



# ROYAL REGALIA

Premium Residential Apartments



*Welcome to*

  
**ROYAL REGALIA**

Premium Residential Apartments

the insignia of royalty for an  
idealistic dream life





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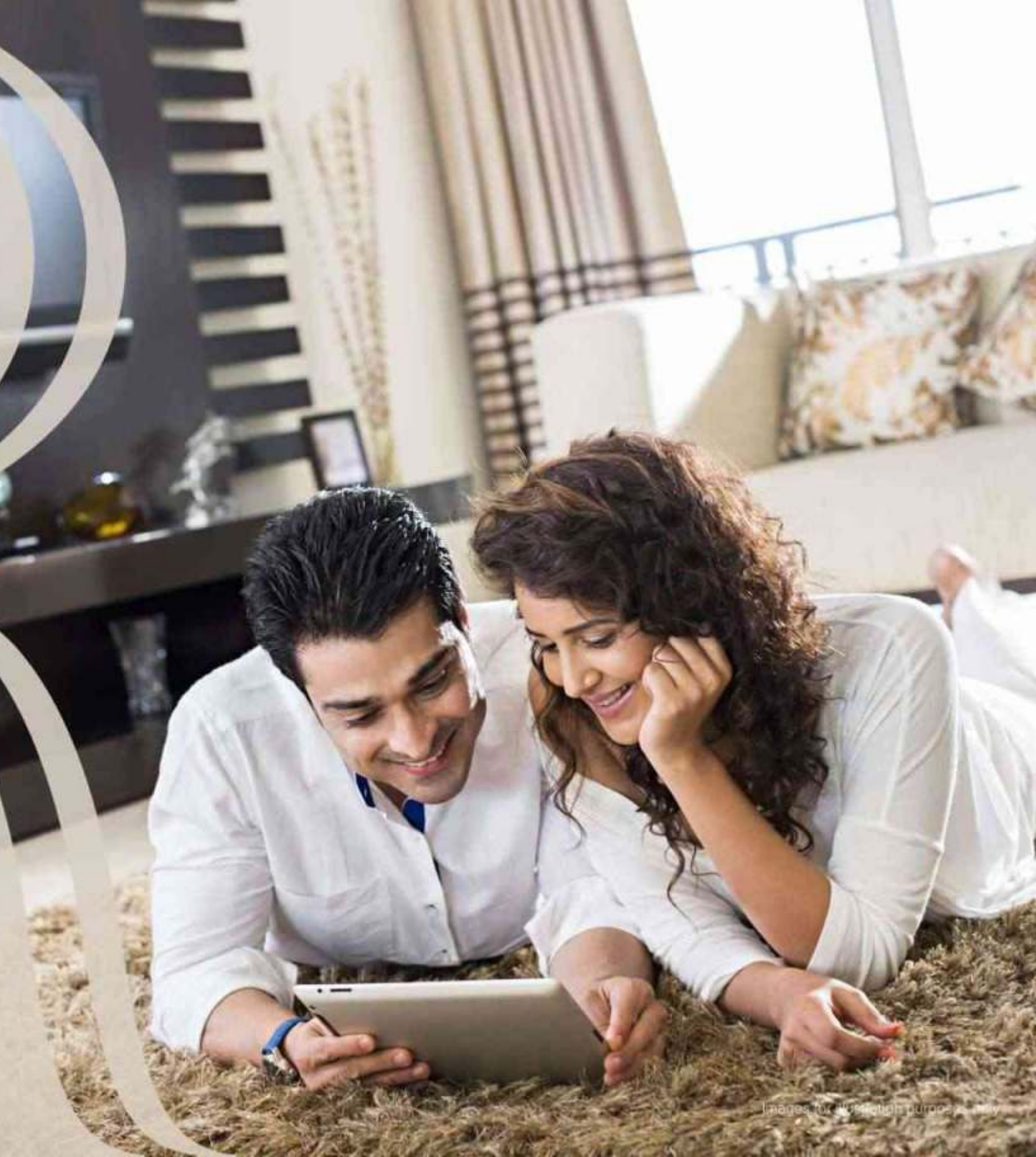
**EXPERIENCE LIFE TO THE FULLEST**

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**PRESENTING  
A NEW APPROACH  
OF LUXURY LIVING**

We aspire to accommodate an idealistic dream life and prosperous atmosphere along with great quality standards and innovative approach, thereby leaving indelible mark into every landmark we build.

'Royal Regalia' introduces you to a magnificent lifestyle within the complex with all the ravishing luxuries and facilities at your doorsteps allowing you to spend quality time with your near and dear ones.



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## DREAMS OF LUXURIOUS LIFESTYLE ARE MADE REAL

Home is a place for comfort, pleasure, happiness and a bond of all emotions we seek to espouse. Since commencement, new living spaces have been growing successfully and have kept us standing strong by delivering spectacular projects one after another. Our aim is to focus on customer centric approach and innovation to deliver the best quality standards. We now present 'Royal Regalia' with lifestyle advantages you'll love to enjoy for decades.



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**INCOMPARABLE  
LOCATION**



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**BEST LOCATION:  
OPENING DOORS  
TO FORTUNE**

An attestation to serenity, Royal Regalia is located at your dream destination Gandhi path, Vaishli Nagar which makes it easier to socialize and connect with people socially and professionally. This stately location add star to its contemporary architecture which is mixture of tradition and innovation.

“There is no substitute for a real location when you are trying to shoot the jungle”

- Rachele Lefevre





**THOUGHTFUL  
ARCHITECTURE**

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### AN ARCHITECTURE TO PLEASE THE EYES OF THE BEHOLDER

At Royal Regalia, our architects have given special consideration to each and every element of design and planning so as to infuse best of the facilities, conveniences and features that one might need for a comfortable lifestyle.

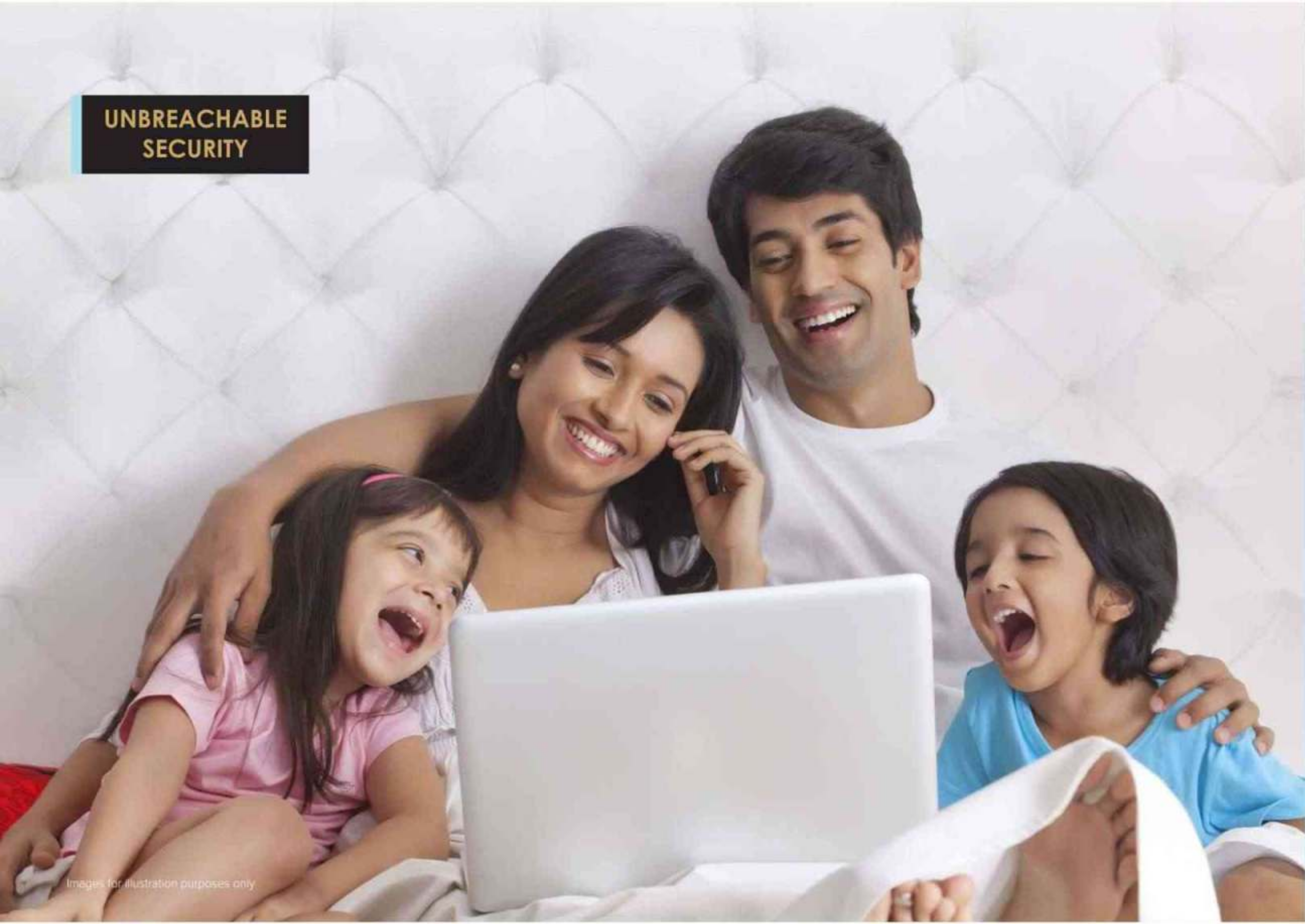
“ We shape our buildings;  
thereafter they shape us.”

- Winston Churchill

-  Earth Quake Resistance Building
-  Judicious Space Usage.
-  Contemporary facade.
-  Energy efficient & eco friendly design.
-  Variegated parking.

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**UNBREACHABLE  
SECURITY**



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At the end of the day, the goal are simple : safety and security

- Judi Relli

**A SECURED  
AND LUXURIOUS  
LIFESTYLE THAT SECURES  
YOUR BOND**

Royal regalia is gated to ensure that you live and are endowed in a safe environment. Individual security arrangements are installed right from the main gate to the individual apartments. All security facilities are arranged so that u live free, safe and secure.



Round the clock  
3 tier security



24 X 7 CCTV  
surveillance system



Access control system  
at main entrance



Video door  
phone in each flat



Intercom/EPABX  
facility



Emergency alarm  
button in each flat

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**ENVIRONMENT @  
YOUR DOORSTEP**

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## CHERISH MOMENTS WITH LANDSCAPED GOODNESS

A perfect location for your leisure times with your near and dear ones to celebrate life in the presence of stars. Brimming with a positive aura, Royal Regalia brings you the landscaped goodness of nature through contemporary terraces that look scenic and add affinity to your entire apartment giving it entirely a fresh and dreamy look keeping the space lively, blooming and cool.

“The soul cannot thrive  
in the absence of a garden”

- Thomas Moore



Interactive  
Seating Areas



Step Planters.



Green Terraces on  
alternate floors



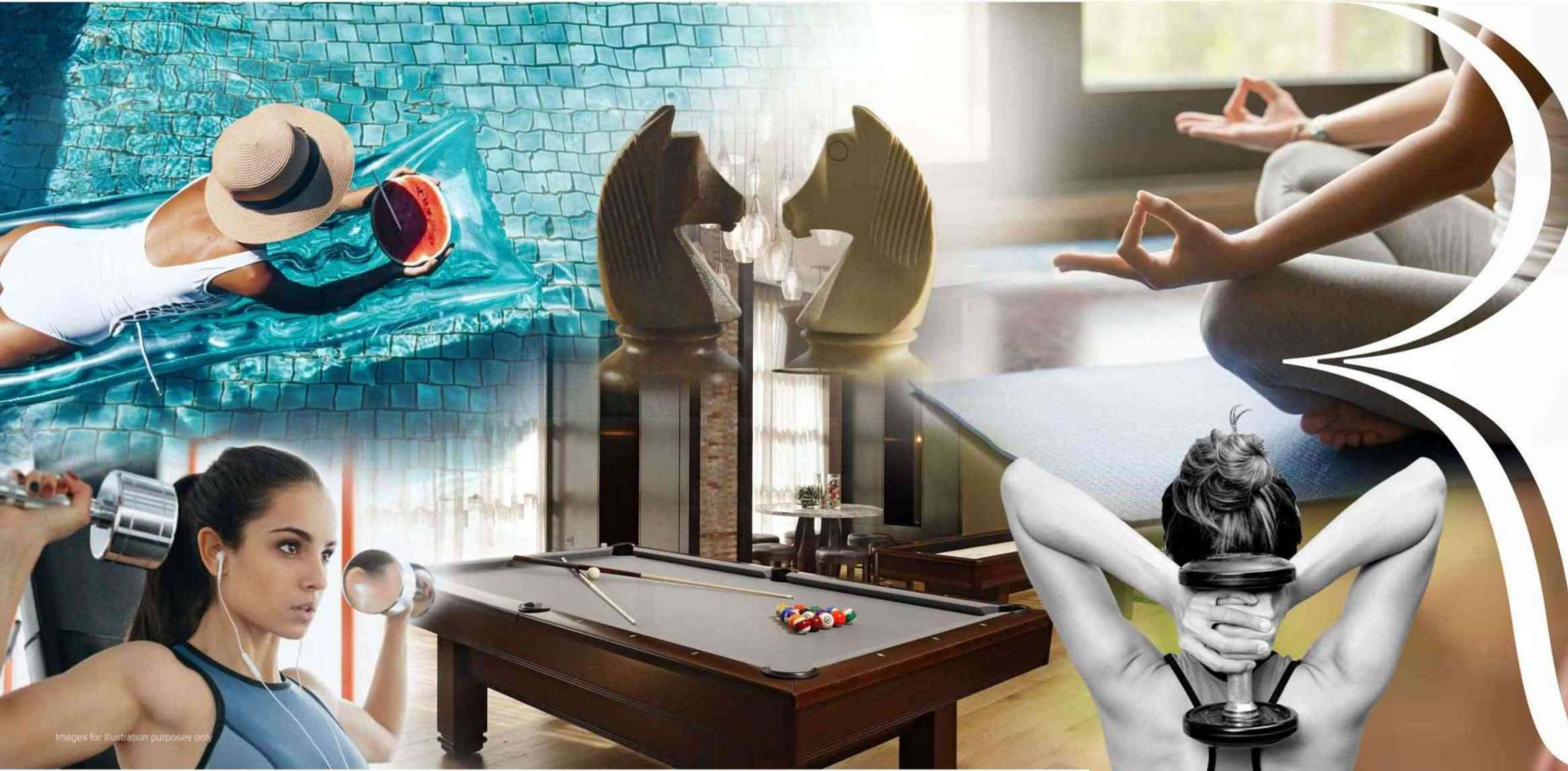
Feature Walls.



Trellised Seating

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**IRRESISTIBLE  
CLUB HOUSE**

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“ My childhood may be over,  
but that doesn't mean my playtime is.”

- Ron Olson

**LIVE A LIFE AS  
EXCITING AS  
IT CAN BE**

“Club Oasis” at Royal Regalia is designed keeping in mind all contemporary luxury and comfort needs. It provides a variety of indoor & outdoor recreational facilities suiting all age groups. There is something interesting and entertaining for everyone in family.



Indoor Games



Guest Room



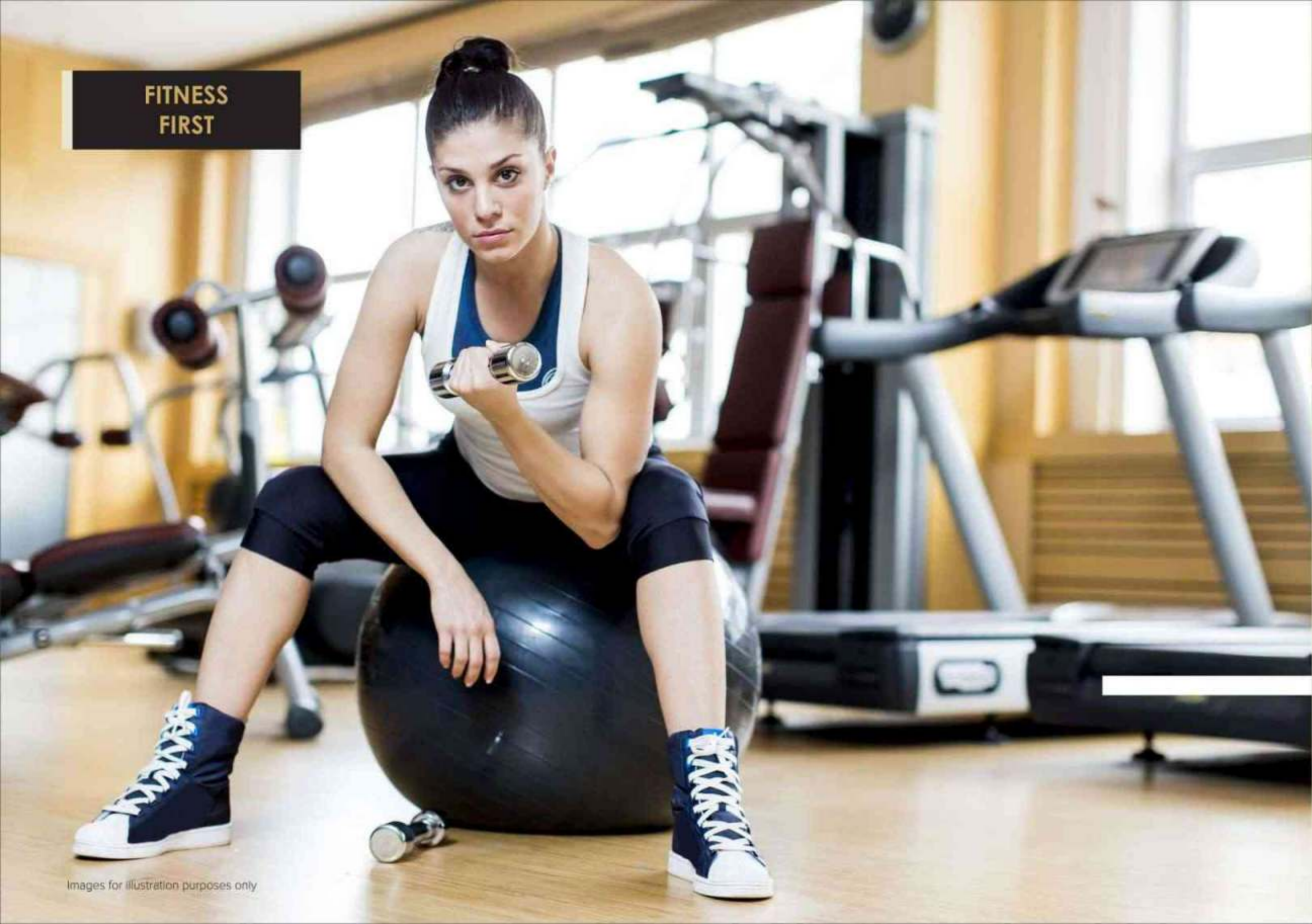
Jacuzzi



Massage Room

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**FITNESS  
FIRST**



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**STAY HEALTHY IN A  
GRACEFUL INDULGENCE**

'Royal Regalia' bestows upon you to make life exciting and zealous. Tone your muscles and follow your regular health regime with our fitness club designed by understanding the requirements of fitness enthusiasts complemented with a mesmerizing ambiance.



“The greatest gift that you can give your family and the world is a healthy you.”

- Joyce Meyer



Small Multipurpose Court



Sauna



Gymnasium



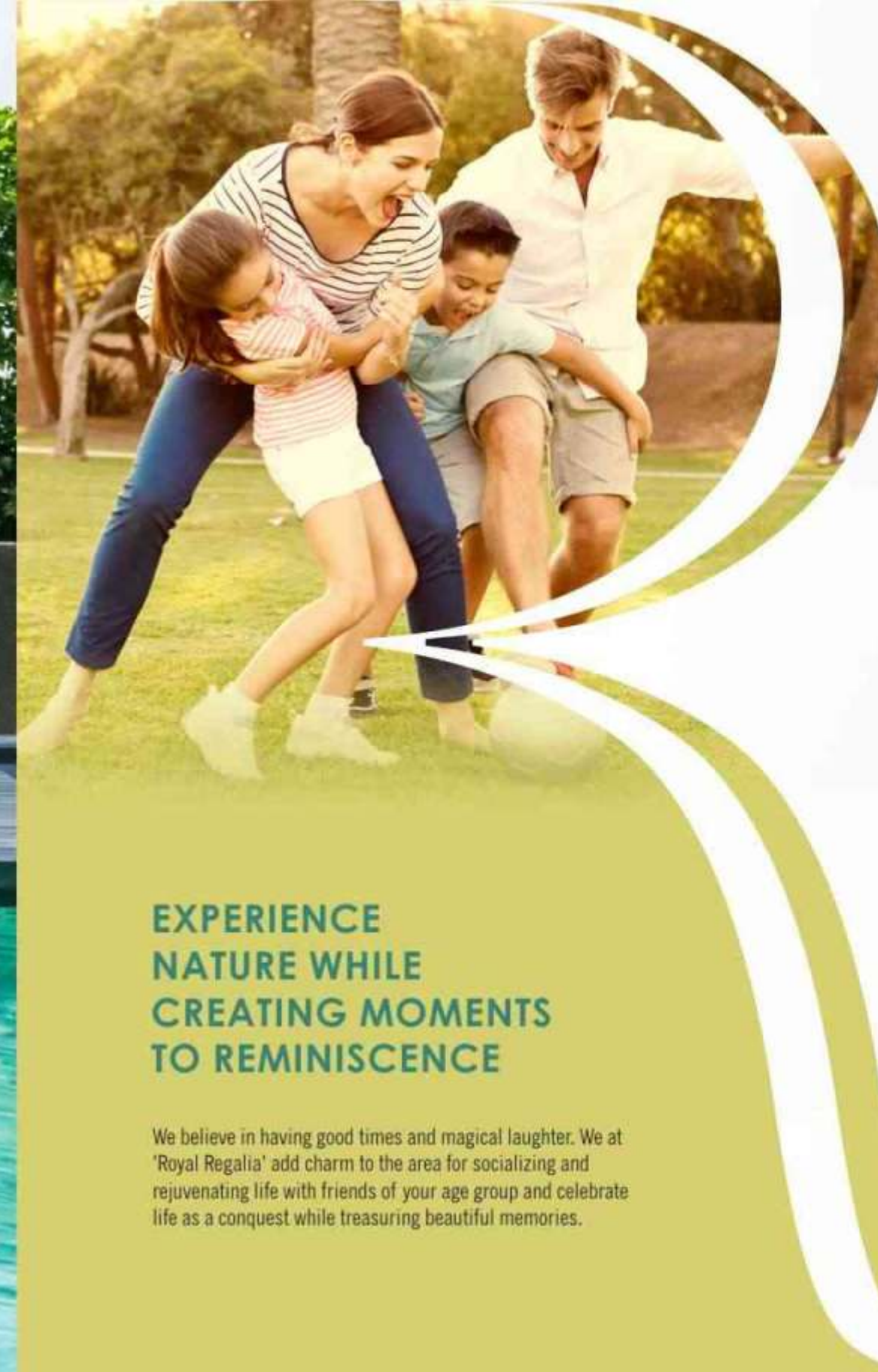
Steam Bath

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**SOCIAL  
COMPATIBILITY**

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**EXPERIENCE  
NATURE WHILE  
CREATING MOMENTS  
TO REMINISCENCE**

We believe in having good times and magical laughter. We at 'Royal Regalia' add charm to the area for socializing and rejuvenating life with friends of your age group and celebrate life as a conquest while treasuring beautiful memories.



“The world is round so that  
the friendship may encircle it.”

- Pierre Teilhard de Chardin



Indoor  
Swimming Pool



Senior Citizen  
Corner



Kids Play Area



Sit-out areas

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**TYPICAL FLOOR PLAN**

**AREA STATEMENT**

Flat	Type	SBUA	BUA	Carpet Area	Exclusive Balcony Area	Flat	Type	SBUA	BUA	Carpet Area	Exclusive Balcony Area	Flat	Type	SBUA	BUA	Carpet Area	Exclusive Balcony Area
401	3 BHK	1836	1377	1182	147	404	2 BHK	1190	892	776	73	407	3 BHK	1720	1290	1069	167
402	3 BHK	1889	1416	1221	145	405	3 BHK	1611	1208	1036	124	408	2 BHK	1076	807	704	54
403	2 BHK	1163	872	775	57	406	2 BHK	1193	894	774	86	409	2 BHK	1213	909	803	62

• All areas are measured in Sq. Ft.

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**3 BHK**  
Flat - 401

SBUA	: 1836 sq. ft.
BUA	: 1377 sq. ft.
Carpet Area	: 1182 sq. ft.
Balcony Area	: 147 sq. ft.



**3 BHK**  
Flat - 402

SBUA	: 1889 sq. ft.
BUA	: 1416 sq. ft.
Carpet Area	: 1221 sq. ft.
Balcony Area	: 145 sq. ft.

**2 BHK**  
Flat - 403

SBUA	: 1163 sq. ft.
BUA	: 872 sq. ft.
Carpet Area	: 775 sq. ft.
Balcony Area	: 57 sq. ft.



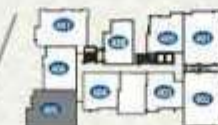
**2 BHK**  
Flat - 404

SBUA	: 1190 sq. ft.
BUA	: 892 sq. ft.
Carpet Area	: 776 sq. ft.
Balcony Area	: 73 sq. ft.



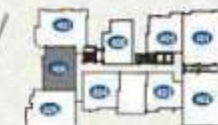
**3 BHK**  
Flat - 405

SBUA : 1611 sq. ft.  
BUA : 1208 sq. ft.  
Carpet Area : 1036 sq. ft.  
Balcony Area : 124 sq. ft.



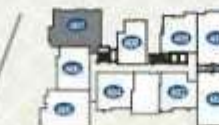
**2 BHK**  
Flat - 406

SBUA : 1193 sq. ft.  
BUA : 894 sq. ft.  
Carpet Area : 774 sq. ft.  
Balcony Area : 86 sq. ft.



**3 BHK**  
Flat - 407

SBUA : 1720 sq. ft.  
BUA : 1290 sq. ft.  
Carpet Area : 1069 sq. ft.  
Balcony Area : 167 sq. ft.



**2 BHK**  
Flat - 408

SBUA : 1076 sq. ft.  
BUA : 807 sq. ft.  
Carpet Area : 704 sq. ft.  
Balcony Area : 54 sq. ft.



Multiple options  
for 2/3 BHK  
Apartments  
that fits for all



**2 BHK**  
Flat - 409

SBUA : 1213 sq. ft.  
BUA : 909 sq. ft.  
Carpet Area : 803 sq. ft.  
Balcony Area : 62 sq. ft.



ISOMETRIC VIEW  
of Flat - 401



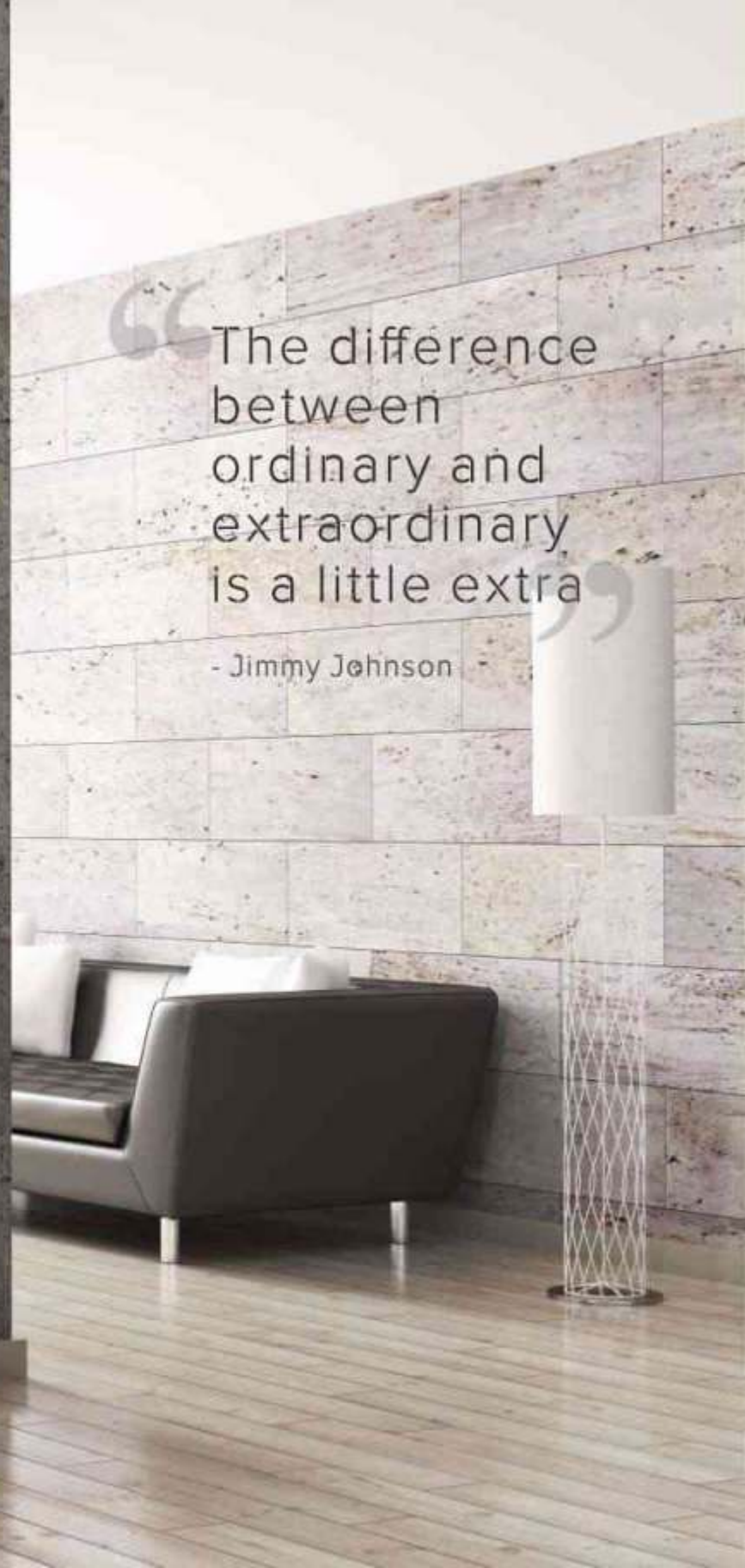
This isometric view is only for illustration purposes. All furnishings, interior enhancement items and electronic appliances are not a part of legal offering.

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“The difference between ordinary and extraordinary is a little extra”  
- Jimmy Johnson

## Specifications...

### STRUCTURE

- Earthquake resistant RCC framed structure
- Fire fighting system
- Emergency exit provision through an extra staircase
- Energy efficient & eco - friendly design
- Contemporary façade and elevation elements

### APARTMENTS

- Vitrified tiles flooring
- False ceiling in drawing & dining area
- POP finish on all walls & ceilings
- Premium quality distemper on walls & ceilings
- AC copper piping in drawing/dining and all bedrooms
- UPVC/Aluminum windows with two track system
- Premium quality designer laminated flush doors
- Designer fittings on doors and windows

### KITCHENS

- Under counter semi modular cabinets
- Granite working counters
- Stainless steel sink

- 2' tiles dado above the counter
- Provision for geyser & RO

### WASHROOMS

- Designer ceramic wall tiles up to 7' height
- Ceramic tiles flooring
- Premium quality sanitary ware
- Premium quality CP fittings
- Extended Wall hung/floor mounted WC
- Counter wash basins with mirrors
- Grid false ceiling

### ELECTRICAL

- Premium quality wires & cables
- Premium quality modular switches & accessories
- Telephone wiring in each room
- DTH wiring in each room
- Provision for inverter

### WATER SUPPLY

- 24 X 7 water supply through overhead tank
- Underground water tank for additional storage
- Rainwater harvesting system to recharge ground water level

### COMMON AMENITIES

- 3 High speed elevators with auto rescue devices
- Well equipped clubhouse consisting of swimming pool, gymnasium, spa, games room and guest room.
- Spa consisting of steam, sauna, jacuzzi, chiller and massage room
- Indoor games room consisting of pool, table tennis, carrom and chess
- Outdoor play area consisting of small multipurpose court and kids play area
- Power backup in common areas
- Main entrance gate with separate entry & exit driveways
- Granite flooring in corridors and staircases
- Designer entrance lobby
- Multi - dwelling unit (MDU) system for DTH connectivity
- Driver dormitory
- Reticulated LPG system
- Double height terrace sit out area with planters

### SECURITY SYSTEM

- Round the clock 3 tier security
- 24 X 7 CCTV surveillance system
- Access control system at main entrance
- Video door phone in each flat
- Intercom/EPABX facility
- Emergency alarm button in each flat



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## WE MAKE A DIFFERENCE AN ENDEAVOR FOR LIFE

Gangaa Kotecha Group pushes the limits in real estate to create buildings of utmost quality. It strives to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all its endeavors. With a distinctive style of management, in just a short span of 11 years, it has been able to grab more than 16 projects. It provides efficient service to customers by combining the strength of the best team of architects, interior designers and project management consultancy that focuses on the worth of every square feet ensuring timely delivery. By combining highest standards of ethics and keen dedication to excellence in all aspects, it aspires to exceed customers' expectations. It is active towards environmental conservation and uncompromising in dedication. 'Royal Regalia' is just another project where reliability and experience of the group combines with innovation and finesse to bring luxurious homes to the city dweller.



## SHAPING UP YOUR PRECIOUS DREAMS WITH OUR COMMITMENT

- 11 years of Excellence in Real Estate Industry
- Committed to On-Time Delivery
- Choice of wide range of Apartments
- Home Loans available from all Leading Banks
- Safe and Secure Environment in all the Projects
- High Customer Satisfaction

### Completed Projects



Vardhman Apartments, Banipark



Western Heights, Shyam Nagar



Vardhman Residency, Ajmer Road



Vardhman Majesty, Shyam Nagar



Classic Residency, Vaishali Nagar



Arihant Enclave, Ajmer Road



Arihant Residency, Ajmer Road



Aastha Apartments, Nirman Nagar



Arihant Palm, Ajmer Road



Royal Castle, Vaishali Nagar



Royal Florence, Narayan Vihar



Royal Avenue, Patrakar Colony

### Ongoing Projects



Royal Tatvam, Patrakar Colony  
RERA Registration No.: RAJ/P/2017/137



Royal Essence, Gandhi Path  
RERA Registration No.: RAJ/P/2017/136



Royal Regalia, Gandhi Path  
RERA Registration No.: RAJ/P/2017/152



“It takes hands to build a house  
but only hearts can build a home.”



**KPG** RERA No. RAJ/A/2017/090  
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