

GANGA KOTECHA
OM RATNAM



WHAT EXCELLENCE
LOOKS LIKE

Beyond Ordinary

Some moments change everything. The first glimpse of a view that stops conversation mid-sentence. The feeling of space that lets you breathe differently. The quiet satisfaction of knowing you chose well.

Life has a way of rewarding patience with opportunity. When that moment arrives, it deserves a response worthy of the wait.

Om Ratnam is that opportunity.

An Address of Statement

Bhawani Singh Road whispers prestige without announcing it. Here, where the city's pulse meets perfect calm, Om Ratnam rises as a testament to those who've mastered the art of living well.

Only sixteen families will ever call this address home ensuring your distinction remains as exclusive as your achievements.

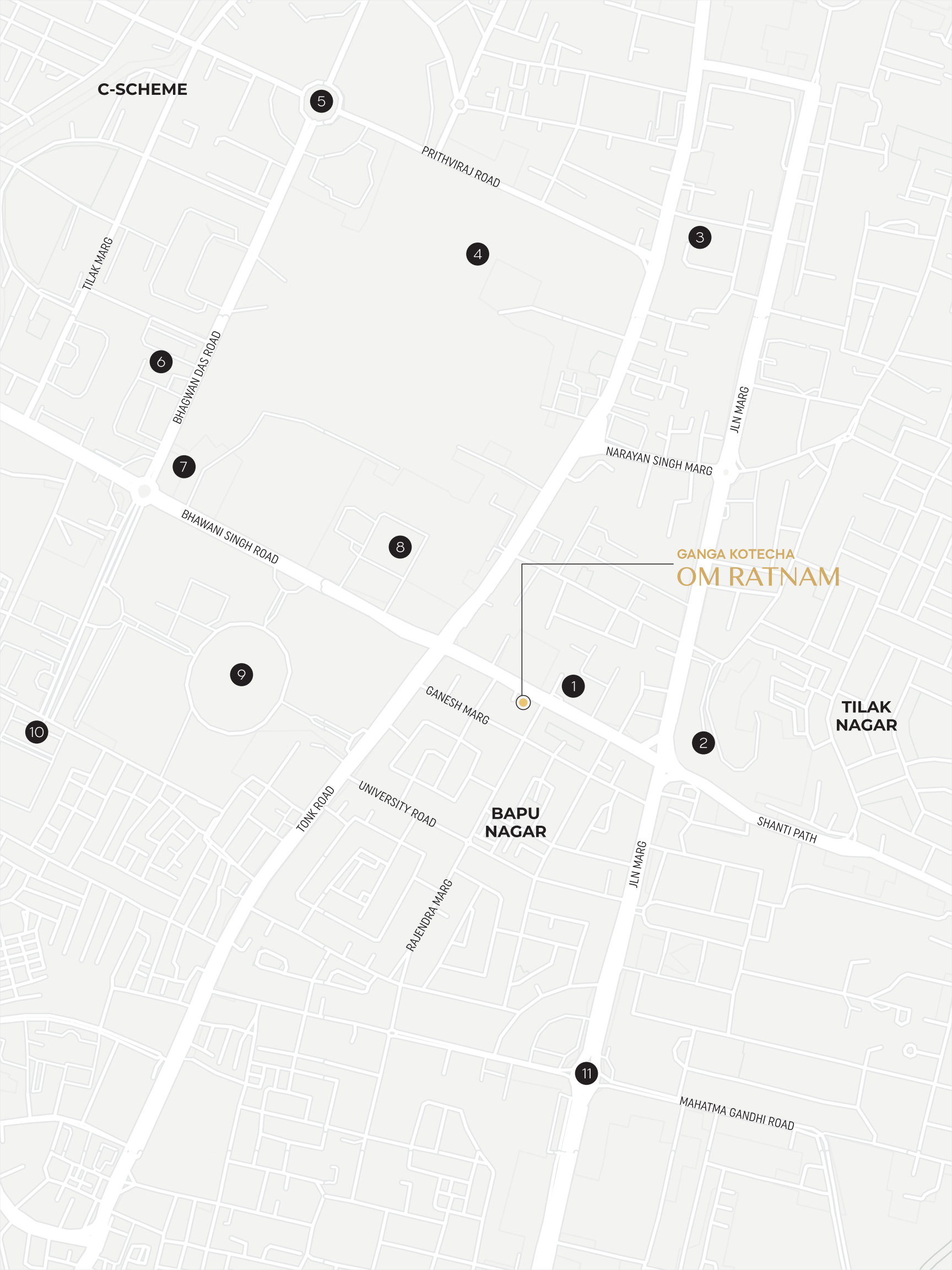




Enjoy the Center Stage

The location of Om Ratnam is a thoughtful choice. This vital connector between JLN Marg and Tonk Road places you minutes from everything essential, without the chaos of the main thoroughfares.

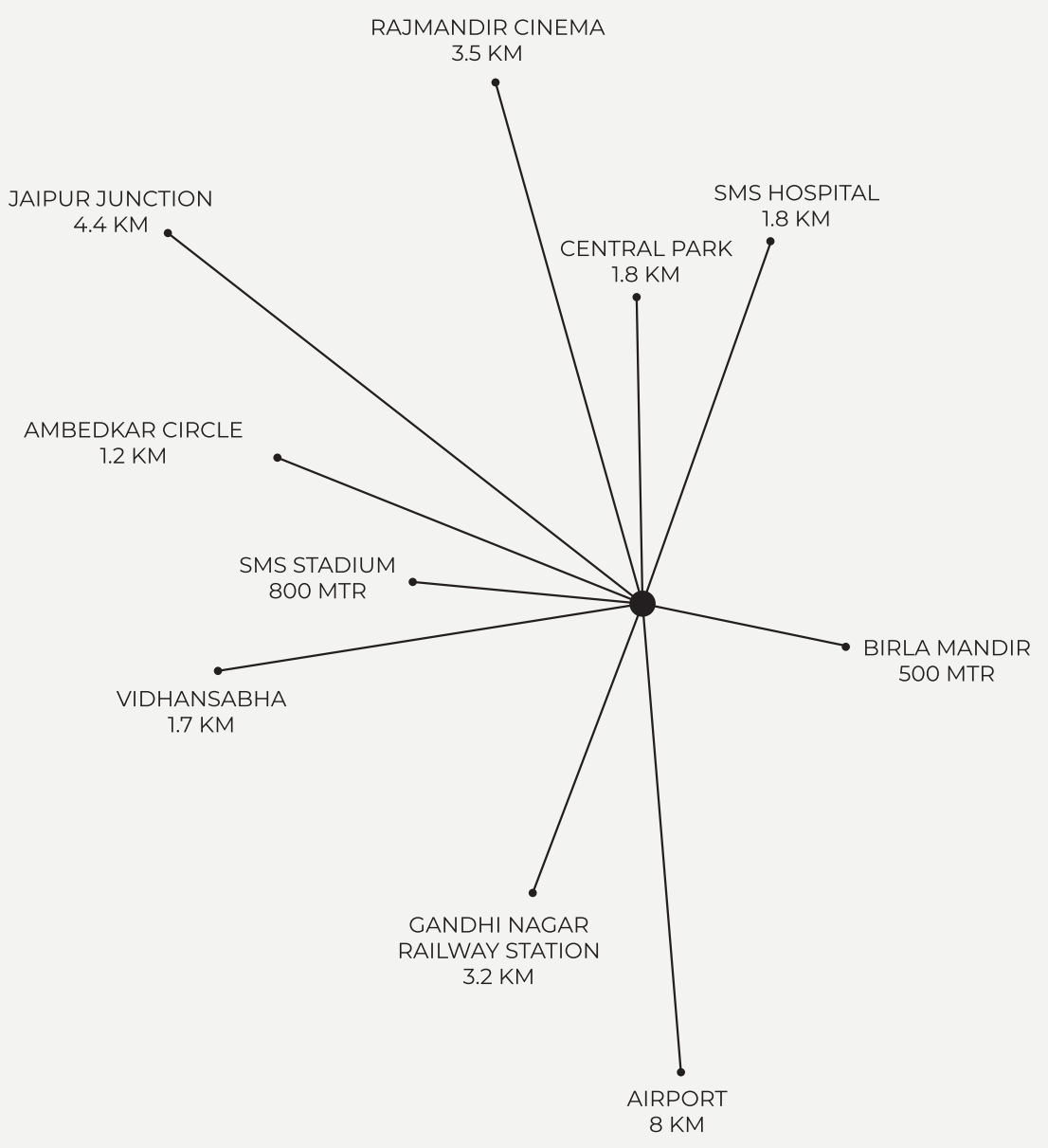
From your address, the city's finest hospitals, temples, business districts, and social centers are all within comfortable reach. Yet step into your home, and the urban rush fades into the quiet distinction of established neighborhood living.



Thoughtful Location

- | | | |
|-----------------|-------------------------|-------------------|
| 1. SDMH | 5. Statue Circle | 9. SMS Stadium |
| 2. Birla Mandir | 6. Rajasthan High Court | 10. Vidhansabha |
| 3. SMS Hospital | 7. Golf Club | 11. Gandhi Circle |
| 4. Central Park | 8. Rambagh Palace | |

SITE ADDRESS
SB-28, BHAWANI SINGH ROAD, BAPU NAGAR, JAIPUR - 302015



EVERYTHING YOU NEED

Minutes Away

Your new address places life's
essentials within easy reach

HEALTHCARE	Premium hospitals directly accessible for complete peace of mind.
SPIRITUAL	Birla Mandir visible from your home, with numerous temples nearby for your daily practices.
EDUCATION	Established schools for visiting grandchildren and family needs.
RECREATION	SMS Stadium, Central Park, and social clubs for your leisure time.
CONVENIENCE	From banking to shopping to dining, Bhawani Singh Road connects you to the city's finest amenities without the urban congestion.

Neighbourhood



With only sixteen residences at Om Ratnam, located in the heart of Jaipur, you become part of a community that values discretion, appreciates quality, and understands that the best neighborhoods are built on mutual respect rather than forced proximity.

This is where thoughtful choices converge - in an area that has maintained its character while embracing quiet progress.



Exclusivity

The moment you arrive at Om Ratnam, the difference is evident. A thoughtfully designed entrance lobby welcomes you home, while well-appointed corridors lead to your private sanctuary.

Only two residences per floor. Your privacy is preserved while maintaining the warmth of a close-knit community.

The right neighbors. The right atmosphere. The right choice.

GANGA KOTECHA OM RATNAM





16 Exclusive Residences

Each 4-bedroom residence spans a generous built-up area that flows naturally from room to room. The combined living, dining, and drawing areas create an expansive canvas for hosting family and friends - or simply enjoying the spaciousness that defines refined living.

Every detail has been considered for how accomplished families actually live: from the premium fittings throughout to the balcony spaces that frame your garden views.

Thoughtfully

BUILT FOR YOUR LIFE



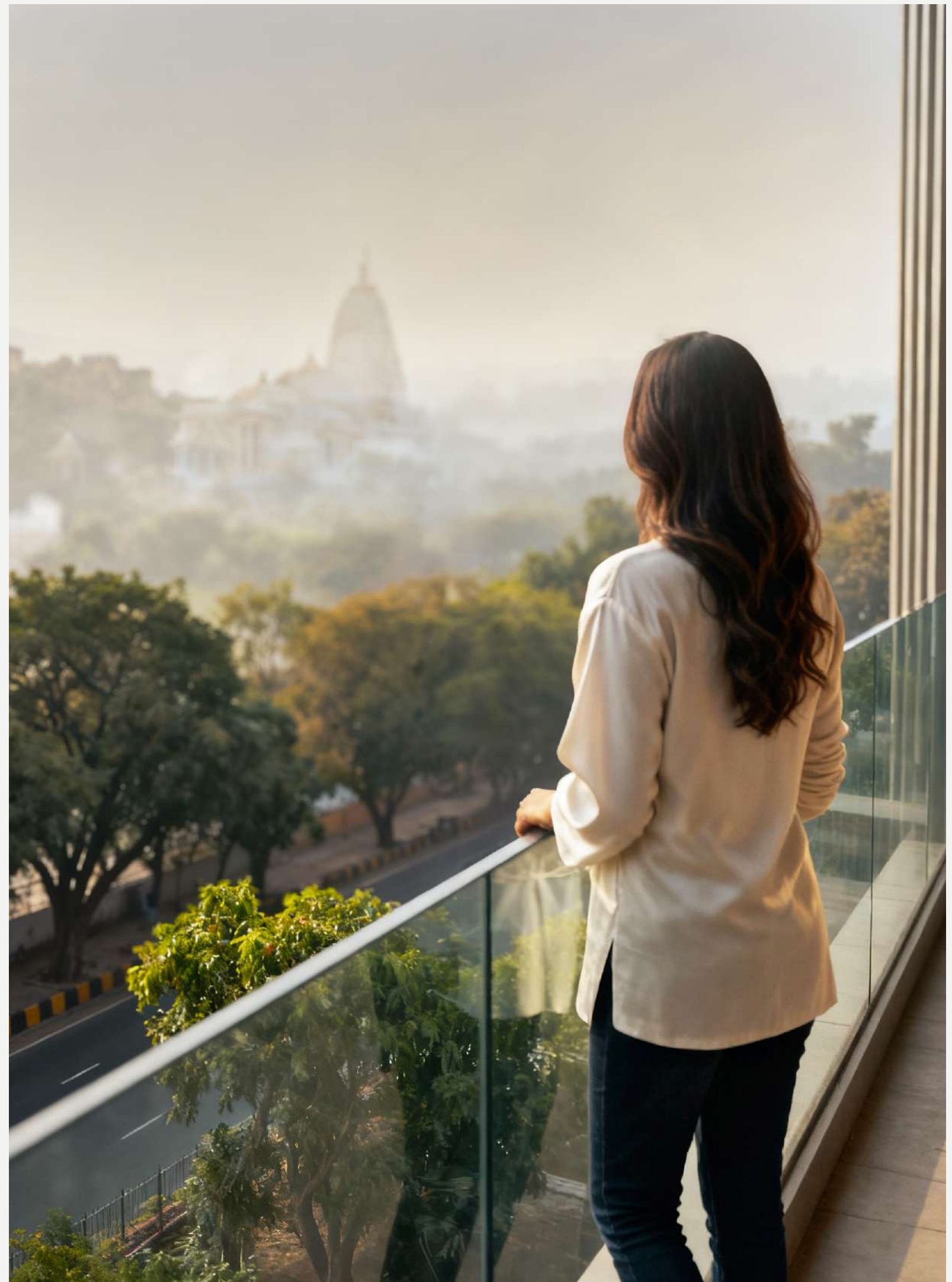
Om Ratnam represents how respected families want to live. The architecture prioritizes natural light, cross-ventilation, and the kind of space that lets you host grown children for festivals while maintaining your daily rhythms.

Clean lines meet timeless elegance. Function serves form. Every element has been chosen to age gracefully, just like the families who will call this home.

Mornings That Begin Right

The day's first light filtering through your windows as you settle into your spacious living area with morning tea. Before you stretch garden views on both sides rare green spaces that ensure your privacy remains protected. In the distance, **Birla Mandir** catches the early sun, a daily reminder of life's deeper rhythms.

This is how your mornings should feel when you've earned them.
Unhurried. Uncompromised. Distinctly yours.



Two Side Greenery

In the heart of the city, green views are precious. Om Ratnam offers something exceptional - two side garden views, ensuring that no matter which direction you look, nature greets your gaze.

These aren't fleeting views that might disappear with development. These are permanent green spaces that guarantee your mornings begin with tranquility and your evenings end in peace.





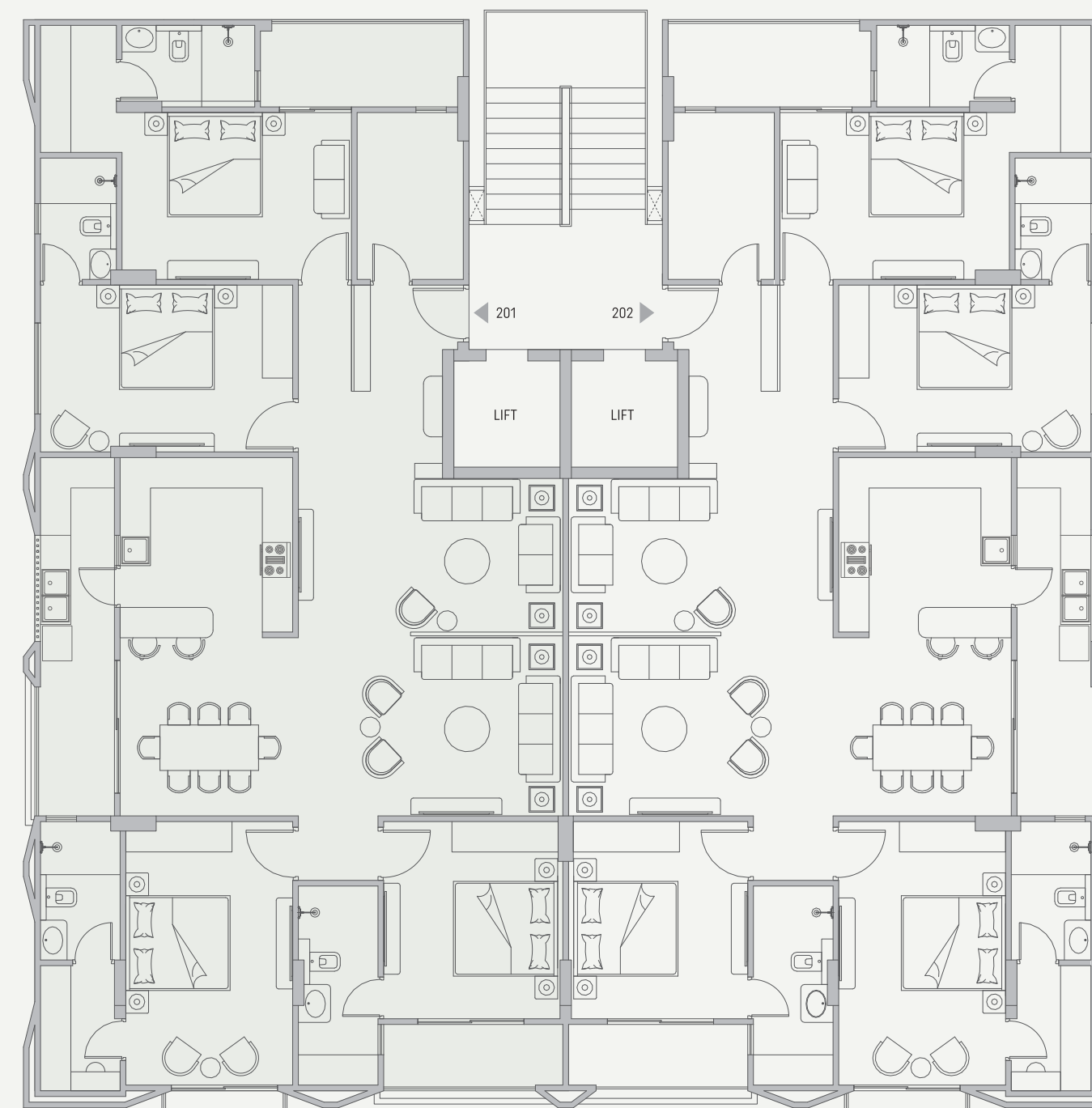
Layouts

THAT MAKE SENSE

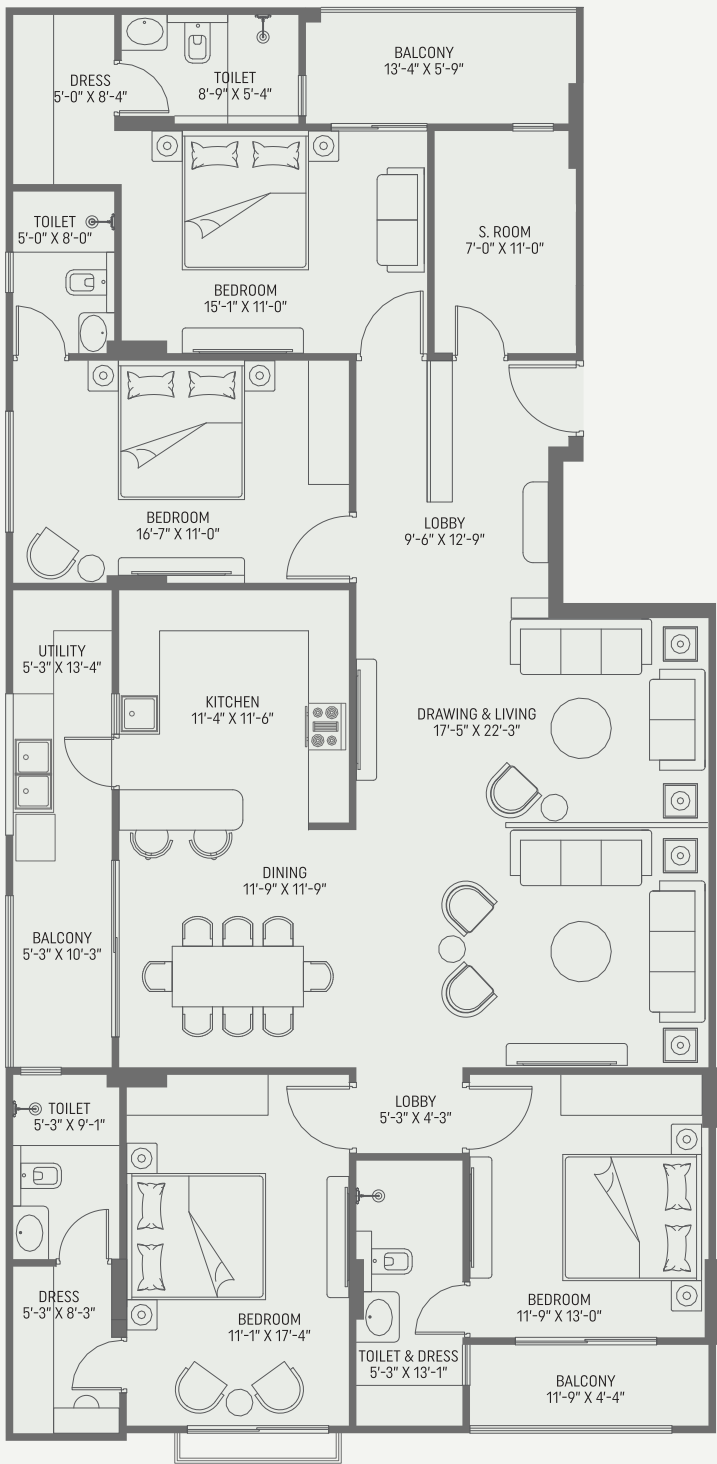
Each residence has been planned with your lifestyle in mind. The 4-bedroom configuration offers flexibility - a master suite for yourselves, space for visiting family, a study for quiet moments, and room to grow with your changing needs.

The open-plan living areas flow seamlessly from drawing room to dining to living space, creating the perfect environment for both intimate family moments and larger gatherings. Every square foot serves a purpose.

Typical floor plan

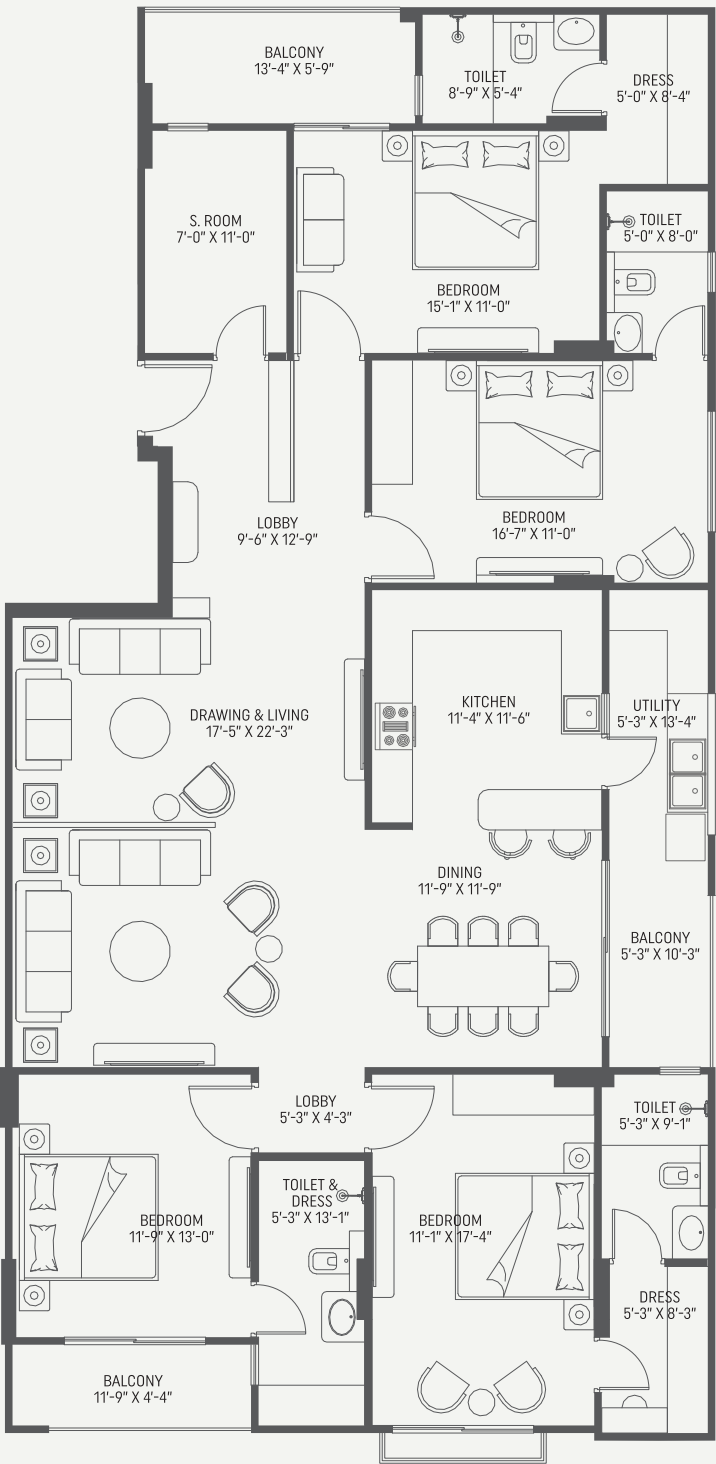


4 BHK 201



CARPET 1923 SQ.FT.
BALCONY 217 SQ.FT.
BUILT UP 2272 SQ.FT.
S.B.U.A 3112 SQ.FT.

4 BHK 202



CARPET 1923 SQ.FT.
BALCONY 217 SQ.FT.
BUILT UP 2272 SQ.FT.
S.B.U.A 3112 SQ.FT.

All areas and dimensions are approximate and have been measured from unfinished surface. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been measured only for reference purposes.



Living Space

Magnanimous living space for uninterrupted possibilities. Here, conversations meander from afternoon tea to evening discussions, while natural light shifts and changes throughout the day. A space where hosting feels effortless and solitude feels complete. Where every piece of furniture finds its perfect place, and every gathering creates the memories that matter most.



Kitchen & Dining

Your kitchen becomes a stage for both quiet morning rituals and elaborate festival preparations. The kitchen creates space for conversations and cooking becomes a pleasure.

The adjacent dining area flows naturally from the kitchen, creating that perfect triangle where meals are prepared, served, and savored.



Bedrooms

Your master suite becomes a private retreat, wooden flooring underfoot, garden views beyond the windows, and space enough for both rest and reflection. The three additional bedrooms offer flexibility for every phase of life, from visiting family to personal studies to whatever your future requires.

Each bedroom receives natural light and cross-ventilation, ensuring that sleep comes naturally and mornings begin refreshed.



Bathrooms

Your bathrooms transform routine into ritual. Premium fittings create an environment where the day's first and last moments feel intentional. Every detail serves both function and pleasure.



Amenities

With essentials that matter, thoughtful amenities support your lifestyle

Multipurpose hall for community gatherings

Interactive seating area for quiet moments

Aromatic plantation creating a resort-like atmosphere

Each amenity has been chosen to enhance daily living for families like yours

Specification

THAT MAKE SENSE

BUILDING

- Earthquake resistant RCC structure
- Contemporary facade and elevation
- Well designed main entrance gate
- 16 exclusive residences
- Only 2 apartments on each floor
- 3 side open residences
- Abundant light and ventilation

ELECTRICAL

- Provision for VRV
- Premium quality wires and cables
- Premium quality modular switches & accessories
- DTH wiring in all areas
- 2 kVA power back up in each apartment

WASHROOM

- Designer tile cladding on all walls
- Anti-skid tile flooring
- Wall-hung water closets with concealed cisterns, counter-top/under-counter wash basins, premium CP fittings of Jaquar / Kohler / Grohe make, with thermostatic shower controls in all washrooms.
- Half glass partitions for shower area in all washrooms
- Mirrors in all washrooms
- Exhaust in all washrooms
- False/Grid ceilings in all washrooms

KITCHEN

- Granite/quartz/full body tiles working counters
- Single bowl stainless steel/quartz sink in kitchen
- Double bowl stainless steel/quartz sink in utility
- 2 feet dado tiles above working counter
- Provision for Geyser and RO

APARTMENT

- Imported marble flooring in drawing, dining, living and kitchen area
- Wooden flooring in master bedroom
- Polished/Digital glazed vitrified tile flooring in all other bedrooms
- False ceiling in drawing, dining, living and master bedroom
- POP in premium finish on all walls and ceiling
- Premium quality plastic paint on all walls & ceilings
- Aluminum 3 track windows and sliders
- Wire mesh in all Aluminum windows and sliders
- Glass railing in balconies
- Premium quality designer laminated flush doors
- Premium quality door frames
- Designer hardware fittings on all doors

SECURITY

- Round the clock 5 tier security
- 24 X 7 manned security
- 24 X 7 CCTV surveillance
- Boom barrier at main entrance gate
- Access control system at main entrance lobby
- Biometric lock on main door
- Video door phone in all residences
- Intercom facility in all residences
- Emergency alarm button in all residences

UTILITY

- Automatic elevators with ARD
- Power back up for essential common services and common areas
- Multi-dwelling unit (MDU) for DTH
- Piped cooking gas system
- Underground water tank for additional water storage
- Water softener system
- 24 X 7 water supply in all flats through overhead tank
- Rainwater harvesting system to recharge ground water level



The Legacy of Ganga Kotecha

21+

Years of thoughtful building

27+

Projects delivered on time

850+

Families have trusted us

15 Lacs+

sq. ft. delivered with care

5 Lacs+

sq. ft. under construction

SOME OF OUR PROJECTS



ARHAM
TILAK NAGAR



KANCHAN TARA
C-SCEHME



ROYAL ETERNIA
VAISHALI NAGAR EXT.



ROYAL GRAVITAZ
VAISHALI NAGAR EXT.



ROYAL EXOTICA
VAISHALI NAGAR EXT.



OFFICE ADDRESS

81, Gyan Vihar Colony, Nirman Nagar, Ajmer Road, Jaipur -302019
gangakotecha.com | 0141-4015550



www.rera.rajasthan.gov.in
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SCAN FOR PROJECT LOCATION



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