

Developer:

SJD-PRESIDENCY HOMES LLP
(A CONSORTIUM ENTITY)



Corporate Address:

Royal Arcade, Unit No. - 526-532
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Site Address:

Plot No. 755, 755/4117
Nandankanan Road, Opposite HP Petrol Pump
Raghunathpur, Bhubaneswar, Odisha - 751024

LLP IN NO. - ABA-0098
GSTIN NO. - 21AERFS1444M1ZQ

ORERA REG. NO. - RP/19/2025/01392
ORERA Website - rera.odisha.gov.in

PROJECT APPROVED BY:



DISCLAIMER:

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- The external infrastructure facilities such as Trunk Roads, Electricity Supply, Drinking Water, Trunk Storm Water Drainage are to be developed by various Government agencies/ departments. If there is any delay or inconvenience due to non-availability of external infrastructure, the company shall not be held liable the same
- The rights of Buyers, in the common areas, facilities and amenities, will be limited to usage rights as per declaration deed to be filed in the due course of time as per Apartment Act and as per Agreement for Sale

ROYAL
PRESIDENCY
RAGHUNATHPUR, BHUBANESWAR



EXCLUSIVE
ROAD-VIEW
APARTMENTS



ONE-OF-A-KIND
SOUTH-EAST VIEW
APARTMENTS



PREMIUM
PARK-VIEW
APARTMENTS



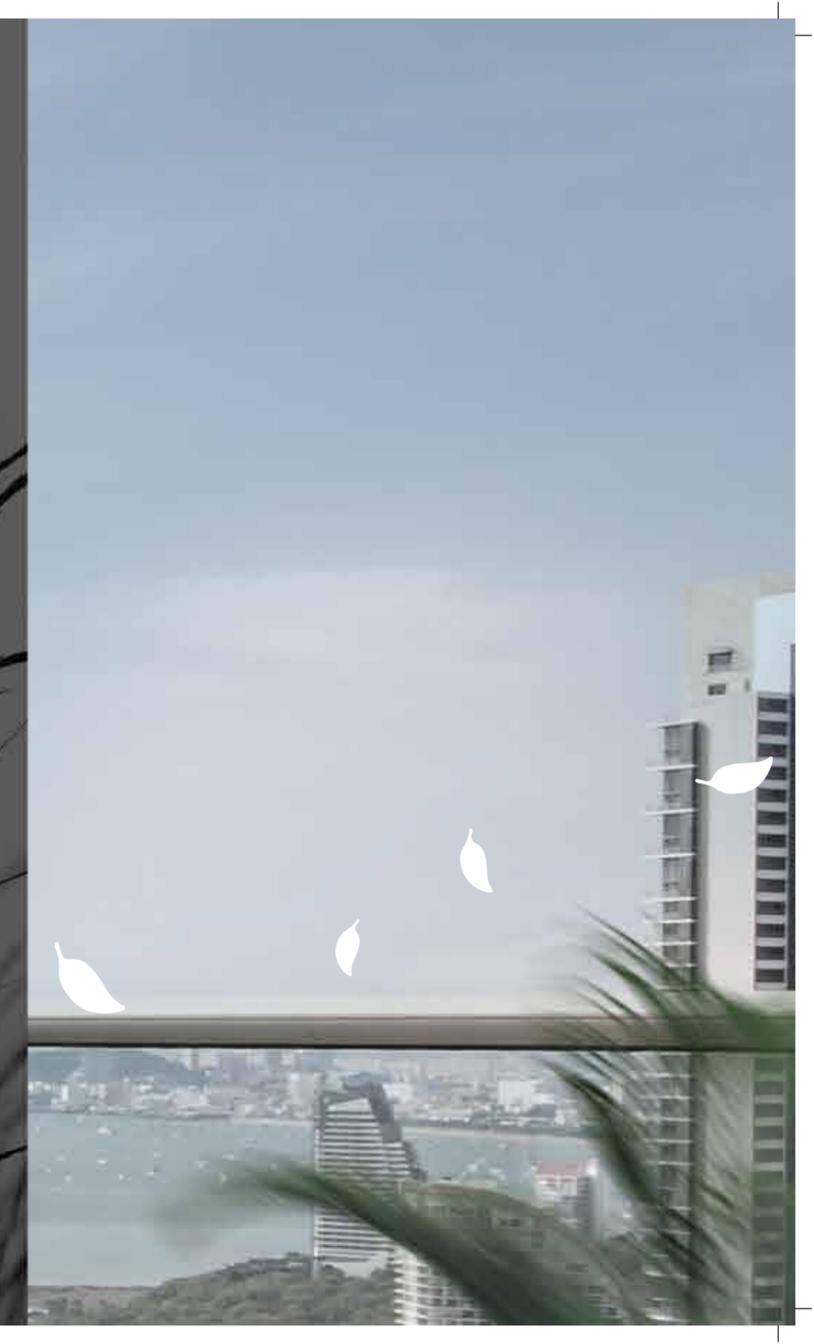
LAVISH
CLUB-VIEW
APARTMENTS

...IT'S ALL BEEN **SAID** AND **DONE** BEFORE

HOW ABOUT A VIEW
FROM AT LEAST THREE
BALCONIES OF YOUR HOME
THAT'S ABOVE ALL
THAT'S BEYOND EVERY
COMPARISON OR MEASUREMENT



A VIEW
THAT COVERS
EVERY ANGLE
IMAGINABLE...
JUST LIKE AIR



PRESENTING

ROYAL
PRESIDENCY

AIR-VIEW LIVING IN RAGHUNATHPUR, BHUBANESWAR





Artist's impression



Artist's impression

1.3 Acres of Space
High Resident-to-Openspace Ratio
Signature Tower
LB+UB+G+27
108 Curated Air-conditioned* Apartments

*In upgraded specification apartments only



WELCOME
AIR VIEW LIVING
BECAUSE WHEN
THE SKY IS ALWAYS SEEN
AT AN ARM'S DISTANCE

LUXURY WRAPS YOU LIKE AIR



AIR

THAT'S THE SOUND
OF COMFORTABLE LUXURY

AND WHEN YOUR HOME IS
SURROUNDED BY THE SKY
YOU'LL HEAR IT OFTEN

EXCEPTIONAL
LOCATION



WHEN CONNECTIVITY
IS IN THE AIR

THERE'S NO SPACE
FOR OBSTACLES IN
YOUR WAY



LOCATION HIGHLIGHTS

MISCELLANEOUS

- Royal Lagoon 2.0 kms
- Mani Tribhuvan 3.0 kms
- Z1 Apartments 3.2 kms
- KIIT Square 4.8 kms
- Infocity 6.5 kms
- Trisulia Bridge 8.5 kms
- Bhubaneswar Golf Club 8.7 kms
- Jayadev Vihar 12.4 kms
- Cuttack 13.0 kms
- Governor's House 14.8 kms

HOSPITALS

- Kalinga Institute of Medical Sciences 6.5 kms
- Apollo Hospital 9.3 kms

SHOPPING CENTRES

- Royal Arcade 2.0 kms
- Galaxy Mall 3.1 kms
- Reliance Fresh 3.1 kms
- V-Mart 4.0 kms
- Maruti Mall 4.7 kms

TRANSPORTATION

- New Bhubaneswar Railway Station 2.5 kms
- Patia Chowk Bus Stop 5.5 kms
- Upcoming Metro Railway Station 5.5 kms
- Bhubaneswar Railway Station (Master Canteen) 15.7 kms
- Biju Patnaik International Airport 17.1 kms

HOTELS

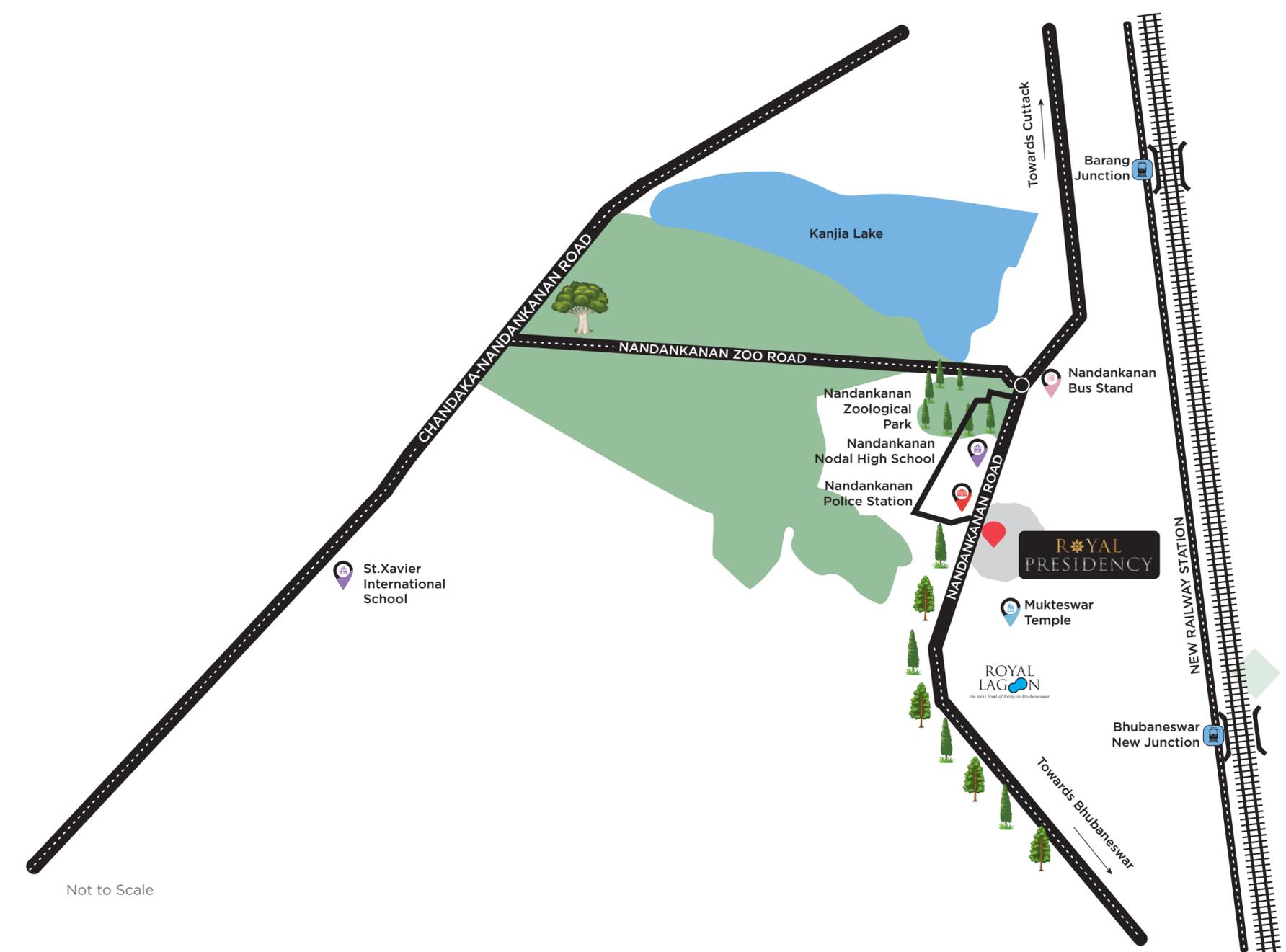
- Suryansh 9.6 kms
- Lemon Tree 10.0 kms
- Swosti Premium 10.2 kms
- Trident 10.9 kms
- Mayfair Lagoon 11.0 kms
- Welcomhotel by ITC 19.0 kms

SCHOOLS

- St. Xavier's International School 5.1 kms
- ODM Public School 6.6 kms
- Sai International School 7.0 kms
- Loyola High School 10.9 kms

COLLEGES

- Kalinga Institute of Industrial Technology (KIIT) 3.1 kms
- National Institute of Fashion Technology (NIFT) 5.7 kms
- College of Engineering Bhubaneswar 6.3 kms
- Utkal University 13.4 kms



Not to Scale

Source Google Map



PROJECT
OVERVIEW

MORE THAN ONE ACRE OF
ACTIVE ADVENTURE

At Royal Presidency, you'll never run out of ways to relish your leisure or engage in activities. Acres of space, waiting only for your grace to indulge in the exquisite amenities.

MASTER PLAN



Not to Scale



WELCOME COURT

- Gate Complex
- Guard Room
- Public Amenity
- ICT Room
- Drop-off Area
- Balinese Themed Landscape and Sculpture
- Feature Trees
- Arrival Court
- Arrival Water Feature
- Jogging Track
- Peripheral Planter
- Visitor Parking with Trellis
- Drop-off Feature Wall

ARRIVAL GARDEN

- Club Entrance Plaza
- Garden Frame Walls
- Garden Walkway
- Balinese Sculpture
- Pheripheral Green and Planters

PARTY COURT

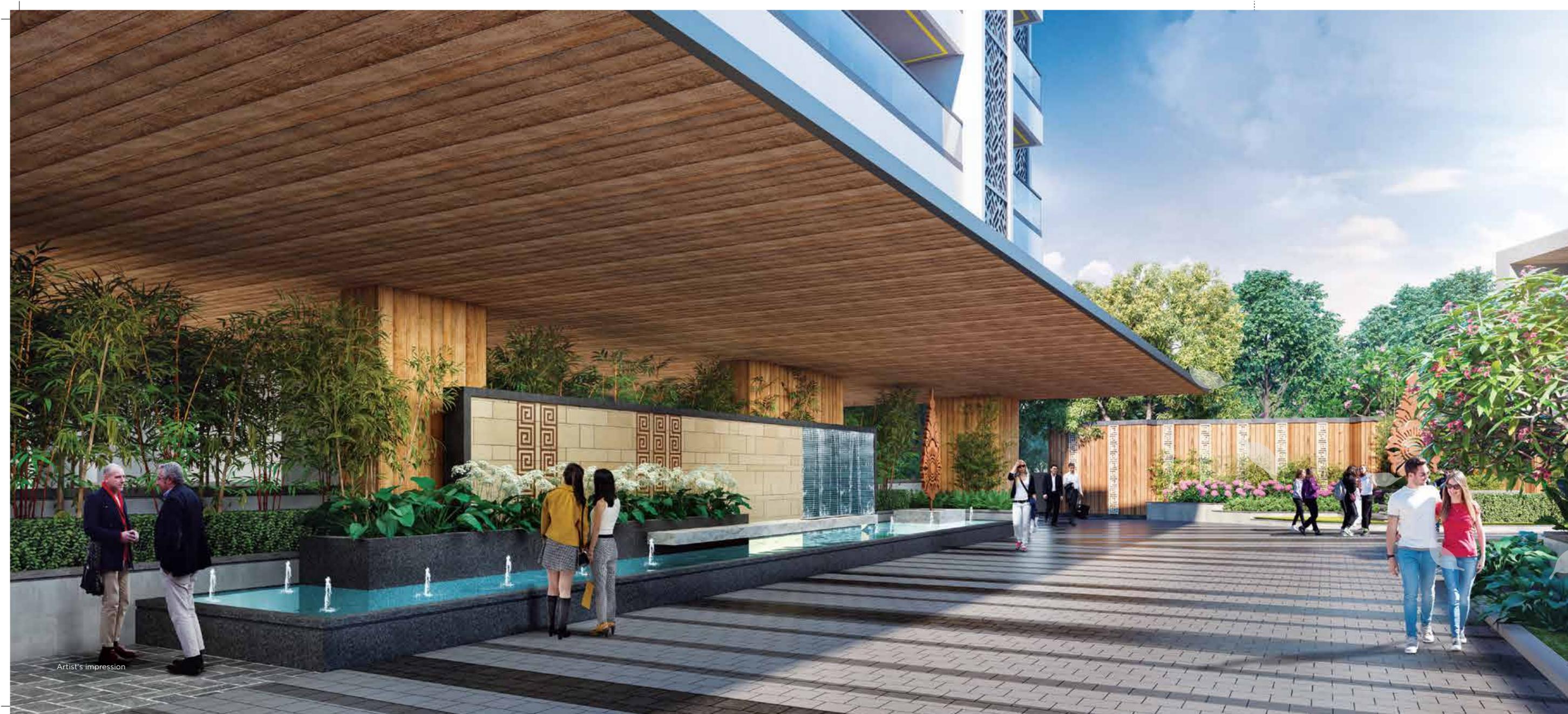
- Stepped Sit-out
- Multipurpose Lawn
- Walkway to Sports Area
- Pavilion
- Multipurpose Sports Court with Flood Light
- Open Sit-out
- Pheripheral Green and Planter
- Sports Viewing Gallery
- Banquet Spillover Walkway

SOCIAL GARDEN

- Temple
- Spiritual Court
- Kids' Play Area
- Parents' Seating Area
- Chess Court
- Satellite Kitchen
- Provisional Drive for Services
- Kitchen Drop-off
- Lawn
- Peripheral Green and Planters
- Walkway
- Yoga Lawn
- Gymnasium
- Infinity Swimming Pool & Kids' Pool



The Entrance Gate exudes an ever-welcoming invitation for every arrival

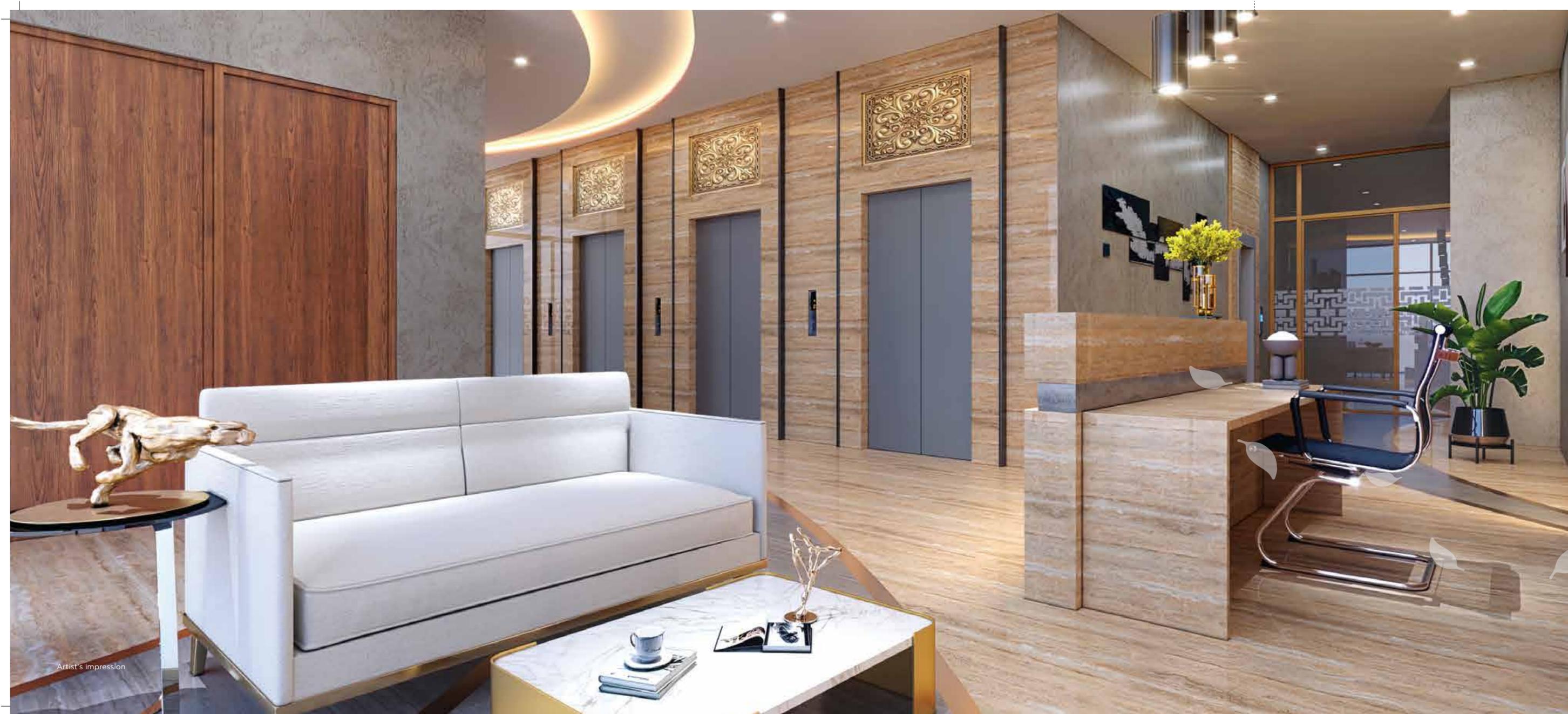


Artist's impression



Artist's impression

Alight in style as the sound of soothing tones induces freshness at the Drop-off Water Feature

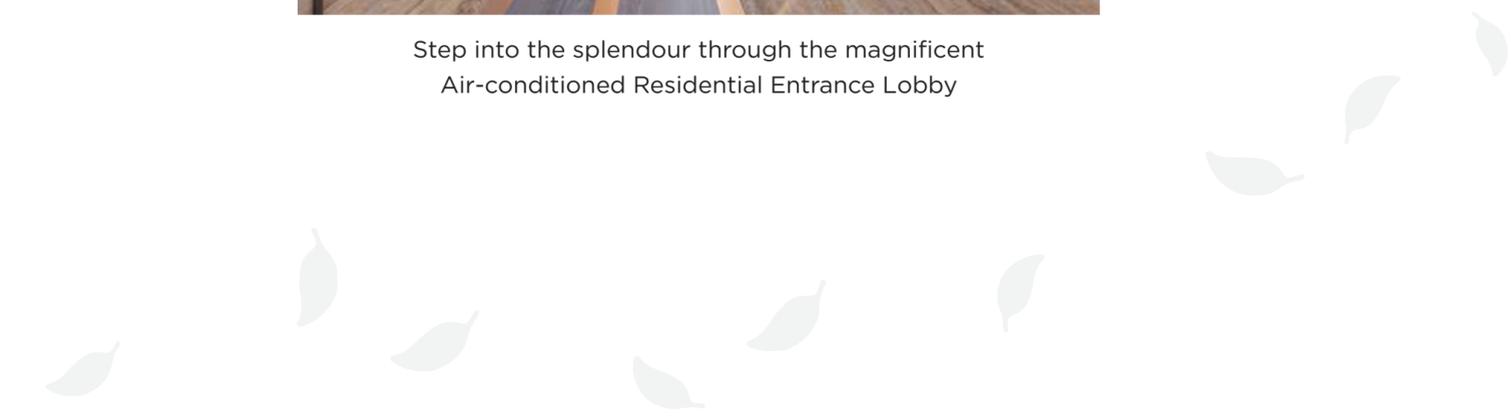


Artist's Impression



Artist's Impression

Step into the splendour through the magnificent
Air-conditioned Residential Entrance Lobby



The Royal Club

An SJ Initiative

CELEBRATIONS
ARE ALWAYS SUPREME

Infinity Swimming Pool & Kids' Pool | AC Gymnasium | AC Lounge
Isolation Room | Indoor Games | Assembly Hall with Kitchen

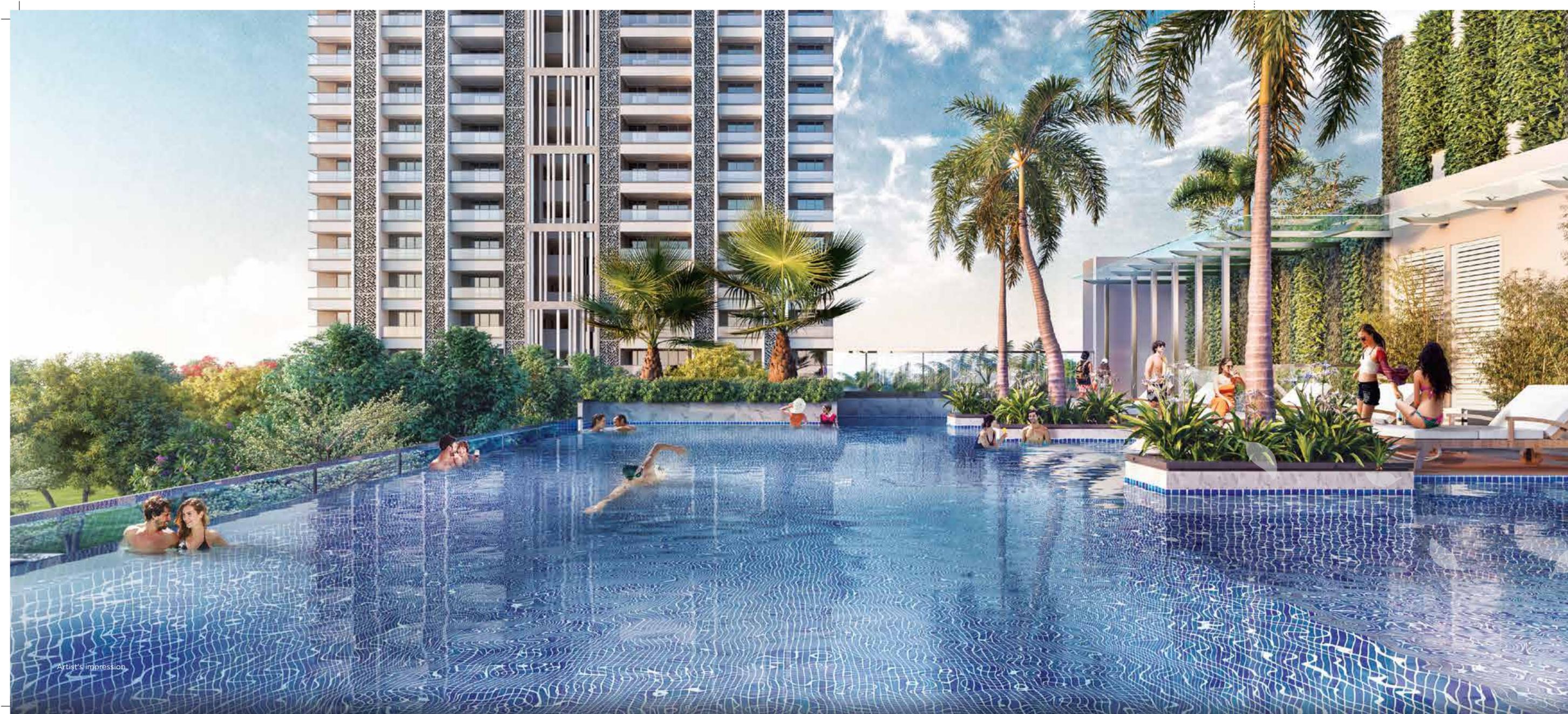


RECREATION AND LEISURE
ARE IN THE AIR

Parents' Seating Area | Stepped Sit-out | Yoga Lawn | Multipurpose Lawn
Stepping Stone Walk | Kids' Play Area | Chess Court | Jogging Track
Multipurpose Sports Court with Flood Light | Sports Viewing Gallery



Escape to endless fun and entertainment
with your loved ones at The Royal Club

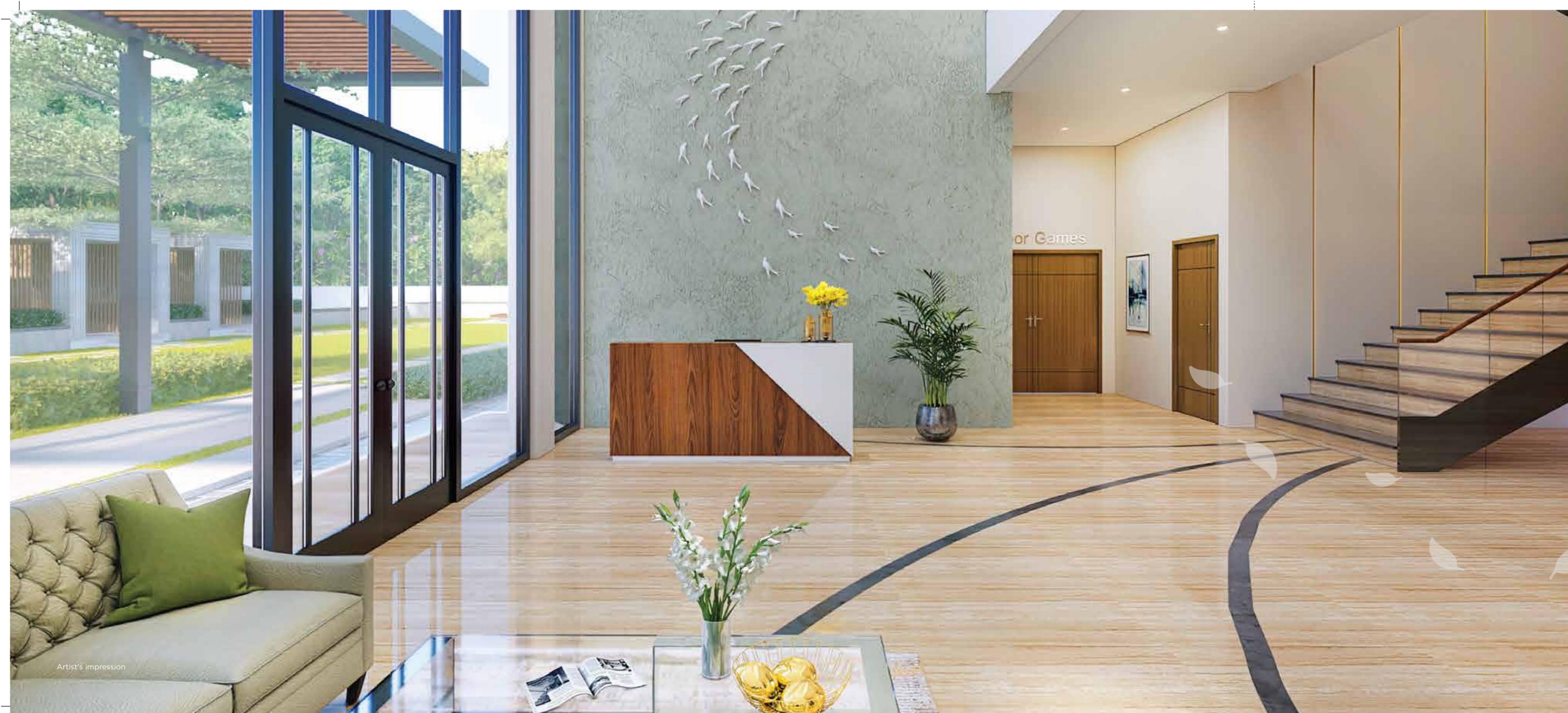


Artist's Impression



Artist's Impression

A vibrant blue breath of freshness engulfs you with every dip at the Infinity Swimming Pool



Artist's Impression



Artist's Impression

Arrive through The Royal Club Lobby and transform yourself with every session at the Gymnasium

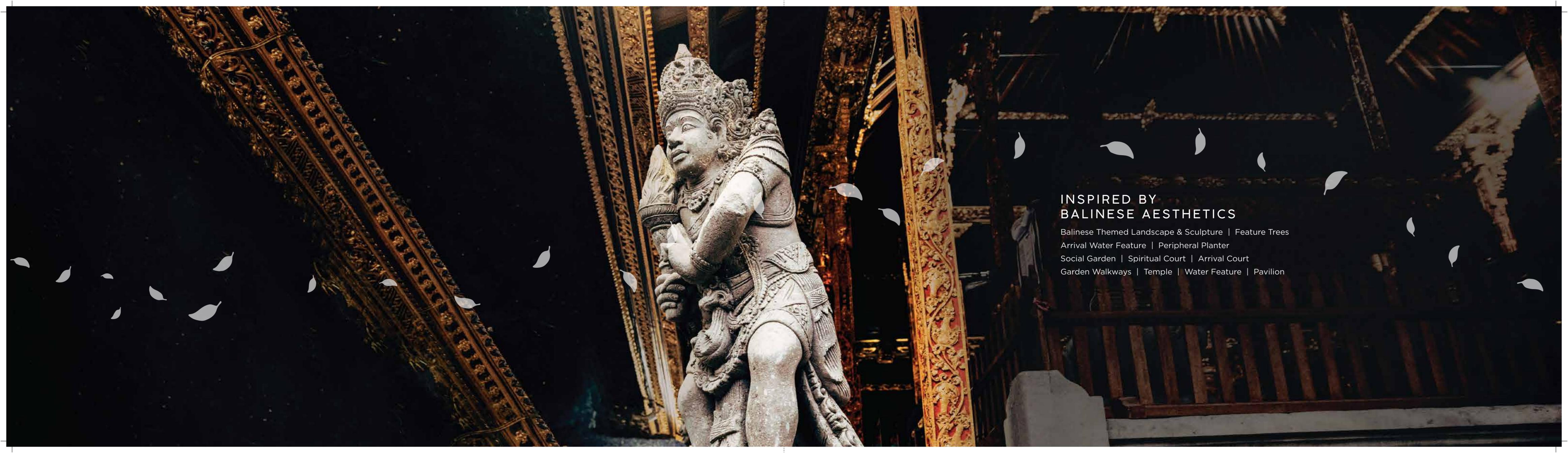


The Multipurpose Sports Court and Indoor Games Room will echo the joyous cheers of winning games

BALINESE INSPIRED
LANDSCAPE

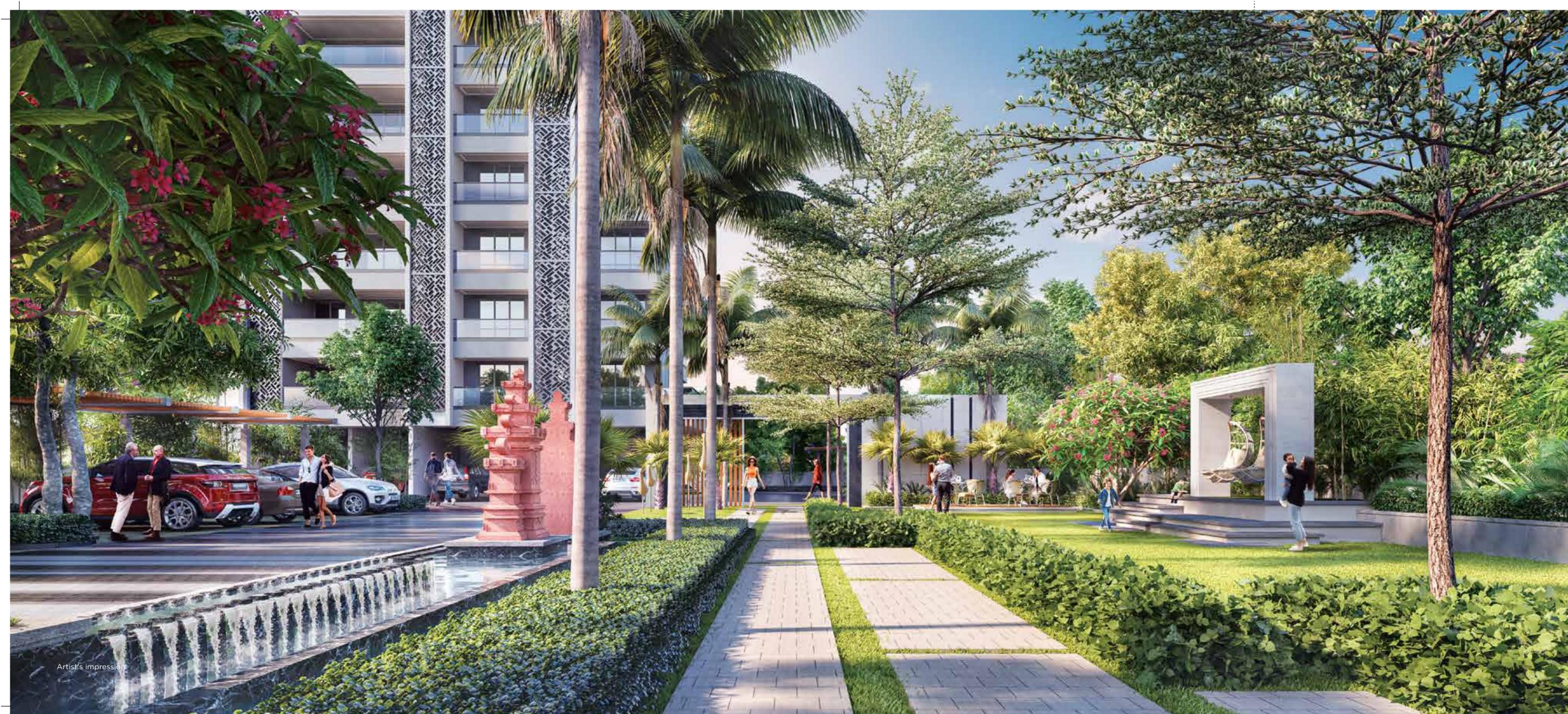
EXPERIENCE ECOPHILIC
LANDSCAPING

At Royal Presidency, your senses will be stimulated by the refreshing Balinese-inspired landscape and integration of greenscapes at every opportunity, forming a journey of jade that calms your mind and rejuvenates your physical health.



**INSPIRED BY
BALINESE AESTHETICS**

Balinese Themed Landscape & Sculpture | Feature Trees
Arrival Water Feature | Peripheral Planter
Social Garden | Spiritual Court | Arrival Court
Garden Walkways | Temple | Water Feature | Pavilion



Artist's Impression



Artist's Impression

Spend quality time at the Balinese Sculpture Garden with vibrant Kids' Play Area



Artist's impression



Artist's impression

Social hours will be more interesting with engaging conversations at the Social Garden



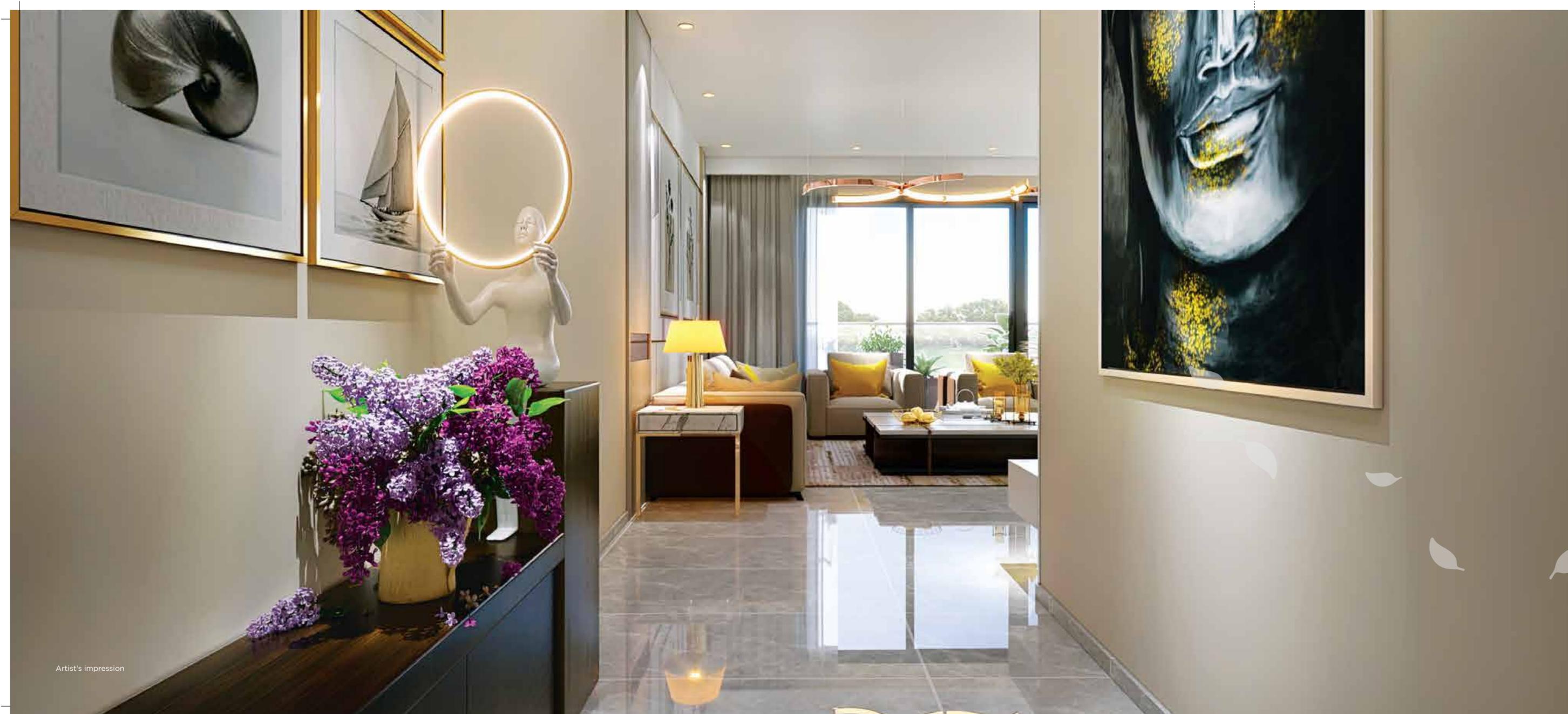
Landscaping takes to modern aesthetics with a beautiful Temple and Stepped Sit-out

PREMIUM
RESIDENCES



- 3 Sides Open
- 3-5* Balconies with each Apartment
- 180 Degree View
- French Doors
- AC-fitted Apartments*

*Based on apartment plans & specification

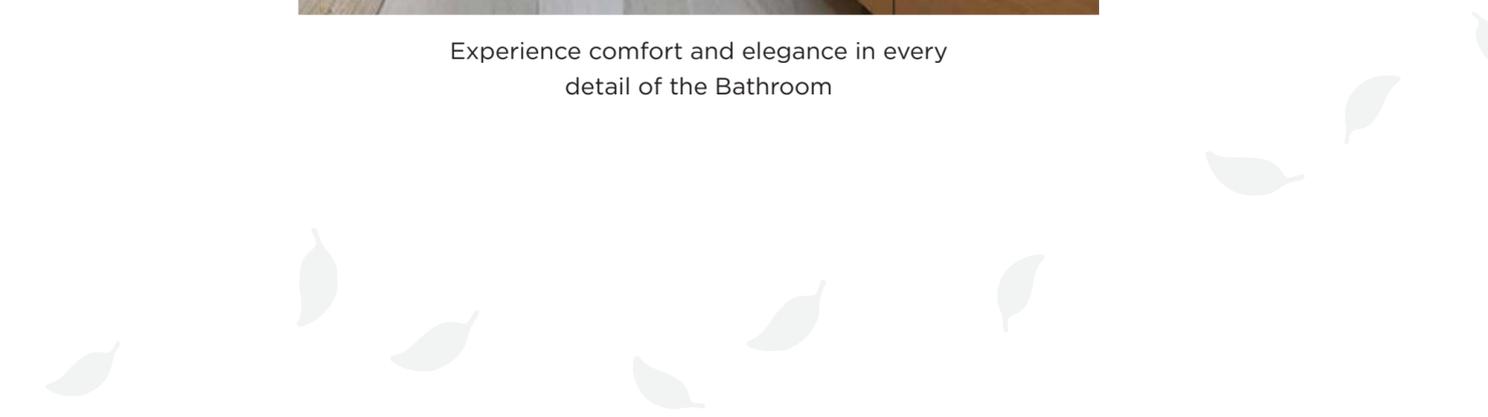


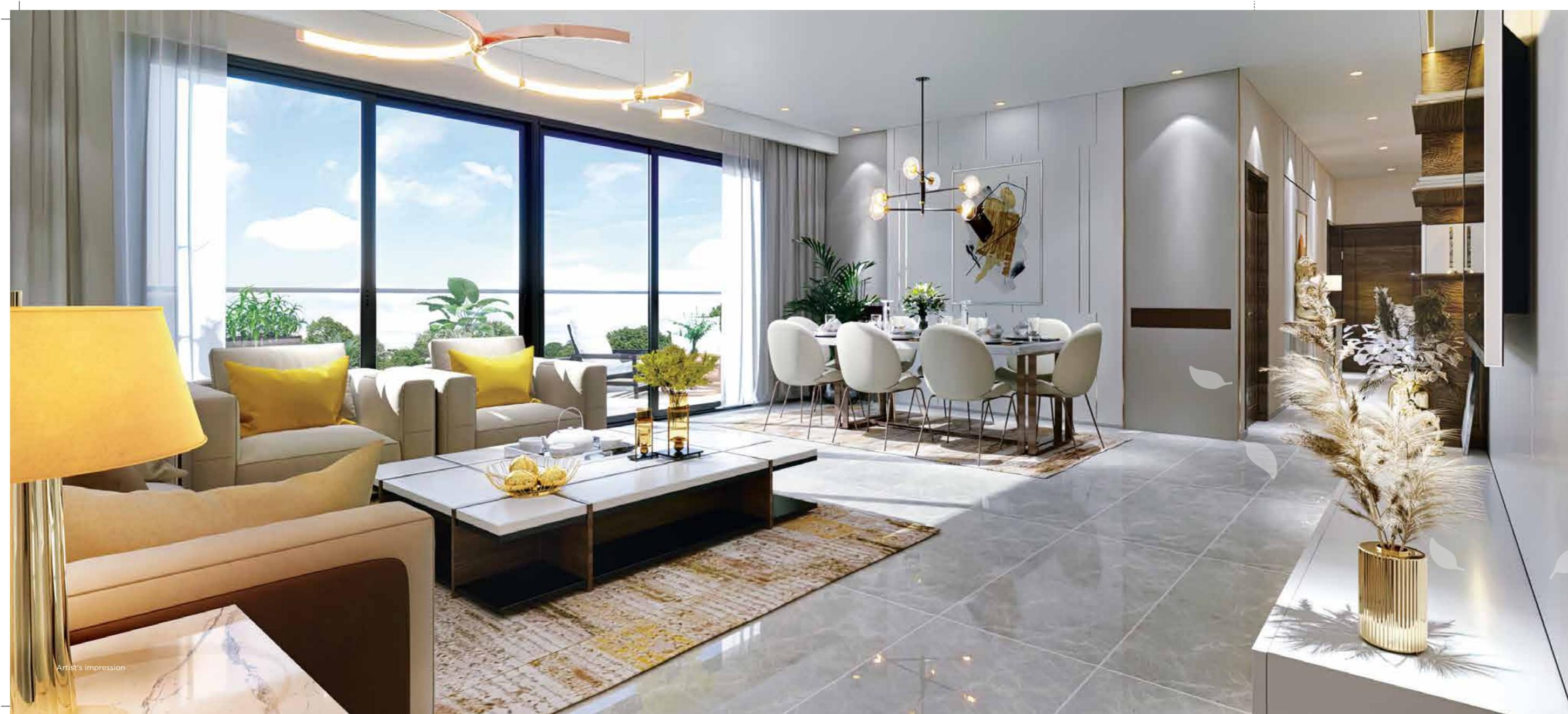
Artist's impression



Artist's impression

Experience comfort and elegance in every detail of the Bathroom



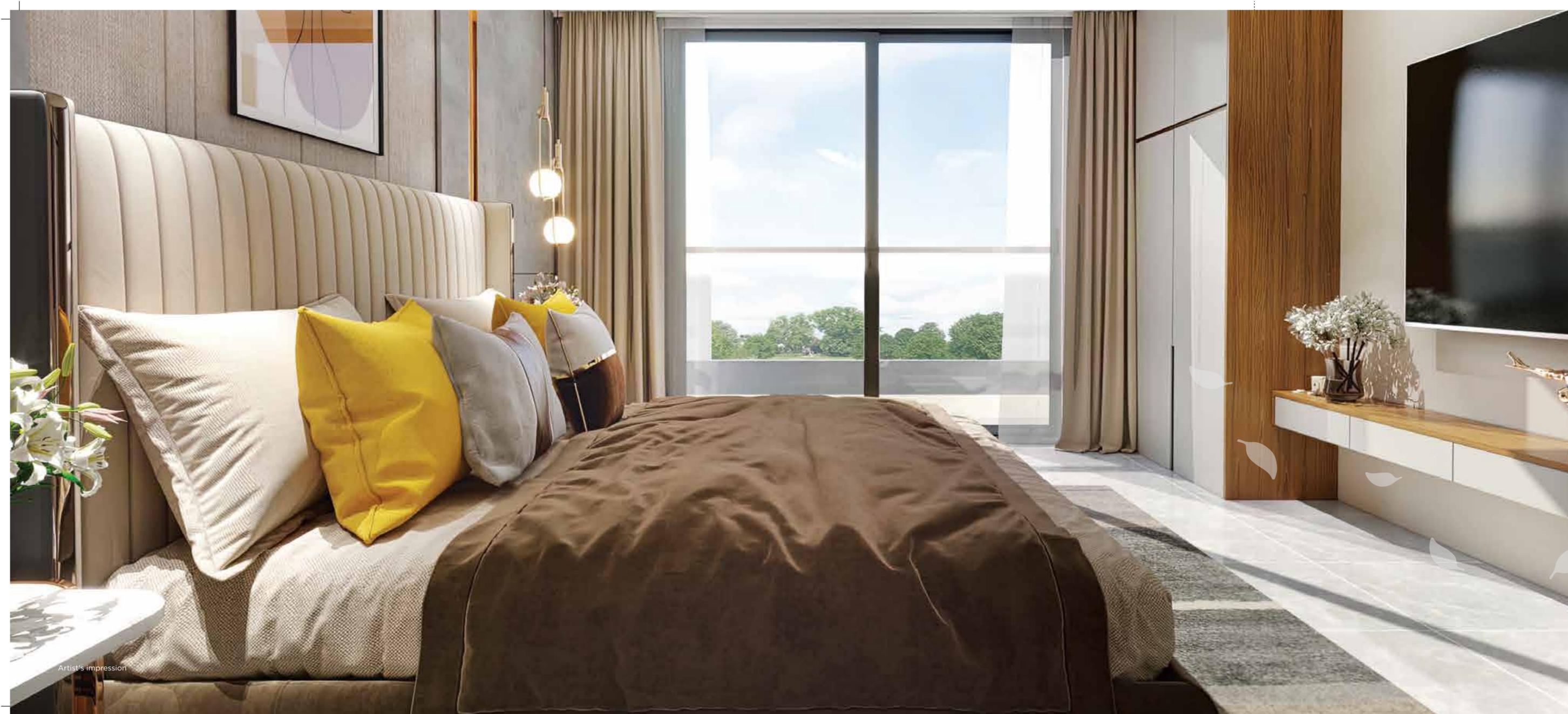


Artist's impression



Artist's impression

Craft delicious meals in your stylish Kitchen and relish them with family in the spacious Dining Room



Air and light will be frequent visitors to your Bedroom



Embrace iconic views
from your Balcony

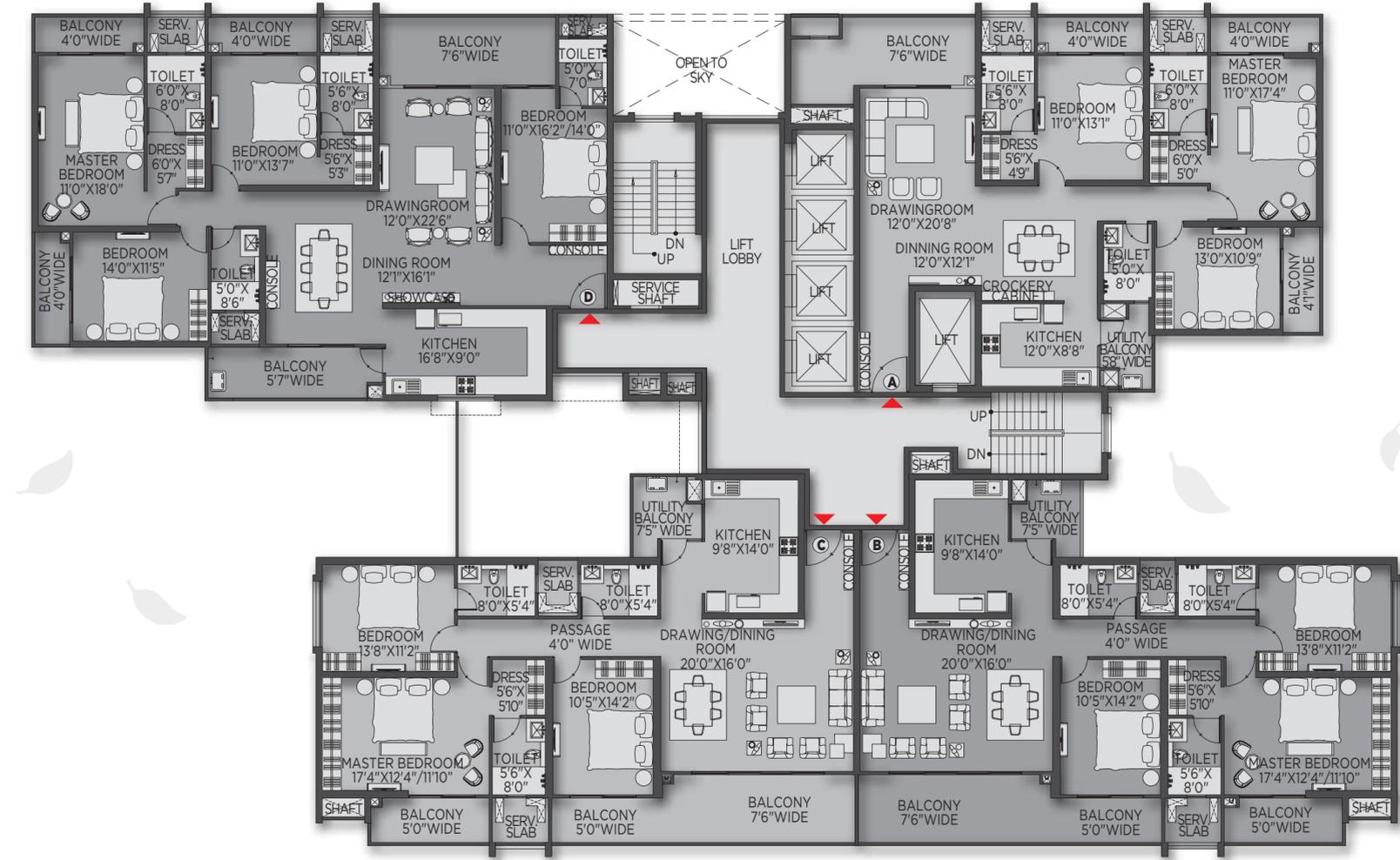
1ST FLOOR PLAN



UNIT NO.	UNIT TYPE	CARPET AREA (sq. ft)	BALCONY AREA (sq. ft)	BUILT-UP AREA (sq. ft)	TERRACE AREA (sq. ft)
A	3 BHK+3T	1324	331	1737	291
B	3 BHK+3T	1356	330	1780	453
C	3 BHK+3T	1356	335	1792	570
D	4 BHK+4T	1723	379	2213	935



2ND TO 27TH TYPICAL FLOOR PLAN



UNIT-A
2ND TO 27TH FLOOR
TYPICAL PLAN



UNIT NO.	UNIT TYPE	CARPET AREA (sq. ft)	BALCONY AREA (sq. ft)	BUILT-UP AREA (sq. ft) Chargeable Area
A	3 BHK+3T	1324	331	1737



UNIT-B
2ND TO 27TH FLOOR
TYPICAL PLAN



UNIT NO.	UNIT TYPE	CARPET AREA (sq. ft)	BALCONY AREA (sq. ft)	BUILT-UP AREA (sq. ft) Chargeable Area
B	3 BHK+3T	1356	330	1780



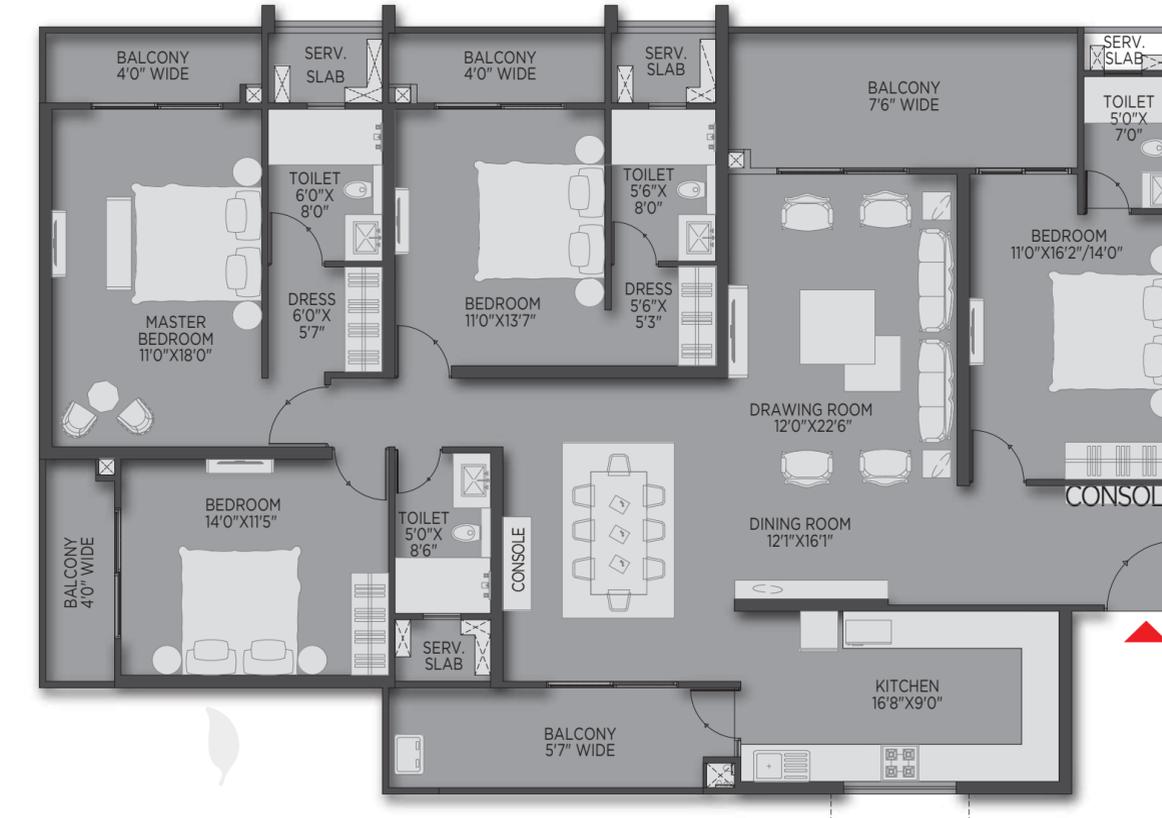
UNIT-C
2ND TO 27TH FLOOR
TYPICAL PLAN



UNIT NO.	UNIT TYPE	CARPET AREA (sq. ft)	BALCONY AREA (sq. ft)	BUILT-UP AREA (sq. ft) Chargeable Area
C	3 BHK+3T	1356	335	1792



UNIT-D
2ND TO 27TH FLOOR
TYPICAL PLAN



UNIT NO.	UNIT TYPE	CARPET AREA (sq. ft)	BALCONY AREA (sq. ft)	BUILT-UP AREA (sq. ft) Chargeable Area
D	4 BHK+4T	1723	379	2213



SPECIFICATIONS

Structure & Foundation	IIT-vetted earthquake resistance RCC frame structure with Alu-form technology
Building Envelope	Iconic tower with designer jali, meticulously designed with all RCC walls to be painted with mix of texture and weather coat paint
Flooring	Premium make Vitrified Tiles
Bed Room, Living-Dining, Kitchen Toilet & Balcony	Designer Ceramic Tiles
Wall Finish	Putty with Primer
Apartment Toilet Kitchen	Premium make Ceramic Tiles up to lintel height Designer Ceramic Tiles Dado up to 2' high from Counter Top Granite on the Counter top
Door	Factory make laminated door shutter and frame with Architrave Lock and accessories of reputed make
Frame & Shutters Hardware Fittings	
Window/Balcony Door	Aluminum powder coated with toughened glass of reputed make
Electrical	Premium make modular switches and accessories with FRLS wire AC electrical points in all bedrooms and hall
Wires/Fittings/Fixtures Air-conditioning	
Toilet	Reputed premium make
CP & Sanitary	
Staircase	Tiles IPS with iron nosing
Main Staircase Fire Staircase	
Railing	Glass with accessories M.S./S.S. Railing M.S./S.S. Railing
Balcony Service Balcony Staircase	
Plumbing (Toilet/Kitchen)	Reputed make CPVC pipe including hot & cold provision

Lifts	2 high-speed, 2 normal speed and 1 service lift(s) of premium make for minimal waiting time
Other Areas	
Ground Floor Lobby	Fully furnished AC arrival lobby with reception area Combination of Italian marble and vitrified tiles Combination of Stones, Granite, Vitrified Tiles, wall paneling and paint False ceiling with LED light fixtures and chandelier
Flooring Wall Ceiling	
Typical Floor Lobby	Designer Ceramic Tiles/Vitrified Tiles Putty/Primer/Paint Putty/Primer/Paint/Lights
Flooring Wall Ceiling	
The Royal Club	Fully furnished air conditioned spacious lobby with reception area his/her - toilet, lift, staircase, indoor games, isolation room air-conditioned assembly hall, pre-function verandah and satellite kitchen
Ground Floor	
1 st Floor	Fully equipped AC Multi-gym, Infinity Swimming Pool, Kids' Pool, large deck and changing room
Terrace	Outdoor furniture with softscape and hardscape

UPGRADED SPECIFICATIONS (OPTIONAL)

Toilet	Reputed premium make & upgraded model
CP & Sanitary	
Wall Finish	Premium make Ceramic Tiles, upto ceiling height
Shower Zone	Glass Panel/shower enclosure of reputed make
Modular Kitchen	Modular kitchen with inbuilt burner and chimney Provision for microwave oven and other electrical gadgets
Electrical	Split AC in all bedrooms and hall

FACILITIES



Air-conditioned Arrival Lobby in Residential Tower & Club



Rain Water Harvesting



Essential Power Back-up for Common Areas, Club & Apartments



EV Charging Point at Community Parking



Intercom Facility



Provisions for Wi-Fi in Apartments



Common Toilet for Staff at Main Entrance



Smart Billing System



Visitor Parking



Community Parking



Sewage Treatment Plant



Water Treatment Plant



Firefighting System with Sprinklers



Basement/Stilt Parking



CCTV Surveillance at Main Entrance, Club, Basement, Lifts & Lobbies



24x7 Manned Security



Boom Barrier at Main Gate



ICT Room



Waste Management Area



Laundromat

TEAM

ARCHITECTURAL CONSULTANT



STRUCTURAL CONSULTANT



MEP CONSULTANT



LANDSCAPE CONSULTANT



INTERIOR DESIGNER



BRAND CONSULTANT



DEVELOPER



Founded in 2004 has been emerged as the most preferred realty brand in Odisha for its classy developments in the large gated residential sector, Premium boutique properties and Commercial buildings. Within 20 years of its inception, SJ Developers has completed more than 1.6 million sq. ft of premium residential projects and further extended rich living experience to it's clients through professionally driven facility management services.



5000+
Happy Family Members

2000+
Happy Customers

9
Delivered Projects

1.6 Million sq. ft
of Construction Completed

1.9 Million sq. ft
of Construction is Ongoing

3 Million sq. ft
of Upcoming Projects

MILESTONE PROJECTS



ROYAL GARDEN



ROYAL HERITAGE



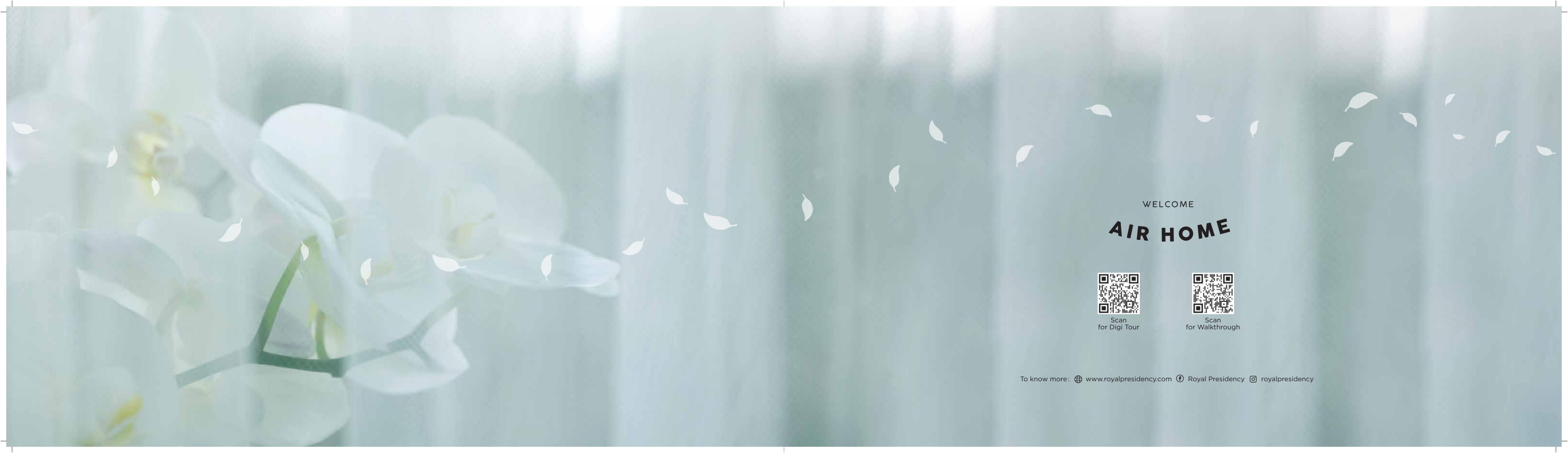
ROYAL HABITAT
the next destination housing



ROYAL LAGOON
the next level of living in Bhubaneswar



ROYAL AIKYAM



WELCOME

AIR HOME



Scan
for Digi Tour



Scan
for Walkthrough

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