



Royal Happiness
all time, any time

*Some run after time, some hold on to it,
while some try to catch up with it,
and others want to stay ahead of it.*

*I live in the moment
and my time is synonymous with poetry
for I capture its fleeting essence
without restricting it.*



2/3 BHK OF ROYAL LIVING

*See how my
beautiful day unfolds...*





Wake up

This bright and healthy morning, I hear the music in everything

*Starting from this bright and healthy morning
as i hear the music in everything,
I wake up to the chirp of the birds who bless
my morning with their innocent calling.*



- 2/3 BHK Lifestyle
- Prime Location @ Narayan Vihar
- 4 Tier Security
- Striking Features
- Well club house facility



Health First

I can feel my Soul



*Then i hit the gym and striding briskly on the threadmill as I ponder that
2 hours of this would cross a city, but soon i get energized by the surroundings
and smiling neighbours*



Club Facilities

- Well equipped Gym
- Steam Bath and Yoga
- Sauna and Jacuzzi
- Massage room and Chiller
- Kids Play Area
- Games Room (Billiards, T.T. & Carrom, Chess etc.)

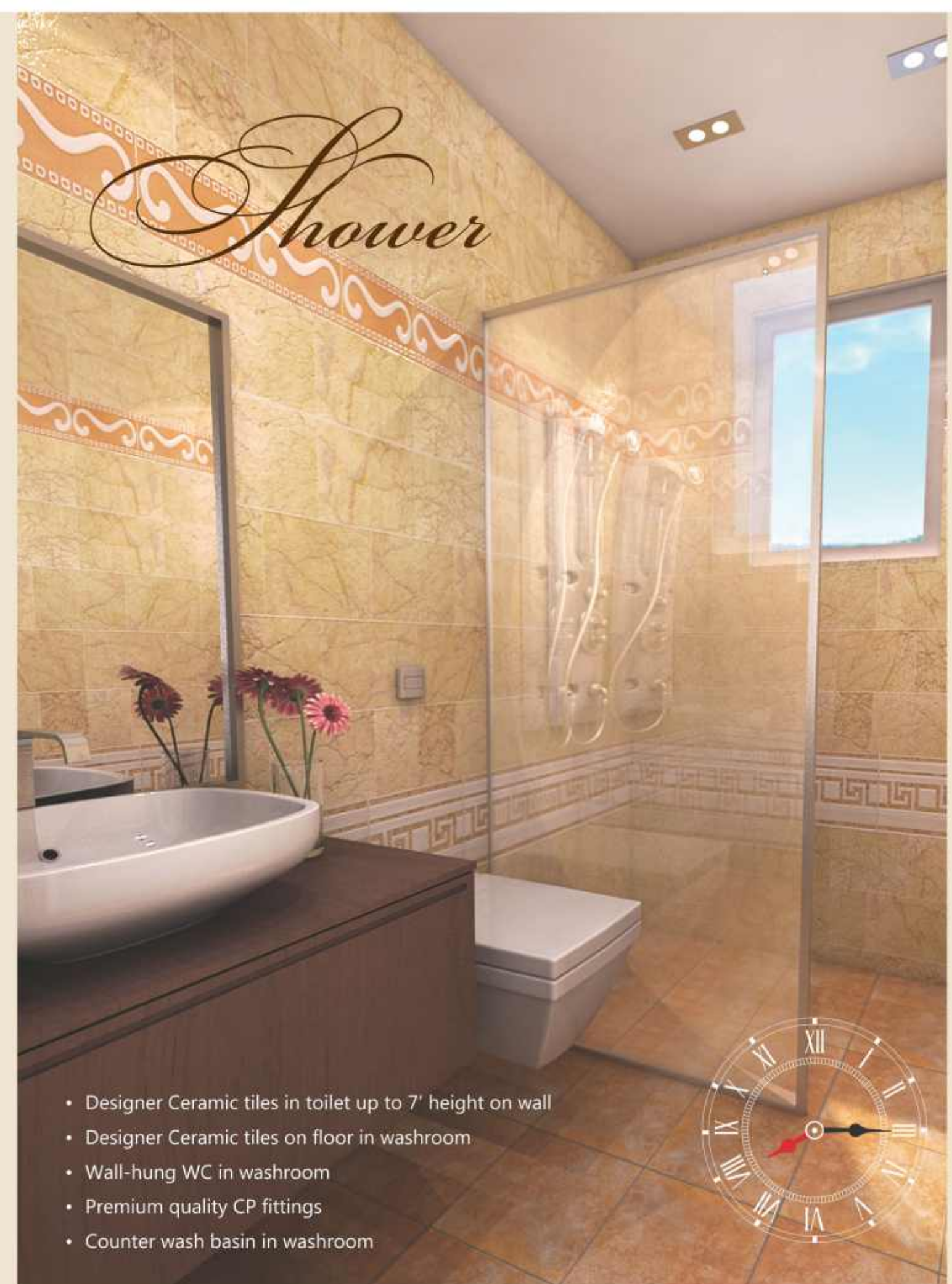
Morning Tea



I sip Nirvana

In my vast spacious airy balcony live me, my serenity, my solitude and my lovely cup of tea which has changed the course of history and is bound to change the course of my day.

My little pot gets me all steamed up to evaporate me in a enticing day.



- Designer Ceramic tiles in toilet up to 7' height on wall
- Designer Ceramic tiles on floor in washroom
- Wall-hung WC in washroom
- Premium quality CP fittings
- Counter wash basin in washroom



I Shower in Pleasure



Now is time to refresh and as i head towards my bathroom the brilliant echo of tile walls and the soothing noise of the shower spellbound me and through the luxurious shower comes blessings with the promise of love, and all seasons here seem just as refreshing.



Breakfast

I eat Mouth Watering Meals

As breakfast calls, with a light of triumph in my eyes i enter the world of wondrous smell of spices , i push back my sleeves as my apron ties. i impel the fire to quench my lovable yet hungry soul in the immaculately designed and artistically created kitchen



- Semi-Modular Kitchen
- Granite working counter
- Stainless steel sink
- 2' Tiles dado above the counter

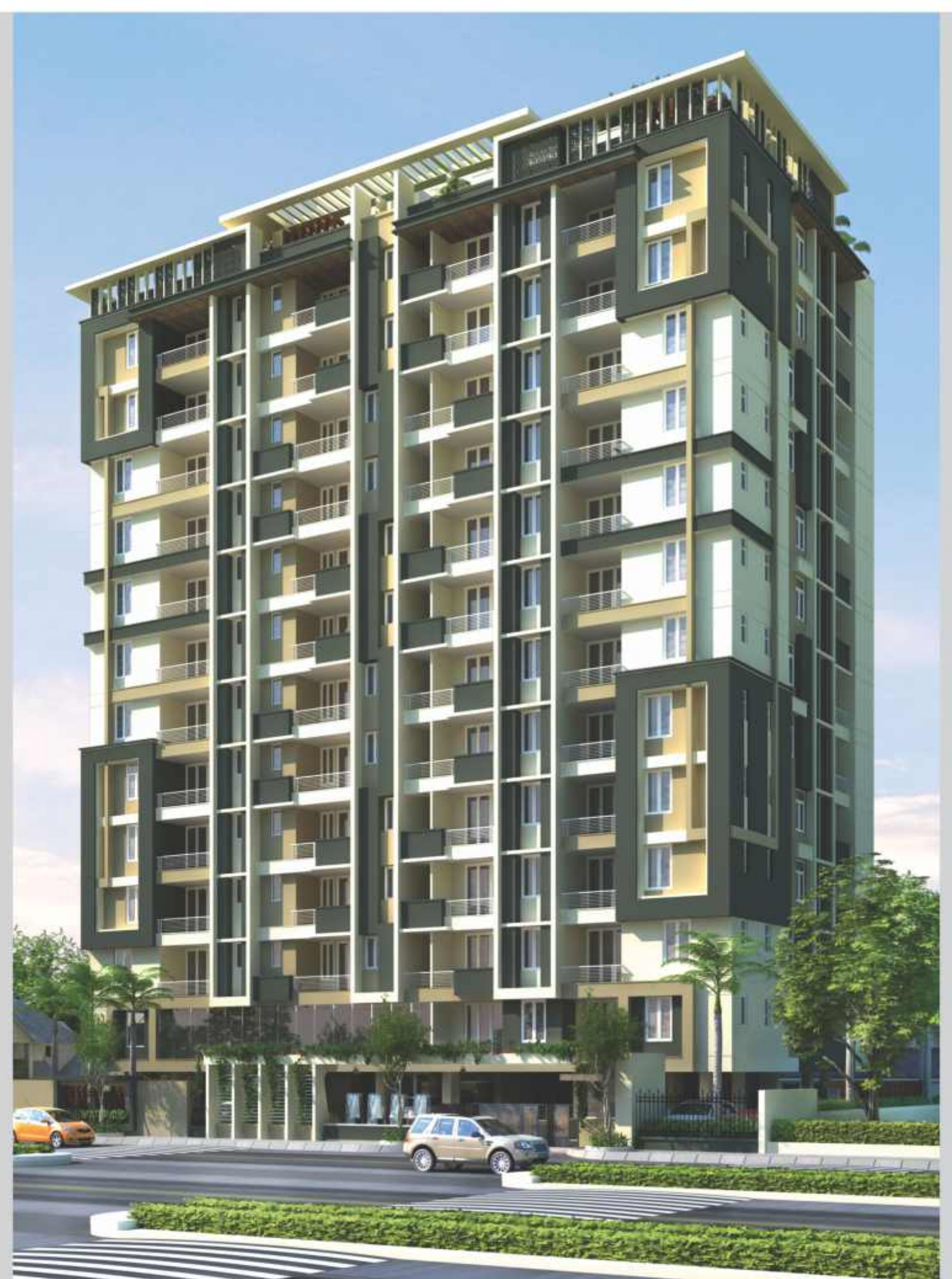


Office/School Time

I bounce to Karma Land



I drive to office in rhythm as my children climb the steps of their yellow school bus and happily we're all off, bouncing along a beautiful day. Our devotion and commitment is facilitated by the convenience our Home offers.



Location Advantage :-

- Project on 200 ft wide road
- Near Metro station
- Centrally Located
- Well developed and fully occupied colony
- All major school in radius of 4 km
- Well planned sector Roads



*A dreamlike
timepiece
with bold creativity
which shall never
cease to amaze*

**ROYAL
FLORENCE**

2/3 BHK OF ROYAL LIVING



Site Address :
Plot No. 89, 90, 91 Block R, Narayan Vihar, Gopal Pura Bypass, Ajmer road



Relaxation

I Relax Intensely

I don't consider life to be a race and enjoy all its tunes. Watching television while munching popcorn is my favorite pastime and such peace is possible as Advanced Security Systems protect my family from intrusion.



High class Security System

- Laser Beam based parameter Security System
- Round the Clock manned security with 24 hours live surveillance and rerecording through C.C. TV cameras located at various places in the building
- Access Control System at main entrance lobby
- Intercom / EPBAX facility
- Video door phone in Each Flat
- Emergency alarm System in Each Flat





Play Time

I Smile as my Children Sparkle

*I see my children play with the light of the universe, flowers and water.
I look towards birds go by fleeing in these beautifully designed play areas which seem
to be landscaped to perfection just for the perfect smiles and sparkle in my child's eyes.*



Dinner Time

I am THE Romantic Diner



*The board is decked with fruit and flowers while the wine and laughter flow as the settings of
my dining zone are that of a lovely, fancy restaurant just right for a candlelight dinner
as the room is incandescently lit with a dimness that balances between the ever so bright and ever so dark.*

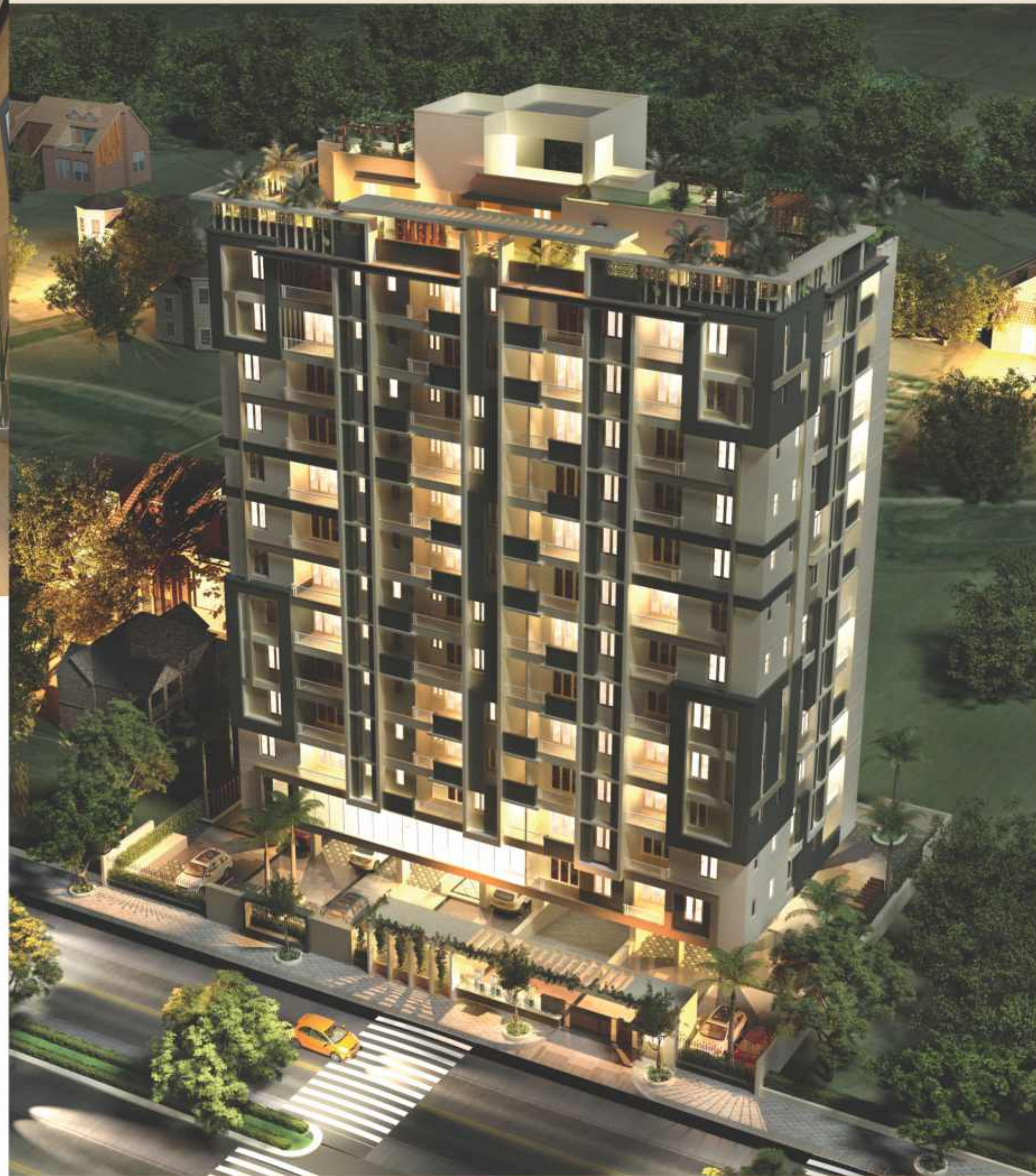
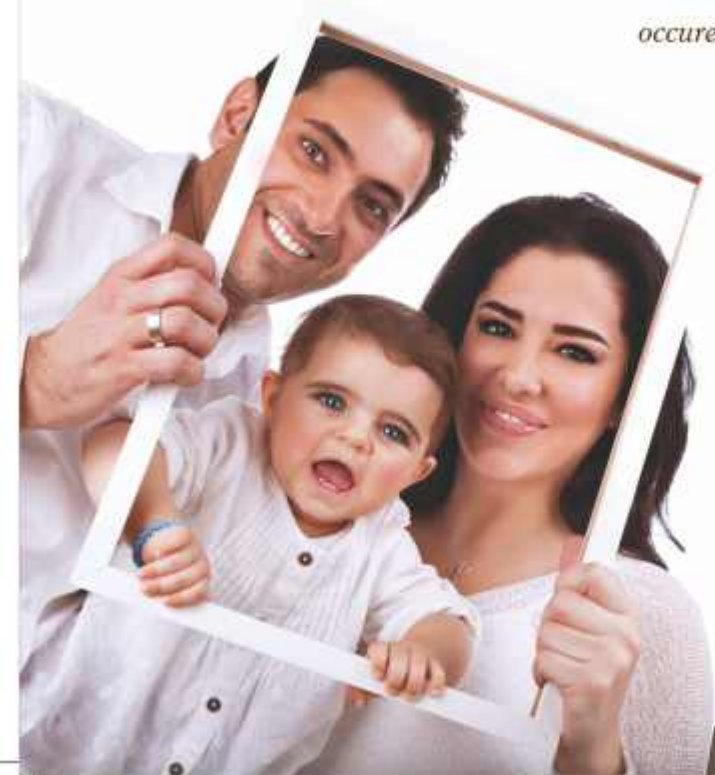


Sleeping

I Sleep like a Child

After the hard day at work now is time for what is more gentler than a cool breeze, more soothing and tranquil than a musk-rose blowing, more full of visions than a high romance. Soft closer of my eyes...thee Sleep! and what better place for this divine occurrence than my very own elegantly done bedroom.

- Vitrified/Marble Tiles Flooring
- POP finish on wall & ceiling
- Premium quality distemper paint on wall & ceiling



Stilt Floor Plan



200 ft wide Road

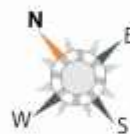
Legends

- A - Entry/Exit
- C - Water Feature
- F - Feature Wall
- I - Area for Service
- B - Ramp to Basement
- D - Entry to Lobby
- G - Parking
- J - Seating with Trellis
- E - Lift Lobby
- H - Driveway
- K - Accent Plantation

- I - Area for Service
- J - Seating with Trellis
- K - Accent Plantation



200 ft wide Road



Typical Floor Plan

Flat No.	Saleable Area	Flat Type	Flat No.	Saleable Area	Flat Type
101	1691 Sq ft	3 BHK	104	1166 Sq ft	2 BHK
102	1238 Sq ft	2 BHK	105	1587 Sq ft	3 BHK
103	1564 Sq ft	3 BHK			

Note : (Builtup Area is Less 25% of saleable area)



2/3 BHK OF ROYAL LIVING

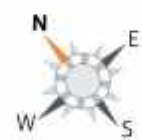
Flat No. 101

Flat Type : 3 BHK
Saleable Area : 1691 Sq. Ft.



Flat No. 102

Flat Type : 2 BHK
Saleable Area : 1238 Sq. Ft.



Note : (Builtup Area is Less 25% of saleable area)



2/3 BHK OF ROYAL LIVING

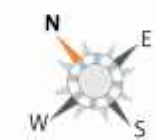
Flat No. 103

Flat Type : 3 BHK
Saleable Area : 1564 Sq. Ft.



Flat No. 104

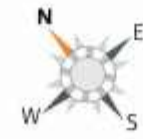
Flat Type : 2 BHK
Saleable Area : 1166 Sq. Ft.



Note : (Builtup Area is Less 25% of saleable area)



Flat No. 105
 Flat Type : 3 BHK
 Saleable Area : 1587 Sq. Ft.



Common Terrace Plan

Note : (Builtup Area is Less 25% of saleable area)



Flat No. 101
 Flat Type : 3 BHK
 Saleable Area : 1691 Sq. Ft.



Flat No. 104
 Flat Type : 2 BHK
 Saleable Area : 1166 Sq. Ft.

Note : (Builtup Area is Less 25% of saleable area)

Specifications...

Structure:

- Earthquake resistant RCC framed structure
- Rain water harvesting system to recharge ground water level
- Appropriate fire fighting system and emergency exit through an extra staircase

Apartment Features:

- Vitrified Tiles/ Marble Flooring
- POP finish on wall & ceiling
- Premium Quality Distemper paint on wall & ceiling

Wood Work:

- 2 wardrobes in 3 bhk & 1 wardrobe in 2 bhk Flat.
- Aluminum/ UPVC sliding Windows having glass panels.
- Premium Quality Designer Flush Doors.
- Designer fittings on doors & windows.

Washrooms:

- Designer Ceramic tiles in Toilet up to 7' height on wall
- Ceramic Tiles on Floor in Toilet
- Premium Quality C.P. fitting
- Wall hung WC in Toilet
- Counter wash basin in Toilets

Kitchen:

- Semi Modular Kitchen
- Granite working counter
- Stainless steel sink
- 2' Tiles dado above the counter
- Provision for geyser & R.O in kitchen

Electrical:

- Fire Retardant High Quality Wires & Cables
- Premium quality Modular Switches & Accessories
- Telephone Wiring in each Room
- Cable wiring in each room for DTH connection

Water Supply:

- Round the clock Water Supply by Overhead Storage Tank
- Under Ground Water Tank For additional Water Storage
- Rain Water Harvesting System to Maintain Ground Water Level

Common Amenities

- Two High Speed Automatic Elevators with Auto Rescue Device.
- A Well equipped Health Club Consisting of A.C. Gymnasium cum Fitness Center, Sauna, Jacuzzi, Massage room, Steam Bath, Chiller and yoga/ meditation room.
- Indoor Games room with Table Tennis, Pool Table, Carom & Chess Board
- 100% Power back-up in common areas
- Well Designer Entrance Gate & Impressive Lobby Area
- Multi Dwelling Unit (MDU) System with a single antenna in the building for the optimum T.V. Viewing
- Garbage Chute System
- Terrace sit out area with Kids play area
- Centralized Gas bank facility
- Driver Dormitory
- Servant quarters/ Stores on Extra Cost with intercom facility

High Class Security Systems

- Laser Beam based parameter Security System
- Round the Clock manned security with 24 hours live surveillance and rerecording through C.C. TV cameras located at various places in the building & Parking Area
- Access Control System at main entrance lobby
- Intercom / EPBAX facility
- Video door phone in Each Flat
- Emergency alarm System in Each Flat



2/3 BHK OF ROYAL LIVING



The Group...

Innovate . Strategize . Adapt . Lead

The **Gangaa Kotechcha Group** pushes the limits in real estate to create buildings of utmost quality. It strives to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all its endeavors. With a distinctive style of management, in just a short span of 7 years, it has been able to grab more than 15 projects. It provides efficient service to customers by combining the strength of the best team of architects, interior designers and project management consultancy that focuses on the worth of every square feet ensuring timely delivery. By highest of ethical standards and keen dedication to excellence in all aspects, it aspires to exceed customers' expectations. It is active towards environmental conservation, and uncompromising in dedication. Royal Florence is just another project where reliability and experience of the group combines with innovation and finesse to bring luxurious homes to the city dweller.

Completed Project



Vardhman Apartments, Banipark



Western Heights, Shyam Nagar



Vardhman Residency, Ajmer Road



Vardhman Majesty, Shyam Nagar



Arihant Enclave, Ajmer Road



Arihant Residency, Ajmer Road



Classic Residency, Vaishali Nagar



Aastha Apartments, Nirman Nagar

Ongoing Project



Arihant Palm, Ajmer Road



Royal Castle, Vaishali Nagar



Royal Avenue, Patrakar Colony



Royal Tatvam, Patrakar Colony

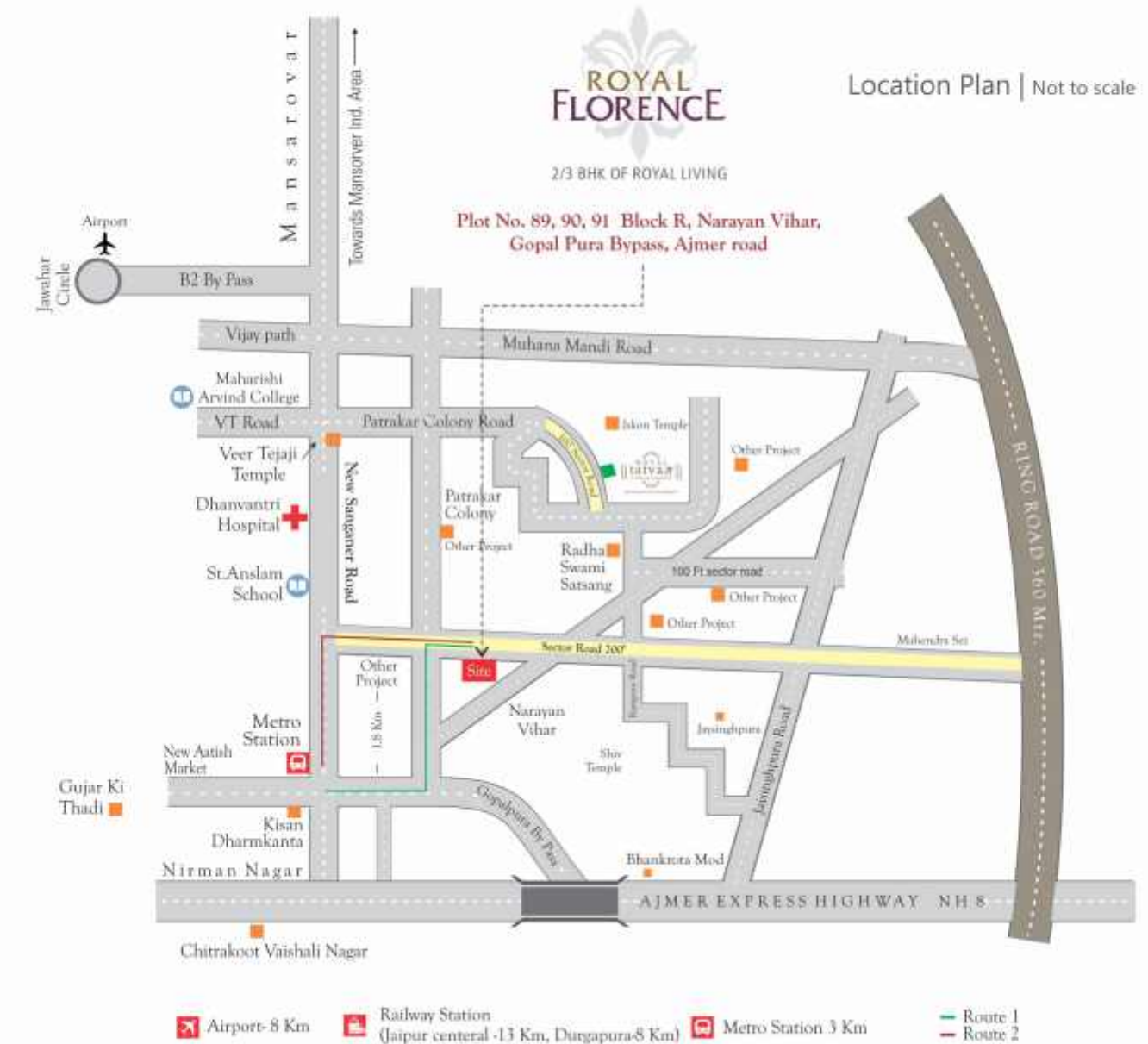
Upcoming Project



Gandhi Path - I



Gandhi Path - II





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Architect



Landscape
Architects



Interior
Designer



Member

