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JANKI ROYALE  
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Premium Residential Apartments







Wake up in a  
CITY CENTRIC  
LOCATION



#### HOSPITALS

- Durlabhji 2 min
- Soni Hospital 4 min
- SMS Hospital 5 min
- Fortis Hospital 9 min

#### EDUCATION

- SMS School 3 min
- Subodh School 3 min
- Maharani College 8 min
- Rajasthan University 3 min

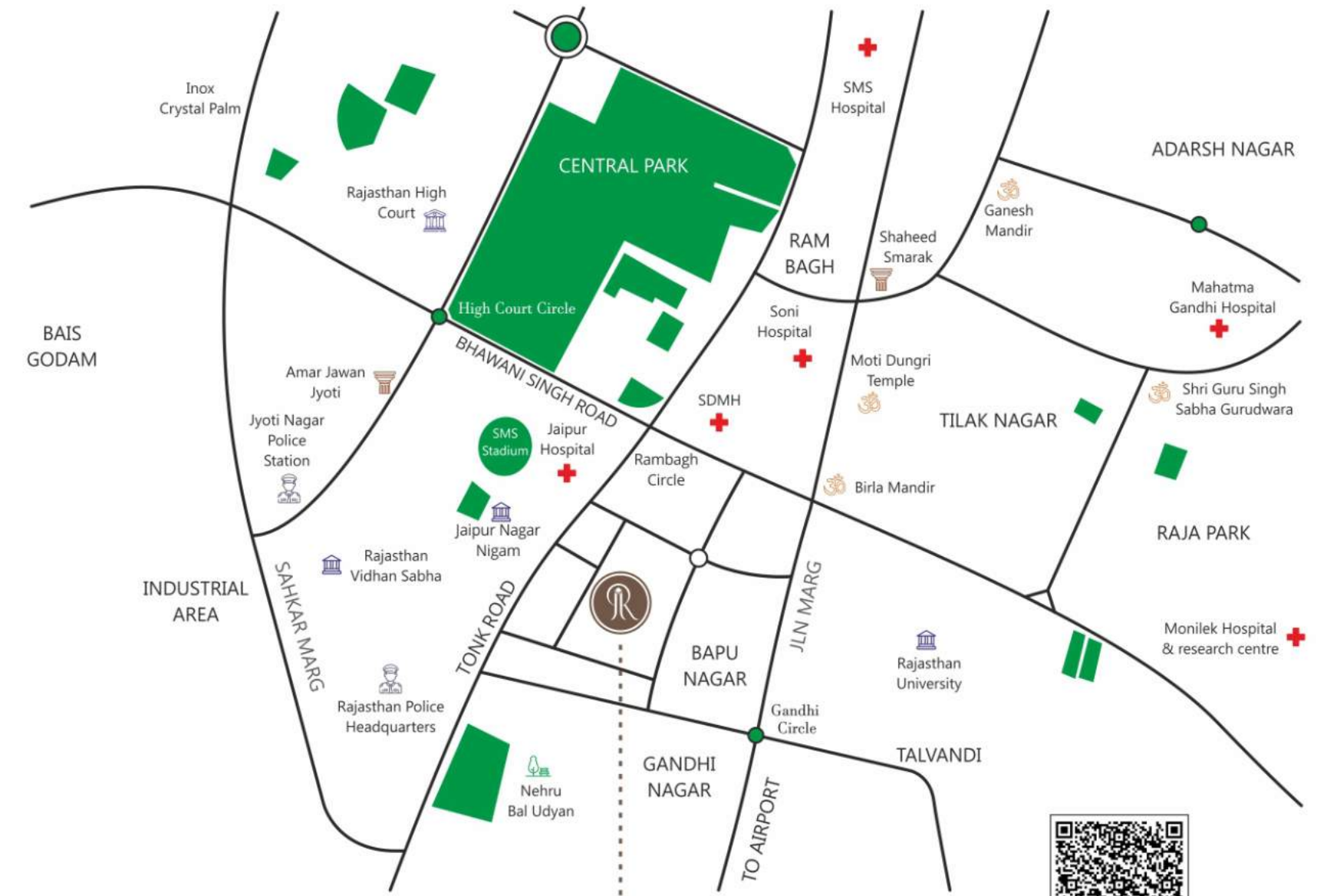
#### PLACES OF INTEREST

- Birla Mandir 4 min
- Central Park 6 min
- SMS Stadium 3 min
- Nehru Bal Udyan 3 min

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Premium neighbourhood  
Connectivity to railway station, airport & NH  
PRIME LOCATION of BAPU NAGAR  
Proximity from entertainment & shopping centres  
Proximity from commercial centres

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D-110, Bapu Nagar, Tonk Road, Jaipur @ **JANKI ROYALE**



Scan for location

Shown above is an unscaled pictorial, indicative and selective representation of certain elements, locations and/or landmarks present/that may be present in and around the project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown above. All distances measured are approximate in nature.





True luxury is in **COMMUTING LESS**  
and **LIVING MORE**



CONNECTIVITY		
	▪ JLN Marg	3 min
	▪ Tonk Road	1 min
	▪ Gandhinagar Station	5 min
	▪ International Airport	10 min

COMMERCIAL CENTRES		
	▪ Apex Mall	2 min
	▪ City Pulse Mall	6 min
	▪ Nehru Place	4 min
	▪ World Trade Park	9 min

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The lap of  
**ELEGANCE & LUXURY**

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Time to live in  
UNMATCHED  
COMFORT



Practical  
balance

Judicious  
space usage

Abundant light  
& ventilation

Spacious kitchen,  
drawing & bedrooms

Images are for illustration purposes only.

The TIMELESS  
CONVENIENCE



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Wishful living in a HOME with ARCHITECTURAL BRILLIANCE



Earthquake resistant structure

Contemporary facade

Only two flats per floor

Well planned layouts

Images are for illustration purposes only.



A home with PERFECT AESTHETICS

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Sit back and enjoy  
NATURE under  
OPEN SKIES



Indoor  
gymnasium

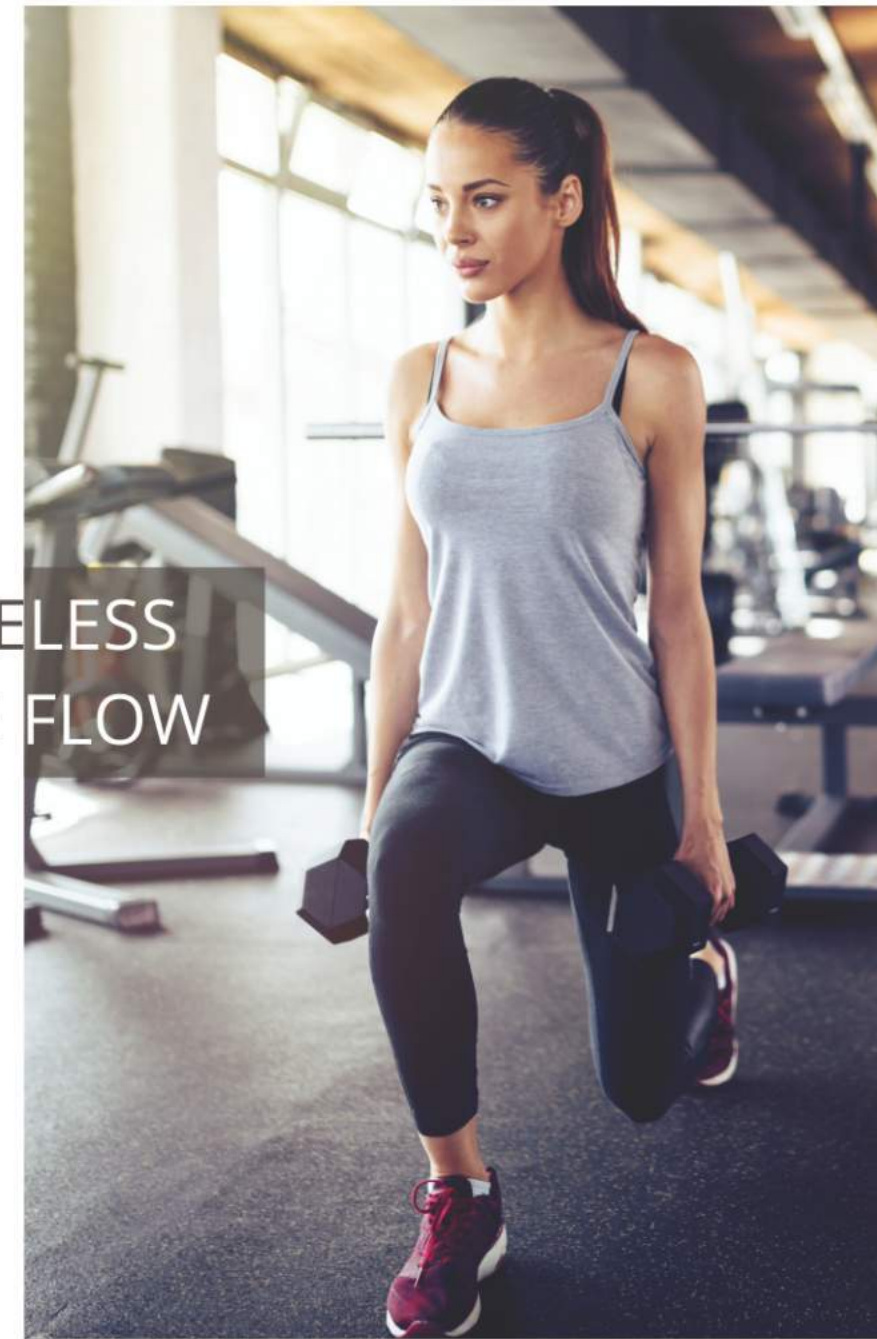
Rooftop  
sit out area

Interactive  
seating

Aromatic  
Plantation

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The TIMELESS  
LEISURE FLOW



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End your day in a SECURED SPHERE  
with SMILES all around



24 X 7 CCTV  
surveillance

Video door  
phone

Access control system  
at main lobby

Biometric lock  
on main door

Emergency alarm  
button in each flat

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Round The Clock  
SECURITY & SERENITY

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TIME FOR LIFE

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WELCOME to  
your new HOME

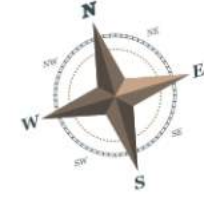


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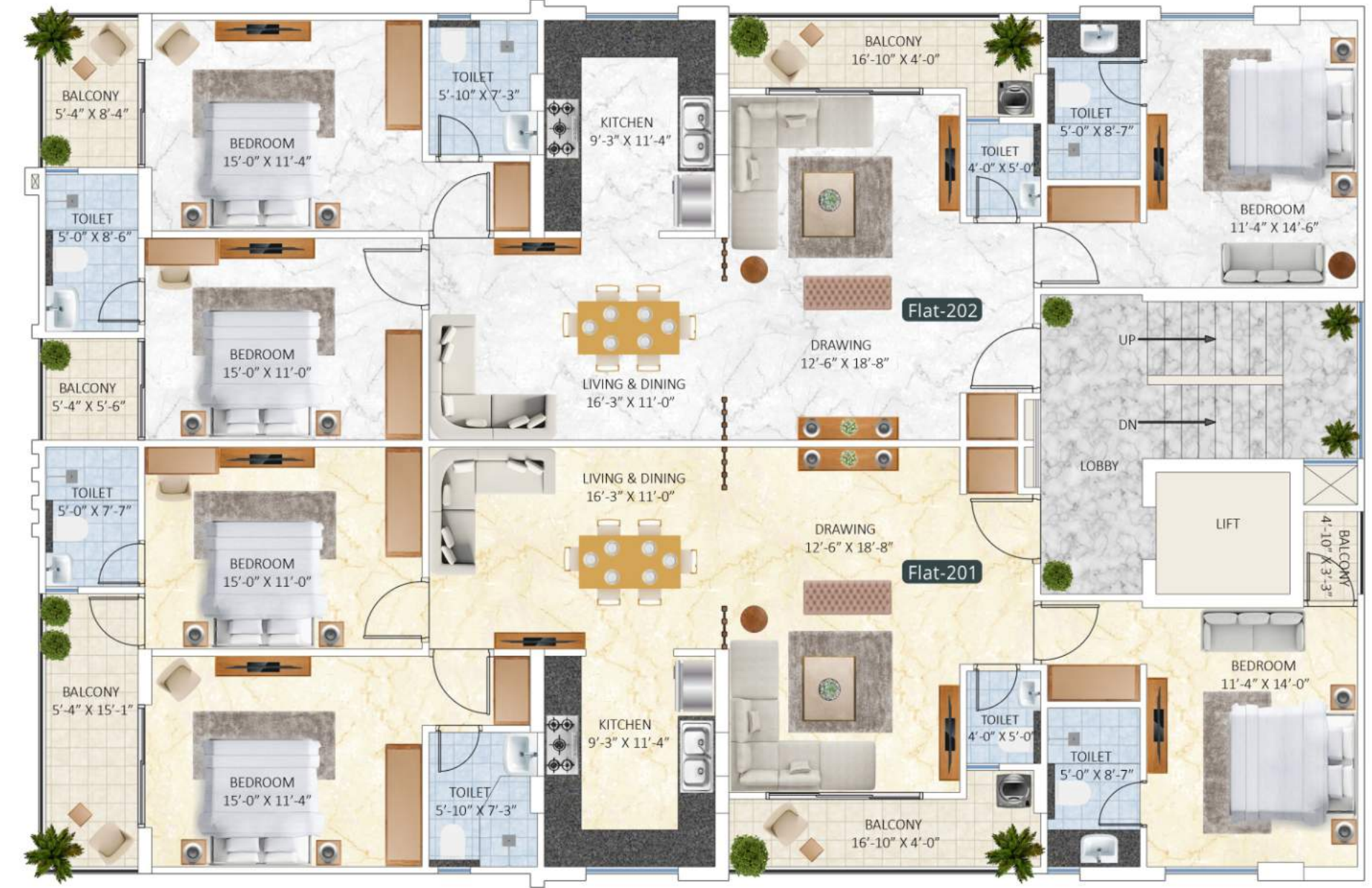


JANKI ROYALE



# TYPICAL FLOOR PLAN

ROAD 40 FEET WIDE



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# APARTMENT - 201

## 3 BHK



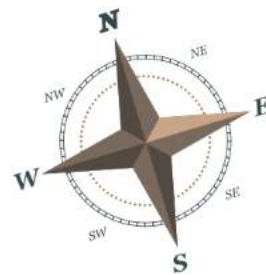
• All areas are in square feet.

SUPER BUILT UP AREA  
2063

BUILT UP AREA  
1548

CARPET AREA  
1311

BALCONY AREA  
146



# APARTMENT - 201

## 3 BHK



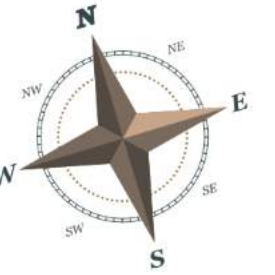
• All areas are in square feet.

SUPER BUILT UP AREA  
2045

BUILT UP AREA  
1534

CARPET AREA  
1321

BALCONY AREA  
126





## SPECIFICATIONS

- Earthquake resistant RCC structure
- Contemporary facade and elevation elements
- Energy efficient design
- Only 2 flats on each floor
- Abundant light & ventilation
- Underground water tank for additional storage
- Well designed main entrance gate
- Rainwater harvesting system



STRUCTURE

- Designer tiles flooring
- Wooden flooring in master bedroom
- False ceiling in complete flat
- POP finish on all walls & ceilings
- Premium quality paint on all walls and ceilings
- Glass railing in balcony area
- uPVC/Aluminium windows
- Premium quality designer laminated flush doors
- Designer fittings on doors and windows



APARTMENTS

- Designer wall tiles up to 7 feet height
- Ceramic tile flooring
- Premium quality sanitary ware
- Premium quality CP fittings
- Wall hung water closet with concealed cistern
- Counter wash basins with mirrors
- Grid false ceiling
- Half glass partition for shower
- Exhaust fan in all washroom



WASHROOMS

- Undercounter & overhead cabinets
- Premium quality chimney
- Granite working counters
- Double bowl stainless steel sink
- 2 feet tiles dado above counter
- Geyser and RO



KITCHENS & WATERSUPPLY

## SPECIFICATIONS

- AC copper wiring in drawing, dining and all bedrooms
- Premium quality wires and cables
- Premium quality modular switches & accessories
- Telephone wiring in each room
- DTH wiring in drawing room and all bedrooms
- Intercom/EPABX facility
- 1 KVA power back-up in each flat



ELECTRICAL

- Round the clock 4 tier security
- Guard room at main entrance gate
- 24 X 7 CCTV surveillance
- Access Control System at main entrance lobby
- Biometric lock on main door
- Video door phone in each flat



SECURITY

- Reticulated LPG system
- 100% power backup in common areas
- Multi-Dwelling Unit (MDU) for DTH
- Granite flooring in corridors & staircases
- 24 X 7 water supply in all flats through overhead tank



UTILITIES



COMMON AMENITIES

- Well equipped gymnasium
- Rooftop sit out area
- Interactive seating area
- Designer entrance lobbies
- Automatic elevator with ARD





Imbibing royalty with unbound customer satisfaction, Ganga Kotecha Group is creating ecosystems of pre – eminent standards and prime amenities giving rich experience of royal living since the past 15 years.

Our top most priority is your comfortable living as we have a strong belief that the thing that will last for a lifetime is experience and memories. Working up on this philosophy we boast to be the creators of some magnificent residential properties with top class amenities.

We are well focused on creating homes, memories and luxurious lifestyle for our esteemed and valuable clients rather than mere houses.



VARDHMAN APARTMENTS, Banipark



WESTERN HEIGHTS, Shyam Nagar



VARDHMAN RESIDENCY, Ajmer Road



VARDHMAN MAJASTEY, Shyam Nagar



CLASSIC RESIDENCY, Vaishali Nagar



ARIHANT PALM, Ajmer Road



ARIHANT ENCLAVE, Ajmer Road



ARIHANT RESIDENCY, Ajmer Road



AASTHA APARTMENTS, Nirman Nagar



ROYAL FLORENCE, Narayan Vihar



ROYAL AVENUE, Patrakar Colony



ROYAL CASTLE, Vaishali Nagar



ROYAL TATVAM, Patrakar Colony



ROYAL ESSENCE, Gandhi Path



ROYAL GRACIA, Mahaveer Nagar | RERA No. RAJ/P/2022/1917



ROYAL GRAVITAZ, Gandhi Path | RERA No. RAJ/P/2020/1339



ROYAL REGALIA, Gandhi Path | RERA No. RAJ/P/2017/152



ROYAL EMINENCE, Tilak Nagar | RERA No. RAJ/P/2020/1352



ROYAL EXOTICA, Gandhi Path | RERA No. RAJ/P/2019/1120  
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JANKI ROYALE, Babu Nagar | RERA No. RAJ/P/2022/1949

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CELEBRATING



— OUR FORTE —

- On time delivery
- Top-notch amenities
- Well planned layouts
- Wide range of properties
- Safe & secure environment
- Superior construction quality





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