



VAJRA BUILDERS AND DEVELOPERS
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NOTE: This brochure is purely conceptual and not a legal offer. The area is tentative and the actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

Concept & Design by
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The
Royal Park
LUXURY APARTMENTS @ BOWRAMPET



The Royal Park

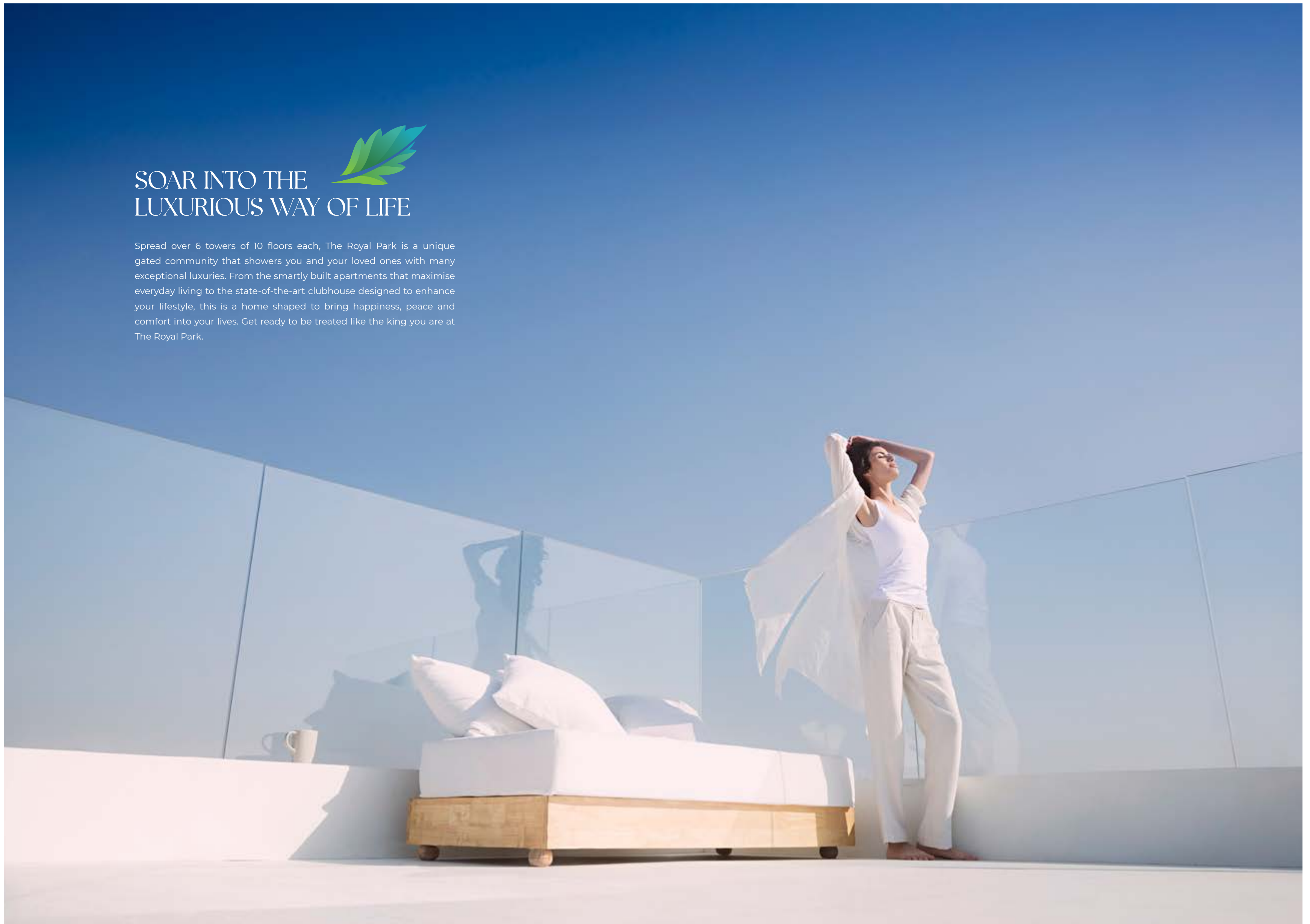
Life is a beautiful journey adorned by our dreams, aspirations and desires. To live better than we did yesterday is something we strive to achieve every day. We understand this drive at Vajra Builders & Developers and have crafted just the home to nurture it. Welcome to The Royal Park, a sprawling 6-acre 2 & 3 BHK gated community that provides value, enhances your lifestyle, and ushers comfort into your life at every step.



SOAR INTO THE LUXURIOUS WAY OF LIFE



Spread over 6 towers of 10 floors each, The Royal Park is a unique gated community that showers you and your loved ones with many exceptional luxuries. From the smartly built apartments that maximise everyday living to the state-of-the-art clubhouse designed to enhance your lifestyle, this is a home shaped to bring happiness, peace and comfort into your lives. Get ready to be treated like the king you are at The Royal Park.





AERIAL VIEW



PROJECT OVERVIEW

06
ACRES

06
TOWERS

10
FLOORS

2 & 3 BHK
APARTMENTS

2 BHK: 1275 SFT
3 BHK: 1535 SFT & 1675 SFT



YOUR HOME OF RELAXATION,
RECREATION & REJUVENATION





ENTRANCE LOBBY

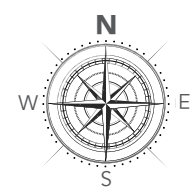


CLUBHOUSE AMENITIES

RECEPTION
VISITOR'S LOUNGE
BANQUET HALL
GYM
INDOOR GAMES
MEDITATION HALL
SPA & SALON
GUEST ROOMS
BUSINESS ROOMS
INDOOR BADMINTON COURT



MASTER PLAN



LEGEND

1. Stage
2. Outdoor Yoga
3. Entrance Plaza
4. Deck with Pergola
5. Gazebo
6. Children's Play Area
7. Group Seating Plaza
8. Cricket Practice Net
9. Viewing Deck
10. Badminton Court
11. Swimming Pool
12. Baby Pool
13. Lawn
14. Epdm Flooring (Kids Play Area)
15. Deck with Outdoor Yoga
16. Water Body
17. Multipurpose Court





TYPICAL FLOOR PLAN

TOWER - 1

TOWER - 1 AREA STATEMENT (TYPICAL FLOOR)

FLAT NO.	TYPE	FACING	CARPET AREA	BALCONY, UTILITY & EXTERNAL WALL AREA	COMMON AREA 27%	SALE AREA ROUND OFF SFT
01	2BHK	North	762.09	241.54	270.98	1275
02	3BHK	East	944.97	0.00	326.52	1535
03	2BHK	East	790.19	213.45	270.98	1275
04	2BHK	East	790.19	213.45	270.98	1275
05	3BHK	East	1056.38	0.00	356.02	1675
06	2BHK	West	787.92	215.71	270.98	1275
07	2BHK	West	787.92	215.71	270.98	1275
08	3BHK	West	941.20	0.00	326.52	1535
09	2BHK	West	800.63	203.01	270.98	1275
10	2BHK	West	787.92	215.71	270.98	1275
11	2BHK	West	786.53	217.11	270.98	1275
12	2BHK	East	762.09	241.54	270.98	1275

A high-angle, top-down photograph of a family of three lying on their stomachs on a light-colored wooden floor. The mother, on the left, has long dark hair and is wearing a white long-sleeved shirt and blue jeans. The father, on the right, has short dark hair and is wearing a white t-shirt under a blue denim jacket and blue jeans. A young daughter, in the center, has short brown hair and is wearing a white long-sleeved shirt. They are all smiling and looking directly at the camera. The mother and father are holding hands, and the daughter is holding the mother's hand. The floor is made of light-colored wooden planks.

A high-angle, top-down photograph of a family of three lying on their stomachs on a light-colored wooden floor. The mother, on the left, has long dark hair and is wearing a white long-sleeved shirt and blue jeans. The father, on the right, has short dark hair and is wearing a white t-shirt under a blue denim jacket and blue jeans. A young daughter, in the center, has short brown hair and is wearing a white long-sleeved shirt. They are all smiling at the camera, and their hands are clasped together in a circle around the daughter.

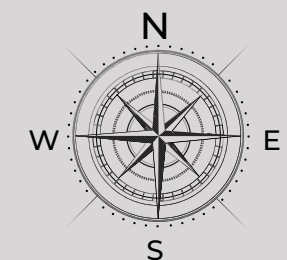


TYPICAL FLOOR PLAN

TOWER - 3



TOWER - 3 AREA STATEMENT (TYPICAL FLOOR)						
FLAT NO.	TYPE	FACING	CARPET AREA	BALCONY, UTILITY & EXTERNAL WALL AREA	COMMON AREA 27%	SALE AREA ROUND OFF SFT
01	3BHK	East	1047.98	270.61	356.02	1675
02	3BHK	East	1047.98	270.61	356.02	1675
03	3BHK	East	790.19	213.45	270.98	1275
04	3BHK	East	944.97	264.36	326.52	1535
05	3BHK	East	1056.38	262.21	356.02	1675
06	2BHK	West	786.53	217.11	270.98	1275
07	2BHK	East	781.47	222.17	270.98	1275
08	3BHK	West	966.82	242.51	326.52	1535
09	2BHK	East	783.08	220.55	270.98	1275
10	3BHK	East	1056.38	262.21	356.02	1675
11	3BHK	West	941.20	268.13	326.52	1535
12	2BHK	West	800.63	203.01	270.98	1275
13	3BHK	West	1047.98	270.61	326.52	1675
14	3BHK	West	1049.92	268.67	356.02	1675
15	3BHK	North	1066.60	251.99	356.02	1675
16	3BHK	North	1066.60	251.99	356.02	1675



EVERY DETAIL EXUDES
ELEGANCE AND REFINEMENT



- | | | | | | |
|--------------------------|-----------------------|----------------------|--------------------------|----------------------------|--------------------------|
| 1. Decks | 8. Gazebo | 14. Mini Forest | 21. Hanging Garden | 28. Wooden Bridge | 35. Miyawaki Forest |
| 2. Badminton Court | 9. Multipurpose Court | 15. Oat | 22. People's Plaza | 29. Specimen Plant | 36. Senior Citizen Plaza |
| 3. Cricket Practice Nets | 10. Pergola | 16. Outdoor Yoga | 23. Sand Pit (Kids Play) | 30. Aroma Garden | 37. Jogging Track |
| 4. Children's Play Area | 11. Sculpture | 17. Stone Benches | 24. Great Lawn | 31. Deck With Outdoor Yoga | |
| 5. Pathway | 12. Meditation Area | 18. Viewing Deck | 25. Garden Seating | 32. Water Fountain | |
| 6. Pool Deck | 13. Epdm Flooring | 19. Butterfly Garden | 26. Coconut Grove | 33. Reflexology Pathway | |
| 7. Screen Walls | (Kids Play Area) | 20. Blossom Garden | 27. Entrance Plaza | 34. Group Seating Plaza | |

OUTDOOR AMENITIES





SPECIFICATIONS



STRUCTURE

R.C.C. Framed structure to with stand wind & seismic loads.

SUPERSTRUCTURE

8" Thick solid block work of external walls & 4" thick solid block work of internal internal walls.

PLASTERING

External : 2 coats of plastering in cm 1:6 for external walls.
Internal : 1 coat of plastering in cm 1:6 for walls.

PAINTING

External : textured finish and two coats of exterior emulsion paint of reputed make.

Internal : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

DOORS, WINDOWS & RAILINGS

Main door : manufactured engineering wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make.

Internal doors : Manufactured wood melamine finished door frame and laminated shutter fixed with hardware of reputed make.

Grills for windows : Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows. (Shall be provided At extra cost).

Balcony railings : M.S railing in enamel paint finish of reputed make.

CHARGING POINTS FOR ELECTRIC CARS

Charging points for electric cars shall be provided at a specific place.

FLOORING

Drawing, living, dining, pooja : 600 x 600 mm size double charged vitrified tiles of vitero or equivalent make.

All bedrooms & kitchen : 600 x 600 mm size double charged vitrified tiles of vitero or equivalent make.

Entrance lounge : Marble / tile flooring with designer false ceiling.
Bathrooms : Acid resistant, anti - skid ceramic tiles of reputed make.
Corridors : Vitrified tile of reputed make.

All balconies : Rustic ceramic tile of reputed make.
Utility : Rustic ceramic tile of reputed make.

Staircase : Granite

TILE CLADDING

Dadoing in kitchen : Glazed ceramic tiles dado up to 2'-0" height above the kitchen platform of reputed make. (Shall be provided at Extra cost).

Bathrooms : Glazed ceramic tile dado up to 7'-0" height of Reputed make.

Utility : Glazed ceramic tiles dado up to 3' height of reputed make.

KITCHEN

Counter : Granite platform with stainless steel sink. (Shall be Provided at extra cost).

Water provision : Borewell water.

Other provision : Provision for fixing of water purifier, exhaust Fan or chimney.

UTILITY

Dishwasher / washing machine : Provision for washing machine and wet area for washing utensils and dishwasher provision.

PARKING MANAGMENT

The parking is well designed to fit a sizeable number of cars. Parking is provided with parking signages and equipment at required places to ease traffic flow.

ELECTRICAL FIXTURES

Internal electrical fixtures

- Provision for geysers in all bathrooms. (Except for terrace-level apartments) exhaust fans in all bathrooms.
- Concealed copper wiring of reputed make.
- Power outlets for air conditioners in all bedrooms and living areas.
- Plug points for T.V.
- 3 Phase supply for each unit with individual meter boards
- Miniature circuit breakers (MCB) for each distribution board of reputed make.
- Switches of reputed make.
- Bathrooms : Power outlets for geysers in all bathrooms.
- Kitchen/utility area : Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dishwasher in utility area.

CP & SANITARY FIXTURES

Bathrooms

Wash Basin : EWC with concealed flush tank of reputed make single lever fixtures with wall mixer cum shower of reputed makes. All C.P. fittings are of reputed make.

TELECOMMUNICATIONS, CABLE TV & INTERNET

Cable TV : Provision for cable connection in master bedroom and living room.

Internet : one internet connection provision in each apartment.

FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements as per NBC norms.

Fire alarm and public address system in all floors and parking areas (basement) as per NBC norms.

The control panel will be kept at the main security.

ELEVATORS/LIFTS

Passenger lift specification : High-speed automatic passenger lifts with rescue device with v3f for energy efficiency of reputed make for each tower.

Flooring : Entrance with granite / marble / vitrified Tile.

Fire / service lifts specification : One high-speed automatic passenger cum service lift per block with rescue device with v3f for energy efficiency of reputed make for each tower.

Flooring and car finish : Entrance with granite cladding.

WSP & STP

Domestic water is made available through an exclusive water softening plant (not RO plant)

Rain water harvesting at regular intervals is provided for recharging groundwater levels as per the norms.

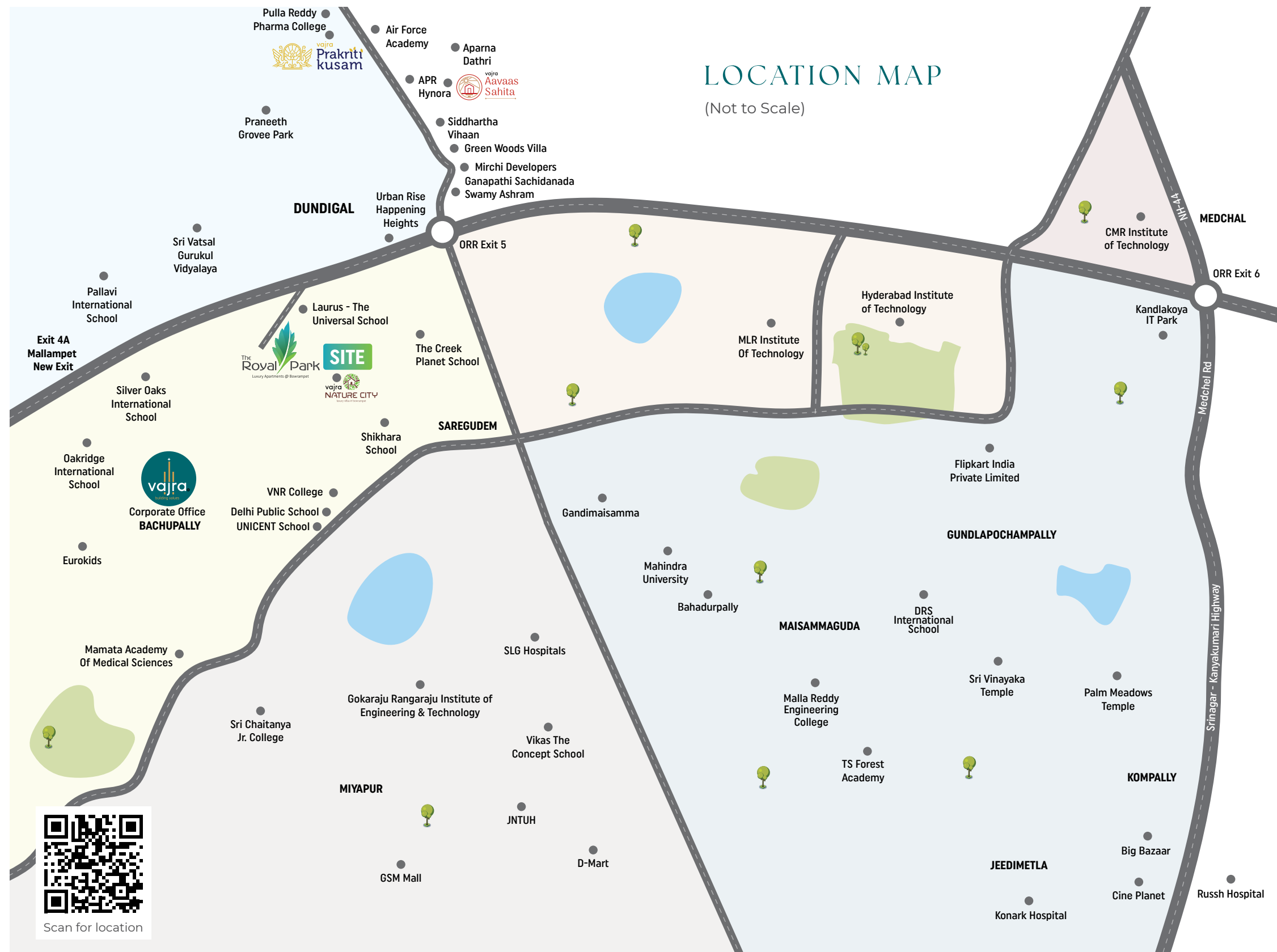
A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

SECURITY/BMS

- Sophisticated round-the-clock security / surveillance system.
- Surveillance cameras at the main security and entrance of each block to monitor.
- A panic button and intercom are provided in the lifts connected to The security room.
- Solar powered fencing around the compound.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.



LOCATION HIGHLIGHTS

- Lush Green Landscape
- 10+ Schools Of International Standards
- 5 Mins Drive From ORR Exit No. 4 & 5
- Hospitals
- Colleges
- Close To Upcoming IT Park
- Close To Upcoming Electronic Park
- Apparel Park
- Motor Race Track
- Inter City Bus Terminals
- Bachupally To Miyapur Flyover
- Mallampet Road Widening
- 200 Mts From ORR Service Road

