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LEGAL NOTE: The Illustrations shown in the brochure are artist's impressions and serve only to give an approximate idea of the project. All dimensions and plans are subject to amendments as may be required for the betterment of the project.



AND THINGS ARE TRUE





Artistic Imagination of UKM's Harinwas

YOUR FIRST STEP TOWARDS A GREEN FUTURE!

Welcome to a green world that renews itself every day. Welcome to UKM's HARINWASI

With the singular aim to focus on the efficient use of energy, water and building materials, UKM's HARINWAS is an innovative blend of efficient 'green' technologies that come together in confluence to create an eco-friendly habitat.





PREMIUM CONCEPT, CONSCIOUS PHILOSOPHY!

UKM's HARINIWAS, a premium apartment project filled with luxury, class and intellect, has been based upon a very conscious and responsible philosophy.

In the wake of modernity and development we humans have been ignoring our environment to unimaginable extent. This deliberate negligence will result in undermining the future of our children. The present yet fast depleting richness of nature, which we must rightfully handover to our children, inspired our vision to create an environment friendly habitat encompassing all elements for an individual's spiritual and physical well-being.

- ✔ Eco friendly habitat in Banipark, Jaipur
- ✔ Efficient planning of spaces
- ✔ 3 – 4 Bedroom apartments with servant rooms
- ✔ Two side open breathing apartments with natural light and ventilation
- ✔ Park facing
- ✔ Transport, medical facilities, hotels, shopping, entertainment, place of worship, bank and much more within 1 km radius



HOST OF GREEN BENEFITS

A green building is one which balances environmental responsibility, resource and energy efficiency enriching community well being and occupant comfort.



Cost reduction

Not only do you save precious water and electricity, but also enjoy monetary savings thanks to our energy efficient mechanical and electrical equipment.



Most immediate benefits of living in UKM's HARINIWAS
Is the reduction in water and operating energy costs
right from day one



Natural Daylight

Bathe in 100% natural light all across your house, which will also cut down your electricity bills.



Heat Reduction

Insulated roofs substantially reduce heat ingress thereby resulting in substantially lower air-conditioning loads.



Green Views

Balconies and windows have been specifically designed to present rejuvenating views of outside.



Conservation of Natural Resources

Rain water harvesting system.
Collection, segregation & recycling of waste.



Electric Charge Points

Go eco-friendly with electric vehicles and enjoy the facility of charging your electric vehicle at our various electric charge points.



Cross Ventilation

Refresh your rooms with fresh breeze wafting through every nook and corner of your home.



Solar System

Save for yourself as well as for the planet with the latest in solar water heating and electrical system.



Water Conservation

The latest in water conservation fixtures & fittings. Rainwater Harvesting Technology and low water consuming plants, let you save every drop of water you can.



Energy Efficient UPVC Windows

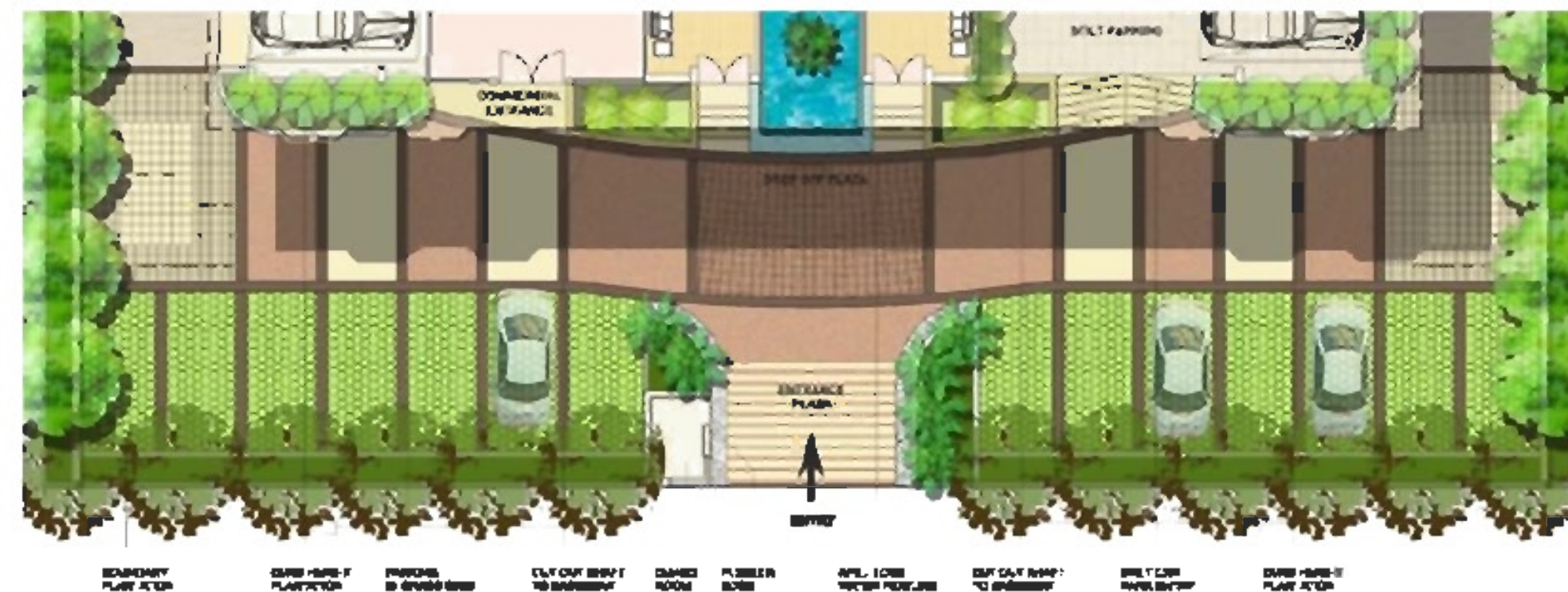
Double glazed windows on south and west side for heat insulation resulting in better air conditioning performance.



Low Volatile Organic Compound (VOC)

Low VOC paints, adhesive and products are used for occupants comfort and to minimise health hazards.

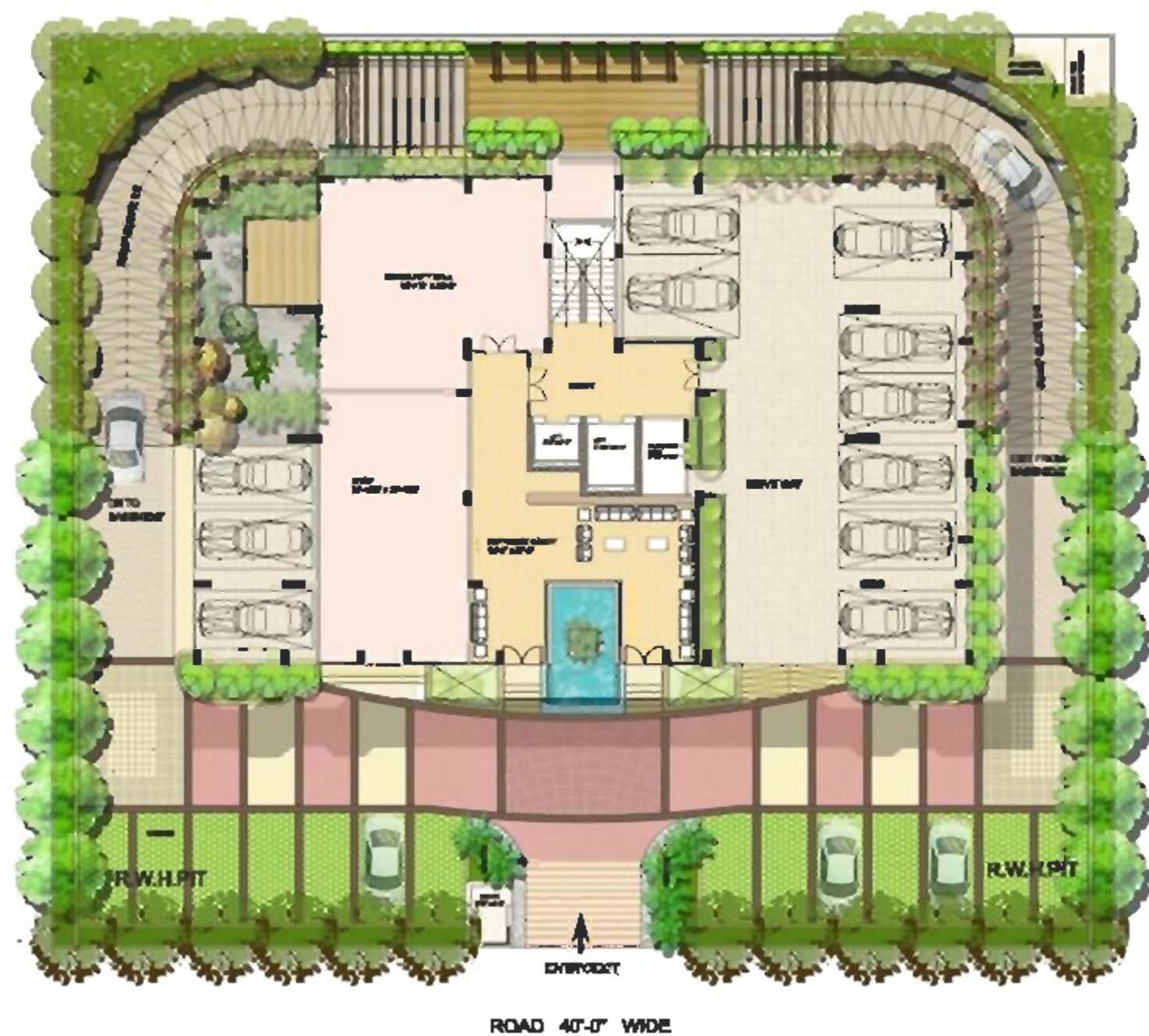




SITE PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



TYPICAL
FLOOR
PLAN



TYPICAL
FLOOR
PLAN

FEATURES & FACILITIES

SPECIFICATIONS	RCC Structure ·Copper tubing for air-conditioning ·Attractive Entrance Hall on ground ·Pre-heated water supply through Solar Water Heaters to kitchen and one bathroom
LIVING/DINING	Floor: Marble Walls: Low VOC paint on POP punning Ceiling: Low VOC paint on POP punning
BEDROOMS	Floor : Marble Walls: Acrylic Emulsion paint on POP punning Ceiling: Acrylic Emulsion paint
KITCHEN	Modular Kitchen : WallTiles / Lacquered Glass up to 2' abovecounter &Acrylic paint in balance area Floor: Anti-skid Tiles Ceiling: Acrylic Emulsion paint Counter: Made In Granite Stone Fitting /Fixtures: CP fittings, Quartz Sink, Hob and Chimney
BALCONY	Floor: Anti skid Ceramic tiles Ceiling: Exterior Paint
TOILETS	Walls: Combination of Tiles, Acrylic Emulsion paint & mirror Floor: Anti-skid Tiles Ceiling: Low VOC paint on POP punning Counter: Granite / Composite Stone Fixtures: Glass Shower-partition in toilet (7'Ht), Exhaust Fan
SANITARY WARE/ CP FITTINGS	Single Lever CP fittings, Wash Basin, Wall-hung WC of Kohler / Duravit
PLUMBING	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.



FIRE FIGHTING SYSTEM	Firefighting system with sprinklers system etc. as per NBC norms
DOORS	Internal & Entrance Wooden Door Frames with Laminated Doors
EXTERNAL GLAZING	Windows with Single glass unit / Double glass units on south &west side with tinted/ glass with powder coated Aluminum / UPVC Frames in habitable rooms and Aluminum / UPVC frames with /Frosted glass in all toilets.
ELECTRICAL FIXTURES/ FITTINGS	Modular switches premium make, copper wiring and ceiling light fixtures in balconies. Geysers in toilets
POWER BACK-UP	DG power: For common facilities Provision for installation of invertors
SECURITY SYSTEM	Building Secured Gated Community with access Control at building and at basement lift lobby entry. CCTV in driveway of Parking Basement, Ground Floor & Basement Entrance Lobby and basement lift lobbies & inside the car of elevators, one intercom point in each apartment plus at entrance and service areas
LIFT LOBBY	Lifts: Passenger and service Elevator Lift Lobby Floor : Granite Lift Lobby Walls : Combination of Granite/Glass/Acrylic Emulsion Paint on POP punning / Textured Paint
STAIRCASES	Floor: Marble/Granite Walls: Flat Oil Paint
OTHER FACILITIES	Multi purpose Hall with Garden, Patio & Society Office

DISCLAIMER:Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the company or Competent Authority. Marginal variations may be necessary during construction, the extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant / Allottee shall not have any right to raise objection in this regard.



UKM group started from its first residential project in 1995 and has completed over 20 projects in Jaipur and outside. The group is known for its quality construction and superb customer satisfaction. The group's strength lies in its team of professionals, innovative designs, exclusive lifestyle concepts and the willingness to use new technology with constant upgradation. With its first gold rated green home project 'Aurum', the group has resolved to promote the construction of green buildings in the city. The group has to its credit the first "ecotel" hotel in Rajasthan. The group has also ventured into township development and is coming up with an approx... 600 acre township project, and a host of other residential projects in and around the city of Jaipur.



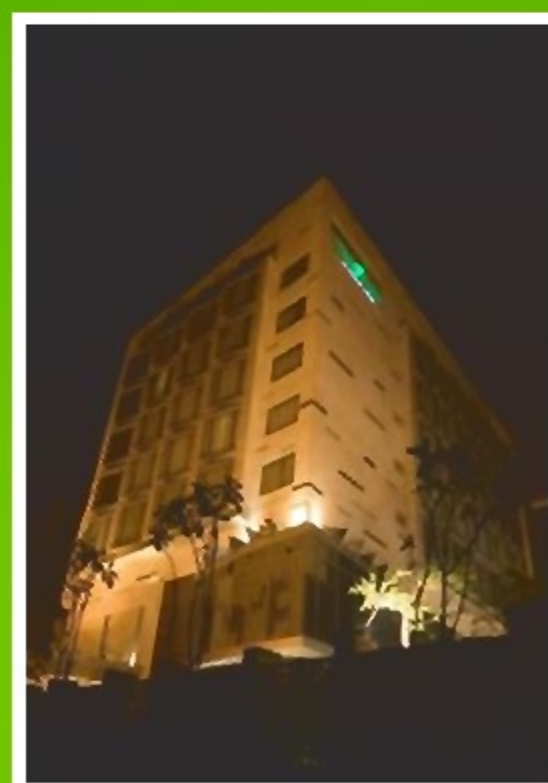
A few of
our projects
at a glance...



Trimurty Aurum



Trimurty's Dave Apartments



The FERN - an ecotel hotel