Godrej | PROPERTIES

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

WHERE INDULGENCE RULES

RERA Registered. RERA No: P02400009910; Project: Godrej Regal Pavilion, Permit no. 0474/GHMC/SWBP/CHR1/2025; Survey No: 253/P, 254, 255, 256/P, 259/P at Gagan Pahad, Rajendranagar, Ranga Reddy, 500052; Website: https://rera.telangana.gov.in/

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INDIA'S NO. 1 REAL ESTATE DEVELOPER, WITH A LEGACY THAT RULES THE COUNTRY

The Godrej legacy, built over 128 years, is a testament to our unwavering commitment to innovation, excellence, and trust. From our visionary beginnings in 1897, with a state-of-the-art manufacturing facility in Mumbai, we have gone on to shape not just homes, but entire sectors. Today, we proudly continue to rule across diverse sectors, standing as a symbol of trust embraced by millions who have welcomed us into their lives. Every day, we strive to craft living spaces that go beyond expectations, homes that rule the real estate landscape and make life more fulfilling for you and your family.

Artist's impression. Not an actual site photograph.

WHERE EXCELLENCE RULES, AND AWARDS FOLLOW SUIT

NATIONAL BRAND LEADERS
Track2Realty BrandXReport,
2019-20

REAL ESTATE COMPANY OF THE YEAR
Construction Week Awards, 2019

WEALTH CREATOR
Among the Next 500 Companies
Fortune India

GRESB
(Global Real Estate Sustainability Benchmark)
Ranked 2nd in Asia and 5th globally
by GRESB

PORTER PRIZE
For Leveraging Unique Activities
Porter Prize, 2019

INDIA'S TOP BUILDERS
Construction World Architect and Builder
(CWAB) Awards, 2018

Stock Image used for representational purposes only.

RULING SOUTH INDIA'S SKYLINE WITH OUR LANDMARK PROJECTS

GODREJ WOODSCAPES

PRM/KA/RERA/1251/446/PR/170524/006882
PRM/KA/RERA/1251/446/PR/170524/006888

GODREJ LAKESIDE ORCHARD

PRM/KA/RERA/1251/446/PR/300924/007105

GODREJ ATHENA

PRM/KA/RERA/1251/446/PR/090123/005605

GODREJ MADISON AVENUE

P02400009227; HMDA no: 011134/BP/HMDA/2919/SKP/2024

GODREJ SUNRISE ESTATE

TN/01/Layout/3492/2023

Artist's impression. Not an actual site photographs.

Artist's impression. Not an actual site photographs.

HERE,
THE CITY'S FINEST SOCIAL INFRASTRUCTURE REIGNS OVER YOUR LIFE

Live where indulgences, convenience and ease of access are all curated around you. From esteemed schools and world-class healthcare to tranquil greens and vibrant culture, every essential rises to meet your lifestyle.

Stock Image used for representational purposes only.

GIVE YOUR KIDS THE BEST OF EDUCATION WHERE KNOWLEDGE RULES

ROCK WELL	10 MINS
BASIL WOODS	15 MINS
EDIFY WORLD SCHOOL	15 MINS
DELHI PUBLIC SCHOOL	25 MINS
GLENDALE ACADEMY	25 MINS

WITNESS A FUTURE WHERE ENTERTAINMENT NEVER WAITS FOR AN INVITATION

FORUM MALL (UPCOMING)	5 MINS
APARNA MALL (UPCOMING)	5 MINS
MANTRA MALL	15 MINS
ASIAN MALL	15 MINS
GMR AERO PLAZA	15 MINS
GVK ONE MALL	30 MINS

LET THE BEST IN HEALTH AND WELLNESS RULE YOUR MENTAL PEACE

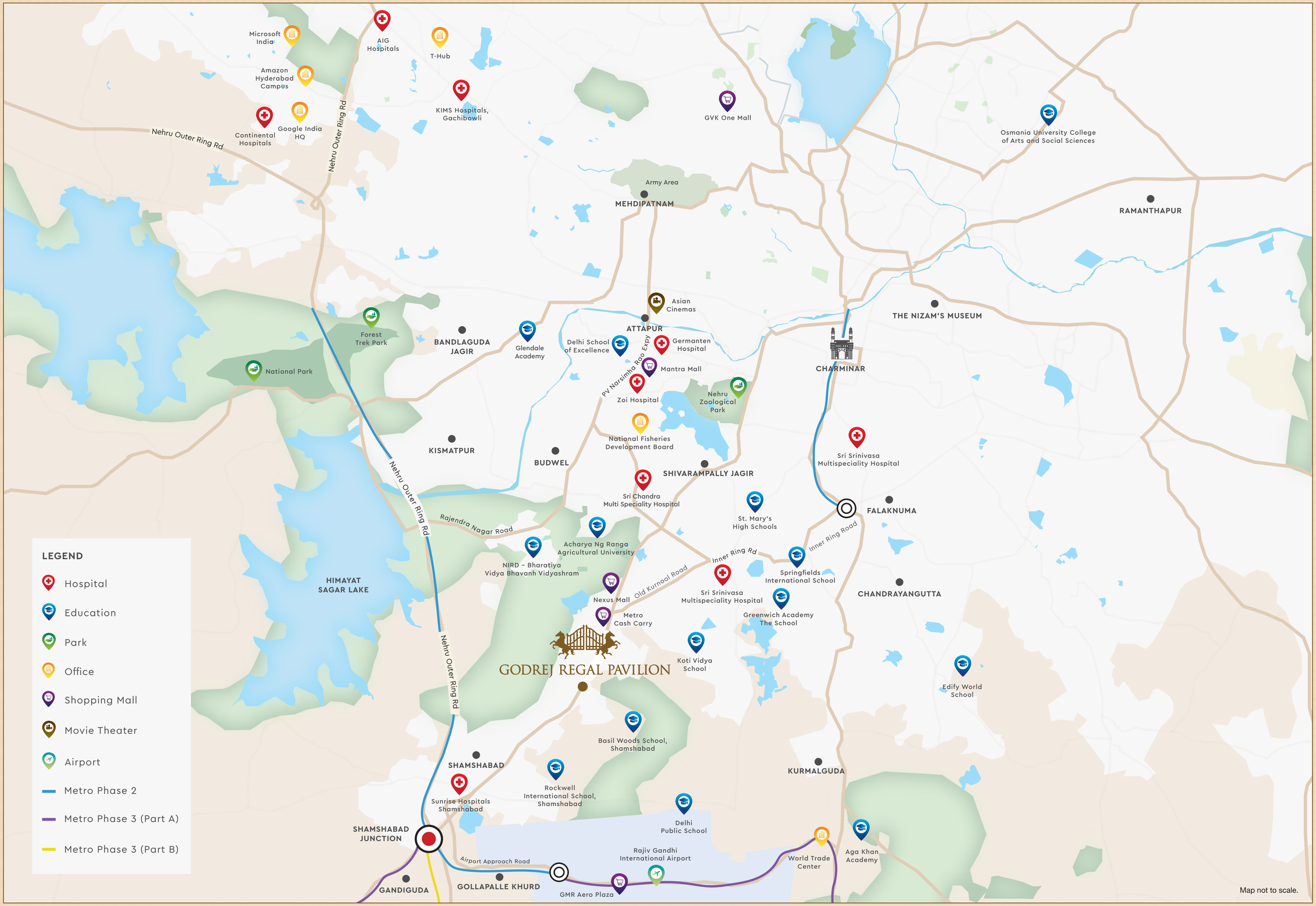
TRIDENT HOSPITAL	10 MINS
SUNRISE HOSPITAL	10 MINS
OLIVE HOSPITAL	25 MINS
PREMIER HOSPITAL	25 MINS
KIMS HOSPITAL	25 MINS
CARE HOSPITAL	30 MINS

LIVE SEAMLESSLY CONNECTED TO THE CITY'S TOP CIRCLES

PROPOSED METRO	15 MINS
RAJIV GANDHI INTERNATIONAL AIRPORT	15 MINS

Average Time-Independent of Traffic Conditions as per Google maps.

Stock Images used for representational purposes only.


Microsoft India
AIG Hospitals
T-Hub
Amazon Hyderabad Campus
KIMS Hospitals, Gachibowli
GVK One Mall
Osmania University College of Arts and Social Sciences
Continental Hospitals
Google India HQ
Nehru Outer Ring Rd
Nehru Outer Ring Rd
Army Area
MEHDIPATNAM
RAMANTHAPUR
Asian Cinemas
THE NIZAM'S MUSEUM
Forest Trek Park
BANDLAGUDA JAGIR
Glendale Academy
ATTAPUR
Delhi School of Excellence
Germanten Hospital
PV Narsimha Rao Expy
Mantra Mall
CHARMINAR
National Park
Zoi Hospital
Nehru Zoological Park
National Fisheries Development Board
KISMATPUR
BUDWEL
SHIVARAMPALLY JAGIR
Sri Srinivasa Multispeciality Hospital
Sri Chandra Multi Speciality Hospital
St. Mary's High Schools
FALAKNUMA
Rajendra Nagar Road
Acharya Ng Ranga Agricultural University
Inner Ring Rd
Inner Ring Road
NIRD – Bharatiya Vidya Bhavanh Vidyashram
Springfields International School
HIMAYAT SAGAR LAKE
Nexus Mall
Old Kurnool Road
Sri Srinivasa Multispeciality Hospital
CHANDRAYANGUTTA
Metro Cash Carry
Greenwich Academy The School
GODREJ REGAL PAVILION
Koti Vidya School
Edify World School
Basil Woods School, Shamshabad
SHAMSHABAD
KURMALGUDA
Rockwell International School, Shamshabad
Sunrise Hospitals Shamshabad
Delhi Public School
SHAMSHABAD JUNCTION
Rajiv Gandhi International Airport
World Trade Center
Aga Khan Academy
Airport Approach Road
GANDIGUDA
GOLLAPALLE KHURD
GMR Aero Plaza
LEGEND
Hospital
Education
Park
Office
Shopping Mall
Movie Theater
Airport
Metro Phase 2
Metro Phase 3 (Part A)
Metro Phase 3 (Part B)
Map not to scale.

WHERE INDULGENCE RULES AND EVERY DAY FEELS EXTRAVAGANT

Welcome to a life where indulgence wears the crown, every day.
Here, indulgence isn't reserved for special occasions,
it's a part of your daily life.

Artist's impression. Not an actual site photograph.

75,000 SQ. FT.* PALACE-THEMED CLUBHOUSE

A plethora of amenities designed with a royal touch, perfect for a life of indulgences.

CURATED LANDSCAPES

Stroll through gardens designed for royalty, where nature meets artistry.

COVETED LOCATION

Seamlessly linked to the city via the Outer Ring Road, in proximity to the airport.

MODERN NEOCLASSICAL ARCHITECTURE

Timeless design that blends regal elegance with contemporary sophistication.

*Including Terrace Area

MASTER LAYOUT PLAN

LEGEND

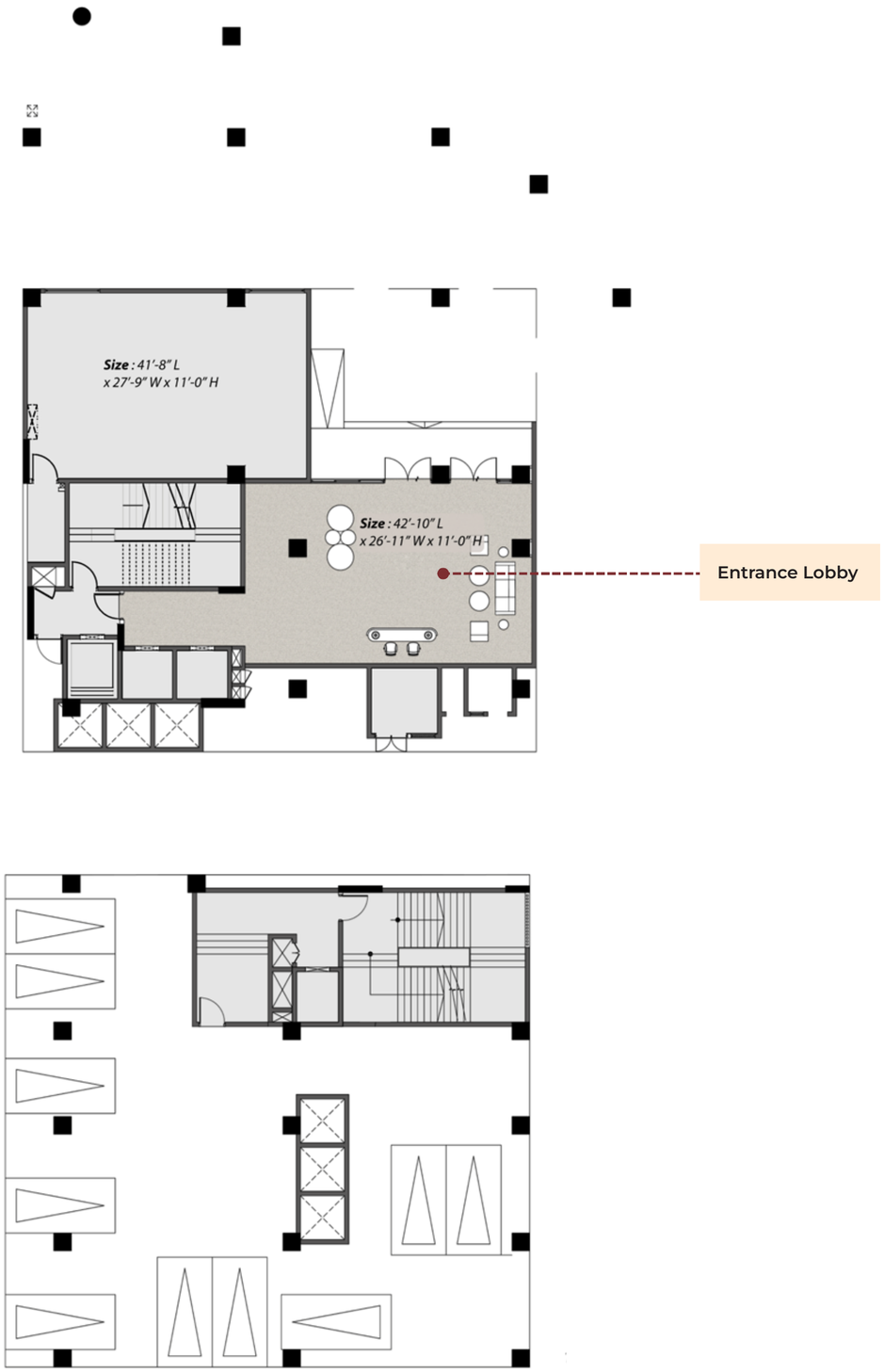
1. ELEGANT ENTRANCE GATEWAY
2. JOGGING TRACK
3. TRANQUIL GARDEN
4. HEALTH SPINE/PATHWAY
5. NODE OF EASE
6. IMPERIAL PLAZAS
7. LOOKOUT SPOT
8. WORK SPOTS
9. LOUNGE GARDEN
10. ELDERLY GARDEN
11. COLONNADE GARDEN
12. GATHERING ARENA
13. PET PARK
14. CHILDRENS' PLAY AREA
15. SENTINEL PAVILION
16. SKATING RINK
17. SEATING ALCOVES
18. OUTDOOR FITNESS STATION
19. TRANSITION GARDEN
20. COMMUNITY GARDEN
21. CRICKET PRACTICE NET
22. RECREATIONAL TENNIS COURT
23. MINI PICKLEBALL COURT
24. TERRACE LOUNGE
25. KIDS' POOL
26. POOL
27. MIYAWAKI PLANTING ZONE

PRESENTING

CLUB REGALIA

Artist's impression. Not an actual site photograph.

LOWER GROUND FLOOR PLAN



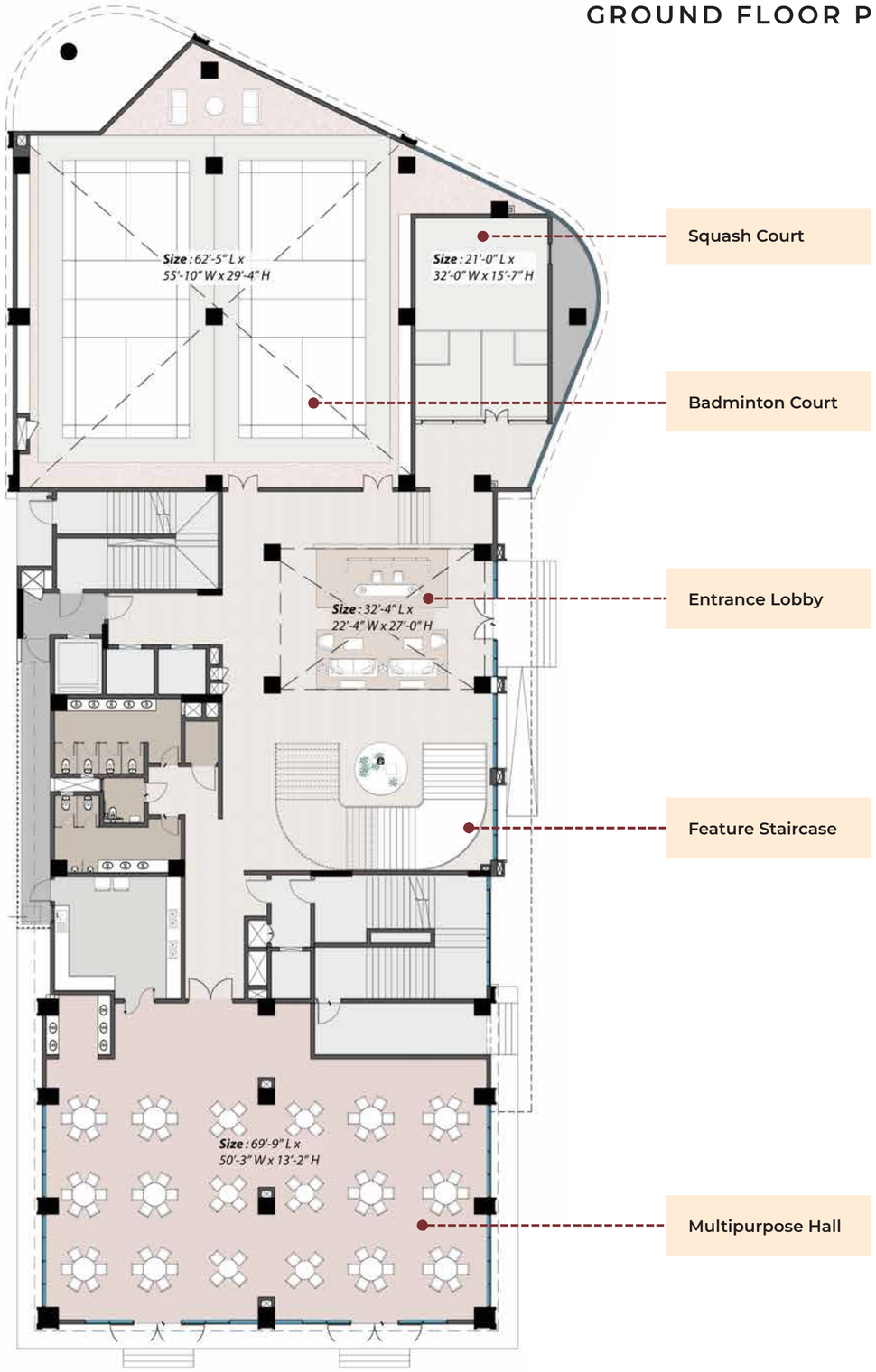
THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

Entrance Lobby

Artist's impression. Not an actual site photograph.

GROUND FLOOR PLAN



THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

Multipurpose Hall

Feature Staircase

Entrance Lobby

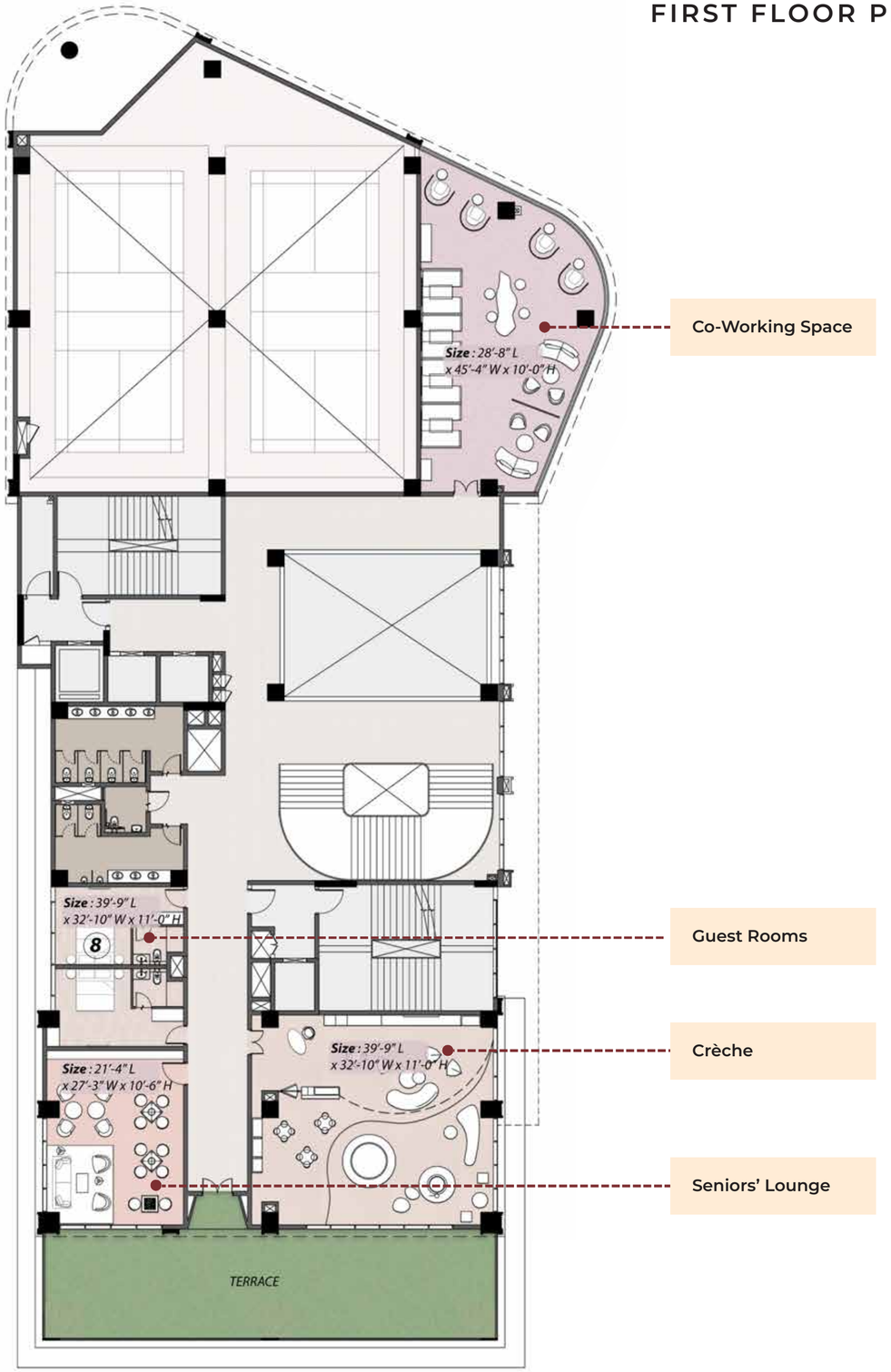
Badminton Court

Squash Court

Artist's impression. Not an actual site photographs.

Stock Images used for representational purposes only.

FIRST FLOOR PLAN



Co-Working Space

Guest Rooms

Crèche

Seniors' Lounge

THE ATRIUM

INSPIRED BY THE BUCKINGHAM PALACE

Co-Working Space

Guest Rooms

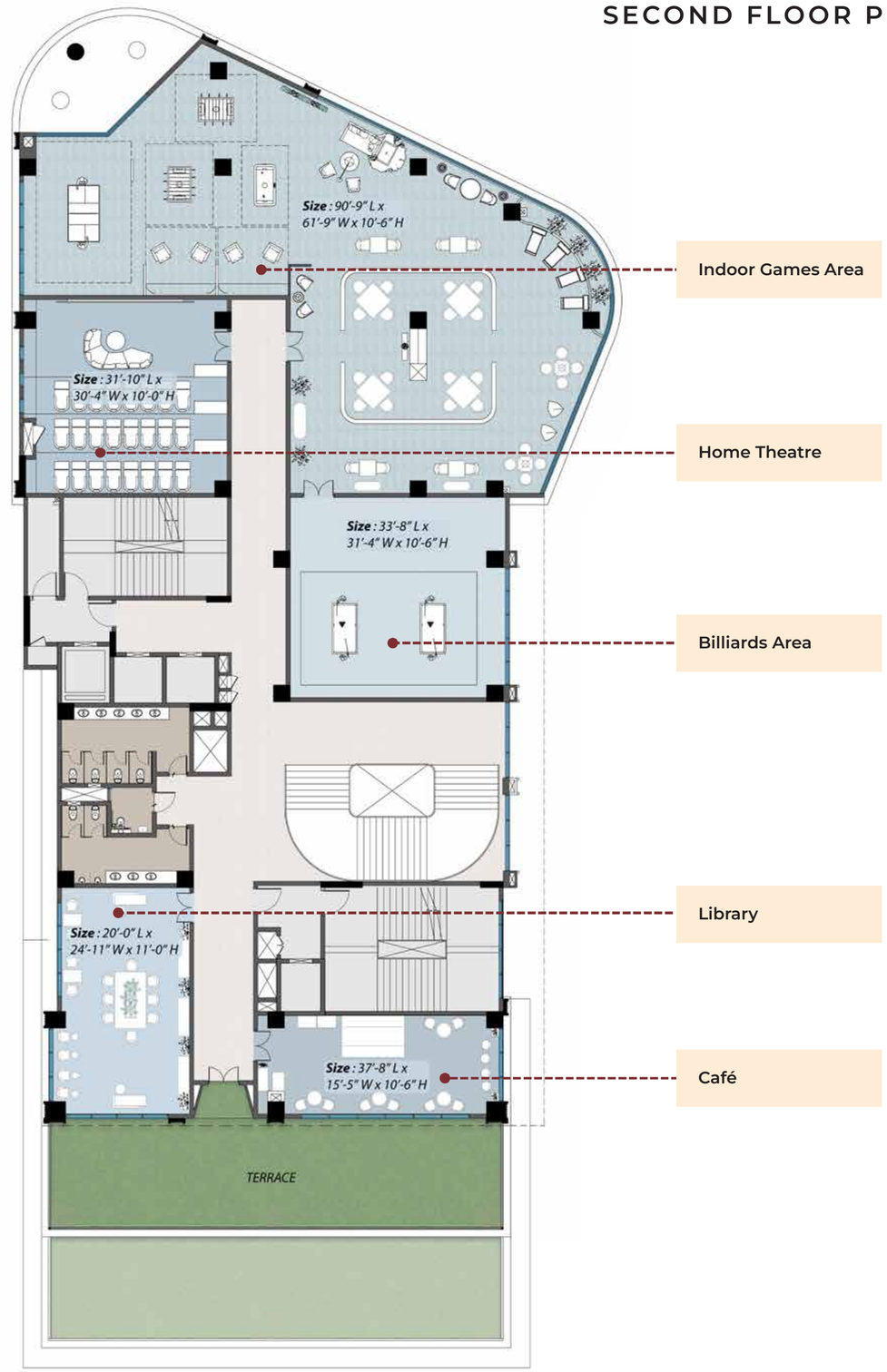
Crèche

Seniors' Lounge

Artist's impression. Not an actual site photographs.

Stock Images used for representational purposes only.

SECOND FLOOR PLAN



THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE

Indoor Games Area

Home Theatre

Billiards Area

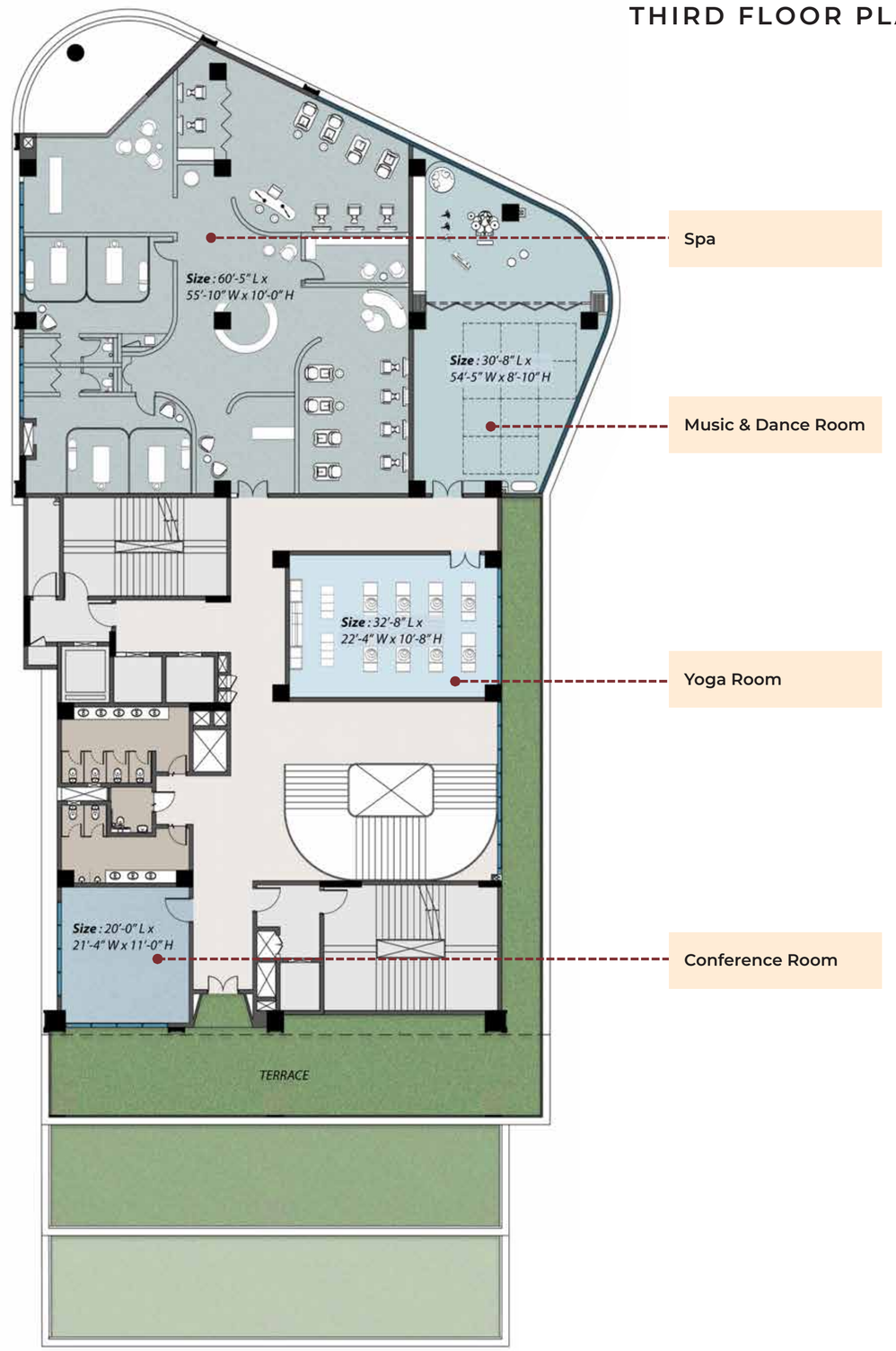
Library

Café

Artist's impression. Not an actual site photographs.

Stock Images used for representational purposes only.

THIRD FLOOR PLAN



THE CHAMBER

ROOTED IN THE REGAL LEGACY OF THE NEUSCHWANSTEIN CASTLE

Spa

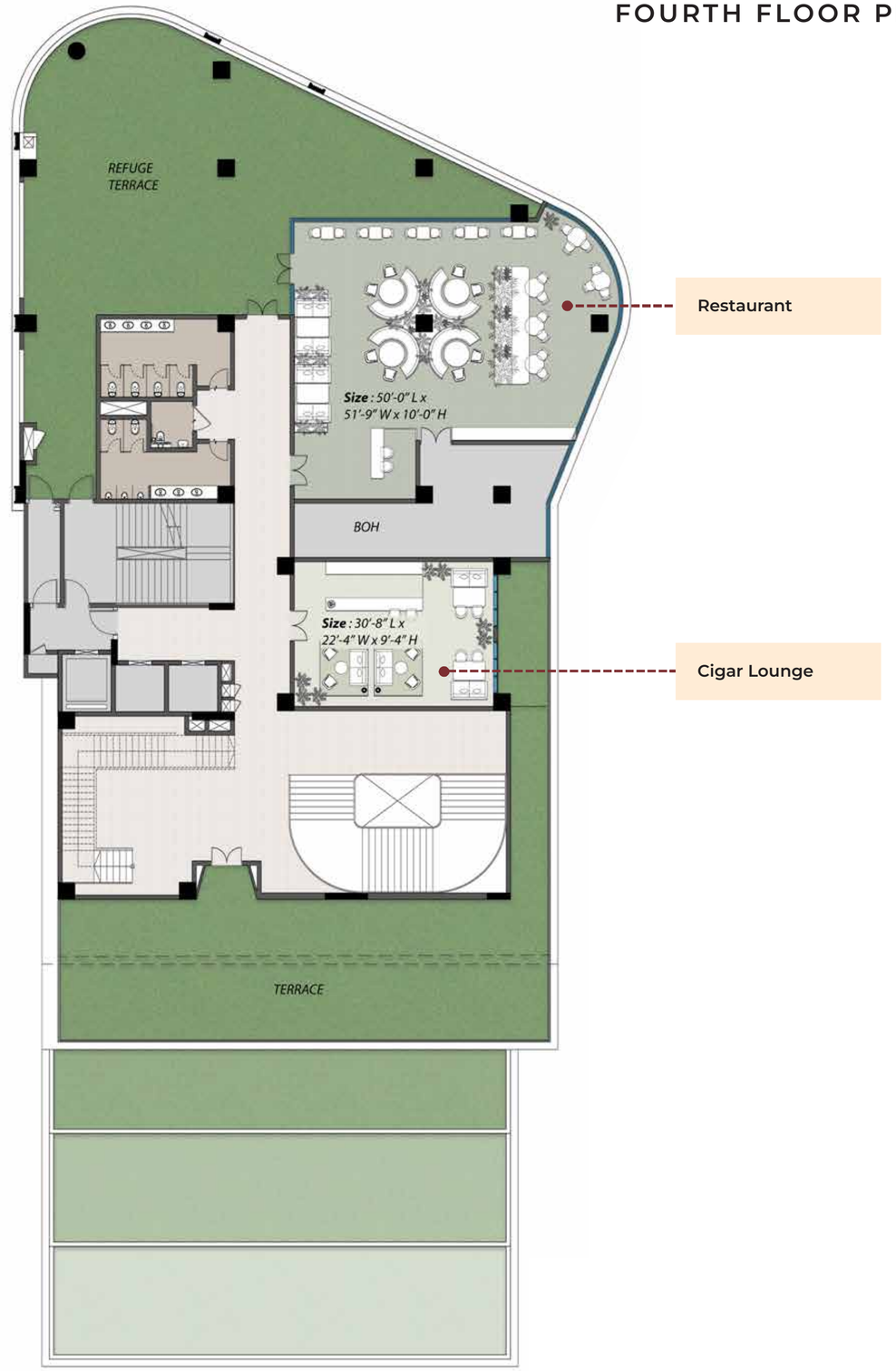
Music & Dance Room

Yoga Room

Conference Room

Stock Images used for representational purposes only.

FOURTH FLOOR PLAN



THE ARCADE

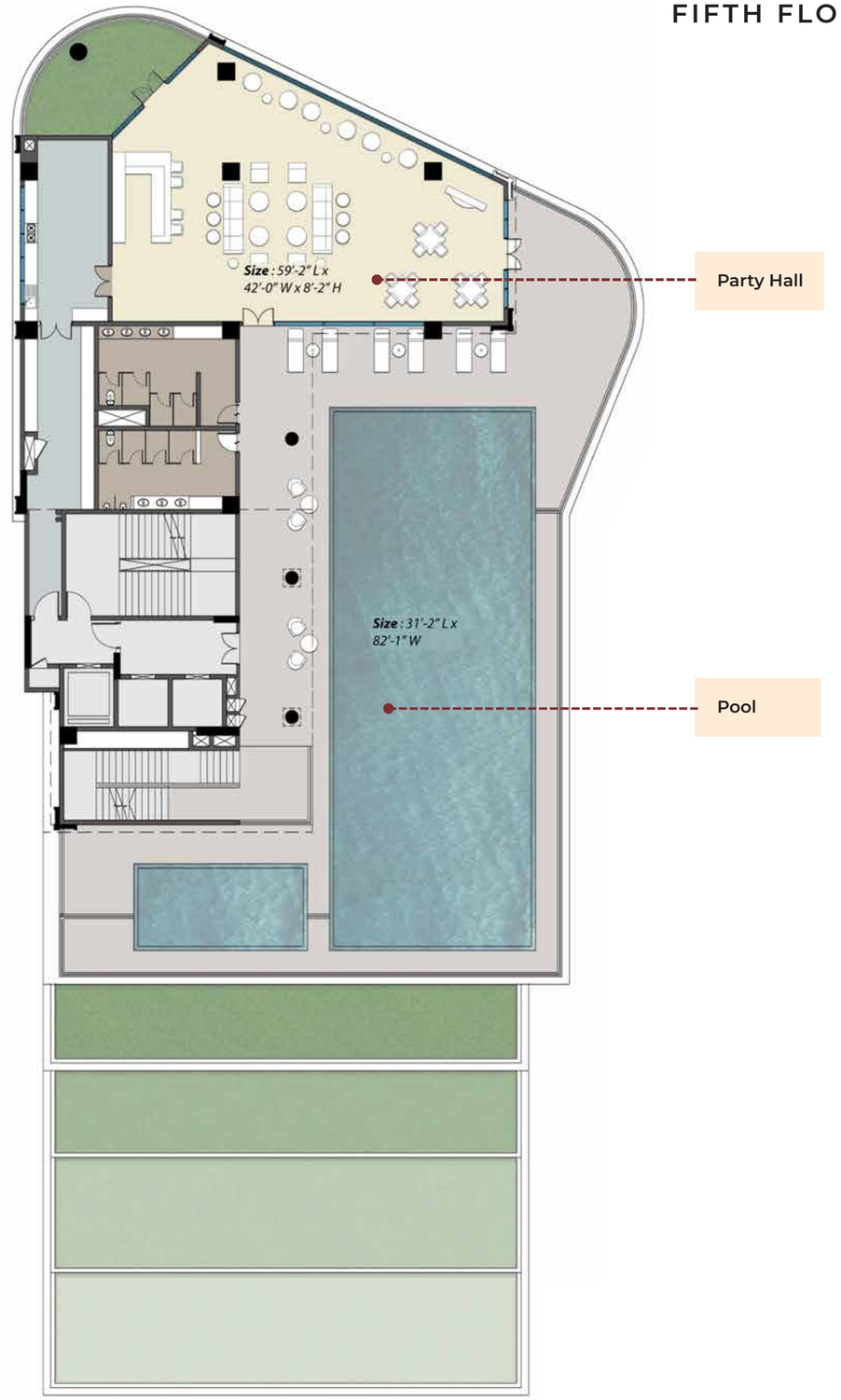
INSPIRED BY THE ROYAL PALACE OF MADRID

Restaurant

Cigar Lounge

Stock Images used for representational purposes only.

FIFTH FLOOR PLAN



THE ARCADE

INSPIRED BY THE ROYAL PALACE OF MADRID

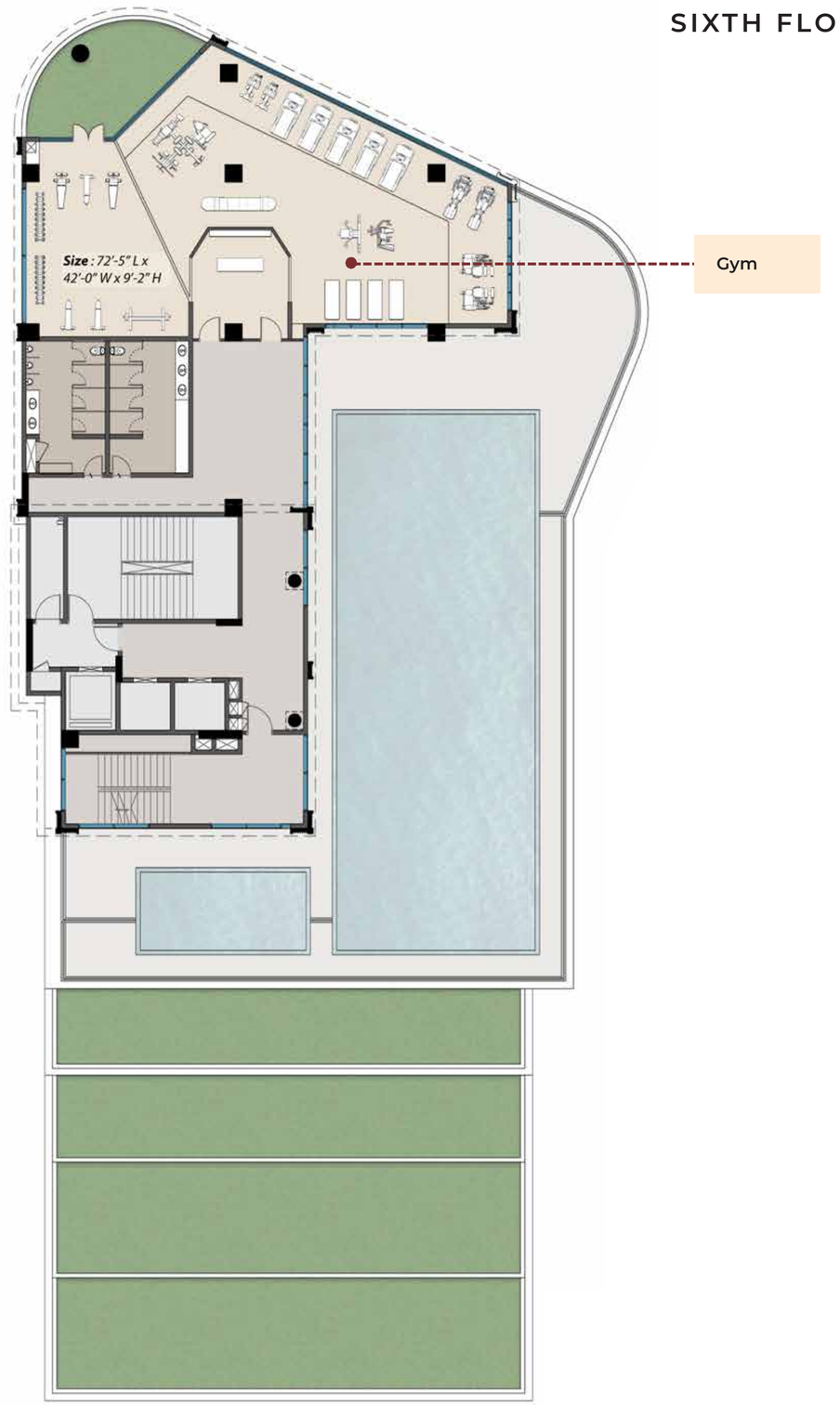
Pool

Party Hall

Artist's impression. Not an actual site photographs.

Stock Images used for representational purposes only.

SIXTH FLOOR PLAN



THE PAVILION

RULED BY THE SPLENDOUR OF VERSAILLES

Gym

Artist's impression. Not an actual site photograph.

REGAL MEADOW

STEP INTO THE LUSH LANDSCAPES THAT RULE LEISURE AND RECREATION

Discover a sanctuary of serenity that offers you a chance to indulge in nature's beauty and royal leisure. Whether you're enjoying a peaceful stroll along manicured lawns or gathering with family and friends to play your favourite sport, behold an environment that inspires greatness.

Artist's impression. Not an actual site photograph.

Stock Image used for representational purposes only.

WITNESS THE COMPETITIVE SPIRIT
OF YOUR FAVOURITE SPORT LEAD THE WAY

SPORTS AMENITIES

Cricket Practice Net

Mini Pickleball Court

Skating Rink

Outdoor Fitness Station

Stock Images used for representational purposes only.

Artist's impression. Not an actual site photograph.

SOAK IN THE CALM OF NATURE
IN THE KINGDOM OF TRANQUIL BLISS

GREEN AMENITIES

Lounge Garden

Senior Citizens' Zone

Colonnade Garden / Shade Structure

Gathering Arena

Stock Images used for representational purposes only.

Artist's impression. Not an actual site photograph.

ENJOY EVERY MOMENT WHERE THE GOOD TIMES RULE
AS FUN LEADS THE WAY

RECREATION AREAS

Pet Park

Kids' Play Area

Recreational Tennis Court

Sand Pit

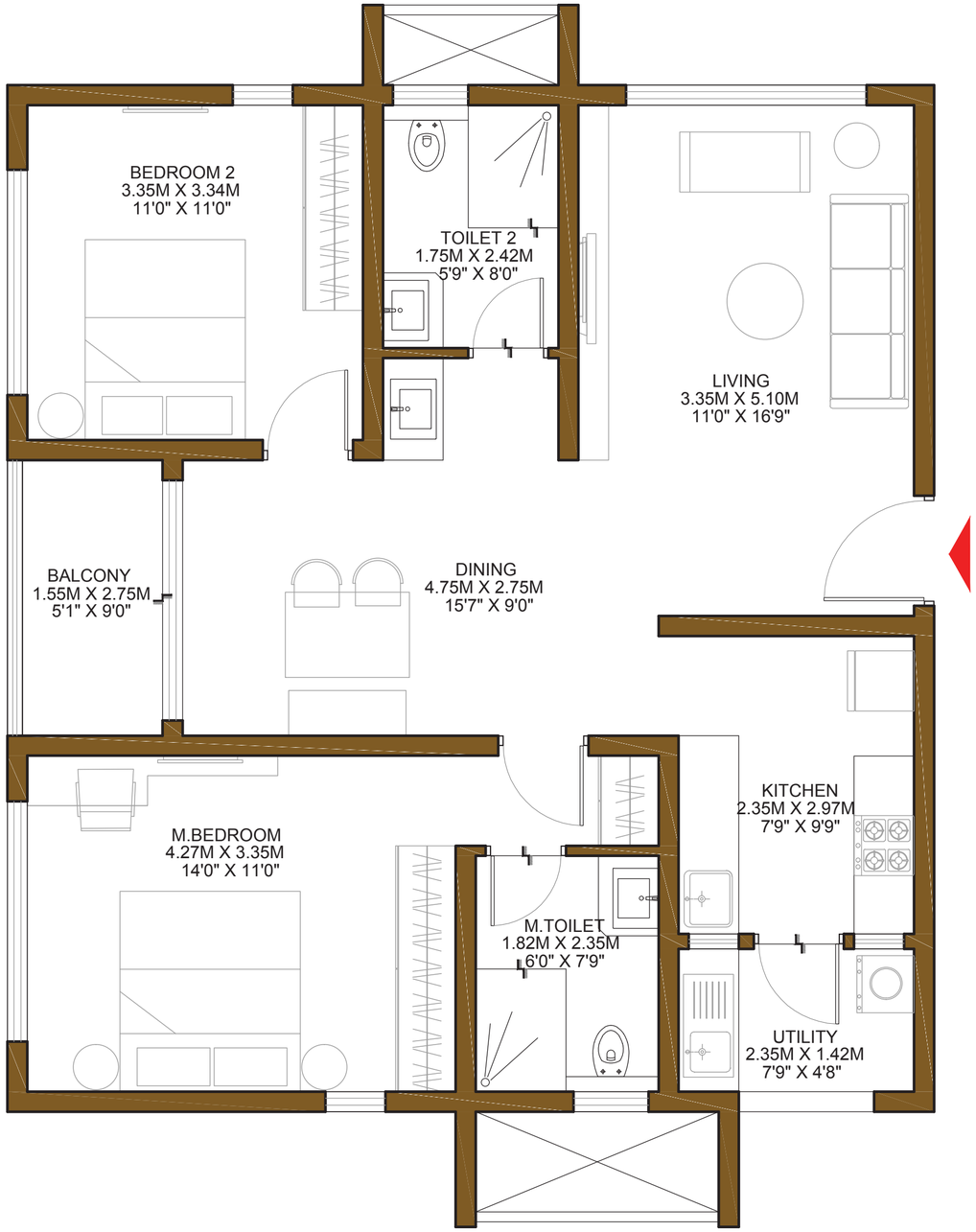
Stock Images used for representational purposes only.

Artist's impression. Not an actual site photograph.

TYPICAL FLOOR PLAN

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

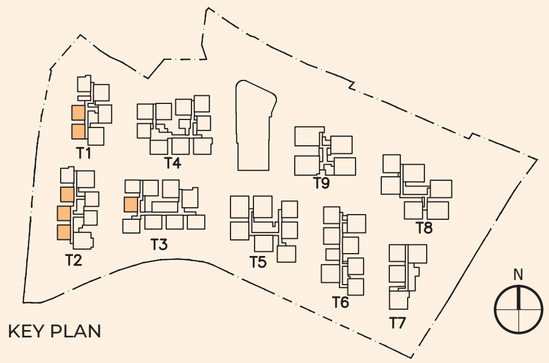


2BHK Luxe

FLOOR NO.

G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA	:	80.33 SQ.MTS. (864.67 SQ.FT.)
RERA BALCONY AREA	:	4.26 SQ.MTS. (45.85 SQ.FT.)
RERA UTILITY AREA	:	3.34 SQ.MTS. (35.95 SQ.FT.)
SALEABLE AREA	:	125.60 SQ.MTS. (1,351.96 SQ.FT.)



KEY PLAN

NOTE:

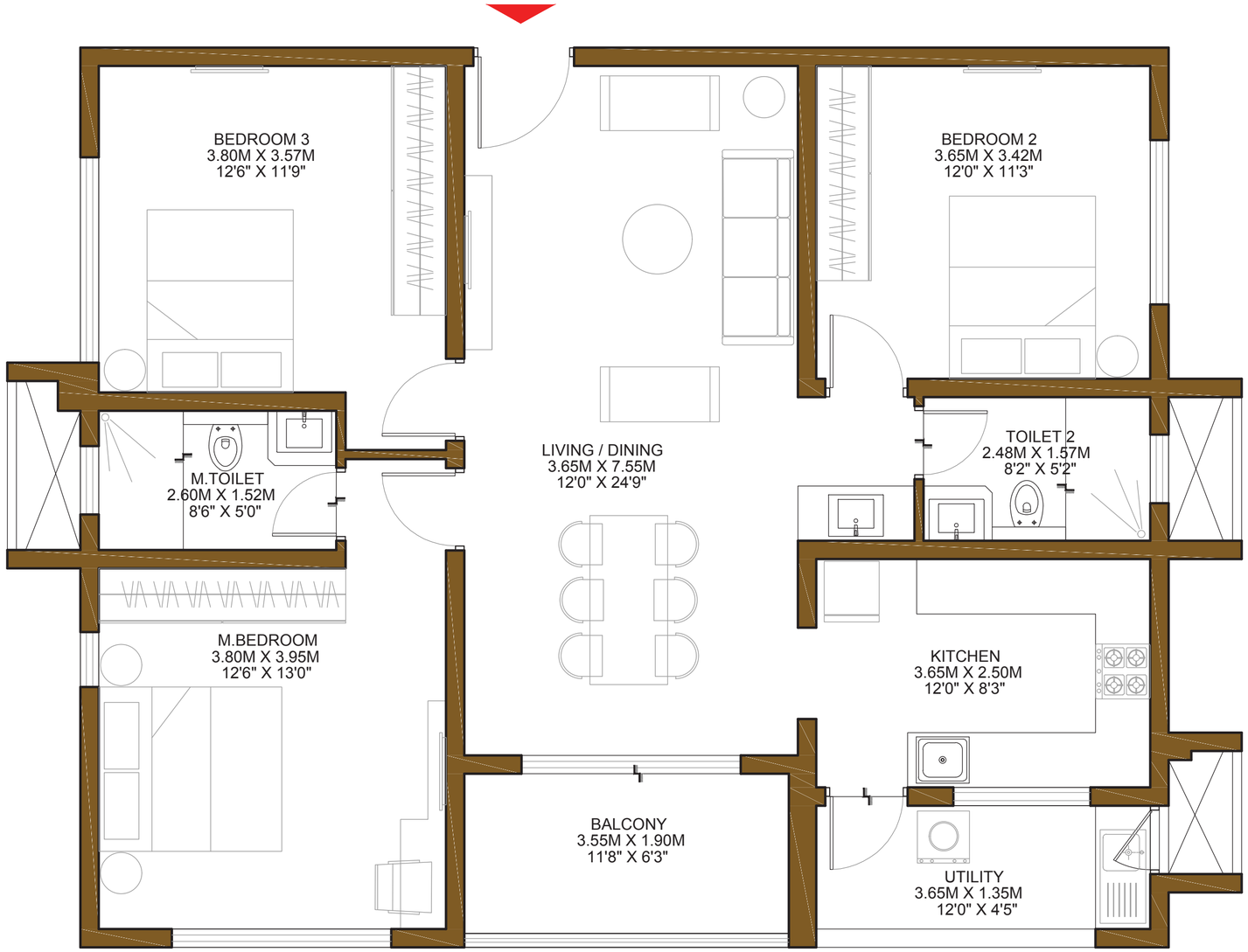
1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

N
W E
S

1 m^2 = 10.764 Sq. Ft.

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

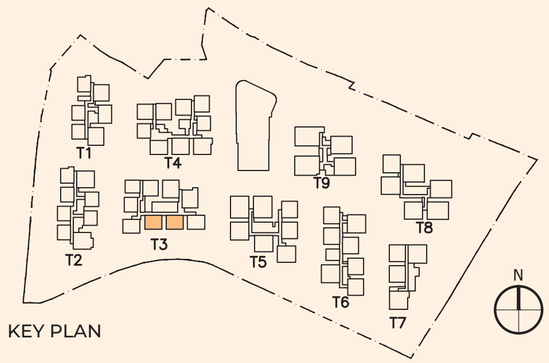


3BHK Premium

FLOOR NO.

G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA	:	97.56 SQ.MTS. (1050.14 SQ.FT.)
RERA BALCONY AREA	:	6.74 SQ.MTS. (72.55 SQ.FT.)
RERA UTILITY AREA	:	4.93 SQ.MTS. (53.07 SQ.FT.)
SALEABLE AREA	:	156.03 SQ.MTS. (1,679.51 SQ.FT.)



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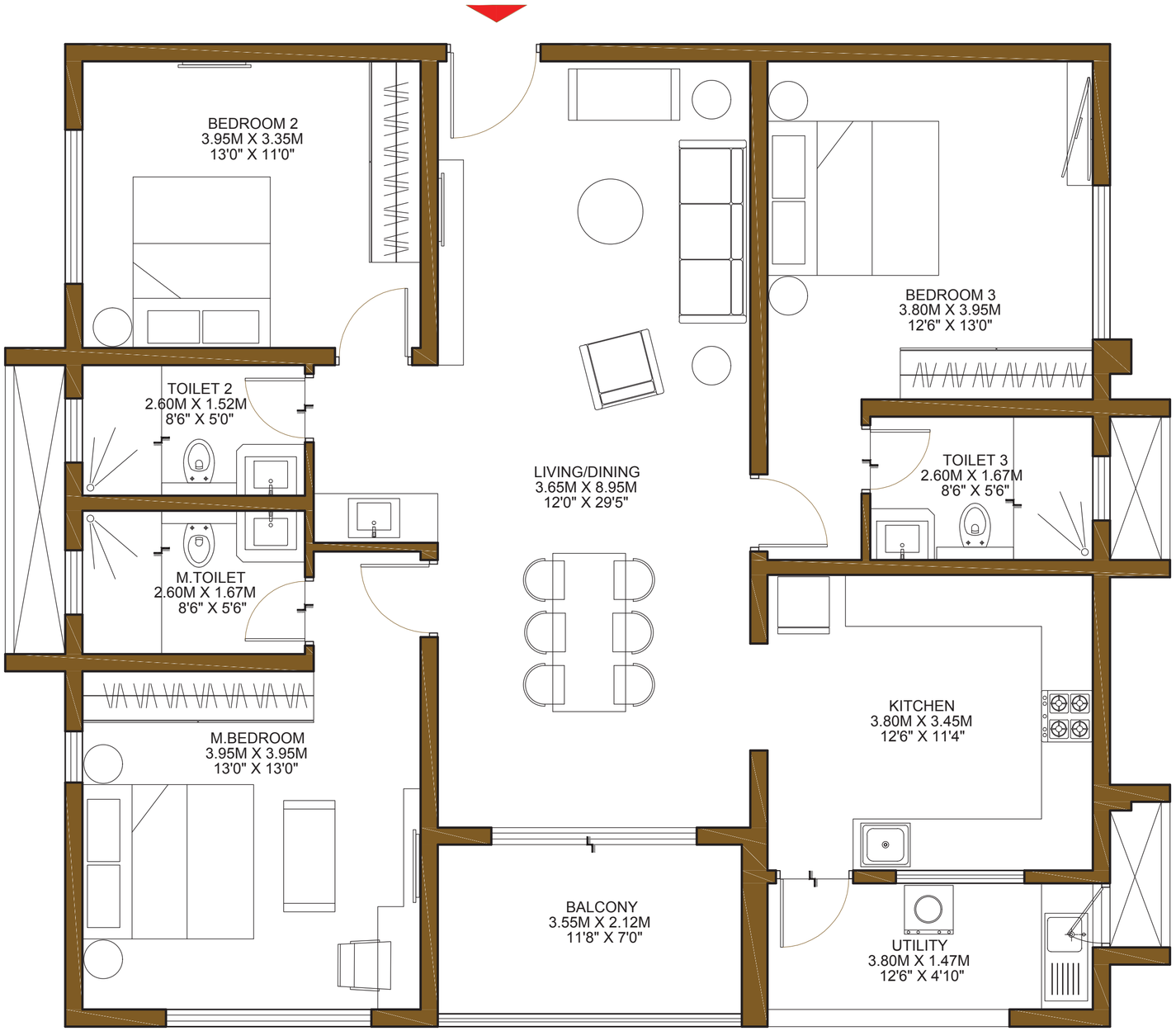
3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

N W E S

1 m^2 = 10.764 Sq. Ft.

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

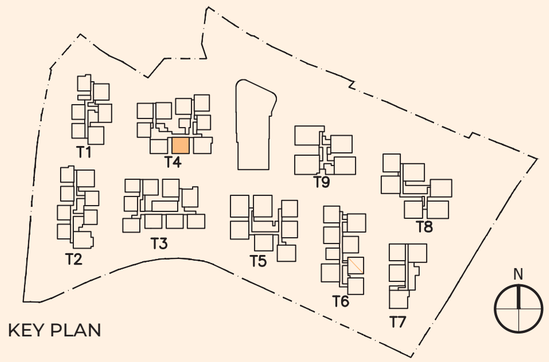


3BHK Luxe

FLOOR NO.

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33.

RERA CARPET AREA	:	118.02 SQ.MTS. (1270.37 SQ.FT.)
RERA BALCONY AREA	:	7.54 SQ.MTS. (81.16 SQ.FT.)
RERA UTILITY AREA	:	5.60 SQ.MTS. (60.28 SQ.FT.)
SALEABLE AREA	:	187.36 SQ.MTS. (2016.74 SQ.FT.)



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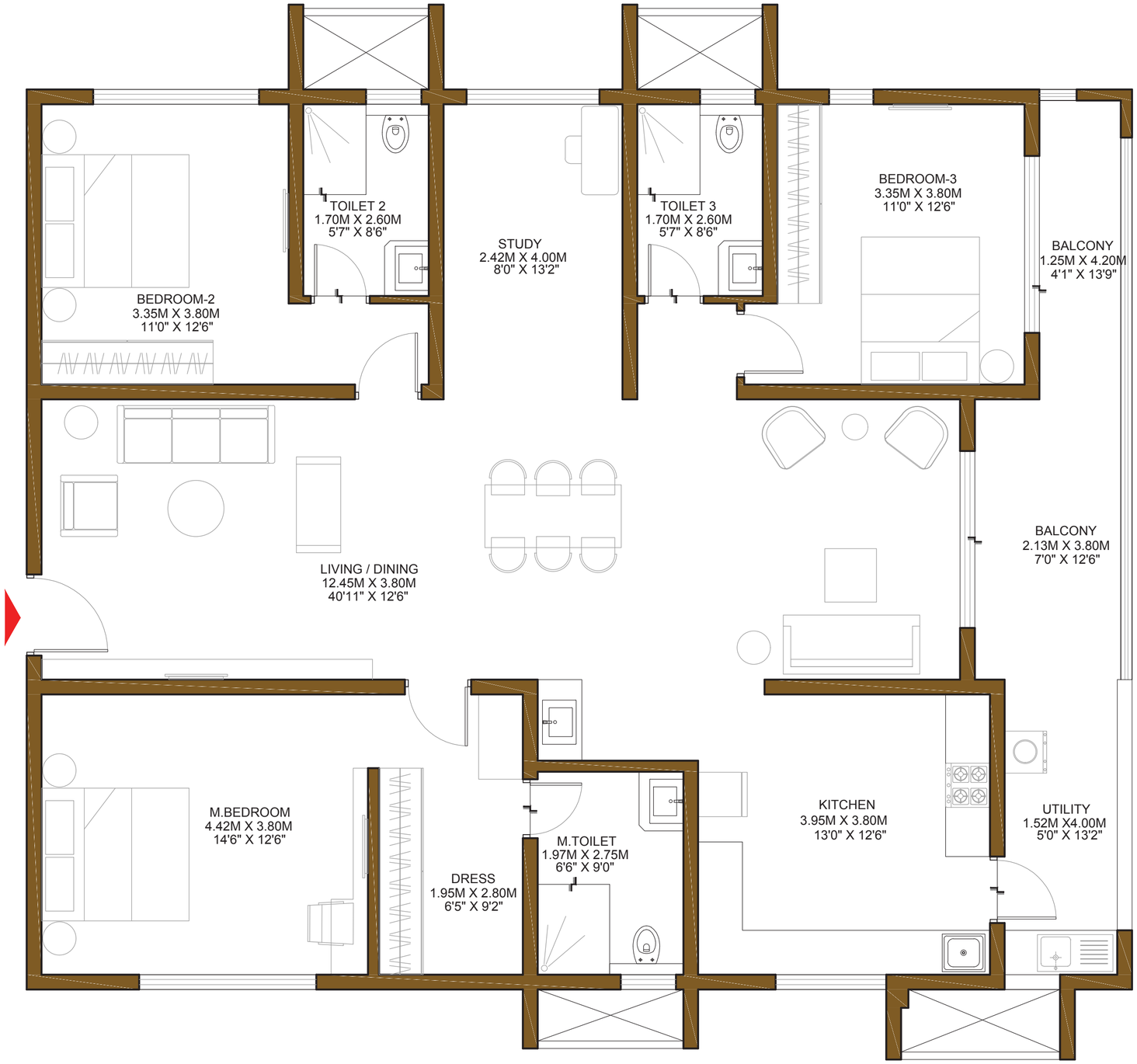
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

N W E S

1 m^2 = 10.764 Sq. Ft.

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

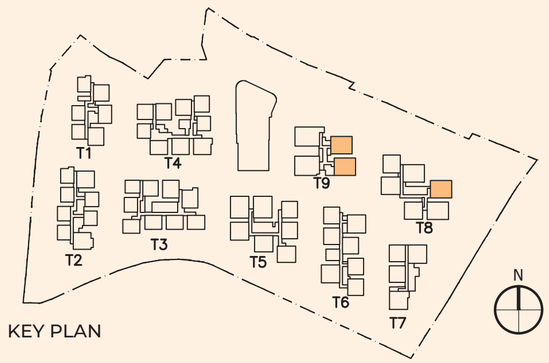


3.5BHK

FLOOR NO.

G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28.

RERA CARPET AREA	:	154.61 SQ.MTS. (1664.22 SQ.FT.)
RERA BALCONY AREA	:	13.17 SQ.MTS. (141.76 SQ.FT.)
RERA UTILITY AREA	:	6.10 SQ.MTS. (65.65 SQ.FT.)
SALEABLE AREA	:	248.38 SQ.MTS. (2,673.56 SQ.FT.)



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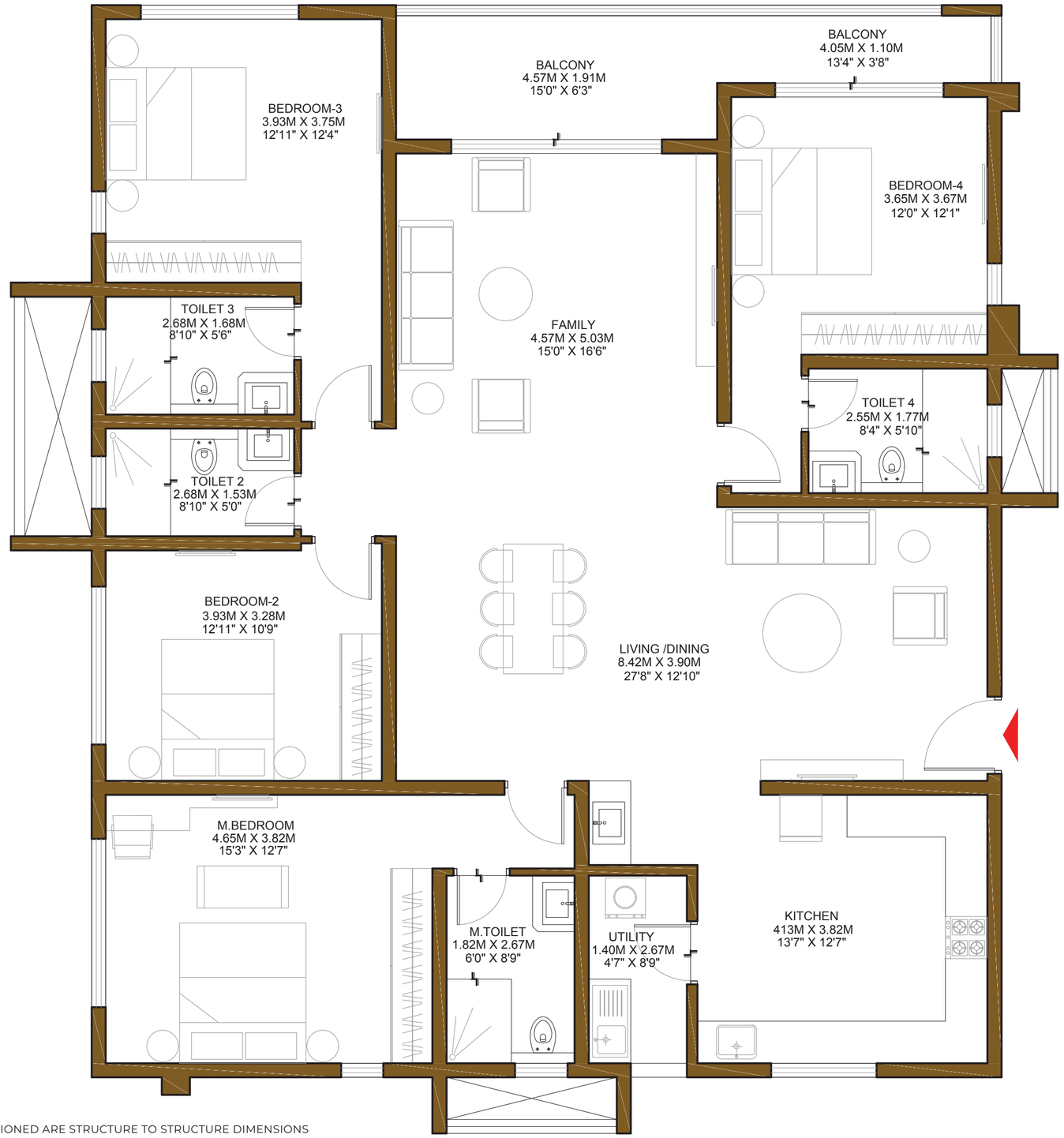
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

N
W E
S

1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

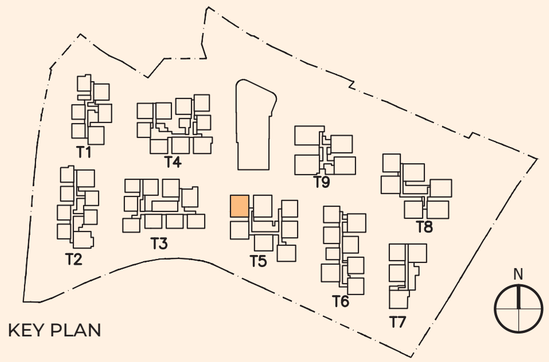


4BHK PREMIUM

FLOOR NO.

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

RERA CARPET AREA	:	172.01 SQ.MTS. (1851.52 SQ.FT.)
RERA BALCONY AREA	:	13.12 SQ.MTS. (141.22 SQ.FT.)
RERA UTILITY AREA	:	3.74 SQ.MTS. (40.26 SQ.FT.)
SALEABLE AREA	:	269.80 SQ.MTS. (2,904.13 SQ.FT.)



KEY PLAN

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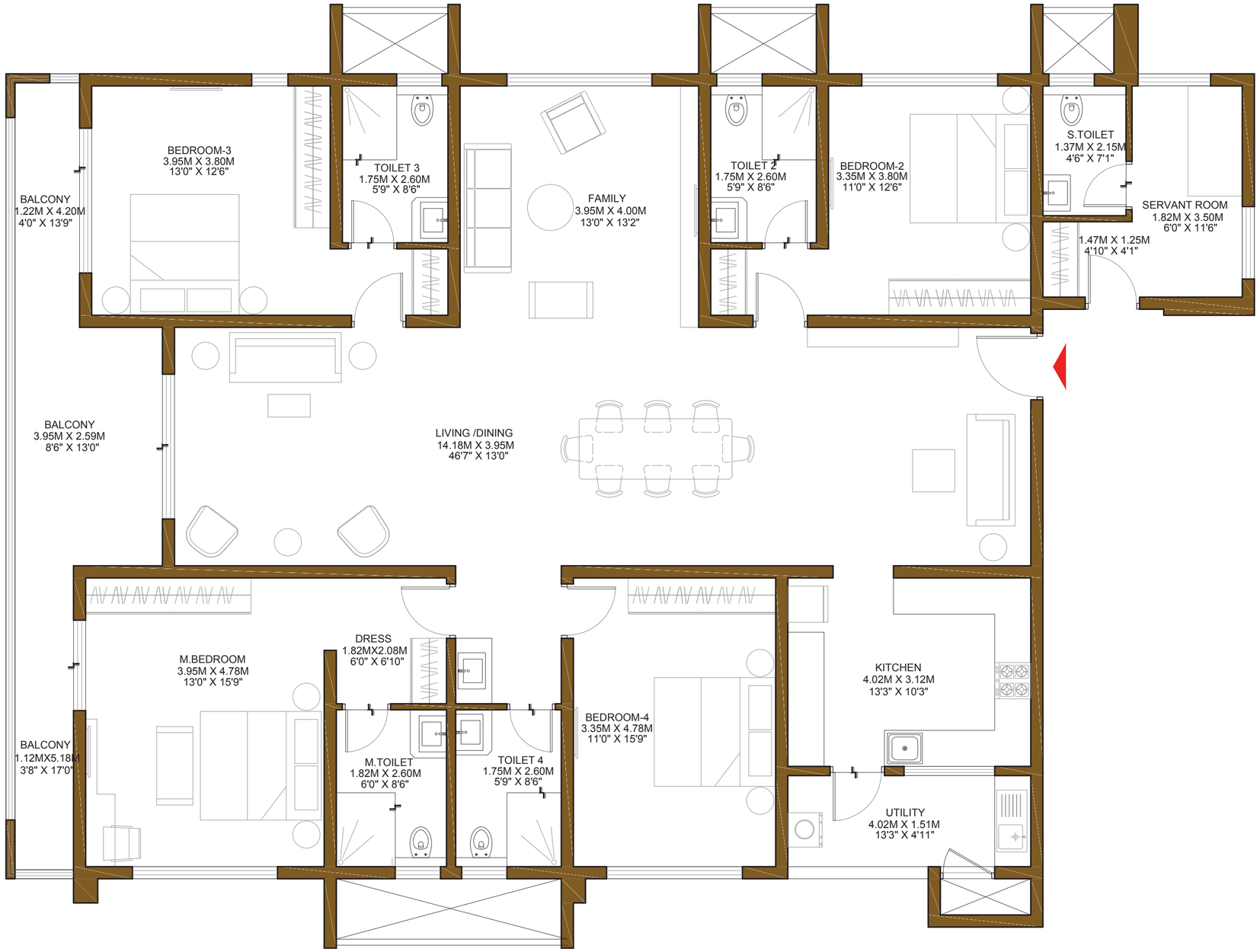
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

N W E S

1 m² = 10.764 Sq. Ft.

GODREJ REGAL PAVILION

RAJENDRA NAGAR, HYDERABAD

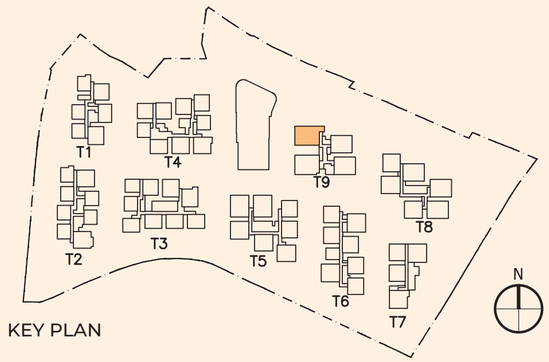


4BHK Luxe

FLOOR NO.

G, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

RERA CARPET AREA	:	205.38 SQ.MTS. (2210.71 SQ.FT.)
RERA BALCONY AREA	:	20.82 SQ.MTS. (224.11 SQ.FT.)
RERA UTILITY AREA	:	6.07 SQ.MTS. (65.34 SQ.FT.)
SALEABLE AREA	:	331.79 SQ.MTS. (3,571.39 SQ.FT.)



KEY PLAN

NOTE:

1. ALL DIMENSIONS MENTIONED ARE STRUCTURE TO STRUCTURE DIMENSIONS
2. CARPET AREA IS CALCULATED FROM THE UNFINISHED WALL.
3. CARPET AREA INCLUDES TOILET / UTILITY LEDGE WALLS.
4. BALCONY AREA INCLUDES THE UP-STANDS
5. BALCONY DIMENSION INCLUDES THE UP-STANDS

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1 m^2 = 10.764 Sq. Ft.

SPECIFICATIONS

STRUCTURE

RCC Shear wall structure (Aluform)

FLOOR TO FLOOR HEIGHT: 3.05 meters (10' feet).

FLOORING

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:
Double charged vitrified tiles 800 X 800 MM.

BALCONIES:
200 X 1200 MM anti-skid wood pattern vitrified tile.

UTILITY:
200 X 1200 MM anti-skid wood pattern vitrified tile.

TOILETS:
600 X 600 MM anti-skid vitrified tiles.

CORRIDORS:
800 X 800 MM anti-skid vitrified tiles.

STAIRCASE:
Granite (only for B+G+2 floors) & Cement Tiles for other floors.

ENTRANCE LOBBY:
600 X 1200 MM Marbonite Tiles.

WALL FINISHES

LIVING, DINING, BEDROOMS, STUDY, KITCHEN & MAID ROOM:
Two Coats of Premium acrylic emulsion paint over gypsum.

BALCONIES:
Exterior emulsion paint with texture / Smooth finish.

TOILETS:
600 X 600 MM Glazed vitrified tile dado with Epoxy Grouting till False Ceiling level.

CORRIDORS:
Two Coats of Premium acrylic emulsion paint over gypsum.

STAIRCASE:
Two Coats of Premium acrylic emulsion paint over gypsum.

TOILETS

SHOWER AREA:
Single Lever concealed diverter with Spout and shower of American Standard / Kohler / Equivalent make.

WATER CLOSET:
European Water Closet with Flush Tank, Health Faucet of American Standard / Kohler / Equivalent make.

WASH BASIN:
Above Counter type wash basin of American Standard / Kohler / Equivalent make.

WATER SUPPLY:
Through individual shafts.

WINDOWS & VENTILATORS

WINDOWS:
UPVC framed windows with performance glass and provision for mosquito mesh.

VENTILATORS:
UPVC Ventilators with frosted glass & Exhaust fan provision.

DOORS

MAIN DOOR:
Door height of 2350 MM with Teak / Hardwood Frame, Both Sides Veneer flush shutter and Dorset / Equivalent Hardware.

INTERNAL DOORS:
Door height of 2250 MM with Hardwood / Engineered Wood Frame, Both Sides laminated flush shutter and Dorset / Equivalent Hardware.

UTILITY DOOR:
Door height 2250 MM with UPVC framed doors with Toughened glass.

SLIDING DOORS:
Door height 2250 MM with UPVC framed sliding doors with performance glass and provision for mosquito mesh.

RAILING

BALCONY RAILING:
MS Railing

STAIRCASE:
MS Railing

SPECIFICATIONS

ELECTRICAL

Concealed copper wiring of Finolex / Polycab / RR / KEI Make / Equivalent Make.

2 Light wall/ceiling light points in every room, 1 Light point in Toilets, Utility and Balcony, Fan & 6A outlets as per furniture layout.

2 way light points in all bedrooms.

Power outlet for air conditioning in all bedrooms, living & Dining.

Power outlets for Geysers in all bathrooms.

Power outlets for General use, Kitchen exhaust, Refrigerator, microwave oven, mixer / Grinder, water purifier in Kitchen.

Washing machine point in utility area.

Single phase supply for 2BHK flats and Three Phase supply for 3bhk & above flats.

Distribution Board with RCCB & MCB of reputed make Anchor / Schneider / Legrand / Equivalent Make.

Provision for internet connection, Intercom & DTH.

TV Points in Bedrooms, Living & Dining.

Modular Switches / Sockets of Panasonic by Anchor / Schneider / Equivalent make.

SECURITY SYSTEM

CCTV monitored security control System in Common areas and basements.

LIFTS

13 Passenger capacity High Speed Service / Fire lifts (Toshiba / Johnson / TKE / Schindler / Equivalent)

WTP & STP

Provided in Basement

FIRE & SAFETY

Sprinkler system and fire alarm public addressing system

PROVISIONS

LPG:
Space Provision for gas bank with Pipeline & Meter installation.

WATER PURIFIER:
Provision given (Water supply point and power outlet).

CHIMNEY EXHAUST:
Provision given with Sleeve.

GEYSER IN TOILETS:
Provision given.

KITCHEN SINK:
Inlet & Outlet Provision with Piping.

UTILITY:
Inlet & Outlet Provision with Piping. Sink, Granite, MS Brackets, 600mm high tiles for cladding above counter will be Handed over (to be fixed by end user).