

A Project By



# **PARK VIEW**



TOUCH THE HEIGHTS OF HAPPINESS !

2, 2.5 & 3 BHK LUXURIOUS APARTMENTS & COMMERCIALS



## RAJAT CITY - OUR MOTTO



We are relation builders and not just structure builders. We want to ensure customer delight before buying, during construction and after they move into the residence. We are passionate for our customers as we give them more than they dream of...



We will go the last mile to do things right and seek excellence in all that we undertake. We have systems and processes to ensure that every customer's requirements are thought through and delivered...

### High Quality Infrastructure

Rajat City Developers is known for Quality constructions with a commitment to offer quality homes at affordable prices. Customers feel happy as they find their dream homes within their reach. We are a leading real estate developer having projects mainly at Kota. Besides superior quality of construction and affordability, we concentrate on providing basic needs like 24-hour water supply, proximity to basic facilities like school, college, hospital, market, banks etc.

Rajat City has continually pioneered newer technologies, bold design and precision engineering to create landmark residential townships and commercial complexes. Propelled by the drive to change expectations and the lifestyle of people thus changing the skyline of the city, Rajat City has ushered in an era marked by higher standards of living and global lifestyles..





you are now entering a life  
that is far from ordinary



"Park View" flies you to the peak of leisure. Living with luxurious interiors and spacious hallways that rise above the ordinary. These exquisite homes come with lavish amenities and features that make your life the best it can be.

Innovation coupled with practicality creates an unmatched level of comfort and convenience. A unique blend of practicality and elegance, resulting in the most beautiful homes you'll ever find. From lavish living areas to well appointed kitchens, "Park View" creates the kind of life you deserve.

Sit around under a tree, relax while your children play in the park. Walk in to a club house to try your hand at the indoor games, a unique indoor gym to keep you fit. Celebrate your special moments on the party hall to cherish the memories for the rest of your life.




Nobody can go back and start a new beginning,  
but anyone can start today and make a new ending.

Life is full of beauty. **Notice it.**

"Notice the bumble bee,  
the small child,  
and the smiling faces.

Smell the rain, and feel the wind.  
Live your life to the fullest potential,  
and fight for your dreams."



NATURAL SPLENDOUR   
Landscaped gardens and open areas to  
make you go green everyday....



  
**PARK VIEW**  






You are your lifestyle.....  
You are your address.....

A grand entrance gate with security cabin and well paved entrance avenue with landscaping to welcome you. The moment you drive in, you realize the warmth of coming home.





welcome to the lap of luxury.....

Set in the most prestigious part of Kota, Centrally located and luxuriously appointed, **Park View** is an oasis of calm which allows you to live the life you deserve - A life of plenty, A life of comfort, A life beyond the mundane.





SALIENT FEATURES

**Apartment :**

Air-Conditioned Provisions  
Fully Fitted Modular Kitchen

**Convenience :**

3 Levels of Parking  
24 Hours Water Supply  
100% Power Backup

**Environment :**

65% Open Area  
Landscaped Gardens  
Rainwater Harvesting

**Safety & Security :**

Smart Card Access Control  
Video Surveillance Systems  
CCTV for Parking & Entrance Lobby  
Fire Alarm Systems in Common Areas

**Leisure & Entertainment :**

Gym  
Club Lounge  
Multi Purpose Hall  
Home Theatre  
Swimming Pool  
Landscape Sit-Outs  
Card / Table Tennis Room  
Badminton Court



## LIVING & DINING

**Air Conditioning**

Only Provision

**Flooring**

Vitrified Tiles

**Walls**

Plastic Emulsion Paint on POP Punning

**Doors**

Hardwood Frame with Polished Moulded Flush Door Shutter

**Windows**

UPVC Glazed with Tinted Glass



## MASTER BEDROOM

### Air Conditioning

Only Provision

### Flooring

Laminated Wooden Flooring

### Walls

Plastic Emulsion Paint on POP Punning

### Doors

Door Frame with Polished Moulded Flush Door

### Windows

UPVC Glazed with Tinted Glass



## KITCHEN

### Appliances

Electric Chimney & Provision of Refrigerator, Microwave, Oven, Dishwasher points

### Fitting & Fixtures

Fully Modular Kitchen, CP Fittings, Single Bowl SS Sink, Exhaust Fan

### Counter

Granite / Imported Marble

### Flooring

Antiskid Ceramic Tiles

### Walls

Plastic Emulsion Paint on POP Punning



## MASTER BATHROOM

### Fittings

Glass Shower Partition, Under Counter Wash Basin,  
Exhaust Fan

### Sanitary Ware

Wall Hung WC, Single Lever CP fitting

### Countertop

Imported Marble / Granite

### Flooring

Antiskid Ceramic Tiles

### Walls

Combination of Tiles & Plastic Emulsion Paint





TOUCH THE HEIGHTS OF HAPPINESS!



# 2 BHK FLOOR PLAN

AREA - 1271.68 SQ. FT.



TOUCH THE HEIGHTS OF HAPPINESS!



# 2.5 BHK FLOOR PLAN

AREA - 1529.34 SQ. FT.





TOUCH THE HEIGHTS OF HAPPINESS!



**3 BHK FLOOR PLAN**  
AREA - 1871.12 SQ. FT.





  
**A space where you can make a**  
 Statement about your lifestyle when you entertain.

This multi storied residential enclave offers ample 2, 2.5, 3 bedroom apartments and commercial areas.

The following section views explain the arrangement of each apartment in detail for you to understand it's ease of flow as well as smart placement of elements inside the apartment. We assure you a life full of conveniences and happiness here. These smart layouts will surely tempt you to become a proud home owner at "Park View".



24 HRS. WATER SUPPLY



CCTV WITH INTERCOM



SWIMMING POOL



LAUNDRY



SECURITY SYSTEM



FULLY AUTOMATIC LIFTS



ALLOTTED PARKING



SECURITY



FIRE FIGHTING SYSTEM

 **LAYOUT PLAN**

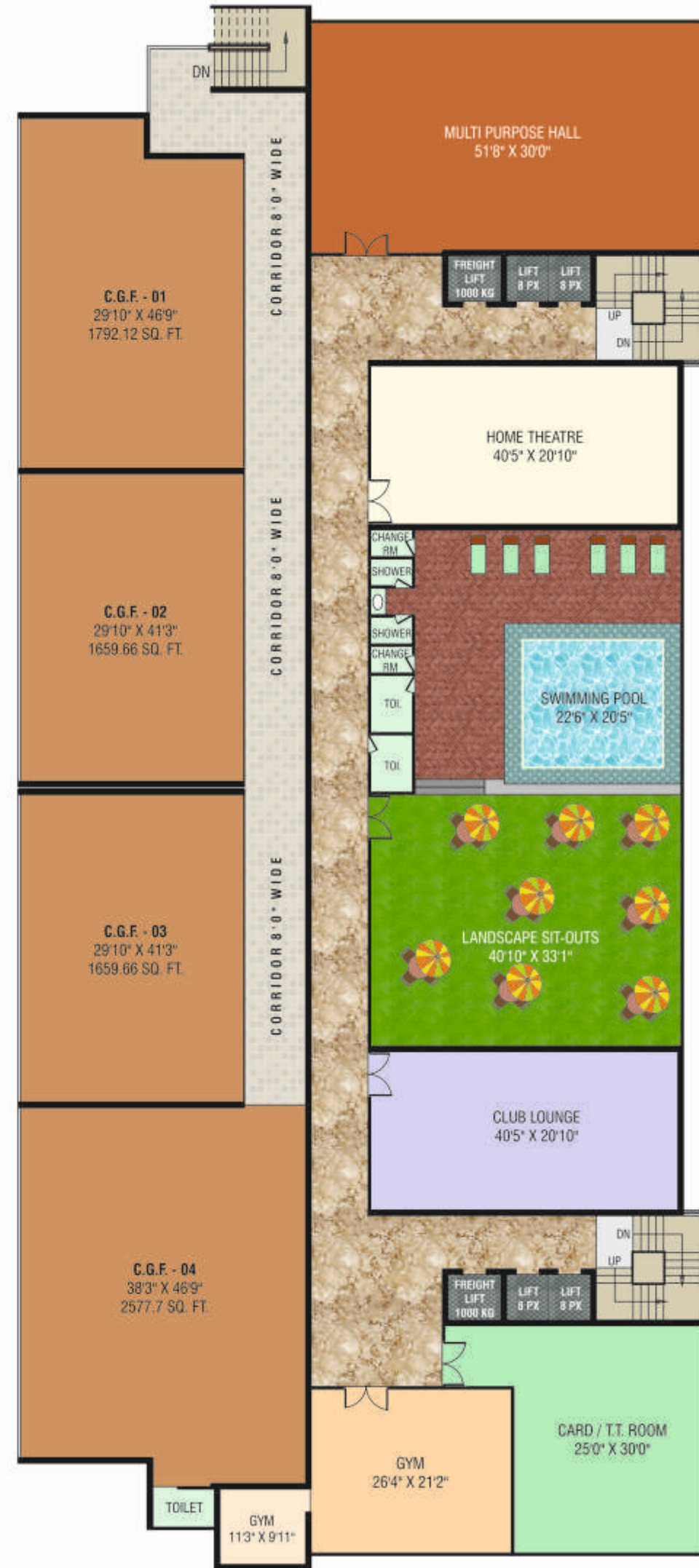


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TOUCH THE HEIGHTS OF HAPPINESS!

# FIRST FLOOR PLAN

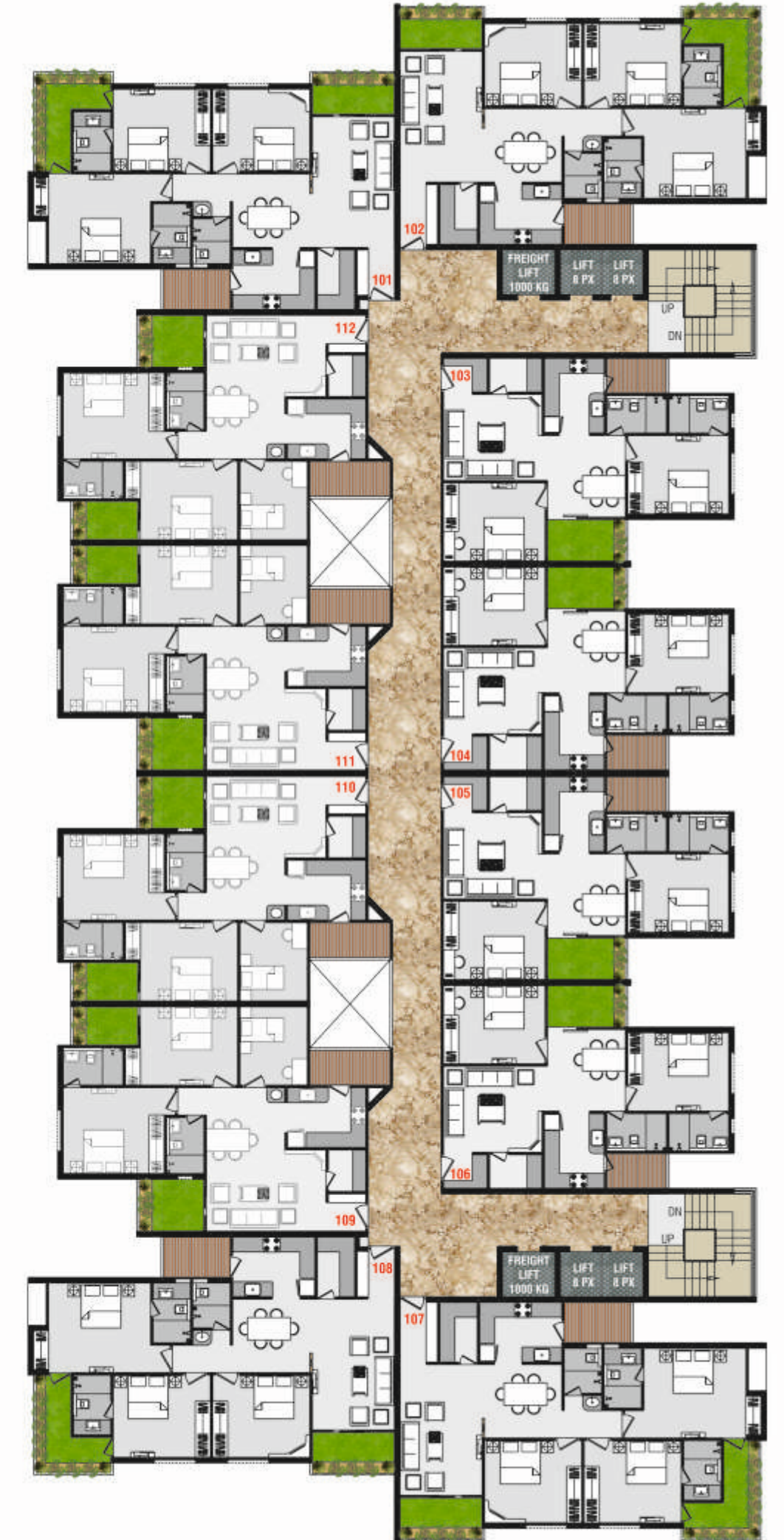


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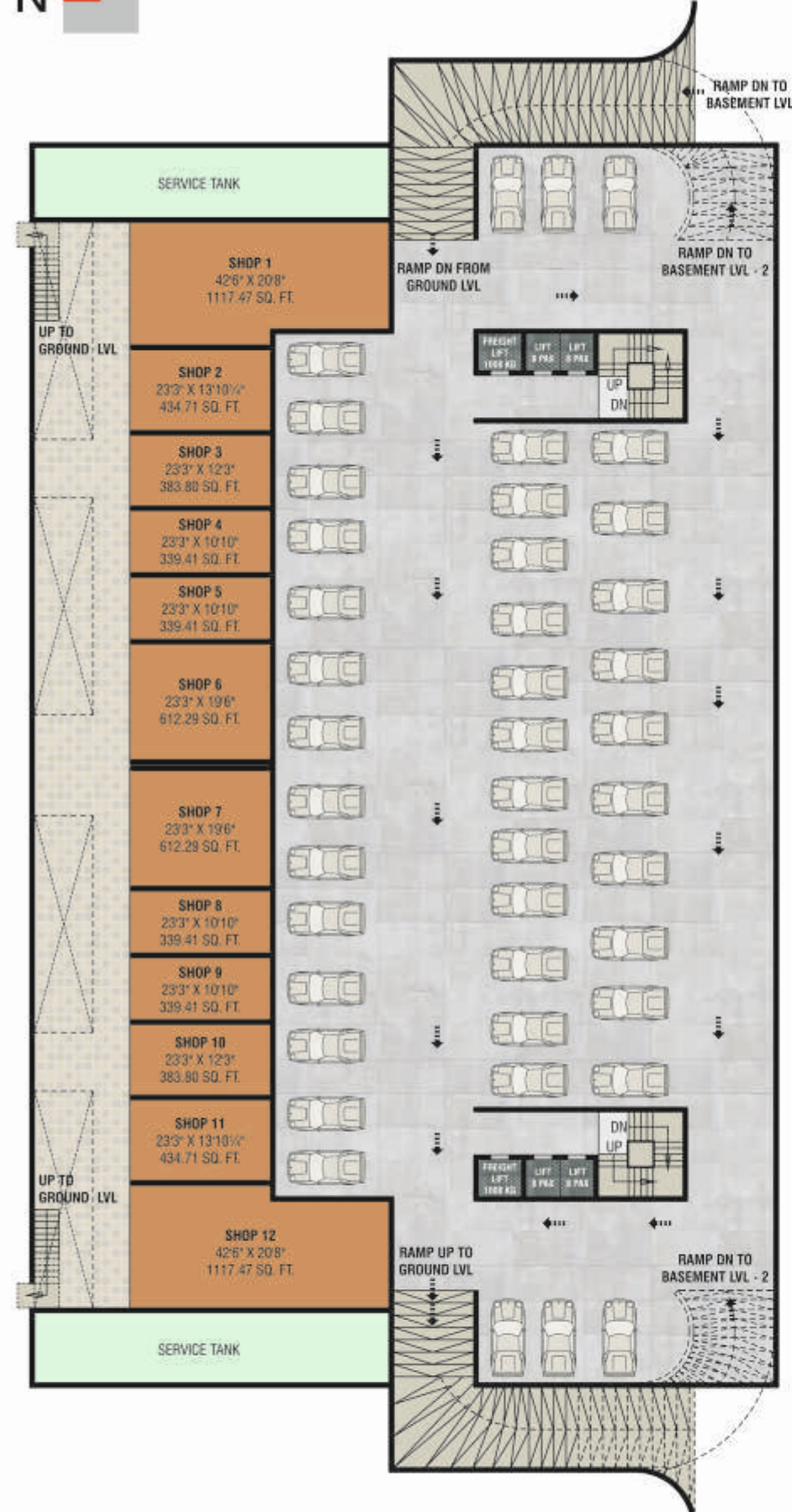


TOUCH THE HEIGHTS OF HAPPINESS!

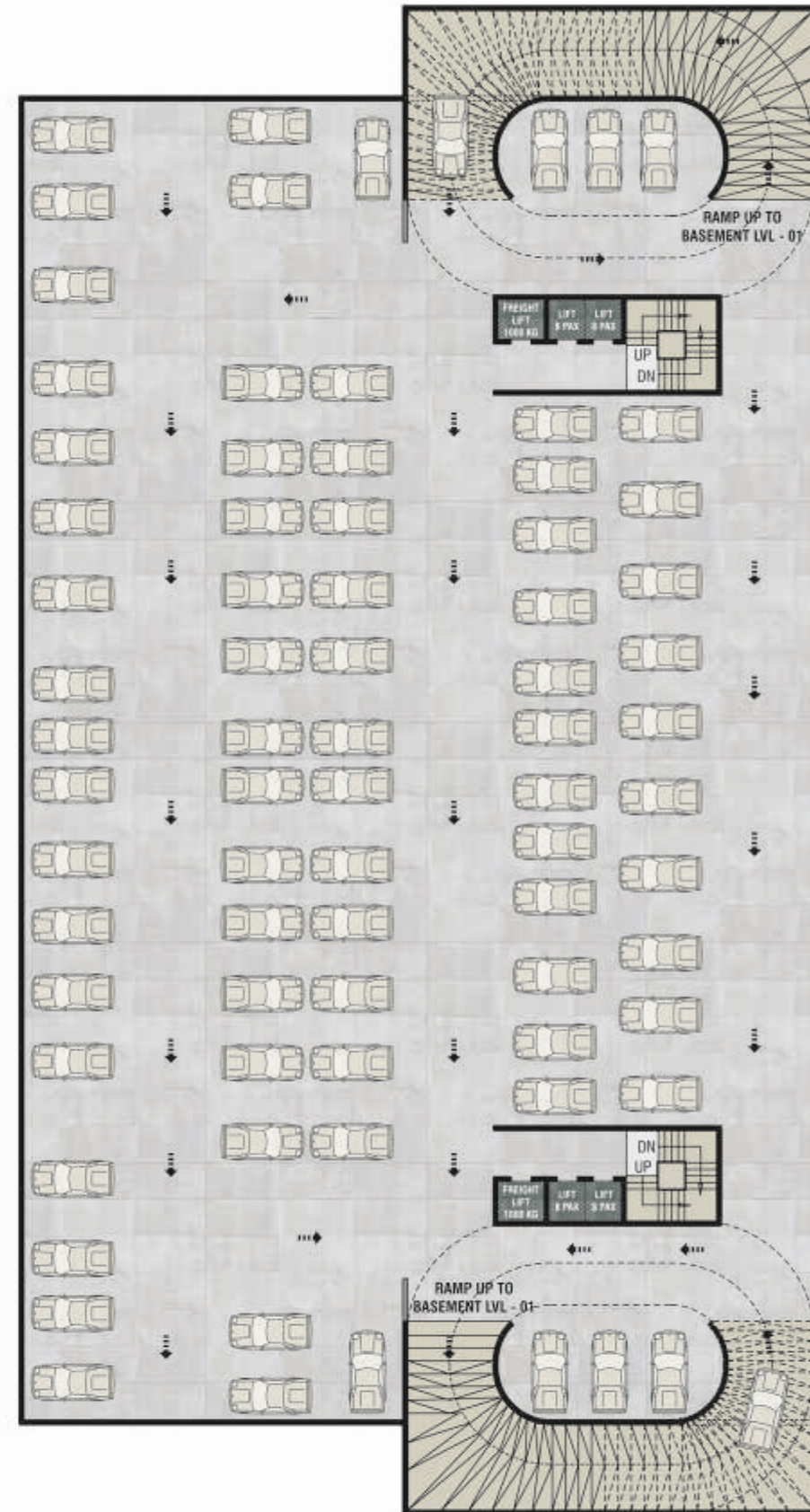
# TYPICAL FLOOR PLAN







 **BASEMENT 1**



 **BASEMENT 2**





# Amenities like never before

- Well equipped Gymnasium
- Billiard, Card / Carom / Chess Room, Table Tennis
- Driver Rest Room
- Verdant Landscaping with pleasant of sit outs
- Daily need shops for day to day needs of residents
- Fire Fighting System (Hydrant System)
- CCTV with intercom network
- 2 Level Security System
- 3 (Three) Level Parking (02 Basements + Stilt Floor)
- Earthquake resistant structure as per ISI codes
- Rain water harvesting for recharging of ground water level.
- Power Backup with silent DG Set for Common Areas & Lifts.
- Water supply through Bore well & PHED
- FTTH (FIBRE TO THE HOME) and DTH facilities
- Provision for A.C. installation in each room
- Fully Automatic lifts (06 Nos.) of reputed brand with automatic power back-up system
- Reserved Car Parking for each Flat



# SPECIFICATIONS



## LIVING / DINING LOBBY / PASSAGE

<b>Floor</b>	Vitrified Tiles
<b>Walls</b>	Plastic Emulsion Paint On Pop Punning
<b>Ceiling</b>	Plastic Emulsion Paint

## BEDROOMS

<b>Floor</b>	Laminated Wooden Flooring in Master Bedroom, Others Vitrified Tiles
<b>Walls</b>	Plastic Emulsion Paint On Pop Punning
<b>Ceiling</b>	Plastic Emulsion Paint

## KITCHEN

<b>Floor</b>	Anti Skid Ceramic Tiles
<b>Walls</b>	Ceramic Tiles upto 2' above counter and Plastic Emulsion Paint on rest of the area
<b>Ceiling</b>	Plastic Emulsion Paint
<b>Counter</b>	Imported Marble / Granite
<b>Fittings / Fixtures</b>	CP Fitting, Single Bowl SS Sink, Exhaust Fan
<b>Appliances</b>	Modular Kitchen with provision of Hob, Chimney, Microwave, Refrigerator and Washing Machine points

## TOILETS

<b>Floor</b>	Anti Skid Ceramic Tiles
<b>Walls</b>	Combination of one or more of Vitrified Tiles / Plastic Emulsion / Paint
<b>Ceiling</b>	Plastic Emulsion Paint
<b>Counter</b>	Imported Marble / Granite
<b>Fixtures / Accessories</b>	Glass shower partition in master toilets, under counter wash basin, exhaust fan
<b>Sanitary Ware / CP Fittings</b>	Single Lever CP Fittings, Wash Basin, Wall-hung WC, Health Faucet of Premium make

## BALCONY / UTILITY AREA

<b>Floor</b>	Anti Skid Ceramic Tiles
<b>Walls</b>	Exterior Paint
<b>Ceiling</b>	Exterior Paint
<b>Railing</b>	M.S. Railing and Glass Railing as Elevation

## DOORS

<b>Internal Entrance</b>	Door Frame with Polished moulded flush door shutter Teakwood Frame with Polished moulded flush door shutter
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## LIFT LOBBY

<b>Lift</b>	High Speed Passenger Elevators 04 Nos Lift & 02 Nos. Freight Lift
<b>Floor</b>	Granite / Vitrified Tiles / Imported Marble
<b>Walls</b>	Combination of Granite, Plastic Emulsion Paint & Textured Paint

## STAIRCASES

<b>Floor</b>	Granite / Mosaic Tiles
<b>Walls</b>	Flat Oil Paint
<b>Railing</b>	Designed M.S. Railing

## ELECTRICAL

<b>Fixtures &amp; Fittings</b>	Modular Switches of Hevels / Crabtree or equivalent make, Copper Wiring of standard make, Ceiling Light Fitting in passages and balcony only
<b>Power Back-up</b>	100% DG Power Back-up for all the Lifts and Common Areas

## BATHROOM FITTINGS

<b>Sanitary Ware</b>	Parry ware / Roca / Cera / Hindware or equivalent brands
<b>CP Fittings</b>	Kohler, Jaquar, Grohe or equivalent brand

## PLUMBING

CPVC & UPVC Piping for water supply

## GLAZING

Energy efficient, glass units with tinted / reflective and clear glass / UPVC frames in habitable rooms / UPVC glazing with single pinhead / tinted / clear glass in all toilets

## SECURITY SYSTEM

Gated Community, Access Control at entrances, CCTV for parking area

## FIRE FIGHTING

Sprinklers, Smoke Detection etc. as per NBC

### DISCLAIMERS :

Furniture layout shown is indicative of how the unit may be used. No furniture, landscape or accessories shown in the visuals are provided with the apartments. All floor plans, layout plans, building elevations, specifications, dimensions, boundaries, design, height, number of floors, measurements, location and amenities are indicative and are subject to change as per the discretion of the company or a competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary. Amenities as depicted are proposed to be part of Park View and are subject to terms and conditions. Brand and make are indicative & will be substituted with an equivalent quality material in case of availability. Granite and marble being natural materials have inherent characteristics of colour and grain variation. In case of non-availability of imported laminated / important marble flooring material, equivalent quality Indian substitutes will be used.

CONSTRUCTION  
AS PER  
APPROVED  
PLAN BY  
U.I.T.

FINANCE  
AVAILABLE BY  
ALL LEADING  
BANKS



## OUR PROJECTS



### JK RESIDENCY

Location : Rajeev Gandhi Nagar, Kota



### QUEEN'S COURT

Location : Rajeev Gandhi Nagar, Kota



### ARYANA HEIGHTS

Location : Kota-Jaipur Highway,  
Opp. Dhola-Maru Resort, Kota

LOCATION PLAN



**PARK VIEW**

Site Address :  
Plot No. CP-1, Balaji Market, Kota (Raj.).



A space especially created for you to wash away the  
excesses of modern life, leaving you calm, composed and  
relaxed for a new day



DEVELOPER



**RAJAT CITY**

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