



NILAYA HEIGHTS

DEHRADUN



ACTUAL SITE IMAGE

READY TO MOVE IN

Just walk in and feel the
Luxury & comfort of your new Home



Rera Registered
UKREP03180000334

AN ICONIC DEVELOPMENT FROM THE TRUSTED BUILDER

RBS DEVELOPERS, part of the RB GROUP-is one of the oldest and most renowned real estate company in Uttarakhand with their architectural credentials settings them apart from the rest headed by Mr. RAKESH BATTI. RBS DEVELOPERS believes that quality is an absolute priority and excellence makes a difference. Today, the company enjoys a strong presence in Uttarakhand and has made its position as one of the largest companies in the Real Estate Industry.

RBS GROUP has delivered the finest residential colonies duplex units, apartments in Dehradun, capturing the imagination of the people. The Group is creating yet another masterpiece, "NILAYA HEIGHTS" Dehradun which promises to replicate the beauty and magnificence of its previous project only in a more contemporary way.

RBS GROUP has successfully developed well planned spacious & luxurious residential apartments. Which is ready for possession at "NILAYA HILLS". RBS GROUP takes pride once again by making exceptional path breaking design and delivery with "NILAYA HEIGHTS", a beautiful contemporary piece of architecture located strategically.



- First iconic tower in Dehradun
- 166 Residential units (Studio & 1/2/3 BHK)
- 10 Floors with stilt parking.
- 200 feet wide road NH-72 (Locations of site)
- 5 minutes from Medical College/Hospital/ Railway Station.
- 10 minutes to Clock Tower & Raipur Road
- 35 minutes from Mussoorie and close To ISBT (2 minutes).
- Close to Airport (20 minutes)
- 24x7 Power & water supply
- Podium Landscape
- Landscaped garden with gazebos
- Water bodies & jogging pathways

- Quality conscious constructions Structure design according to specification of 'Zone 4' of Seismic zones.
- Fully equipped club house (5000 Sq.ft) with swimming pool, health club, coffee shop, indoor games & multipurpose hall.
- Kids play area
- Full length wooden entrance door
- Balcony in each bedroom
- Utility balcony with kitchen
- Durable & stain free flooring & finishing
- Visitor's Car parking.
- 3 Tier security & wi-fi enabled complex
- STP (Sewage treatment plant) & water harvesting



UNIT LEGENDS

- Studio Apartment - Type A
- 1 BHK Apartment - Type B, B1

- 2 BHK Apartment - Type C, C1, C2, C3, C4, C5
- 3 BHK Apartment - Type D, D1



UNIT LEGENDS

- | | | | |
|----------------------|---------------------|--------------------------|--------------------------|
| 1 Drop off Gazebo | 6 Tower 1 - Block A | 11 Landscaped Green Area | 16 6m wide Internal Road |
| 2 Feature Water Fall | 7 Tower 1 - Block B | 12 Water Bodies | 17 Car Parking |
| 3 Swimming Pool | 8 Tower 2 | 13 Walkway | 18 Services Area |
| 4 Kids Pool | 9 Iconic Tower | 14 Sitout Area | |
| 5 Gazebo Pavilions | 10 Club House | 15 Kids Play Area | |

1 BHK Unit (Type B-1)

Saleable Area - 925sq.ft



2 BHK Unit (Type C)

Saleable Area - 1290sq.ft



2 BHK Unit (Type C-3)

Saleable Area - 1390sq.ft



2 BHK Unit (Type C-5)

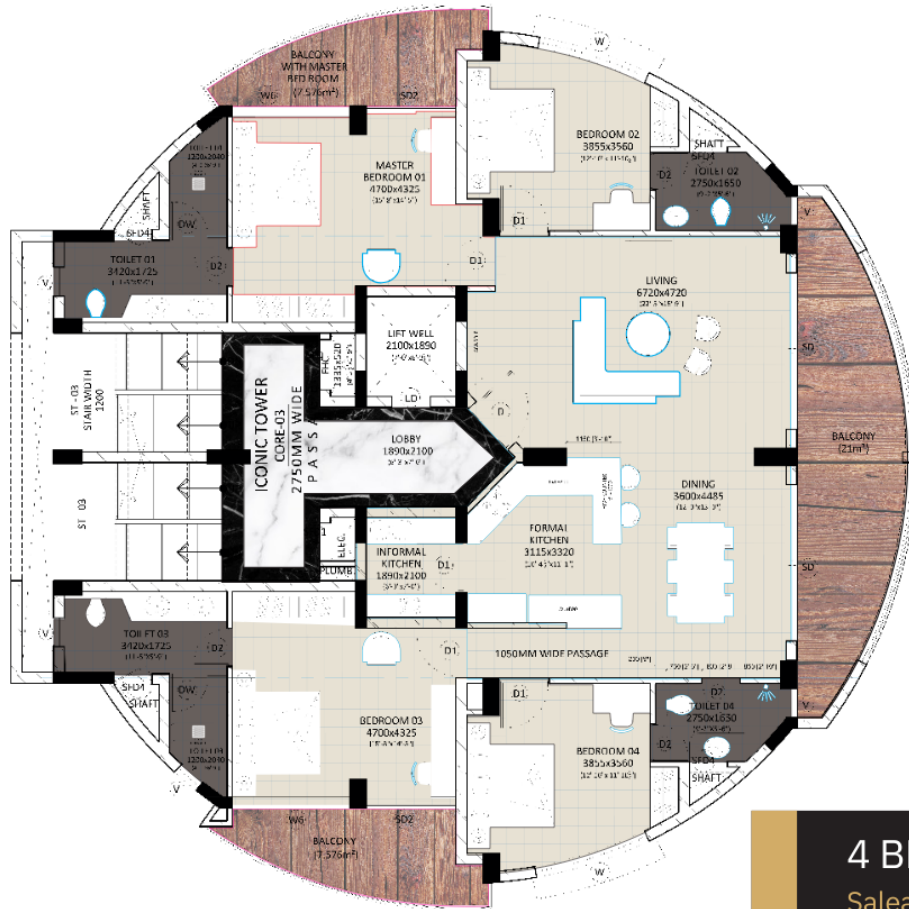
Saleable Area - 1635sq.ft



3 BHK Unit (Type D)

Saleable Area - 1810sq.ft





4 BHK Unit

Saleable Area - 3600sq.ft



SINGLE UNIT ON EACH FLOOR

TECHNICAL SPECIFICATIONS

LIVING / DINING

Wall	POP Punning with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Floor	Large Size Imported Vitrified Tiles
Doors	Main Doors - Hard Wood / Veneer with Teak Polish Frame
Windows	UPVC/Aluminium Powder Coated with Glass & Flynet
Electricals	Concealed Copper Wiring. Modular Switches and Provision of AC points with wiring

MASTER BEDROOM

Walls	POP Punning with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Floor	Laminated Wooden Flooring
Doors	Laminated Flush Doors with Teak Polish Frame
Windows	UPVC
Cupboards	Will be provided
Electricals	Concealed Copper Wiring. Modular Switches and Provision of AC points with wiring

KITCHEN

Walls	POP Punning with Acrylic Emulsion Paint with dado tiling upto 5' 0" M
Ceiling	Acrylic Emulsion Paint
Floor	Anti Skid Tiles
Doors	Laminated Flush Doors with Teak Polish Frame
Windows	UPVC
Cupboards	Modular Kitchen with Chimney
Electricals	Concealed Copper Wiring. Modular Switches. Exhaust Fan
Sanitary	SS Sink with CP Fittings. RO provision

OTHER BEDROOM (5)

Walls	POP Punning with Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Floor	Vitrified Tiles
Doors	Laminated Flush Doors with Teak Polish Frame
Windows	UPVC
Cupboards	Will be provided
Electricals	Concealed Copper Wiring. Modular Switches and Provision of AC points with wiring

MASTER TOILET

Walls	Designer Glazed Tiles dado upto 7'-6" Height
Ceiling	Acrylic Emulsion Paint or False Ceiling
Floor	Anti Skid Ceramic Tiles
Doors	Laminated Flush Doors with Teak Polish Frame
Ventilator	UPVC
Electricals	Concealed Copper Wiring. Modular Switches Exhaust Fan
Sanitary	Branded Sanitary Fixture & CP Fittings. Wall Hung Western W.C.

OTHER BALCONIES

Walls	POP Punning with Exterior Weather Grade Texture Paint
Ceiling	Acrylic Emulsion Paint
Floor	Anti Skid Tiles
Railing	MS Railing
Sanitary	Wet Point & Drain Point for Washing Machine

OTHER TOILETS

Walls	Designer Tiles dado upto 7'-6" Height
Ceiling	Acrylic Emulsion Paint
Floor	Anti-Skid Ceramic Tiles
Doors	Laminated Flush Doors with Teak Polish Frames
Ventilator	UPVC
Electricals	Concealed Copper Wiring Modular Switches, Exhaust Fan
Sanitary	Branded Sanitary Fixtures & CP Fittings. Wall Hung Western W.C.

ICONIC BALCONY

Walls	POP Punning with Acrylic Emulsion Paint
Ceiling	POP Punning with wood like false ceiling
Floor	Anti Skid Tiles
Railing	Glass Railing with SS frame

Note :

Images, Pictures and rendering are artistic impressions for illustrative Purpose only. All site Plans, Specification, dimensions, design, measurement as may be decided by company or Competent authority.



Site Office : Nilaya Heights, Haridwar Bypass Road,
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