600 size
Bedrooms: All bedrooms Laminated Wooden Flooring
Bathrooms:

Flooring– Anti-skid Vitrified Tiles for safety and durability (Size–600*600)
Walls – Vitrified tiles (Size–600*1200) till false ceiling height
Staircase: Internal staircase RCC with Marble thread and tile raiser / MS staircase with Wood/Granite/Marble Inlays
Balconies, Utility and Back Deck: Wooden Tiles
Parking Granite

Walls & Ceiling:

Concrete Solid block or Earthen block masonry
Plastering
External wall surface plaster with cement mortar
Internal wall and ceiling finished with POP plaster.

Paint

Internal Walls – Putty/POP punning with Primer and Premium emulsion paint.
External Walls – Weather proof exterior grade paint – Apex Ultima or Equivalent.

Water Proofing

All wet areas and terrace areas treated with water proofing – Pidilite/Birla Opus / Equivalent

Railings:

Balcony – MS Railings with enamel paint finish
Internal Stairs – MS Railing with wooden hand rail

PLUMBING, ELECTRICAL & SERVICES

Plumbing

Premium quality UPVC or CPVC
Truflow/Ashirvad/equivalent
High grade PVC/SWR pipes for drainage and sewage
Truflow/Ashirvad/equivalent.

Water Supply:

All Time water supply – From borewells.
Rainwater Harvesting System – Recharge pits integrated for sustainable water management and also flood mitigation

CP and Sanitary Fittings and Fixtures

Fixtures: Global standard Fittings
(Somany French collection / Toto / equivalent).
Sanitary Ware: Premium Sanitary Ware
(Somany / Toto / equivalent).
Anti Bacterial coated soft closer covers for EWC.
Geyser (Optional/Project Specific): Provision only

Water control Fixtures.
Sink with drain board in utility area

Electrical Fittings:

Switches: Havells (Wood Finish)/ Legrand/ equivalent.
Wiring: Concealed copper wiring of ISI make (Havells/ Polycab / equivalent).
Distribution Boards: Havells/ Legrand / Equivalent
RCCB incomer with overload & earth leakage protection.

Electrical Points

Power Points: Appropriate No. of power points in all Rooms, kitchen and bathrooms.
TV & Telephone Points: Provided in living and master bedrooms.
AC Points: Provision for air conditioning units in Living and bedrooms.

EV charging port for Each Villa.

Grid Power and Backup Power:

EB Power and provision of Home UPS as a backup power

Services:

Sewage Treatment Plant (ECO STP)
Water Treatment plant
Organic Waste Convertor

Security and Other Features:

Gated Community:
Fully secured periphery.
24x7 Security:
Manned security personnel all entry/exit points.
CCTV Surveillance:
Strategically placed cameras in common areas and all entry/exit points
Intercom Facility:
Connecting villas to the security gate.

GREEN FEATURES

Water conservation:

Dual piping system & dual flush system for sanitary.
Grey water/Recycled water usage – at Landscape/Flushing/Car Wash.
Water efficient fixtures.
Rain water harvesting – Bio swales, Biopond & Recharge Pits

Ground water recharge

Energy conservation:

Solar powered lights
Sensor based lighting system
Smart lighting control
LED Lighting
Timer adjusted street lights.

Solid waste management:

Segregation at source.
Organic waste composter.



RAM GONIGUNTLA, FOUNDER

Mr. Ram's foray into the real estate sector was marked by a clear vision and an unwavering commitment to quality. With a background rich in experience and a passion for creating homes that embody both luxury and comfort, he started Ruchira Projects with the goal of redefining urban living. From the very beginning, Mr. Ram emphasizes the importance of meticulous planning, strategic location selection, and superior specifications in every project.

DR. SIRISHA RAM, DIRECTOR

Our Board of Director, Mrs. Sirisha Ram, is an educationist, a social thinker and a successful entrepreneur who values honesty and transparency. With a foundation in healthcare and education, Mrs. Sirisha led a progressive school for over a decade before stepping into the real estate space. Today, she plays a key role in driving operations and strategic growth at Ruchira Projects, bringing empathy, structure, and a deep people-first approach to the business.

A Story Called Ruchira

At Ruchira, we don't just build homes; we create places where your heart truly belongs. Since 2014, our mission has been to redefine the concept of home, transforming it from a mere structure to a story, your story. We believe, "Your heart will be there: at the home we make," and this guiding principle has been the cornerstone of our journey.

In our 10 years of growth, Ruchira has earned a reputation for excellence, quality, and transparency. We've blended timeless simplicity with cutting-edge construction technology to craft buildings that stand as landmarks of innovation. From state-of-the-art amenities to meticulously designed layouts, every detail reflects our uncompromising commitment to perfection.

Our portfolio spans a diverse range of projects, from affordable homes to luxury residences, and from premium office spaces to high-end commercial complexes. Each venture has been designed with one thing in mind: creating spaces that elevate the lives of those who experience them.

ONGOING PROJECTS

RUCHIRA PARK EAST



This is where your aspirations find their home.
2, 3 & 3.5 BHK
Kannamangala

SKY RISE AT OMR



Rise above the city skyline, rise above it all.
2, 3 & 4 BHK
OMR

COMPLETED PROJECTS

RUCHIRA IRIS



This is where your journey to luxury begins.
2 & 3 BHK
Whitefield

RUCHIRA AARNA



More than just an address, it's a destination.
1, 2 & 3 BHK
Immadihalli

RUCHIRA LILIUM



The backdrop to your next chapter.
2 & 3 BHK
Kadugodi

A Better Life, By Design

Villa Feliz is for those who want space to live, not just a space to stay. A community designed to feel calm, move easily, and work smarter, without cutting corners.

