

DEV RATAN

3 BHK DUPLEX APARTMENTS

Redefining Lifestyle



❏ AESTHETIC ARCHITECTURE

❏ ERGONOMICS INTERIOR

❏ REJUVENATED LIFESTYLE

❏ LIVABILITY

❏ SPLENDID DESIGN







AESTHETIC ARCHITECTURE

"DEV RATAN AT KESAR GREEN STANDS AS AN ARCHITECTURAL MASTERPIECE, BLENDING MODERN DESIGN WITH TIMELESS ELEGANCE TO CREATE A LANDMARK OF LUXURY IN PATRAKAR COLONY."

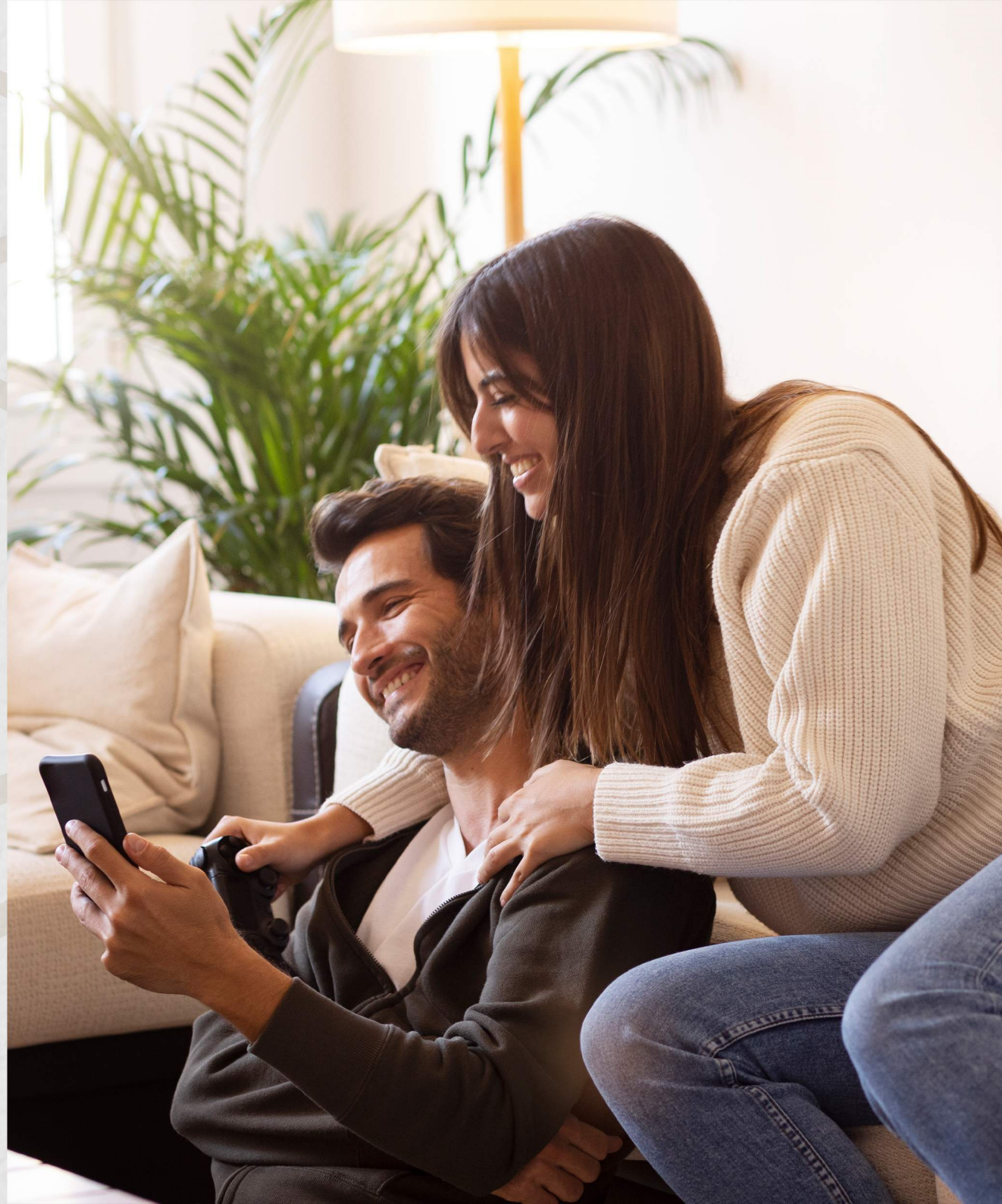


FIRST IMPRESSIONS

"MAKE A LASTING FIRST IMPRESSION WITH
DEV RATAN'S LOBBY, A HARMONIOUS BLEND OF
OPULENCE AND COMFORT THAT SETS THE TONE
FOR THE REST OF YOUR HOME."

REJUVENATED LIFESTYLE

LIVING AT DEVRATAN IS AN EXPERIENCE LIKE NO OTHER, WHERE EVERY ASPECT OF YOUR LIFESTYLE IS ELEVATED TO NEW MAJESTIC HEIGHTS. NESTLED IN THE SERENE SURROUNDINGS OF KESAR GREEN, PATRAKAR COLONY.



EXQUISITE CRAFTMANSHIP & SPLENDID DESIGN

"DEV RATAN'S DESIGN EMBODIES THE PINNACLE OF MODERN ELEGANCE, BLENDING INNOVATIVE ARCHITECTURE WITH TIMELESS SOPHISTICATION TO CREATE A TRULY UNIQUE LIVING EXPERIENCE, WHERE EVERY ELEMENT IS METICULOUSLY DESIGNED TO OFFER THE HIGHEST LEVEL OF LUXURY



TYPICAL FLOOR PLAN



FLAT - 01
1755 SQ. FT.

FLAT - 02
1800 SQ. FT.

FLAT - 03
1640 SQ. FT.

FLAT - 04
2100 SQ. FT.

FLAT - 05
1765 SQ. FT.

FLAT - 06
1825 SQ. FT.

PLAN



FLAT - 101 | AREA - 1755 Sq. Ft.

PLAN



FLAT - 102 | AREA - 1800 Sq. Ft.

PLAN



FLAT - 103 | AREA - 1640 Sq. Ft.

PLAN

FLAT - 104



FLAT - 104A | AREA - 2100 Sq. Ft.



PLAN



FLAT - 105 | AREA - 1765 Sq. Ft.

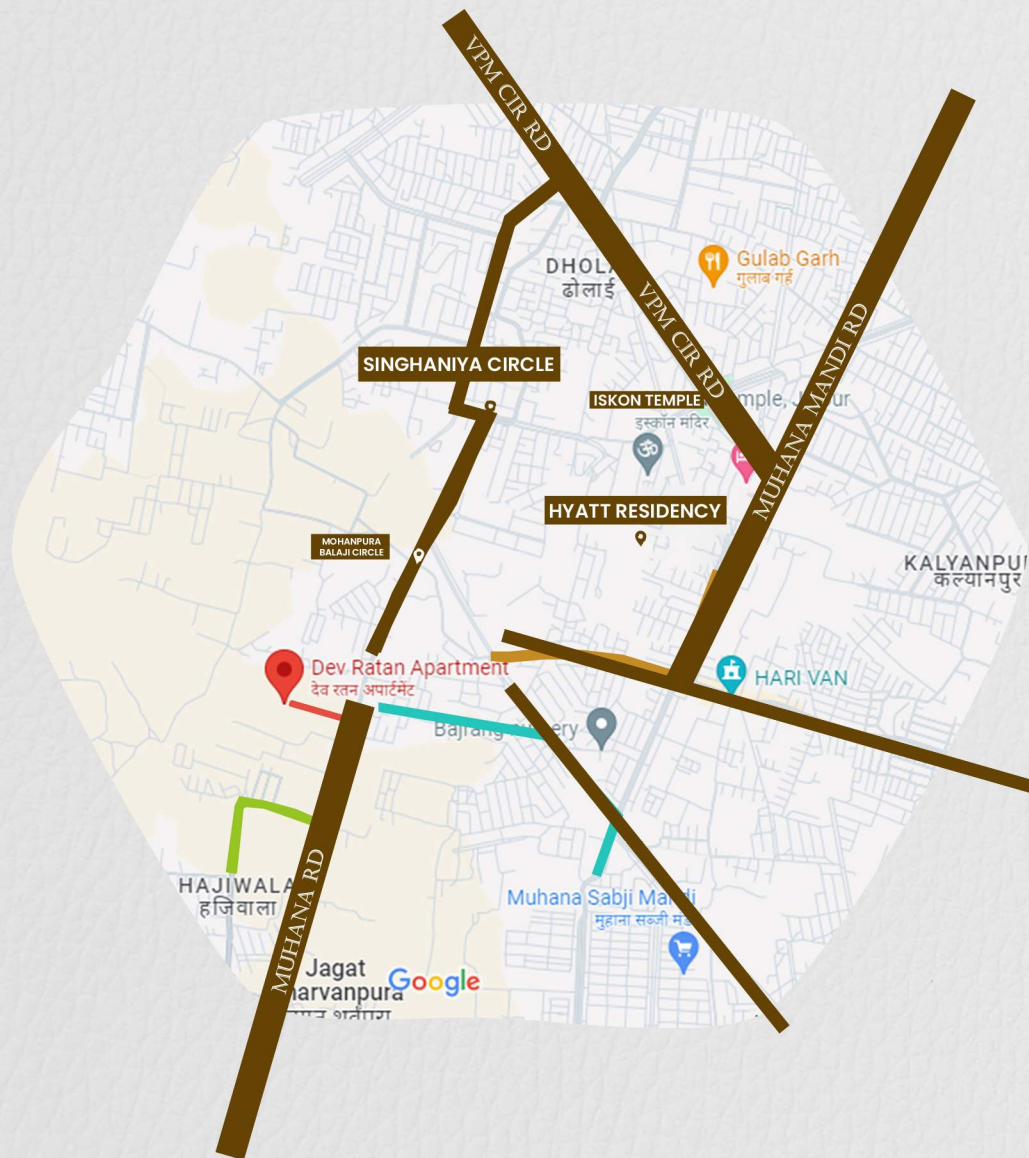
PLAN



FLAT - 106 | AREA - 1825 Sq. Ft.

EXPERIENCE THE HEIGHT OF URBAN LIVING WITH EXCLUSIVE ROOFTOP AMENITIES
WHICH IS METICULOUSLY DESIGNED FOR THE ELITE





CONNECTIVITY

- DELHI - MUMBAI, AGRA, AJMER DIRECT CONNECTIVITY
- SEZ MUHANA MANDI & JAIPUR RING ROAD DIRECT CONNECTIVITY
- 5 MINS DRIVE FROM 5 STAR HOTEL
- 5 MINS DRIVE FROM ISKON TEMPLE
- 8 MINS DRIVE FROM CITY PARK, MANSAROVER
- 13 MINS DRIVE FROM PATRIKA GATE
- 13 MINS DRIVE FROM JAWAHAR CIRCLE
- 15 MINS DRIVE FROM JAIPUR INTERNATIONAL AIRPORT
- 2 MINS DRIVE FROM CAMBRIDGE WORLD SCHOOL (RECENT ADDITION)
- 10 MINS DRIVE FROM PROPOSED MALL
- MAJOR SCHOOL & COLLEGES FOR YOUR CHILDREN

LOCATION ADVANTAGES

1. Proximity to Public Transportation:

Easy access to buses, metro stations, and major highways.

2. Close to Business Hubs:

Nearby office complexes or IT parks reduce commute times for professionals.

3. Excellent Educational Institutions:

Reputed schools, colleges, and universities are located nearby.

4. Healthcare Facilities:

Close to hospitals, clinics, and specialty healthcare centers.

5. Shopping and Entertainment:

Malls, cinemas, and shopping complexes are just a short drive away.

6. Low Pollution Levels: away from industrial zones.

7. Potential for Appreciation:

Real estate prices are expected to rise due to increasing demand and development.

8. Peaceful Environment: away from noisy commercial spaces.

DEV RATAN

-  TEMPLE
-  GUARD ROOM
-  BIOMETRIC ENTRY ON RECEPTION
-  VASTU FRIENDLY
-  STILT PARKING WITH HYDRAULIC (14'-6"HT.)
-  WAITING LOUNGE / RECEPTION AREA
-  CCTV CAMERA 24X7
-  35000 LITER UNDER GROUND WATER TANK
-  WATER SUPPLY 24X7
-  RAIN WATER HARVESTING SYSTEM
-  SUBMERSIBLE BORING 8" DIA
-  DG SET (TATA)
-  GAS BANK SUPPLY
-  POWER BACKUP IN EVERY FLAT
-  MAJESTIC DOUBLE HEIGHT ENTRY
-  FACILITY AREA NEAR BY PROJECT
-  CHILDREN PLAY AREA

AMENITIES

-  EV FAST CHARGING POINT WITH EVERY PARKING
-  1 REGISTERED PARKING WITH EVERY FLAT
-  1 EXTRA PARKING ON DEMAND (HYDRAULIC) GERMAN MAKE-WOHR
-  2 LIFT OF JOHNSON (1 PASSENGER & 1 SERVICE LIFT)
-  FIRE FIGHTING SYSTEM WITH EVERY FLOOR
-  DUAL SIDED OPEN WITH EXCEPTIONAL VENTILATION



TERRACE

 CLUB HOUSE

 PARTY HALL WITH PROJECTOR

 GAZEBO SITTING

 2 COMMON WASHROOM

 GUEST ROOM X4 PERSON'S

 COVERED GYMNASIUM

 YOGA DECK

 TUITION ROOM / LIBRARY / MEETING HALL

 INDOOR GAME (POOL TABLE, CAROM, CHESS,

 TABLE TENNIS)

 WALKWAY ON TERRACE

 MULTI PURPOSE COMMUNITY HALL

 SOLAR ENERGY FOR SUSTAINABLE LIVING.

 SENIOR CITIZEN SIT-OUT

KESAR GREEN

 UHF (ULTRA HIGH FREQUENCY) SECURITY WITH BOOM BARRIER

 DOUBLE SECURITY GATED COLONY

 6FT. HEIGHT BOUNDRY WALL AROUND KESAR GREEN COLONY

 6000 SQ. YARD PARK

 BISALPUR UNDERGROUND WATERLINE

 WATER, ELECTRIC & SEWERAGE UNDERGROUND LINE

 60FT. & 30FT. WIDE ROAD AROUND PROJECT (2 SIDE OPEN FOREVER)

 MARKET / SHOPING ENCLAVE (PROPOSED SHOP AREA)

 LAVISH LANDSCAPE WITH SITTING AREA

 FACILITY PARK AREA BEHIND THE PROJECT

 PARK AND PLAY AREA

 STP PLANT (SEWAGE TREATMENT PLANT)

AMENITIES

SPECIFICATIONS

STRUTURE:

Earthquake Resistant R.C.C. frame structure for safety aspects.

WALL & CEILING FINISH:

External: Water proof paint for external surface. (Apex Ultima)
Internal Wall & Ceiling : Primer Emulsion paint for internal walls
(Royal Paint) and Ceiling.

FLOORING:

Living/ Dining: High quality vetrified double charged tile flooring.
Bedrooms & Kitchen: High quality vetrified double charged tile flooring.
Balcony & Utility: Anti- skid ceramic tile flooring with apoxy.
Toilets: Anti-skid ceramic tile flooring and glazed ceramic tile up to door height.

KITCHEN

Counter: Granite platform
Sink: Stainless Steel Sink.
Dado: Glazed ceramic tile of 2' height above kitchen platform with aqua-guard,
chimney and Geyser point provision.

TOILETS:

Sanitary Ware: Wall hung EWC With concealed cistern in all toilets (Jaquar)
/Rock or equivalent fittings.
Fixture 8 Fittings: Single lever diverter for bath and shower.
Internal Pipes: PVC / UPVC (PRINCE) or equivalent.

FURNITURE:

Wardrobe lock (Harrison) in all Bed Room.
LED Cabinet For Drawing/Dining Room.
LED Panel in Master Bed Room.
Modular Kitchen.

CIVIL WORKS:

Cement of major cement plants (Ultratech, ACC and Novoco, Shree or Similar Brand).
TOR Steel-Rathi/ Mangla or similar brand.
Water Proofing and Apoxy Inside Bathroom.
POP finish surface inside the flats with corners & beading.
Ceramic tiles up to roof ht. in toilets and 2'-0"ht above platform in kitchen.
Ceramic tiles flooring in toilets.
Tile flooring in parking and drive ways.
Granite Slab (Thappi) / vetrified Double Charged tiles with mirror polish
in flats and common lobbies.

ELECTIRCAL:

Fire- resistant Electrical ISI Mark Wires VGuard (0.75mm to 4mm) or equivalent.
Elegant modular electrical switches (SCHNEIDER) good quality or equivalent.
Points for Water Purifier, Exhaust fan, Microwave, Mixer grinder and
Refrigerator in kitchen Washing machine point in utility.
Electrical geyser point and Exhaust fan point in all bathrooms.
TV & Internet point in drawing, living/dining, Master Bedroom.
Ac Copper Piping All Bedroom & Drawing/Dining Room.
Indoor Wipro Concealed Lights

DOOR & WINDOWS:

Main Door: Laminated solid wooden flush door with HD MR.
Internal Doors: Laminated solid flush door with Stone frame with
SS hardware. (Godrej)
Toilet Doors: Laminated Flush door with SS Fitting.
Balcony Windows: UPVC with Glass.



RERA:RAJ/P/2023/2836

SCAN FOR LOCATION



Building Classic Timeless Homes

Dev Ratan is one of Jaipur's most respected names, and acknowledged for its philanthropic activities. The company has been active on the sphere of real estate for several decades and delivered numerous successful projects in Jaipur. Passionate and professional, the team at the helm has conceived DEV RATAN as a landmark residential address that will set standards for the future.



SITE / BUILDING LOCATION: 181, KESAR GREEN NEAR MOHANPURA BALAJI MANDIR, PATRAKAR COLONY, JAIPUR (RAJ.) 302029



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Available All Banks
for Home Loan



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