



CHORDIA'S
EXPECT MORE

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CHORDIA'S *The*
KAIRO

PREMIUM BUSINESS SPACES



CORPORATE OFFICE

Chordia Enclave, 29, Janpath, Shyam Nagar, Jaipur-302019 (Raj.)

www.chordiabuilders.com



Disclaimer: This brochure is not a legal document and just describes the developers' intended conceptual plan.
Specification and details provided are tentative and may change at the sole discretion of developer and/or the architects.

Sodala, Shyam Nagar, Jaipur

A commercial address shaped by intent, scale and long term relevance.

An address THAT MOVES WITH THE CITY.

Located at Shyam Nagar, Ajmer Road, this address sits within one of the Jaipur's most active commercial corridors. The surroundings combine residential density along with corporate movement and the everyday footfall creating a setting where business activity remains consistent throughout the day.





LOCATION ADVANTAGES:

Hotels

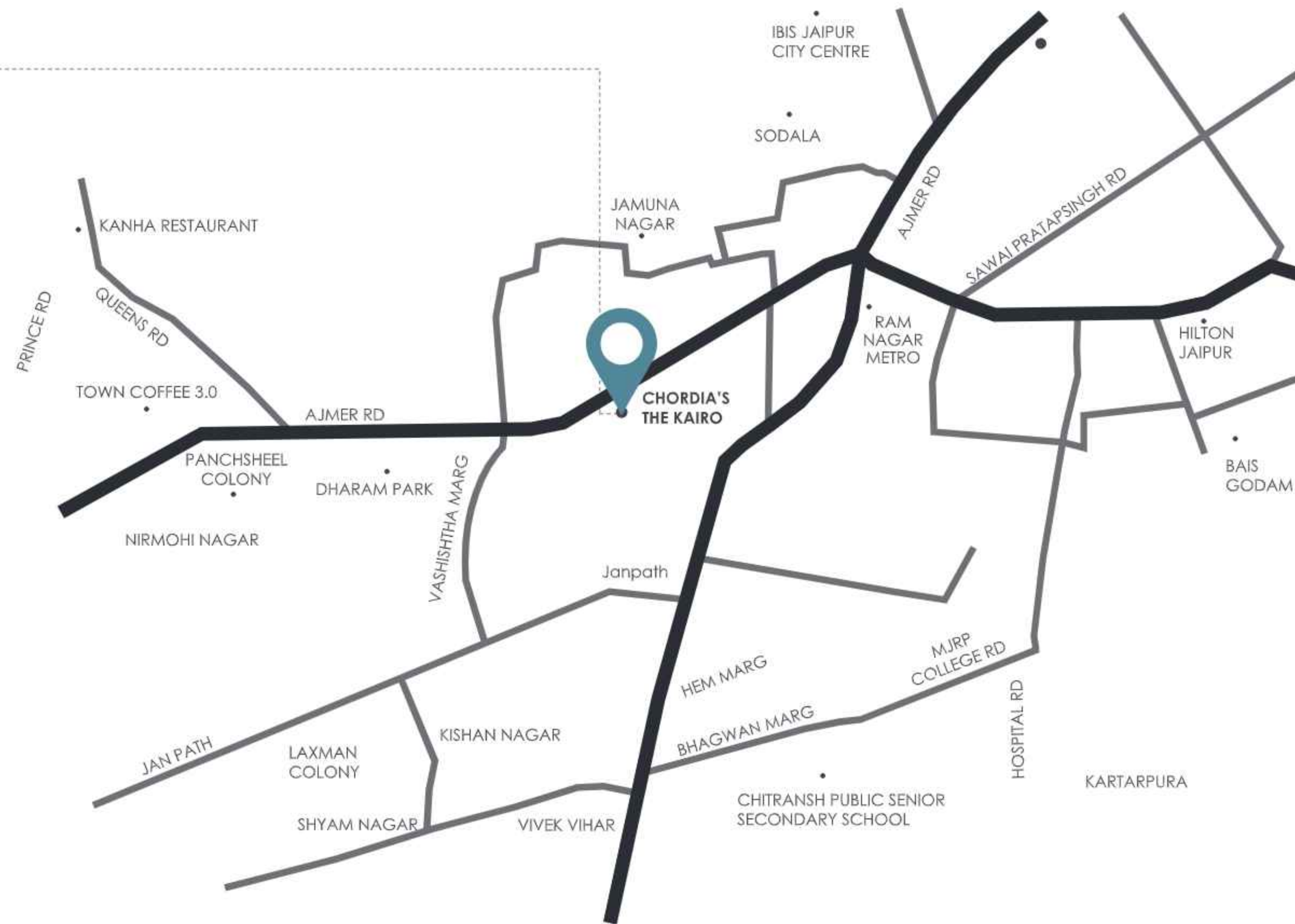
IBIS Jaipur City Centre
Hilton Jaipur
Holiday Inn Jaipur City Centre

Hospital

Shubh Hospital	500 Mtr
ESIC Model Hospital	1 KM

Transport

Metro Station	500 Mtr
Elements Mall	2 KM
200 Ft Bypass	2.5 Km
Jaipur Junction	3 KM
Airport	11 KM





THE TONE IS SET
BEFORE THE WORK *begins.*

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Architecture THAT CARRIES AUTHORITY.

The structure is defined by clean vertical expression, balanced massing and landscape edges. Glass brings the openness while the solid planes add permanence while creating a building that feels contemporary yet enduring. It stands with confidence rather than spectacle.

Visibility THAT WORKS SILENTLY.

Direct frontage on a 160 ft wide main road ensures the uninterrupted exposure throughout the day. The visibility is not created through signage but through positioning the scale and alignment with movement. Your address speaks even when you do not.





Workspaces ARE DESIGNED TO STAY EFFICIENT.

Each office layout is planned to maximise the usable space while maintaining comfort and flow. Natural light through the wide corridors and rational proportions ensure that the environment supports focus across long working hours. Spaces remain adaptable as the teams and functions evolve.



Materials chosen FOR EVERYDAY USE.

Flooring finishes, electrical systems and service points are selected to support durability and the ease of maintenance. Nothing is excessive yet nothing feels compromised. Quality here is measured by how well it performs over time.





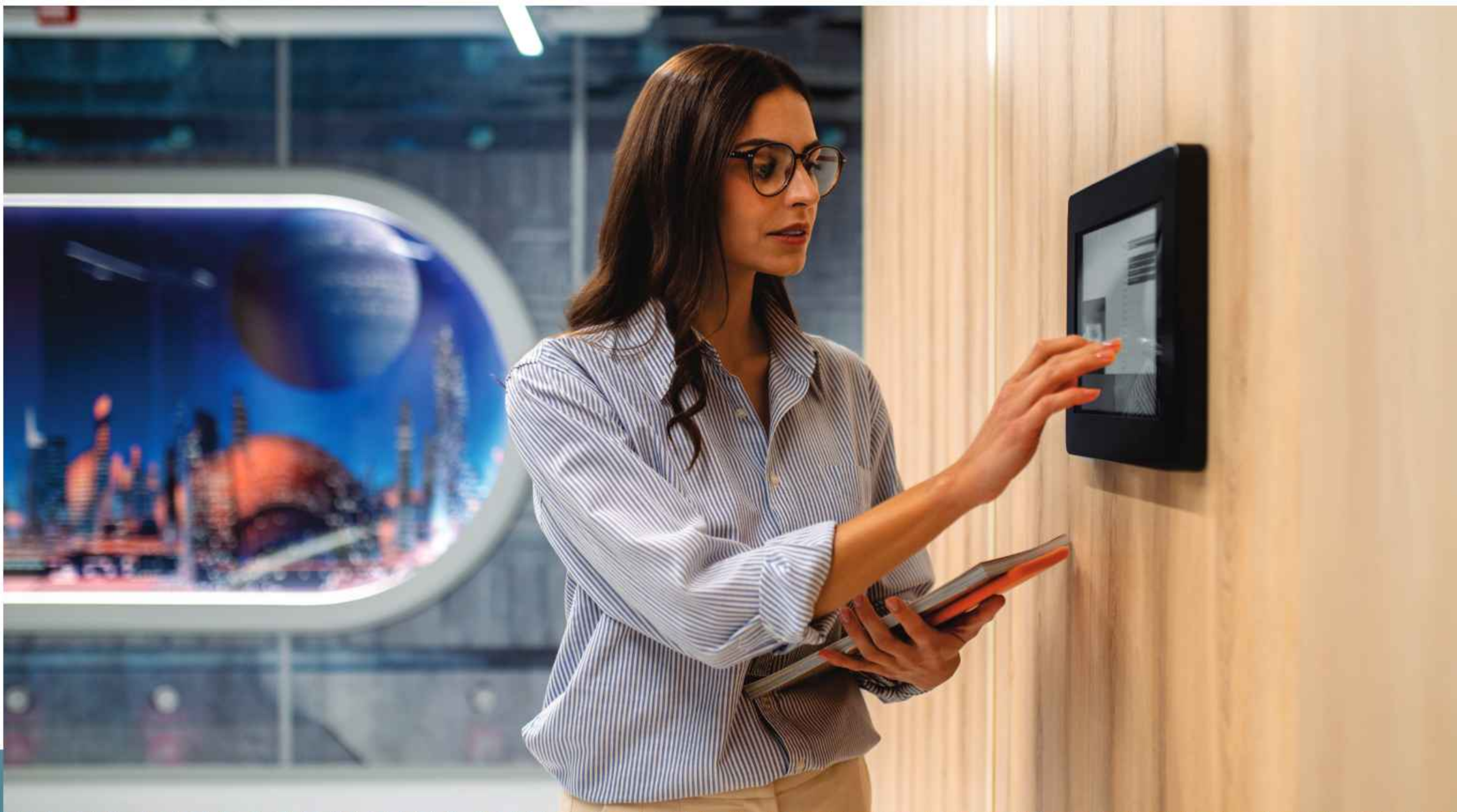
Movement THAT NEVER INTERRUPTS THE MOMENTUM.

Multiple high speed lifts ensure a smooth circulation across floors even during the peak hours. Planning prioritises the flow efficiency and predictability while eliminating the unnecessary waiting or congestion. Time remains where it belongs in the business.



Security THAT STAYS IN THE BACKGROUND.

Round the clock surveillance through controlled access and smart intercom systems work quietly to maintain the safety. Technology is integrated to support operations without becoming intrusive or complex. Confidence here comes from consistency.





Prepared FOR UNINTERRUPTED OPERATIONS.

Power backup systems support the common areas with partial backup for offices while ensuring continuity during any outages. Essential services are planned to remain reliable under varying operational demands. Work continues without any disruption.





Convenience PLANNED AT EVERY LEVEL.

Multiple basement parking levels allow a smooth entry circulation and exit. EV charging points anticipate any future mobility needs while access planning reduces the friction during peak movement. Thus, daily logistics remain effortless.



Responsibility BUILT INTO THE SYSTEM.

Rainwater harvesting systems with underground and overhead storage reflect a practical approach towards sustainability. These measures function quietly within the building's daily operations. Efficiency today supports the relevance tomorrow.





Spaces THAT SUPPORT THE BALANCE.

Recreational areas, lounges and meeting spaces allow moments of pause and interaction within the workday. These environments encourage an informal collaboration without distracting from productivity. Work benefits when balance is respected.



An elevated way
TO STEP BACK.

The rooftop is designed as a refined social and dining environment overlooking the city. It offers a setting for conversations that extend beyond the routine meetings. Perspective changes when the elevation increases.



CHORDIA'S *The* KAIRO

AT A GLANCE

Every element within the development is planned to support efficiency, security and the everyday business comfort. From infrastructure to lifestyle amenities, the focus remains on smooth operations and a refined work environment.

CORE INFRASTRUCTURE

- Prime location on the main 160 ft wide road ensuring high visibility and easy access
- Grade A commercial spaces with premium specifications
- Grand entrance lobby with modern reception
- Five high speed automatic lifts for uninterrupted movement
- Power backup in common areas with partial backup in offices
- Sensor based lighting in washrooms
- Wet points in offices above 1000 sq ft
- 2 x 4 vitrified flooring with modular electrical switches
- Copper AC piping with premium paint finish
- Ample parking with EV charging points
- Rainwater harvesting with underground and overhead storage tanks

SAFETY AND SMART SYSTEMS



24 x 7 security with CCTV surveillance



Hi tech intercom app for controlled access

LIFESTYLE AMENITIES



Swimming pool



Recreation room and lounge



Conference room



Rooftop restaurant



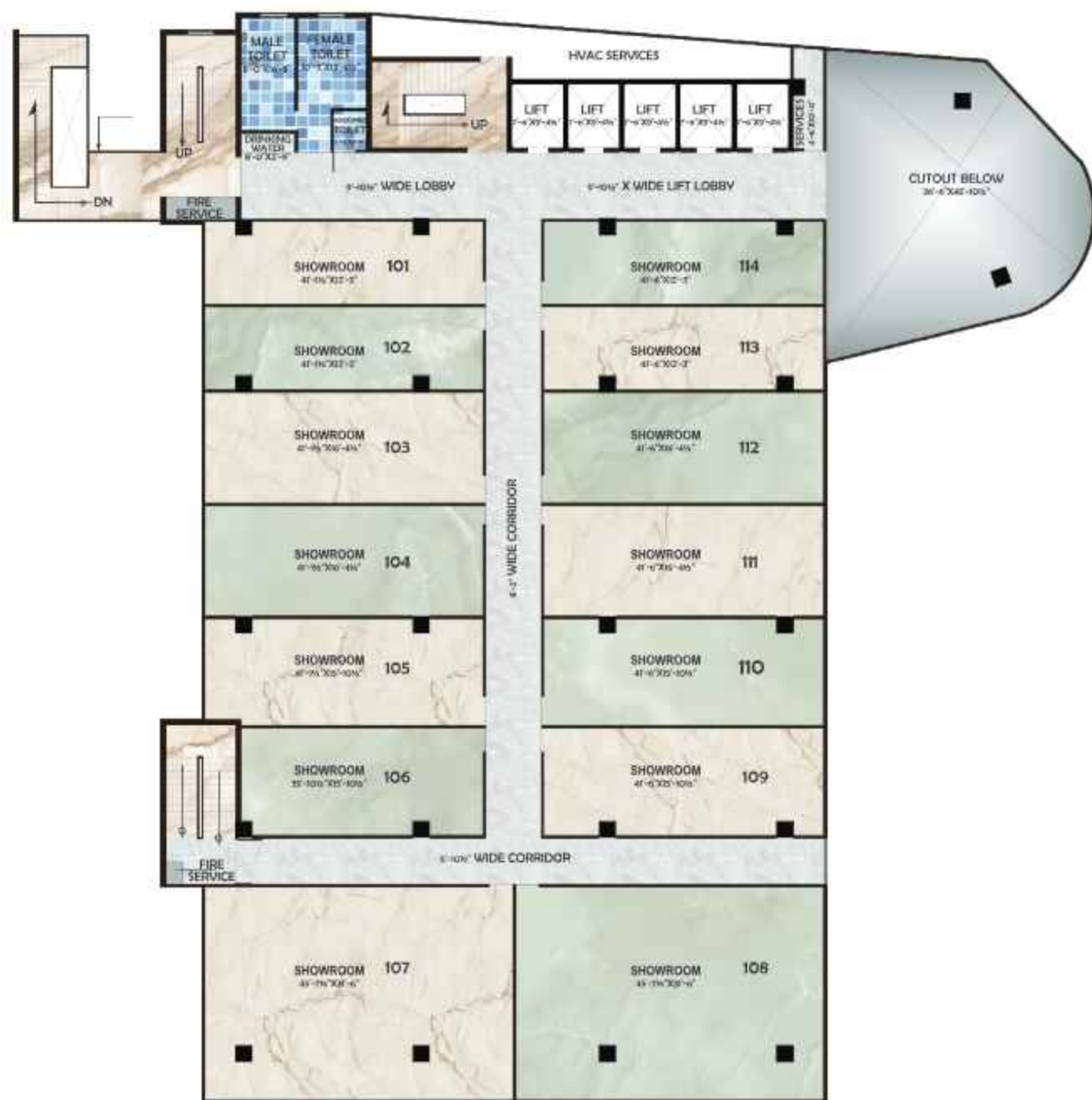
Valet parking during business hours



11



1ST FLOOR PLAN



Showroom No.	Carpet Area	Built-up Area	Super Built-up Area
1	498.37	537.12	805.69
2	498.37	537.12	805.69
3	677.06	699.66	1049.49
4	677.06	699.66	1049.49
5	640.46	677.06	1015.58
6	562.96	598.48	897.72
7	1436.99	1484.36	2226.53
8	1436.99	1484.36	2226.53
9	651.22	691.05	1036.57
10	650.15	682.44	1023.66
11	682.44	705.04	1057.56
12	682.44	705.04	1057.56
13	501.60	532.82	799.23
14	502.68	540.35	810.53

2/3/4/5/6TH FLOOR PLAN



Office No.	Carpet Area	Built-up Area	Super Built-up Area
1	228.20	248.65	372.97
2	228.20	248.65	372.97
3	311.08	324.00	485.99
4	321.84	334.76	502.14
5	290.63	314.31	471.46
6	213.13	236.81	355.21
7	411.18	440.25	660.37
8	417.64	434.87	652.30
9	383.20	405.80	608.70
10	388.58	405.80	608.70
11	383.20	405.80	608.70
12	420.87	434.87	652.30
13	411.18	441.32	661.99
14	294.17	303.54	455.22
15	284.17	299.24	448.86
16	299.24	308.93	463.39
17	299.24	308.93	463.39
18	219.59	233.58	350.37
19	219.59	236.81	355.21
20	223.89	242.19	363.29
21	223.89	237.88	356.83
22	304.62	315.39	473.08
23	304.62	315.39	473.08
24	289.55	305.70	458.55
25	290.63	308.93	463.39
26	290.63	312.16	468.23
27	290.63	308.93	463.39
28	304.62	318.61	477.92
29	304.62	318.61	477.92
30	223.89	241.11	361.67
31	244.02	244.34	366.51
32	1387.48	1443.45	2165.18

7TH FLOOR PLAN



Office No.	Carpet Area	Built-up Area	Super Built-up Area
1	1011.82	1065.64	1598.45
2	1359.49	1387.48	2081.22
3	1227.10	1289.53	1934.29
4	1578.00	1616.75	2425.13
5	1604.91	1650.12	2475.18
6	1327.20	1376.72	2065.07
7	1370.26	1398.24	2097.37
8	860.04	894.49	1341.73
9	1387.48	1443.45	2165.18



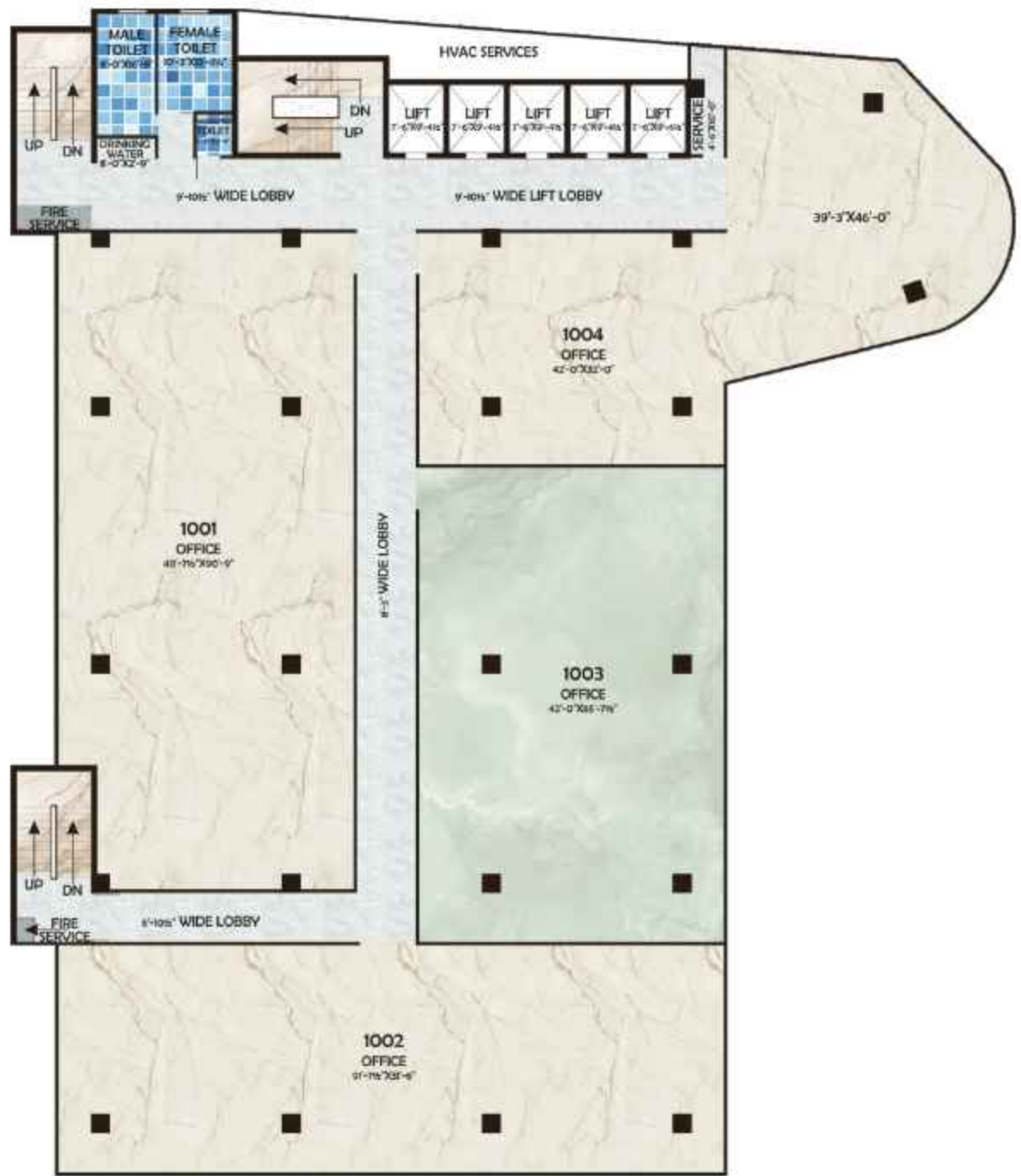
8TH & 9TH FLOOR PLAN



Office No.	Carpet Area	Built-up Area	Super Built-up Area
801 & 901	1931.06	1981.65	2972.48
802 & 902	1713.63	1754.53	2631.80
803 & 903	1560.78	1616.75	2425.13
804 & 904	1604.91	1650.12	2475.18
805 & 905	1781.44	1851.41	2777.11
806 & 906	1955.82	1997.80	2996.70
807 & 907	1387.48	1443.45	2165.18



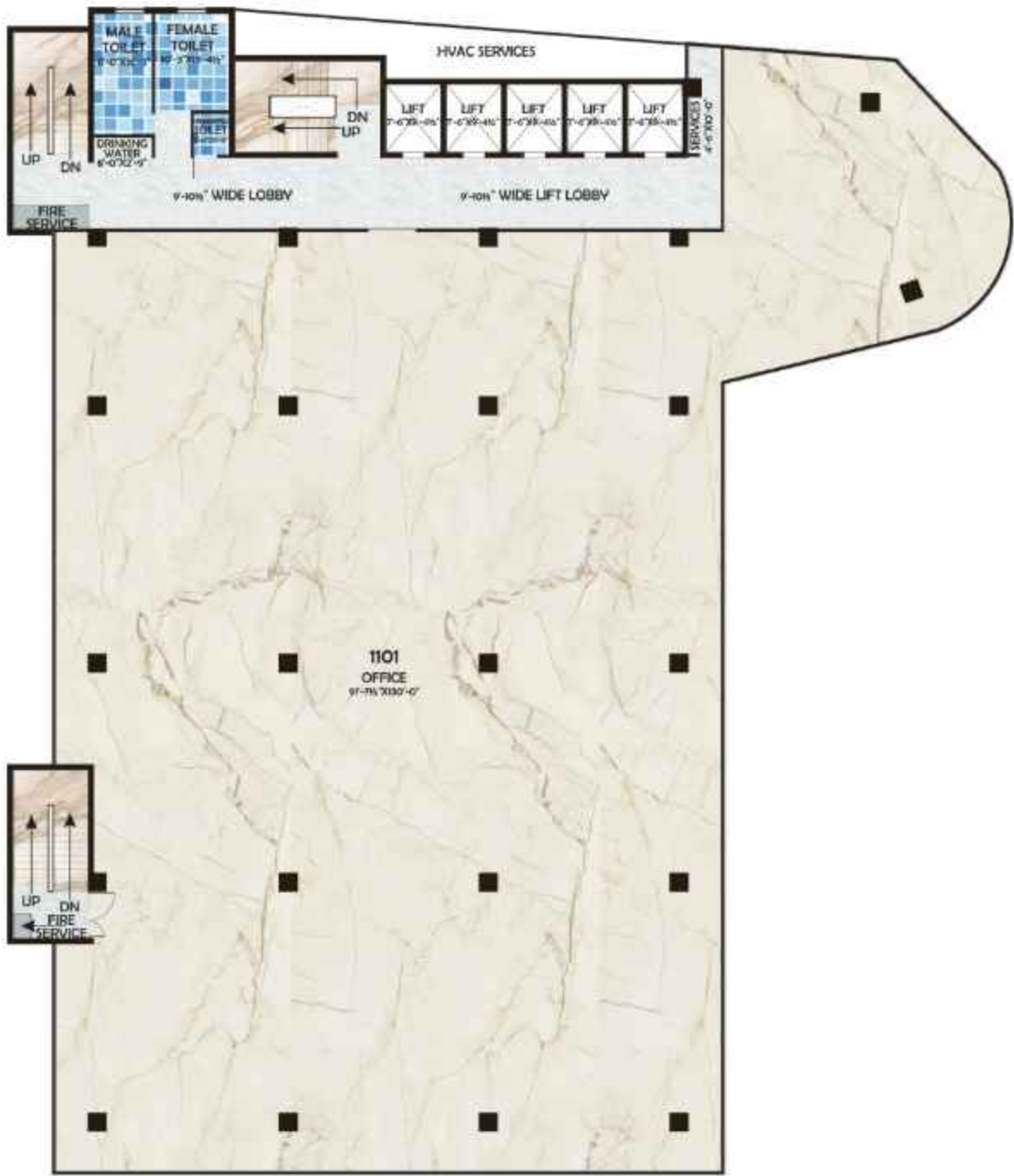
10TH FLOOR PLAN



Office No.	Carpet Area	Built-up Area	Super Built-up Area
1001	3625.32	3690.98	5536.46
1002	2875.06	2960.10	4440.15
1003	2773.88	2814.79	4222.18
1004	2759.89	2832.01	4248.01



11TH FLOOR PLAN



Office No.	Carpet Area	Built-up Area	Super Built-up Area
1101	13124.55	13361.35	20042.03



TERRACE FLOOR PLAN



Name	Carpet Area	Built-up Area	Super Built-up Area
Terrace	13050	13358	20037



Our MILESTONES



PRIME VILLE
3/4 BHK VILLAS, AJMER ROAD



PRIME VILLE CLASSIC
3/4 BHK VILLAS, AJMER ROAD



THE MARBELLA
3/4 BHK VILLAS, AJMER ROAD



CHORDIA'S ATULYA
1/2/3 BHK APARTMENTS,
AJMER ROAD



CHORDIA'S G4
2/3 BHK APARTMENTS,
AJMER ROAD



CHORDIA'S UTSAV
2/3 BHK APARTMENTS,
MANSAROVAR EXT.



CHORDIA'S KOSMOS
OFFICE & RETAILING SPACE,
MAIN GOPALPURA BYPASS ROAD



THE CROWN
3/4 BHK APARTMENTS, TONK ROAD



CHORDIA'S SHAGUN
2/3 BHK APARTMENTS, VT ROAD,
MANSAROVAR



WONDER HOMES
2/3 BHK APARTMENTS, AJMER ROAD



CHORDIA'S AASHIYANA
2/3 BHK APARTMENTS, KALWAR ROAD



TERRAZA GREENS
2/3 BHK APARTMENTS
MANSAROVAR EXT.



CHORDIA'S ERAYA
3/4/5 BHK LUXURY RESIDENCES
MANSAROVAR EXT., JAIPUR



CHORDIA'S
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BUILDING LIFE OF EXCLUSIVITY FOR THOSE WHO ARE WAITING TO SEEK IT !

Established in the year 1990, every development by Chordia's combines a 34 year legacy of excellence and trust with a commitment to create developments that will last into the future, and cater to the needs of each and every resident. The rich experience and business acuity of Managing Director, Vivek Chordia & Chairman, Vinay Chordia have made the group a leading name in Jaipur's real estate sector.

GROUP'S BENCHMARKS WITH A HUGE PORTFOLIO THAT COMPRISES OF

- 35 Lacs+ sq ft construction so far
- 50+ highly skilled sales team members
- 2500+ satisfied client associations
- 500+ onsite manpower resource