

KEY PLAN



TOTAL AREA

2.8 ACRES

TOTAL UNITES

360

BLOCK

O5

CLUB HOUSE

45000SFT

LOCATION MAP



PROMOTERS



A project by
**RAJA DEVELOPERS
AND BUILDERS**
Defines Luxury

PLOT NO: 115, SY NO. 1009, INTURI CHAMBERS 2ND FLOOR, FLAT NO: 201, 6TH PHASE K.P.H. COLONY, KUKATPALLY, HYDERABAD - 500 085.

NOTE: THIS BROCHURE IS A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTER RESERVE THE RIGHT MAKE CHANGES IN PLANS, SPECIFICATIONS AND ELEVATION AS DEEMED FIT.



Add A Prestige Home to Your Iconic Living

Block-5, Nile Valley, Chandanagar,
Hyderabad, Telangana - 502 032

ROYAL ORCHIDS

Add A Prestige Home to Your Iconic Living

@ **CHANDA NAGAR**

Block-5, Nile Valley

Dream...

HOME

Awaits you...



RERA No.
P01100007120



2BHK | 3BHK FROM

1035-1695 SFT



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**RAJA DEVELOPERS
AND BUILDERS**
Defines Luxury

DELTA CLUB



ENJOY THE LUXURY OF HEALTH AND FITNESS



Discover the best way to train and get fit at the 45,000 sq. ft. Delta Clubhouse. The ultra-modern fitness center is fully equipped with high-end cardio and strength equipment by one of the leading fitness brands, Life Fitness. Also, one can join the fitness group sessions for Zumba, Yoga Pilates, Taekwondo training etc. It also has a 20 meter fully functional swimming pool. The other highlight of this clubhouse is the Cycling Studio-a first kind in the city. This will be a hub for every fitness activity under one roof, The best part is that the clubhouse is ready to use.



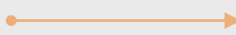
ROYAL ORCHIDS

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@ CHANDA NAGAR

Block-5, Nile Valley

The perfect place to
live in with your family



CLUB HOUSE

20 METER SWIMMING POOL
GYMNASIUM | CYCLING STUDIO
BADMINTON | AEROBICS + YOGA
INDOOR GAMES
TABLE TENNIS | CARROM | BILLIARDS
BANQUET HALL
ARTIFICIAL
TURF CRICKET ARENA
ARTIFICIAL GRASS
MULTI-SPORTS FACILITY



FOUNDATION & STRUCTURE
RCC-FRAMED STRUCTURE WITH SEISMIC - RESISTANT DESIGN.



SUPER STRUCTURE
SOLID BRICK WORK WITH CEMENT MORTAR.



JOINERY WORKS
MAIN DOOR: TEAKWOOD DOOR FRAMES AND TEAKWOOD DOOR
INTERNAL DOORS: NON-TEAKWOOD FRAMES WITH FLUSH OR MODULAR DOOR SHUTTERS
WINDOWS: UPVC SLIDING WITH PROVISION FOR MOSQUITO MESH



FLOORING
HALL & DINING ROOM: VITRIFIED TILES 800 X 800 (32" X 32")
BED ROOMS & KITCHEN: VITRIFIED TILES 600 X600 (24" X 24")
BALCONIES & UTILITY: ANTISKID VITRIFIED TILES
TOILETS: ANTISKID VITRIFIED TILES
KITCHEN FINISH: GRANITE PLATFORM WITH STAINLESS STEEL SINK
KITCHEN DADOING: 2'0" GLAZED VITRIFIED TILES
COMMON AREA: INDUSTRIAL VITRIFIED TILES
PARKING AREA FINISH: VDF FLOORING



PLUMBING & ACCESSORIES
PIPES: CPVC PIPES
CP ITEMS: HIGH-END IN KITCHEN, BATHROOMS & UTILITY FROM A REPUTED BRAND



PAINTS & FINISHES
FLAT INTERNAL WALLS: ACRYLIC EMULSION PAINT
EXTERNAL WALLS: EXTERIOR EMULSION PAINT
MS GRILLS & RAILINGS: ENAMEL PAINT



ELECTRICAL
SWITCHES: MODULAR SWITCHES FROM A REPUTED BRAND
WIRING: CONCEALED PVC COPPER WIRES FROM A REPUTED BRAND



BACKUP GENERATOR
100% POWER BACKUP



LIFTS
HIGH CAPACITY FROM A REPUTED BRAND

SPECIFICATIONS





TYPICAL FLOOR PLAN

FLAT	AREA IN SFT	FACING	TYPE	UDS SHARE
01	1595	EAST	3BHK	46
02	1060	EAST	2BHK	30
03	1060	EAST	2BHK	30
04	1665	WEST	3BHK	48
05	1365	WEST	3BHK	39
06	1040	EAST	2BHK	30
07	1040	EAST	2BHK	30
08	1035	EAST	2BHK	30
09	1600	WEST	3BHK	46
10	1645	WEST	3BHK	47
11	1065	EAST	2BHK	31
12	1060	EAST	2BHK	30
13	1570	EAST	3BHK	45
14	1410	WEST	3BHK	40
15	1695	WEST	3BHK	49
16	1665	EAST	3BHK	48
17	1295	EAST	3BHK	37
18	1655	WEST	3BHK	48
19	1112	WEST	2BHK	32
20	1130	WEST	2BHK	32
21	1600	EAST	3BHK	46
22	1620	EAST	3BHK	47
23	1090	WEST	2BHK	31
24	1085	WEST	2BHK	31
25	1105	WEST	2BHK	32
26	1290	EAST	3BHK	37
27	1685	EAST	3BHK	48
28	1140	WEST	2BHK	33
29	1115	WEST	2BHK	32
30	1590	WEST	3BHK	46

