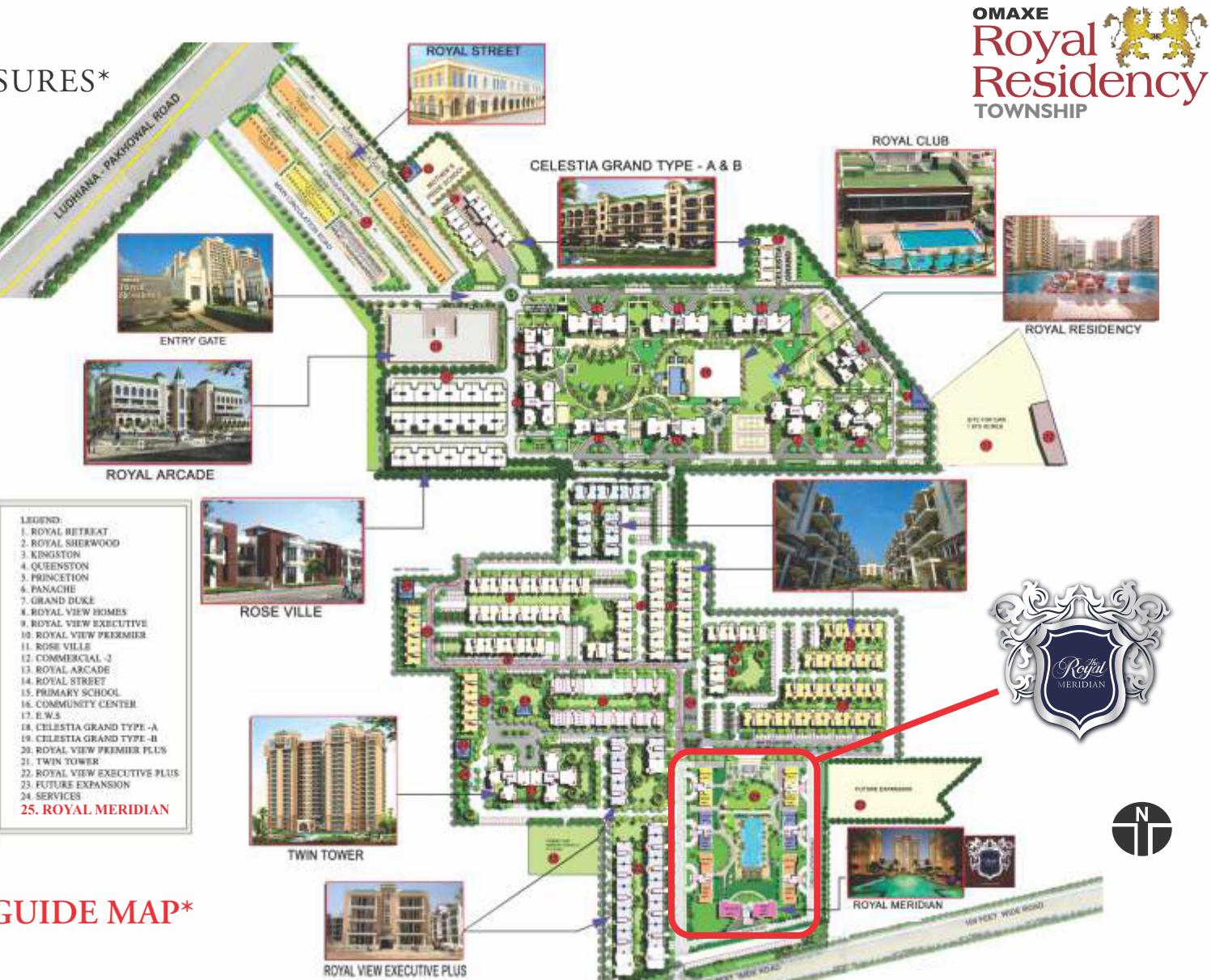


LIVE  
*The Royal* PLEASURES\*

### 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 Architect/s. 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.

Email: sales@omaxe.com, SMS: OMAXE TRM to 56677, 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.

**OMAXE**  
Royal Residency  
TOWNSHIP

**OMAXE**  
Turning dreams into reality



*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

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.

LIVE  
*The Royal* SPECIFICATIONS\*



<b>STRUCTURE</b>	Earth quake Resistant RCC Frame Structure
External Finish	Texture Paint (Unitile/ Spectrum/ Equivalent)
<b>DINING &amp; PASSAGE</b>	
Floor	Vitrified Tiles (R.A.K/ Kajaria/ Equivalent)
Walls	Palster with POP punning and painted with pleasing shades of plastic paint.
<b>DRAWING ROOM</b>	
Floor	Pergo / Vista/ Kronotex/ Equivalent
Walls	Tile (Standard) / Wooden*
Ceiling	Plaster with POP punning and painted with pleasing shades of plastic paint. POP false ceiling , plaster with POP punning and painted with pleasing shades of plastic paint.
<b>MASTER BEDROOM</b>	
Floor	Wooden (Pergo /Vista/Kronotex/Equivalent)
Walls	Plaster with POP punning and painted with pleasing shades of plastic paint
Ceiling	POP false ceiling, plaster with POP punning and painted with pleasing shades of plastic paint
Wardrobe	Provision for wardrobe
<b>OTHER 3 BEDROOM</b>	
Floor	Wooden Flooring/Vitrified Tiles (Pergo/ Vista/Kronotex/Equivalent)
Walls	Plaster with POP punning and painted with pleasing shades of plastic paint (R.A.K / Kajaria /Equivalent)
Ceiling	POP false ceiling , plaster with POP punning and painted with pleasing shades of plastic paint
Wardrobe	Provision for wardrobe
<b>SERVANT ROOM</b>	
Floor	Ceramic Tiles (Orient/ kajaria/ equivalent)
Walls	Plaster with POP punning and painted with pleasing shades of plastic paint
Ceiling	Ceiling plaster with POP Punning and painting with pleasing shades of Plastic Paint.
<b>KITCHEN</b>	
Floor	Vitrified Tiles (R.A.K / Kajaria / Equivalent)
Walls	Glass Mosaic tiles 2' height above the counter level, rest POP punning and painted with pleasing shades of plastic Plaintiff.
Plat form	Mosaic tiles (paladio/ mridul / Equivalent ) Granite counter with double bowl stainless steel sink with drain board. (Nirali /jayna/equivalent)
<b>BALCONIES</b>	
Floor	Antiskid Ceramic Tiles (Orient/ Kajaria / Equivalent)
Walls	Water Proof Paint
Ceiling	Exterior Paint
Railing	Stainless Steel + 10mm thick toughened glass
<b>TOILETS</b>	
Walls	Selected Ceramic Tiles til ceiling height , Granite/ Tiles/ Glass mosaic tiles.(Orient/ kajaria)
Floor	Ceramic Tiles (Orient/ kajaria/ equivalent)
Fittings/Fixtures	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 aptt's.
Counter	Chinaware-cotto/american standard jacuzzi & (Chinaware-cotto/american standard jacuzzi & hansgrohe/ cotto/ jaquar imported/indian hansgrohe/ cotto/ jaquar imported/indian)
<b>DOORS &amp; WINDOWS</b>	
Entrance Doors	Seasoned wood Frames with panel shutter finished with Melamine Polish. (Imported / Indian Teak)
Internal Doors	Designer Both Sides Veneered Flush Doors Shutter. (Fenesta / Equivalent)
Windows	Powder Coated/Anodised Aluminum Glazing/UPVC
<b>ELECTRICAL</b>	
Light	Fancy Lights
Wire	Copper Concealed.
plug	Plug point in each bedroom/Drawing /Dining & lounge. (Anchor/Northwest/Equivalent)
<b>AIR CONDITIONING</b>	
Fans	Provision for split Ac
Telephone/Data	Fans (Bajaj / Usha / Crompton Greaves/Equivalent)
	Telephone cable pre- Wired in all rooms. Cabling only for internal access as per design.
<b>LIFT LOBBY</b>	
Floor	Vitrified Tiles (R.A.K / Kajaria / Equivalent)
Ceiling	Plaster with POP punning and painted with pleasing shades of plastic paint
<b>SECURITY</b>	
	24 hours manned perimeter security for the complex Boom barrier for main gate.
	Access control through CCTV at Basement& Entrance at Ground Floor Video Door Phone in each Flat.
<b>TECHNOLOGY</b>	
	Energy Efficient product
	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.

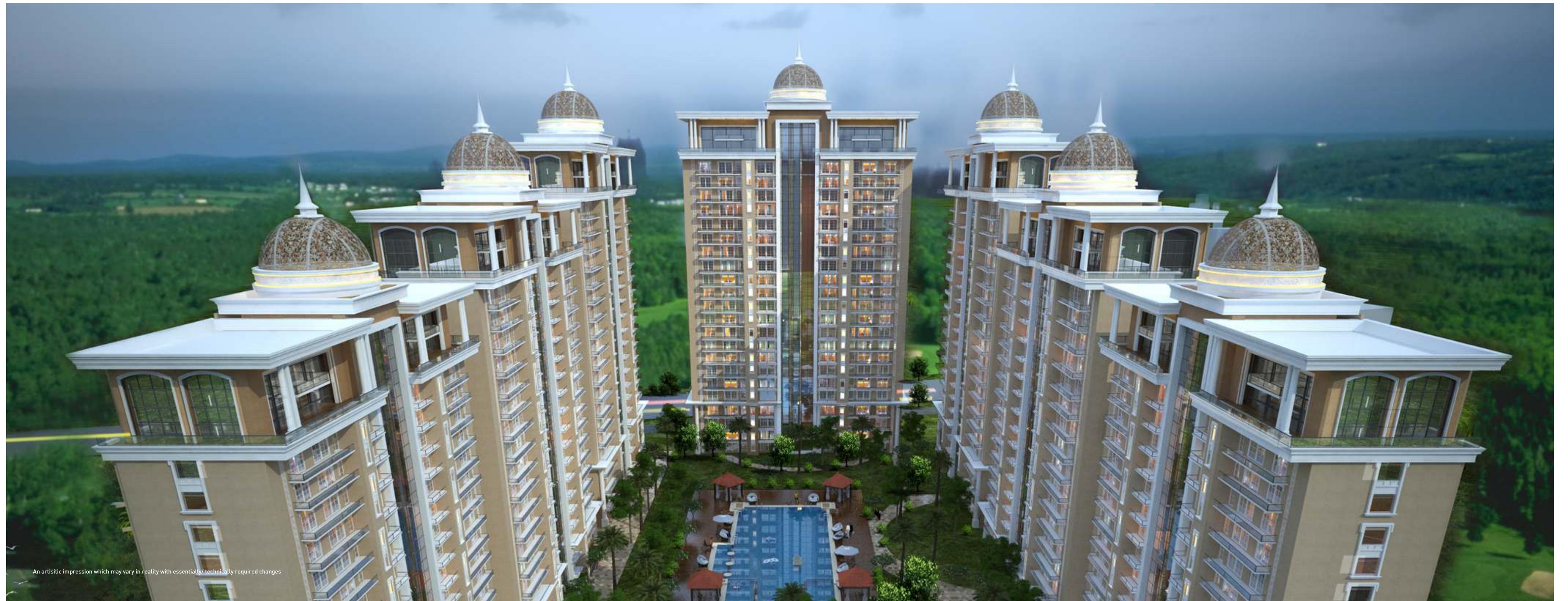
# LIVE *The Royal* AMENITIES\*

- 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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Each Project depicted above the constitutes the tower area & other such areas as defined in the Application Form/Buyer Agreement, etc.



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



LIVE  
*The Royal* PLANNING

**HOMAXE**  
Turning dreams into reality

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.

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.

10.764 sqft= 1 sqmtr



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.



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.

10.764 sqft= 1 sqmtr

LIVE  
*The Royal* PLANNING

**HOMAXE**  
Turning dreams into reality



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.



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.



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



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.

10.764 sqft= 1 sqmtr

10.764 sqft= 1 sqmtr

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