



# ROYAL ARCADE

— KONDHWA —

SHOPS. SHOWROOMS. OFFICES. HOMES.

# ABOUT THE DEVELOPERS

---

Lohia Jain Malpani Properties & Karnavat unite to elevate Kondhwa better than ever.

With a collective legacy stretching over 5 decades in real estate, coupled with ethical building practices, and an understanding of all that goes on in the hearts & minds of people, the 4 have grown in planning & designing properties ideally answering every need & desire.

With marvels across Pune's 9+ attractive locations, 47+ completed projects, and 12,000+ happy customers, they set foot in Kondhwa with big aspirations.



CITY CENTER, HADAPSAR



AISHWARYA, SARASBAUG



THE CAPITAL, HADAPSAR



ODELLA, BAVDHAN



# ROYAL ARCADE

From corporate to residential spaces, created by famed architects, Royal Arcade offers a refreshing ambience with grand craftsmanship & unmatched amenities. Together with seamless connectivity, this is a cutting-edge space for ones with sky-high ambitions.









## ULTIMATE COMMERCIAL PROPERTY

Shops | Showrooms | Offices

Nestled in the prime location of Kondhwa, this property ensures maximum exposure and easy connectivity. Royal Arcade hosts an impressive design & a huge frontage to express grandeur, grace & greatness.

Equipped with customisable business spaces, ample floor space, high ceilings, and flexible floor plans, the property is ideal for retail stores, showrooms, office spaces, service centres & more.



### HIGHLIGHTS

Customisable Floor Plans

4 Floors Commercial

40 Metre Road Frontage





## Common Specifications



Decorative Entrance Lobby



Generator Backup For Common Areas



Vast Passages For Light, Ventilation & Effortless Movement



Fire Sprinklers For Safety



Floor To Floor Height From (3.1 M - 4.5 M)

## Internal Specifications



600 mm X 1200 mm Full Body Vitrified Tiles (LG & Ground Floor)



800 mm X 800 mm Double Charge Vitrified Tiles (1st & 2nd Floor)



Schneider Or Equivalent Switches



SS Railing In The Passage



Shutter (Automated & Manual)



Jaquar Or Equivalent Fittings



Hindware Or Equivalent Sanitary Fittings

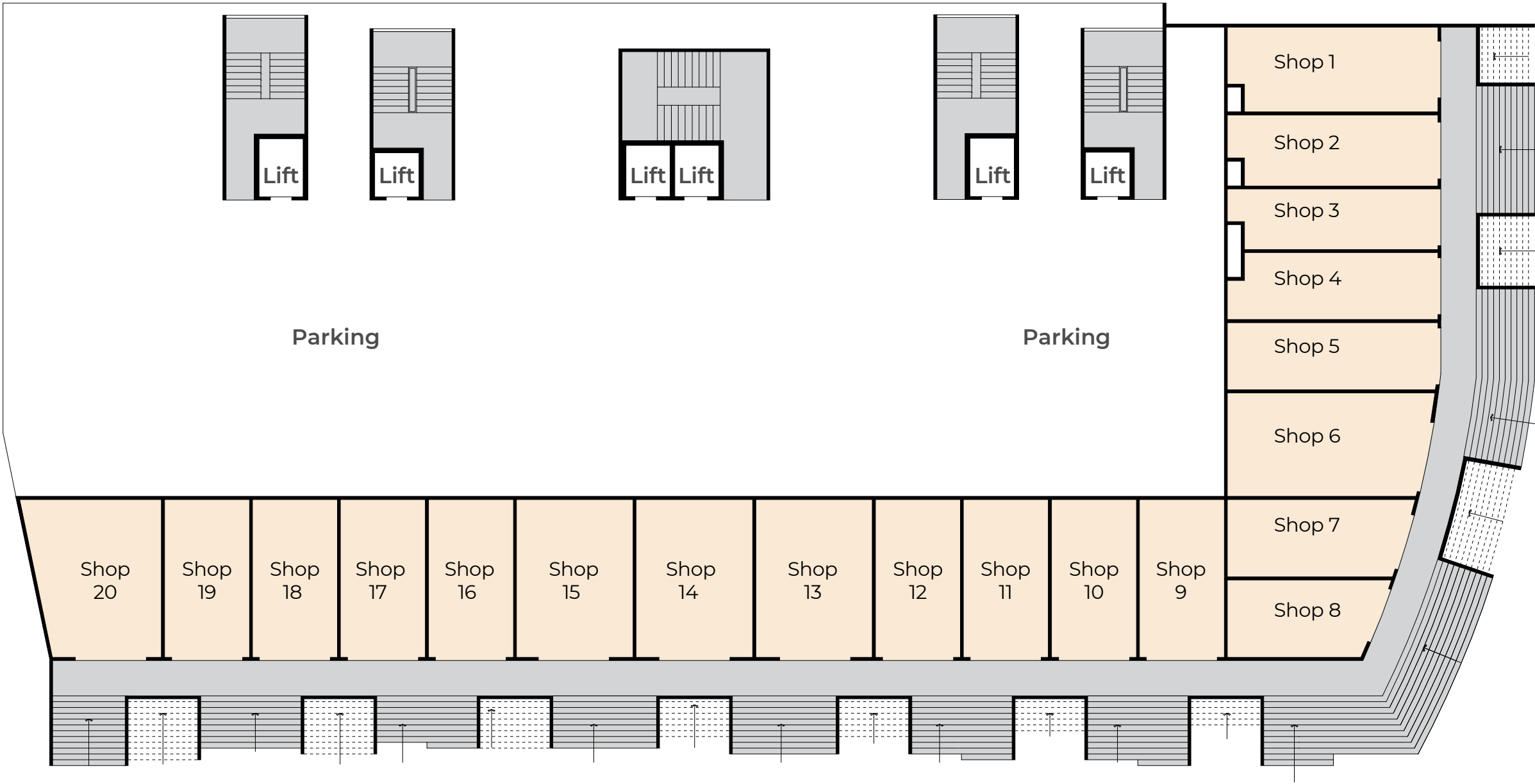


# LOWER GROUND FLOOR PLAN



WING - A

WING - B



Parking

Parking

Shop 20

Shop 19

Shop 18

Shop 17

Shop 16

Shop 15

Shop 14

Shop 13

Shop 12

Shop 11

Shop 10

Shop 9

Shop 1

Shop 2

Shop 3

Shop 4

Shop 5

Shop 6

Shop 7

Shop 8

ROAD 9 METERS

ROAD 40 METERS

\*Staircase might differ as per site conditions.

# LOWER GROUND FLOOR PLAN

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)
LG-1	29'8" X 12'0"	349
LG-2	29'8" X 10'0"	291
LG-3	29'8" X 8'6"	247
LG-4	29'8" X 9'6"	275
LG-5	29'8" X 9'6"	284
LG-6	28'4" X 14'7"	414
LG-7	25'3" X 10'11"	276
LG-8	21'4" X 10'11"	234
LG-9	12'0" X 22'3"	271
LG-10	12'0" X 22'3"	271
LG-11	12'0" X 22'3"	271
LG-12	12'0" X 22'3"	271
LG-13	16'5" X 22'3"	370
LG-14	16'5" X 22'3"	370
LG-15	16'5" X 22'3"	370
LG-16	12'0" X 22'3"	271
LG-17	12'0" X 22'3"	271
LG-18	12'0" X 22'3"	271
LG-19	12'0" X 22'3"	271
LG-20	17'11" X 22'3"	398



# GROUND FLOOR PLAN



\*Staircase might differ as per site conditions.

ROAD 40 METERS

SR represents Showroom

ROAD 9 METERS



# GROUND FLOOR PLAN

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)	LOFT (SQ. FT.)
1	29'8" X 12'0"	349	87
2	29'8" X 10'0"	291	73
3	29'8" X 8'6"	247	62
4	29'8" X 16'1"	472	118
5	25'8" X 40'7"	1043	261
6	12'0" X 40'7"	478	119
7	12'0" X 40'7"	490	122
8	12'0" X 40'7"	478	119
9	12'0" X 40'7"	478	119
10	16'5" X 40'7"	660	165
11	16'5" X 40'7"	658	164
12	12'0" X 40'7"	478	119
13	12'0" X 40'7"	490	122
14	12'0" X 40'7"	478	119
15	12'0" X 40'7"	478	119
16	19'7" X 40'7"	790	197
17A	12'0" X 16'1"	196	49

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)	LOFT (SQ. FT.)
17B	12'0" X 16'1"	196	49
18	13'1" X 16'1"	215	54
19	10'10" X 16'1"	178	44
20	11'0" X 16'1"	181	45
21	10'6" X 16'1"	173	43
22	10'6" X 27'0"	287	72
23	11'0" X 27'0"	300	75
24	8'9" X 27'0"	240	60
25	8'3" X 27'0"	226	56
26	14'5" X 27'0"	393	98
27	14'5" X 27'0"	393	98
28	8'3" X 27'0"	226	56
29	8'9" X 27'0"	240	60
30	10'10" X 16'1"	178	44
31	13'1" X 16'1"	215	54
32	12'0" X 16'1"	196	49
33	12'0" X 16'1"	196	49



# FIRST FLOOR PLAN



\*Staircase might differ as per site conditions.

ROAD 40 METERS

SR represents Showroom



# FIRST FLOOR PLAN

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)
101	10'6" X 27'0"	287
102	11'0" X 27'0"	300
103	8'9" X 27'0"	240
104	8'3" X 27'0"	226
105	14'5" X 27'0"	393
106	14'5" X 27'0"	393
107	8'3" X 27'0"	226
108	8'9" X 27'0"	240
109	11'0" X 23'11"	267
110	18'3" X 23'11"	439
111	18'3" X 16'1"	297
112	11'0" X 16'1"	181
113	12'0" X 16'1"	196
114	12'0" X 16'1"	196
115	12'0" X 16'1"	196
116	12'0" X 16'1"	196
117	12'0" X 16'1"	196
118	12'0" X 16'1"	196
119	12'0" X 16'1"	196

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)
120	12'0" X 16'1"	196
121	11'0" X 16'1"	181
122	10'6' X 16'1"	173
123	19'5" X 40'7"	789
124	12'0" X 40'7"	477
125	12'0" X 40'7"	477
126	12'0" X 40'7"	489
127	12'0" X 40'7"	477
128	16'5" X 17'10"	284
129	16'5" X 22'3"	370
130	16'5" X 17'10"	286
131	16'5" X 22'3"	370
132	12'0" X 40'7"	477
133	12'0" X 40'7"	477
134	12'0" X 40'7"	489
135	12'0" X 40'7"	489
136	11'0" X 40'7"	450
137	14'0" X 40'7"	569



# SECOND FLOOR PLAN



\*Staircase might differ as per site conditions.

ROAD 40 METERS

SR represents Showroom



## SECOND FLOOR PLAN

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)
201	10'6" X 27'0"	287
202	11'0" X 27'0"	300
203	8'9" X 27'0"	240
204	8'3" X 27'0"	226
205	14'5" X 27'0"	393
206	14'5" X 27'0"	393
207	8'3" X 27'0"	226
208	8'9" X 27'0"	240
209	11'0" X 23'11"	267
210	18'3" X 23'11"	439
211	18'3" X 16'1"	297
212	11'0" X 16'1"	181
213	12'0" X 16'1"	196
214	12'0" X 16'1"	196
215	12'0" X 16'1"	196
216	12'0" X 16'1"	196
217	12'0" X 16'1"	196
218	12'0" X 16'1"	196
219	12'0" X 16'1"	196

SHOP NO.	SIZES (FT.)	CARPET (SQ. FT.)
220	12'0" X 16'1"	196
221	11'0" X 16'1"	181
222	10'6" X 16'1"	173
223	19'5" X 40'7"	789
224	12'0" X 40'7"	477
225	12'0" X 40'7"	477
226	12'0" X 40'7"	489
227	12'0" X 40'7"	477
228	16'5" X 17'10"	284
229	16'5" X 22'3"	370
230	16'5" X 17'10"	286
231	16'5" X 22'3"	370
232	12'0" X 40'7"	477
233	12'0" X 40'7"	477
234	12'0" X 40'7"	489
235	12'0" X 40'7"	489
236	11'0" X 40'7"	450
237	14'0" X 40'7"	569





Royal Arcade

SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP

SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP

SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP

SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP SHOP



## ULTIMATE RESIDENTIAL PROPERTY

2 BHK | 3 BHK | Garden Homes

Royal Arcade combines spacious interiors and premium specifications with rooftop amenities for recreation and relaxation. Its timeless elegance blends modern sophistication, while its strategic location offers easy connectivity to schools, hospitals, and more. The unobstructed views and serene openness will forever enhance its allure.



## HIGHLIGHTS

Two Wings

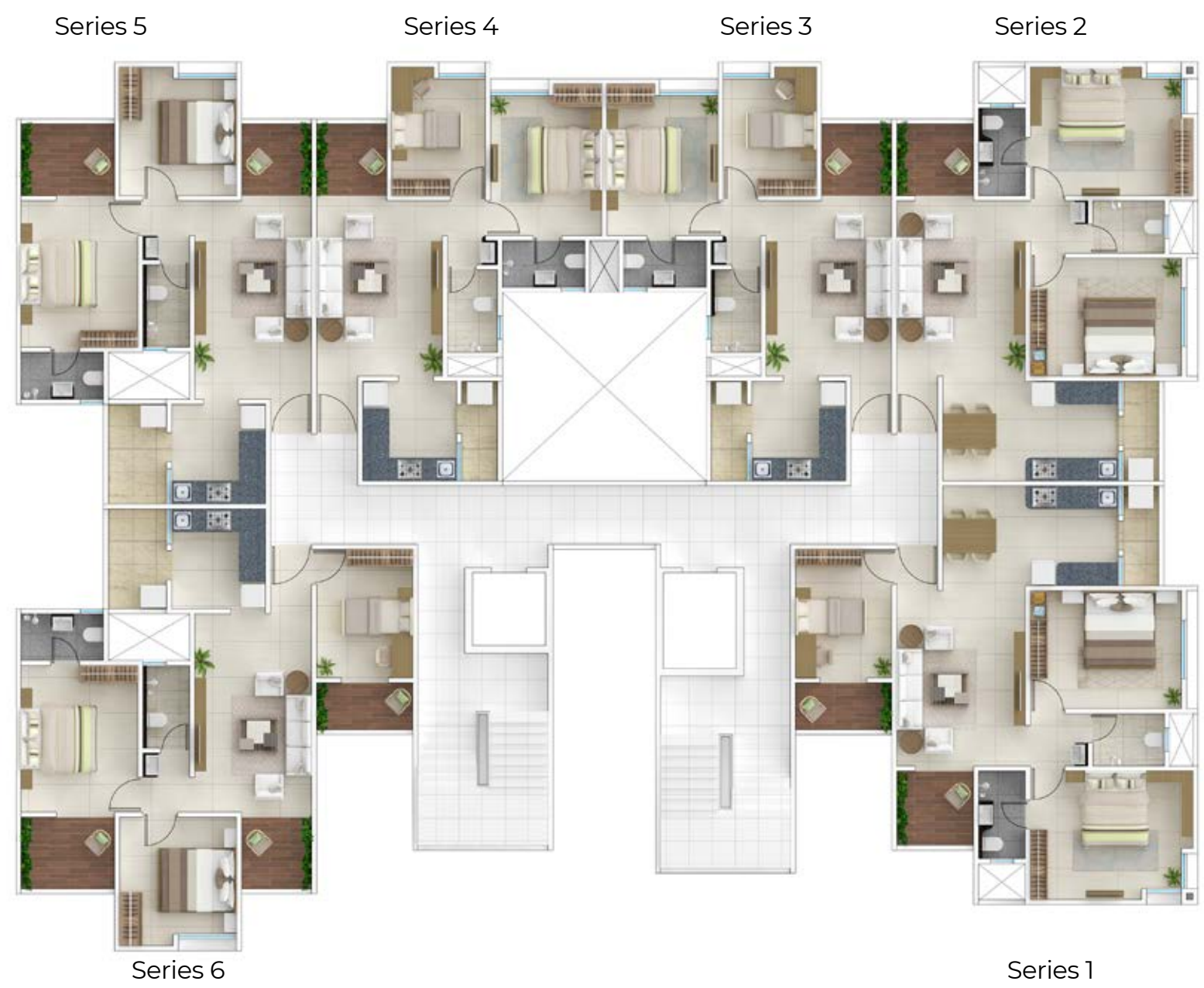
Nine Floors

Six Flats Per Floor

Lifts With Access Control



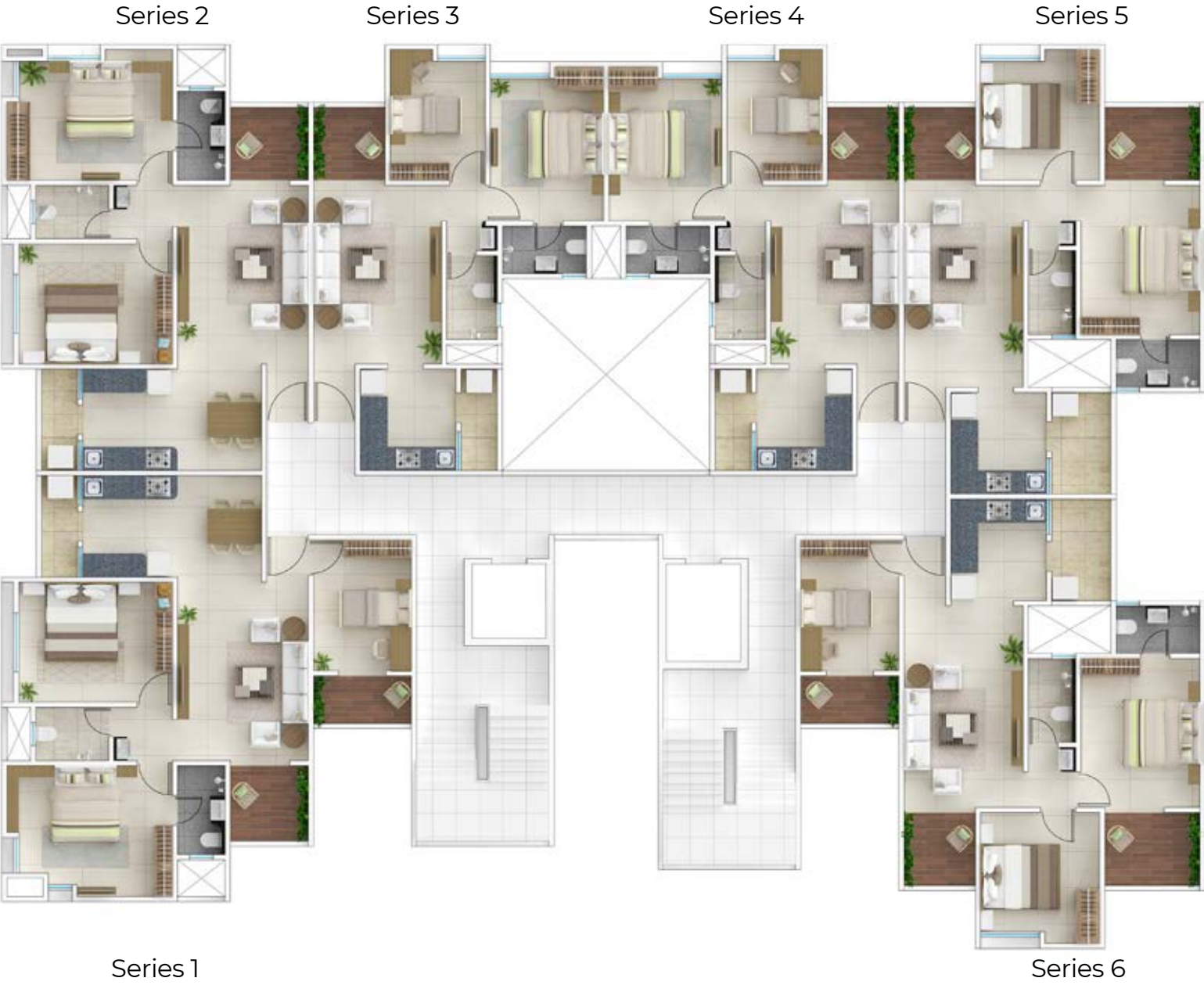
# TYPICAL FLOOR PLAN – WING A



SERIES	SIZES (FT.)	CARPET (SQ. FT.)
1 (3 BHK)	893 SQ. FT	301, 401, 501, 601, 701, 801, 901, 1001, 1101
2 (2 BHK)	765 SQ. FT.	302, 402, 502, 602, 702, 902, 1002, 1102
3 (2 BHK)	620 SQ. FT.	303, 403, 503, 603, 703, 903, 1003, 1103
4 (2 BHK)	620 SQ. FT.	304, 404, 504, 604, 704, 804, 904, 1004, 1104
5 (2 BHK)	713 SQ. FT.	305, 405, 505, 605, 705, 805, 905, 1005, 1105
6 (3 BHK)	855. SQ. FT.	406, 506, 606, 706, 806, 906, 1006, 1106

Note: Dimensions are rounded off

# TYPICAL FLOOR PLAN – WING B



SERIES	SIZES (FT.)	CARPET (SQ. FT.)
1 (3 BHK)	884 SQ. FT	401, 501, 601, 701, 801, 901, 1001, 1101
2 (2 BHK)	762 SQ. FT.	402, 502, 602, 702, 902, 1002, 1102
3 (2 BHK)	620 SQ. FT.	303, 403, 503, 603,703, 903, 1003, 1103
4 (2 BHK)	620 SQ. FT.	304, 404, 504, 604, 704, 804, 904, 1004, 1104
5 (2 BHK)	713 SQ. FT.	305, 405, 505, 605, 705, 805, 905, 1005, 1105
6 (3 BHK)	855. SQ. FT.	406, 506, 606, 706, 806, 906, 1006, 1106

Note: Dimensions are rounded off



## 2 BHK

Carpet - 620 Sq. Ft. | Wing- A & B | Series - 3, 4

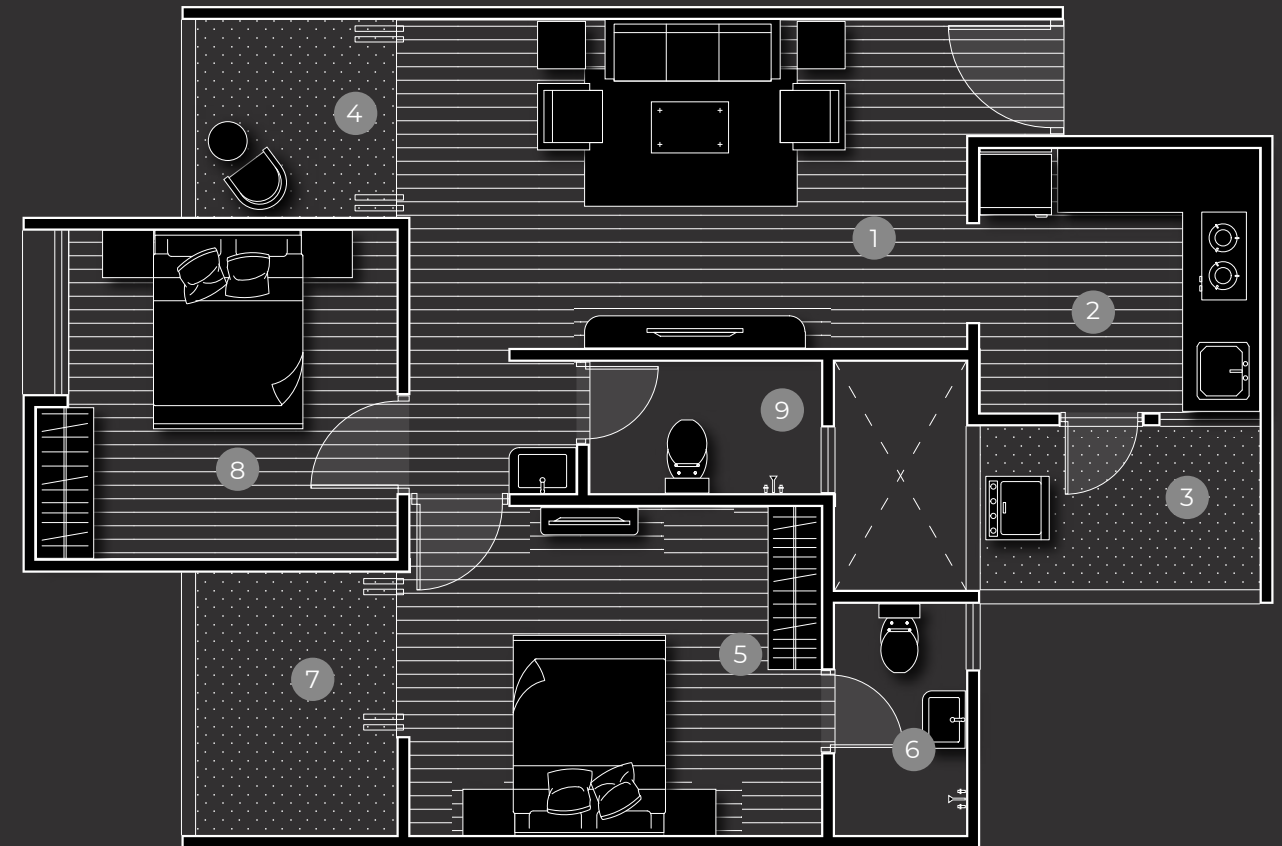


1. Living & Dining- 15'0" x 10'9"
2. Kitchen- 8'6" x 8'0"
3. Dry Balcony- 8'6" x 3'1"
4. Balcony- 6'2" x 6'0"
5. Master Bedroom- 12'0" x 9'6"

6. Master Toilet- 7'1" x 4'0"
7. Kids Bedroom- 10'0" x 8'0"
8. Common Toilet- 7'1" x 4'3"

## 2 BHK

Carpet - 713 Sq. Ft. | Wing- A & B | Series - 5



1. Living & Dining- 17'0" x 10'0"
2. Kitchen- 8'6" x 8'0"
3. Dry Balcony- 8'6" x 5'0"
4. Balcony- 6'2" x 6'0"
5. Master Bedroom- 12'6" x 10'0"

6. Toilet- 4'0" x 7'1"
7. Master Balcony- 6'2" x 8'0"
8. Kids Bedroom- 10'0" x 10'0"
9. Common Toilet- 7'1" x 4'0"

# 2 BHK

Carpet - 762 Sq. Ft. | Wing- B | Series - 2



1. Dining- 8'6" x 7'1"

2. Kitchen- 8'6" x 8'0"

3. Dry Balcony- 8'6" x 3'0"

4. Living- 15" x 11"

5. Balcony- 6'2" x 6'7"
6. Master Bedroom- 10'0" x 12'11"

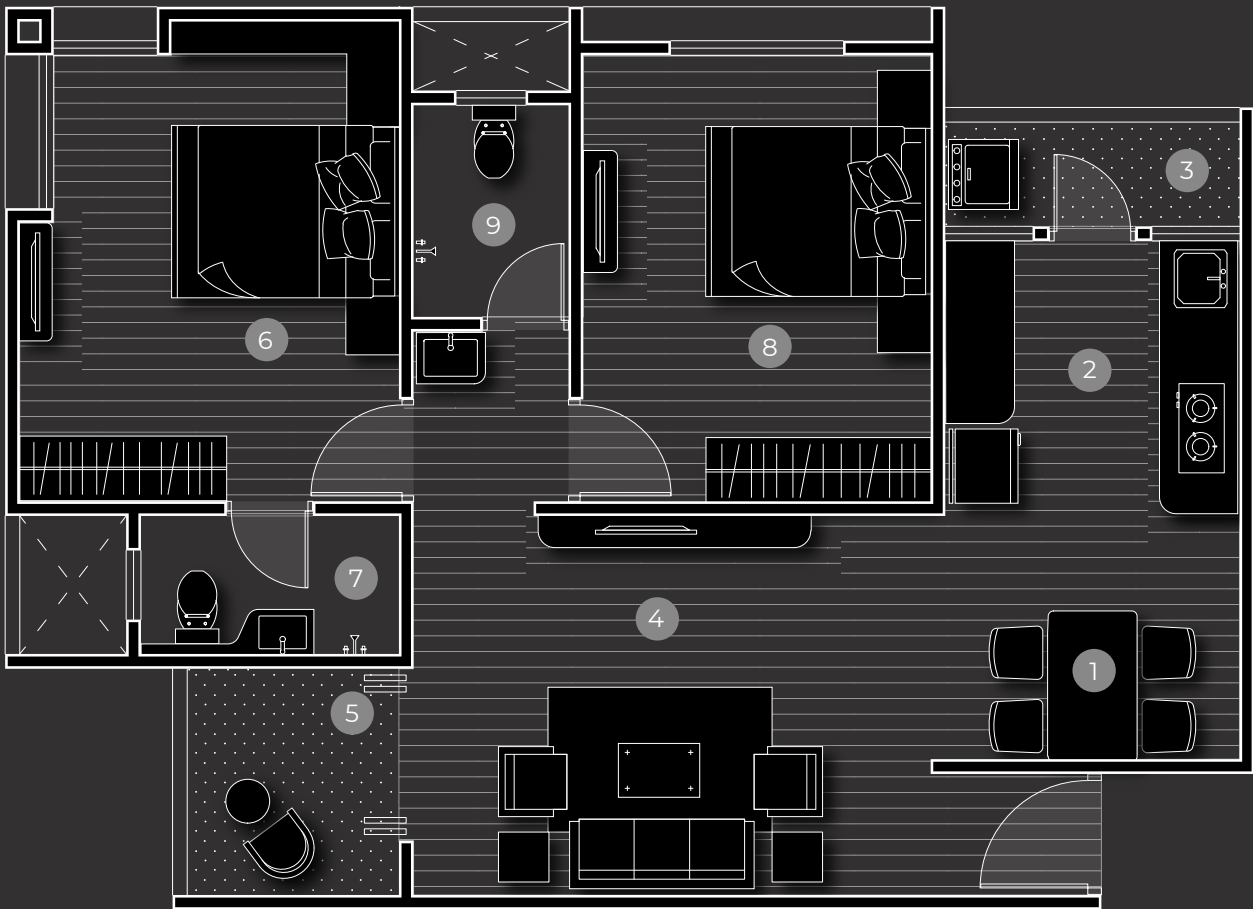
7. Toilet- 7'6" x 4'0"

8. Kids Bedroom- 10'1" x 12'11"

9. Common Toilet- 4'6" x 6'2"

# 2 BHK

Carpet - 765 Sq. Ft. | Wing- A | Series - 2



1. Dining- 8'6" x 7'1"

2. Kitchen- 8'6" x 8'0"

3. Dry Balcony- 8'6" x 3'0"

4. Living- 15" x 11"

5. Balcony- 6'2" x 6'7"
6. Master Bedroom- 10'0" x 12'11"

7. Toilet- 7'6" x 4'0"

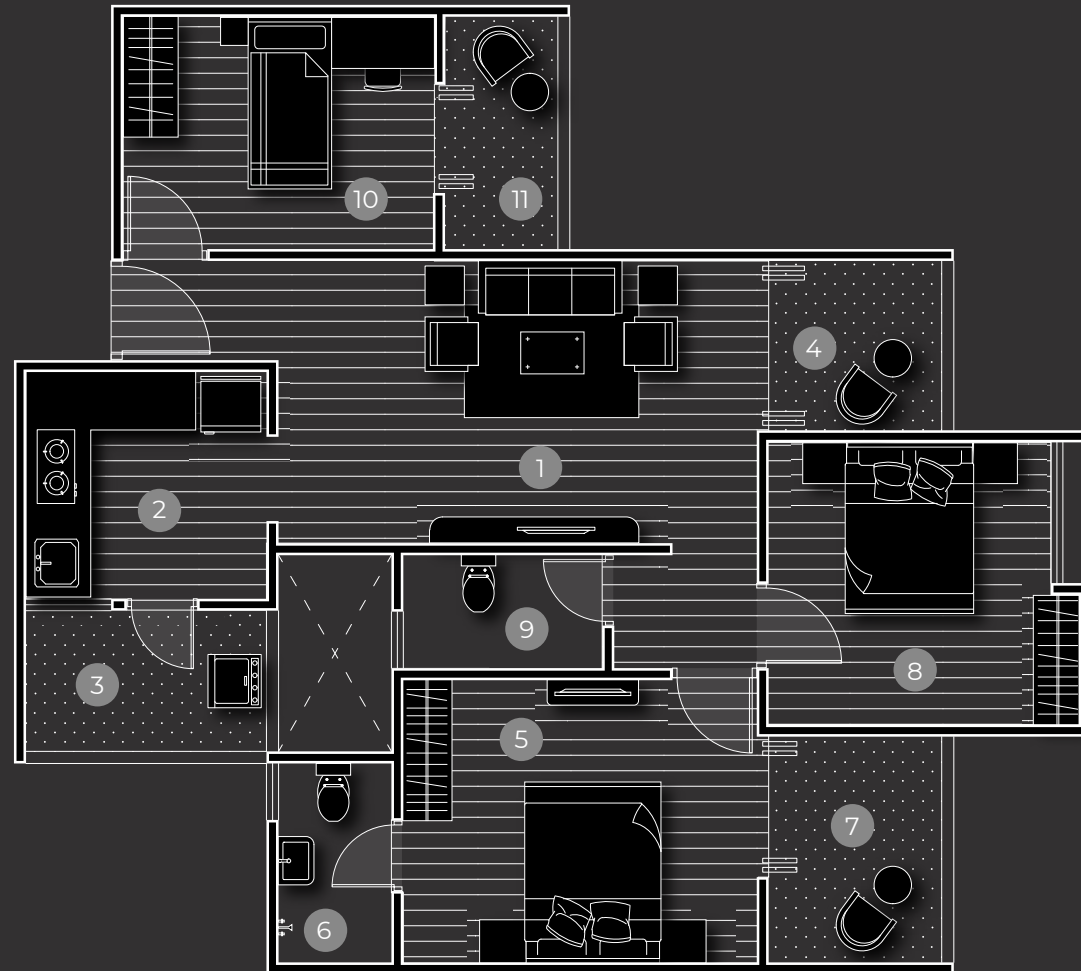
8. Kids Bedroom- 10'1" x 12'11"

9. Common Toilet- 4'6" x 6'2"



# 3 BHK

Carpet - 855 Sq. Ft. | Wing- A & B | Series - 6



1. Living & Dining- 17'0" x 10'0"
2. Kitchen- 8'6" x 8'0"
3. Dry Balcony- 8'6" x 5'0"
4. Balcony- 6'2" x 6'0"
5. Master Bedroom- 12'6" x 10'0"
6. Toilet- 4'0" x 7'1"

7. Master Balcony- 6'2" x 8'0"
8. Bedroom- 10'0" x 10'00"
9. Common Toilet- 7'1" x 4'0"
10. Kids Room- 11'0" x 8'3"
11. Balcony- 4'0" x 8'3"

# 3 BHK

Carpet - 884 Sq. Ft. | Wing- B | Series - 1



1. Dining- 8'6" x 7'1"
2. Kitchen- 8'6" x 8'0"
3. Dry Balcony- 8'6" x 3'0"
4. Living- 15'0" x 11'0"
5. Balcony- 6'4" x 6'7"
6. Master Bedroom- 10'0" x 12'11"

7. Toilet- 7'6" x 4'0"
8. Bedroom- 10'1" x 12'11"
9. Common Toilet- 4'6" x 6'2"
10. Kids Room- 11'0" x 8'3"
11. Balcony- 4'0" x 8'3"

# 3 BHK

Carpet - 893 Sq. Ft. | Wing- A | Series - 1



- |                                   |                               |
|-----------------------------------|-------------------------------|
| 1. Dining- 8'6" x 7'1"            | 7. Toilet- 7'6" x 4'0"        |
| 2. Kitchen- 8'6" x 8'0"           | 8. Bedroom- 10'1" x 12'11"    |
| 3. Dry Balcony- 8'6" x 3'0"       | 9. Common Toilet- 4'6" x 6'2" |
| 4. Living- 15'0" x 11'0"          | 10. Kids Room- 11'0" x 8'3"   |
| 5. Balcony- 6'4" x 6'7"           | 11. Balcony- 4'0" x 8'3"      |
| 6. Master Bedroom- 10'0" x 12'11" |                               |





# OUR SPECIFICATIONS



## Structure

- Earthquake-Resistant RCC Structure
- Brickwork Is AAC Blocks
- 3.05 M Height From Rcc Slab Top To Slab Top



## Design

- Designed For Better Light & Ventilation
- Optimal Usage Of Space
- Designed To Properly Fit All Furniture



## Windows & Railing

- Powder-Coated Window With Multi-Locking System Of Hivc
- Stainless Steel Railing With Toughened Glass



## Door

- Modular Door Frames & Doors For The Main Rooms & Bedrooms
- All Bathrooms Have FRP Doors
- Mortise Handles
- Granite On All Four Sides In Toilets



## Washroom

- 600 mm X 600 mm Anti-Skid Vitrified Tiles
- Jaquar Or Equivalent Fittings
- Hindware Or Equivalent Sanitaryware
- Countertop Wash Basin



## Kitchen

- Granite Platform In All Kitchens
- Nirali Or Equivalent Drain Board In Sinks



## Electrical

- Polycab Or Equivalent Wires
- Schneider Or Equivalent Electrical Fittings
- AC Points With Provision For Outdoor Unit
- Multiple Convenient Points Along With Well-Planned Telephone, Broadband & DTH Cables



## Flooring

- 800 mm X 800 mm Double-Charge Vitrified Tiles
- Wooden Finish Anti-Skid Tiles In Balconies
- Anti-Skid Vitrified Tiles In Toilets



## Environment Initiatives

- Sewage Treatment Plant
- Rainwater Harvesting
- Common Washroom Equipped With A Solar Water
- Generator For Common Areas
- Water Treatment Plant For Bore Water



## Parking

- Mechanical Parking
- Common Washroom On The Ground Floor



## Security

- 3-Level Security With Access Control At The Entrance, Lift & Flats
- Video Door Phone
- Boom Barrier At The Entrance Gate
- CCTV Cameras Covering All Common Areas





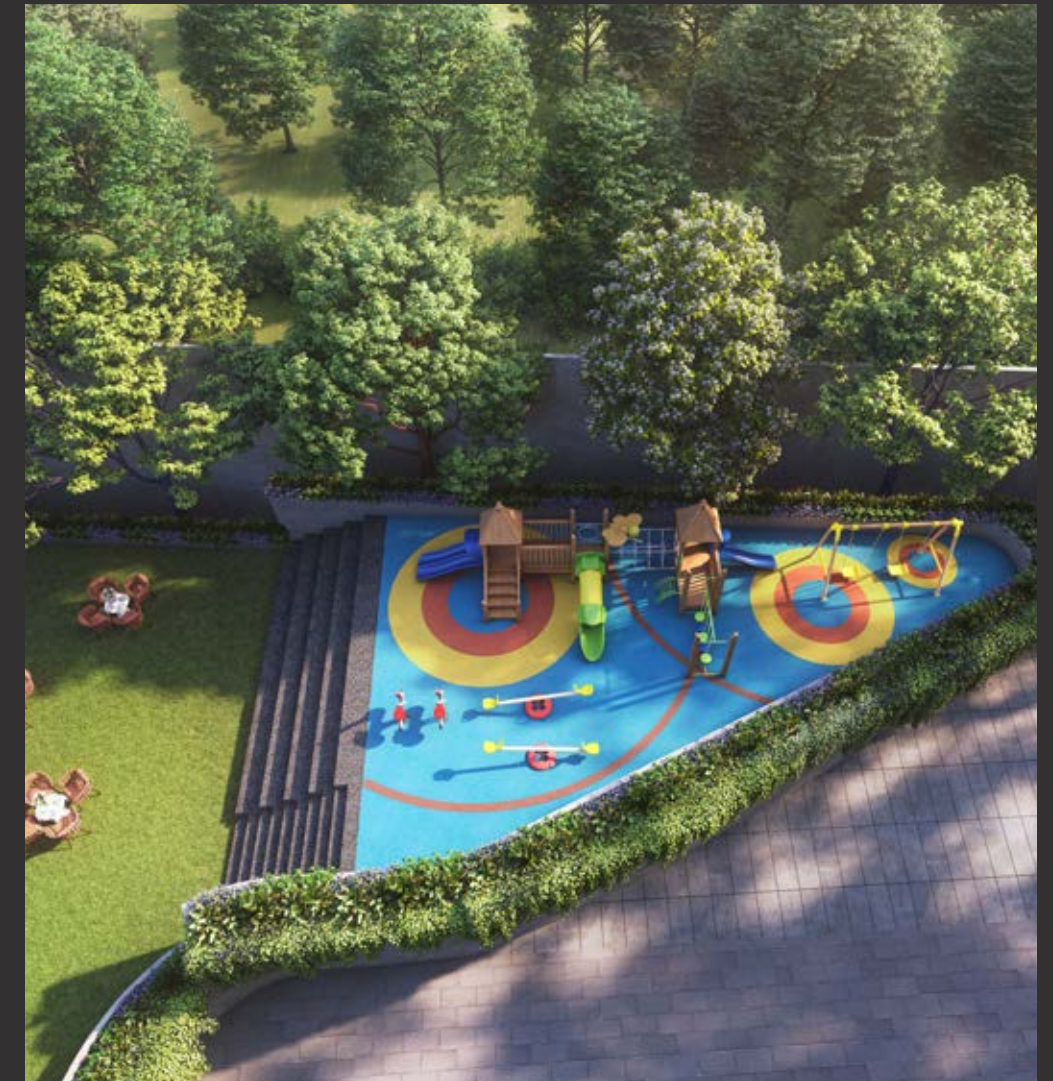




## RESIDENTIAL AMENITIES

- Outdoor Gymnasium
- Barbeque Stations
- Party Area
- Recreational Garden
- Kids Play Area
- Gazebo
- Yoga Sanctuary
- Women's Retreat Garden
- EV Charging in VP
- Senior's Lounge
- Life-Size Ludo
- Hammocks





---

Royal Arcade fosters intergenerational connections with amenities for all ages: playgrounds for kids, social spaces for adults, and areas for seniors, seamlessly integrated from ground floor to open rooftop amenities.



## ESCAPE TO SUCCESS HERE

Situated on the main road, Royal Arcade is strategically connected to major hotspots of Kondhwa. With easy access to a massive playground plot, currently overlooked by the Pune Municipal Corporation, and seamless connectivity to Camp & NIBM Road, Royal Arcade is suited to support a thriving business ecosystem. Now, be minutes away from major business districts, IT parks, and residential areas.

### Schools:

- VIBGYOR High School (1.4 km)
- RIMS International School (1.6 km)

### Hospitals:

- Ruby Hall Clinic, Kondhwa (1.8 km)
- Sahyadri Hospital, Kondhwa (2.2 km)

### Malls:

- Pune Central Mall, Bund Garden (6.5 km)
- Seasons Mall, Magarpatta (7.2 km)

### Banks:

- HDFC Bank (500 m)
- ICICI Bank (1.5 km)
- SBI (500 m)
- Bank of Baroda (800 m)

### Petrol Pumps:

- HP Petrol Pump (300 m)
- Indian Oil Petrol Pump (2.2 km)

### Lifestyle:

- Dmart (1.1 km)
- Vijay Sales (500 m)



# MEET OUR TEAM

## Architect

Ar. Imran Shaikh  
of Cubix Architects

## RCC Consultant

Mr. Akhil Momin  
of S V Associates

## MEP Consultant

Mr. Nilesh Rathi  
of Gree MEP Consultants

## Landscape Designer

Mr. Ajay Mehta  
of A M Design

## Legal Consultant

Adv. Pradeep Nanajkar  
Adv. Ajay Gadegaonkar

## Liaisoning Architect

Ar. Isarail S Patel

## Branding Consultant

Whitedot Adverts LLP

## A PROJECT BY





In JV with Mr Mohanlal Agarwal & Mr Muzzafar Pithawala

### Corporate Office

LJMK Developers LLP  
2nd, 893/6, Lohia Jain House, Bhandarkar Road,  
Goodluck Hotal, Deccan Gymkhana,  
Pune, Maharashtra 411004.

[www.ljmproperties.co.in](http://www.ljmproperties.co.in)  
+91 20 2998 5898  
[info@ljmproperties.com](mailto:info@ljmproperties.com)

 MahaRERA No. : 52100019743  
 MahaRERA No. : 52100019636

