

e | one life
one home
EXPERIENCE COMFORT. LIVE LUXURY

A NEW JEWEL OF FINE LIVING

THE ART OF LIVING WELL
3 BHK LUXURY APARTMENTS



KALYAN
KOHINOOR

THE CROWN OF KALYAN LIVING

LIVE
WHERE
LUXURY
FINDS ITS
ADDRESS...



The background features a dark blue color with faint, light blue line art in the upper right quadrant. The art consists of several geometric and organic shapes: a large, rounded square with a decorative corner, a horizontal line with a circular end, and a vertical line with a rectangular end, all rendered in a thin, elegant stroke.

LIFE
BEGINS AT
A LANDMARK...





PURE
PREMIUM
... PEACEFUL



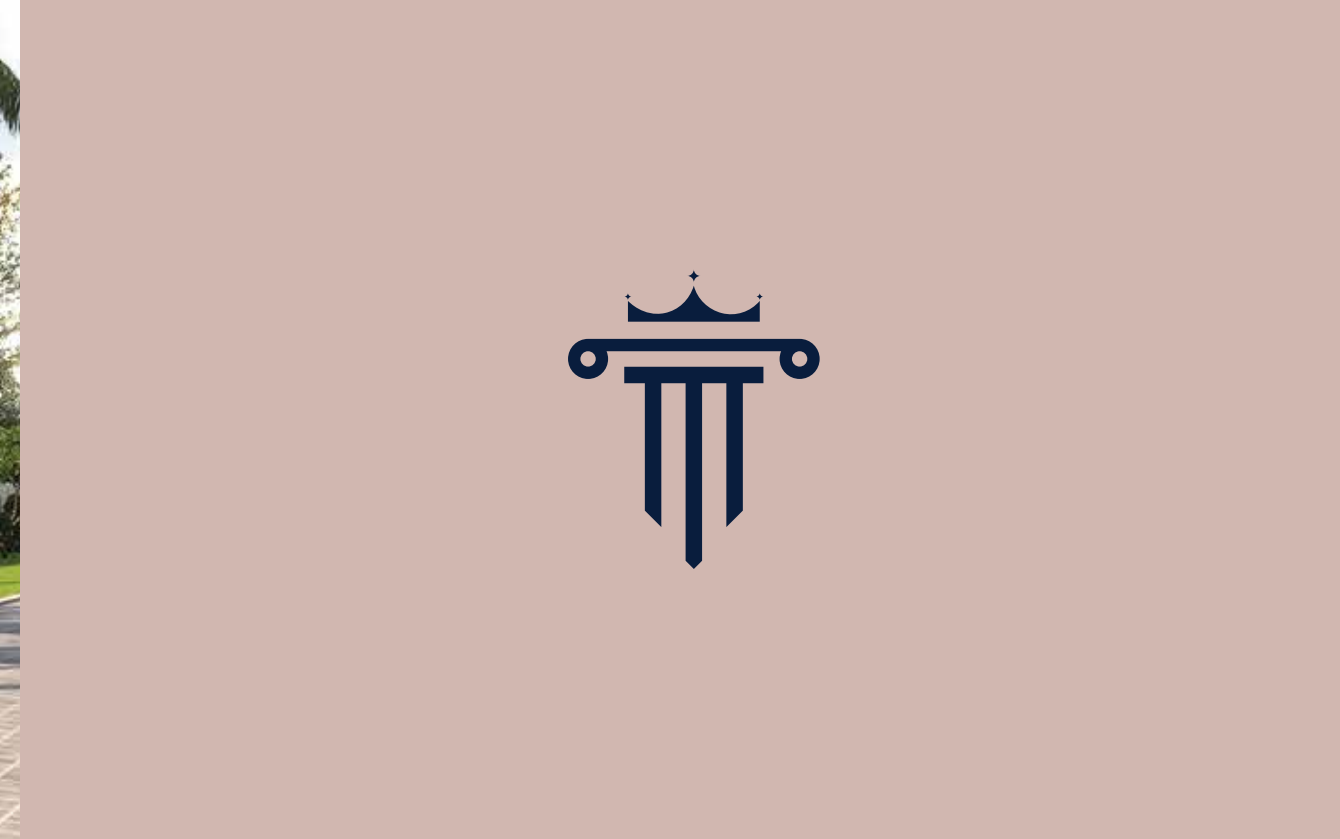
AT KALYAN KOHINOOR, EVERY DAY BEGINS WITH COMFORT AND ENDS IN CALM.

SPACIOUS HOMES, CONTEMPORARY DESIGN, AND CAREFULLY CURATED AMENITIES COME TOGETHER TO CREATE A LIFESTYLE THAT BALANCES LUXURY WITH EVERYDAY EASE.

IT'S A PLACE WHERE FAMILIES GROW, MOMENTS ARE CELEBRATED, AND LIFE SHINES BRIGHTER JUST LIKE A TRUE KOHINOOR.



INSPIRED BY BRILLIANCE.
BUILT FOR GENERATIONS.
KALYAN KOHINOOR IS A
LANDMARK CRAFTED WITH
VISION, PRECISION, AND
PASSION. A PLACE WHERE
ARCHITECTURE MEETS AS-
PIRATION, OFFERING
HOMES THAT REMAIN TIME-
LESS IN STYLE AND ENDUR-
ING IN VALUE.



ONE LIFE ONE HOME



Thoughtfully designed spaces where premium finishes, balanced layouts, and subtle detailing come together to create a sense of quiet sophistication.



REFINED AMENITIES COLLECTION

A thoughtfully curated collection designed for comfort, leisure, and distinction.

- SWIMMING POOL
- POOLSIDE PARTY ZONE
- GYM
- YOGA DECK
- COMMUNITY HALL
- BANQUET HALL
- TABLE GAMES
- BILLIARDS
- JOGGING TRACK
- CYCLING TRACK
- FITNESS AREA
- TABLE TENNIS
- GYM WITH AEROBICS
- KIDS PLAY GROUND
- 3 TIER SECURITY
- BIO MATRIC ENTRY

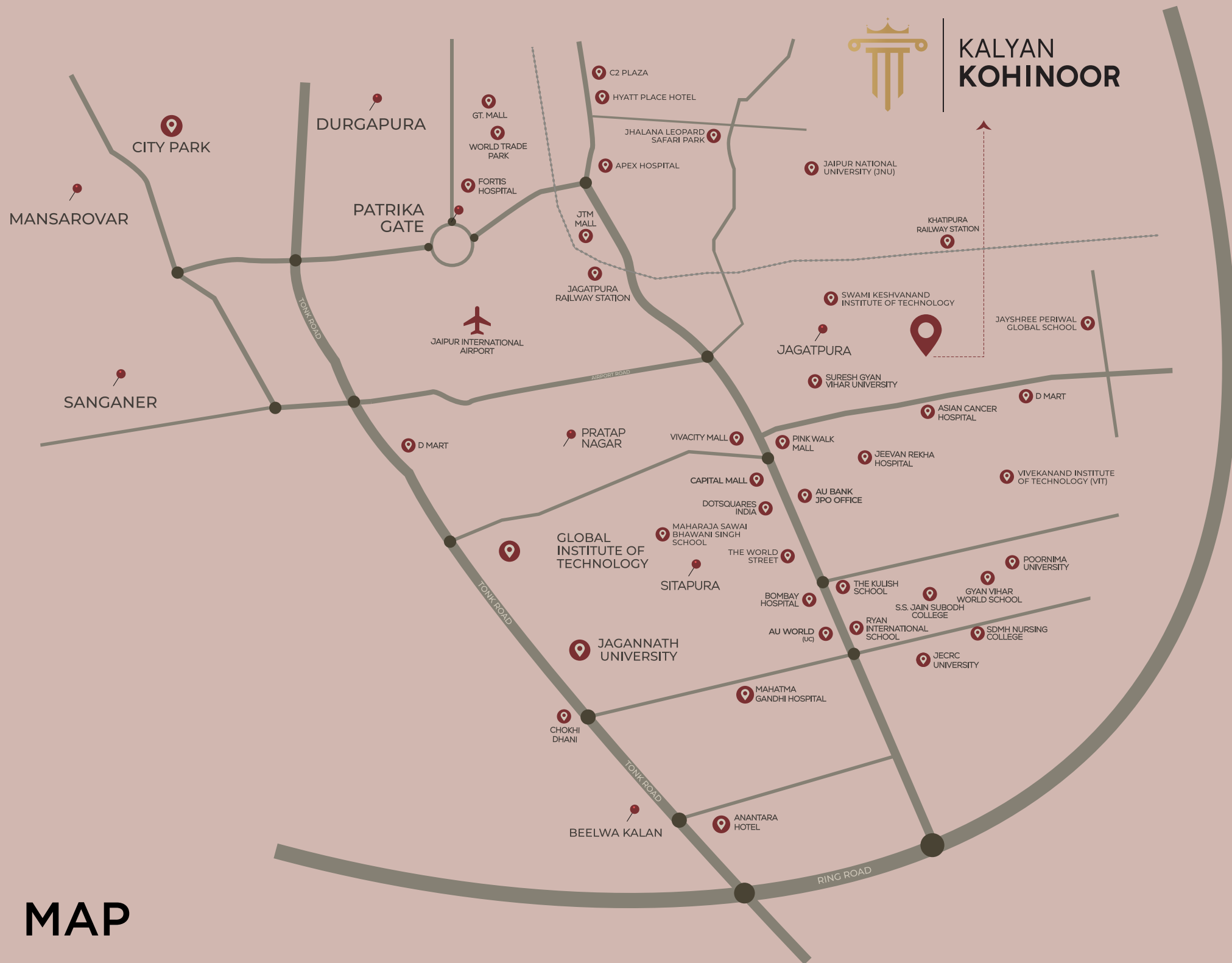


REFINED AMENITIES COLLECTION

A thoughtfully curated collection designed for comfort, leisure, and distinction.

- MEDITATION AND YOGA LAWN
- GAZEBO SITTING IN OUTER AREA
- MULTI PURPOSE LAWN
- MOVIE THEATRE
- GARDEN WALKWAY
- AIR-CONDITIONED AMENITIES
- SENIOR CITIZENS AREA
- 24 HR GUARD
- PREMIUM DESIGNED ENTRANCE LOBBY
- 24 HR POWER BACKUP COMMON AREA
- RAIN WATER HARVESTING
- WATER SOFTNER
- SEWAGE TREATMENT PLANT
- EV CHARGING STATION
- ALLOCATED PARKING





MAP

LOCATION ADVANTAGES

Live Close to What Truly Matters

TRANSPORTATION & CONNECTIVITY

- ✦ Jagatpura Railway Station
- ✦ Khatipura Railway Station
- ✦ Jaipur International Airport
- ✦ Ring Road Corridor
- ✦ Tonk Road

HEALTHCARE

- ✦ Apex Hospital
- ✦ Bombay Hospital
- ✦ Jeevan Rekha Hospital
- ✦ Mahatma Gandhi Hospital
- ✦ Asian Cancer Hospital
- ✦ Fortis Hospital

SHOPPING & COMMERCIAL HUBS

- ✦ The World Street
- ✦ Vivacity Mall
- ✦ Capital Mall
- ✦ Pink Walk Mall
- ✦ AU Bank JPO Office
- ✦ Dotsquares India
- ✦ JTM Mall
- ✦ DMart
- ✦ World Trade Park (WTP)
- ✦ GT Mall
- ✦ AU World (UC)

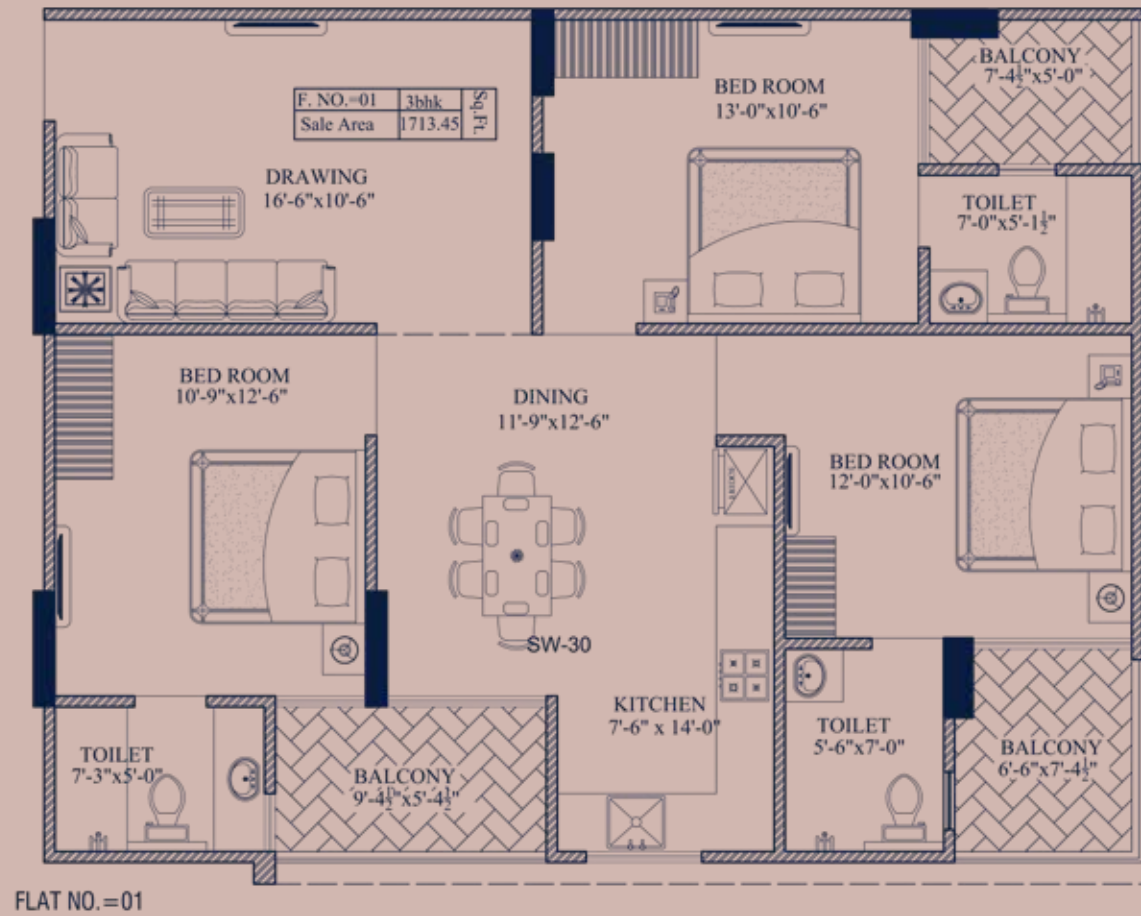
HOTELS & ENTERTAINMENT

- ✦ Chokhi Dhani
- ✦ Hyatt Place Hotel
- ✦ Anantara Hotel
- ✦ C2 Plaza
- ✦ Jhalana Leopard Safari Park

EDUCATIONAL INSTITUTIONS

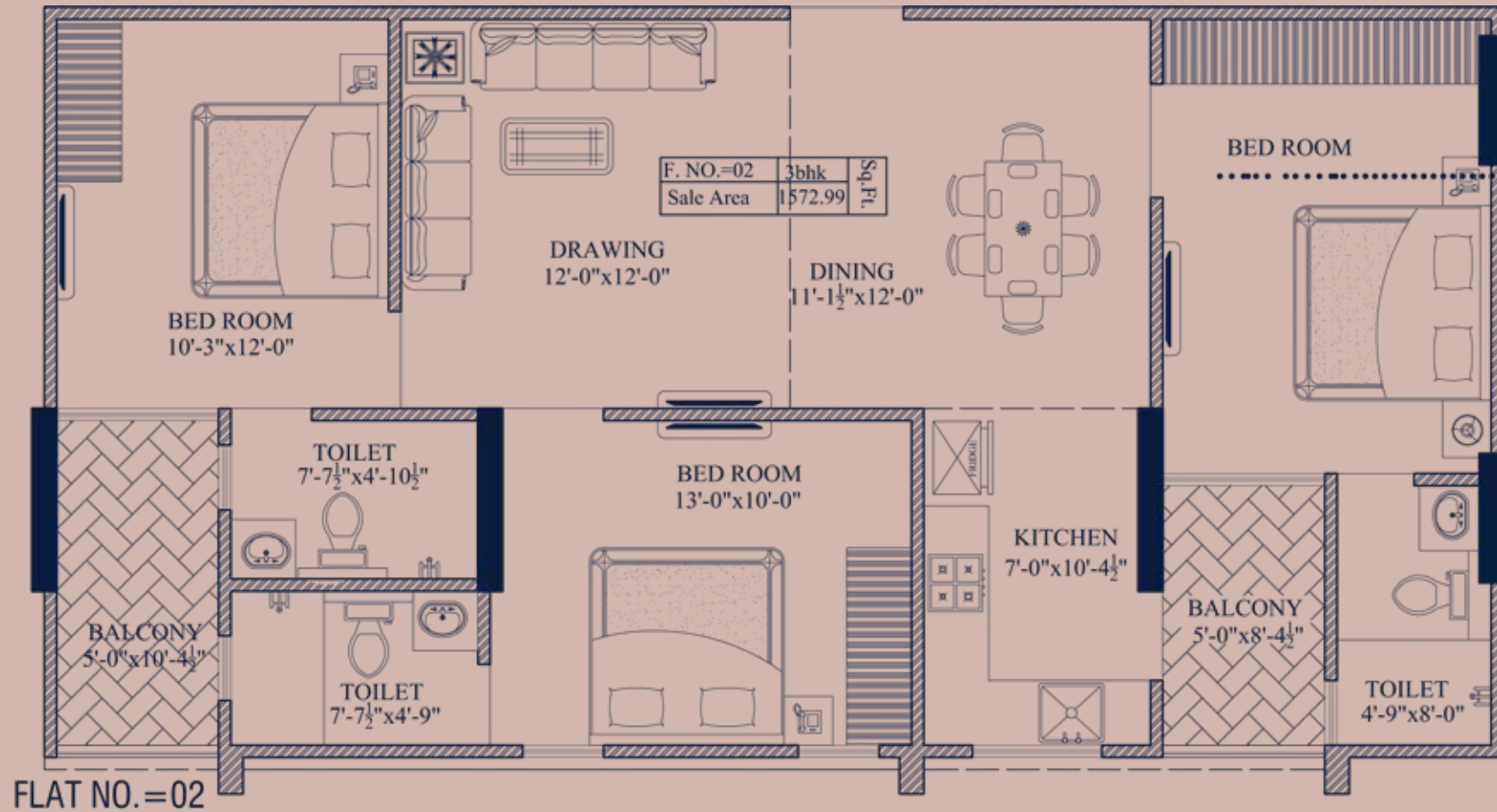
- ✦ S.S. Jain Subodh College
- ✦ SDMH Nursing College
- ✦ JECRC University
- ✦ Poornima University
- ✦ Ryan International School
- ✦ Gyan Vihar World School
- ✦ The Kulish School
- ✦ Maharaja Sawai Bhawani Singh School
- ✦ Vivekanand Institute of Technology (VIT)
- ✦ Suresh Gyan Vihar University
- ✦ Jayshree Periwal Global School
- ✦ Swami Keshvanand Institute of Technology
- ✦ Jaipur National University (JNU)
- ✦ Jagannath University
- ✦ Global Institute of Technology

UNIT PLAN



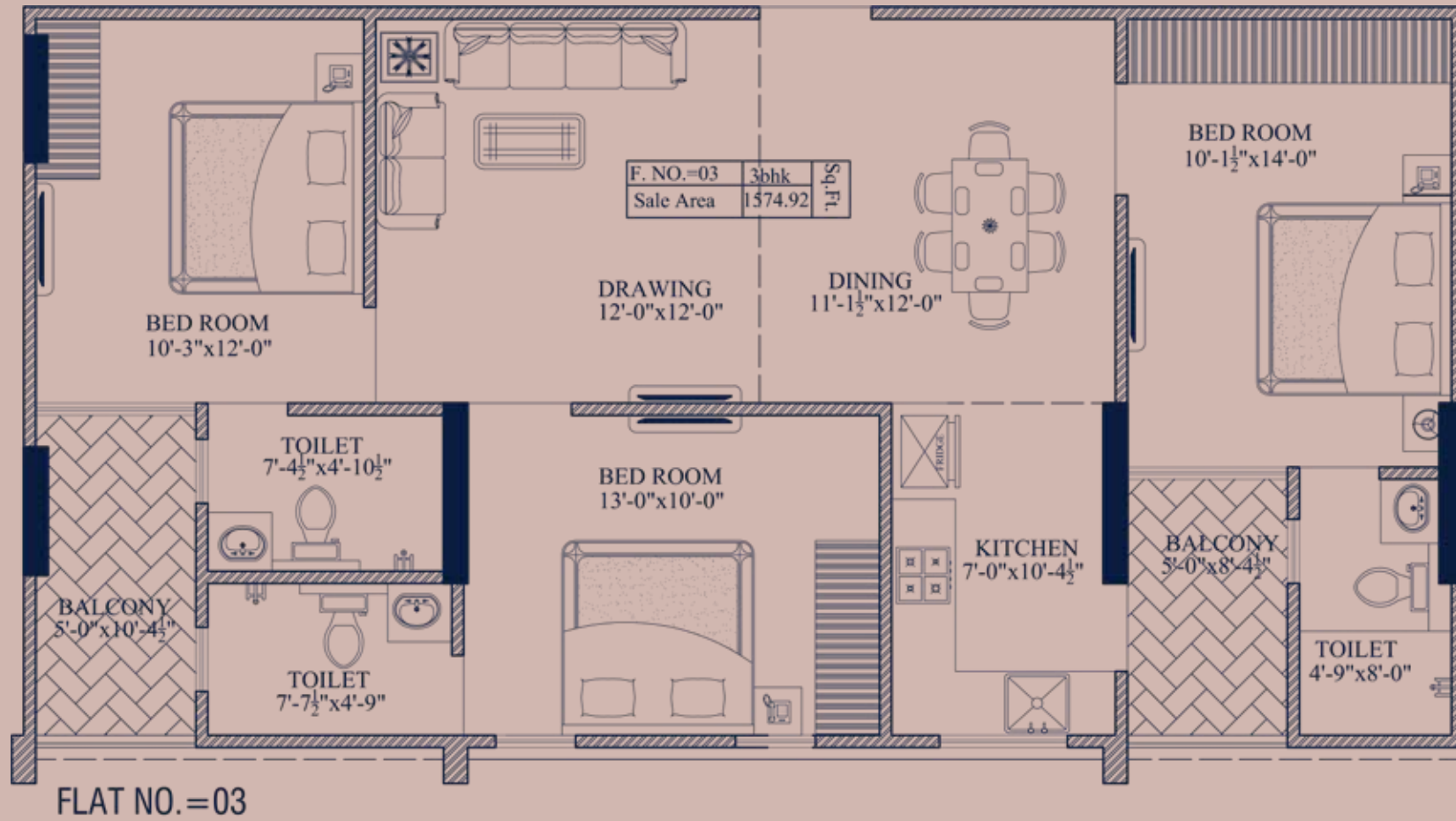
TYPE 1
FLOOR NO 1 / 3BHK
SALE AREA:- 1713.45 SQ. FT.

UNIT PLAN



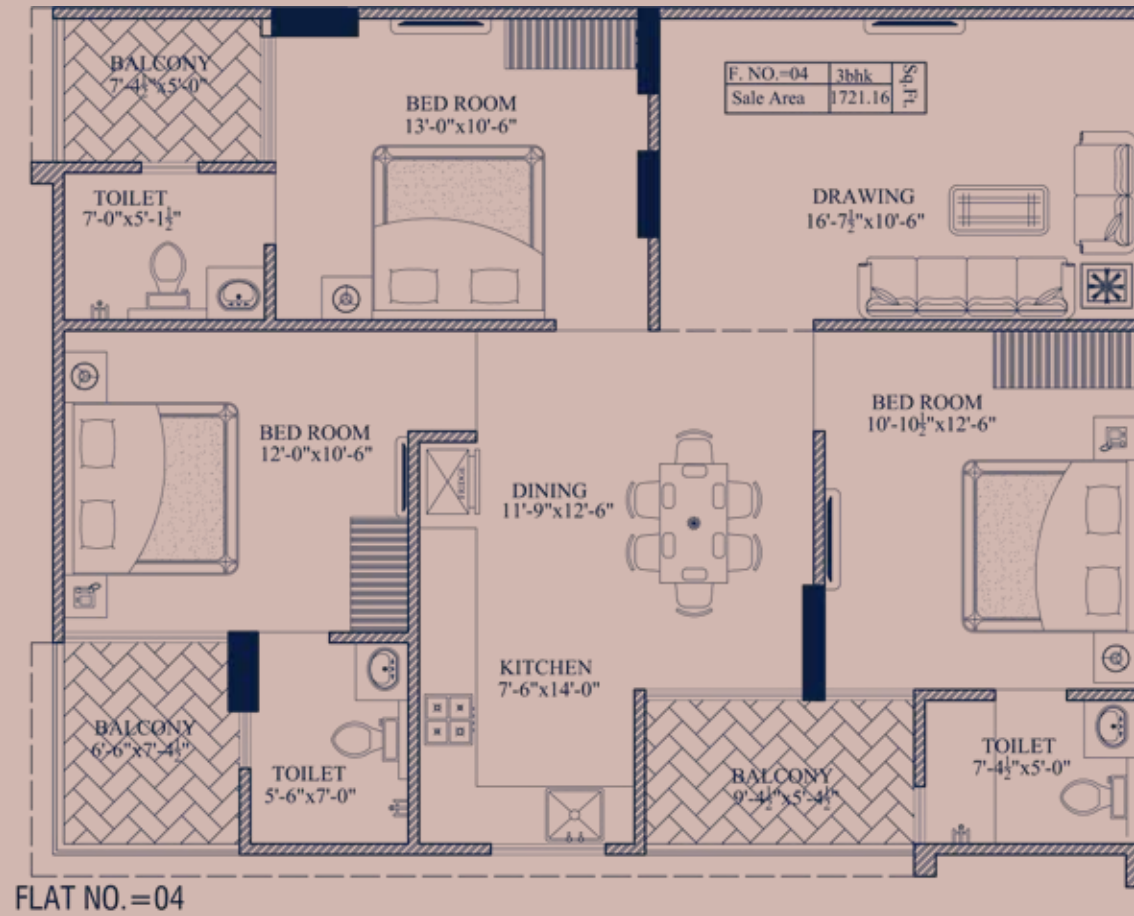
TYPE 2
 FLOOR NO 2 / 3BHK
 SALE AREA:- 1572.99 SQ. FT.

UNIT PLAN



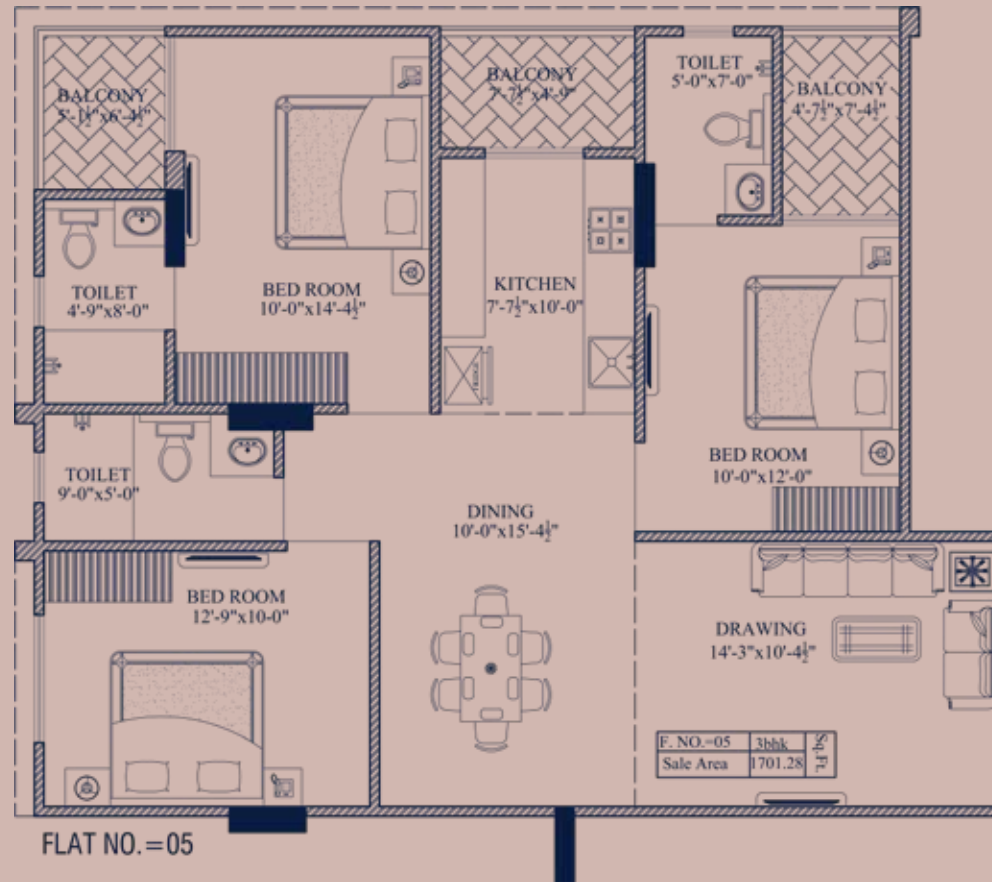
TYPE 3
 FLOOR NO 3 / 3BHK
 SALE AREA:- 1574.92 SQ. FT.

UNIT PLAN



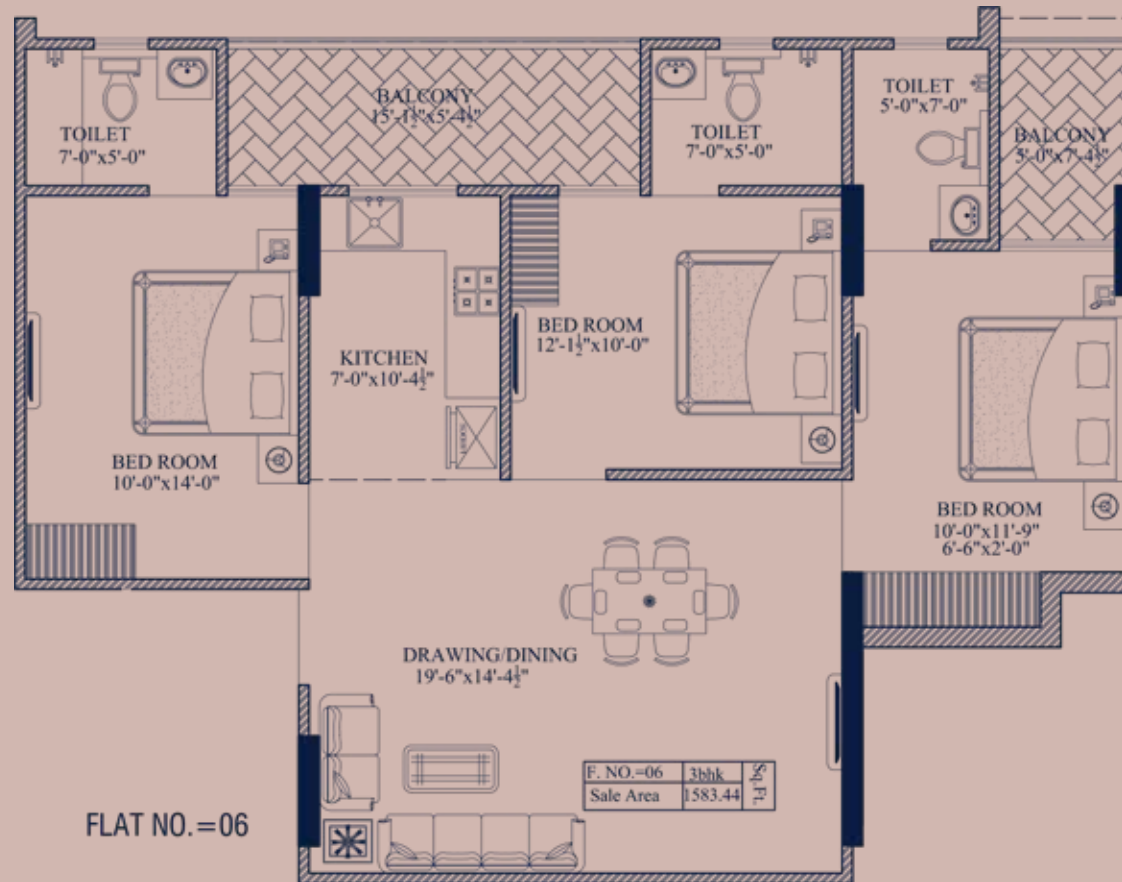
TYPE 4
FLOOR NO 4 / 3BHK
SALE AREA:- 1721.16 SQ. FT.

UNIT PLAN



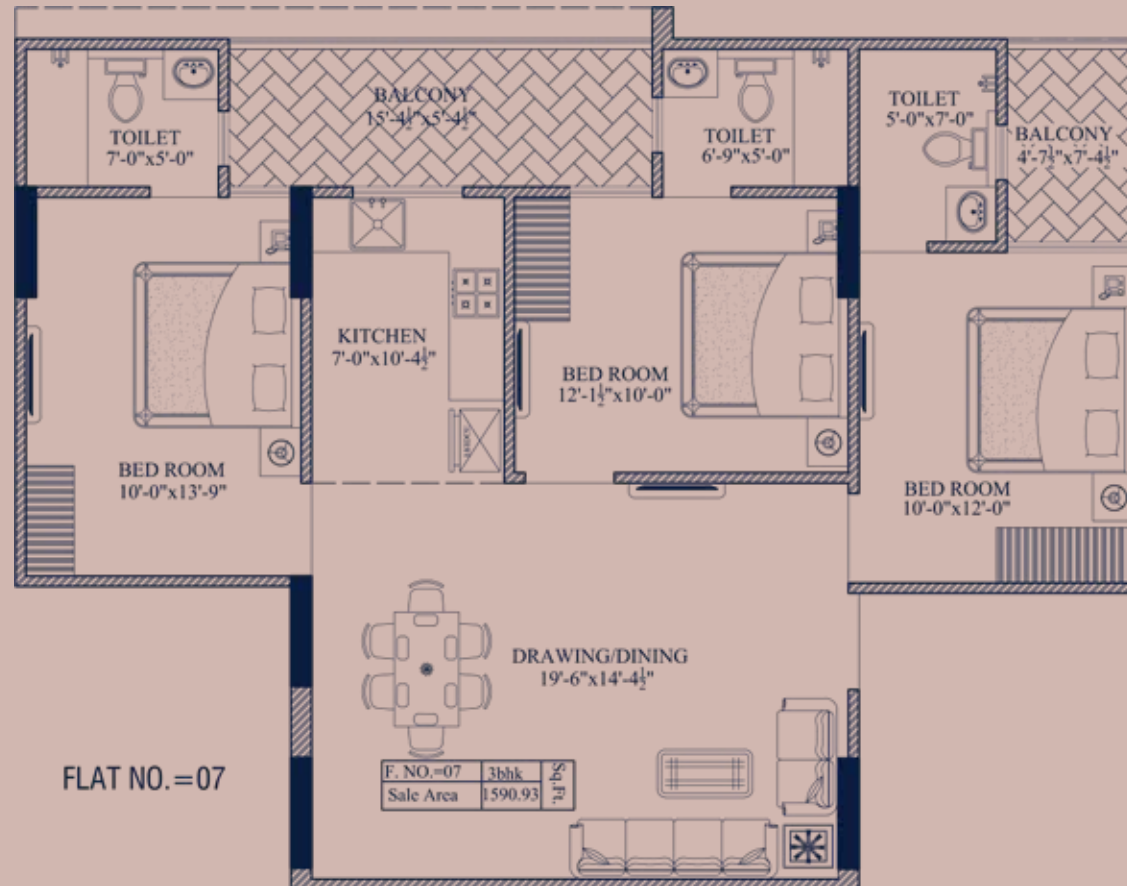
TYPE 5
FLOOR NO 5 / 3BHK
SALE AREA:- 1701.28 SQ. FT.

UNIT PLAN



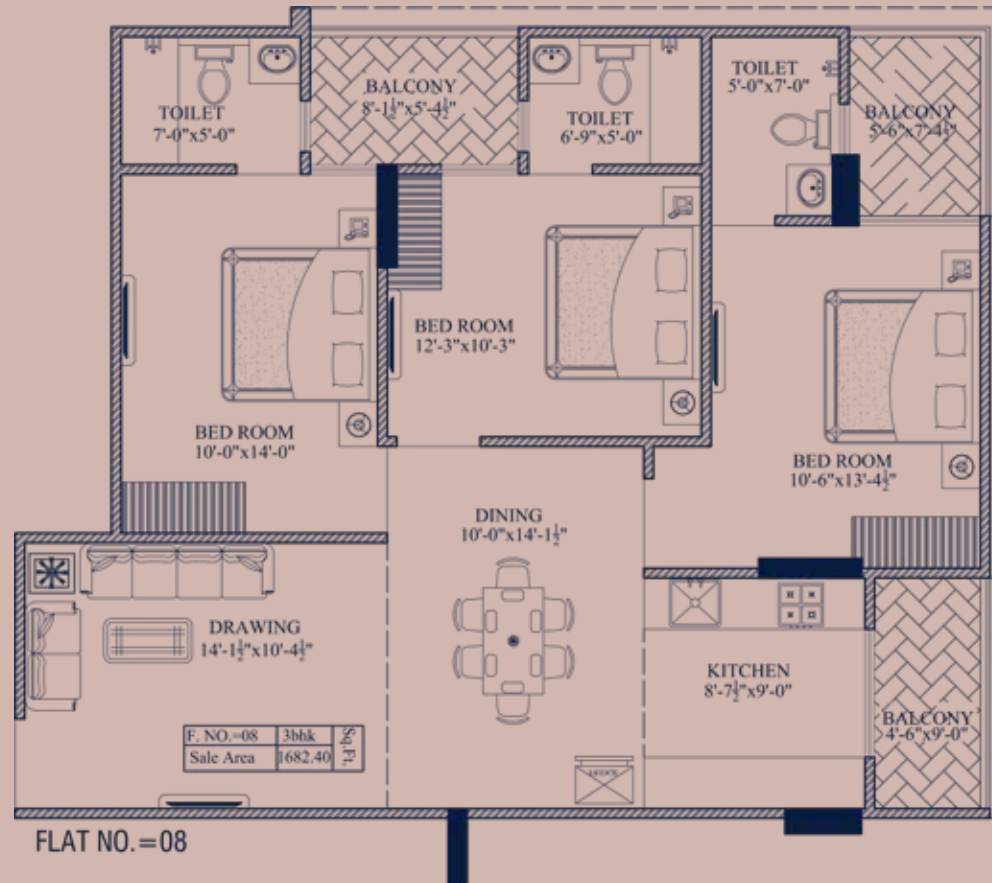
TYPE 6
FLOOR NO 6 / 3BHK
SALE AREA:- 1583.44 SQ. FT.

UNIT PLAN



TYPE 7
FLOOR NO 7 / 3BHK
SALE AREA:- 1590.93 SQ. FT.

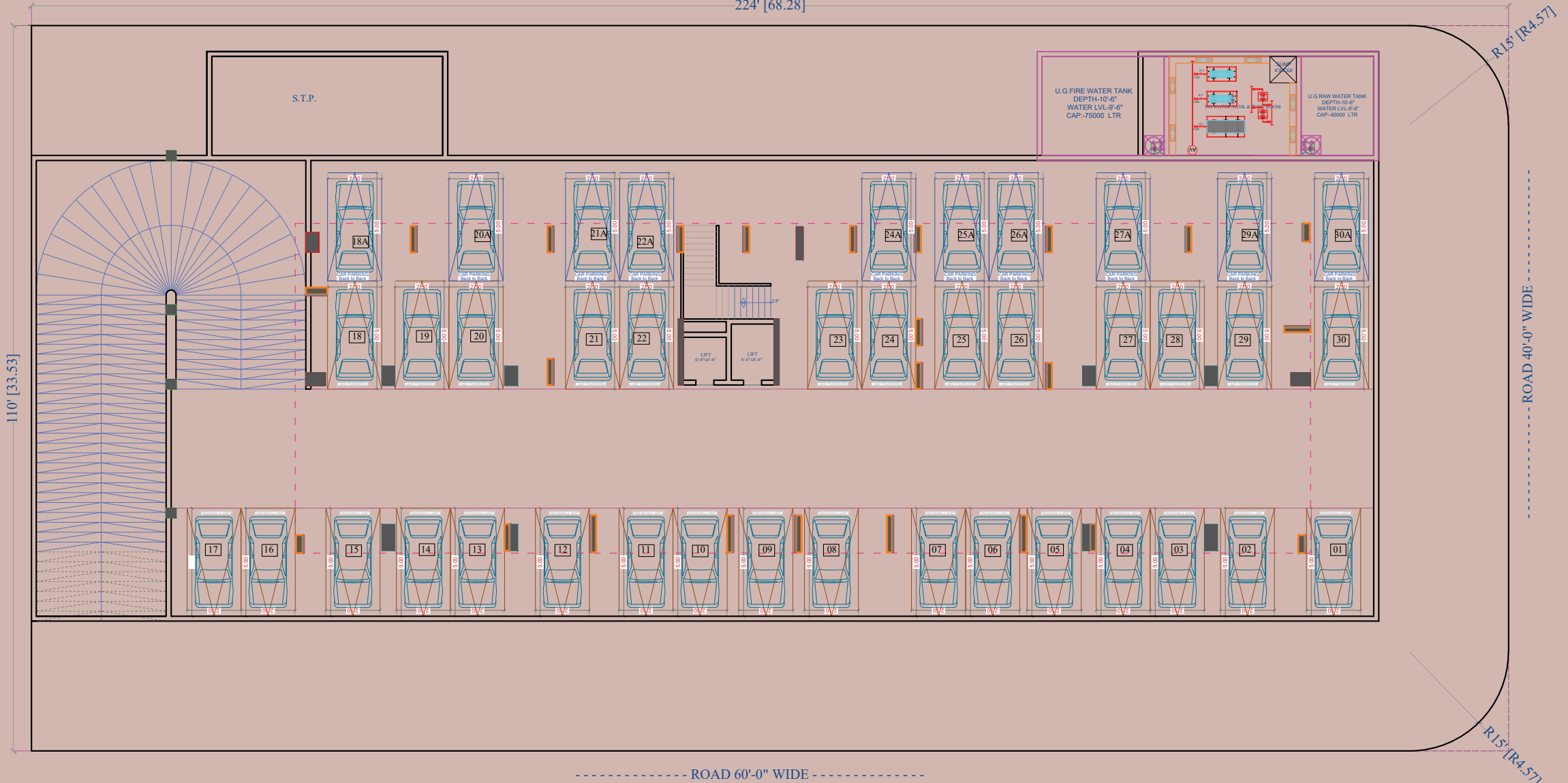
UNIT PLAN



TYPE 8
FLOOR NO 8 / 3BHK
SALE AREA:- 1682.40 SQ. FT.

----- ROAD 30'-0" WIDE -----

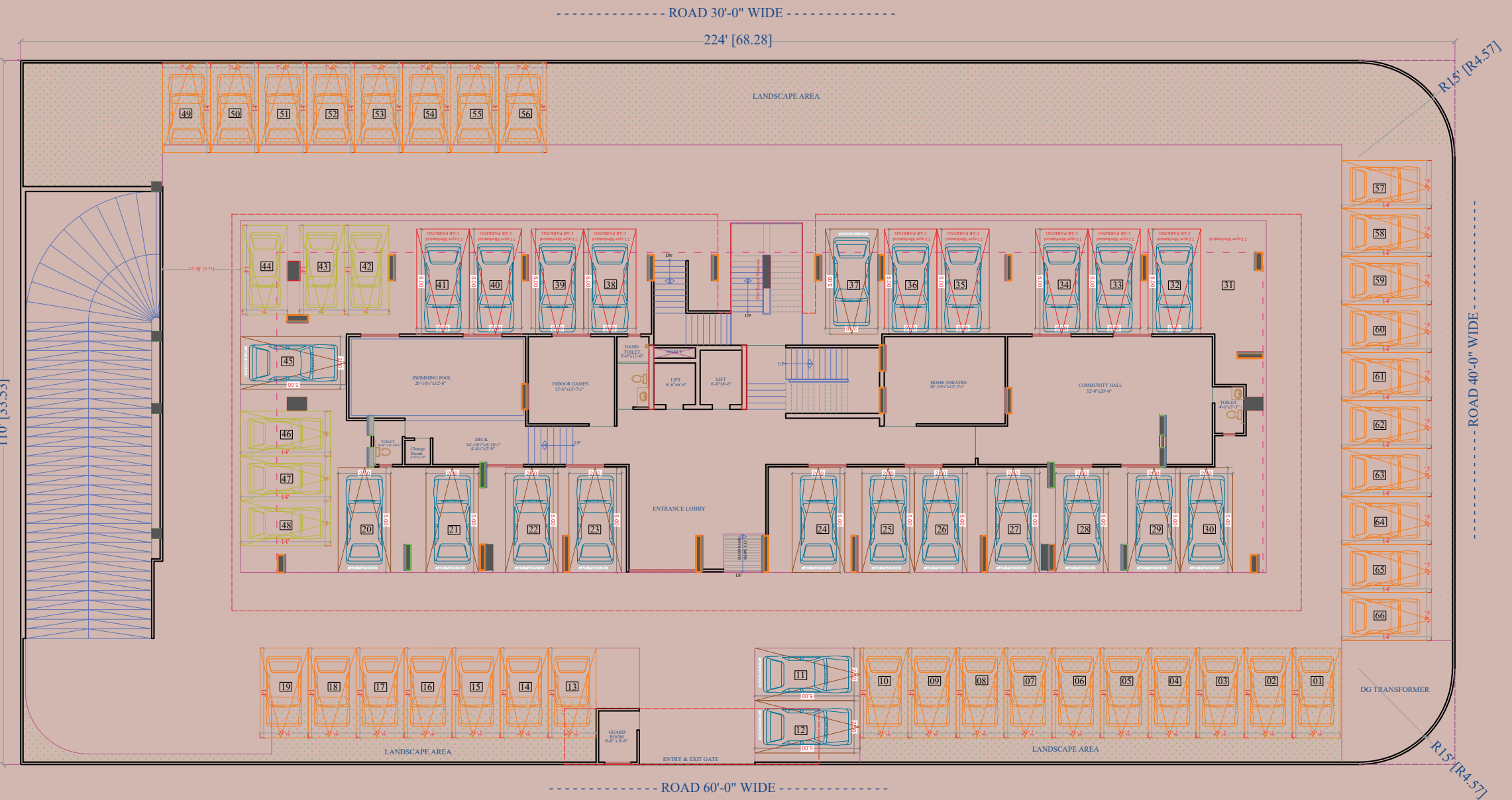
224' [68.28]



----- ROAD 60'-0" WIDE -----

BASEMENT PLAN

Engineered circulation that enhances comfort, safety, and efficiency.



STILT PLAN WITH CIRCULATION

Engineered circulation that enhances comfort, safety, and efficiency.



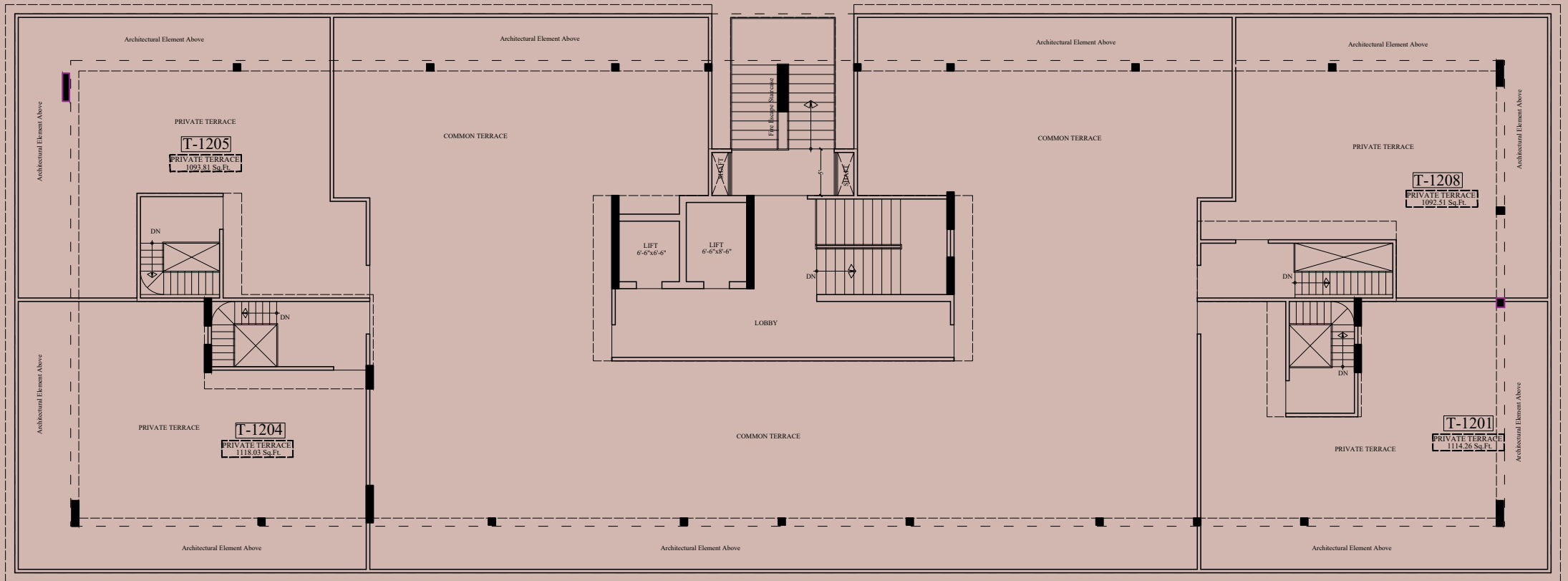
TYPICAL FLOOR PLAN 1st to 11th

Thoughtfully planned layouts that maximize space
light, and comfort.



TYPICAL FLOOR PLAN 12th

Thoughtfully planned layouts that maximize space, light, and comfort.



TERRACE PLAN

Thoughtfully planned layouts that maximize space
light, and comfort.





SPECIFICATIONS

GENERAL

- Lifts (Otis/ThyssenKrupp or equivalent)
- Common Lighting Fixtures in Common Areas
- Standby power backup for common facilities (D.G. Set)
- Rainwater harvesting system
- Landscaping, Plantation & Greenery
- Fire Fighting
- Underground water tank of appropriate capacity

SANITARY & PLUMBING

- G.I./PPRC/CPVC hot and cold water lines with C.P. hot and cold mixers in toilets
- Sanitary ware in white or regular colors, standard design (Make: Cera, Parryware, Hindware, or equivalent)
- Overhead Water tanks for round the clock water supply

CIVIL WORKS

- Brickwork or Blockwork in superstructure
- Earthquake-Resistant Structure
- Cement from major brands (J.K. Vikram, ACC, and Laxmi Shree OR Similar brand)
- TOR Steel-Rathi/Usha/Tisco/Sharma/Mangla or similar brand
- POP finish surface inside the flats
- Ceramic tiles up to 7'0" height in toilets and 2'0" above the platform in the kitchen
- Ceramic tiles flooring in Toilets
- Cement concrete tile flooring/VDF in parking and driveways
- Marble slab (Thappi) or vitrified tile flooring in flats and common lobbies

WOOD WORK / ALUMINIUM

- 30 mm thick machine-made flush doors
- UPVC Windows

ELECTRICAL

- Concealed copper wiring in PVC conduits with AC and light points
- AC/TV Lines
- Telephone/Internet broadband points at suitable places
- Installation of transformer and panel shall be done
- ISI-Certified Semi-Modular Switches
- Provision of inverter for power backup

PAINT

- Oil paint or acrylic distemper on walls and ceilings in bedrooms, kitchens, and common areas of the building
- Decorative exterior coating
- Enamel paint on doors, windows & chowkhats

