

RERA Reg. No. RAJ/P/2023/2720
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Your Oasis of Smart Living

ALAYA

PREMIUM HOMES

Welcome to Alaya Living, where we redefine secured living. Alaya Homes is not your typical residential project; it represents the future of smart homes, seamlessly blending technology with comfort. We foster positive energy at the heart of Alaya Living and offer stylish homes that elevate your status quotient. Nestled amidst lush greenery, Alaya Living is a sanctuary of beauty and a modern oasis. Experience a new level of living at Alaya, where modernity, tranquility, and luxury coexist in perfect harmony, all within a prime location.



A 4 Star GEM
(Green Building Certification)
certified project



132
2, 3, 4 BHK
Environment Friendly
Premium Apartments



Basement
+ Stilt (Parking under Podium + club)
+ 12 typical floors
+ Terrace amenities



THE FUTURE OF SMART HOMES



ACCESS GOVERNED LOBBY AND LIFTS

Access-governed lobbies and elevators offer enhanced security, efficiency, and convenience controlling entry only to authorised individuals and optimizing traffic flow within building.

- Access Cards
- Mobile application
- Biometric Information
- Once the resident confirms his identity The lifts will take him to his designated floor.
- Residents of the Project will have unrestricted access through out the project.
- Guests once allowed inside the project will only be allowed to access the designated floor of the apartment they are visiting or the function area which they have been invited to.



3 TIER AND AUTOMATED SECURITY

Our project boasts a three-tier automated security system, granting entry only to authorised vehicles and individuals. CCTV cameras oversee common areas and lifts. Guest and delivery personnel receive security escorts, ensuring safety and access control.

- The Project will be one of the most secured residential project of Jaipur with 3 layers of Security
- At the main gate all the resident cars will be equipped withan RFID card which will be read by a scanner and only authorized vehicles will be allowed to pass through the gate
- All the common areas and lifts will be equipped with Night vision CCTV cameras.
- Guest vehicles will be parked outside the building and on receiving the confirmation from resident the guest will be escorted by a security personal to the lift lobby
- Delivery boys will be escorted by a security personal to the service lift and be granted to the access of the designated floor only.



SENSOR BASED AND MONITORED ELECTRIC DISTRIBUTION

Alaya Partners will install a sensor-based electrical distribution system in the Alaya Project Apartments, increasing grid efficiency and saving end-users up to 8% on electricity.

- Alaya partners project Apartments in association with its will install which will monitor any loss or leakage in the electrical distribution throughout the project
- This will increase the efficiency of the electrical grid within the project
- And will allow the end users to save 4 expenses - 8% on electricity



SMART LOCKS IN APARTMENTS

Alaya apartments boast smart locks for versatile remote access control via mobile app, access card, biometrics, and physical key. It even supports timed entry and provides access logs, all accessible remotely through Wi-Fi.

- All the apartments of the project will have smart locking system
- The lock can be operated via Mobile application, access card, Biometric and Physical Key
- The lock will also have the feature of time specific access where you can time the access for your maid (domestic help)
- The lock can also keep a log of access done
- The lock will be Wi-Fi enabled. So You can grant the access to your home even if you are not in the city or even in the country.



WATER METERS TO SAVE WATER & SET ACCOUNTABILITY

Introducing individual water meters for each apartment, like electricity meters. Fair billing based on actual consumption promotes water conservation and equitable charges for all residents.

- All the apartments will have individual water meters just like they have electricity meters
- The Residents will be charged on the basis of their consumption only
- This will prevent the misuse of water in the society
- Also will be fare for those residents who have purchased bigger apartments but the number of people living in are less.



SMART PARKING SYSTEM

The project's parking system is fully automated and smart, requiring residents to use designated parking areas. When parked correctly, a green light will indicate the spot's availability, but if a vehicle is wrongly parked, residents will receive an alert.

- The parking system of the project will be automated and smart Residents would be expected to park their vehicles in designated parking area only
- If parked in the right spot the green Light will flash
- If the vehicle is parked in the wrong parking the resident and the security guard will get the alert for wrong parking



BLENDING TECHNOLOGY WITH COMFORT



SMART AIR-CONDITIONING

At Alaya Homes, our smart AC solutions offer precisely sized units in each apartment for energy savings and efficiency. Wi-Fi-enabled for mobile app control, making AC management a breeze from anywhere.

- Air conditioning in Alaya Homes will also be smart with Units
- All the apartments which will be fitted required for that area. will come Air conditioning after calculating the load capacity
- This means that the residents will save on electricity with not putting under or over load AC units
- All the units will be Wi-Fi enabled and can be accessed through mobile application. So if you feel you forgot to turn your AC off while you were leaving in a hurry or you want to turn it on before reaching home from once. It will be possible

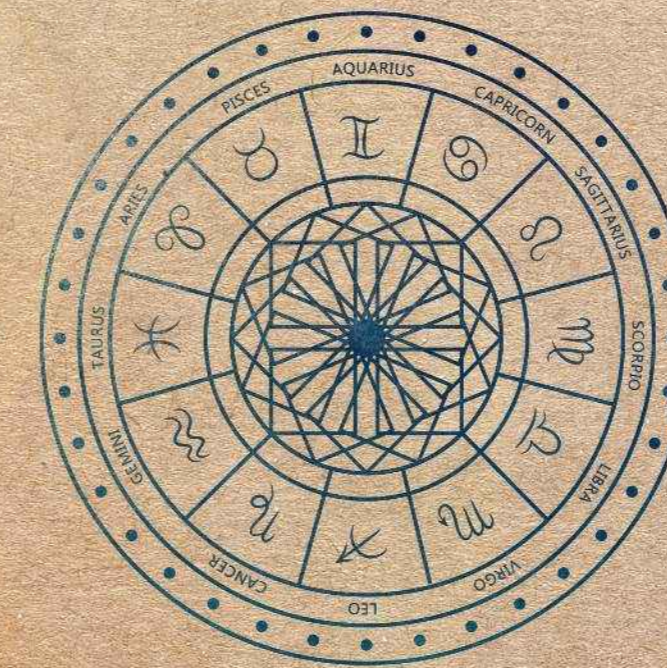


PANIC OR EMERGENCY BUTTON

For your family's safety, we've added emergency buttons in master bedrooms. In a medical crisis, our hospital partner's team will arrive within 15 minutes, securing that vital first hour.

- The well being of your family is your top most priority if you are living away from them Especially alone.
- when it is about elderly parents or your wife and children living.
- Medical emergencies and the worst. That is why we are installing an emergency button in all the master bedrooms.
- We are getting a written agreement signed with one of the largest hospital brands of India, and in a medical emergency situation when the emergency button is pressed the Person will be attended by a medical team from the hospital within 15 minutes.
- Covering that crucial one hour of Life

POSITIVE ENERGY AT THE HEART OF ALAYA



THE GARDEN OF "RA" THE SUN GOD

- Sun considered to be the king of all the planets and the most important planetary object of Astrology as well
- For the first time in Real-estate in Rajasthan, Alaya Apartments will give you the Garden of RA or the sun god's garden or
- This garden will have the sun and all the other nine planets which have the elect on our daily lives.
- So when the sun rays will fall on the sun garden reflect on the building it will take away all the negativities and vastu issues from the building and charge it with positive energy.
- All the plants which will be planted in the project garden will have medicinal and health benefits.



ELEVATE YOUR STATUS QUOTIENT

Alaya premium homes is planned and designed to offer the residents to live in a well sustainable building which is a 4 star GEM (Green Building Certification) certified project. It strives to promote to live a sustainable and healthy life which is both good for the environment and humans. Through it's eco-friendly design initiative and elegant design combined together to present you a life that is both smart and luxurious.





SMARTER THAN EVER HOME

Smart apartments transform modern living by effortlessly incorporating cutting-edge technology into daily life. Smart apartments, with the capacity to remotely handle security, appliances, and entertainment, bring a new level of comfort and control, improving the way we live in the digital era.

ALAYA
PREMIUM HOMES





SANCTUARY OF BEAUTY

DISCOVER A FRESH HUE OF
GREEN EVERY DAY

The landscaping of Alaya, done by the prestigious Singapore business Kalp Design Pvt. Ltd., is a tribute to inventive design and ecological living. Their skill has converted our living areas into lush, green retreats that harmoniously merge nature and technology. Every aspect of our development has been methodically designed to improve well-being and employ eco-friendly materials. The imaginative approach of Kalp Design has not only raised the aesthetics but also created an atmosphere in which residents may experience the ideal blend of technology and nature in their everyday lives.



Kids play area



Senior citizen area

EXPERIENCE A NEW LEVEL OF LIVING

DISCOVER A FRESH HUE OF GREEN EVERY DAY

Our rooftop amenities revolutionise leisure and entertainment, elevating your living experience. Dive into our lovely swimming pool, which is ideal for a relaxing dip on a hot day. Relax with family and friends on the party deck, which has BBQ facilities, and create wonderful moments beneath the open sky. Discover peace and quiet on our private patio, which has a gorgeous gazebo and trellis ideal for intimate parties. The outside sitting area enables you to relax and take in the scenery. Our state-of-the-art theatre and a selection of indoor activities provide unlimited possibilities for amusement, giving every day an occasion for relaxation and pleasure.

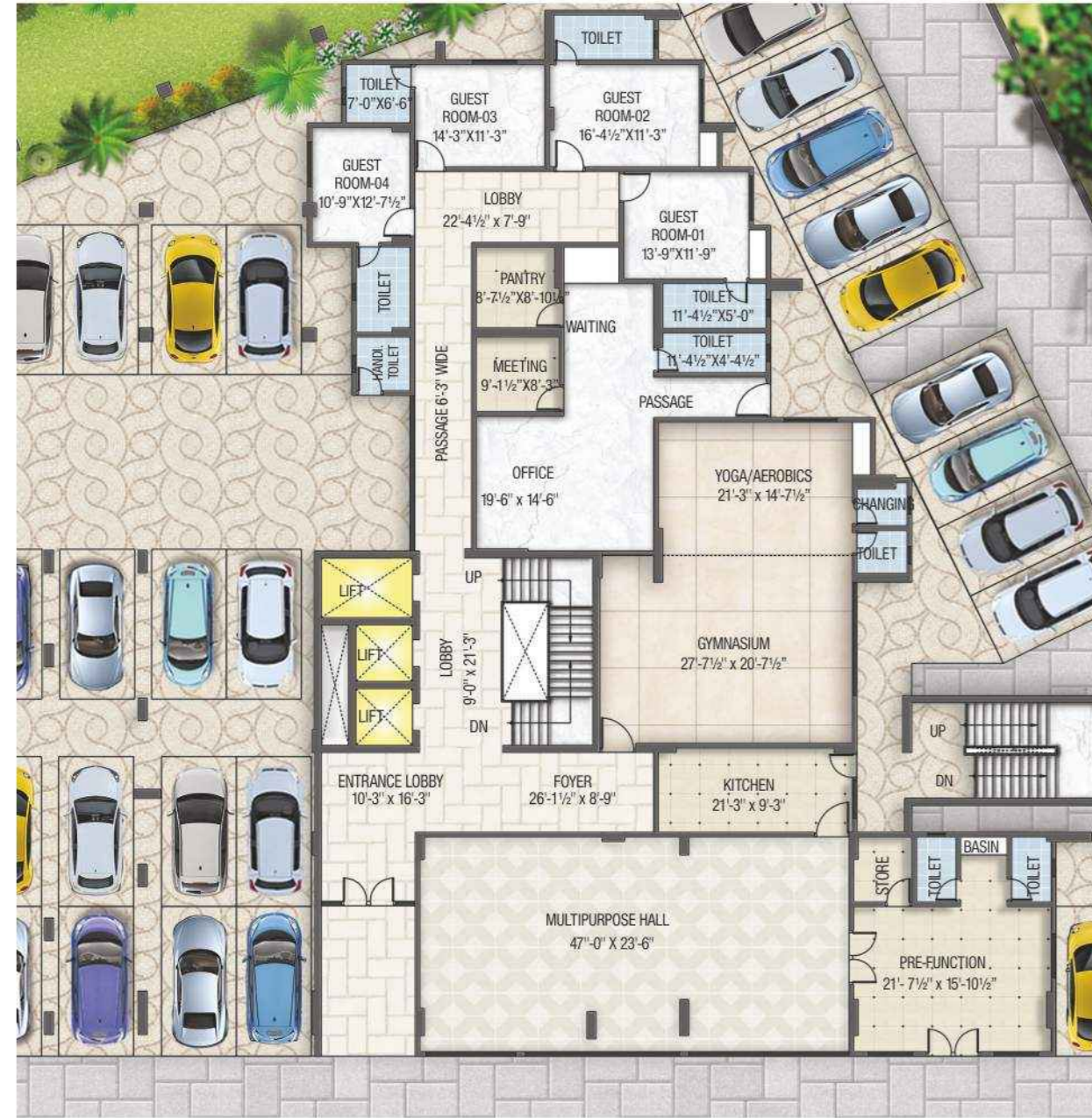
AMENITIES ON TERRACE



Swimming Pool.
Party deck with BBQ.
Private terraces with Gazebo,
Trellis
and outdoor seating area.

Theatre and indoor games
area. With Lift Lobby, Toilets
and other support facilities.





CLUB HOUSE AMENITIES ON STILTFLOOR

- Multipurpose Hall
- Gym/Yoga/Meditation
- Co-Working Space
- Guestrooms

And well defined grand Entrance Lobbies, Toilets for specially-abled, Society Office in co-work area and other support facilities.





STILT FLOOR PLAN

LEGEND SITE CIRCULATION ● Resident Circulation ● Visitor's Circulation ● Ramp Circulation



TYPICAL FLOOR PLAN





TERRACE FLOOR PLAN

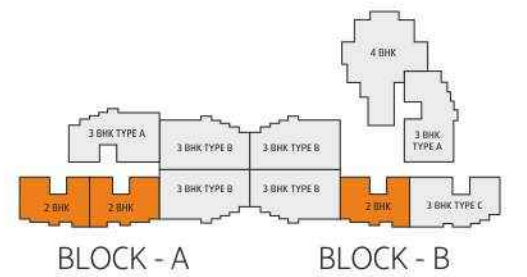




2 BHK TYPE-A

Carpet Area : **782.33** Sq.ft.
BUA : **950.35** Sq.ft.

Balcony Area : **114.28** Sq.ft.
SBUA : **1263.97** Sq.ft.

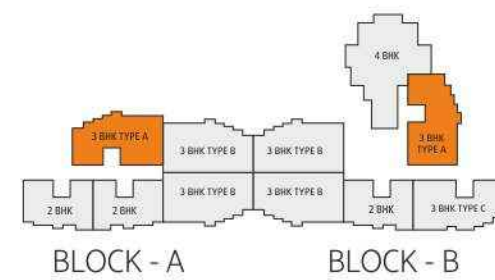




3 BHK TYPE-A

Carpet Area : **1129.35** Sq.ft.
BUA : **1348.06** Sq.ft.

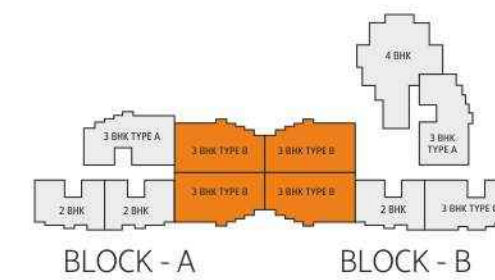
Balcony Area : **164.06** Sq.ft.
SBUA : **1792.92** Sq.ft.



3 BHK TYPE-B

Carpet Area : **1140.07** Sq.ft.
BUA : **1357.06** Sq.ft.

Balcony Area : **165.98** Sq.ft.
SBUA : **1804.89** Sq.ft.



Specifications

ELECTRICAL

- Cables of reputed make
 - TV point in living room. TV point in all Bedrooms
- Data point in Living & all Bedrooms
- Elegant modular electrical switches
- Split A/Cs in living area & all bedrooms

PLASTERING

- All internal walls are smooth plastered with lime rendering.

PAINTING

- Interior: Plastic Emulsion paint with roller finish
- Exterior: Weather Proof Exterior Emulsion paint/ Texture finish

FLOORING & CLADDING

- Premium Tile flooring for living, Dining & Kitchen – with skirting
- wooden texture Tiles in Master bedroom

BEDROOM

- Vitrified flooring for Master Bedroom toilet & cladding up to false ceiling
- All Bedrooms, Utility & Balcony with Moroccan design tiles with skirting
- All toilets floors will be ceramic anti-skid tiles & cladding up to false ceiling

KITCHEN

- Granite kitchen platform with SS Single bowl sink
- 2 Feet dado ceramic tile above granite platform area
- Provision for water purifier point
- Provision for washing machine in utility area
- Geyser provision in utility area
- Provision for Dish Washer in kitchen

LIFT

- Automatic passenger lifts with access control
- Each wing will have 3 lifts, 2 passenger and 1 freight

SECURITY SYSTEM

- Separate room * CCTV surveillance

BACKUP GENERATOR

- 100% backup power

OTHER UNIQUE FEATURES

- Grand entrance central lobby for each tower
- Three side open flats*
- Central gas bank
- Maximum ventilation/ natural light to each flat
- Wi-fi connectivity for the entire complex
- Access control in lobby area
- Designed for GEM Green-Homes Certification
- Sewage Treatment Plant (STP)
- Water Treatment Plant (WTP)
- Garbage Converter











The Group

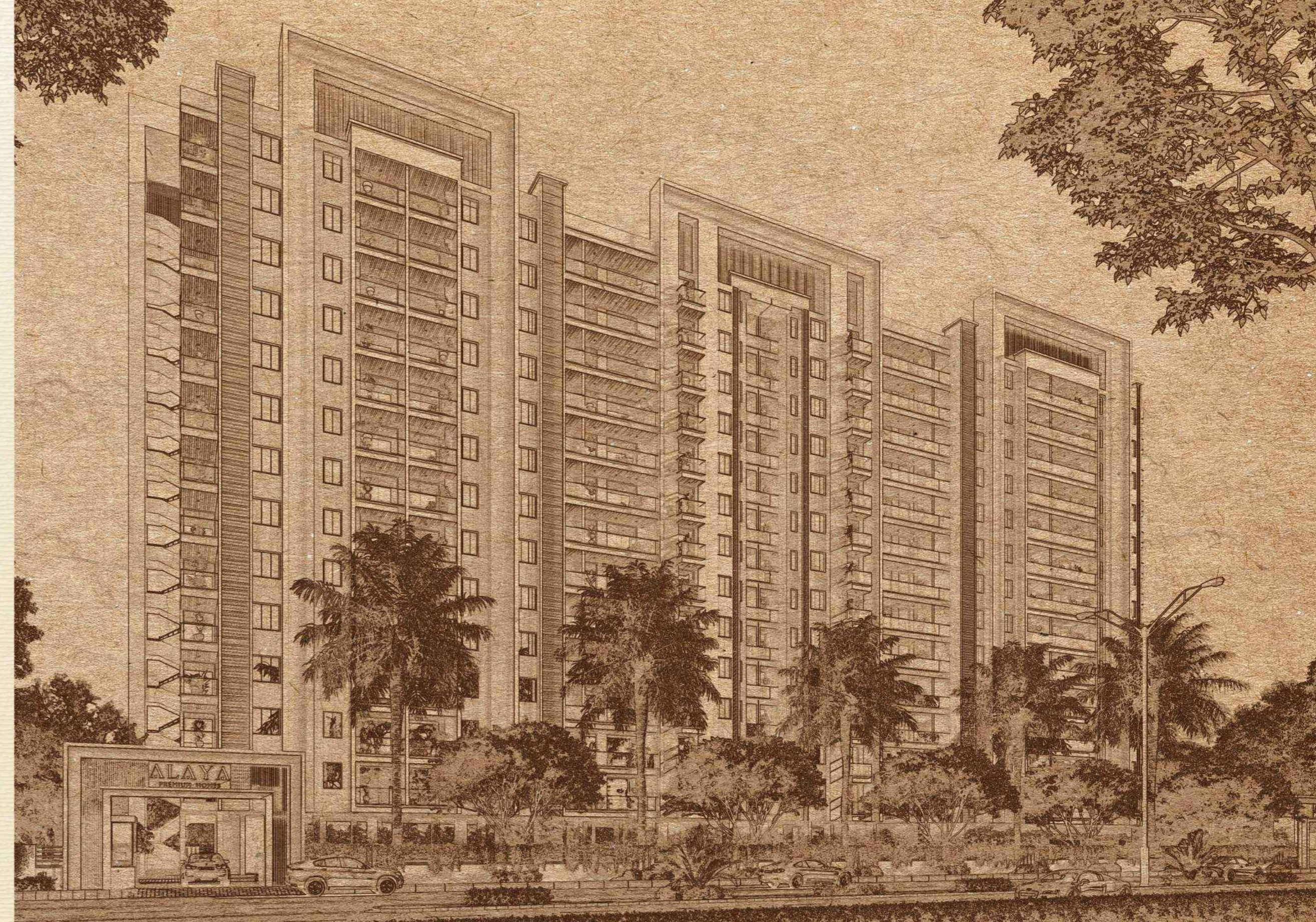
GBD Group is a stalwart in the construction industry, with an illustrious legacy spanning half a century. GBD Group embodies the remarkable story of a construction company that rose from the dust and laid the foundations of dreams for the late Shri Phool Chand Pareek, a veteran in his own way known for his dedication and honesty. For the past 50 years, our unwavering commitment to quality, innovation, and customer satisfaction has been the cornerstone of our success.

We are proud to introduce Mr. Aryan Pareek as our new Managing Director. He will provide our time-honored organization with a worldwide perspective. As a time-tested leader in the field, having completed over 200 projects, we have consistently delivered exceptional construction solutions, shaping skylines and communities with our expertise and dedication. Join us on a journey through our rich history, where experience meets excellence, and let's build the future together.



ALAYA
PREMIUM HOMES

-  **School**
- Neerja Modi School 7.5 Km
- DPS School 8.9 Km
- Vardhman School 7.7 Km
- Cambridge Court 7.4 Km
- Modern School 7.6 Km
- IIS School 7.2 Km
- TPS School 7.5 Km
- ICG College 7.2 Km
- Euro Kids 11.5 Km
- St. Wilfred's PG College 5.7 Km
-  **Hospital**
- C. K. Birla 10.2 Km
- HCG Center 8.1 Km
- Metro Mass 7.8 Km
- Neo Clinic 9.5 Km
- Indus Jaipur 7.9 Km
- Saket Hospital 5.8 Km
- Amar Medical 7.0 Km
-  **Shopping**
- Mansarovar Plaza 6.5 km
- Sunny Trade Center 9.5 Km
-  **Entertainment**
- Inox 9.4 km
- Big Cinema 8.4 Km
-  **Recreational**
- Fun Kingdom 8.7 Km
- City Park 6.6 Km
- Dravyavati River Front 8.0 Km
-  **Hotel**
- Ramada 5.3 Km
- Hyatt Regency 4.8 Km
- Samskara Resort 6.4 Km
-  **Banks**
- ICICI Bank 2.8 Km
- HDFC Bank 3.2 Km
- IndusInd Bank 3.1 Km
- SBI Bank 2.6 Km
- IDBI Bank 2.6 Km
-  **Temple**
- ISKCON Temple 3.7 Km
- Jain Temple 4.6 Km



Builders & Developers



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Landscape Architects



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