



PROJECT INFORMATION

PROJECT TYPE	5 & 6 BHK ICONIC RESIDENCE				
BUILDING HEIGHT	150 METER - 492 FT				
NUMBER OF FLOORS	G + 38				
NUMBER OF BLOCKS	1 - (2 WINGS)				
ELEVATORS	8 (4 +4 FOR EACH WING)				
NUMBER OF UNITS	60 UNITS (54 SIMPLEX + 2 DUPLEX + 2 DUPLEX + 2 TRIPLEX)				
HABITAT FLOOR	34 FLOOR (27 SIMPLEX + 2 DUPLEX + 2 DUPLEX + 3 TRIPLEX)				
FLOOR TO FLOOR HEIGHT	12 FEET				
BASEMENT PARKING	3 LEVEL - 15 FEET (OPTIONAL STACK PARKING)				
AMENITIES	GROUND + 1 ST + 2 ND FLOOR				
PODIUM	2 ND FLOOR @ 33 FEET				
SKIP FLOOR	19 TH FLOOR @ 230 FEET				
SKY DECK LOUNGE	38 TH FLOOR @ 475 FEET				
TYPE	BUILT UP AREA (IN SQ.FT.) RERA CARPET + WALL + VESTIBULE + WASH+ BALCONY		INDICATIVE SBA (IN SQ.FT.)	FLOOR	UNITS
5 BHK - SIMPLEX	4812 + 550	Personal & Service Foyer	8750 + 1000 P & S Foyer	3 RD TO 30 TH	27
5 BHK - SIMPLEX	4125 + 550	Personal & Service Foyer	7500 + 1000 P & S Foyer	3 RD TO 30 TH	27
6 BHK - DUPLEX WITHOUT TERRACE	9625 + 880	Personal & Service Foyer	17500 + 1500 P & S Foyer	31 TH & 32 TH	1
6 BHK - DUPLEX WITHOUT TERRACE	8250 + 880	Personal & Service Foyer	15000 + 1500 P & S Foyer	31 TH & 32 TH	1
6 BHK - DUPLEX WITH 610 SQ.FT TERRACE	8470 + 880	Personal & Service Foyer	15400 + 1500 P & S Foyer	33 TH & 34 TH	1
6 BHK - DUPLEX WITH 380 SQ.FT TERRACE	7535 + 880	Personal & Service Foyer	13700 + 1500 P & S Foyer	33 TH & 34 TH	1
6 BHK - TRIPEX WITH 1515 SQ.FT TERRACE	10120 + 1430	Personal & Service Foyer	18400 + 2500 P & S Foyer	35 TH , 36 TH , & 37 TH	1
6 BHK - TRIPEX WITH 1250 SQ.FT TERRACE	9130 + 1430	Personal & Service Foyer	16600+ 2500 P & S Foyer	35 TH , 36 TH , & 37 TH	1
POSSESSION FOR FIT-OUT	DEC-2025				60
PARKING	SIMPLEX -4 ALLOTTED + 4 PROVISIONAL		DUPLEX - 5 ALLOTTED + 5 PROVISIONAL	TRIPLEX - 6 ALLOTTED + 6 PROVISIONAL	









VIEW FROM 39TH FLOOR



RAJYASH City
 where happiness resides!
 @
CENTRAL BOPAL



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rajyashgroup.com

KEY PLAN

LEGEND

- 01 - WELCOME COURT
- 02 - SECURITY CABIN
- 03 - PLANTING COURT
- 04 - SERVANT/SERVICE LOUNGE
- 05 - WATER FOUNTAIN
- 06 - WATER COURT
- 07 - DECK WITH SIT OUT
- 08 - VISITOR'S PARKING
- 09 - SIT OUT SPACE
- 10 - STAGE
- 11 - FEATURE WALL WITH SCULPTURE
- 12 - DENSE PLANTATION
- 13 - ZEN GARDEN
- 14 - WATER CASCADE
- 15 - WATER CURTAIN



130 FT. BOPAL AMBLI BRTS ROAD

60 FT. WIDE ROAD

SITE PLAN

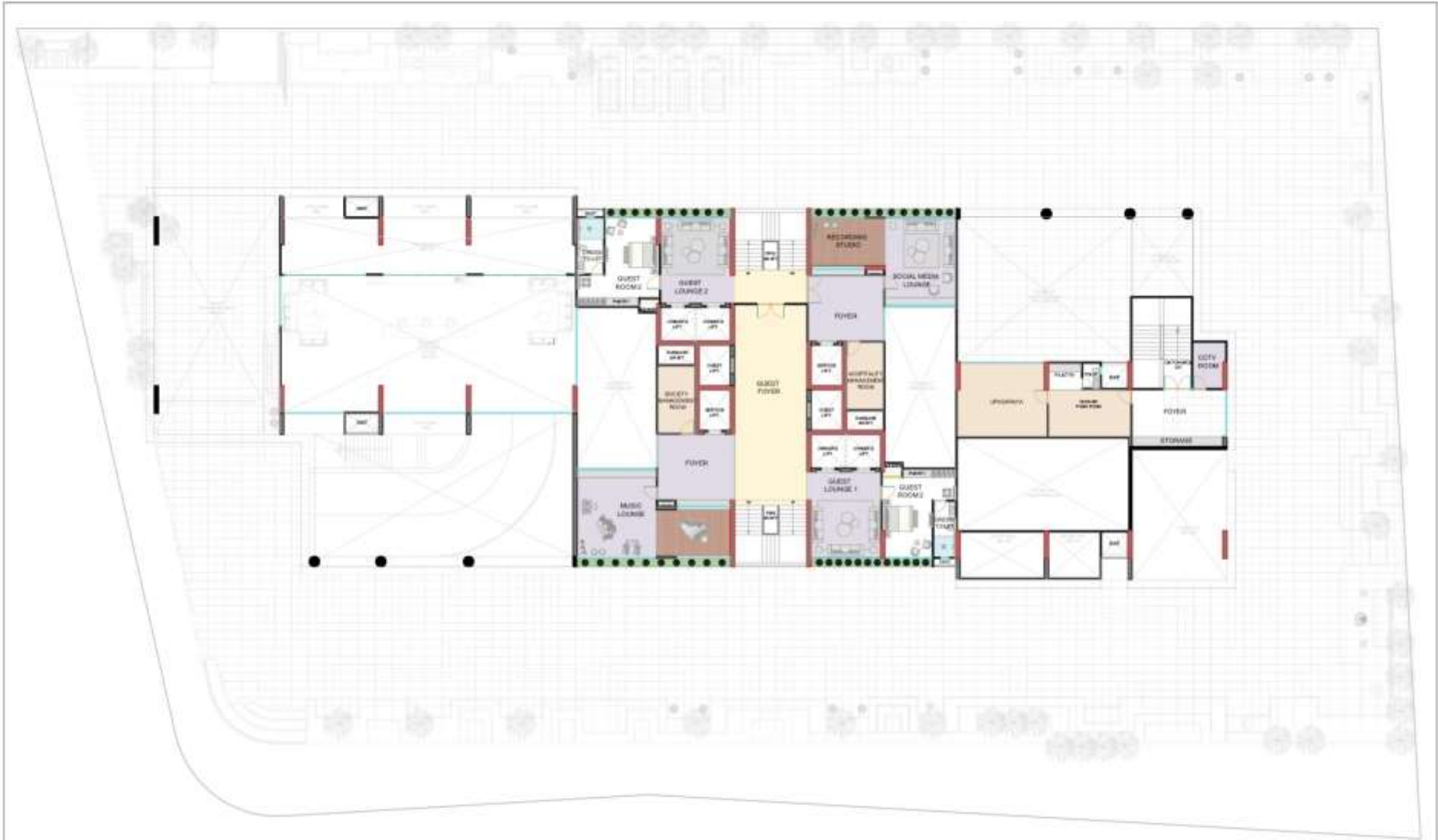


**AMENITIES
FLOOR**



GROUND FLOOR PLAN





1ST FLOOR PLAN 



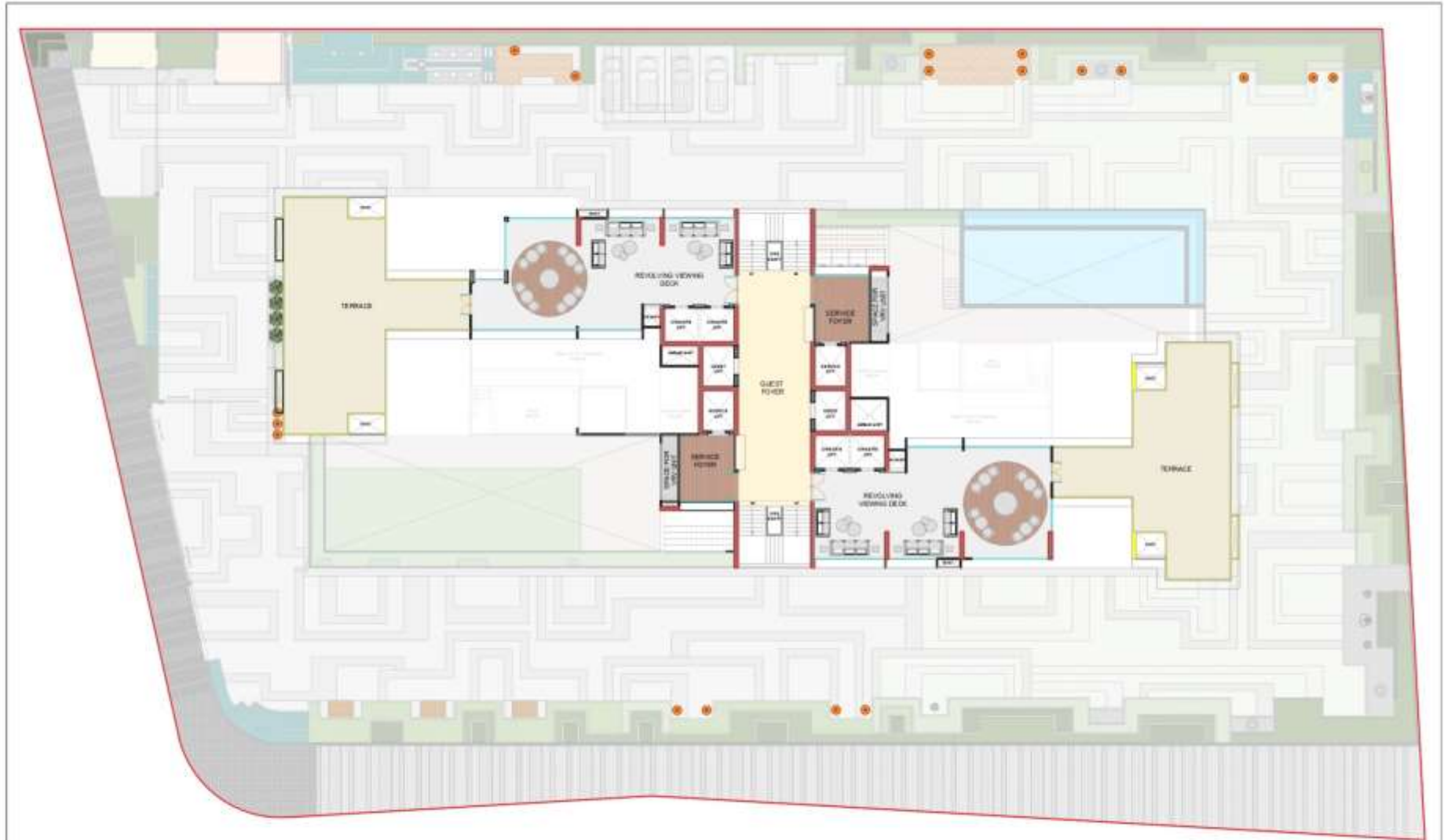
2ND FLOOR PLAN





SKIP FLOOR PLAN





SKY DECK FLOOR PLAN



TYPICAL FLOOR

8750

&

7500 SQ.FT.(SBA)



TYPICAL FLOOR PLAN





3RD TO 30TH FLOOR PLAN
8750 SQ.FT.-UNIT PLAN





3RD TO 30TH FLOOR PLAN
 7500 SQ.FT.-UNIT PLAN



SKY VILLA

17500

&

15000 SQ.FT.(SBA)



31ST FLOOR PLAN
 17500 SQ.FT.-Lower Same Lvl.Duplex





32ND FLOOR PLAN
 17500 SQ.FT.-Upper Same Lvl.Duplex





31ST FLOOR PLAN
 15000 SQ.FT.-Lower Same Lvl.Duplex





32ND FLOOR PLAN
 15000 SQ.FT.-Upper Same Lvl.Duplex



SKY GARDEN VILLA

15400

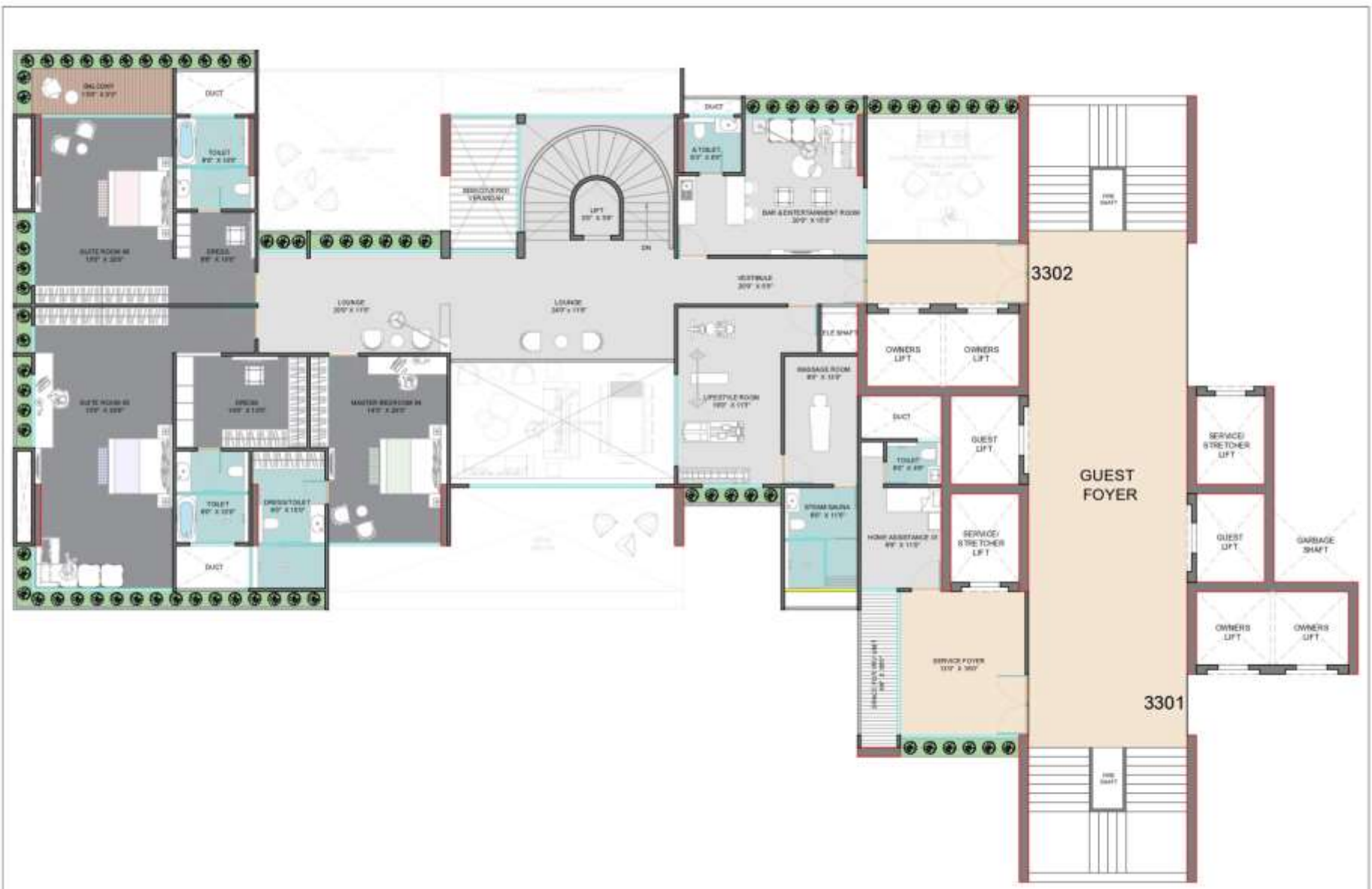
&

13700 SQ.FT.(SBA)



33RD FLOOR PLAN-Lower Duplex
 15400 SQ.FT. + 610 sq.ft.(Terrace carpet)





34TH FLOOR PLAN-Upper Duplex
 15400 SQ.FT. + 610 sq.ft.(Terrace carpet)





33RD FLOOR PLAN-Lower Duplex
 13700 SQ.FT. + 380 sq.ft.(Terrace carpet)





34TH FLOOR PLAN-Upper Duplex
 13700 SQ.FT. + 380 sq.ft.(Terrace carpet)



SKY POOL VILLA

18400

&

16600 SQ.FT.(SBA)



35TH FLOOR PLAN-Lower Triplex
 18400 SQ.FT. + 1515 sq.ft.(Terrace carpet)





36TH FLOOR PLAN-Middle Triplex
 18400 SQ.FT. + 1515 sq.ft.(Terrace carpet)





37TH FLOOR PLAN Upper Triplex
 18400 SQ.FT. + 1515 sq.ft.(Terrace carpet)





35TH FLOOR PLAN-Lower Triplex
 16600 SQ.FT. + 1250 sq.ft.(Terrace carpet)





36TH FLOOR PLAN-Middle Triplex
 16600 SQ.FT. + 1250 sq.ft.(Terrace carpet)





37TH FLOOR PLAN-Upper Triplex
 16600 SQ.FT. + 1250 sq.ft.(Terrace carpet)





BASEMENT-01





BASEMENT-02





BASEMENT-03



SPECIFICATION

• STRUCTURE

- Quality Controlled, RCC frame work structure
- Column less area of formal living, family living & dining area
- Floor height (slab to slab 12'0")

• FOYER

- Designer double height entrance foyer and Personal foyer for each wing

• PLASTER WORK

- Smooth finished plastered internal wall with white cement based putty.
- Double coat mala plaster with water proof of paint

• FLOORING

- Fine Italian marble flooring in all area
- Natural Exotic Granite in Foyer & Staircase

• AIR-CONDITIONING

- Designed Centralized high side Air Conditioning System (Hitachi/daikin/Voltas/equivalent)

• DOOR & WINDOW

- Approved fire –rated timber Main door with high quality locking system
- Internal doors- Flush door with Veneer Finish on both sides
- DGU glass premium/ UPVC sliding windows

• PLUMBING & SANITATION

- Top of the line CP fittings (hansgrohe / Kohler/Grohe/Duravit/ equivalent)
- Premium quality sanitary fittings (Kohler/Grohe/ equivalent)
- High quality concealed CPVC plumbing lines.

• ELECTRICAL

- 3 phase concealed ISI copper wiring with Premium quality
- MCB/ELCB distribution Panel

• KITCHEN

- Well finished kitchen with high quality granite countertop, sink with drain board and granite in dado

• COMMON AREA

- 2 High - speed access controlled elevators which open to the private foyer of each wing.
- 1 Exclusive Guest elevator
- 1 Exclusive Service elevator
- Multi – tier security with smart card access, video door phone with intercom, CCTV surveillance in common area.
- Centralized Heat Pump for water Supply System.
- Water supply through RO Water Plant / water softener.(Except WC Flush Lines.)
- Power back up for common amenities.
- Green Building Certification.
- EV charging point.

AMENITTIES

- WIFI Enabled compound
- Triple Height Entrance Foyer
- Luxury Lounge
- Dedicated Guest Parking
- Dedicated Guest Lift
- Gymnasium
- Triple Height Mini Theater
- Triple Height Multipurpose hall with Kitchen
- Social Media Lounge
- Music Lounge
- Indoor Game
- Male Spa/Sauna/Steam/Salt
- Female Spa/Sauna/Steam/Salt
- Male Toilet with changing Room
- Female Toilet with changing Room
- Swimming Pool
- Kids Pool
- Open To Sky Party Lawn
- Toddler's Play Area

