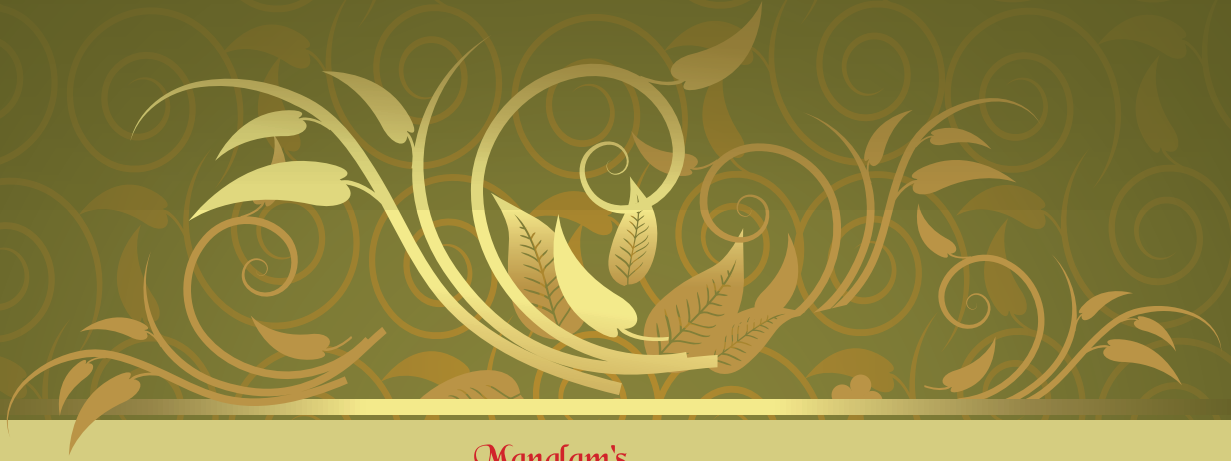
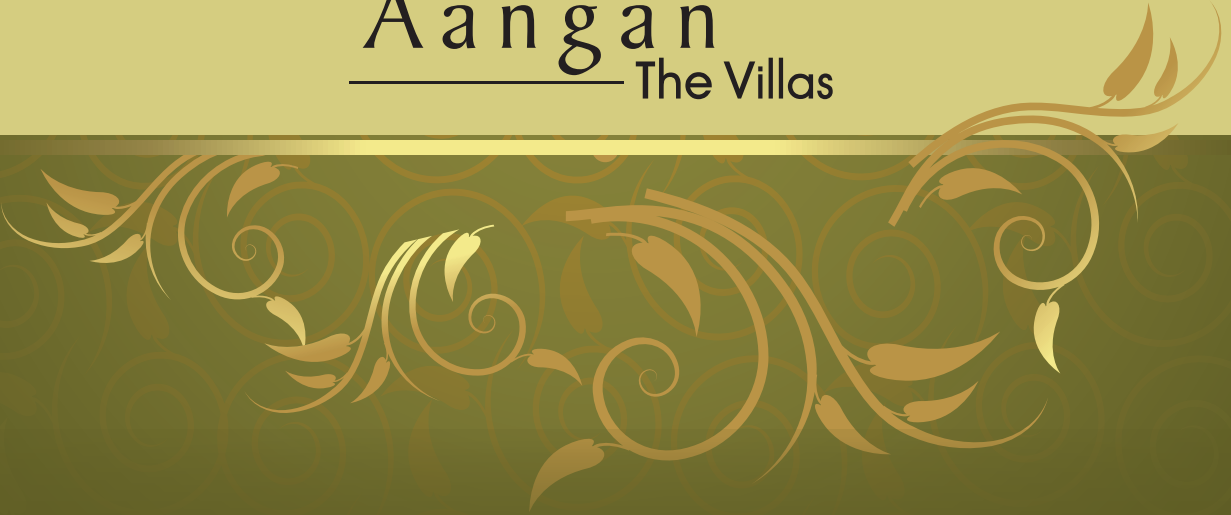


मुस्कुराता जीवन, खिलखिलाता घर आंगन



Manglam's
Aangan
The Villas



जहां होती है शुरुआत
एक अच्छी जिन्दगी की...

Welcome to Aangan Where Good times begin...

Now is the time to enjoy some of the best moments of life. With beautifully maintained grounds and luxury living with Indian culture, you'll have time to enjoy a rich and diverse cultural life, as well as fabulous shopping and a variety of recreational activities. The good life awaits you at Manglam Aangan. In traditional Indian homes, an **Aangan** is a courtyard where families gather to meet for share their feelings, eat and together. Aangan Residency would give you a very soothing and reliving experience of living in natural surroundings. Located at the Ajmer Road 5 minutes from the busy DCM Nirman Nagar & Shayam Nagar.



Intelligent design with luxury and elegance.

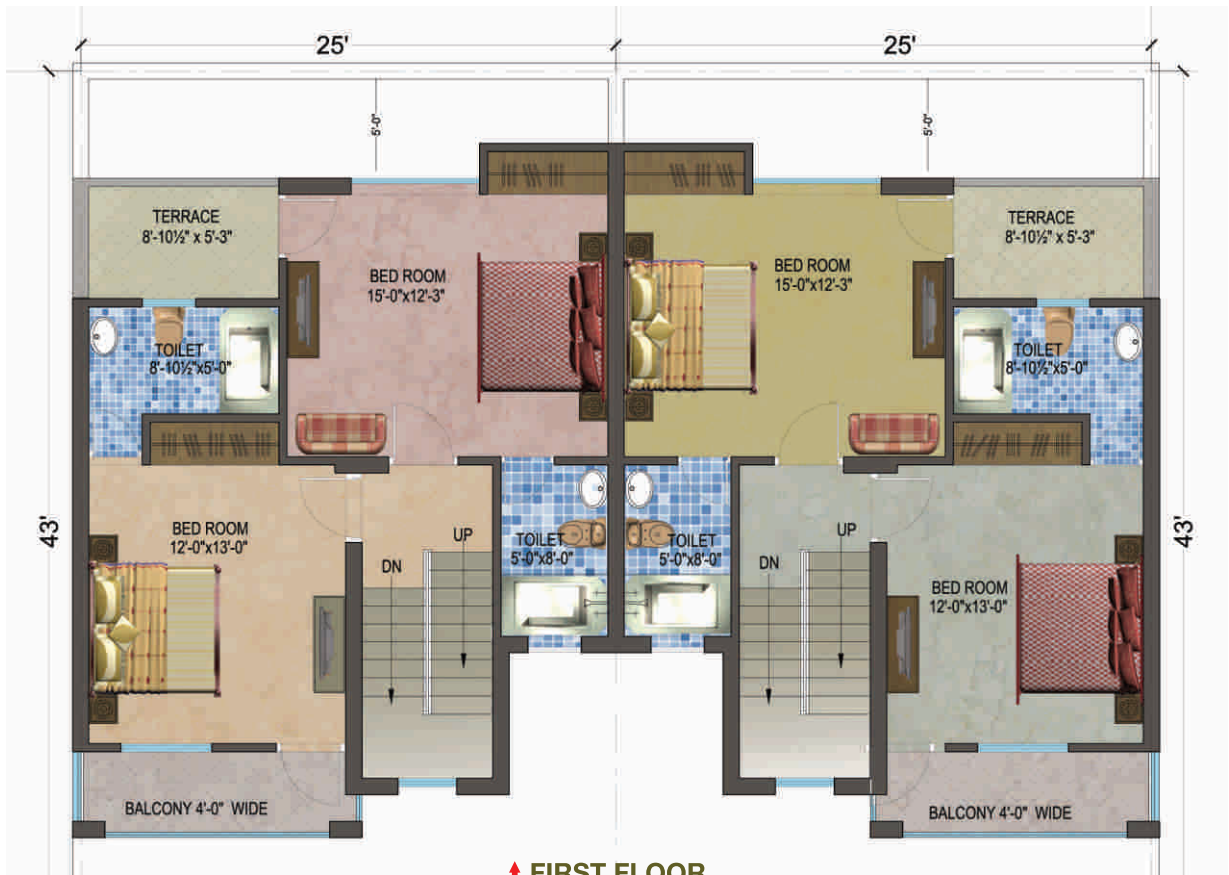


Manglam's
Aangan
The Villas

TYPE - A



↑ GROUND FLOOR



↑ FIRST FLOOR

TYPE-A

3 BHK

Plot Area : 25' X 43' = 120 sq. Yds.
Built-up Area : 1550 Sq.Ft. (Approx)



↑ GROUND FLOOR



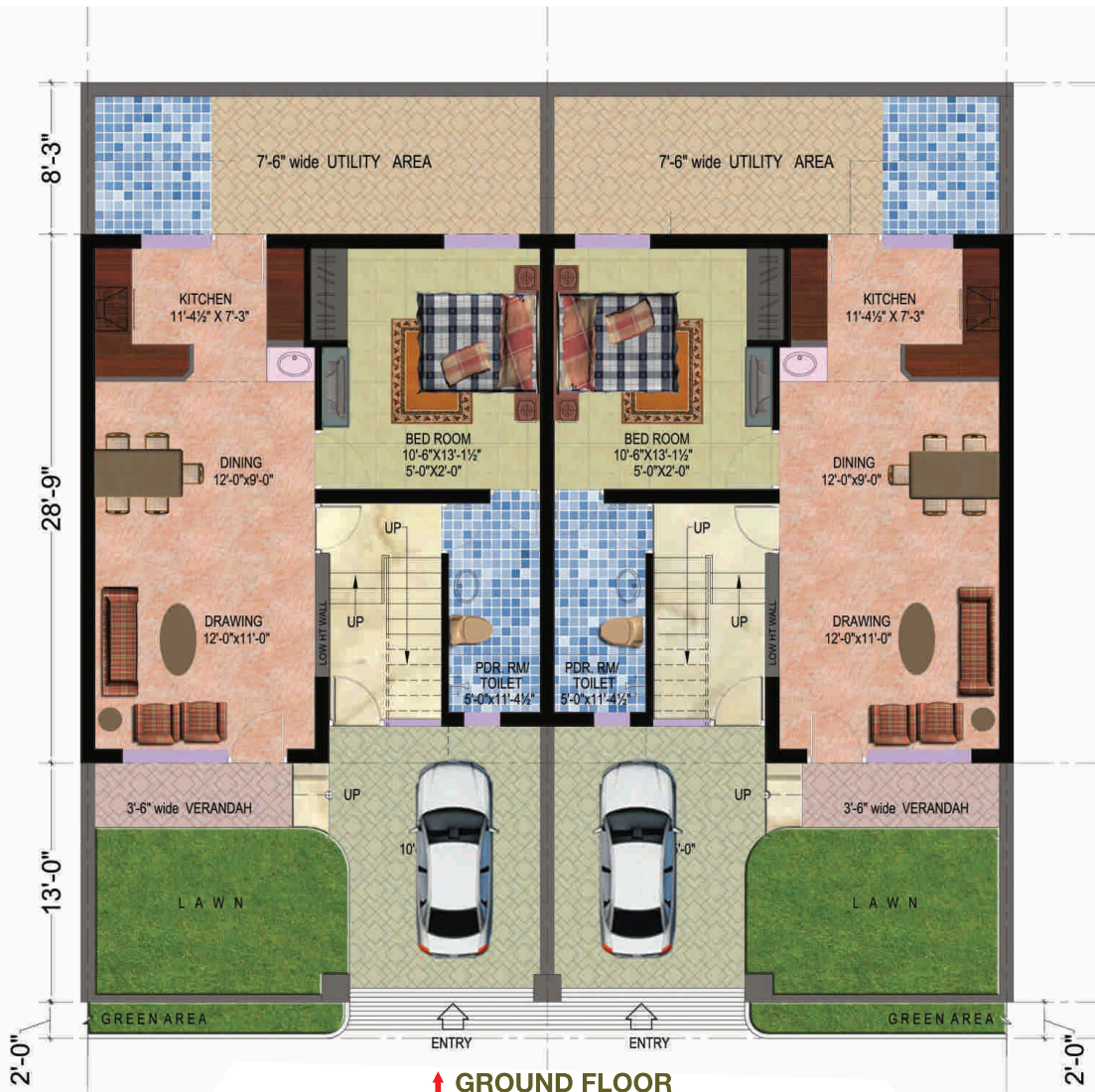
↑ FIRST FLOOR

TYPE-B

4 BHK

Plot Area : 30' X 56-6" = 188 sq.Yds.
 Built-up Area : 2150 Sq.Ft. (Approx)

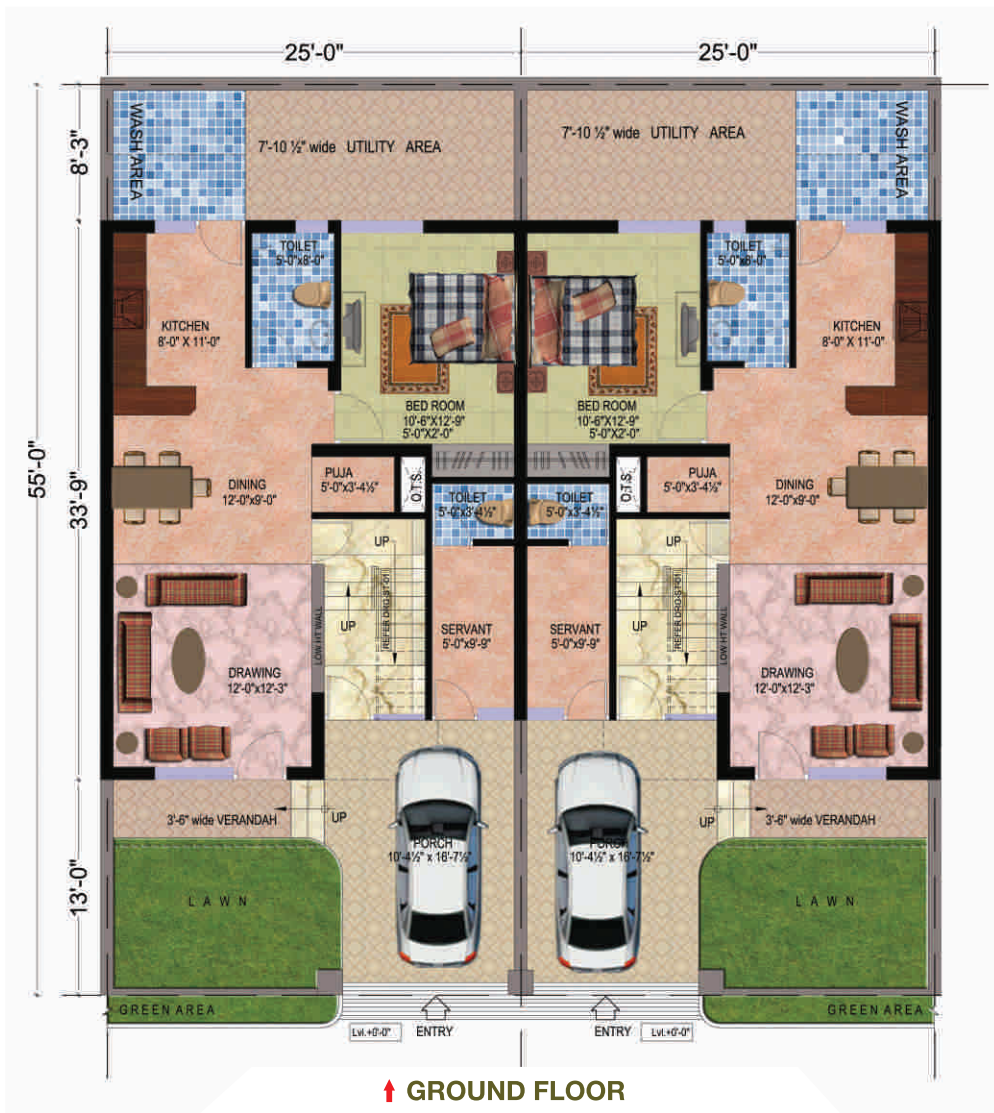
TYPE - C



TYPE-C

3 BHK

Plot Area : 25' X 50' = 138 sq. Yds.
Built-up Area : 1700 Sq.Ft. (Approx)



TYPE-D

3 BHK

Plot Area : 25' X 55' = 152 sq. Yds.
Built-up Area : 1800 Sq.Ft. (Approx)

TYPE - E



↑ GROUND FLOOR



↑ FIRST FLOOR

TYPE-E

3 BHK

Plot Area : 27'-6" X 55' = 168 sq. Yds.
Buit-up Area : 2150 Sq.Ft. (Approx)



Manglam's
Aangan
The Villas

100'-0" Wide Mahapura Road



कला का उत्कृष्ट नमूना
सिर्फ घर नहीं आपकी शान



Not just a home a piece of art

Walk into your home and experience a feeling of luxury, quality and workmanship, each apartment is designed to give you the freedom to grow and flourish in a gated community.



Manglam's
Aangan
The Villas

A world of unmatched facilities awaits you here...



Structure

R.C.C. composite structure with brick masonry and cement plastering.

Flooring

Vitrified flooring in living / dining & all bedrooms, ceramic tiles for toilets & Balcony, cement pavers in driveway and porch.

Doors & Windows

40mm Designer flush doors.

Kitchen

- Semi modular kitchen with Granite counter, stainless steel sink.
- 2 feet ceramic tile dado above counter and vitrified flooring.
- Exhaust fans, hot and cold mixer and washing machine provision at utility with kitchen garden in rear yard.

Toilets

- Ceramic dado up to door frame.
- Toilets fixture with CP fitting and mirrors.
- Provision for exhaust fan and servant room with attached toilet on the terrace (Optional).

Electrical

- Modular Switches.
- Concealed conduits with fire retardant copper wires and suitable points for power and lighting.
- Segregated power and lighting circuits.
- AC provision in all bedrooms, with sleeves in the walls.

Painting

- Painting emulsion for all interior walls and cement paint for all common areas.

Centralized water supply

- Centralized underground Sump and individual water storage tanks in each villas.

Telephone

- Telephone points in all bedrooms, living room.
- Provision for internet connection.

Television

- DTH installed independently in each villa.
- TV points in all bedrooms, living room and family room.

Back-up Power

- 1 KVA back-up power for all villas for lighting.
- TV and fridge points (running cost to be borne by the house owner).
- Broadband connectivity.

Landscape Garden

- Will be provided for all villas with low-rise fences / hedges at the boundary of each plot on the sides.

Roads

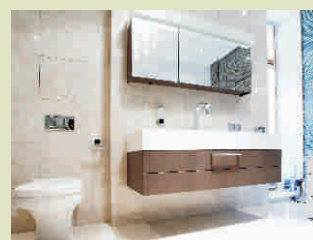
- Common road will be a minimum of 30 feet, main road will be 40 feet wide and entrance road will be CC Road with paver block at sides.

Security

- The entire estate is secured with hi-tech security systems and entrance manned by security round the clock.
- Entire campus will be surrounded by 6' high walls.

Sewage

- A sewage treatment plant (STP) will be provided.



World class Clubhouse

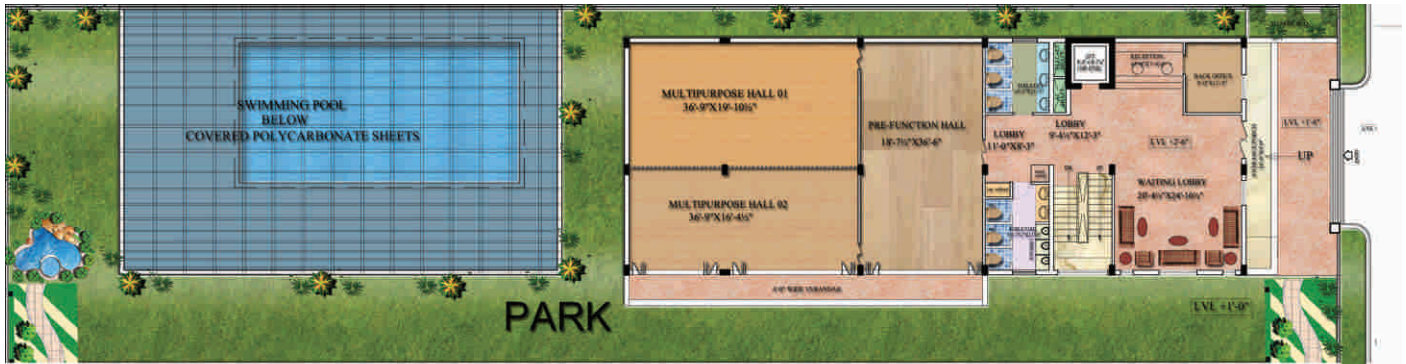
Project Highlights :

- 6 Big Size Theme Parks
- All Villas are Park Facing
- Children Play area

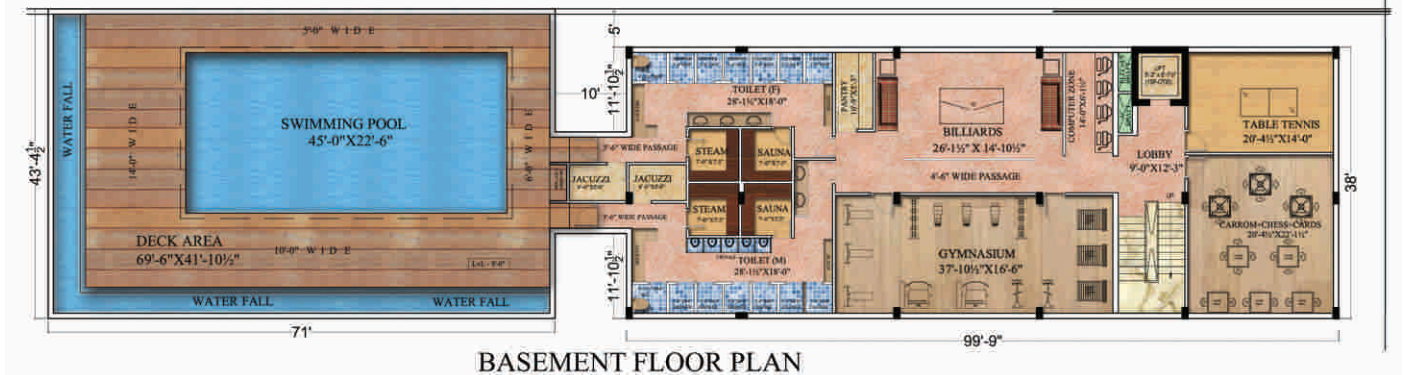


- Swimming Pool with splash pool
- Sauna, Steam & Jacuzi
- Health club for men & women with gym
- Party hall for parties up to 200 people
- Badminton
- Indoor game room having pool table, carom, chess, table tennis, card room

The Plan of Clubhouse



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

सुकून और स्फूर्ती के पल आपके तन और मन के लिए

लोकेशन जो आपका दिल जीत लें

Affordable Location

- Close to the proposed Metro corridor.
- Easy access from Express Highway to the city.
- Strategically located in the emerging Suburban Business District on the Ajmer Road.
- Located in a thriving neighborhood with schools and hospital nearby.
- SEZs- The Mahindra Tech Park near by.

Manglam's Aangan The Villas



MANGLAM BUILD DEVELOPERS PVT. LTD

601-603, 5th Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur

T : +91 99280 38069 / 65 / 68 E-mail : info@manglamgroup.com www.manglamgroup.com



V J ARCHITECTS PVT. LTD.

Architects Engineers Interior Designers

10 Kha 2, Jyoti Nagar, Sahkar Marg, Jaipur-302 005

T : +91 141 2719090, 2719071 E : vjarchitect@gmail.com www.vjarchitect.com

Disclaimers : This brochure is purely conceptual and not a legal offering. Further the promoters / Architects / reserve the right to add / delete modify / any details / specifications / elevations / plans mentioned.