



Royalnest

HILL VIEW

RERA NO.: RERA-JK-JMU-1-2025





ABOUT GROUP

Royal Nest Group, the flagship brand of Omkar Nests (P) Limited, is a name synonymous with quality, structural integrity, and sustainability in the Indian real estate and infrastructure sector. The group has built a legacy rooted in strong foundations, certified green construction, and a commitment to delivering buildings that inspire trust and long-term value.

With over 25 years of experience and more than 7 million sq. ft. delivered, our footprint spans across Delhi NCR, Jammu & Kashmir, Amritsar, and Himachal Pradesh. From quality residential projects under the iconic 'Royal Nest' brand to diverse commercial developments, the group has emerged as a leader in holistic real estate solutions.

Our Green Building Commitment

Since 2010, Royal Nest Group has pledged to construct only green building norm-compliant structures, integrating sustainable practices into every aspect of development. Our projects emphasize natural ventilation, energy efficiency, and the well-being of residents, in alignment with Indian Green Building Council (IGBC) standards.



QUALITY MANAGEMENT SYSTEM (QMS)



IGBC GOLD CERTIFIED



NO.1 REAL ESTATE (P) COMPANY IN J&K STATE



Founder's View

ON HILL VIEW



“ At Royal Nest Group, we have always believed that homes are not just built—they are envisioned, nurtured, and crafted with care. Royal Nest Hill View is our heartfelt tribute to the progress of Jammu and Kashmir and the aspirations of its people.

Our mission is to bring global standards of comfort, sustainability, and security into the heart of J&K. With decades of experience, we're proud to bring a project that is both aspirational and attainable.

Welcome to the future of urban living.

Welcome to Royal Nest Hill View.

”

~ SHRI VIMAL KUMAR | MD & GROUP DIRECTOR

~ SHRI ATAL KUMAR | DIRECTOR

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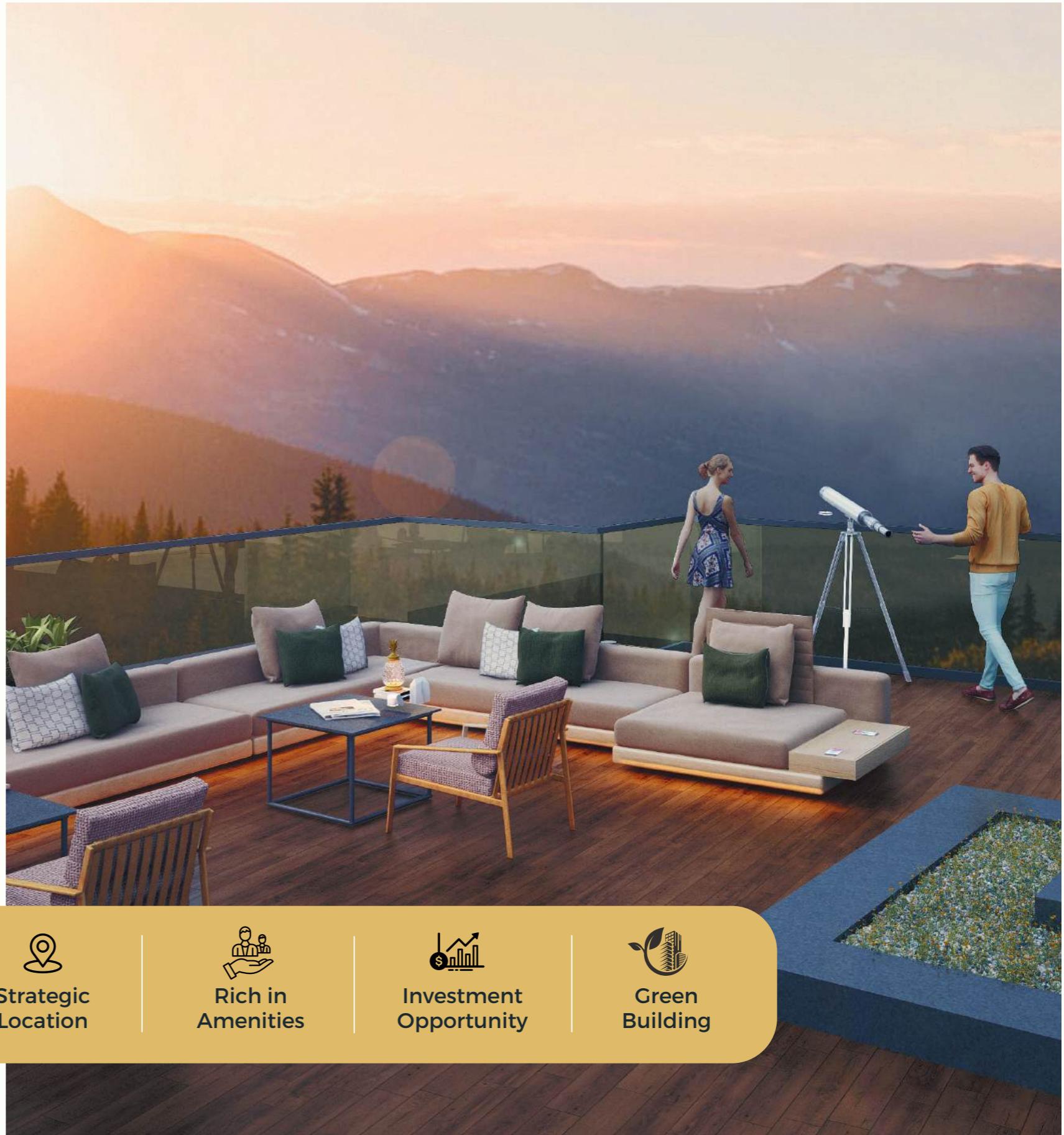
HILL VIEW



LUXURY WITHIN REACH

This iconic residential landmark redefines modern living, offering unmatched comfort, connectivity, and a serene green escape right in the heart of the city.

- Tallest residential building in Jammu & Kashmir.
- 75% open green landscape area.
- Green building norms compliant.
- Glass façade balconies & French windows.
- RCC earthquake-resistant structure.
- Centrally located with high accessibility.
- Natural daylight homes designed for positive energy.



RERA
Approved



Strategic
Location



Rich in
Amenities



Investment
Opportunity



Green
Building





75%
OPEN AREA

In Harmony with Nature

- Fragrant trees and flowering plants across all seasons.
- Tree-lined jogging and cycling tracks.
- Landscaping with native plants and ever green plans.
- Horticulture curated by experts to encourage biodiversity.
- Rainwater harvesting system.
- Solar-powered common area lighting.
- On-site sewage treatment plant (STP).
- Daylight-optimized façade.

75% OPEN AREA Wellness & Leisure

- Optimal spacing between towers for ventilation and privacy.
- Designated green areas and walkways.
- Shopping complex and food court within campus.
- Children's play zones, water features, and sit-out areas.
- Clubhouse and recreational zone centrally placed.

LUXURY OF NATURE WITHIN REACH



HILL VIEW CLUB LIFE



Swimming Pool

Fitness Gym & yoga room.

Indoor games & community hall.

Banquet lounge for gatherings.

Cricket net for practice & library corner.

Club Life at the Core!

It's not just amenities, it's your lifestyle upgrade.



SEMI & FULLY FURNISHED APARTMENTS

Enjoy refined living with tasteful interiors, branded fittings, and artful furnishings. Our semi and fully furnished homes blend quality, comfort, and style to create timeless spaces. Images shown are a mere representation of the features listed in the tabular format for reference.

FEATURES & AMENITIES



SEMI FINISHED

Category	Specifications
Super Structure	Earthquake resistant RCC frame structure with lifts and extra wide staircases with easy steps.
Electrical	Copper wiring in concealed PVC conduits; sufficient light and power points. Modular switches and fans. Wiring: Anchor/Polycab or equivalent.
Exterior Paint	Exterior emulsion water-resistant paint by Asian/Nerolac/Berger or equivalent.
Inside Finish	Inside walls: 1 coat plaster, POP punning. POP false ceiling in drawing/dining & master bedroom. Internal paint in OBD (Asian/Nerolac/Berger or equivalent).
Kitchen	Granite top working platform, stainless steel sink with drain board/dual bowl. Ceramic glazed wall tiles (2'x1') up to 2 feet above platform. Vitrified flooring tiles (2'x2').
Flooring	Glazed vitrified tiles in drawing/dining (4'x2'), wooden plank tiles in master bedroom (2'x6'), vitrified tiles in bedrooms (2'x2') - Kajaria or equivalent.
Toilets	Ceramic digital tiles, anti-skid floor tiles- Johnson or equivalent.
Balcony	Anti-skid ceramic tiles, wooden texture finish - Johnson or equivalent.
Doors & Windows	Internal doors: Wooden/Flush door & UPVC Windows.
Hardware Fittings	SS plated/aluminum or equivalent locks on bedroom doors and main gate.
CP Fittings	Chrome plated fittings from Cera/Jaquar or equivalent.
Chinaware	Fittings by Hindware/Parryware/Cera or equivalent.

BED ROOM

Feature	Details
Double Beds with Mattress	Designer/ Back support quality
Windows curtains or drapes	SS Rods/ Designer
Bed side Tables	Designer Furnishing
Wardrobes in Bedrooms	Designer Furnishing
Flooring	Vitrified Tiles (Johnson/ Kajaria / Branded)
Lights/ Lamps	Energy saving/ LED/ Cove lights
Air conditioner(2)	Branded
Ceiling fans	Havells/ Crompton/ Orient/Branded
Switches	ABB/ LeGrand/ Branded

Feature	Details
Toilet Seat	Kohler/ Jaguar/ Hindware/ Branded
Toilet Accessories	Cera/ Hindware/ Branded
Washbasin & Under Cabinet	Kohler/ Jaguar/ Hindware/ Branded
Washing machine	IFB/ Branded
Overhead Shower & bath accessories	Kohler/ Jaguar/ Parryware/ Branded
Flooring	Anti-Skid/ Johnson/ Kajaria/ Branded
Lights/ Lamps	Energy saving/ LED lights
Switches	Havells/ LeGrand/ Branded
Exhaust Fan(1)	Bajaj/Havells/Usha
Geyser	Bajaj/Havells/Branded





LIVING ROOM

Feature	Details
3+2 Sofa set & Centre Table	Designer Furnishing
4 Seat Dining set	Designer Furnishing
Smart TV Unit (1)	Samsung/ LG/ Lloyd/ Branded
TV Cabinet (1)	Designer Furnishing
Window curtains or drapes	SS Rods/ Designer
Lights/ Lamps	Energy saving/ LED
Flooring	Vitrified/ Johnson/ Kajaria/ Branded
Ceiling fan	Havells/ Crompton/ Orient/Branded
Switches	Havells/ LeGrand/ Branded

ADD-ON

Tower C - Open Terrace Amenities (Third Floor)

- Gazebo
- Barbecue with Sitting Area
- Planter
- Water Body

KITECHEN INTERIOR

Feature	Details
Modular Burner (Gas Stove) &	IFB/Branded
Base Wooden Cabinet	Branded
Under mount designer sink	Branded
Refrigerator 230 Ltr.	IFB/ Branded
Water purifier	Kent/ Havells/ LivePure/ Branded
Kitchen Counter Stool	Designer Furnishing
Exhaust Fan(1)	Bajaj/ Havells/ Usha/ Equivalent
Flooring	Anti-Skid/ Johnson/ Kajaria/
Lights/ Lamps	Energy saving/ LED/ Flush lights
Switches	Havells/ ABB/ Branded
Induction	Bajaj/Prestige/Branded
Microwave	IFB/Bajaj/Branded
Electric Kettle	Bajaj/Prestige/Branded



SITE

PLAN -2D



LEGEND:-	
1	GUARDROOM & ENTRANCE
2	PAVILION
3	KIDS PLAY AREA
4	STEPPED SEATING
5	OPEN LAWN
6	PLANTER
7	SWIMMING POOL
8	WOODEN DECK
9	PAVED PLAZA
10	WATER FEATURE
11	TOWER ENTRY
12	FLOWERING SHRUB
13	CONNECTING PATHWAY
14	ENTRANCE PLAZA
15	SKATING RING
16	OPEN GYM AREA
17	PATHWAY
18	BENCHES
19	HALF BASKET BALL COURT
20	CAR PARKING
21	REFLEXOLOGY GARDEN
22	SENIOR CITIZEN GARDEN
23	STEPPED GARDEN
24	SEQUENCING FOUNTAIN
25	MEDICINAL HERB GARDEN
26	CRICKET NET PRACTICE

HILL VIEW

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ROYAL NEST HILL VIEW | JAMMU

3D ELEVATION - BIRD EYE VIEW



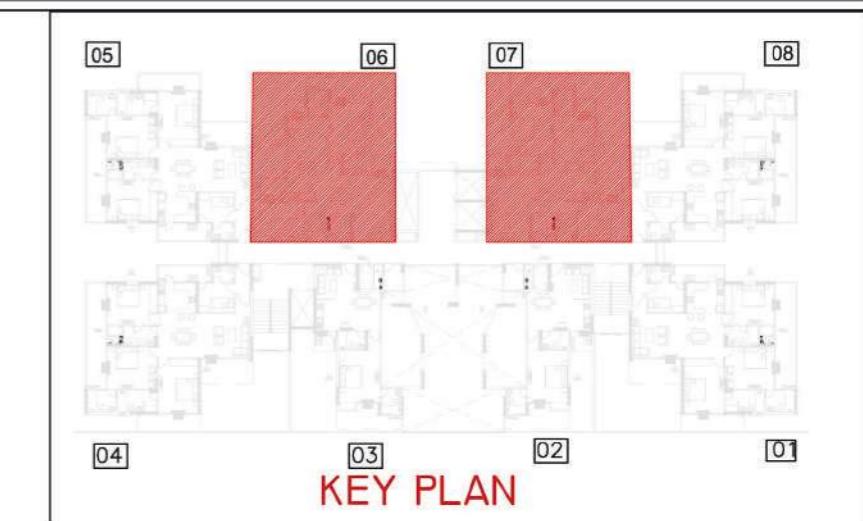
TOWER- A



TOWER A - GF LAYOUT



TOWER A - 3BHK | 1700 SQ.FT.
EXTRA DEEP TERRACE / BALCONY



UNIT-06 & 07 - 3BHK+SER. (1700 SQ.FT.)

	Sq.Mt.	Sq.Ft.
Covd. Area	122.22	1316
Carpet Area	95.23	1025
Balcony Area (4 BALCONIES)	19.48	210
External Wall Area	7.51	81
Super Area	157.91	1700
OPEN TERRACE	42.77	460

UNITS- 06 & 07
3BHK+3TOILET
SUPER AREA - 1700 SQ.FT.

TOWER-A
GROUND FLOOR

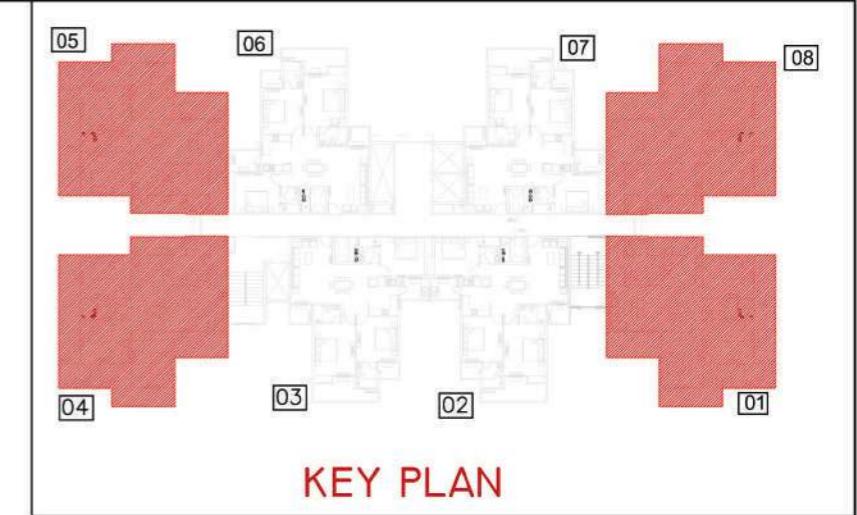
TOWER A - 3BHK | 2305 SQ.FT.
EXTRA DEEP TERRACE / BALCONY



TOWER A - 1ST FLOOR LAYOUT



TOWER A - 3BHK | 2305 SQ.FT.



UNIT-01,04,05&08-3BHK+ 4TOILET +SER.(2305 SQ.FT.)

	Sq.Mt.	Sq.Ft.
Covd. Area	162.94	1754
Carpet Area	114.57	1233
Balcony Area (4 BALCONIES)	40.13	432
External Wall Area	8.24	89
Super Area	214.10	2305

UNITS- 01,04,05 & 08

3BHK+4TOILET+SER.
SUPER AREA - 2305 SQ.FT.

TOWER-A
1ST TO 10TH FLOOR

TOWER- B

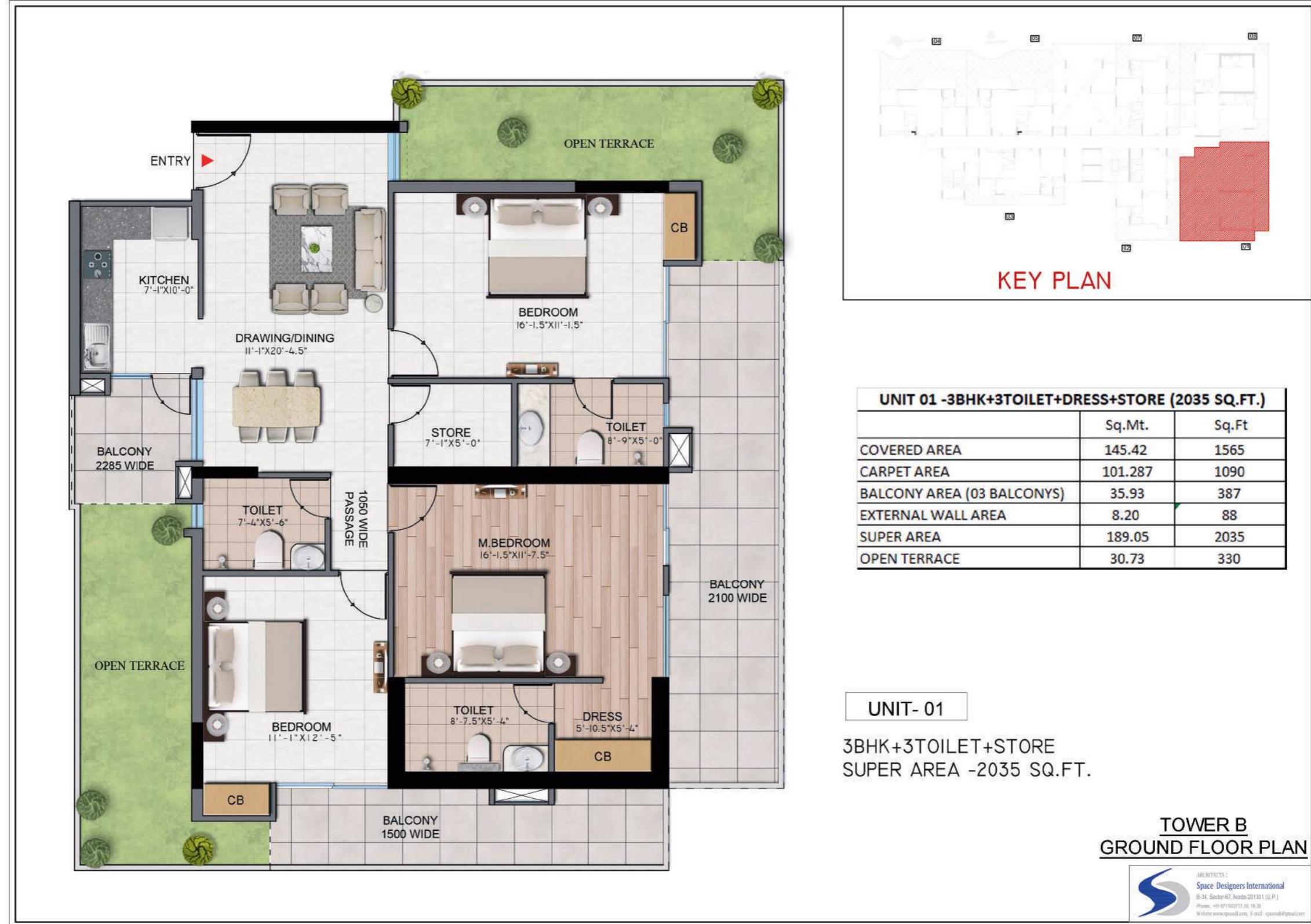


TOWER B - GF LAYOUT



TOWER B - 3BHK | 2035 SQ.FT.

EXTRA DEEP TERRACE / BALCONY



**TOWER B - 2BHK | 1260 SQ.FT.
EXTRA DEEP TERRACE / BALCONY**

UNIT- 03
2BHK+2TOILET
SUPER AREA - 1260 SQ.FT.

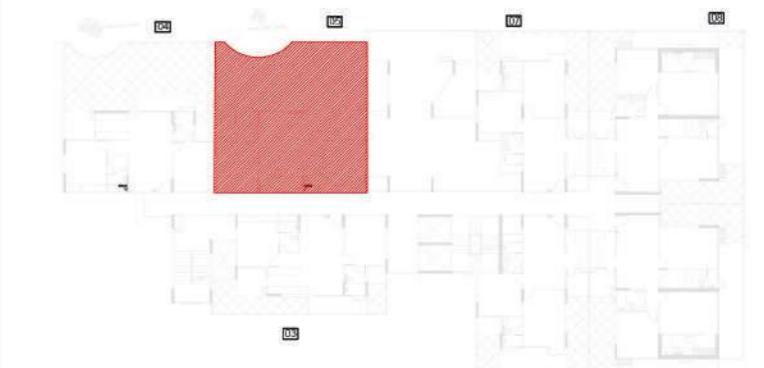
UNIT 3 -2BHK+2TOI (1260 SQ.FT.)		
	Sq.Mt.	Sq.Ft.
Covd. Area	89.47	963
Carpet Area	68.91	742
Balcony Area (3 BALCONIES)	15.76	170
External Wall Area	4.80	52
Super Area	117.03	1260
OPEN TERRACE	18.93	203

KEY PLAN

**TOWER B
GROUND FLOOR PLAN**

ARCHITECTS
Space Designers International
B-34, Sector-47, Noida-201301 (U.P.)
Phone: +91 9711622111, 16, 16, 16
Email: www.spacede.com, spacede@gmail.com

TOWER B - 2BHK | 1260 SQ.FT.
EXTRA DEEP TERRACE / BALCONY



KEY PLAN

UNIT 5 -2BHK+2TOI (1260 SQ.FT.)

	Sq.Mt.	Sq.Ft.
Covd. Area	90.04	969
Carpet Area	68.90	742
Balcony Area (3 BALCONIES)	15.95	172
External Wall Area	5.19	56
Super Area	117.05	1260
OPEN TERRACE	60.28	648

UNIT- 05
2BHK+2TOILET
SUPER AREA - 1260 SQ.FT.

TOWER B
GROUND FLOOR PLAN

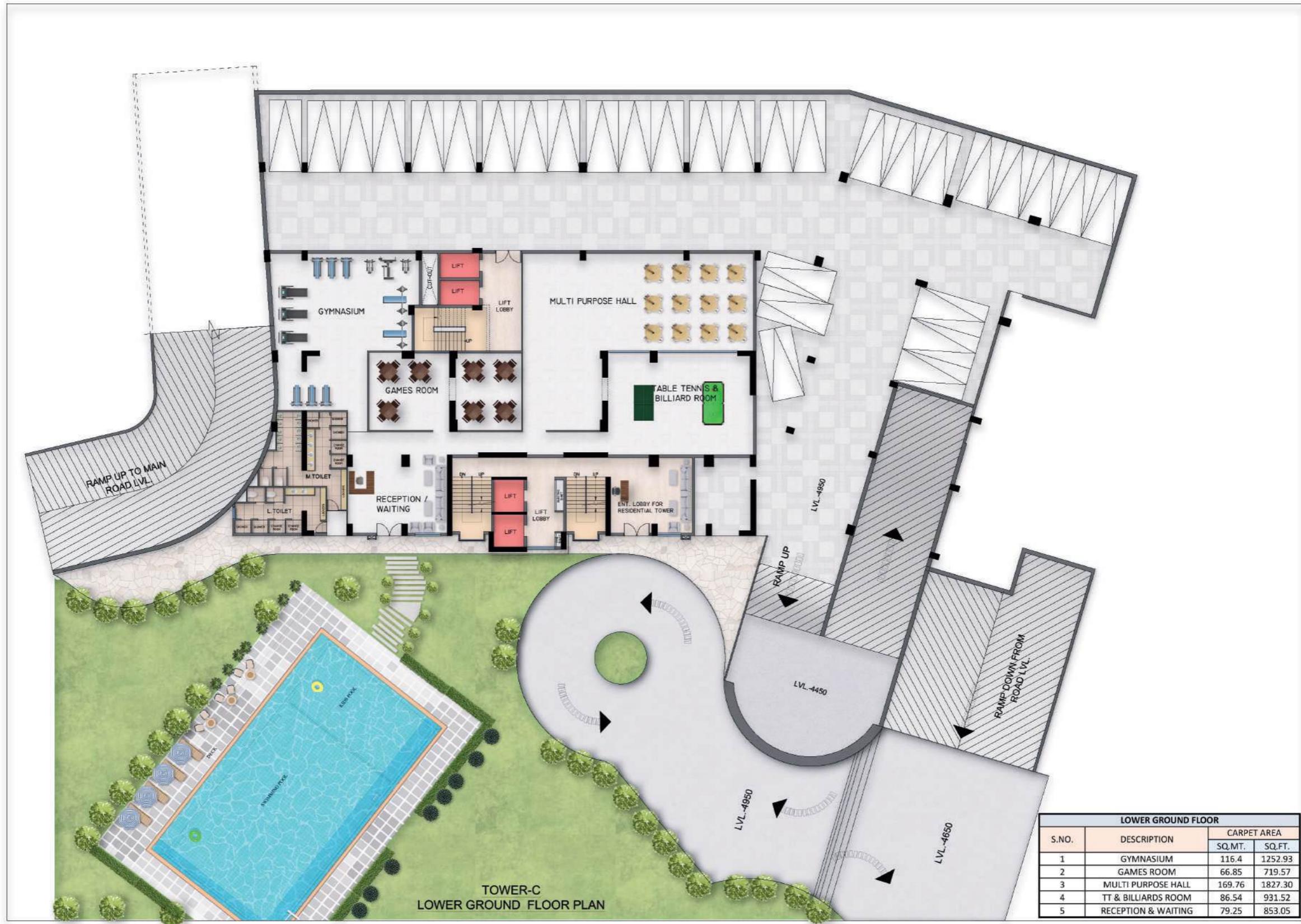


ARCHITECTS:
Space Designers International
 B-34, Sector-67, Noida-201301 (UP)
 Phone: +91-9711022112, 98-99-20
 Web: www.spaced.com, E-mail: spaced@gmail.com

TOWER- C



TOWER C - LOWER GF LAYOUT



**TOWER C - 3BHK | 3705 & 3610 SQ.FT.
EXTRA DEEP TERRACE / BALCONY**



01

UNIT 01 - 3BHk + SER (3705 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	256.74	2763.58
CARPET AREA	194.54	2069.92
BALCONY AREA (03 BALCONY)	53.88	579.96
SUPER AREA	344.02	3703.08
SUPER AREA SAY	3705	
OPEN TERRACE AREA	127.43	1371.66

02

UNIT 02 - 3BHk + SER (3610 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	250.17	2692.84
CARPET AREA	194.96	2068.53
BALCONY AREA (03 BALCONY)	47.29	508.38
SUPER AREA	335.23	3608.41
SUPER AREA SAY	3610	
OPEN TERRACE AREA	127.57	1373.94

**TOWER-C
THIRD FLOOR PLAN**

TOWER C - 4-13TH FLOOR LAYOUT

UNIT 01 - 2BHK + 2TOILET (1285 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	89.29	961.15
CARPET AREA	63.588	684.46
BALCONY AREA (01 BALCONY)	21.474	231.15 24%
SUPER AREA	119.65	1287.94 134%
SUPER AREA SAY	1285	

UNIT 02 - 2BHK + 2TOILET (1250 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	86.87	935.08
CARPET AREA	66.800	719.04
BALCONY AREA (01 BALCONY)	15.219	163.82 18%
SUPER AREA	116.41	1253.01 134%
SUPER AREA SAY	1250	

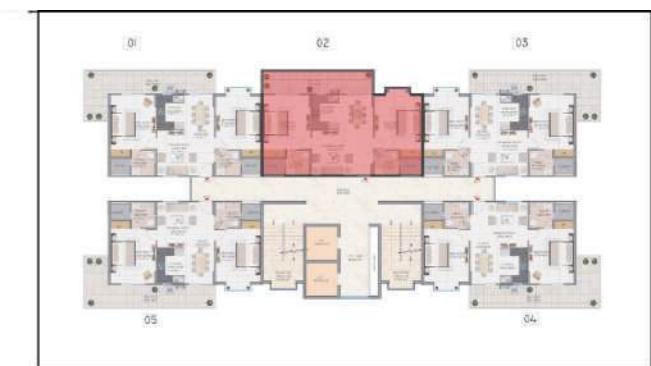
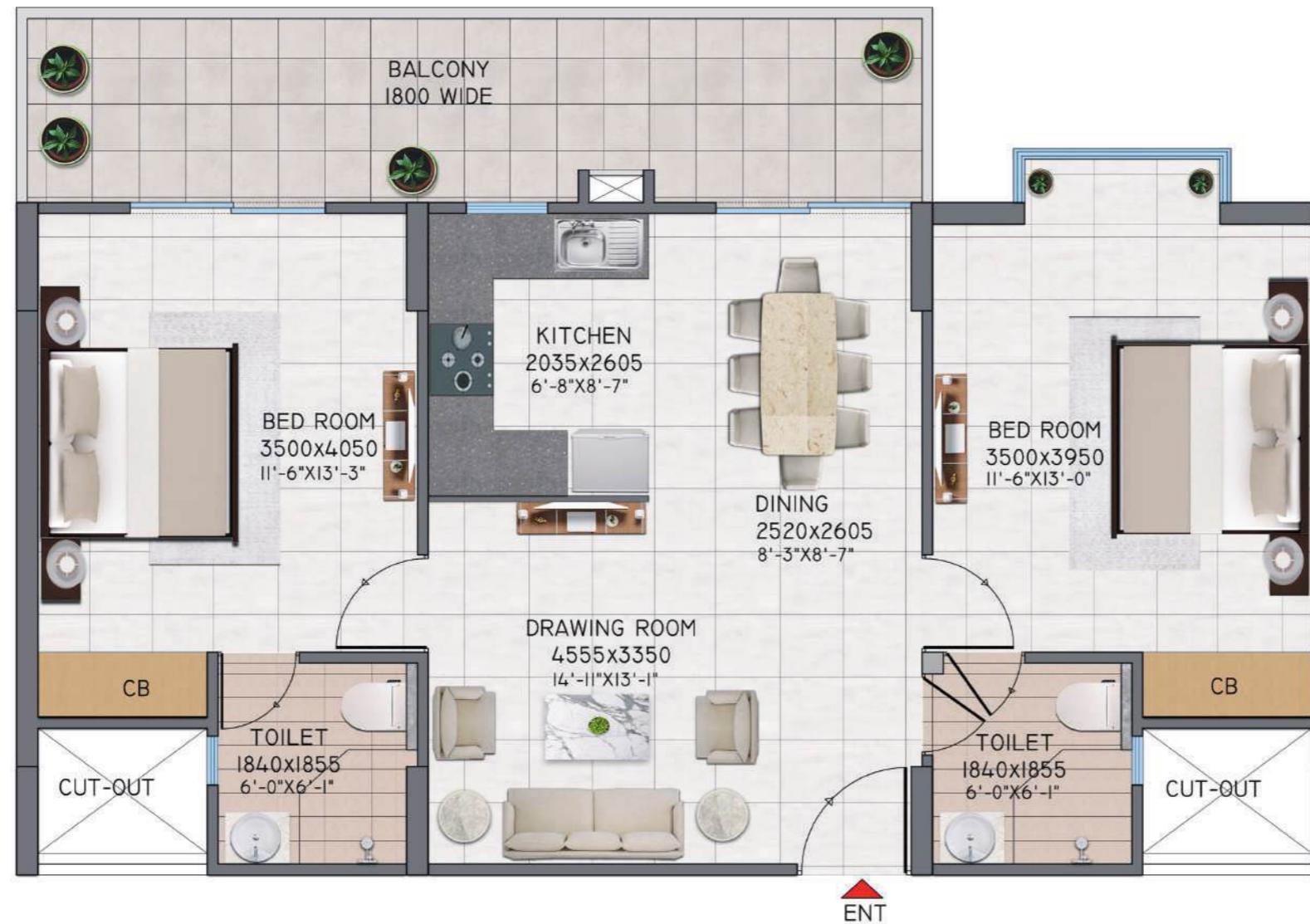
UNIT 03 - 2BHK + 2TOILET (1285 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	89.29	961.15
CARPET AREA	63.588	684.46
BALCONY AREA (01 BALCONY)	21.474	231.15 24%
SUPER AREA	119.65	1287.94 134%
SUPER AREA SAY	1285	



UNIT 05 - 2BHK + 2TOILET (1285 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	89.29	961.15
CARPET AREA	63.588	684.46
BALCONY AREA (01 BALCONY)	21.474	231.15 24%
SUPER AREA	119.65	1287.94 134%
SUPER AREA SAY	1285	

UNIT 04 - 2BHK + 2TOILET (1285 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	89.29	961.15
CARPET AREA	63.588	684.46
BALCONY AREA (01 BALCONY)	21.474	231.15 24%
SUPER AREA	119.65	1287.94 134%
SUPER AREA SAY	1285	

TOWER C - 2BHK | 1250 SQ.FT.



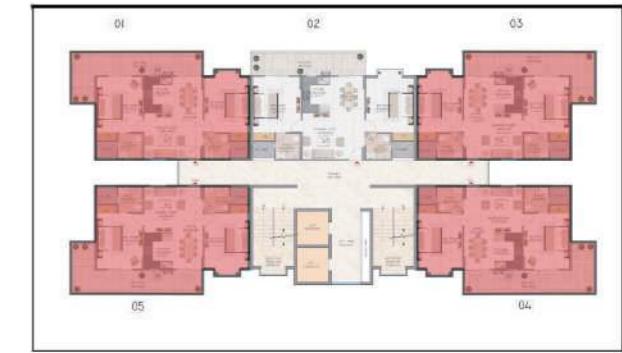
**UNIT - 2
KEY PLAN**

UNIT 02 - 2BHK + 2TOILET (1250 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	86.87	935.08
CARPET AREA	66.800	719.04
BALCONY AREA (01 BALCONY)	15.219	163.82
SUPER AREA	116.41	1253.01
SUPER AREA SAY		1250

**2 BHK+2TOILET
SUPER AREA -1250 SQ.FT.**

TOWER C - 2BHK | 1285 SQ.FT.

01,03,04 & 05



**UNIT - 1,3,4 & 5
KEY PLAN**

UNIT 01,03,04 & 05 - 2BHK + 2TOILET (1285 SQ.FT.)		
	AREA(SQ.M.)	AREA(SQ.FT.)
COVERED AREA	89.29	961.15
CARPET AREA	63.588	684.46
BALCONY AREA (01 BALCONY)	21.474	231.15
SUPER AREA	119.65	1287.94
SUPER AREA SAY		1285

**2 BHK+ 2TOILET
SUPER AREA -1285 SQ.FT.**



TOWER- D

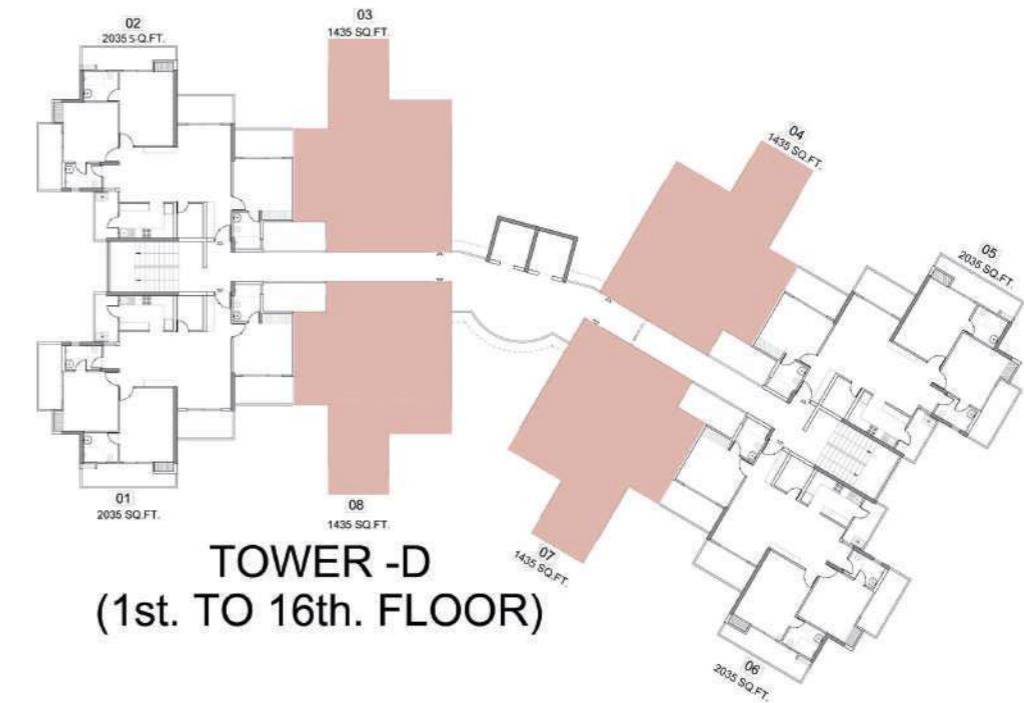
TOWER D - GF LAYOUT



TOWER D - 1ST - 16TH LAYOUT



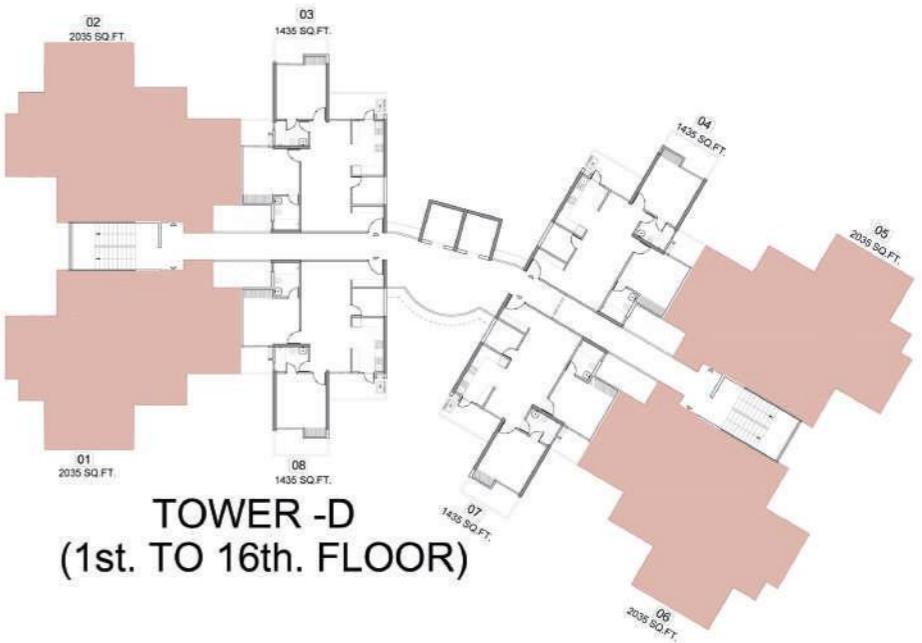
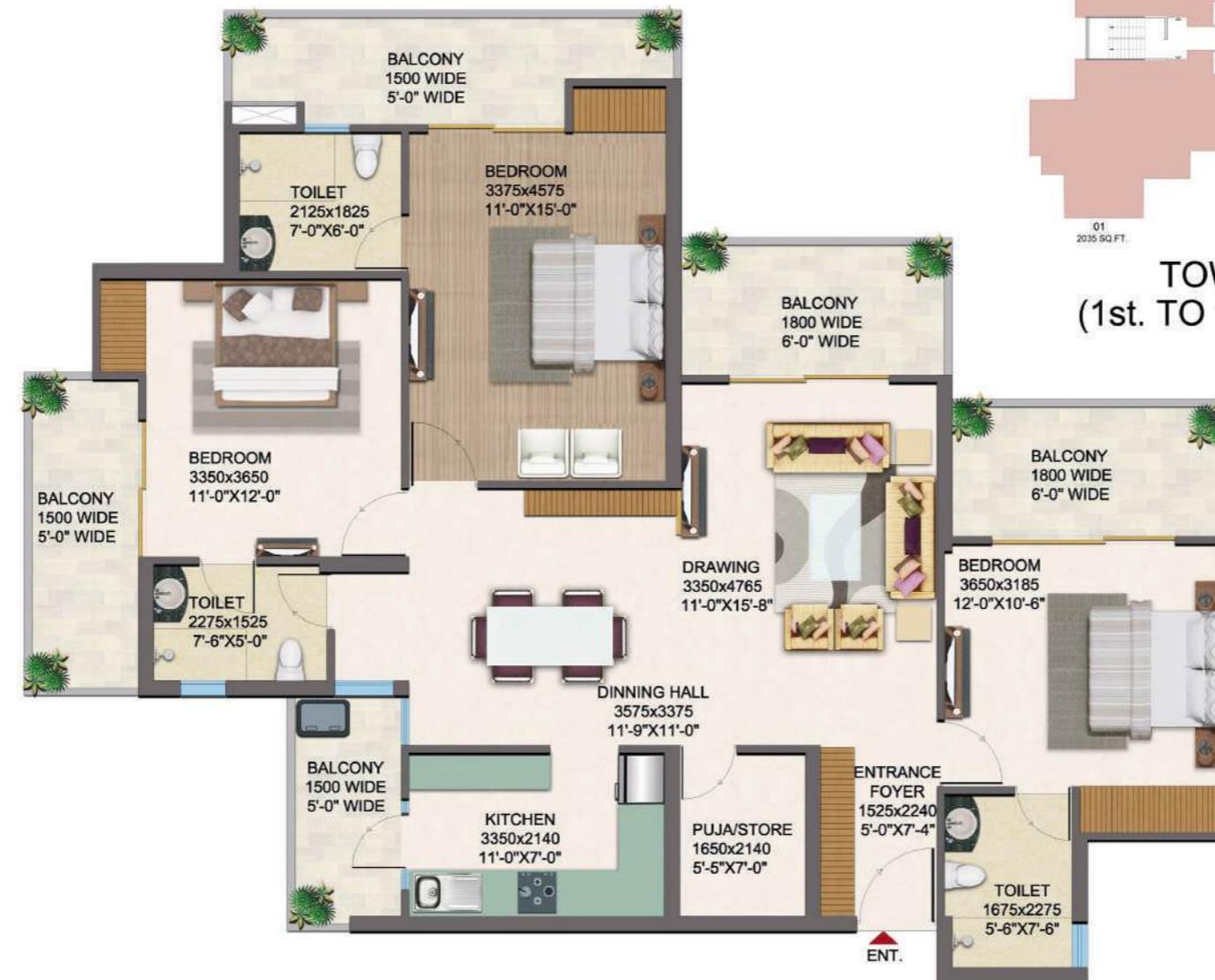
TOWER D - 2BHK | 1435 SQ.FT.



UNIT-03,04,07&08-2BHK+ 2 TOILET +1STORE(1435 SQ.FT.)		
	Sq.Mt.	Sq.Ft.
Covd. Area	98.55	1060.79
Carpet Area	75.80	815.91
balcony Area	16.52	177.82
External Wall Area	6.23	67.06
Super Area	133.04	1435

**2BHK+2TOILET+1STORE
SUPER AREA-1435 SQ.FT.**

TOWER D - 3BHK | 2035 SQ.FT.



TOWER -D
(1st. TO 16th. FLOOR)

UNIT-01,02,05&06-3BHK+3TOILET+1STORE(2035 SQ.FT.)		
	Sq.Mt.	Sq.Ft.
Covd. Area	139.89	1505.78
Carpet Area	100.60	1082.86
Balcony Area	31.93	343.69
External Wall Area	7.36	79.22
Super Area	188.85	2035

**3BHK+3TOILET+1STORE
SUPER AREA-2035 SQ.FT.**



Where You Live, Shapes How You Live!

A prime location is not a luxury—it's a necessity.

Strategically situated in the heart of Jammu, Hill View offers unmatched proximity to:

- Airport with 30 mins.
- Railway Station with 20 mins
- Top Hospitals & Schools - within 5 km
- Shopping Arcades & Commercial Zones - nearby

This is where serenity meets connectivity.



AIRPORT



RAIL STATION



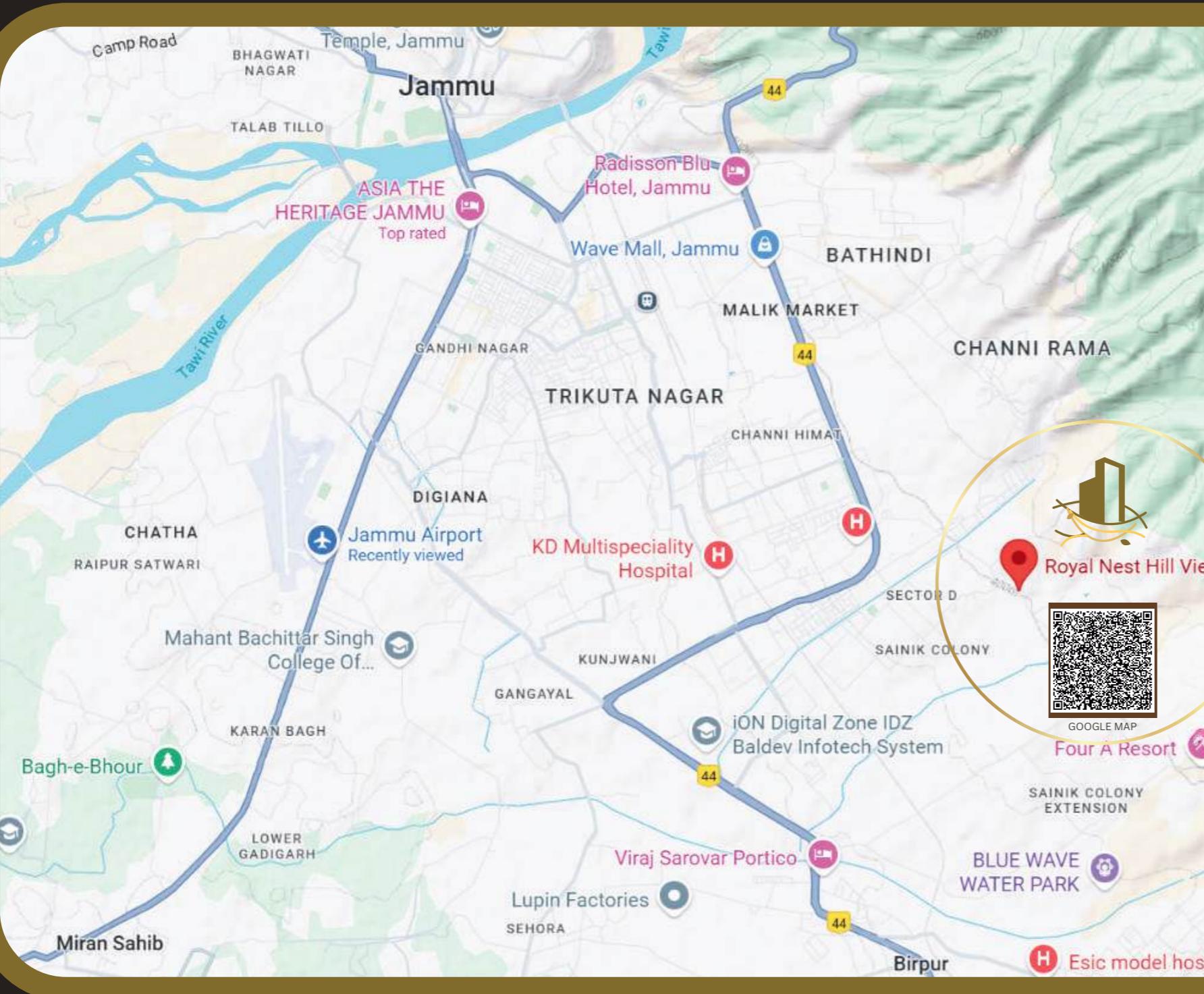
HOSPITALS



SCHOOLS



CITY CENTRE



WITHIN 1-8 KM

Shopping & Restaurant

- Wave Mall Jammu
- Bahu Plaza
- Jewel Chowk

Hospitals & Clinics

- Government Medical College Jammu
- Dr K-D Eye Hospital
- Ankur Maitrika

Schools

- British International School
- Heritage School
- DOON International School

Banks

- HDFC Bank - Sainik Colony
- ICICI Bank - Sainik Colony
- Axis Bank - Chowadi

Popular Places

- Bahu Fort & Bagh-e-Bahu
- Raghunath Bazaar
- Amar Mahal Palace



ROYAL NEST HILL VIEW | JAMMU



Project Address: Royalnest Hill View,
Sector-D, Sainik Colony Ext., Chowadi Road,
Jammu, J&K -180011



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Project Pre-Approved: Banks you trust, trust us!



**KNOW
MORE**

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SCAN ME

