



RERA REGD. NO.:
PBRERA- (T-6,7) LDH45-PR0030 | PBRERA-(T-4,5) LDH45-PR0031
PBRERA-(T-2,3) LDH45-PR0025 | PBRERA- (T-1) LDH45-PR0029
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EXPERIENCE
ULTRA MODERN LIVING



With more than 112 million sq. ft. of delivered space in real estate and construction contracting, Omaxe is one of India's leading and trusted real estate companies. The brand 'Omaxe' was founded in 1987 by the visionary first-generation entrepreneur & civil engineer Mr. Rohtas Goel to undertake construction and contracting business. Subsequently, the company diversified into real estate sector in 2001 and got listed on both stock exchanges in 2007. In the last three decades, staying true to its motto of "Turning Dreams into Reality" and guided by its founding values of delivering quality and excellent real estate spaces, ensuring customer satisfaction and redefining lifestyle, Omaxe has delivered some landmark projects and engineering marvels, created a niche in both luxury and affordable segments and more importantly has brought smiles in the lives of millions of people. Today, the company is present in 27 cities across 8 states namely Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi, Himachal Pradesh and possesses a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotel. It is currently undertaking 36 real estate projects – 11 Group Housing, 16 Townships, 9 Commercial Malls/office spaces/Hotels/ SCOs. The company has also successfully blended business excellence with social commitment. The company through Omaxe Foundation takes up many CSR projects in the field of health, education, community development etc.



Artistic Impression

LIVE
The Royal HIGHLIGHTS*



Artistic Impression

- | | | |
|--|---|---|
| <ul style="list-style-type: none">• Double Height Lobby• 2 Flats on Each floor / No Common Wall• Cross Ventilation in Every Flats• Every Room has Separate Balcony/ Window• Additional AV room for Limited Flats• Limited Addition Flat | <ul style="list-style-type: none">• 2 High-Speed Lifts in all Towers• Basement Parking Facility• Lush Green Area• 3 Tier Security• Gated Community• Club facility (Optional) | <ul style="list-style-type: none">• 24Hrs Water Supply and Power backup• Customize Penthouse floor Plan• Mall & Multiplex within complex• Market• Every Flat is Pool/Garden Facing• Already 4000 People Residing |
|--|---|---|

*Amenities/Facilities is a part of Royal Residency Township.

STRUCTURE
External Finish

Earth quake Resistant RCC Frame Structure
Texture Paint (Unitile/ Spectrum/ Equivalent)

DINING & PASSAGE
Floor
Walls

Vitrified Tiles (R.A.K/ Kajaria/ Equivalent)
Palster with POP punning and painted with
pleasing shades of plastic paint.

DRAWING ROOM
Floor
Walls

Pergo / Vista/ Kronotex/ Equivalent
Tile (Standard) / Wooden*
Plaster with POP punning and painted with
leasing shades of plastic paint.
POP false ceiling , plaster with POP punning and
painted with pleasing shades of plastic paint.

MASTER BEDROOM
Floor
Walls

Wooden (Pergo /Vista/Kronotex/Equivalent)
Plaster with POP punning and painted with
pleasing shades of plastic paint
POP false ceiling, plaster with POP punning and
painted with pleasing shades of plastic paint
Provision for wardrobe

OTHER 3 BEDROOM
Floor

Wooden Flooring/Vitrified Tiles
(Pergo/ Vista/Kronotex/Equivalent)
Plaster with POP punning and painted with
pleasing shades of plastic paint
(R.A.K / Kajaria /Equivalent)
POP false ceiling , plaster with POP punning and
painted with pleasing shades of plastic paint
Provision for wardrobe

SERVANT ROOM
Floor
Walls
Ceiling

Ceramic Tiles (Orient/ Kajaria/ Equivalent)
Plaster with POP punning and painted with pleasing shades
of plastic paint
Ceiling plaster with POP Punning and painting
with pleasing shades of Plastic Paint.

KITCHEN
Floor
Walls

Vitrified Tiles (R.A.K / Kajaria / Equivalent)
Glass Mosaic tiles 2' height above the counter
level, rest POP punning and painted with pleasing shades of
plastic Plaint.
Mosaic tiles (paladio/ mridul / Equivalent)
Granite counter with double bowl stainless
steel sink with drain board. (Nirali /jayna/equivalent)

BALCONIES
Floor
Walls
Ceiling
Railing

Antiskid Ceramic Tiles (Orient/ Kajaria / Equivalent)
Water Proof Paint
Exterior Paint
Stainless Steel + 10mm thick toughened glass

TOILETS
Walls

Selected Ceramic Tiles upto false ceiling height,
Granite/ Tiles/ Glass mosaic tiles.(Orient/ Kajaria)
Ceramic Tiles (Orient/ Kajaria/ equivalent)
Wall hang we washbasin of matching shades ,Single
Level CP Fitting, Provision for hot & Cold Water
System (Geyser), Mirror Shower Cubical with Steam
Bath in toilet of Master Bedroom of 2650,3050 & 4050 sq ft
appt's.
Chinaware-cottaarnerican standard jacuzzi &
(Chinaware-cotto/american standard jacuzzi & hansgrohe/
cotto/ jaguar imported/indian
hansgrohe/ cotto/ jaguar imported/indian)

DOORS & WINDOWS
Entrance Doors

Seasoned wood Frames with panel shutter finished with
Melamine Polish.
(Imported / Indian Teak)
Designer Both Sides Veneered Flush Doors Shutter.
(Fenesta / Equivalent)
Powder Coated/Anodised Aluminum Glazing/UPVC

Internal Doors

Windows

ELECTRICAL
Light
Wire
Plug

Fancy Lights
Copper Concealed.
Plug point in each bedroom/Drawing /Dining & lounge.
(Anchor/Northwest/Equivalent)
Provision for split Ac
Fans (Bajaj / Usha / Crompton Greaves/Equivalent)
Telephone cable pre- Wired in all rooms. Cabling only for
internal access as per design.

LIFT LOBBY
Floor
Ceiling

Vitrified Tiles (R.A.K / Kajaria / Equivalent) Plaster with
POP punning and painted with pleasing shades of plastic
paint

SECURITY

24 hours manned perimeter security for the complex.
Boom barrier for main gate. Access control through
CCTV at Basement & Entrance at Ground Floor.
Video Door Phone in each Flat.

TECHNOLOGY

Energy Efficient product
High Tech Security
Fire Fighting System
Wireless Network for data
Rain Water Harvesting System.

SEWAGE WATER

Soiled Water Drainage into main sewer

FIRE PROTECTION

Fire detection as per safety norms. Heat
Detector in Kitchen.

LIFT

Two lift in each Tower (High Speed) (Otis/ Kone /
Schindler/ Kinetic)

FACILITIES

Reserved underground car parking facility.
Kids the med Parks. Swimming Pool, Tennis
Court. Indoor Games room.
Multi Purpose Hall. Provision for cafeteria/
Restaurant, RO System provided in kitchen for
drinking water in each flat. Ventilation- Exhaust
fans provided in kitchen & Toilets.
Landscaped common areas to preserve and
enhance the natural characteristics of the site



Artistic Impression



Representative Image



Representative Image



Representative Image



Representative Image

- Modern Club
- Restaurant and Cafeteria
- Conference Room
- Snooker Table
- Hi-Tech Gymnasium
- Basketball
- Table Tennis & Tennis
- Play Area for Children
- Aerobics Centre
- Swimming Pool



Representative Image



Representative Image



Representative Image

LIVE
The Royal

OMAXE
Turning dreams into reality



Artistic Impression



Artistic Impression



LAYOUT PLAN*

The Swimming Pool depicted is for entire Royal Residency Township.



Typical UNIT Plan
Tower : T-6 & T-7 (Victoria)
Super Area : 2250 sq.ft.
Built-Up Area : 1783 sq.ft.
Carpet Area : 1430 sq.ft.



Typical UNIT Plan
Tower : T-4 & T-5 (Florence)
Super Area : 2650 sq.ft.
Built-Up Area : 2151 sq.ft.
Carpet Area : 1657 sq.ft.





Typical Unit Plan
Tower : T-2 & T-3 (Symphony)
Super Area : 3050 sq.ft.
Built-Up Area : 2551 sq.ft.
Carpet Area : 2010 sq.ft.



AV Room area is not included in the sup

10.764 sqft= 1 sqmtr

Typical Unit Plan
Tower : T-1 (Signature)
Super Area 4050 sq.ft.
Built-Up Area : 3437 sq.ft.
Carpet Area : 2905 sq.ft.



AV Room area is not included in the su

10.764 sqft= 1 sqmtr



RERA REGD. NO.: ROYAL STREET - PBRERA-LDH45-PC0003 | ROYAL RESIDENCY, OMAXE ROYAL RESIDENCY SCO (PLOTS) - PBRERA-LDH45-PM0001 | ROYAL RESIDENCY, OMAXE ROYAL VIEW HOMES, CELESTIA GRAND - PBRERA-LDH45-PR0028 | ROYAL ARCADE - PBRERA-LDH45-PC0002 | ROYAL VIEW EXECUTIVE PLUS, ROYAL VIEW PREMIER PLUS - PBRERA-LDH45-PR0027 | TWIN TOWER - PBRERA-LDH45-PR0026 | THE ROYAL MERIDIAN (T-1) - PBRERA-LDH45-PR0029 | THE ROYAL MERIDIAN (T-2,3) - PBRERA-LDH45-PR0025 | THE ROYAL MERIDIAN (T-4,5) - PBRERA-LDH45-PR0031 | THE ROYAL MERIDIAN (T-6,7) - PBRERA-LDH45-PR0030 | ROSE VILLE - PBRERA-LDH45-PR0156

Location Advantage

- Apollo Hospital 13km._(approx.)
- Jalandhar Bypass 14km._(approx.)
- Main Bus Stand 8.5km._(approx.)
- S.B.S. Nagar 3.5km._(approx.)
- Feroz Gandhi Market 7km._(approx.)
- Hotel Park Plaza 7km._(approx.)
- Sarabha Nagar 5km._(approx.)
- City Centre 3.5km._(approx.)
- Mall Road 10km._(approx.)
- Railway Station 11km._(approx.)

