



Utpal Site Address : Mansarovar Ext., Jaipur

Corporate Office : 505-506, 5th Floor, Sunny Mart, New Aatish Market, Mansarovar, Jaipur

☎ 86 87 88 22 22

www.aashishgroup.org

RERA Reg. No. : **RAJ/P/2022/2141**
www.rera.rajasthan.gov.in

concept & design by : nine media (8890 535292)

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Exceeding Every Expectation



Experience the
extra-
ordinary

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





Symbol of
finest
craftsmanship



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

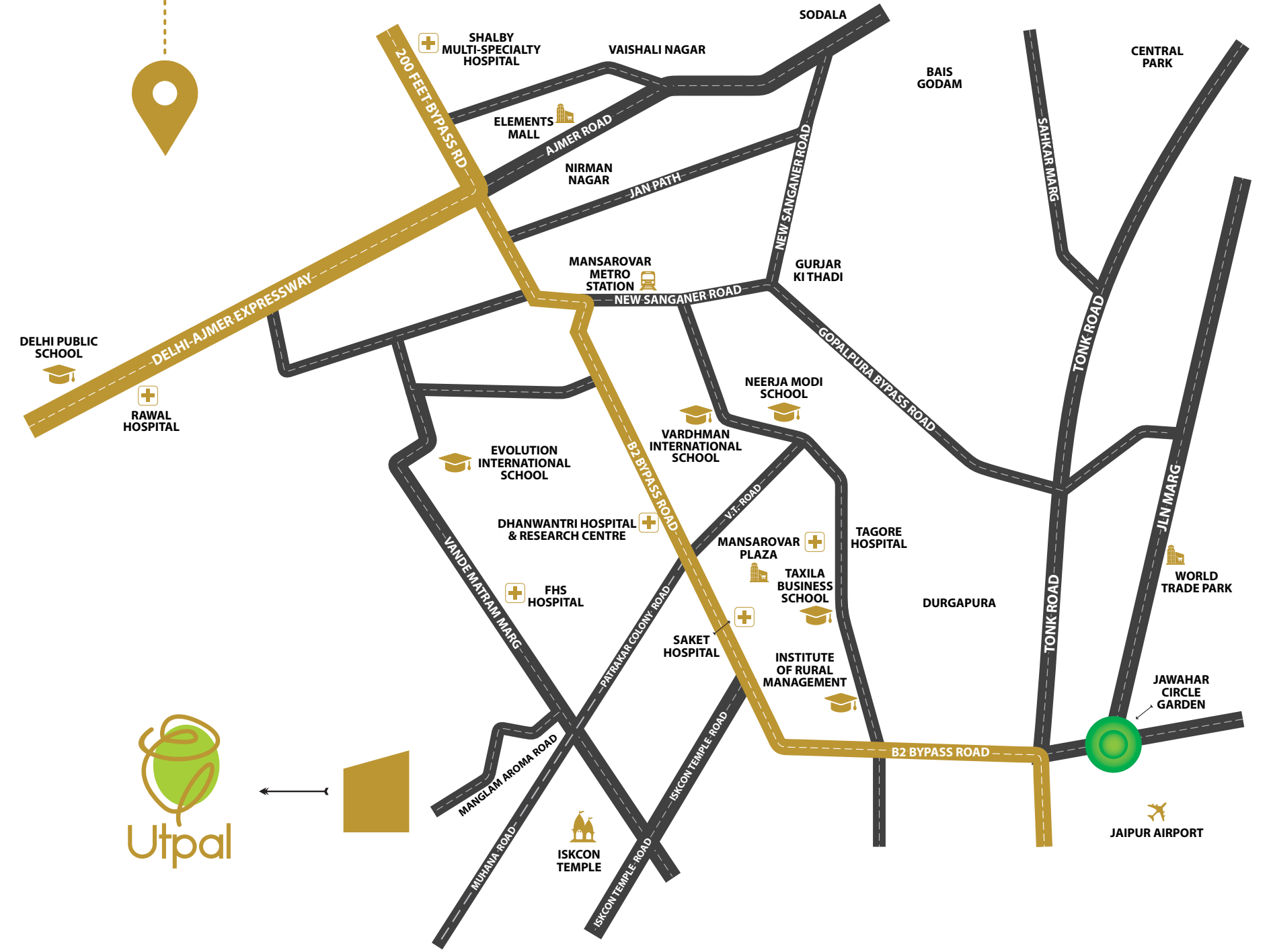


Unveiling The
**address for
the kings**

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



Once
in a lifetime
location



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 Hospital10 min.
 Metro Mas Hospital10 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 Path6 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



World-class amenities to make
your everyday
a special one



■ Wi-Fi Clubhouse



■ Entrance Plaza



■ AC Multipurpose Hall



■ Designer Lift Lobbies



■ Feature Wall With Water Bodies



■ Temple Park



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



Double Height
Plaza



Lush Green
Podium Garden



Yoga &
Aerobic Deck



Jogging
Track



Seating
Alcoves



Exotic
Plantation Island



Pergolas



Open Plaza
& Seating





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



Luxury Waiting Lounge



Cafe



Mini Theatre



Indoor Games Area



Library



Banquet



Kids Game Area



Ultra Modern Gym



Life at the top
**for the few
who can reach**

At UTPAL, your residences are not the only reason to feel delighted. The Rooftop Activity Center built 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.





Rooftop Swimming Pool



Terrace Garden



Kids Pool



Rain Dance Area



Multi Sports Area



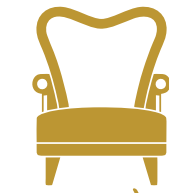
Yoga Deck



Walkways & Seating



Fruit Orchard



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

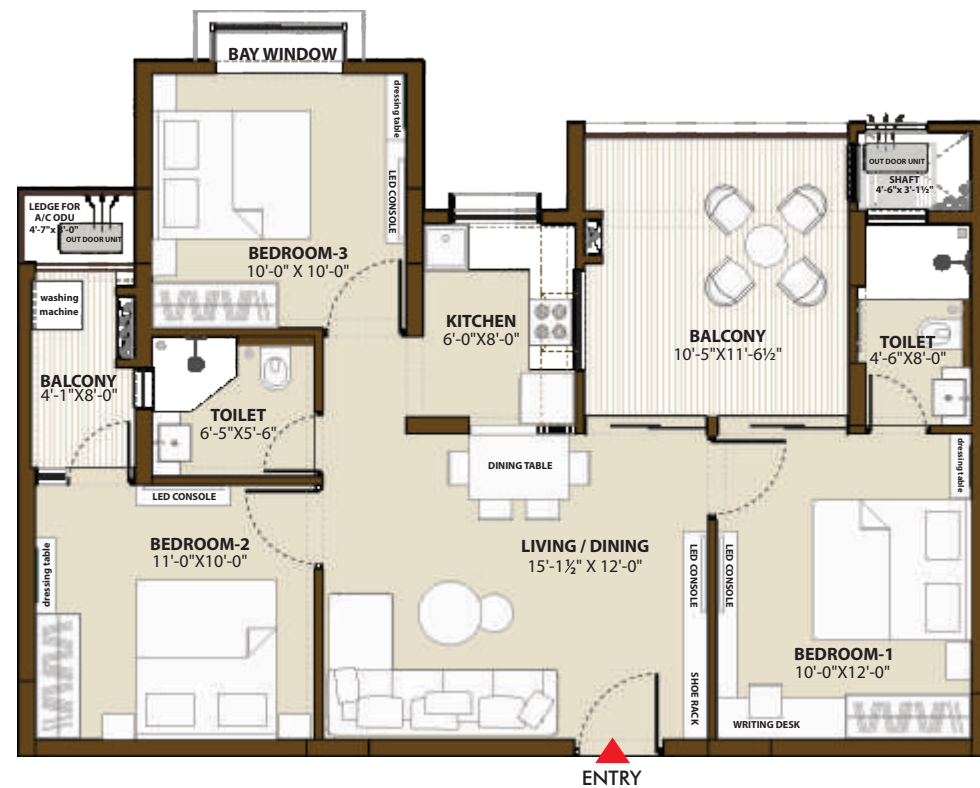
4
Zen Gardens On 2nd, 5th, 8th & 10th Floors

8th Floor
Leisure Deck

13th Floor
Socializing Terrace

Well-planned homes
to gift you
priceless comforts

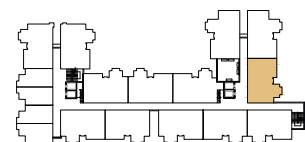




UNIT TYPE : 3BHK 1C

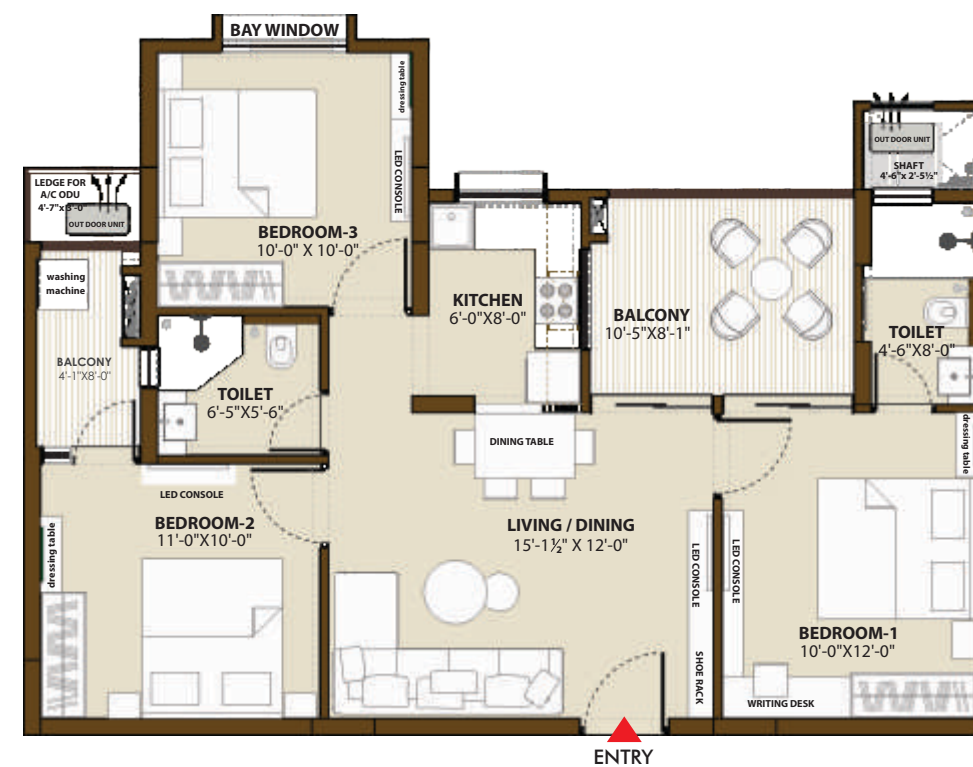
Facility Area Facing

| |
|--------------------------------------|
| BUA : 765.61 sq.ft. |
| SBUA (CMJAY) : 1084.57 sq.ft. |
| SBUA : 1248.03 sq.ft. |
| Balcony : 172.76 sq.ft. |



KEY PLAN

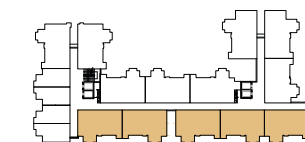
2nd, 5th, 8th, 10th & 14th Floors



UNIT TYPE : 3BHK 2A

Back Side Facing

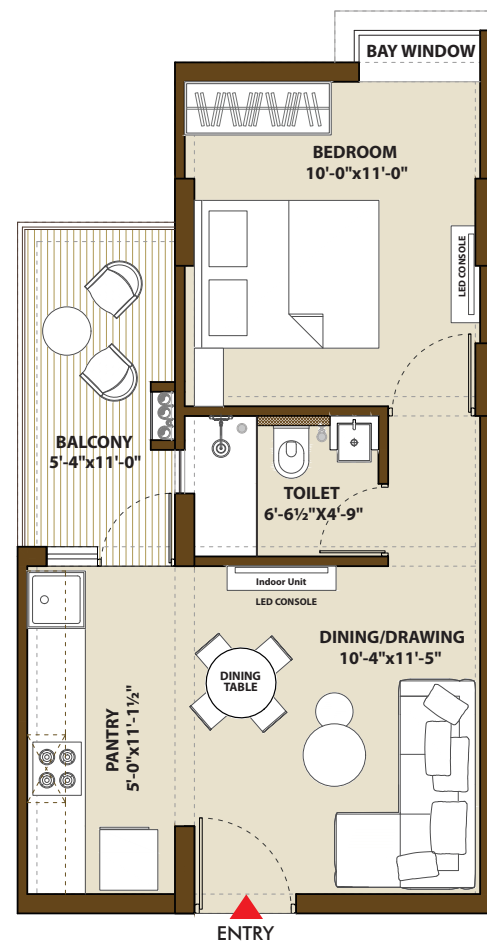
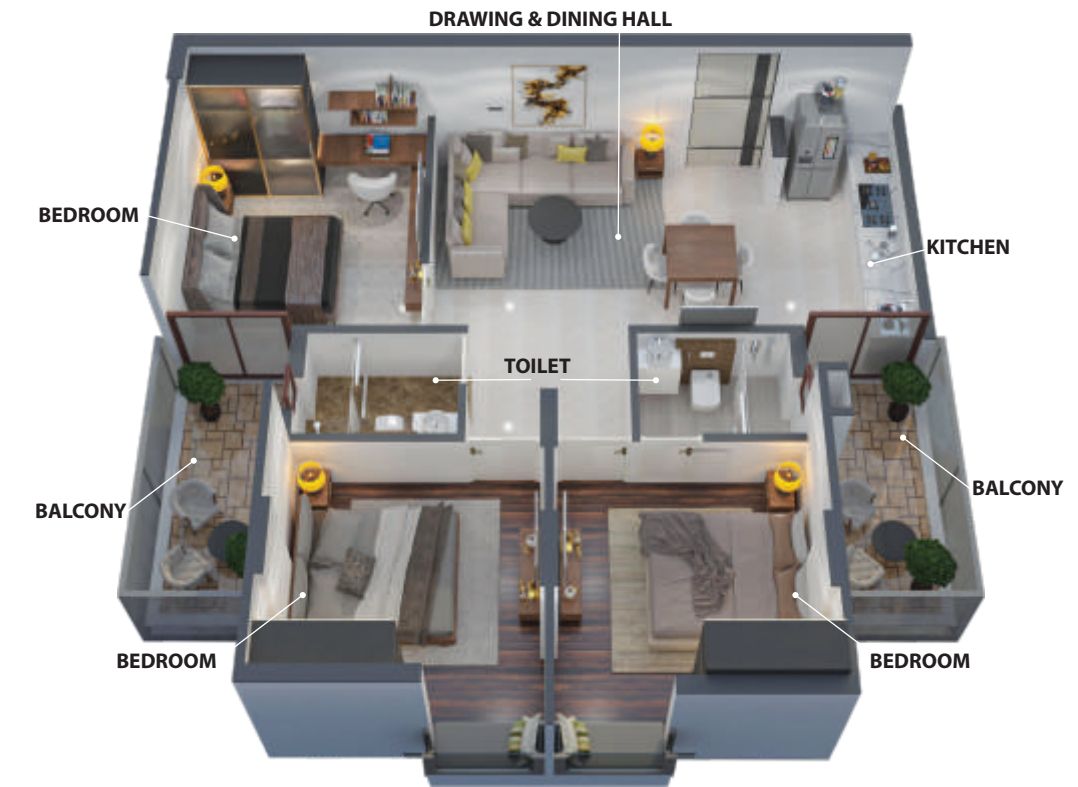
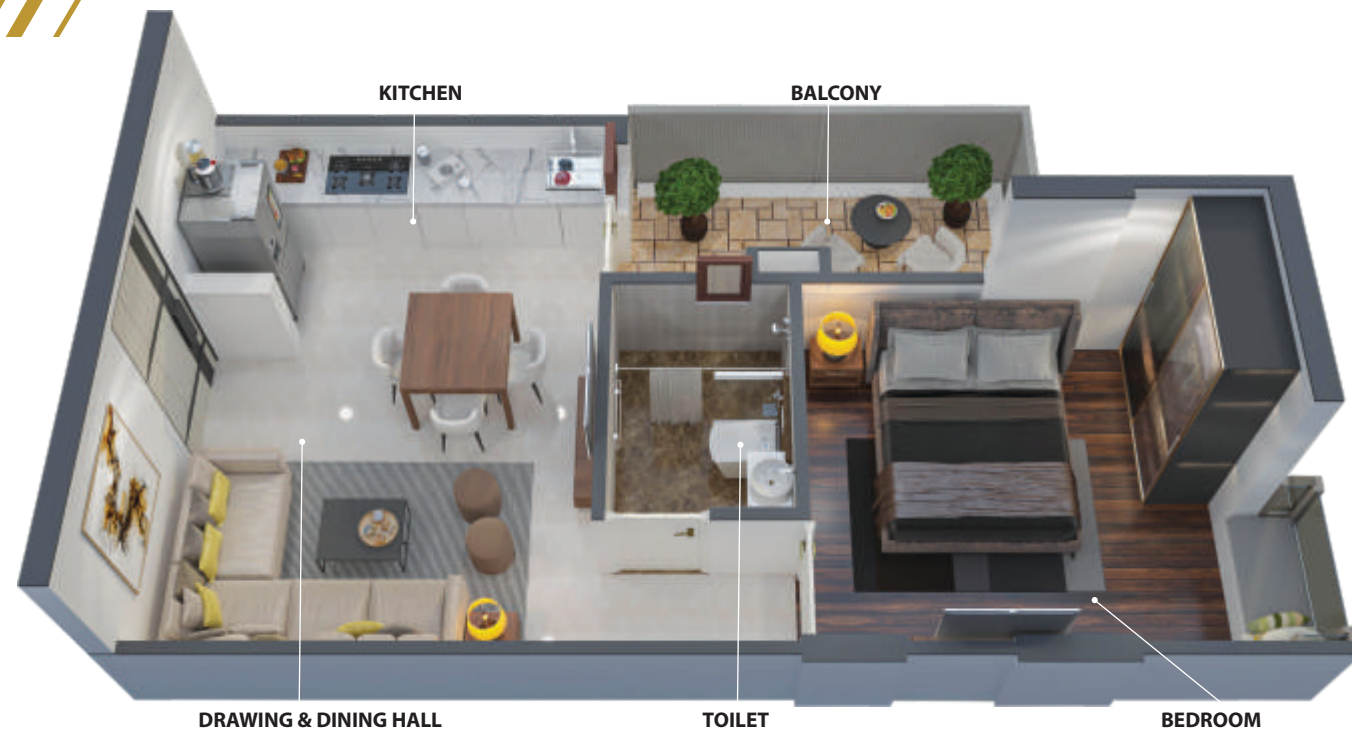
| |
|--------------------------------------|
| BUA : 760.56 sq.ft. |
| SBUA (CMJAY) : 1060.47 sq.ft. |
| SBUA : 1190.64 sq.ft. |
| Balcony : 134.66 sq.ft. |



KEY PLAN

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

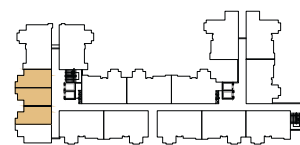




UNIT TYPE : 1BHK 15A

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

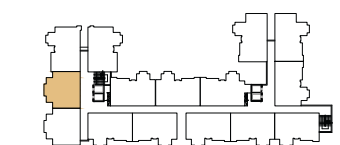
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Floors



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

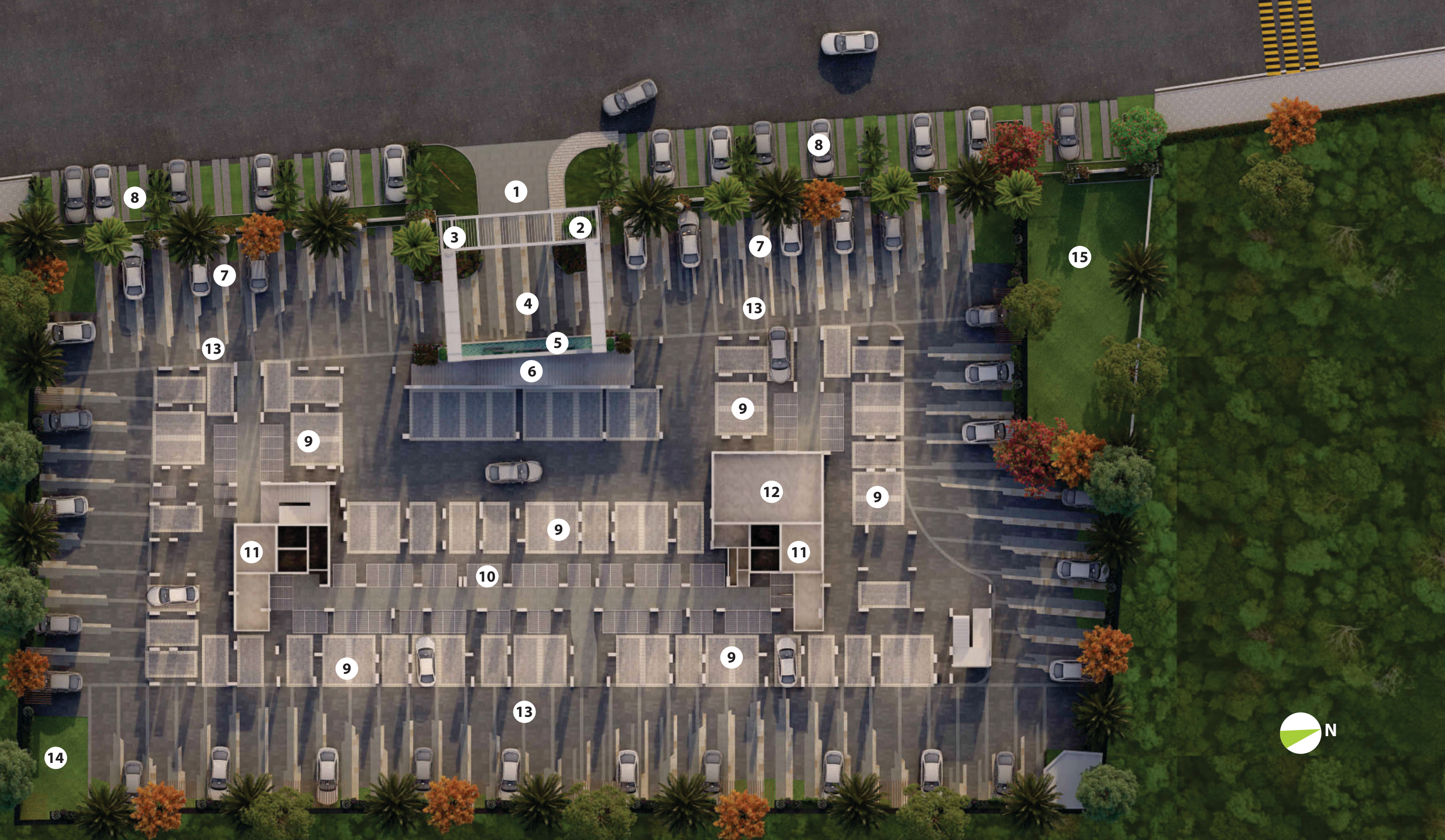
12th, 13th & 14th Floors



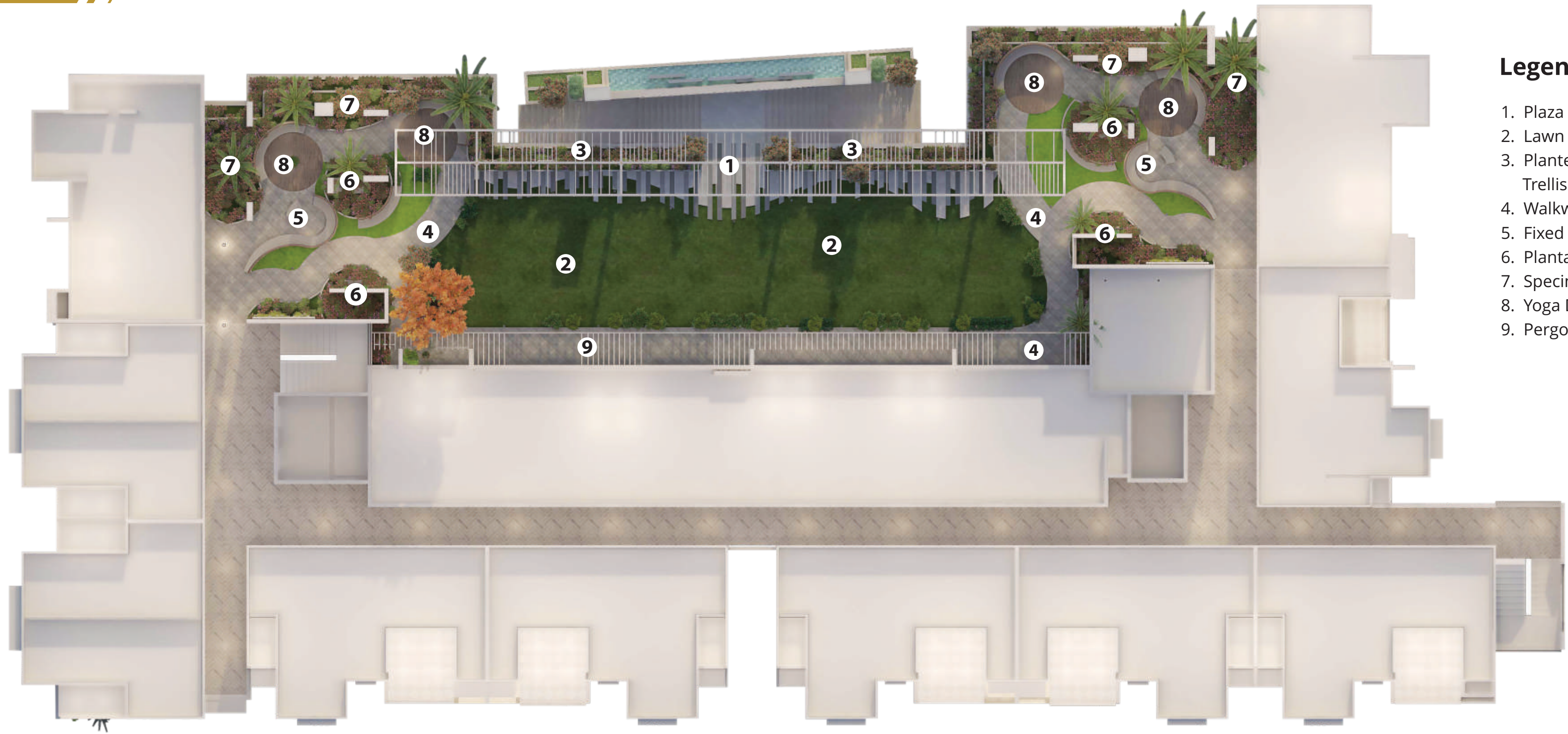
Ground Floor Plan

Legend

- 1. Entrance Gate
- 2. Guard Room
- 3. Feature Box with Pergola
- 4. Entrance Plaza
- 5. Water Feature
- 6. Staircase
- 7. 4 Wheeler Parking (Inside)
- 8. 4 Wheeler Parking (Outside)
- 9. 4 Wheeler Parking (Covered)
- 10. 2 Wheeler Parking (Covered)
- 11. Lobby
- 12. Mini Theatre
- 13. Driveway
- 14. Electrical Panel Area
- 15. Open Area



Podium/First
Floor Plan



Legend

1. Plaza
2. Lawn
3. Planter with Trellis Above
4. Walkway
5. Fixed Seating
6. Plantation Island
7. Specimen Planting
8. Yoga Deck
9. Pergola



Legend

- 1. Lift/Staircase Lobby
- 2. Change Rooms
- 3. Swimming Pool Deck
- 4. Kids Pool & Rain Dance
- 5. Main Pool
- 6. Pool Slope
- 7. Cascade Fall
- 8. Multipurpose Garden

Legend

- 9. Fruit Orchard
- 10. Covered Seating
- 11. Yoga Deck
- 12. Walking Trail
- 13. Solar Panel Zone
- 14. Open Seating





2nd Floor Zen Garden

Legend

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



8th Floor Zen Garden

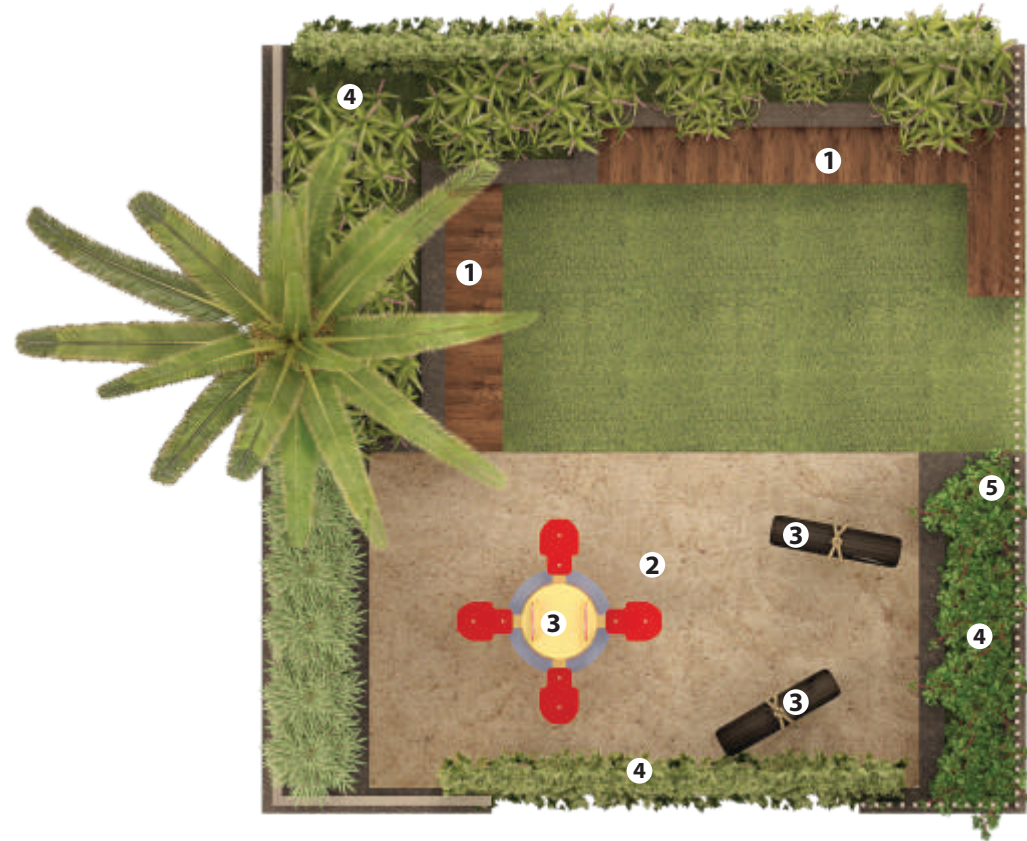
Legend

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

5th Floor Zen Garden

Legend

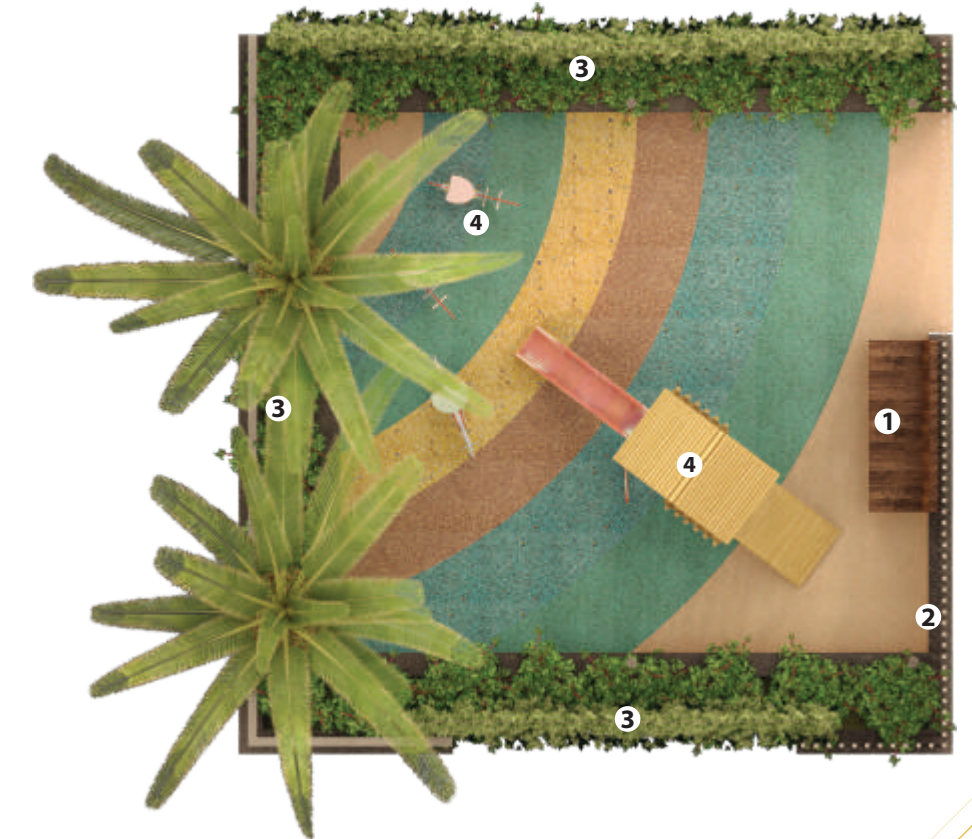
- 1. Open Seating
- 2. Sand Pit
- 3. Play Equipment
- 4. Planters
- 5. Screen



10th Floor Zen Garden

Legend

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



Leisure Deck Plan



8th & 13th Floor - Leisure Decks

Legend

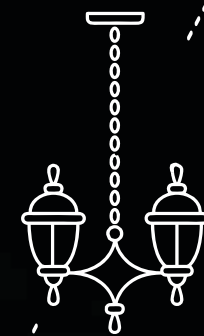
- 1. Socializing Terrace
- 2. Deck Surrounded With Planter
- 3. Planters
- 4. Feature Wall



Leisure Deck Artistic View



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 Nano White 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 .

Specifications

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.

Flooring : Anti-skid mat finished vitrified tiles

Sanitary Fitting : Wash Basin Counter Made Up Of Premium Quality Nano White 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

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

Common Area



Flooring : Mat Finished Vitrified Tiles

Wall And Ceiling : 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 : Polycab / or Equivalent

Switches & Sockets : Polycab / or Equivalent

PVC Conduit : 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 :

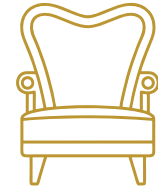
- Solar Panel for Common Area Lighting
- Dedicated AC Outdoor Unit Location
- Fire fighting & Fire Alarm System
- Gas pipeline & Gas Bank
- Copper Pipe and Drain Pipe for AC Unit
- Provision of DTH TV Connection and also Wi-Fi Connection
- CCTV in Common Areas & Intercom Facility

Structure :

- Earthquake Resistant RCC Framed Structure With ARL ACC Block.
- Fire Fighting System
- Emergency Exit Provisions Through An Extra Staircase
- Energy Efficient and Ecofriendly Design
- Contemporary 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



Dedicated AC Outdoor
Unit Location



Aluminum Powder Coated
With Toughened Glass Windows



Door Frames Made Up Of
Premium Quality Quartz Stone



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



TV and Telephone Points



Fully Ventilated



CP And VC Fitting of Kholer



24 Hours Adequate
Water Supply



Premium Quality HDMR With Duco Coloured Designer Doors
With Door Chaukhats Made Up Of Premium Quality Quartz Stone

**GET USED TO
THE BEST**



LOCATION ADVANTAGE

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



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



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.



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.



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.



**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"

