



TRIMURTY's
kachnār
3 & 4 BR HOMES



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RERA REG. NO. RAJ/P/2023/2827 <http://www.rera.rajasthan.gov.in>

Disclaimer: This brochure contains information about the group housing project "Trimurty's kachnār" which consists of 46 apartments of 3 BHK and 4 BHK types, with Lower Basement, Upper Basement, Stilt, and 12 Floors. The project has been approved by The Jaipur Nagar Nigam (Greater) in its EC Meeting on 22/9/2022 and all the charges have been paid as per the demand letter dated 13/06/2023 and the receipt no. 9003/18155 dated 18/07/2023. The project is under construction as per the order dated 25/08/2023, which allows the construction of 11 Floors, 2 basement floors, and a stilt floor. The construction of the 12th floor, which will have 4 more apartments, is also approved and paid for and will start after the building plan is released as per the law. The verandah area shown in the floor plan will not be counted as a common area but will be added to the saleable area of the respective unit (as an internal change), and the final carpet area will be communicated to the allottee and payment will be collected accordingly; this internal change is also in line with clause 1.6 of the agreement, any extra fees/charges due to this change will be paid at the time of getting the completion/occupancy certificate of the project.

Please note that the images and designs in this brochure are only for illustration and not for exact representation. The promoter reserves the right to alter, change, add, or delete any specifications mentioned here due to site conditions, construction needs, material unavailability, etc. The direction and dimensions given may differ from the actual details in the brochure.

HOSPITAL ROAD, C-SCHEME, JAIPUR



As the heart behind Trimurty Group, Jaipur holds a special place in our aspirations. Our journey as honest real estate developers is a testament to our love for this city. Through sustainable projects and heartfelt efforts, we aim to not just build structures but contribute to the soulful betterment of Jaipur, weaving dreams into its vibrant fabric



Uday Kant Mishra
CHAIRMAN
TRIMURTY GROUP



kachnār

a symphony of elegance
in the heart of Jaipur



Welcome to Kachnār, where the melody of luxury
meets the rhythm of comfort.

Crafted by Trimurty Builders, these 3 & 4 BHK residential
apartments redefine city living. Nestled on Hospital Road,
C-Scheme, Jaipur, Kachnār is not just a home;
it's an ode to a life well-lived.





Leisure meets Luxury

With endless opportunities
to dive into leisure,
take a swim, relax and bask
in the pleasure.

Close your eyes and imagine yourself
surrounded by nature's beauty, the
gentle rustling of leaves, the chirping of
birds and the invigorating scent of fresh
air. Now add a touch of luxury to this
dreamy setting – a beautiful spacious
abode that exudes opulence in every
nook and corner. It's a vision that's hard
to resist, isn't it?

luxury indeed resides
in the lap of nature at
kachnār





prime location. your everyday oasis

Situated within walking distance from the enchanting Central Park, kachnār offers an unparalleled blend of convenience and tranquility. This prime location is not just an address; it's an invitation to immerse yourself in the vibrant heartbeat of Jaipur.



02 Min

Central Park
Statue Circle
M I Road

05 Min

SMS Hospital

10 Min

Railway Station
Walled City

20 Min

Airport

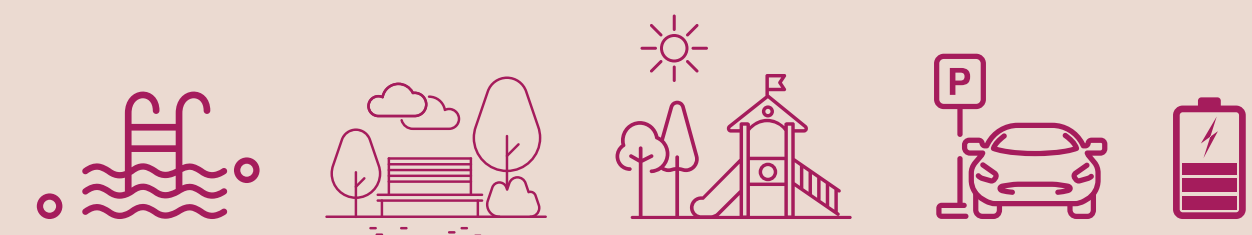
* Map not to scale

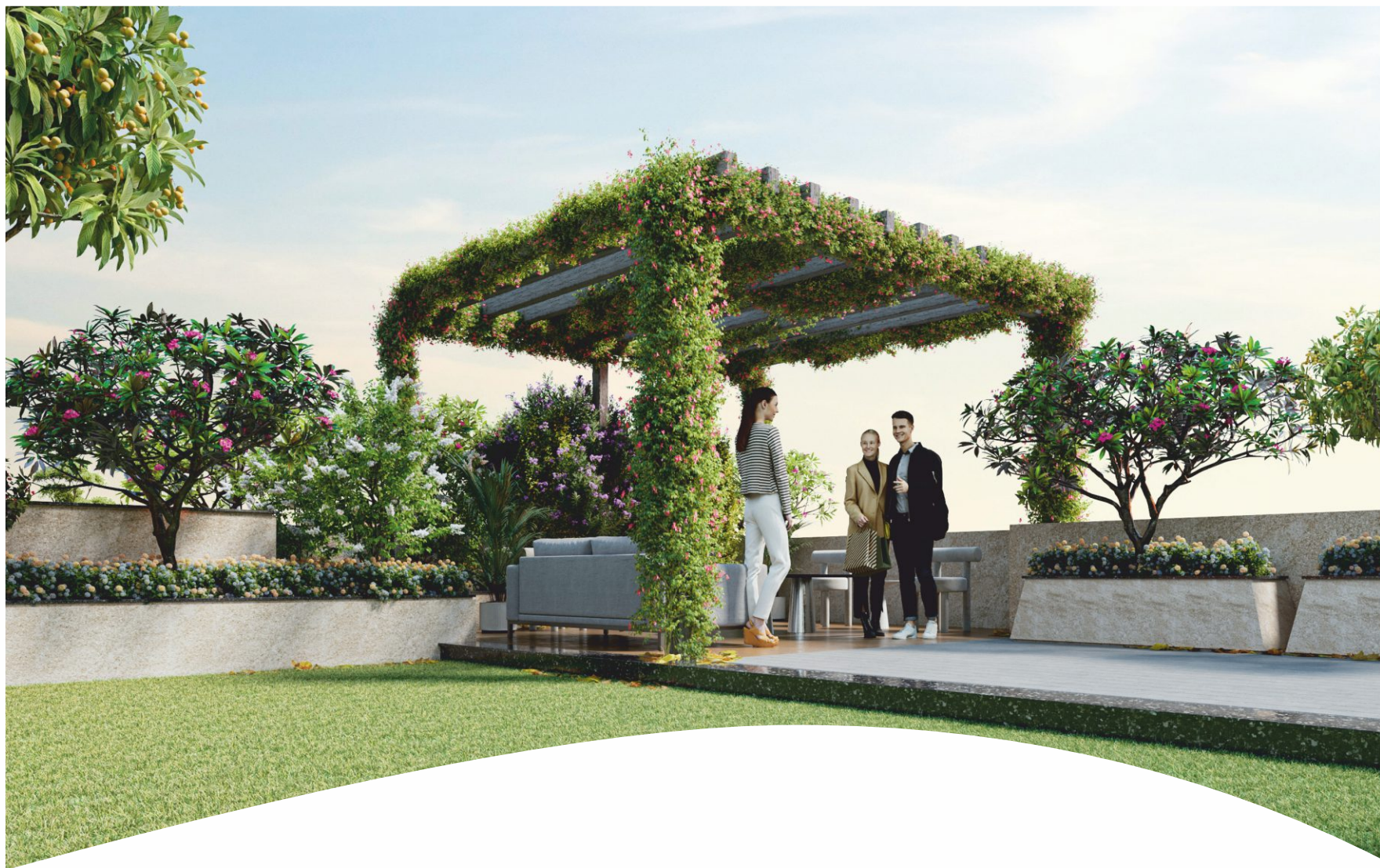
amenities that elevate living

At Trimurty, we believe in offering more than just a residence; we provide an elevated lifestyle.

Enjoy a host of amenities that cater to your every need:

- Swimming Pool
- Gymnasium
- Children's Play Area / Games Room
- Multi-purpose Community Hall
- Landscaped Gardens
- Power Backup
- Reserved Guest/Visitors Parking
- Sculptures and Art Installations
- Waste Collection System
- Reading Room
- EV Charging Point





Specifications:

- Structure: Earthquake-resistant RCC frame structure.
- Air-conditioning: Split Type in Bedrooms and Drawing & Dining.
- Bedrooms: Laminated Wooden Flooring / Premium Emulsion Paint
- Drawing/Dining/Living: Imported marble flooring / Premium Emulsion Paint
- Bathrooms: Premium C.P fittings, and Premium Sanitary ware.
- Kitchen: Premium Modular Kitchen, Tiled Flooring, Plastic Emulsion Paint
- Balconies: Anti-skid ceramic tiles
- Doors & Windows: Aluminum Framed Windows with heat reflective glass on external sides.
Premium Veneered Flush Doors with PU Polish on inside



Playful Child-friendly Design Your Children's Playground

kachnār provides a spacious environment where your children can explore their ambitious dreams and cultivate enriching life experiences. Featuring a secure and lively play area for children, behold carefree smiles and precious moments of childhood.

- Kids Pool
- Kids Play Area
- Low Level Benches for Kids
- Child Safe Electrical Switches and Sockets
- Child Safe Balconies, Railings and Stairs





Barrier-Free Design: A Home for Every Generation

We understand the importance of inclusivity. kachnâr is strategically designed to ensure barrier-free movement for seniors and the specially-abled, embracing a home where everyone can thrive.

- Smooth Ground level entrances with gentle ramps
- Slip Resistant Surfaces
- Wide Interior Doors
- Lever Handles for opening doors rather than twisting knobs
- Fittings which do not require tight grasping, pinching or twisting of the wrist.
- Large Visual Displays
- Audio Features & Braille Button in Elevators
- Bright and Appropriate Lighting
- Light Switches with large flat panels
- Sliding Doors in Entrance Lobby
- One Handicap friendly bathroom in every apartment
- Handicap Parking
- Handicap Toilet in common area

Improving Life Efficiency & Urban Bio-Diversity by Trimurty

Lately, Trimurty Builders has been gaining recognition on national platforms, thanks to its initiatives and commitment to an ecologically sensitive work ethic. Going beyond the commonly cited use of green plants and lawns, Trimurty has introduced a new dimension to enhancing the quality of life.

Taking a leadership role, Trimurty has contributed to improving breeding opportunities for the once-common House Sparrow, now becoming rare in urban landscapes. Residents are actively encouraged to adopt Nest Boxes within their premises, as birds serve as indicators of urban life. The act of gifting Nest Boxes and Feed Boxes has become a part of our conservation culture.

Join us in creating a better environment by picking up a Nest Box from our office and installing it at home to enhance the quality of life. We welcome more citizens to participate in this initiative, aiming to make Jaipur the most environmentally friendly urban landscape.

Another aspect we emphasize is the careful selection of trees, shrubs, and bush species, favoring those that are home-grown or native to minimize water usage and maximize benefits. Residents experience numerous positive outcomes when these considerations are implemented.

"Trimurty's urban biodiversity conservation initiative in Jaipur brings new advantages to homeowners."



Gold Standard Green Norms Building

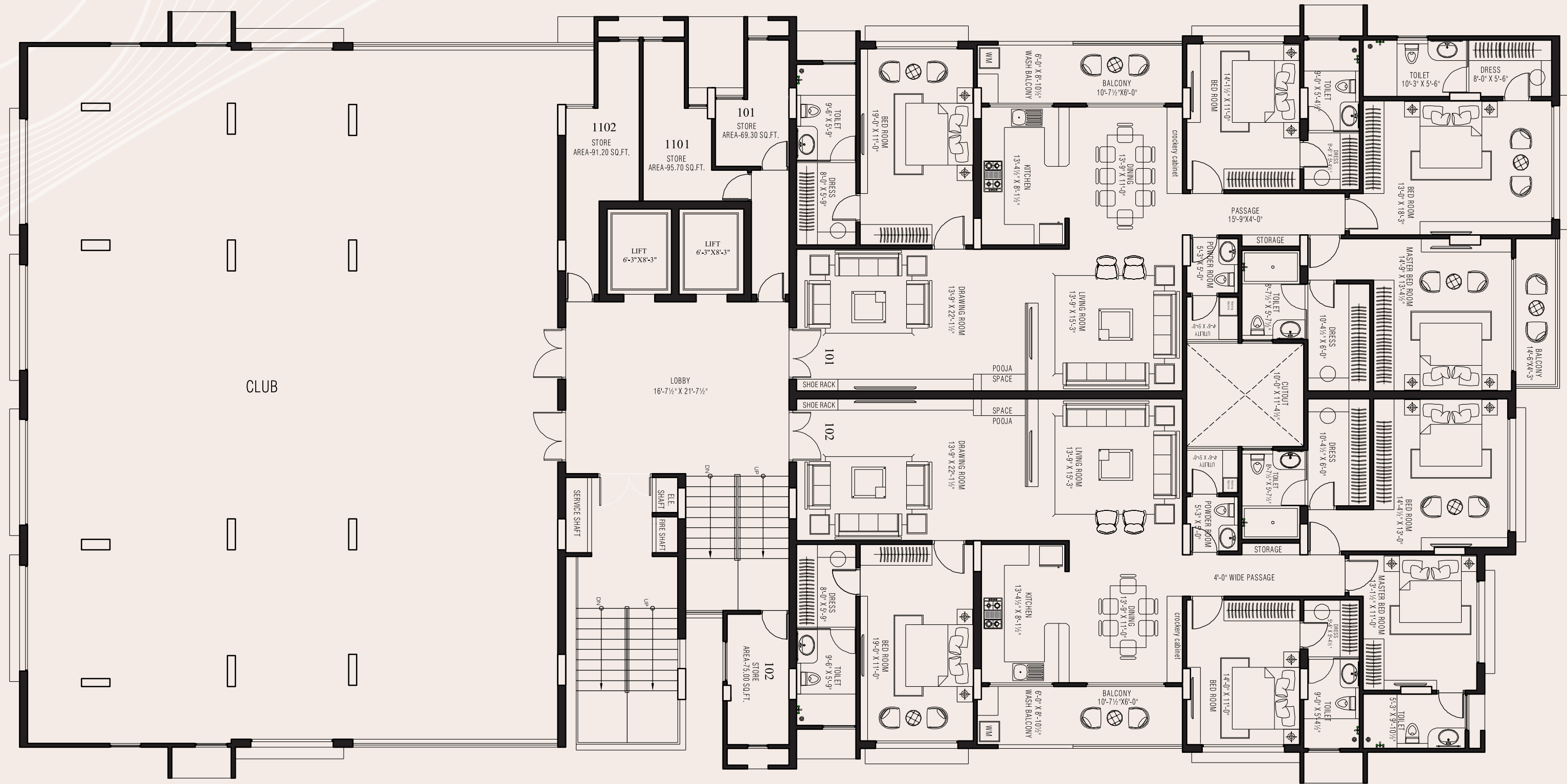
- Building façade, along with underdeck roof insulation and high S.R.I tiles, is designed to prevent direct solar heat gains in the interiors.
- LED-based interior lighting in common areas saves electricity during the day.
- Large windows are planned to maximize daylight inside the apartments.
- Maximizing the outdoor view of natural surroundings provides peace and tranquility.
- Use of STP to recycle water for flushing and landscaping purposes.
- Rainwater harvesting.
- Organic waste treatment to convert it into compost.
- 20 KWA solar energy plant.
- Certified wood will be used in the project.
- 50% of construction material is sourced from local manufacturers, cutting down on long-distance transport to reduce the carbon footprint.
- Conserving natural resources by using recycled materials such as fly ash bricks, AAC Blocks, recycled glass, gypsum plaster, Portland cement, etc.
- Energy Efficient equipments

floor plans

site plan



1st floor plan

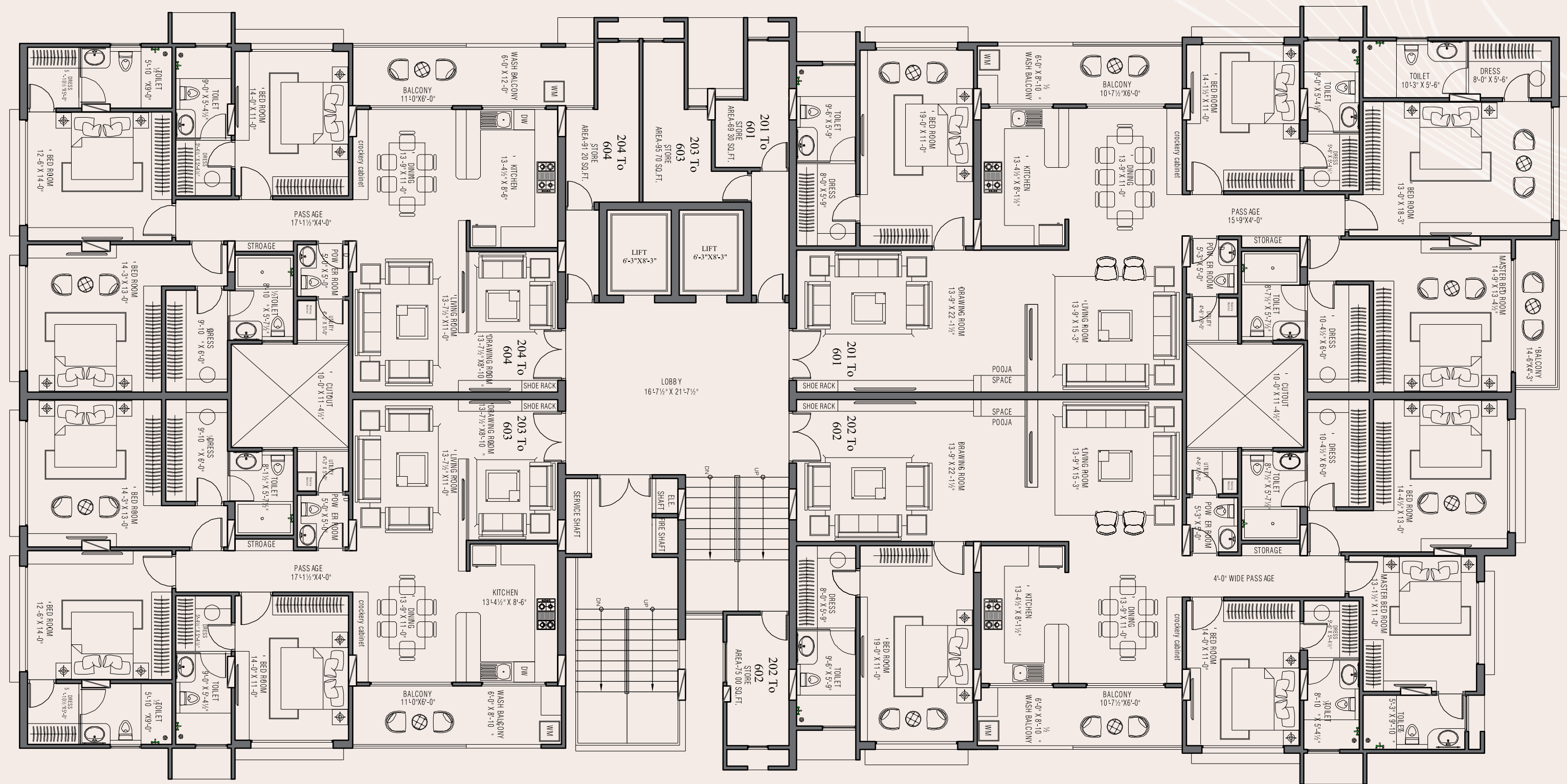


AREA CALCULATION (1ST FLOOR)

FLAT NO.	CARPET AREA	BALCONY AREA	WALL AREA	BUILT-UP AREA	SUPER BUILT-UP AREA (WITH 30% LOADING)	TYPE
101	2281.23	180.87	119.59	2581.69	3356.20	4 BHK WITH SR
102	2133.72	119.25	121.26	2374.23	3086.50	4 BHK WITH SR
TOTAL	4414.95	300.12	240.85	4955.92	6442.70	



2nd to 6th floor plan

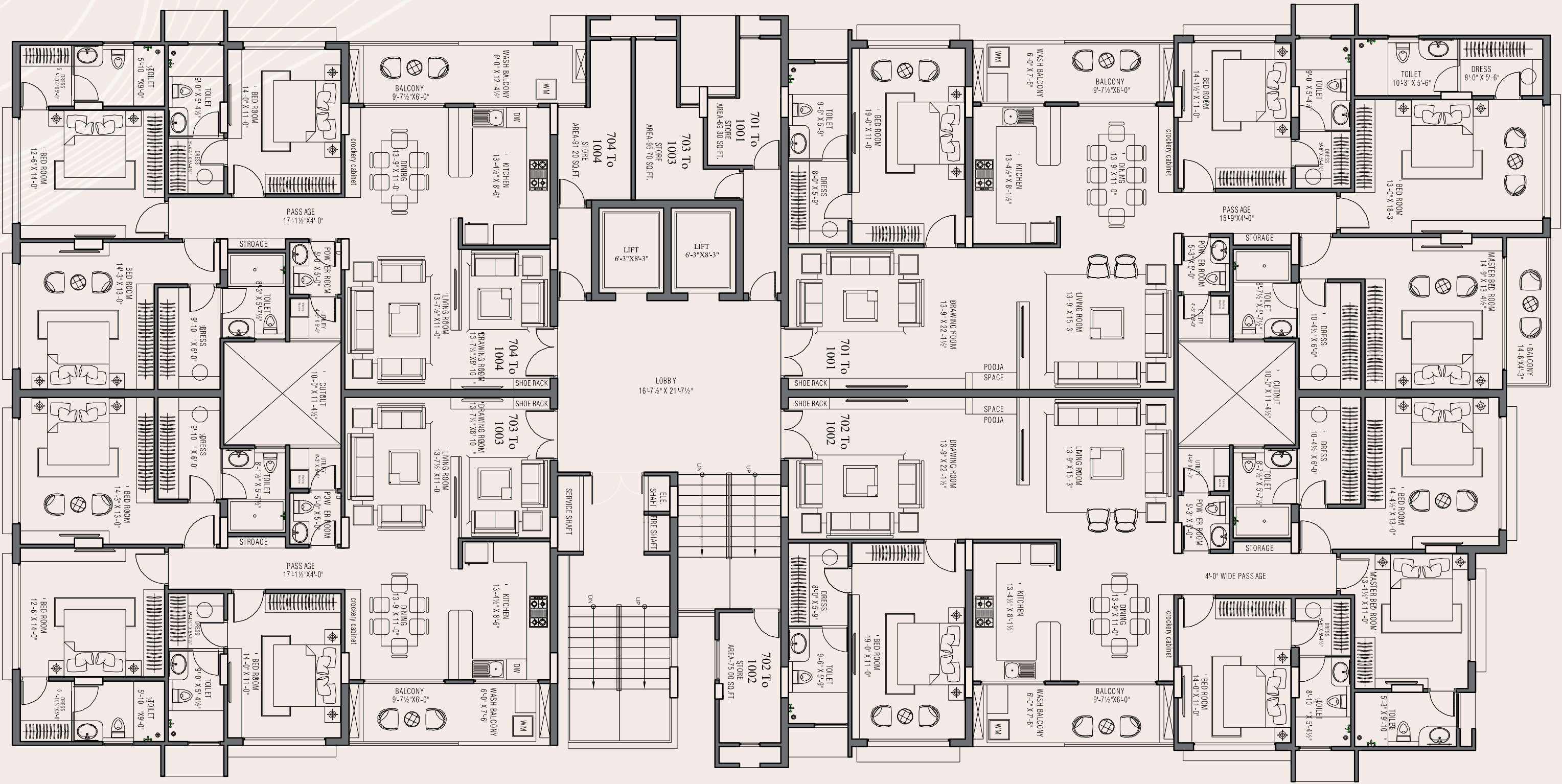


AREA CALCULATION (2ND - 6TH FLOOR)

FLAT NO.	CARPET AREA	BALCONY AREA	WALL AREA	BUILT-UP AREA	SUPER BUILT-UP AREA (WITH 30% LOADING)	TYPE
201 TO 601	2281.23	180.87	119.59	2581.69	3356.20	4 BHK WITH SR
202 TO 602	2133.72	119.25	121.26	2374.23	3086.50	4 BHK WITH SR
203 TO 603	1624.37	123.74	110.41	1858.52	2416.08	3 BHK WITH SR
204 TO 604	1625.12	140.25	100.78	1866.15	2426.00	3 BHK WITH SR
TOTAL	7664.44	564.11	452.04	8680.59	11283.78	



7th to 10th floor plan

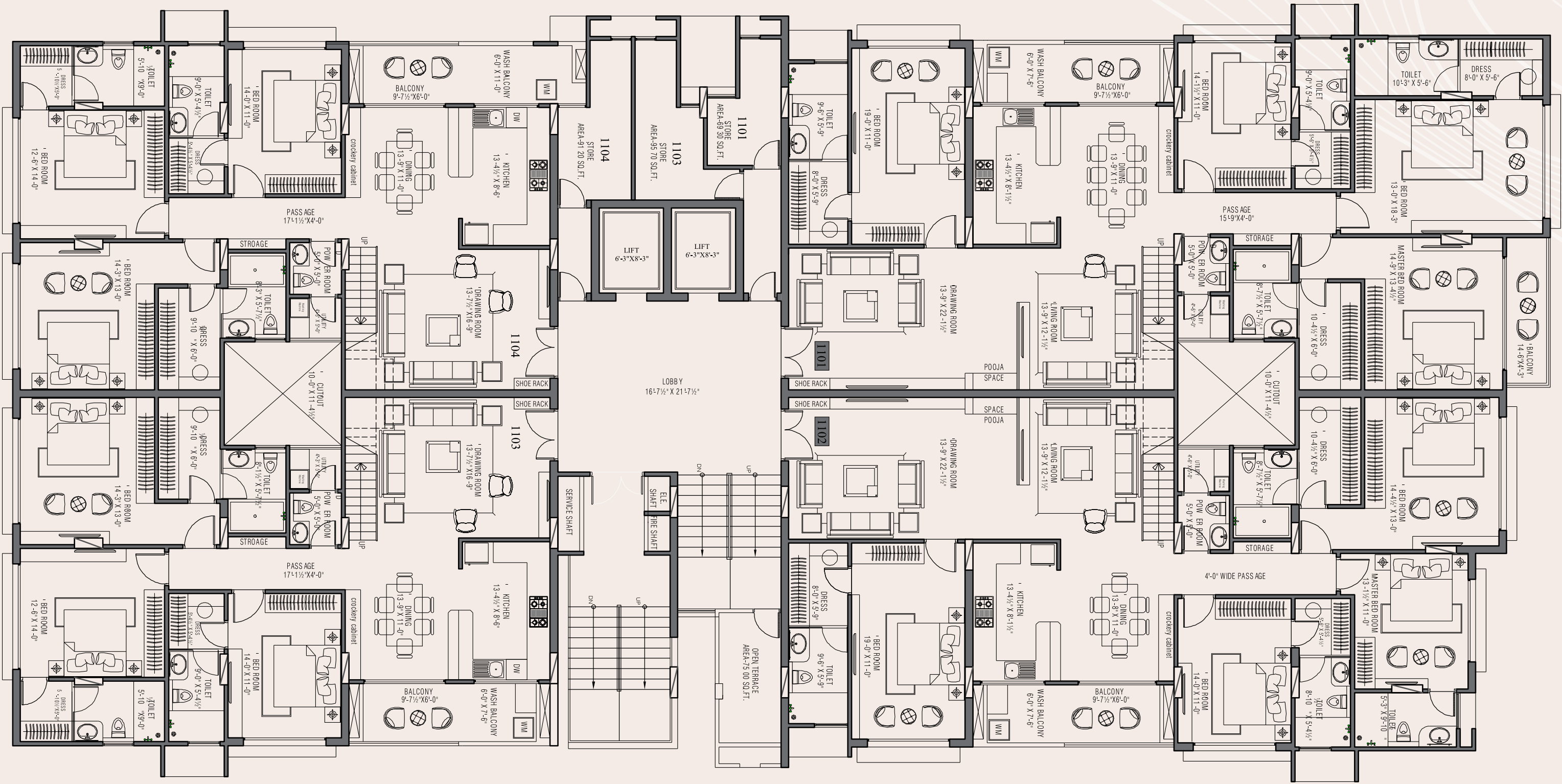


AREA CALCULATION (7TH - 10TH FLOOR)

FLAT NO.	CARPET AREA	BALCONY AREA	WALL AREA	BUILT-UP AREA	SUPER BUILT-UP AREA (WITH 30% LOADING)	TYPE
701 TO 1001	2281.23	167.37	121.84	2570.44	3341.57	4 BHK WITH SR
702 TO 1002	2133.72	105.75	123.51	2362.98	3071.87	4 BHK WITH SR
703 TO 1003	1624.37	105.75	117.15	1847.27	2401.45	3 BHK WITH SR
704 TO 1004	1625.12	129.15	103.03	1857.30	2414.49	3 BHK WITH SR
TOTAL	7664.44	508.02	465.53	8637.99	11229.38	



11th floor plan (PENTHOUSE)

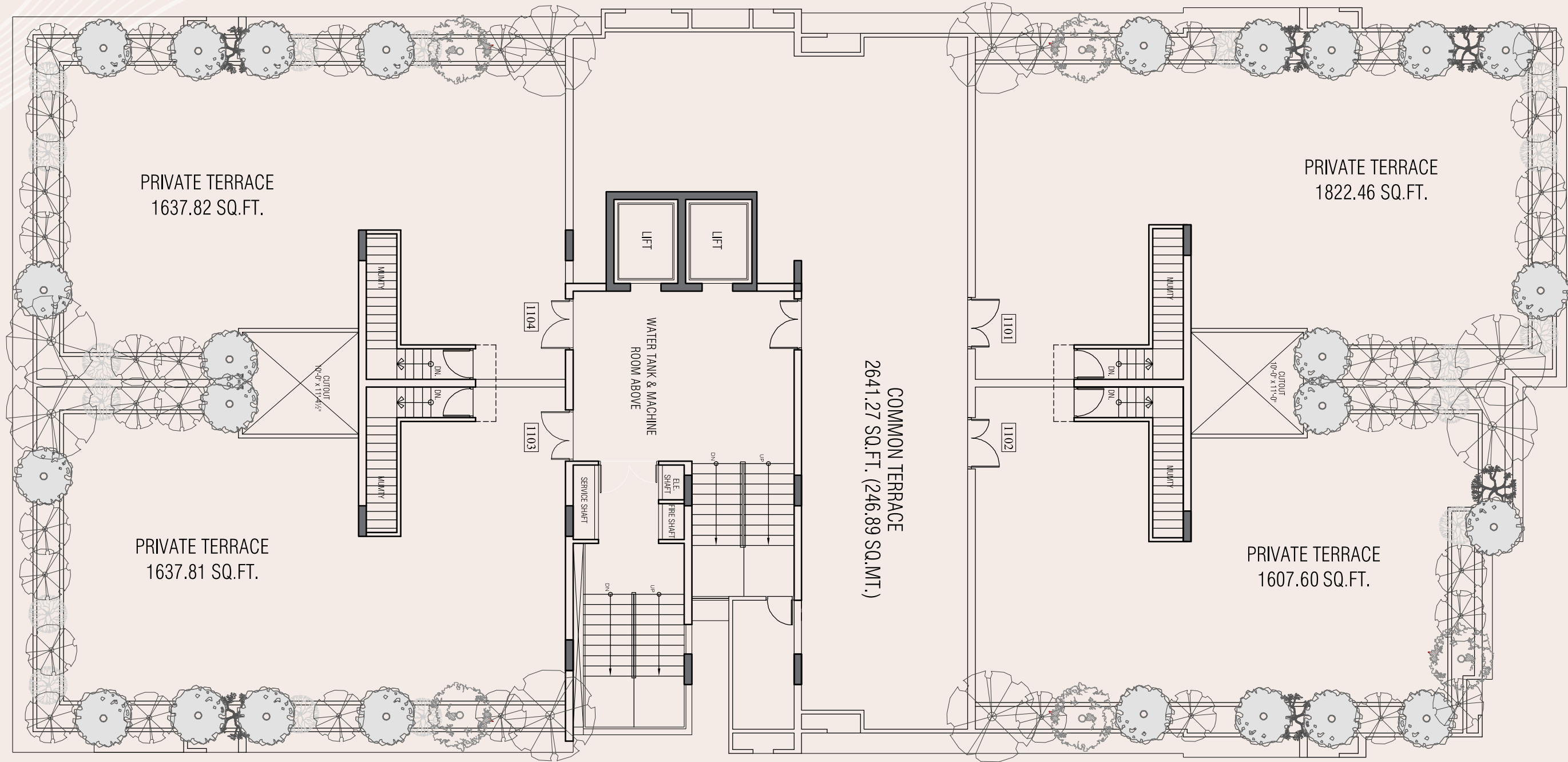


AREA CALCULATION (11TH FLOOR PENTHOUSE)

FLAT NO.	CARPET AREA	BALCONY AREA	WALL AREA	BUILT-UP AREA (PENTHOUSE LOWER LVL + TERRACE MUMTY)	G.B.U.A. OF OPEN TERRACE AREA (MEASURED AT 50%)	SUPER BUILT-UP AREA (WITH 30% LOADING) + 50% OF G.B.U.A. OF OPEN TERRACE	TYPE
1101	2281.23	167.37	121.84	2669.38	911.23	4381.82	4 BHK PENTHOUSE WITH SR
1102	2146.02	105.75	135.57	2486.28	803.80	4035.96	4 BHK PENTHOUSE WITH SR
1103	1624.38	105.75	117.15	1944.15	818.91	3346.30	3 BHK PENTHOUSE WITH SR
1104	1625.12	129.15	103.03	1954.17	818.91	3359.33	3 BHK PENTHOUSE WITH SR
TOTAL	7676.75	508.02	465.53	9053.98	3352.85	15123.01	



terrace floor plan





Crafting Dreams, Building Legacies

Renowned for its commitment to quality construction, exceptional architectural design, and the incorporation of the latest materials and concepts in its projects, Trimurty Colonizers and Builders Pvt. Ltd. embarked on its inaugural venture, Trimurty Apartments, in 1995. This marked a significant milestone in the history of apartment living in Jaipur, clearly reflecting the vision of Mr. Udai Kant Mishra.

Since then, the company has evolved and expanded its presence into townships, hospitality, and education. Some of its noteworthy projects in Jaipur include Trimurty Apartments, Trimurty's Ariana, Trimurty Aurum, Trimurty's Dave Apartments, and Trimurty's Gulmohar. Additionally, the company has ventured into hospitality with Radisson Blu, Kumbhalgarh, The Fern - An Ecotel Hotel and The Wallstreet - A Business Hotel. Geeta Global School is another notable endeavor in the education sector, showcasing the diversified success of Trimurty Colonizers and Builders Pvt. Ltd.

Some of Trimurty Lifestyle projects...

