



2 3&4 BHK LIVING
SHOPS & SHOWROOMS

DEVELOPERS:



SITE:

"ROYAL ARCADE",
Opp. Chistiya Masjid,
Nr. J. P. Police Station,
Tandalja, Vadodara-12.

CALL US:

79841 63672
Email:
royalarcade23@gmail.com

ARCHITECT:



STRUCTURE:

SAHKAR ASSOCIATES

DISCLAIMER :

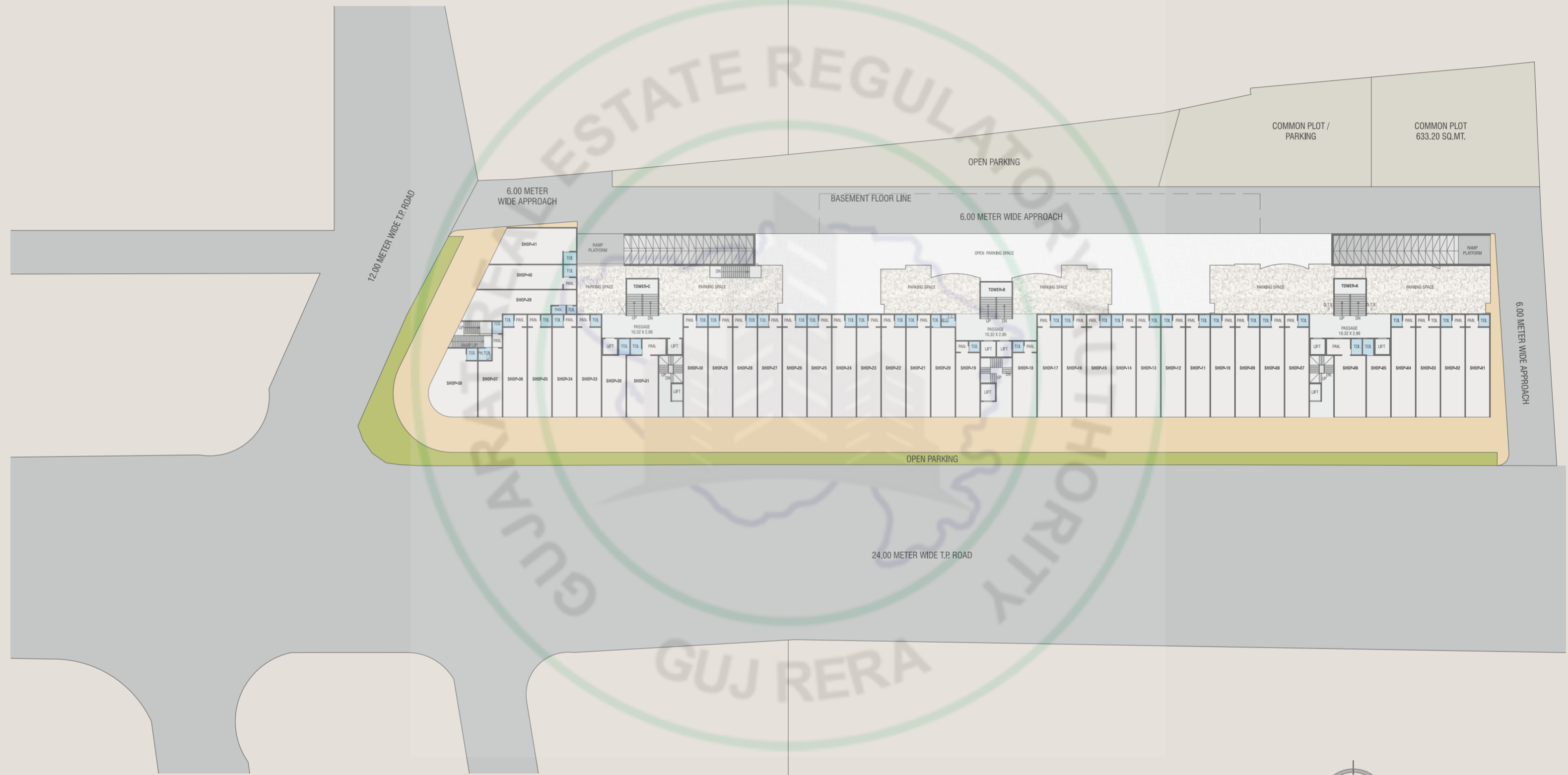
(1) All Plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, GST, MGVC deposit and all other Government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

Note: This brochure is not a legal document. Information provided does not form a part of any contract or agreement. Images & landscapes are illustrative in nature to give approximate idea of the project. Areas & measurements are indicative and may vary a little at the time of actual construction

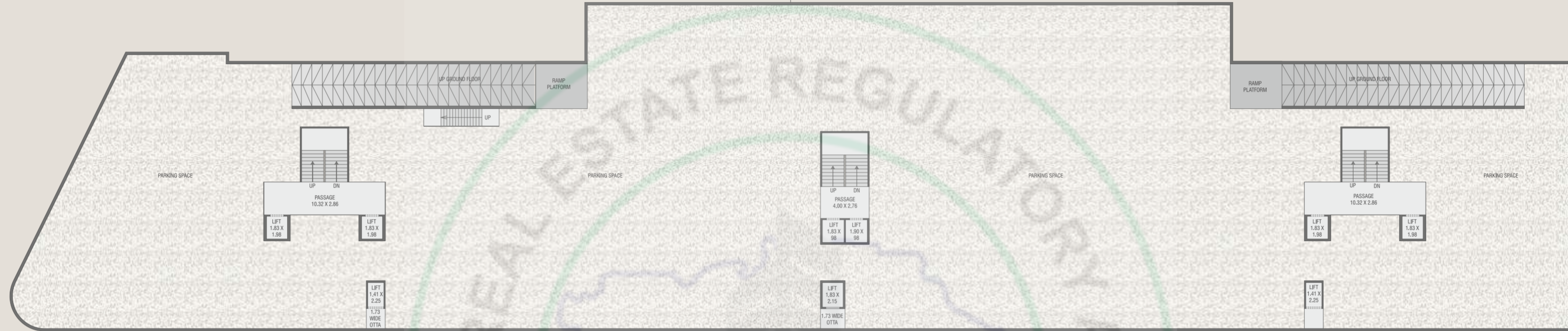
Above project is registered under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/
For further details visit: www.gujrera.gujarat.gov.in under registered project.



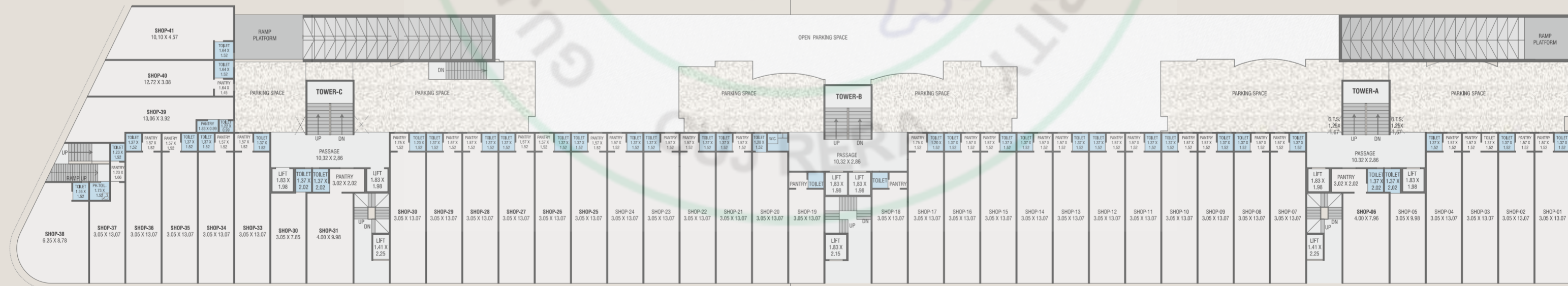
LAYOUT PLAN



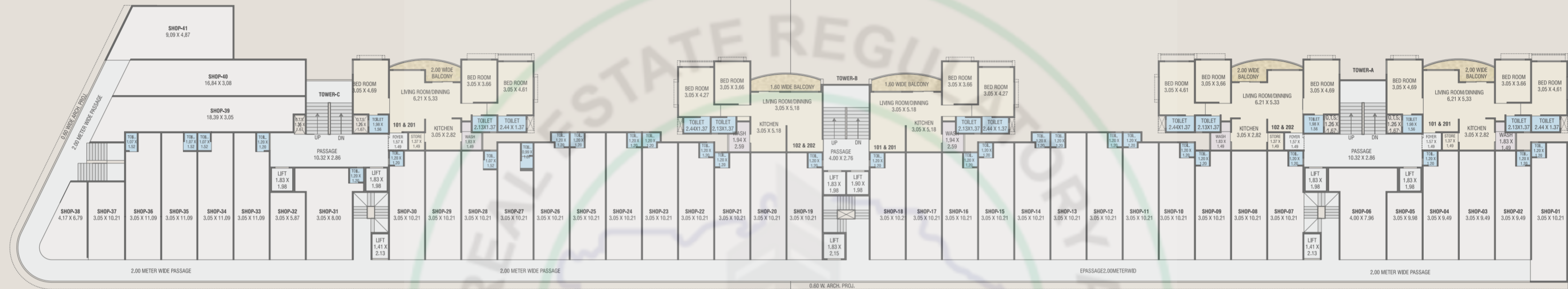
BASEMENT FLOOR PLAN



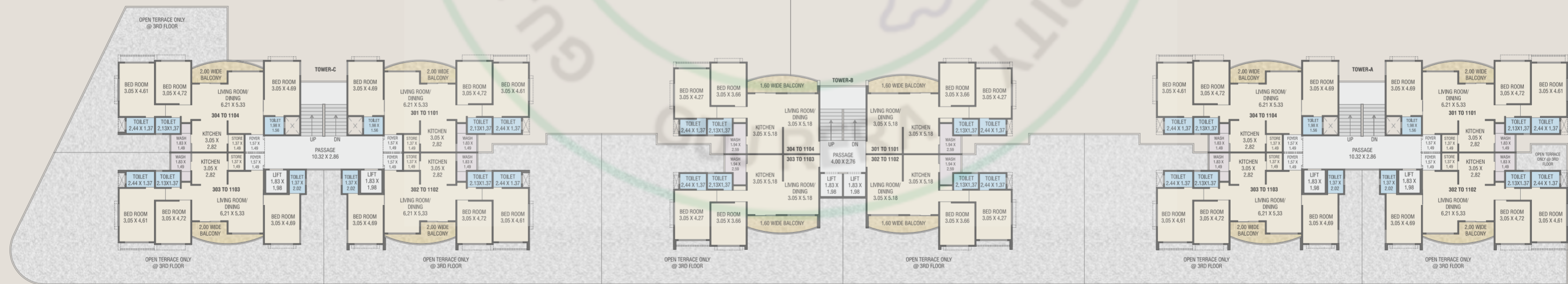
GROUND FLOOR PLAN



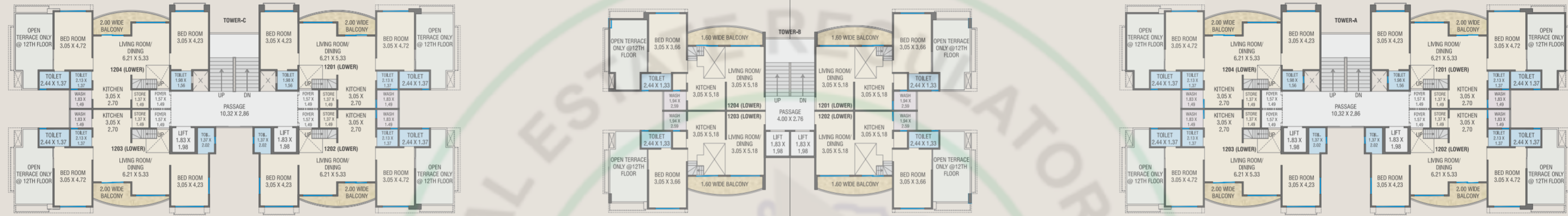
1st & 2nd FLOOR PLAN



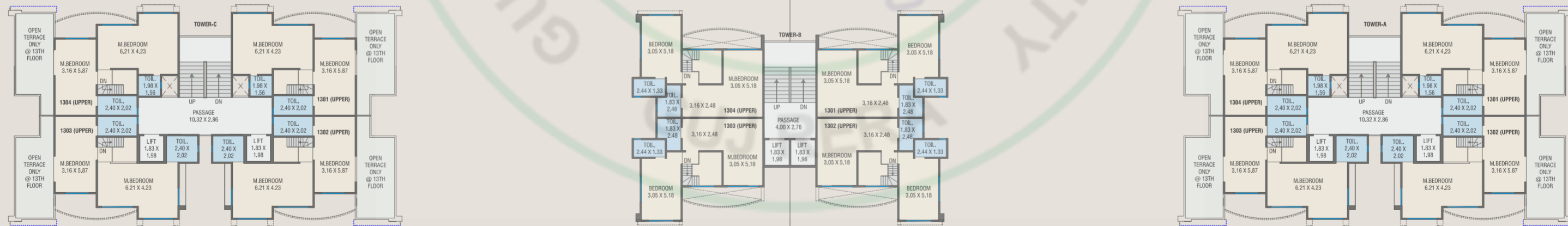
3rd to 11th FLOOR PLAN



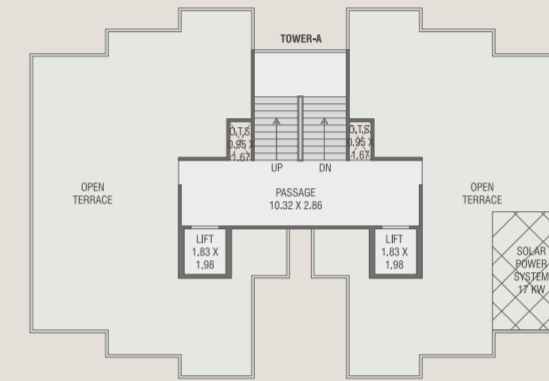
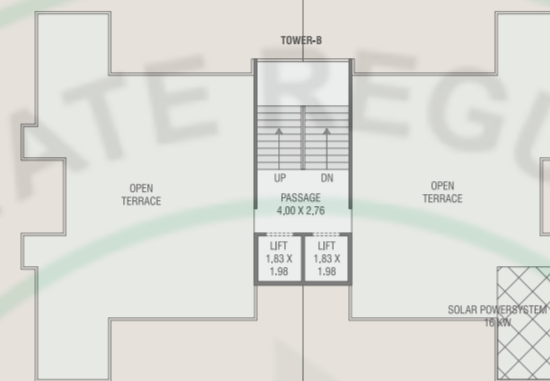
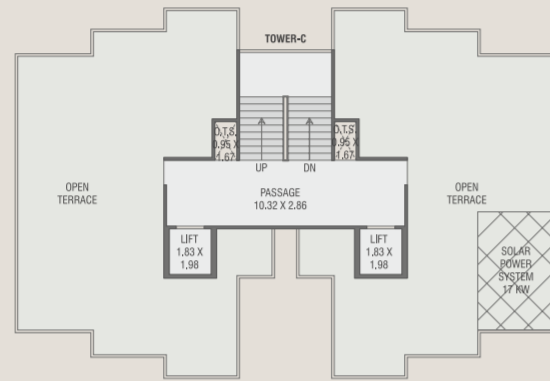
12th FLOOR PLAN



13th FLOOR PLAN



TERRACE FLOOR PLAN



VALUE ADDITION

- Main gate with security cabin
- Two automatic elevators in each tower
- Trimix concrete internal road with streetlight
- CCTV surveillance at Ground Floor
- Power backup for Lift and Common Light
- Solar Energy Roof Top system for Common Utilities
- Fire Safety system for every Tower
- Common underground & overhead tank with sensor
- 24 hours water supply
- Name Plates & Letter Box
- Entrance foyer in each tower

SPECIFICATIONS

STRUCTURE

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.

FINISH:

- Internal Walls : Smooth cement plaster.
- External Walls : Double coat plaster.

KITCHEN

- Granite Platform with S.S Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.

BATHROOMS:

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles granite counter with ceramic wash basin.
- Tiles up to beam level in all bathrooms
- Concealed internal plumbing with hot water points.

FLOORING

- Vitrified Tiles flooring in all rooms.
- Passage area & Stair case with vitrified tiles or Natural Stones.

DOORS & WINDOWS

- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal Doors : flush doors with granite frame & both sides decorative laminate.
- Anodized aluminium sliding windows with mosquito net & safety grills

ELECTRIFICATION:

- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & Internet points at convenient locations.
- AC piping in all Bed rooms & Living room

PAINT :

- Internal Walls : Two coat putty, primer with good quality paint.
- External Walls : Weather Proof paint.

