



SHYAM VIHAR, DADA BADI MARG,
NEW SANGANER ROAD, JAIPUR



KOHINOOR
GARDEN



Smart Homes

Planned to Perfection

Know Kohinoor Garden. Know perfection- achieved in reality. What follows are more amazements that will take you nearer to your most loved desire- your dream home. Located in an impeccably chosen densely populated area, it's surprisingly free from hassles & outer disturbances. Surrounded with lush green environment and keeping pace with a world soon to arrive, it's where the future shines bright.



● 05 min from Airport

● 20 min from Bus Stand & Central Railway Station

● 07-10 min from 5 star hotel

● 05 min from School/College/Hospital

● 07-10 min from EP, Jawahar Circle

● 07-10 min from Durgapura Railway Station

Convenience within your reach

Explore comfort. Make it a part of your family.
The well developed vicinity of Kohinoor Garden will ensure
an environment where comfort surrounds, and ease dissolves
tenderly in to everyday life amongst the love and compassion
of its dwellers.

- Super markets within 2-4 km radius
- Shopping Malls within 3-4 km radius
- Leading Schools within 3-4 km radius
- Food outlets within 2-3 km radius
- Leading hospitals within 3 km radius
- Top 4-5 star hotels within 3 km radius
- Many Public Sector banks within 3-4 km radius
- Provision of ATM
- Place of worship near by



Discover the joy, named life

At Kohinoor Garden, discover how it feels, to watch your family and dear ones living blissfully under a secure roof for all their life. This venture of Trimurty - UKM Group promises a living where every fruit of life gets relished.

- Pleasing architecture designed to touch your heart
- Compact & well ventilated
- Gymnasium with latest equipments
- Badminton Court & Games Room (Indoor) with Table Tennis, Carrom etc.
- Party hall with pantry
- Bar-be-que pits



Secured for your loved ones

- Child-safe electrical switches
- Child-safe railings in balconies & staircases
- Low level benches in the campus
- Traffic-free Kids Play area & old people seating
- Fire-fighting system as per National Building Code



A place to live in peace



Live at Kohinoor Garden. Live a life where comforts of the world will meet you each day and serenity will surround your every moment. What the coming generation seek for a buoyant survival is what you'll get here- a greener healthier world away from a niggling past. And as it fits your bill amidst modern thirsts of inflation, let that smile go wider.





- A place for you to dwell with up to date amenities
- Supremely affordable 1BHK Studio apartments & 2BHK, 3BHK apartments
- Space efficient planning- Built Up area 20% less then the Super Built-up area
- Least other charges (PLC, Parking etc.) and NO extra charges



Excellence and efficiency, delivered

Know what excellence is. And be a part of it. At Kohinoor Garden every detail has been worked upon while imagining a place where you can breathe easy all the time. Be it quality of construction or expediency features; be assured of any of these homes, or rather your future habitat; inside out.

- Environment friendly construction
- 71% Open area
- Landscaped areas with water bodies & sculptures
- Best in class amenities within the gated environment
- Excellent finishes
- Power back up for common facilities
- Balconies with every bedroom
- Full-height windows for uninterrupted views



Greet a Green future

Real Estate sector has been accused of being one of the largest contributors to green-gas emissions worldwide. Thus, Trimurty-UKM Group has realized that environment sustainability is the need of the hour and preventive measures are needed towards earth's resources and ecology.

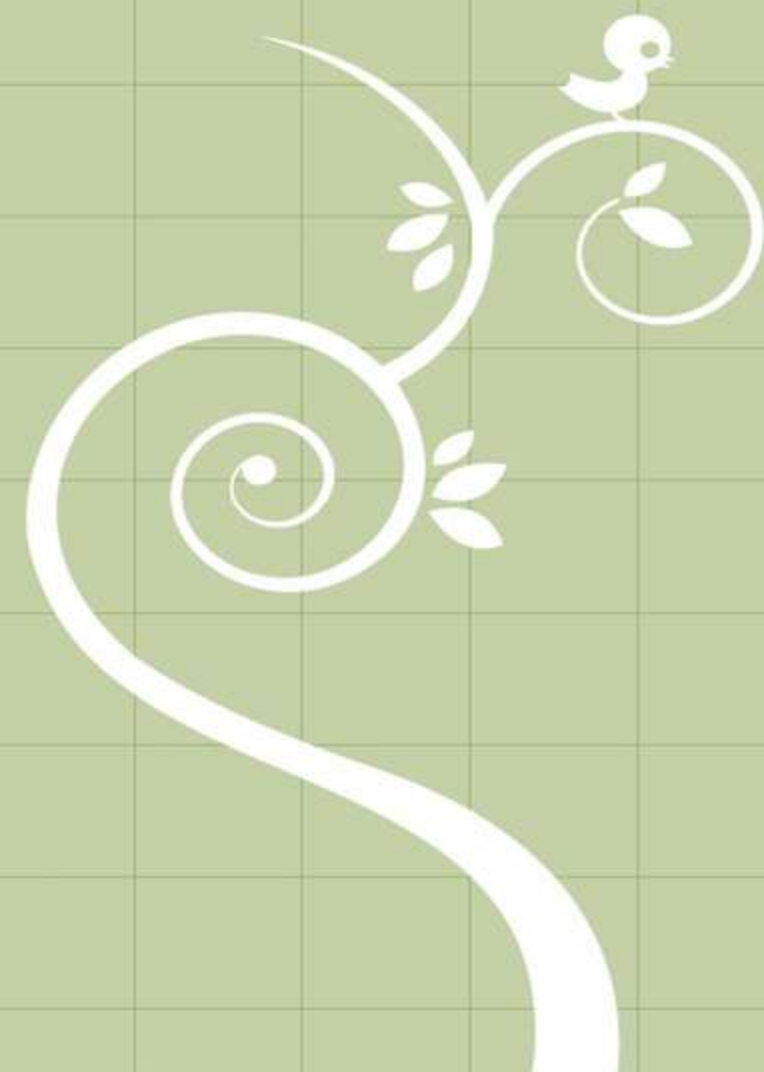
As a result, in Rajasthan, we are revolutionizing the way housing needs are met. Kohinoor Garden, like our other projects; too has been designed along with a concern towards nature, so as to build a sparkling future.

- Environment friendly homes
- Water Level Controllers with auto shut-off (NO overflow & wastage)
- Rain water harvesting
- Sewage treatment plant & use of treated water for flushing and in gardens
- Solar heating system for hot water in kitchen
- Use of CFLs
- Shaded Windows to reduce heat load inside the apartments
- Use of Fly-ash in concrete, brickwork and plaster
- Gensets with acoustic enclosure (Less noise pollution)
- Low VOC Paints inside apartments

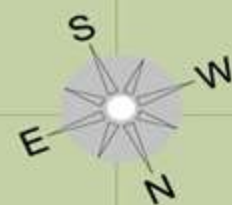
*Indian Green Building Council



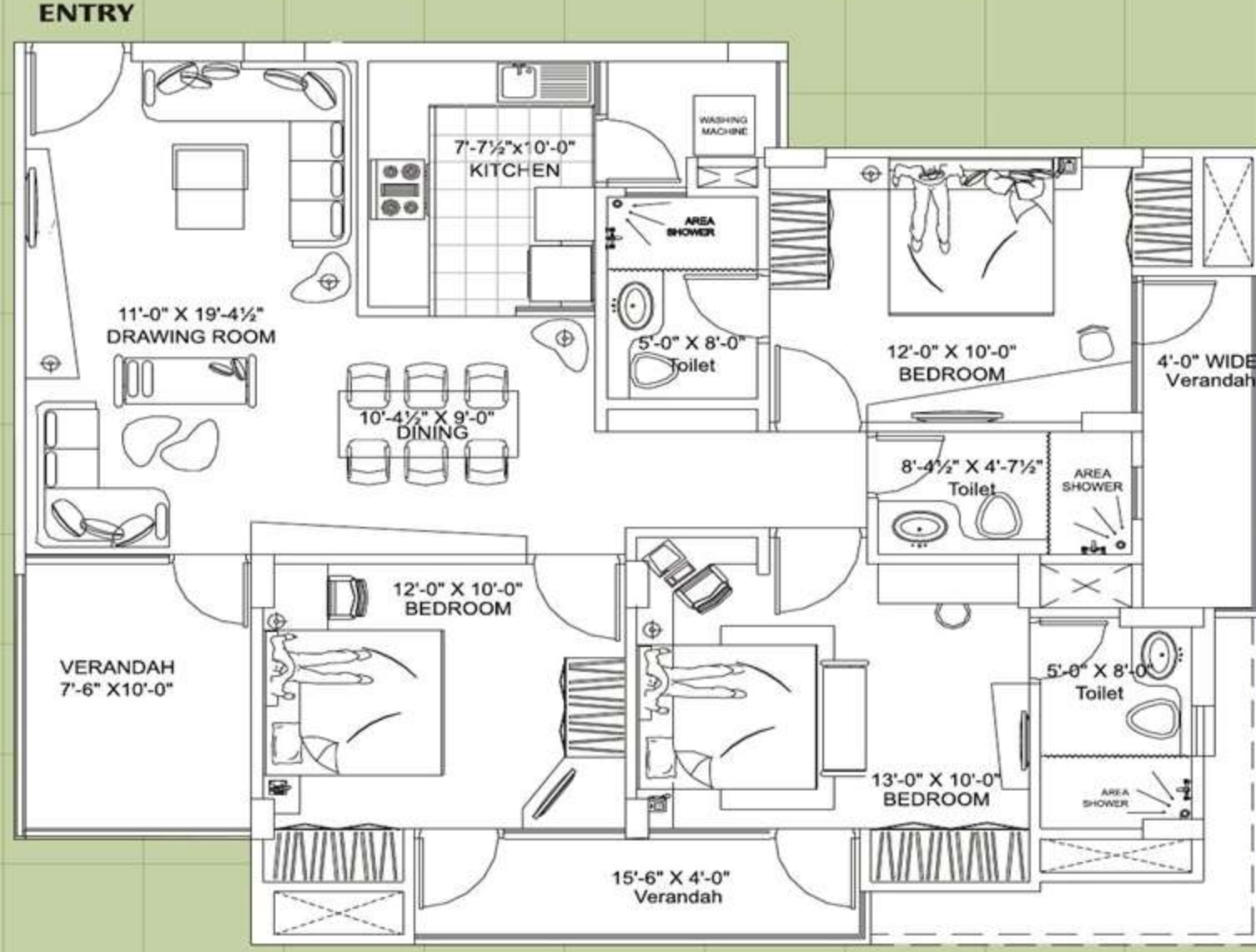
SITE PLAN



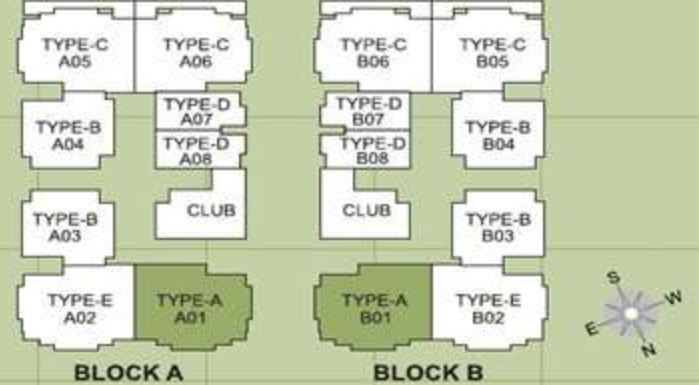
LEGEND	
1.	ENTRY
2.	EXIT
3.	GYM
4.	GAMES AREA
5.	PARTY HALL
6.	CENTRAL LAWN
7.	OPEN PARTY AREA
8.	FOUNTAIN
9.	SITOUTS
10.	CHILDREN PLAY AREA
11.	SKATING
12.	SOCIETY OFFICE
13.	SERVICES
14.	CAR PARKING
15.	TWO WHEELER PARKING
16.	RAMP IN
17.	RAMP OUT



UNIT PLAN
TYPE A

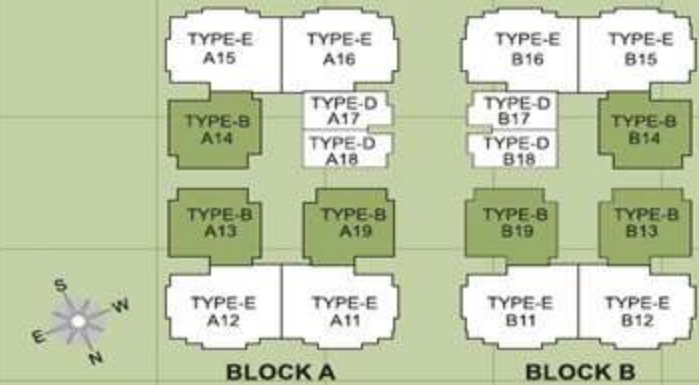
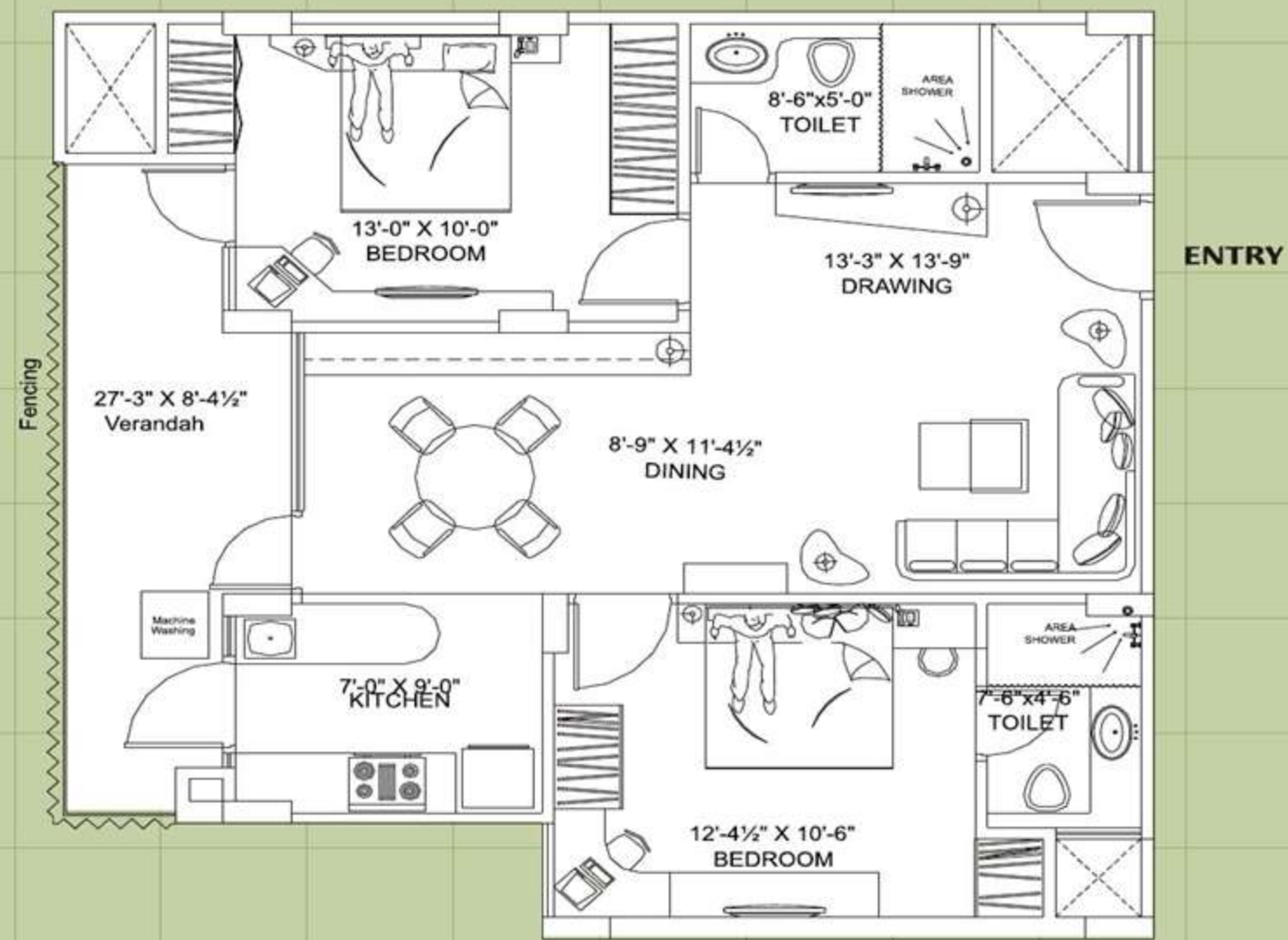


FLAT TYPE-A 3 BHK UNIT				
SALABLE AREA : 1539 sq ft.				
FLAT NO.	(GROUND FLOOR)	A-01	B-01	



* THE BUILT UP AREA IS 20% LESS THAN THE SUPER BUILT UP AREA

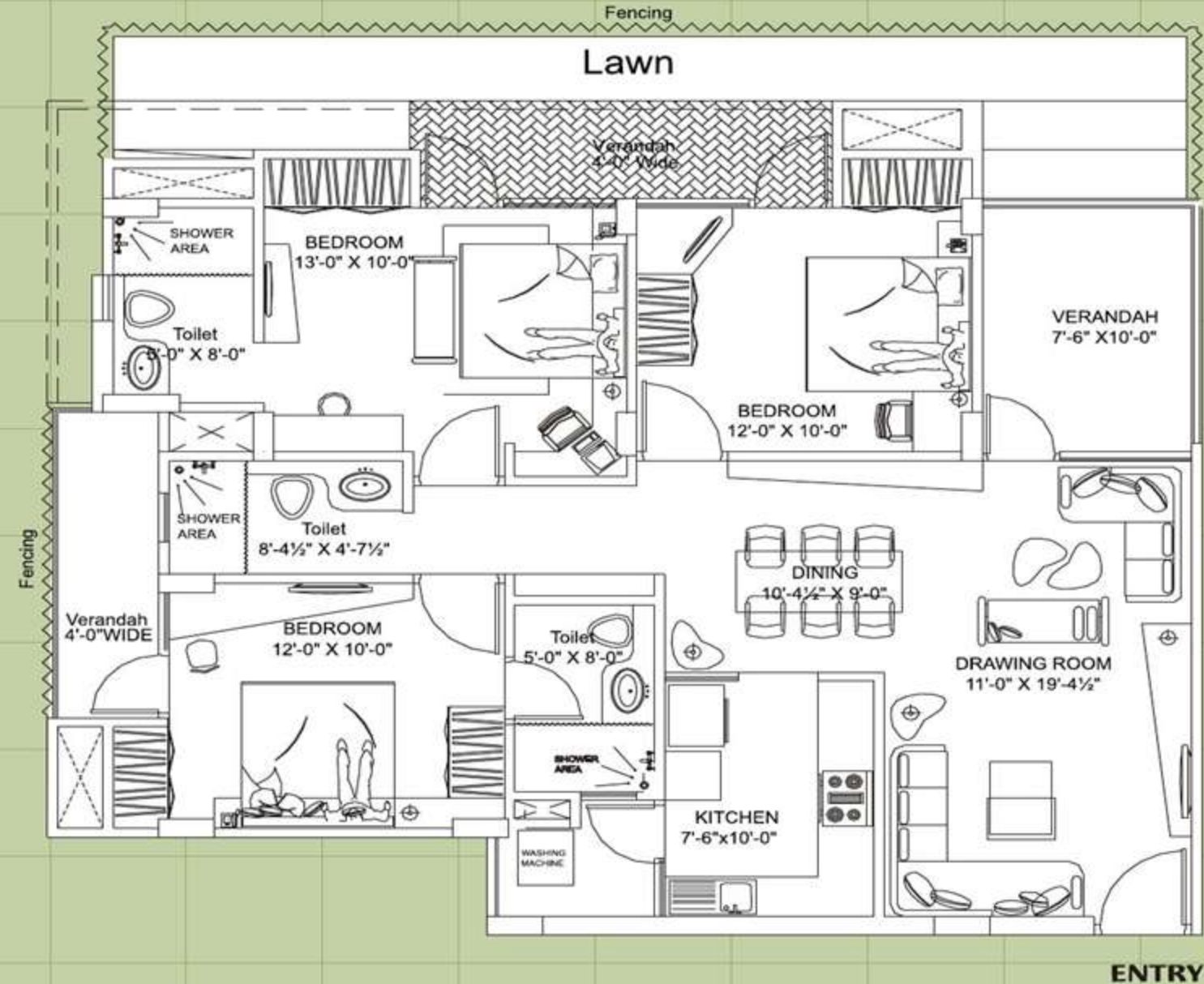
UNIT PLAN
TYPE B



FLAT TYPE-B 2 BHK UNIT			
SALABLE AREA : 1121 sq ft.			
FLAT NO.	(GROUND FLOOR)	A-03, A-04	B-03, B-04
	(1st FLOOR)	A-13, A-14, A-19	B-13, B-14, B-19
	(2nd FLOOR)	A-23, A-24, A-29	B-23, B-24, B-29
	(3rd FLOOR)	A-33, A-34, A-39	B-33, B-34, B-39
	(4th FLOOR)	A-43, A-44, A-49	B-43, B-44, B-49
	(5th FLOOR)	A-53, A-54, A-59	B-53, B-54, B-59
	(6th FLOOR)	A-63, A-64, A-69	B-63, B-64, B-69

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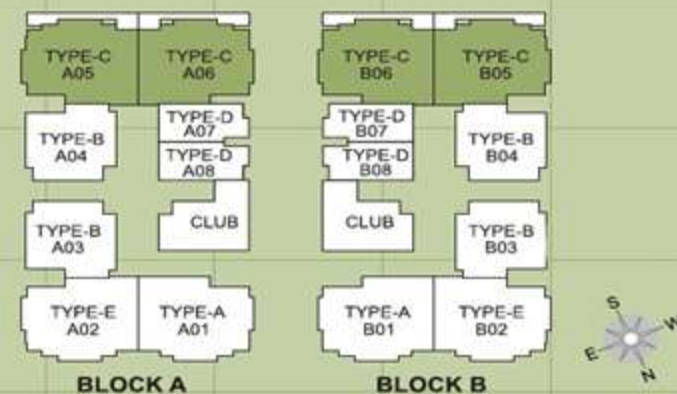
UNIT PLAN
TYPE C



FLAT TYPE-C | 3 BHK UNIT + GARDEN

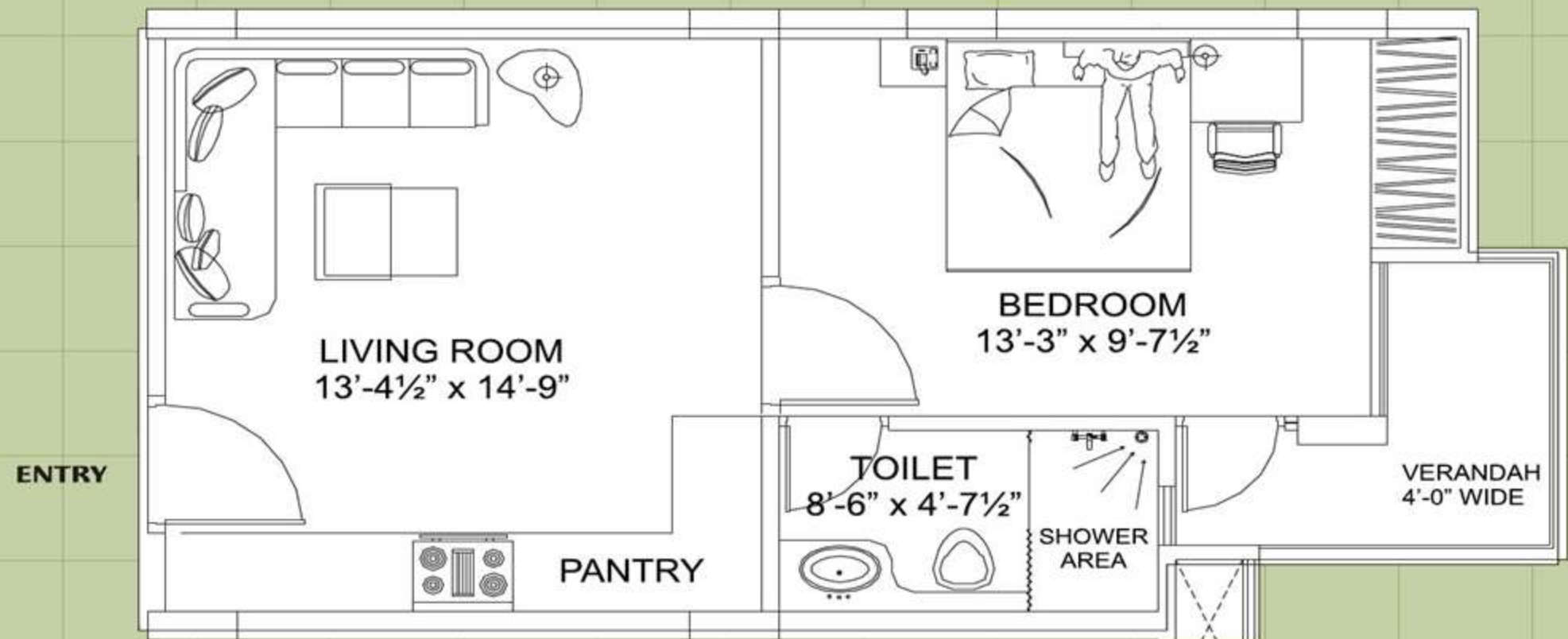
SALABLE AREA : 1534 + 108 sq ft. = 1642 sq. ft.

FLAT NO.	(GROUND FLOOR)	A-05, A-06	B-05, B-06



* THE BUILT UP AREA IS 20% LESS THAN THE SUPER BUILT UP AREA

UNIT PLAN
TYPE D



ENTRY

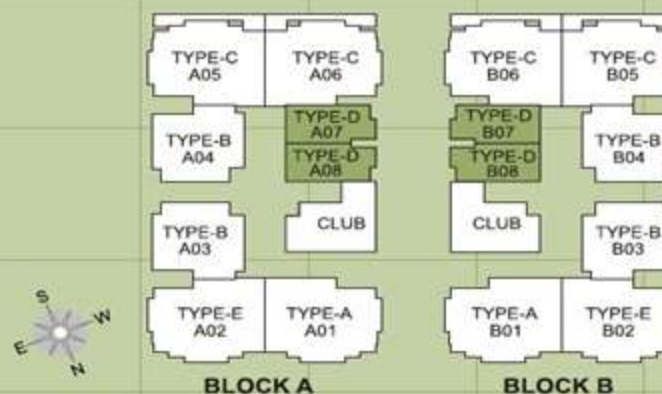
LIVING ROOM
13'-4 1/2" x 14'-9"

BEDROOM
13'-3" x 9'-7 1/2"

TOILET
8'-6" x 4'-7 1/2"

PANTRY

VERANDAH
4'-0" WIDE



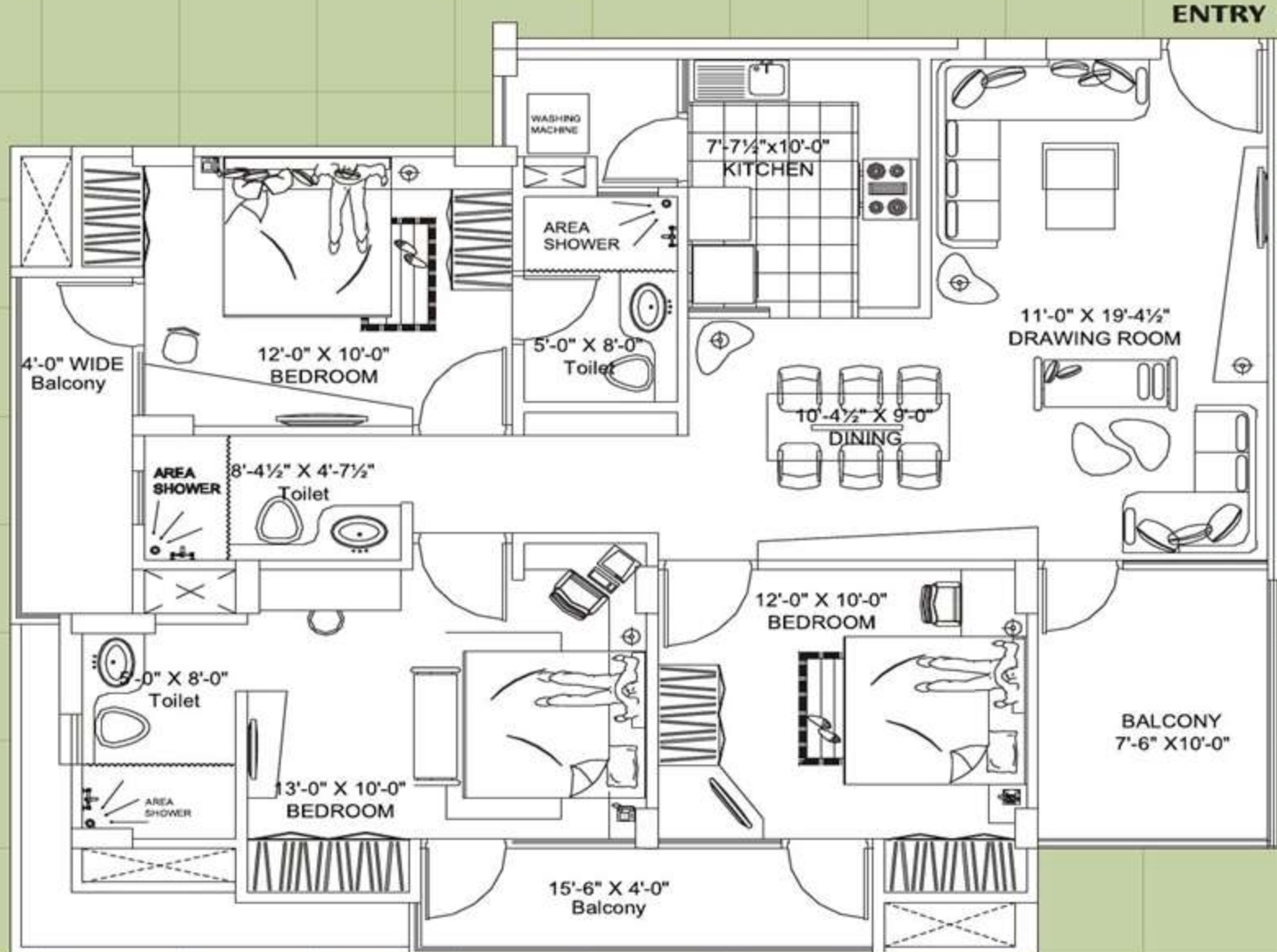
FLAT TYPE-D | 1 BHK UNIT

SALABLE AREA : 578 sq ft.

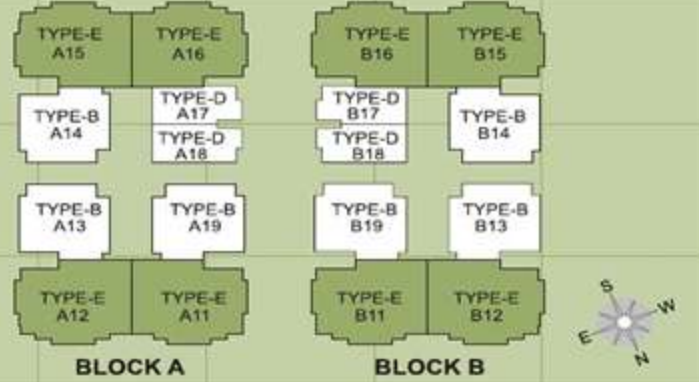
FLAT NO.	(GROUND FLOOR)	A-07, A-08	B-07, B-08
	(1st FLOOR)	A-17, A-18	B-17, B-18
	(2nd FLOOR)	A-27, A-28	B-27, B-28
	(3rd FLOOR)	A-37, A-38	B-37, B-38
	(4th FLOOR)	A-47, A-48	B-47, B-48
	(5th FLOOR)	A-57, A-58	B-57, B-58
	(6th FLOOR)	A-67, A-68	B-67, B-68

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UNIT PLAN
TYPE E

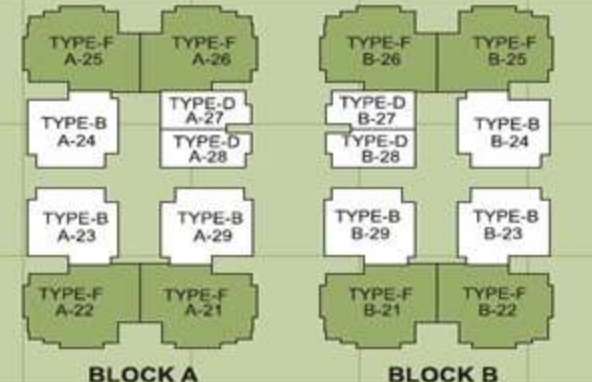
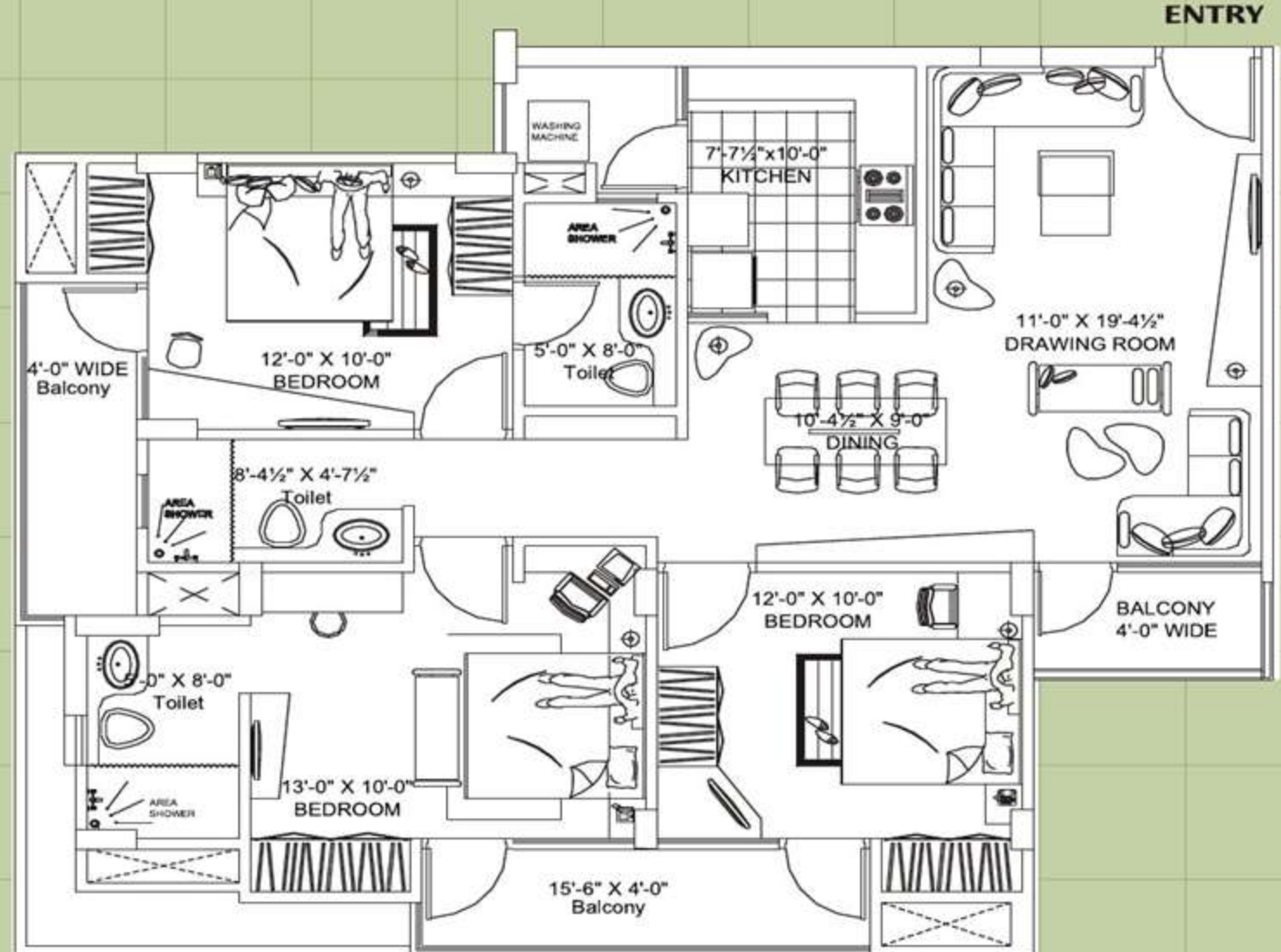


FLAT TYPE-E 3 BHK UNIT		
SALABLE AREA : 1534 sq. ft.		
FLAT NO.	(GROUND FLOOR) A-02	B-02
	(1st FLOOR) A-11, A-12, A-15, A-16	B-11, B-12, B-15, B-16



* THE BUILT UP AREA IS 20% LESS THAN THE SUPER BUILT UP AREA

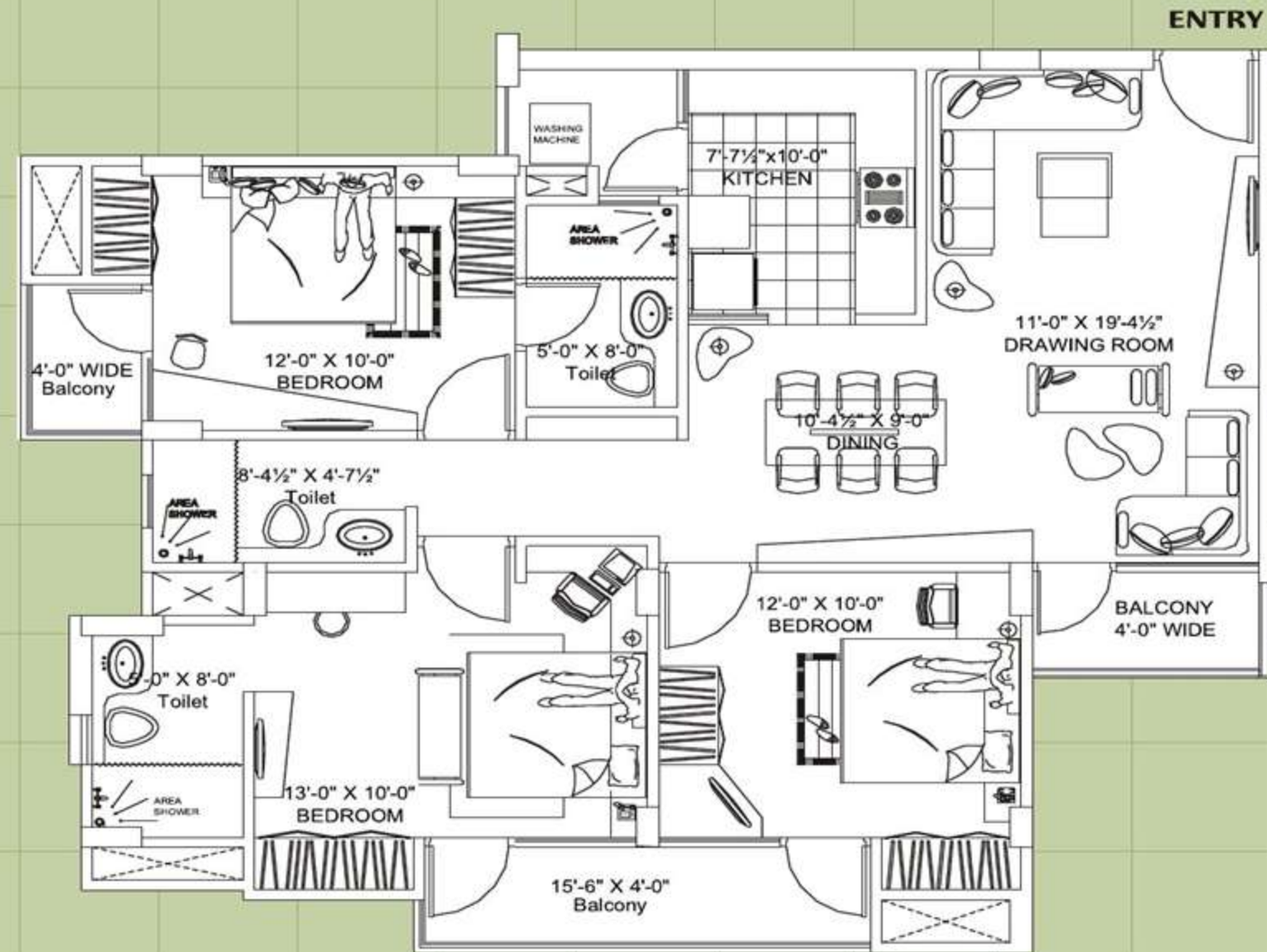
UNIT PLAN
TYPE F



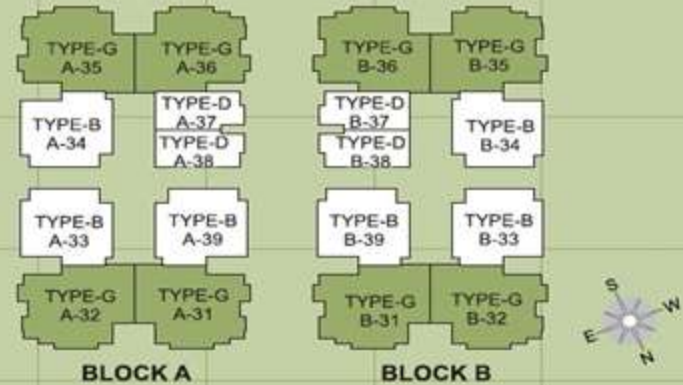
FLAT TYPE-F 3 BHK UNIT			
SALABLE AREA : 1473 sq ft.			
FLAT NO.	(2nd FLOOR)	A-21, A-22, A-25, A-26	B-21, B-22, B-25, B-26
	(4th FLOOR)	A-41, A-42, A-45, A-46	B-41, B-42, B-45, B-46
	(6th FLOOR)	A-61, A-62, A-65, A-66	B-61, B-62, B-65, B-66

* THE BUILT UP AREA IS 20% LESS THAN THE SUPER BUILT UP AREA

UNIT PLAN
TYPE G



FLAT TYPE-G 3 BHK UNIT			
SALABLE AREA : 1439 sq. ft.			
FLAT NO.	(3rd FLOOR)	A-31, A-32, A-35, A-36	B-31, B-32, B-35, B-36
	(5th FLOOR)	A-51, A-52, A-55, A-56	B-51, B-52, B-55, B-56



Specifications

- Structure**
- Earthquake Resistant RCC Frame structure
 - Painted External Finish on double coat of Plaster
 - Anti-termite treatment for the entire complex
- Flooring**
- Marble/ Granite/ Kotah Stone flooring in common areas
 - Vitrified Tiles flooring in Living/ Dining rooms, Kitchen, Bedrooms & Toilets
 - Ceramics Tiles flooring in balconies
- Doors & Windows**
- Designer Flush/ Modular Wooden Doors with Painted Finish & SS Finish accessories on wooden frames inside the apartments
 - UPVC/ Aluminium Doors/ Windows in the balconies
- Kitchen**
- Designer Kitchen Cabinets below the counter
 - Granite Platform
 - Stainless Steel sink
 - Provision of Piped Gas supply
 - 2' High Ceramic tiles dado
- Toilets**
- Designer toilets with branded single lever CP Fittings, Premium Sanitary Wares and Ceramic Tiles dado
- Electrical**
- Provision of adequate Light & Power points inside the apartment along with provision of Split Air conditioners in all rooms
 - Fans, Exhaust Fans & Light inside the apartments
- Plumbing & Fire Fighting**
- Water Softening Plant
 - Sewage Treatment Plant
 - Solar Water Heating system for supplying hot water in toilets
 - Dual plumbing system for supplying fresh water and treated STP water for flushing
 - Fire Fighting as per National Building Code
- Lifts**
- Total four lifts in two blocks

* THE BUILT UP AREA IS 20% LESS THAN THE SUPER BUILT UP AREA

Payment Plan



Construction linked Payment Plan

Linked Stages

1.	On booking	: 2,00,000
2.	Within 30 days.	: 15% less Booking amount
3.	On Casting of Basement Roof	: 10%
4.	On Casting of Ground Floor Roof	: 10%
5.	On Casting of First Floor Roof	: 10%
6.	On Casting of Second Floor Roof	: 10%
7.	On Casting of Third Floor Roof	: 10%
8.	On Casting of Fourth Floor Roof	: 10%
9.	On Casting of Sixth Floor Roof	: 5%
10.	On Completion of brick wall in the unit	: 5%
11.	On Completion of flooring in the unit	: 5%
12.	On Final Finishing in the unit	: 5%
13.	Possession Notification	: 5%

Payment

Additional Charges / One time charges

Additional Charges:

- Car Parking (One parking compulsory)
 1. Open : 75,000
 2. Basement Covered : 1,50,000
 3. Electrical Sub Station Charges : Rs. 20/- Sq. Ft.
 4. Maintenance Society Deposit : Rs. 20/- Sq. Ft.

**** Service Tax and all other taxes shall be charged extra as applicable**



Known for quality construction, superb architectural design and usage of latest materials and concepts in its projects, Trimurty Colonizers and Builders Pvt. Ltd. saw its beginning in the year 1993. Its first project, the Trimurty Apartments, patently dictated the intentions of Mr. Udai Kant Mishra by creating a land mark in the history of apartment dwelling in Jaipur.

Today, the company has gone a long way and stretched its wings to farm retreats, hospitality and education. Some of its successful projects in Jaipur are: **Trimurty Apartments; Geeta Enclave, Trimurty Luhadia Towers, Trimurty's Dave Apartments, Trimurty's City Point, The Fern - An Ecotel Hotel, The Wallstreet - A Business Hotel and UIMS;** to name a few.

Our other projects taking shape are **Trimurty's Turning Point, Sunrise City (Niwaru) and Trimurty's Apna Aangan (Jagatpura).**

A few of our projects at a glance...



Trimurty Apartments



Trimurty's Apana Angan



Trimurty's Geeta Enclave



Trimurty's Dave Apartments



Trimurty's Luhadia Tower



Trimurty's V-Jai Citypoint



A happy family at Dave Apartments



The Wallstreet - A Business Hotel



The Fern - An Ecotel Hotel



A view of the room at The Fern Hotel



Udai Institute of Management Studies



Trimurty's Turning Point



Trimurty's Krishna Enclave



Trimurty's Sunrise Heights - upcoming

Credentials

Finance available from all leading financial institutions.



the promoters



a joint venture of



principal consultant
& architect



interior design
consultants

DESIGNER'S COMBINE, MUMBAI

structural
consultant

VIJAYTECH CONSULTANT PVT. LTD.

service consultant
(electrical, plumbing, fire fighting)

VINEET GUPTA & CONSULTANTS

Other proud ventures of the UKM Group



www.thewallstreethotel.com



www.fernthoteljaipur.com



www.uimsedu.org



SITE ADDRESS:
KOHINOOR GARDEN
SHYAM VIHAR COLONY,
NEW SANGANER ROAD,
JAIPUR



UDAIKANT MISHRA & SONS GROUP
601, Geeta Enclave, G-8, Vinoba Marg
C-Scheme, Jaipur-302001
T. 0141 5107100, 2374451 F: 0141 2372359
M: +91 99280 10793, 10794, 10796
E: kohinoorgarden@ukmgroup.co.in

ukmgroup.co.in

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THE SPECIFICATIONS AND THE DETAILS MENTIONED IN THE BROCHURE ARE TENTATIVE AND ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE DEVELOPER.