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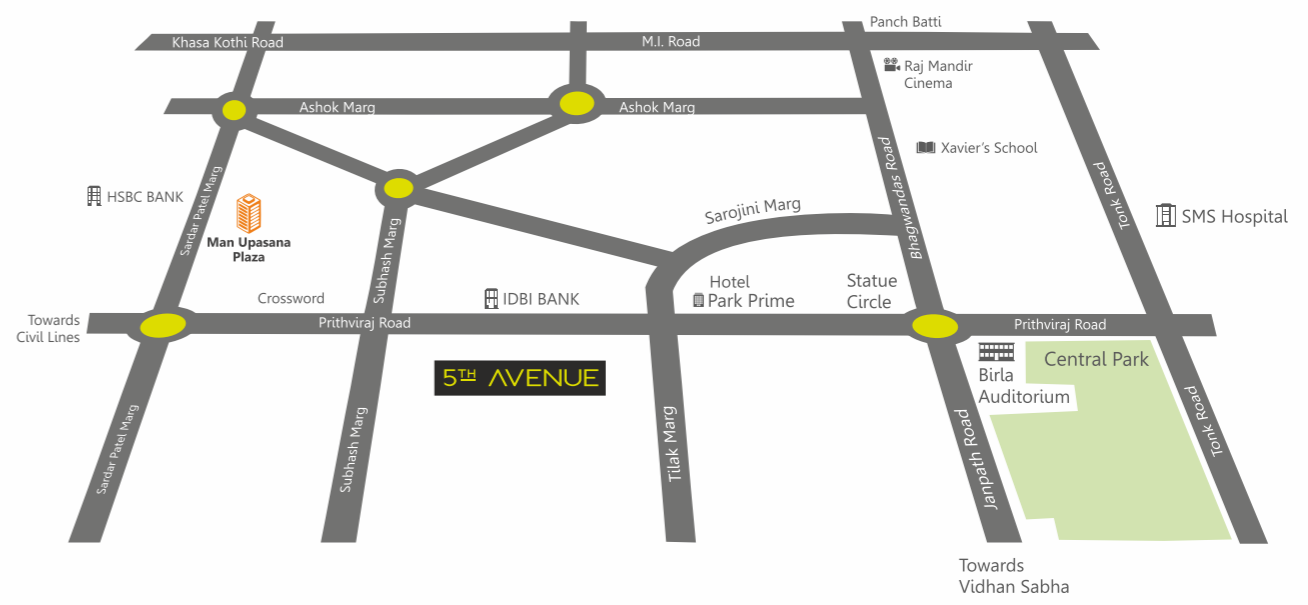
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# 5<sup>TH</sup> AVENUE



# THE EPICENTER OF ENIGMA IS YOUR ADDRESS

A master creation for the master class, that's what, truly describes 5<sup>TH</sup> AVENUE. Located in the most influential part of the city, 5<sup>TH</sup> AVENUE has you seated at the core of power and dominance. The perks of international standards, a celebrity lifestyle and the best of everything that your dream home would have to offer is all here for you at a dream location on Prithviraj Road, C-Scheme, Jaipur.



## DISTANCE FROM PRIME LOCATIONS:

- Located in heart of City.
- It is just 5 minutes from 18 Hole golf course.
- 5 minutes walk to Statue Circle & 10 minutes walk to M.I. Road.
- 5 Minutes walking Distance from Central Park.
- Site in close proximity to various civic utilities.
- Posh & Safe Neighborhood.
- Convenient access to popular places, shops, restaurants and good schools.
- Easy Access to public transit and/or freeways.

LOCATION MAP (map not to scale)

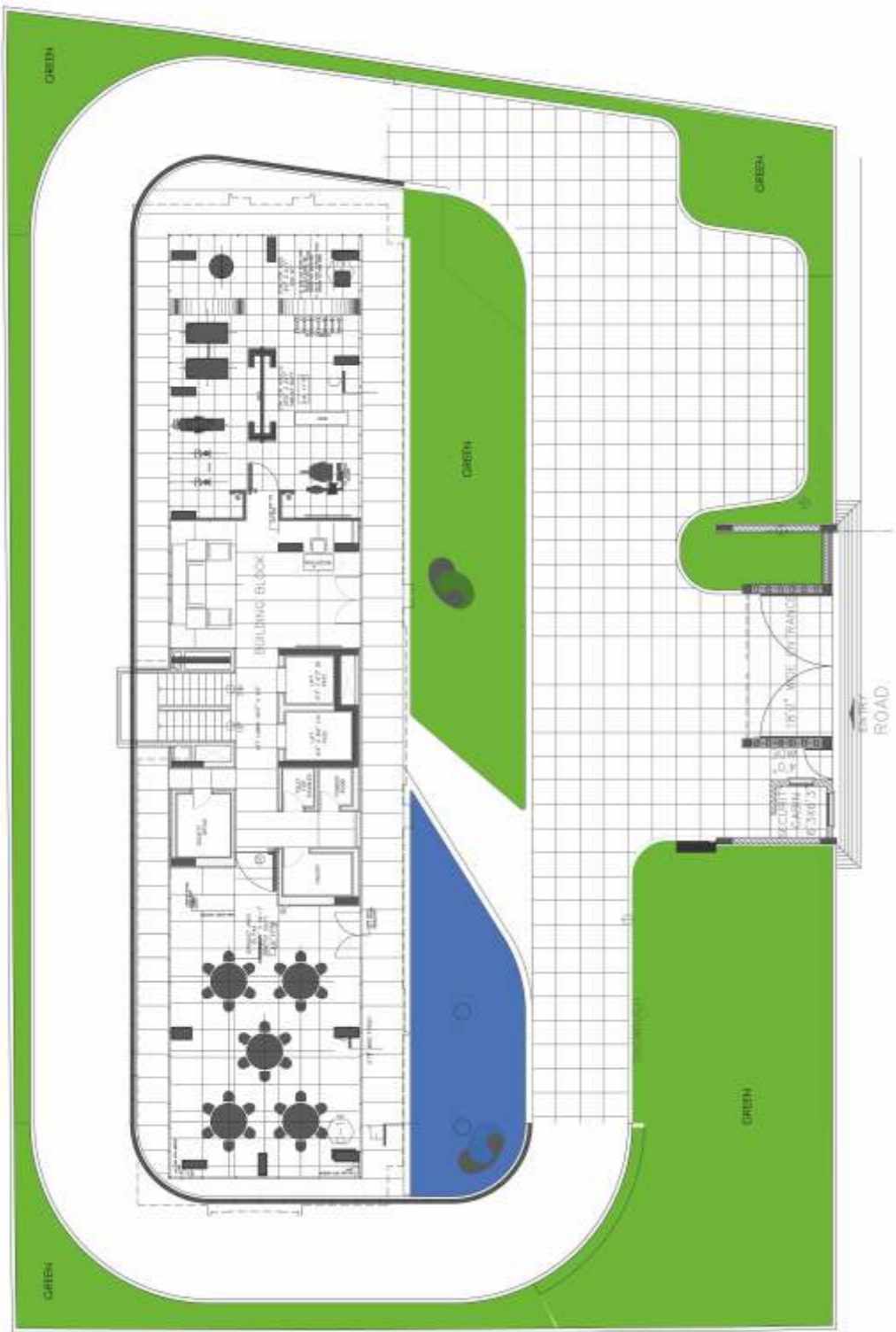
# 5<sup>TH</sup> AVENUE

COME, ENTER  
YOUR DOMAIN



FRONT VIEW

GROUND  
FLOOR PLAN



TERRACE  
FLOOR PLAN



TYPICAL FLOOR PLAN

1st to 9th

FLAT NO 01  
3BHK TYPE-A | S.B.U.A. = 2679.69 Sq.Ft.

FLAT NO 02  
3BHK TYPE-B | S.B.U.A. = 2728.33 Sq.Ft.



MAIN ROAD

TYPICAL FLOOR PLAN

MAIN ROAD



DUPLEX  
(OPTIONAL)



Duplex Lower Lvl Plan



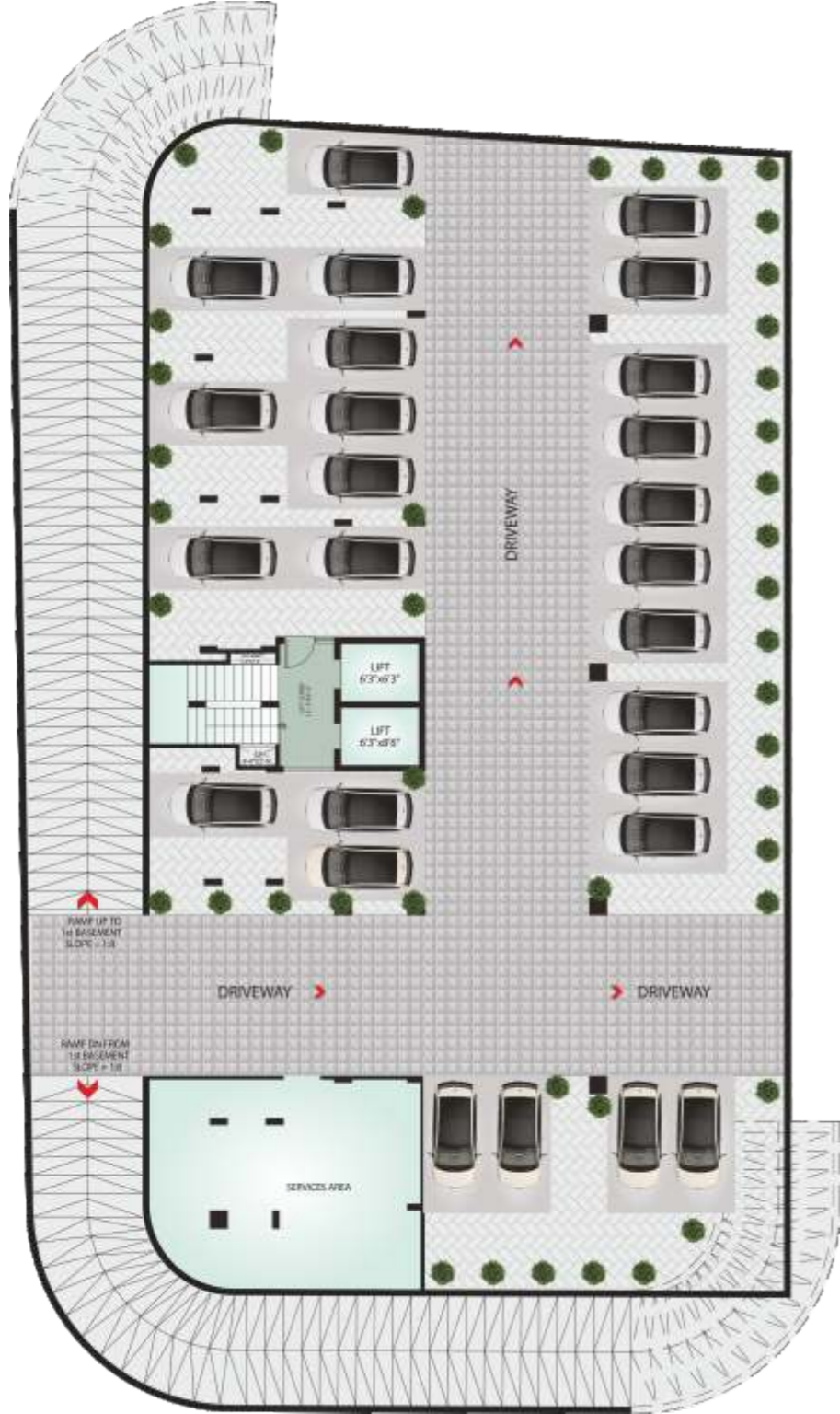
Duplex Upper Lvl Plan



1st  
BASEMENT  
FLOOR PLAN



2nd  
BASEMENT  
FLOOR PLAN



SWIMMING POOL



VRV SYSTEM FOR ENTIRE APARTMENT



TWO BASEMENT FLOORS FOR PARKING



SOLAR PANEL FOR WATER HEATING

# SPECIFICATIONS

## GENERAL

- RCC framed earthquake complaint structure
- Vastu complaint flats
- Silent DG for power backup for common areas and flats
- Exquisite entrance lobby with reception
- High speed lifts of international quality and latest technology
- Only two apartments per floor
- Typical floor lift lobby with false ceiling
- 100% power backup for each unit and for common areas / essential services

## DOORS AND WINDOWS

- Main Door: Flush doors of 50 mm thick with veneer finish
- Internal Doors: Flush doors of 40 mm thick.
- Superior Wooden door frames
- Windows to be DGU: UPVC / Aluminium

## SAFETY AND SECURITY

- CCTV cameras with 24 hrs recording for entire common areas
- Group EPABX for security and intra-building communication
- Biometric door lock at entrance lobby
- Video door phones in each flat
- Efficient and effective fire fighting systems as per norms

## AIR CONDITIONING

- Air Conditioning: VRV system for entire apartment - indoor units to be high wall

## COMMON AMENITIES

- Thoughtfully designed landscape, 60 feet front setback with landscape to provide privacy and reduced noise
- Swimming pool / Kids pool
- Well equipped, fully air-conditioned Gymnasium, Library and Banquet Hall
- Infinity spa pool
- Landscaped terrace garden area
- Rooftop cafeteria / Yoga terrace
- Ample car parking

## TOILETS

- Kohler or equivalent sanitaryware
- Kohler or equivalent C.P. fittings
- Rain shower for master bedroom
- Toughened Glass partition for shower area for all toilets

## WATER SUPPLY

- 24 hrs adequate water supply
- Boring with overhead storage tank
- Underground water tank for additional water storage
- Rain water harvesting system to maintain ground water level
- Central RO and Water Softener

## SOLAR ENERGY

- Solar Heaters for water in bathroom and kitchen

## FLOORING

- Italian / Imported marble in Foyer, Drawing, Dining, Living area, Bedroom and Master bedroom
- Anti skid premium quality tiles in Bathrooms, Balconies and Toilets
- High quality vitrified tiles in kitchen

## KITCHEN

- Fully modular high end kitchen
- Chimney of a premium brand like Kaff / Faber
- Centralized LPG gas pipeline system

## ELECTRICAL

- All wiring of good quality ISI grade of Finolex or equivalent brands
- Geysers and exhaust in toilets
- TV, Telephone and Internet line points
- Modular switches of Legrand / Havells / Anchor or equivalent brand

## WALLS AND FINISHES

- P.O.P. Finish walls with Lustre Paint



## THE GROUP

Driven by the dream of changing the very fabric of Jaipur's cityscape and giving its skyline a progressive signature, Mr. Om Maheshwari endeavored in the real estate sector with establishment of Upasana Group in 1991. Ably pioneered by his dynamic sons Mr. Mehul Maheshwari and Mr. Nikhil Maheshwari, Upasana Group has emerged as one of the most noteworthy contributors towards turning the profession of real estate into a full-fledged industry in this region.

During this journey of 25 years, the Group has outshone itself as a trailblazer in the real estate industry by sheer dint of hard work, commitment and determination. The Group believes in the philosophy of providing the highest quality constructions at the most economical prices.

Bettering self-established standards, creating a highly specialized team of trained professionals who share a common goal and inspiring the real estate industry through innovation, Upasana Group has exhibited pure professionalism. Uncompromised quality and timely possessions have been integral parts of the success mantra that today contribute towards Upasana's dazzling backdrop.

The Group is accredited for green line farm houses, the very first farm house project of Rajasthan in the year 1994. Captivating beauty amidst scenic greenery, it ushered in a new era of luxury weekend vacation. Highlight Achievements of the group include:

- 75 completed projects
- 5 million sq. ft. of constructed space (commercial and residential)
- 10 residential and 5 commercial projects are in the offing

Venturing into diverse arenas within the real estate industry, the groups plans to grow itself in a new dimension and enrich the city and its peripheries by constructing new generation lifestyle Apartments, Villas, Commercial Malls, Hotels and other related projects and fulfill its untouched dreams.

“A LEGACY OF ASTUTE PROFESSIONALISM”