

# Royal Avenue

*Your Trust is Our Promise*

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Royal Avenue offers a tranquil living experience with a range of amenities for residents. The community features a variety of amenities such as a landscaped gardens provide a place to relax, unwind, and socialize with neighbors. The infrastructure is carefully planned with well-maintained roads, sidewalks, entrance gate and lighting, ensuring residents' safety. Overall, this development project provides a luxurious and comfortable lifestyle in a peaceful suburban setting, promising to be an idyllic retreat for its residents.



# Location Map (Not to scale)

"Royal Avenue captures the beauty and greatness of the city while making a modern and comfortable place to live that meets all your needs. It's in the city's fastest-growing area, so you'll have easy access to everything you need, yet you can still enjoy a peaceful and calm home."



• Airport	9.3 km
• Khapri Metro Station	4.8 km
• Railway Station	17 km
• MIHAN	4.7 km
• NCI	1.8 km
• AAIMS	3 km
• Suretech hospital	2 km
• Midas Hospital	3.3 km
• IIM-N	3.18 km
• NLU	7.4 km
• St. Vincent Pallotti college	2.6 km
• ISKON IVCC	1.7 km
• Le Meridien	4.7 km
• Vrindavan City	0.86 km
• Jamtha Village	0.5 km
• VCA Jamtha	1.3 km
• Zero Mile	16.37 km



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Site Address: Royal Avenue, Kh.No.- 141/1, P.h. No.- 72, Mouza-Kotewada, Tah.-Hingna, Dist.-Nagpur



Entrance Gate



Paradise Garden

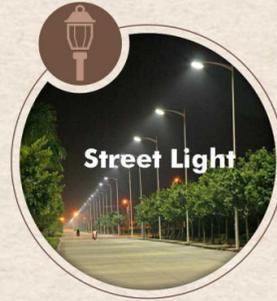
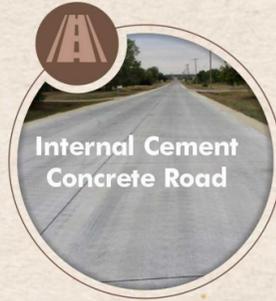


"Royal Avenue aspires to embody the grace and magnificence of the city, crafting a contemporary and inviting residential haven that fulfills your every desire. Nestled in the burgeoning heart of the metropolis, it grants you entry to all the essential urban amenities, all the while cradling you in the tranquil embrace of your own serene sanctuary."



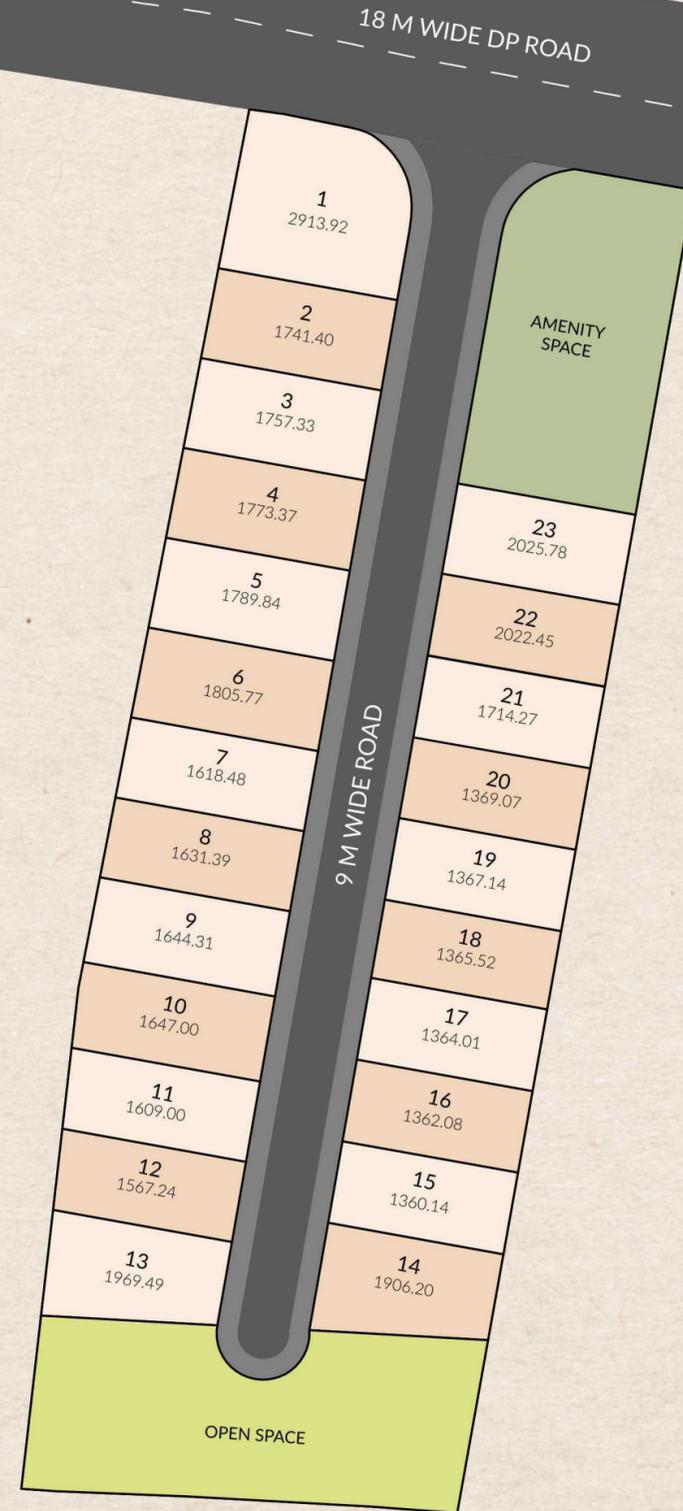
# Area Statement

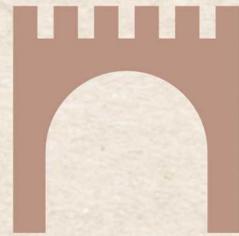
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PLOT NO.	AREA(sqft)	FRONTAGE(FT)	DEPTH(FT)	FACING
1	2913.92	36.62	57.71	EAST & NORTH
2	1741.40	29.53	59.25	EAST
3	1757.33	29.53	59.78	EAST
4	1773.37	29.53	60.34	EAST
5	1789.84	29.53	60.90	EAST
6	1805.77	29.53	61.42	EAST
7	1618.48	26.25	61.91	EAST
8	1631.39	26.25	62.40	EAST
9	1644.31	26.25	62.90	EAST
10	1647.00	26.25	62.11	EAST
11	1611.05	26.25	60.50	EAST
12	1569.18	26.25	58.93	EAST
13	1969.49	30.61	57.09	EAST
14	1906.20	36.62	57.55	WEST
15	1360.14	23.62	57.61	WEST
16	1362.08	23.62	57.61	WEST
17	1364.01	23.62	57.71	WEST
18	1365.52	23.62	57.78	WEST
19	1367.14	23.62	57.84	WEST
20	1369.07	23.62	57.91	WEST
21	1714.27	29.53	58.60	WEST
22	2022.45	34.78	58.11	WEST
23	2025.78	34.78	58.20	WEST

# Layout Plan





# ROYAL FORT

DEVELOPERS

Office Address: M-16, Behind Tatya Tope Hall, Tatya Tope Nagar,  
Laxminagar, Nagpur, Maharashtra-440015

[info@royalfort.co](mailto:info@royalfort.co)

Bank finance available from all nationalised banks like  
**SBI, PNB, HDFC etc.**

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Contact For Enquiry



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