



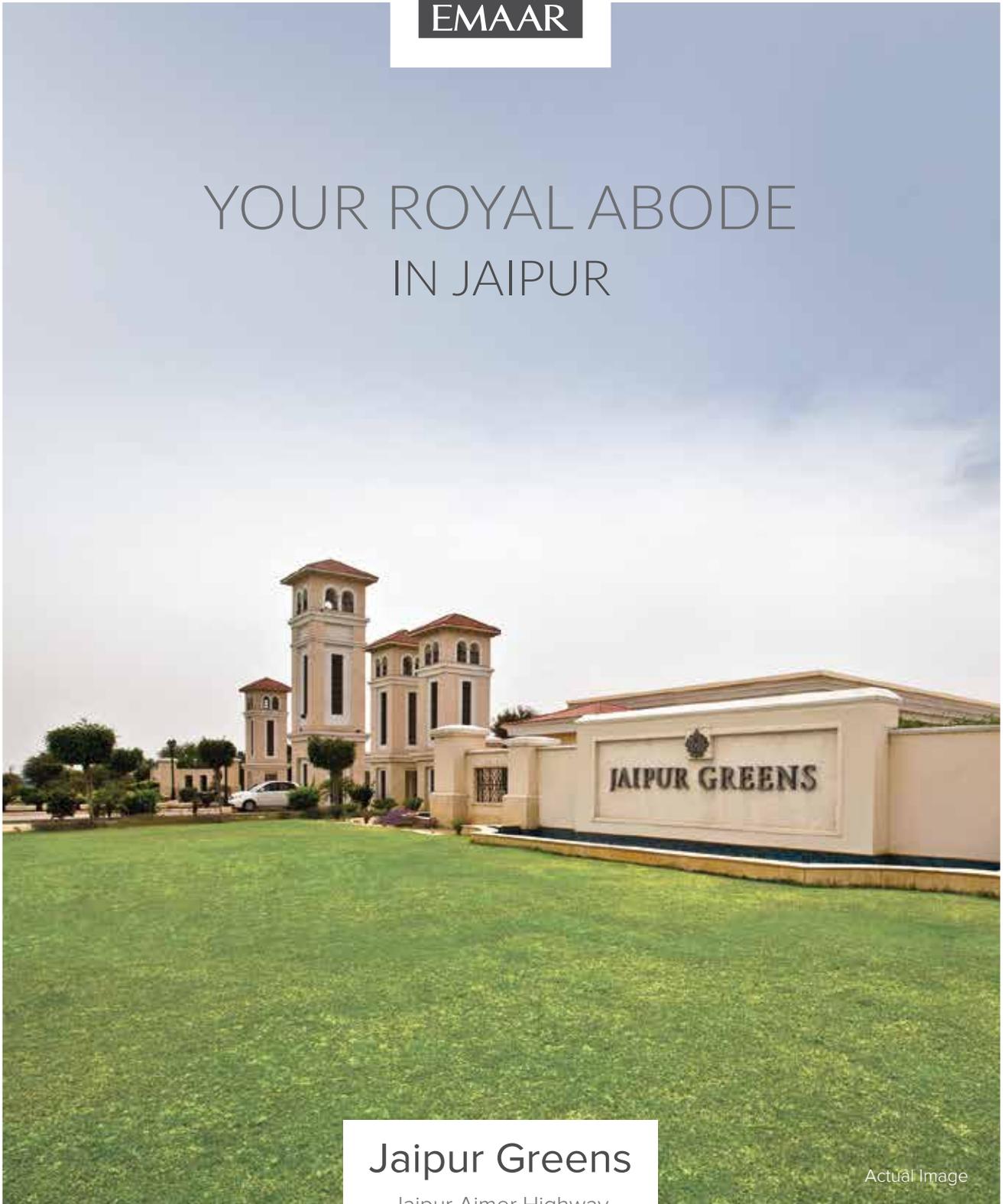
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License No.: JDA/ Deputy Commissioner/ Zone-11/ License/ 2007/D-8892 dated 03.12.2007 and NOC vide letter no. D-8893 dated 03.01.2007. Layout approval: JDA/ Deputy Commissioner / Zone-15/ 2013, D-1465, Date of approval: 14.06.2013. No. of main Plots: 1078 nos. and institutional plots: 3 nos.. The approvals can be checked in the office of the developer. Developer reserves the right to make change as per prevailing Government norms. Project almost sold out and only few units left. 1 sq. mtr.= 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft. Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161. Email: [enquiries@emaar-india.com](mailto:enquiries@emaar-india.com) | [emaar-india.com](http://emaar-india.com)



# YOUR ROYAL ABODE IN JAIPUR

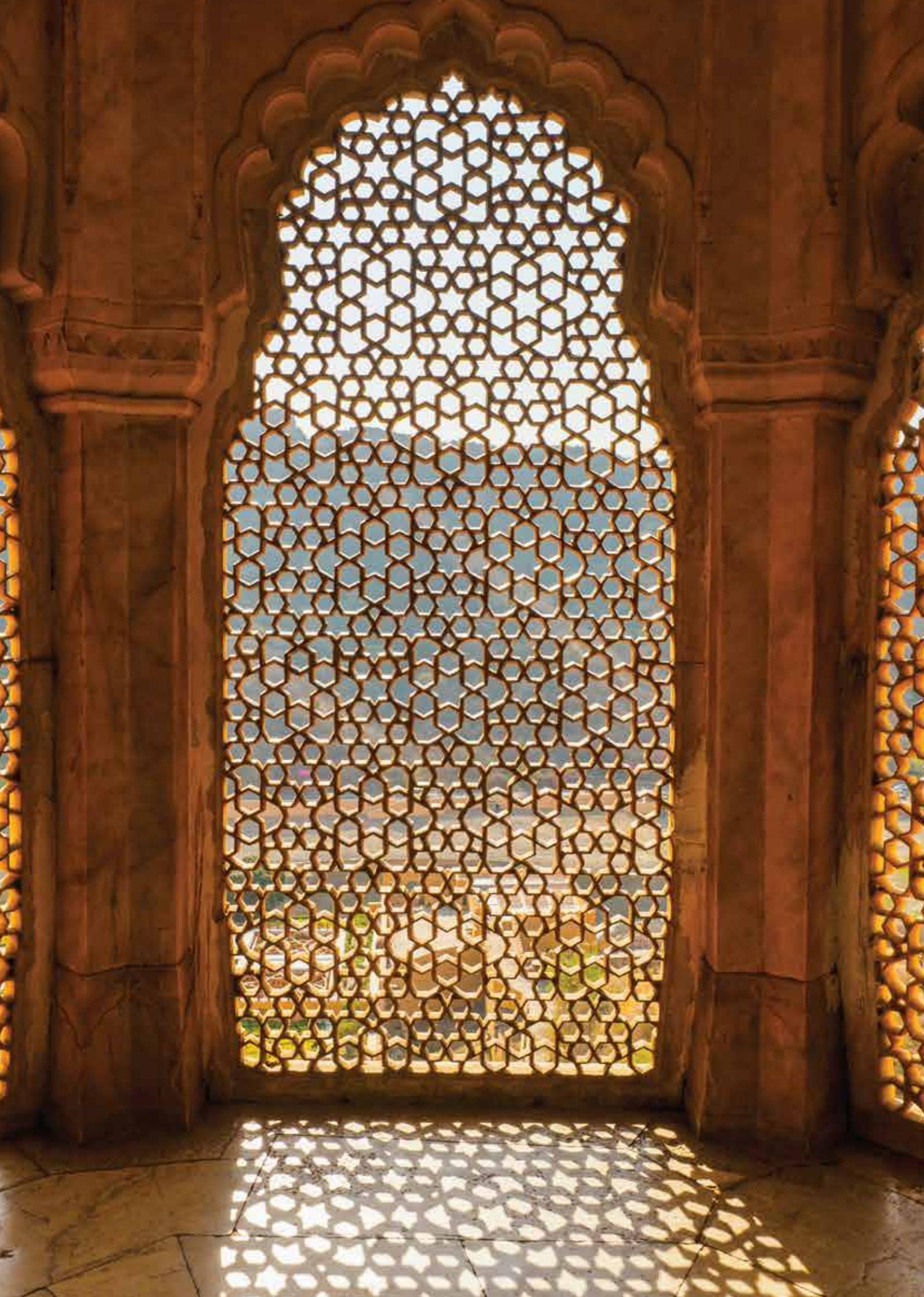


**Jaipur Greens**

Jaipur Ajmer Highway

Actual Image

Residential Plots



# Jaipur

India's most culturally rich and Rajasthan's capital, Jaipur is the gateway to India's flamboyance quotient. Also known as the "Paris of India", it is renowned on international tourism map as one vertex of Golden Triangle of Indian tourism.



## Pink City

The happiest city of India, the Pink City is ranked as the 12th best city and 24th fastest developing city in the world.



## Preferred Tourist Destination

A tourist hub with every 3rd foreign tourist coming to India visiting Jaipur. The land of palaces and royal artefacts, home to listed UNESCO world heritage sites.



## Outsourcing Hub

Officially announced as the 'Counter Magnet City' by the Planning Board of National Capital Region (NCR) to ease the pressure on Delhi.



## Economy

The economy is fuelled by tourism, gemstone cutting, manufacturing of handicrafts, information technology, jewelry and luxury tiles.

## Institutions and industries that thrive in Jaipur





# Why Jaipur?

Jaipur is set to witness massive development under the smart city vision also known as Jaipur Smart City Limited (JSCL) to enhance the social infrastructure and overall quality of life.

## Key aspects of the Jaipur Smart City initiative



Smart Heritage & Tourism Precinct



Smart and Sustainable Civic Infrastructure



Smart Mobility



Smart Multi Modal Mobility



Solid Waste Management



Metro by 2021

## Highlights

Most preferred tourist destination with more than 35 five star hotels

In comparison to the national average GDP of 7%, the city is growing at more than 12% for the last three years.

Jaipur is the newest education hub with more than 80 colleges of various streams, 11 Private Universities, 2 Deemed Universities, and 2 Government Universities



# Why invest in Jaipur?

Apart from being one of the most preferred tourist destination, Jaipur is the favorite location of investors due to its impeccable infrastructure.

Continuous infrastructure updates including widening and upkeep of major roads with flyovers and construction of railway over bridges, regularization of residential colonies with improvement of overall social facilities has contributed to the rapid real estate growth in the city.



## Delhi-Mumbai Industrial Corridor

Rajasthan is getting a big distribution part of DMIC covering an area of 39% i.e. 553 km. Bhiwadi, Neemrana, Jaipur, Ajmer, and Kishangarh area will get a big industrial boost with this project.



## Emerging Corporate Destination

After Gurgaon, Jaipur is the emerging IT/ITES destination of India with elite presence of major IT players here.



## Jaipur's Expansion after Ring Road Project

A road of 144 km will be the key to expansion of Jaipur's boundaries by 3000 sq. km. It will cover all the major roads connecting Jaipur without entering the city itself.



## Jaipur Masterplan 2025

Jaipur covers an area of about 3000 sq. km and consists of 725 villages, 11 satellite cities and 4 growing centers with a population of 65 Lakhs. The expected growth of real estate is by a phenomenal 60% that is highest in North India.



## Residential Plots Available Plot sizes

167.23 sqm (200 sqyd)

292.65 sqm (350 sqyd)

334.45 sqm (400 sqyd)

418.06 sqm (500 sqyd)



## Prime Location

- Just off the NH-48 Jaipur-Ajmer Highway
- Centrally located 180-300 sq.yds. plots available in Phase-II
- Mahindra SEZ 1.5 Kms away
- Adjacent to JK Lakshmipat Singhania University
- Fortune Select Hotel 17 Kms away, International Airport, Sanganer 23 Kms away and Railway Station 18 Kms away
- Easy access to International Schools

## World Class Amenities

- Approved by Jaipur Development Authority (JDA)
- Exclusive gated community spread over 158 acres with sprawling common greens and space for clubhouse, educational institutions, commercial malls and offices
- Roads, telecommunication, electric, water supply and drainage system at par with world-class infrastructure



# Masterplan

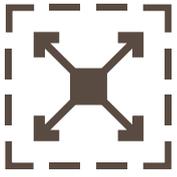


## Legend

- ① Alpha block
- ② Beta block
- ③ Gamma block
- ④ Delta block
- ⑤ Zeta block
- ⑥ Commercial
- ⑦ Institution
- ⑧ Retail
- ⑨ Club house
- ⑩ Sub-station
- ⑪ STP
- ⑫ Group housing
- ⑬ Jaipur Greens Phase-II



Map not to scale



Total size of the development

158.54 Acres

Clusters and notable amenities



Secured gated community with 7.2 kms boundary wall, Ornamental water bodies, High maintenance standards, Upto 30M wide internal roads, Road signage, Street lighting, Electrical sub-station, Developed parks, Automatic drip irrigation system, Rain water harvesting, Water supply, STP and Ample parking.

## Clubhouse

Open cafe, Multi-function hall, Cards room, Gymnasium, Aerobics, Table Tennis and pool room, Swimming pool, Kids pool, Dedicated kids play area and Play courts.

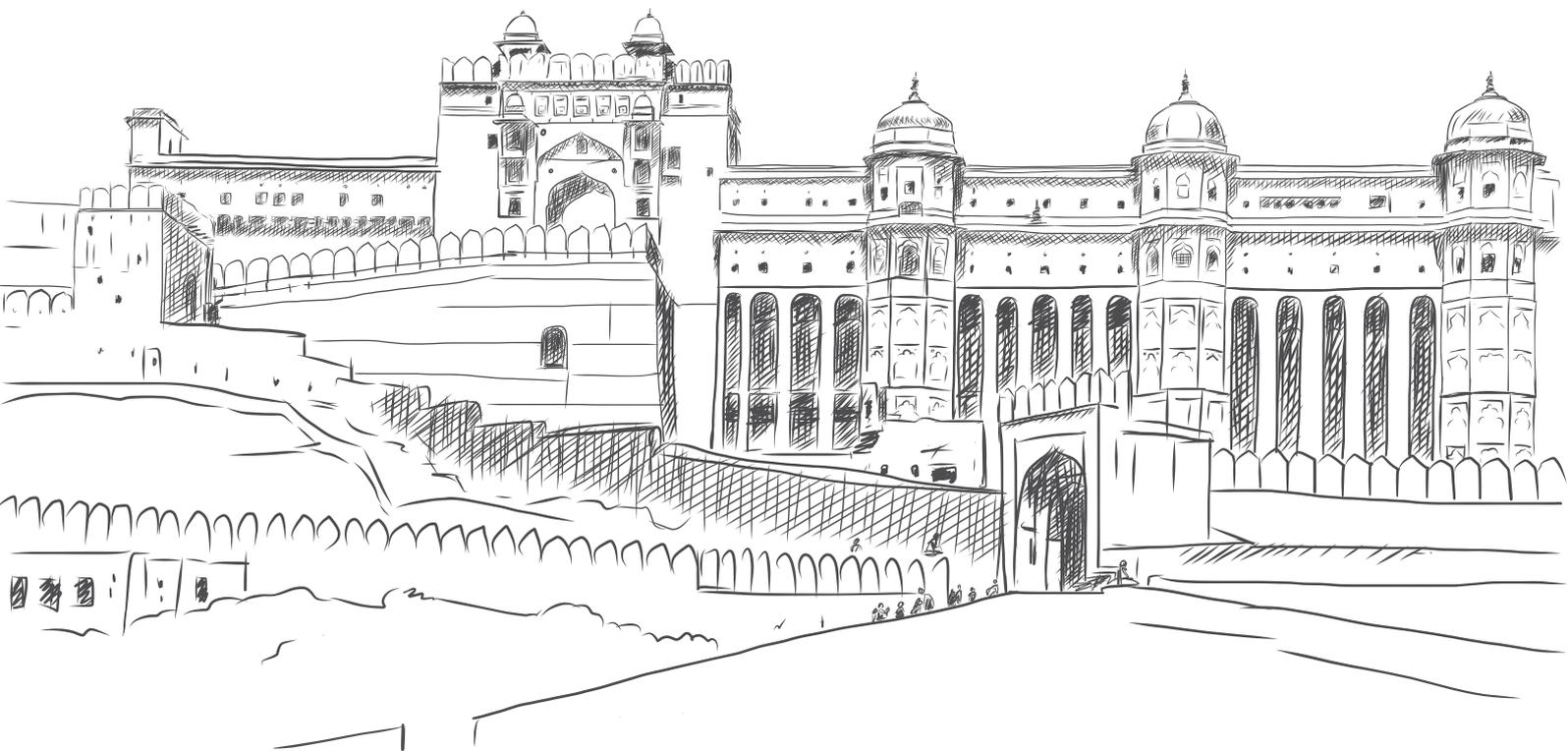
## Accessibility



Entrance from 60M wide road connecting to National Highway 48 (NH-48)

Open and green spaces in the total development

23.20 Acres





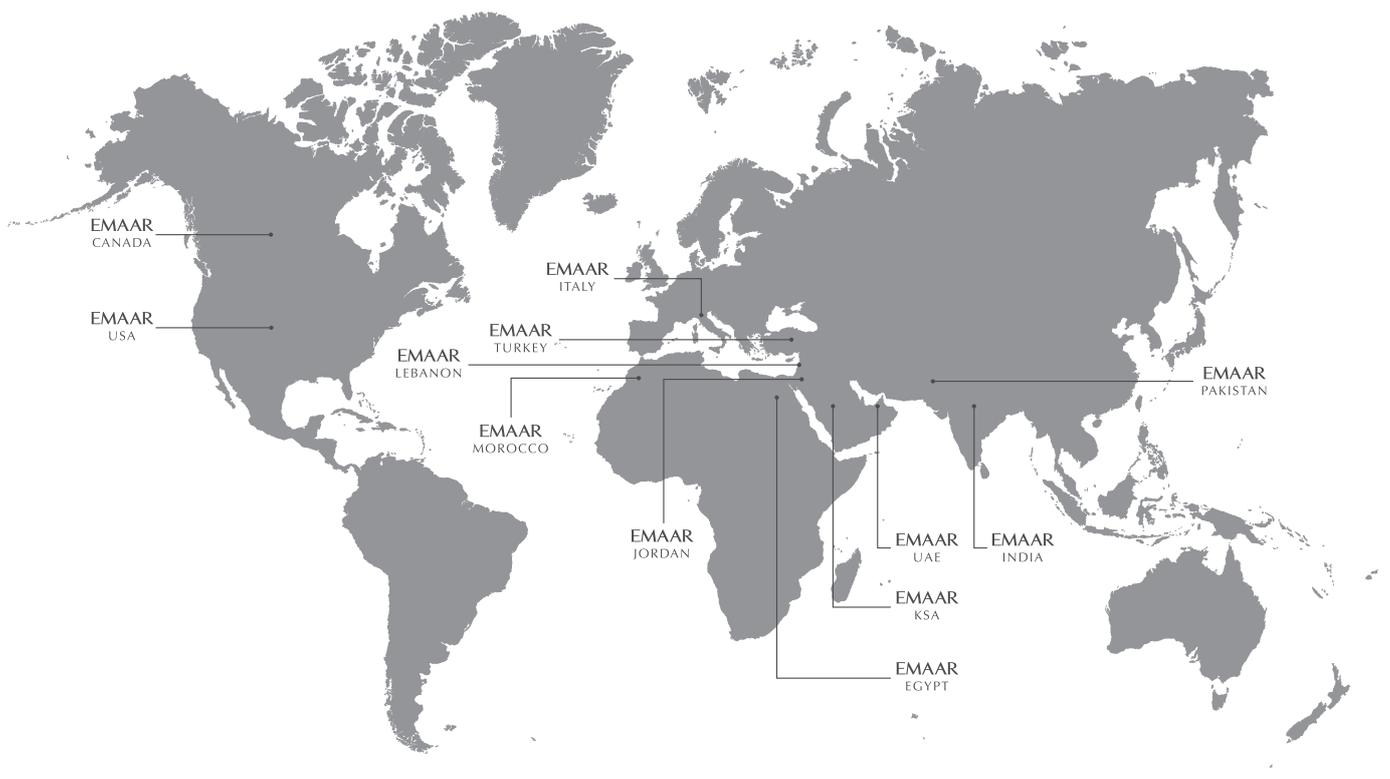
# About Emaar

The pioneer of master-planned communities in Dubai

Emaar is one of the world's most valuable and admired real estate development companies. With proven competencies in properties, shopping malls & retail and hospitality & leisure, Emaar shapes new lifestyles with a focus on design excellence, build quality and timely delivery.

It is now extending its expertise in developing master-planned communities internationally, and today, has a significant presence in several key global markets.

Downtown Dubai is Emaar's flagship development. Today, the world's most visited lifestyle destination, the 500-acre neighbourhood is home to the iconic Burj Khalifa, The Dubai Mall and The Dubai Fountain.



**EMAAR** HAS PRESENCE IN  
12 COUNTRIES AND 36 MARKETS



# | Emaar India

Emaar started its business operations in India in 2005 and continues to fulfill its brand promise through its customer centric approach. Emaar in India has won several awards for its pioneering work and iconic projects, including the prestigious 'Developer Of The Year - Residential' Award from ET Now in 2018, DNA Real Estate & Infrastructure Awards and 9th Realty+ Conclave and Excellence Award in 2017.

## | Rewards & Recognition

- 'Developer of the Year - Residential' award from ET now in 2018
- DNA Real Estate & Infrastructure awards in 2017
- 9<sup>th</sup> Realty+ Conclave & Excellence award in 2017
- Numerous Accolades for it's marquee projects in Gurugram

## | Well-known Projects

- Commonwealth Games Village, Delhi
- The Palm Springs, Gurugram
- Palm Hills, Gurugram
- The Palm Drive, Gurugram
- Gurgaon Greens, Gurugram
- Imperial Gardens, Gurugrama
- The Palm Springs Plaza, Gurugram
- The Palm Square, Gurugram
- Mohali Hills, Mohali
- Gomti Greens, Lucknow
- Jaipur Greens, Jaipur
- Indore Greens, Indore