



THE ROYAL NILGIRIS
Let nature inspire you

Luxury Villas at Ooty...





EVERYTHING YOU DESERVE...

You deserve peace, love, happiness and all that your heart desires.
You deserve the best in life, and places that make you feel alive & in love with everything that touches your heart

JK Projects offer Villas and Row Houses, design for you to experience signature life style standards and uncompromising quality of execution.

Always Close To Nature...

Study nature, love nature, stay close to nature, it will never failure.

A luxury gated community...

JK Projects offer you the joy of living with like minded peers.
Recognizing the value of individuality and similarity, every home and all common spaces in the community are designed to facilitate socializing with successful like-minded peers who tend to become more friends than neighbours.
Life is certainly better with good company around.



COME NESTLE IN THE LAP OF NILGIRIS

A luxury gated community surrounded by forest and silent valleys, it is an ideal place for nature lovers.

Apart from the picturesque environment it also presents to you, the opportunity to indulge in adrenaline pumping activities, thereby making it a great family get away from the monotonous urban life.

With greens and activity zones carefully crafted by landscape consultant, you have at your disposal a serene environment to cherish for a lifetime.

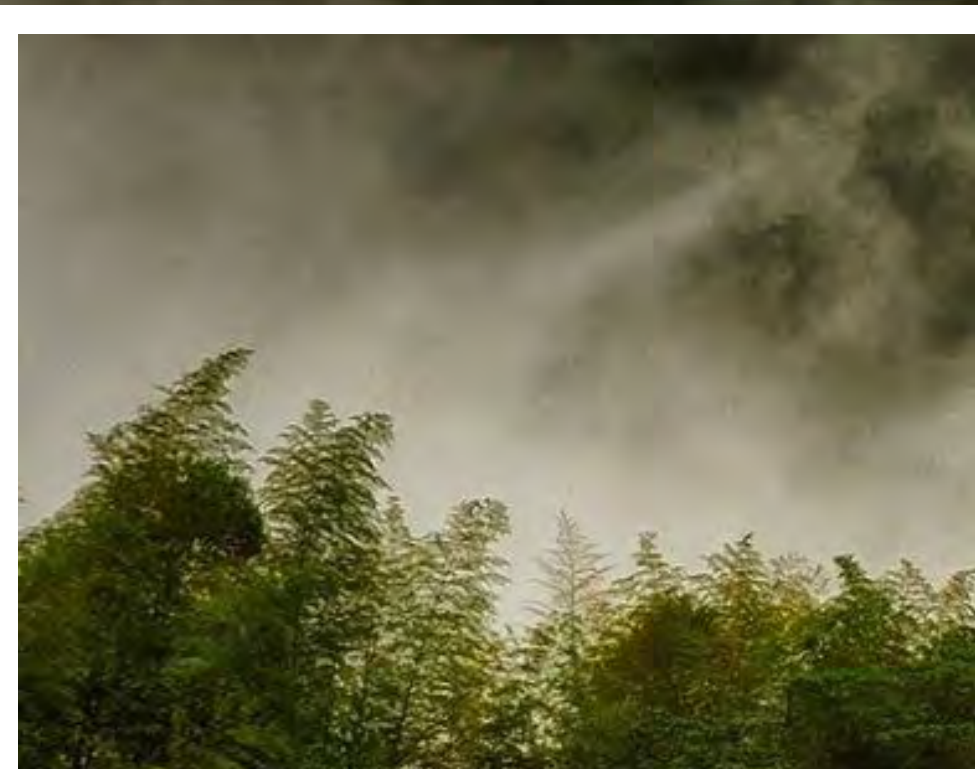
Welcome to "THE ROYAL NILGIRIS"

- Unique Gated community spread over 25 acres, located in avlanche near emerald lake, the heart of Nilgiris.
- The locality will provide unique experience of being proximal to nature while enjoying the luxuries of a home in the hills.
- It offers the beauty of the Nilgiris at its finest.
- The dense forest cover of this place, shrouded in mystery and magic, starts appearing as soon as you cross ooty's emerald lake.
- There is a pulsating silence that envelopes you the second you step in to the reserved forest.
- At Royal nilgiris, experience the optimal balance of a home and a retreat for you and your family.



**LEAVE BEHIND THE CHAOS.
CHOOSE WHAT REALLY MATTERS....**

Royal Nilgiris offers a serene escapade from the hectic city life
right to the grazing lands and beautiful forests.



**PICTURESQUE VIEWS SURROUND YOUR
PLOT IN THE QUEEN OF OOTY HILLS**



- Surrounded by mountains and covered by the mesmerizing forest around, it is a tourist spot away from bustling traffics.
- A perfect escape from the scorching heat and chaotic city life, these hills offer a serenity that a city seldom might.



ORIGINAL VIEW FROM THE PROJECT







Life of exclusivity...

Experience the signature lifestyle standards and live in a home seamlessly woven in to nature.

Design that inspires...

Design that compliments our lifestyle is a thing of delights.
A Royal Nilgiris design excellence is evident everywhere.





2 BHK ELEVATION & FLOOR PLAN...
(1900 Sq.ft)



2 BHK Floor Plan @ +2'-0" LVL



2 BHK Floor Plan @ 8'-6" LVL

3 BHK ELEVATION & FLOOR PLAN... (2200 Sq.ft)



3 BHK Floor Plan @ 6'-0" LVL



3 BHK Floor Plan @ 16'-0" LVL





2 BHK Elevation NIGHT VIEW

ULTRA LUXURY HOMES...

- For life style that demand space designed in cosmic proportions.
- A tranquil extremely exclusive community.
- A blissfully luxurious neighbourhood.
- The villa spells warmth and character amidst the Nilgiri Mountain ranges.



3 BHK Elevation NIGHT VIEW

MAGNIFICENT INDEPENDENT VILLAS...

- A gated contemporary style luxurious villas specially designed to suit the modern class living
- You get a glimpse of the ever changing weather of the valley that lies ahead from every room.
- Reserved for the very few, who instinctively know they belong here.



YOU CAN STOP DREAMING ABOUT IT AND START LIVING IT.

A room that reflects your personality and radiates happiness. Finally you have room that makes you feel so alive.

GET READY FOR THE BEDROOM OF YOUR DREAMS,

Getting enough shut eye at night is essential to keep you in the pink of health. Your bedroom is a personal space where you not only retire to for the night, but also relax and unwind. Where distraction will never make their presence felt.





LIVE THE GOOD LIFE INSPIRED BY NATURE....

Everything you need to start having the good life, right from the day you move in.

Keep yourself active, relax with round the clock security and make you self at home in a world of elegance and exclusivity.



LUXURY AMIDST NATURE...

The Royal Nilgiris brings a calming sense of peace and beauty to your life. The hills encapsulates the best of living with a host of unparalleled amenities.



WORLD CLASS AMENITIES

- ☉ Health club with gym
- ☉ Indoor games like snooker, billiards and table tennis.
- ☉ Badminton Court, coffee shop.
- ☉ Meditation hall and yoga centre.
- ☉ Multi purpose banquet hall with lawn.
- ☉ Children's play area.





Bow & Arrow



Cricket Net



Camping



Basket Ball Court



Kids Playground



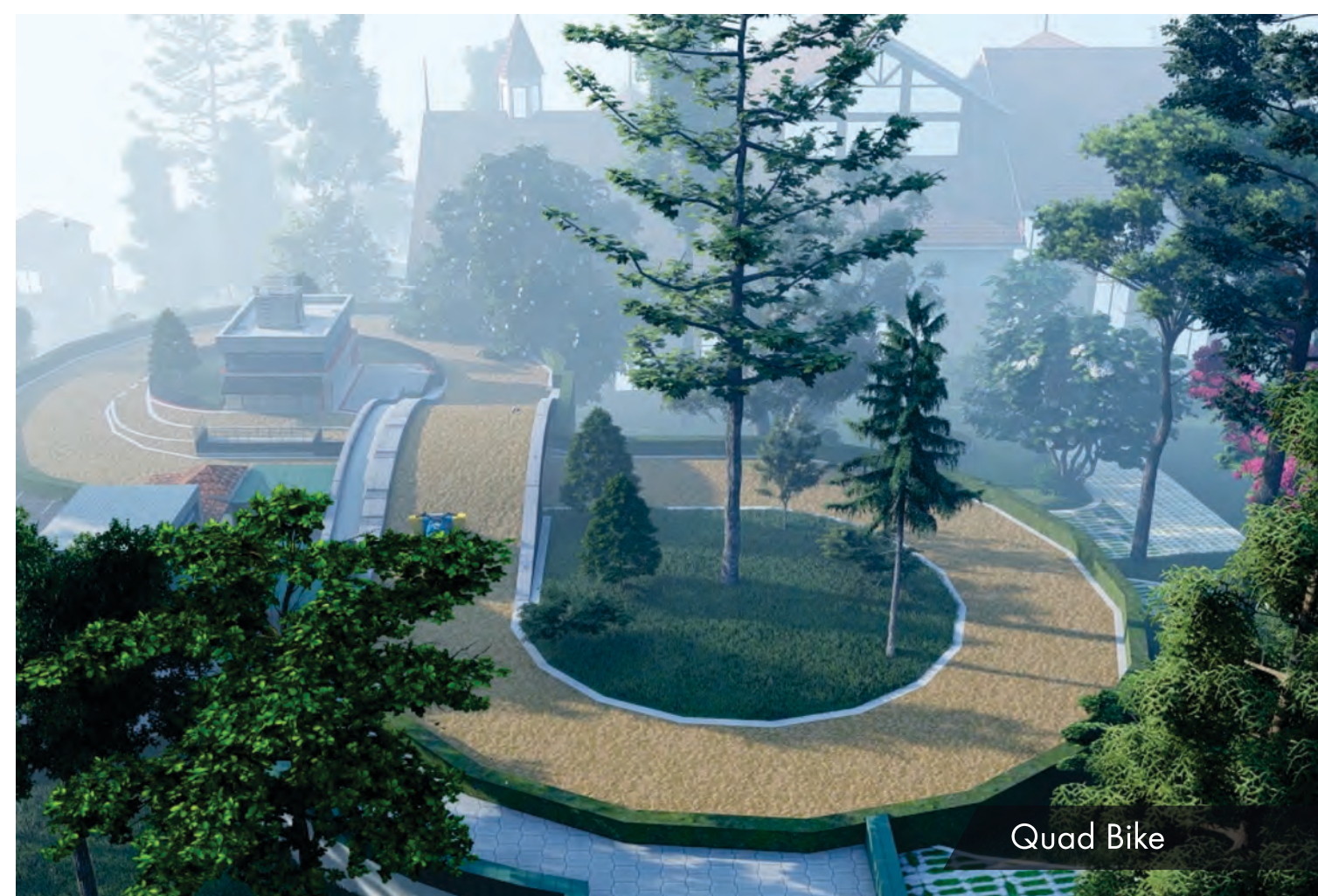
Pavilion



Outdoor Restaurant



Pond

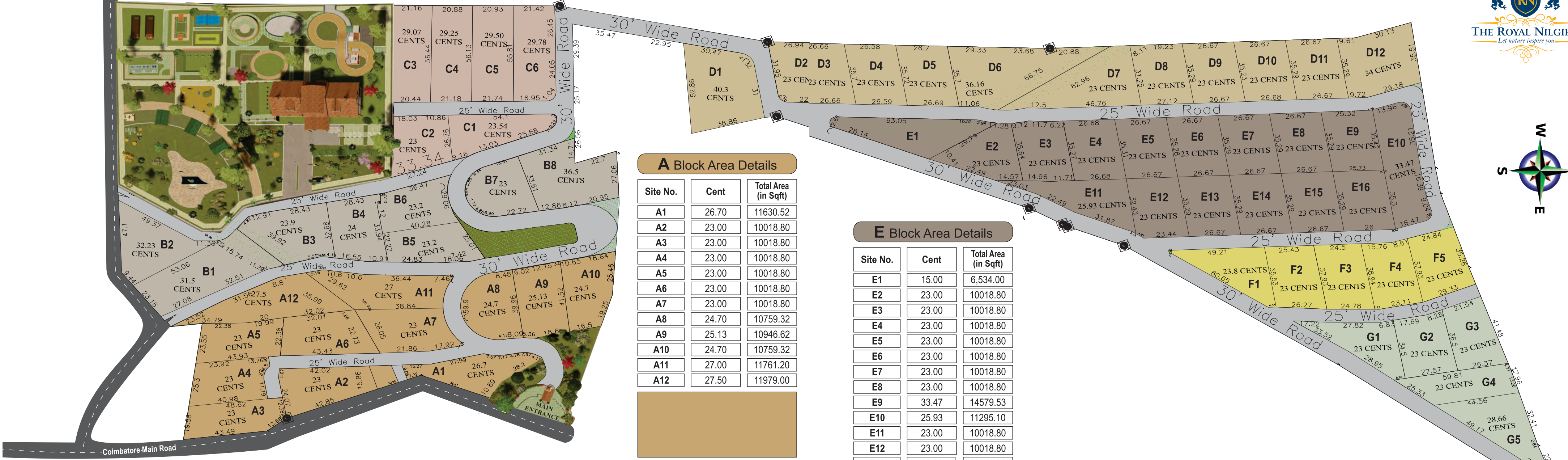
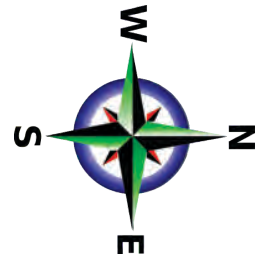


Quad Bike



Amphitheater

SITE LAYOUT PLAN



A Block Area Details

Site No.	Cent	Total Area (in Sqft)
A1	26.70	11630.52
A2	23.00	10018.80
A3	23.00	10018.80
A4	23.00	10018.80
A5	23.00	10018.80
A6	23.00	10018.80
A7	23.00	10018.80
A8	24.70	10759.32
A9	25.13	10946.62
A10	24.70	10759.32
A11	27.00	11761.20
A12	27.50	11979.00

E Block Area Details

Site No.	Cent	Total Area (in Sqft)
E1	15.00	6,534.00
E2	23.00	10018.80
E3	23.00	10018.80
E4	23.00	10018.80
E5	23.00	10018.80
E6	23.00	10018.80
E7	23.00	10018.80
E8	23.00	10018.80
E9	33.47	14579.53
E10	25.93	11295.10
E11	23.00	10018.80
E12	23.00	10018.80
E13	23.00	10018.80
E14	23.00	10018.80
E15	23.00	10018.80
E16	23.00	10018.80

B Block Area Details

Site No.	Cent	Total Area (in Sqft)
B1	31.50	13721.40
B2	32.23	14039.38
B3	23.90	10410.84
B4	24.00	10454.40
B5	23.20	10105.92
B6	23.20	10105.92
B7	23.00	10018.80
B8	36.50	15899.40

C Block Area Details

Site No.	Cent	Total Area (in Sqft)
C1	23.54	10254.02
C2	23.00	10018.80
C3	29.07	12662.89
C4	29.25	12741.30
C5	29.50	12850.20
C6	29.78	12972.16

D Block Area Details

Site No.	Cent	Total Area (in Sqft)	Site No.	Cent	Total Area (in Sqft)
D1	40.30	17554.68	D7	23.00	10018.80
D2	23.00	10018.80	D8	23.00	10018.80
D3	23.00	10018.80	D9	23.00	10018.80
D4	23.00	10018.80	D10	23.00	10018.80
D5	23.00	10018.80	D11	23.00	10018.80
D6	36.16	15751.29	D12	34.00	14810.40

F Block Area Details

Site No.	Cent	Total Area (in Sqft)
F1	23.80	10367.28
F2	23.00	10018.80
F3	23.00	10018.80
F4	23.00	10018.80
F5	23.00	10018.80

G Block Area Details

Site No.	Cent	Total Area (in Sqft)
G1	23.00	10018.80
G2	23.00	10018.80
G3	23.00	10018.80
G4	23.00	10018.80
G5	28.66	12484.29



LOCATION MAP



Proximity

• Railway Station	22km
• Bus Stand	22km
• Ooty Lake	18km
• Good Shepherd Convent	14km
• Good Shepherd Finishing School	12km

SPECIFICATIONS

RCC WORKS	: Foundation - RCC foundation as per structural design RCC frame structure compliant with IS codes of structural design
WALLS	: External Walls - 150mm Thick Solid Concrete Block Internal Walls - 100mm Thick Solid Concrete Block
FENESTRATION	: Main door - Ghana Teak Wood frame and hard wood panel door shutter Bedroom / Toilet / Utility Doors - Hard wood frame with block board flush door with OST veneer Windows - Powder coated 2 track Aluminum / uPVC windows with MS grills.
FLOORING	: Setback area - Pavers with grass lining and gratings Living / Dining - 600mm x 600mm Premium vitrified tile approved make master bedroom - Wooden Laminate flooring Kitchen / Bedrooms - 600mm x 600mm Vitrified tile Toilets / Utility - 300mm x 300mm vitrified tile Toilet Dado - upto 2100mm with 300mm x 450mm ceramic tiles Staircase - 20mm thick Granite or wooden
HANDRAILS	: Staircase Handrail - MS with wood grip Balcony - Combination of parapet and MS handrails
EXTERNAL FINISHES	: Combination of textured paint and APEX exterior paint
INTERNAL FINISHES	: Villas - Premium emulsion Toilet - Tile cladding upto 2100mm
ELECTRICAL	: Concealed wire GI PVC pipes with branded modular switches 2 KVA power for each villas

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ABOUT US.....

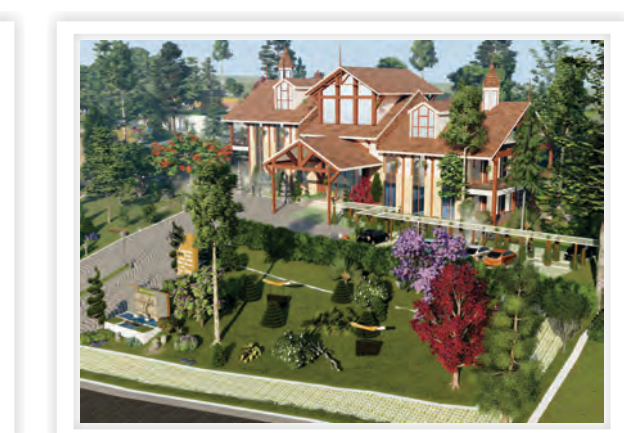
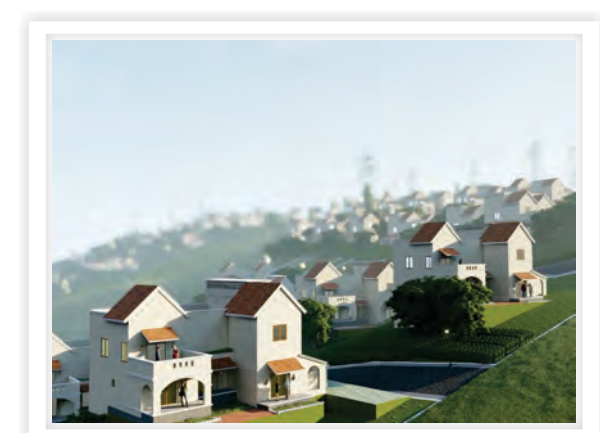
We are one of the fastest growing and competitive player in the real estate industry, Headquartered at Bangalore.

We have always strived for benchmark quality, customer centric approach robust engineering, in-house research, uncompromising business ethics, timeless values and transparency spares of business conduct.

Our commitment to our client has helped us build strong bonds. Our aim is to offer our clients, a life where they don't just live but create wondrous memories.

We assure best in-class design and top of the line facilities that exude elegance and sophistication.

We believe that delivering to our client's dream is a very possible reality; a reality which encompasses quality that meets excellence, technology that meets aesthetics and discipline, and a passion that meets precision.





BANGALORE OFFICE :

117/34, 4th Floor, Kathriguppe Main Road,
BSK 3rd Stage, Bangalore - 5600085.
Email : info@jkprojects.co.in

Phone : +91 9591141114, +91 7338421340
Web : www.jkprojects.co.in

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