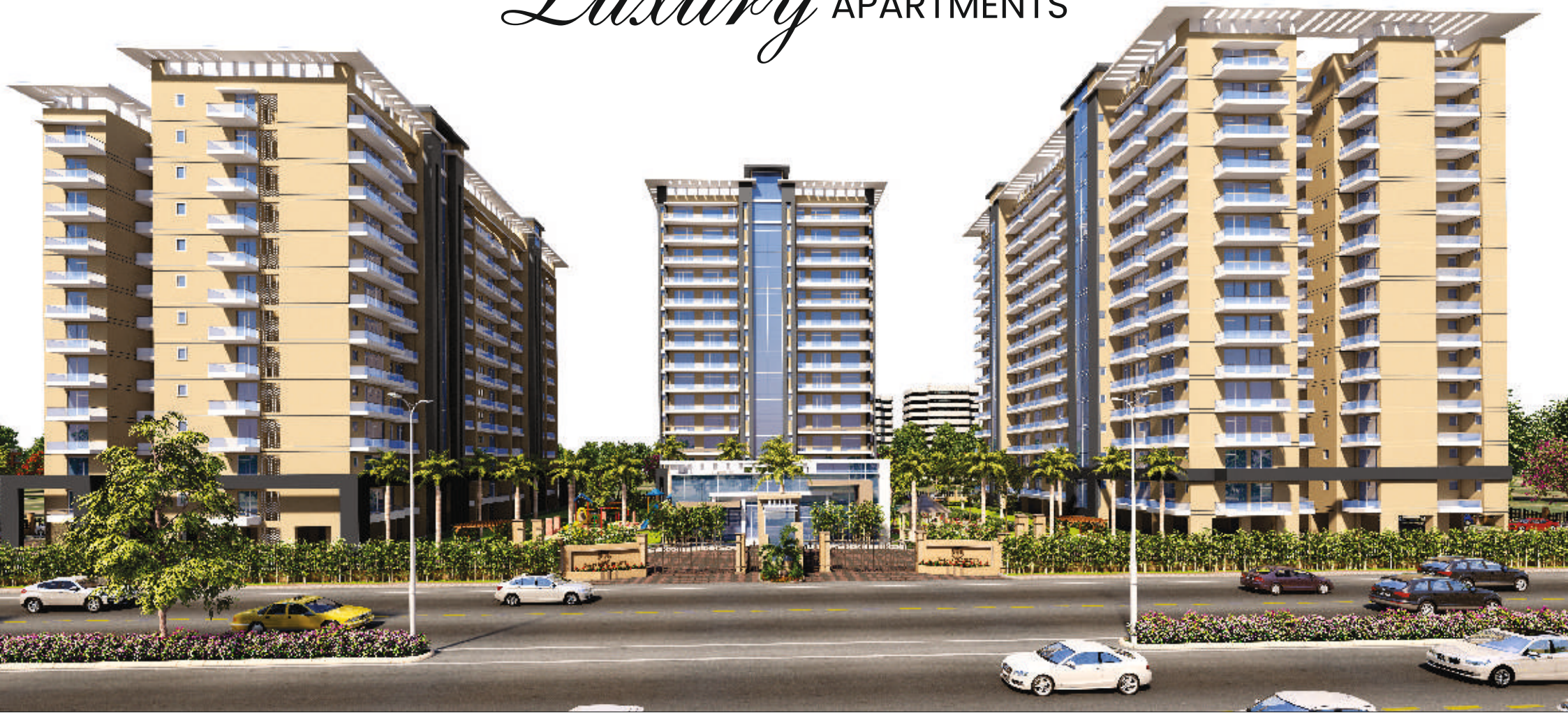




**INAAYA ROYAL HEIGHTS**  
SURYA INFRA DEVELOPERS

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



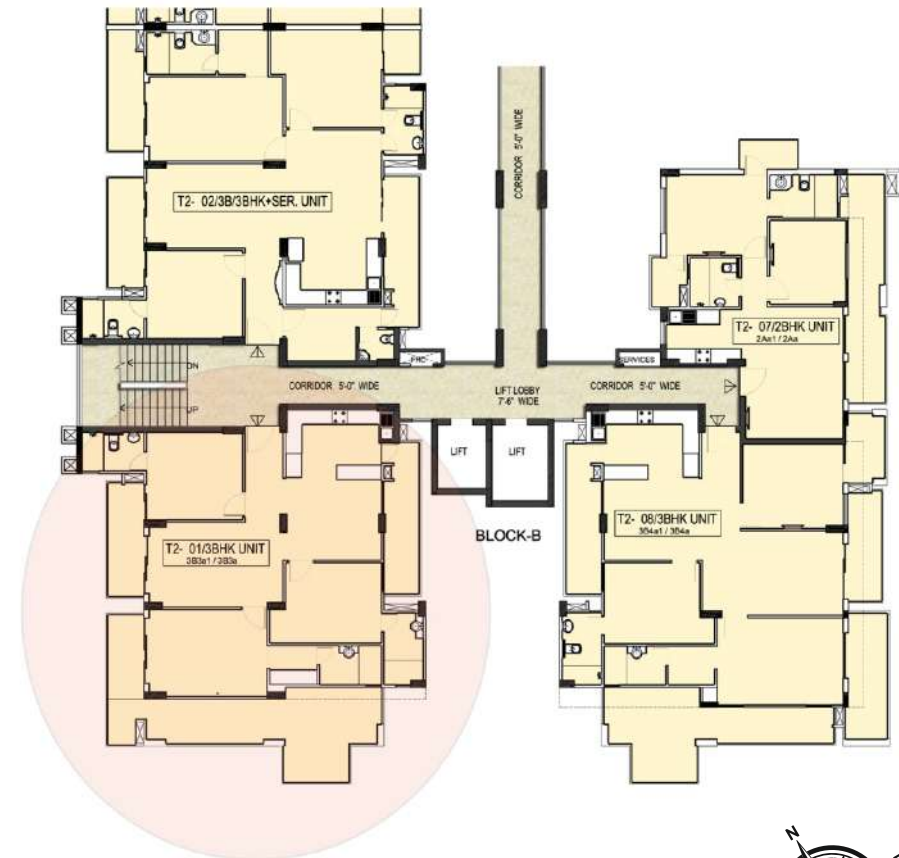
**LAYOUT PLAN**





TOWER T-2



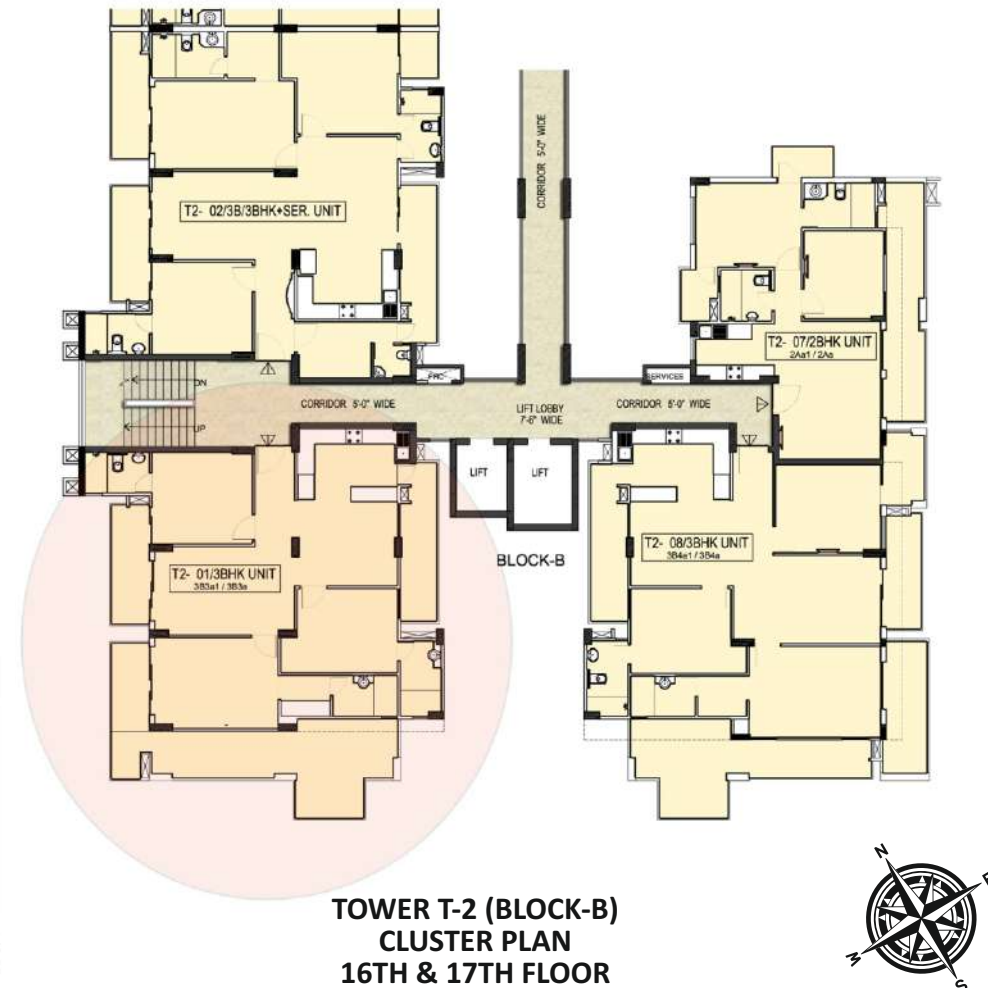


**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
15TH FLOOR**



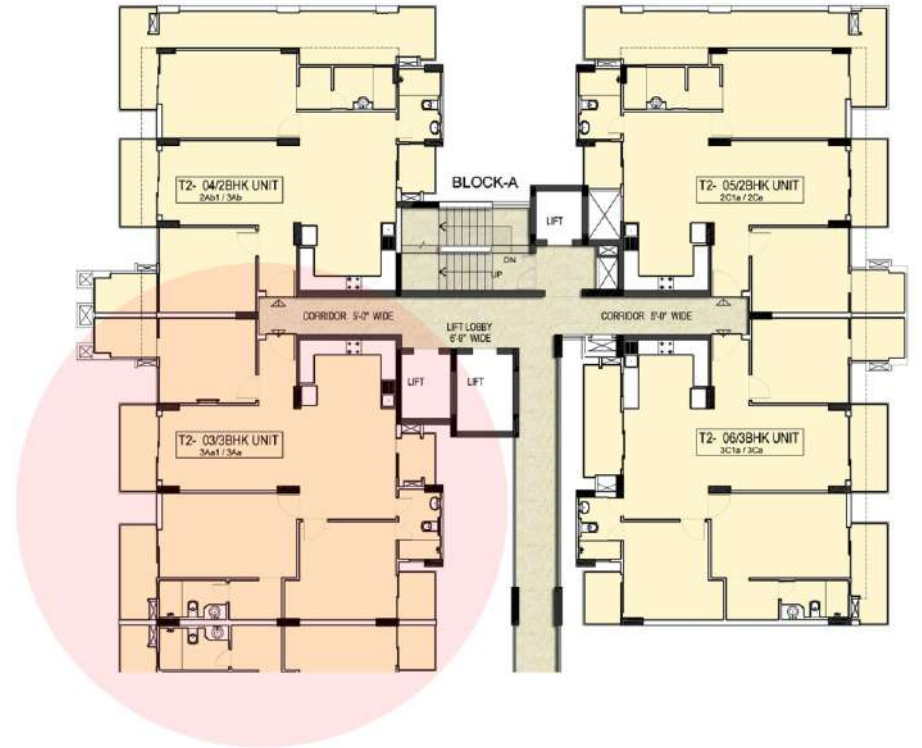
**TOWER T-2 (3B3a1 / 3BHK UNIT)**  
**RERA CARPET AREA = 1180 SQ. FT. | COVERED AREA = 1775 SQ. FT. | SUPER AREA = 2100 SQ. FT.**





**TOWER T-2 (3B3a / 3BHK UNIT)**  
**RERA CARPET AREA = 1180 SQ. FT. | COVERED AREA = 1485 SQ. FT. | SUPER AREA = 1810 SQ. FT.**



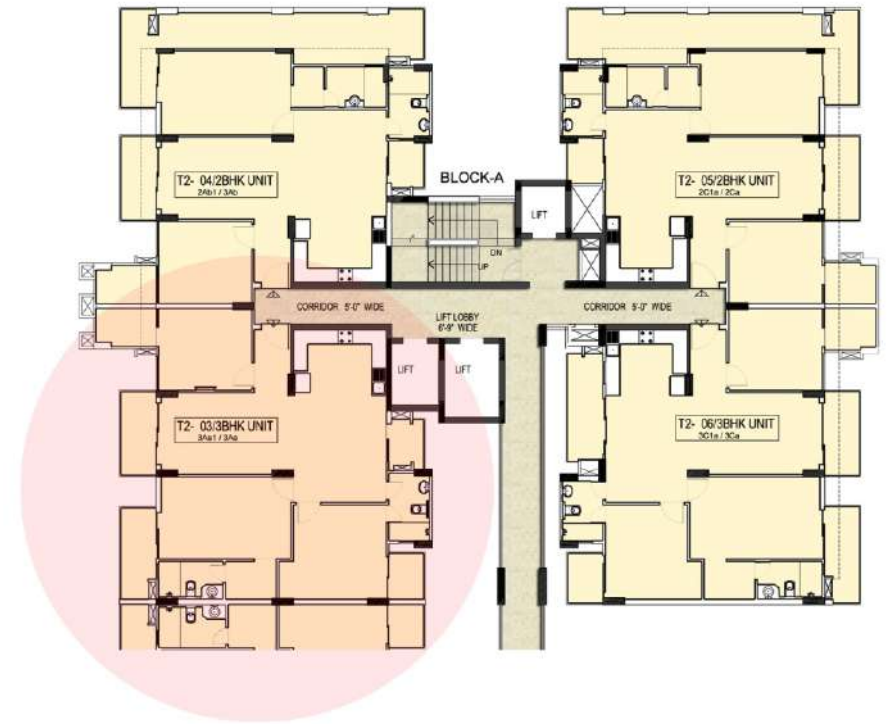


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (3Aa1 / 3BHK UNIT)**  
**RERA CARPET AREA = 1203 SQ. FT. | COVERED AREA = 1530 SQ. FT. | SUPER AREA = 1850 SQ. FT.**



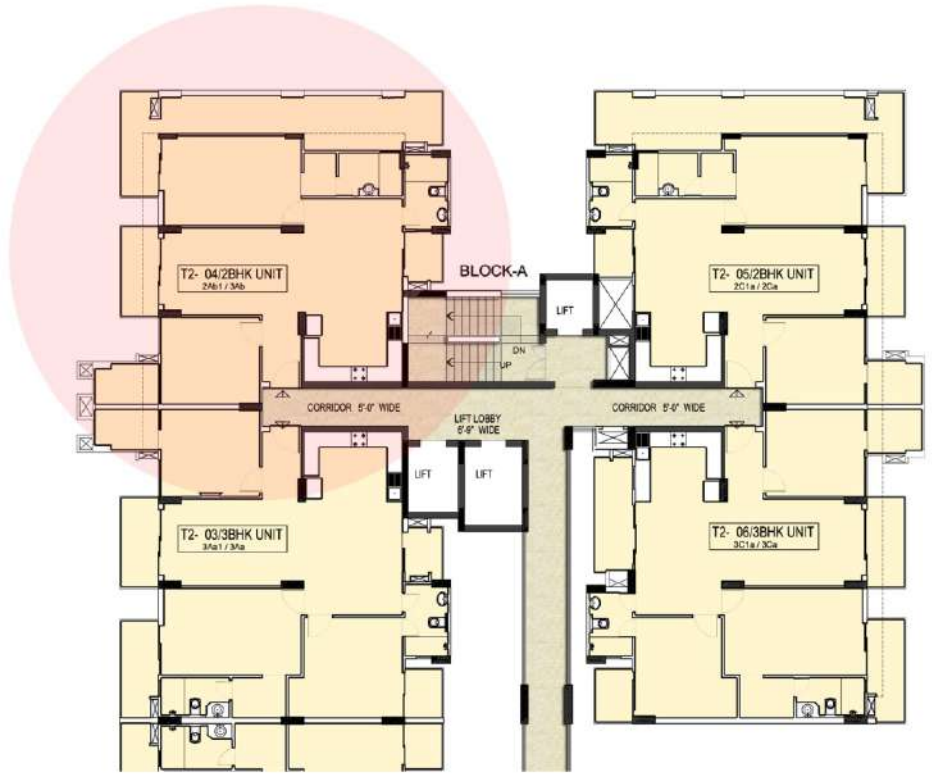


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
16TH & 17TH FLOOR**



**TOWER T-2 (3Aa / 3BHK UNIT)**  
**RERA CARPET AREA = 1165 SQ. FT. | COVERED AREA = 1425 SQ. FT. | SUPER AREA = 1740 SQ. FT.**



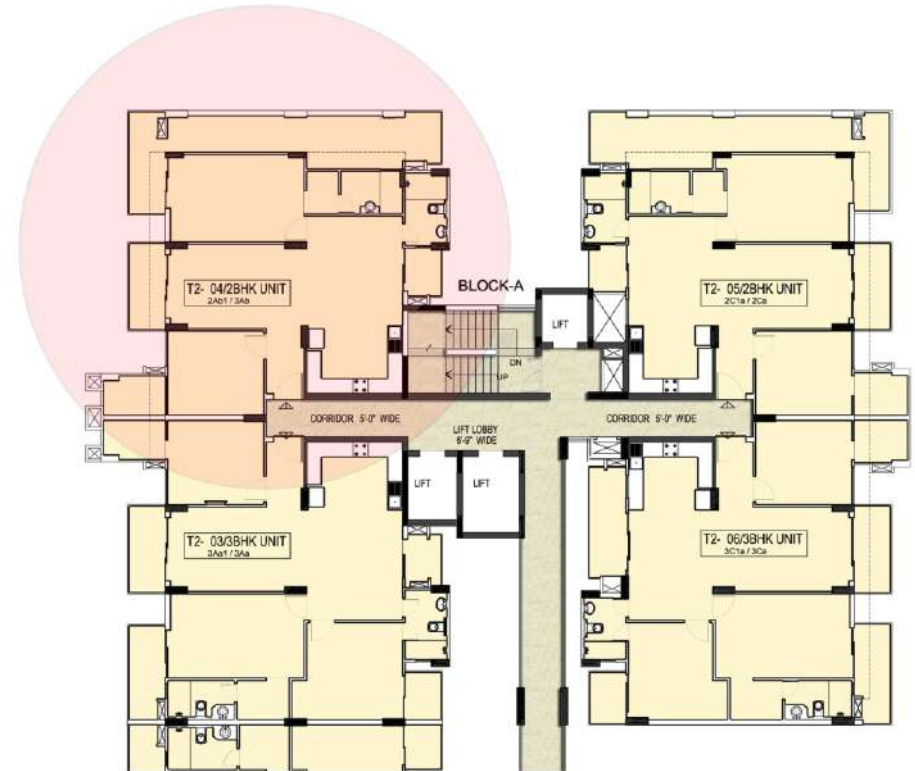
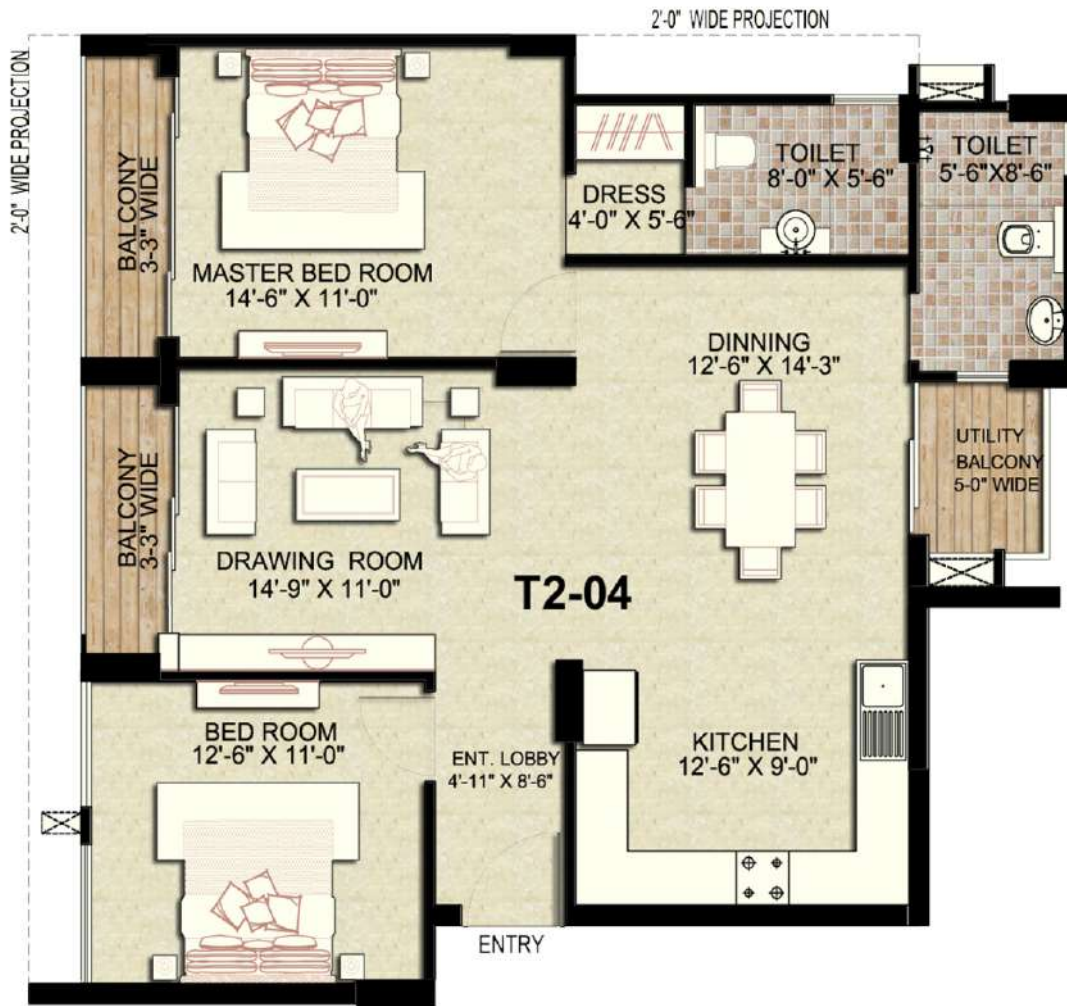


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (2Ab1 / 2BHK UNIT)**  
**RERA CARPET AREA = 1021 SQ. FT. | COVERED AREA = 1530 SQ. FT. | SUPER AREA = 1785 SQ. FT.**



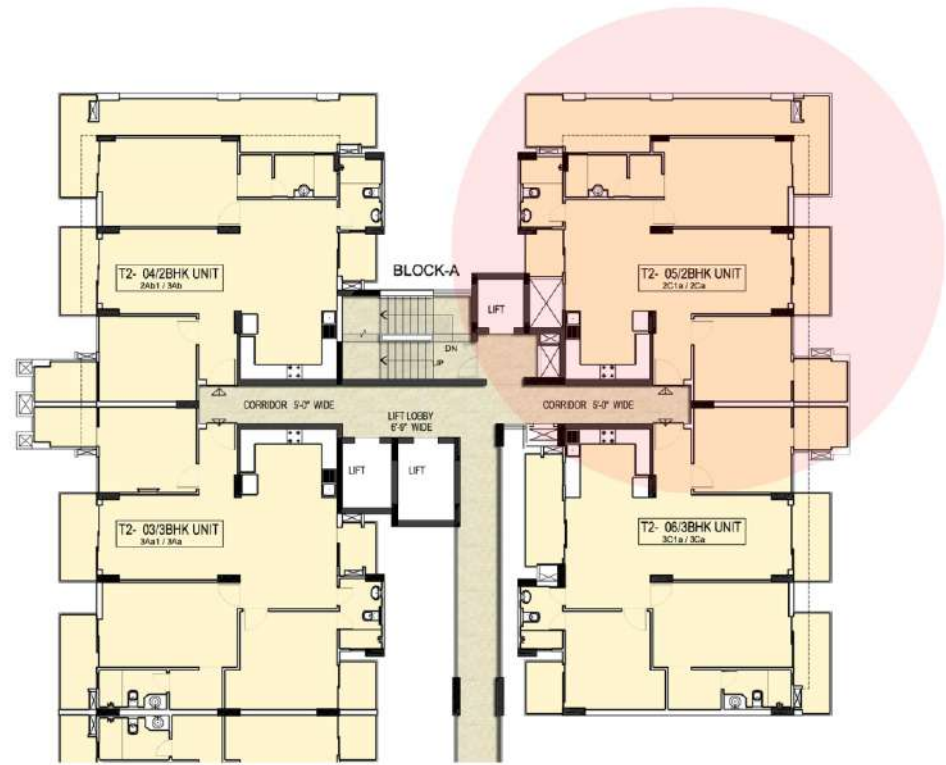
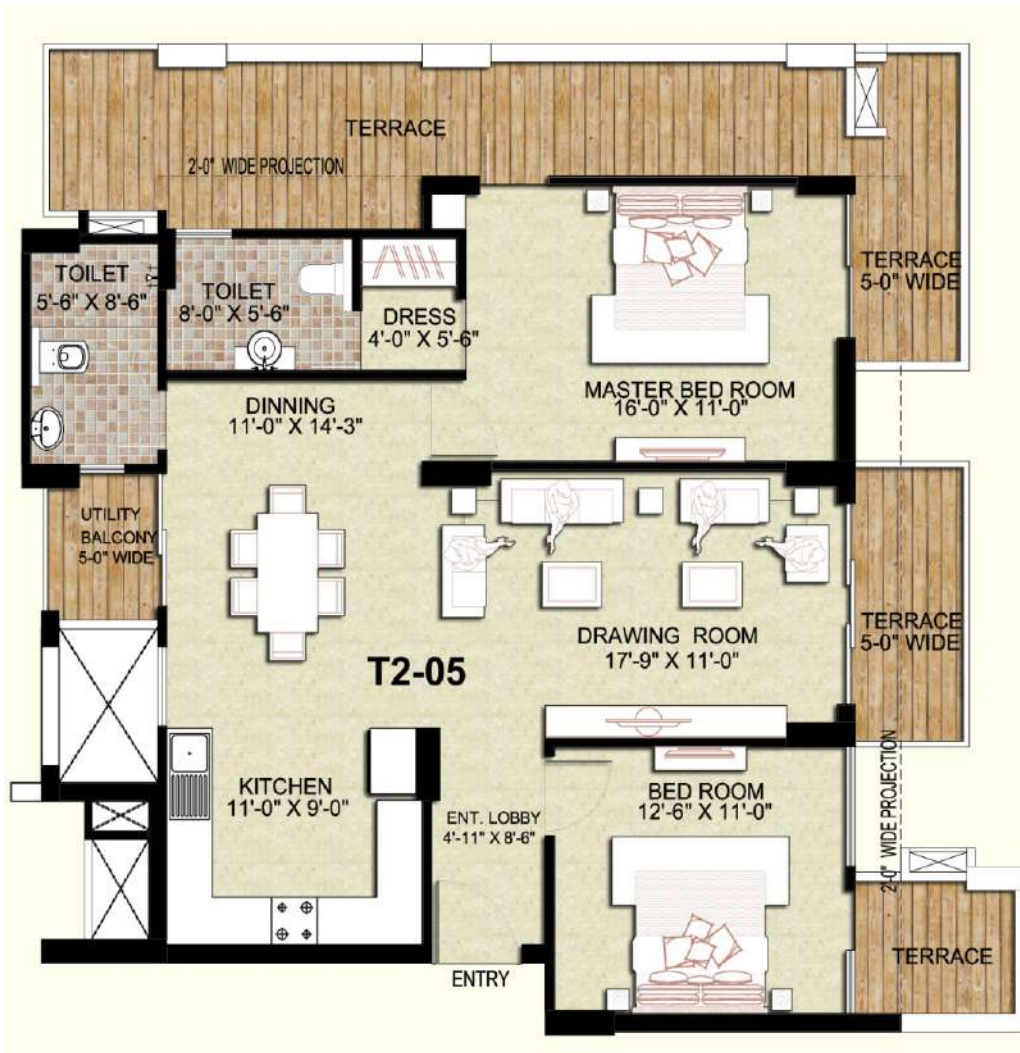


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
16TH & 17TH FLOOR**



**TOWER T-2 (2Ab / 2BHK UNIT)**  
**RERA CARPET AREA = 945 SQ. FT. | COVERED AREA = 1125 SQ. FT. | SUPER AREA = 1370 SQ. FT.**



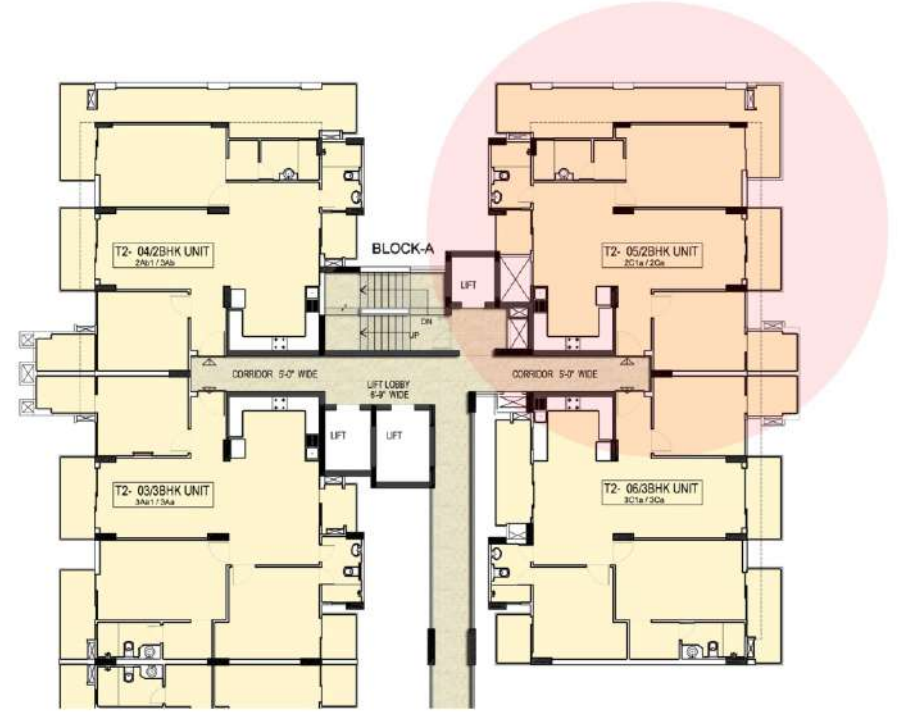
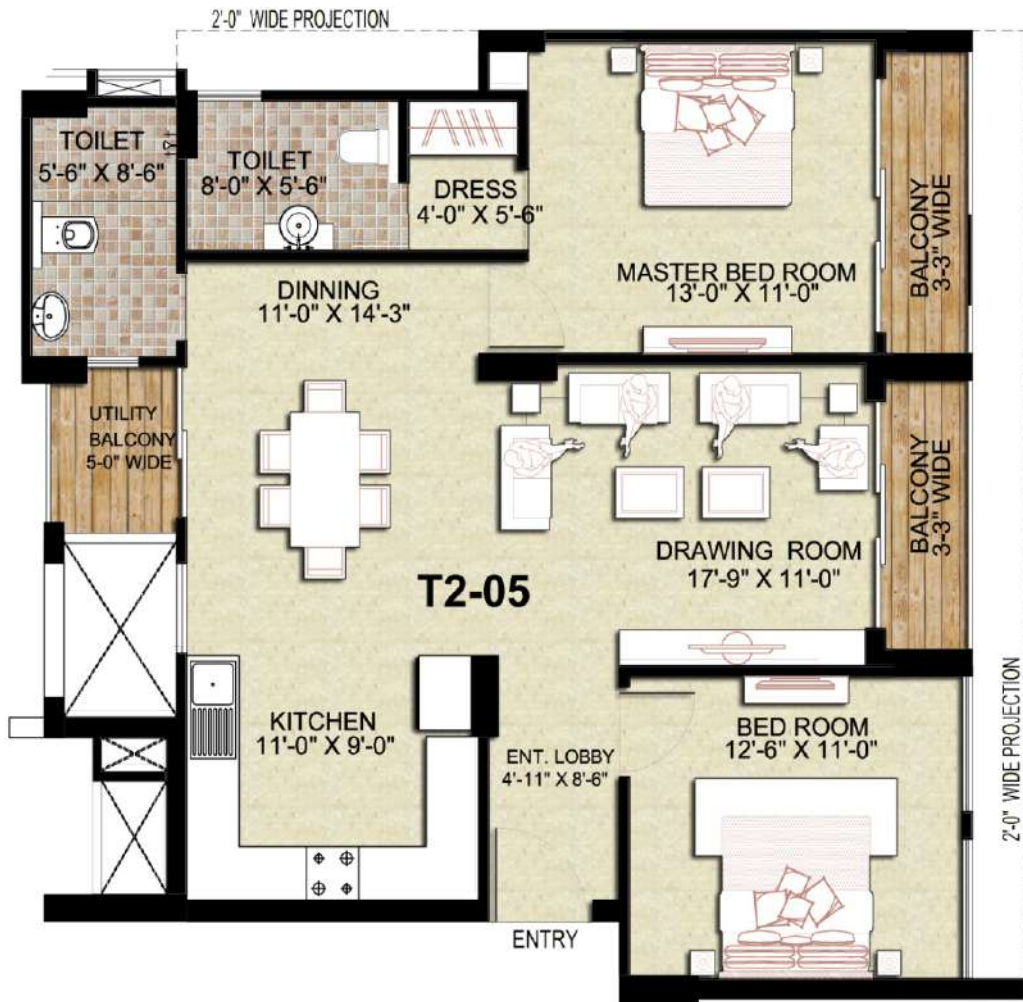


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (2C1a / 2BHK UNIT)**  
**RERA CARPET AREA = 977 SQ. FT. | COVERED AREA = 1465 SQ. FT. | SUPER AREA = 1710 SQ. FT.**



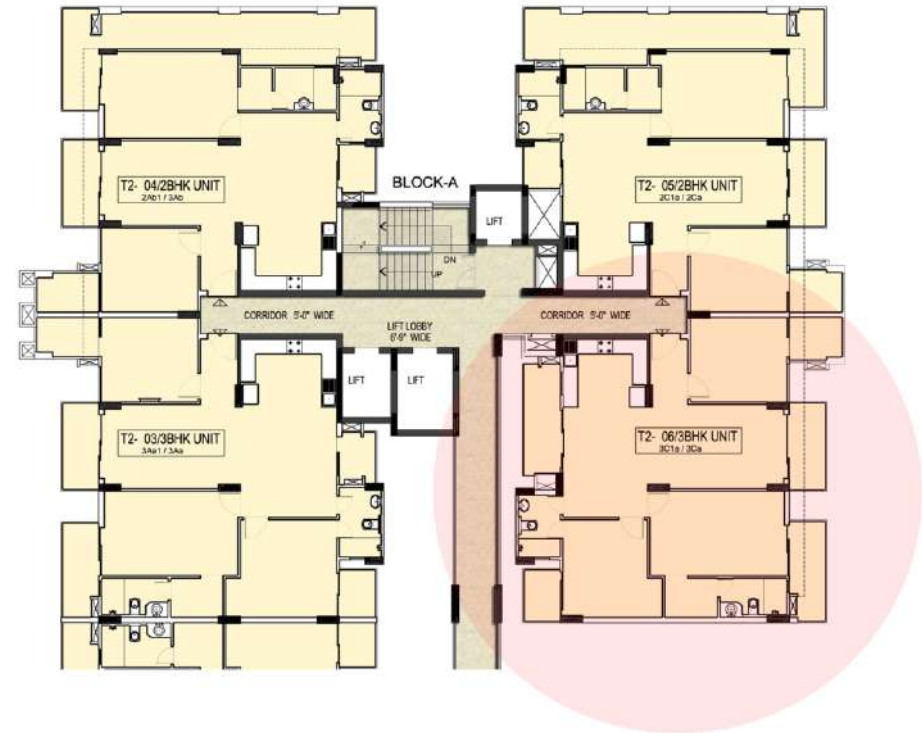


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
16TH & 17TH FLOOR**



**TOWER T-2 (2Ca / 2BHK UNIT)**  
**RERA CARPET AREA = 899 SQ. FT. | COVERED AREA = 1070 SQ. FT. | SUPER AREA = 1305 SQ. FT.**



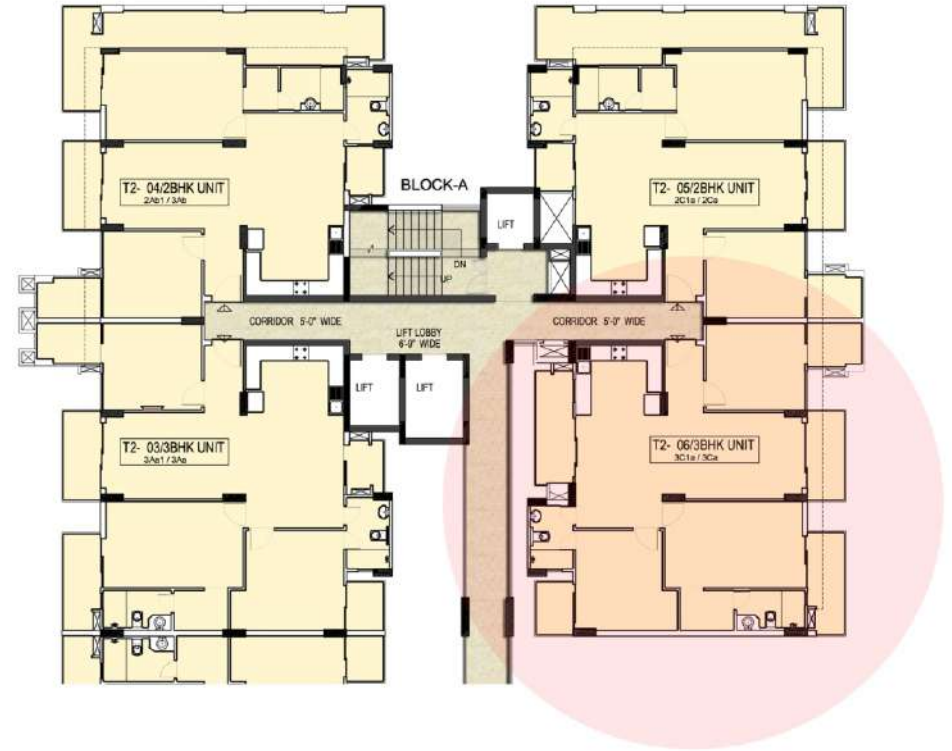
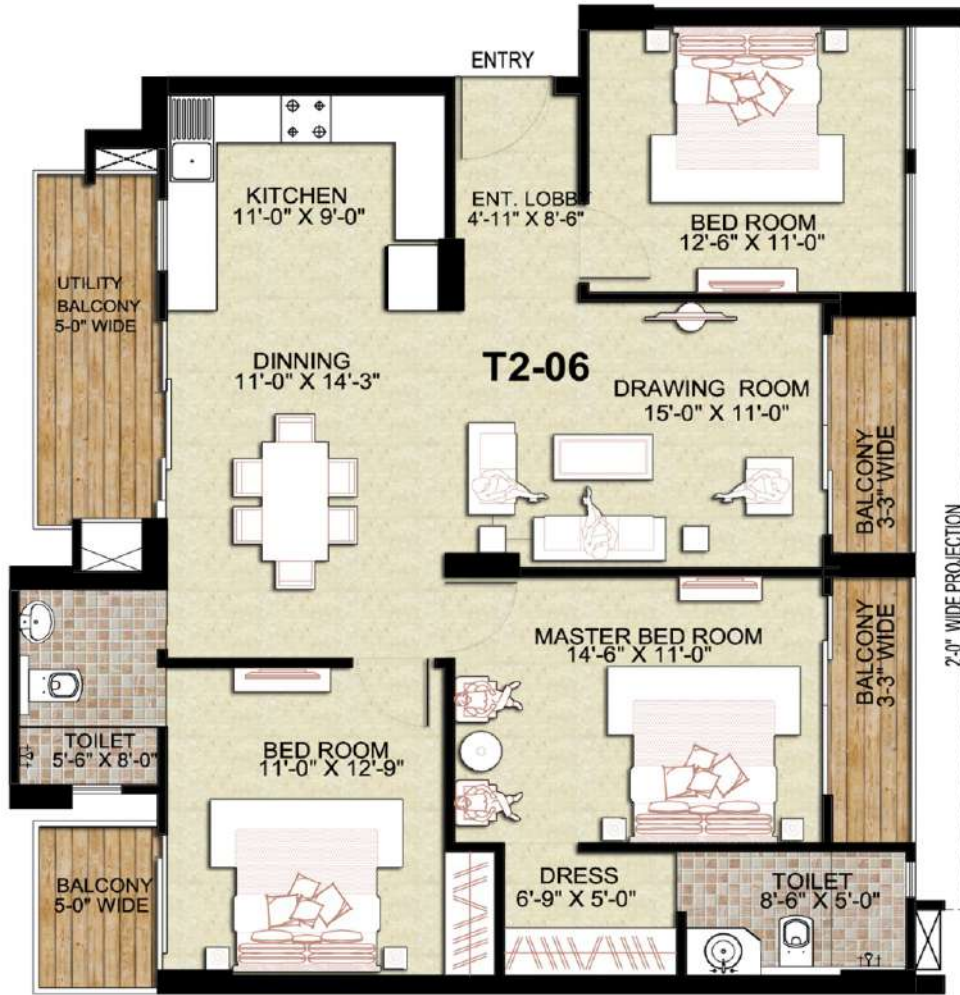


**TOWER T-2 (BLOCK-A)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (3C1a / 3BHK UNIT)**  
**RERA CARPET AREA = 1144 SQ. FT. | COVERED AREA = 1490 SQ. FT. | SUPER AREA = 1790 SQ. FT.**





**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
16TH & 17th FLOOR**



**TOWER T-2 (3Ca / 3BHK UNIT)**  
**RERA CARPET AREA = 1068 SQ. FT. | COVERED AREA = 1328 SQ. FT. | SUPER AREA = 1620 SQ. FT.**



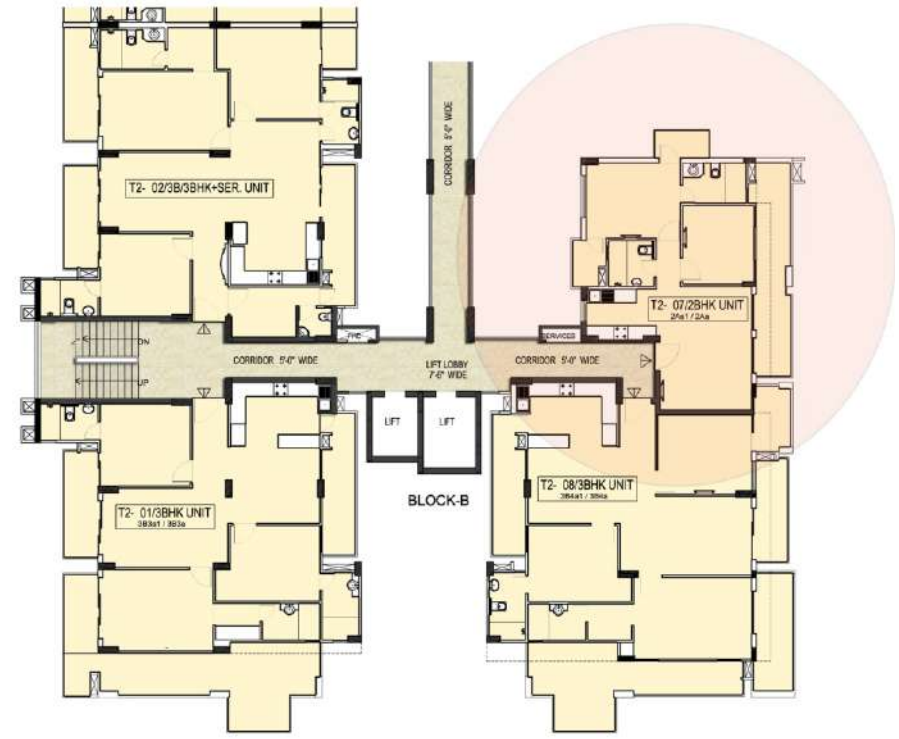


**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (2Aa1 / 2BHK UNIT)**  
**RERA CARPET AREA = 675 SQ. FT. | COVERED AREA = 965 SQ. FT. | SUPER AREA = 1150 SQ. FT.**



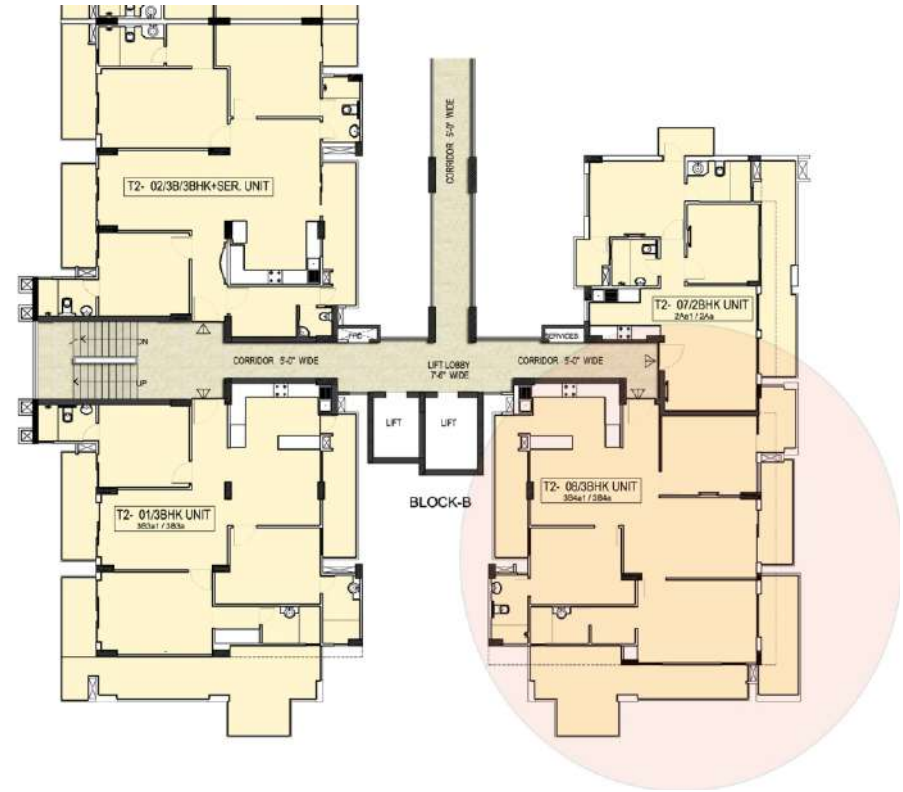
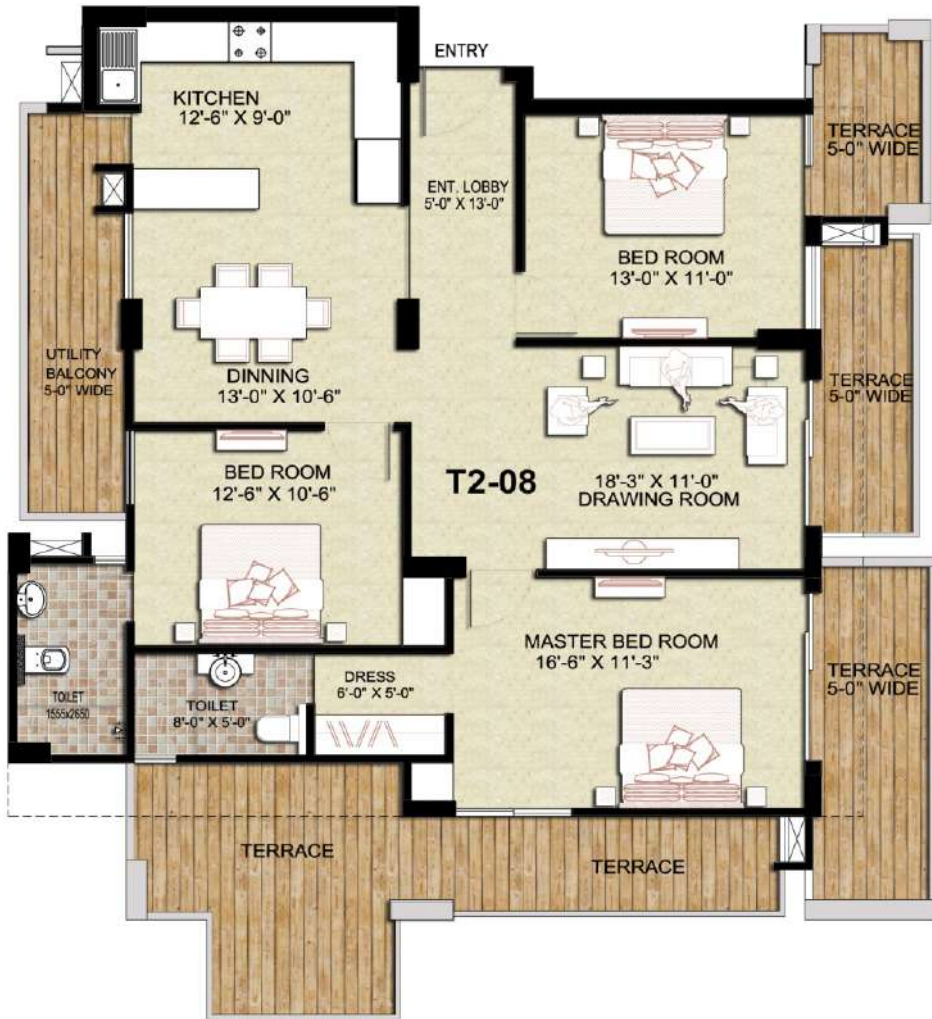


**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
16TH & 17TH FLOOR**



**TOWER T-2 (2aA / 2BHK UNIT)**  
**RERA CARPET AREA = 675 SQ. FT. | COVERED AREA = 811 SQ. FT. | SUPER AREA = 990 SQ. FT.**



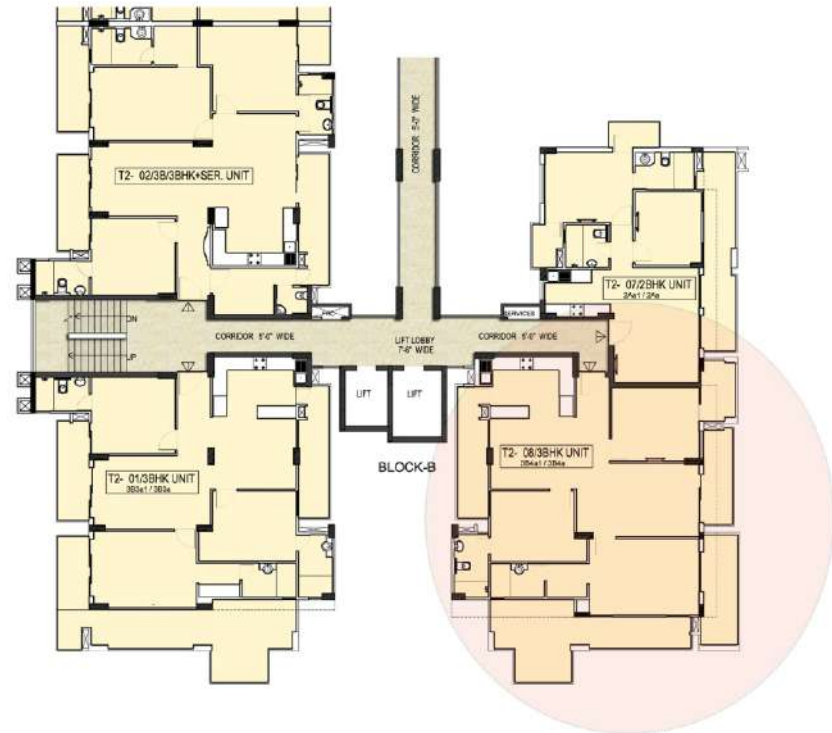
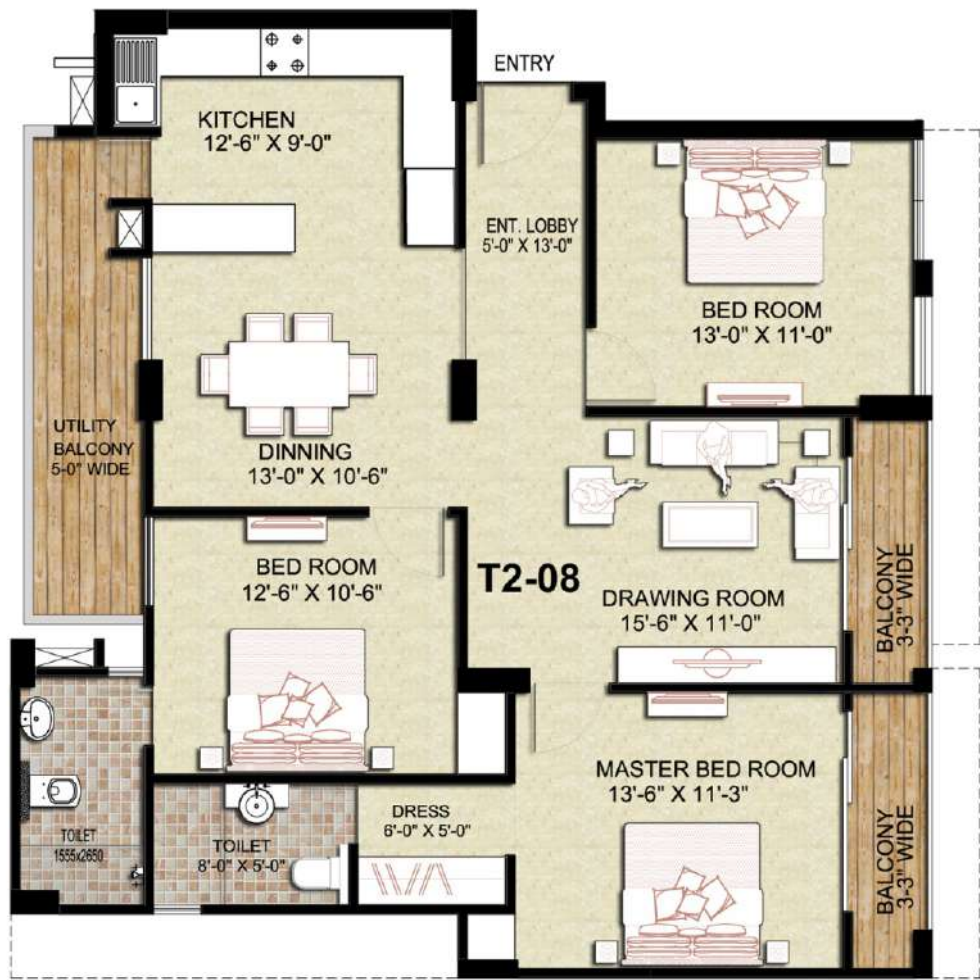


**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
15TH FLOOR**



**TOWER T-2 (3B4a1 / 3BHK UNIT)**  
**RERA CARPET AREA = 1158 SQ. FT. | COVERED AREA = 1784 SQ. FT. | SUPER AREA = 2090 SQ. FT.**





**TOWER T-2 (BLOCK-B)  
CLUSTER PLAN  
16TH & 17TH FLOOR**



**TOWER T-2 (3B4a / 3BHK UNIT)**  
**RERA CARPET AREA = 1082 SQ. FT. | COVERED AREA = 1330 SQ. FT. | SUPER AREA = 1625 SQ. FT.**





**TOWER T-3**



## LUXURIOUS LIFT LOBBY



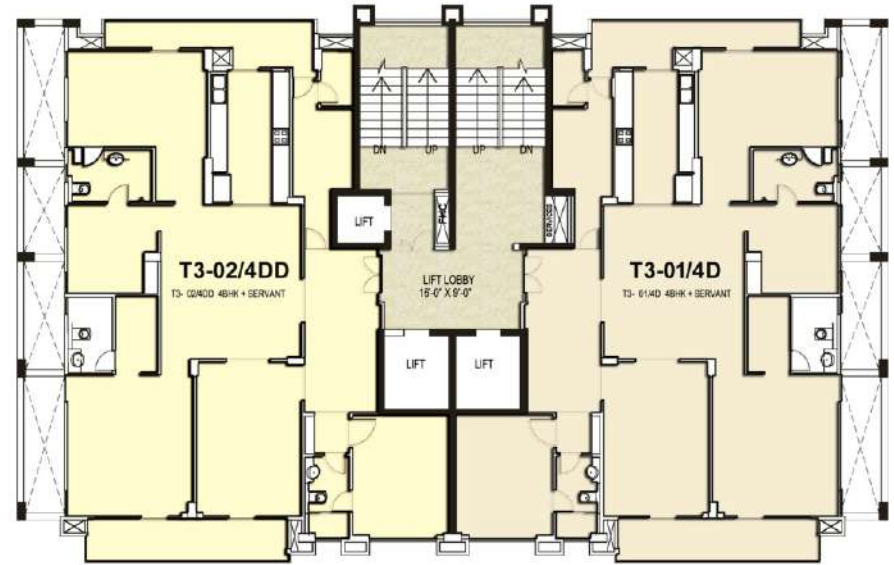


**TOWER T-3  
CLUSTER PLAN  
12A FLOOR**



**TOWER T-3 (4C/4CC/4BHK + SERVANT)**  
**RERA CARPET AREA = 1893 SQ. FT. | COVERED AREA = 2555 SQ. FT. | SUPER AREA = 3050 SQ. FT.**





**TOWER T-3  
CLUSTER PLAN  
14TH TO 16TH FLOOR**



**TOWER T-3 (4D/4DD/4BHK + SERVANT)**  
**RERA CARPET AREA = 1893 SQ. FT. | COVERED AREA = 2240 SQ. FT. | SUPER AREA = 2730 SQ. FT.**



# 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.)

**Celling Finishes:** 2'0"X2'0" GYPSUM BOARD false ceiling.

## **SANITARY WARE CP FITTINGS AND ACCESSORIES:**

Premium quality range (KOHLER 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 (KOHLER 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

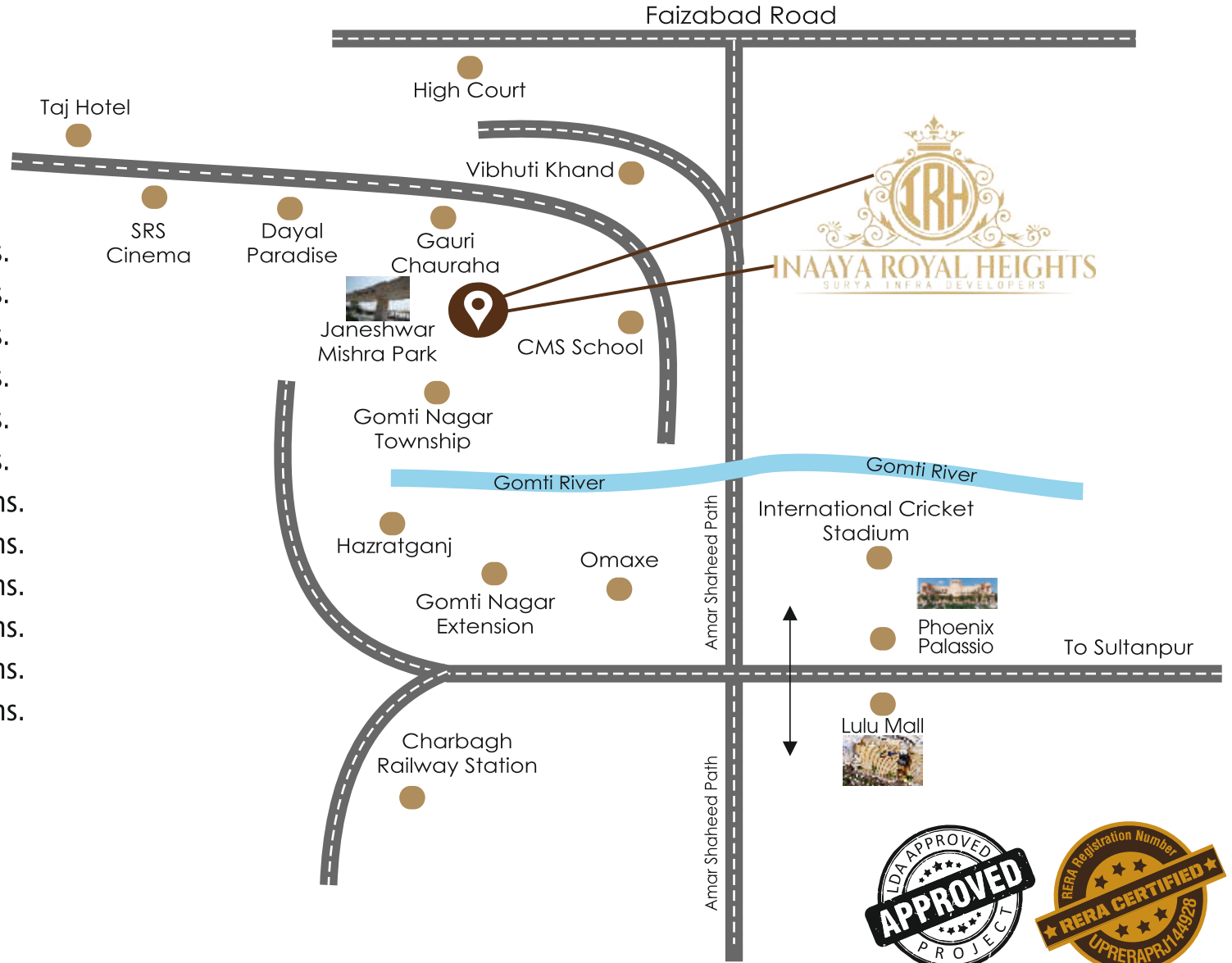
### **Disclaimer**

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.



**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  
 ✉: [sales@inaayaroyalheights.com](mailto:sales@inaayaroyalheights.com) | [info@inaayaroyalheights.com](mailto:info@inaayaroyalheights.com)  
 🌐: [www.inaayaroyalheights.com](http://www.inaayaroyalheights.com)  
 ☎: 8756000002, 8004000006 📞: 0522-430000



## HOME LOAN AVAILABLE FROM :

