ROYAL
PALACE

4 B H K Luxurious Bungalows

SITE ADDRESS
Royal Palace , Near Ranasan Toll Plaza,
Canal Road, Sp Ring Road, Muthiya

DEVELOPER :
SHIV DEVELOPERS

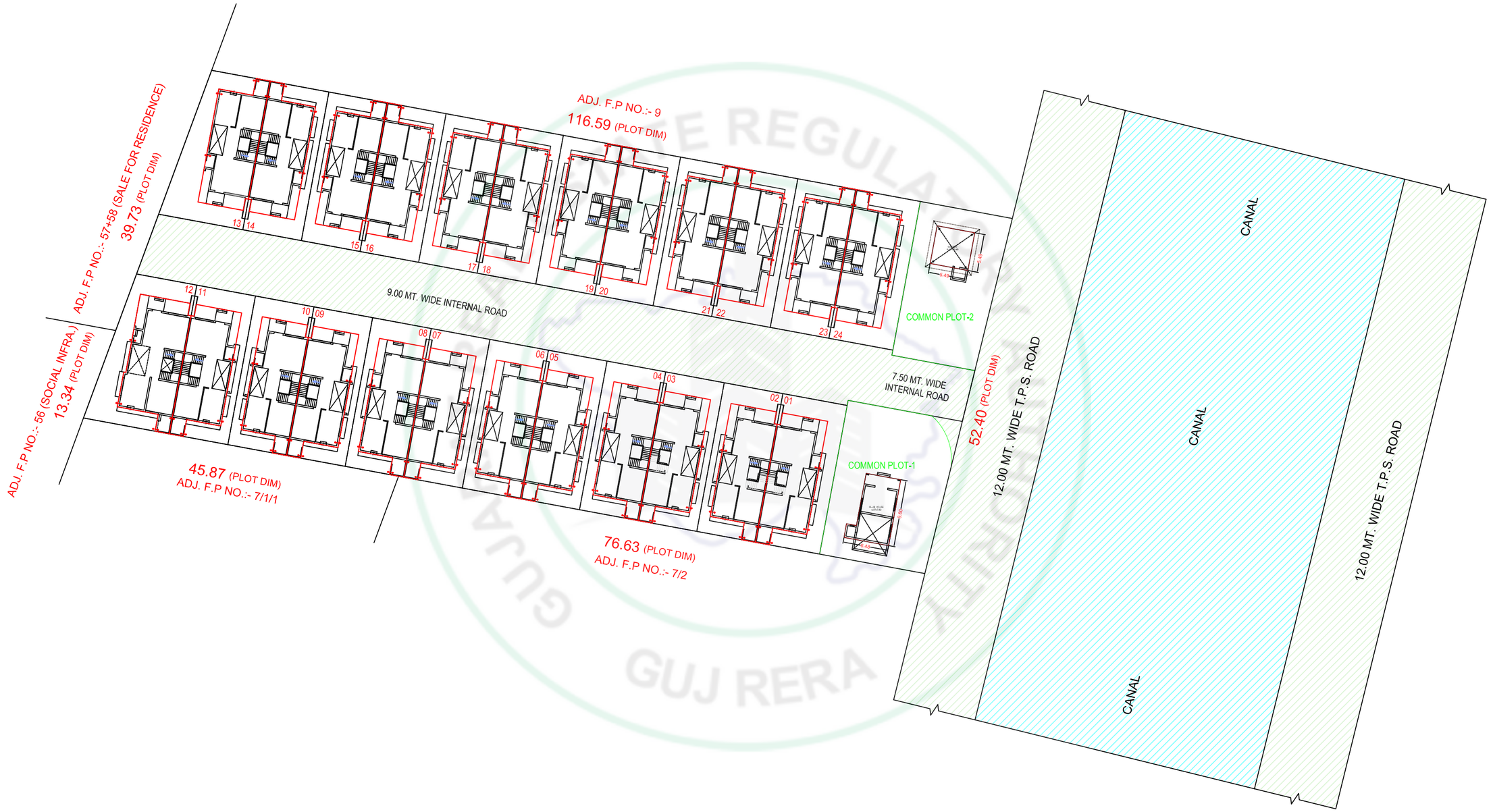
ARCHITECT :
NIRMAN ASSOCIATES

RERA NO. : _____
WEBSITE : www.gujrera.gujarat.gov.in

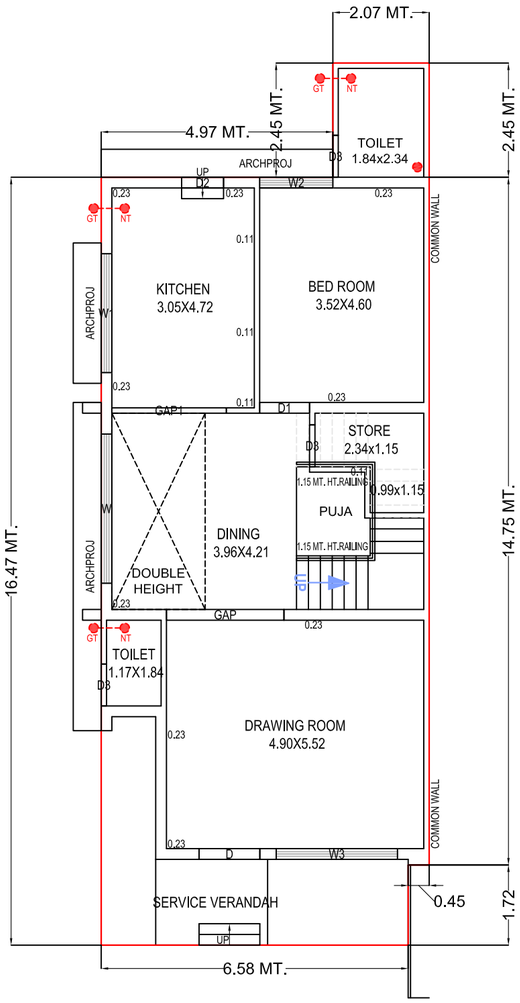

03
04

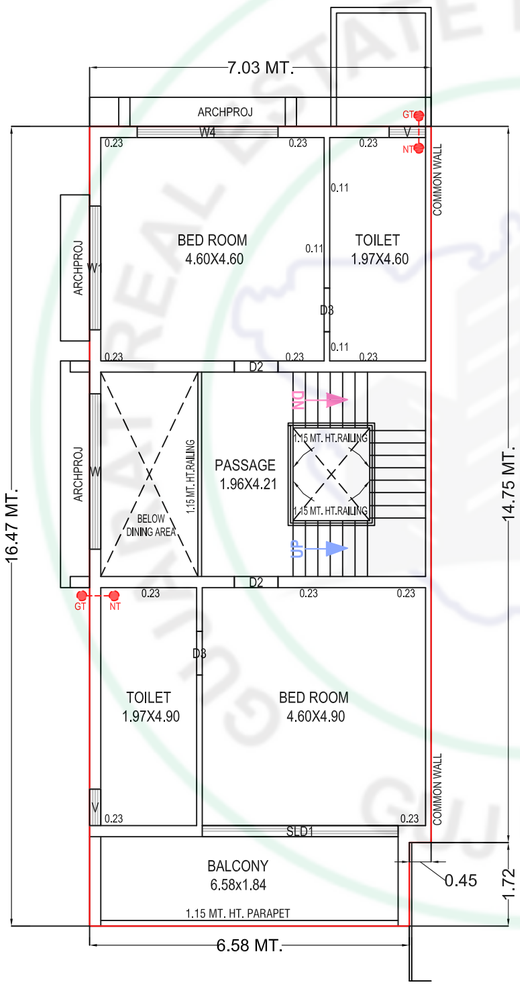

ROYAL M
ROYAL PALACE

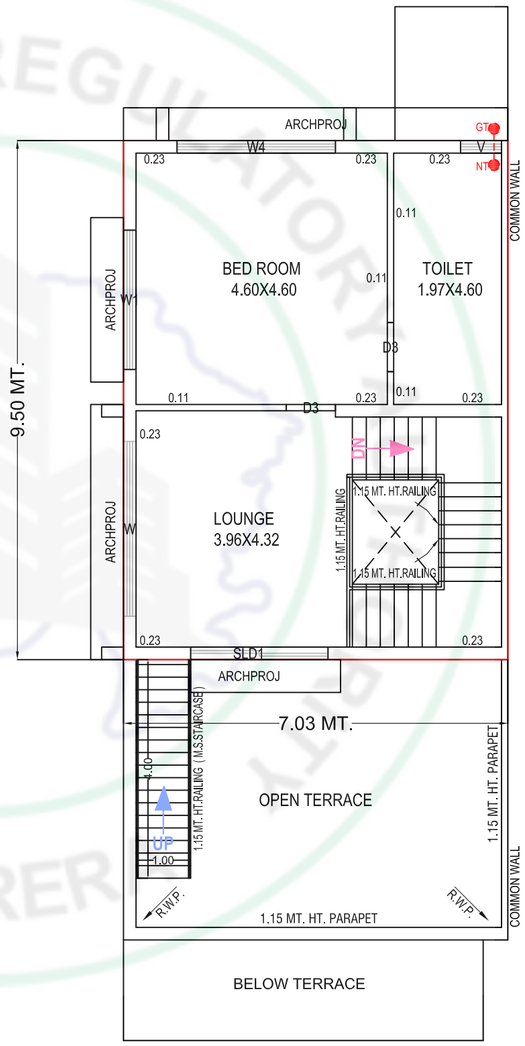
LAYOUT PLAN

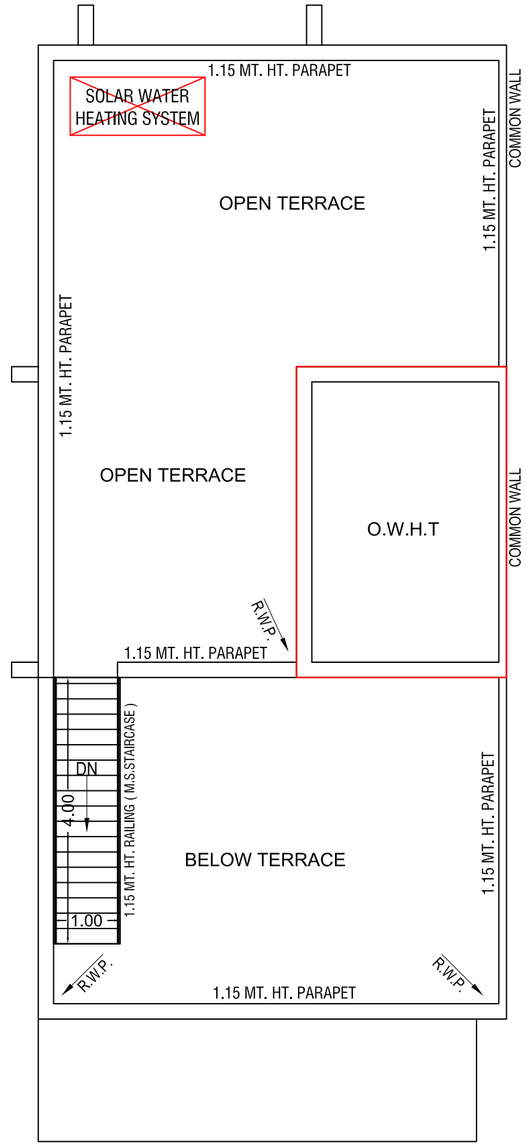

N
ADJ. F.P NO.:- 9
116.59 (PLOT DIM)
ADJ. F.P NO.:- 57+58 (SALE FOR RESIDENCE)
39.73 (PLOT DIM)
9.00 MT. WIDE INTERNAL ROAD
COMMON PLOT-2
7.50 MT. WIDE INTERNAL ROAD
COMMON PLOT-1
ADJ. F.P NO.:- 56 (SOCIAL INFRA.)
13.34 (PLOT DIM)
45.87 (PLOT DIM)
ADJ. F.P NO.:- 7/1/1
76.63 (PLOT DIM)
ADJ. F.P NO.:- 7/2
52.40 (PLOT DIM)
12.00 MT. WIDE T.P.S. ROAD
CANAL
CANAL
CANAL
12.00 MT. WIDE T.P.S. ROAD
13 14
15 16
17 18
19 20
21 22
23 24
12 11
10 09
08 07
06 05
04 03
02 01

UNITS 1 TO 11 & 14 TO 24

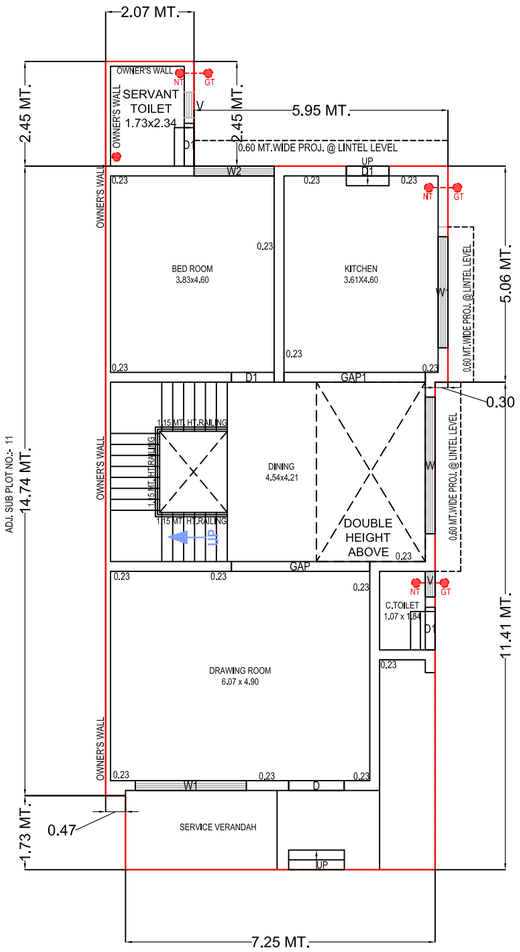


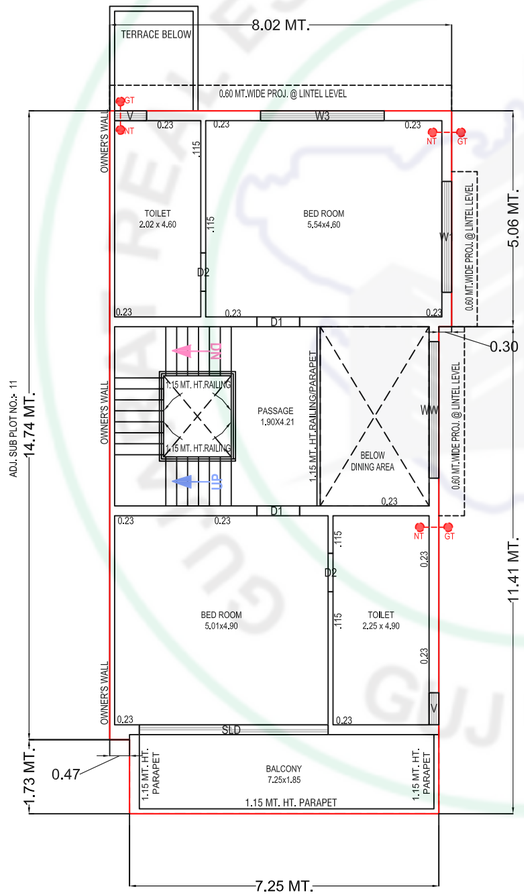


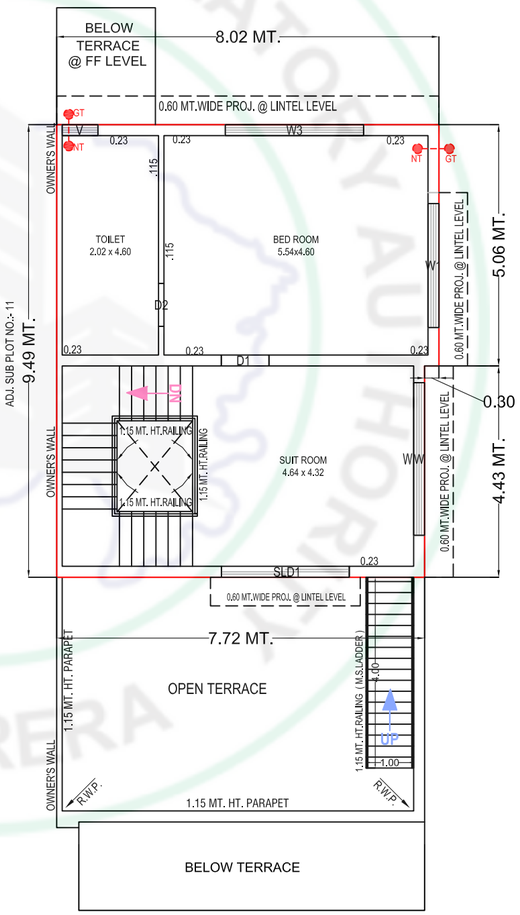


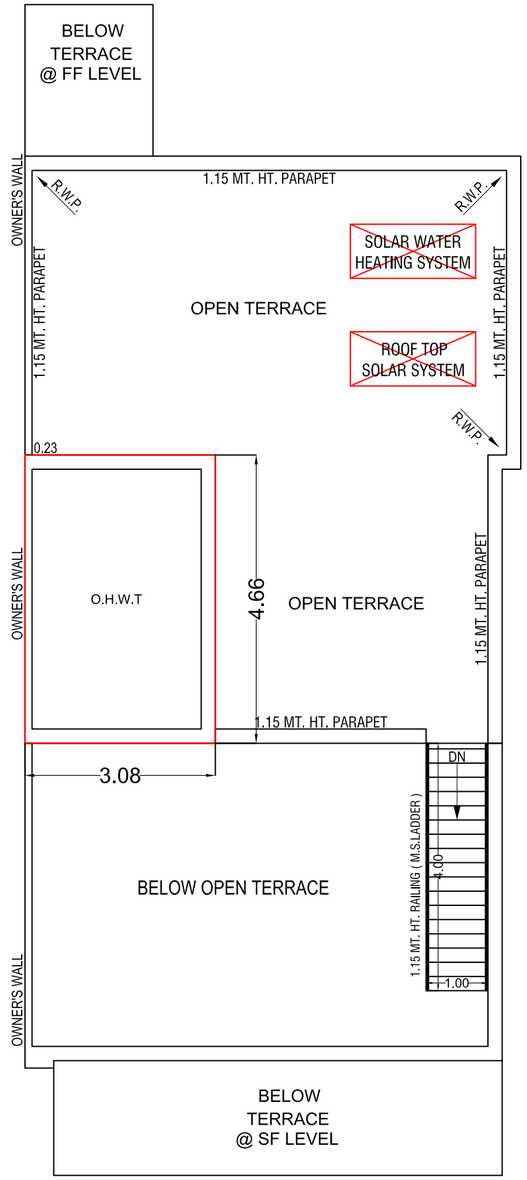


UNITS 12

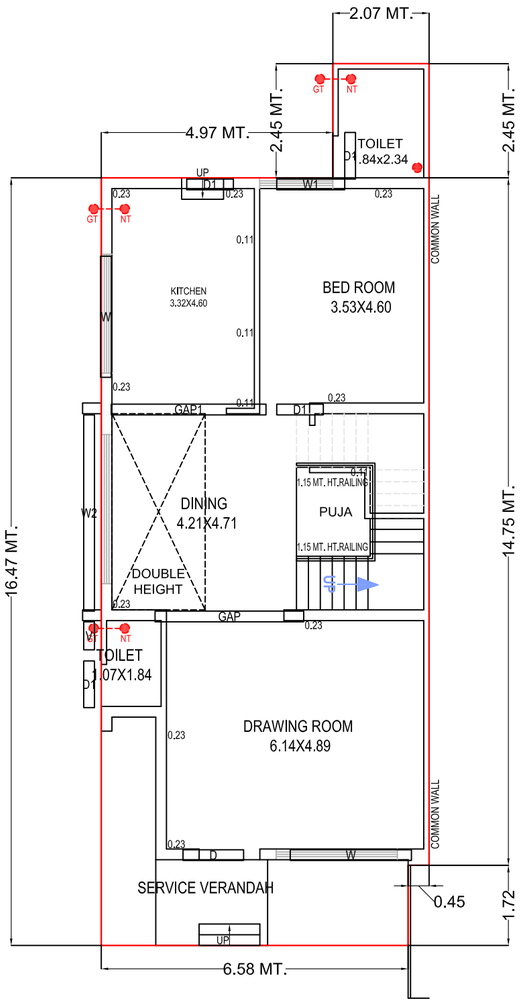

2.07 MT.
2.45 MT.
2.45 MT.
5.95 MT.
OWNER'S WALL
SERVANT TOILET 1.73x2.34
0.60 MT.WIDE PROJ. @ LINTEL LEVEL
W2
D1
UP
BED ROOM 3.83x4.60
KITCHEN 3.61X4.60
GAP1
5.06 MT.
0.30
DINING 4.54x4.21
1.15 MT. HT.RAILING
DOUBLE HEIGHT ABOVE
GAP
C.TOILET 1.07 x 1.61
DRAWING ROOM 6.07 x 4.90
W1
D
SERVICE VERANDAH
0.47
1.73 MT.
14.74 MT.
11.41 MT.
ADJ. SUB PLOT NO.:- 11
7.25 MT.

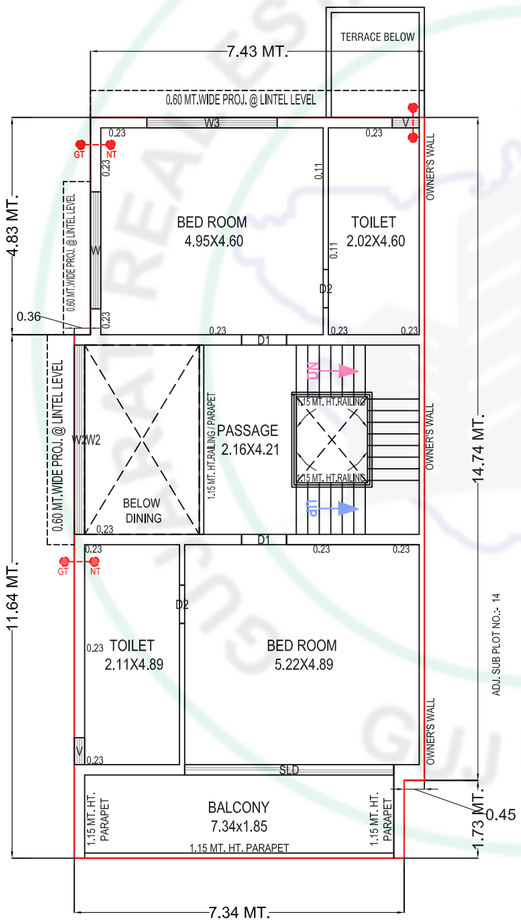

TERRACE BELOW
8.02 MT.
0.60 MT.WIDE PROJ. @ LINTEL LEVEL
W3
TOILET 2.02 x 4.60
BED ROOM 5,54x4,60
D2
5.06 MT.
0.30
PASSAGE 1,90X4.21
BELOW DINING AREA
BED ROOM 5,01x4,90
TOILET 2,25 x 4,90
SLD
BALCONY 7,25x1.85
1.15 MT. HT. PARAPET
0.47
1.73 MT.
14.74 MT.
11.41 MT.
ADJ. SUB PLOT NO.:- 11
7.25 MT.

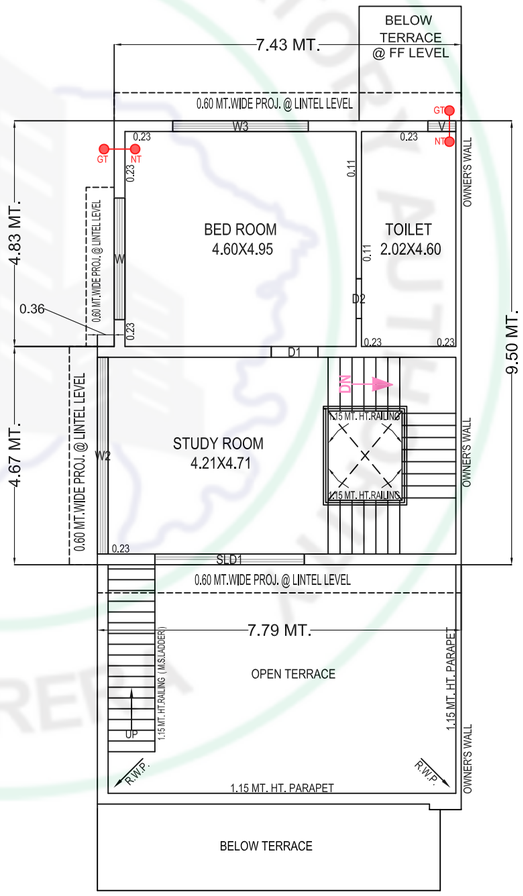

BELOW TERRACE @ FF LEVEL
8.02 MT.
0.60 MT.WIDE PROJ. @ LINTEL LEVEL
W3
TOILET 2.02 x 4.60
BED ROOM 5.54x4.60
D2
5.06 MT.
0.30
SUIT ROOM 4.64 x 4.32
4.43 MT.
SLD1
7.72 MT.
OPEN TERRACE
1.15 MT. HT. PARAPET
1.15 MT. HT.RAILING (M.S.LADDER)
4.00
1.00
UP
R.W.P.
9.49 MT.
ADJ. SUB PLOT NO.:- 11
BELOW TERRACE

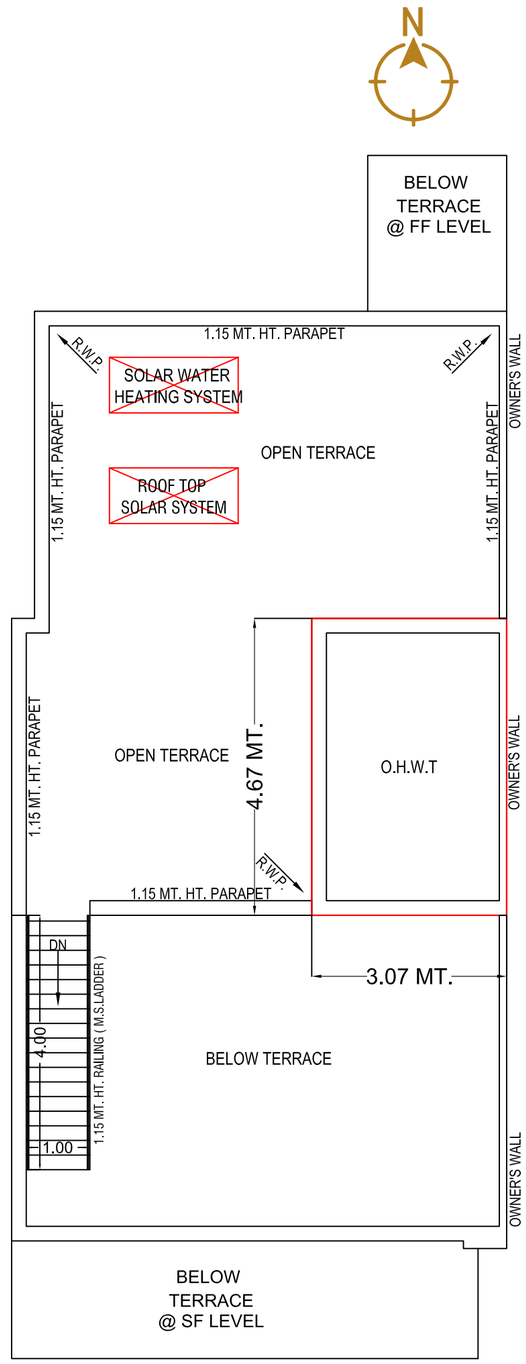

BELOW TERRACE @ FF LEVEL
1.15 MT. HT. PARAPET
R.W.P.
SOLAR WATER HEATING SYSTEM
ROOF TOP SOLAR SYSTEM
OPEN TERRACE
1.15 MT. HT. PARAPET
0.23
O.H.W.T
4.66
OPEN TERRACE
3.08
BELOW OPEN TERRACE
DN
4.00
1.00
1.15 MT. HT. RAILING (M.S.LADDER)
BELOW TERRACE @ SF LEVEL

UNITS 13


2.07 MT.
4.97 MT.
2.45 MT.
2.45 MT.
GT
NT
TOILET
1.84x2.34
UP
D1
W1
0.23
KITCHEN
3.32X4.60
BED ROOM
3.53X4.60
COMMON WALL
0.11
GAP1
DINING
4.21X4.71
PUJA
1.15 MT. HT.RAILING
DOUBLE
HEIGHT
SC
GAP
TOILET
2.07X1.84
DRAWING ROOM
6.14X4.89
SERVICE VERANDAH
16.47 MT.
14.75 MT.
0.45
1.72
6.58 MT.


7.43 MT.
TERRACE BELOW
0.60 MT.WIDE PROJ. @ LINTEL LEVEL
W3
V1
BED ROOM
4.95X4.60
TOILET
2.02X4.60
OWNER'S WALL
4.83 MT.
0.36
D2
PASSAGE
2.16X4.21
1.15 MT. HT.RAILING
1.15 MT. HT.RAILING / PARAPET
BELOW
DINING
W2W2
TOILET
2.11X4.89
BED ROOM
5.22X4.89
SLD
ADJ. SUB PLOT NO.:- 14
BALCONY
7.34x1.85
1.15 MT. HT. PARAPET
11.64 MT.
14.74 MT.
1.73 MT.
0.45
7.34 MT.


7.43 MT.
BELOW
TERRACE
@ FF LEVEL
0.60 MT.WIDE PROJ. @ LINTEL LEVEL
W3
V1
BED ROOM
4.60X4.95
TOILET
2.02X4.60
OWNER'S WALL
4.83 MT.
0.36
D2
STUDY ROOM
4.21X4.71
4.67 MT.
9.50 MT.
SLD1
7.79 MT.
OPEN TERRACE
1.15 MT. HT. PARAPET
R.W.P.
BELOW TERRACE


BELOW
TERRACE
@ FF LEVEL
1.15 MT. HT. PARAPET
R.W.P.
SOLAR WATER
HEATING SYSTEM
OPEN TERRACE
ROOF TOP
SOLAR SYSTEM
OWNER'S WALL
O.H.W.T
4.67 MT.
3.07 MT.
DN
4.00
1.00
1.15 MT. HT. RAILING (M.S.LADDER)
BELOW TERRACE
BELOW
TERRACE
@ SF LEVEL

SPECIFICATIONS

STRUCTURE
Earthquake resistant Load-bearing as per current laws.

FLOORING
Vitrified tiles for entire flooring in all apartments.

WALL FINISH / ELEVATION
Internal mala plaster with white finish putty.
Attractive external elevation with double coat sand face plaster & Water Proof Paint.

TOILET
Designer tiles on floor and walls up to lintel level.
Branded sanitary & bath fittings.

KITCHEN
Polished granite platform with S.S. sink, glazed tiles up to lintel level.

ELECTRIFICATION
Branded ISI modular switches with concealed copper wiring and adequate number of points.
MCB distribution panel.

PLUMBING
ISI CPVC and UPVC pipes for water supply, SWR pipes for solid waste and drainage systems.

DOORS & WINDOWS
Main door & other flush doors with frame.
All windows in aluminum section with granite sill.

TERRACE
Waterproofing with china mosaic for heat reflection and thermal insulation.

FIRE SAFETY
Fire Safety System Facilities



ROYAL
PALACE

SITE ADDRESS
Royal Palace , Near Ranasan Toll Plaza,
Canal Road, Sp Ring Road, Muthiya

DEVELOPER :
SHIV DEVELOPERS

ARCHITECT :
NIRMAN ASSOCIATES