

KEY PLAN



LOCATION MAP



PROMOTERS

A project by
RAJA DEVELOPERS AND BUILDERS
 Defines Luxury

SITE ADDRESS

ROYAL ORCHIDS
 Add A Prestige Home to Your Iconic Living

PLOT NO: 115, SY NO. 1009, INTURI CHAMBERS 2ND FLOOR, FLAT NO: 201, 6TH PHASE K.P.H.B. COLONY, KUKATPALLY, HYDERABAD - 500 085.

NOTE: THIS BROCHURE IS A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTER RESERVE THE RIGHT MAKE CHANGES IN PLANS, SPECIFICATIONS AND ELEVATION AS DEEMED FIT.

PUBLIC TRANSPORT

Chanda Nagar Bus Station 05 mins
 Chanda Nagar MMTS Station 10 mins
 Miyapur Metro Station 10 mins

EDUCATIONAL INSTITUTES

DPS 05 mins
 Janapriya School 10 mins
 JNTU 12 mins

HOSPITALS

KIMS Hospital 10 mins
 AIG Hospital 12 mins
 SLG Hospital 12 mins

CORPORATES

IBM 10 mins
 Dr. Reddy's Lab 10 mins
 Hi-Tech City 12 mins
 B.H.E.L 15 mins

SHOPPING & ENTERTAINMENT

Chennai Shopping Mall 05 mins
 Central 07 mins
 INOX 07 mins
 IKEA 15 mins
 Inorbit Mall 16 mins

ROYAL ORCHIDS

Add A Prestige Home to Your Iconic Living

@ **CHANDA NAGAR**

Block-5, Nile Valley

Dream...

HOME

Awaits you...



RERA No. P01100007120



2BHK | 3BHK FROM
1035-1700 SFT



A project by
RAJA DEVELOPERS AND BUILDERS
 Defines Luxury

DELTA CLUB



ENJOY THE LUXURY OF
 HEALTH AND FITNESS



AMENITIES @ ROYAL ORCHIDS

Discover the best way to train and get fit at the 45,000 sq. ft. Delta Clubhouse. The ultra-modern fitness center is fully equipped with high-end cardio and strength equipment by one of the leading fitness brands, Life Fitness. Also, one can join the fitness group sessions for Zumba, Yoga Pilates, Taekwondo training etc. It also has a 20 meter fully functional swimming pool. The other highlight of this clubhouse is the Cycling Studio-a first kind in the city. This will be a hub for every fitness activity under one roof, The best part is that the clubhouse is ready to use.

- Aerobics
- Badminton Court
- Banquet Hall
- Billiards
- Carroms
- Chess
- Clubhouse Office
- Cricket
- Football
- GYM
- Cybnastics
- Juice Bar
- Laundry & Dry Cleaning
- Mini Badminton Court (For Children)
- Office Desk
- Pharmacy & Diagnostics
- Spin Studio
- Super Market
- Table Tennis
- Taekwondo
- The Cult Salon
- Volley Ball
- Yoga
- Zumba



ROYAL ORCHIDS

Add A Prestige Home to Your Iconic Living

@ CHANDA NAGAR

Block-5, Nile Valley

The perfect place to
live in with your family



TOTAL AREA
2.8 ACRES

TOTAL UNITES
360

BLOCK
01

CLUB HOUSE
45000SFT

Orchid - like elegance
Home like warmth...



CLUB HOUSE

20 METER SWIMMING POOL

GYMNASIUM | CYCLING STUDIO
BADMINTON | AEROBICS + YOGA

INDOOR GAMES
TABLE TENNIS | CARROM | BILLIARDS

BANQUET HALL
ARTIFICIAL
TURF CRICKET ARENA

ARTIFICIAL GRASS
MULTI-SPORTS FACILITY



RERA No.
P01100007120

FOUNDATION & STRUCTURE
RCC FRAMED STRUCTURE TO WITH STAND WIND AND SEISMIC LOADS.

SUPER STRUCTURE
SOLID BLOCK MASONRY WITH CEMENT MORTAR JOINTS.

DOORS, WINDOWS AND RAILINGS
MAIN DOOR: TEAKWOOD DOOR FRAMES WITH VINEERED DOOR SHUTTER FINISHED WITH GOOD QUALITY MELANINE POLISH WITH HARDWARE OF REPUTED MAKE
INTERNAL DOORS: MANUFACTURED WOOD MELANINE FINISHED DOOR FRAME AND LAMINATED SHUTTER FIXED WITH HARDWARE OF REPUTED MAKE.
WINDOWS: UPVC SLIDING WITH MOSQUITO MESH AND SAFETY GRILLS.
GRILLS FOR WINDOWS: AESTHETICALLY DESIGNED, MILD STEEL (M.S) WINDOW GRILLS WITH ENAMEL PAINT FINISH FOR ALL WINDOWS.
BALCONY RAILINGS: M.S RAILING IN ENAMEL PAINT FINISH OF REPUTED MAKE.

KITCHEN:
COOKING PLATFORM WITH POLISHED GRANITE STONE WITH STAINLESS STEEL SINK.
DADO: 2 FEET HIGH WITH GLAZED VITRIFIED TILES ABOVE COOKING PLATFORM.
PROVISION FOR FIXING OF WATER PURIFIER, EXHAUST FAN OR CHIMNEY.

FLOORING:
LIVING & DINING AREA: VITRIFIED TILES OF SIZE 600MM X 1200MM (24"X48").
BEDROOMS & KITCHEN: VITRIFIED TILES OF SIZE 600MM X 1200MM (24" X 48").
BALCONIES & UTILITY: ANTI-SKID VITRIFIED TILES OF REPUTED MAKE.

COMMON AREA: INDUSTRIAL VITRIFIED TILES OF REPUTED MAKE.
PARKING AREA FINISH: VACUUM DRIED FLOORING (VDF).

PAINTS & FINISHES:
INTERNAL WALLS: ACRYLIC EMULSION PAINT OF ASIAN PAINTS BRAND.
EXTERNAL WALLS: EXTERIOR EMULSION PAINT OF ASIAN PAINTS BRAND.
MS GRILLS & RAILINGS: ENAMEL PAINT OF ASIAN PAINTS BRAND.

ELECTRICAL:
SWITCHES: MODULAR SWITCHES OF A HAVELS / ANCHOR BRAND.
WIRING: COPPER WIRES IN CONCEALED PVC CONDUITS OF A HAVELS / POLYCAB BRAND.

PLUMBING & ACCESSORIES:
PIPES: CPVC & PVC PIPES OF ASTRAL BRAND.
CP FITTINGS: HIGH-END CATEGORY IN KITCHEN, TOILETS & UTILITY OF HINDWARE / CERA .

BACKUP GENERATOR:
FULL POWER BACKUP FOR COMMON FACILITIES & 2KVA POWER BACKUP FOR EACH FLAT.

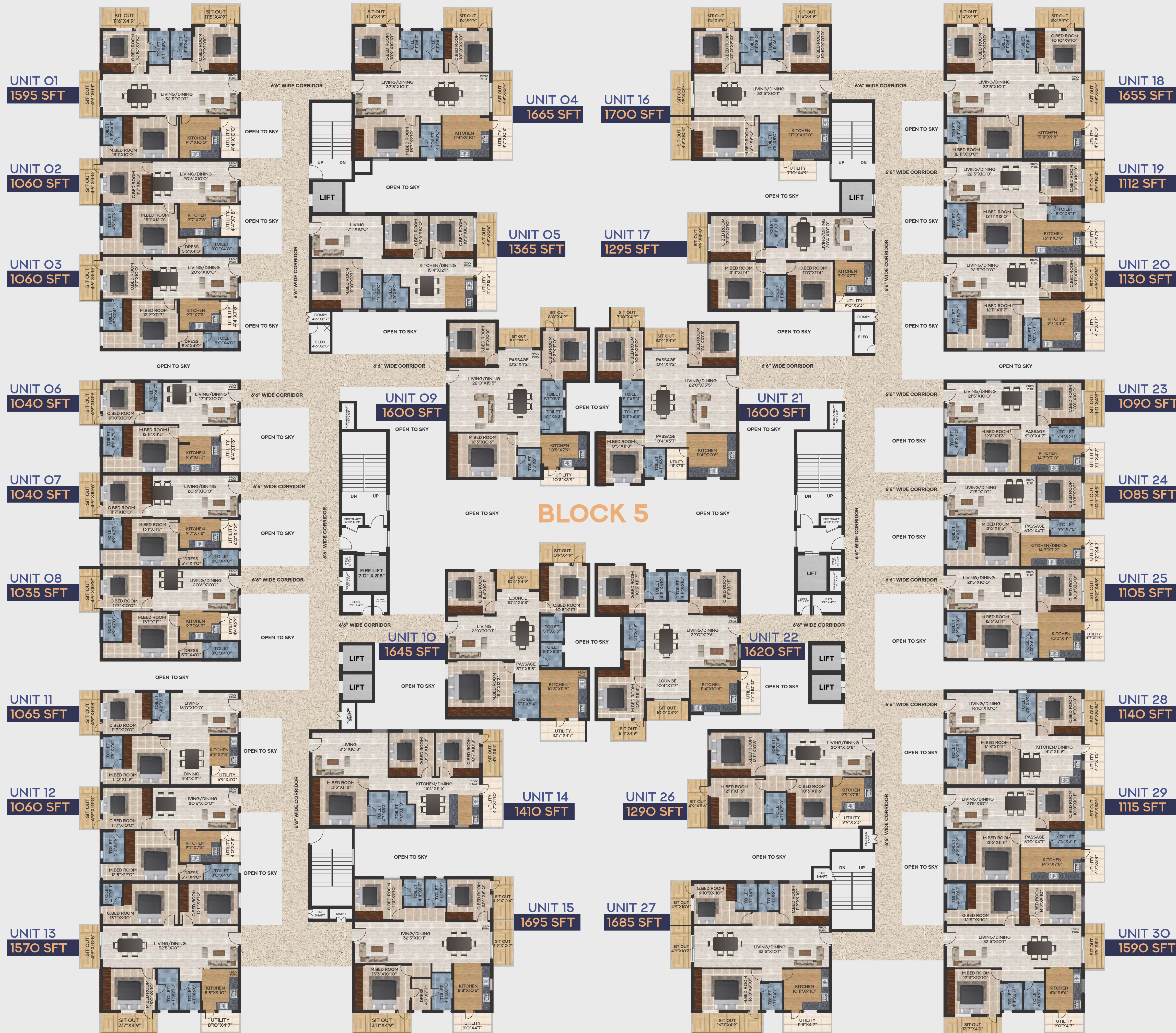
LIFTS:
HIGH CAPACITY FROM A JOHNSON/ KONE OR OF EQUIVALENT BRAND

SPECIFICATIONS





TYPICAL FLOOR PLAN



FLAT	AREA IN SFT	FACING	TYPE	UDS SHARE
01	1595	EAST	3BHK	46
02	1060	EAST	2BHK	30
03	1060	EAST	2BHK	30
04	1665	WEST	3BHK	48
05	1365	WEST	3BHK	39
06	1040	EAST	2BHK	30
07	1040	EAST	2BHK	30
08	1035	EAST	2BHK	30
09	1600	WEST	3BHK	46
10	1645	WEST	3BHK	47
11	1065	EAST	2BHK	31
12	1060	EAST	2BHK	30
13	1570	EAST	3BHK	45
14	1410	WEST	3BHK	40
15	1695	WEST	3BHK	49
16	1700	EAST	3BHK	48
17	1295	EAST	3BHK	37
18	1655	WEST	3BHK	48
19	1112	WEST	2BHK	32
20	1130	WEST	2BHK	32
21	1600	EAST	3BHK	46
22	1620	EAST	3BHK	47
23	1090	WEST	2BHK	31
24	1085	WEST	2BHK	31
25	1105	WEST	2BHK	32
26	1290	EAST	3BHK	37
27	1685	EAST	3BHK	48
28	1140	WEST	2BHK	33
29	1115	WEST	2BHK	32
30	1590	WEST	3BHK	46

