



ROYAL
Jalasya Priyam

LUXURIOUS LIFESTYLE APARTMENTS



Ⓐ PERAMBUR, POOMBUKAR NAGAR

ABOUT US

The Royal Lands & Nest Cooperative Housing Society Limited being the Society under the control of Co-operative Department, Govt. of India Regd. No.: MSCS/CR/260 was formed to provide the highest quality of service and support with total and sincere commitment to members and customers in the field of housing with true spirit of co-operation.

In general Co-operatives is an autonomous association of persons united voluntarily to meet their common economic, social and cultural needs and aspirations through a jointly owned and democratically controlled enterprise.

Almost all the cities in India especially in Tamil Nadu the Co-operative Housing Societies has played a vital role in the formation of residential areas/ zones in Cities, Towns, Sub Urbans and Rural areas. Co-operative Societies identifies the upcoming and developing areas in very early stage and forms housing colonies for its members at **very Affordable and Reasonable price**. Later its Location and value got huge appreciation and hence the members are highly benefited. (E.g. **ADYAR** (Gandhi Nagar, Kasthuribai Nagar), **KILPAUK** (Secretariat colony), **PERAMBUR** (Jawahar Nagar, Periyar Nagar)).

Likewise our society has already formed grand layout such as Sriperambudur Royal Co-operative Maha Nagar Phase I & II, Thiruvallur Inter-city Green Garden, Sevapet Royal Co-operative Maha Nagar, Highway Megacity Kalathur-Kanchipuram etc. For our members with great grand success and the members are now enjoying the benefits of huge market **value appreciation**.

Being a society with 2000 plus happy members. Now our society is launching this prestigious project **"Royal Jalasya Priyam"** a luxurious lifestyle Apartment with very high features and amenities with uncompromised quality.

OUR VISION

To promote residential zones, either in the form of plots/ villas/ flats/ farm houses etc. with highest quality of service getting proper approval from the competent authorities (Govt.) and to allot it to the members/general public at a reasonable price.

OUR MISSION

Our management is sincerely involving in promoting residential zones with a team of dedicated staff members, to achieve and fulfil the above housing needs to Make common man's Housing Dream come True and to make primary housing possible for every citizen of India.



our society launching this prestigious project **"Royal Jalasya"** to provide affordable housing for all people, with very high features and amenities, for a lower price with the true spirit of cooperation.





STILT FLOOR PLAN

Flat No	FLOOR	AREA(sqft)
1A	First	1281
1B	First	881
1C	First	927

Flat No	FLOOR	AREA(sqft)
2A	Second	1281
2B	Second	881
2C	Second	927

TYPICAL FLOOR PLAN



PROJECT AMENITIES



FULLY FURNISHED
Modular Kitchen



CCTV
Surveillance



RO DRINKING
Water System

24/7
Security



LED LIGHTINGS FOR
The Entire House



INVERTER
Power Backup

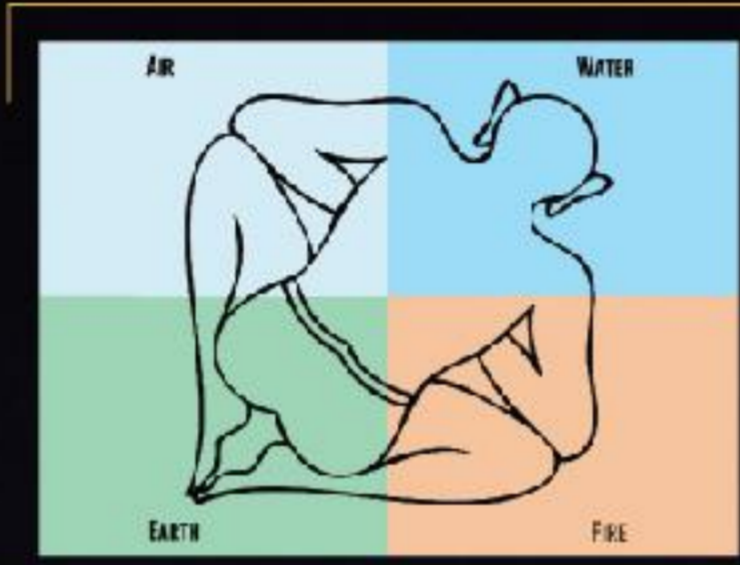


VIDEO DOOR PHONE &
Bell For All Houses



LIFT WITH
Power Backup

VASTHU
Compliant



COVERED CAR
Parking



AFFORDABLE HOUSING FOR ALL PEOPLE,
WITH VERY HIGH FEATURES AND AMENITIES





Type - A
EAST FACING FLOOR PLAN

Built up Area 1281 Sq. Ft.



3D FLOOR PLAN



Type - B
EAST FACING FLOOR PLAN

Built up Area 881 Sq. Ft.



Type - C
EAST FACING FLOOR PLAN

Built up Area 927 Sq. Ft.



3D FLOOR PLAN

PROJECT SPECIFICATIONS

STRUCTURE

- RCC framed structure with earth quake resistance
- Peripheral walls - 9" Bricks / Solid Blocks
- Partition walls - 4½" thickness Bricks / Solid Blocks with hoop iron reinforcement

FLOORING

- Living & Dining - Vitrified tiles (24" x 24")
- Bedrooms & Kitchen - Vitrified tiles (24" x 24")
- Balcony / Service / Common Area Anti-skid ceramic tiles (12" x 12")

WALL TILING

- Toilets Colour glazed ceramic tiles from floor to 7' height in shower area and floors Ceramic Tiles
- Above Kitchen platform Colour glazed tiles dado up to 2' height
- Utility Colour glazed tiles up to 3' height to the required area (Plain Colours)
- Kitchen Platform Black granite counter with stainless steel sink 20 sq.ft. with drain board

PLUMBING / SANITARY FITTINGS

- Toilet. European closets and wall mounted wash basins - Hindware / Parryware or equivalent. EWC includes seat cover and PVC flushing tank - slim line or equivalent.
- CP Fittings Ess Ess / Metro or equivalent 2-in-1 shower will be provided and health faucet for closet

PAINTING

- Interiors Asian Ace Emulsion paint & Exteriors emulsion paint

DOORS AND WINDOWS

- Main door Teak wood frames with Teak wood panel door fully polished branded locks
- Other doors Hard wood / Sal wood frame with flush door shutter painted on both the sides
- Windows - UPVC Window with safety grill
- Ventilator - Aluminium Louver Type
- Balcony - UPVC with glazed doors

ELECTRICAL

- ISI quality cables using copper wiring through PVC conduits concealed in walls and ceiling
- 3 Phase connection with independent meter
- Wiring Polycab or equivalent
- Switches semi modular switches
- Distribution Board with circuit breakers

ELEVATORS

- As specified by the architects (Johnson / Kone or equivalent)

Car Park

- Individual allotted Covered car park will be provided as per the enclosed plan earmarked remaining area will be common to all

Water

- Good potable / drinking water

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LOCATION MAP

WITHIN 5 Mins

- 800 Mts from Ponnuswamy Matric School
- 800 Mts from Kolathur Multi Speciality
- 850 Mts from Eshwar Hospital
- 850 Mts from VK Smile art Dental
- 900 Mts from Sri Ganga Cinemas
- 1Km from DRJ Hospital
- 1.1Km from U S Hospital
- 1.1Km from Everwin Vidhyashram
- 1.5Km from NIIT
- 1.5Km from Don Bosco School
- 1.6Km from Thamarai Dental Clinic
- 1.7Km from Jaigopal Garodia Matric. Sec. School
- 1.8Km from Narayana ETechno School
- 1.8Km from Maaya Nursing Home
- 2.2Km from Temple School
- 2.3Km from Elizabeth Mother Children Hospital
- 2.3Km from Abhijay Hospital
- 2.5Km from Perambur Loco Railway station
- 2.9Km from Spectrum Mall

WITHIN 10 Mins

- 3Km from Villivakam Railway station
- 3.1Km from AGS Cinemas
- 3.5Km from Sri Brinda Cinemas
- 4Km from St. Anne's Arts & Science College for women
- 4Km from KRM Public School
- 4.6Km from Kaligi Ranganathan Montford Matri. School

WITHIN 15 Mins

- 5Km from St. Mary's
- 5Km from Perambur Railway station
- 6Km from Soka Ikeda College of Arts & Science for Women
- 7Km from Smt. Vivekananda Vidyalaya
- 7.1Km from Velammal Engg. College
- 7.7Km from Abirami Mega Mall
- 9Km from Kumaran Hospital



Our Motto: Shelter for all!



Together we grow

THE ROYAL LANDS AND NEST CO-OPERATIVE HOUSING SOCIETY LTD.

(This Society under the Control of Co-operative Department, Govt. of India) Regd No.: MSCS/CR/260


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BANK LOANS AVAILABLE WITH:



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