



# SPACES

— KARNAL, Sector 35 —



# THE LEGACY OF RAJDARBAR REALTY

The RajDarbar Group is a diversified conglomerate with business interests in

- REAL ESTATE & SEZ
- FINANCE & COMMODITIES
- NGO & CSR
- DAIRY FARMING
- INFORMATION TECHNOLOGY & ITES

From bringing the concept of ultra-modern living to Tier 2 cities to designing one of the shining landmarks in Gurugram – the Group has been growing in stature at a remarkable speed since its inception.

**TODAY RAJDARBAR PROPERTIES ARE HOME TO THOUSANDS OF HAPPY FAMILIES  
AND GLOBALLY RENOWNED BRANDS:**



Mercedes-Benz



HYUNDAI



**kotak**<sup>®</sup>  
Kotak Mahindra Bank



**BARBEQUE NATION**



# TOWNSHIPS ACROSS NORTH INDIA



**RAJDARBAR SPACES**  
SIRSA (36 ACRES)



**RAJDARBAR SPACES**  
HISAR (90 ACRES)



**RAJDARBAR SPACES**  
KARNAL (55+26 ACRES)



**RAJDARBAR SPACES**  
AGRA (61 ACRES)

# PROMINENT MALLS IN DELHI-NCR



**GLOBAL FOYER**  
GURUGRAM



**GLOBAL FOYER**  
PALAM VIHAR



WELCOME TO  
THE RICE BOWL CITY  
OF INDIA

# KARNAL

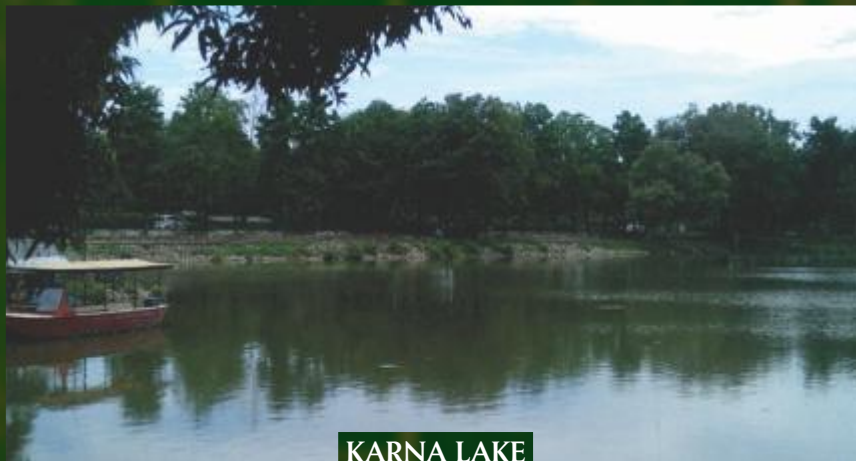
THE BASMATI HUB OF THE WORLD

# KARNAL THE CAPITAL CITY OF KARNA OF MAHABHARAT

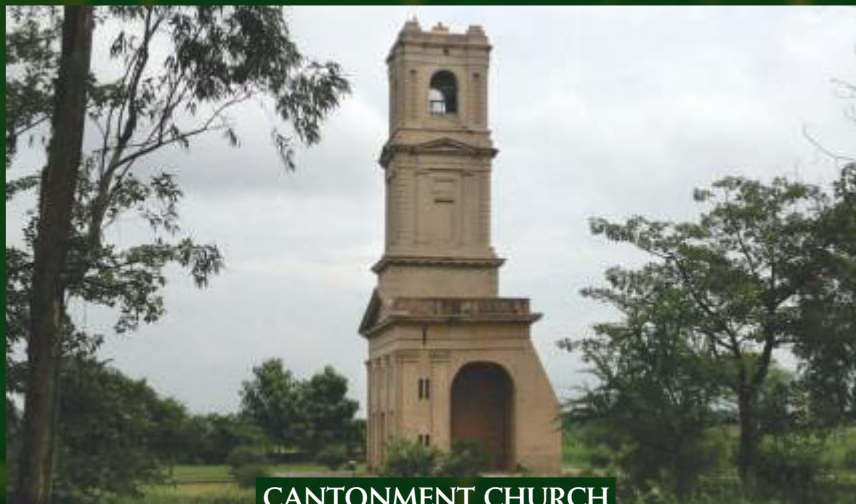
Present day Karnal offers an imagery of lush fields producing Basmati, industrial landscape including eminent organisations like National Dairy Research Institute (NDRI), ICAR , CSSRI, National Bureau of Animal Genetic Resources (NBAGR), Sugarcane Breeding Institute, and Wheat Research Center among others. Residents include the educated service class. It is a quiet and peaceful city. It marks an important junction on the National Highway 44 (NH-44), which is popularly known as GT Karnal Road (Grand Trunk Karnal Road). Lying midway between Delhi and Chandigarh, it is easily accessible to both the metro cities.

It has also emerged as a developed residential area with a variety of housing options. Multi-storey Flats, Plotted Colonies, Villas, and Independent Floors have been developed by a number of renowned real estate companies.

In fact, Karnal is being developed as one of the SMART CITIES of India.



KARNA LAKE



CANTONMENT CHURCH



KARNA GATE

# NARSI VILLAGE

## SECTOR 32

### KARNAL'S FIRST PRIVATE TOWNSHIP



# NARSI VILLAGE

Narsi Village, Karnal's most modern and first private township was delivered in record time in the year 2008 strategically located in most prime sector of Karnal Sector 32 adjacent to the up-market neighborhood of Sector 7 & 8.

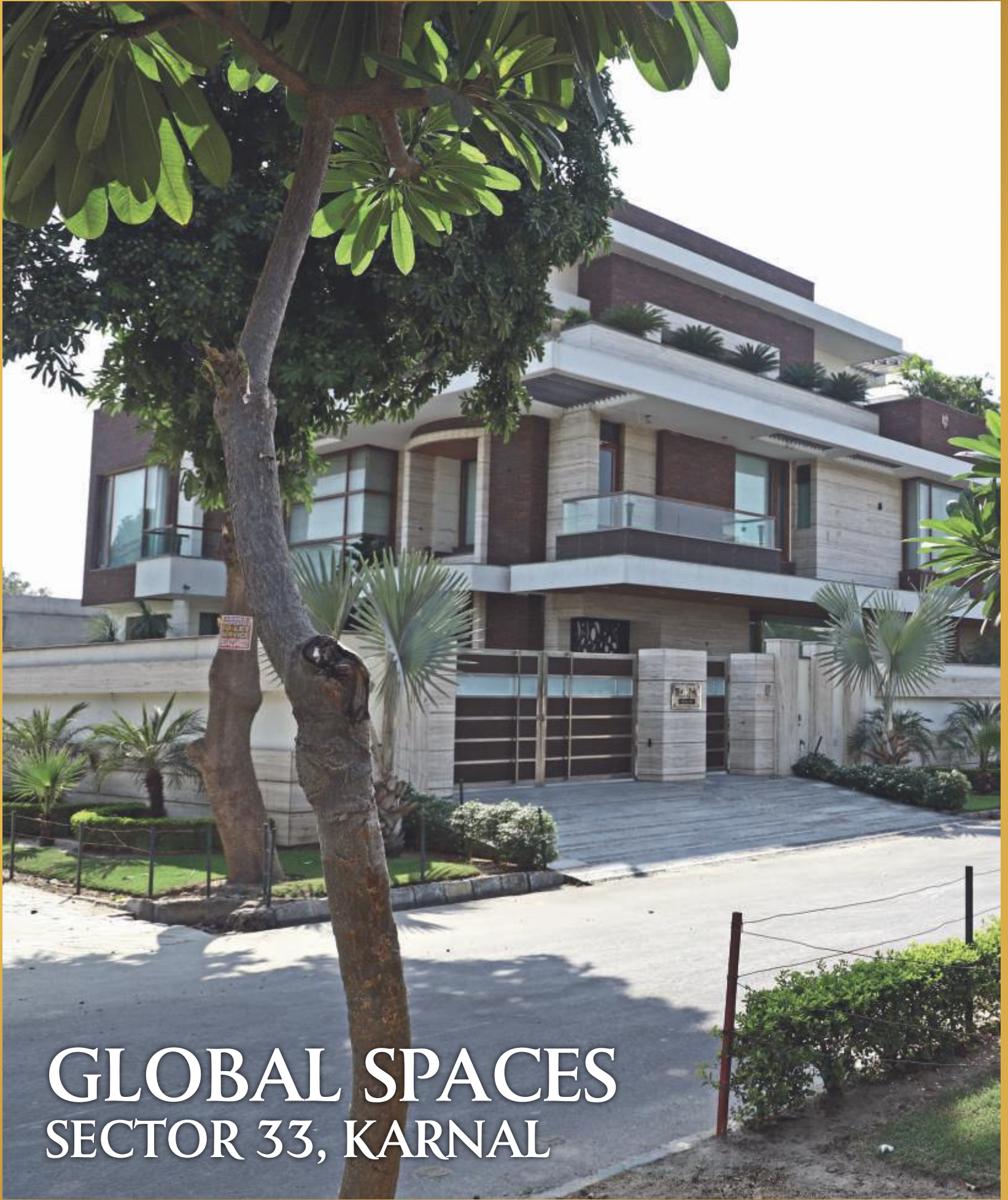
Narsi Village offered a gated community living with a full boundary wall for security for the 1st time in Karnal. Landscaped parks, water bodies & fountains at the entry gate made a surprisingly pleasant feeling. With an underground electric system & 24 hours water supply Narsi Village is till date the most coveted address in Karnal.



## PROJECT AT A GLANCE:

Total Area: **55 acres**

- Residential Plots
- Commercial mall
- Landscaped Parks
- Fountains & Water Bodies
- Gated Township
- Primary & Nursery Schools
- Nursing Homes
- Temple



**GLOBAL SPACES**  
**SECTOR 33, KARNAL**



# GLOBAL SPACES

Global Spaces township spread across 26 acres in Sector 33 Karnal was delivered in the year 2012. This was the second landmark developed by RAJDARBAR GROUP in Karnal.

Global Spaces is also a gated township with landscaped parks, fountains, jogging tracks, gazebos, lakes, and lakes house, etc. A commercial complex with the township to cater to the shopping needs of residents.



## PROJECT AT A GLANCE:

Total Area: **26 Acres**

- Residential Plots • Commercial Areas
- Fountains & Water Bodies
- Gated Township • Landscaped Parks
- Nursery School • Nursing Home



LIVE  
VIBRANT



# A LEAP IN THE LEGACY OF RAJDARBAR REALTY

## RAJDARBAR SPACES SECTOR 35, KARNAL

After the resounding success of Narsi Village and Global Spaces in Karnal, Rajdarbar Group brings to you Rajdarbar Spaces, a lush green and spacious township at Sector 35 with ultra modern amenities and facilities spread across approximately 40 acres.

The first part of this exciting project is ORANGE COUNTY spread over 5.575 acres. Visit Orange County. Book your Royal Residence. Engage in a Regal Lifestyle. Start living vibrantly.



# EXPERIENCE REGAL LIVING AT SECTOR 35

Experience the convenient way of living amidst superior benefits, amenities, and facilities with close proximity to:

**Schools & Hospitals**

**Banquet Halls**

**Wide Roads with superior connectivity to National Highway (NH1), and Meerut Road among others**

**Pollution free living with lots of green area**

**Fully inhabited area with several families already residing**

## BENEFITS OF LIVING IN RAJDARBAR SPACES

**Landscaped Parks & Ample Greenery for Pollution-Free Living**

**Gated Township with 24X7 CCTV security**

**Commercial Shopping Complex**

**Designated Community Areas**






**Sports Facilities**

**& the benefits of homes built with globally renowned**

**RAJDARBAR PRE-FAB TECHNOLOGY**

# TOWNSHIP LAYOUT



Category	Plot Sizes (sqyd)	No. of Plots
	95	10
	105-108	27
	115-125	24
	132-145	18
	152-172	19



# RAJDARBAR

## PRE-FAB

# TECHNOLOGY

GLOBALLY BENCHMARKED  
TECHNOLOGY.

UNMATCHED BENEFITS LIKE:

- ✓ 5 X STRENGTH
- ✓ SAVES ENERGY
- ✓ KEEPS COOL
- ✓ RESISTS SEEPAGE
- ✓ RESISTS TERMITE
- ✓ BUILDS FAST
- ✓ EXPANDABLE DESIGN
- ✓ RESISTS FIRE
- ✓ RESISTS EARTHQUAKE
- ✓ RESISTS NOISE

# WHY RAJDARBAR PRE-FAB?



**5 X STRENGTH:** The use of galvanized steel, high-strength concrete and engineered structure ensures the building stands strong for generations.



**LESS ELECTRICITY CONSUMPTION:** The ability to insulate the interiors results in less usage of air conditioning and, in turn, savings in terms of energy bills. In fact, the inside temperature of the building due to superior insulation properties stays cold in summer and warm in winter.



**SEEPAGE RESISTANT:** The capillary action that helps water columns to rise through the structure is not present. Hence seepage does not occur.



**TERMITE RESISTANT:** The construction does not allow movement and therefore infestation of termites inside. It ensures they can't affect your furniture.



**FACTORY-MADE PREFAB VILLAS**  
**BUILT TO OUR DESIGN**  
**AND IMPORTED FROM USA -**  
**BUILD WITH EXTREME PRECISION.**



**LOOK & FEEL OF THE VILLA IS SIMILAR TO**  
**CONVENTIONAL CONSTRUCTION AFTER FINISHING.**

\*INITIALLY IMPORTED FROM USA. SUBSEQUENTLY MAY BE MANUFACTURED IN INDIA BY RAJDARBAR.



# WHY RAJDARBAR PRE-FAB?



**FASTER CONSTRUCTION TIME:** The modular construction process ensures faster construction period and less wait time to occupy your dream home.



**FIRE RESISTANT:** The unique formulation of the construction material prevents spread of fire considerably thereby increasing safety quotient.



**EARTHQUAKE RESISTANT:** The construction has been also proven to resist earthquake up to 8.5 Richter scale.



**BETTER SOUND PROOFING:** The noise insulating properties of the structure ensure that noise from outside does not bother you inside.



# 3 BHK EXECUTIVE INDEPENDENT FLOORS

SITUATED ON 24 M WIDE ROAD



## FEATURES

- 3 Spacious Bedrooms with Attached Balconies
- Large Drawing Dining & Kitchen Area
- 2 Toilets
- Gated Compound with Boundary Wall

# FLOOR PLANS

FIRST FLOOR / SECOND FLOOR



GROUND FLOOR



## EXECUTIVE FLOORS (152.13 SQYD)

Floor	Ground	First	Second	Carpet Area of Each Floor
Area (sqft)	1099.40	1099.40	1099.40	834.82

1 sqyd = 0.836 sqm = 9 sqft

# 3 BHK EXPANDABLE ROYAL VILLAS



## FEATURES

- 3 Bedrooms Duplex Expandable Villa • Spacious Drawing Dining & Kitchen Area • 3 Toilets
- Family Lounge & Large Balconies / Verandah • Open Space in Front & Rear with Boundary Wall
- Open Terrace & Roof Terrace Area • Mumty upto 2nd Floor

# FLOOR PLANS

FIRST FLOOR



GROUND FLOOR



45'.43"

26'.24"

## ROYAL VILLA (132.52 SQYD)

Floor	Ground	First	Mumty	Total Built-up	Carpet
Area (sqft)	938.99	611.77	107.07	1657.62	950.81

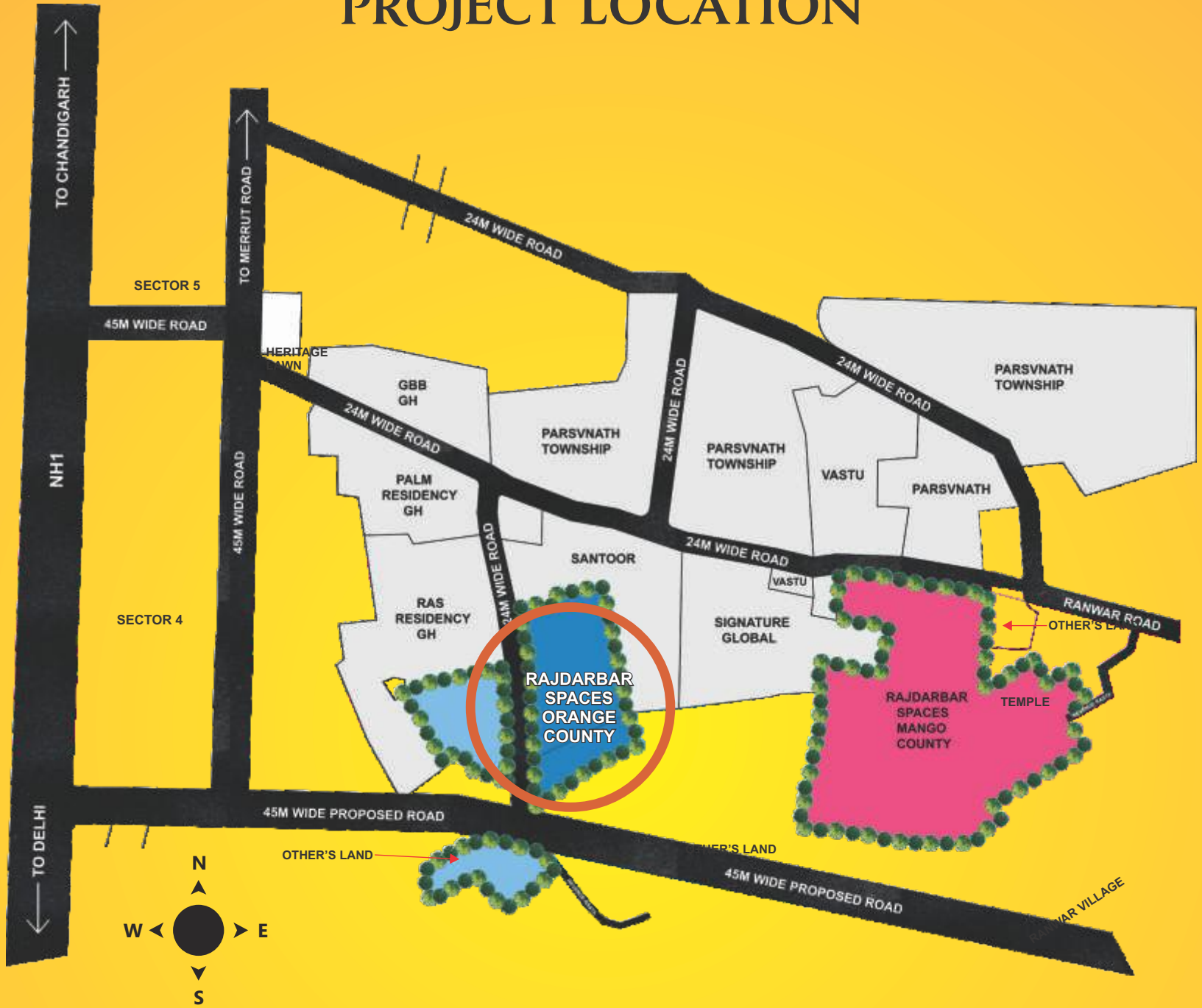
1 sqyd = 0.836 sqm = 9 sqft

# SPECIFICATIONS

ITEM	DRAWING/ DINING	BED ROOM	KITCHEN	TOILETS	BALCONY	COMMON AREAS
Flooring	Vitrified Tiles	Vitrified Tiles	Anti-Skid Tiles	Anti-Skid Tiles	Anti-Skid Tiles	Kota Stone in Staircase
Wall Finishes	Plastic Emulsion with Texture Paint finish on one wall	Plastic Emulsion	Dado Tiles above Counter	Glazed Tiles upto 7 feet	Textured Paint Finish/ Tile	
Ceiling	Plastic Emulsion					Acrylic Emulsion
Counter Top			Granite			
Wood work	TV Panel	TV Panel in Master Bedroom				
Internal Chowkhats/ Doors	Hard wood/MS Frames & Flush Doors					
External Chowkhats/ Doors	UPVC Frames & Doors in white colour					
Structure	Earthquake resistant Column Frame Structure with Brick Masonry or Prefab Technology					
Special Wood Work Optional		Modular Cupboards in two rooms	Pull out semi modular Kitchen			

ITEM	DRAWING/ DINING	BED ROOM	KITCHEN	TOILETS	BALCONY	COMMON AREAS
Fitting & Fixtures	Fans, Lights, Switches	Fans, Lights, Switches	Stainless Steel Sink with Drain Board, CP Fittings of premium make, Lights, Switches, Provisions for Chimney, Exhaust Fan, RO & Geyser	White/Ivory Sanitary Fixtures with wall hung W/C, CP Fittings with Mixer / Divertor of Premium make, Lights, Switches, Provision for Fan, Exhaust Fan & Geyser	Lights, Switches and provision for Fan	
Electrical	Concealed PVC conduit with Copper wiring (Provision for one TV, CCTV & Telephone if reqd.)	Concealed PVC conduit with Copper wiring (Provision for one TV)	Concealed PVC conduit with Copper wiring		Inverter Wiring and points in all rooms	
General	Cove lights with Dimmer & Remote & provision for Split Air conditioner	Provision for Split Air conditioner in every room		Shower toughened Glass partition, Towel Rail, Towel Ring, Soap Dish holder, Toilet paper holder, Bevelled looking glass Mirror		Provision for CCTV on main gate, Stainless Steel Railings with Glass in Balcony and Staircase, SS Main Gate

# PROJECT LOCATION



- 4.6 KM**  
NIRMAL  
KUTIA
- 1.5 KM**  
NATIONAL  
HIGHWAY
- 5 KM**  
MINI  
SECRETARIAT
- 2 KM**  
NAMASTE  
CHOWK
- 6 KM**  
NARSI  
VILLAGE
- 3 KM**  
PRATAP  
PUBLIC  
SCHOOL
- 8 KM**  
RAILWAY  
STATION
- 5 KM**  
KARAN  
GATE



## RAJDARBAR BUILDERS PVT. LTD.

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This layout is purely conceptual and not a legal offering. Further, the promoters and architects reserve right to add/ delete any details/ specifications, plot locations, if so warranted by the circumstances. The project "Rajdarbar Spaces" is being developed by "M/s Rajdarbar Builders Pvt Ltd". It is spread over 5.57 acres having 98 plots. The project is duly approved by DTCP, Chandigarh (Haryana) vide License No. 96 of 2019 dated 20.08.2019 and by RERA approval vide HRERA Registration No. PKL-KNL-166-2019 dated 17.10.2019