



9958125633



GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

Godrej | PROPERTIES

WHERE INDULGENCE RULES

9958125633

RERA Registered. RERA No: P02400009910; Project: Godrej Regal Pavilion, Permit no. 0474/GHMC/SWBP/CHR1/2025; Survey No: 253/P, 254, 255, 256/P, 259/P at Gagan Pahad, Rajendranagar, Ranga Reddy, 500052; Website: <https://rera.telangana.gov.in/>

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INDIA'S NO. 1 REAL ESTATE DEVELOPER, WITH A LEGACY THAT RULES THE COUNTRY

The Godrej legacy, built over 128 years, is a testament to our unwavering commitment to innovation, excellence, and trust. From our visionary beginnings in 1897, with a state-of-the-art manufacturing facility in Mumbai, we have gone on to shape not just homes, but entire sectors. Today, we proudly continue

to rule across diverse sectors, standing as a symbol of trust embraced by millions who have welcomed us into their lives.

Every day, we strive to craft living spaces that go beyond expectations, homes that rule the real estate landscape and make life more fulfilling for you and your family.



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**WHERE EXCELLENCE RULES,
AND AWARDS FOLLOW SUIT**

NATIONAL BRAND LEADERS

Track2Realty BrandXReport,
2019-20

REAL ESTATE COMPANY OF THE YEAR

Construction Week Awards, 2019

WEALTH CREATOR

AmongtheNext 500Companies
Fortune India

GRESB

(Global Real Estate Sustainability Benchmark)
Ranked 2nd in Asia and 5th globally
by GRESB

PORTER PRIZE

For Leveraging UniqueActivities
Porter Prize, 2019

INDIA'S TOP BUILDERS

Construction World Architect and Builder
(CWAB) Awards, 2018



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**RULING SOUTH INDIA'S SKYLINE
WITH OUR LANDMARK PROJECTS**



GODREJ WOODSCAPES

PRM/KA/RERA/1251/446/PR/170524/006882
PRM/KA/RERA/1251/446/PR/170524/006888

GODREJ LAKESIDE ORCHARD

PRM/KA/RERA/1251/446/PR/300924/007105

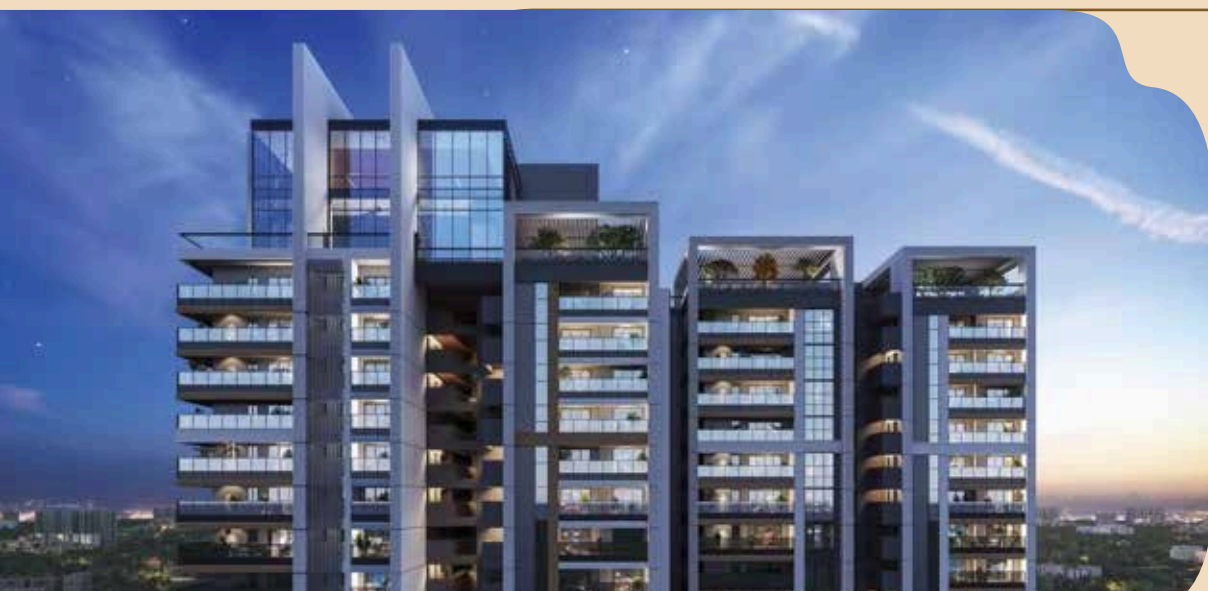


GODREJ ATHENA

PRM/KA/RERA/1251/446/PR/090123/005605



Artist's impression. Not an actual site photograph.



GODREJ MADISON AVENUE

P02400009227;HMDA no:011134/BP/HMDA/2919/SKP/2024



GODREJ SUNRISE ESTATE

TN/01/Layout/3492/2023



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Live where indulgences, convenience and ease of access are all curated around you. From esteemed schools and world-class healthcare to tranquil greens and vibrant culture, every essential rises to meet your lifestyle.



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GIVE YOUR KIDS THE BEST OF EDUCATION WHERE KNOWLEDGE RULES

ROCK WELL	10 MINS
BASIL WOODS	15 MINS
EDIFY WORLD SCHOOL	15 MINS
DELHI PUBLIC SCHOOL	25 MINS
GLENDALE ACADEMY	25 MINS



WITNESS A FUTURE WHERE ENTERTAINMENT NEVER WAITS FOR AN INVITATION

FORUM MALL (UPCOMING)	5 MINS
APARNA MALL (UPCOMING)	5 MINS
MANTRA MALL	15 MINS
ASIAN MALL	15 MINS
GMR AERO PLAZA	15 MINS
GVK ONE MALL	30 MINS

LET THE BEST IN HEALTH AND WELLNESS RULE YOUR MENTAL PEACE

TRIDENT HOSPITAL	10 MINS
SUNRISE HOSPITAL	10 MINS
OLIVE HOSPITAL	25 MINS
PREMIER HOSPITAL	25 MINS
KIMS HOSPITAL	25 MINS
CARE HOSPITAL	30 MINS

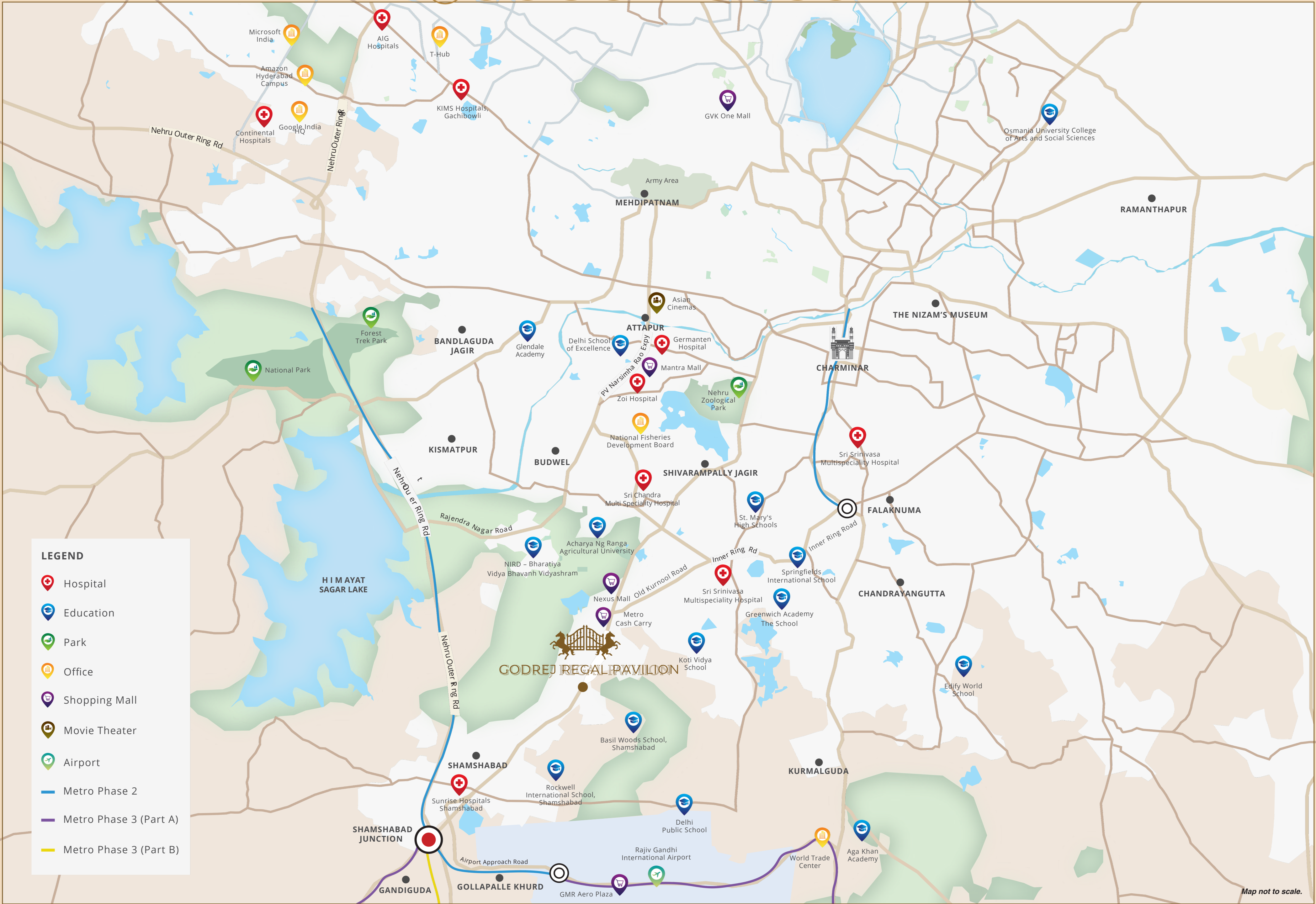


LIVE SEAMLESSLY CONNECTED TO THE CITY'S TOP CIRCLES

PROPOSED METRO	15 MINS
RAJIV GANDHI INTERNATIONAL AIRPORT	15 MINS



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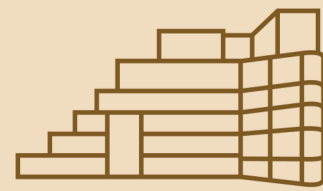
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WHERE INDULGENCE RULES AND EVERY DAY FEELS EXTRAVAGANT

Welcome to a life where indulgence wears the crown, every day.
Here, indulgence isn't reserved for special occasions,
it's a part of your daily life.



9958125633



75,000 SQ. FT.* PALACE-THEMED CLUBHOUSE

A plethora of amenities designed with a royal touch, perfect for a life of indulgences.



CURATED LANDSCAPES

Stroll through gardens designed for royalty, where nature meets artistry.



COVETED LOCATION

Seamlessly linked to the city via the Outer Ring Road, in proximity to the airport.



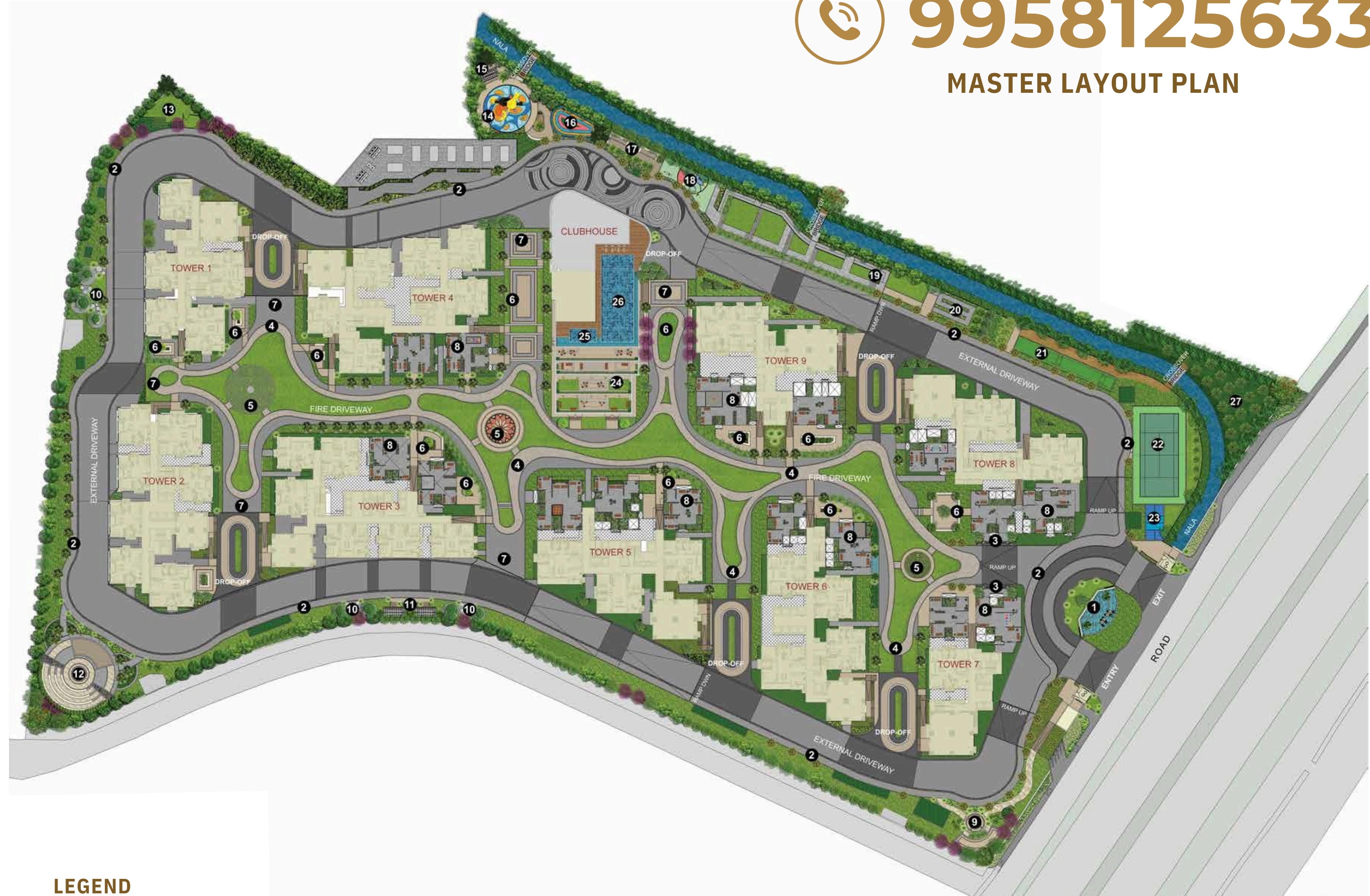
MODERN NEOCLASSICAL ARCHITECTURE

Timeless design that blends regal elegance with contemporary sophistication.



9958125633

MASTER LAYOUT PLAN



LEGEND

- | | | | | | |
|-----------------------------|--------------------|--------------------------|-----------------------------|-------------------------------|----------------------------|
| 1. ELEGANT ENTRANCE GATEWAY | 6. IMPERIAL PLAZAS | 11. COLONNADE GARDEN | 16. SKATING RINK | 21. CRICKET PRACTICE NET | 26. POOL |
| 2. JOGGING TRACK | 7. LOOKOUT SPOT | 12. GATHERING ARENA | 17. SEATING ALCOVES | 22. RECREATIONAL TENNIS COURT | 27. MIYAWAKI PLANTING ZONE |
| 3. TRANQUIL GARDEN | 8. WORK SPOTS | 13. PET PARK | 18. OUTDOOR FITNESS STATION | 23. MINI PICKLEBALL COURT | |
| 4. HEALTH SPINE/PATHWAY | 9. LOUNGE GARDEN | 14. CHILDRENS' PLAY AREA | 19. TRANSITION GARDEN | 24. TERRACE LOUNGE | |
| 5. NODE OF EASE | 10. ELDERLY GARDEN | 15. SENTINEL PAVILION | 20. COMMUNITY GARDEN | 25. KIDS' POOL | |





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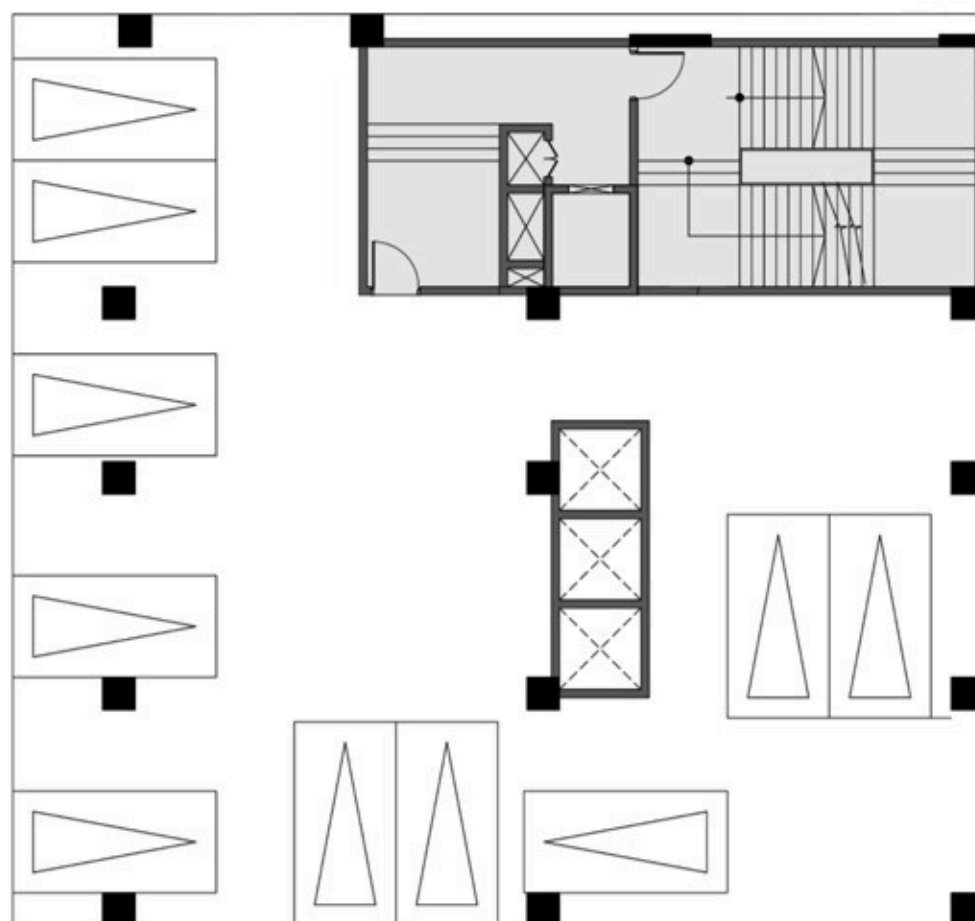
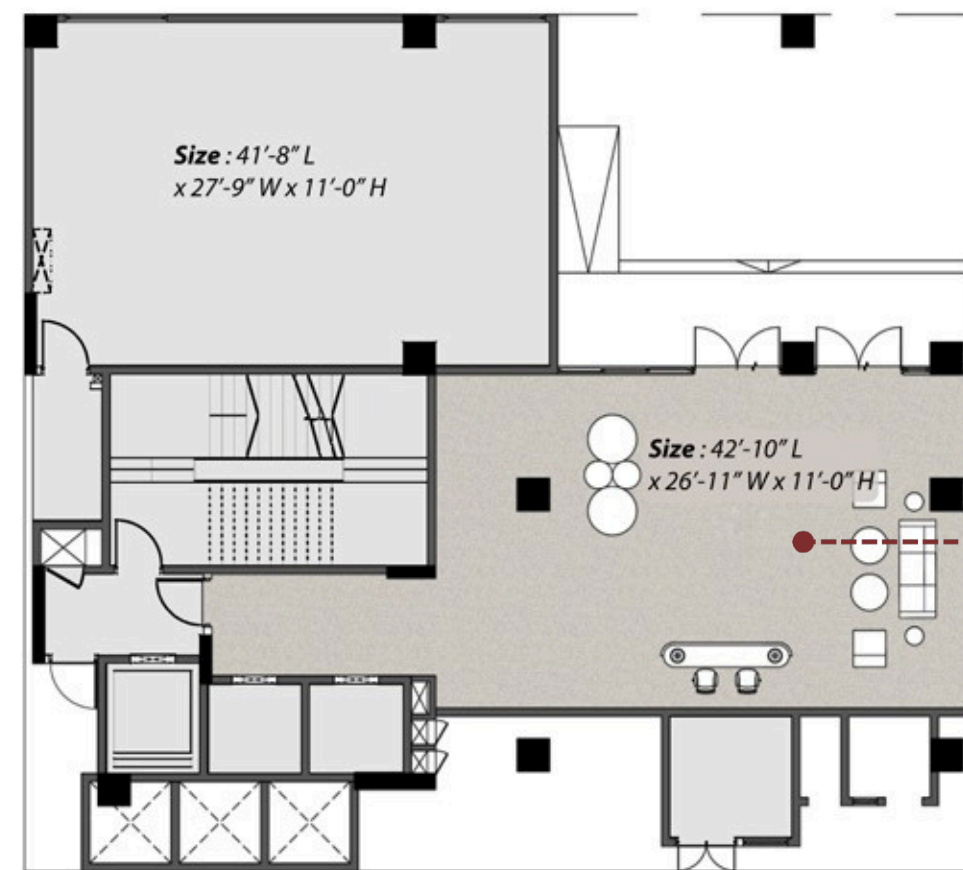
PRESENTING



9958125633
THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

LOWER GROUND FLOOR PLAN



Entrance Lobby

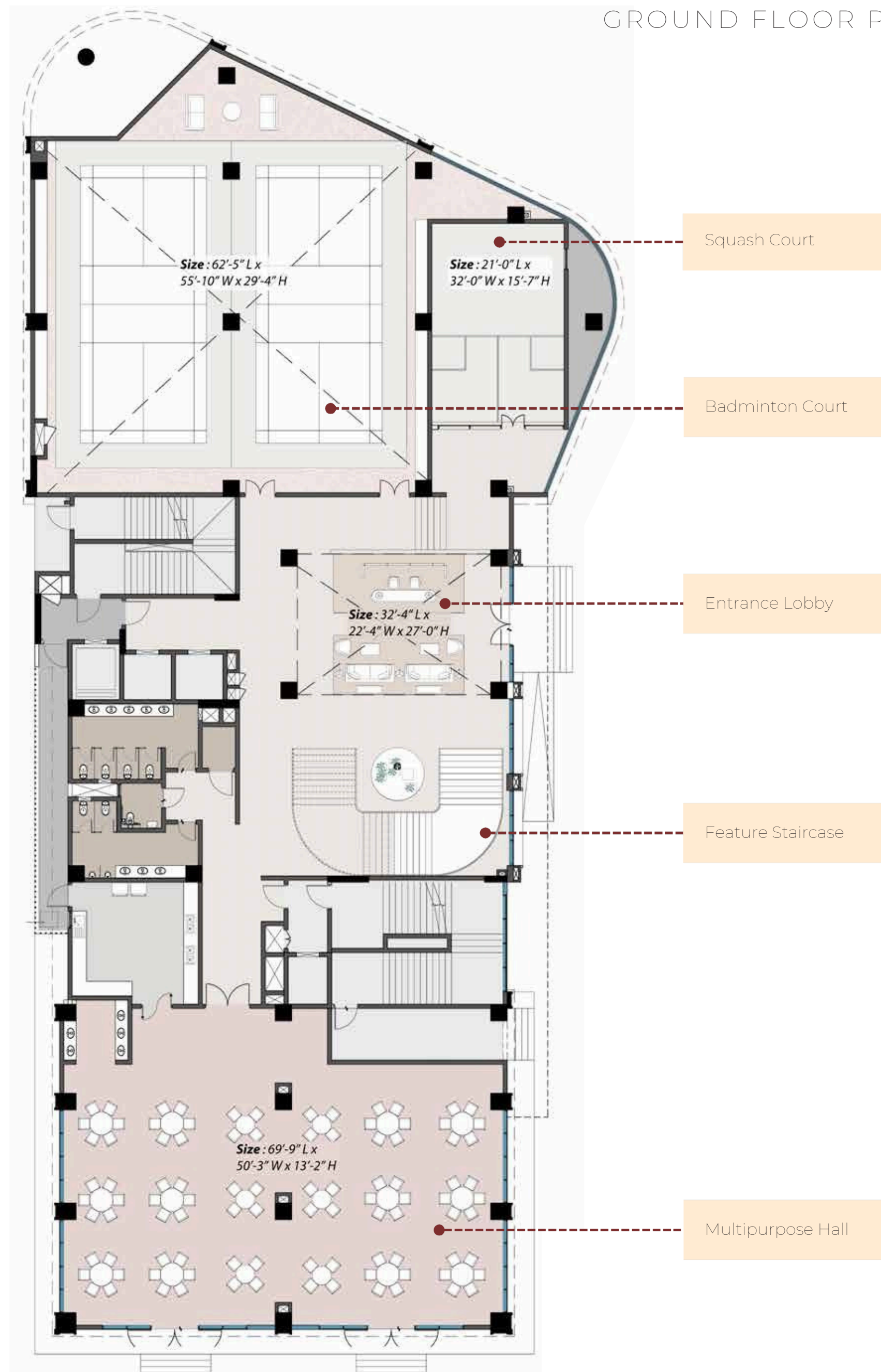


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THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

GROUND FLOOR PLAN



Multipurpose Hall



Feature Staircase



Entrance Lobby



Badminton Court



Squash Court

Artist's impression. Not an actual site photographs.

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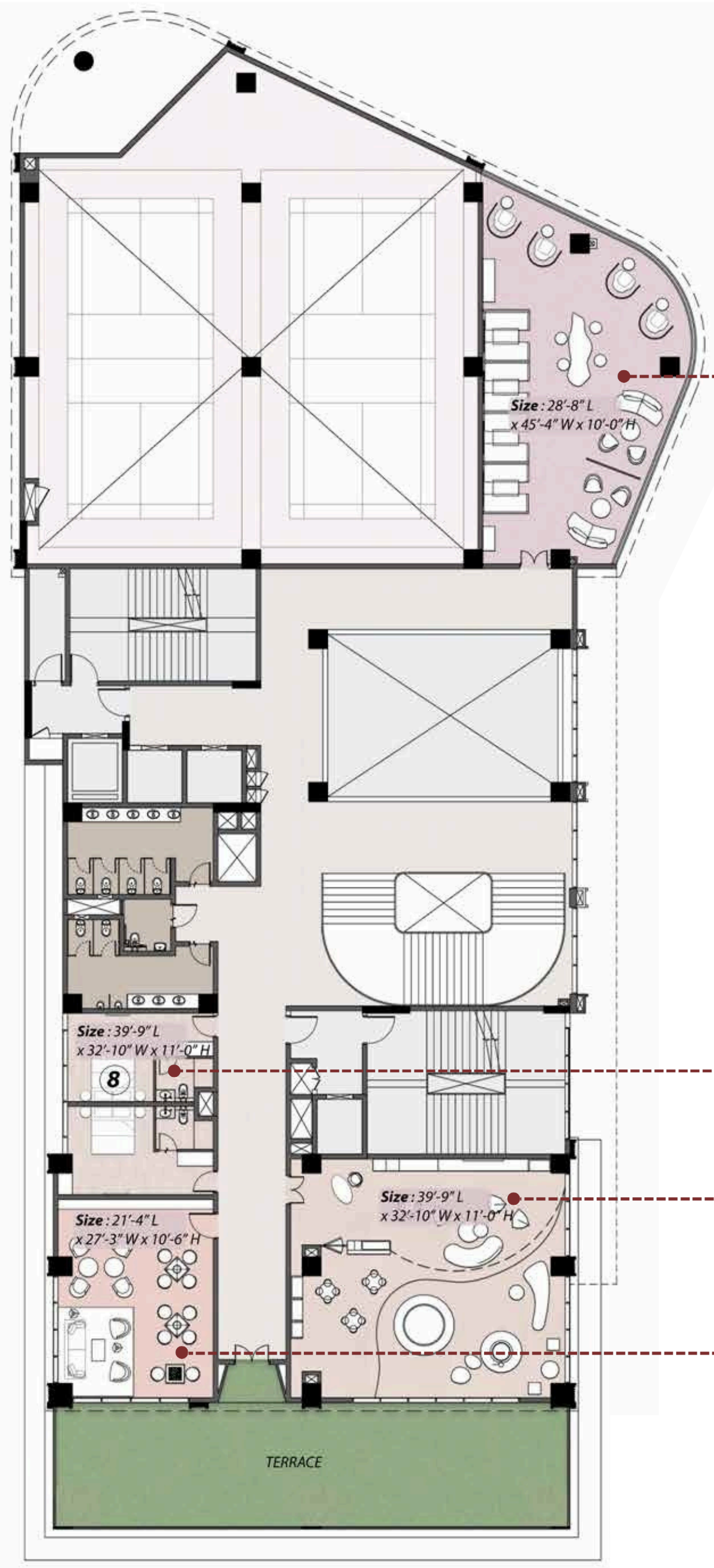


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THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

FIRST FLOOR PLAN



Co-Working Space

Guest Rooms

Crèche

Seniors' Lounge



Co-Working Space



Guest Rooms



Crèche

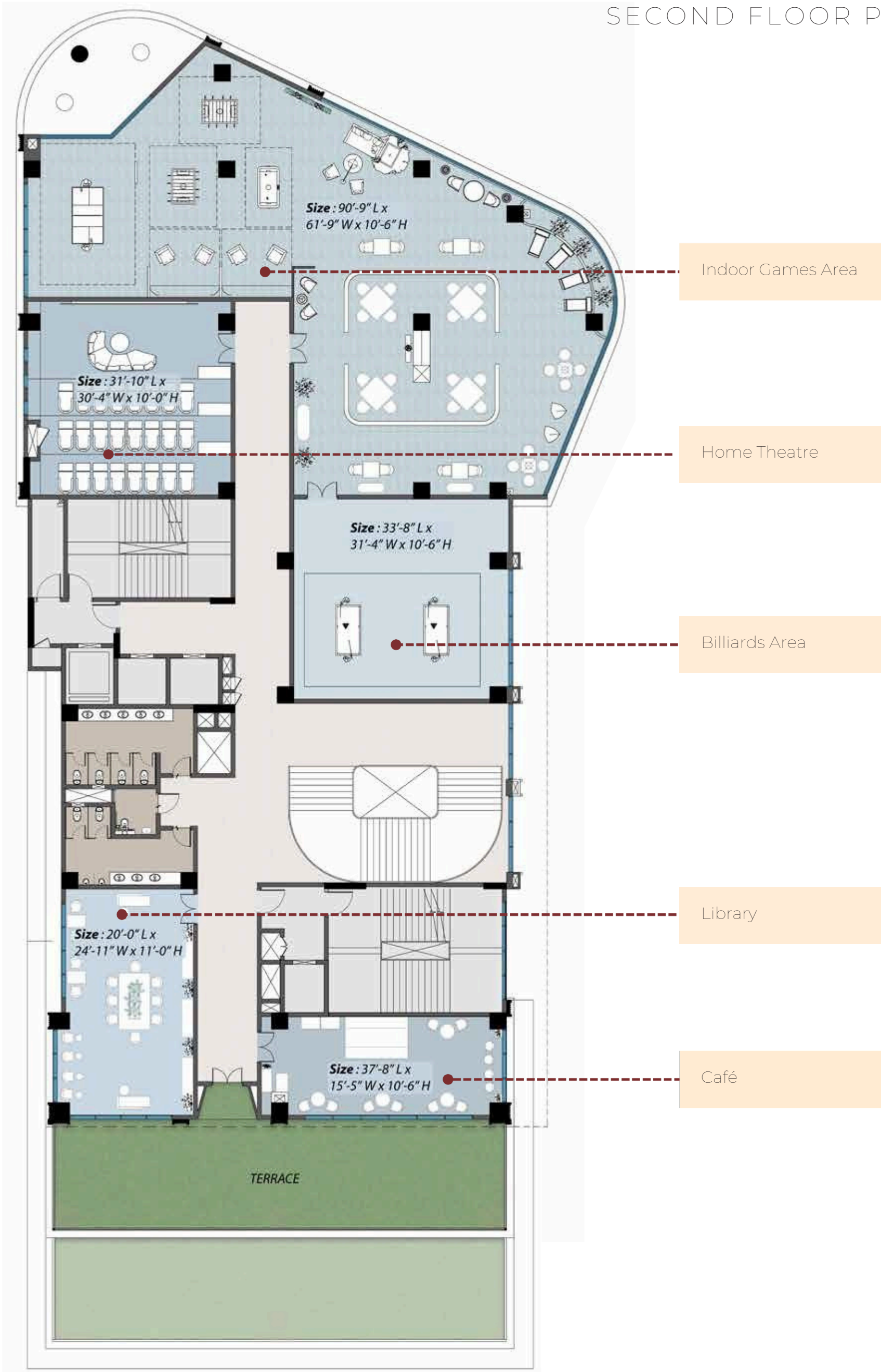


Seniors' Lounge

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THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE

SECOND FLOOR PLAN



Indoor Games Area



Home Theatre



Billiards Area



Library

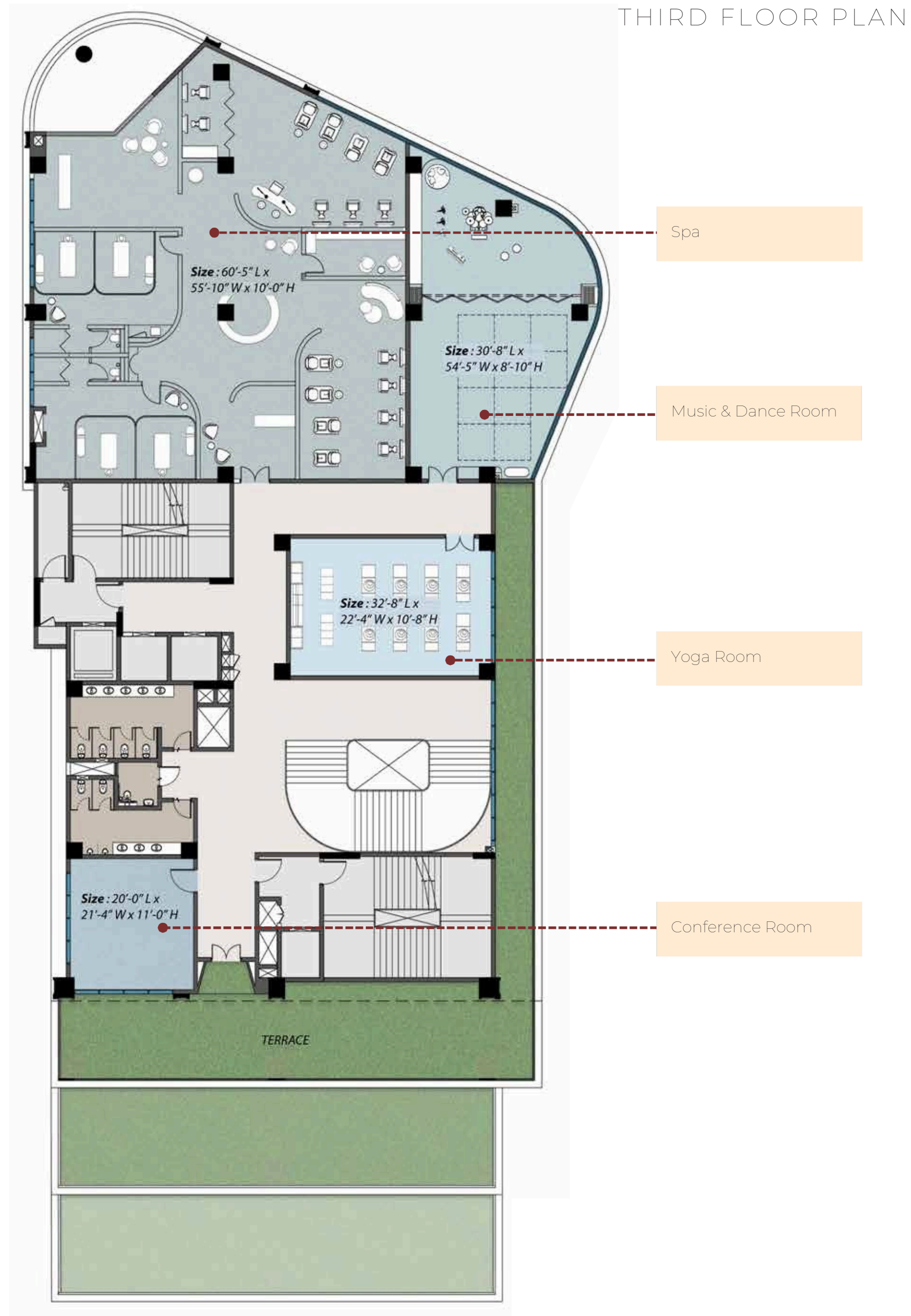


Café

9958125633

THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE



Spa



Music & Dance Room



Yoga Room



Conference Room

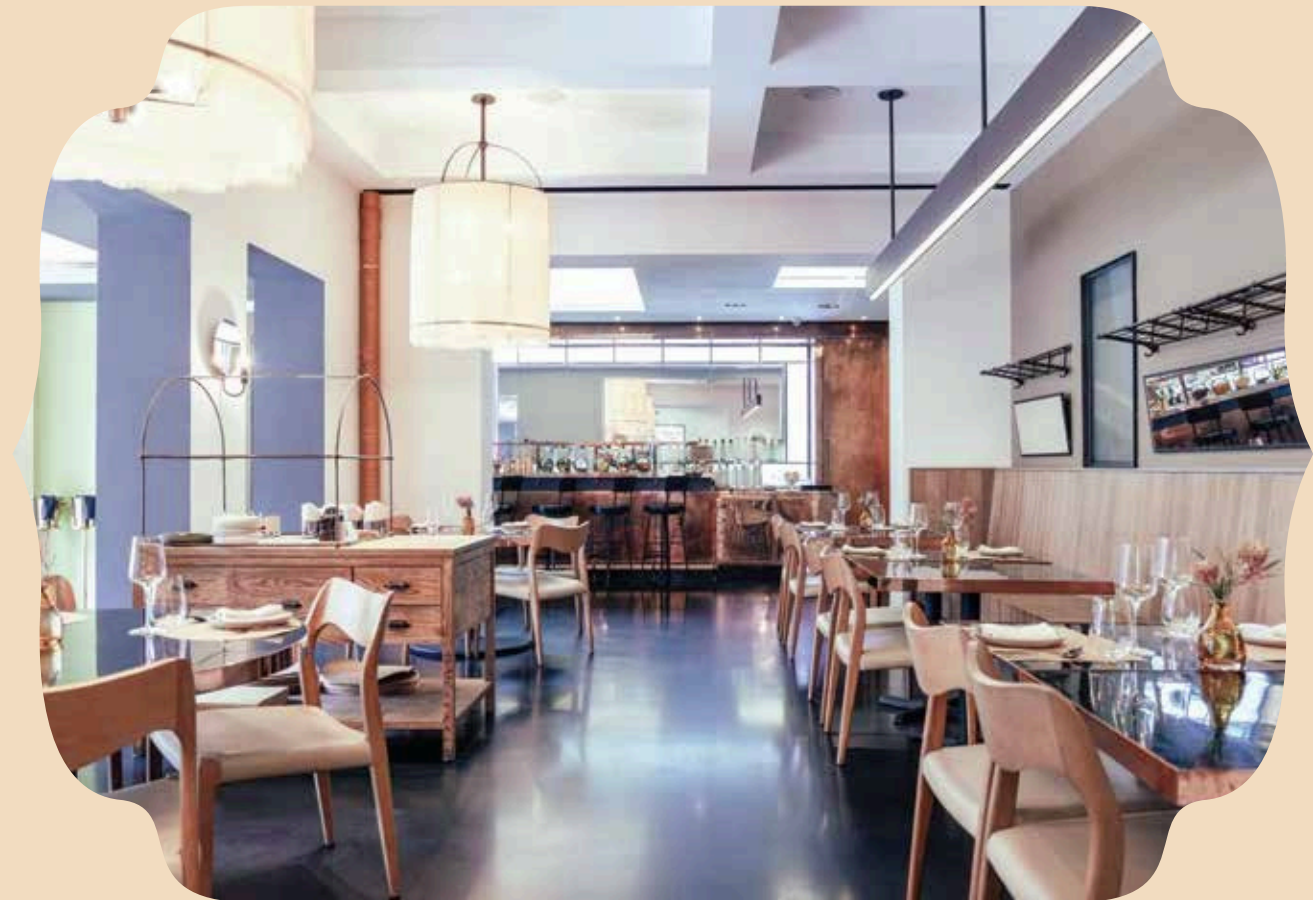
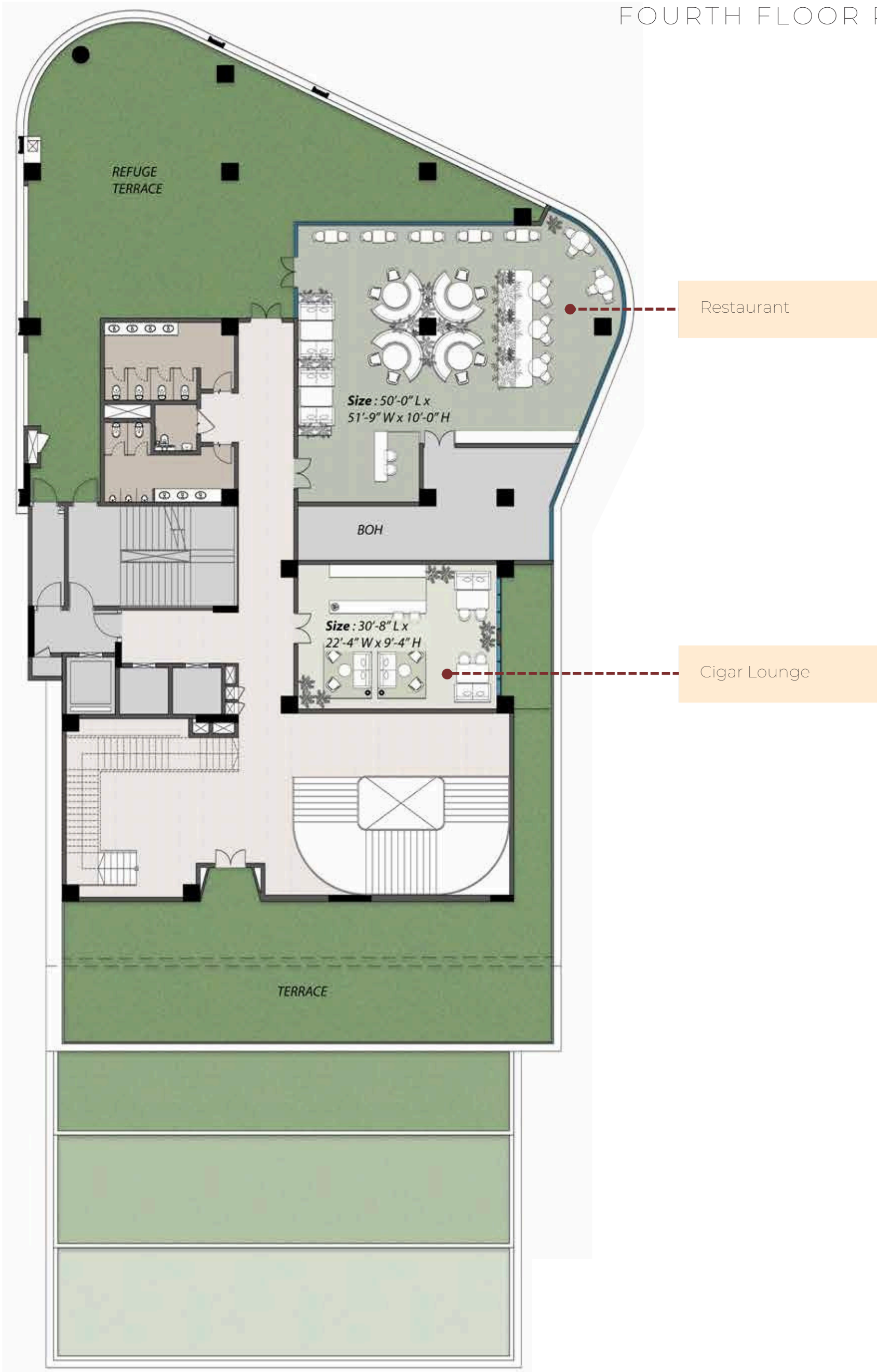


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THE ARCADE

INSPIRED BY THE ROYAL PALACE OF MADRID

FOURTH FLOOR PLAN



Restaurant



Cigar Lounge

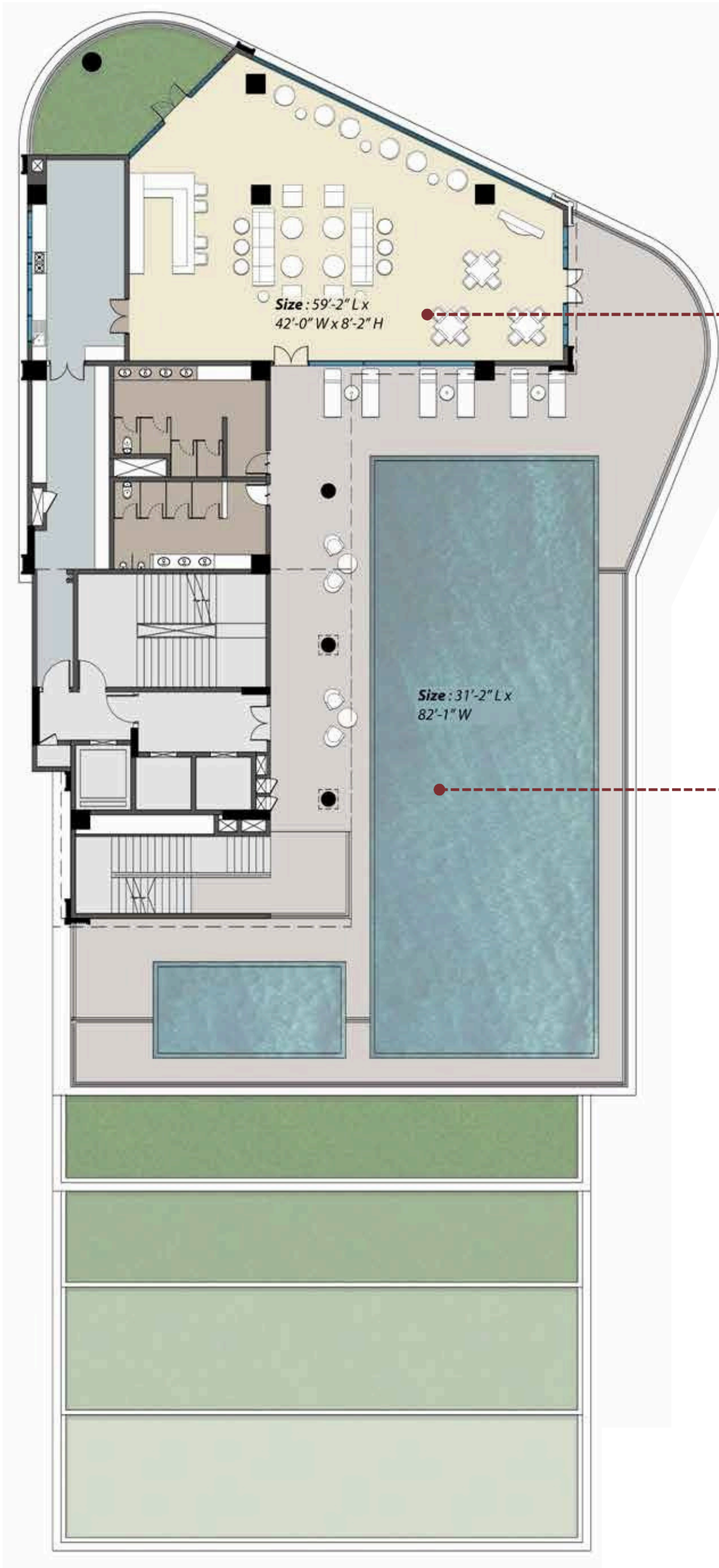


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THE ARCADE

INSPIRED BY THE ROYAL PALACE OF MADRID

FIFTH FLOOR PLAN



Party Hall

Pool



Pool



Party Hall

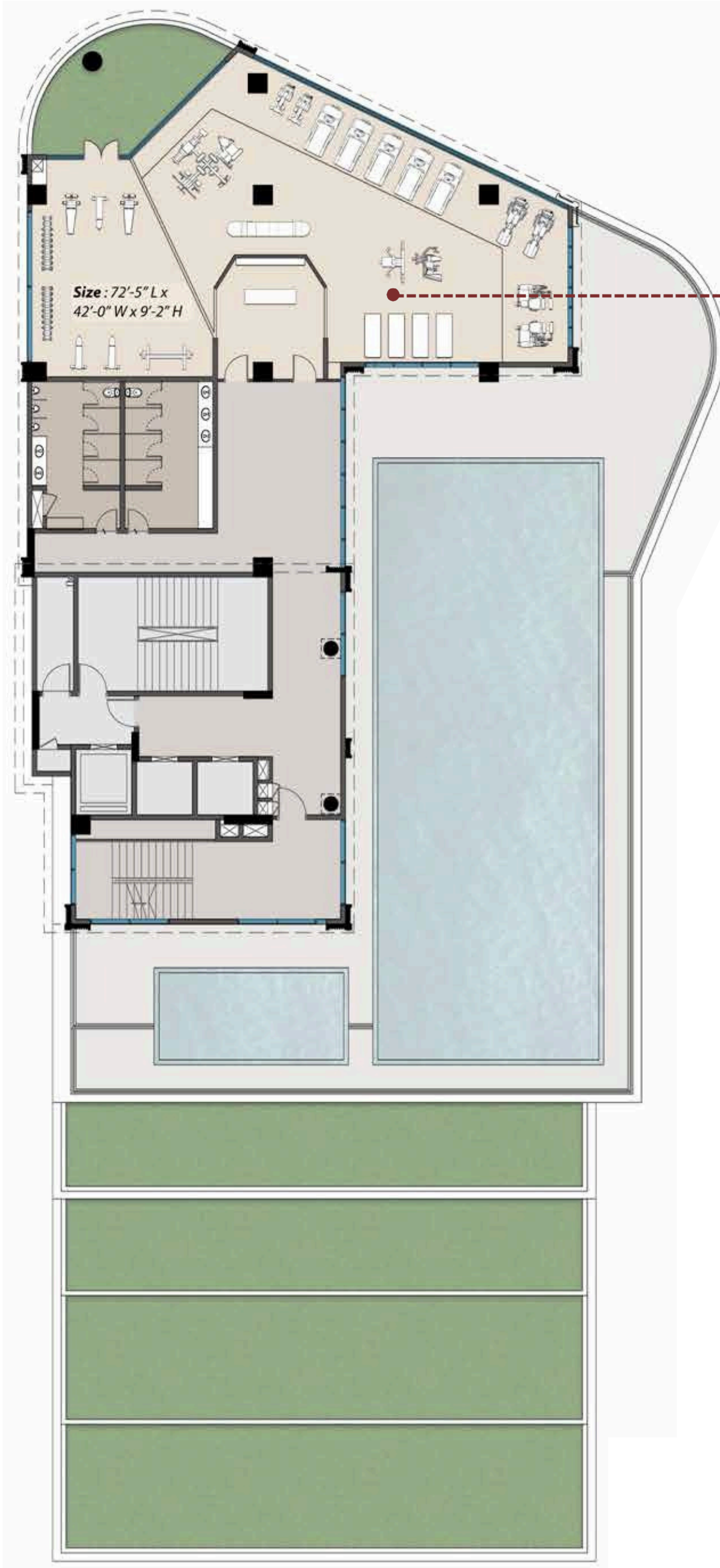


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THE PAVILION

RULED BY THE SPLENDOR OF VERSAILLES

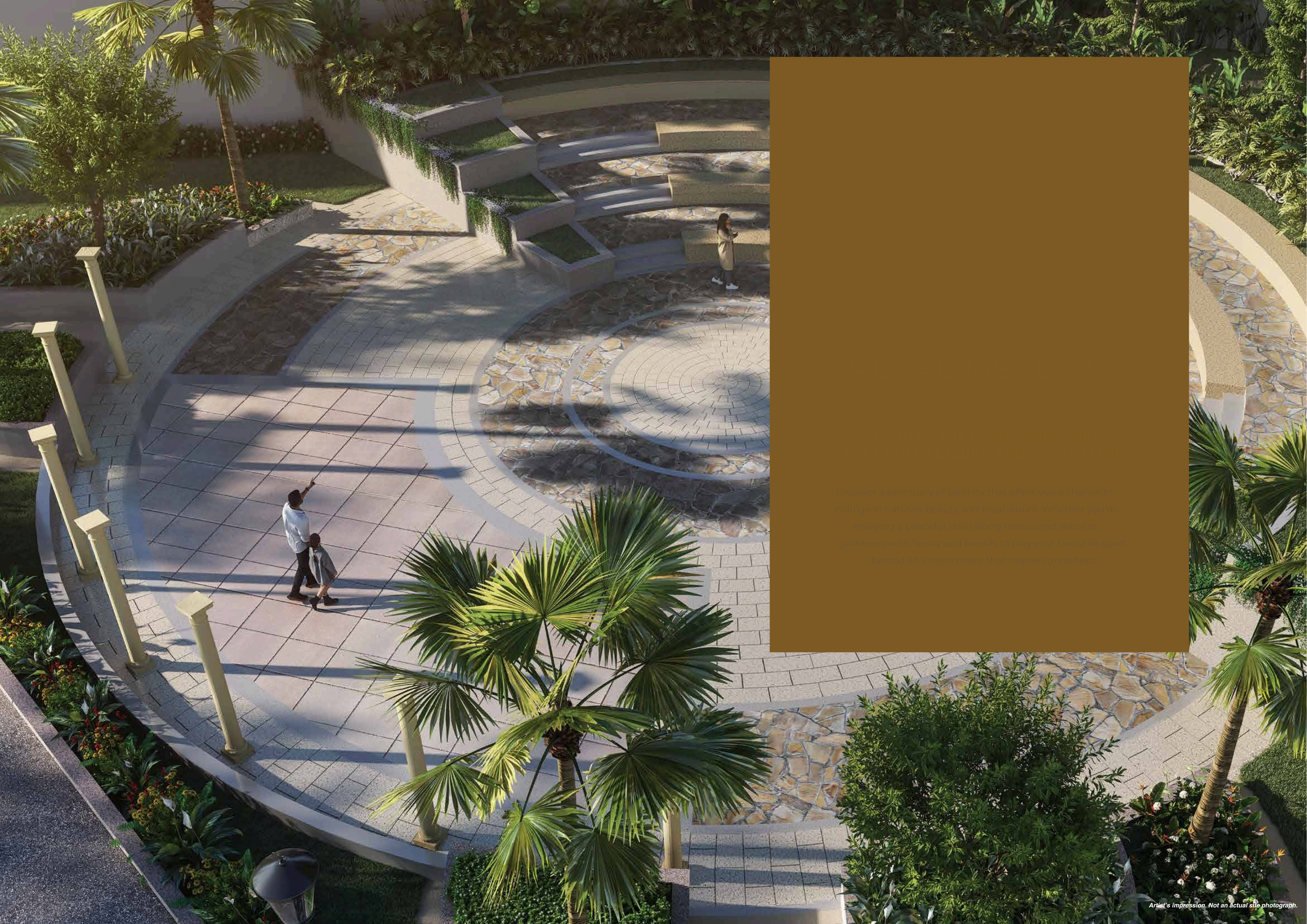
SIXTH FLOOR PLAN



Gym



Gym



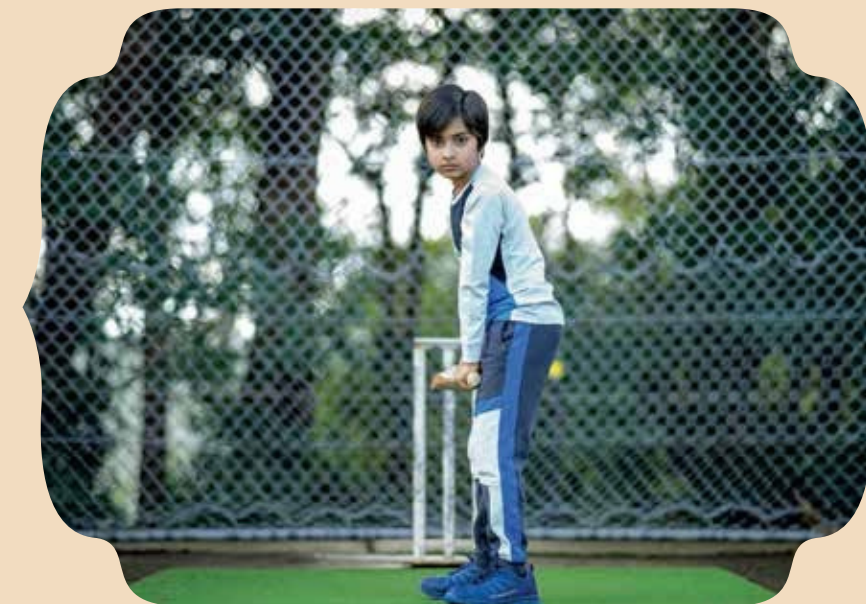
Discover a sanctuary of serenity that offers you a chance to indulge in nature's beauty and royal leisure. Whether you're enjoying a peaceful stroll along manicured lawns or gathering with family and friends to play your favourite sport, behold an environment that inspires greatness.



9958125633

WITNESS THE COMPETITIVE SPIRIT
OF YOUR FAVOURITE SPORT LEAD THE WAY

SPORTS AMENITIES



Cricket Practice Net



Mini Pickleball Court



Skating Rink



Outdoor Fitness Station



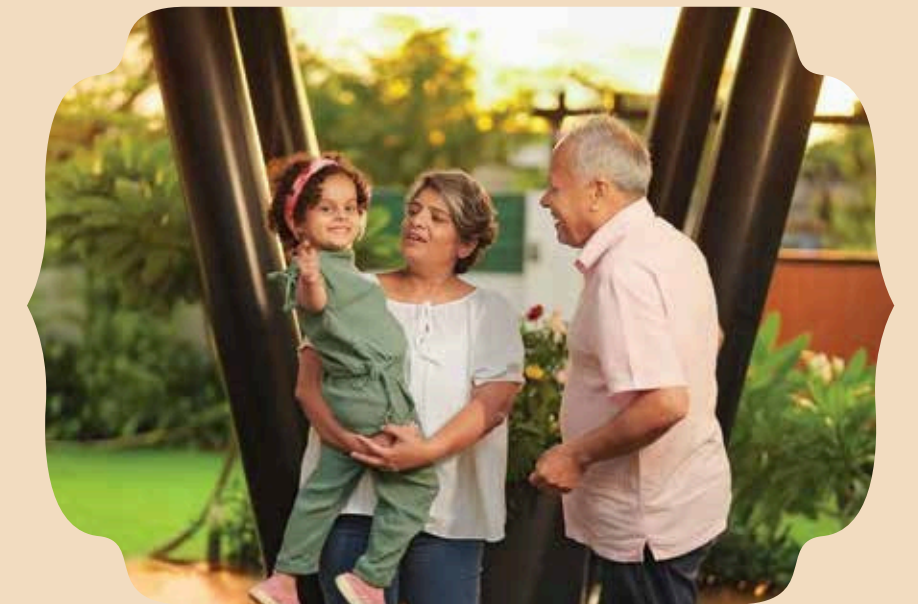
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**SOAK IN THE CALM OF NATURE
IN THE KINGDOM OF TRANQUIL BLISS**

GREEN AMENITIES



Lounge Garden



Senior Citizens' Zone



Colonnade Garden / Shade Structure



Gathering Arena



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ENJOY EVERY MOMENT WHERE THE GOOD TIMES RULE
AS FUN LEADS THE WAY

RECREATION AREAS



Pet Park



Kids' Play Area



Recreational Tennis Court



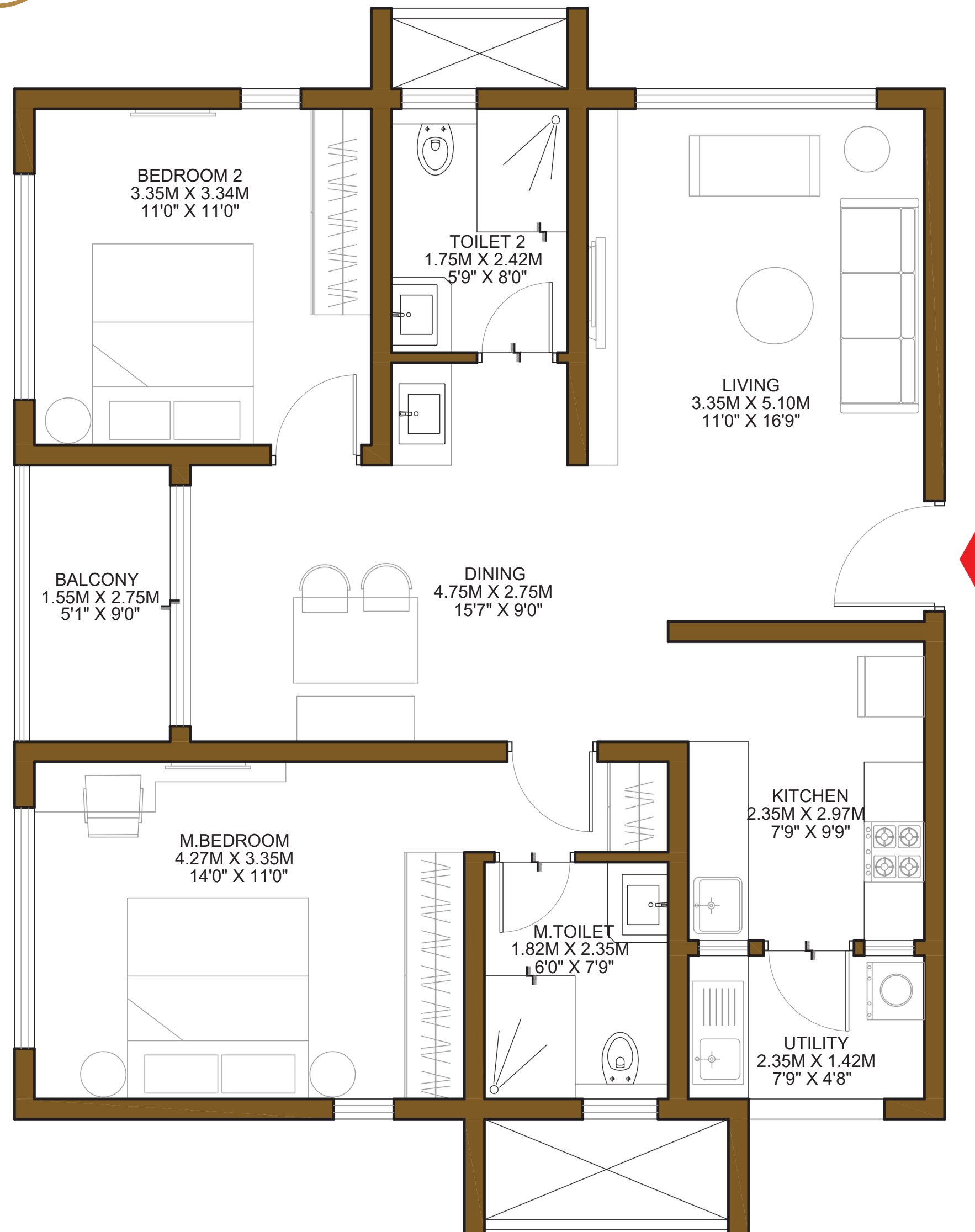
Sand Pit



9958125633

TYPICAL FLOOR PLAN

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NOTE:

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2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

2BHK Luxe

FLOOR NO.

G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA : 80.33 SQ.MTS. (864.67 SQ.FT.)

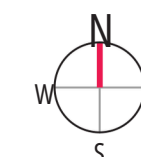
RERA BALCONY AREA : 4.26 SQ.MTS. (45.85 SQ.FT.)

RERA UTILITY AREA : 3.34 SQ.MTS. (35.95 SQ.FT.)

SALEABLE AREA : 125.60 SQ.MTS. (1,351.96 SQ.FT.)



KEY PLAN



1 m2 = 10.764 Sq. Ft.



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GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

3BHK Premium

FLOOR NO.

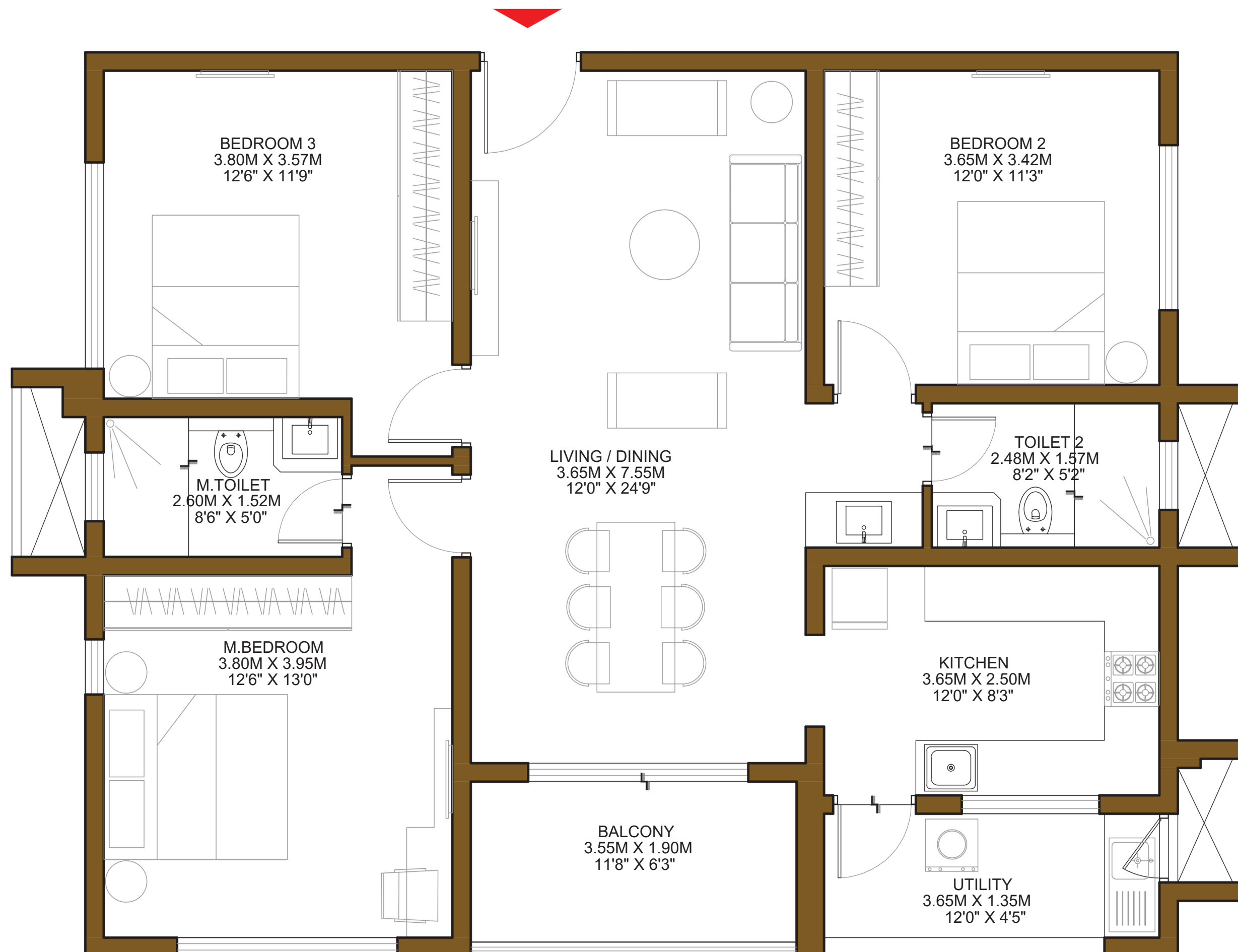
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RERA CARPET AREA : 97.56 SQ.MTS. (1050.14 SQ.FT.)

RERA BALCONY AREA : 6.74 SQ.MTS. (72.55 SQ.FT.)

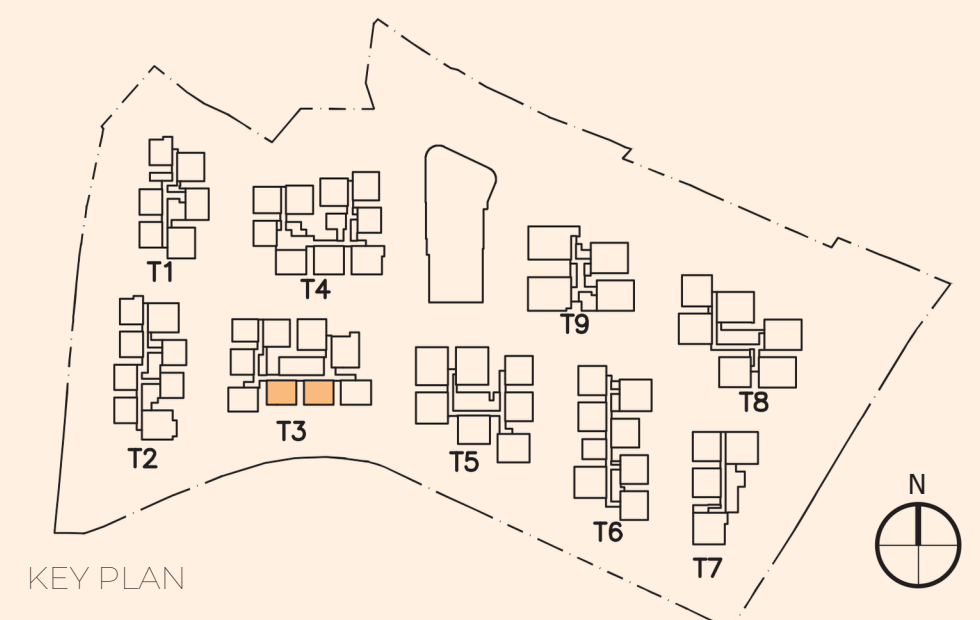
RERA UTILITY AREA : 4.93 SQ.MTS. (53.07 SQ.FT.)

SALEABLE AREA : 156.03 SQ.MTS. (1,679.51 SQ.FT.)



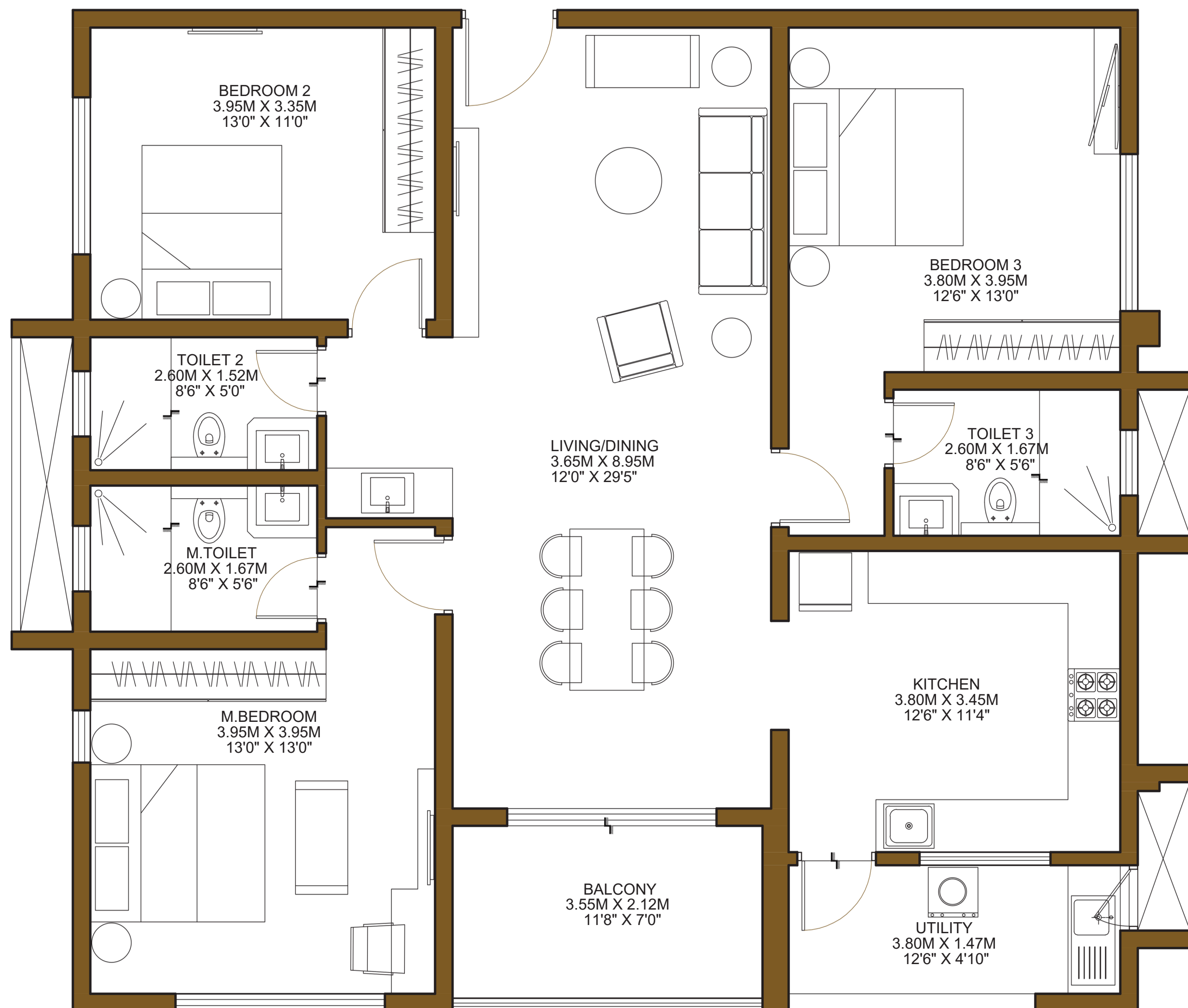
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3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS



1 m2 = 10.764 Sq. Ft.

 9958125633



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GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

3BHK Luxe

FLOOR NO.

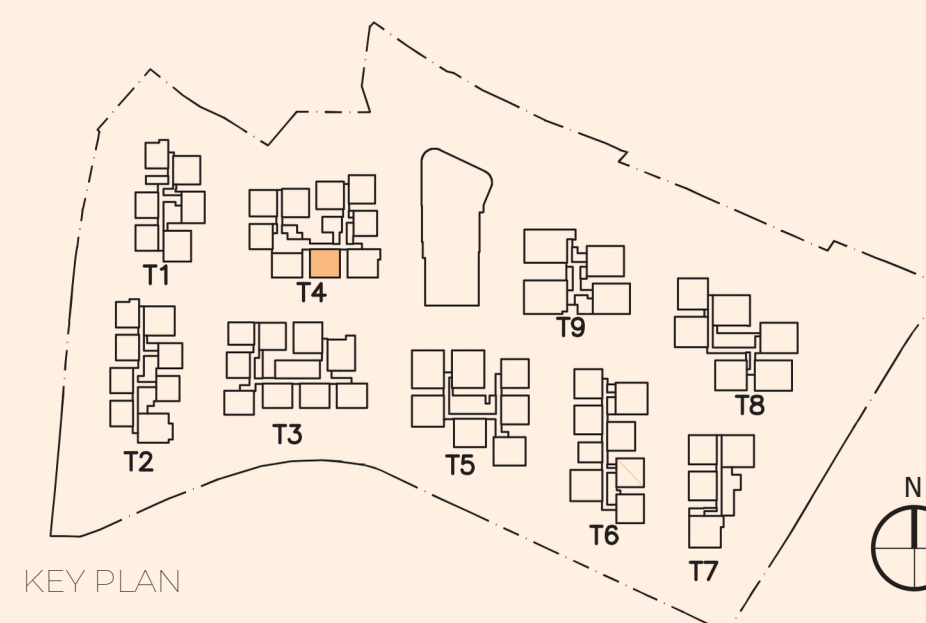
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24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA : 118.02 SQ.MTS. (1270.37 SQ.FT.)

RERA BALCONY AREA : 7.54 SQ.MTS. (81.16 SQ.FT.)

RERA UTILITY AREA : 5.60 SQ.MTS. (60.28 SQ.FT.)

SALEABLE AREA : 187.36 SQ.MTS. (2016.74 SQ.FT.)



1 m2 = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

3.5BHK

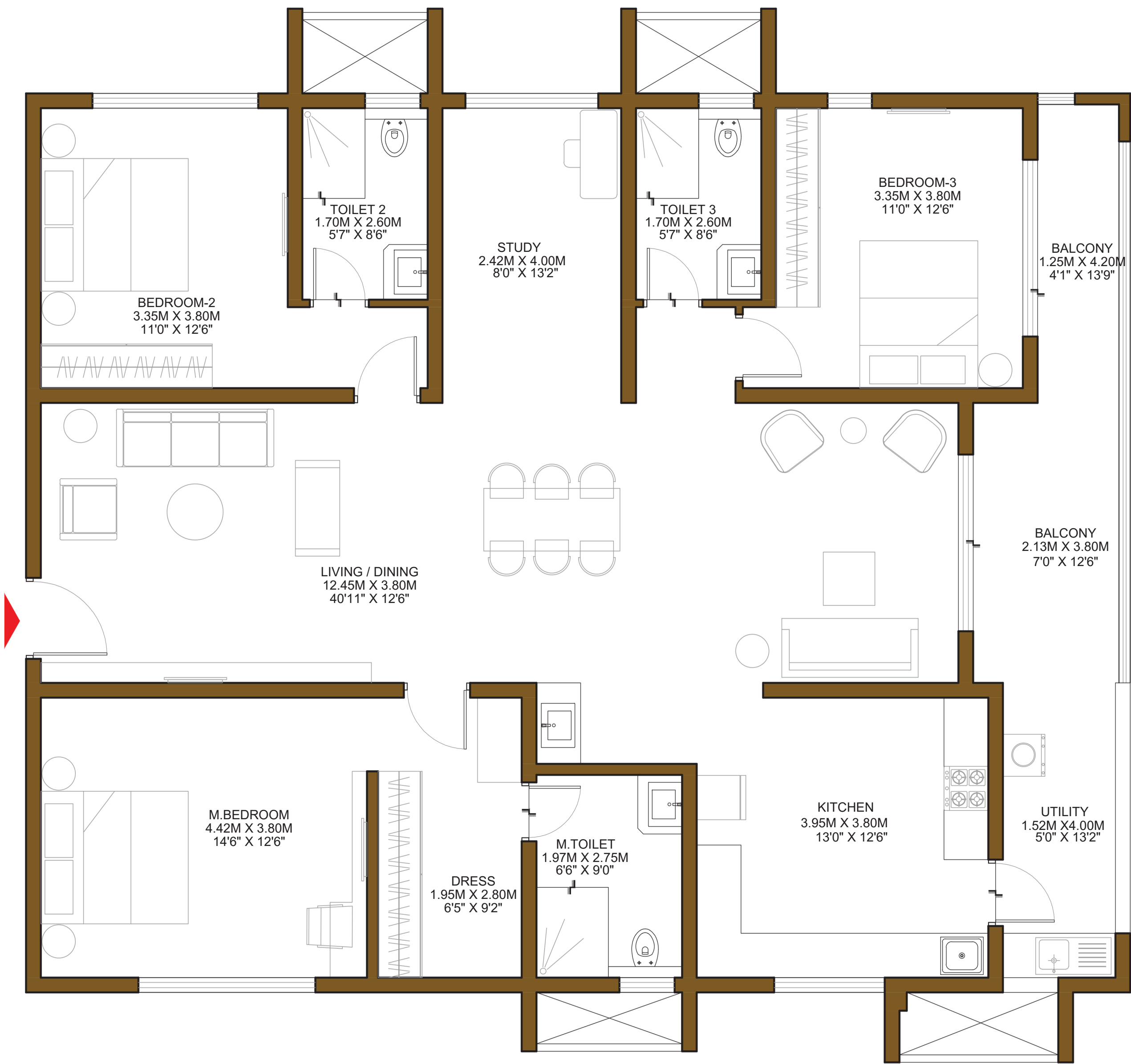
FLOOR NO.
G, 1, 2,3,4,5,6,7,8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28.

RERA CARPET AREA :154.61 SQ.MTS. (1664.22 SQ.FT.)

RERA BALCONY AREA :13.17 SQ.MTS. (141.76 SQ.FT.)

RERA UTILITY AREA :6.10 SQ.MTS. (65.65 SQ.FT.)

SALEABLE AREA : 248.38 SQ.MTS. (2,673.56 SQ.FT.)

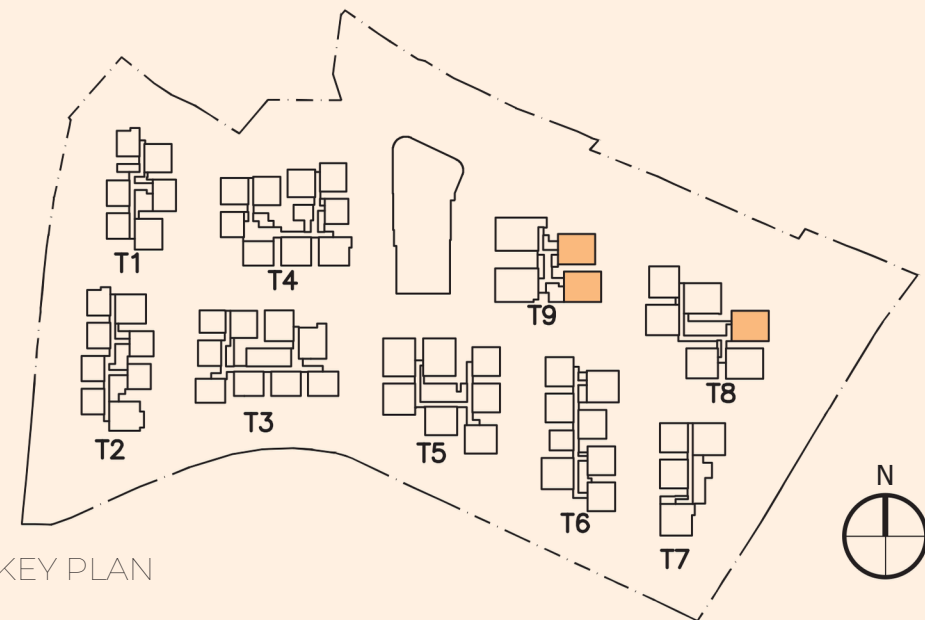


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- 5. BALCONY DIMENSION INCLUDES THE UP-STANDS



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KEY PLAN

1 m2 = 10.764 Sq. Ft.

GODREJ REGAL PAVILION
RAJENDRA NAGAR, HYDERABAD

4BHK PREMIUM

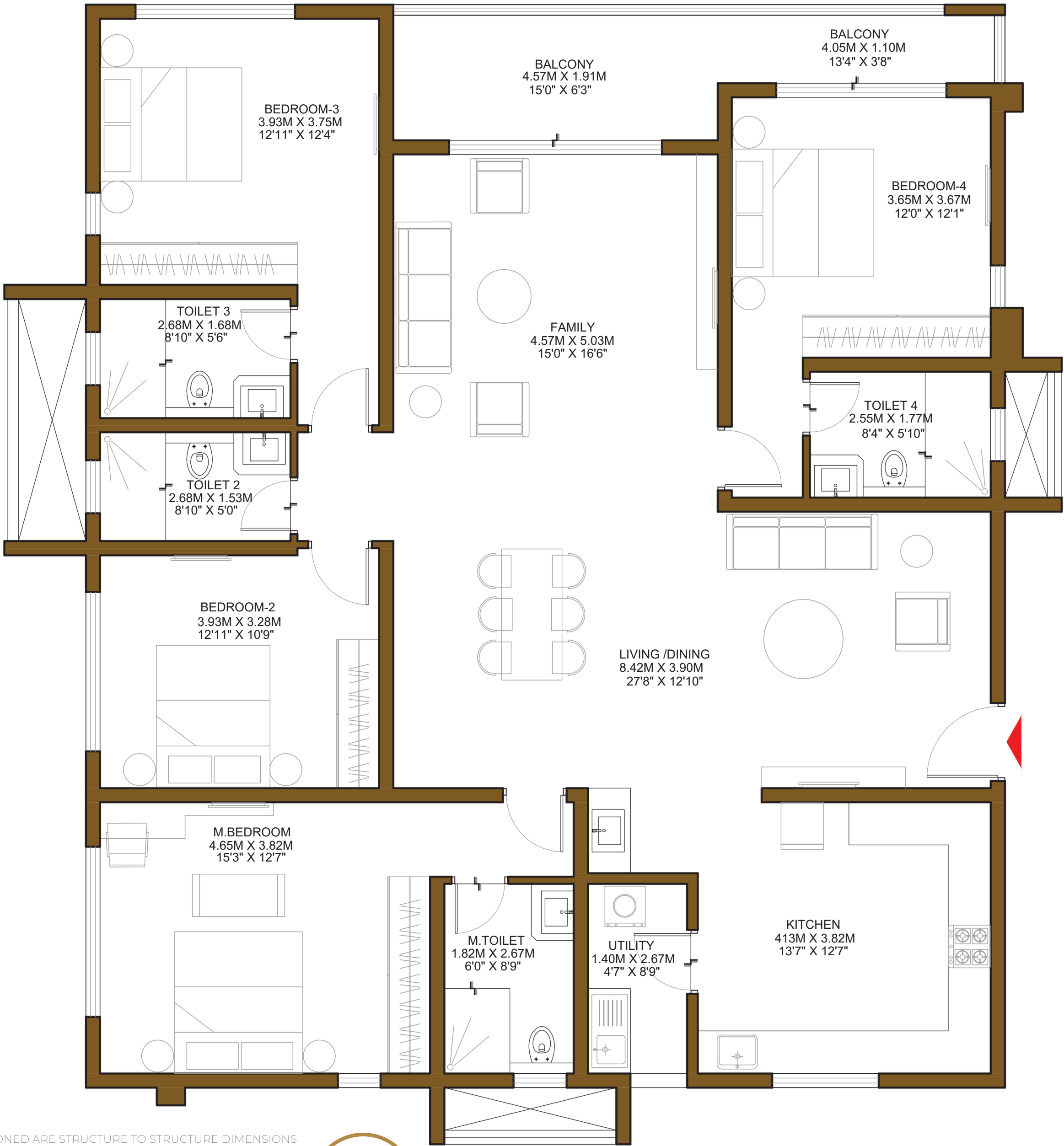
FLOOR NO.
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

RERA CARPET AREA : 172.01 SQ.MTS. (1851.52 SQ.FT.)

RERA BALCONY AREA : 13.12 SQ.MTS. (141.22 SQ.FT.)

RERA UTILITY AREA : 3.74 SQ.MTS. (40.26 SQ.FT.)

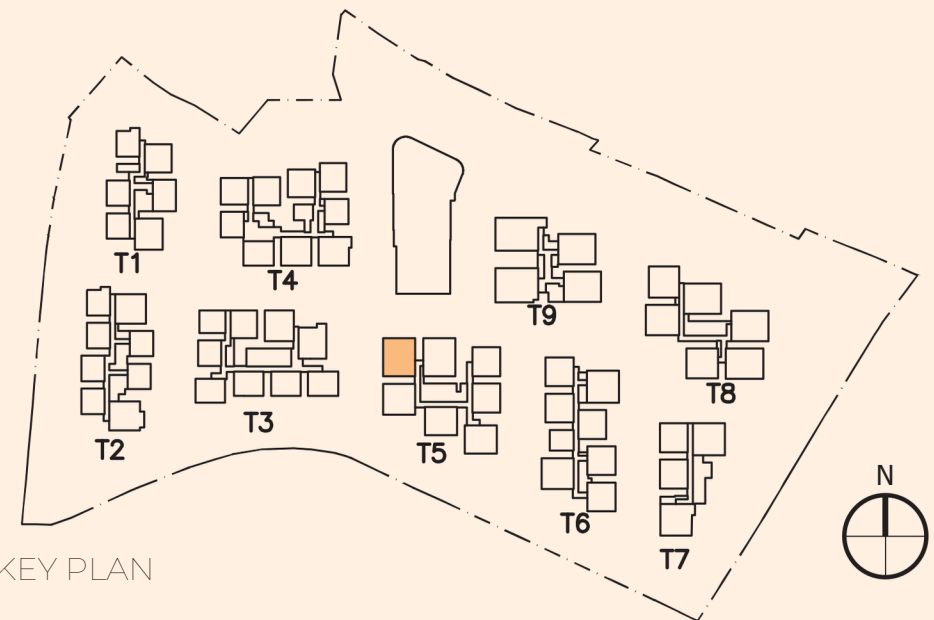
SALEABLE AREA : 269.80 SQ.MTS. (2,904.13 SQ.FT.)



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KEY PLAN

1 m2 = 10.764 Sq. Ft.



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GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

4BHK Luxe

FLOOR NO.

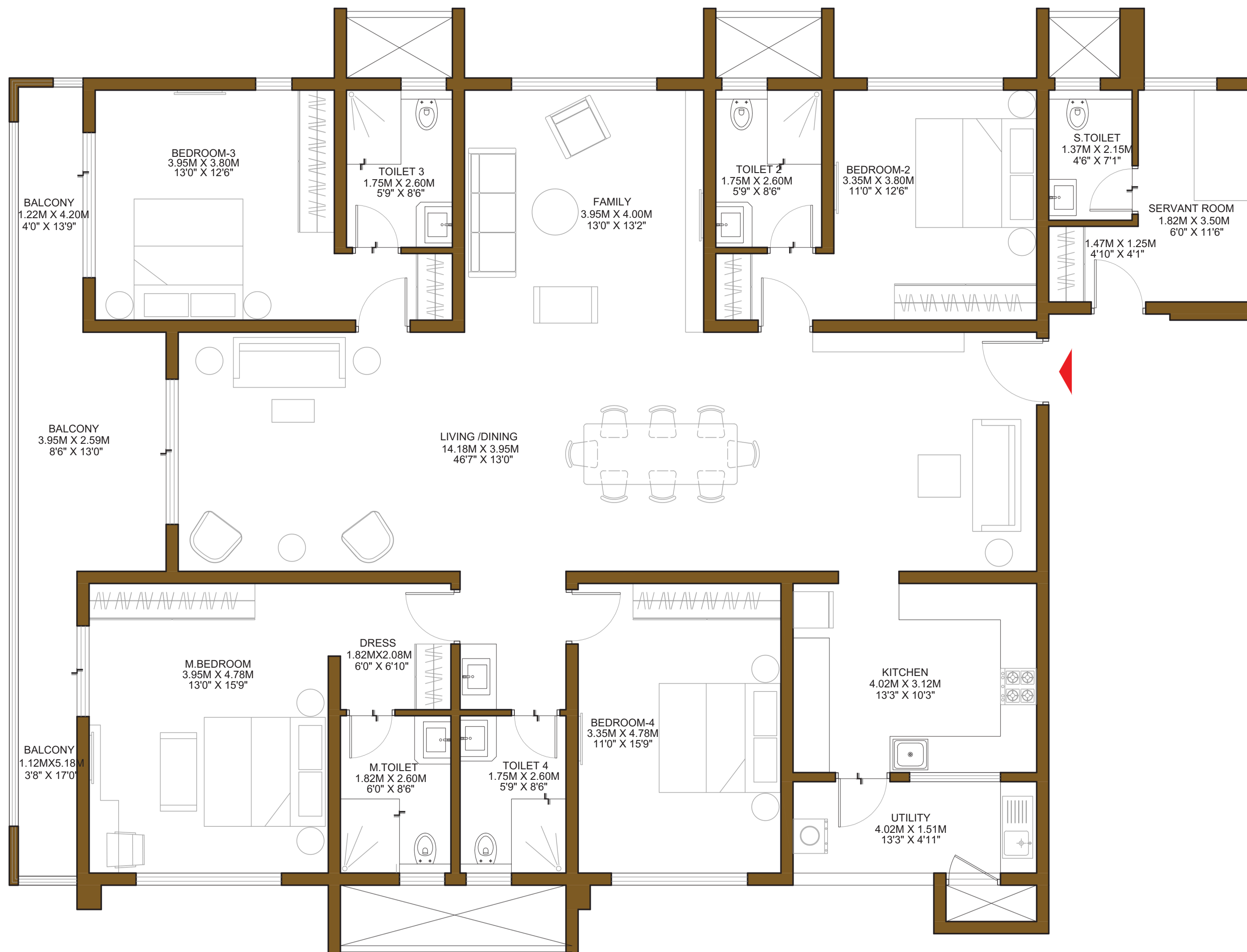
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RERA CARPET AREA : 205.38 SQ.MTS. (2210.71 SQ.FT.)

RERA BALCONY AREA : 20.82 SQ.MTS. (224.11 SQ.FT.)

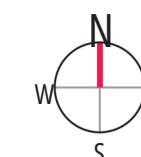
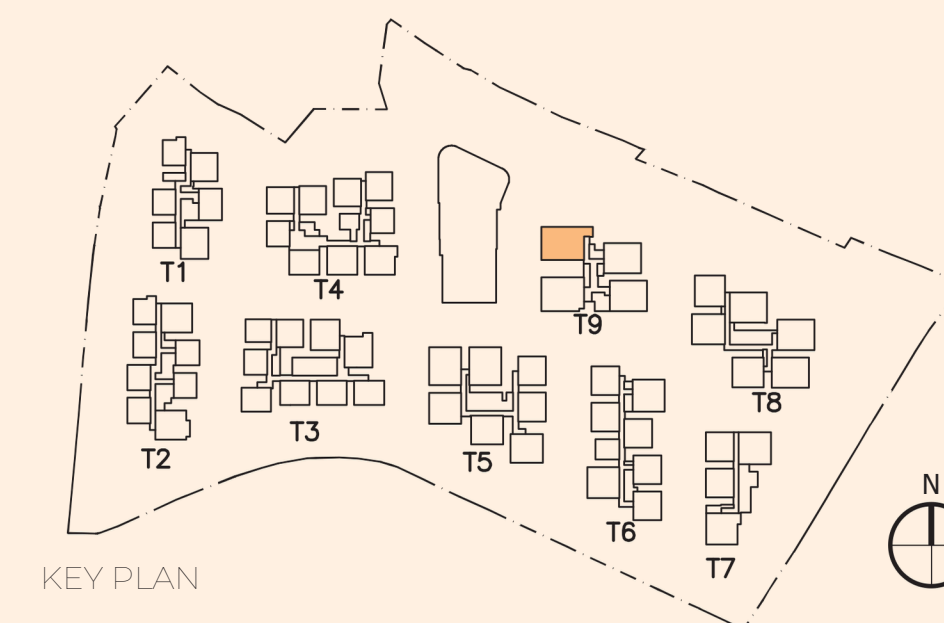
RERA UTILITY AREA : 6.07 SQ.MTS. (65.34 SQ.FT.)

SALEABLE AREA : 331.79 SQ.MTS. (3,571.39 SQ.FT.)



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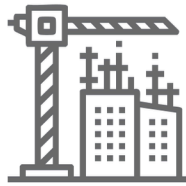


1 m2 = 10.764 Sq. Ft.

SPECIFICATIONS



9958125633



STRUCTURE

RCC Shear wall structure (Aluform)

FLOOR TO FLOOR HEIGHT: 3.05 meters (10' feet).



FLOORING

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:
Double charged vitrified tiles 800 X 800 MM.

BALCONIES:
200 X 1200 MM anti-skid wood pattern vitrified tile.

UTILITY:
200 X 1200 MM anti-skid wood pattern vitrified tile.

TOILETS:
600 X 600 MM anti-skid vitrified tiles.

CORRIDORS:
800 X 800 MM anti-skid vitrified tiles.

STAIRCASE:
Granite (only for B+G+2 floors) & Cement Tiles for other floors.

ENTRANCE LOBBY:
600 X 1200 MM Marbonite Tiles.



WALL FINISHES

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:
Two Coats of Premium acrylic emulsion paint over gypsum.

BALCONIES:
Exterior emulsion paint with texture / Smooth finish.

TOILETS:
600 X 600 MM Glazed vitrified tile dado with Epoxy Grouting till False Ceiling level.

CORRIDORS:
Two Coats of Premium acrylic emulsion paint over gypsum.

STAIRCASE:
Two Coats of Premium acrylic emulsion paint over gypsum.



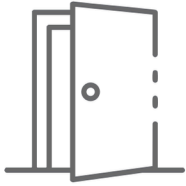
TOILETS

SHOWER AREA:
Single Lever concealed diverter with Spout and shower of American Standard / Kohler / Equivalent make.

WATER CLOSET:
European Water Closet with Flush Tank, Health Faucet of American Standard / Kohler / Equivalent make.

WASH BASIN:
Above Counter type wash basin of American Standard / Kohler / Equivalent make.

WATER SUPPLY:
Through individual shafts.



DOORS

MAIN DOOR:
Door height of 2350 MM with Teak / Hardwood Frame, Both Sides Veneer flush shutter and Dorset / Equivalent Hardware.

INTERNAL DOORS:
Door height of 2250 MM with Hardwood / Engineered Wood Frame, Both Sides laminated flush shutter and Dorset / Equivalent Hardware.

UTILITY DOOR:
Door height 2250 MM with UPVC framed doors with Toughened glass.

SLIDING DOORS:
Door height 2250 MM with UPVC framed sliding doors with performance glass and provision for mosquito mesh.



WINDOWS & VENTILATORS

WINDOWS:
UPVC framed windows with performance glass and provision for mosquito mesh.

VENTILATORS:
UPVC Ventilators with frosted glass & Exhaust fan provision.



RAILING

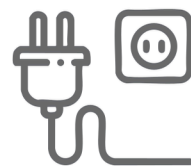
BALCONY RAILING:
MS Railing

STAIRCASE:
MS Railing

SPECIFICATIONS



9958125633



ELECTRICAL

Concealed copper wiring of Finolex / Polycab / RR / KEI Make / Equivalent Make.

2 Light wall/ceiling light points in every room,
1 Light point in Toilets, Utility and Balcony, Fan & 6A outlets as per furniture layout.

2 way light points in all bedrooms.

Power outlet for air conditioning in all bedrooms, living & Dining.

Power outlets for Geysers in all bathrooms.

Power outlets for General use, Kitchen exhaust, Refrigerator, microwave oven, mixer / Grinder, water purifier in Kitchen.

Washing machine point in utility area.

Single phase supply for 2BHK flats and
Three Phase supply for 3bhk & above flats.

Distribution Board with RCCB & MCB of reputed make Anchor / Schneider / Legrand / Equivalent Make.

Provision for internet connection, Intercom & DTH.

TV Points in Bedrooms, Living & Dining.

Modular Switches / Sockets of Panasonic by Anchor / Schneider / Equivalent make.



SECURITY SYSTEM

CCTV monitored security control System in Common areas and basements.



LIFTS

13 Passenger capacity High Speed Service / Fire lifts (Toshiba / Johnson / TKE / Schindler / Equivalent)



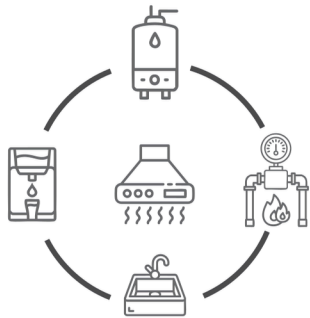
WTP & STP

Provided in Basement



FIRE & SAFETY

Sprinkler system and fire alarm public addressing system



PROVISIONS

LPG:
Space Provision for gas bank with Pipeline & Meter installation.

WATER PURIFIER:
Provision given (Water supply point and power outlet).

CHIMNEY EXHAUST:
Provision given with Sleeve.

GEYSER IN TOILETS:
Provision given.

KITCHEN SINK:
Inlet & Outlet Provision with Piping.

UTILITY:
Inlet & Outlet Provision with Piping. Sink, Granite, MS Brackets, 600mm high tiles for cladding above counter will be Handed over (to be fixed by end user).

THANKS FOR CHOOSING US



GODREJ REGAL PAVILION

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