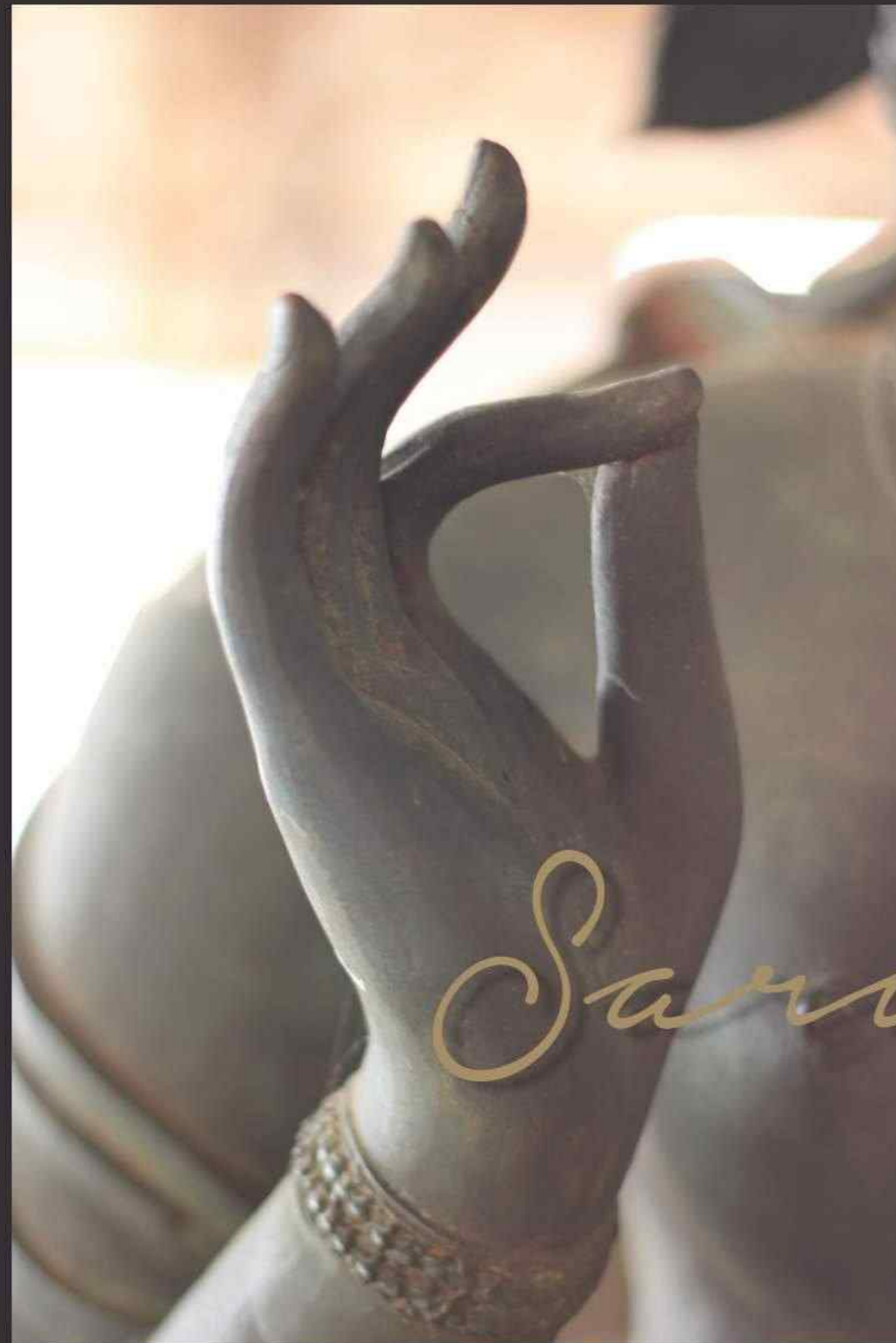


A Project by



elements of life...



Royal Tatvam

the most awaited Project  
by Gangaa Kotecha Group  
with tremendous amenities  
and specifications  
thats why we can called it

*Sarasvati*

in every manner...



Welcome to the world of **TATVAM**  
*(the elements of luxury lifestyle)*

ROYAL  
**tatvam**  
2/3 BHK Luxury Apartments

the elements of luxury lifestyle...

the lifestyle which we are talking about  
is the most precious gift for  
someone you loved



1

### Location *Advantageous*

- 100 Feet Front Road
- Situated on the prime location of Mansarovar Ext., Jaipur
- 15 Minutes drive from City center, Metro Railway Station & Airport
- Near ISKCON Temple

2

### Lifestyle *Uncomparable*

- An architectural marvel, designed to comfort
- Interactive Seating area at rooftop
- Yoga Pavilion
- Walking Track

3

### Club Life *Luxurious*

- Well equipped vertical Club House 1st to 13th floor Facility With
- Swimming Pool
  - Health Club
  - Spa
  - Jacuzzi
  - Sauna
  - Steam bath and many more...



4

### Security *Believable*

- Laser Beam based parameter Security System
- Round the Clock manned security through C.C. TV cameras located at various places in the building
- Access Control System at main entrance lobby Area
- Intercom / EPBAX facility
- Video door phone in Each Flat
- Emergency alarm System in each flat



Images for illustration purposes only

## THE PROJECT



the elements of luxury lifestyle...

**2 and 3 BHK residential opportunity**  
lets you **explore a style in**  
**spaces** and thoughtful facilities

Royal Tatvam is a distinguished project and a modern residential community at Patrakar colony, Mansarovar, Jaipur. Offering quality housing that is affordable and highly secured environment to live in happiness. The Royal Tatvam rolls out as a common man's dream. 2 and 3 BHK residential opportunity lets you explore a style in spaces and thoughtful facilities. The apartments are aesthetically appealing thus creating fantastic ambience to the surroundings. It is a blessing, because we created a rare and luxurious Housing in the form of Royal Tatvam, the apartments aim to use its setting to its advantage, offering a quiet yet convenient alternative to city's bustle and traffic. Royal Tatvam Leaves everlasting impression. Close to every amenity, yet scheduled at Nirman Nagar, Ajmer Road, Tonk Road, Mansarovar, living is at its best in the apartment at Jaipur's most prime location.

A BLEND OF RICH TRADITION &  
AFFLUENT LIFESTYLE ENDOWED BY

# ELITE LIFESTYLE

The smugness of living lifestyle delivered at your doorstep. Royal Tatvam is a perfect blend of affluent living, culture, tradition and values that will cherish you every time. Such rich tradition fascinates people like you, come experience the best cultured homes of Jaipur.



Images for illustration purposes only





harmony with  
aesthetic

Images for illustration purposes only



the elements of luxury lifestyle...

the elements of **royal living**



All the utilities needed for a comfortable life are here. Quality of life here cannot be measured in stars. For all age groups and the entire family, this home is a marvel.

# secured & comfy lifestyle



## High Class Security Systems

- Laser Beam based parameter Security System
- Round the Clock manned security with 24 hours live surveillance and recording through C.C. TV cameras located at various places in the building
- Access Control System at main entrance lobby Area
- Intercom / EPBAX facility
- Video door phone in Each Flat
- Emergency alarm System in each flat

live the happiest moments of security

Anxiety is the biggest mind killer and the root of it is not feeling secure in one's surroundings. With state of the art, world class and high tech security systems to safeguard your family, you can get the most sought after thing of the 21st century " a peaceful good night sleep".



Images for illustration purposes only



Laser Beam based Security System



CCTV Camera

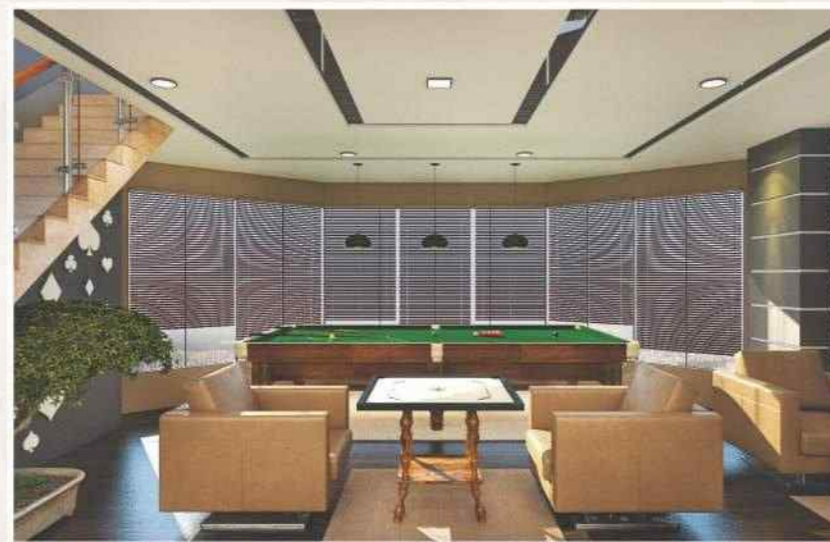


Video Door Phone



## Club **Royal Tatvam** a **13 Storey** Vertical Club with all **Modern Amenities**

Every Tatva of Royal Tatvam is  
Soaked in Rarest of the Rare Luxury



Images for illustration purposes only

*Fall in love with  
our facilities...*







	Banquet Hall / Multipurpose Hall	12th. FLOOR
	Guest Room	1th. FLOOR
	Kids' Play Area	10th. FLOOR
	TERRACE	9th. FLOOR
	Indoor Games	8th. FLOOR
	Indoor Games	7th. FLOOR
	Library/ Senior Citizen's Area	6th. FLOOR
	GYM	5th. FLOOR
	HEALTH CLUB	4th. FLOOR
	TERRACE	3rd. FLOOR
	Swimming Pool	2nd. FLOOR 1st. FLOOR

STILT FLOOR

A Stylish blend of fitness, wellness and leisure spread over 13 Floors



Club Royal Tatvam a 13 Storey Vertical Club with all Modern Amenities

Take a dip in to relaxation...



Images for illustration purposes only

Covered Swimming Pool at 1st & 2nd Floor



Artistic impression of Gym



## A Stylish blend of fitness, wellness and leisure

### Gym for the Love of Youthful Energy

Your physical and mental energy would take a super boost and with a body which is a little more defined or muscles which are a bit tighter enjoying the exchange of vibes as everyone jogs towards youthful energy is just awesome!

### Yoga for the Love of the Body Mind Union

The body is like the ocean which is full of hidden treasures and when it undergoes the union with the mind the rarest celebration of inner peace happens within.



Images for illustration purposes only



### Club Amenities

#### Ground Floor

- Kids play area
- Feature wall
- Sculpture with Fountain
- Waiting Lounge
- Senior citizen corner
- Seating area with Trellis
- Reflexology path

#### First Floor + Second Floor

- Swimming Pool

#### Third Floor

- Terrace

#### Fourth Floor

- Health Club
- Spa
- Jacuzzi
- Sauna
- Steam bath
- Chiller

#### Fifth Floor

- Gym

#### Sixth Floor

- Library
- Senior Citizen Corner

#### Seventh Floor + Eight Floor

- Indoor Games
- Table Tennis
- Billiards
- Carom
- Chess

#### Ninth Floor

- Terrace

#### Tenth Floor

- Kids Play Area

#### Eleventh Floor

- Guest Room

#### Twelfth Floor

- Multipurpose/Banquet Hall

#### Terrace

- Yoga Pavillion
- Common Green Area
- Walking Track
- Toddler's Play Area
- Ladies Corner
- Interactive Seating Area
- Bar-beque Counter



Site : ISKCON Road, Patrakar Colony, Mansarovar Ext., Jaipur

Images for illustration purposes only

ROYAL  
|| tatva ||  
2/3 BHK Luxury Apartments

the elements of luxury lifestyle...

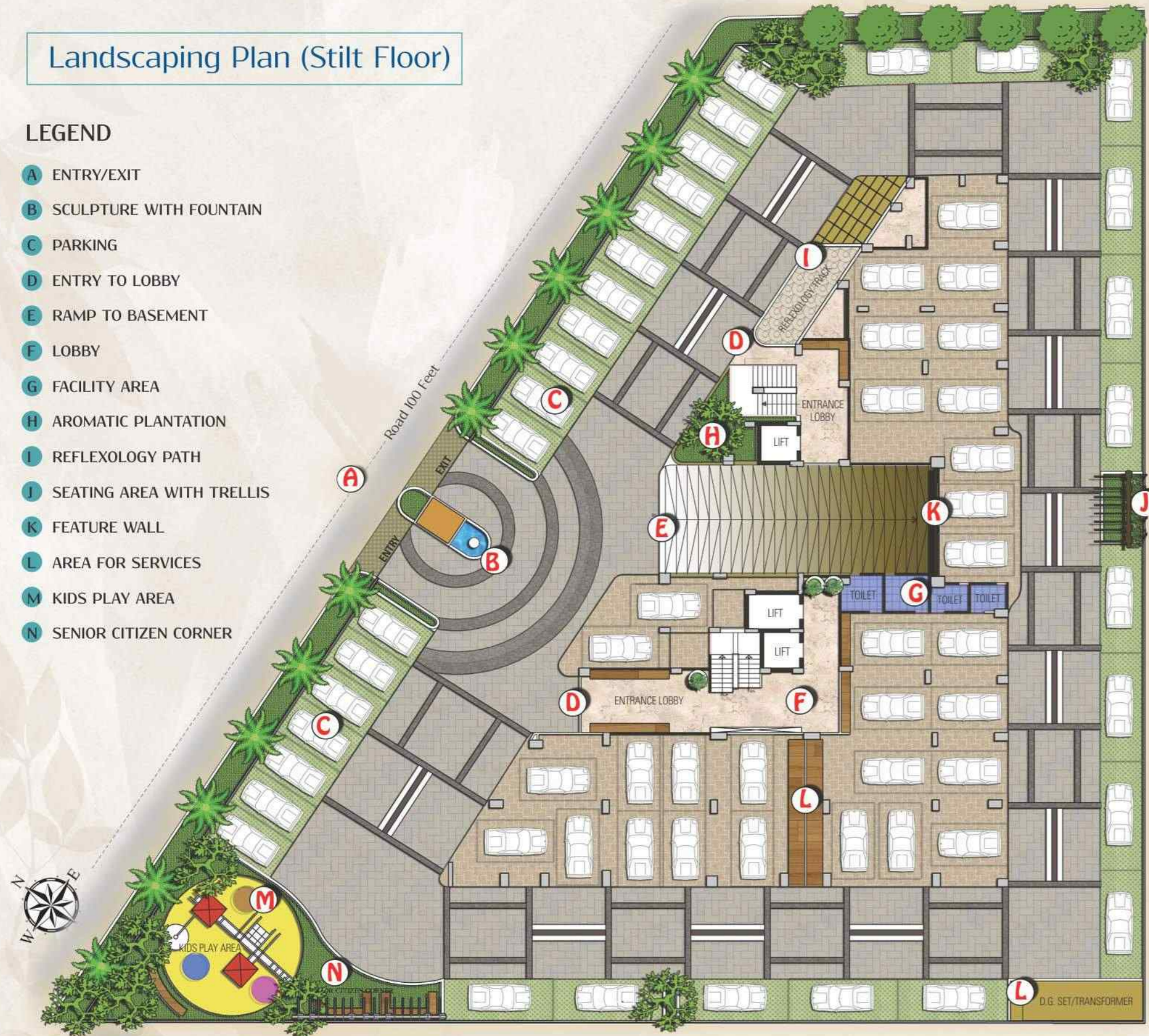


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## Landscaping Plan (Stilt Floor)

### LEGEND

- A ENTRY/EXIT
- B SCULPTURE WITH FOUNTAIN
- C PARKING
- D ENTRY TO LOBBY
- E RAMP TO BASEMENT
- F LOBBY
- G FACILITY AREA
- H AROMATIC PLANTATION
- I REFLEXOLOGY PATH
- J SEATING AREA WITH TRELLIS
- K FEATURE WALL
- L AREA FOR SERVICES
- M KIDS PLAY AREA
- N SENIOR CITIZEN CORNER



## Landscaping Plan (Terrace)

### LEGEND

- A YOGA PAVILLION
- B COMMON GREEN AREA
- C WALKING TRACK
- D TODDLER'S PLAY AREA
- E LADIES CORNER
- F INTERACTIVE SEATING AREA
- G BAR-BEQUE COUNTER
- H ENTRY TO COMMON TERRACE

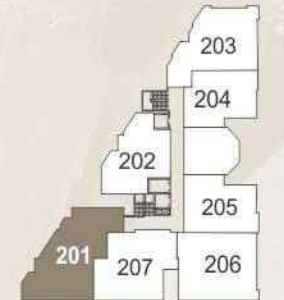




AREA STATEMENT

Flat	Type	SBUA	BUA	Carpet Area	Exclusive Balcony Area
201	3 BHK	1786	1339	1102	194
202	2 BHK	1231	923	740	141
203	3 BHK	1541	1155	986	121
204	2 BHK	1157	867	754	78
205	2 BHK	1202	901	785	78
206	3 BHK	1639	1229	1058	135
207	3 BHK	1482	1111	957	121

- Note :
- Area may vary on different floors.
  - All areas are measured in Sq. Ft.



Flat No. : 201 **3 BHK**

SBUA	BUA	Carpet Area	Balcony Area
1786	1339	1102	194



Flat No. : 202 **2 BHK**

SBUA	BUA	Carpet Area	Balcony Area
1231	923	740	141

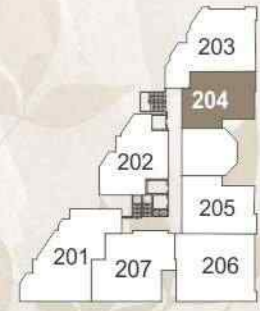
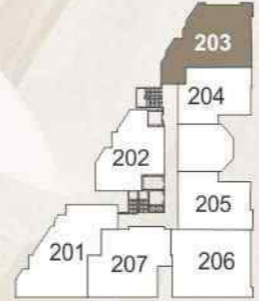


Note : • Area may vary on different floors. • All areas are measured in Sq. Ft.




**3 BHK**  
 Flat No. : **203**  

SBUA	BUA	Carpet Area	Balcony Area
1541	1155	986	121



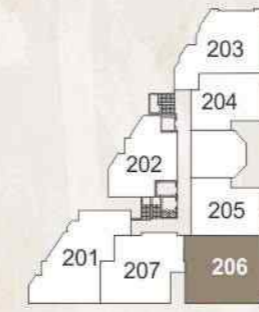
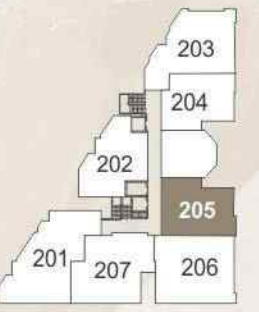

**2 BHK**  
 Flat No. : **204**  

SBUA	BUA	Carpet Area	Balcony Area
1157	867	754	78




**2 BHK**  
 Flat No. : **205**  

SBUA	BUA	Carpet Area	Balcony Area
1202	901	785	78




**3 BHK**  
 Flat No. : **206**  

SBUA	BUA	Carpet Area	Balcony Area
1639	1229	1058	135



Note : • Area may vary on different floors. • All areas are measured in Sq. Ft.

Note : • Area may vary on different floors. • All areas are measured in Sq. Ft.



**3 BHK**  
**Flat No. : 207**

SBUA	BUA	Carpet Area	Balcony Area
1482	1111	957	121



3d View of Flat No. **203**

Note : • Area may vary on different floors. • All areas are measured in Sq. Ft.

*Specifications*

## Unit Specifications

### Common Amenities

- Three High Speed Automatic Elevators with Auto Rescue Device.
- 100% Power back-up in common areas
- Well Designer Entrance Gate & Impressive Lobby Area
- HD Multi Dwelling Unit ( MDU) System with a single antenna in the building for the optimum T.V. Viewing
- Centralize Gas Bank Facility

### High Class Security Systems

- Driver Dormitory
- Well Club House Facility With Various Features, Terrace Party Area, Library, Kids Play Area, Indoor Games, Health Club, Guest Room, Reflexology Path and Many More...)
- Laser Beam based parameter Security System
- Round the Clock manned security with 24 hours live surveillance and recording through C.C. TV cameras located at various places in the building
- Access Control System at main entrance lobby Area
- Intercom / EPBAX facility
- Video door phone in Each Flat
- Emergency alarm System in each flat

### Structure

- Earthquake resistant RCC framed structure
- Rain water harvesting system to recharge ground water level
- Appropriate fire fighting system and emergency exit through an extra staircase

### Apartment Features

- Vitrified Tiles/ Marble Flooring
- POP finish on wall & ceiling
- Premium Quality Distemper paint on wall & ceiling
- Aluminum / UPVC / Wooden Windows having glass panels.
- Premium Quality Designer Flush Doors.
- Designer fittings on doors & windows.

### Washrooms

- Designer Ceramic tiles in toilet up to 7' height on wall
- Premium Ceramic Tiles on Floor in toilet
- Premium Quality C.P. fitting
- Premium Quality Sanitary Ware

### Kitchen

- Granite working counter
- Stainless steel sinks
- 2' Tiles dado above the counter
- Provision for geyser & R.O in kitchen

### Electrical

- Fire Retardant High Quality Wires & Cables
- Premium quality Modular Switches & Accessories
- Telephone Wiring in each Room for Landline & Broadband Connection
- Cable wiring in each room for DTH connection

### Water Supply

- Round the clock Water Supply
- Under Ground Water Tank For additional Water Storage
- Rain Water Harvesting System to Maintain Ground Water Level





## Gangaa Kotecha Group Carving reality from dreams with the power of imagination

The Gangaa Kotecha Group pushes the limits in real estate to create buildings of utmost quality. It strives to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all its endeavors. With a distinctive style of management, in just a short span of 7 years, it has been able to grab more than 16 projects. It provides efficient service to customers by combining the strength of the best team of architects, interior designers and project management consultancy that focuses on the worth of every square feet ensuring timely delivery. By highest of ethical standards and keen dedication to excellence in all aspects, it aspires to exceed customers' expectations. It is active towards environmental conservation, and uncompromising in dedication. Royal Tatvam is just another project where reliability and experience of the group combines with innovation and finesse to bring luxurious homes to the city dweller.



### Some of our prestigious projects

**Completed Project**



Vardhman Apartments, Banipark



Western Heights, Shyam Nagar



Vardhman Majesty, Shyam Nagar



Vardhman Residency, Ajmer Road



Aastha Apartments, Nirman Nagar



Arihant Residency, Ajmer Road



Arihant Enclave, Ajmer Road



Arihant Palm, Ajmer Road



Classic Residency, Vaishali Nagar



Royal Castle, Vaishali Nagar



Royal Avenue, Patrakar Colony

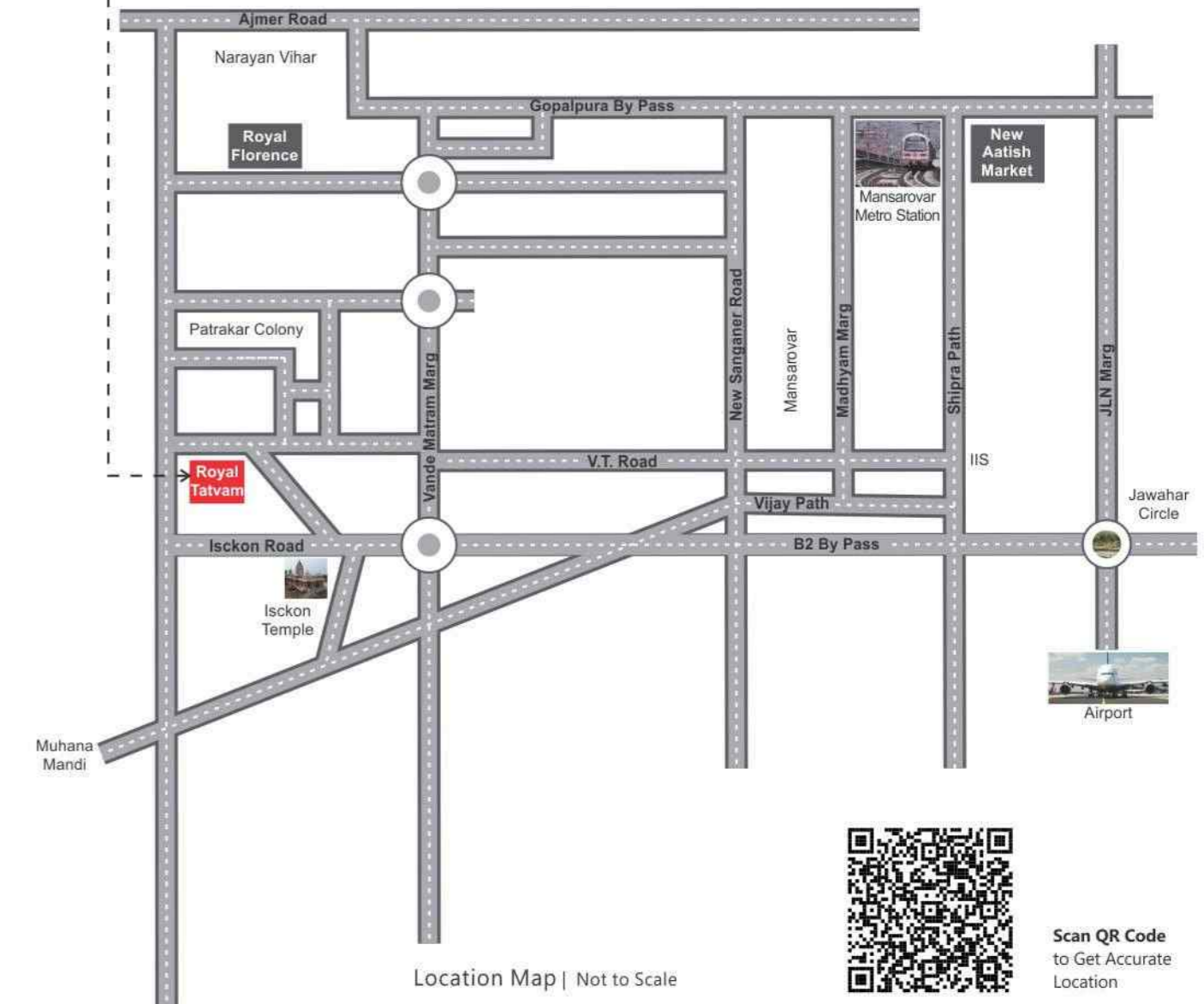


Royal Florence, Narayan Vihar



the elements of luxury lifestyle...

Site Address :  
ISKCON Road, Patrakar Colony,  
Mansarovar Extension, Jaipur



Location Map | Not to Scale



Scan QR Code  
to Get Accurate  
Location



**Arihant Build  
Creation Pvt. Ltd.**

Corp Office : 81, Gyan Vihar  
Colony, Nirman Nagar, Jaipur  
Ph. No. 0141-4015550, 4016660  
[www.kotechagroup.org](http://www.kotechagroup.org)  
[www.kotechagroup.in](http://www.kotechagroup.in)

For detail Call :  
**9001919111**  
**9001919222**

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Architects

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design - landscape - architecture

Interior  
Designer

**navya**  
designs pvt. ltd.

Member



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