

 **SRS**
Royal Hills
Affordable Homes



Sector - 87, Greater Faridabad

PRESENTING SRS ROYAL HILLS

A HEAVEN LIKE NO OTHER

Welcome to SRS Royal Hills - a new age housing project that is designed to give you the house of your dream.

Your house is your most prized possession, the most valuable and precious thing you will ever buy. But that's not all. What makes it all the more special is the fact that it will be your personal heaven - a very special nest for your family.

SO SHOULDN'T IT BE JUST THE VERY BEST ?

We understand how special it is for you. And that reflects in every minute detail, be it the design, the material, the finish, the landscaping ... just about everything.

Behind all this, though, is some very serious planning that brings together the finest architects and designers to ensure a construction that is not only aesthetic, but well - planned and safe as well.



ZRICKS

WHY FARIDABAD

Faridabad has the distinction of being the 6th fastest growing city in India.

The closest location to Delhi, Noida, Greater Noida in NCR.

The elevated corridor of NH-2 will be completed by 2010.

Metro Connectivity to be extended till YMCA by 2012.

Upcoming International Airport in Greater Noida will be an added boon to this area.



Proposed view

SALIENT FEATURES

Experience the unmatched combination of luxury, comfort & affordability.

70% Green Coverage with landscaped podiums

Introducing Sky Gardens

Earthquake resistant structure

Well detailed Parks for children

100% Power Back-Up for common areas

Environment friendly waste disposal

Shopping Center inside the complex

Rain Water harvesting system

Defined area for Recreation

Restricted entry for a safe, secure and pollution free environment

SPECIFICATIONS

LIVING / DINING / LOBBY / MASTER BEDROOM / OTHER ROOMS

FLOORING :

MASTER BEDROOM : Wooden Laminated flooring with matching skirting

OTHER ROOMS : Marble stone / Vitrified ceramic tiles with matching skirting

BALCONIES : Anti - skid tiles with matching skirting

WALLS & CEILING :

Bedrooms / Drawing / Dining & Lobby - Oil bound distemper

CUP BOARDS :

Master Bedrooms / Other rooms - Provision without wood work

DOORS & WINDOWS :

INTERNAL FRAME : Painted hard wood frames with flush door shutter

ENTRANCE DOOR : Polished molded paneled shutters

WINDOWS : Frame of hard wood with wooden shutters with glass, fitting & fixed glass etc.

TOILETS :

WALLS : Combination of glazed tiles up to 7' height and oil bound distemper

FLOORS : Anti - skid tiles

COUNTERS : Polished marble stone

Fittings / Fixtures : White vitreous chinaware English W.C. with low level cistern, wash basin

KITCHEN :

WALLS : Ceramic tiles up to 2' above working counter and OBD

FLOOR : Anti skid tiles

WORKING COUNTER : Pre Polished Black Granite

FITTINGS / FIXTURES : Stainless steel sink with drain board & C.P. Fittings.

EXTERNAL FINISHES :

Plastered finish in weather Proof texture pain in pleasing shades.

ELECTRIC WORK :

Electrical work with multi strand copper wiring in concealed PVC Conduits.

sufficient light and power points in semi-modular series

POWER BACK UP :

100% Electrical power back-up for common areas i.e. lifts, street lights and parking areas etc.

WATER SUPPLY :

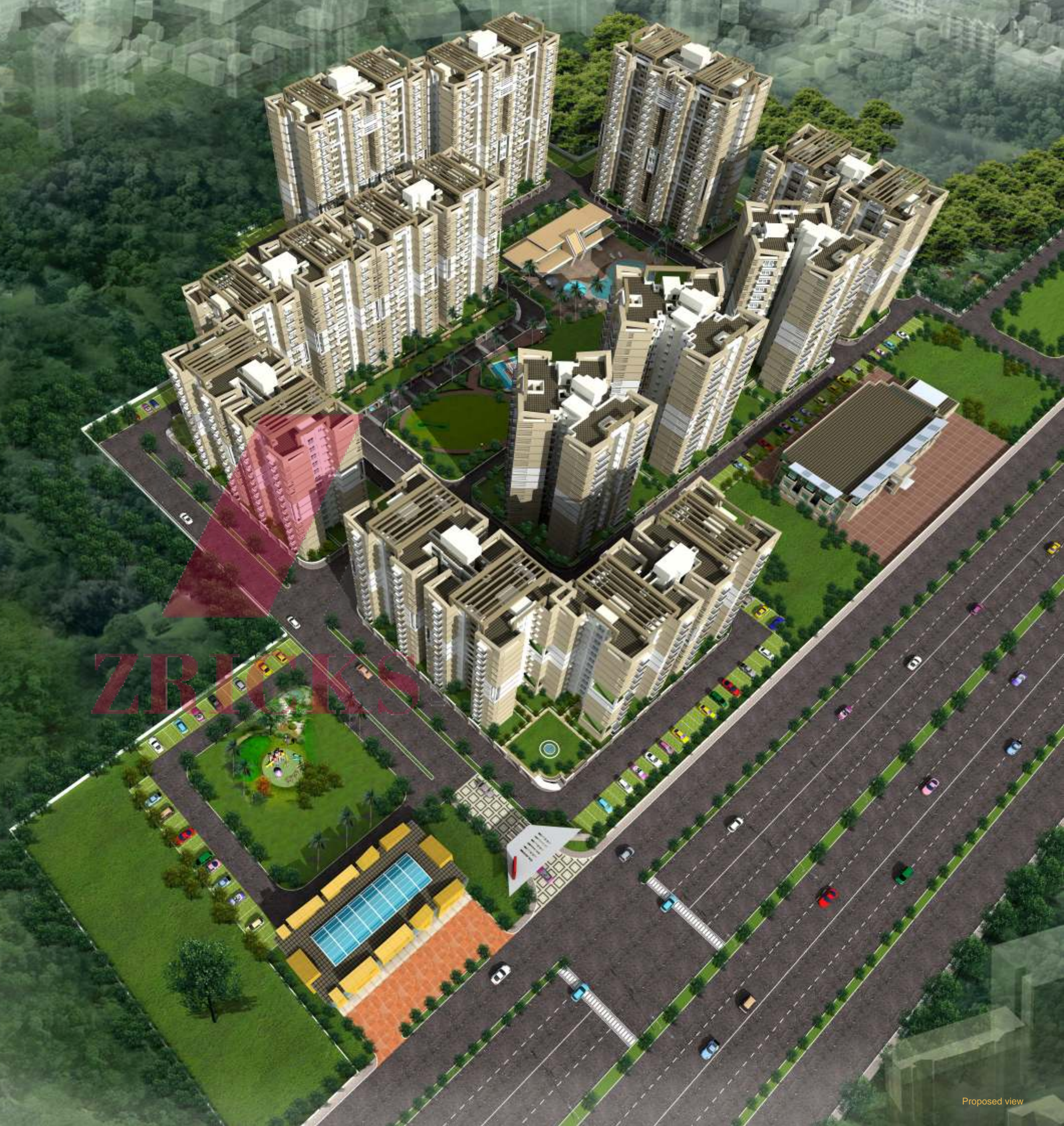
Water supply in GI/PPR fittings in toilets and kitchen through overhead water tank

SECURITY & FIRE SYSTEM :

CCTV gadgets giving round the clock view of complex main gate & fire fighting system as per fire norms

CONNECTIVITY :

Intercom facility : T.V. & Telephone points



FLOOR UNIT PLAN

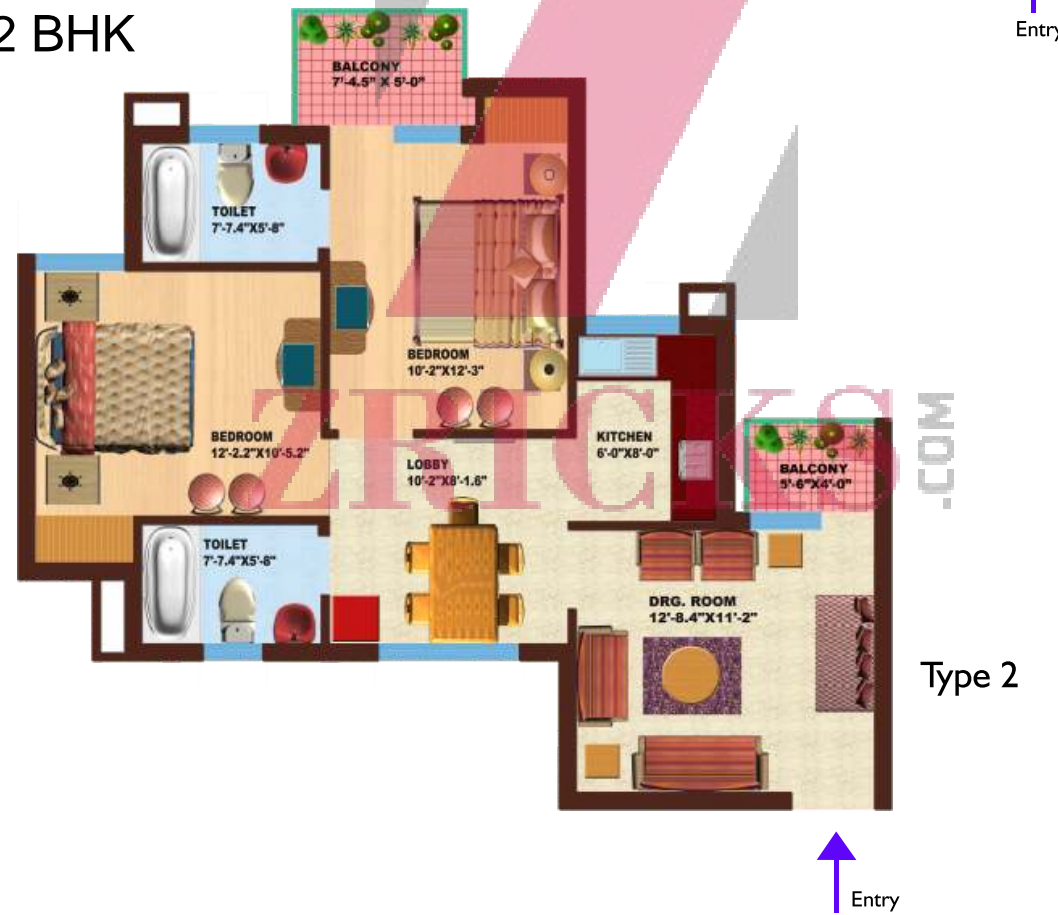
2 BHK

Type 1



2 BHK

Type 2

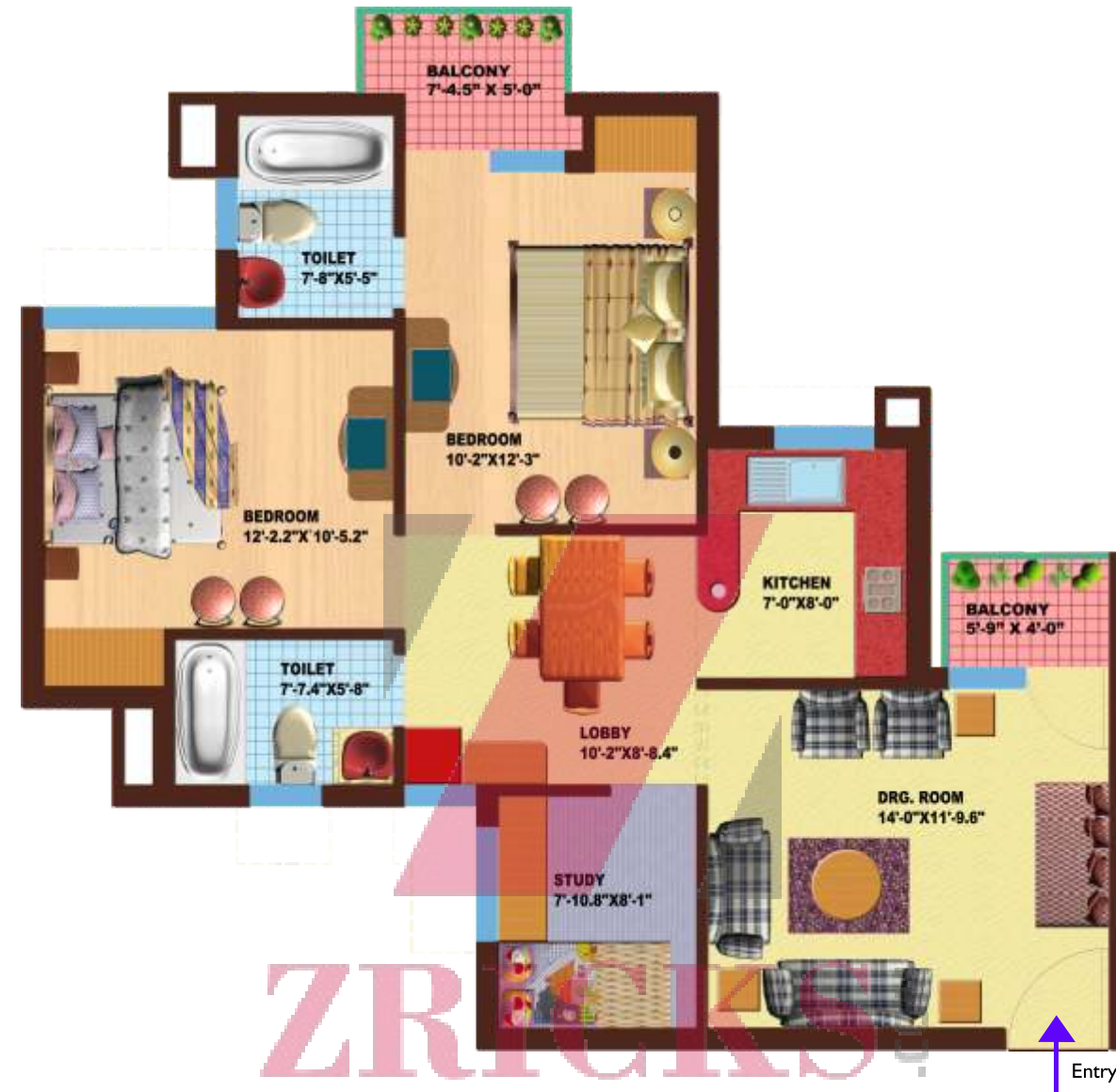


Saleable area 1025 sq.Ft



FLOOR UNIT PLAN

2+1 BHK



Saleable area | 133 sq.Ft

FLOOR UNIT PLAN

3 BHK



Saleable area 1450 sq. Ft.



FLOOR UNIT PLAN

3+1 BHK



Saleable area 1650 sq. Ft.



SITE PLAN

Tower No.	Total Floors	No. of Flats on a single floor	Total Flats
A1	S+Podium+16	8	136
A2	S+Podium+16	8	136
B1	S+Podium+13	8	112
B2	S+Podium+13	8	112
B3	S+Podium+13	8	112
B4	S+Podium+13	8	112
B5	S+Podium+13	8	112
B6	S+Podium+13	7	98
B7	S+Podium+13	8	112
C1	S+Podium+13	5	70
C2	S+Podium+13	5	70
D1	S+Podium+14	5	75

REMARKS :
 A = 2 BHK (1025 Sq. Ft.)
 B = 2+1 BHK (1133 Sq. Ft.)
 C = 3 BHK (1450 Sq. Ft.)
 D = 3+1 BHK (1650 Sq. Ft.)

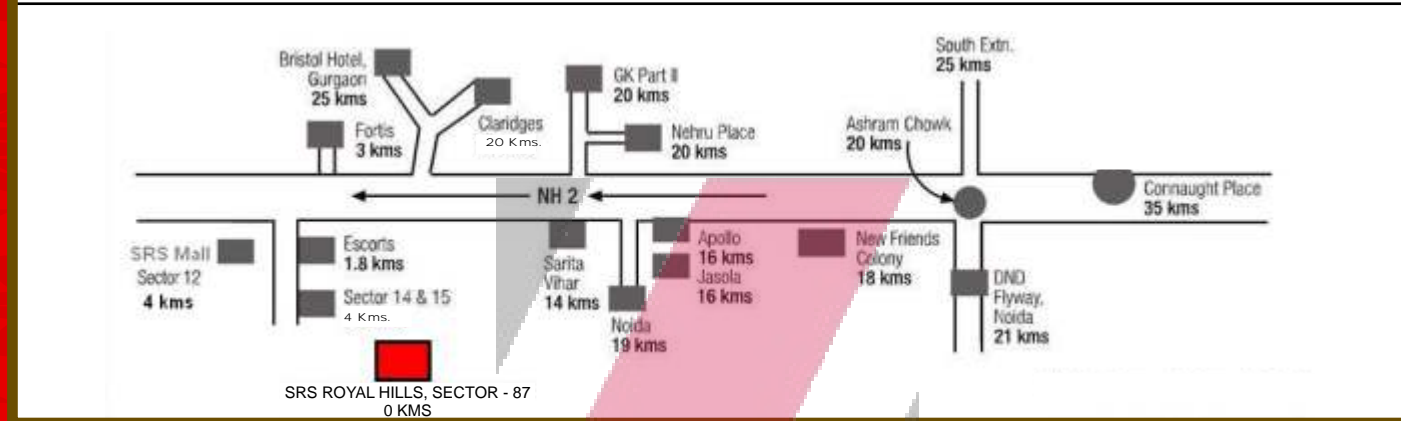


INDICATIVE DISTANCES FROM SRS ROYAL HILLS, SECTOR-87, GREATER FARIDABAD

SCHOOLS		HOSPITALS		CLUBS		BUSINESS DISTRICTS OF DELHI	
NAME	Distance	NAME	Distance	NAME	Distance	NAME	Distance
Appeejay	1 km	Fortis	6 kms	Gymkhana, (Sec.-15)	5 kms	Jasola	16 kms
DPS	6 kms	Sunflag	5 kms	Aravali Golf Club	10 kms	Nehru Place	20 kms
Manav Rachna University	15 kms	Sudha Rustogi Dental College	1 km	Gymkhana, (Sec.-21)	10 kms	Saket	25 kms
G.D. Goenka	20 kms	Apollo (Delhi)	15 kms	Claridges (Surajkund)	20 kms	Connaught Place	35 kms

OTHER DISTANCES

38 Kms From International Air-port	20 Kms From Ashram Chowk
16 Kms From Greater Noida	10 Kms From Bardarpur Border
35 Kms From Gurgaon	5 Kms From SRS Multiplex, Sector - 12
3 Kms From Proposed Express Highway	5 Kms From National Highway - 2, Faridabad



ALL DISTANCES MENTIONED ABOVE ARE INDICATIVE.



SRS REAL ESTATE LIMITED