

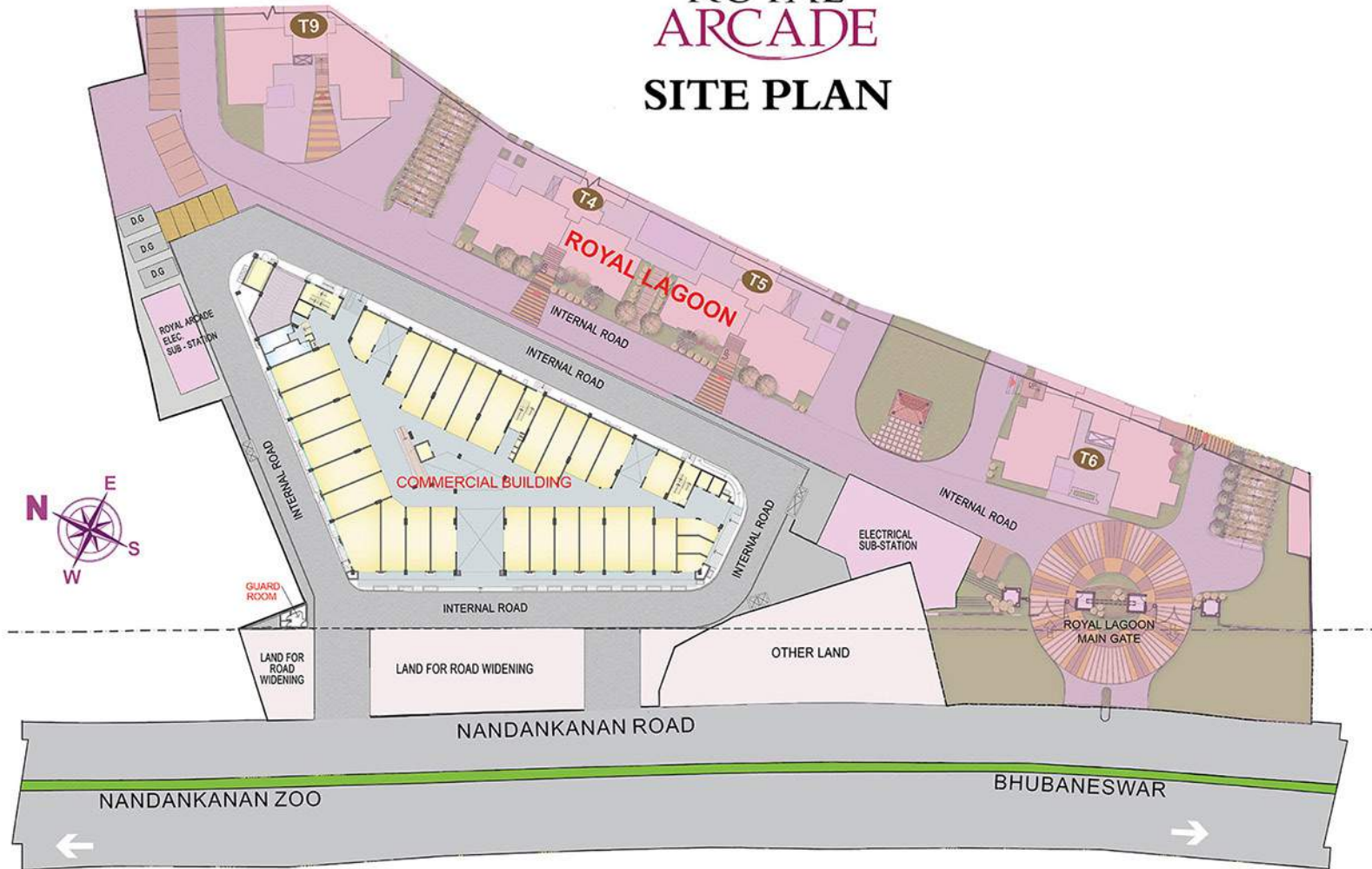
PROJECT BY



# ROYAL ARCADE

Floor Plans  
and Specifications

# ROYAL ARCADE SITE PLAN



**Disclaimer:**

1. Layout plan is subject to change by the Developer and or any other Competent Authority as per rules & regulations.
  2. This plan is only indicative. Please refer to Flat Buyer Agreement for details.
  3. Development work of external proposed road outside the project land is not in the developer's scope of development.
- 1 SQ. MTR.=10.76 SQ. FT.

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# ROYAL ARCADE

## GROUND FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
001A&B	4000x10475	13'-1"x34'-4"	41.12	442.47	77.09	829
002A&B	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
003A&B	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
004A&B	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
005A&B	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
006A&B	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
007A	3515x8650	11'-6"x28'-5"	29.60	318.45	55.60	598
007B	odd size		11.04	118.78	21.03	226
007C	odd size		14.34	154.30	27.16	292
007D	odd size		17.56	188.92	32.94	354
008	4305x6800	14'-1"x22'-4"	28.72	309.04	53.85	579
010	odd size		38.35	412.62	71.70	771
011	3850x8800	12'-8"x32'-2"	36.84	396.37	69.09	743
012	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
013	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
014	4820x12125	15'-10"x39'-9"	57.52	618.92	107.49	1156
015	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
016	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
017	3850x12125	12'-8"x39'-9"	45.82	492.98	85.89	924
018	4000x9800	13'-1"x32'-2"	38.46	413.85	72.12	776
020A	odd size		29.53	317.78	55.14	593
022	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
023	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
024	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
025	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
026	4287x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
027	4287x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
028A	odd size		59.70	642.37	111.65	1201
028B	odd size		43.21	464.96	81.05	872
029	3850x10475	12'-8"x34'-4"	39.40	423.91	73.88	795
030	4000x10475	13'-1"x34'-4"	41.12	442.47	77.09	829

--- LOCATION FOR PLACING A/C OUT DOOR UNIT  
--- PLUMBING PIPES

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- 1 sq.mtr. = 10.76 sq.ft.



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# ROYAL ARCADE

## FIRST FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
101	4000x10400	13'-1"x34'-1"	40.48	435.54	75.88	816
102	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
103	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
104	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
105	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
106	3850x8595	12'-8"x28'-2"	32.28	347.32	60.55	651
107A	3515x8595	11'-6"x28'-2"	29.41	316.44	55.26	594
107B	odd size		44.05	474.02	82.25	885
110	odd size		33.14	356.60	62.19	669
111	3850x9800	12'-8"x32'-2"	36.81	396.05	69.04	743
112	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
113	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
114	4820x12125	15'-10"x39'-9"	57.52	618.92	107.49	1156
115	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
116	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
117	3850x12125	12'-8"x39'-9"	45.87	493.52	85.98	925
118	4000x9800	13'-1"x32'-2"	38.11	410.11	71.47	769
120B	3835x5785	12'-7"x19'-0"	21.72	233.66	40.82	439
121	odd size		30.45	424.43	73.82	794
122	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
123	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
124	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
125	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
126	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
127	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
128	odd size		105.72	1137.56	196.66	2116
129	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
130	4000x10400	13'-1"x34'-1"	40.48	435.54	75.88	816

LOCATION FOR PLACING A/C OUT DOOR UNIT  
 PLUMBING PIPES

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# ROYAL ARCADE

## SECOND FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
201	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
202	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
203	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
204	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
205	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
206	3850x8595	12'-8"x28'-2"	32.28	347.32	60.55	651
207A	3515x8595	11'-6"x28'-2"	29.41	316.44	55.26	594
207B	odd size		44.05	474.02	82.25	885
209	4255x6800	14'-0"x22'-4"	28.21	303.59	52.90	569
210	odd size		32.00	344.37	60.08	646
211	3850x9800	12'-8"x32'-2"	36.84	396.37	60.09	646
212	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
213	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
214	4820x12125	15'-10"x39'-9"	57.52	618.92	107.49	1156
215	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
216	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
217	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
218	3850x12125	12'-8"x39'-9"	45.65	491.17	85.56	920
219	3850x9800	12'-8"x32'-2"	37.01	398.18	69.42	747
220B	3815x5785	12'-7"x19'-0"	21.46	230.89	40.33	434
221	odd size		39.45	424.44	73.82	794
222	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
223	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
224	4288x8525	14'-1"x28'-0"	35.73	384.45	66.92	720
225	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
226	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
227	4288x10400	14'-1"x34'-1"	43.65	469.66	81.71	879
228	odd size		105.72	1137.56	196.66	2116
229	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
230	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
231	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789
232	3850x10400	12'-8"x34'-1"	39.11	420.84	73.34	789

LOCATION FOR PLACING A/C OUT DOOR UNIT  
 PLUMBING PIPES

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# ROYAL ARCADE

## THIRD FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
301	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
302	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
303	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
304	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
305	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
306	3850 X 8825	12'-8" X 28'-11"	33.00	355.07	51.99	559
307	odd size		76.72	825.46	119.75	1288
308/309	odd size		66.90	719.89	104.61	1125
310	odd size		39.14	421.15	61.60	663
311	odd size		46.54	500.81	73.18	787
312	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
313	3850 X 12675	12'-8" X 41'-7"	47.55	511.66	74.77	804
314	4820 X 12675	15'-10" X 41'-7"	59.52	640.38	93.29	1004
315	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
316	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
317	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
318	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
319	3850 X 12675	12'-8" X 41'-7"	47.62	512.39	74.87	805
320	odd size		62.44	671.84	97.64	1050
321/322	7385 X 8775	24'-3" X 28'-9"	62.82	675.99	98.36	1058
323	4288 X 8775	14'-1" X 28'-9"	36.62	394.00	57.60	619
324	odd size		43.04	463.16	67.64	727
325	4287 X 12350	14'-1" X 40'-6"	51.76	556.97	81.27	874
326	4287 X 12350	14'-1" X 40'-6"	51.76	556.97	81.27	874
327	4287 X 12350	14'-1" X 40'-6"	51.76	556.97	81.27	874
328	odd size		108.44	1166.77	169.00	1818
329	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
330	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
331	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681
332	3850 X 10725	12'-8" X 35'-2"	40.23	432.84	63.31	681

 LOCATION FOR PLACING A/C OUT DOOR UNIT  
 PLUMBING PIPES

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# ROYAL ARCADE

## FOURTH FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
401	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
402	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
403	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
404	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
405	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
406	3850 X 8825	12'-8" x 28'-11"	33.00	355.07	51.99	559
407	odd size		76.72	825.46	119.75	1288
408/409	odd size		66.90	719.89	104.61	1125
410	odd size		39.34	421.15	61.60	663
411	odd size		46.54	500.81	73.18	787
412	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
413	3850 X 12675	12'-8" x 41'-7"	47.55	511.66	74.77	804
414	4810 X 12675	15'-10" x 41'-7"	59.52	640.38	93.29	1004
415	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
416	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
417	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
418	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
419	3850 X 12675	12'-8" x 41'-7"	47.62	512.39	74.87	805
420	odd size		62.44	671.84	97.64	1050
421/422	7385 X 8775	24'-3" x 28'-9"	62.82	675.99	98.36	1058
423	4288 X 8775	14'-1" x 28'-9"	36.62	394.00	57.60	619
424	odd size		43.04	463.16	67.64	727
425	4287 X 12350	14'-1" x 40'-6"	51.76	556.97	81.27	874
426	4287 X 12350	14'-1" x 40'-6"	51.76	556.97	81.27	874
427	4287 X 12350	14'-1" x 40'-6"	51.76	556.97	81.27	874
428	odd size		308.44	1166.77	169.00	1818
429	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
430	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
431	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681
432	3850 X 10725	12'-8" x 35'-2"	40.23	432.84	63.31	681

□ LOCATION FOR PLACING A/C OUT DOOR UNIT  
⊗ PLUMBING PIPES

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# ROYAL ARCADE

## FIFTH FLOOR PLAN



Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
501	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
502	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
503	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
504	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
505	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
506	3850 X 8825	12'-8"X28'-11"	33.00	355.07	51.99	559
507	odd size		76.72	825.46	118.75	1288
508/509	odd size		66.90	729.89	104.61	1125
510	odd size		39.14	421.15	61.60	663
511	odd size		46.54	500.81	73.18	787
512	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
513	3850 X 12675	12'-8"X41'-7"	47.55	511.66	74.77	804
514	4820 X 12675	15'-10"X41'-7"	59.52	640.38	93.29	1004
515	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
516	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
517	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
518	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
519	3850 X 12675	12'-8"X41'-7"	47.62	512.39	74.87	805
520	odd size		62.44	671.84	97.64	1050
521/522	7385 X 8775	24'-3"X28'-9"	62.82	675.99	98.36	1058
523	4288 X 8775	14'-1"X28'-9"	36.62	394.00	57.60	619
524	odd size		43.04	463.16	67.64	727
525	4287 X 12350	14'-1"X40'-6"	51.76	556.97	81.27	874
526	4287 X 12350	14'-1"X40'-6"	51.76	556.97	81.27	874
527	4287 X 12350	14'-1"X40'-6"	51.76	556.97	81.27	874
528	odd size		208.44	1166.77	169.00	1818
529	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
530	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
531	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681
532	3850 X 10725	12'-8"X35'-2"	40.23	432.84	63.31	681

 LOCATION FOR PLACING A/C OUT DOOR UNIT  
 PLUMBING PIPES

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# ROYAL ARCADE

## SIXTH FLOOR PLAN

Unit No.	Dimension		Carpet Area		Super Built Up Area	
	mm	feet	sqm.	sft.	sqm.	sft.
608/609	8260 X 8150	28'-0" X 26'-9"	69.30	745.63	108.20	1165
610/611	7900 X 8150	25'-11" X 26'-9"	63.05	678.72	98.04	1061
612/613	7900 X 8150	25'-11" X 26'-9"	63.04	678.28	98.56	1060
614	4820 X 8150	15'-10" X 26'-9"	38.04	409.33	50.78	643
615/616	7900 X 8150	25'-11" X 26'-9"	63.12	679.14	98.68	1062
617/618	7900 X 8150	25'-11" X 26'-9"	63.12	679.14	98.68	1062
619/620	000 size		76.63	824.50	119.87	1290

-  LOCATION FOR PLACING A/C OUT DOOR UNIT
-  PLUMBING PIPES



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## Amenities & Specification for Royal Arcade, Bhubaneswar

### Common Area Specifications

Structure		Earth Quake Resistant. RCC Framed structure designed for Seismic Zone -3
Flooring		Vitrified tiles flooring.
Common Toilets	Flooring & Walls	Vitrified / Ceramic Tiles
	Sanitaryware	Vitreous Ceramic Sanitaryware
Exterior Elevation		Combination of External Grade Texture Paint alongwith Stone/ Aluminum Composite Panel Cladding/Jali.
Power Backup		Power Back up as required shall be provided in Common Area. Monthly recurring charges for common area power back up shall be borne proportionately by all the allottee.
Escalator	Ground Floor to First & Second Floor	An escalator shall be provided for upward movement from Ground Floor to Second Floor
Lifts		1 No. lift shall be provided for Ground Floor to Second Floor movement
		2 No. lift shall be provided from Basement floor to the top floor movement
		1 No. lift shall be provided for the movement of goods & service personal from Basement floor to the top floor.

### Unit Area Specifications for Ground, 1st & 2nd Floor

Flooring	Bare Concrete Floor
Walls	Plain Cement Plaster
Shop Entrance	Rolling shutter with designated space for signage on the top
Air-conditioning (provisioning for placing split air-conditioning outdoor unit only)	Location for placing 2 no outdoor unit of 2 Ton (max.) shall be provided. AC Unit shall have to be provided and installed at designated location by Allottee at his own cost.
Height	Floor Slab to Floor Slab height shall be 3800 mm.
Power Backup # (DG Power)	5 KW Power Backup provision shall be given at extra cost. Monthly recurring charges towards operation of Power Backup shall be charged extra.
Grid Power #	Provision for 6 KW Electrical Load shall be made in each Unit. Electrical Load sanction, Supply and Meter Connection Charges shall be charged extra.
Electrical Point	Provision for Single point electrical connection upto the distribution board only shall be made. Electrification inside the unit shall be done by allottee at his own cost.
Water / Drainage & Sewage	Provision for water supply point, drainage shall be given in the shaft attached with the unit.



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### Unit Area Specifications for 3rd, 4th, 5th & 6th Floor

Flooring	Bare Concrete Floor
Walls	Plain Cement Plaster
Entrance	Flush Door Shutter
Air-conditioning (provisioning for placing split air-conditioning outdoor unit only)	Location for placing 2 No outdoor unit of 2 Ton (max.) shall be provided. AC Unit shall have to be provided and installed at designated location by Allottee at his own cost.
Height	Floor Slab to Floor Slab height shall be 3200 mm.
Power Backup # (DG Power)	3 KW Power Backup provision shall be given at extra cost. Monthly recurring charges towards operation of Power Backup shall be charged extra.
Grid Power #	Provision for 5 KW Electrical Load shall be made in each Unit. Electrical Load Sanction, Supply and Meter Connection Charges shall be charged extra.
Electrical Point	Provision for Single point electrical connection upto the distribution board only shall be made. Electrification inside the unit shall be done by allottee at his own cost.
Water / Drainage & Sewage	Provision for water supply point, drainage shall be given in the shaft attached with the unit.

# *Based on suitable diversity factor as allowed by the State Electricity Regulations.*

07/09/2017

# ROYAL ARCADE

## Sales & Site Office

Royal Lagoon  
Raghunathpur  
Main Nandankanan Road, Bhubaneswar

M: 9692 100 100

E: [sales@royalarcade.co.in](mailto:sales@royalarcade.co.in)

W: [www.royalarcade.co.in](http://www.royalarcade.co.in)

## SJ Developers, Bhubaneswar Office

"SG Complex" Plot No. 516/1618, Sub Plot No. 13 & 14 Adarsh Vihar  
(on Main Road, Close to Big Bazaar) Patia, Bhubaneswar-751024  
Tel: 0674-2726075, 2725875 | Email: [info@sjdevelopers.com](mailto:info@sjdevelopers.com)

### Registered Office:

SJ Developers & Housing Pvt. Ltd.  
B/6, Miknik Mall, 103, Nayapalli  
(Near Iskcon Temple) Bhubaneswar-751012  
[www.sjdevelopers.com](http://www.sjdevelopers.com) | Cin: U70101or2003ptc007138

## Ashiana, New Delhi Office

3H, Plaza M6, Distt. Centre Jasola, New Delhi-110 025  
Tel: 011-40564056 Fax: 011-40564040  
Email: [contact@ashianahomes.com](mailto:contact@ashianahomes.com)

### Registered Office:

Ashiana Homes Private Limited  
5F, Everest, 46/C Chowringhee Road, Kolkata-700071  
[www.ashianahomes.com](http://www.ashianahomes.com) | Cin: U70101wb1987ptc096547

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