



Promoter :



AUM
Asset and Projects
(We build your dream home)

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Associates :



OM Developers & Builders Pvt. Ltd.
(We build your dream home)

Plot no -147, Om Tower 3rd floor,
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Mob. : +91 9132152166, 9437601576

Consultant :



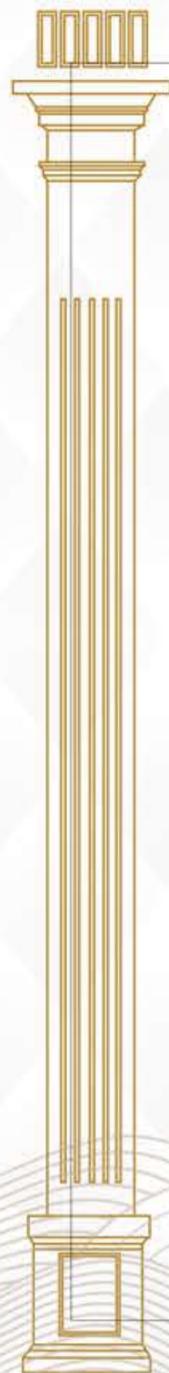
MKSR
ASSOCIATES PRIVATE LIMITED
HIG A/19, Lingaraj Vihar
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Embark into the world of premium & grandiose Adventure...

Crafting the extraordinary.

OM ROYAL by Aum Assets is the epitome of Urban elegance. Curated for connoisseurs of luxury, who cherish opulence and exquisite taste. It epitomizes genre and radiate royalty entwined with sophistication. A paragon & Pinnacle of enduring elegance who value the finer nuances of Life and discerning luxury.





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OM ROYAL - Iconic Abode of Blissful Living.

The dream and aspiration of home ownership has always felt like an untapped treasure, waiting to be discovered. It's time to ignite that dream and bring it to life. What set OM ROYAL apart is its unwavering commitment to quality, style & redefined luxury living. Our constructions are masterpieces of modern unique tapestry, tailored to bring your vision of home to life. All spacious apartments are meticulously crafted for those who crave for perfect blend of elegance & solace.

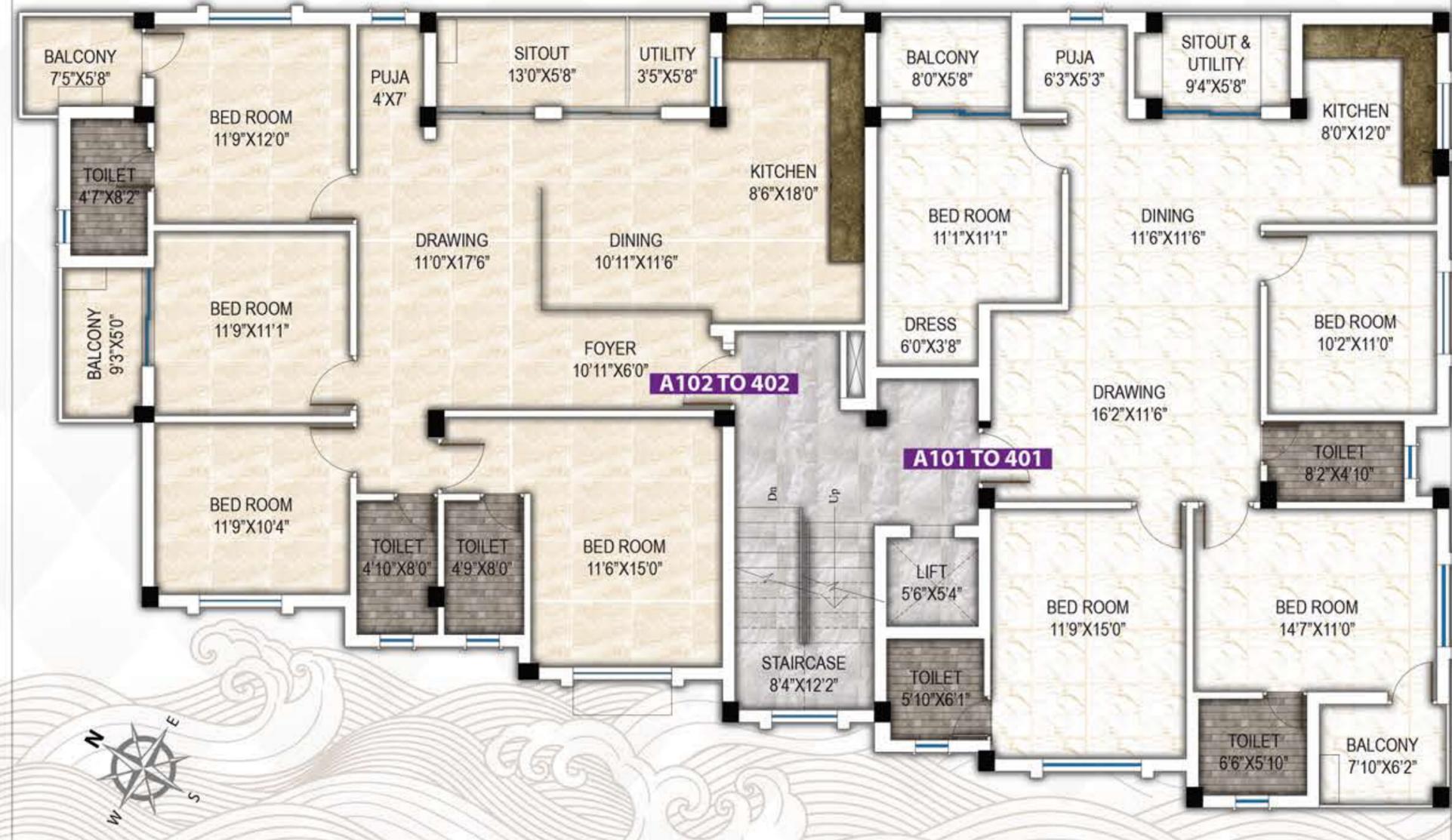
G.A. CUM STILT FLOOR PARKING Plan



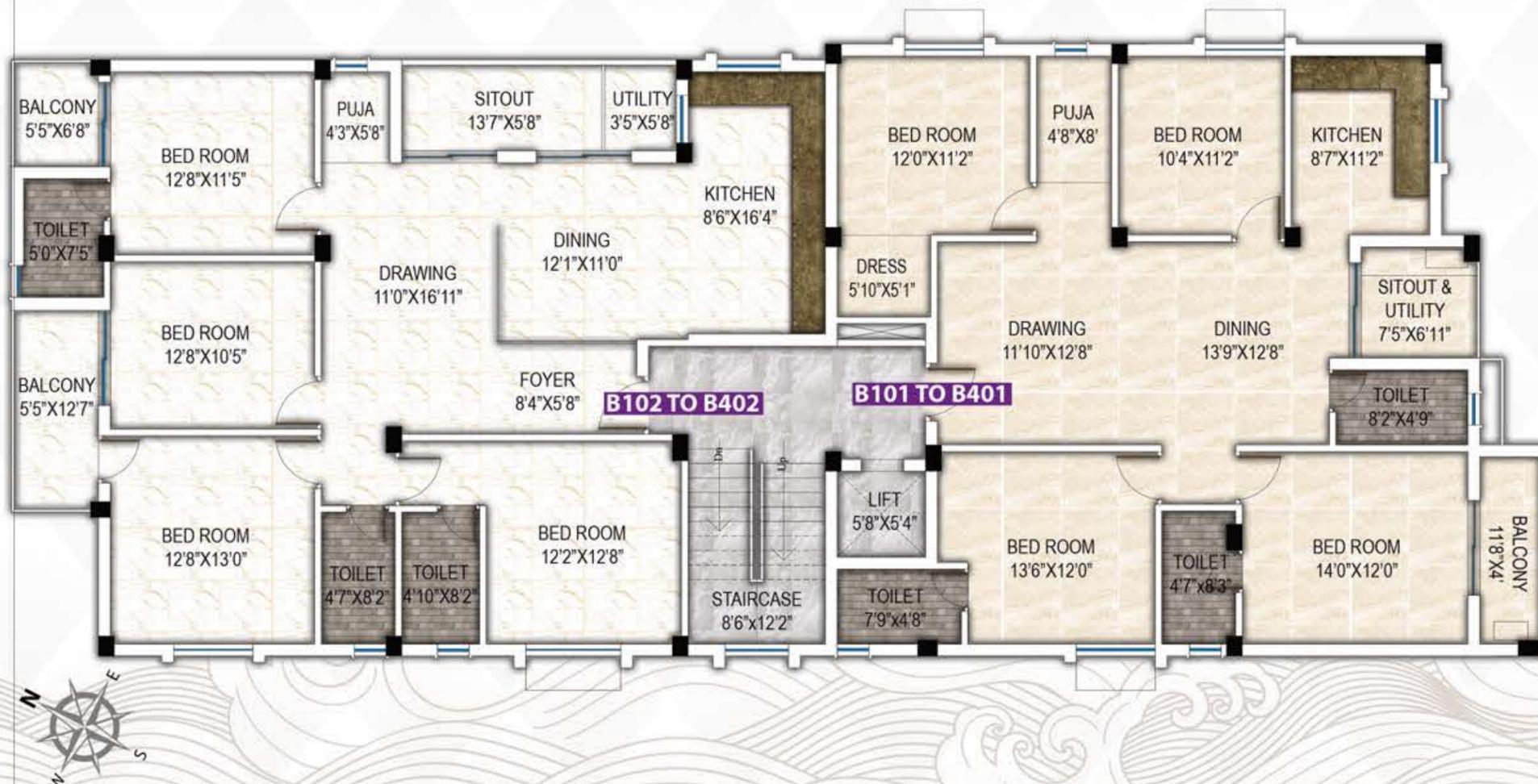
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TYPICAL FLOOR PLAN (BLOCK : A)



TYPICAL FLOOR PLAN (BLOCK : B)



ISOMETRIC View

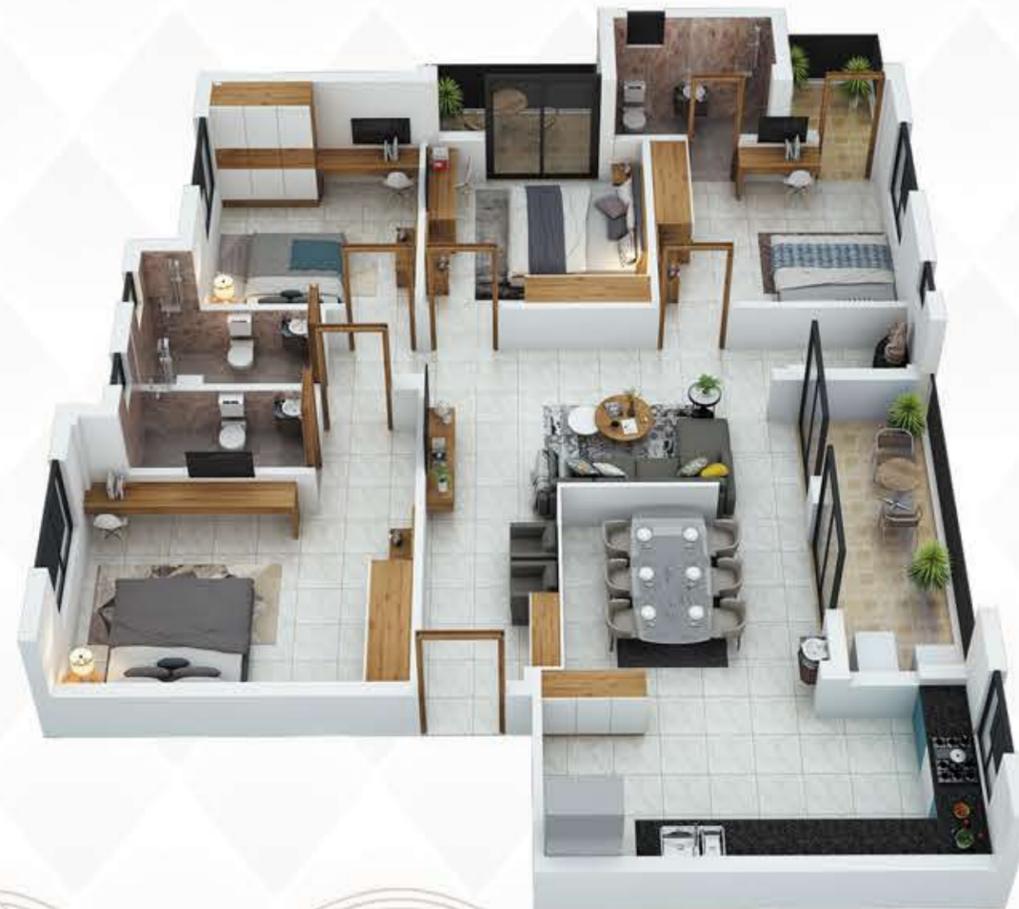


BLOCK - A : A101 TO A401

Flat No.	Type of Flat	Carpet Area	Balcony Area	BUA	SBA
A101 to A401	4 BHK	1214 Sq.ft	142 Sq.ft.	1499 Sq.ft	2099 Sq.ft

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ISOMETRIC View



BLOCK - A : FLAT NO. A102 TO A402

Flat No.	Type of Flat	Carpet Area	Balcony Area	BUA	SBA
A102 to A402	4 BHK	1327 Sq.ft	182 Sq.ft.	1644 Sq.ft	2301 Sq.ft

ISOMETRIC View



BLOCK - B : FLAT NO. B101 TO B401

Flat No.	Type of Flat	Carpet Area	Balcony Area	BUA	SBA
B101 to B401	4 BHK	1242 Sq.ft	96 Sq.ft.	1476 Sq.ft	2066 Sq.ft

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ISOMETRIC View



BLOCK - B : FLAT NO. B102 TO B402

Flat No.	Type of Flat	Carpet Area	Balcony Area	BUA	SBA
B102 to B402	4 BHK	1320 Sq.ft	199 Sq.ft.	1656 Sq.ft	2318 Sq.ft



Indulge yourself at the
MULTI PURPOSE HALL



Absolute Safety & Peace of
MIND



AMENITIES

- ▶ 24X7 Manual Security
- ▶ CCTV Surveillance
- ▶ EPABX System
- ▶ ARD Enabled Elevators
- ▶ 100% Power Back-up to Common area and 1 KVA to each Flat
- ▶ Provision of Inverter Installation to all Flats.
- ▶ Video Call Door Bell
- ▶ On grid Solar System
- ▶ Power point for E.V. charging for all the flats.
- ▶ Artificial false ceiling : Toilet / All common area.



AMENITIES

- ▶ Fire fighting facility as per norms
- ▶ Lightening arrester
- ▶ Sewage Treatment Plant
- ▶ Rainwater Harvesing
- ▶ Energy Efficient Lights
- ▶ Beautifully Lanscaped Areas
- ▶ Walkways/Jogging
- ▶ Kids' Play Area
- ▶ Air Conditioned Gymnasium
- ▶ Air Conditioned Society Hall
- ▶ FTTH : Jio/Airtel/Equivalent
- ▶ DTH : Tata/Airtel/Reliance

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PROJECT Specification



STRUCTURE

Earthquake Resistance R.C.C Frame Structure with pile foundation & M25 grade concrete design.

LIFT

Lift of Kone/OTIS/Equivalent.

DRIVEWAYS

Heavy duty pavers/Tiles floor.

STIILT FLOOR

300mmX300mm heavy duty designer tiles.

TOILET/BATH FITTINGS

Single Lever Diverter at bath for spout & shower.
All CP & Ceramic Fittings of Kohler / Jaquar or Equivalent.

DOORS / WINDOWS

MAIN DOOR

Factory made flush door with both side veneer polished with WPC door frame & trio lock.

OTHER DOORS

Factory made flush door with both side laminate. WPC door frame with mortise lock.



HARDWARE MAKE

Godrej/Quba/Dorset or Equivalent



WINDOWS

UPVC Windows with 5mm Clear Glass & mosquito net.

WALL FINISH

INTERIOR

Superior acrylic emulsion paint over wall putty.

EXTERIOR

Weather shield paint over Texture/Putty surface.

RAILINGS

BALCONY

CI/MS designer railing over Granite.

STAIRCASE

MS/CI/SS railing over Granite.

PREMIUM PORCELAIN TILES

MAKE : Johnson/somany/RAK or Equivalent

FLOOR TILE

IN SIDE FLAT - 1200mm X 600mm

BALCONIES - 600mm X 600mm (ANTI SKID)

BATHROOM - 600mm X 600mm (ANTI SKID)

CORRIDOR - 1200mm X 600mm

WALL TILE

TOILET - 1200mm X 600mm height up to 2400mm

KITCHEN - 1200mm X 600mm

Height upto 600mm from granite counter top

UTILITY

Size - 1200mm X 600mm height up to 2400mm

ELECTRICAL

SWITCHES : LEGRAND / Equivalent

WIRE : FINOLEX / RR / Equivalent



LOCATION Map

"Om Royal" located at ByPass Road adjacent to NH-55 & well connected to all the major landmarks having wide road access and very comfortable communication route.

New Bus Stand : 3 km
Railway Station : 4 km
Near Bazar Chhak : 1 km
Near Hulusisingha Chhak (NH-55) : 300 m



Om Royal
Google Map
Link



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