

Utpal Site Address: Mansarovar Ext., Jaipur

Corporate Office: 40-43, 5th Floor, Sunny Mart, New Aatish Market, Mansarovar, Jaipur

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www.aashishgroup.org

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Exceeding Every Expectation



Welcome to a grand life at your own abode

your own home, in the grand city of jaipur; brings all the comforts of modern day living, exclusively for you







Palatial residences for the royalty

215

G+14 Residential Apartments (3 BHK & 1 BHK)

51+

Modern Day Amenities

1st Floor

Landscaped Podium Garden

24x7
Security





Enter a world of elegance

ONE APARTMENT AT UTPAL GIVES YOU ACCESS TO 1,00,000 SQ.FT. OF LUXURIOUS AMENITIES

GRAND ENTRANCE PLAZA

20,000 SQ.FT. OF LUSH GREEN PODIUM GARDEN

4 ZEN GARDENS ON 2ND, 5TH, 8TH & 10TH FLOORS

DOUBLE HEIGHT LEISURE DECK ON 8TH FLOOR

OPEN TO SKY SOCIALIZING TERRACE ON 13TH FLOOR

ROOFTOP SWIMMING POOL

WI-FI CLUBHOUSE

HIGH SPEED ELEVATORS

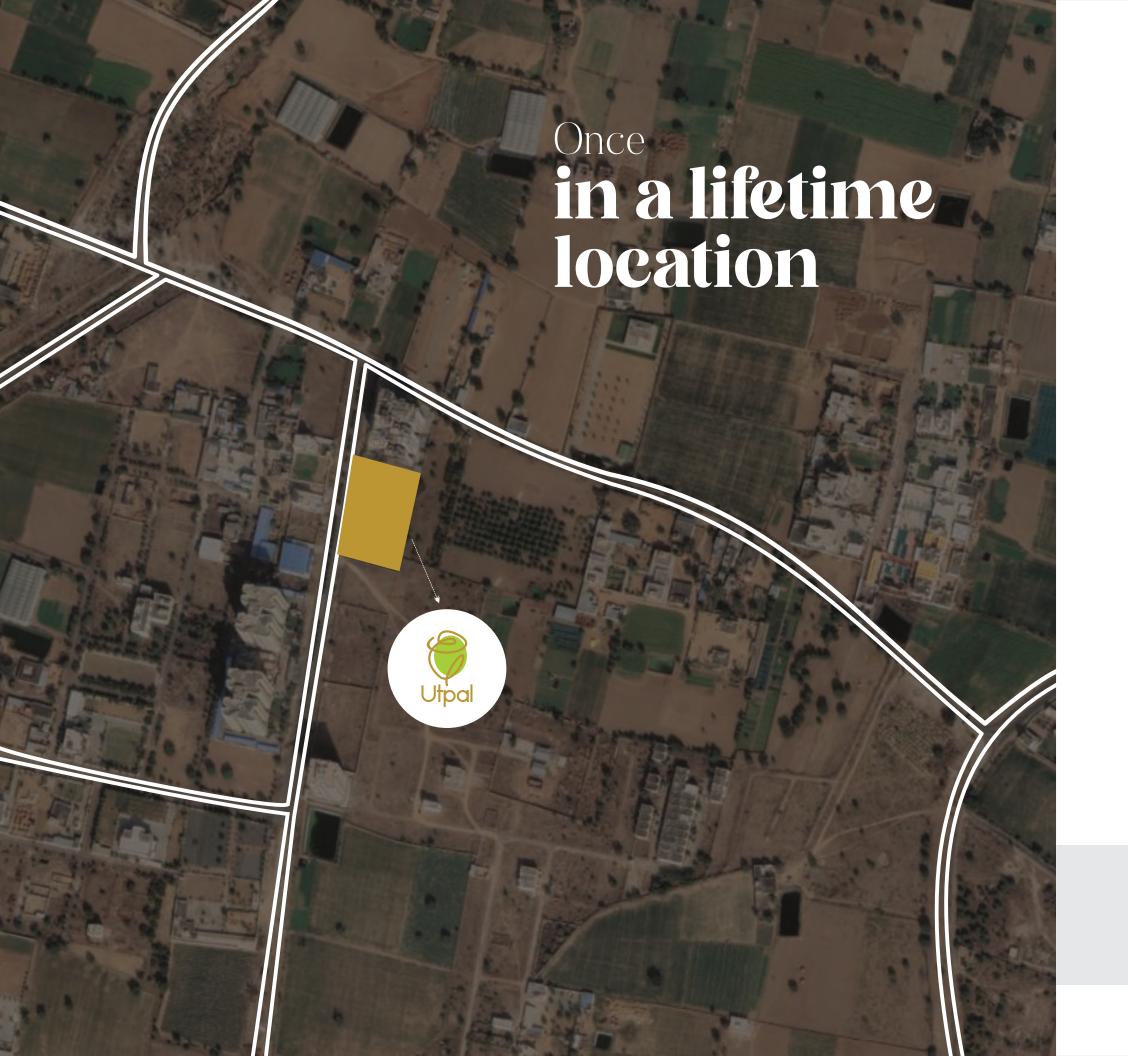
CENTRALLY AC MULTIPURPOSE HALL

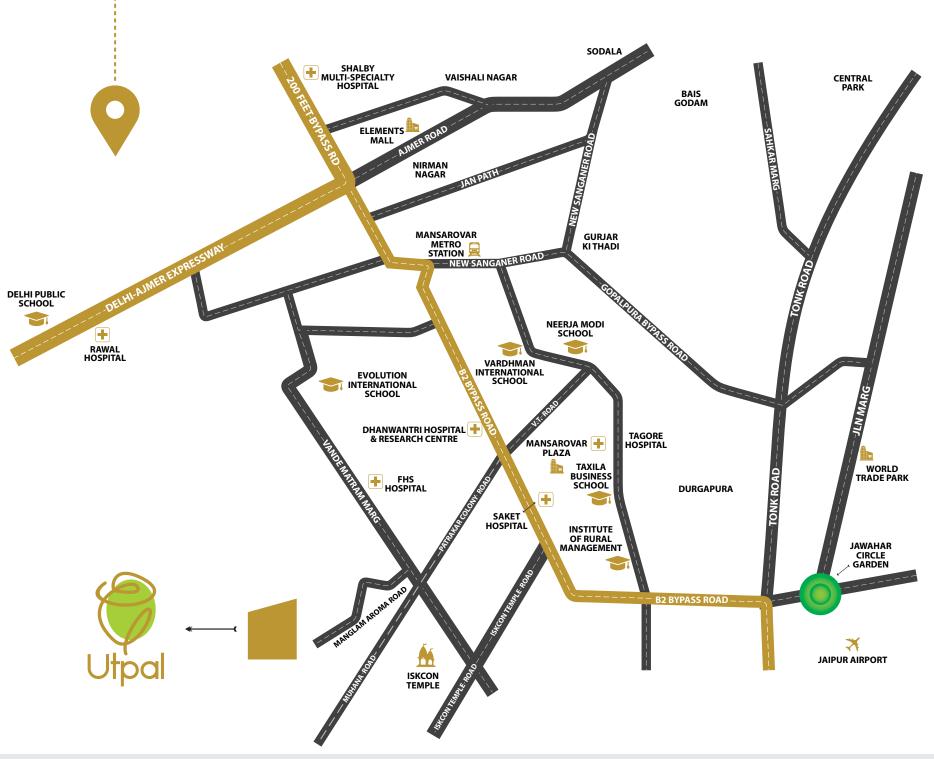
ONCE IN A LIFETIME LOCATION - PREMIUM NEIGHBORHOOD

Unveiling The address for the kings

Well located on 100 ft. road at Mansarovar Extension; UTPAL is set to become one of the most coveted address in Jaipur. Optimally located in the heart of a premium neighborhood with well-developed social infrastructure, UTPAL brings your whole world nearby







Location Map

location advantages





UTPAL provides you an unparalleled 360 degree connectivity with reputed educational institutions, world class hospitals, malls, markets & daily life utilities

SCHOOLS

St. Anselm's Sr. Sec. School	5 min
Cambridge Court School	7 min
Ryan International School	9 min
Neerja Modi School	8 min
IIS School	7 min
Tagore International School	7 min

COLLEGES / UNIVERSITIES

Poddar Group of Institutions	7	min
St. Wilfred's PG College	7	min
Apex University	7	min
Maharishi Arvind Institute	6	min
IIS University	7	min

HOSPITALS

Dhanwantri Hospital	8 min.
Saket Hospital	.8 min.
Apex Hospital	10 min
Tagore Hospital	10 min
Metro Mas Hospital	.10 min

TEMPLES & MALLS / MARKET

ISKCON Temple	3 min.
Sai Baba Temple	5 min.
Mansarovar Plaza	7 min.
Sunny Trade Center	9 min.
New Aatish Market	9 min.

TRANSPORTATION

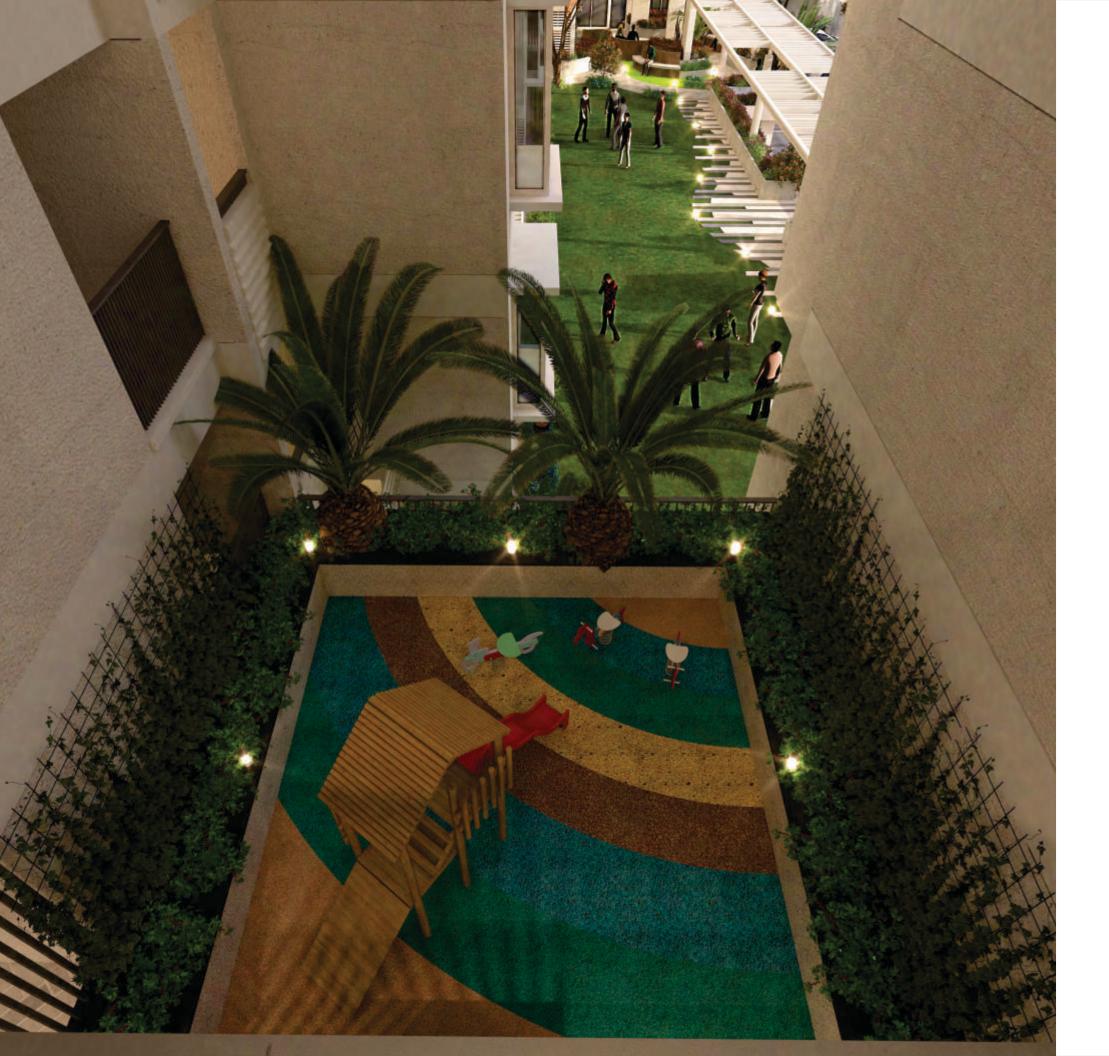
Vijay Path	6 min.
Mansarovar Metro Station	9 min.
Durgapura Railway Station	11 min
Jawahar Circle	9 min.
Jaipur Airport	10 min.

BANKS

Andhra Bank	1	min.
State Bank of India	1	min.
ICICI Bank	1	min.



Indulge in the finest of the luxuries Get overwhelmed by the limitless luxuries on the offering at UTPAL. Be it the lush green podium garden or the rooftop activity center, opulence knows no bounds here.





Say hello to your new social network

20,000 sq.ft. Podium Garden

75%

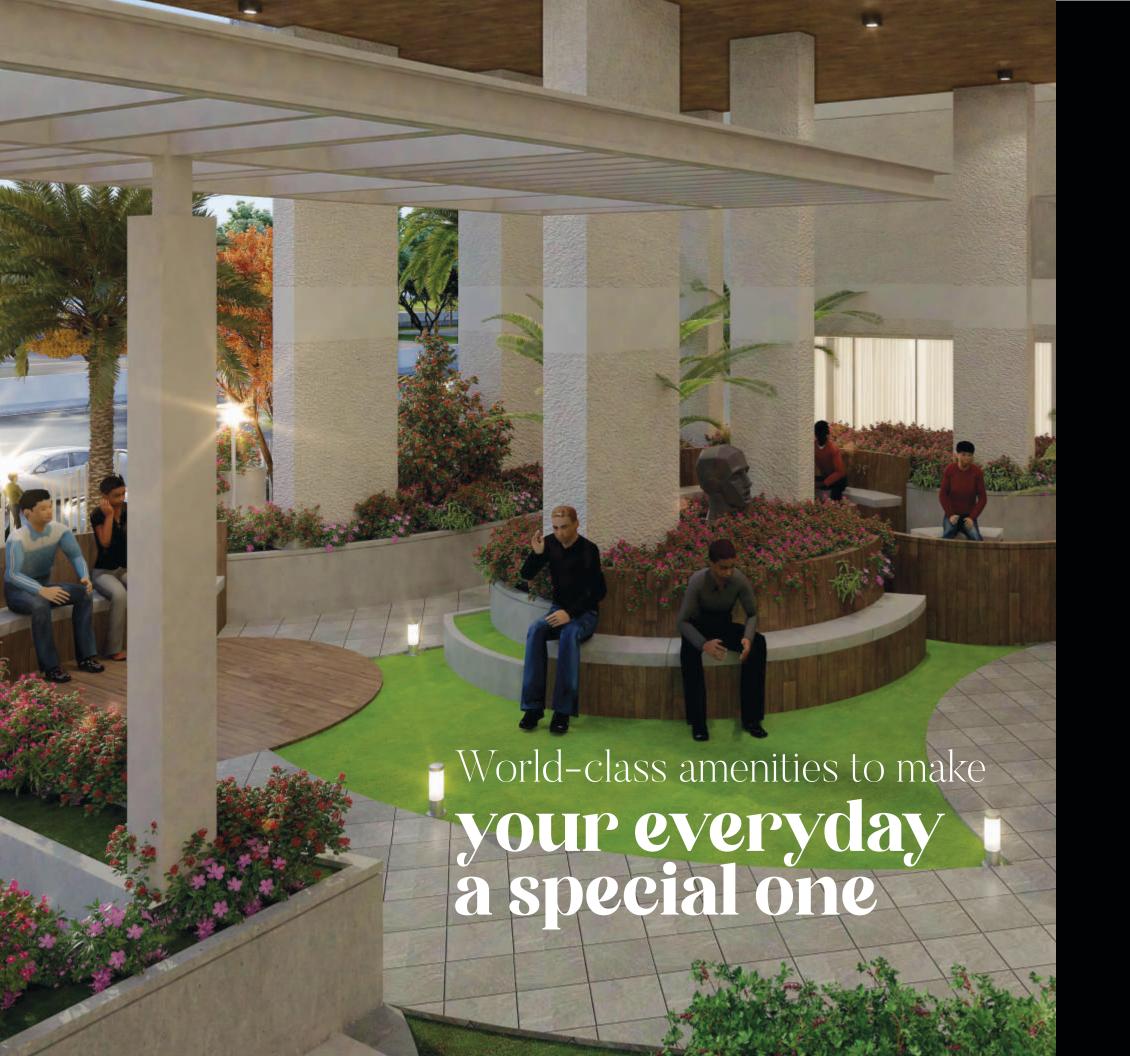
Open & Green Spaces

Ground Floor

Open Area

Multiple Level
Club Amenities

Rooftop Activity Centre

















Podium garden full of rare, serene & green luxuries

Elevated Podium Garden, build 1 level above the ground; encompasses of best lifestyle amenities & recreational spaces that have been designed for each member of the family - from kids to adults







Yoga & Aerobic Deck



Jogging Track



Seating Alcoves





Pergolas

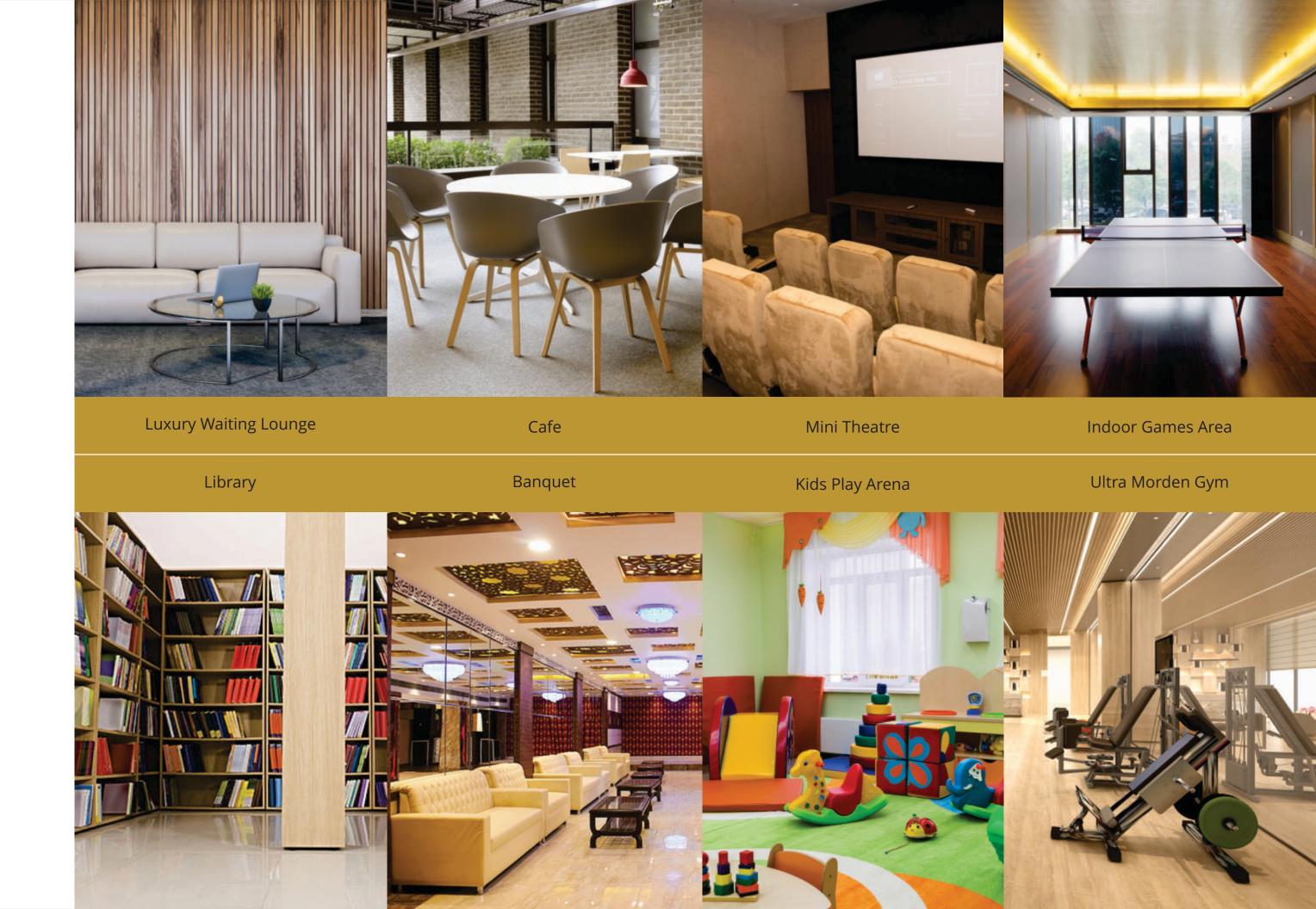






Active life for an affluent lifestyle

UTPAL offers you with modern club amenities to live a balanced, active & healthy life. With plenty of amenities to keep you active & healthy, just relax, rejuvenate and socialize leaving all your worries behind



Life at the top for the few who can reach At UTPAL, your residences are not the only reason to feel delighted.

At UTPAL, your residences are not the only reason to feel delighted. The Rooftop Activity Center build at a height of 100 meters above the ground level will enthrall and mesmerize you with the stunning panoramic views & lavishly crafted rooftop amenities will captivate & rejuvenate you everyday.



Feel the thrill of being on top of the world

Exclusive rooftop amenities - from swimming pool to terrace garden, from sports arena to walking tracks; UTPAL brings the best of the world to elevate your lifestyle.

Rarest luxury of leisure decks & zen gardens

Almost like your private hanging gardens, these marvellously designed spaces are a rarest feather in the crowning cap of UTPAL; 4 Spacious Zen Gardens at 2nd, 5th, 8th & 10th floors along-with Double Height Leisure Deck at 8th floor & open-to-sky socializing terrace on 13th floor create a green haven offering endless panoramic views









A home that makes the world greener

10,000 sq.ft. Hanging Gardens

Aromatic Plantation

Open & Green Spaces

Zen Gardens On 2nd, 5th, 8th & 10th Floors

8th Floor

Leisure Deck

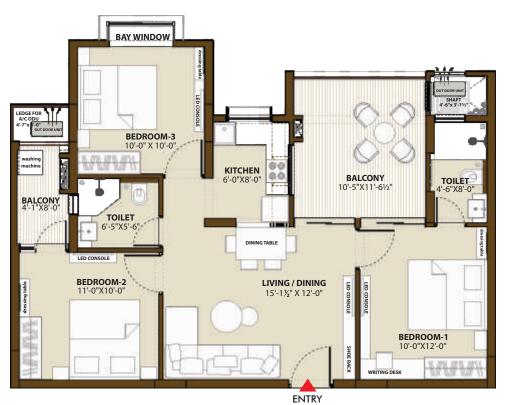
13th Floor

Socializing Terrace



Well-planned homes to gift you priceless comforts Unit Plans





UNIT TYPE: 3BHK 1C

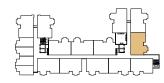
Facility Area Facing

BUA: 765.61 sq.ft.

SBUA (CMJAY): 1084.57 sq.ft.

SBUA: 1248.03 sq.ft.

Balcony: 172.76 sq.ft.

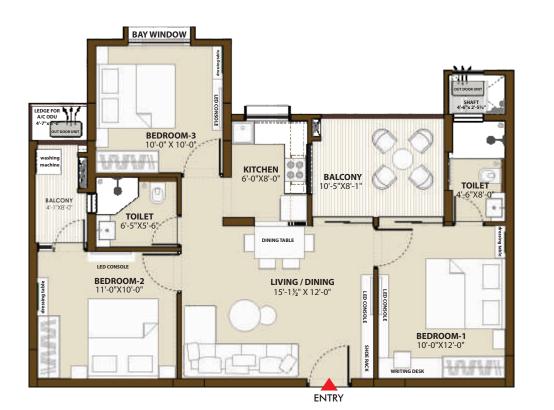


KEY PLAN

2nd, 5th, 8th, 10th & 14th Floors







UNIT TYPE: 3BHK 2A

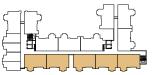
Back Side Facing

BUA: 760.56 sq.ft.

SBUA (CMJAY): 1060.47 sq.ft.

SBUA: 1190.64 sq.ft.

Balcony: 134.66 sq.ft.



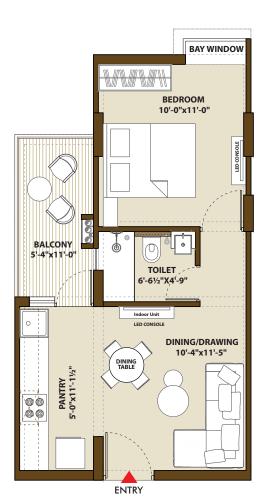
KEY PLAN

1st, 3rd, 7th, 11th & 13th Floors



Unit Plans





UNIT TYPE: 1BHK 15A

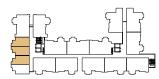
Back Side Facing

BUA: 378.77 sq.ft.

SBUA (CMJAY): 640.63 sq.ft.

SBUA: 581.65 sq.ft.

Balcony: 58.56 sq.ft.



KEY PLAN

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th &11th Floors







UNIT TYPE: 3BHK 16A

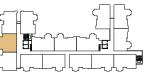
Road & Garden Facing

BUA: 749.68 sq.ft.

SBUA (CMJAY): 1038.12 sq.ft.

SBUA: 1145.66 sq.ft.

Balcony: 111.72 sq.ft.



KEY PLAN

12th,13th & 14th Floors

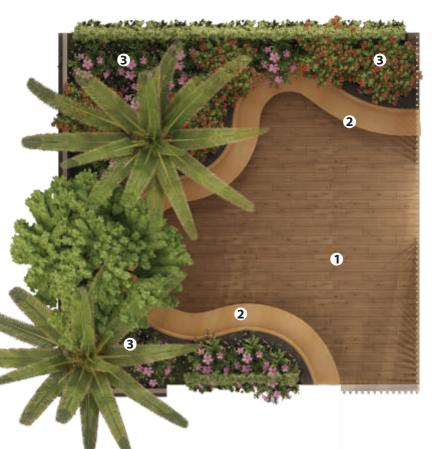




-7 Legend 7_ 1. Plaza -61 2. Lawn 3 3. Planter with 5 Trellis Above 6 4. Walkway 5. Fixed Seating 6. Plantation Island 2 7. Specimen Planting 2 8. Yoga Deck 9. Pergola 10. Mini Theatre 10 9 4



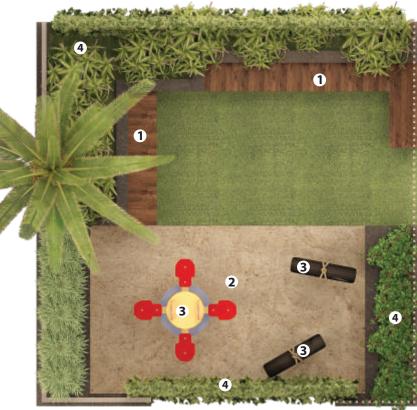
Zen Garden Plans



2nd Floor Zen Garden

Legend

- 1. Deck Flooring
- 2. Open Seating
- 3. Planters



8th Floor Zen Garden

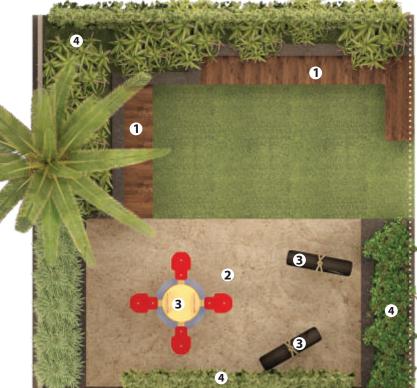
Legend

- 1. Mound
- 2. Flooring
- 3. Planters

10th Floor Zen Garden

Legend

- 1. Bench
- 2. Planters
- 3. Play Equipment



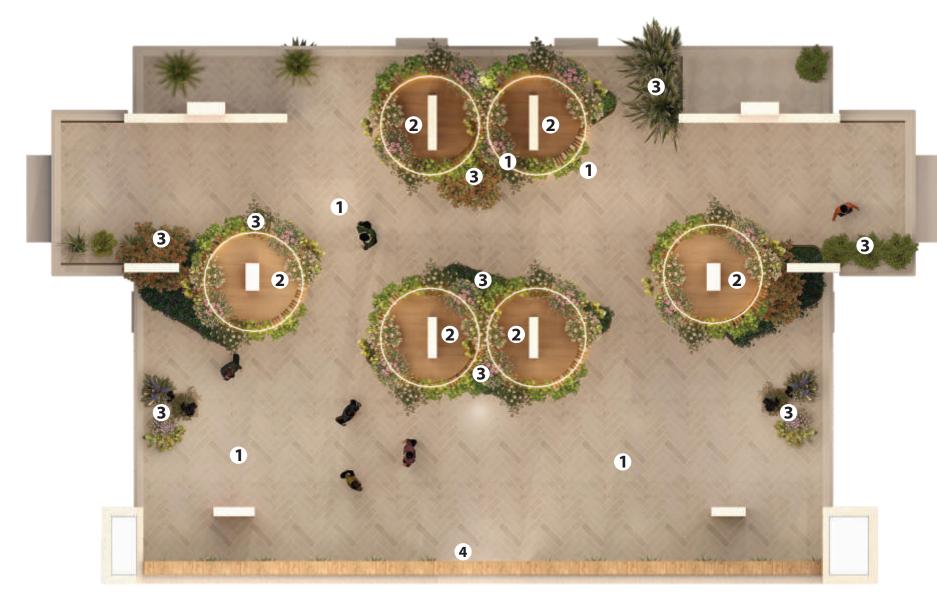


5th Floor Zen Garden

Legend

- 1. Open Seating
- 2. Sand Pit
- 3. Play Equipment
- 4. Planters

Leisure Deck Plan



8th & 13th Floor - Leisure Decks

Legend

- Socializing Terrace
 Deck Surrounded With Planter
- 3. Planters
- 4. Feature Wall





Upgrade to lifestyle of your dreams



Specifications ———

Utpal Stands In The Place Where Nature, Glamour And The Future Intersect. Experience Good Living In Spacious 1 and 3 BHK Apartments As The Lush Acres Provide A Welcome Distraction From The Hustle And Bustle Of The City. The Sprawling Recreational Facilities Blend In Perfect Harmony.

Master Bedrooms



Main Door: The First Impression Of The Apartment Is By The Door That's Why In UTPAL Even The Doors Speaks The Language Of Luxury And Joyful Life Approx 8 Ft Long And 3.6 Ft Broad Fluidize Finish Pine Wood HDMR Door With DUCO Coloured And Premium Lock And Handle. Door Frame Made Up Of Premium Quality Bijolia Stone It Is 230mm Thick With A Groove On Wall.

Flooring:

Floors Are One Of The Most Important Part Of Any Home Owner As It Gives A Spic And Span Appearance. So In UTPAL We Have Finest Tiles To Keep Your Home Up-to-date Starting With Flooring Of 2*4 Size Of Attractive Mat Finished Vitrified Tiles With Tile Spacer And Epoxy Filling To Stop Debris And Dirt Lodging Between The Tiles And Give Crisp Finished Appearance And It Also Stop The Thermal Expansion Of Tiles Which Adds Rigidity To Flooring. And All This Adds An Aesthetic And Stylish Look To Your Home.

Wall & Ceiling:

Wall Have Been Painted By Berger Easy Clean Base White To Give Wall An Elegant, Soft And Velvety Appearance Which Gives A Rich Luxurious Finish Keeping Your Home Looking Spot-less & Beautiful Day After Day With High Durability And Washability.

Others Doors:

Fluidize Finish Pine Wood HDMR Door With DUCO Coloured And Premium Lock And Handle. Door Frame Made Up Of Premium Quality Bijolia Stone With A Groove On Wall.

Switch & Socket:

Switch and sockets of RR or equivalent are provided to a standard size which are mounted on frames.

Window:

The Windows In Particular Are Part Of What Make A House Stunning. They Are Also The Focal Point Of A Room. UTPAL Have A Great Way To Improve Your Home Appearance By Jamb Line Of Quartz Stone Of Every Window. Its Is A Combination Three Channels Track Two For Glass Panels With Anodized Champagne Colour With Slim Solid Bar And One For A Wire Mesh To Prevent Mosquito's. it Gives An Panoramic View And Proper Ventilation To Ensure A Healthy Environment.



Bay Window :

One Great Way To Improve Your Home Appearance Is To Install Bay Windows, That Offers A Panoramic View Of 180 Degree, Lets More Natural Light Enter The Room And Adds A Certain Charm To Both The Houses Interior And Exterior. Because They Are Cluster Of Three Windows And They Provide Great Ventilation Bay Window Also Adds Style And Volume To Any Space As They Make A Room Feel More Spacious.

Toilets:



It Is A Wall Mount Toilet Seat Of Kohler or Equivalent With True Rimless Superior Rim Free Design For Ease Of Cleaning With Eco Flush, A Cutting – Edge Flushing Technology Delivers Best-in-class Result All With A 4L Flush Tank/ 2L Half Flush With Quite Close Lid. Top Of The Flush Tank Covered From Nano White Quartz Stone And Big Size Window For Ventilation Purpose.

Wash Basin Counter Made Up Of Premium Quality Nano White

Flooring: Anti-skid mat finished vitrified tiles

Sanitary Fitting: Quartz Stone And Wash Basin (With Bottle Trap) /shower & Taps

Of Brands Like Kohler Or Equivalent

Wall Finish: Ceramic Tiles till 7 Ft. Height Hygiene: Separate Dry and Wet areas False Ceiling: Calcium Silicate with T- Grid

Kitchen:



Flooring: Mat Finished Vitrified Tiles **Wall Tile:** 2 Ft Height from Counter Top

Counter Top:

Made Up with Premium
Quality Nano white Quartz

CP Fitting:

Brush Finish Sink Mixer-kholer
or Equivalent. CP and VC Fitting of Astral

Kitchen Sink: Quartz Stone

Switch & Socket: Modular Switch & Socket of RR or Equivalent

Balcony



Tiles: To make your experience more luxurious we have used mat finished 2*2 Italian Moroccan tile in terracotta finish

Common Area



Flooring : Mat Finished Vitrified Tiles

Wall Finish: Texture Paints | Hand Rail: Metal Perforated Mesh | Wall Finish: Texture Paints | Wall Finish: Texture Paints | Hand Rail: Metal Perforated Mesh | Wall Finish: Texture Paints | Wall Finish: Texture Paints | Hand Rail: Metal Perforated Mesh | Wall Finish: Texture Paints | Wall Finish: Wall Finish:

Wall And Celling: POP and Plastic Paint

Common Facility

Electrical Fittings:

High Side Electrical Equipment : Transformer, Meter, VCB Panel etc. As Per Design

Electrical Fittings: Concealed Copper Wiring in PVC Conduit

Wire and Cables: RR or Equivalent

Switches & Sockets: RR or Equivalent

PVC Conduct: Polycab or Equivalent

• 16 Amps Sockets For Geysers In Toilets And 16 Amps Sockets In Kitchen And 25 Amps Sockets For Ac In All Bedrooms.

• Adequate 16/6 Amps Plug Sockets In Each Room. Multiple Sockets In Living Room For Connections To Tv. Stereo And Other Equipments.

• One Calling Bell Along with Bell Push

• 1 K.W. Power Back Up In Each And Every Flat



Building Services:

- Solar Panel for Common Area Lighting
- Dedicated AC Outdoor Unit Location
- Fire fighting & Fire Alarm System
- Gas pipeline & Gas Bank
- Copper Pipe and Drain Pipe for AC Unit
- Provision of DTH TV Connection and also Wi-Fi Connection
- CCTV in Common Areas & Intercom Facility

Structure:

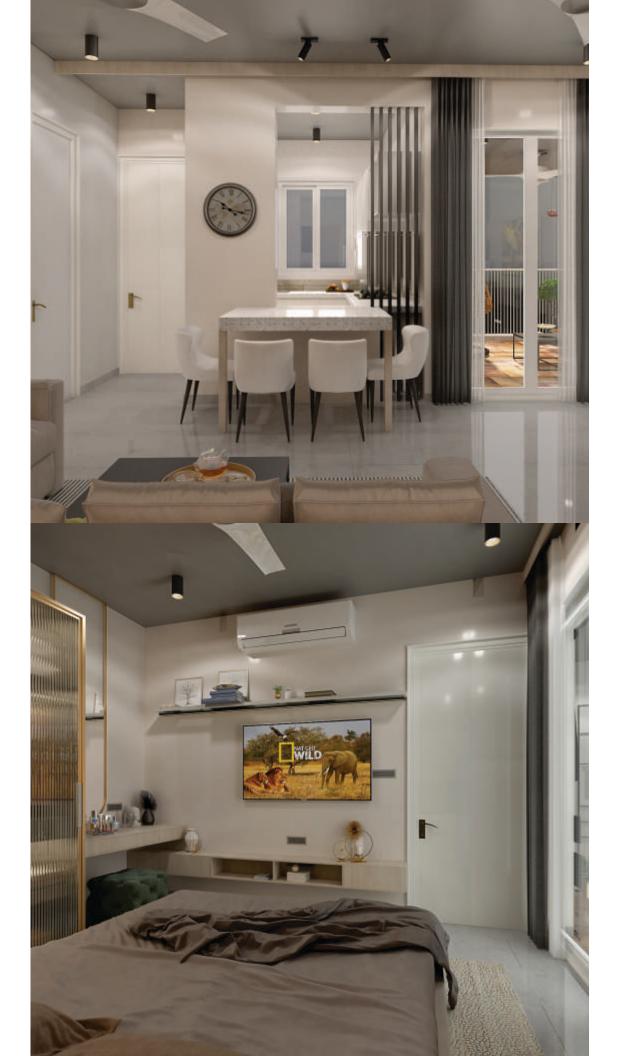
- Earthquake Resistant RCC Framed Structure With ARL ACC Block.
- Fire Fighting System
- Emergency Exist Provisions Through An Extra Staircase
- Energy Efficient and Ecofriendly Design
- Contempory Facade and Elevation Elements
- FE 500 Branded Quality Steel

- Lifts
- Garbage Collection Point, Garbage Chute
 & Composting Machine (Wet & Dry)
- Rain Water Harvesting System
- Sewerage Treatment Plant (STP)
- Water Treatment Plant (Hydro Pneumatic System for Water Supply for Each Flat)
- Boom Barriers at Entrance Electrical
- High Side Electrical Equipment





Built with a promise to transform your life



OFFERING THE BEST WITH EVERY SINGLE APARTMENT



Bedroom With **Bay Window**



Big Size Balcony



Unit Location



Approx 8 Ft Long And 3.6 Ft Broad Fluidize Finish Pine Wood HDMR Door With DUCO Coloured And Premium Lock And Handle



Door Frame Made Up Of Premium Quality Bijolia Stone It Is 230mm Thick With A Groove On Wall.



Hand Rail M.S. Perforated Mesh And M.S. Member



TV and **Telephone Points**



Fully Ventilated



1 K.W. Power Back Up In Each And Every Flat



CP And VC Fitting of Kholer



24 Hours Adequate Water Supply



Its Is A Combination Three Channels Track Two For Glass Panels With Anodized Champagne Colour With Slim Solid Bar And One For A Wire Mesh To Prevent Mosquitos.





LOCATION ADVANTAGE

Well Connected, Easily Accessible Location, Surrounded By Multiple Residential Projects With Proximity To All Daily Life Necessities



SAFETY ADVANTAGE

Your Safety is our Foremost Priority; be it the Child-friendly Rooftop, Adequately Heighted Leisure Decks or Safe Electrical Systems



HEALTH ADVANTAGE

Lush Green Gardens, Gymnasium, Yoga Decks, Jogging Tracks, Rooftop Swimming Pool For You to Stay & Live Healthy.



TEAM ADVANTAGE

Highly Efficient, Transparent, Friendly and Approachable Team Across All Departments Dealing with Customers & All Stakeholders Ensuring Timely Delivery of The Product par Excellence.



SECURITY ADVANTAGE

Fully Monitored Entry & Exit, Gated Society,
Professionally Trained 24x7 Security Staff,
In Addition To The CCTV Camera System For
Monitoring The Entire Campus.



STATUS ADVANTAGE

Multi-storey Lifestyle At Prime Location &
Well Connected Neighbourhood With
Premium Amenities To Offer You A Complete
& Prestigious Living



AESTHETIC ADVANTAGE

Modern & Stylish Architecture With
Socializing Terraces, Lively Interactive Spaces,
Leisure Decks, High Speed Elevators
To Provide You The Best Fine Living Experience



PLANNING ADVANTAGE

Designed, Engineered & Crafted With
Abundant Common Spaces, So You Effectively
Get More Space Than What
You Pay For.



QUALITY ADVANTAGE

Dedicated Quality Team Looking Into And Ensuring Delivery Of Quality Product From Concept Till Handover.



BUILDING MAINTENANCE ADVANTAGE

Professional Facility Management Team For Project Upkeeping & Maintenance As Per Best Standards.



ENVIRONMENT ADVANTAGE

Energy Efficient & "Eco-Friendly"
Equipments & Light Fixtures
For "Reducing Carbon Footprint"

