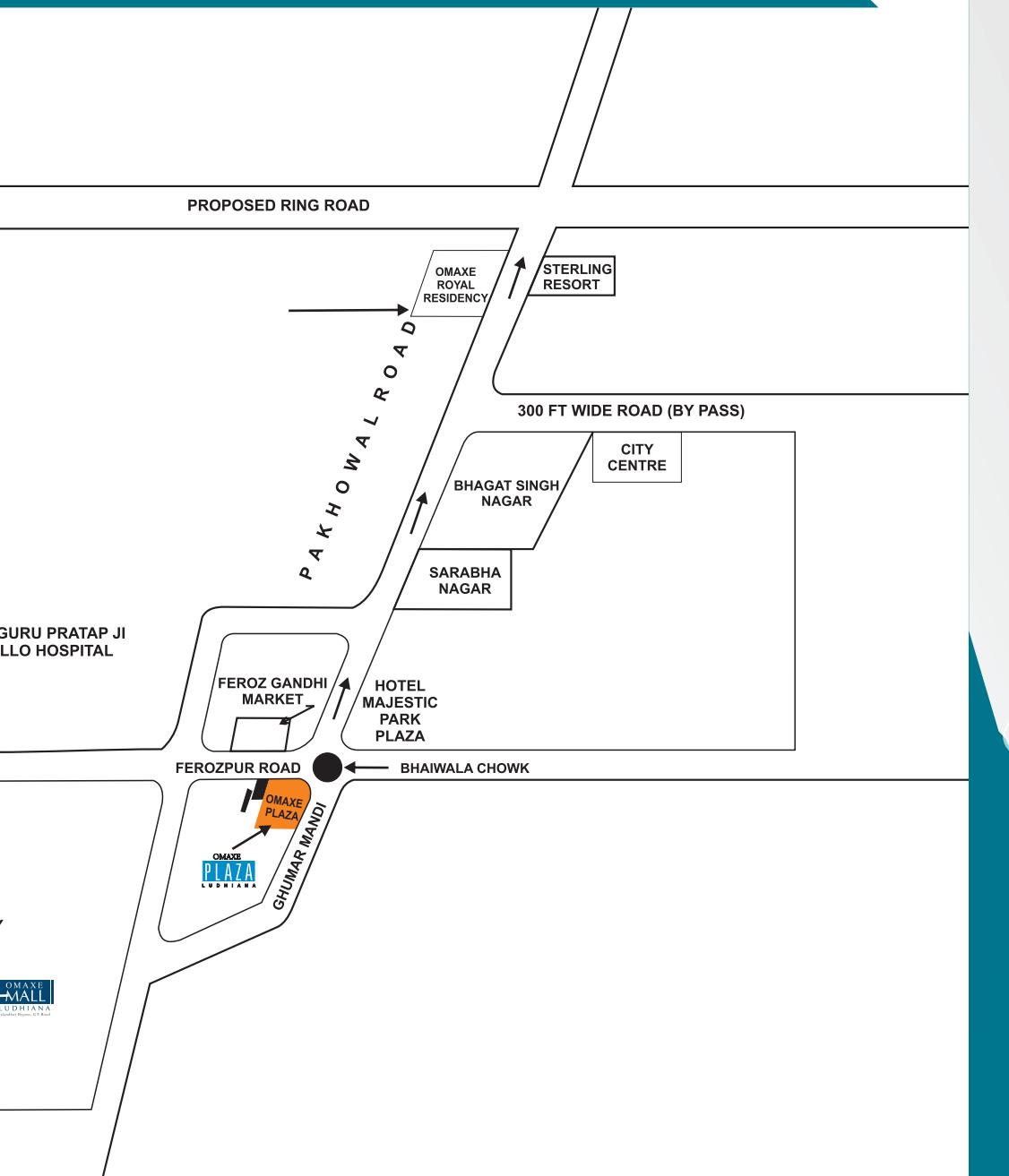


## Executive Range - Features & Specifications

TITLE	DESCRIPTION
Structure	Earthquake Resistant RCC Frame Structure.
External Finish	Texture Paint.
<b>DINING &amp; PASSAGE</b>	
Floor	Vitrified Tiles.
Walls	Plaster with punning and painted with pleasing shades of OBD.
Ceiling	Plaster and painted with pleasing shades of OBD.
<b>DRAWING ROOM</b>	
Floor	Vitrified Tiles.
Walls	Plaster with punning and painted with pleasing shades of OBD.
Ceiling	Plaster and painted with pleasing shades of OBD.
<b>MASTER BEDROOM</b>	
Floor	Wooden Flooring.
Walls	Plaster and painted with pleasing shades of Plastic Paint.
Ceiling	Plaster and painted with pleasing shades of OBD.
Wardrobe	Upto ceiling height (with 2 ft depth).
<b>OTHER BEDROOMS</b>	
Floor	Vitrified Tiles.
Walls	Plaster and painted with pleasing shades of OBD.
Ceiling	Plaster and painted with pleasing shades of OBD.
<b>SERVANT ROOM</b>	
Floor	Ceramic Tiles.
Walls	Plaster and painted with pleasing shades of OBD.
Ceiling	Plaster and painted with pleasing shades of OBD.
<b>KITCHEN</b>	
Floor	Vitrified Tiles.
Walls	Ceramic Tiles upto 2' height above the counter level, rest painted with pleasing shades of OBD.
Ceiling	Plaster and painted with pleasing shades of OBD.
Platform	Granite counter with single bowl stainless steel sink with drain board.
<b>BALCONIES</b>	
Floor	Anti-skid Ceramic Tiles.
Walls	Water Proof Paint.
Ceiling	Exterior Paint.
Railing	MS Railing.
<b>TOILETS</b>	
Walls	Selected Ceramic Tiles upto Ceiling Height.
Floor	Ceramic Tiles.
Fittings/Fixtures	Wall hung WC, Washbasin of matching shades, Divertor in Master Toilet, Provision for Hot & Cold Water System, Mirror in Toilet of Master Bedroom.
Counter	Granite Counter in Master Toilet.
<b>DOORS &amp; WINDOWS</b>	
Doors	Seasoned hardwood Frames with skin moulded panel shutter.
Windows	Powder Coated/Anodized Aluminium Glazing/PVC.
<b>ELECTRICAL</b>	
Wire	Copper Concealed.
Plug	Plug point in each bedroom/Drawing/Dining & Lounge.
Telephone/Data	Telephone cable pre-wired. Cabling only for Internet access as per design.
<b>LIFT LOBBY</b>	
Floor	Vitrified Tiles.
Ceiling	Plaster and painted with pleasing shades of OBD.
<b>SECURITY</b>	
24 hours manned perimeter security for the complex.	
Access control through CCTV at basement & Entrance at Ground Floor.	
<b>TECHNOLOGY</b>	
Energy efficient product. Hi-tech Security. Fire Fighting System.	
Wireless Network for Data. Rain Water Harvesting System.	
<b>FIRE PROTECTION</b>	
Fire detection as per safety norms. Heat detector in Kitchen.	
<b>LIFT</b>	
6 Lifts in Tower. 3 for 2BHK & 3 for 3BHK.	
<b>FACILITIES</b>	
I No. Covered Car Parking facility per apartment. Kids themed Parks. Swimming Pool. Tennis Court. Indoor Games Room. Television Lounge. Business Centre. Multi Purpose Hall. Provision for Cafetaria/Restaurant. Landscaped common areas to preserve and enhance the natural characteristics of the Site. Jogging & walking tracks. Steam Room. Gymnasium. Shower Cubical.	

## Location Map



TALL • ELEGANT • ROYAL

**OMAXE**  
**TWIN**  
**TOWER**

RR Ludhiana



Tall. Elegant. Royal. Three words and a beautiful world, you get at Twin Tower of Royal Residency. In this resort like township Twin Tower is just another address that spells class, comfort and elegance. The breathtaking view of the township and picturesque location make your world a paradise where everything comes close to you to make your life convenient and hassle free. So be royal and choose an address that is high on class and grandeur.



Perspective View



Pakhowal Road, Ludhiana

#### A TOWNSHIP THAT REWARDS YOU WITH A RESORT LIFESTYLE

Life smiles when it gives more than you desire, more than you demand and more than you dream. RR LUDHIANA gives you more with a resort lifestyle that is planned, premium and promising. Royal Residency Ludhiana is designed aesthetically giving you a serene environment and all comforts exactly like a resort.

With enchanting features, attractive ambience and dream location, RR Ludhiana comprises of harmonious infrastructure. Ranging from high rise towers to low rise floors, G+3 independent floors to Group Housing, Villas & Apartments, Low/Mid rise markets to high end street, it gives option of product mix making the township beautiful and lively.



Actual Picture of Royal Residency Township

#### Modern Features

- Dedicated car parking
- Double height entrance lobbies
- Huge sit out balconies
- Maximum utilization of space
- Modern club facilities
- 100% power back up
- High-tech security and fire fighting system
- 24hrs. water supply
- Hi-end professionally managed facility management
- Pollution free environment
- More than 70% open & green area
- Gated community



#### Site Plan



#### Power Back-Up

- Min. 2 KVA per floor (will be charged extra)



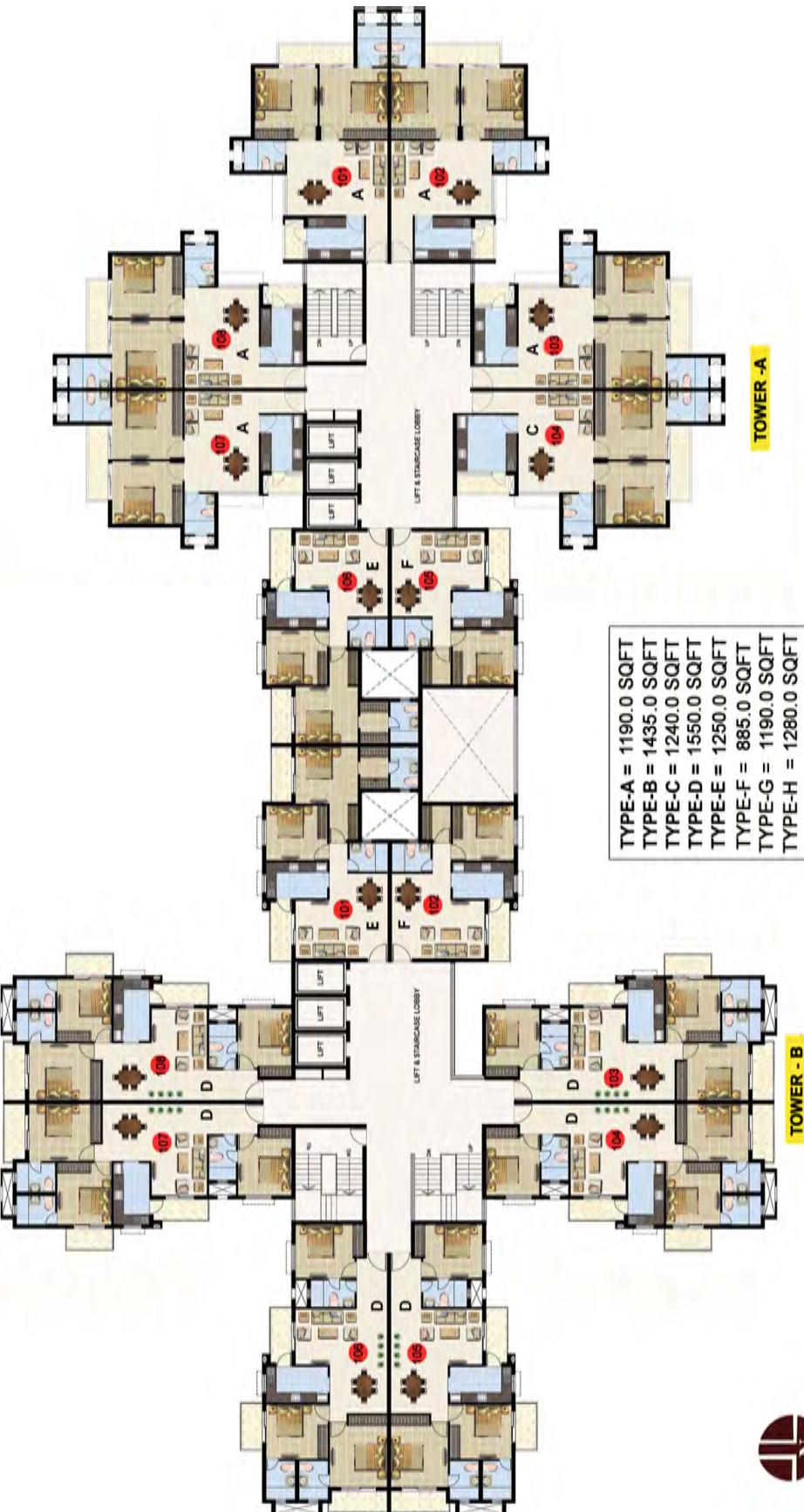
### Floor Plan



front

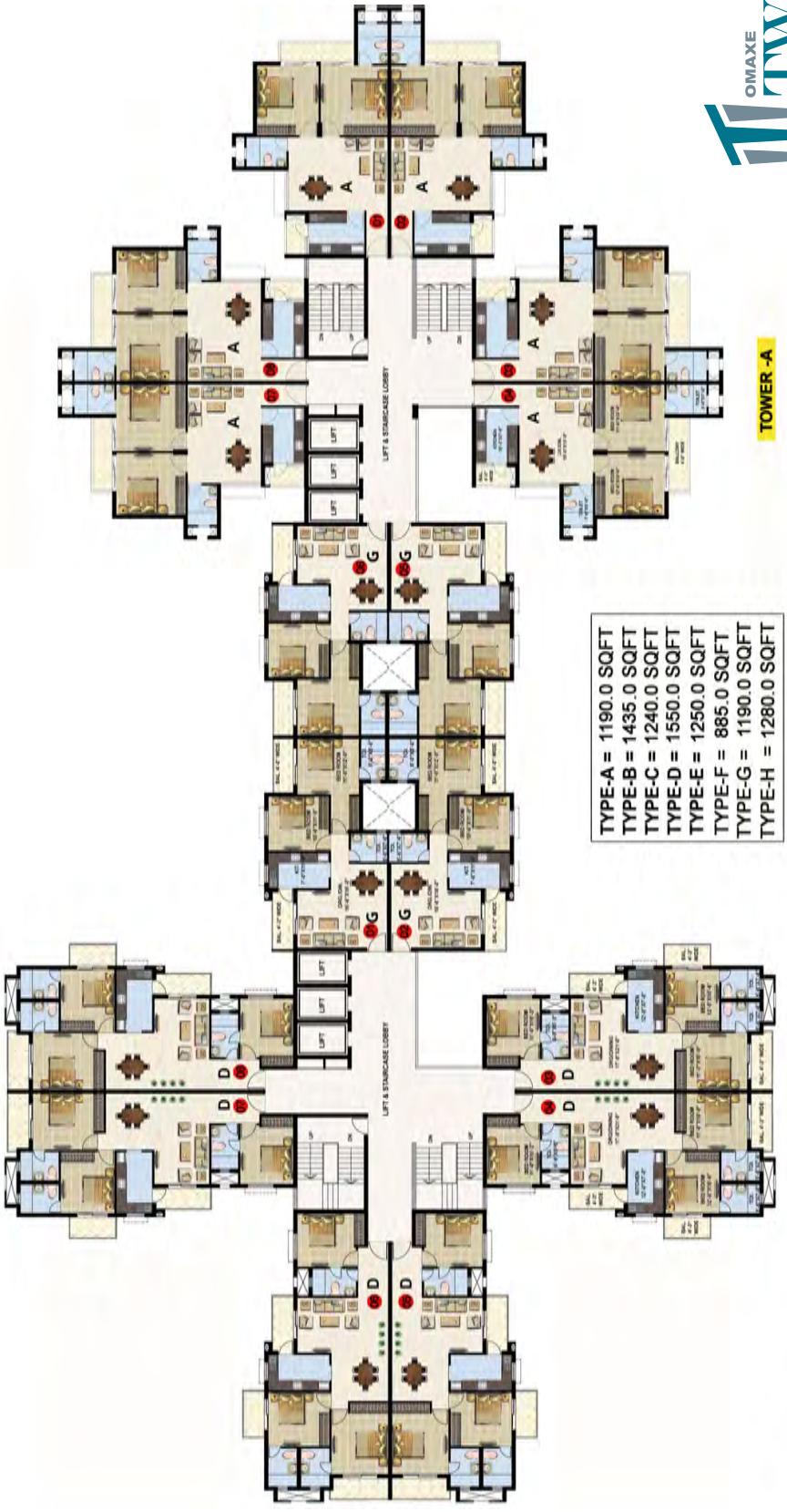
back

### Floor Plan



**FIRST FLOOR PLAN**

## Floor Plan



**OMAXE TWIN TOWER**  
RR Ludhiana

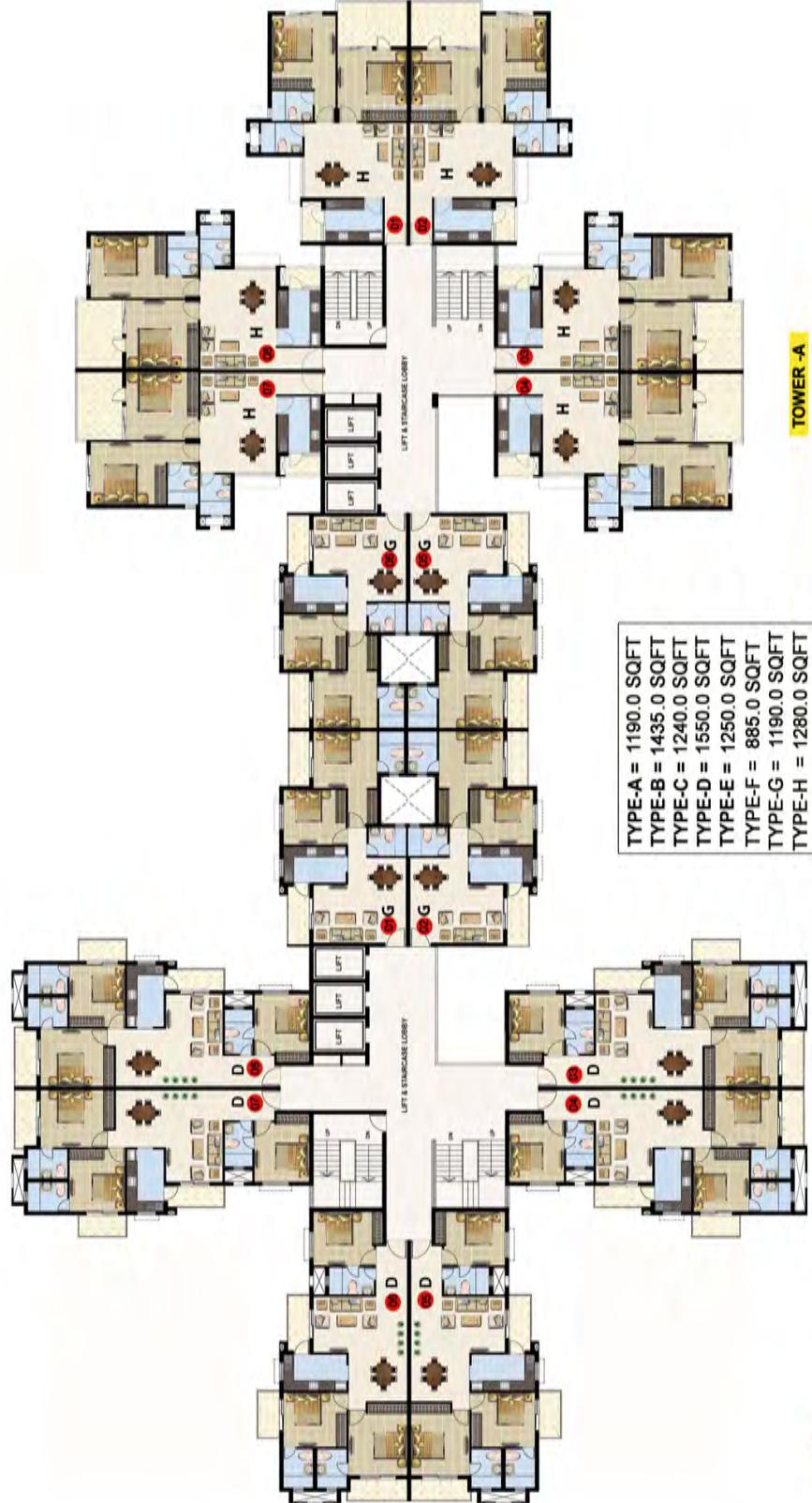
RR

## TYPICAL FLOOR CLUSTER PLAN-2ND TO 16TH FLOOR

NOTE: ADD PREFIX 2, 3, 4, ..., 16 AGAINST UNIT NO. 01, 02, 03, 04, 05, 06, 07 & 08 FOR RESPECTIVE UNIT NO OF A PARTICULAR FLOOR.

**TOWER - A & TOWER-B**

## Floor Plan



**TYPICAL FLOOR PLAN (17 TH & 18 TH)**  
TOWER - A & TOWER-B

NOTE: ADD PREFIX 17 AND 18 AGAINST UNIT NO. 01, 02, 03, 04, 05, 06, 07 & 08 FOR RESPECTIVE UNIT NO OF A PARTICULAR FLOOR.

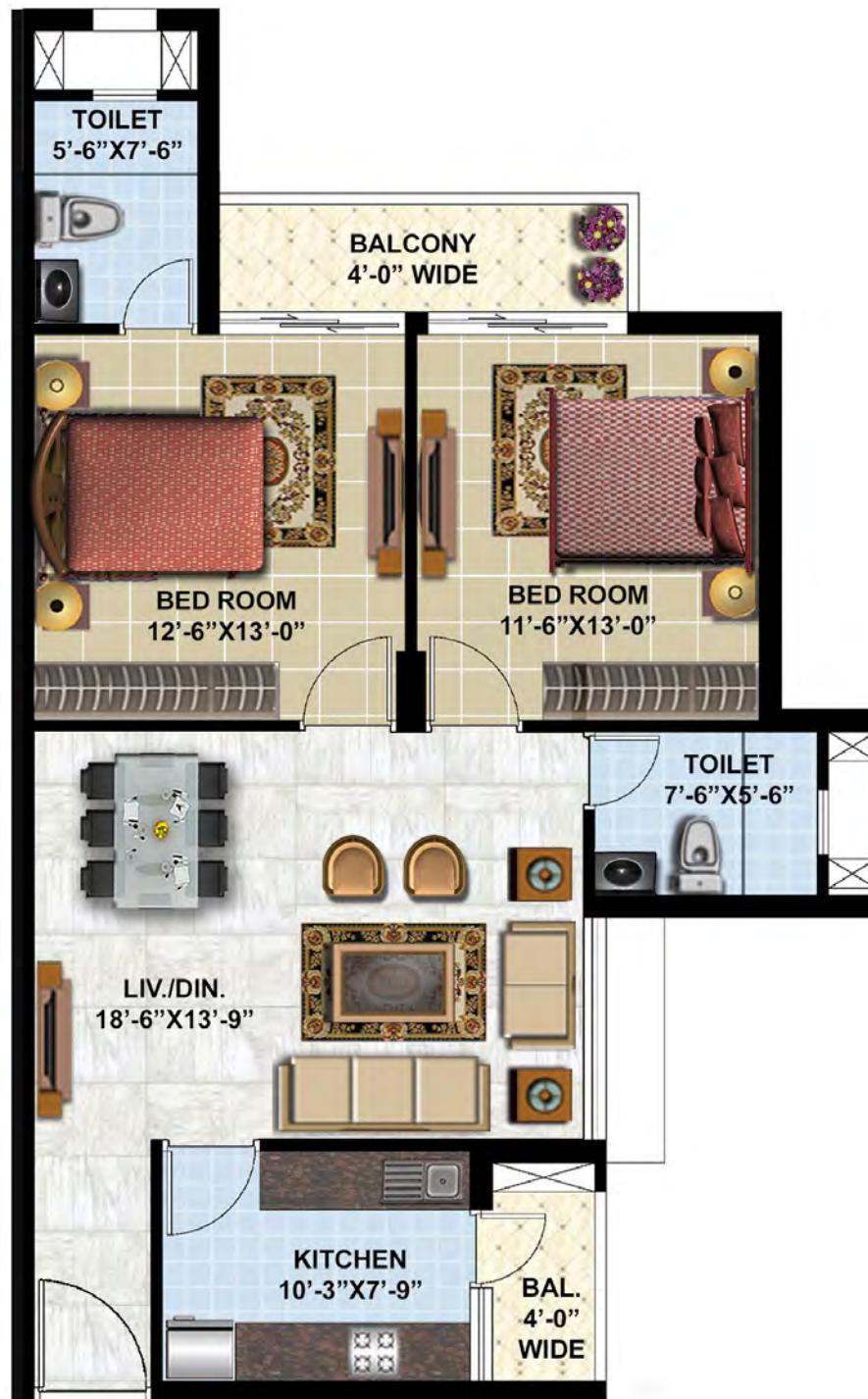


front



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana

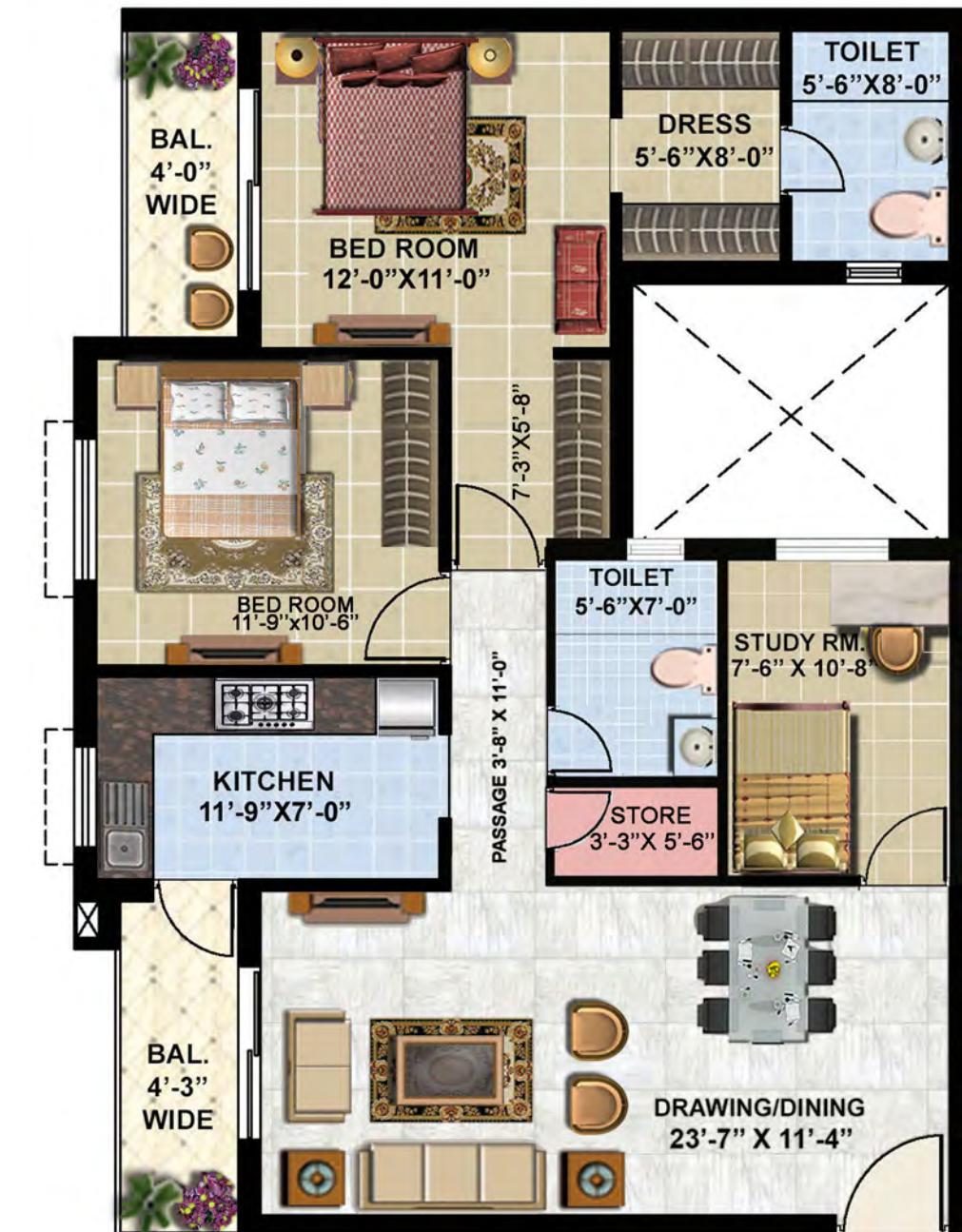


back



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana



front



Floor Plan



Pakhowal Road, Ludhiana



**2BHK- TYPE-C**  
SUPER AREA -1240 SQ.FT.



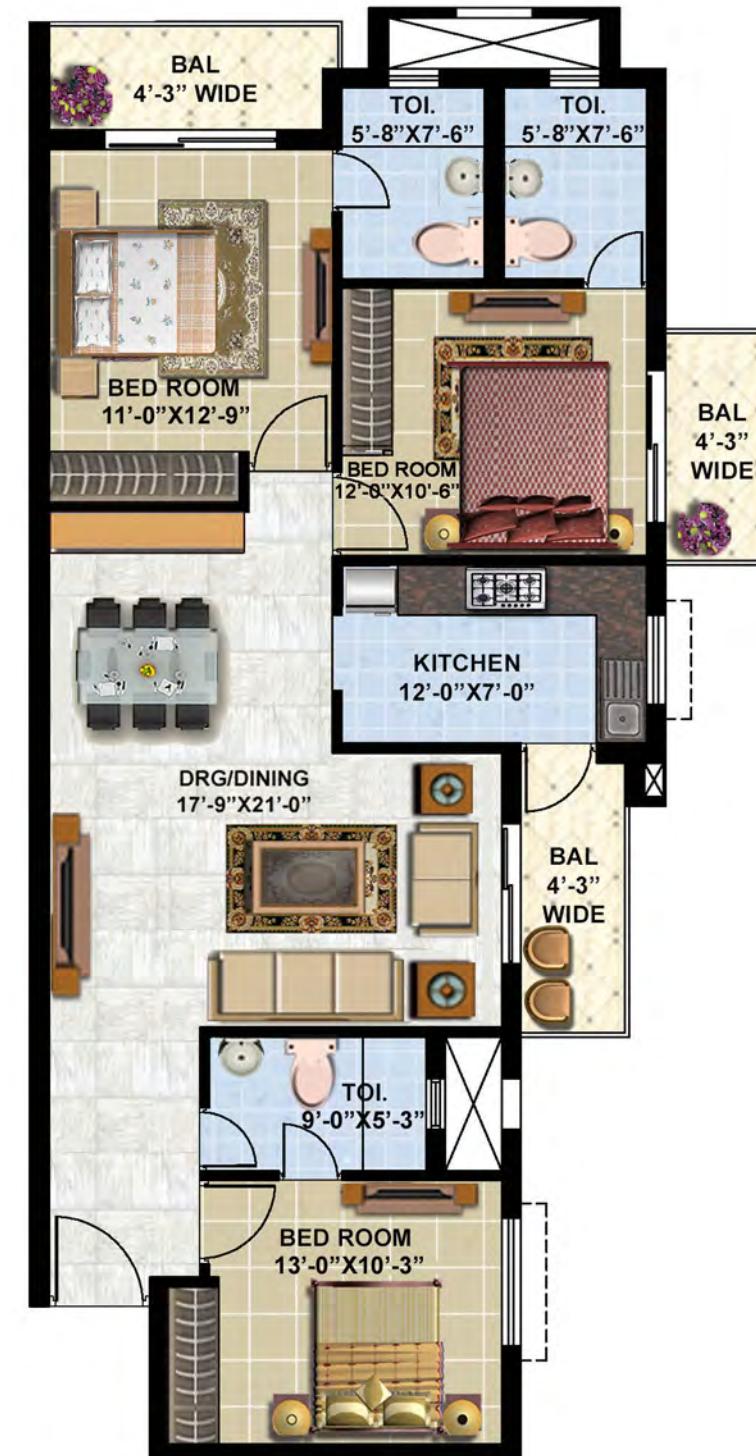
back



Floor Plan



Pakhowal Road, Ludhiana



**3BHK- TYPE-D**  
SUPER AREA -1550 SQ.FT.

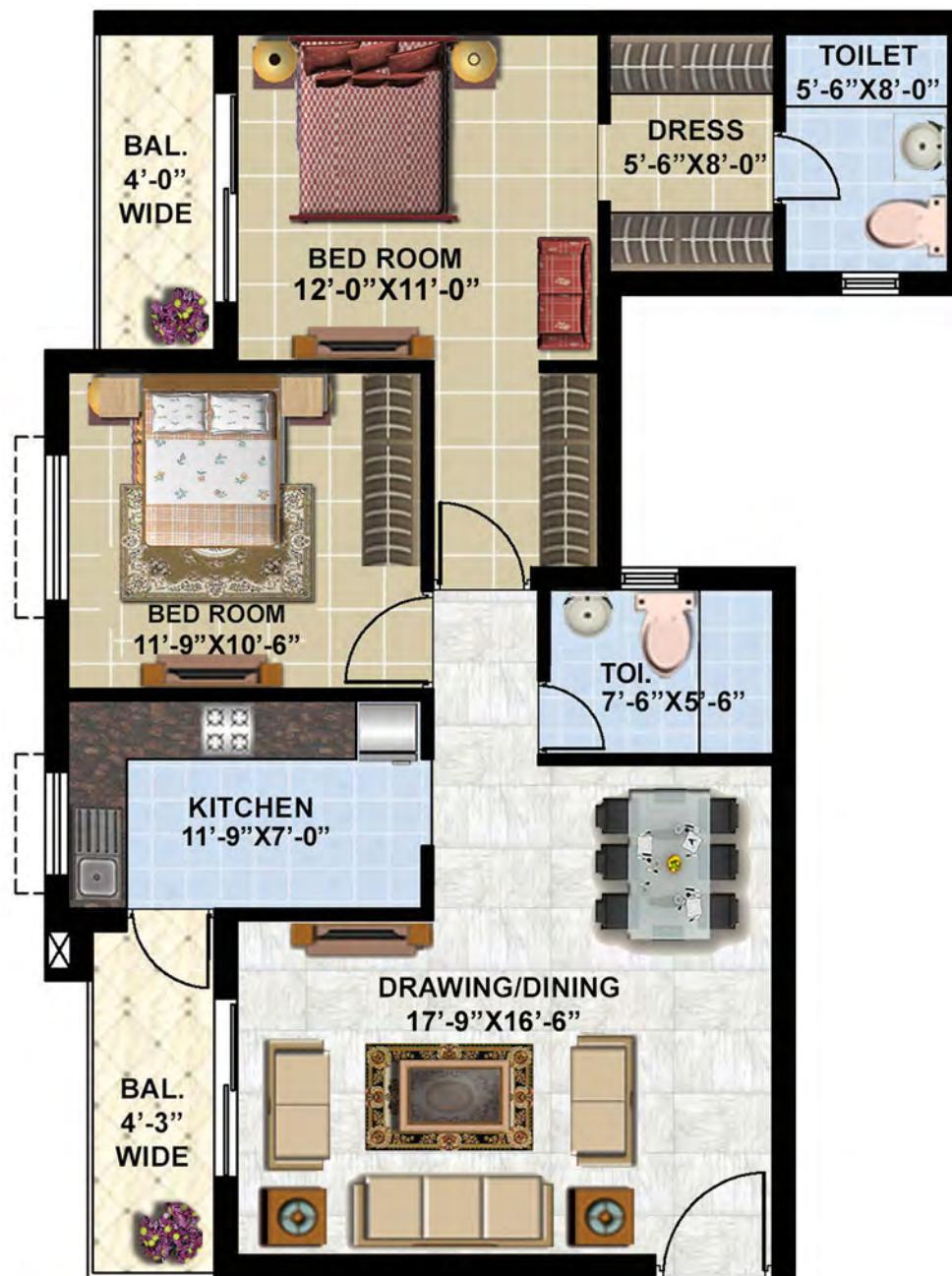


front



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana



**2BHK-TYPE-E**  
SUPER AREA -1250 SQ.FT.



back



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana



**1BHK- TYPE- F**  
SUPER AREA -885 SQ.FT.

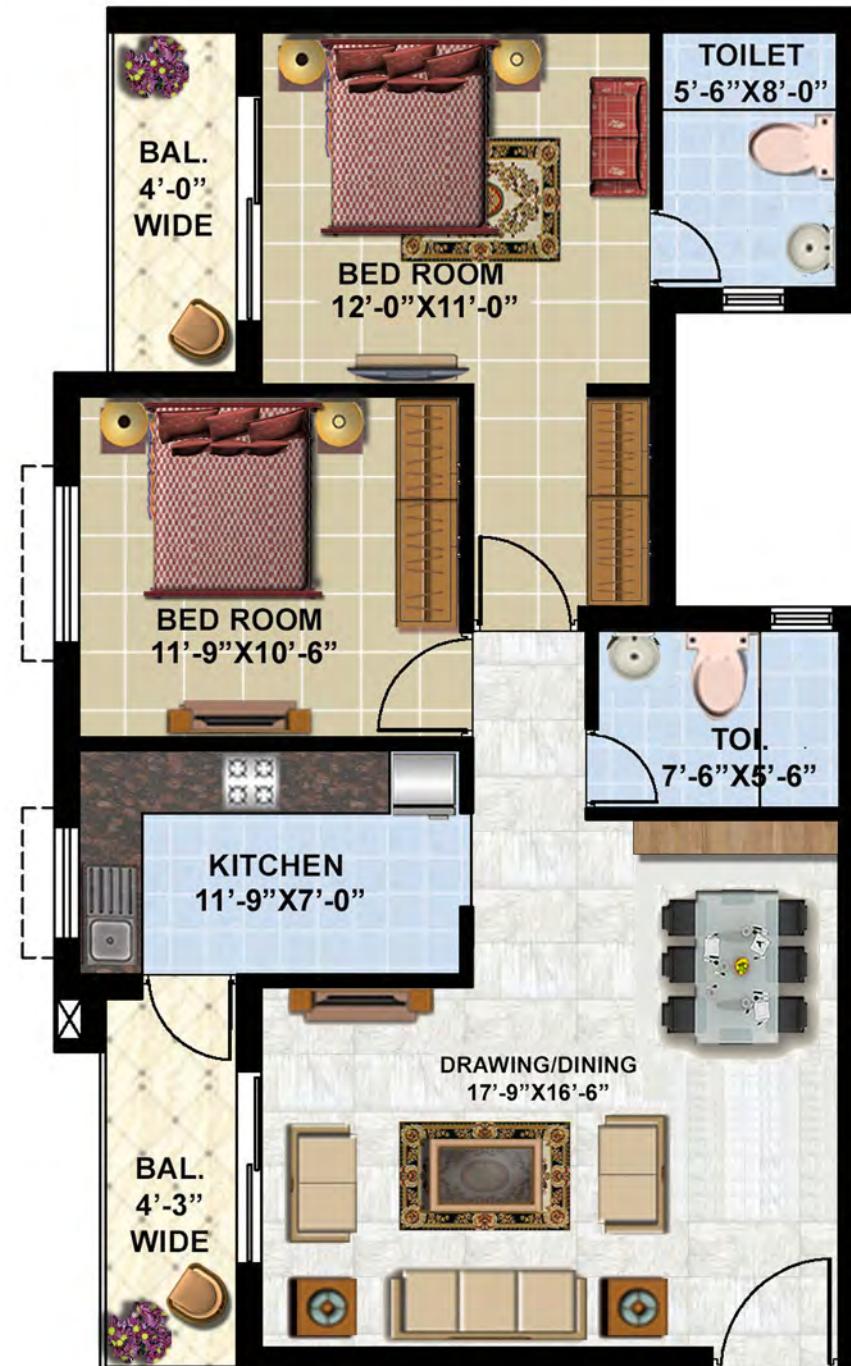


front



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana



**2BHK- TYPE- G**  
SUPER AREA -1190 SQ.FT.

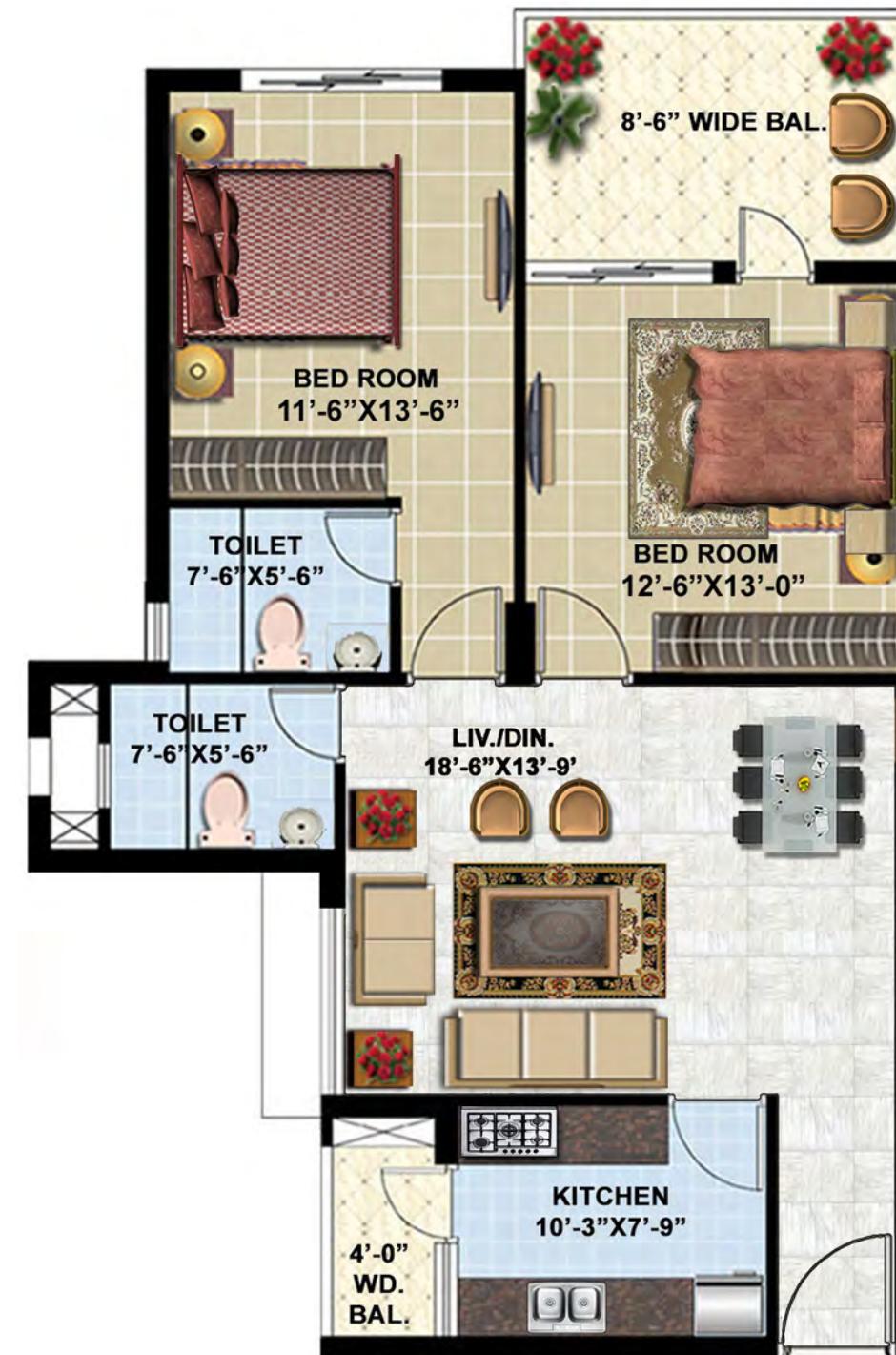


back



Floor Plan

OMAXE  
**Royal Residency**  
Pakhowal Road, Ludhiana



**2 BHK- TYPE- H**  
SUPER AREA - 1280 SQFT

