



# OM & SUN

## Developers

*3 Bhk Luxury  
Independent Floors  
with Lift,  
Car Parking & Power Backup*



**Raj Garden City**



RAJ GARDEN CITY is an opulence 10-acre GDA approved stilt plus four storey housing projects in prime location of Raj Nagar Extension, Ghaziabad.

The project is located on corner plot with 24 mt. road on two sides. It is the lowest density project in entire area with stilt plus four storey building.

**OM & SUN Developers** offers premium floors of 3 BHK with size of 1695 sq. ft.

The project has four large parks for all recreational needs. It also offers a school and largest commercial shopping market for your daily needs. Moreover, the project is built on model of self-sustainability and has lowest maintenance cost in entire NCR region. It is gated complex with 24 hours maned and CCTV security.

*Join us and live blissful life in your dream home*

# MASTER PLAN

## LAYOUT PLAN FOR RAJ GARDEN CITY (AT RAJ NAGAR EXTENSION GHAZIABAD)

24.00 M. WIDE ROAD

ENTRY

SCHOOL  
500.00 SQM

24.00 M. WIDE ROAD

- BLOCK - A
- BLOCK - B
- BLOCK - C
- BLOCK - D
- BLOCK - E
- BLOCK - F
- BLOCK - G





# Specifications

## Bedrooms

Internal Wooden cupboards and false ceiling in every room

## Walls Finish

Internal Plastic paint on ceiling and walls, P.O.P & false ceiling in drawing / dining rooms  
External Best interior and exterior paints and finishes shall be used

## Flooring & Railing

All Rooms Vitrified tiles or equivalent  
Master Bedroom Vitrified tiles/laminated wooden flooring  
Balconies Ceramic tiles & railing SS with Glass  
Staircase Granite flooring & SS with Glass railing or equivalent

## Toilet

Walls Ceramic tiles up to 7ft. Height  
Flooring Anti-skid ceramic tiles  
Fitting Hot and cold-water supply with CP fitting of best quality and wall mirror  
Sanitary ware White colour vitreous ceramic sanitary ware & Tap of Hind- ware, Jaquar or equivalent

## Kitchen

Platform Working platform in granite top with stainless steel kitchen sink  
Flooring Anti-skid/ ceramic tile/Vitrified tiles  
Wall 2ft ceramic tiles dado above working platform  
Fitting Hot & cold-water supply (without geyser) with CP fitting of standard make  
Design Modular Godrej Kitchen

## Doors

Internal doors Flush door with latest finishes, shutters painted in two coats of synthetic enamel paint with hardware frames shall have CP mortise locks and steel/brass hardware

## Electrical

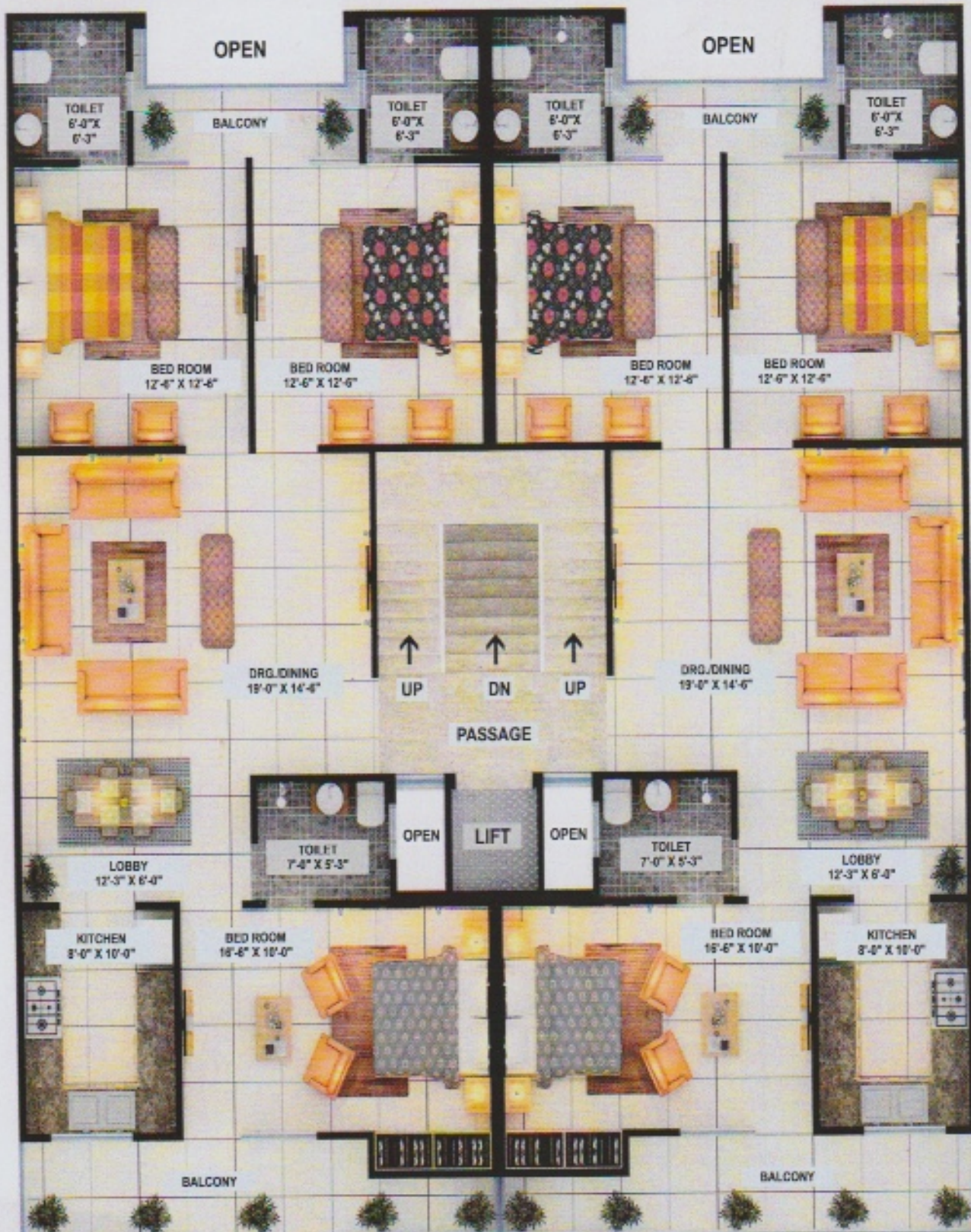
Light and fans Copper wiring in concealed PVC conduits, Modular switches for lights  
All designer lights and fans ATI fittings\*  
WIFI connected lights\*

## Amenities & Facilities

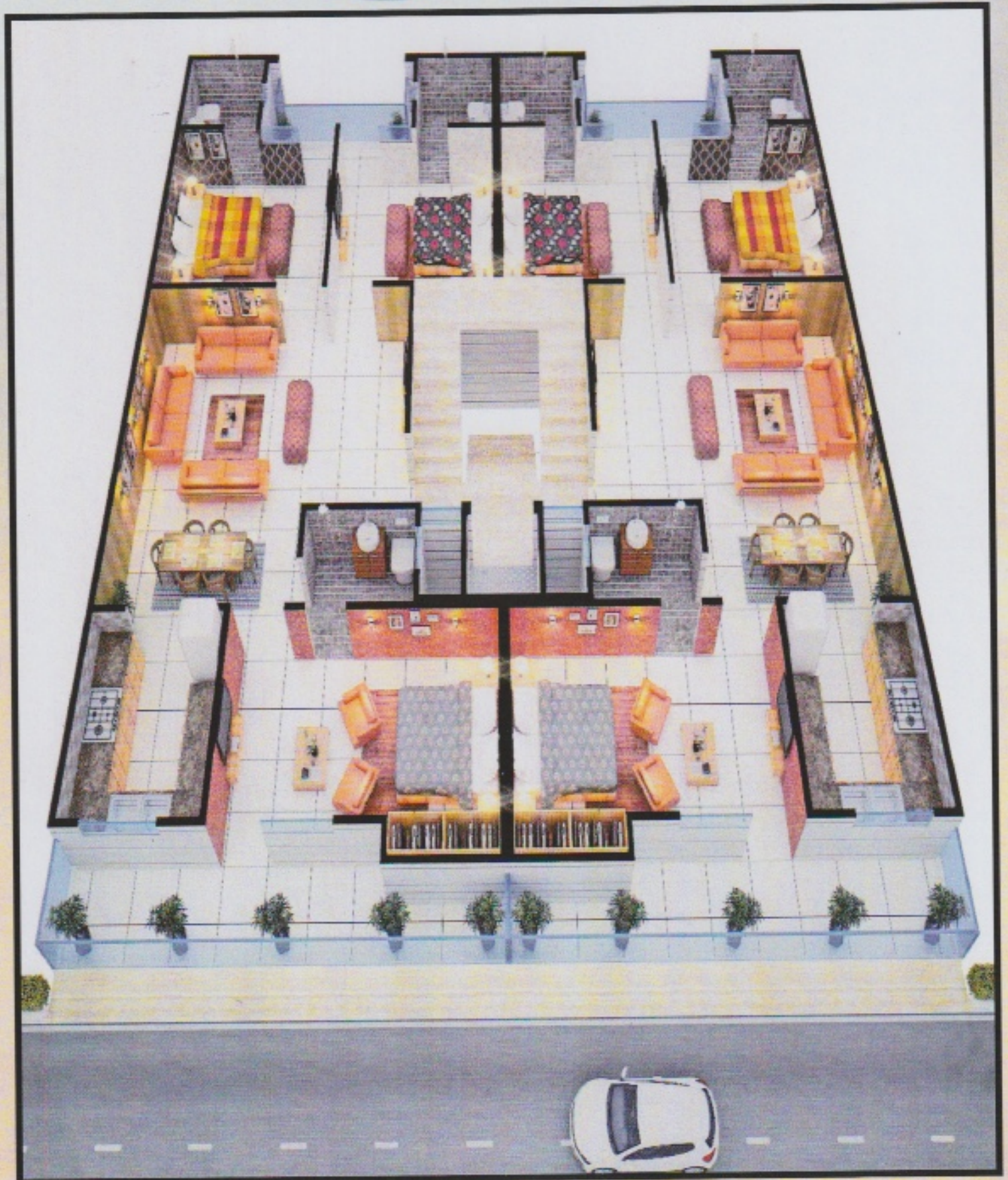
- Earthquake resistant RCC framed structure
- 24 hours manned security with CCTV monitoring
- Un-interrupted water supply
- Fire firefighting system
- Metro connectivity
- Power backup\*
- Landscaped gardens
- Jogging path/Track
- Children's park with swings
- Kid's play area
- Proposed play school















## Location Map | Raj Garden City, Raj Nagar Extension, Ghaziabad

- Situated at NH-58, a six-lane highway
- First and only 100% independent low rise GDA approved floor project at Raj Nagar Extension
- Corner plot on 24-meter master plan road
- Will have easy access to Noida, Greater Noida, Indrapuram, Vaishali, Meerut and Delhi
- Approx. 22000 families already living in the area
- 5 min. drive to GD Goenka, DPS and Modern School
- 1KM from Rapid Rail Transit Station (RRTS)
- 2 KMS from signal free NH-58 to NH-24 link road
- 3 KMS from Hindon Metro Station
- 4 KMS from 6 Lane Hindon Elevated Road
- 5 min. drive to VVIP Style and Delhi 6 Mall
- Amusement Park in proximity
- 3.5 KMS from Yashoda Super Specialty Hospital
- 3 KMS from IMT Campus
- 2 KMS from 100-acre City Forest Park
- 4 KMS from Ghaziabad Railway Station
- 4 KMS from Ghaziabad Bus Stand
- BCCI Cricket Stadium in close proximity
- 13 KMS from Hindon Airport
- 17 KMS from Anand Vihar (ISBT)



Site Office- F-1, F-2, Raj Garden City, Raj Nagar Extension, NH - 58, Ghaziabad-201003

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Disclaimer : The Building plans, and specification of building, complex and the apartment are tentative and subject to variation / deletion as deemed as appropriate by the company or as directed by any competent authority. The Layout is being developed by Edge Dwarka JV as per sanction map and rules framed by competent authorities with no association with the company. Furniture is not being provided. Furniture layout shown in the brochure is only indicative of how the unit can be used. Dimensions given in the unit plans are masonry dimension (including the plaster thickness.) All dimensions are round off and marginal variations may occur in the process of construction as per architects advice.