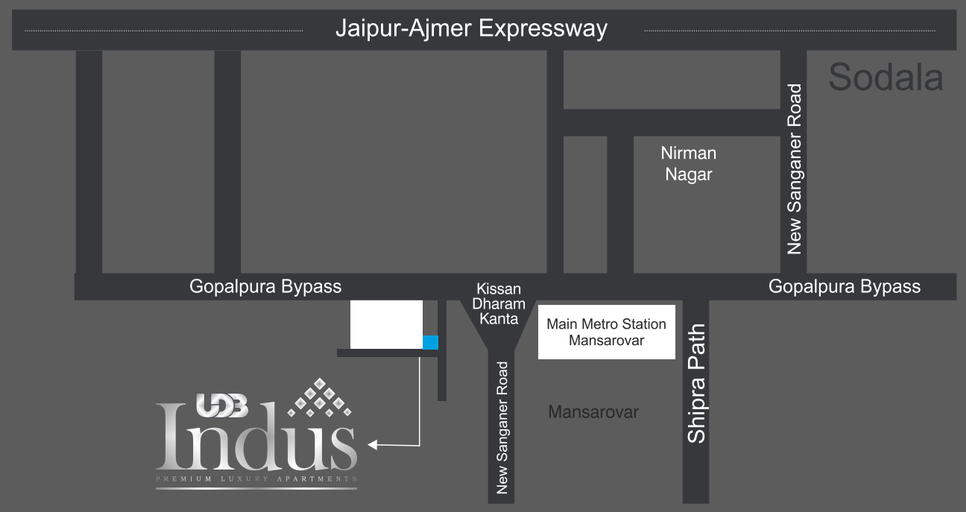
Location Map

(map not to be scale)



Site Address : Near Kissan Dharam Kanta, Mansarovar, Jaipur

UNIQUE DREAM BUILDERS
Expect More

Corporate Office :
UDB Tower, SB-59, Opp. Jaipur Nagar Nigam,
Main Tonk Road, Jaipur-302015
Tel.: +91 141 4077000 I email: info@udb.in

Land Partner :
SHARMA EAST INDIA HOSPITAL
& MEDICAL RESEARCH LTD.

www.udb.in

LEGAL NOTE : The information contained herein cannot from part of any offer or contract. While every reasonable care has been taken in providing this information, the owner of their agents cannot be held responsibility for any inaccuracies. Illustration shown in the brochure are artist's impressions and serve only to give an approximate idea of the project. All impressions and plans are subject to amendments as may be required for the betterment of the project allowed within the laws.

Indus
PREMIUM LUXURY APARTMENTS

Redefining Premium Living...

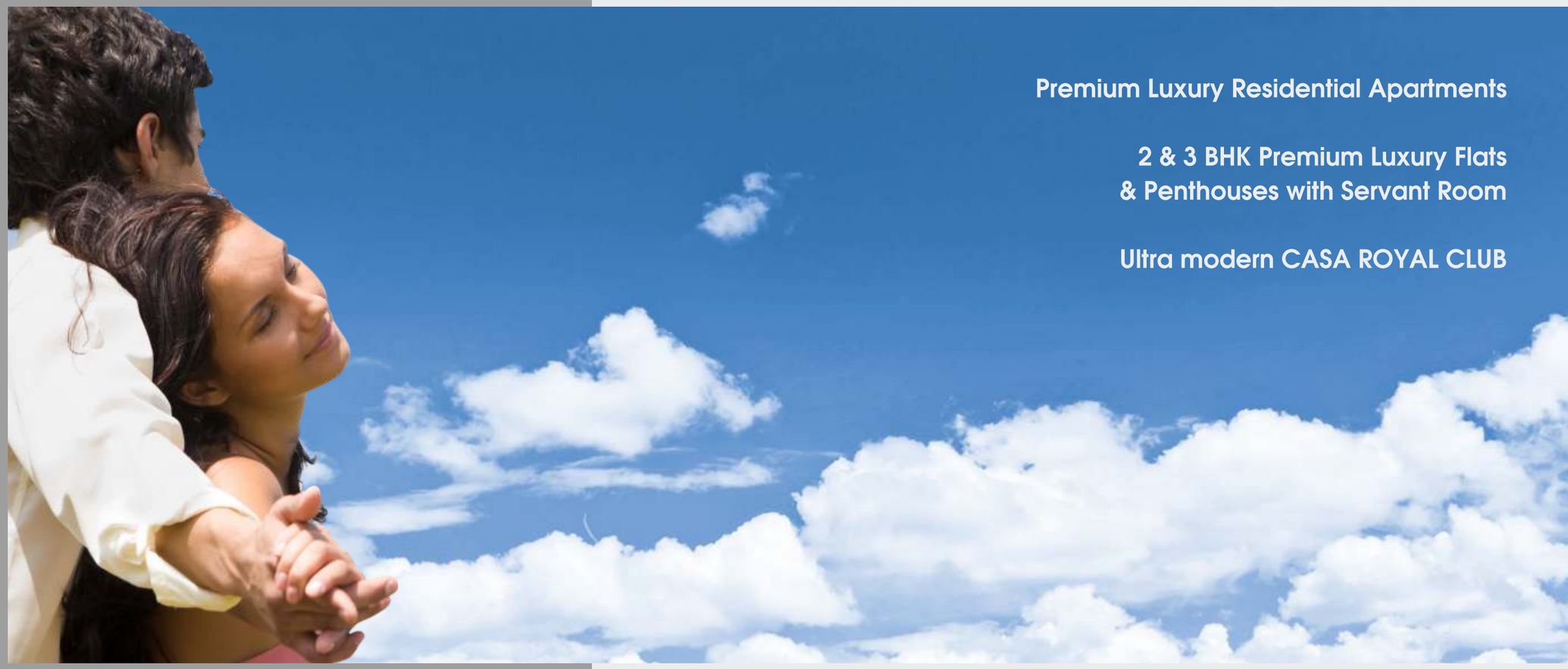
www.udb.in

A place in the **heart of the city**

a place where you are **safe**

a place which is highly premium

UDB Indus
PREMIUM LUXURY APARTMENTS



Premium Luxury Residential Apartments

2 & 3 BHK Premium Luxury Flats & Penthouses with Servant Room

Ultra modern CASA ROYAL CLUB

a place which is **serene** and **beautiful**

a place where you **belong**

A place with complete amenities like never before...

A place which you proudly call your home – UDB Indus.

A premium project by UDB, Indus is a distinguished residential project that brings a sense of security, belongingness, luxury and completeness to the lives of your family. A delight for the ones who own it and a reason for envy of those who don't, Indus has been designed and constructed by prioritizing your comfort

UDB Indus
PREMIUM LUXURY APARTMENTS

Indus is centrally located.
Therefore, no place is far.

Walking distance from the Mansarovar Metro station

Feel like a king when you dine
with élan shared with your loved ones.

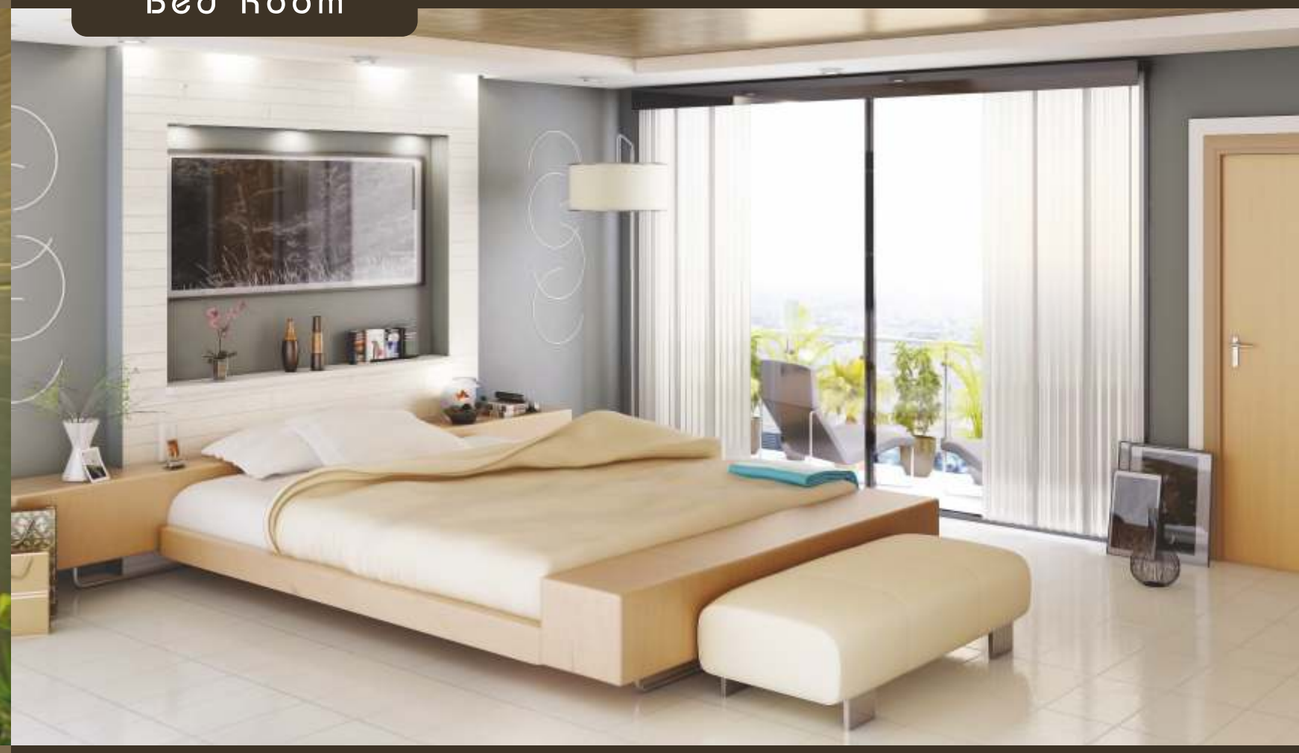
Living & Dining Room

Well planed & beautiful living & dining room

A place where both peace and happiness is attained, your blissful environment of living area helps you attain the perfect time you want to spend joyously with your family. Every minute detail has been executed with finesse and other fixtures installed are from the leading and trusted brands.

A place that captivates your senses,
mind and keep you away from all the hustle and stress.

Bed Room



Spacious bedroom with huge windows

Dotted with grandiosity and enhanced with vivid elegance, every conceivable luxury beckons to whisk you away to a pristine world far away from the daily rigorous. Choose to unwind the relax amid simply laze out and savour the blissful lifestyle in the unhurried resort like ambience here.

Where eating is a festival ...
& Cooking is an art

Kitchen

Beautiful & spacious kitchen

A place where both peace and happiness is attained, your blissful environment of living area helps you attain the perfect time you want to spend joyously with your family. Every minute detail has been executed with finesse and other fixtures installed are from the leading and trusted brands.

Project Highlights

ECO FRIENDLY FEATURES

Building designed as per eco friendly concept. Big windows for better air & light cross ventilation.

FITNESS & WELLNESS

Club house with indoor games, swimming pool, jacuzzi, steam, sauna, gymnasium, yoga room, multimedia room etc.

VERTICAL TRANSPORTATION

State-of-the-art premium brand elevators for vertical transportation

SECURITY & SAFETY

24 hrs. round the clock security by CCTV camera and shift wise security guards / efficient & effective fire fighting system / earthquake resistant RCC frame structure.

POWER BACKUP

100% power back-up for common and essential services areas.

WATER SUPPLY SYSTEM

The building has been planned with tube wells and adequate water storage tank

SPECIFICATIONS & FEATURES

SPECIAL FEATURES :

Spacious balconies with each flat, Low maintenance charges, quality lifts.

FINISHING :

Exclusive designer vitrified flooring in drawing, dining area and bedrooms. POP finish on wall and ceiling with cornices, (Interior: Oil bound distemper / Exterior: long lasting weather resistant paint)

WOOD WORK :

Wooden main door, brass/chrome hardware, glass windows

KITCHEN :

kitchen with counter top in polished granite, 2 ft tiles DADO above the counter, anti scratch stainless steel sink with hot & cold water mixer.

TOILET :

Designer ceramic glazed tiles, premium grade C.P. Fitting, anti-skid tiles on flooring, branded sanitary ware

ELECTRICAL :

Premium quality switches & accessories, TV/Telephone/A.C./Cooler point in all rooms at appropriate places, power backup for lift, water pump and common essential areas.

A place as picturesque
as your imagination!

Indus is a one-of-its kind
luxurious project
and offers a distinctive range
of spacious homes of
2 BHK, 3 BHK and penthouses.

UDB Indus
PREMIUM LUXURY APARTMENTS

CLUB ENTRY/EXIT

LANDSCAPING AREA

SWIMMING POOL
32'-8" X 19'-7½"

8 FEET WIDE WALK WAY

RECEPTION / WAITING LOBBY
12'-3" X 22'-6"

WALK WAY

PANTRY
5'-7½" X 8'-10½"

SHOWER 4'-9"X5'-0" | CHANGE RM. 4'-0"X5'-0" | FEMALE | TOILET 4'-9"X5'-0" | WC. 4'-9"X8'-6" | SHOWER 4'-6"X5'-0" | MALE | CHANGE RM. 4'-9"X5'-0"

AREA SCHEDULE

S.NO.	SHOP NO.	SALEABLE AREA (Sq.Ft.)
1.	SHOP-1	346.50
2.	SHOP-2	298.50
3.	SHOP-3	337.50
4.	SHOP-4	247.50
5.	SHOP-5	249.00
6.	SHOP-6	180.00
7.	SHOP-7	160.50
8.	SHOP-8	262.50
9.	SHOP-9	312.00
10.	SHOP-10	324.00
11.	SHOP-11	256.50
12.	SHOP-12	310.00
	TOTAL	3288.50

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

LOBBY
6'-0" X 13'-4½"
14'-0" X 15'-0"
15'-1½" X 15'-0"

SHOP-1
12'-7½"X17'-1½"

SHOP-2
11'-0"X17'-1½"

SHOP-3
12'-6"X17'-1½"

SHOP-4
11'-1½"X10'-4½"
6'-0"X6'-9"

SHOP-5
10'-6"X14'-10½"

SHOP-6
7'-6"X14'-10½"

SHOP-7
8'-7½"X14'-10½"

SHOP-8
11'-1½"X14'-10½"

SHOP-9
12'-1½"X14'-10½"
7'-0"X2'-3"

SHOP-10
12'-0"X17'-1½"

SHOP-11
9'-4½"X17'-1½"

SHOP-12
11'-3"X17'-1½"

4 FEET WIDE PLATFORM

4 FEET WIDE PLATFORM

4 FEET WIDE PLATFORM

4 FEET WIDE PLATFORM

BASEMENT

GUARD

COMMERCIAL ENTRY/EXIT

ENTRY/EXIT

S

E

W

N

METRO

METRO

160 FEET WIDE ROAD

FIRST FLOOR PLAN

FIRST FLOOR AREA CHART:-

S.NO.	FLAT NO.	SALEABLE AREA (SQ.FT.)	SRV. ROOM	SALEABLE AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
1.	101	2041.00			2041.00
2.	102	1635.00	S-1	107.00	1742.00
3.	103	1867.00			1867.00
4.	104	1854.00	S-2	107.00	1961.00
5.	105	1605.00	S-3	107.00	1712.00
6.	106	1640.00	S-4	107.00	1747.00
7.	107	1628.00			1628.00
TOTAL		12,270.00		428.00	
GRAND TOTAL					12,698.00

SECOND & THIRD FLOOR AREA CHART :-

S.NO.	FLAT NO.	SALEABLE AREA (SQ.FT.)	SRV. ROOM	SALEABLE AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
1.	201-301	2113.00			2113.00
2.	202-302	1635.00	S-1	107.00	1742.00
3.	203-303	1867.00			1867.00
4.	204-304	1854.00	S-2	107.00	1961.00
5.	205-305	1605.00	S-3	107.00	1712.00
6.	206-306	1696.00	S-4	107.00	1803.00
7.	207-307	1686.00			1686.00
TOTAL		12,456.00		428.00	
GRAND TOTAL					12,884.00

S
E W
N

TYPICAL FLOOR PLAN
(SECOND TO FIFTH FLOOR)

FOURTH & FIFTH FLOOR AREA CHART :-

S.NO.	FLAT NO.	SALEABLE AREA (SQ.FT.)	SRV. ROOM	SALEABLE AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
1.	401-501	2113.00	S-1	107.00	2220.00
2.	402-502	1635.00			1635.00
3.	403-503	1867.00			1867.00
4.	404-504	1854.00	S-2	107.00	1961.00
5.	405-505	1605.00	S-3	107.00	1712.00
6.	406-506	1696.00	S-4	107.00	1803.00
7.	407-507	1686.00			1686.00
TOTAL		12,456.00		428.00	
GRAND TOTAL					12,884.00

SIXTH FLOOR AREA CHART :-

S.NO.	FLAT NO.	SALEABLE AREA (SQ.FT.)	½ OF TERRACE (SQ.FT.)	TOTAL SALEABLE AREA (SQ. FT.)	SRV. ROOM	SALEABLE AREA (SQ.FT.)	TOTAL
1.	601	1855.00	300.00	2155.00	S-1	96.00	2251.00
2.	602	1782.00	936.00	2718.00	S-2	96.00	2814.00
3.	603	1789.00	936.00	2725.00	S-3	96.00	2821.00
4.	604	1848.00	300.00	2148.00	S-4	84.00	2232.00
5.	605	1284.00		1284.00			1284.00
TOTAL		8558.00	2472.00	11030.00		372.00	
GRAND TOTAL							11,402.00

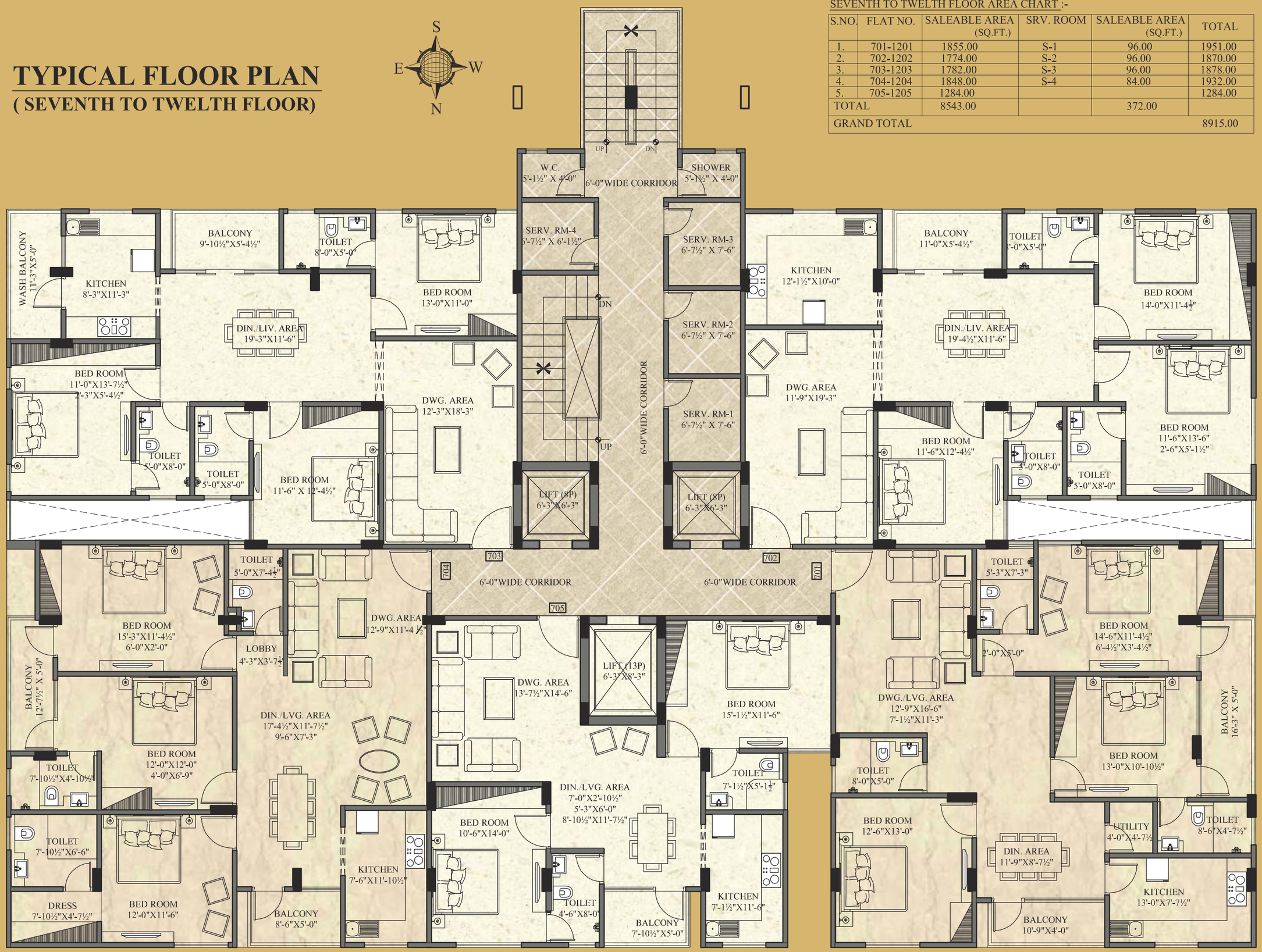
S
E W
N

SIXTH FLOOR PLAN

TYPICAL FLOOR PLAN
(SEVENTH TO TWELTH FLOOR)

SEVENTH TO TWELTH FLOOR AREA CHART :-

S.NO.	FLAT NO.	SALEABLE AREA (SQ.FT.)	SRV. ROOM	SALEABLE AREA (SQ.FT.)	TOTAL
1.	701-1201	1855.00	S-1	96.00	1951.00
2.	702-1202	1774.00	S-2	96.00	1870.00
3.	703-1203	1782.00	S-3	96.00	1878.00
4.	704-1204	1848.00	S-4	84.00	1932.00
5.	705-1205	1284.00			1284.00
TOTAL		8543.00		372.00	
GRAND TOTAL					8915.00



swimming pool and interiors will be developed by builder and clubhouse facilities will be develop & maintain by building society

STATE-OF-THE-ART CASA ROYAL CLUB HOUSE WITH SWIMMING POOL I GYMNASIUM
YOGA ROOM I INDOOR GAMES I JACUZZI I STEAM I SAUNA I MULTIMEDIA ROOM ETC.

the GROUP

UNIQUE DREAM BUILDERS
Expect More
www.udb.in

Reckoned as the most distinguished builders in North India, Unique Dream Builders (UDB) has carved a niche in the real estate market. Committed to provide beautiful and secured residential accommodations, as well as to develop dynamic commercial projects, the UDB Group has been shaping better lifestyle facilities for people. With over three decades of life-space development, UDB has sizeably contributed in the real-estate development of Jaipur.

UDB strives to build a better life for its customers by leveraging its core strengths – the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy – to create landmarks of unsurpassed quality and design that benchmark the highest standards of international living. It has more than 40 residential and commercial edifices beautifying Jaipur.

UDB has risen up to every expectation of its customers, business partners and/or investors in last so many years. They are radically improving the lifestyle standards of people through creating projects using state-of-the-art infrastructure facilities.

The uncompromising construction standards and matchless aesthetic beauty standards maintained by UDB has earned it various recognitions like the IPA Award for best performance in the real estate industry in Rajasthan and at ICICI Home Loan Utsav.

Repeating this chapter of success UDB won two prestigious awards in Jaipur Real Estate Awards - 2012 in categories which are :
CONSUMER CHOICE AWARD FOR HIGHEST SATISFACTION &
EXCELLENCE IN DESIGN & SPACE MANAGEMENT - COMMERCIAL

Orchid
@ Jaipur-ajmer expressway, Jaipur

Harmony
@ Jaipur-ajmer expressway, Jaipur

Villa Grande
@ New Sanganer Road, Mansarovar

UDB Skyway - I
@ Main Sikar Road, Jaipur

UDB Maverick
@ Opp. Gyan Vihar University, Jagatpura

Ecoscape
@ Patrakar Colony, Jaipur

Aranya
@ Sodala, Jaipur

Royal Habitat
@ Jaipur-Ajmer Expressway, Jaipur