



Off GST ROAD • Opp. MAHINDRA WORLD CITY

WELCOME TO THE DAWN OF NEW ERA IN LIFESTYLE HOMES



USP TOWERS, Bangalore Road,
Opp Bus stand, Hosur - 635 109.
www.rachanafoundations.com



Eva Consultancy Ltd.

always ahead of standards...

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Disclaimers :

The layout details, amenities and facilities mentioned / shown are subject to changes / relocation within the composite development / are subject to modification, amendment, changes and revocable, without any notice, at the discretion of the Developer. Any location plans given are only indicative in nature and may not depict actual locations. The plan are subject to approval and conformation by relevant authorities. changes any therefore be affected in the plans as may required / suggested by relevant statutory authorities, and such changes will be duly intimated to purchasers. All layouts of kitchen cabinets aer subjected to architect's sole discretion & final decision. The choice of brand and model fittings, equipment installation and appliances supplied shall be at the sole discretion of the vendor. Air-conditioning systems has to be maintained and cleaned on a regular basis by the purchaser. That included the cleaning of aor filter and cleaning the condensate pipes to ensure good working condition of the systems. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporate impurities. Granite slabs are pre-polised before laying and care has been taken for installation. However, granite cannot be re-polished after installation being a much harder material than marble, hence some differences can be felt at the joint. Where warranties are given by manufacturers and/or suppliers of the above installations, the vendor shall assign the purchasers such warranties at the time th epossession of the unit is delivered to the purchasers. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the pircaser of any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects occuring thereto. FTTH infrastructure will be done up to each unit. FTTH will make available ther service mentioned, but the Developer will not be providing these services.

A NEW PARADIGM OF GREEN LIVING...



*Y*OU CRAVE FOR THOSE MOMENTS.
MOMENTS OF SOLITUDE.
TO PONDER OVER THE WONDERS
OF LIFE SURROUNDING *YOU...*



Legacy of Expertise

Able to lead by a dynamic management team with extensive experience in construction industry, promoters Rachana Foundations have grown from strength to strength in the last four decades to achieve an admirable position of leadership in construction field. Having spread their wings over various industry verticals, the group prides itself in the expertise that it has achieved over time. Apart from several buildings for schools, colleges, hospitals and residential apartments, an exemplary testimony to their quality is the star hotel @ Hosur promoted by the group that has set tall standards of excellence. Not one to rest on its laurels and with an undying commitment to quality standards, Rachana Foundations aims to carry forward this remarkable legacy in all its future endeavors.

ocation



*G*randeur in Luxury

Spreading impressively over an expansive site area of 2.16 acres Royal Town is a distinguished residential development that enjoys an abundance of space, beauty and luxury. Magnificently appointed in the configuration of 2, 2.5 & 3 BHK ranging from 1070 to 1550 sq. ft. these 160 opulently crafted ready to occupy apartments symbolize captivating brilliance and superior craftsmanship for a truly privileged, value-added lifestyle. An attractive selection of contemporary lifestyle amenities, thoughtfully designed floor plans and quality fixtures and finishes add to the grandeur of this beautiful retreat.





avour your seclusion and open spaces that
bring your home in harmony with nature.





*R*ejuvenate your senses
In this amenity-rich Royal Town's green home



- 24 hours purified water
- Power Backup for Common area and minimum lights at apartments
- Greenery Garden
- Comprehensive round-the-clock maintenance
- Super market
- Covered car Parking
- Party Halls and Guest Houses
- Swimming pool
- Paved Walkways & Jogging Track
- 24/7 Video Surveillance
- Hillside Pollution Free Environment
- Guest Houses
- Ample Open Space
- Kids Play Area
- Health Club
- Gymnasium
- ATM
- Clinic
- Landscape & Lifts



Robustly built and splendidly finished, ROYAL TOWN comprises of 2 Blocks namely Block A and Block B of 2, 2.5 & 3 BHK apartments. Guest suites in each Block, and 30% open space with thematic gardens and parks are creatively incorporated within the abundant infrastructure for finest living standards.



With a large retail mall, play area, clinic and infrastructure of international standards housed within the project, the joy of effortless shopping and entertainment is once again yours.



A

ttractive in Specifications

Wall

Solid cement block / Fly ash brick in cement mortar.

Pest control

Pre and post construction termite control treatment will be done.

STP

A sewage treatment plant of adequate capacity

Structure

RCC framed structure as per relevant standards-earthquake resistant.

Flooring

Living, Dining, Bedrooms and kitchen will be provided with 2 x 2 vitrified tiles of standard make. Toilet Floor & wall tiles will be of ceramic Kajaria/Somany (or) equivalent.

Kitchen

Black Granite slab will be provided for the kitchen cooking platform and glazed tiles upto 2 ft high from platform. A Single bowl stainless steel sink with drain board will be provided.

Generator

Diesel Generator for backup power supply to meet essential requirements for each apartment in case of power failure will be provided.

Water Supply

Adequate no. of borewells to ensure copious supply of water. Sump of adequate capacity. Common overhead tanks as required with separate water lines for each floor.

Doors

Main Door frame and door will be of good quality teak finished with lacquer varnish. Main door will be provided with Godrej or any standard make mortice lock and brass fittings. Other doors will be with good quality wood frames and moulded shutters. All door fittings will be of SS / Anodised Aluminium.

Electricity

Three Phase supply with automatic phase changer for each flat. Concealed copper wiring of standard make with Anchor / Havells / MK or equivalent switches, plug sockets. Power plug sockets for water heaters in the toilets, Air Conditioners in the bedroom, for appliances in kitchen will be provided apart from normal needs.

Windows & Ventilators

MS steel grills will be provided for all windows & ventilators. Windows will be of Seccolor / UPVC frames with glass. Ventilators will be of aluminium frame fitted with glass louvers. Provision for window / split AC will be provided in bedrooms.

Plumbing & Sanitary Fittings

Concealed plumbing lines of standard make. All closets and wash basins will be white Parryware or equivalent. Provision in plumbing for connecting one geyser in each toilet. Hot and cold mixers for shower in each toilet. All fittings will be CP, Jaguar or equivalent make.

Water harvesting

Recommended rain water harvesting system will be provided.

Lifts

6 nos. Passenger lifts of 6 persons capacity will be provided.

Tv & Telephone

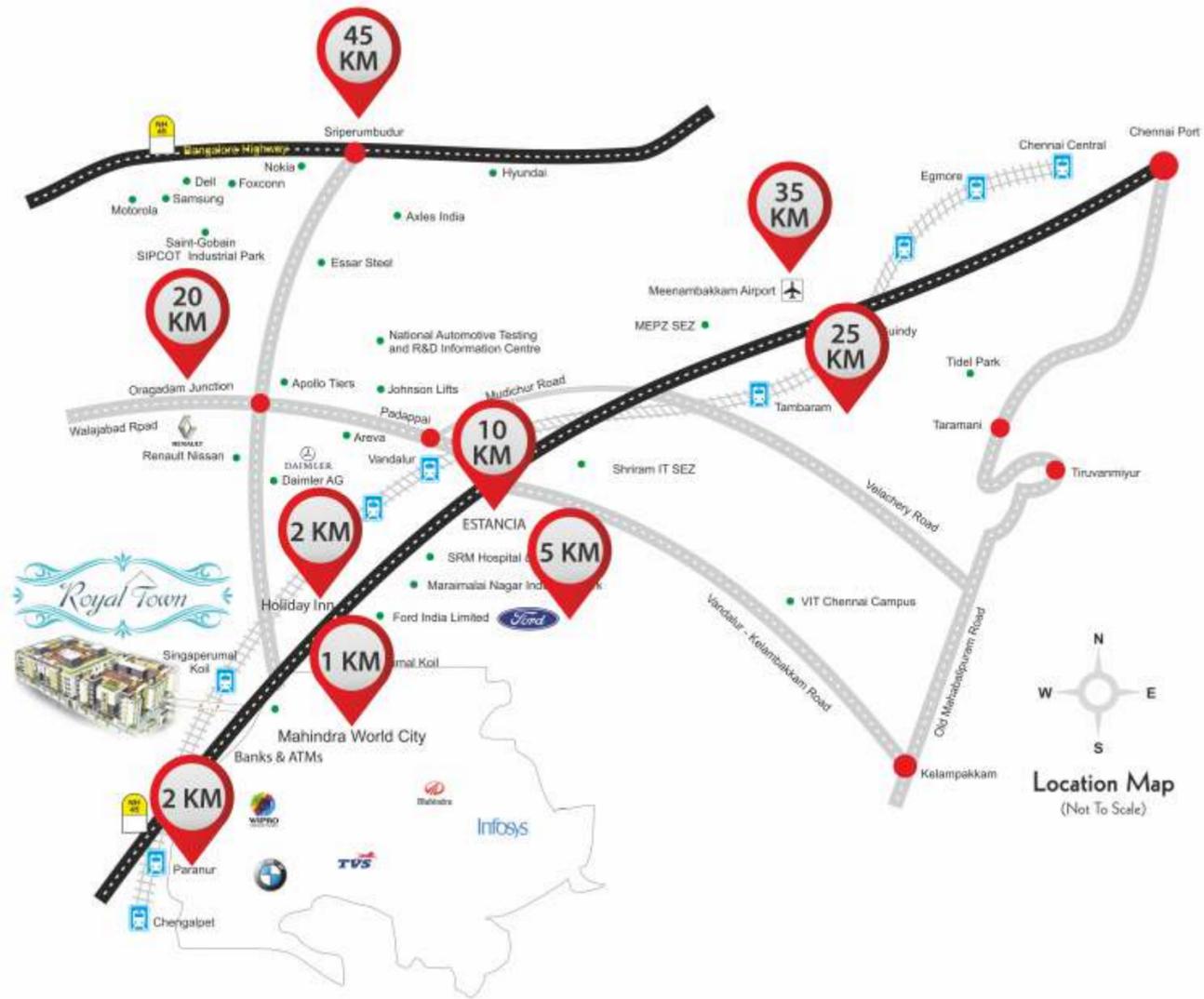
Concealed Provision for TV, Telephone & Internet cables will be provided.

Painting

Two coats of Emulsion paint of standard brand for Interior and Exterior walls.



Location Map



Absolute in Convenience

Enjoying a pivotal location in the upcoming IT belt of Chennai, this project is all set to grow in the appreciation value going up manifold to give you priceless returns. What's more you can enjoy close proximity to innumerable educational, employment, entertainment and leisure options that have established themselves in this fast developing IT zone of the city. Being adjacent to GST Road it is well connected by Rail & Road Transport.

Location Highlights

Mahindra International School	01 KM
Nilgiris Super Market	1.5 KM
Mahirishi Vidhya Mandir School	02 KM
Fortune Hotel	03 KM
MWC Club	04 KM
Infosys	04 KM
Daimler	10 KM



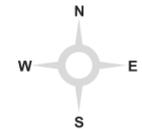
Art of Living

Now you can easily master ot at ROYAL TOWN - Chennai City's Pollution Free, innovative, mixed-use development designed to give you an extravagance of world class amenities for an unmatched, modern lifestyle.





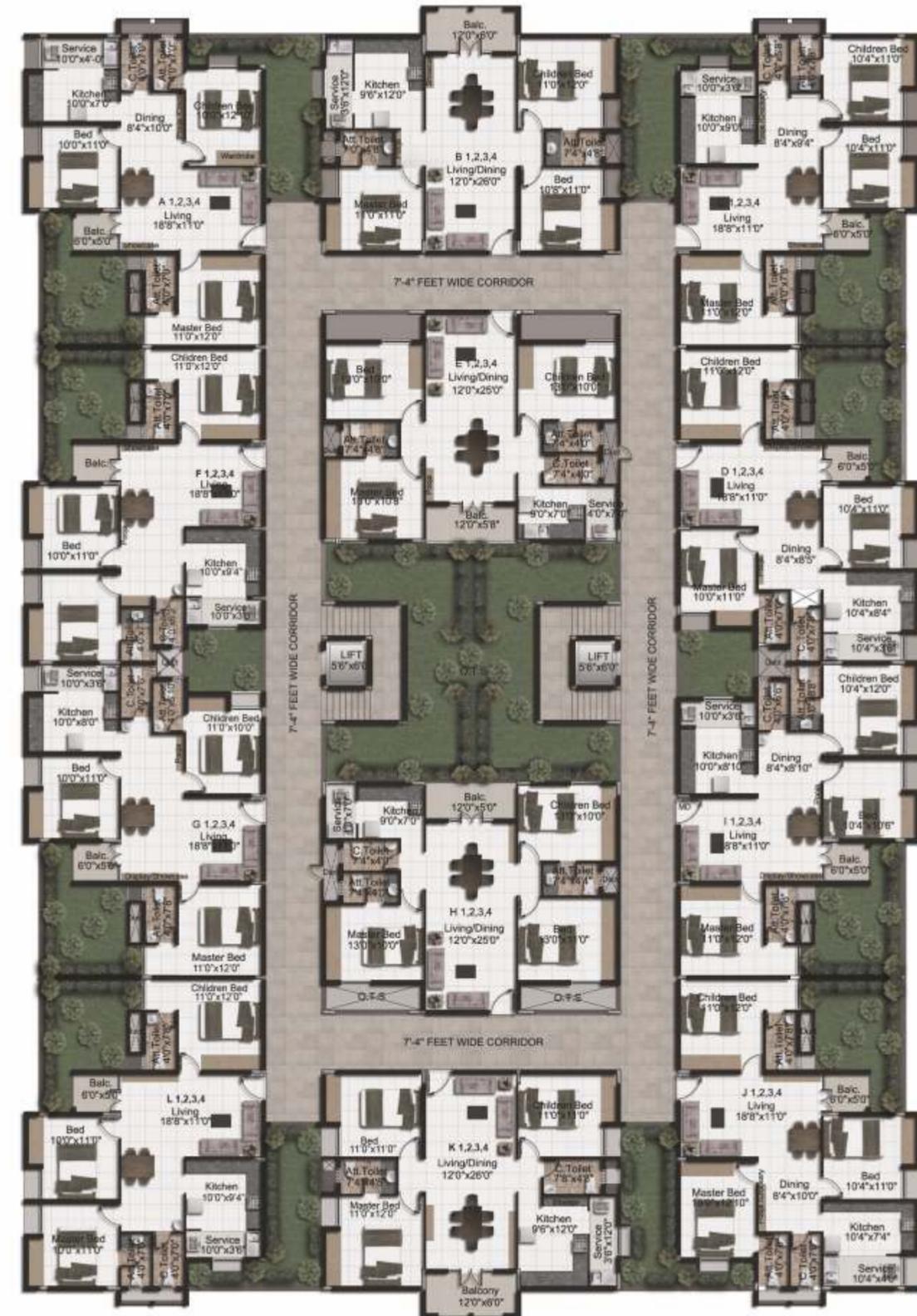
Typical Floor Plan of Block A



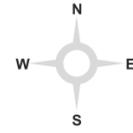
3D Elevation



BLOCK A



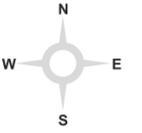
BLOCK A
NORTH WING



AREA STATEMENT

Ap't No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
A	I III III IV	1077	235	1370	193.1
B	I III III IV	1219	266	1550	-
C	I III III IV	1094	239	1391	199.11
D	I III III IV	1094	239	1391	199.11
E	I III III IV	1147	250	1458	-
F	I III III IV	1087	237	1382	193.1

BLOCK A
SOUTH WING



AREA STATEMENT

Ap't No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
G	I III III IV	1079	236	1372	193.1
H	I III III IV	1121	245	1425	-
I	I III III IV	1089	238	1384	199.11
J	I III III IV	1097	240	1395	199.11
K	I III III IV	1218	266	1548	-
L	I III III IV	1089	238	1385	193.1

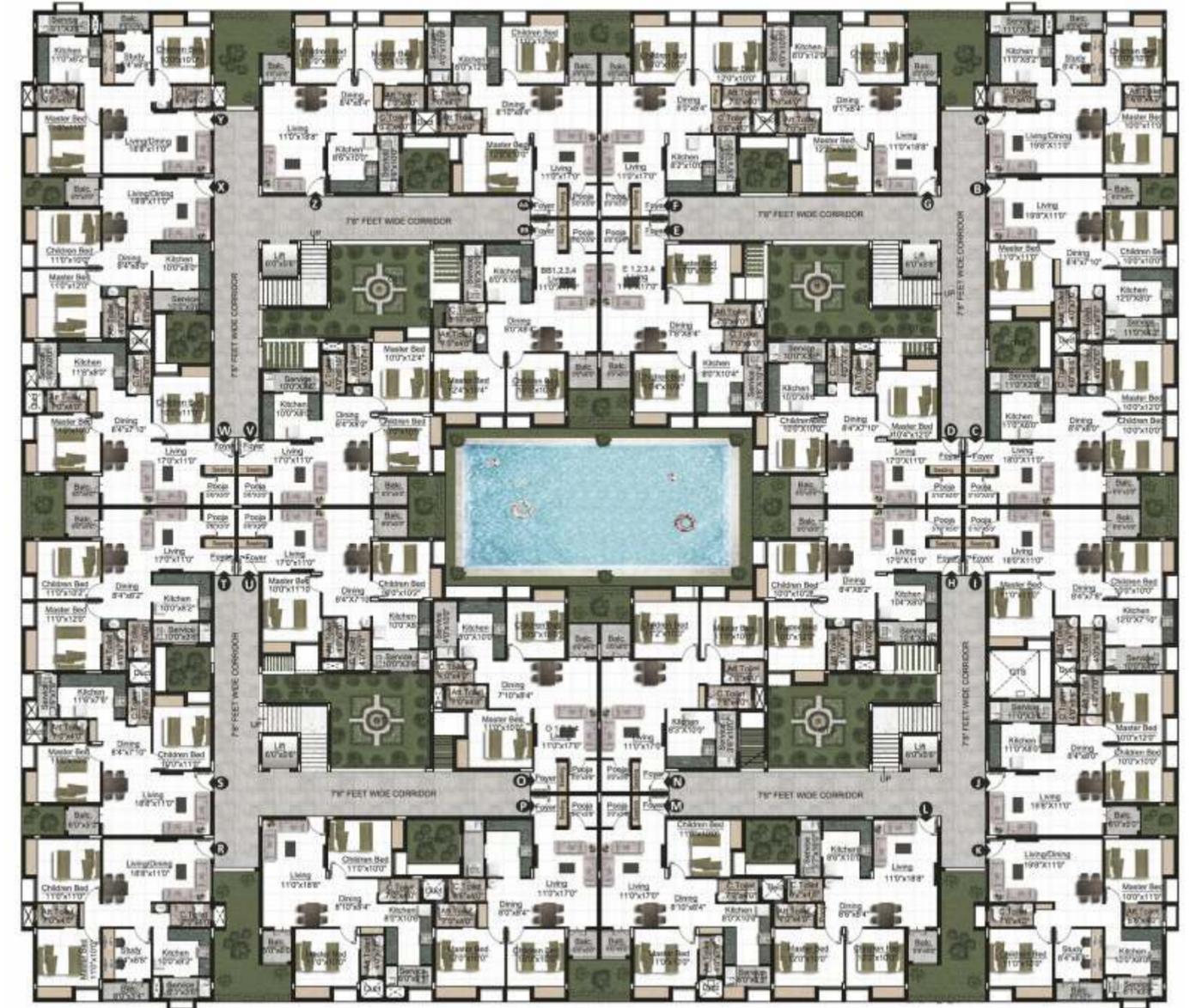


Typical Floor Plan of Block B

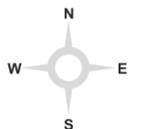
3D Elevation



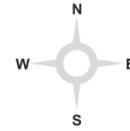
BLOCK B



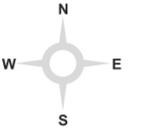
BLOCK B



BLOCK B
NORTH EAST WING



BLOCK B
SOUTH EAST WING



AREA STATEMENT

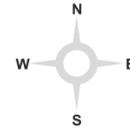
Appt No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
A	I III III IV	924	202	1175	-
B	I III III IV	875	191	1112	-
C	I III III IV	910	199	1157	-
D	I III III IV	898	196	1142	-
E	I III III IV	875	191	1112	-
F	I III III IV	881	192	1120	-
G	I III III IV	888	194	1128	-



AREA STATEMENT

Appt No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
H	I III III IV	891	195	1133	-
I	I III III IV	913	199	1161	-
J	I III III IV	864	189	1098	-
K	I III III IV	924	202	1175	-
L	I III III IV	858	187	1090	-
M	I III III IV	912	199	1160	-
N	I III III IV	886	193	1126	-

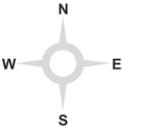
BLOCK B
SOUTH WEST WING



AREA STATEMENT

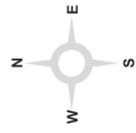
Appt No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
O	I II III IV	862	188	1096	-
P	I II III IV	879	192	1118	-
Q	I II III IV	880	192	1119	-
R	I II III IV	925	202	1176	-
S	I II III IV	865	189	1100	-
T	I II III IV	912	199	1160	-
U	I II III IV	884	193	1123	-

BLOCK B
NORTH WEST WING



AREA STATEMENT

Appt No	Floor	Plinth Area	Common Area	Saleable Area	Private Terrace
V	I II III IV	887	194	1128	-
W	I II III IV	915	200	1163	-
X	I II III IV	863	188	1097	-
Y	I II III IV	925	202	1175	-
Z	I II III IV	848	185	1077	-
AA	I II III IV	919	201	1168	-
BB	I II III IV	895	195	1138	-



STILT CAR PARKING

3 D SLICE VIEW



2 BHK

3 D SLICE VIEW



2.5 BHK

3 D SLICE VIEW



3 BHK

ACTUAL SHOT



Architects & Interior Designers

M/s. Aspirations

Mr. S. Jayaprakash & Mr. B. Sanjay

Structural Consultants

M/s. Bourna Consultants - Engineers

Electrical Consultants

Mr. Thiagarajan

Plumbing Consultants

M/s. AKM Engineering

Mr. Mohan

Landscape Consultants

M/s. Greenmatha

Mr. R. Ganesh

Legal Consultants

M/s. Mothilal Goda & Kalliat