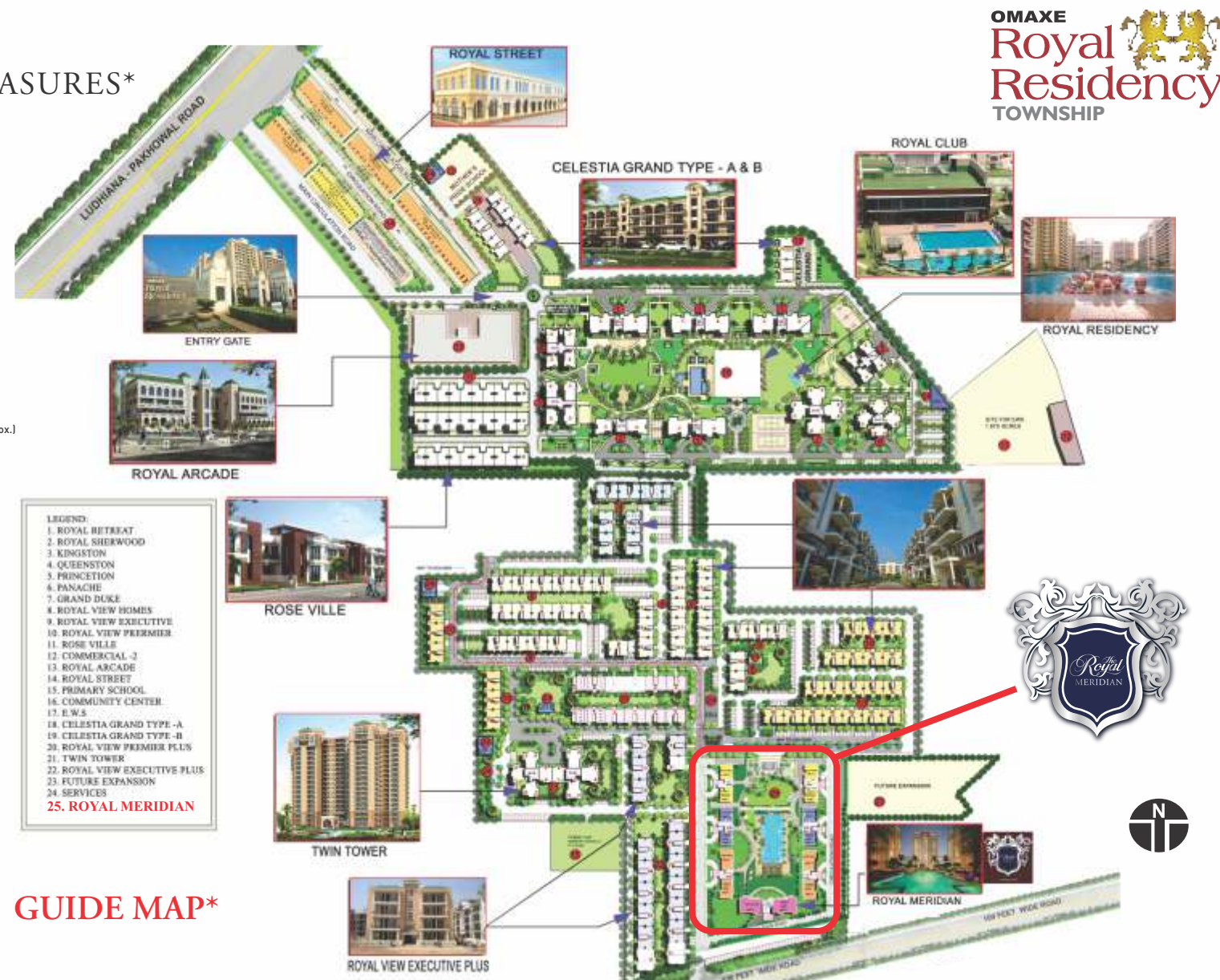


LIVE
The Royal PLEASURES*

Location Advantage

- Apollo Hospital 13km .(approx.)
- Jalandhar Bypass 14km .(approx.)
- Main Bus Stand 8.5km .(approx.)
- S.B.S. Nagar 3.5km .(approx.)
- Feroz Gandhi Market 7km .(approx.)
- Hotel Park Plaza 7km .(approx.)
- Sarabha Nagar 5km .(approx.)
- City Centre 3.5km .(approx.)
- Mall Road 10km .(approx.)
- Railway Station 11km .(approx.)

The Master Project consists of different Phases and each Phase is an individual Project and the persons interested are advised to seek confirmation of the Phase/Project of their respective Units at the time of booking/allotment. Further, the instant planning of the Project is one of the options by the Architects. The interested persons are advised to seek confirmation thereof at the time of booking and should sign the confirmation of selected Project in the application form. Few Services of the Project are to be co-shared with other Phases/Projects on pro rata basis without individual rights on the shared services.



GUIDE MAP*

Site Address: Pakhowal Road, Ludhiana.

Web.: www.omaxe.com

Corporate Office: 7, L.S.C., Kalkaji, New Delhi-110 019 (India).

Disclaimer: This Brochure is Indicative in nature & may not constitute as an offer or invitation for the purpose of Registration/Booking/Sale. The viewer may seek all such information, sanction plans, approvals, development schedule, specifications, facilities & amenities, from the company in respect of the concerned project that they may be interested in, before any such booking/registration, etc. Further details of the project(s) are available on the Company website or the Website of rera-punjab.gov.in

Visual representation shown in this advertisement is purely conceptual and not a legal offering. All building plans, Specifications, site plan, layout plans etc. may be sought from the company/site/ marketing office or website of the company-www.omaxe.com or RERA website- rera-punjab.gov.in before the registration/ booking of the said flat/unit.



An artistic impression which may vary in reality with essentially/ technically required changes

Experience
ULTRA MODERN LIVING.





LIVE
The Royal HIGHLIGHTS*



- Double Height Lobby
- 2 Flats on Each floor / No Common Wall
- Cross Ventilation in Every Flats
- Every Room Have Separate Balcony/ Window
- Additional AV room for Limited Flats
- Limited Addition Flat
- 2 High-Speed Lift in all Tower
- Basement Parking Facility
- Lush Green Area
- 3 Tier Security
- Gated Community
- Club facility (Optional)
- 24Hrs Water Supply and Power backup
- Customize Penthouse floor Plan
- Mall & Multiplex within complex
- Market
- Every Flat is Pool Facing/ Garden
- Already 4000 People Residing



An artistic impression which may vary in reality with essentially/ technically required changes

Being an ongoing project, each phase constitutes a project and accordingly amenities & facilities thereof, for the residents of the "Project Royal Meridian" shall have the right to said extent only.
Each Project depicted above the constitutes the tower area & other such areas as defined in the Application Form/Buyer Agreement, etc.

STRUCTURE	Earth quake Resistant RCC Frame Structure	SERVANT ROOM		DOORS & WINDOWS		SEWAGE WATER	
External Finish	Texture Paint (Unitile/ Spectrum/ Equivalent)	Floor	Ceramic Tiles (Orient/ kajaria/ equivalent)	Entrance Doors	Seasoned wood Frames with panel shutter finished with Melamine Polish.		Soiled Water Drainage into main sewer
		Walls	Plaster with POP punning and painted with pleasing shades of plastic paint		(Imported / Indian Teak)		
DINING & PASSAGE			Ceiling plaster with POP Punning and painting with pleasing shades of Plastic Paint.	Internal Doors	Designer Both Sides Veneered Flush Doors Shutter. (Fenesta / Equivalent)	FIRE PROTECTION	Fire detection as per safety norms. Heat Detector in Kitchen.
Floor	Vitrified Tiles (R.A.K/ Kajaria/ Equivalent)			Windows	Powder Coated/Anodised Aluminum Glazing/UPVC		
Walls	Palster with POP punning and painted with pleasing shades of plastic paint.	Ceiling				LIFT	Two lift in each Tower (High Speed) (Otis/ Kone / Schindler/ Kinetic)
DRAWING ROOM		KITCHEN		ELECTRICAL		FACILITIES	Reserved underground car parking facility. Kids the med Parks. Swimming Pool, Tennis Court. Indoor Games room.
Floor	Pergo / Vista/ Kronotex/ Equivalent	Floor	Vitrified Tiles (R.A.K / Kajaria / Equivalent)	Light	Fancy Lights		Multi Purpose Hall. Provision for cafeteria/ Restaurant, RO System provided in kitchen for drinking water in each flat . Ventilation- Exhaust fans provided in kitchen & Toilets Landscaped common areas to preserve and enhance the natural characteristics of the site
Walls	Tile (Standard) / Wooden*	Walls	Glass Mosaic tiles 2' height above the counter level, rest POP punning and painted with pleasing shades of plastic Paint.	Wire	Copper Concealed.		
	Plaster with POP punning and painted with leasing shades of plastic paint.		Mosaic tiles (paladio/ mridul / Equivalent)	plug	Plug point in each bedroom/Drawing /Dining & lounge. (Anchor/Northwest/Equivalent)		
Ceiling	POP false ceiling , plaster with POP punning and painted with pleasing shades of plastic paint.	Plat form	Granite counter with double bowl stainless steel sink with drain board. (Nirali /jayna/equivalent)	Air Conditioning	Provision for split Ac		
				Fans	Fans (Bajaj / Usha / Crompton Greaves/Equivalent)		
MASTER BEDROOM		BALCONIES		Telephone/Data	Telephone cable pre- Wired in all rooms. Cabling only for internal access as per design.		
Floor	Wooden (Pergo /Vista/Kronotex/Equivalent)	Floor	Antiskid Ceramic Tiles (Orient/ Kajaria / Equivalent)				
Walls	Plaster with POP punning and painted with pleasing shades of plastic paint	Walls	Water Proof Paint	LIFT LOBBY			
	POP false ceiling, plaster with POP punning and painted with pleasing shades of plastic paint	Ceiling	Exterior Paint	Floor	Vitrified Tiles (R.A.K / Kajaria / Equivalent)		
Ceiling		Railing	Stainless Steel + 10mm thick toughened glass	Ceiling	Plaster with POP punning and painted with pleasing shades of plastic paint		
Wardrobe	Provision for wardrobe						
		TOILETS		SECURITY			
OTHER 3 BEDROOM		Walls	Selected Ceramic Tiles til ceiling height , Granite/ Tiles/ Glass mosaic tiles.(Orient/ kajaria)		24 hours manned perimeter security for the complex Boom barrier for main gate.		
Floor	Wooden Flooring/Vitrified Tiles (Pergo/ Vista/Kronotex/Equivalent)		Ceramic Tiles (Orient/ kajaria/ equivalent)		Access control through CCTV at Basement& Entrance at Ground Floor Video Door		
Walls	Plaster with POP punning and painted with pleasing shades of plastic paint	Floor	Wall hang wc washbasin of matching shades ,Single Level CP Fitting, Provision for hot & Cold Water System (Geyser), Mirror Shower Cubical with Steam Bath in toilet of Master Bedroom of 2650,3050 & 4050 sq ft appt's.		Phone in each Flat.		
	POP false ceiling , plaster with POP punning and painted with pleasing shades of plastic paint	Fittings/Fixtures	Chinaware-cotto/american standard jacuzzi & (Chinaware-cotto/american standard jacuzzi & hansgrohe/ cotto/ jaquar imported/indian hansgrohe/ cotto/ jaquar imported/indian)	TECHNOLOGY			
Ceiling		Counter			Energy Efficient product		
Wardrobe	Provision for wardrobe				High Tech Security		
					Fire Fighting System		
					Wireless Network for data		
					Rain Water Harvesting System.		

* for T-1 Formal Living area only

The above said specifications are similar to each of the referred projects in the brochure.

LIVE
The Royal AMENITIES*

- Modern Club • Restaurant and cafeteria • Conference room
- Mini theatre for private shows • Hi-Tech Gymnasium
- Basketball • Pool • Table Tennis & Tennis
- Play area for children • Aerobics centre • Swimming pool

#Club facility is optional. Can be availed on chargeable basis.



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An artistic impression which may vary in reality with essentially/ technically required changes



An artistic impression which may vary in reality with essentially technically required changes



LAYOUT PLAN*

The Swimming Pool depicted in the plan is a part of Royal Residency, Ludhiana and belongs to entire Royal Residency residents.

LIVE
The Royal PLANNING



Ground Floor Plan
Tower : T-6 & T-7 (Victoria)
Super Area : 2250 sq.ft.
Built-Up Area : 1547 sq.ft.
Carpet Area : 1430 sq.ft.



AV Room area is not included in the super area of any of the units on the floor.

10.764 sqft= 1 sqmtr

Typical Floor Plan
Tower : T-6 & T-7 (Victoria)
Super Area : 2250 sq.ft.
Built-Up Area : 1547 sq.ft.
Carpet Area : 1430 sq.ft.

Ground Floor Plan
Tower : T-4 & T-5 (Florence)
Super Area : 2650 sq.ft.
Built-Up Area : 1785 sq.ft.
Carpet Area : 1657 sq.ft.



10.764 sqft= 1 sqmtr

Typical Floor Plan
Tower : T-4 & T-5 (Florence)
Super Area : 2650 sq.ft.
Built-Up Area : 1785 sq.ft.
Carpet Area : 1657 sq.ft.

AV Room area is not included in the super area of any of the units on the floor.

LIVE
The Royal PLANNING



Ground Floor Plan
Tower : T-2 & T-3 (Symphony)
Super Area : 3050 sq.ft.
Built-Up Area : 2151 sq.ft.
Carpet Area : 2010 sq.ft.



AV Room area is not included in the super area of any of the units on the floor.

Typical Floor Plan
Tower : T-2 & T-3 (Symphony)
Super Area : 3050 sq.ft.
Built-Up Area : 2151 sq.ft.
Carpet Area : 2010 sq.ft.

10.764 sqft= 1 sqmtr

Ground Floor Plan
Tower : T-1 (Signature)
Super Area : 4050 sq.ft.
Built-Up Area : 3072 sq.ft.
Carpet Area : 2905 sq.ft.



10.764 sqft= 1 sqmtr

Typical Floor Plan
Tower : T-1 (Signature)
Super Area 4050 sq.ft.
Built-Up Area : 3072 sq.ft.
Carpet Area : 2905 sq.ft.

AV Room area is not included in the super area of any of the units on the floor.