



A RICHER DEGREE OF
FINESSE THAT REDEFINES
FINE LIVING



Step away from the ordinary and enter the world of **ATULYAM**.
Embrace your dreams, hopes and aspirations to take that one step closer to living life to the finest.
Where life is at the centre of everything.



Find The Pride Of Luxury WITH IT'S NEW LUXURY SEGMENT

ISHAAN ATULYAM is a neighbourhood that offers varied shades of green, creates a canvas that perfectly blends with the ambient colours of dawn and dusk.

The tower comprises of 12 floors that offers luxurious 3 BHK which can be customised to 4 or 5 BHK to perfectly suit your requirements.

THE HIGH LIFE



Live in the sky

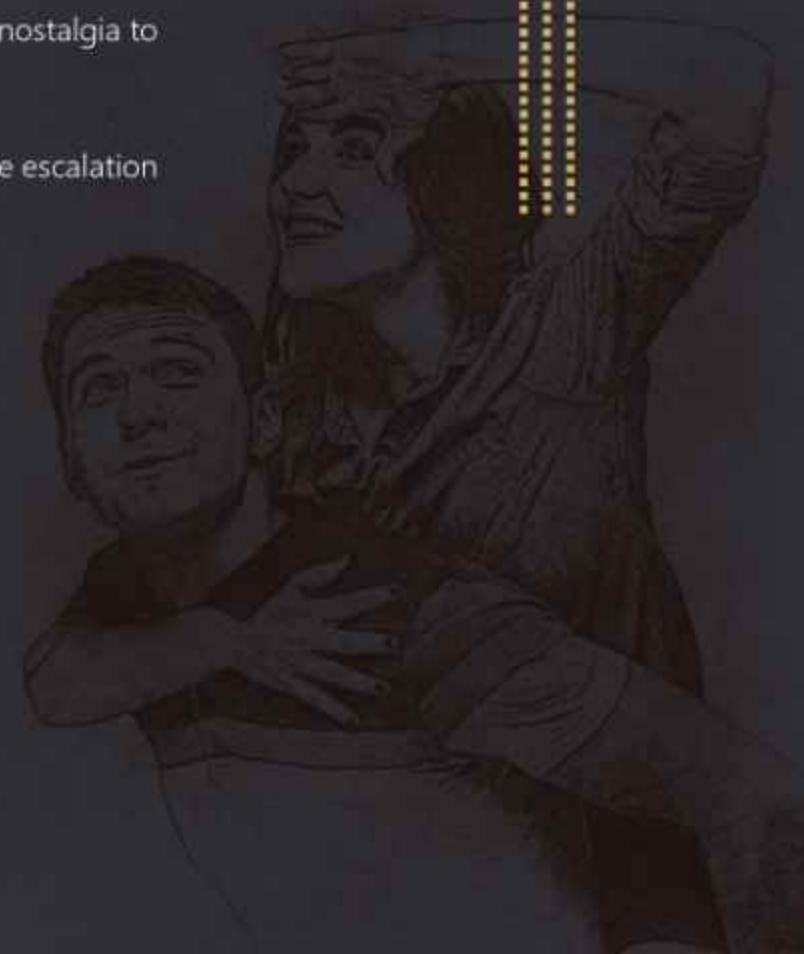
an iconic experience... let's feel it...

This is not just 12 storeys; it is a reflective of 12 stories. Your dreams are brought here to reality.

Come here to the ultimate escape, we are the writers who word your fictions to reality, the reason for your celebration and the address to your home.

Allow yourself to have the best of the class experience, the ultimate nostalgia to behold for a lifetime and view to look above them all.

With the elevation in the height of your home, experience the ultimate escalation of your lifestyle.





Specifications

They say, home is where the heart is, but here your heart is bound to get caught in the seamless specifications that are meant to feel you at ease, it surely feels like the home now!



STRUCTURE

- Earthquake resistant RCC framed structure designed as per zone-3 using TATA / JSW NEO 550 D / SAIL PRIMARY STEEL.
- RMC - ULTRATECH, NUVOCO, JK.



FLOORING AND WALL TILES

- 800*1600 mm GPVT premium branded tiles.
- Anti skid tiles in bathroom and balcony.
- Designer full height tiles in bathroom with PVC ceiling.
- 18 mm Granite flooring in staircase and lobby area on each floor.



WALL FINISHING

- Internal walls : Smooth plaster with putty and primer.
- External walls : Double coated plaster with external designer texture finish and weather sheild paint.



ENTRANCE LOBBY

- Designer entrance lobby with lounge and reception.
- Italian marble flooring and HVAC air conditioning.



PLUMBING

- Astral / Supreme / Finolex CPVC / SWR pipes.



SANITARY / CP FITTING

- Hansgrohe / grohe / kohler / Duravit or similar premium sanitary ware with counter top wash basin.



KITCHEN

- Branded modular kitchen with soft close tandems & full height designer wall tile.
- Granite / 20 mm Quartz counter with Branded Quartz Sink.



DOORS AND WINDOWS

- Both side laminated pine wood flush doors with plywood box framing.
- ISO certified UPVC section with 10 years warranty with granite framing.



ELECTRICALS

- Fire proof wire - RR Kabel / V Guard / Finolex / Polycab or similar.
- Modular designer switches with 20 years warranty - GM / Legrand / Schneider or equivalent.



LIFT

- One stretcher and one 8-passenger lift from Schindler / Kone.



OTHER SALIENT SPECIFICATION

- One car park along with EV charging point for each flat.
- Anti-termite flooring pipes on each floor for individual flats.
- 24 hours power backup for common area.
- Water Softener for soft water supply.





Amenities

Imagine witnessing sheer luxury brought embellished with all the amenities, ultimate accessibility and the range of new heights all come to life with your presence, it feels very dreamy, but here your dreams wake to reality...

OUTDOOR AMENITIES

- **Serene Greenery :**
Landscaped Garden
- **Joyful Playtime :**
Outdoor Kids' Play Area
- **Community Comfort :**
Gazebo and Senior Citizen Sitting Area
- **Revitalizing Pathways :**
Jogging Track with Acupressure Walkway
- **Spiritual Serenity :**
On-Site Temple

INDOOR AMENITIES

- **All-Weather Aquatic Retreat :**
Hot & Cold Swimming Pool with Water Features
- **Elegant Gatherings :**
Banquet Hall
- **Fitness Hub :**
Fully Equipped Gym
- **Welcoming Entrance :**
Foyer with Waiting Lounge
- **Mindful Retreat :**
Covered Meditation Room and Library
- **Recreational Fun :**
Indoor Games Room

COMMON FACILITIES

- **Harmonious Atmosphere :**
Ambient Sound System for Common Areas
- **Seamless Entertainment :**
DTH Satellite TV Provision
- **Dormitory :**
Drivers Dormitory Facility

SUSTAINABLE AND TECHNOLOGICAL FEATURES

- **Eco-Friendly Living :**
Solar Power for Common Areas
- **Eco-Friendly Living :**
Motion Based Lighting System for Common Areas
- **Pest-Free Assurance :**
Termite Treatment on Each Floor and Flats
- **Future-Ready Mobility :**
EV Charging Points for Each Flat

SKY HEIGHT DELIGHT

- **Sky-High Delight :**
Rooftop Cafeteria with Projector Screen
- **Dynamic Fitness :**
Calisthenic Workout Space on Terrace
- **Ladies Chit-chat Corner**
- **Covered Rooftop Commom Kitchen**

SAFETY & SECURITY FEATURES

- **Community Safety :**
Security Cabin at Entrance and Exit
- **Effortless Access :**
Automatic Boom Barrier with RFID System
- **CCTV Surveillance**
- **Biometric Access Control at Entrance Lobby**
- **Intercom**
- **Fire Safety**

These amenities are thoughtfully designed to cater to various aspects of modern living, offering comfort, convenience, and sense of community.





3 BHK typical floor plan



Carpet area :-	126.90 sq mtr
Exclusive Balcony :-	14.40 sq mtr
Built up area :-	1851 sq ft
Superbuilt up area :-	2590 sq ft



A life thats picture perfect





The birth of a grand vision





3 BHK typical unit plan



An avenue for golden recollections

Happiness is abstract but with the combination of leisure and solace we manifest of making it a constant. Why go out when you can have all the possibilities in your access. We believe in catering to your needs and amenities, but in style.



CUSTOMIZABLE DUPLEX ground floor plan



CUSTOMIZABLE DUPLEX upper floor plan



*CLAUSE FOR INTERNAL MODIFICATIONS TO THE FLAT

The Flat Owner shall be permitted to make internal changes and alterations within the flat, including but not limited to modifications to the internal structure, provided that such changes do not compromise the structural integrity of the building.

Without prejudice to the generality of the foregoing, the Flat Owner may, inter alia, make modifications to the flat that include, but are not limited to:

- alterations to the layout and configuration of the flat; - increase or decrease in the number of bedrooms, toilets, or other rooms; - installation of new fixtures, fittings, and appliances; - any other internal modifications that do not affect the external façade or structural elements of the building.

The Flat Owner shall ensure that all internal modifications and alterations are carried out in accordance with applicable laws, regulations, and building codes, and shall obtain all necessary approvals and permissions from the relevant authorities prior to commencing any work.



Every detail is mastered to perfection

Inspired by international standards, **ISHAAN ATULIYAM** have been crafted to suit your desire.





CUSTOMIZABLE typical floor plan



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Partners in quality

Only minds that have a deep understanding of an unsurpassed level of quality, have the hands and passion to build the finest residences. **ISHAAN ATULYAM** is built by specialists that have designed these homes intelligently, efficiently and with an emphasis on personalisation. Ensuring every home is detailed to match the high standards of its owners.

THE BOLD LOOK
OF **KOHLER**

GROHE
ENJOY WATER

TOTO

*American
Standard*

Kajaria

Simpolo
CERAMICS

JINDAL
STEEL & POWER

**Birla
White**

CARYSIL
German Engineered

FRANKE

Hettich

FinOlex
INDUSTRIES

ArcelorMittal

TATA STEEL

HÄFELE

RR KABEL
WIRES & CABLES

MODIGUARD
FLOAT GLASS
MIRROR

JSW

SAINT-GOBAIN

Schindler

UltraTech
The Engineer's Choice

LAFARGE

KONE

legrand

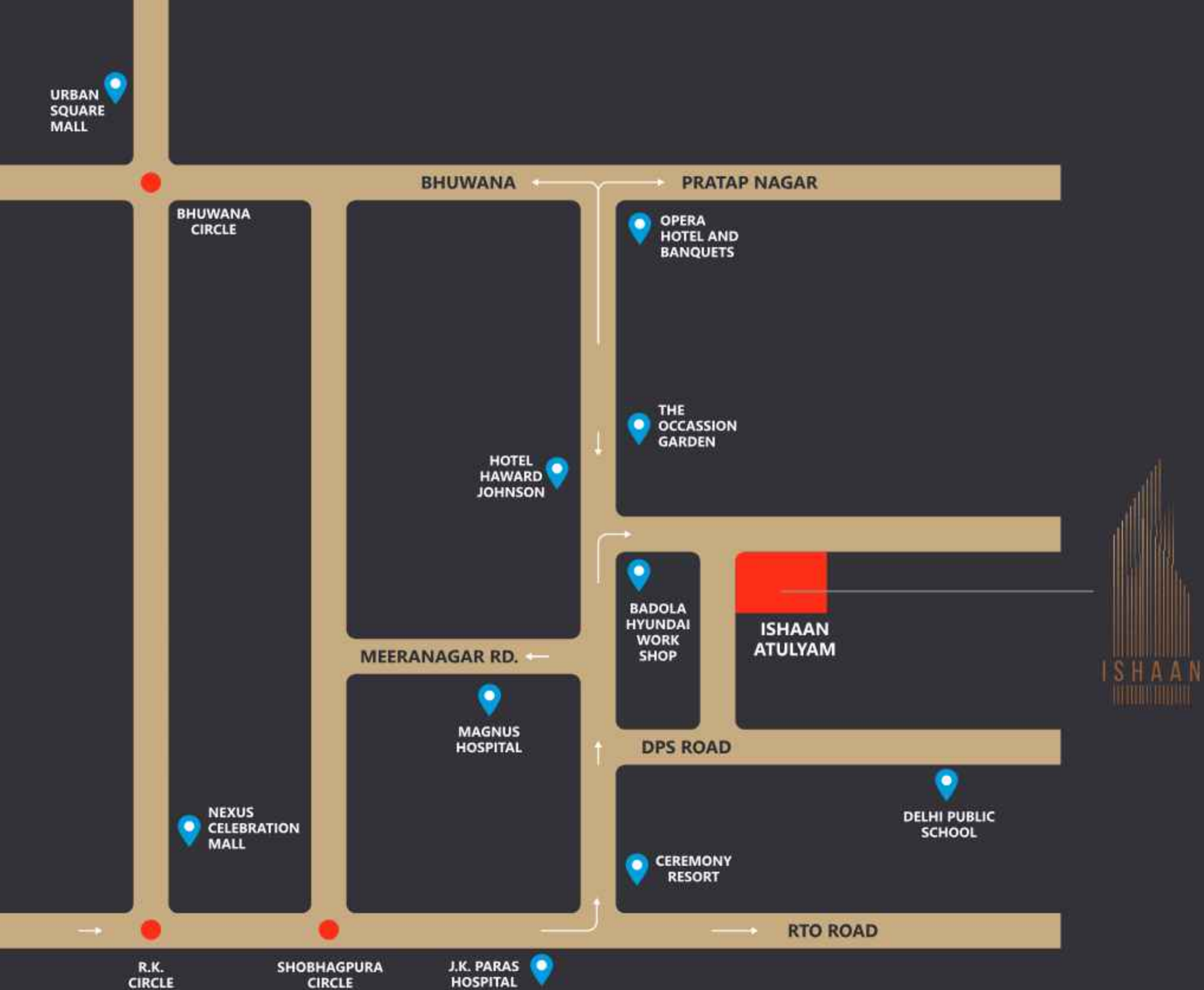
hansgrohe

Paracasa
Improving Homes

GEBERIT

GM
SWITCH TO A BETTER WORLD

ZERO B
PURE WATER SOLUTIONS



Nearby destinations

- DELHI PUBLIC SCHOOL
500 meter
- MAGNUS HOSPITAL
1.4 km
- J.K. PARAS HOSPITAL
2.1 km



Click for location



Scan for location

A PROJECT BY RGATE INFRAPROJECTS LLP

📍 1, Roop Nagar, Behind Badola Hyundai Work Shop, Shobhagpura Udaipur, 313001.

✉️ ishaanatulyam@gmail.com

ARCHITECT



Jain Pankaj M. (B. Arch.)

STRUCTURE
DESIGNER



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MEP
CONSULTANT



RESONANCE
MEP CONSULTANCY

BUILDING
CONTRACTOR

Maa Anjani Infrastructure

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<https://rera.rajasthan.gov.in/Home/ProjectDtIs?id=6YHHjwHHycU=>

