



**Site Address :** Singhanian Circle Patrakar Colony,  
Near Iskcon Temple, Mansarovar Extension, Jaipur-302020



SCAN FOR LOCATION



Aanya Graphic Studio: 9456102618



# URBAN HEIGHT

3BHK LUXURY APARTMENT

RERA NO. : RAJ/P/2024/3324 | [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)

BAALJI & MALOO'S VENTURE

Redefining the way of living

Interiors & Beautification  
Design Studio- Jaipur



**Disclaimer:** \*The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. \* All plans are subject to any amendments approved by the competent authorities. \*This Brochure shall not be treated as a legal document; It is only for information. \* The isarea indicative only. The measurements indicated in the plan may vary at the time of construction. \*The developer reserves all the right to make any change as may be necessitated from time to time in the layout, building plan, and specifications without any prior notice. Such changes would be binding to all members

WELCOME TO

# URBAN HEIGHT

**3BHK LUXURY APARTMENT**

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**BAALJI & MALOO'S VENTURE**

Baalji Group offers a charming blend of "Elite Living" with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart Urban Height for high-end living.

Experience tranquillity in the midst of stunning scenic greens, your very own private garden or expansive terraces. With wide open spaces as far as the eye can see with no high rise buildings to block your view, Urban Height has created living environments that feel secluded, yet welcoming.

Poised to become Jaipur's premier residential address, Urban Height is unbeatable in terms of accessibility and picture perfect lifestyle.

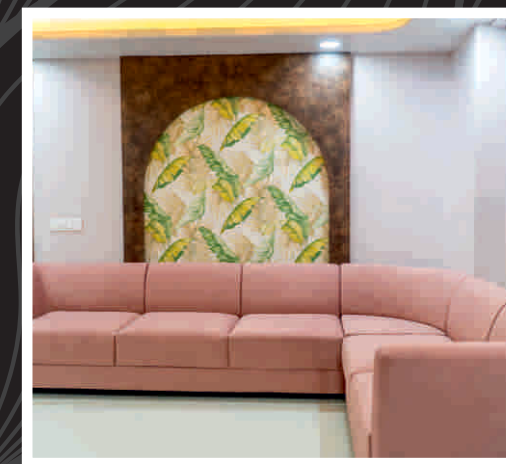
Images are for illustration purpose only.



Images are for illustration purpose only.

Perfect  
Harmony  
of luxury  
lifestyle

Images are for illustration purpose only.



Actual Images

Images are for illustration purpose only.



# Convenience

to Fill Your Life With

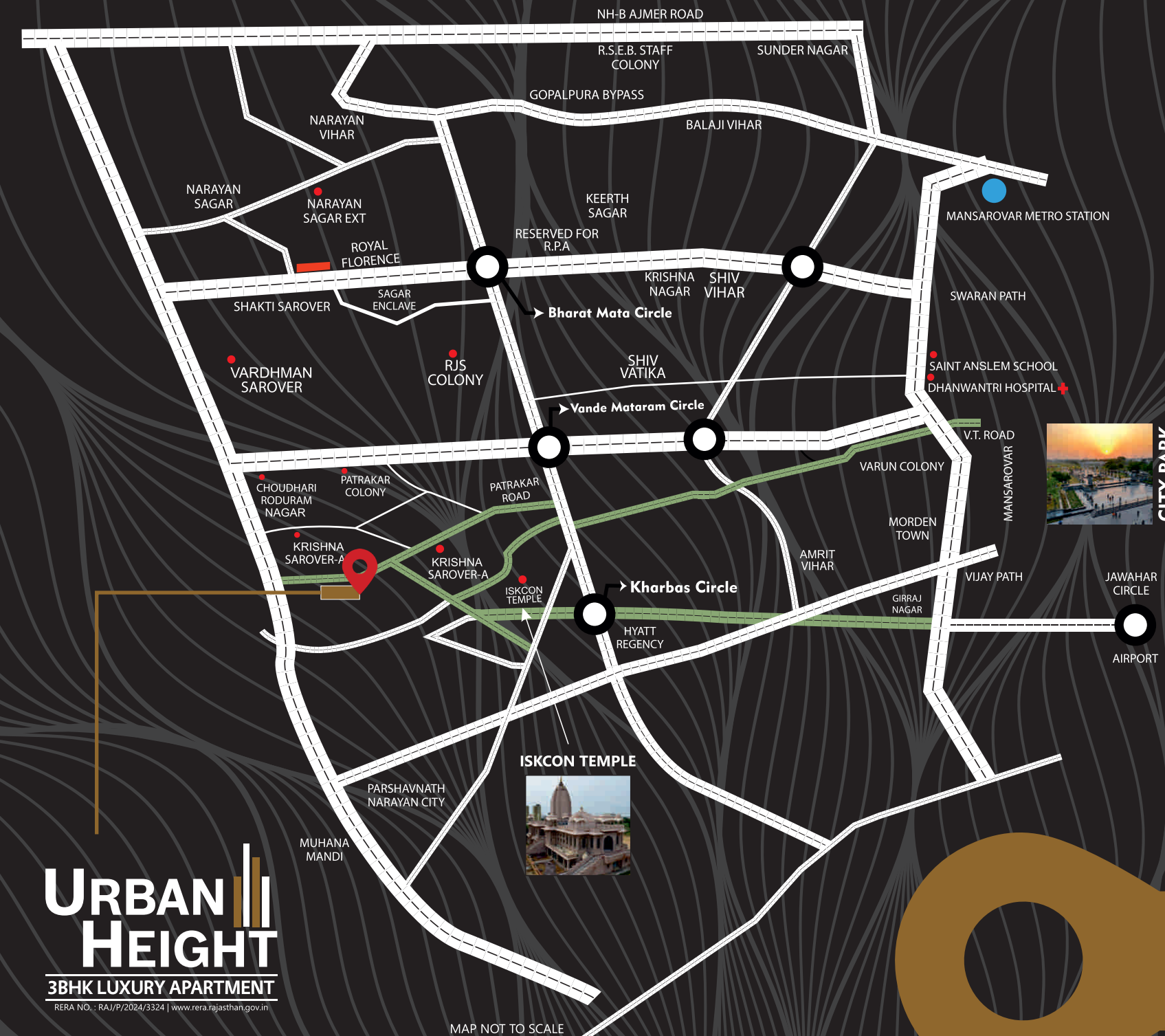
## Everything Good

The project provides green and pollution-free homes which everyone is dreaming of. Living near nature is now only a dream for most of the people. Rising high levels of pollution in crowded cities are so poisonous and hazardous that now it is hard to feel a fresh breath outside. **Urban Height** project is surrounded by open green region. It has been conceived, designed and developed by industry's best professionals. It is now talk of the town.



WHERE  
LIFE IS BEAUTIFUL  
ALL DAY LONG...

## LOCATION MAP



**URBAN  
HEIGHT**  
3BHK LUXURY APARTMENT  
RERA NO. - RAJ/R/2024/3324 | www.rera.rajasthan.gov.in

MAP NOT TO SCALE

### Hospitals

- Apex Hospital
- Suvira Hospital
- Dhanwantri Hospital
- Metro Mass
- Saket
- Fortis Hospital

### Schools/College

- Neerja Modi School
- Seedling Model High School
- St. Anselm's School
- Cambridge Court School
- St. Wilfred's College
- IIS University

### Malls/Entertainments

- Mansarovar Plaza
- Galaxy Cinema
- Cityplex
- Entertainment Paradise
- Gaurav Tower
- WTP

### Hotels/ Restaurants

- Hotel Hyatt Residency
- Clarks Amer
- Hotel Redisson Blu
- Hotel Marriott
- Hotel The Lalit

### Banks & ATM

- SBI, HDFC, AXIS, BOI, KOTAK, ICICI

### EASY ACCESS FORM EVERYWHERE

Airport | Metro Station | Gandhi Nagar Railway Station  
Durgapura Railway Station | Iskcon Temple | Jain Mandir

LOCATION ADVANTAGE

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RECREATIONAL  
AMENITIES



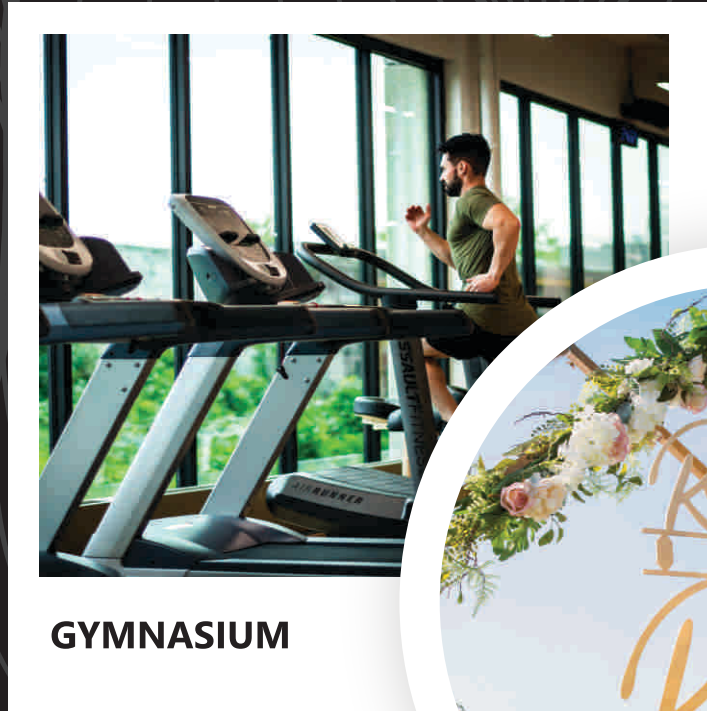
COMMUNITY HALL



YOGA DECK



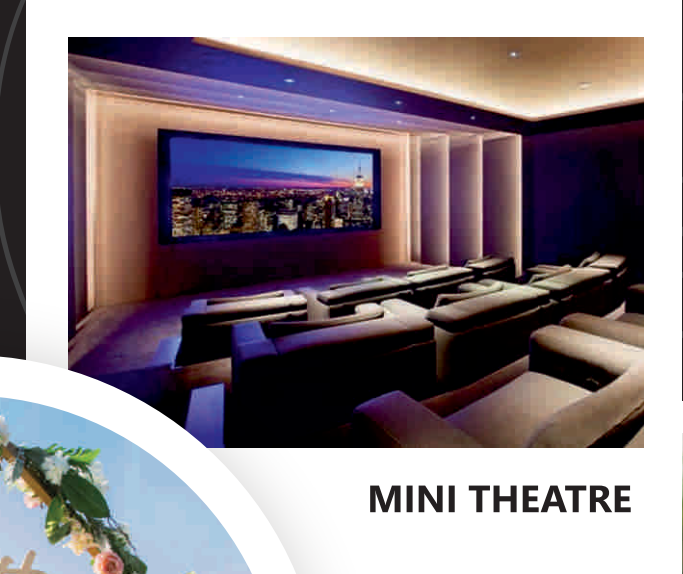
KIDS PLAY AREA



GYMNASIUM



ROOF TOP  
PARTY AREA



MINI THEATRE

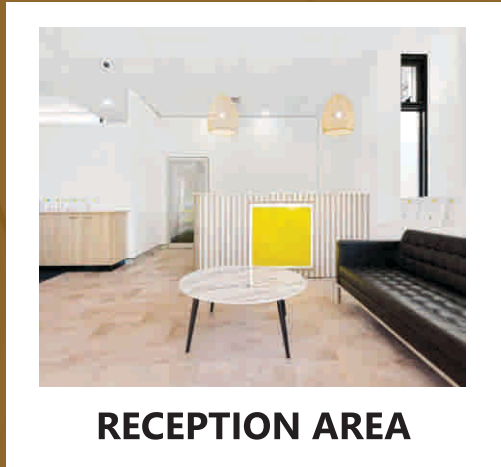


INDOOR GAMES



GAZEBO

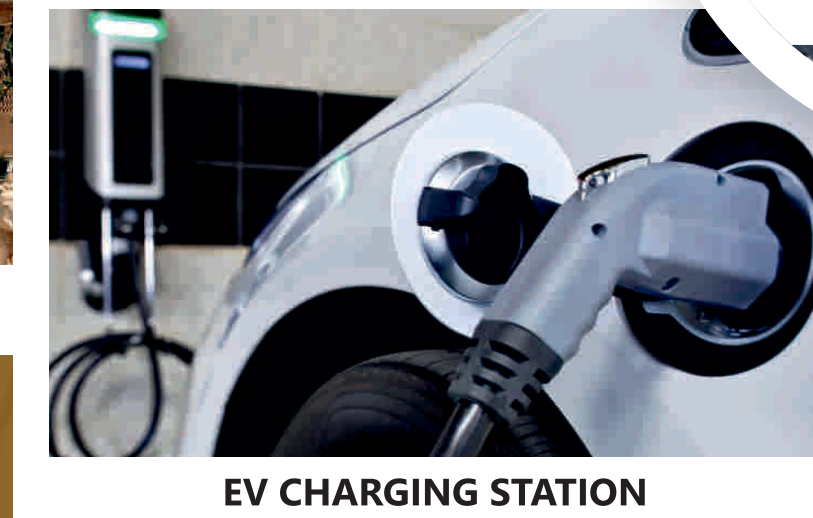
OTHER  
AMENITIES



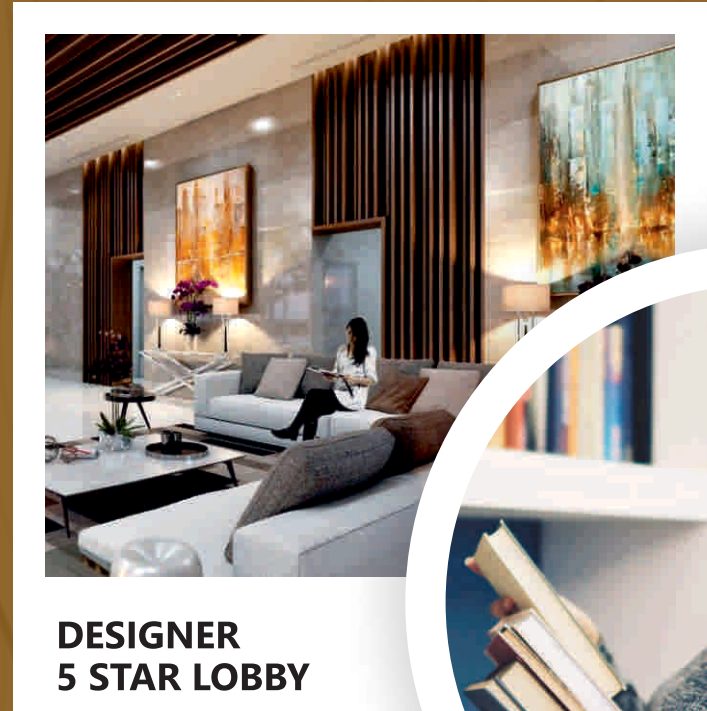
RECEPTION AREA



TEMPLE



EV CHARGING STATION



DESIGNER  
5 STAR LOBBY



LIBRARY



SMART EPABX  
SYSTEM



SENIOR CITIZEN  
SITTING AREA

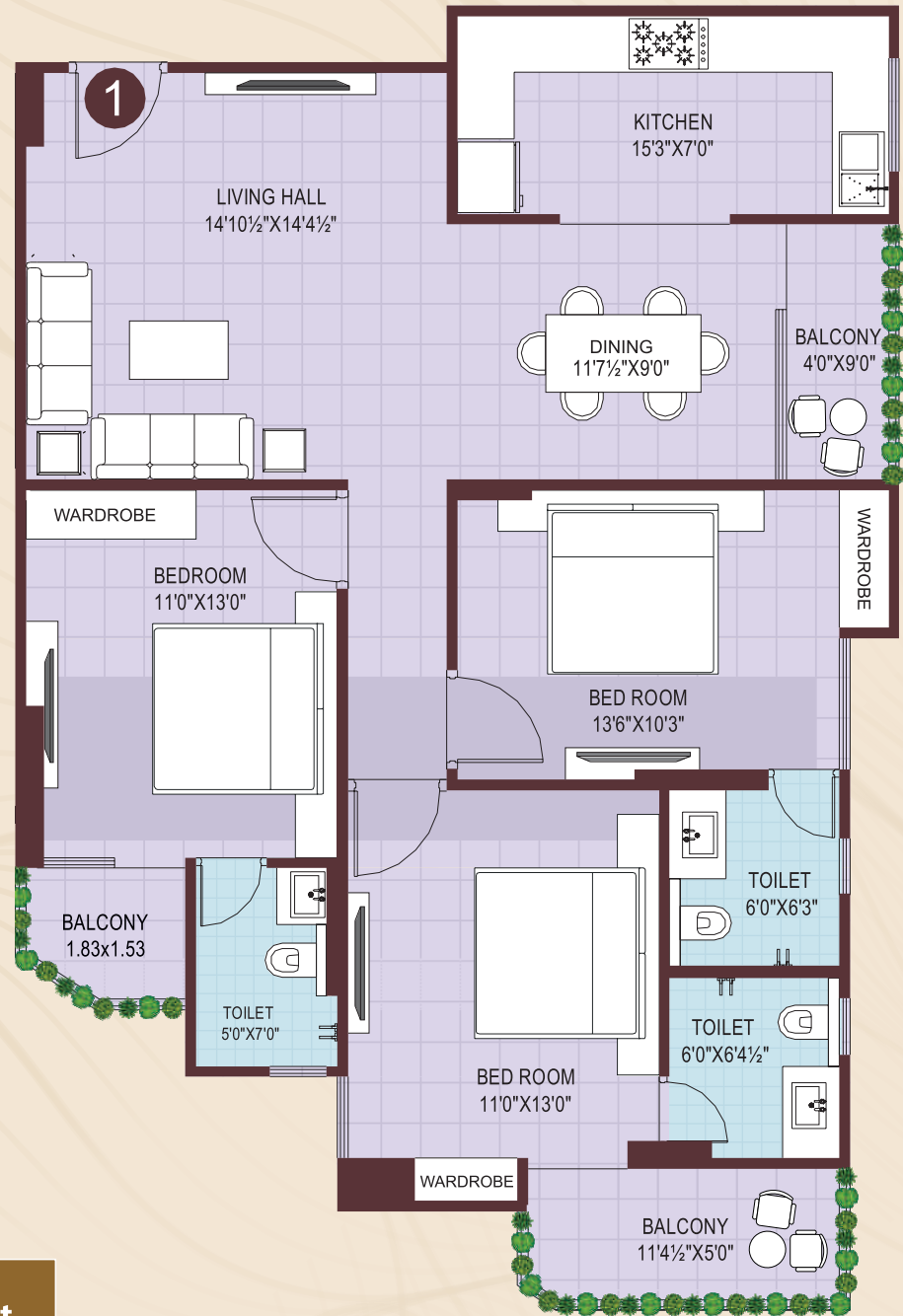


THREE TIRE SECURITY

A red circular seal with the text "JDA APPROVED" in the center and "APPROVED" repeated three times around the perimeter, separated by stars.

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3 BHK LAYOUT PLAN



FLAT NO.-101

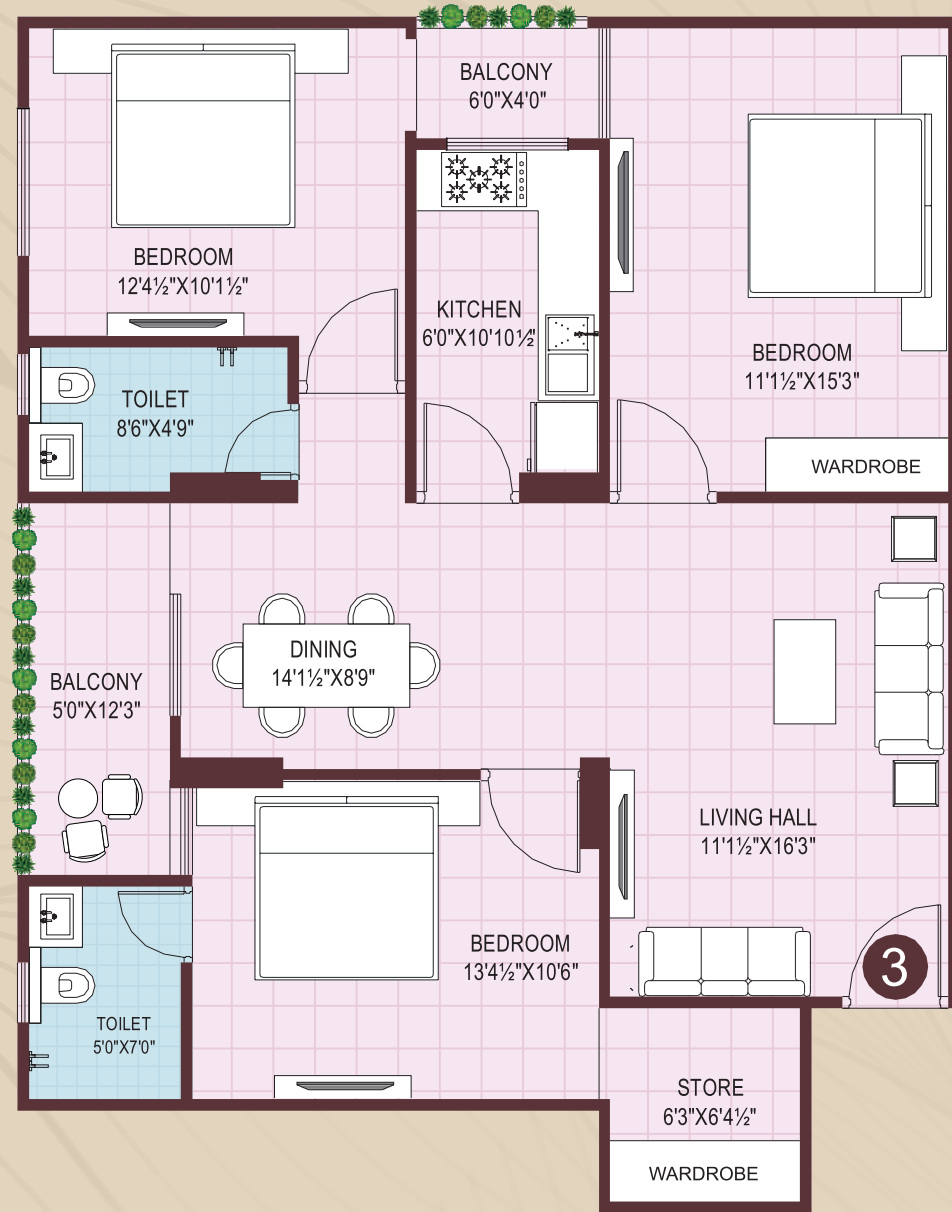
S.B.U. AREA (SQ.FT.)  
**1680.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1226.00 Sq.ft.**



FLAT NO.-102

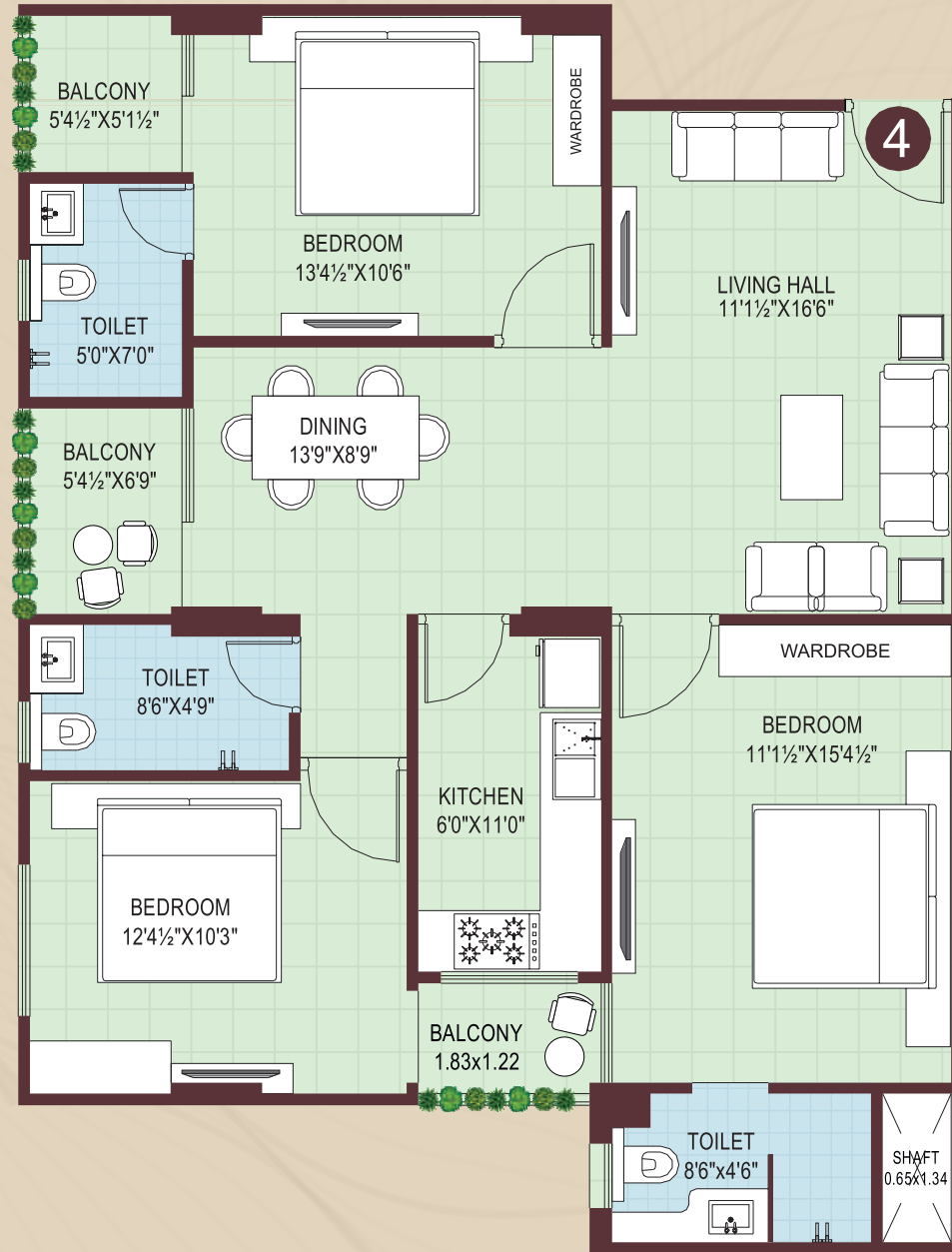
S.B.U. AREA (SQ.FT.)  
**1621.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1183.00 Sq.ft.**

3 BHK LAYOUT PLAN



FLAT NO.-103

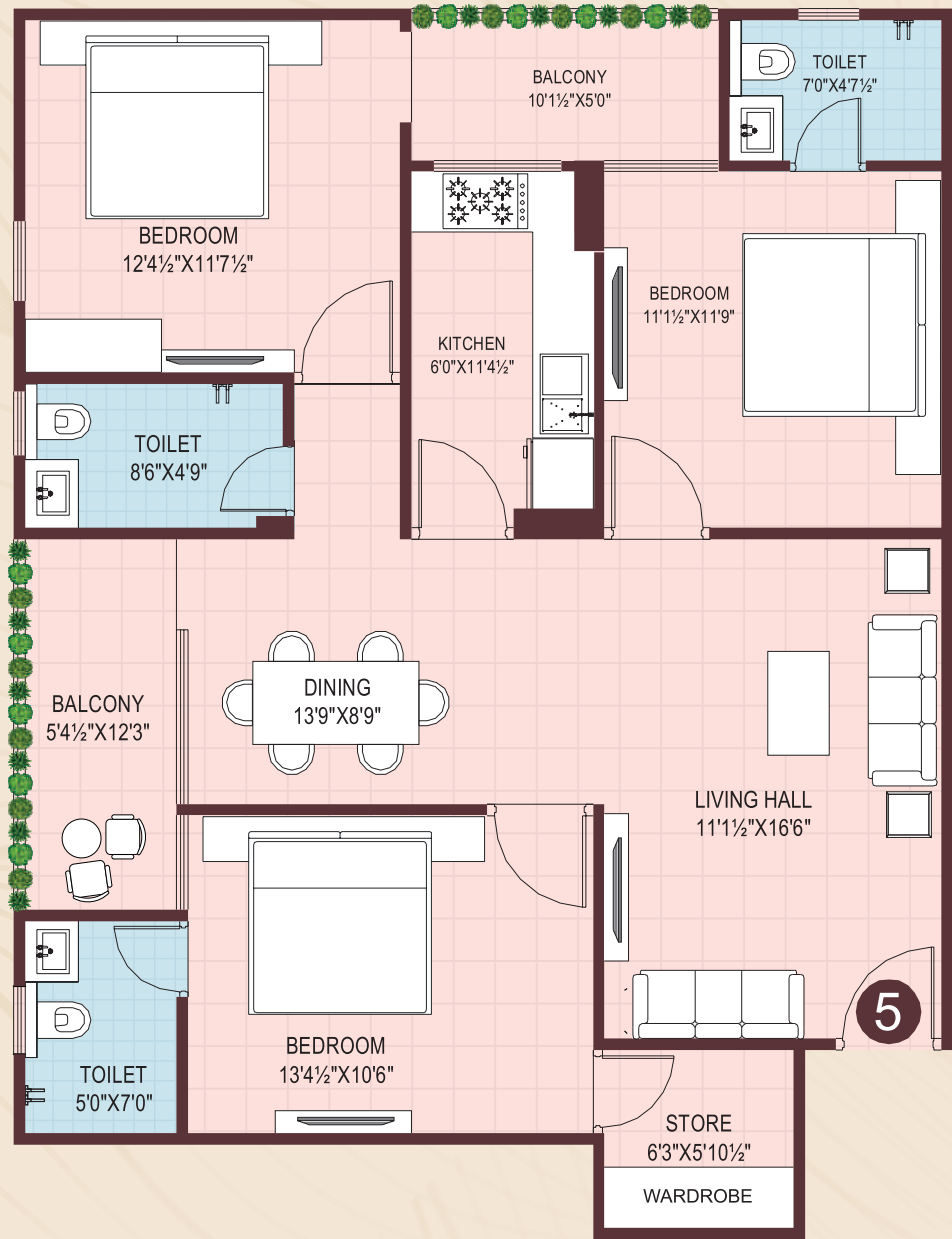
S.B.U. AREA (SQ.FT.)  
**1529.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1116.00 Sq.ft.**



FLAT NO.-104

S.B.U. AREA (SQ.FT.)  
**1539.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1123.00 Sq.ft.**

3 BHK LAYOUT PLAN



FLAT NO.-105

S.B.U. AREA (SQ.FT.)  
**1595.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1164.00 Sq.ft.**



FLAT NO.-106

S.B.U. AREA (SQ.FT.)  
**1465.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1069.00 Sq.ft.**

3 BHK LAYOUT PLAN



FLAT NO.-107

S.B.U. AREA (SQ.FT.)  
**1521.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1110.00 Sq.ft.**



FLAT NO.-108

S.B.U. AREA (SQ.FT.)  
**1445.00 Sq.ft.**  
B.U.A AREA (SQ.FT.)  
**1055.00 Sq.ft.**

# PROJECT SPECIFICATIONS

## Living/Dining

- POP Finishing Walls and False ceiling
- Premium Quality Paints With Bright Finish.
- Flooring Vitrified Tiles.
- Domal Gates or Widows with wire mesh.
- Provision for AC (Split AC Piping).
- Well Designed Wooden TV Panel.

## Balcony

- Premium Quality Water Proof Paint.
- Premium Quality Tiles in Ruff Elastic Look.
- SS Railing with Toughened Glass.
- Water Tap.

## Kitchen

- Modular Kitchen with Over Head Cabinet.
- 2 Ft Tiles Dado From Granite Top.
- False Ceiling With Attractive Architectural Designs.
- Domal Window with wire mesh..
- SS Sink and Grohe CP Fitting.
- Branded Chimney.

## Electrical

- ISI Modular Switches (Legrand).
- AC/TV/Inverter Points as suitable places.
- Concealed copper wiring in PVC conduits with AC and light points (Polycab).
- Designer Fans in Living area & all Bedrooms (Orient).
- LED lights (Jaquar).
- Profile lights in False Ceiling.
- Chimney in Kitchen (Glen).

## Toilets

- Tiles with modern design up to 8'-0" Height.
- Anti Skid Ceramic Tiles in flooring with combination of Wall Tiles.
- Standard Flush Door with Sun Mica finish.
- Domal Ventilators.
- Branded Geysers & Exhaust.
- Premium Quality Hindware Sanitary & Wall Hung water closet.
- Hindware CP Fitting with Diverter.
- Hindware Conceal Tank.

## Bedroom

- Premium Quality Paints on wall with bright finish.
- POP Finished Walls and False Ceiling.
- Flooring Vitrified Tiles.
- Flush Doors with Sun Mica finish and Grooves with Golden Strip.
- Wooden Wardrobe with Drawers.
- Provision for AC (Split AC Piping).

## Safety

- RCC Framed earthquake Resistant Structure.
- Appropriate Fire Fighting Arrangements.

## Material

- Cement - ACC / AMBUJA
- Rdy Mix Concrete -ULTRATECH
- STEEL - JSW / Gallent
- Sand - Purely BANAAS
- Griet - From tested mining
- Johnson Modern Elevators.

## Water Supply

- 24 Hours Water Supply.
- Water Harvesting.

## Security

- CCTV & 24 Hours Security Guard.
- Smart EPABX System.
- Emergency Exit Stair.

## Club House Amenities

- Gymnasium
- Yoga Deck
- Reception Area
- Kids Play Area
- Community Hall
- Temple
- Theater
- Library
- Indoor Games
- Senior Citizen Sitting Area
- Designer 5 Star Lobby
- EV Charging Station

# OUR COMPLETE PROJECTS



HANUMAN NAGAR,  
RAGHU MARG



NEMINAGAR,  
MANISH MARG



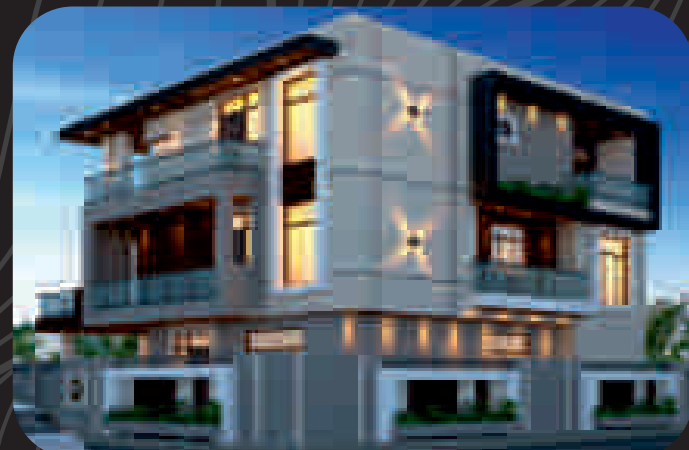
NEMINAGAR  
EXTENSION



HANUMAN NAGAR,  
RAGHU MARG



GANGASAGAR  
COLONY



HANUMAN NAGAR,  
AHILYA MARG

## BRANDS



(SWITCH)



(CEILING FAN,  
GEYSER)



(CHIMNEY)



(WIRE)



(CABLES)



(TOILET  
ACCESSORIES)



(WASHBASIN/WC)



(PIPE)