




143

Opportunities To Belong.

Bookings Open For Phase 1

Site/Sales Office:

Plot No. GH-4, Indraprastha,
Chordia City, Ajmer Road Jaipur



Head Office:

29 Janpath, Shyam Nagar,
Jaipur, Rajasthan (India)



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CHORDIA'S

**GULMOHAR
HEIGHTS**

THE 143 COLLECTION

A Legacy Crafted for Three Generations,
A Home Designed for Life.

Limited Edition Residences

GULMOHAR HEIGHTS

A New Dimension in Dream and Open Living

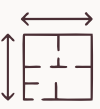
Introducing Gulmohar Heights, a new dimension in the Chordia's Group portfolio – embodying the concept of 'Dream and Open Living' amidst Jaipur's premier address, just off the Jaipur-Ajmer Highway. Brilliantly architected and thoughtfully designed 3 BHK luxurious apartments come together with contemporary amenities and exceptional construction standards, offering an exclusive lifestyle amidst vibrant surroundings and tranquil, scenic greens. Each home boasts a private garden or an expansive terrace, ensuring unobstructed views and wide open spaces. Escape to Gulmohar Heights for a sophisticated urban living experience – secluded yet welcoming, refined yet free.

Only **143** Homes.
Designed to Feel Like More.

-  Three Blocks
-  800 ft. Wide Frontage
-  One Community
-  50-60% Open Spaces
-  Infinity Pool
-  3 BHK with 4 Balconies
-  Vastu Compliant
-  Grand Clubhouse
-  One Lifetime Address
-  Surrounded by Well-Established Neighbourhoods

Within this address, we have created 143 private worlds in Phase-1, each ventilated; full of light designed around the way you truly live. Because true exclusivity isn't measured by price, it is felt.


Total Land Area
8.35 Bigha
(All Phases)


Opulent
3 BHK

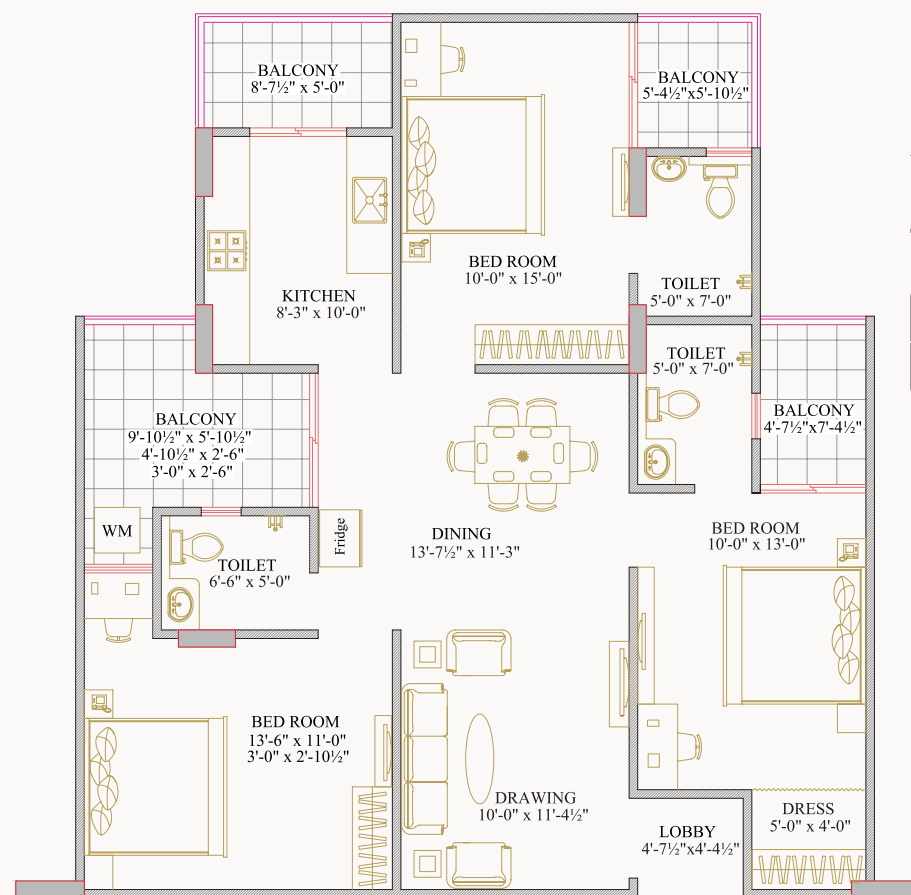

Total No. of
Floors – 12



UNIT PLAN

Typical 3 BHK Unit

BUILT-UP AREA	1211.00 Sq. Ft.
SUPER BUILT-UP AREA (Sq.Ft.)	1635.00 Sq. Ft.



CORRIDOR



*Artistic Images for Illustrative Purposes Only

GH-4 TYPICAL FLOOR PLAN - BLOCK LAVENDER

Privacy by Design.

Thoughtfully planned tower layouts ensure efficient circulation, natural ventilation, greater privacy, and easy access to amenities.



75+ AMENITIES FOR EVERY GENERATION

(Future Amenities in Coming Phases)

Amenities

-  Mini Theatre
-  Gymnasium
-  Dance Room
-  Tuition Room
-  Doctor's Room
-  Creche
-  Guest Rooms
-  Drivers' Dormitory
-  Floral Garden
-  Coworking Space
-  Thematic Garden
-  Swimming Pool
-  Banquet
-  Kid's Play Area
-  Salon
-  Temple
-  Indoor Café
-  Senior Citizen Area
-  Yoga Deck
-  Designer Lobby
-  Musical Garden
-  Waiting Lounge

*Future Extensions Included

Salient Features

-  24x7 Security & CCTV
-  Grand Club House
-  Power Back up in Each Flats (1 KVA)
-  Excellent Natural Light & Ventilation
-  Sewage Treatment Plant (STP)
-  Rainwater Harvesting
-  EV Charging Facility
-  High-Speed Elevators
-  Landscape Area
-  Earthquake-Resistant Structure
-  Power Backup for Common Areas

SPECIFICATIONS

Spaces For Every Hour Of Your Day.

PLACE	ITEM	SPECIFICATION	BRAND
Bedroom	Floor	Vitrified Tiles 600x1200mm	Johnson / Kajaria / Somani Qutone / Orient Bell / Restile / Equivalent
	Wall & Ceiling Finish	POP / Finished	
	Wall & Ceiling Paint	Plastic / OBD Paint	Berger / Asian / ICI / Equivalent
Toilet	Floor	Ceramic Tiles 300x300mm 600x600 mm 600x1200mm	Johnson / Kajaria / Somani / Orient Bell / Qutone / Restile / Equivalent
	Wall & Ceiling Finish	Tiles up to grid false ceiling	Equivalent
	C.P. Fittings	Single Lever / Mixer	Ashirwad Pipe/ Equivalent
	Sanitary Ware	ISI Marked Sanitary	Kohler / Equivalent
Balcony	Floor	Ceramic Tiles 300x300 600x600	Johnson / Kajaria / Somani / Qutone / Orient Bell / Restile / Equivalent
Kitchen	Floor	Ceramic Tiles 600x1200	Johnson / Kajaria / Somani / Equivalent
	Wall & Ceiling Finish	POP Finished	
	Wall & Ceiling Paint	Plastic Paint / OBD	Berger / Asian / ICI / Equivalent
	Counter	Granite Countertop	Granite of Any Colour
	Wall Tiles	Glazed Tiles up to 2'0" height above kitchen platform	Glazed Tile / Johnson / Somani / Kajaria / Qutone / Orient Bell / Restile / Equivalent
	Sink	Stainless Steel with drain	Cera / Neelkanth / Equivalent
	CP Fittings	ISI Marked	Jaquar / Kohler / Equivalent
Electrical Work	MCB Box	ISI Marked	Legrand / Havells / Schneider / Anchor Finolex / Equivalent
	Wires	ISI Standard	Finolex / RR Cables / Polycab / Equivalent
Doors	Internal Doors	Internal Wooden Paneled / UPVC / Flush Doors 30 mm	
	Main Door	Wooden Paneled / UPVC / Flush Doors / Equivalent	
	Hardware	Good Quality Hardware Fittings / Equivalent	
Window		Anodized or Powder-Coated / Fixed Glass / Aluminium / Woods / Equivalent	
Stairs		Marble / Granite / Udaipur Green / Ceramic Tiles / Restile / Equivalent	
	Railing	SS with 12 mm Glass Railing	



FIXTURES & FITTINGS SPECIFICATIONS

KITCHEN

Platform in black granite/quartz/full body tile slab. Provision for hot and cold water supply pipeline . Provision for gas pipeline, RO, and geyser (fixtures will not be provided). Provision for dishwasher point in kitchen with water inlet and outlet in all 3 BHK units. Stainless-steel double-bowl sink with drainboard in 3 BHK units.

BATHROOM

Wash basin of Kohler or equivalent make. Wall mixer and basin mixer of KOHLER or equivalent make. Other CP fittings of KOHLER or equivalent make. Glass partition only in master bathroom. Semi-recessed/ wash basin in all bathrooms.

COVE CEILING

Cove ceiling provision in drawing/dining area (light fixtures will not be provided).

ELECTRICAL WORK

All electrical wiring in concealed conduits with copper wires. Adequate provision and distribution of light and power points. Provision for electrical chimney above kitchen platform, gas pipeline, and water purifier point in kitchen. Modular electrical switches, sockets, and fan regulators in drawing/dining and bedrooms.

STRUCTURE

Reinforced cement concrete frame structure or AAC block masonry structure designed in accordance with applicable earthquake zone and BIS codes.

TELEPHONE / T.V.

TV points provided in drawing/dining room and all bedrooms. Provision for intercom facility.

LIFT/Elevator

Four high-speed automatic lifts in each block with generator backup Lift sizes: 9 x 6 ft and 6 x 6 ft.

PIPED LPG

Provision for piped LPG in kitchen.

GENERATOR

1000-watt power backup in each apartment and complete backup in common areas.

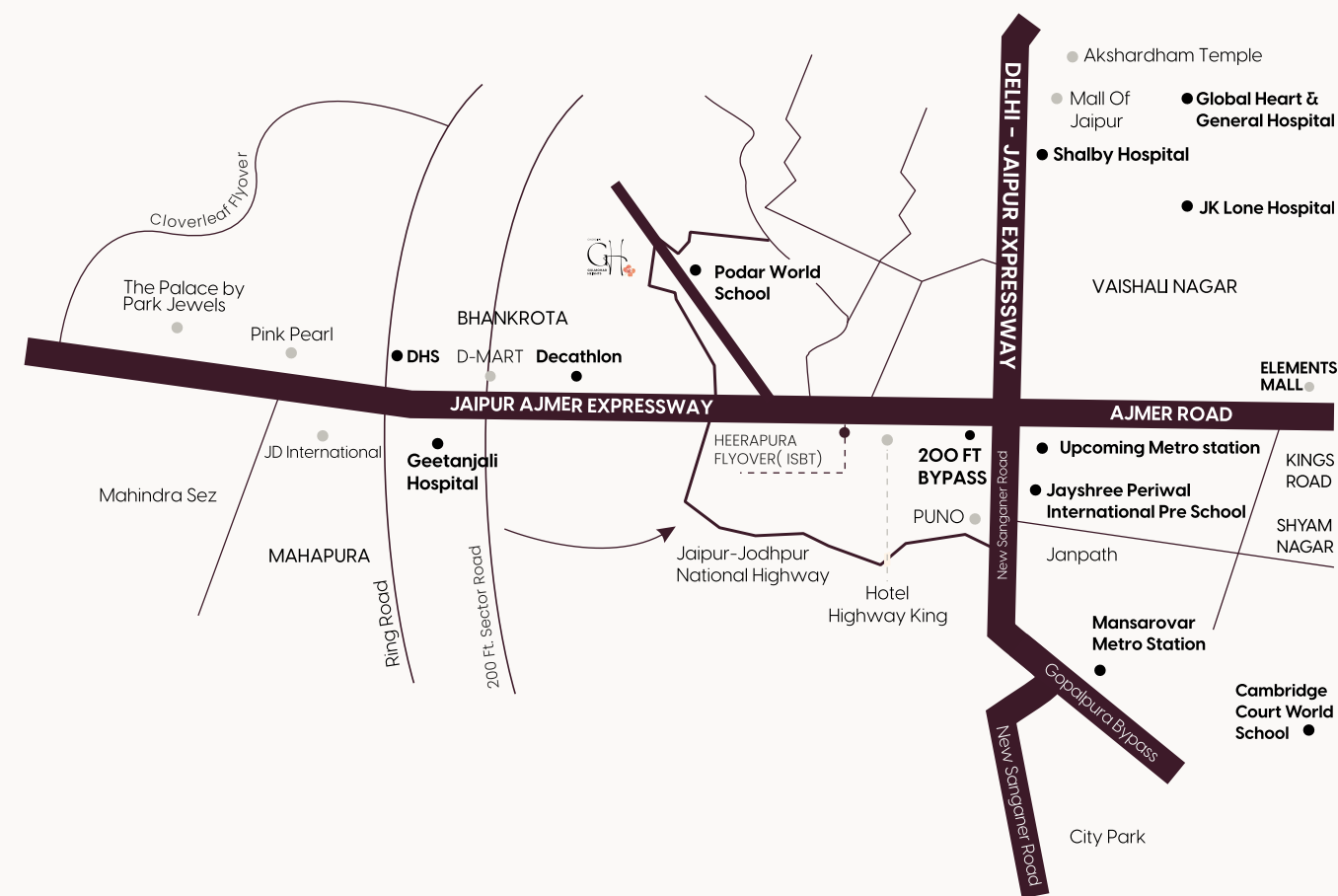
AIR-CONDITIONING

Provision for VRF air-conditioners Installation with copper AC pipeline in all bedrooms and living/dining/drawing areas. Brackets for outdoor units

OTHER FACILITIES

Provision for washing machine point with water inlet and outlet at suitable location. Provision for Wi-Fi and DTH television broadcast with designated wifi and DTH antenna location . No antennas shall be permitted inside balconies or on external façade of the unit.

EVERYWHERE YOU NEED TO BE,
MINUTES AWAY



Major Distances

ISBT	1 km / 2 mins	Mahindra World City	10 km / 10 mins
Geetanjali Hospital	4 km / 5 mins	Mall of Jaipur	5 km / 6 mins
Mansarovar Metro Station	2 km / 3 mins	Dharav High School	5 km / 6 mins
Ring Road	6 km / 7 mins	Airport	12km / 14 mins
Pink Pearl	5 km / 6 mins	Railway Station	10 km / 12 mins

