

HRERA/248/2017



step into the exquisite
heaven of luxuries
to discover yourself...



Floor Plan: Tower T5 & T6



UNIT 1 (3BED+2TOI)
TOWER T5 (2nd TO 10th FL)
TOWER T6 (2nd TO 10th FL)
SUPER AREA - 1600 SQ.FT.
BUILT UP AREA- 1116.528 SQ.FT.
CARPET AREA- 998.770 SQ.FT.
BALCONY AREA- 191.986 SQ.FT.

UNIT 2&5 (2BED+2TOI)
TOWER T5 (1st TO 10th FL)
TOWER T6 (1st TO 9th FL)
SUPER AREA - 1200 SQ.FT.
BUILT UP AREA- 812.520 SQ.FT.
CARPET AREA- 723.491 SQ.FT.
BALCONY AREA- 168.305 SQ.FT.

UNIT 3&4 (2BED+2TOI)
TOWER T5 (2nd TO 10th FL)
TOWER T6 (2nd TO 9th FL)
SUPER AREA - 1200 SQ.FT.
BUILT UP AREA- 833.779 SQ.FT.
CARPET AREA- 739.788 SQ.FT.
BALCONY AREA- 164.463 SQ.FT.

UNIT 6 (3BED+2TOI)
TOWER T5 (2nd TO 10th FL)
TOWER T6 (2nd TO 10th FL)
SUPER AREA - 1600 SQ.FT.
BUILT UP AREA- 1141.748 SQ.FT.
CARPET AREA- 1023.990 SQ.FT.
BALCONY AREA- 191.986 SQ.FT.

Floor Plan: Tower T6



Floor Plan: Tower T5 & T6



Floor Plan: Tower T5 & T6

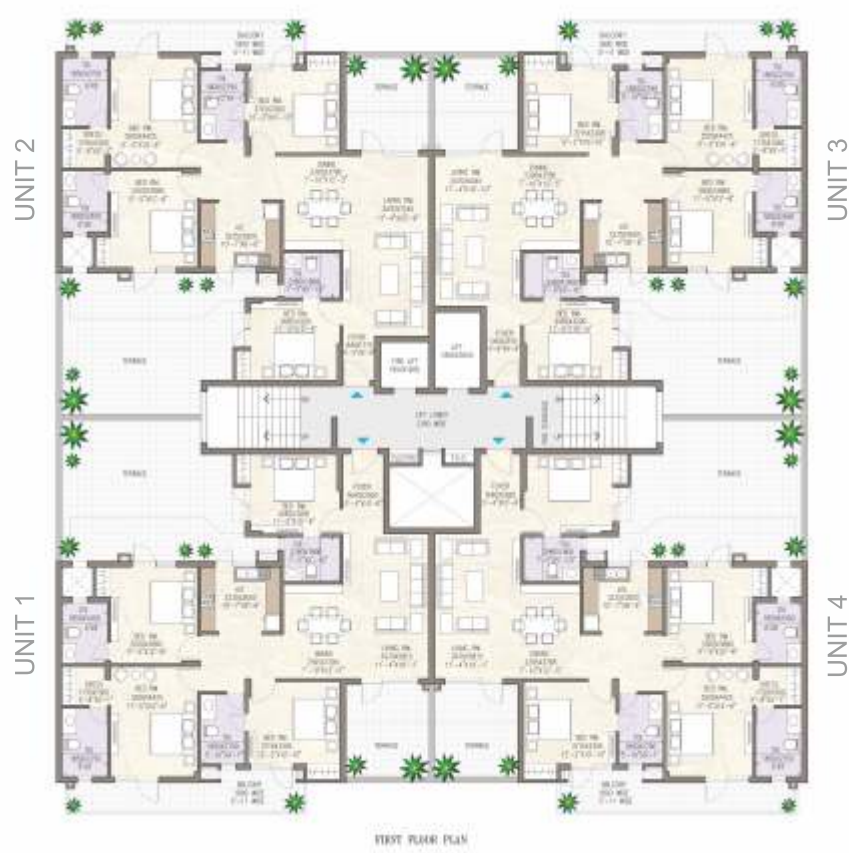


Floor Plan: Tower T 1



SUPER AREA - 2300 SQ.FT.
BUILT UP AREA - 1592.555 SQ.FT.
CARPET AREA - 1452.849 SQ.FT.
BALCONY AREA - 338.312 SQ.FT.

Floor Plan: Tower T 1



UNIT 1&4 (4BED+4TOI)
FIRST FLOOR
SUPER AREA - 2300 SQ.FT.
BUILT UP AREA- 1571.350 SQ.FT.
CARPET AREA- 1431.353 SQ.FT.
BALCONY AREA- 149.598 SQ.FT.
TERRACE AREA- 591.417 SQ.FT.

UNIT 2 (4BED+4TOI)
FIRST FLOOR
SUPER AREA - 2300 SQ.FT.
BUILT UP AREA- 1592.555 SQ.FT.
CARPET AREA- 1452.849 SQ.FT.
BALCONY AREA- 149.598 SQ.FT.
TERRACE AREA- 591.417 SQ.FT.

UNIT 3 (4BED+4TOI)
FIRST FLOOR
SUPER AREA - 2300 SQ.FT.
BUILT UP AREA- 1567.604 SQ.FT.
CARPET AREA- 1427.887 SQ.FT.
BALCONY AREA- 149.598 SQ.FT.
TERRACE AREA- 591.417 SQ.FT.

Floor Plan: Tower T 1



UNIT 1&4 (4BED+4TOI)
2nd TO 8th FLOOR
SUPER AREA - 2300 SQ.FT.
BUILT UP AREA- 1571.350 SQ.FT.
CARPET AREA- 1431.353 SQ.FT.
BALCONY AREA- 338.312 SQ.FT.

UNIT 2 (4BED+4TOI)
2nd TO 8th FLOOR
SUPER AREA - 2300 SQ.FT.
BUILT UP AREA- 1592.555 SQ.FT.
CARPET AREA- 1452.849 SQ.FT.
BALCONY AREA- 338.312 SQ.FT.

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SPECIFICATIONS

Green, Peaceful and secure living ensured, Gated Colony, Well lit roads and Exteriors, Two Tier Security services
Dedicated utility area and backyard, beautiful landscape and spacious lawns with open gym, sports games and musical fountain...

Living/Dining/Bedroom

- Vitrified Tiles (24" * 48" or above)
- Wooden Flooring in Master Bedroom
- Premium quality Cupboards in all bedrooms
- Partly false ceiling in drawing - dining area
- Designer fans in drawing and dining areas
- Spacious living space
- Adequate Light/Ventilation
- Modular electrical switches, sockets and electrical fittings
- Acrylic emulsion oil based distemper
- UPVC sliding window and glazing in exterior
- Melamine Polished Teak wood frames with designer flush doors in interior

Flooring

- High standard tile in living/dining/bedrooms (Kajaria or equivalent)
- Anti-skid ceramic tiles in bathroom, Kitchen, balconies & common areas

Wall Finish

- Acrylic emulsion paints of architects choice in interiors
- Weatherproof acrylic emulsion paints of architects choice in exteriors
- Ceramic tile dado upto 7" in bathrooms and 2" over counter in kitchen

Bathroom Toilet

- Anti-skid ceramic tile flooring (Size 24" * 24" or above)
- Ceramic tile dado 7" (Size 24" * 48")
- High standard C.P. and sanitary fittings of (Jaquar or equivalent)

Security

- Intercom security to all units
- Secure gated community manned by guards, gun man for entire complex
- CCTV at strategic points
- Automatic boom barriers with manual gates at Main entrance

Miscellaneous

- POP for 2 BHK
- 3 BHK
- High standard hardware
- Fall Ceiling for Penthouse
- Granite Counter with SS Sink

Kitchen

- Anti-skid tile flooring (Size 24" * 24" or above)
- Ceramic tile dado upto 7" (Size 24" * 48")
- Semi modular kitchen
- Stainless kitchen sink with drain board and sink mixer
- Countertop good quality granite
- Counter washbasin as per specifications

Modular Kitchen

- 1) Kitchen Cabin Trays
- 2) Kitchen Hob and Chimney
- 3) External Facade
- 4) Permanent texture paint finish over plan plaster

Electrical Fittings

- LED lights, Fans and Exhaust fans in all floors
- Copper wiring internal base fittings (Havells or equivalent)
- Good quality modular switches
- MCB and DB as per ISI standard
- TV, Telephone points at appropriate places

Additional Features

- Seismic Zone compliant, (earthquake resistant) RCC frames structure
- Permanent weather proof exterior paint with cladding and texture paint in selected areas
- UPVC sliding windows and glazing and provision of mosquito mesh
- Selected good quality lockset and suitable hardware for windows and doors
- Fire safety / Fire Cylinders in all common area (with water connection)
- Automated elevator of reputed brand with stainless steel interiors (Johnson)
- Parking facility in stilt
- Heat insulation for required units
- Stainless steel railings in Balconies & Staircase
- 24x7 Power Backup
- Complete Water Harvesting System
- Dedicated electric supply from powerhouse UHBVN
- Dedicated water supply with potable water (Chlorinated)
- Proper illuminated towers and condominium at night



Bringing in a vast difference to the way we see living.

The Royal Residency - Nestled in the ultimate locale of tranquility and solace, the project heralds an era of new world luxuries combining with suburban living. The unique features and benefits of this exceptional residential estate, take it much beyond any other project.

Right from sprawling acres of refreshing greens populating every corner, to fresh and cool breezes streaming outside, to the cross-ventilated arrangement that guides natural light into all corners of the houses, are parts of the exceptional advantages of a lifestyle in this exquisite heaven.

Master Plan

TYPE

TYPE

T-1
4BHK+UTILITY
T-2
4 BHK + UTILITY
6 BHK PENTHOUSE
T3
3BHK + UTILITY
4 BHK PENTHOUSE
T-4
3 BHK
T-5
2 BHK | 3 BHK
T-6
2 BHK | 3 BHK

LEGEND

MAIN ENTRANCE
FEATURE COURT
JOGGING TRACK
CENTRAL LAWN
CHILDREN PLAY AREA
PLANTERS WITH SEATING
ENTRANCE COURT
CLUB
SWIMMING POOL
SHOPPING
E.W.S



Project Features



- ▶ These apartments redefine exquisite lifestyle with unparalleled attractive interiors.
- ▶ All flats facing east and west, where tranquility is just breathtaking.
- ▶ Experience the unmatched eminent and expertise in the ultra luxurious penthouse.
- ▶ An exclusive bath tub with Jacuzzi and terrace garden with faux grass to ensure a high class living style
- ▶ The living spaces mirror the beauty of the functional layout - a modular kitchen with electric chimney to take your culinary expertise to another level.
- ▶ The apartment enjoys superb and artistically executed wooden flooring in the Master Bedroom.
- ▶ Get set to be mesmerized by classic wooden wardrobe in two bedrooms.



THE ROYAL RESIDENCY

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