



OM
Niranjan
NIWAS

Urbane Luxury

for a chosen few...

*Bespoke home that epitomizes
the ultimate ecstasy of living*

OM
Niranjana
NIWAS

Welcome

To a Luxurious Lifestyle

In the pristine environs of Bani Park, come discover a Bespoke home that epitomizes the ultimate ecstasy of living – OM Niranjana Niwas. A home that has not been built, but carefully sculpted to realise a creative vision that is larger than life. This Elegant enclave of impeccably laid out apartments is designed to enhance the good things of life while ensuring the smooth passage of its routine necessities. The project is located within convenient access of all of life's necessities, comforts and luxuries, be it premier schools, healthcare facilities, shopping, or entertainment, you will find them all within your reach. OM Niranjana Niwas presents an address that will be coveted by all and owned only by a privileged few. Turn the pages and explore the home that will turn your life into a saga of ecstasy.





OM
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A NEW
ELEGANCE
WITH THE
ESSENCE OF
TRANQUILITY

LEFT SIDE
VIEW



OM
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DESIGNED
TO MEET THE
LIFESTYLE
NEEDS OF IT
RESIDENTS

FRONT SIDE
VIEW

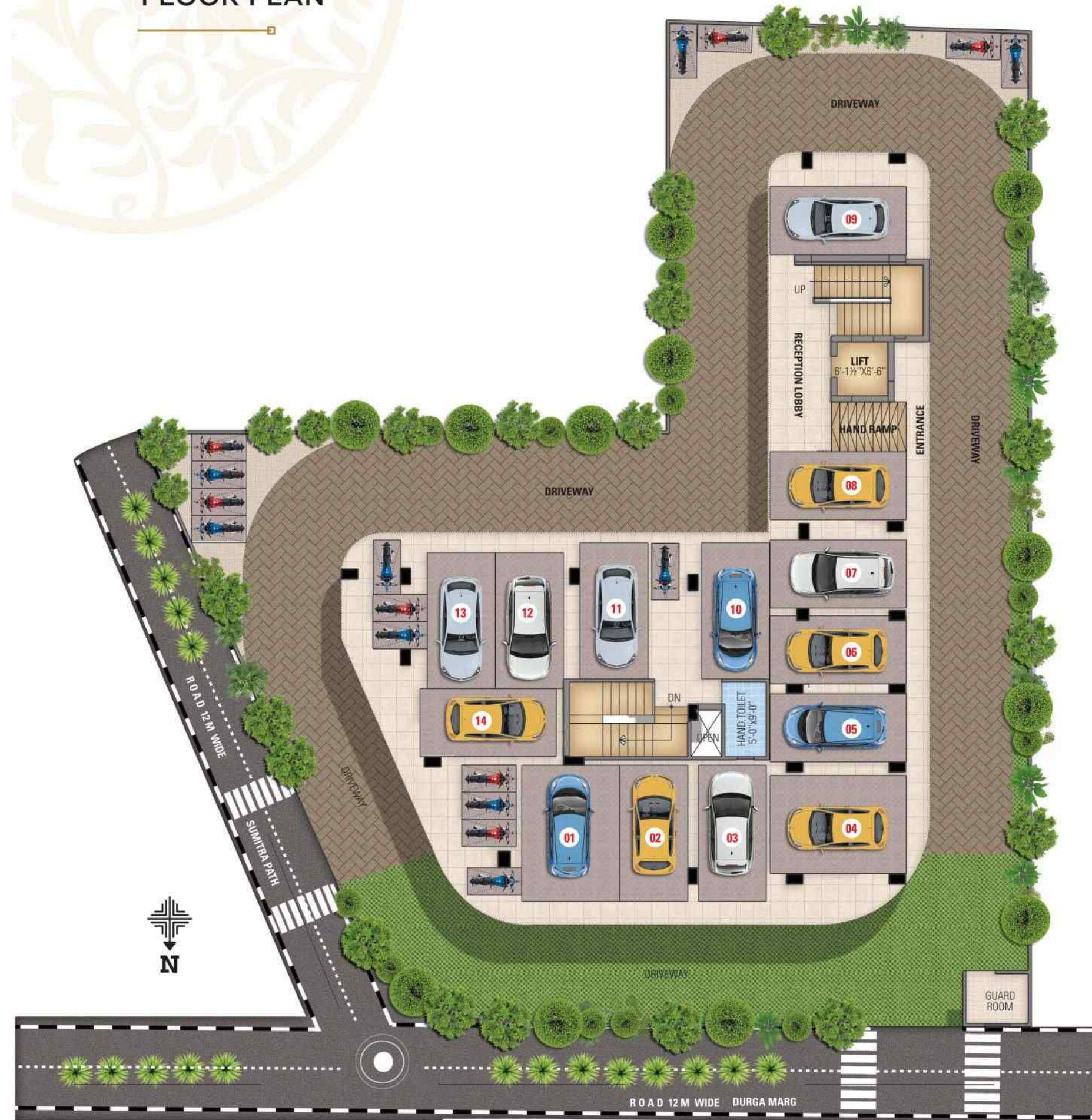
BASEMENT FLOOR PLAN

AREA STATEMENT

Unit No.	Type	Carpet Area	Built-up Area	S.B.U.A.
B-1	Store	50.28 Sq.ft.	63.33 Sq.ft.	84.22 Sq.ft.
B-2	Store	47.71 Sq.ft.	58.62 Sq.ft.	77.96 Sq.ft.
B-3	Store	56.96 Sq.ft.	69.09 Sq.ft.	91.88 Sq.ft.
B-4	Store	56.18 Sq.ft.	72.75 Sq.ft.	96.75 Sq.ft.
B-5	Store	68.15 Sq.ft.	86.24 Sq.ft.	114.69 Sq.ft.
B-6	Store	67.06 Sq.ft.	84.91 Sq.ft.	112.93 Sq.ft.



STILT FLOOR PLAN



1st, 2nd & 3rd FLOOR PLAN

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
101	3BHK	1373 Sq.ft.	227.46 Sq.ft.	1670 Sq.ft.	2221 Sq.ft.
102	3BHK	1620 Sq.ft.	279.32 Sq.ft.	1960 Sq.ft.	2607 Sq.ft.
103	1BHK	325 Sq.ft.	24.10 Sq.ft.	387 Sq.ft.	515 Sq.ft.



4th FLOOR PLAN

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
401	4BHK	2893 Sq.ft.	717.90 Sq.ft.	3704 Sq.ft.	4926 Sq.ft.



UNIT TYPE 1

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
101-301	3BHK	1373 Sq.ft.	227.46 Sq.ft.	1670 Sq.ft.	2221 Sq.ft.



Key Plan

UNIT TYPE 2

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
102-302	3BHK	1620 Sq.ft.	279.32 Sq.ft.	1960 Sq.ft.	2607 Sq.ft.



Key Plan

Specifications

STRUCTURE & SAFETY

- RCC framed earthquake resistant structure
- Closed Circuit TV (in parking area, at entrance lobby & main gate and also inside the elevator)
- Electronic / Biometric door lock at entrance lobby
- Fire fighting system as per statutory requirements
- Rain water harvesting system
- State of the art passenger elevator of Johnson / Kone / Otis or equivalent brand
- EPABX for security and intra-building communication

LIVING & DINING

- Vitrified Tiles Flooring
- Decorative Cornices/Beadings in Living & Dining
- POP surface with Acrylic emulsion paint on walls
- White Acrylic emulsion paint on ceiling
- Copper tubing for air conditioning

BEDROOMS

- Vitrified Tiles Flooring / Wooden Flooring

- Decorative Cornices/Beadings in all the Bedrooms
- POP surface with Acrylic emulsion paint on walls
- White Acrylic emulsion paint on ceiling
- Copper tubing for air conditioning

KITCHEN

- Flooring : vitrified tiles
- White Acrylic emulsion paint on ceiling
- Modular Kitchen with under counter cabinets only
- Kitchen counter : Granite stone
- Tiles up to 2 feet above counter and Acrylic emulsion paint in the balance area
- Single Bowl S.S. sink, C.P. Fittings
- Concealed Copper tubing for gas line to nearest balcony for external storage of gas cylinder

BALCONIES

- Anti skid tiles
- Ceiling: Exterior Paint
- Toughened Glass railing with SS handrail in front balconies and Stainless Steel railing in rest of the balconies

BATHROOM/WASHROOM

- Walls: Combination of tiles and acrylic emulsion paint
- Flooring: Anti-Skid tiles
- Counter: Granite / composite stone
- C.P. Fittings of Jaguar / Kohler / Duravit or equivalent brand
- Sanitary ware of Jaguar / Kohler / Duravit or equivalent brand
- Glass shower partition in all bathrooms
- Exhaust Fans in all bathrooms

DOORS & WINDOWS

- Main door: 35mm thick flush door with veneer finish (on both sides) with standard fittings
- Internal Doors: 30mm thick flush door with veneer finish (on one side) with standard fittings
- External Doors and Windows: Aluminum/ UPVC framed glass doors & windows

ELECTRICAL

- Silent DG for power backup for common areas
- All wiring of good quality ISI grade of RR Kabel / KEI / Finolex or equivalent brands
- Tv, Telephone, and Internet Line Points in each apartment
- Modular switches of Wipro North-West / Anchor / Coin or equivalent brand
- Wall / ceiling light fittings in bathrooms, balconies and common passages

LIFESTYLE SERVICES & OTHERS

- Each apartment to have DTH connection through Direct to Home Multi Dwelling Unit (MDU) System.
- Elevator Lobby floor – Marble / Granite
- Staircase– Marble / Granite
- Community hall / Multipurpose Hall - Vitrified tiles flooring and Acrylic emulsion paint on walls and ceiling



OM Niranjan NIWAS



Site : E-28, Durga Marg, Banipark Jaipur

Scan QR Code to
Get Accurate Location

Location Plan | not to scale



Builder & Developers

OM BUILDERS & DEVELOPERS

257, Malvea Apartments, Sardar Patel Marg,
C-Scheme, Jaipur 302001

Phone: +91 141 2224323, 99281 30013, 93515 50327

Email: omniranjanniwas@gmail.com

Architect

**SPACE
GRID
ARCHITECTS**

C-49, (B-6) Vidya Apartment,
Paras Marg, Bapu Nagar, Jaipur
Ph : +91 9314918766

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