



INAAYA

ROYAL HEIGHTS

Smart living - happy homes...



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Live a Royal life

IN TRULY REGAL APARTMENTS



INAAYA ROYAL HEIGHTS

The trendy apartments at Inaaya Royal Heights are designed to let you enjoy your moments at home. Well-designed spaces compliment layouts that spell convenience and comfort, to deliver a fine living experience for you and your family. Inaaya Royal Heights perfectly caters to your needs of space and comfort, in every inches.





Lucknow

AT A GLANCE

- Centre of Governance
- IT City
- Administration
- Education
- Commerce
- Aerospace
- Finance
- Technology
- Vibrant Markets
- Music & Poetry
- Tourism



**LUSH GREEN
LANDSCAPES**

**UNBEATABLE LOCATION | ELEGANT APARTMENTS | SPECTACULAR TOWERS
FUNCTIONAL LAYOUT | UNIQUE CONCEPT**

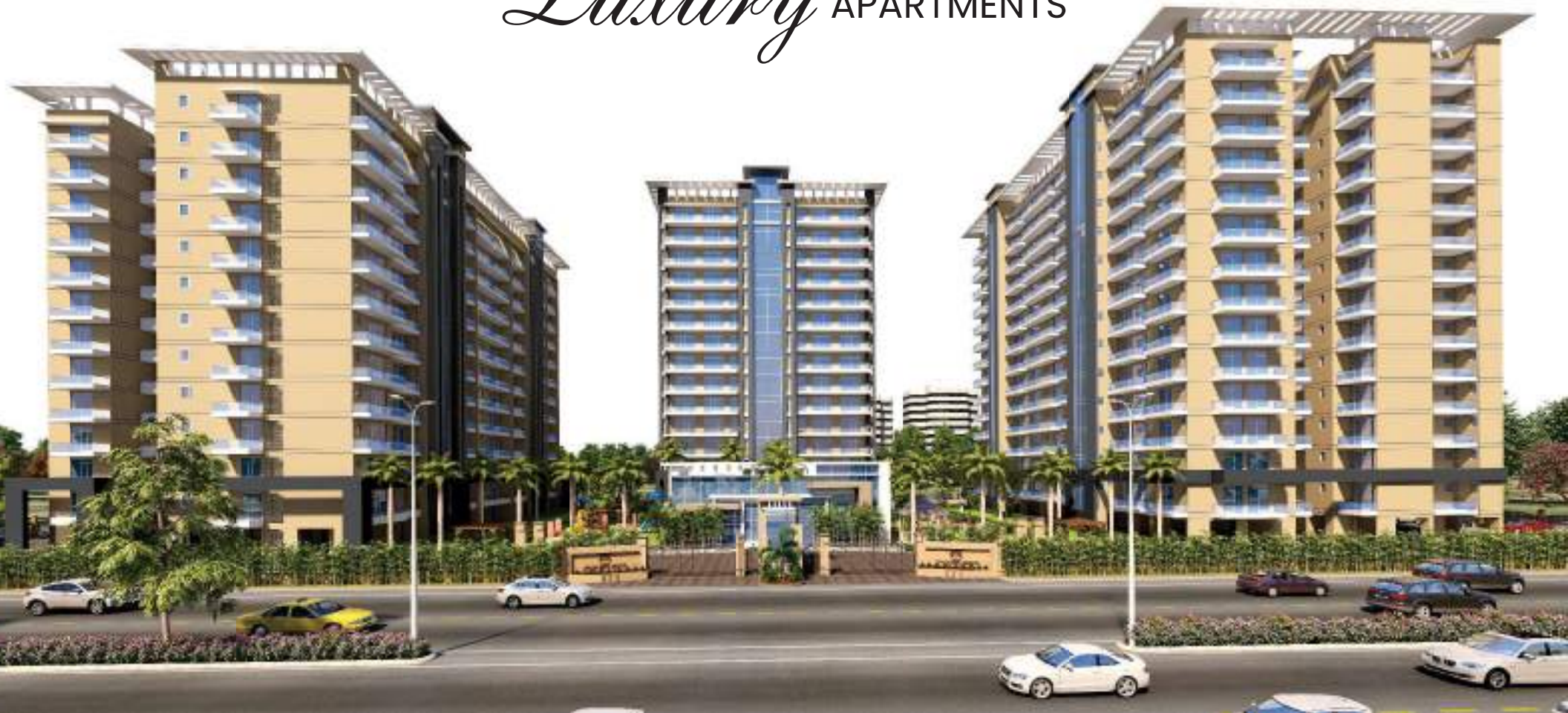


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









2/3/4 BHK
Luxury APARTMENTS





LEGENDS :-

1. TOWER (T-1)
2. TOWER (T-2)
3. TOWER (T-3)
4. CLUB
5. SWIMMING POOL
6. WATER FEATURES
7. CHILDREN PARK
8. SENIOR CITIZEN PARK
9. BADMINTON COURT
10. GREEN AREA
11. PARKING

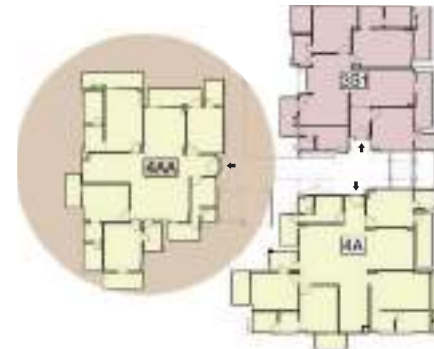
 3B1 - 3 BED ROOM + STUDY/SERVANT	 2A - 2 BED ROOM	 4A - 4 BED ROOM + STUDY/SERVANT	 3A3 - 3 BED ROOM
 3B2 - 3 BED ROOM + STUDY/SERVANT	 3A1 - 3 BED ROOM	 4AA - 4 BED ROOM + STUDY/SERVANT	 3A - 3 BED ROOM
 3B3 - 3 BED ROOM + STUDY/SERVANT	 3AA - 3 BED ROOM	 4BB - 4 BED ROOM + STUDY/SERVANT	 3C - 3 BED ROOM
 3B - 3 BED ROOM + STUDY/SERVANT	 3A2 - 3 BED ROOM	 4B - 4 BED ROOM + STUDY/SERVANT	 3CC - 3 BED ROOM





TOWER T-1





TOWER - T1 (BLOCK-A) CLUSTER PLAN

TOWER T-1, TYPE - 4A/4AA
RERA CARPET AREA = 1710 SQ.FT | COVERED AREA = 2142 SQ.FT | SUPER AREA = 2625 SQ.FT





TOWER - T1 (BLOCK-A) CLUSTER PLAN



UNIT - 3AA/3A1
RERA CARPET AREA = 1157 SQ.FT | COVERED AREA = 1493 SQ.FT | SUPER AREA = 1835 SQ.FT



TOWER - T1 (BLOCK-A) CLUSTER PLAN

UNIT - 3A2

RERA CARPET AREA = 1180 SQ.FT | COVERED AREA = 1528 SQ.FT | SUPER AREA = 1875 SQ.FT





TOWER - T1 (BLOCK-A) CLUSTER PLAN



UNIT - 3A3
RERA CARPET AREA = 1081.56 SQ.FT | COVERED AREA = 1380 SQ.FT | SUPER AREA = 1695 SQ.FT



TOWER - T1 (BLOCK-B) CLUSTER PLAN

UNIT - 3B1

RERA CARPET AREA = 1322 SQ.FT | COVERED AREA = 1692 SQ.FT | SUPER AREA = 2085 SQ.FT





TOWER T-2





TOWER - T2 (BLOCK-A) CLUSTER PLAN

TOWER T-2, TYPE- 3A
RERA CARPET AREA = 1246 SQ.FT | COVERED AREA = 1532.80 SQ.FT | SUPER AREA = 1880 SQ.FT

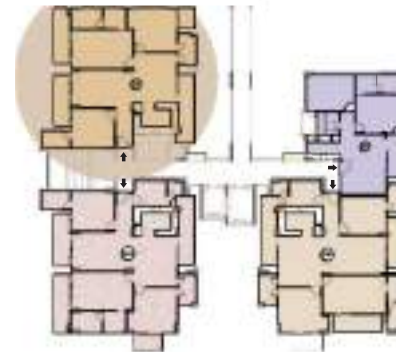




TOWER - T2 (BLOCK-B) CLUSTER PLAN



TOWER T-2, TYPE- 3B3
RERA CARPET AREA = 1384 SQ.FT | COVERED AREA = 1767 SQ.FT | SUPER AREA = 2170 SQ.FT

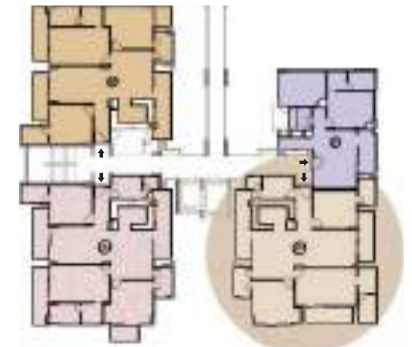


TOWER - T2 (BLOCK-B) CLUSTER PLAN

TOWER T-2, TYPE - 3B

RERA CARPET AREA = 1372 SQ.FT | COVERED AREA = 1737 SQ.FT | SUPER AREA = 2135 SQ.FT





TOWER - T2 (BLOCK-B) CLUSTER PLAN



TOWER T-2, TYPE - 3B2
RERA CARPET AREA = 1380 SQ.FT | COVERED AREA = 1768 SQ.FT | SUPER AREA = 2175 SQ.FT

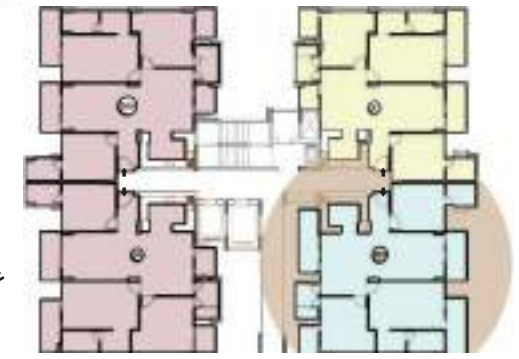


TOWER - T2 (BLOCK-C) CLUSTER PLAN

TOWER - T2, TYPE - 3C

RERA CARPET AREA = 1185 SQ.FT | COVERED AREA = 1463 SQ.FT | SUPER AREA = 1795 SQ.FT





TOWER - T2 (BLOCK-C) CLUSTER PLAN



TOWER T-2, TYPE - 3CC
RERA CARPET AREA = 1181 SQ.FT | COVERED AREA = 1500 SQ.FT | SUPER AREA = 1840 SQ.FT



TOWER - T2 (BLOCK-A) CLUSTER PLAN

TOWER T-2, TYPE - 2A

RERA CARPET AREA = 764 SQ.FT | COVERED AREA = 939 SQ.FT | SUPER AREA = 1150 SQ.FT





TOWER T-3



LUXURIOUS LIFT LOBBY





TOWER - T3 (BLOCK-B) CLUSTER PLAN

TOWER T-3, TYPE - 4B/4BB

RERA CARPET AREA = 2092 SQ.FT | COVERED AREA = 2505 SQ.FT | SUPER AREA = 3050 SQ.FT



Quality is our Responsibility





JANESHWAR MISHRA PARK

Experience the thrill of living in a luxury & modern house in the close vicinity of 376-Acre Janeshwar Mishra park, Asia's largest green space, just minutes walk from Inaaya Royal Heights in lush green, pollution free environment.

Project Amenities



Indoor Play Area



Club House with Gym



Badminton Court



Swimming Pool



Children Play Area



Cafe & Lounge

Specification

STRUCTURE : Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety .

ALL BED ROOMS : Flooring/skirting: vitrified tiles of 2'0"X4'0" wooden Texture flooring
Tile in master bedrooms

Wall Finishes : Acrylic emulsion paint on POP punning .

LIVING/DINING ROOM :

Wall finishes: Acrylic emulsion paint on POP punning.

TOILETS : Flooring: Anti skid ceramic tile (Johnsons or equivalent).

Wall finishes: Ceramic wall tiles up to false ceiling level (approx 8'0" ht.)

Ceiling finishes : 2'0"X2'0" GYPSUM BOARD false ceiling .

SANITARY WARE CP FITTINGS AND ACCESSORIES :

Premium quality range (KOHLEK or equivalent) .

Provision of wall hung WC with concealed cistern in all toilets.

Provision for water heater and brackets lights in all toilets .

KITCHEN :

Flooring/Skirting: Vitrified tiles of 2'0"X4'0" (Johnsons or equivalent).

Wall finishes : Ceramic tiles up to 2' 0" above the granite counter (Johnsons or equivalent).

CP Fittings And Accessories : Premium quality range (KOHLEK or equivalent) .

Provision for water heater and R.O.

DOORS , WINDOWS AND HARDWARE :

Door Frames : Hardwood

Internal Doors : WOODEN FLUSH LAMINATED DOORS as Per Design .

External Doors/Windows Premium Quality : U.P.V.C frame sliding door and windows.

Balcony Railings : MS RAILING/PARAPET WALL as/ elevation design.

COMMON AREAS :

Provision of Lifts : Tower-1 & Tower 2 : Center Opening 4 Passenger Lifts & 1 Service Lift

(Tower -3) : Center Opening 2 Passenger Lifts & 1 Service Lift

ENTRANCE LOBBY AND LIFT LOBBY AT STILT FLOOR :

• **Flooring** : Granite/Marble/TILE.

• **Wall finishes** : Granite/Marble /Acrylic Emulsion paint.

• **Ceiling** : Gypsum false ceiling /Acrylic Emulsion paint.

• **Skirting/Dado** : Same as flooring.

LIFT LOBBY AND CORRIDOR AT TYPICAL FLOOR :

• **Flooring & SKIRTING** : Tiles/Granite/Marble

• **Wall finishes** : Tiles/Granite/Marble / Acrylic Emulsion paint.

• **Ceiling** : Acrylic Emulsion Paint.

• **Skirting/Dado** : Same as flooring.

STAIRCASE :

• **Flooring** : Tiles/Granite/Marble

• **Wall finishes** : Acrylic Emulsion Paint.

• **Ceiling** : Acrylic Emulsion Paint

• **Skirting/Dado**: Granite/ Marble.

• **Railing** : MS railing .

EXTERNAL WALL FINISH

Weather shield exterior paint (BERGER or equivalent)

ELECTRICAL WIRING AND INSTALLATION : Fixtures & Fitting ISI marks
Switches/socket distribution boxes and circuits breakers from standard makes and Brands

Wiring : ISI mark concealed conduits with copper wire FINOLEX or equivalent

Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories

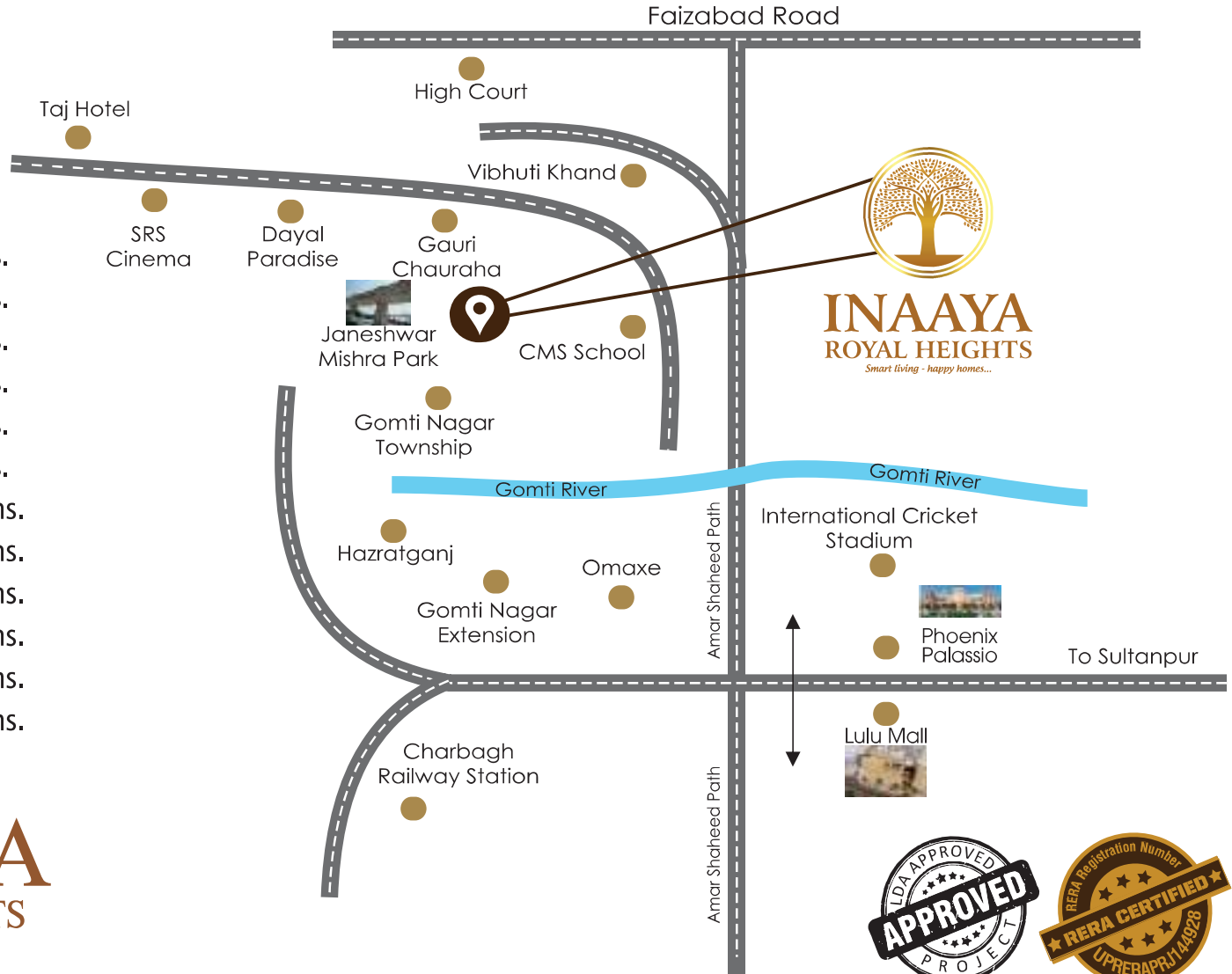
Disclaimer

The specifications indicated in this presentation are conceptual and indicative with no legal obligation on the Developer / Promoter. However, the traditional and modern theme interiors as shown are available on demand as an additional paid option. Each project and product has its own amenities and specifications with certain limitations to the offering. In the interest of maintaining high standards, all layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the Company, Competent Authority or by the consultants / architects. The specifications shown are subject to natural variations in texture and colour. Soft furnishings, furniture and gadgets as shown shall not be a part of the standard offering.

Location Map

LOCATION ADVANTAGE :

Janeshwar Mishra Park	2 mins.
Amar Shaheed Path	4 mins.
International Cricket Stadium	5 mins.
Phoenix Palassio	6 mins.
Lulu Mall	8 mins.
Faizabad Road	9 mins.
Medanta Hospital	10 mins.
Kanpur Road	12 mins.
Chaudhary Charan Singh Airport	15 mins.
Hazratganj	18 mins.
Vidhan Sabha Marg	20 mins.
Charbagh Railway Station	25 mins.



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ROYAL HEIGHTS

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Site Office : 01/20 & 01/21, Gomti Nagar, Ext. Sector 1, Lucknow - 226010 U.P.

Corporate Office : B/101, Jugal Kishore Apartment, Dainik Jagran Circle, Lucknow

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HOME LOAN AVAILABLE FROM :



80	Tower 2	10th Floor	T-2/1008	3 BHK+SERVENT UNIT (3B2)	128.21	1,380.00	26.88	289.34	4.00
81	Tower 2	11th Floor	T-2/1101	3 BHK+SERVENT UNIT (3B3)	128.58	1,384.00	28.22	303.76	4.00
82	Tower 2	11th Floor	T-2/1102	3 BHK+SERVENT UNIT (3B)	127.46	1,372.00	26.20	282.02	4.00
83	Tower 2	11th Floor	T-2/1103	3 BHK UNIT (3A)	115.76	1,246.00	17.78	191.38	4.00
84	Tower 2	11th Floor	T-2/1104	3 BHK UNIT (3AA)	115.76	1,246.00	17.78	191.38	4.00
85	Tower 2	11th Floor	T-2/1105	3 BHK UNIT (3C)	110.09	1,185.00	17.53	188.69	4.00
86	Tower 2	11th Floor	T-2/1106	3 BHK UNIT (3CC)	109.72	1,181.00	21.52	231.64	4.00
87	Tower 2	11th Floor	T-2/1107	2 BHK UNIT (2A)	70.98	764.00	9.35	100.64	2.00
88	Tower 2	11th Floor	T-2/1108	3 BHK+SERVENT UNIT (3B2)	128.21	1,380.00	26.88	289.34	4.00
89	Tower 2	12th Floor	T-2/1201	3 BHK+SERVENT UNIT (3B3)	128.58	1,384.00	28.22	303.76	4.00
90	Tower 2	12th Floor	T-2/1202	3 BHK+SERVENT UNIT (3B)	127.46	1,372.00	26.20	282.02	4.00
91	Tower 2	12th Floor	T-2/1203	3 BHK UNIT (3A)	115.76	1,246.00	17.78	191.38	4.00
92	Tower 2	12th Floor	T-2/1204	3 BHK UNIT (3AA)	115.76	1,246.00	17.78	191.38	4.00
93	Tower 2	12th Floor	T-2/1205	3 BHK UNIT (3C)	110.09	1,185.00	17.53	188.69	4.00
94	Tower 2	12th Floor	T-2/1206	3 BHK UNIT (3CC)	109.72	1,181.00	21.52	231.64	4.00
95	Tower 2	12th Floor	T-2/1207	2 BHK UNIT (2A)	70.98	764.00	9.35	100.64	2.00
96	Tower 2	12th Floor	T-2/1208	3 BHK+SERVENT UNIT (3B2)	128.21	1,380.00	26.88	289.34	4.00
97	Tower 2	14th Floor	T-2/1401	3 BHK+SERVENT UNIT (3B3)	128.58	1,384.00	28.22	303.76	4.00
98	Tower 2	14th Floor	T-2/1402	3 BHK+SERVENT UNIT (3B)	127.46	1,372.00	26.20	282.02	4.00
99	Tower 2	14th Floor	T-2/1403	3 BHK UNIT (3A)	115.76	1,246.00	17.78	191.38	4.00
100	Tower 2	14th Floor	T-2/1404	3 BHK UNIT (3AA)	115.76	1,246.00	17.78	191.38	4.00
101	Tower 2	14th Floor	T-2/1405	3 BHK UNIT (3C)	110.09	1,185.00	17.53	188.69	4.00
102	Tower 2	14th Floor	T-2/1406	3 BHK UNIT (3CC)	109.72	1,181.00	21.52	231.64	4.00
103	Tower 2	14th Floor	T-2/1407	2 BHK UNIT (2A)	70.98	764.00	9.35	100.64	2.00
104	Tower 2	14th Floor	T-2/1408	3 BHK+SERVENT UNIT (3B2)	128.21	1,380.00	26.88	289.34	4.00
105	Tower 2	15th Floor	T-2/1501	3 BHK+SERVENT UNIT (3B3)	128.58	1,384.00	28.22	303.76	4.00
106	Tower 2	15th Floor	T-2/1502	3 BHK+SERVENT UNIT (3B)	127.46	1,372.00	26.20	282.02	4.00
107	Tower 2	15th Floor	T-2/1503	3 BHK UNIT (3A)	115.76	1,246.00	17.78	191.38	4.00
108	Tower 2	15th Floor	T-2/1504	3 BHK UNIT (3AA)	115.76	1,246.00	17.78	191.38	4.00
109	Tower 2	15th Floor	T-2/1505	3 BHK UNIT (3C)	110.09	1,185.00	17.53	188.69	4.00
110	Tower 2	15th Floor	T-2/1506	3 BHK UNIT (3CC)	109.72	1,181.00	21.52	231.64	4.00
111	Tower 2	15th Floor	T-2/1507	2 BHK UNIT (2A)	70.98	764.00	9.35	100.64	2.00
112	Tower 2	15th Floor	T-2/1508	3 BHK+SERVENT UNIT (3B2)	128.21	1,380.00	26.88	289.34	4.00

SATYAM DEVELOPERS
 30/12/14
 Adhishat Signatory

TOWER-3 (1ST to 15th Floor)									
SI. No.	BLOCK NUMBER	FLOOR NUMBER	FLAT NUMBER	TYPE	RERA CARPET AREA		BALCONY AREA		NO OF BALCONY
					SQM	SQFT	SQM	SQFT	
1	Tower 3	1st Floor	T-3/101	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
2	Tower 3	1st Floor	T-3/102	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
3	Tower 3	2st Floor	T-3/201	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
4	Tower 3	2st Floor	T-3/202	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
5	Tower 3	3rd Floor	T-3/301	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
6	Tower 3	3rd Floor	T-3/302	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
7	Tower 3	4th Floor	T-3/401	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
8	Tower 3	4th Floor	T-3/402	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
9	Tower 3	5th Floor	T-3/501	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
10	Tower 3	5th Floor	T-3/502	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
11	Tower 3	6th Floor	T-3/601	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
12	Tower 3	6th Floor	T-3/602	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
13	Tower 3	7th Floor	T-3/701	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
14	Tower 3	7th Floor	T-3/702	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
15	Tower 3	8th Floor	T-3/801	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
16	Tower 3	8th Floor	T-3/802	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
17	Tower 3	9th Floor	T-3/901	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
18	Tower 3	9th Floor	T-3/902	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
19	Tower 3	10th Floor	T-3/1001	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
20	Tower 3	10th Floor	T-3/1002	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
21	Tower 3	11th Floor	T-3/1101	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
22	Tower 3	11th Floor	T-3/1102	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
23	Tower 3	12th Floor	T-3/1201	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
24	Tower 3	12th Floor	T-3/1202	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
25	Tower 3	14th Floor	T-3/1401	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
26	Tower 3	14th Floor	T-3/1402	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00
27	Tower 3	15th Floor	T-3/1501	4BHK+SERVENT UNIT (4B)	194.35	2,092.00	27.40	2.55	4.00
28	Tower 3	15th Floor	T-3/1502	4BHK+SERVENT UNIT (4BB)	194.35	2,092.00	27.40	2.55	4.00

SUBMITTED BY DEVELOPERS

 20/12/2024

 Digitized Signature