



Site Address:

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*Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.*



TS RERA No:  
P02400003140



# Royal Palms

A Project by AAKANKSHA ORION

**REDEFINE THE WAY YOU LIVE**



**AAKANKSHA ORION  
HOMES**



Welcome to  
**Royal Palms by  
AO Homes**

A haven for your  
body and soul

Royal Palms is an ideal lifestyle experience for those who desire a relaxing and intimate environment away from the bustle and pollution of the city but still want to be close to the conveniences of an urban life.

Located in the heart of Shankarpally, this one acre development of 92 apartments is a perfect balance of carefully crafted living spaces, green spaces and a wide range of amenities that blend together seamlessly to create a peaceful and natural environment that will delight your senses every day.

## Experience an Idyllic Lifestyle



Imagine a short, 20-minute drive from your work that brings you home to a world of tranquil, which filters out all your stress and fatigue. Where you can unwind by simply strolling along the walking track that meanders around the vehicle-free open spaces or by relaxing at the pool with friends and family. Where you have a host of indoor and outdoor play facilities and gym to keep you active and healthy. Where lush green landscaping forms the canvas for creatively designed flower gardens, meditation spaces and social activity spaces to rejuvenate your mind and body. Where you can celebrate life's many joys and happy moments without leaving the comfort of your community.

Imagine life at the Royal Palms.



# MASTER PLAN LAYOUT



# MASTER PLAN GROUND FLOOR



## LEGEND

- |                        |                        |                         |                      |                  |
|------------------------|------------------------|-------------------------|----------------------|------------------|
| 1 Entrance Water Scape | 4 Kids Play Area       | 7 Basket Ball Post      | 10 Flower Garden     | 13 Walking Track |
| 2 Kids Pool            | 5 Badminton Court      | 8 Social Activity Space | 11 Outdoor Yoga Area |                  |
| 3 Park                 | 6 Cricket Practice Net | 9 Botanical Garden      | 12 Zen Garden        |                  |

# TYPICAL FLOOR PLAN



## TYPICAL FLOOR AREA STATEMENT

Unit Numbers	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Saleable Area	1500 SFT	1065 SFT	1035 SFT	1055 SFT	1045 SFT	1045 SFT	1055 SFT	1465 SFT	1110 SFT	1040 SFT	1035 SFT	1035 SFT	1035 SFT	1035 SFT	1040 SFT	1160 SFT



**AAKANKSHA ORION  
HOMES**

# FLOOR PLANS



West Facing | **3 BHK**

**1500 SQ.FT.**

Unit No. 1



East Facing | **2 BHK**

**1065 SQ.FT.**

Unit No. 2



East Facing | **3 BHK**

**1465 SQ.FT.**

Unit No. 8



East Facing | **2 BHK**

**1110 SQ.FT.**

Unit No. 9



# FLOOR PLANS



West Facing | **2 BHK**

**1040 SQ.FT.**

Unit No. 10



East Facing | **2 BHK**

**1035 SQ.FT.**

Unit No. 11



West Facing | **2 BHK**

**1160 SQ.FT.**

Unit No. 16



MULTIPURPOSE HALL



GYM



INDORE GAMES



# A M E N I T I E S



**Entrance Water Scape**



**Kids Pool**



**Park**



**Kids Play Area**



**Badminton Court**



**Cricket Practice Net**



**Basket Ball Post**



**Social Activity Space**



**Botanical Garden**



**Banquet Hall**



**Indoor Games Room**



**Air-Conditioned Gym**



**Flower Garden**



**Outdoor Yoga Area**



**Zen Garden**



**Walking Track**



## Key Attractions

- Located in the lively town of Shankarpally, just a 20-min drive from the Financial District, Gachibowli and Kokapet business districts.
- Beautiful, scenic views in all directions
- Fully Vaasthu compliant floor plans
- Wide range of amenities catering to all ages
- Vehicle-free podium and ground area for a safe and peaceful environment
- Pollution-free green surroundings
- Proximity to several reputed schools
- Convenient access to 150 ft main road
- Secure gated community with CCTV surveillance

# S P E C I F I C A T I O N S



## STRUCTURE

RCC framed structure, 9" thick outer walls and 4.5" thick internal walls with red bricks



## PLASTERING

Cement plaster coat with smooth finish for internal and external walls & ceiling.



## PAINTING

**Internal Walls:** Two coats putty, one coat primer and two coats of premium emulsion paint of Asian Paints brand or equivalent.  
**External Walls:** Combination of texture/smooth finish as per architectural specifications and two coats of exterior grade paint of Asian Paints brand or equivalent.



## FLOORING

600mm X 600mm premium vitrified tiles in Living, Dining, Kitchen and Bedrooms. Premium ceramic tiles in Toilets with dado up to 7' height.



## DOORS

**Main Doors:** Hardwood frame with veneer finished flush shutters fitted with hardware of reputed make  
**Internal Doors:** Hardwood frame with flush shutters fitted with hardware of reputed make



## WINDOWS

Branded UPVC windows with safety grills



## KITCHEN

Granite platform with stainless steel sink and provision for municipal water and borewell water. Provision for fixing water purifier. Premium ceramic tile dado up to 2' height above Kitchen platform.



## SANITARY AND CP FIXTURES

Sanitary and CP fittings of reputed make in Dining Area and Bedroom Toilets. CPVC pipes for plumbing. Provision for geyser and exhaust.



## ELECTRICAL

- » Three phase supply for each unit.
- » Individual meters boards, distribution boards and MCBs of premium make.
- » Concealed wiring of Polycab or equivalent make.
- » Premium modular switches.
- » Power outlets for cooking range,
- » Chimney, microwave, refrigerator and TV.
- » Power outlets for split ACs in Living and all Bedrooms.
- » Power outlets for geysers in all bathrooms.



## WATER PROOFING

For all Toilets and wash areas.



## RAILING

MS railing for staircases and balconies



## CABLE TV

Provision for cable connection in Living and Master Bedroom.



## TELEPHONE POINTS

Telephone point in Living area.



## INTERNET

Provision for Wifi Internet connection.



## ELEVATORS

3 Elevators of 6 passengers capacity of reputed make.



## PARKING

One assigned car parking space for each unit.



## POWER BACKUP

DG power backup for light and fan points in Living, Bedrooms, Kitchen, Bathrooms, Common areas, Amenities areas & for Elevators.



## SECURITY

Security post at the entrance & CCTV cameras for Parking and Common Areas.



## ELECTRICAL FENCING

Powered fencing all along the compound wall.



## FIRE SAFETY

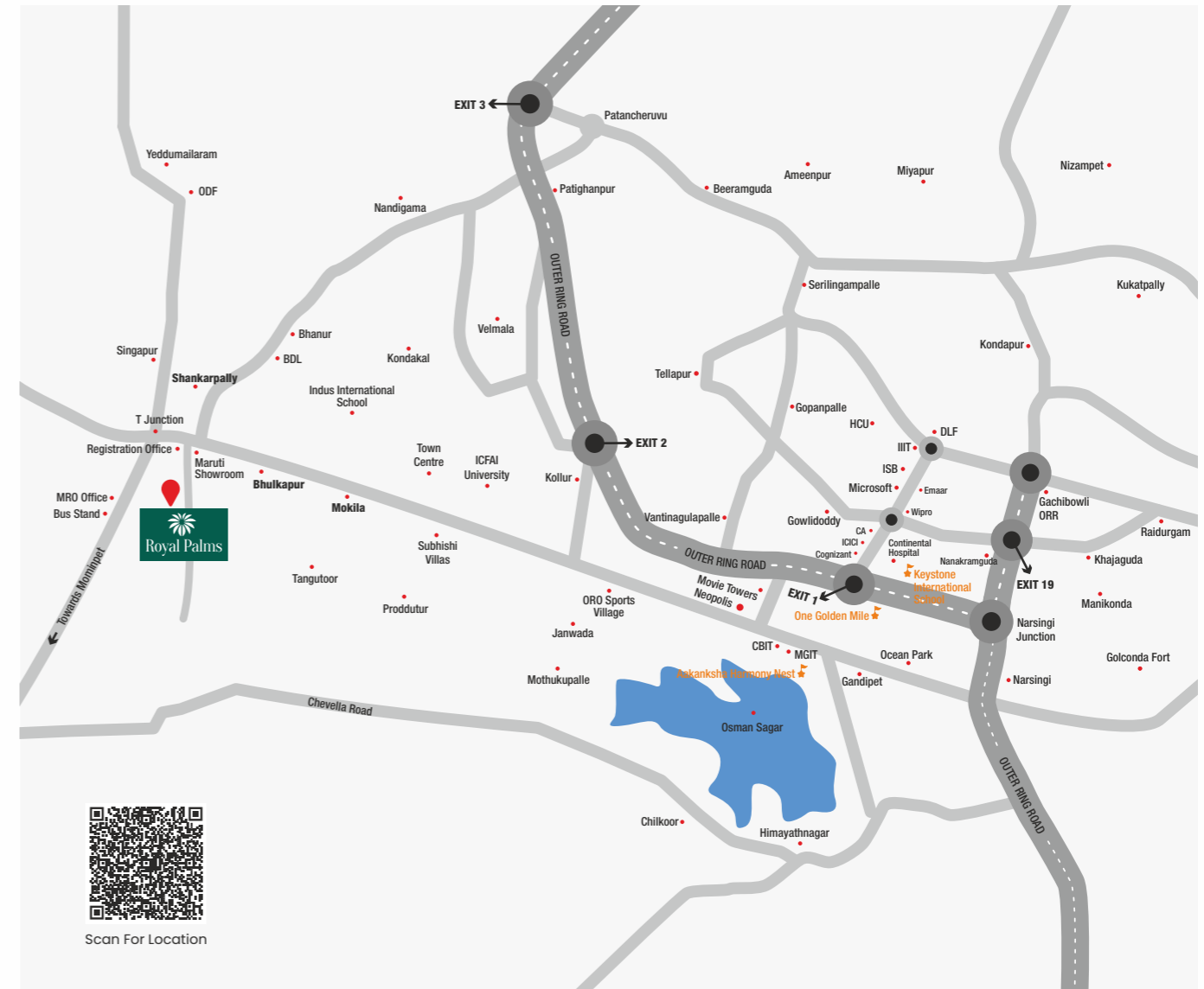
Fire systems will be provided as per Fire Department norms.



## LANDSCAPE AND HARDSCAPE

Aesthetically designed landscape and hardscape along with walking path, activity zones, children play area etc.

# LOCATION MAP



Location	Travel Time	Location	Travel Time
BDL	10 min	Gandipet	20 min
Indus International School	10 min	Financial District	25 min
ODF	10 min	Madhapur	40 min
Outer Ring Road	20 min	Airport	45 min
Mumbai Highway	20 min		