



# NILAYA HEIGHTS

DEHRADUN



**POSSESSION SOON**

*Just walk-in and feel the  
Paradise of your Smart Home*

**Rera Registered**  
UKREP03180000334

## AN ICONIC DEVELOPMENT FROM THE TRUSTED BUILDER

RBS DEVELOPERS, part of the RB GROUP-is one of the oldest and most renowned real estate company in Uttarakhand with their architectural credentials settings them apart from the rest headed by Mr. RAKESH BATTA. RBS DEVELOPERS believes that quality is an absolute priority and excellence makes a difference. Today, the company enjoys a strong presence in Uttarakhand and has made its position as one of the largest companies in the Real Estate Industry.

RBS GROUP has delivered the finest residential colonies duplex units, apartments in Dehradun, capturing the imagination of the people. The Group is creating yet another masterpiece. "NILAYA HEIGHTS" Dehradun which promises to replicate the beauty and magnificence of its previous project only in a more contemporary way.

RBS GROUP has successfully developed well planned spacious & luxurious residential apartments. Which is ready for possession at "NILAYA HILLS". RBS GROUP takes pride once again by making exceptional path breaking design and delivery with "NILAYA HEIGHTS", a beautiful contemporary piece of architecture located strategically.



- First iconic tower in Dehradun
- 188 Residential units (Studio & 1/2/3 BHK)
- 10 Floors with stilt parking.
- 200 feet wide road NH-72 (Locations of site)
- 5 minutes from Medical College/Hospital/ Railway Station.
- 10 minutes to Clock Tower & Raipur Road
- 35 minutes from Mussoorie and close To ISBT (2 minutes).
- Close to Airport (20 mins.)
- 24x7 Power & water supply
- Podium Landscape
- Landscaped garden with gazebos
- Water bodies & jogging pathways

- Quality conscious constructions Structure design according to specification of 'Zone 4' of Seismic zones.
- Fully equipped club house (5000 Sq.ft) with swimming pool, health club, coffee shop, indoor games & multipurpose hall.
- Kids play area
- Full length wooden entrance door
- Balcony in each bedroom
- Utility balcony with kitchen
- Durable & stain free flooring & finishing
- Visitor's Car parking.
- 3 Tier security & wi-fi enabled complex
- STP (Sewage treatment plant) & water harvesting



# TECHNICAL SPECIFICATIONS

## LIVING / DINING

<b>Walls</b>	POP Punning with Acrylic Emulsion Paint
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Large Size Imported Vitrified Tiles
<b>Doors</b>	Main Doors Hard Wood / Veneer with Teak Polish Frame
<b>Windows</b>	UPVC/Aluminium Powder Coated with Glass & Flynet
<b>Electicals</b>	Concealed Copper Wiring. Modular Switches and Provision of AC points with wiring

## KITCHEN

<b>Walls</b>	POP Punning with Acrylic Emulsion Paint with dado tiling upto 5' 0" M
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Anti Skid Tiles
<b>Doors</b>	Laminated Flush Doors with Teak Polish Frame
<b>Windows</b>	UPVC
<b>Cupboards</b>	Modular Kitchen with Chimney
<b>Electicals</b>	Concealed Copper Wiring. Modular Switches. Exhaust Fan
<b>Sanitary</b>	SS Sink with CP Fittings. RO provision

## MASTER TOILET

<b>Walls</b>	Designer Glazed Tiles dado upto 7' 6" Height
<b>Ceiling</b>	Acrylic Emulsion Paint or False Ceiling
<b>Floor</b>	Anti Skid Ceramic Tiles
<b>Doors</b>	Laminated Flush Doors with Teak Polish Frame
<b>Ventilator</b>	UPVC
<b>Electicals</b>	Concealed Copper Wiring. Modular Switches Exhaust Fan
<b>Sanitary</b>	Branded Sanitary Fixture & CP Fittings, Wall Hung Western W.C.

## OTHER TOILET

<b>Walls</b>	Designer Tiles dado upto 7 -6" Height
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Anti Skid Ceramic Tiles
<b>Doors</b>	Laminated Flush Doors with Teak Polish Frames
<b>Ventilator</b>	UPVC
<b>Electicals</b>	Concealed Copper Wing Modular Switches, Exhaust Fan
<b>Sanitary</b>	Branded Sanitary Fixtures & CP Fittings. Wall Hung Western W.C.

## MASTER BEDROOM

<b>Walls</b>	POP Punning with Acrylic Emulsion Paint
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Laminated Wooden Flooring
<b>Doors</b>	lamunated Flush Doors with Teak Polish Frame
<b>Windows</b>	UPVC
<b>Cupboards</b>	Will be provided
<b>Electricals</b>	Concealed Copper Wiring. Modular Switches and Provision of AC points with wiring

## OTHER BEDROOM (5)

<b>Walls</b>	POP Punning with Acrylic Emulsion Paint
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Vitrified Tiles
<b>Doors</b>	Laminated Flush Doors with Teak Polish Frame
<b>Windows</b>	UPVC
<b>Cupboards</b>	Will be provided
<b>Electricals</b>	Concealed Copper Wiring. Modular Swrtches and Provision of AC points with wiring

## OTHER BALCONIES

<b>Walls</b>	POP Punning with Exterior Weather Grade texture paint
<b>Ceiling</b>	Acrylic Emulsion Paint
<b>Floor</b>	Anti Skid Tiles
<b>Railing</b>	MS Railing
<b>Sanitary</b>	Wet Point & Drain Point for Washing Machine

## ICONIC BALCONY

<b>Walls</b>	POP Punning with Acrylic Emulsion Paint
<b>Ceiling</b>	POP Punning with wood like false ceiling
<b>Floor</b>	Anti Skid Tiles
<b>Railing</b>	Glass Railing with SS frame

### 1 BHK Unit (Type B-1)

Saleable Area - 925sq.ft



### 2 BHK Unit (Type C)

Saleable Area - 1175sq.ft

### 2 BHK Unit (Type C)

Saleable Area - 1290sq.ft



## 2 BHK Unit (Type C-3)

Saleable Area - 1390sq.ft



## 2 BHK Unit (Type C-4)

Saleable Area - 1590sq.ft

## 2 BHK Unit (Type C-5)

Saleable Area - 1635sq.ft





**3 BHK Unit (Type D-1)**  
Saleable Area - 1640sq.ft



**2 BHK Unit (Type C-2)**  
Saleable Area - 1350sq.ft



# UNIT LEGENDS

- Studio Apartment - Type A
- 2 BHK Apartment-Type C, C1, C2, C3, C4, C5
- 1 BHK Apartment - Type B,B1
- 3 BHK Apartment-Type D, D1



# UNIT LEGENDS

- |                      |                     |                          |                          |
|----------------------|---------------------|--------------------------|--------------------------|
| 1 Drop off Gazebo    | 6 Toer 1 - Block A  | 11 Landscaped Green Area | 16 6m wide Internal Road |
| 2 Feature water fall | 7 Tower 1 - Block B | 12 Water Bodies          | 17 Car Parking           |
| 3 Swimming Pool      | 8 Tower 2           | 13 Walkway               | 18 Services Area         |
| 4 Kids Pool          | 9 Iconic tower      | 14 Sitout Area           |                          |
| 5 Gazebo Pavilions   | 10 Club House       | 15 Kids Play Area        |                          |

Site Office : Nilaya Heights, Haridwar Bypass Road,  
NH-72 Near Kargi Chowk, Dehradun 248001, Uttarakhand.

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Registered office : 7. Saharanpur Road Dehradun 248001, Uttarakhand.

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Tel: +91-9997212000 | +91 -9997332000  
Email: nilayahillssales@gmail.com | nilayahills@yahoo.com  
www.nilayaheights.com



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