

TANKHA'S



OM SHIVANTA
BESPOKE HOMES

*A masterpiece meets
elevated living*



*Where luxury meets moments
of comfort and happiness*

☀️ 3 BHK +
SERVANT ROOM

☀️ 18 EXQUISITELY
DESIGNED FLATS

☀️ COMMUNITY HALL/
MULTIPURPOSE HALL

☀️ JAIPUR'S
PRIME LOCATION



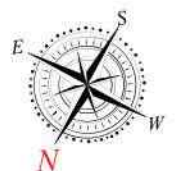


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BESPOKE HOMES





STILT FLOOR PLAN





AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
101 - 501	3BHK+S.R.	1595.30 Sq.ft.	293.44 Sq.ft.	1987.14 Sq.ft.	2649.45 Sq.ft.
102 - 502	3BHK+S.R.	1533.34 Sq.ft.	286.25 Sq.ft.	1905.47 Sq.ft.	2540.56 Sq.ft.
103 - 503	3BHK	1275.92 Sq.ft.	163.14 Sq.ft.	1529.71 Sq.ft.	2039.56 Sq.ft.

TYPICAL FLOOR PLAN

1st to 5th Floor





AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
601	3BHK+S.R.	1595.30 Sq.ft.	293.44 Sq.ft.	1987.14 Sq.ft.	2649.45 Sq.ft.
602	3BHK+S.R.	1533.34 Sq.ft.	286.25 Sq.ft.	1905.47 Sq.ft.	2540.56 Sq.ft.
603	3BHK	1275.92 Sq.ft.	163.14 Sq.ft.	1529.71 Sq.ft.	2039.56 Sq.ft.

6th FLOOR
PLAN





UNIT TYPE 1

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
101-501	3BHK+S.R.	1595.30 Sq.ft.	293.44 Sq.ft.	1987.14 Sq.ft.	2649.45 Sq.ft.





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UNIT TYPE **1** ISOMETRIC VIEW



UNIT TYPE 2

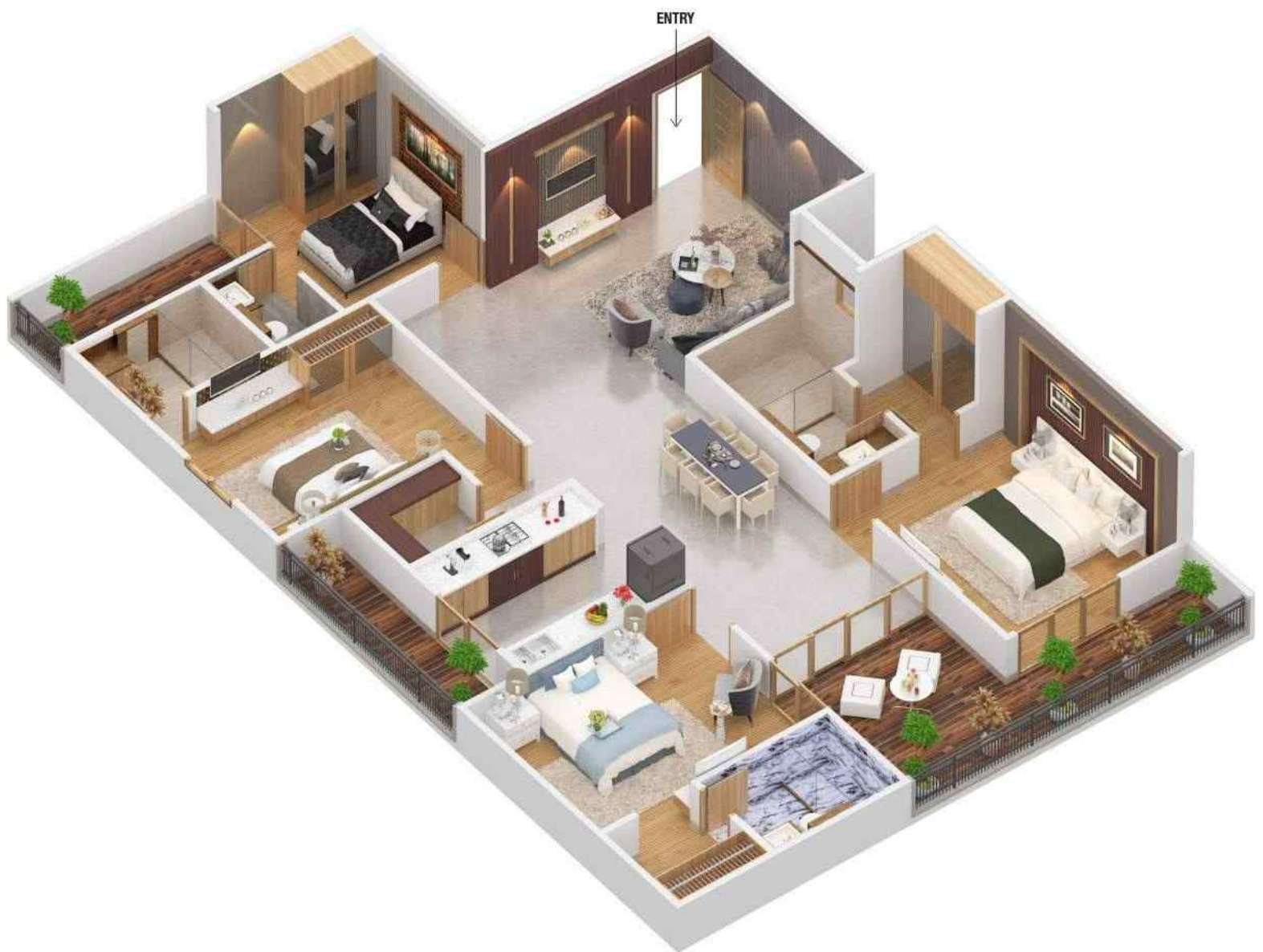
AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
102-502	3BHK+S.R.	1533.34 Sq.ft.	286.25 Sq.ft.	1905.47 Sq.ft.	2540.56 Sq.ft.





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UNIT TYPE **2** ISOMETRIC VIEW



UNIT TYPE **3**

AREA STATEMENT

Unit No.	Type	Carpet Area	Balcony Area	Built-up Area	S.B.U.A.
103-603	3BHK	1275.92 Sq.ft.	163.14 Sq.ft.	1529.71 Sq.ft.	2039.56 Sq.ft.

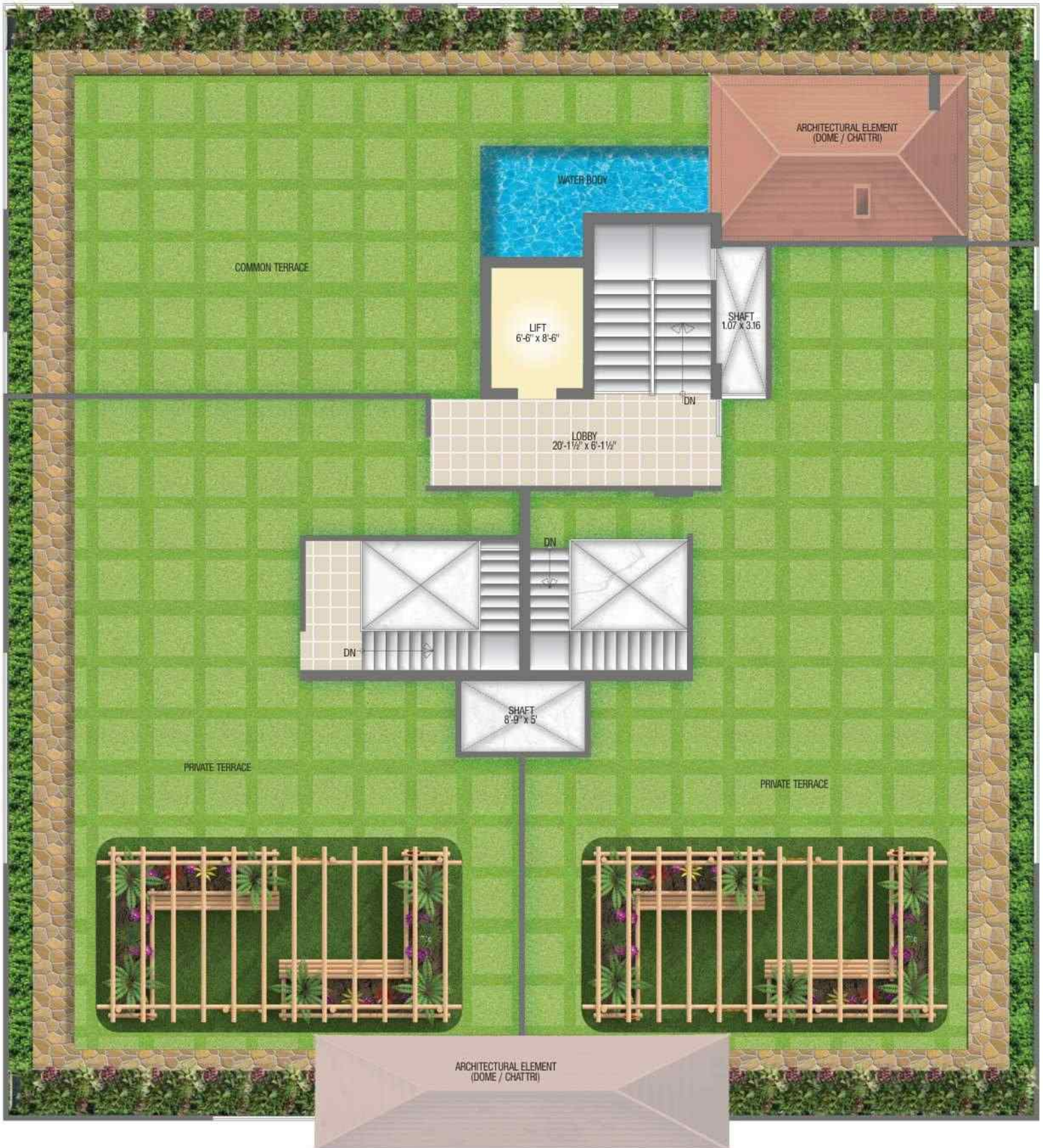




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UNIT TYPE **3** ISOMETRIC VIEW



**TERRACE
FLOOR PLAN**





OM SHIVANTA
BESPOKE HOMES

Life perfected with breathtaking opulence

Om Shivanta, tucked away in the center of the city, ensures that elegance and practicality coexist. Everything about the home, from the luxurious furnishings to the top-notch facilities, is designed to improve your quality of life. Every second is a work of art in this haven, and the heart of the city is literally at your door. Welcome to a home where unrivaled luxury surrounds an absolutely perfect life.



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
- POP surface with Acrylic emulsion paint on walls
- White Acrylic emulsion paint on ceiling
- Copper tubing for air conditioning

BEDROOMS

- Vitrified Tiles Flooring/ Laminated Wooden Flooring
- 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

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
- Servant Bathroom - Sanitary ware of DeyCera or equivalent brands
- Glass shower Partition (half) in all except servant Bathroom

BALCONIES

- Anti skid tiles
- Ceiling: Exterior Paint

DOORS & WINDOWS

- Main door: 35mm thick flush door with Laminate finish (on both sides) with standard fittings
- Internal Doors: 30mm thick flush doors with Laminate finish (on both sides) 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 / Polycab / 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 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





Location Plan | not to scale



OM SHIVANTA
BESPOKE HOMES

Site : AD/8, Devi Marg, Bani Park,
Jaipur, Rajasthan 302016

Scan QR Code
for Location



DISTANCE CHART

EDUCATION

- Tagore Public School 6 Min
- S.S.G. Pareek PG. College 5 min
- Maheshwari Girls Pg College 5 min

HEALTH

- Bani Park Hospital 2 min
- Satellite Hospital 3 min
- Sanjeevni Hospital 4 min

ENTERTAINMENT

- INOX City Plaza 6 min
- Raj Mandir 10 min
- Cinepolis Triton 10 min

TRANSPORTATION

- Sindhi Camp 5 min
- Metro Station 6 min
- Jaipur Junction 4 min

From the house of



OM BUILDERS & DEVELOPERS

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Email:omniranjanniw@gmail.com

TANKHA'S

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