



# **CELESTIA ROYAL**

**S+3, 3 & 4 BHK Floors, New Chandigarh**

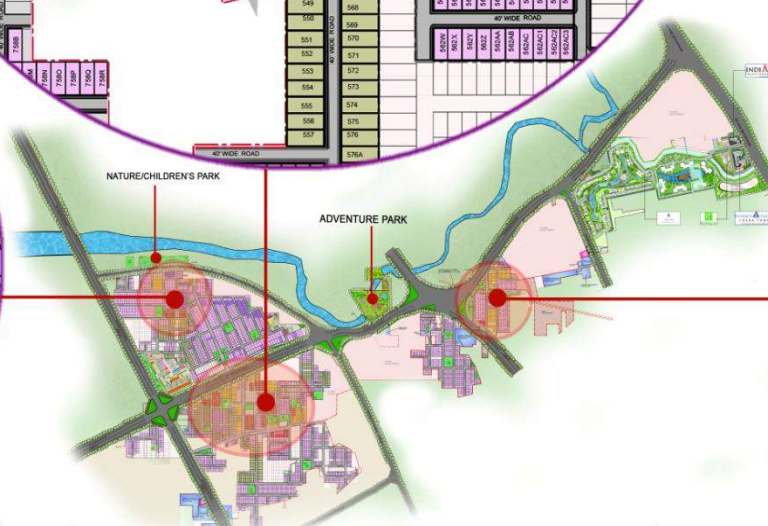
# SITE LAYOUT PLAN OF CELESTIA ROYAL OMAXE NEW CHANDIGARH

## LEGEND

- CELESTIA ROYAL: 2450 SQ FT
- CELESTIA ROYAL: 2400 SQ FT
- CELESTIA ROYAL: 1875 SQ FT
- CELESTIA ROYAL: 1596 SQ FT OP-1
- CELESTIA ROYAL: 1434 SQ FT OP-2
- CELESTIA GRAND PLOTS
- SILVER BIRCH
- AMBROSIA
- FUTURE FLOORS
- COMMERCIAL
- INSTITUTIONAL
- FUTURE EXPANSION



## KEY FEATURES







Celestia Royal Elevation (1434 Sq.ft & 1596 Sq.ft)





Celestia Royal Elevation (1875 Sq.ft, 2400 Sq.ft & 2450 Sq.ft)



# 1434 Sq.ft. – Upper Ground( 3BHK+2W)



**STILT PLAN**

PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2



**UPPER GROUND FLOOR**

PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2  
SALEABLE AREA/ UNIT : 1434 SQ. FT.

# 1434 Sq.ft. – FF and SF



**FIRST FLOOR PLAN**

PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2

SALEABLE AREA/ UNIT : 1434 SQ.FT.



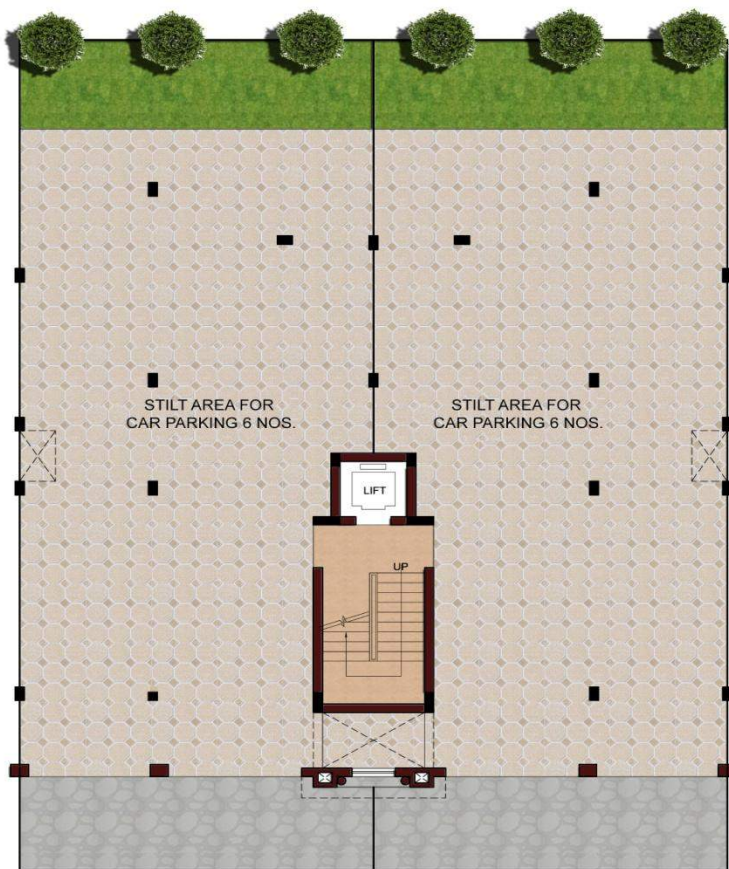
**SECOND FLOOR PLAN**

PLOT NOS:- 449L8-449L15, 711A1-711A2, 723A1-723A2

SALEABLE AREA/ UNIT : 1434 SQ.FT.



# 1596 Sq.ft. (Opt-I)– Upper Ground(3BHK+3W+Pooja)



**STILT PLAN**

PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11



**UPPER GROUND FLOOR**

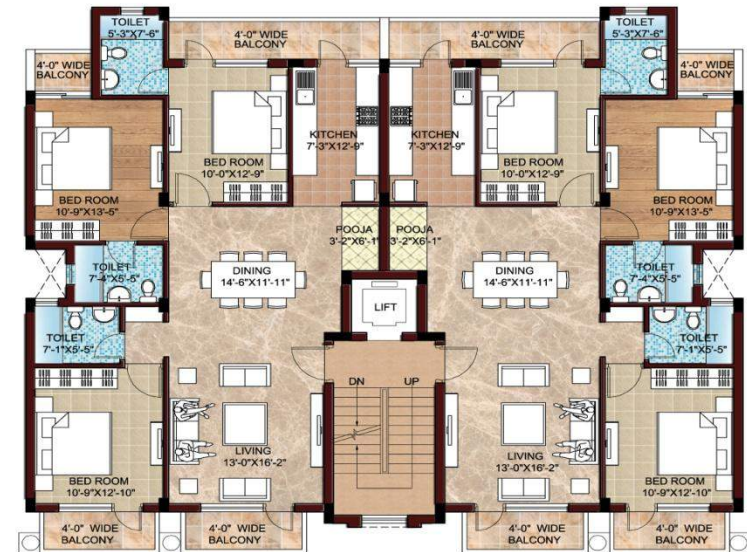
PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)

# 1596 Sq.ft. (Opt-I)– FF & SF



**FIRST FLOOR PLAN**

PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)

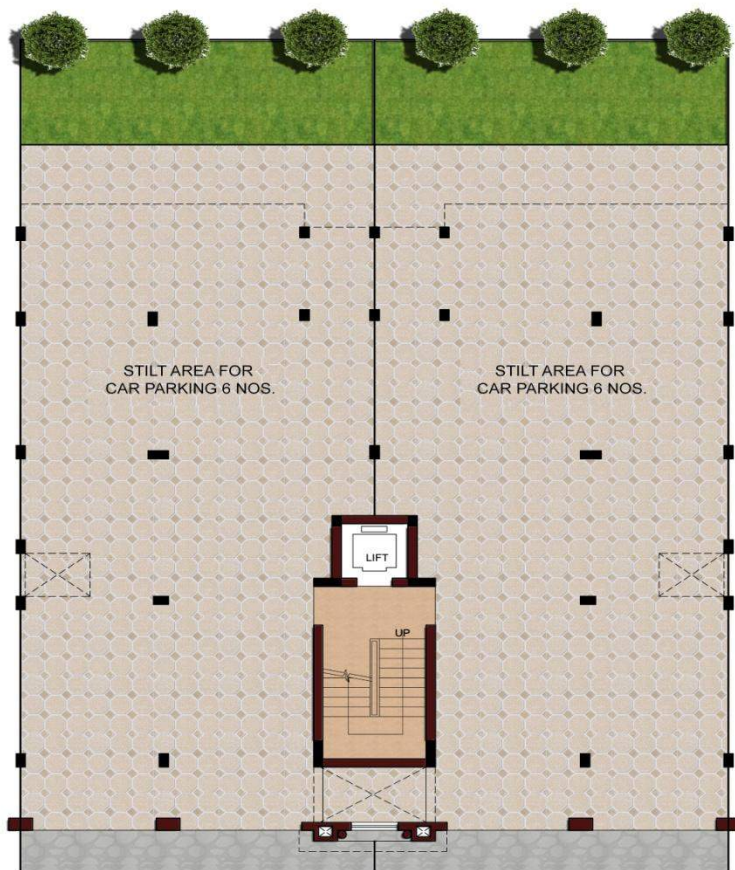


**SECOND FLOOR PLAN**

PLOT NOS. : 494-499, 496A, 558A, 661C-661H,  
661J-661O, 266C4, 266C5, 266C8-266C11  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-1)



# 1596 Sq.ft. (Opt-2)– Upper Ground(3BHK+3W+Pooja)



**STILT PLAN**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1



**UPPER GROUND FLOOR**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1  
SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)

# 1596 Sq.ft. (Opt-2)– FF & SF



**FIRST FLOOR PLAN**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1

SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)



**SECOND FLOOR PLAN**

PLOT NOS:- 486B-486E, 490A-490D,  
490-493, 466R1-466R4, 466Z3-466Z4  
557P, 557P1, 557S, 557S1

SALEABLE AREA/ UNIT : 1596 SQ.FT. (OP-2)



# 1875 Sq.ft. Upper Ground(3BHK+3W+SR)



UPPER GROUND FLOOR PLAN  
SALEABLE AREA/ UNIT: 1875 SQ.FT.

PLOT NOS: 449V1-449V6, 449Y, 449Z, 449Z1-449Z2, 450A, 450B, 448K2- 448K7,  
448K9-448K10, 448T2-448T7, 448T9-448T12, 449L1-449L4, 466A-466D, 466G-466J

\*THIS IS TENTATIVE PLAN SUBJECT TO APPROVAL FROM THE CONCERNED AUTHORITY

# 1875 Sq.ft. FF & SF

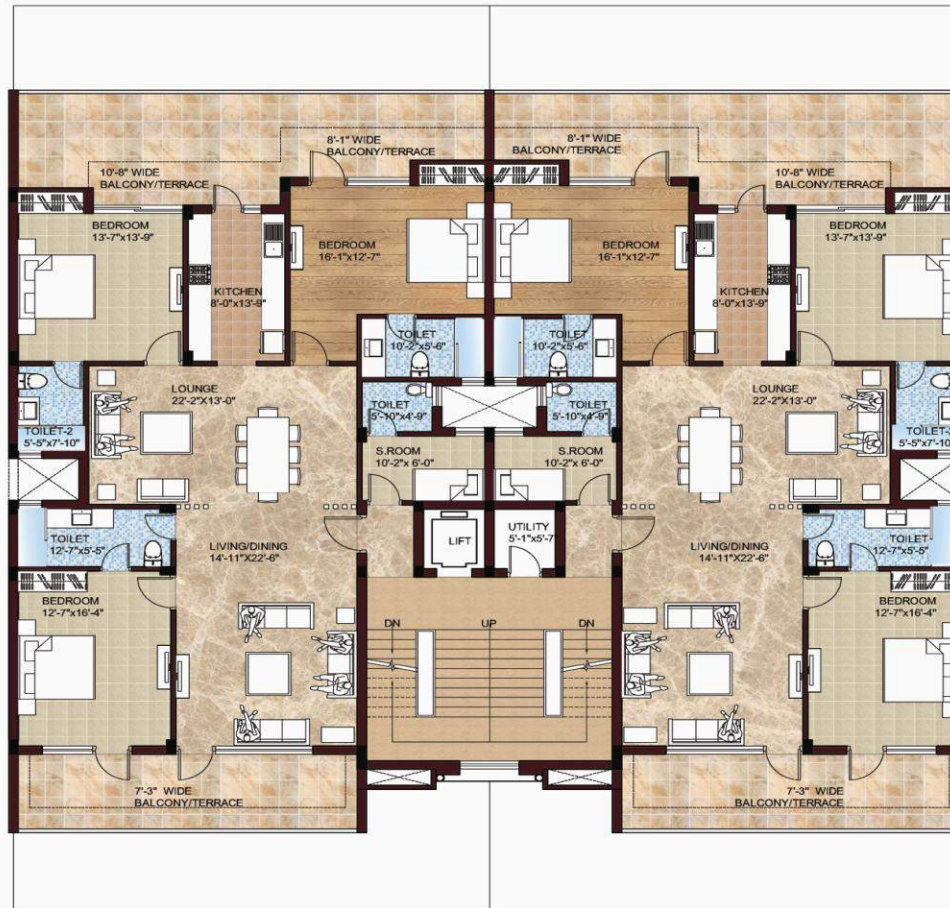


TYPICAL FLOOR PLAN  
SALEABLE AREA/ UNIT: 1875 SQ.FT.

PLOT NOS: 449V1-449V6, 449Y, 449Z, 449Z1-449Z2, 450A, 450B, 448K2- 448K7,  
448K9-448K10, 448T2-448T7, 448T9-448T12, 449L1-449L4, 466A-466D, 466G-466J



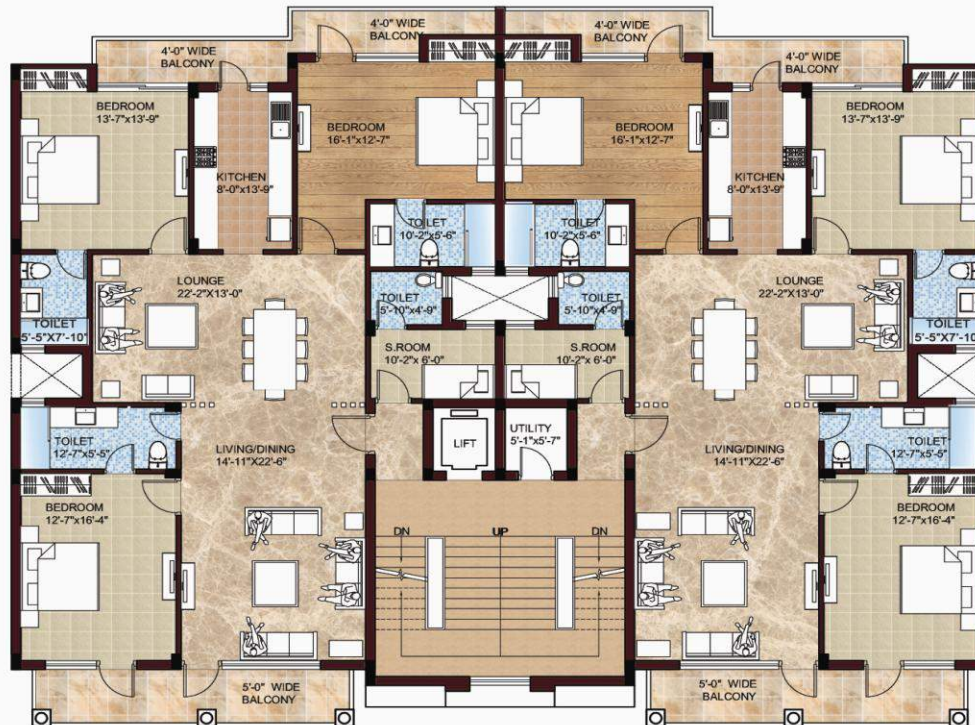
# 2400 Sq.ft. Upper Ground(3BHK+3W+SR)



UPPER GROUND FLOOR

PLOT NOS:- 466Z19-466Z26, 396G2-396G7, 396H2-396H7  
SALEABLE AREA/ UNIT : 2400 SQ. FT.

# 2400 Sq.ft. FF & SF



TYPICAL FLOOR PLAN

PLOT NOS:- 466Z19-466Z26, 396G2-396G7, 396H2-396H7  
SALEABLE AREA/ UNIT : 2400 SQ.FT.



# 2450 Sq.ft. Upper Ground(4BHK+4W+SR)

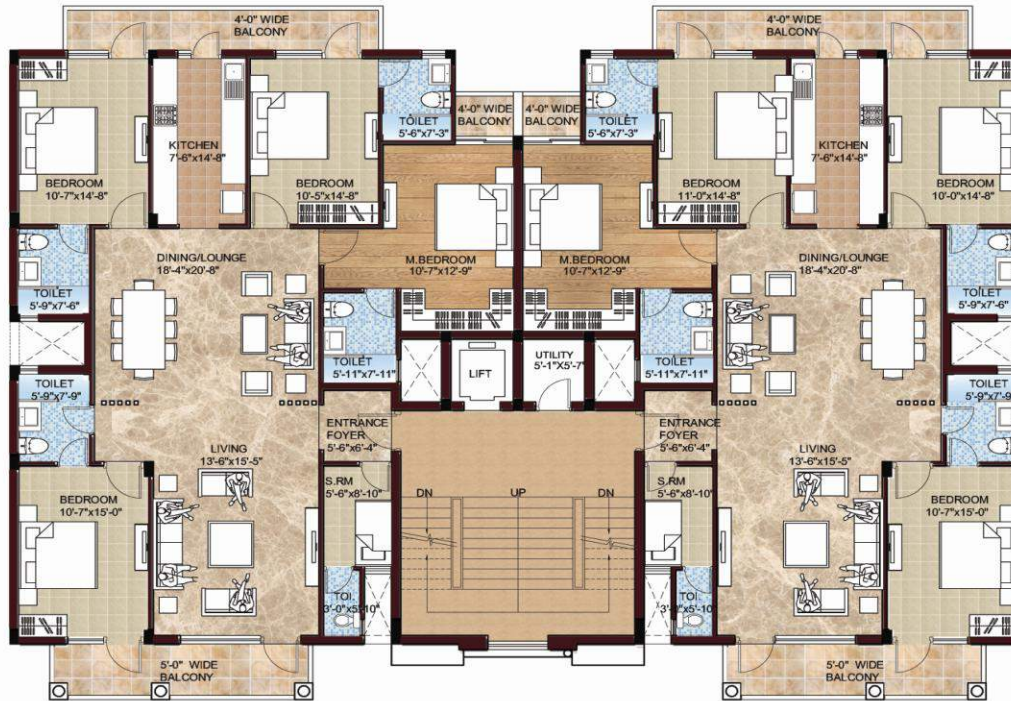


UPPER GROUND FLOOR

PLOT NOS. :- 668A-668D, 669Z, 669Z1- 669Z3

SALEABLE AREA / UNIT :2450 SQ.FT

# 2450 Sq.ft. FF & SF



TYPICAL FLOOR PLAN  
PLOT NOS. :- 668A-668D, 669Z, 669Z1- 669Z3  
SALEABLE AREA / UNIT :2450 SQ.FT



## PAYMENT PLAN

### "CELESTIA ROYAL" INDEPENDENT FLOORS, WITH LIFT (S+3)

#### A. ADDITIONAL DISCOUNT PAYMENT PLAN - 8% Rebate on Basic Sale Price (BSP)

At the time of Booking	Rs. 3 Lacs
Within 60 days of Booking	95% of discounted BSP less booking amount + 100% EDC +100% of Additional Cost + 100% of PLC (if any)
On offer of Possession	5% of discounted BSP + 100% of Optional Cost (if any)+ Other Charges (if any)

#### B. FLEXI PAYMENT PLAN - 4% Rebate on Basic Sale Price (BSP)

	NORMAL PLAN (CLP)*	SCHEME PLAN (PLP)*
At the time of Booking	Rs. 3 Lacs	Rs. 3 Lacs
Within 60 days of Booking	50% of discounted BSP less booking amount+ 50% of EDC+ 50% of Additional Cost + 50% of PLC (if any)	50% of discounted BSP less booking amount + 100% of EDC + 100% of Additional Cost +100% of PLC (if any)
Allotment & Start of Construction	5% of discounted BSP	NIL
On Completion of Plinth Level	5% of discounted BSP + 25% of EDC + 25% Additional Cost + 25% of PLC (if any)	NIL
On Casting of Stilt Roof	5% of discounted BSP	NIL
On Casting of Upper Ground Floor Roof	5% of discounted BSP + 25% of EDC + 25% Additional Cost + 25% of PLC(iaf any)	NIL
On Casting of First Floor Roof	5% of discounted BSP	NIL
On Casting of Second Floor Roof	5% of discounted BSP	NIL
On Completion of Brick Work	5% of discounted BSP	NIL
On Completion of internal plastering	5% of discounted BSP	NIL
On Completion of External Plastering	5% of discounted BSP	NIL
On offer of Possession	5% of discounted BSP + 100% of Optional Cost (if any) + Other Charges (if any)	50% of discounted BSP + 100% of Optional Cost (if any)+ Other Charges(if any)



### C. CONSTRUCTION LINKED PAYMENT PLAN

	NORMAL PLAN (CLP)*	SCHEME PLAN (PLP)*
At the time of Booking	Rs. 3 Lacs	Rs. 3 Lacs
Within 60 days of Booking	15% of BSP less booking amount	15% of BSP less booking amount
Allotment & Start of Construction	10% of BSP	10% of BSP
On Completion of Plinth Level	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)
On Casting of Stilt Roof	10% of BSP	10% of BSP
On Casting of Upper Ground Floor Roof	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)	7.5% of BSP + 50% of EDC + 50% of Additional Cost + 50% of PLC (if any)
On Casting of First Floor Roof	10% of BSP	NIL
On Casting of Second Floor Roof	7.5% of BSP	NIL
On Completion of Brick Work	10% of BSP	NIL
On Completion of internal plastering	7.5% of BSP	NIL
On Completion of External Plastering	10% of BSP	NIL
On offer of Possession	5% of BSP + 100% of Optional Cost (if any) + Other Charges (if any)	50% of BSP +100% of Optional Cost (if any)+ Other Charges (if any)





## SPECIFICATIONS

### “CELESTIA ROYAL” INDEPENDENT FLOORS WITH LIFT (S+3)

#### LIVING/DINING/FAMILY ROOM

•Flooring	-	Italian Marble
•Walls	-	Plastic Emulsion
•Ceiling	-	OBD
•Air Conditioner	-	Provision of Split AC fitting ; AC Units (at extra cost)

#### MASTER BED ROOM

•Flooring	-	Lamination Wooden Flooring
•Wall Finishes	-	Plastic Emulsion
•Ceiling	-	OBD
•Wardrobe	-	Laminated Wooden Cupboard
•Air Conditioner	-	Provision of Split AC fitting ; AC Units (at extra cost)

#### OTHER BED ROOMS

•Flooring	-	Vitrified Wooden Flooring
•Wall Finishes	-	Plastic Emulsion
•Ceiling	-	OBD
•Wardrobe ( Optional)	-	Laminated Wooden Cupboard(at extra cost)
•Air Conditioner	-	Provision of Split AC fitting ; AC Units (at extra cost)

#### TOILETS

•Flooring	-	Anti- Skid Tiles / Ceramic Tiles
•Dado	-	Tiles upto Ceiling height
•Wall Finishes	-	Plastic Emulsion
•Ceiling	-	OBD
•Fittings	-	European WC, Wash Basin , Mirror, Shower
	-	Provision for Geyser fitting

#### KITCHEN

•Modular kitchen	-	Modular Kitchen with Provision for Chimney fitting
•Chimney and Hob (Optional)	-	Faber or Equivalent ( at Extra Cost)
•Water Purifier (RO) (Optional)	-	Kent or Equivalent ( at Extra Cost)
•Flooring	-	Anti – Skid Tiles / Ceramic Tiles
•Dado	-	Tiles Upto 2ft above the counter
•Wall Finishes	-	Plastic Emulsion
•Ceiling -OBD		
•Counter	-	Granite



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### **STAIRCASE**

- Riser &Treads - Granite
- Wall Finishes - Plastic Emulsion
- Ceiling - OBD
- Handrail - M S Railing

### **BALCONY**

- Flooring - Anti- Skid Tiles / Ceramic Tiles
- Wall Finishes - Water Proofing external paint
- Ceiling - Water Proofing external paint
- Handrail - M S Railing

### **DOOR & WINDOW**

- Doors - Flush Door
- Windows/Ventilators - Wooden/Aluminum

### **ELECTRICAL FITTING**

- Modular Switches
- Sockets
- Copper Wiring

### **POWER BACK-UP**

- Min. 3KVA & Max. 8KVA per floor (to be charged extra)

### **CAR PARKING**

- Provision for 2 Car Covered Car Parking's in the Stilt. (to be charged extra)







**Thank You....**