

# Strong Foundations. Sustainable Future.

Behind every great township lies powerful infrastructure. Royal Empire is engineered with a focus on durability, planning precision, and long term sustainability.

## ⚡ Road & Access Network

- 30–60 ft, wide internal roads
- Grand entrance boulevard.
- Smooth traffic circulation planning
- Proper turning radius for easy vehicle movement

## 🌿 Sustainable Planning

- 40% Open Space Allocation
- Green belt development,
- Eco-conscious landscaping
- Low-density structured layout

## 💧 Water & Drainage System

- Planned underground drainage network
- Rainwater harvesting integration
- Organized water supply system
- Sustainable water management planning

## ⚡ Electrical & Utilities

- Underground electrical provisions
- Street lighting grid across township
- Power backup for common areas
- Utility zoning for future scalability



*“When Infrastructure is Strong, Appreciation is Stronger.”*



ROYAL EMPIRE

# 24+ Modern Lifestyle *Amenities*

Where Everyday Living Feels Like a Resort

24+  
Modern  
Amenities



## Club & Recreation

- 2. Grand Club House
- ★ Multipurpose Hall
- 2. Indoor Games Room
- ★ Community Gathering Spaces
- 3. Open Amphitheatre

## Wellness & Fitness

- 22. Swimming Pool with Deck
- 21. Fully Equipped Modern Gym
- 21. Yoga & Meditation Lawn
- Joggers Park
- Cycling Track
- Senior Citizen Zone

## Sports & Outdoor Activities

- Badminton Court
- Basketball Court
- Cricket Practice Net
- Outdoor Sports Arena
- Children's Play Area

## Lifestyle & Leisure

- Fishing Deck
- Landscaped Central Greens
- Water Features & Sitting Zones
- Walking Trails
- 40% Open Space

## Safety & Convenience

- 5). Gated Community
- 24x7 Security
- CCTV Surveillance
- 1). Street Lighting
- Power Backup



*“Luxury is not an Upgrade here — it is the Standard.”*

# Planned with Precision. Built for Generations.

Spread across 500+ *Bighas*, Royal Empire is a master-planned integrated township designed with structured zoning, long-term foresight, balanced development.

## Township Planning Highlights

### Wide Internal Roads

- Grand entry boulevard
- 30-60 ft-wide internal road network
- Smooth vehicle circulation planning

### 40% Open Space Allocation

- Large landscaped green belts
- Central parks & open lawns
- Jogging & cycling tracks
- Fresh air & low-density planning
- Spacious living environment

### Residential Plot Clusters

- Organized sector-wise planning
- Clear demarcation & structured zoning
- Future-ready expansion scope

### Amenity & Community Zones

- Centralized Club House
- Sports & recreation pockets
- Community gathering areas
- Water supply network
- Street lighting grid

**40%**  
Open Space  
Allocation

**Why 40% Open Space Matters.** Royal Empire is designed not for today alone — but for the next 20-30 years *of expansion and growth.*

*Scale Creates Value. Space Creates Lifestyle.”*

# Strategically Positioned. Exceptionally Connected.


## Connectivity Highlights

### Seamless Highway Access

- Direct connectivity to 6-Lane Highway
- Fast travel to city center
- Reduced commute time
- Smooth access for daily working professionals

## Why Location Matters

Real estate value is built on three pillars: **Connectivity. Employment. Infrastructure.**

Royal Empire stands at the intersection of all three. With expanding IT employment and infrastructure development, the surrounding corridor is positioned for accelerated appreciation over the coming years. 

 Close to Major IT & Corporate Hubs



- ✓ Continuous residential demand
- ✓ High rental potential
- ✓ Strong resale appreciation
- ✓ Stable long-term growth



*“Where Growth Corridors Create Future Fortunes.”*

# A Vision Beyond Land — A Legacy in the Making

## Royal Empire is not just a plotted development.

It is a 500+ Bighas master-planned integrated township envisioned to redefine premium land ownership near the fastest growing corridor.

Designed with foresight, structured with scale, and positioned strategically near the 6-Lane Highway & IT Hub, this development is crafted for those who understand the power of location, growth, and future value.

## Our Vision

- Connectivity meets tranquility
- Lifestyle meets luxury
- Investment meets appreciation
- Land meets legacy

Royal Empire stands at the intersection of infrastructure growth, employment expansion, and residential demand — making it not just a purchase, but a long term strategic asset.

## Concept Philosophy

### 1 Mega Scale. Mega Potential.

• Wide roads, green belts, dedicated amenity

### 2 Planned for Tomorrow

• 24++ roads and highway access ensures continuous demand from professionals

“When you invest in Royal Empire, you don’t just own land — you own a part of the future.”



# ROYAL EMPIRE

The Future of Premium Land Living

A MEGA INTEGRATED TOWNSHIP NEAR 6-LANE HIGHWAY & IT HUB

500+ Bighas | 24+ Modern Amenities | Prime Growth Corridor

Grand Club House • Swimming Pool • Joggers Park • Fishing Deck • Landscaped Greens

Developed By

**TOLLYWORLD LANDMARKS LLP**

*“Building Landmarks. Creating Legacies.”*

# At the Heart of Tomorrow's Growth

Royal Empire is strategically positioned within a rapidly evolving infrastructure and employment corridor.

The surrounding region is witnessing accelerated expansion in roads, IT campuses, commercial hubs, and residential developments.

*This is where tomorrow's city is taking shape.*

## Infrastructure Expansion

- 6-Lane Highway connectivity
- Ongoing road widening & access improvements
- Improved inter-city movement

## IT & Commercial Development

- Expansion of nearby IT parks
- Corporate office growth
- Increasing employment opportunities

## IT & Commercial Development

- Expansion of nearby IT parks
- Corporate office growth
- Increasing employment opportunities
- Rising demand for plotted & residential spaces

## The Growth Timeline



Phase 1: Infrastructure Development



Phase 2: Employment Expansion



Phase 3: Residential Demand Surge



Phase 4: Rapid Capital Appreciation

Royal Empire is positioned at the beginning of Phase 2 —

*“When a Region Grows, Early Investors Grow Faster.”*

# Designed for Visionaries. Built for Families.

Royal Empire is not just for buyers. It is for planners, dreamers, investors and families who understand the power of owning land in a growth corridor.



Ideal for  
**Investors  
&  
End Users**



## IT Professionals

- Close proximity to major IT hubs
- Reduced commute time
- High rental & resale liquidity
- Lifestyle amenities within township



## Smart Investors

- 500+ Bighas mega township advantage
- 40% open space premium positioning
- Infrastructure-led appreciation potential



## Growing Families

- Safe gated environment
- Open green spaces for children
- Community-centric lifestyle



## Long-Term Planners & Retirees

- Peaceful, low-density surroundings
- Walking trails & senior zones
- Secure investment-backed asset



## NRIs & Outstation Buyers

- Strategic highway connectivity
- IT corridor-driven demand
- Strong appreciation prospects
- Asset diversification opportunity

*“Every Dream Has a Perfect Address. This Could Be Yours.”*

# Invest Where Growth is Inevitable.

Royal Empire is strategically positioned in a rapidly expanding growth corridor — driven by infrastructure expansion, IT employment growth, and increasing residential demand.

*This is not just land ownership. This is a strategic investment decision.*

## Why Appreciation is Expected

### Infrastructure-Led Growth

- Direct access to 6-Lane Highway
- Expanding road connectivity
- Surrounding commercial development

### IT & Employment Expansion

- Proximity to major IT hubs
- Rising housing demand from professionals
- Strong rental income potential

### Township Scale Advantage

## Investor Benefits

- ✓ Long-term capital appreciation potential
- ✓ High resale demand
- ✓ Rental yield opportunity
- ✓ Early-entry growth advantage

## Why Early Investment Matters

1. Infrastructure Announcement
2. Employment Expansion
3. Residential Demand Surge • Rapid Price Appreciation

*“The Best Time to Invest Was Yesterday. The Next Best Time is Now.”*