



GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

WHERE INDULGENCE RULES

RERA Registered. RERA No: P02400009910; Project: Godrej Regal Pavilion, Permit no. 0474/GHMC/SWBP/CHR1/2025; Survey No: 253/P, 254, 255, 256/P, 259/P at Gagan Pahad, Rajendranagar, Ranga Reddy, 500052; Website: <https://rera.telangana.gov.in/>

The images contain artist's impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project. The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website. T&C Apply.



INDIA'S NO. 1 REAL ESTATE DEVELOPER,
WITH A LEGACY THAT RULES THE COUNTRY

The Godrej legacy, built over 128 years, is a testament to our unwavering commitment to innovation, excellence, and trust. From our visionary beginnings in 1897, with a state-of-the-art manufacturing facility in Mumbai, we have gone on to shape not just homes, but entire sectors. Today, we proudly continue

to rule across diverse sectors, standing as a symbol of trust embraced by millions who have welcomed us into their lives.

Every day, we strive to craft living spaces that go beyond expectations, homes that rule the real estate landscape and make life more fulfilling for you and your family.



WHERE EXCELLENCE RULES, AND AWARDS FOLLOW SUIT

NATIONAL BRAND LEADERS

Track2Realty BrandXReport,
2019-20

REAL ESTATE COMPANY OF THE YEAR

Construction Week Awards, 2019

WEALTH CREATOR

Among the Next 500 Companies
Fortune India

GRESB

(Global Real Estate Sustainability Benchmark)
Ranked 2nd in Asia and 5th globally
by GRESB

PORTER PRIZE

For Leveraging Unique Activities
Porter Prize, 2019

INDIA'S TOP BUILDERS

Construction World Architect and Builder
(CWAB) Awards, 2018

RULING SOUTH INDIA’S SKYLINE
WITH OUR LANDMARK PROJECTS



GODREJ WOODSCAPES

PRM/KA/RERA/1251/446/PR/170524/006882
PRM/KA/RERA/1251/446/PR/170524/006888



GODREJ LAKESIDE ORCHARD

PRM/KA/RERA/1251/446/PR/300924/007105



GODREJ ATHENA

PRM/KA/RERA/1251/446/PR/090123/005605



GODREJ MADISON AVENUE

P02400009227; HMDA no: 011134/BP/HMDA/2919/SKP/2024



GODREJ SUNRISE ESTATE

TN/01/Layout/3492/2023



HERE,
THE CITY'S FINEST SOCIAL INFRASTRUCTURE
REIGNS OVER YOUR LIFE

Live where indulgences, convenience and ease of access are all curated around you. From esteemed schools and world-class healthcare to tranquil greens and vibrant culture, every essential rises to meet your lifestyle.



GIVE YOUR KIDS
THE BEST OF EDUCATION
WHERE KNOWLEDGE RULES

ROCK WELL	10 MINS
BASIL WOODS	15 MINS
EDIFY WORLD SCHOOL	15 MINS
DELHI PUBLIC SCHOOL	25 MINS
GLENDALE ACADEMY	25 MINS



WITNESS A FUTURE WHERE
ENTERTAINMENT NEVER WAITS
FOR AN INVITATION

FORUM MALL (UPCOMING)	5 MINS
APARNA MALL (UPCOMING)	5 MINS
MANTRA MALL	15 MINS
ASIAN MALL	15 MINS
GMR AERO PLAZA	15 MINS
GVK ONE MALL	30 MINS

LET THE BEST
IN HEALTH AND WELLNESS
RULE YOUR MENTAL PEACE

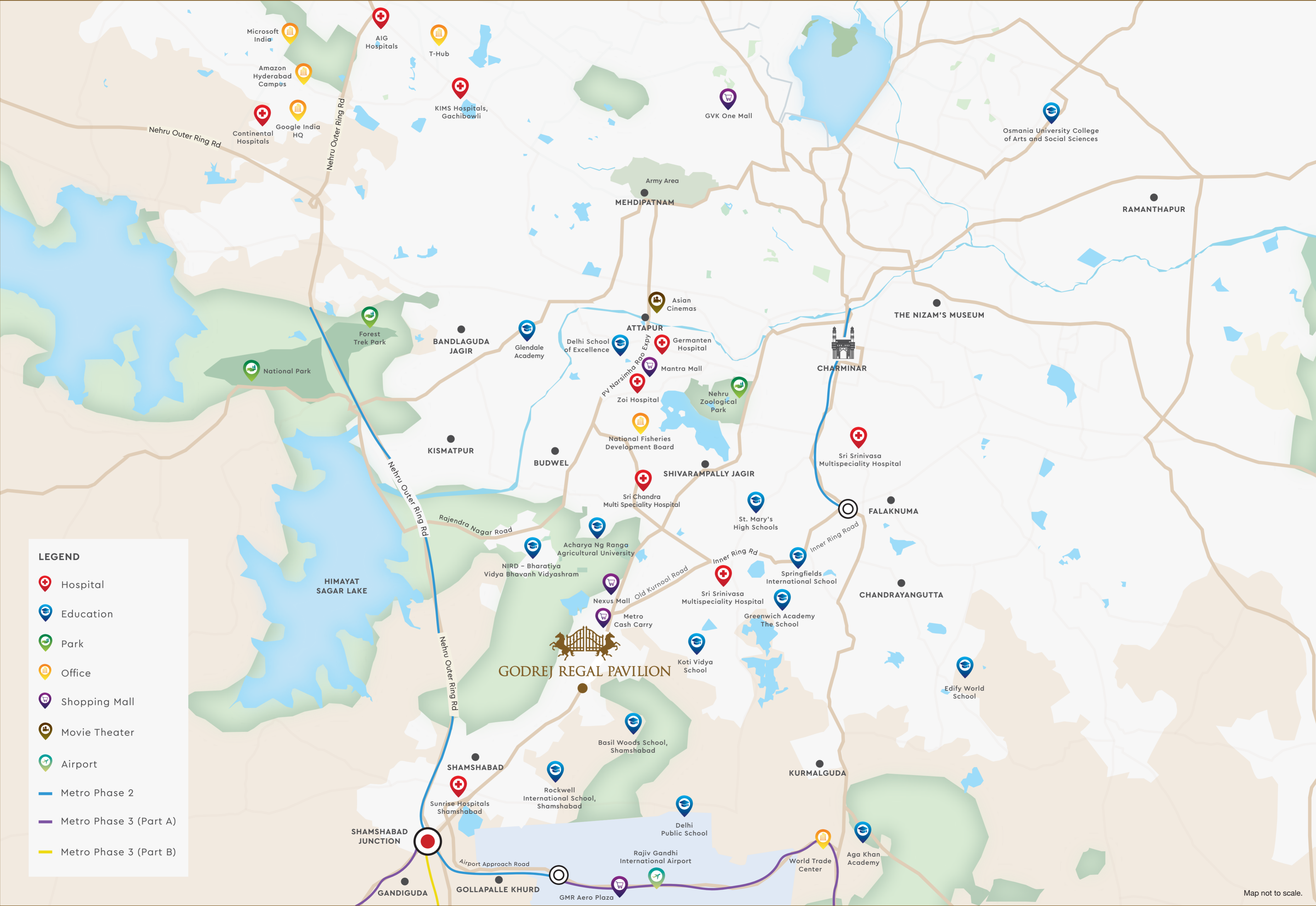
TRIDENT HOSPITAL	10 MINS
SUNRISE HOSPITAL	10 MINS
OLIVE HOSPITAL	25 MINS
PREMIER HOSPITAL	25 MINS
KIMS HOSPITAL	25 MINS
CARE HOSPITAL	30 MINS



LIVE SEAMLESSLY CONNECTED
TO THE CITY'S TOP CIRCLES

PROPOSED METRO	15 MINS
RAJIV GANDHI INTERNATIONAL AIRPORT	15 MINS







WHERE INDULGENCE RULES
AND EVERY DAY FEELS EXTRAVAGANT

Welcome to a life where indulgence wears the crown, every day.
Here, indulgence isn't reserved for special occasions,
it's a part of your daily life.





75,000 SQ. FT.* PALACE-THEMED CLUBHOUSE

A plethora of amenities designed with a royal touch, perfect for a life of indulgences.



CURATED LANDSCAPES

Stroll through gardens designed for royalty, where nature meets artistry.



COVETED LOCATION

Seamlessly linked to the city via the Outer Ring Road, in proximity to the airport.



MODERN NEOCLASSICAL ARCHITECTURE

Timeless design that blends regal elegance with contemporary sophistication.

*Including Terrace Area

MASTER LAYOUT PLAN



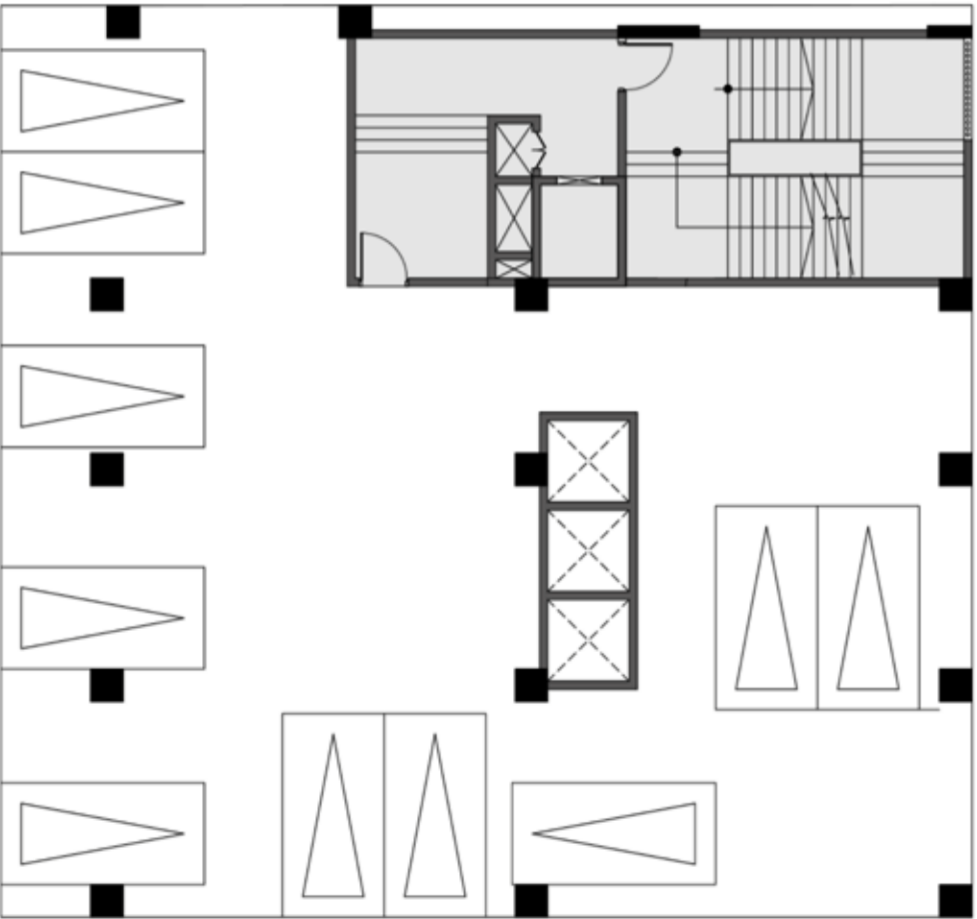
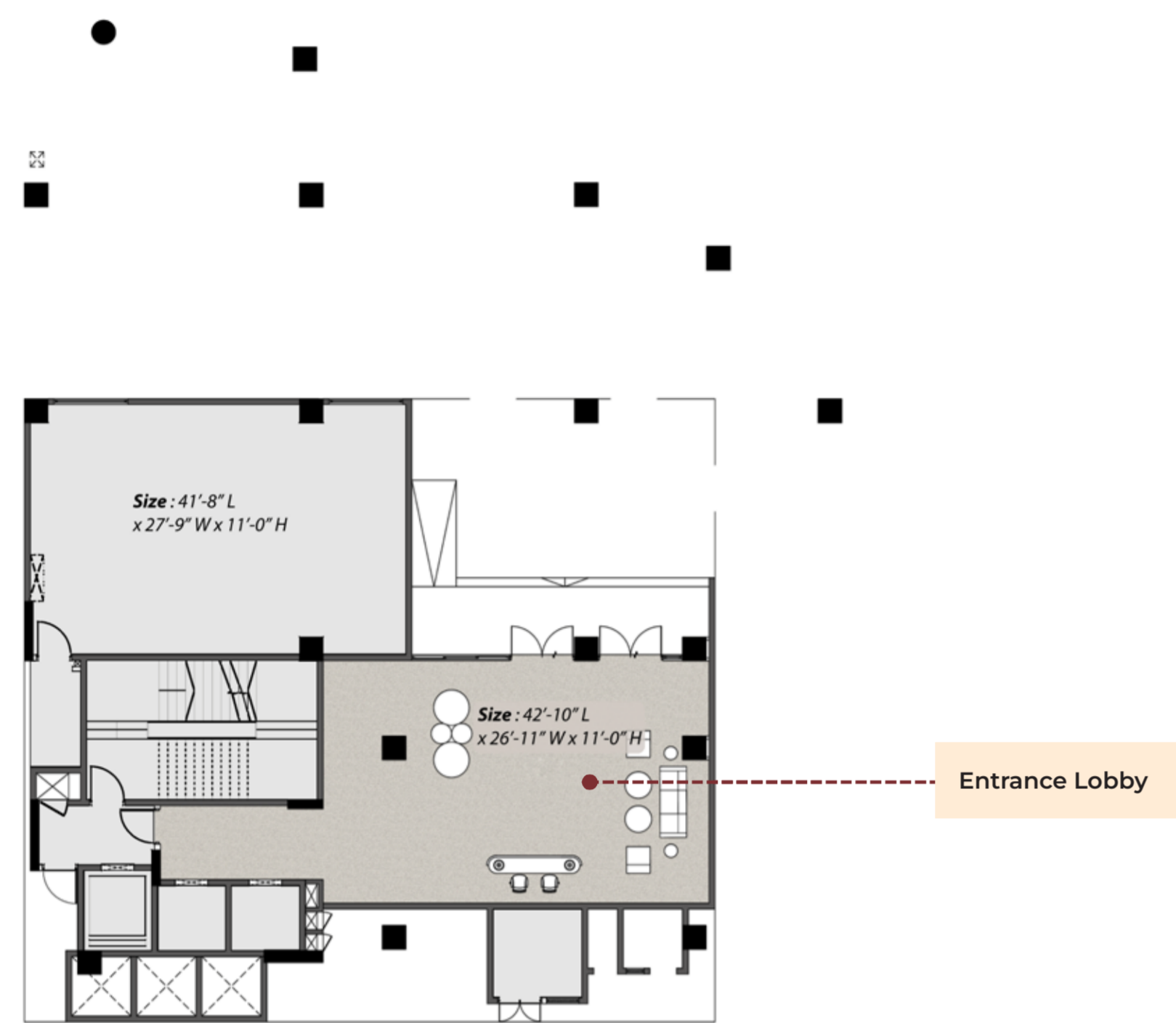
LEGEND

- | | | | | | |
|-----------------------------|--------------------|--------------------------|-----------------------------|-------------------------------|----------------------------|
| 1. ELEGANT ENTRANCE GATEWAY | 6. IMPERIAL PLAZAS | 11. COLONNADE GARDEN | 16. SKATING RINK | 21. CRICKET PRACTICE NET | 26. POOL |
| 2. JOGGING TRACK | 7. LOOKOUT SPOT | 12. GATHERING ARENA | 17. SEATING ALCOVES | 22. RECREATIONAL TENNIS COURT | 27. MIYAWAKI PLANTING ZONE |
| 3. TRANQUIL GARDEN | 8. WORK SPOTS | 13. PET PARK | 18. OUTDOOR FITNESS STATION | 23. MINI PICKLEBALL COURT | |
| 4. HEALTH SPINE/PATHWAY | 9. LOUNGE GARDEN | 14. CHILDRENS' PLAY AREA | 19. TRANSITION GARDEN | 24. TERRACE LOUNGE | |
| 5. NODE OF EASE | 10. ELDERLY GARDEN | 15. SENTINEL PAVILION | 20. COMMUNITY GARDEN | 25. KIDS' POOL | |



PRESENTING
CLUB REGALIA

LOWER GROUND FLOOR PLAN



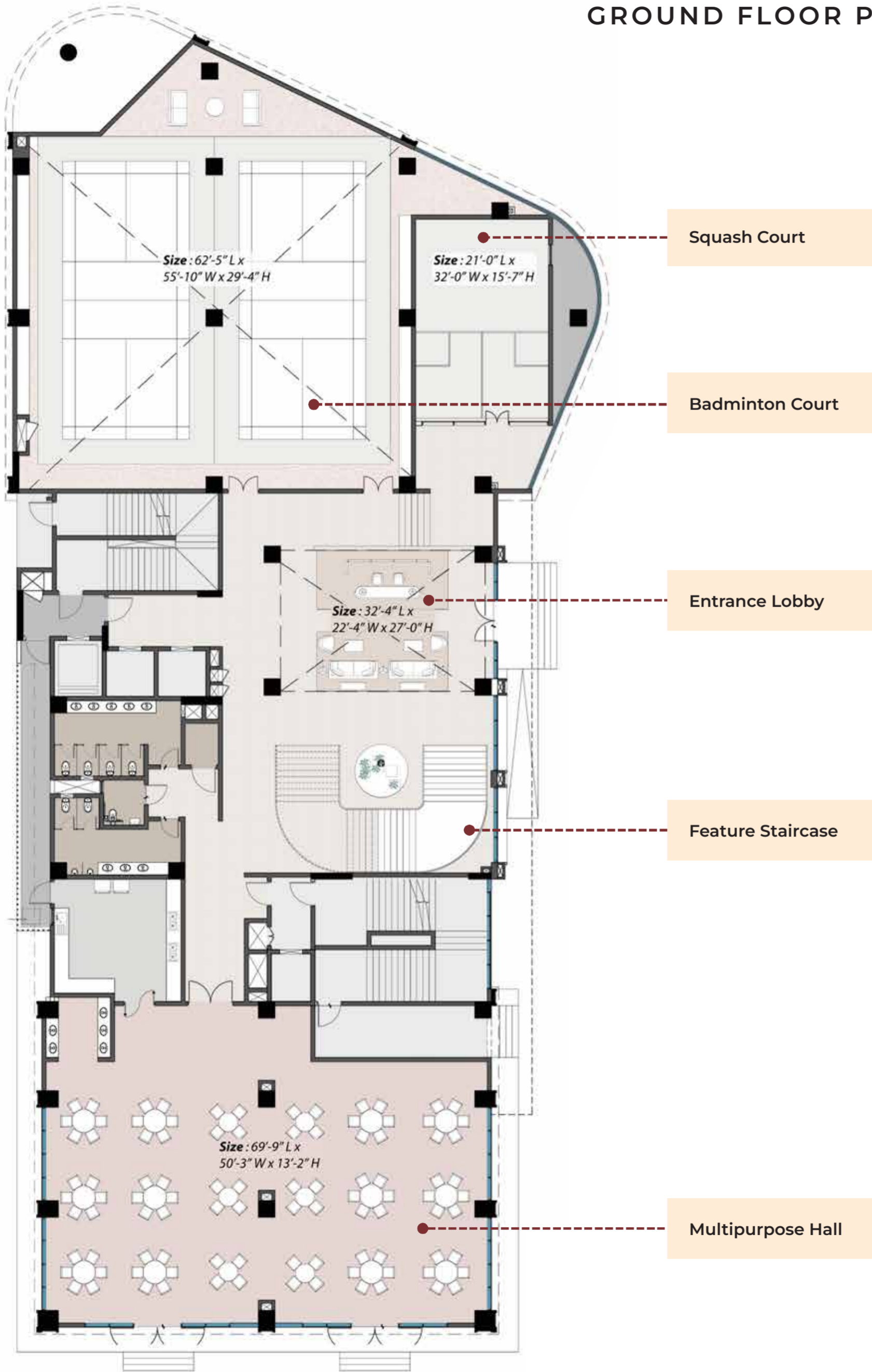
THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE



Entrance Lobby

GROUND FLOOR PLAN

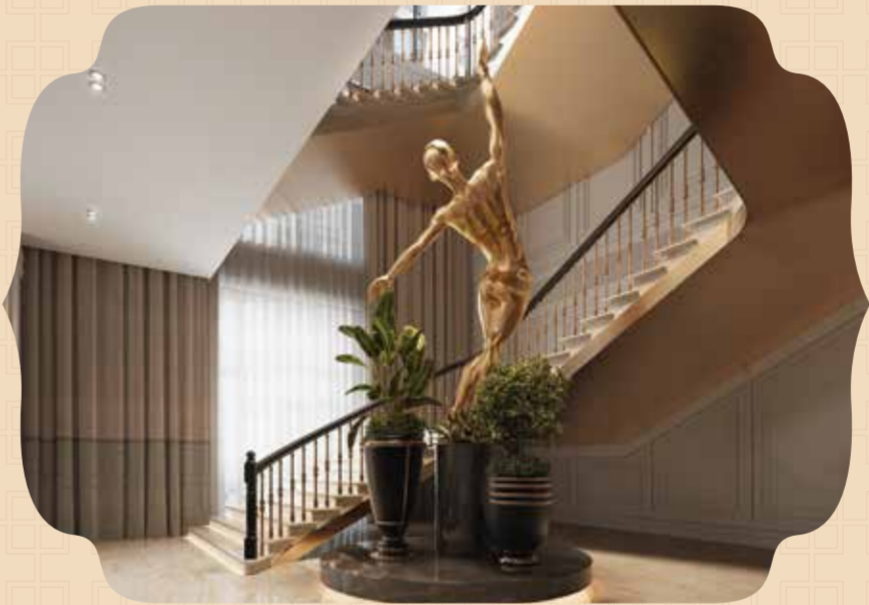


THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE



Multipurpose Hall



Feature Staircase



Entrance Lobby

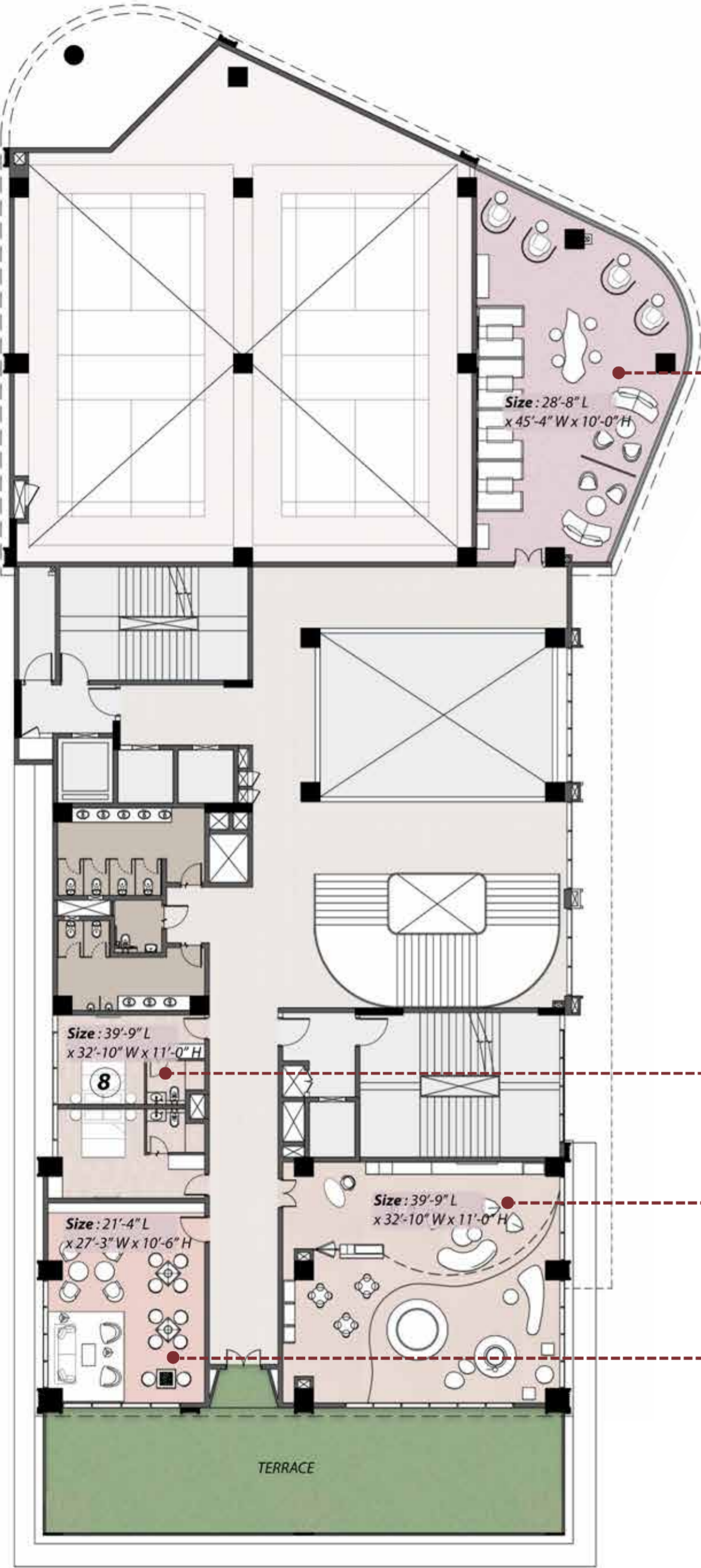


Badminton Court



Squash Court

FIRST FLOOR PLAN



Co-Working Space

Guest Rooms

Crèche

Seniors' Lounge

THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE



Co-Working Space



Guest Rooms

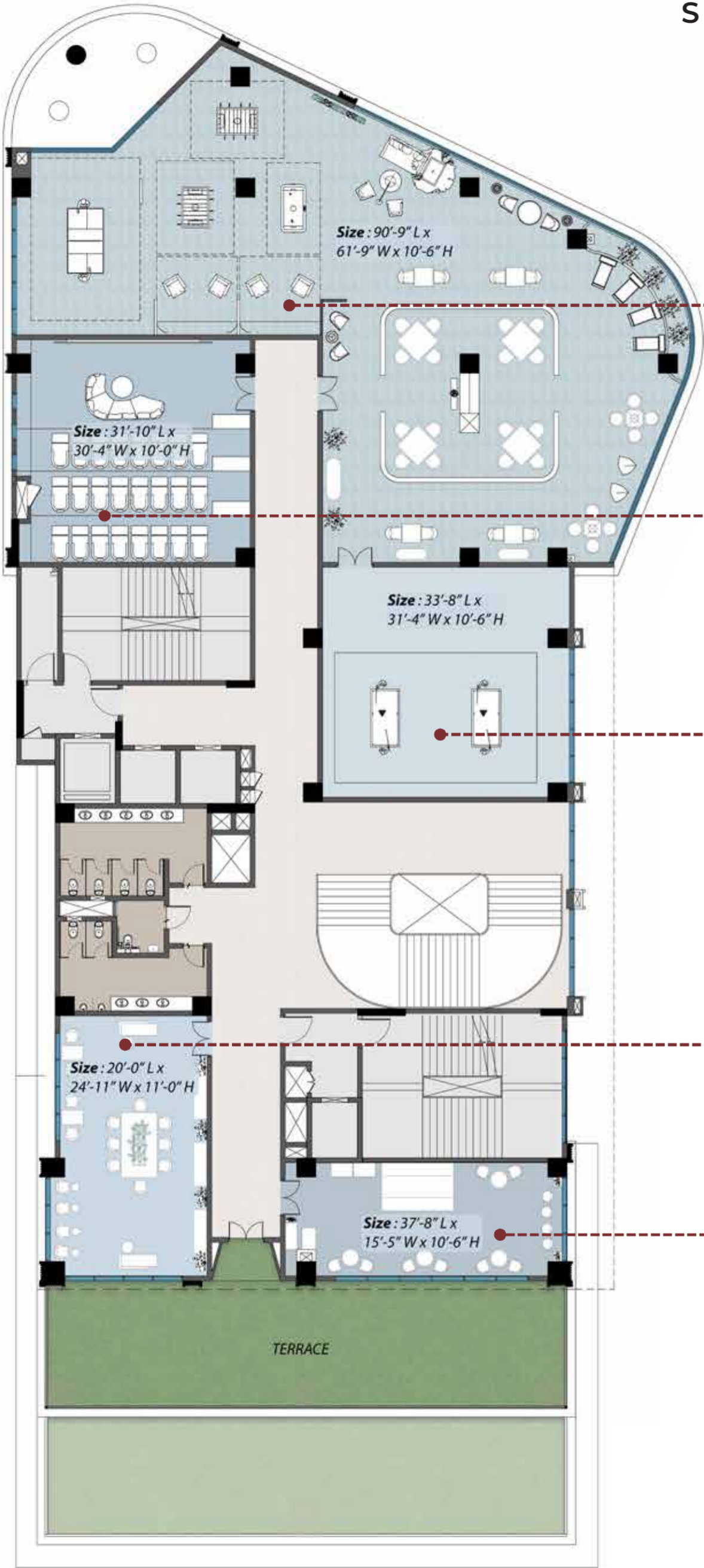


Crèche



Seniors' Lounge

SECOND FLOOR PLAN



Indoor Games Area

Home Theatre

Billiards Area

Library

Café

THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE



Indoor Games Area



Home Theatre



Billiards Area



Library

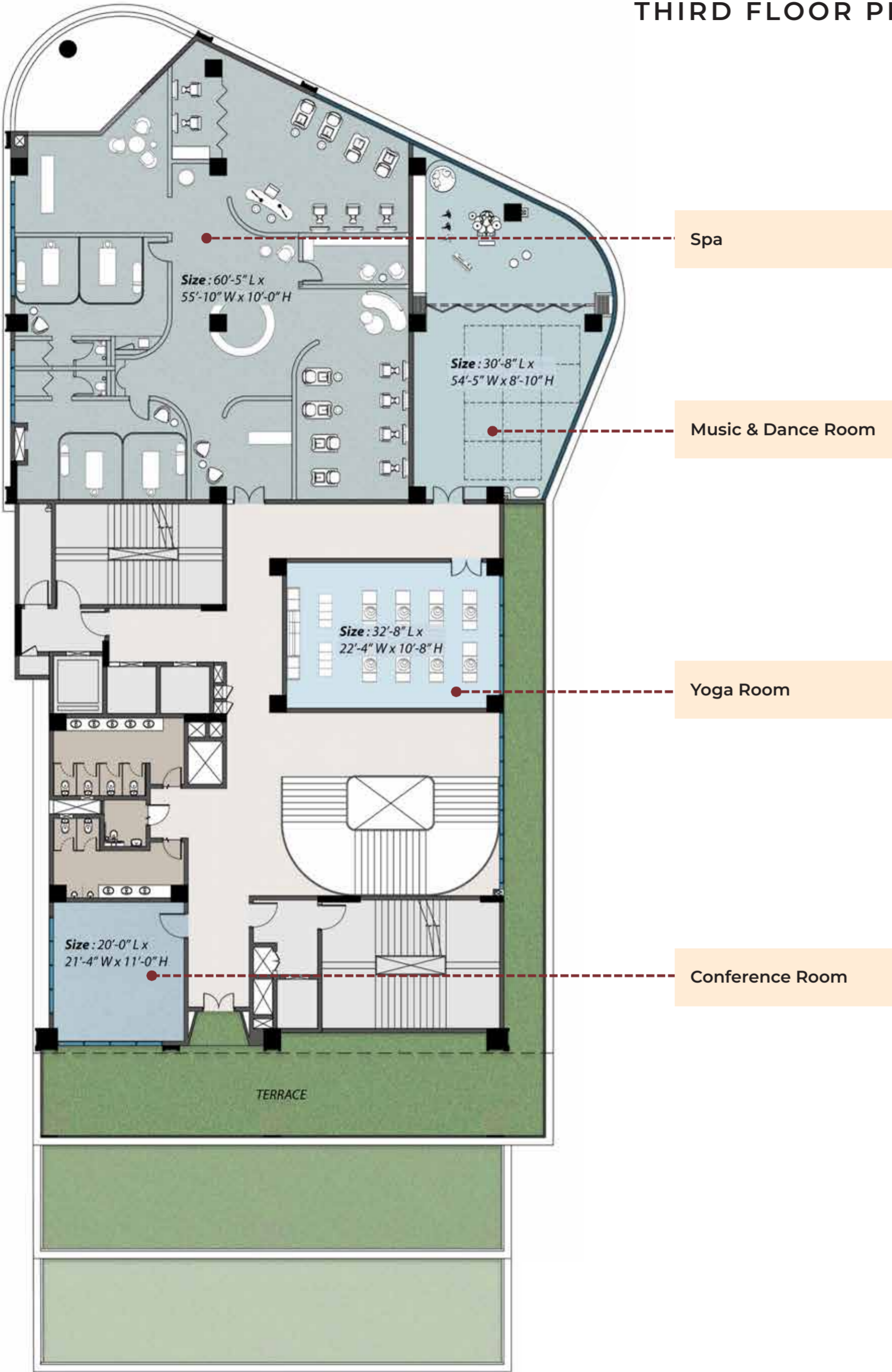


Café

THIRD FLOOR PLAN

THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE



Spa



Music & Dance Room

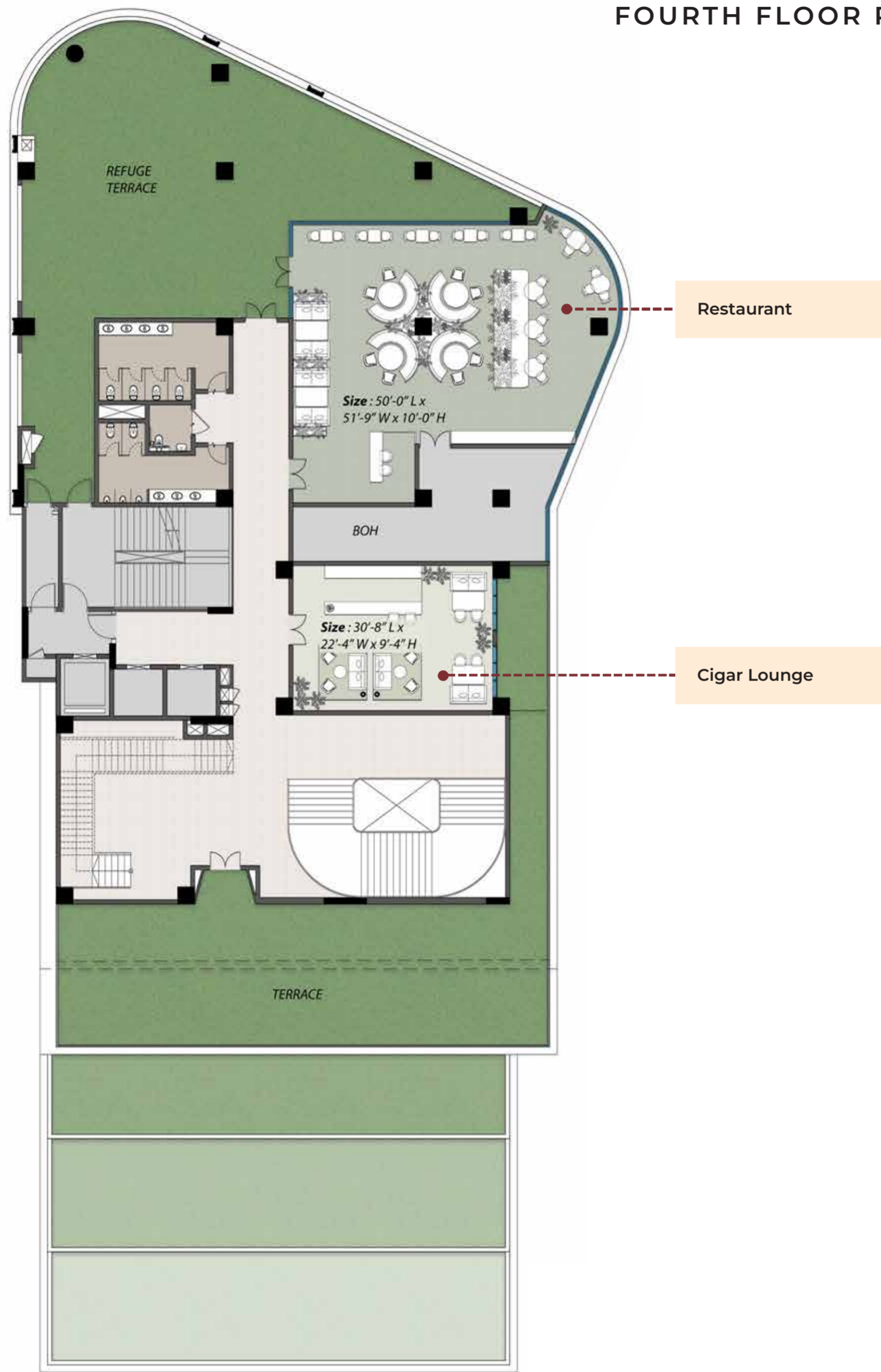


Yoga Room



Conference Room

FOURTH FLOOR PLAN



THE ARCADE

INSPIRED BY THE ROYAL PALACE OF MADRID

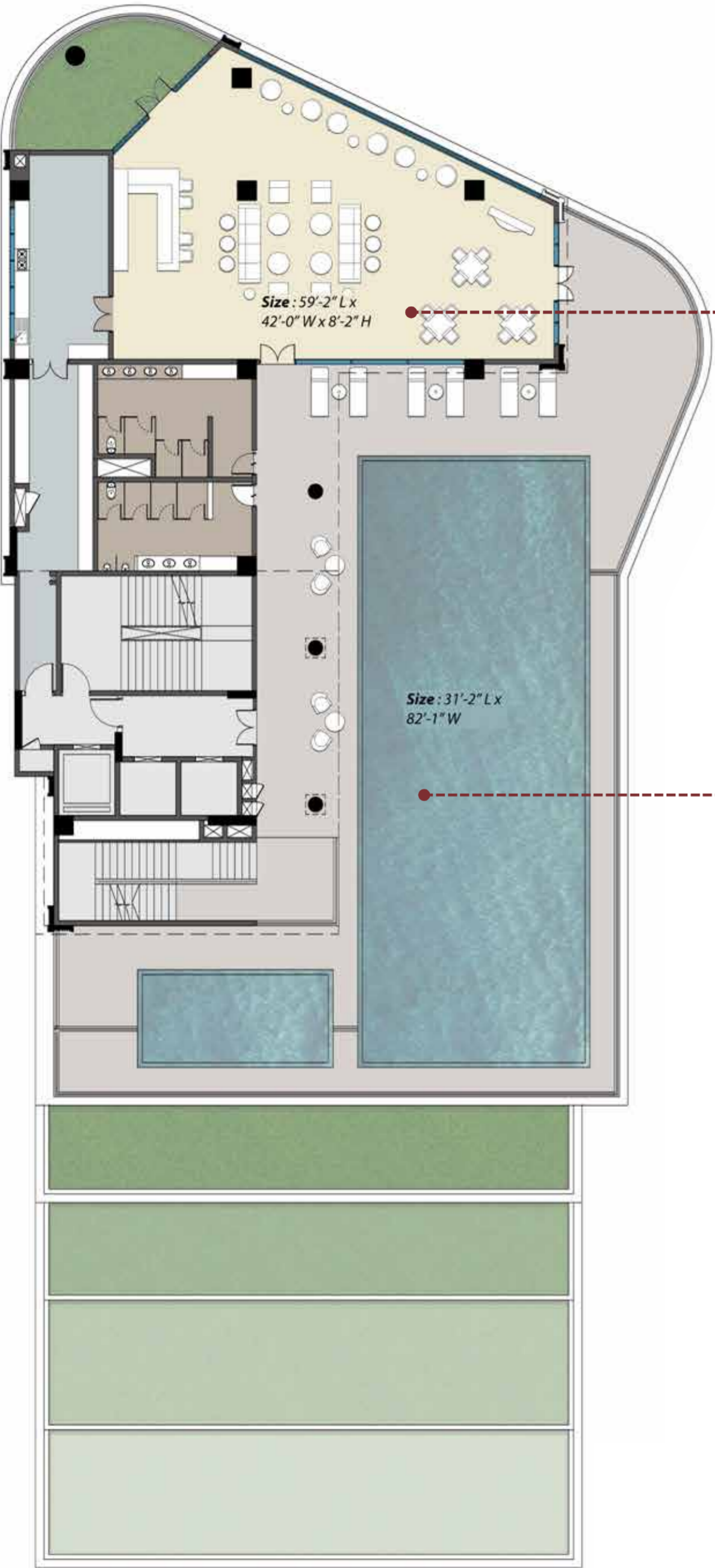


Restaurant



Cigar Lounge

FIFTH FLOOR PLAN



Party Hall

Pool

THE ARCADE

INSPIRED BY THE ROYAL PALACE OF MADRID



Pool



Party Hall

SIXTH FLOOR PLAN

THE PAVILION

RULED BY THE SPLENDOUR OF VERSAILLES



Gym



REGAL MEADOW

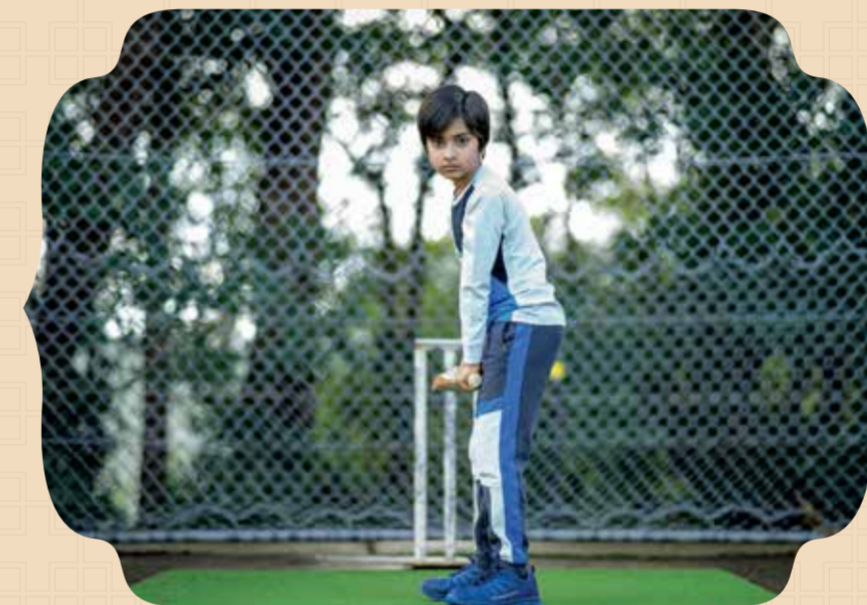
—
STEP INTO THE LUSH LANDSCAPES
THAT RULE LEISURE AND RECREATION

Discover a sanctuary of serenity that offers you a chance to indulge in nature's beauty and royal leisure. Whether you're enjoying a peaceful stroll along manicured lawns or gathering with family and friends to play your favourite sport, behold an environment that inspires greatness.



WITNESS THE COMPETITIVE SPIRIT
OF YOUR FAVOURITE SPORT LEAD THE WAY

SPORTS AMENITIES



Cricket Practice Net



Mini Pickleball Court



Skating Rink



Outdoor Fitness Station



SOAK IN THE CALM OF NATURE
IN THE KINGDOM OF TRANQUIL BLISS

GREEN AMENITIES



Lounge Garden



Senior Citizens' Zone



Colonnade Garden / Shade Structure



Gathering Arena



ENJOY EVERY MOMENT WHERE THE GOOD TIMES RULE
AS FUN LEADS THE WAY

RECREATION AREAS



Pet Park



Kids' Play Area



Recreational Tennis Court



Sand Pit



Artist's impression. Not an actual site photograph.

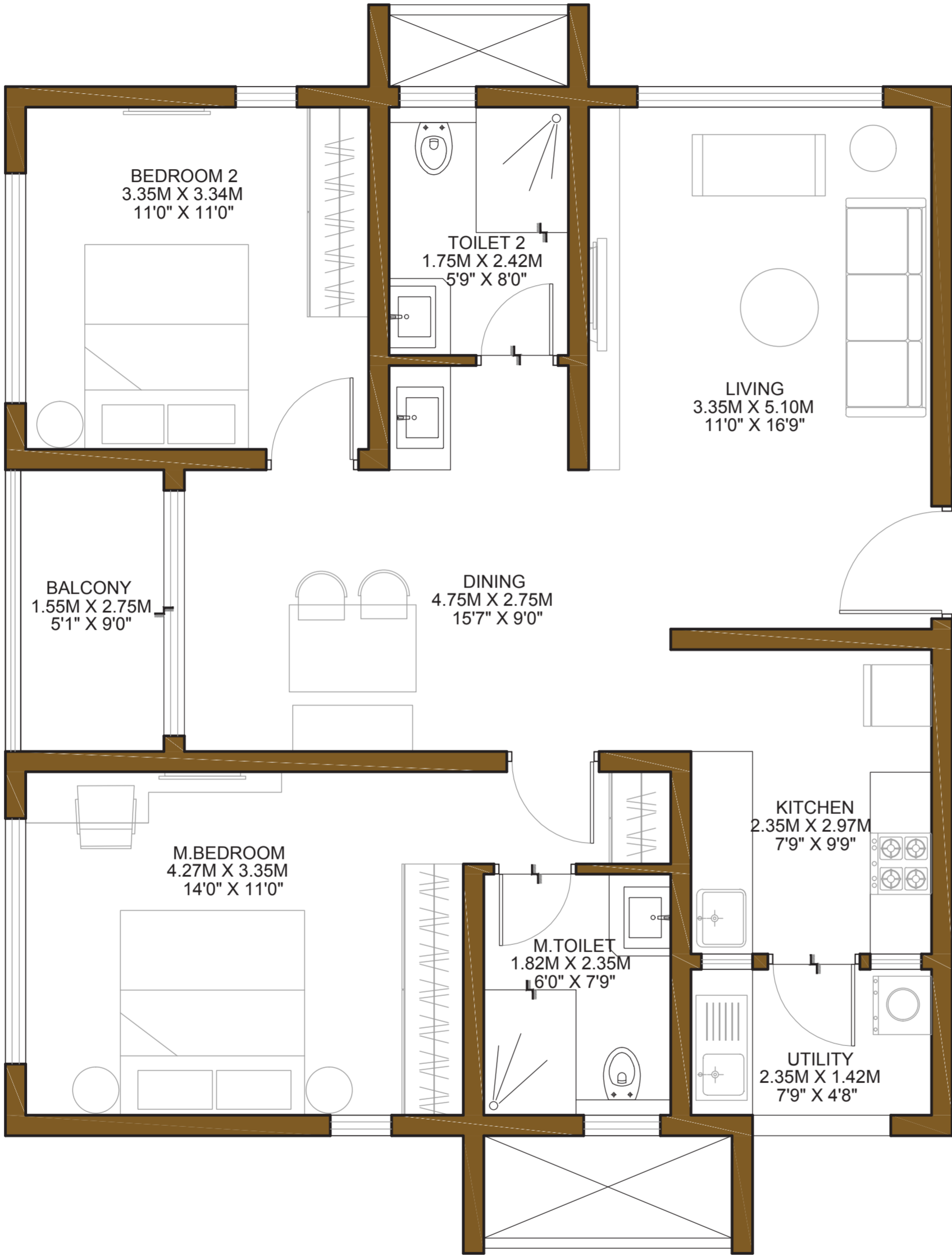
TYPICAL FLOOR PLAN

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

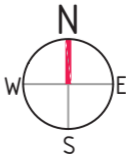
2BHK Luxe

FLOOR NO.
G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA : 80.33 SQ.MTS. (864.67 SQ.FT.)
RERA BALCONY AREA : 4.26 SQ.MTS. (45.85 SQ.FT.)
RERA UTILITY AREA : 3.34 SQ.MTS. (35.95 SQ.FT.)
SALEABLE AREA : 125.60 SQ.MTS. (1,351.96 SQ.FT.)



- NOTE:
- 1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
 - 2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
 - 3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
 - 4. BALCONY AREA INCLUDES THE UP-STANDS
 - 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

3BHK Premium

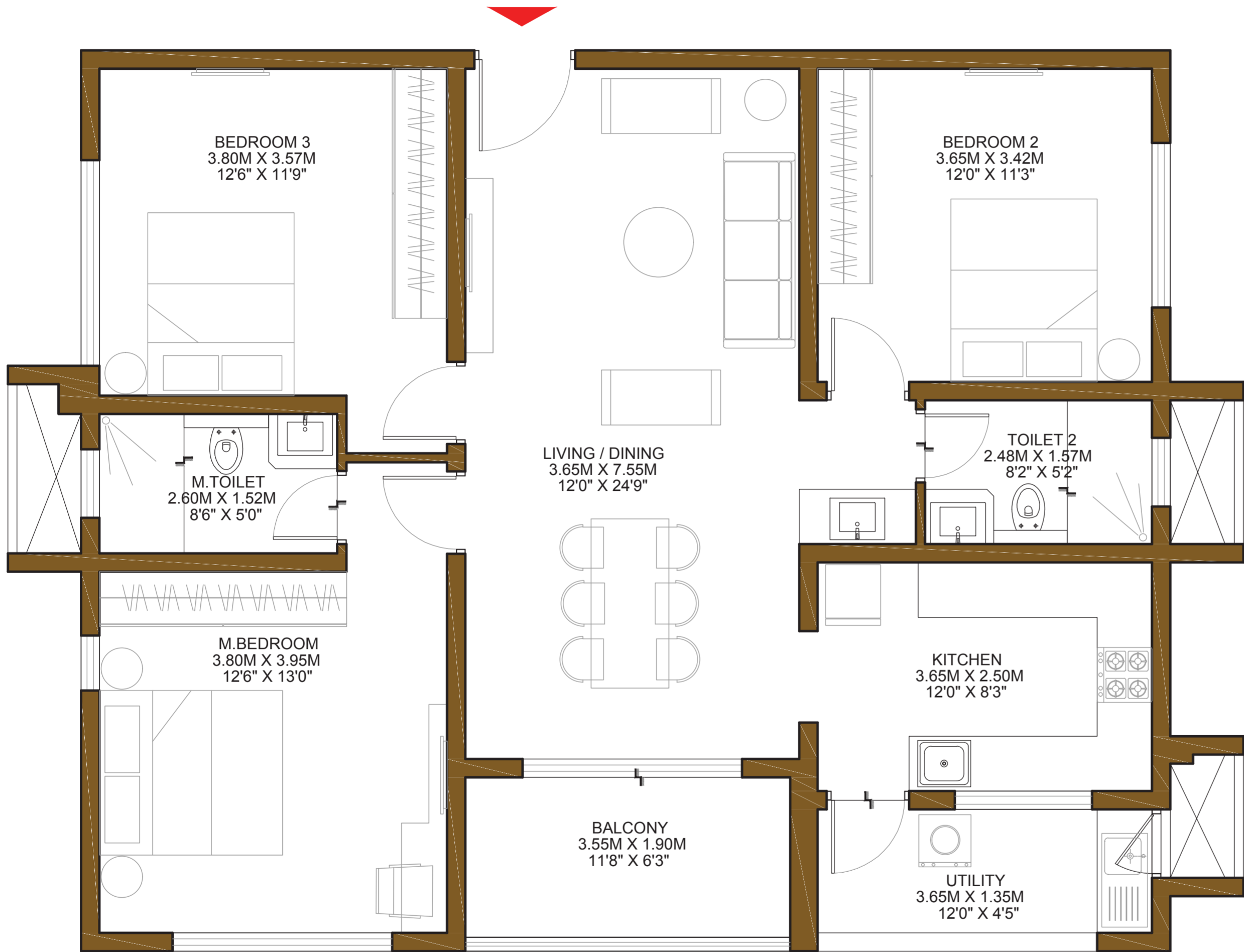
FLOOR NO.
G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA : 97.56 SQ.MTS. (1050.14 SQ.FT.)

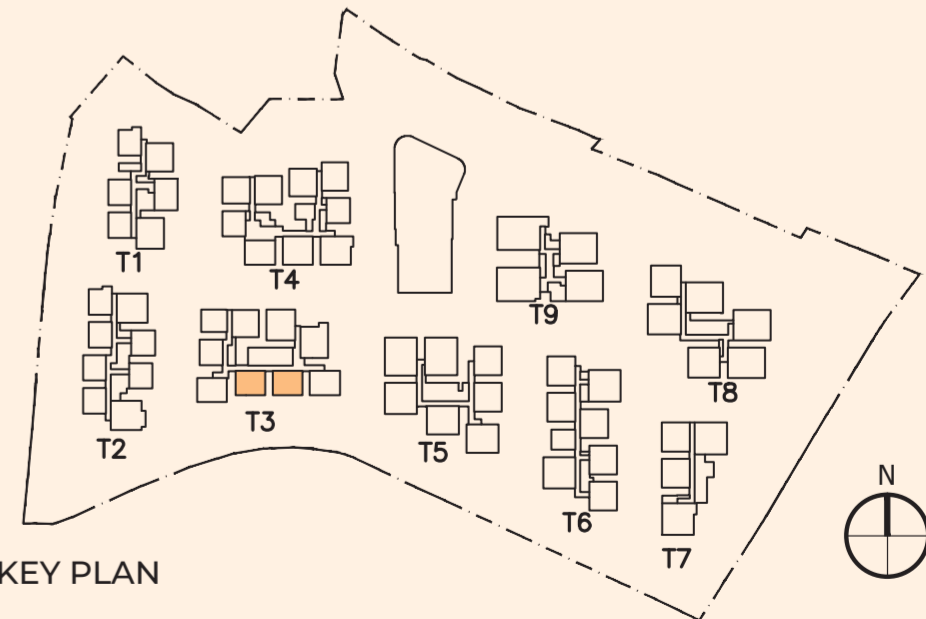
RERA BALCONY AREA : 6.74 SQ.MTS. (72.55 SQ.FT.)

RERA UTILITY AREA : 4.93 SQ.MTS. (53.07 SQ.FT.)

SALEABLE AREA : 156.03 SQ.MTS. (1,679.51 SQ.FT.)



- NOTE:
- 1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
 - 2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
 - 3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
 - 4. BALCONY AREA INCLUDES THE UP-STANDS
 - 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



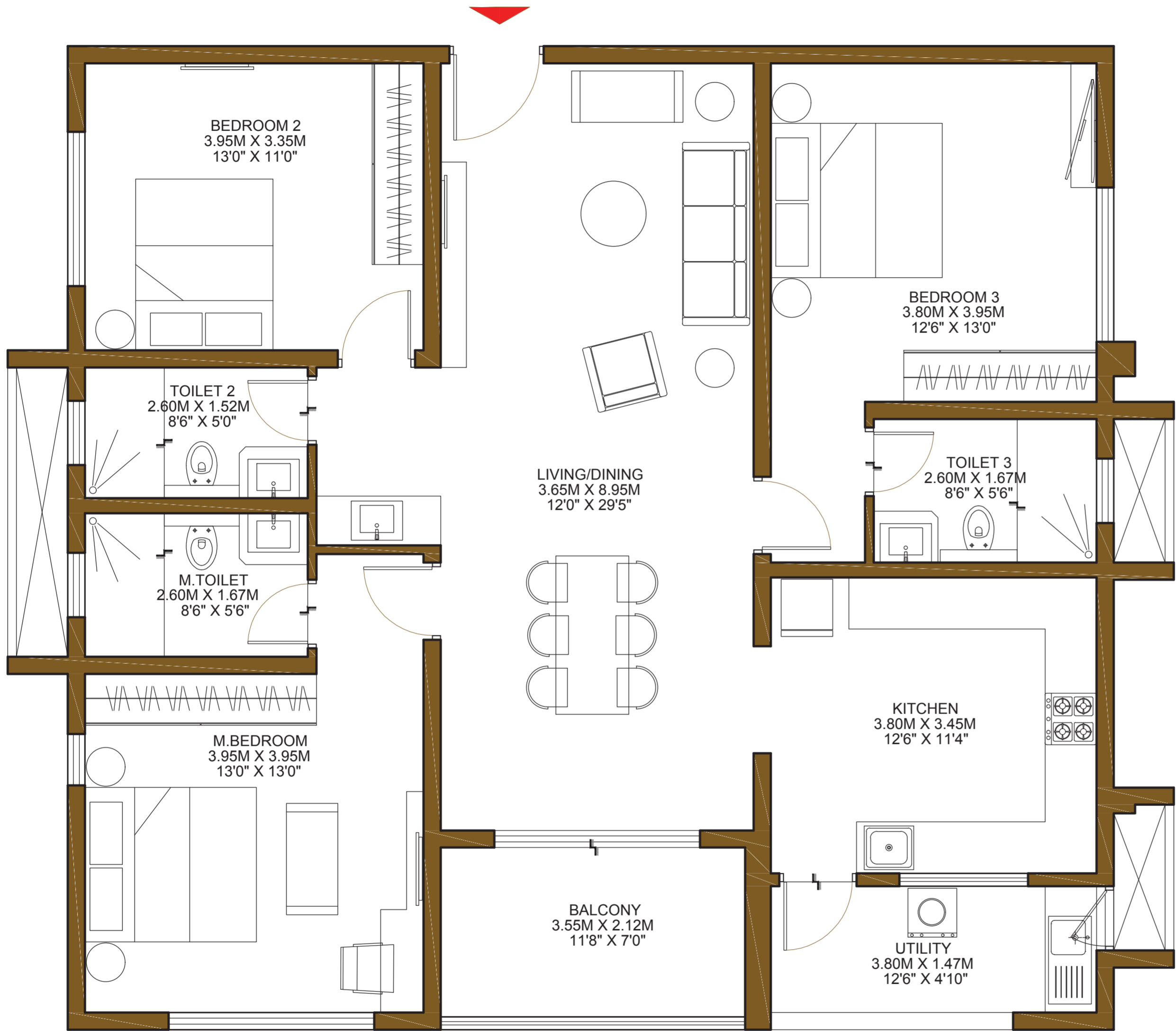
1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

3BHK Luxe

FLOOR NO.
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,
24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA : 118.02 SQ.MTS. (1270.37 SQ.FT.)
RERA BALCONY AREA : 7.54 SQ.MTS. (81.16 SQ.FT.)
RERA UTILITY AREA : 5.60 SQ.MTS. (60.28 SQ.FT.)
SALEABLE AREA : 187.36 SQ.MTS. (2016.74 SQ.FT.)



- NOTE:
- 1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
 - 2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
 - 3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
 - 4. BALCONY AREA INCLUDES THE UP-STANDS
 - 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

3.5BHK

FLOOR NO.

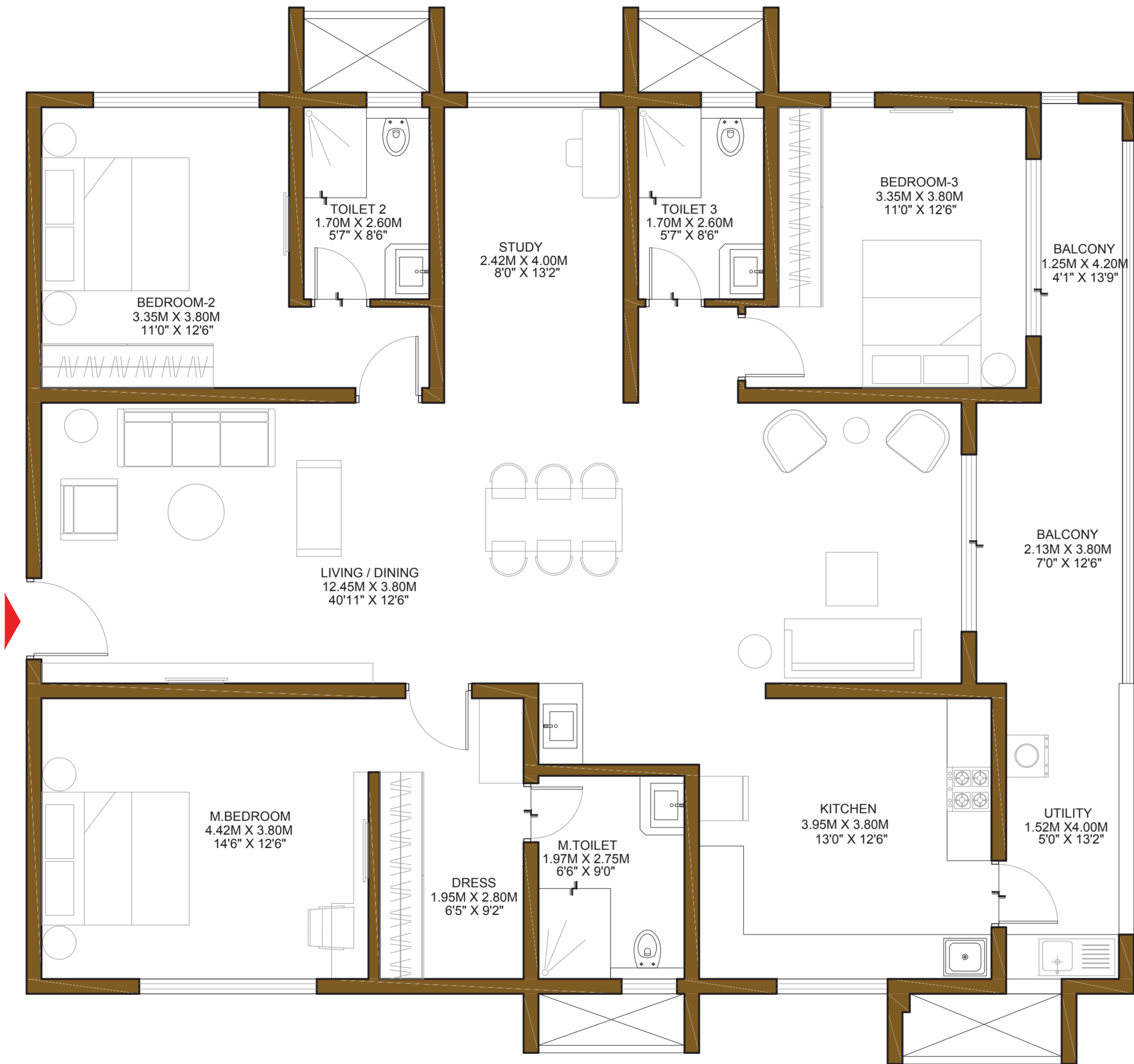
G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28.

RERA CARPET AREA : 154.61 SQ.MTS. (1664.22 SQ.FT.)

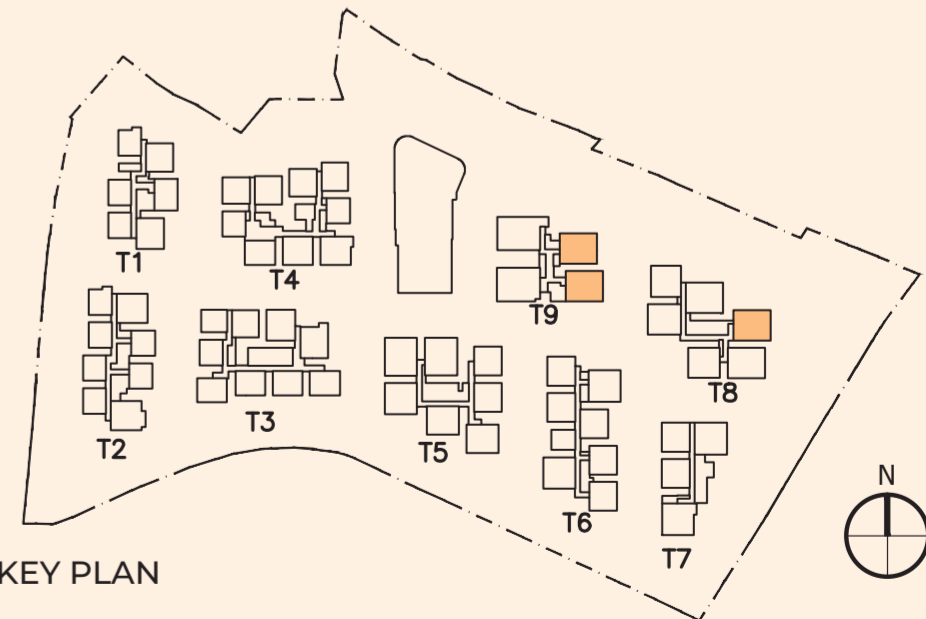
RERA BALCONY AREA : 13.17 SQ.MTS. (141.76 SQ.FT.)

RERA UTILITY AREA : 6.10 SQ.MTS. (65.65 SQ.FT.)

SALEABLE AREA : 248.38 SQ.MTS. (2,673.56 SQ.FT.)

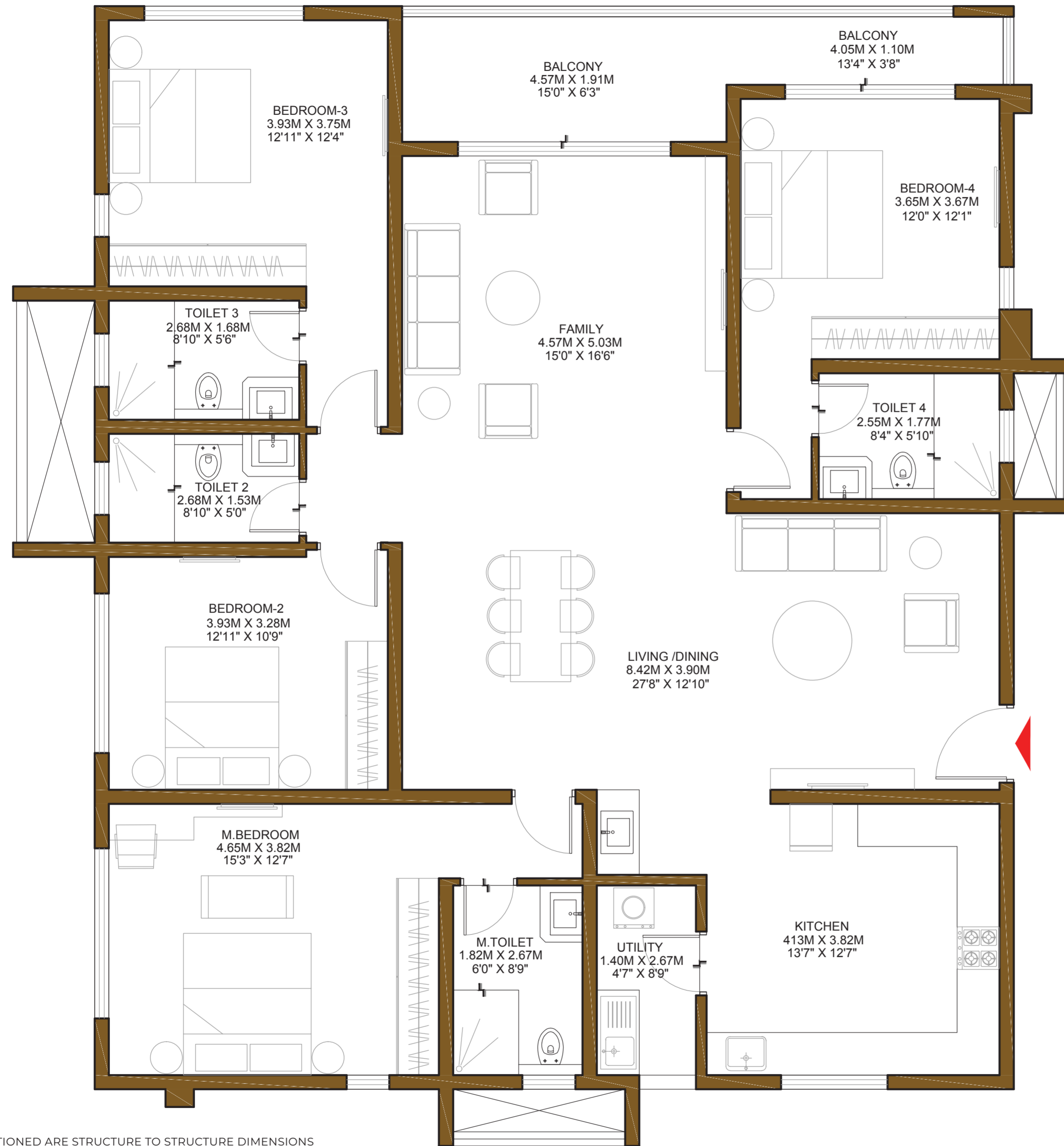


- NOTE:
- 1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
 - 2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
 - 3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
 - 4. BALCONY AREA INCLUDES THE UP-STANDS
 - 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



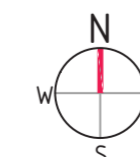
KEY PLAN

1 m² = 10.764 Sq. Ft.



NOTE:

1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS



GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

4BHK PREMIUM

FLOOR NO.

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

RERA CARPET AREA : 172.01 SQ.MTS. (1851.52 SQ.FT.)

RERA BALCONY AREA : 13.12 SQ.MTS. (141.22 SQ.FT.)

RERA UTILITY AREA : 3.74 SQ.MTS. (40.26 SQ.FT.)

SALEABLE AREA : 269.80 SQ.MTS. (2,904.13 SQ.FT.)



KEY PLAN

1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

4BHK Luxe

FLOOR NO.

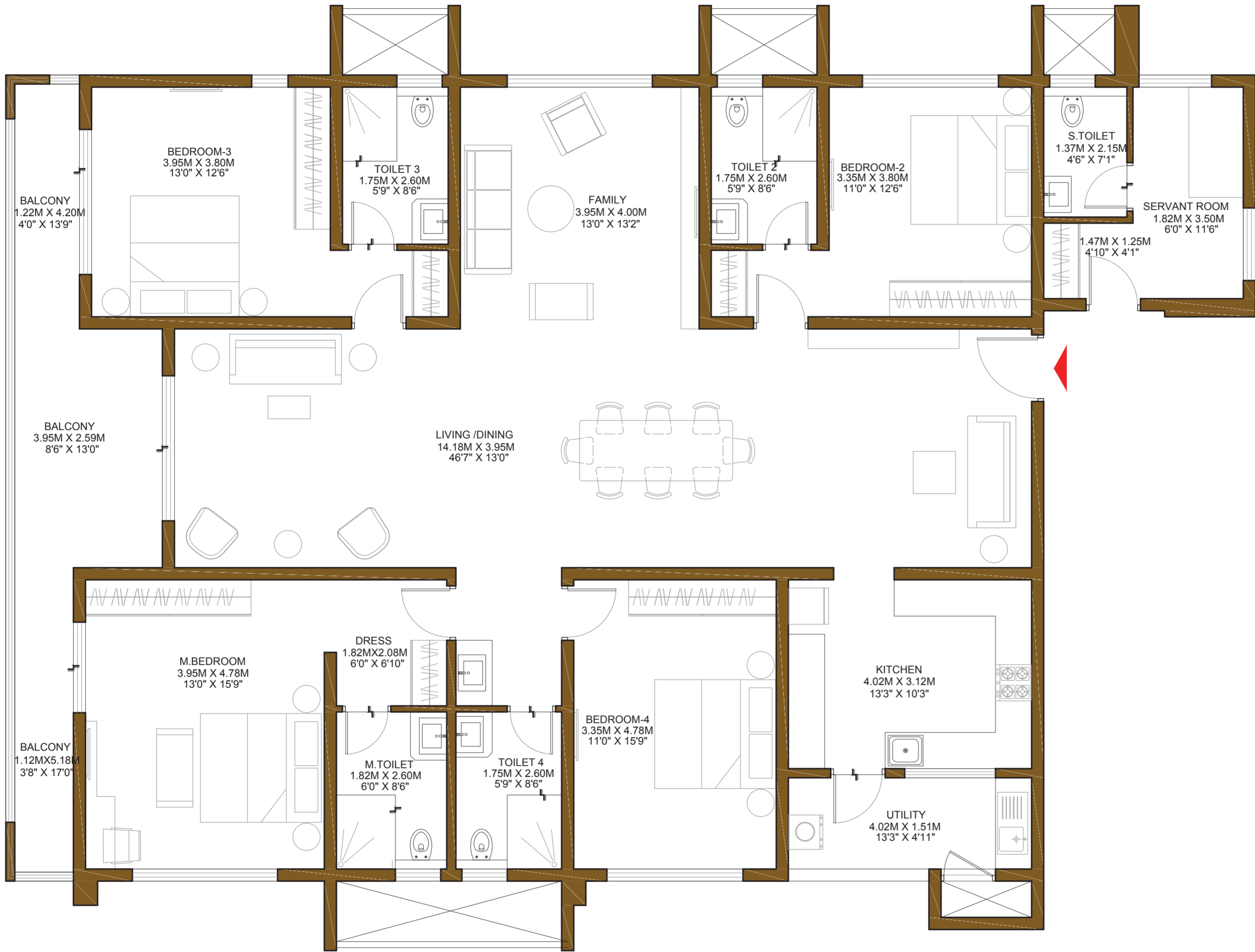
G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

RERA CARPET AREA : 205.38 SQ.MTS. (2210.71 SQ.FT.)

RERA BALCONY AREA : 20.82 SQ.MTS. (224.11 SQ.FT.)

RERA UTILITY AREA : 6.07 SQ.MTS. (65.34 SQ.FT.)

SALEABLE AREA : 331.79 SQ.MTS. (3,571.39 SQ.FT.)



- NOTE:
1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
 2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
 3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
 4. BALCONY AREA INCLUDES THE UP-STANDS
 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



1 m² = 10.764 Sq. Ft.

SPECIFICATIONS



STRUCTURE

RCC Shear wall structure (Aluform)

FLOOR TO FLOOR HEIGHT: 3.05 meters (10' feet).



FLOORING

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:

Double charged vitrified tiles 800 X 800 MM.

BALCONIES:

200 X 1200 MM anti-skid wood pattern vitrified tile.

UTILITY:

200 X 1200 MM anti-skid wood pattern vitrified tile.

TOILETS:

600 X 600 MM anti-skid vitrified tiles.

CORRIDORS:

800 X 800 MM anti-skid vitrified tiles.

STAIRCASE:

Granite (only for B+G+2 floors) & Cement Tiles for other floors.

ENTRANCE LOBBY:

600 X 1200 MM Marbonite Tiles.



WALL FINISHES

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:

Two Coats of Premium acrylic emulsion paint over gypsum.

BALCONIES:

Exterior emulsion paint with texture / Smooth finish.

TOILETS:

600 X 600 MM Glazed vitrified tile dado with Epoxy Grouting till False Ceiling level.

CORRIDORS:

Two Coats of Premium acrylic emulsion paint over gypsum.

STAIRCASE:

Two Coats of Premium acrylic emulsion paint over gypsum.



TOILETS

SHOWER AREA:

Single Lever concealed diverter with Spout and shower of American Standard / Kohler / Equivalent make.

WATER CLOSET:

European Water Closet with Flush Tank, Health Faucet of American Standard / Kohler / Equivalent make.

WASH BASIN:

Above Counter type wash basin of American Standard / Kohler / Equivalent make.

WATER SUPPLY:

Through individual shafts.



WINDOWS & VENTILATORS

WINDOWS:

UPVC framed windows with performance glass and provision for mosquito mesh.

VENTILATORS:

UPVC Ventilators with frosted glass & Exhaust fan provision.



DOORS

MAIN DOOR:

Door height of 2350 MM with Teak / Hardwood Frame, Both Sides Veneer flush shutter and Dorset / Equivalent Hardware.

INTERNAL DOORS:

Door height of 2250 MM with Hardwood / Engineered Wood Frame, Both Sides laminated flush shutter and Dorset / Equivalent Hardware.

UTILITY DOOR:

Door height 2250 MM with UPVC framed doors with Toughened glass.

SLIDING DOORS:

Door height 2250 MM with UPVC framed sliding doors with performance glass and provision for mosquito mesh.



RAILING

BALCONY RAILING:

MS Railing

STAIRCASE:

MS Railing

SPECIFICATIONS



ELECTRICAL

Concealed copper wiring of Finolex / Polycab / RR / KEI Make / Equivalent Make.

2 Light wall/ceiling light points in every room,
1 Light point in Toilets, Utility and Balcony, Fan
& 6A outlets as per furniture layout.

2 way light points in all bedrooms.

Power outlet for air conditioning in all
bedrooms, living & Dining.

Power outlets for Geysers in all bathrooms.

Power outlets for General use, Kitchen exhaust,
Refrigerator, microwave oven, mixer / Grinder,
water purifier in Kitchen.

Washing machine point in utility area.

Single phase supply for 2BHK flats and
Three Phase supply for 3bhk & above flats.

Distribution Board with RCCB & MCB of
reputed make Anchor / Schneider / Legrand /
Equivalent Make.

Provision for internet connection, Intercom
& DTH.

TV Points in Bedrooms, Living & Dining.

Modular Switches / Sockets of Panasonic by
Anchor / Schneider / Equivalent make.



SECURITY SYSTEM

CCTV monitored security control System in
Common areas and basements.



LIFTS

13 Passenger capacity High Speed Service /
Fire lifts (Toshiba / Johnson / TKE / Schindler
/ Equivalent)



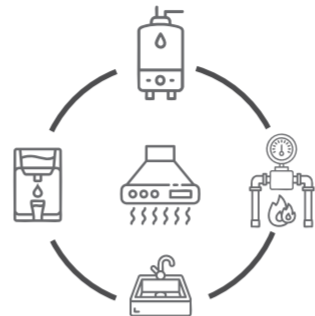
WTP & STP

Provided in Basement



FIRE & SAFETY

Sprinkler system and fire alarm public
addressing system



PROVISIONS

LPG:
Space Provision for gas bank with Pipeline
& Meter installation.

WATER PURIFIER:
Provision given (Water supply point and
power outlet).

CHIMNEY EXHAUST:
Provision given with Sleeve.

GEYSER IN TOILETS:
Provision given.

KITCHEN SINK:
Inlet & Outlet Provision with Piping.

UTILITY:
Inlet & Outlet Provision with Piping. Sink,
Granite, MS Brackets, 600mm high tiles for
cladding above counter will be Handed over
(to be fixed by end user).