



Live, Love & GROW

In Spacious Comfort





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

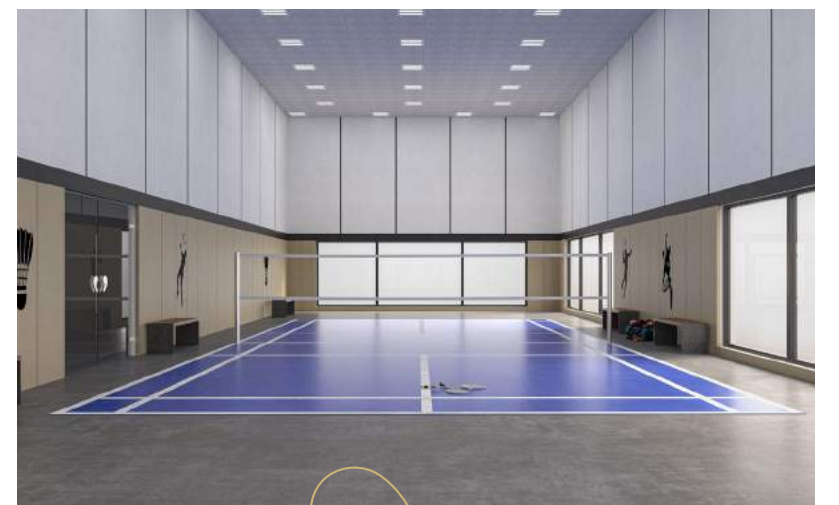
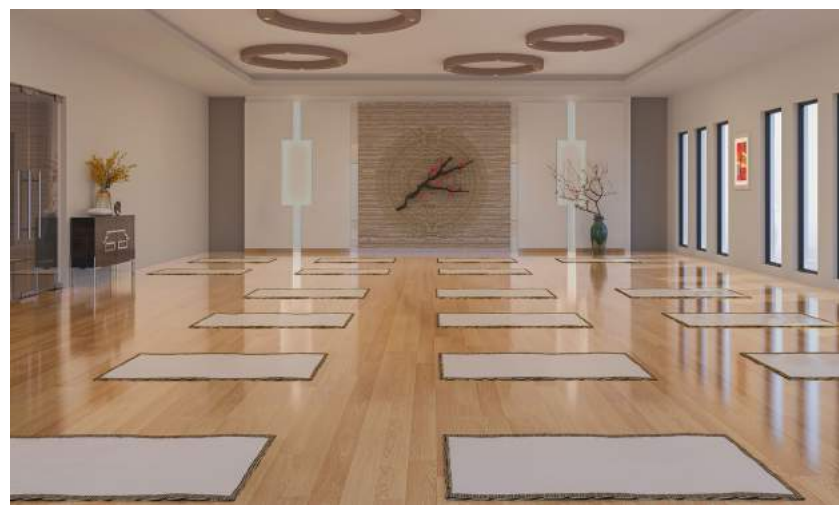


YOUR HOME OF RELAXATION,
RECREATION & REJUVENATION



The
Royal Park
Luxury Apartments @ Bowrampet

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



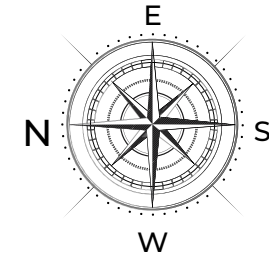
TYPICAL FLOOR PLAN
TOWER - 1

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

DISCOVER THE ESSENCE OF ROYAL LIVING

A location as brilliant as the Royal Park isn't found everywhere, peaceful and well planned. Here you express yourself, rejoice, celebrate and move with an aura that leaves you relaxed. Incredible features like landscaped gardens, planned walkways, and an equipped gym make this address a dream come true.

TOWER - 2 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	East	790.19	213.45	270.98	1275
02	2BHK	East	790.19	213.45	270.98	1275
03	2BHK	East	790.19	213.45	270.98	1275
04	2BHK	East	790.19	213.45	270.98	1275
05	3BHK	West	787.92	215.71	270.98	1275
06	2BHK	West	800.63	203.01	270.98	1275
07	2BHK	West	787.92	215.71	270.98	1275
08	2BHK	West	786.53	217.11	270.98	1275
09	2BHK	North	760.37	243.27	270.98	1275



TYPICAL FLOOR PLAN

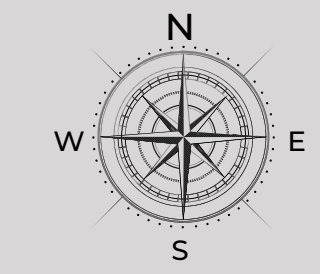
TOWER - 2





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



OUTDOOR AMENITIES

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





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 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 makeover and 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' height above the kitchen platform of reputed make. (Shall be provided at extra cost).

Bathrooms : Glazed ceramic tile dado up to 7' 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 TV.
- 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

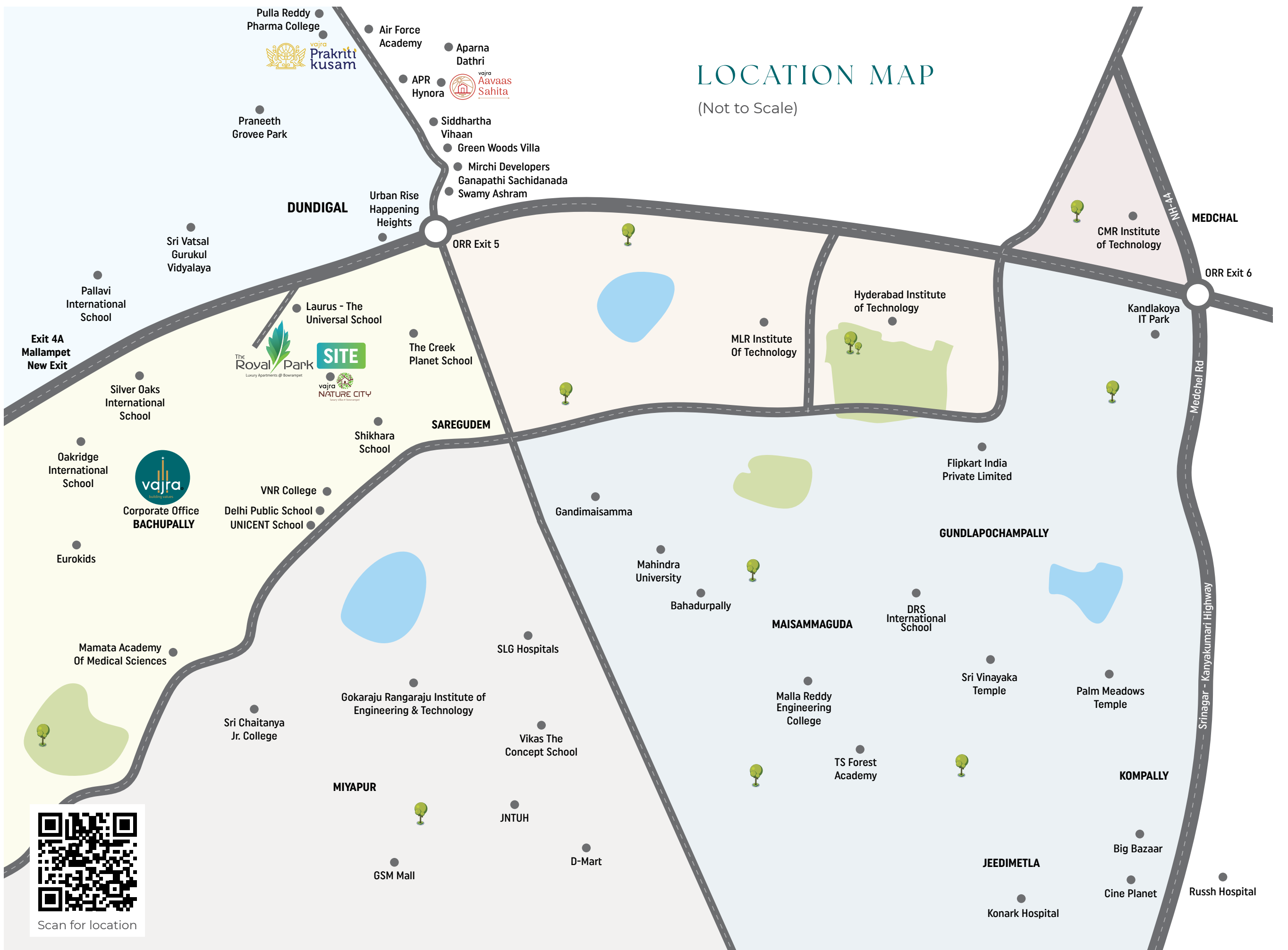
- Domestic water is made available through an exclusive water softening plant (not RO plant)
- Rain water harvesting at regular intervals is provided for recharging groundwater levels as per the norms.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated 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 an 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





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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.