



#### CORPORATE OFFICE

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#### PROJECT ADDRESS

Lalgate more (near-RKMS), Kolata - 700103

Disclaimer :- All spececification, drawings, amenities, fecelities etc. shown in this brochure are subject to change as per the approval from the respective authorities. The final discretation remains with the developers.



Come, Experience a  
**Majestic  
Lifestyle**



[www.rajwadagrandavenue.com](http://www.rajwadagrandavenue.com)





## A Grand Way to Celebrate Life

Blending exquisiteness with modernity  
 An expression of grandeur, a celebration of magnificence...  
 Welcome to Laxmi Grand Avenue ...  
 Celebrate life with comfort, luxury and convenience

Rajwada Laxmi Avenue is a residential project that has been conceived to offer a grand way of living, that defines your personality and individuality. Located on NSC Bose Road, just a few kilometres from Kavi Nazrul Metro Station, the apartments of Laxmi Grand Avenue provides you with a breath of freshness and serenity amidst the hustle and bustle of the city.



# Site Plan



Block 1- 1st floor plan

The floor plan illustrates a 3-story building layout with the following rooms and features:

- Games Room:** 20'x10' (Top Left)
- Kids Play Room:** 11'x10' (Middle Left)
- Gymnasium:** 23.6' x 11' (Center Left)
- Toilet/Chng Rm:** 6'x8'-3" (Top Center)
- Kitchen:** 5'-3" x 8'-00" (Top Right)
- Living/Dining:** 10'-6 x 19'-9" (Middle Right)
- Bed Rooms:**
  - 11'-9" x 9'-10" (Top Right)
  - 10'-6" x 8'-10" (Middle Right)
  - 10'x9'-10" (Bottom Right)
  - 10'-00"x9'-3" (Bottom Center)
  - 11'-9" x 10'-0" (Bottom Right)
  - 9'-6" x 11'-3" (Bottom Left)
  - 9'-10" x 10' (Bottom Left)
  - 8'-9"x4'-00" (Center)
  - 8'-10"x12'-3" (Center)
  - 10'-3" x 11'-9" (Center)
- Toilets:**
  - 6'-6" x 4'-6" (Bottom Left)
  - 4'-00" x 7'-0" (Top Right)
  - 4'-3" x 7'-0" (Top Right)
  - 8'-10" x 4'-00" (Center)
  - 8'-9"x4'-00" (Center)
  - 5'-00" x 6'-00" (Bottom Right)
  - 6'-8"x4'-6" (Bottom Right)
  - 4'-00" x 8'-00" (Bottom Left)
- Kitchens/Dining:**
  - 6'-6" x 7'-3" (Middle Left)
  - 8'-10" x 4'-00" (Center)
  - 5'-00" x 9'-3" (Bottom Center)
  - 8'-3" x 8'-00" (Bottom Center)
- Other Features:**
  - Corridor:** 5' Wide Corridor (Center)
  - Lobby:** 5' Lobby (Center)
  - Stairs:** UP and DOWN stairs (Center)
  - Elevators:** ELEV (Center)
  - Fire Duct:** FIRE DUCT (Center)
  - Electric Duct:** ELEC DUCT (Center)
  - Balconies:** 3' W BALC. (Multiple locations)
  - Open Terrace:** OPEN TERRACE AT 1ST FLOOR (Bottom Right)
  - Windows:** W1, W2, W3, W4 (Various locations)
  - Doors:** D1, D2, D3 (Various locations)
  - Labels:** A, B, C, D, E (Various locations)



## Block 1- 2nd to 5th Floor

**RAJWADA**  
GROUP  
— An ISO 9001 : 2008 Certified Company —

Flat	SBU	BHK
A	1190	3
B	1130	3
C	920	2
D	930	2
E	945	2



## Block 2- g+7 Typical Plan

**RAJWADA**  
GROUP  
— An ISO 9001 : 2008 Certified Company —

Flat	SBU	BHK
A	960	2
B	980	2
C	975	2
D	1175	3
E	1080	3







## Experience Grandeur at its Best

Rejoice the beauty and sublime of green nature. The chirping of the birds, the fragrance of fresh breeze let you discover the peace of mind...

Every apartment at Laxmi Grand Avenue is constructed keeping in mind of the majestic lifestyle. The cosy bedrooms in addition of cupboard area and attached balconies the airy and spacious living rooms...all have been conceptualized on modernity and elegance.

Come. Experience grandeur at its best...











## A Joy of Aesthetic Experience

Laxmi Grand Avenue elevates your living to a dreamland where comfort and luxury play a complementary game.

With 60% open space , fine architectural and aesthetic design and modern amenities, life at Laxmi Grand Avenue is all about grand living.





## Amenities & Advantages

### PLUNGE IN THE BLUE...

Swimming pool

Equipped with all luxurious features like reclining deck chairs, rooftop swimming with bird sanctuary view one side Ram Krishna Mission view on the other side

Rejuvenate yourself by taking, lying down in the decks to take a short nap or engage in playful activities with your children.

### IT'S PLAYING TIME

Children

Plenty of open space to give every resident a slice of nature and a peace of mind. Amidst lush greenery and beautifully created landscape garden the every individual will feel rejuvenated every single moment.

### SWEAT ON, FITNESS ON...

Gymnasium

If you are particular about health and wish to maintain a fit body, no issues...At Laxmi Grand Avenue, you are provided with a gymnasium that scores on all counts.

Well equipped with state-of-the-art equipment that helps you gain muscles and refresh your mood. What's more, the gymnasium promises a very comfortable environment that is perfect for exercising while smiling.

### GET CONNECTED...

• Intercom connectivity • CCTV • 24x7 Power backup • Water filtration plant

### ADD GAME TO LIFE

Games Room

A residential complex without a common Games Room is incomplete...the Games Room provides a space for quality time for children and adults not only for recreation, but also for interaction. Equipped with popular indoor games like carom, table tennis, dart and billiards the recreation room is perfect and complete.

There is also a separate free room solely for your kids to play around as they might hurt themselves among grown-ups in the games room.

### FUN, FESTIVALS & OCCASIONS

Community Hall

The community hall fosters the celebratory mood and provides you with a proper space to bring in the festivities. From religious celebrations to cultural events, from birthday parties to family get together...you can organize anything at the community hall.

Quite spacious and beautifully decorated, the hall is perfect for any purpose.





# Location Map



Distance from :

Wood Square Mall - 600 mt	Ruby crossing - 8.5 km / 20min
Ram Krishna Mission - 500 mt	Science City - 11.4 km / 30min
KamalGazi More - 800 mt	
Ext. By Pass - 350mt	



## Specifications

### STRUCTURE

RCC with AAC Blocks

### WALL

Internal: Putty Finish.  
External: Finishing with Weather coat paint  
& graceful elevation

### FLOORING

Entire flat with Vitrified Tiles flooring.  
Stairs and lobby floor with Marble.  
Car parking flooring with tiles.

### ELECTRICALS

Concealed ISI copper wiring switches from  
leading manufacturer.  
Adequate light and power points.  
T.V/ Telephone points at Living area.  
AC point in all 2 bedrooms.

### KITCHEN

Cooking Platform with Granite.  
Stainless steel sink.  
Glazed tiles up to 2ft above cooking platform.

### TOILETS

Glazed tiles up to a height of 6ft.  
CP bath fittings & sanitary fittings by leading  
manufacturer.  
Gyser point in one toilet.

### DOORS

Main Door : Flush door with Venier Finish on  
both sides.  
Others - Flush doors.

### WINDOWS

Aluminium Sliding windows with glass panes

### WATER SUPPLY

Deep tubewell with iron filtration plant.  
Overhead tank for sufficient storage and supply.

### ELEVATORS

High speed elevators by leading manufacturer

### DECORATED ROOF

Common decorated roof with special treatment  
and top sitting area.







## Living Grand Lifestyle

Get used to experience a majestic lifestyle everyday...

Each apartment at Laxmi Grand Avenue is crafted with a style that makes living a pleasure – spacious, beautiful green ambience, better conveniences and of course grand living !

With modern amenities, Laxmi Grand Avenue is all set to fulfil your aspirations of grand lifestyle. Come, experience living in a grand way...





# The Rajwada Group

Laxmi Group was established by Mr. Rajendra Kr. Agarwal as one of the leading real estate developers in India building contemporary residential properties. For over 15 years the group has been instrumental in developing multiple constructions and has catered to over 1500 satisfied customers.

The organization is headed by Mr. Agarwal and his three sons, who continuously focuss on trust, consistency and innovation. Even during hard times, the group has witnessed an impressive growth rate and stood the tests of time. Our team, comprising national and international professionals work incessantly towards upgrading the quality. With modern technologies, best management practices we strive towards the growth of the group.

Our mission has always been to develop modern and grand living and provide a better life for our customers. Our vision is to establish Rajwad Group as a household name across the country that is known for creating unique landmark and superior community living by maintaining high standards of living to ensure customer delight.



GLOBAL CITY



ALTITUDE PHASE-2

## ONGOING PROJECTS



ROYAL GARDEN



GREENSHIRE



GRAND AVENUE

## UPCOMING PROJECTS



CASABLANCA



DOWNTOWN