



BAIKUNTHA BALIA CONSULTANCY AND DEVELOPER PRIVATE LIMITED

Exclusive Marketing by Dupsa Estates Pvt. Ltd.

AMENITIES

- ✓ **MULTI STOREY CAR PARK**
- ✓ **24 HOURS SECURITY**
- ✓ **CCTV SURVEILLANCE**
- ✓ **SKYWALK BRIDGE**
- ✓ **SWIMMING POOL**
- ✓ **CLUB HOUSE**
- ✓ **GYM**
- ✓ **LAWN AREA**
- ✓ **SOCIETY ROOM**
- ✓ **POWER BACKUP**



WING A



WING B



3BHK FLATS



WING A



2BHK FLATS







Zudio

BIBA

Mohey

MOCHI

W

Arian Solly





Zudio

BIBA

Mochi

W

Allen Solty

HOTEL RESIDENCY



ROYAL RESIDENCE

BIBA

MOCHI

MOCHI

Zudio

Allen Solly



RESIDENTIAL FLATS/HOUSE (45%)												
SL. NO.	FLAT NO. / HOUSE NO.	AREA IN SQM				AREA IN SFT				TYPE		NO.OF FLATS
		CARPET AREA	BALCONY AREA	BUA	S.B.A	CARPET AREA	BALCONY AREA	BUA	S.B.A			
1	A 201-901	72.7	8.79	94.86	137.55	782.25	94.58	1020.69	1480.01	2 BHK	11840.05	8
2	A 102-902	72.35	9.07	94.67	137.27	778.49	97.59	1018.65	1477.04	2 BHK	13293.37	9
3	A 103-903	70.84	10.64	93.44	135.49	762.24	114.49	1005.41	1457.851	2 BHK	13120.66	9
4	A 104-904	71.44	10.46	93.72	135.89	768.69	112.55	1008.43	1462.22	2 BHK	13159.97	9
5	A 105-905	70.59	10.63	93.72	135.89	759.55	114.38	1008.43	1462.22	2 BHK	13159.97	9
6	B 101-801	91.7	13.66	119.64	173.48	986.69	146.98	1287.33	1866.62	3 BHK	14932.99	8
7	B 102-802	91.8	13.71	119.64	173.48	987.77	147.52	1287.33	1866.62	3 BHK	14932.99	8
8	B 103-803	91.67	13.4	119.7	173.57	986.37	144.18	1287.97	1867.56	3 BHK	14940.48	8
9	B 204-804	91.81	13.15	119.67	173.52	987.88	141.49	1287.65	1867.09	3 BHK	13069.64	7
10	B 205-805	91.85	13.2	119.67	173.52	988.31	142.03	1287.65	1867.09	3 BHK	13069.64	7
11	B 206-606	91.83	13.15	119.67	173.52	988.09	141.49	1287.65	1867.09	3 BHK	9335.46	5
12	B 706	74.53	13.26	100.6	145.87	801.94	142.68	1082.46	1569.56	2 BHK	1569.56	1
13	B 806	91.83	13.15	119.67	173.52	988.09	141.49	1287.65	1867.09	3 BHK	1867.09	1
						TOTAL					148291.9	89 FLATS

COMMERCIAL (50%)												
1	SHOP 101-201			193	289.5			2076.68	3115.02		6230.04	
2	SHOP 102-202			176	264.00			1893.76	2840.64		5681.28	
						TOTAL					11911.32	



Designed with harmony, flow, and function in mind, the site plan at Royal Residency ensures seamless living at every step.

Wide internal roads, clearly marked entrances, and designated commercial parking make access convenient and well-organized. Landscaped green zones, a spacious lawn area, and outdoor sports courts add vibrancy to the community and are positioned at the end of the site keeping in mind the mountain background of the site. The clubhouse, children's play area, and terrace garden are all thoughtfully placed to offer recreation and relaxation without compromising privacy. Every detail — from vehicular movement to pedestrian pathways — has been carefully planned to create a safe, beautiful, and efficient living environment.

SITE PLAN

