



ROYAL
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Heights

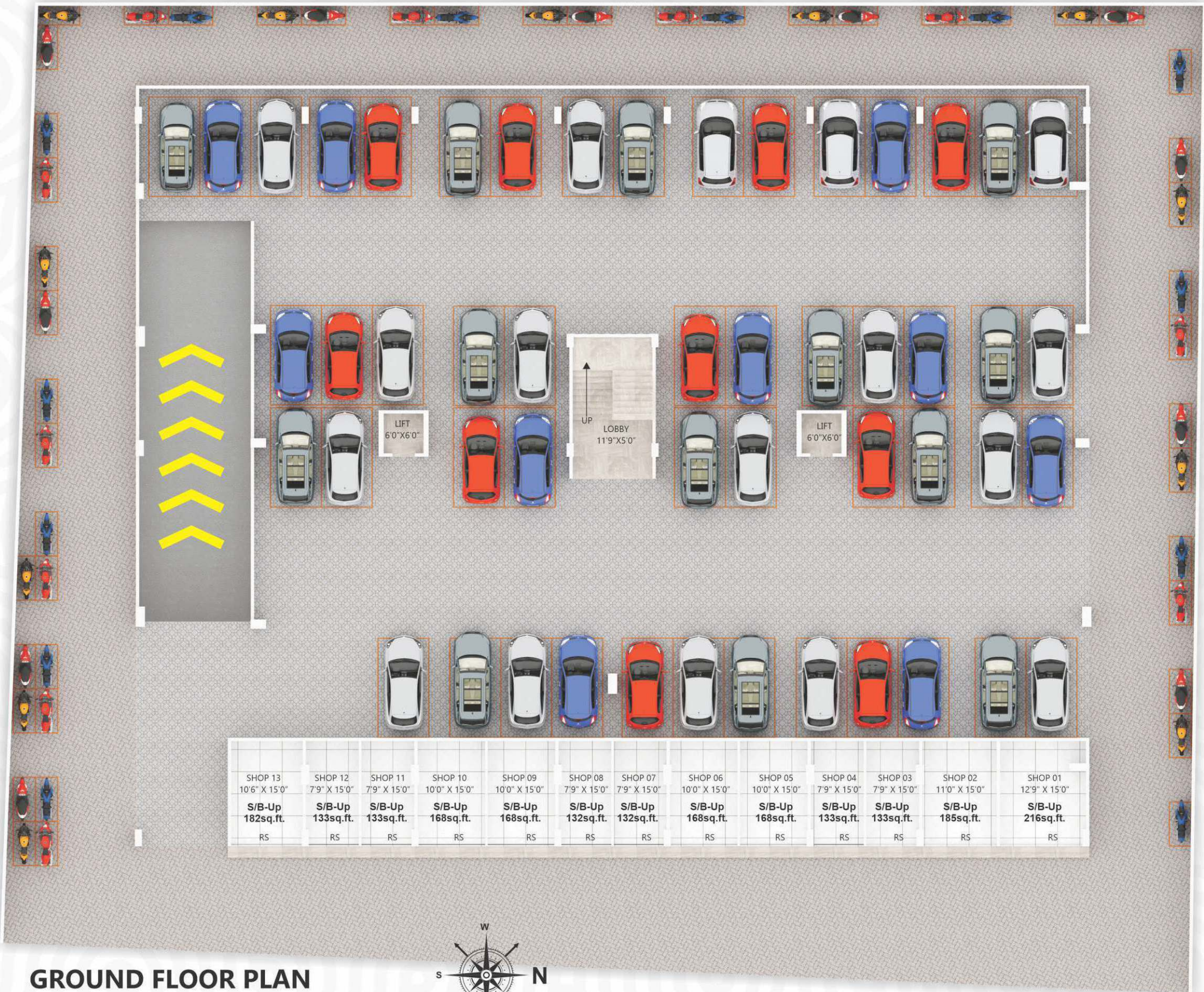
The perfect life needs a perfect home.

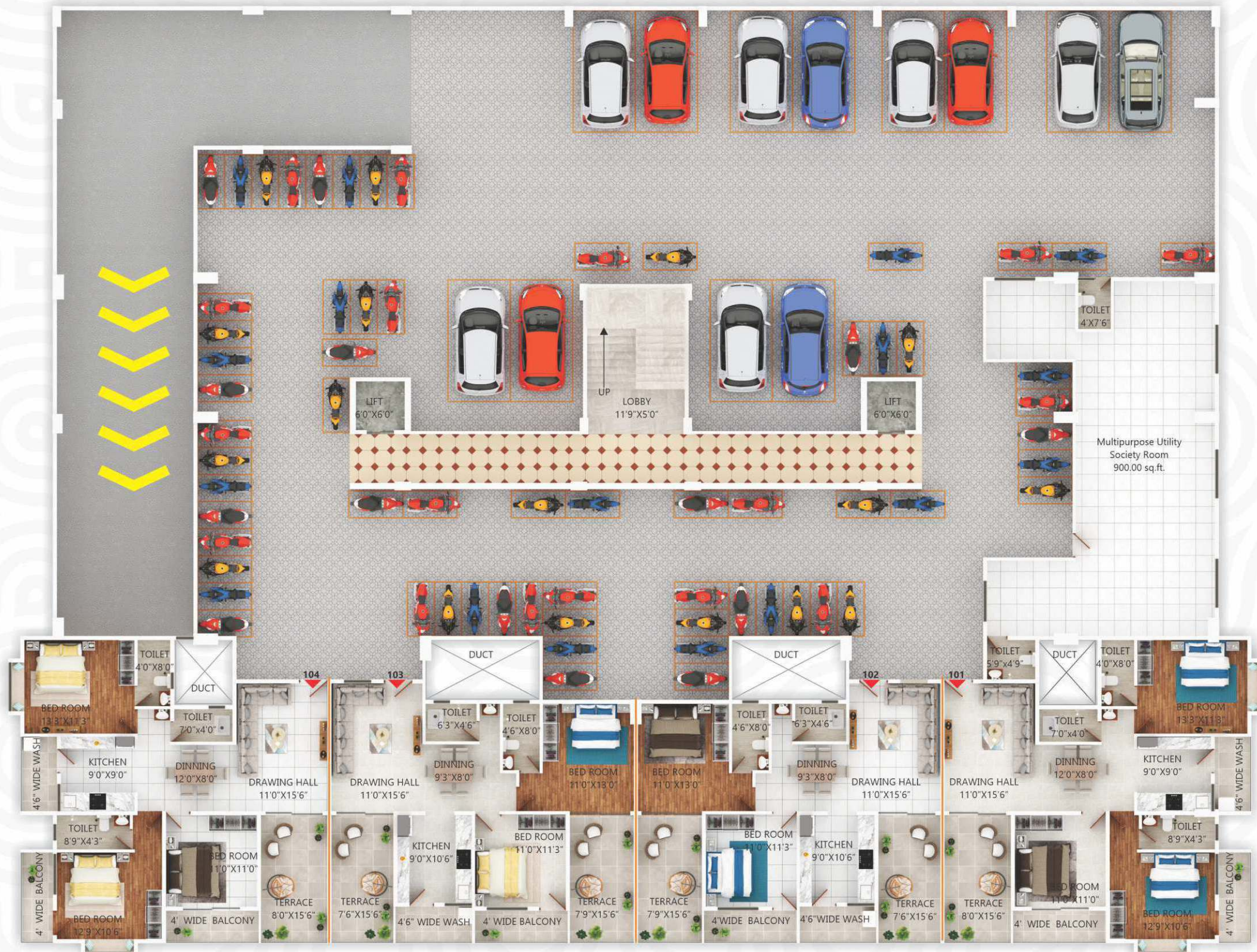
2 & 3 BHK Luxurious Terrace Flats & Commercial Shop Available



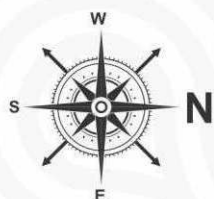
ROYAL HEIGHTS

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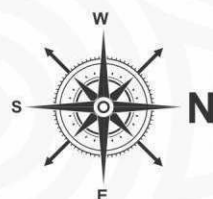
FIRST FLOOR PLAN



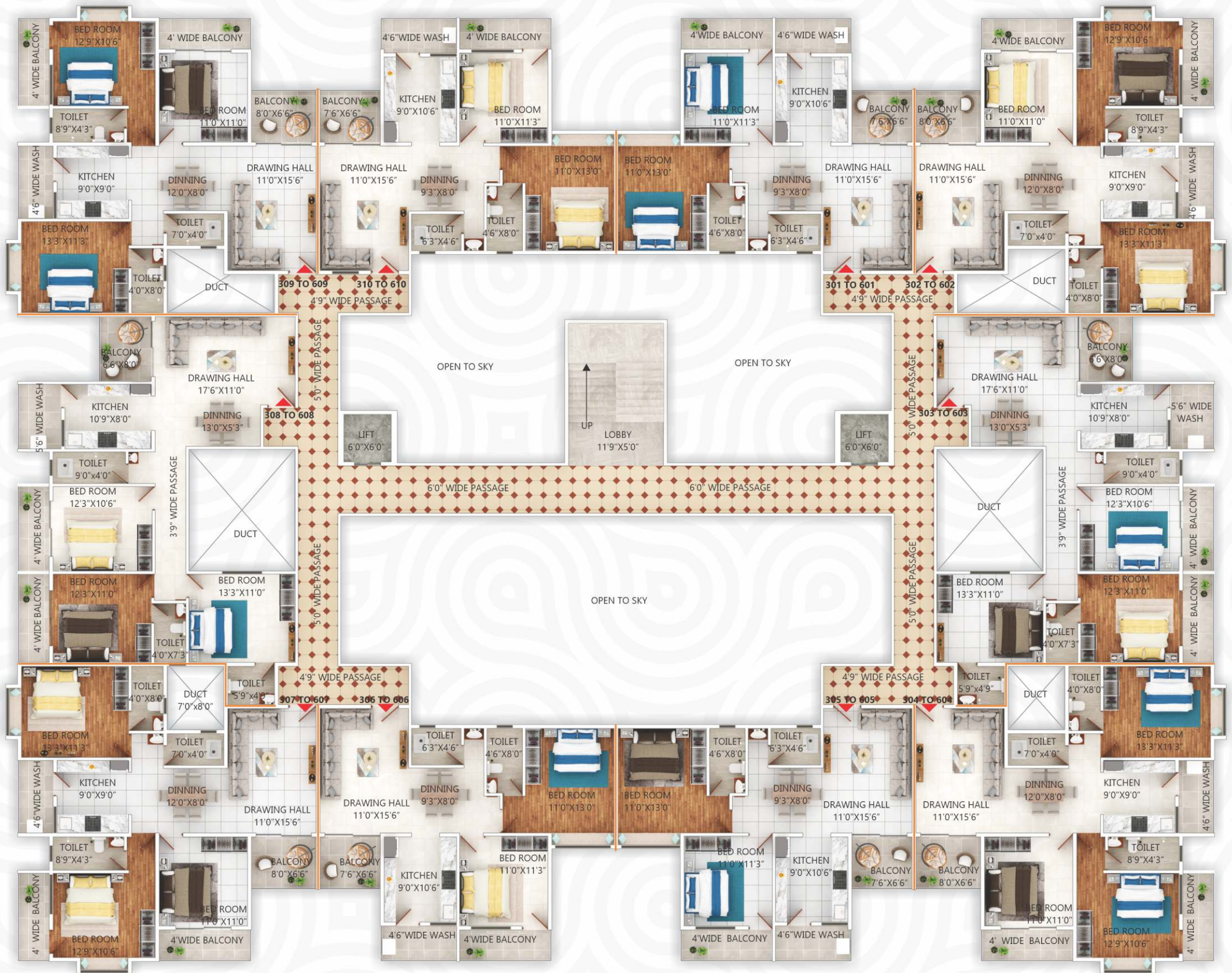
Flat No.	Type	Super B/up Terrace	
101/104	3 BHK	1522 sq.ft.	129 sq.ft.
102/103	2 BHK	1193 sq.ft.	244 sq.ft.



SECOND FLOOR PLAN



Flat No.	Type	Super B/up	Terrace	Flat No.	Type	Super B/up
201/210	2 BHK	1191 sq.ft.	182 sq.ft.	204/207	3 BHK	1566 sq.ft.
202/209	3 BHK	1515 sq.ft.	96 sq.ft.	205/206	2 BHK	1242 sq.ft.
203/208	3 BHK	1628 sq.ft.	105 sq.ft.			



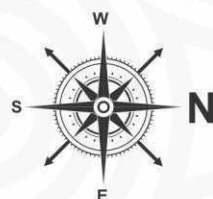
TYPICAL 3RD TO 6TH FLOOR PLAN



Flat No.	Type	Super B/up	Flat No.	Type	Super B/up
301/401/501/601 310/410/510/610	2 BHK	1242 sq.ft.	304/404/504/604 307/407/507/607	3 BHK	1566 sq.ft.
302/402/502/602 309/409/509/609	3 BHK	1570 sq.ft.	305/405/505/605 306/406/506/606	2 BHK	1242 sq.ft.
303/403/503/603 308/408/508/608	3 BHK	1679 sq.ft.			



SEVENTH FLOOR PLAN



Flat No.	Type	Super B/up Terrace		Flat No.	Type	Super B/up	
701/710	2 BHK	1199 sq.ft.	597 sq.ft.	705/706	2 BHK	1242 sq.ft.	
703/708	2 BHK	1339 sq.ft.	559 sq.ft.				
704/707	3 BHK	1576 sq.ft.	215 sq.ft.				

ISOMETRIC VIEW

3BHK FLAT

Super B/up= 1628 sq.ft.



Super B/up= 1242 sq.ft.

2BHK FLAT



3BHK FLAT

Super B/up= 1566 sq.ft.



OPTIMUM SPACE UTILIZATION

The well-planned interiors gives you more usable space. The clutter-free planning gives provision to plan out the furniture layout without having to compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors. The planned outdoors have variations in the balconies to add more attraction to your elevations.



Specification



STRUCTURE

- Earth-quake resistant, RCC framed structure



WALLS

- Internal : 115mm thick red brick wall
- External : 150mm thick red brick wall



DOORS & WINDOWS

- Main Door - Bajaj B- Secure Door
- Inner Door - Flush door With RCC Frame
- Toilet Door - Flush door With RCC Frame
- Windows - Powder coated Aluminum windows With Mosquito Net & M.S. safety grill



BATHROOM

- Anti Skid Floor Tiles & 4'x2' wall tiles
- Table top Washbasin in Common area
- Branded fittings and Sanitary ware
- Designer dado up to ceiling
- Hot & Cold water connection
- Internal branded concealed fittings and fixtures
- Exhaust Fan



Electric Solar in Common areas



PAINTING

- External - 2 coat Weather Protective Paint with water proof Primer
- Internal - Emulsion paint with Putty in all rooms



BED ROOM & LIVING

- Vitrified Tiles flooring in all room (4'x2' Double charge)
- Cable TV connection in Hall & Master Bedroom
- POP in All Rooms & Common area with light filing



ELECTRICAL

- All electrical wiring in concealed with modular switches and wire of Standard Make
- Sufficient power outlet and light points provided
- A/C Point in All Bed Rooms & Living Room



KITCHEN

- Modular kitchen Platform with Black Granite Top with dado up to 7'
- Wash area



AUTOMATION

- Lift with ARD - 2 Nos.,
- CCTV in common area

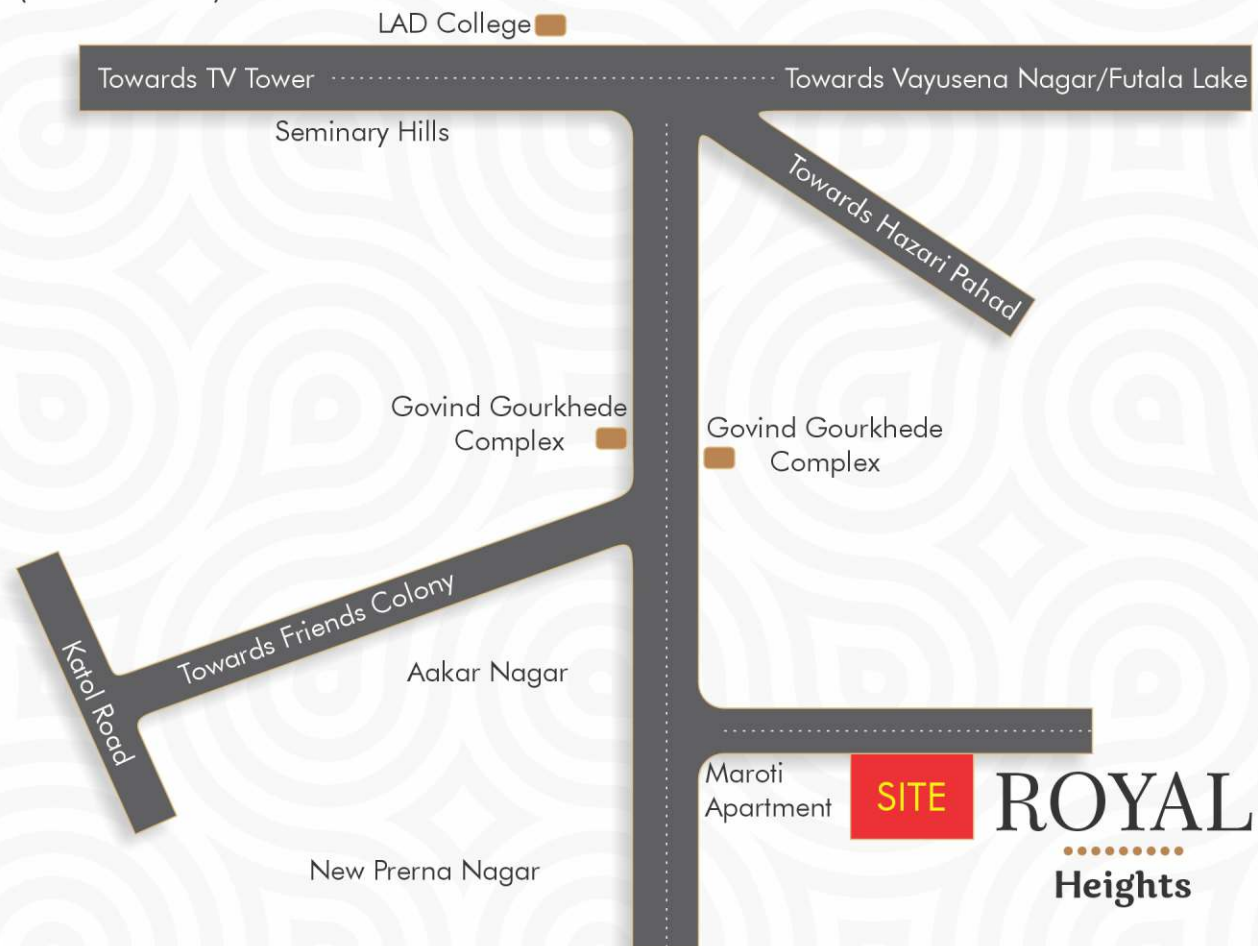
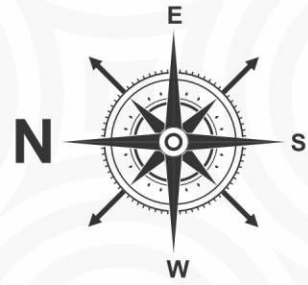


PARKING

- Allotted car Parking to every owner

Note:- Stamp Duty & Registration fees | Electrical Meter charges, Transformer deposit, Water Meter & Connection Charges. Deposits & Expenses at actual to be paid extra in advance. G.S.T. or any such additional taxes will be charged extra. Changes in the specification & plan will cost extra. Possession of the flat will be given by the builder after clearance of all dues. Any Extra Work shall be charged separately before execution.

Location Map (not to scale)



Site Address: Plot No. 1, New Prerna Nagar, Near Friends Colony, Katol Road, Nagpur-13

A Project By



In Associated With



Office Address: 101, Maroti Apartment, New Prerna Nagar, Near Friends Colony, Katol Road, Nagpur-13

Architectural Consultant



Structural Designer

Er. Ashish Soni



P50500051087



This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit. elevation mentioned herein. All units are unfurnished. Furniture wherever shown is for illustrative purpose only. No furniture is to be supplied to the purchaser by the developer unless otherwise indicated are used for illustrative purpose only.