



Dreams Today Reality Tomorrow



1st UPASANA
Avenue
Smarter Way to live
1 BHK Premium Apartments

B-92, Gopal Bari, Nr. C-Scheme, M.I. Road, Jaipur

1st
UPASANA
Avenue

Smarter Way to live!





The Group

Driven by the dream of changing the very fabric of Jaipur's cityscape and giving its skyline a progressive signature. Mr. Om Maheshwari dared to follow his resolve and go all out towards realizing it. The result was the establishment of Upasana Group in 1991. Elevating the foundation laid by the vision of Mr. Om Maheshwari, his dynamic sons Mr. Mehul Maheshwari & Mr. Nikhil Maheshwari, along with trust & support of other invaluable members of Upasana Family brought the group to where it stands today.

In these 28 years of pioneering the real estate segment in the pink city, Upasana Group has emerged as one of the most noteworthy contributors towards turning the profession of real estate in a full fledged industry in this region. The parameters of success for the group have been defined by the fact that the group has raised its credibility amongst its peers by the virtue of maintaining honesty, integrity, and the highest level of quality in its economically harmonized projects.

Bettering self-established standards, creating a highly specialized team of trained professionals sharing a common focus and inspiring the real estate industry through innovation, pure professionalism and timely possessions have been a part of the success mantra that today contributes to Upasana's dazzling backdrop.

The Group's approach is holistic, combining strategy, planning and methodical research to incorporate economic, environmental, technological and community insights. Talk of premium residential, commercial and farm house projects, eco-friendly living concepts, quality rated buildings, group housing projects, multi- budgeted residential societies the group makes the most creative use of space, to enhance the beautiful living spaces, which transform themselves into gifted landmarks having a class of their own.

For years, Upasana Group has remained committed to attaining its mission of scaling new heights of excellence in modern real estate. All designs and construction from the Upasana are of prime location and Vastu compliant. The Upasana Group is also credited for the first ever green line farm house project of Rajasthan in the year 1990.

Till now, 50 plus projects have seen the light of the day with 5.5 million sq. ft. of construction in the city centers structured to offer a peaceful lifestyle and beneficial business opportunities.

Venturing into diverse arenas within the real estate industry, the groups plans to give a new dimension to the city and its peripheral geography by constructing Residential Apartments, Commercial Malls, Hotels, Villas, Plots and many such untouched dreams.

You've aimed high, and you've got there.
You're at the top of your league, a cut above the rest.
Now all you need is an address that befits your stature.
A residence so luxurious,
it clearly signals your undisputed lifestyle.

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1st UPASANA Avenue

Smarter Way to live

Upasana's First Avenue has 141 units, it stands as tall as your achievements, perfectly located in the residential, commercial and entertainment hub that is Gopalbari, one of the most prime locations of Jaipur.

Iconic in design and magnificent in scale Upasana's First Avenue are perfect homes for any modern family of today's contemporary world. It places at your disposal every possible facet of a great lifestyle from splash pool, well equipped gym, board room, rooftop landscaped garden with spectacular views, proclaims luxury from every corner.



Location

Living in First Avenue brings you right at the heart of Jaipur. Located at the prime location of Gopalbari, Jaipur, First avenue is a stone's throw away from the Business complexes, Shopping complex, Education hub & Hospitals.



Map not to scale



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Lifestyle

Club Facility

Living at First Avenue, gives you privileged access. Focused on 'Smart Living' it caters to modern business development needs right at your home, as well as day to day innovative solutions like smart laundry space.

An entire luxury apartment has been dedicated to your lifestyle needs. Along with that you enter a beautifully landscaped environment with splash pool, rooftop garden, board room, well equipped gym, mini golf zone, chill out zone & laundromat. The club House brings top of the line creation, entertainment and leisure facilities right to your doorstep.

Splash pool



Rooftop Landscape Garden



Life at every moment

100 ft. high with stars over head and the glittering city at your feet, unique & very stylishly themed Upasana's First Avenue Rooftop Garden, which invites you to unwind amidst the beauty of nature and upgrade your lifestyle.



Board Room



Business with pleasure!

Upasana offers the perfect backdrop and infrastructure for conferences. First Avenue has a variety of spaces to hold meetings, programs, events and general gatherings. All of the spaces are located in our residential facilities

Gymnasium



The stunning well equipped gym is designed to fit your own unique personality and motivate you to come back and work out your favorite regimen after all, a good workout lowers your stress level, keep you healthy and fit!



Dedicate yourself to healthy living

Mini Golf Zone



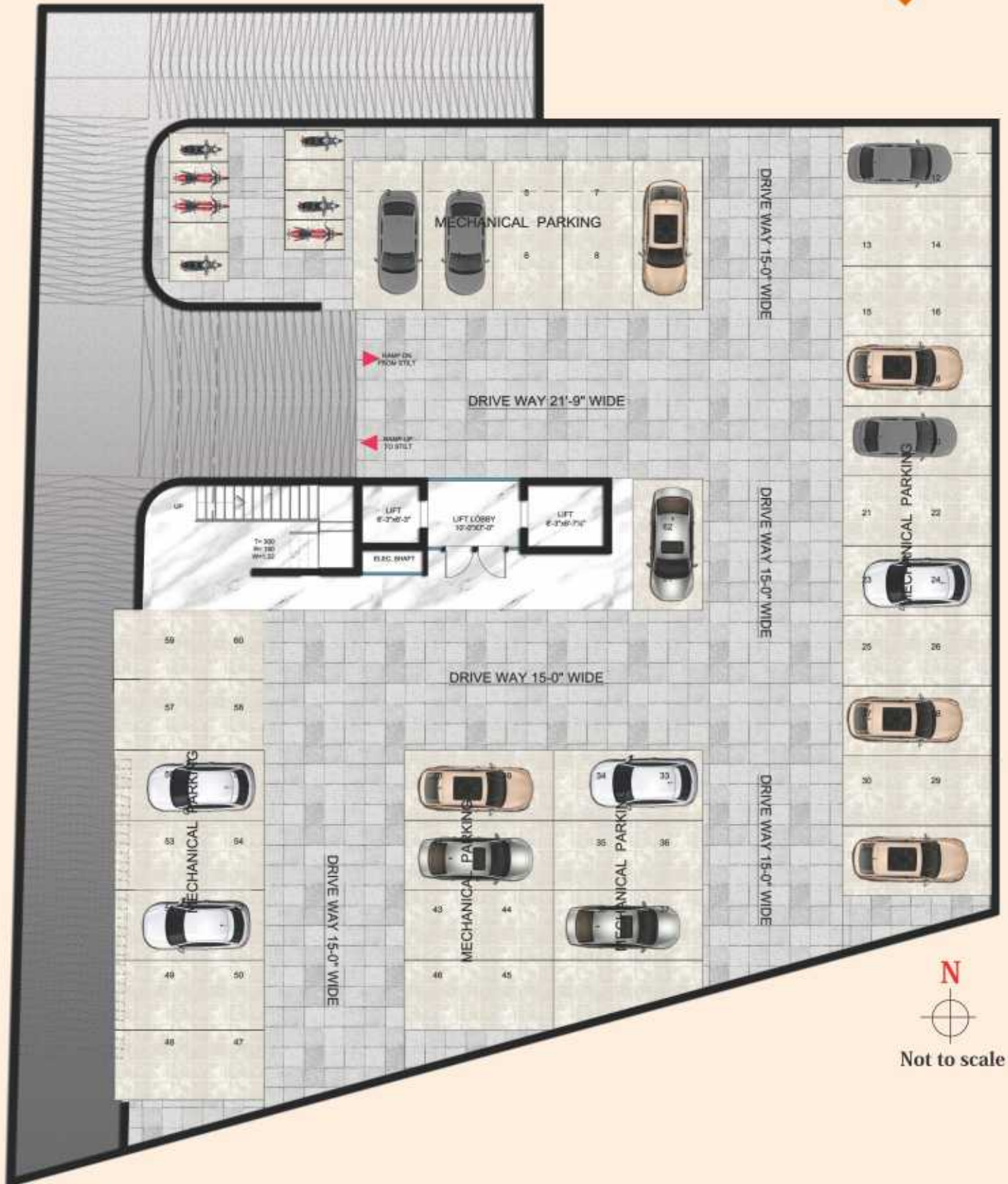
Give your best shot

Chill Out Zone

Stress-free area, dedicate some time to relax in our chill-out zone, especially for families and children. Find yourself comfortable with tea coffee bar and place to read.



BASEMENT FLOOR



GROUND FLOOR PLAN



G-1

CRPT - 554.46 SQ.FT.
B.U.A - 585.88 Q.FT.
S.B.U.A - 874.44 Q.FT.

G-2

CRPT - 461.06 Q.FT.
B.U.A - 486.53 Q.FT.
S.B.U.A - 726.16 Q.FT.

G-3

CRPT - 324.30 Q.FT.
B.U.A - 351.76 Q.FT.
S.B.U.A - 525.02 Q.FT.

1st TO 8th FLOOR



1st to 8th Floor

- | | |
|--|---|
| <ul style="list-style-type: none"> • FLAT NO. 3,4 & 8 • CRPT. AREA 308.12 SQ.FT. • BALCONY. AREA 68.25 SQ.FT. • B. U. AREA 395.92 SQ.FT. (Including Balcony Area) • S.B.U. AREA 545 SQ.FT. | <ul style="list-style-type: none"> • FLAT NO. 1,2,5,6,7,9,10,11,12,13,14,15 & 16 • CRPT. AREA 308.12 SQ.FT. • B. U. AREA 327.67 SQ.FT. • S.B.U. AREA 450 SQ.FT. |
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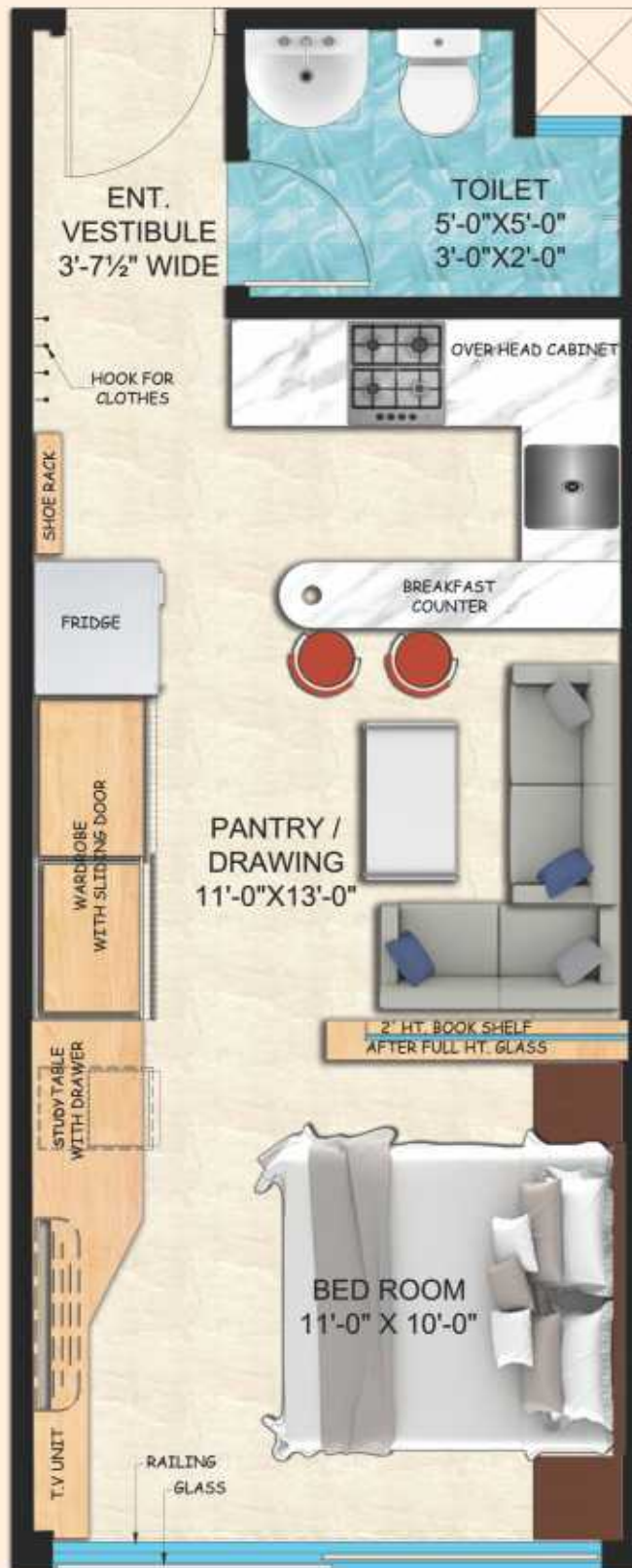
9th FLOOR



9th Floor

- **FLAT NO. 3,4 & 8**
- **CRPT. AREA 308.12 SQ.FT.**
- **BALCONY. AREA 68.25 SQ.FT.**
- **B. U. AREA 395.92 SQ.FT. (Including Balcony Area)**
- **S.B.U. AREA 545 SQ.FT.**

- **FLAT NO. 1,2,5,6,7,12,13,14,15 & 16**
- **CRPT. AREA 308.12 SQ.FT.**
- **B. U. AREA 327.67 SQ.FT.**
- **S.B.U. AREA 450 SQ.FT.**



SALEABLE AREA - 450 SQ.FT.

CRPT. AREA : 308.12 SQ.FT. • B. U. AREA : 327.67 SQ.FT. • S.B.U. AREA : 450 SQ.FT.

**1 BHK
 UNIT
 PLAN**



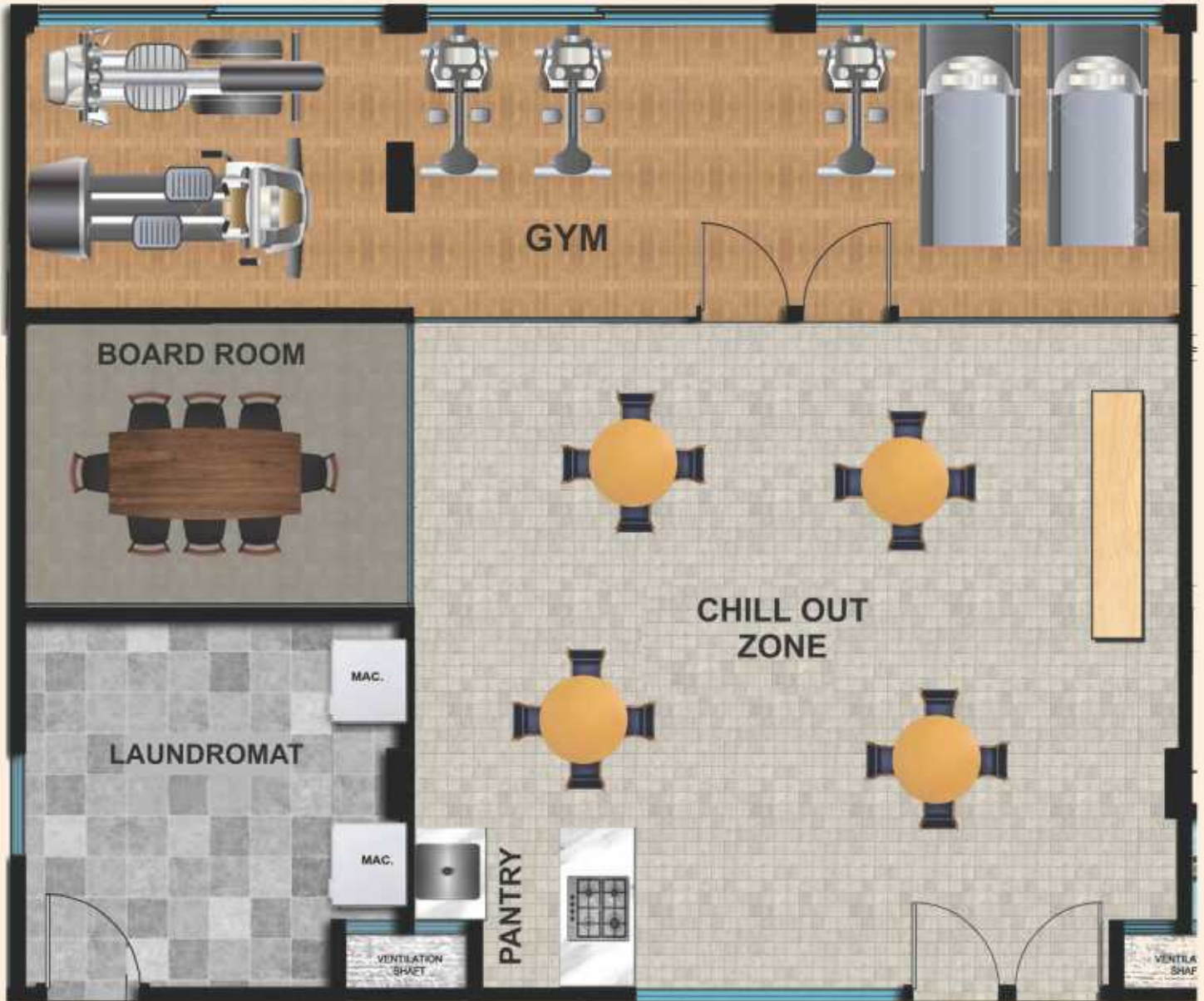
WITH BALCONY | SALEABLE AREA - 545 SQ.FT.

CRPT. AREA : 308.12 SQ.FT. BALCONY AREA : 68.25 SQ.FT.

B.U.A. : 395.92 SQ.FT. (INCLUDING BALCONY AREA) S.B.U. AREA : 545 SQ.FT.



CLUB HOUSE



Not to scale

TERRACE FLOOR



Not to scale

Specifications

Flooring

- * Anti Skid tiles in Bathrooms & Balconies
- * Vitrified tiles flooring in Unit / Flat.
- * Vitrified / Marble / Granite in Lobby & Staircase

Kitchen

- * Kitchen fittings of ISI Mark
- * Elegant Semi Modular Kitchen
- * 2' High Designer Tiles above the Counter
- * Proper Electric points for Microwave, Refrigerator etc.
- * Granite working counters with stainless steel sink

Security

- * Guard Room at entry & exit points
- * Intercom Security from Guard Room to flats .
- * Video Floor Phone in Each Flat.

Electrical

- * Premium Quality Modular Switches & Accessories
- * TV/Telephone/ A.C points in every unit
- * Modern Electrical system with concealed wiring in PVC conduit
- * Conducting for Split AC

Interiors

- * Gypsum plaster finish on walls & Ceiling
- * Provision for DTH in each flat

- * Polish/ Enamel Paint on Wooden Frames
- * Exterior Façade in Superior Quality Paint Finish
- * Superior Quality Paint on Internal Wall & Ceiling

Bathrooms

- * Anti Skid Tiles on Floor
- * Designer Ceramic tiles up to Door Height
- * Reputed Brand CP Fitting.
- * Good quality Sanitary wares.

Doors & Windows

- * Windows in Aluminum/ UPVC Frames
- * All Internal Designer Flush Doors with Mortis Lock
- * Main Entrance Designer 35 mm Door

Power Backup

- * 100% Power Backup for Common Areas
- * 1 KVA Power Backup in Each Flat

Common Specifications

- * Rain water Harvesting
- * Earthquake Resistance Structure
- * Fire Safety System
- * 2 Passenger Lifts
- * Gas Bank

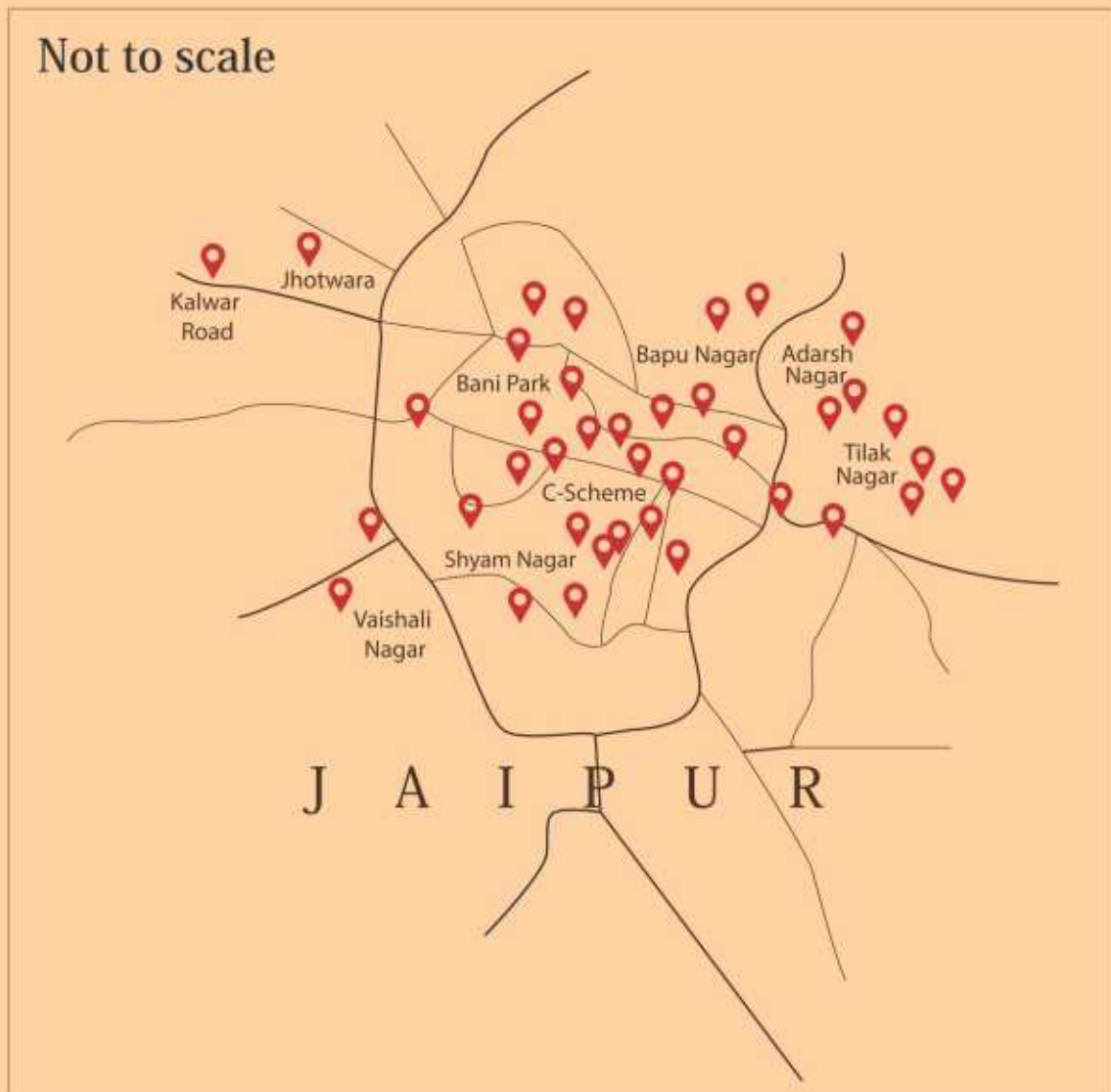
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We Don't **Sell**. We Enhance **Trust**

Well Supported Facts:

27+	Years of Excellence	5.38	Million sq.ft area already delivered
50+	Projects Delivered	100	National & International brands associated with Upasana
1000+	Happy Families Residing	360	Degrees facility & life cycle management



Our Landmark Projects

Completed Projects:

Residential



Mayfair
C-Scheme, Jaipur



Karan Upasna Residency
M.D. Circle, Jaipur



Park West
Main Queens Road, Jaipur



Uma Residency
Adarsh Nagar, Jaipur

Commercial



Apna Bazar
Old Lata Cinema circle, Jaipur



Man Upasana
Chomu House Circle, C-Scheme, Jaipur

Ongoing Residential Projects



5TH AVENUE
Prithviraj Road, C-Scheme, Jaipur
RERA Registration No.:
RAJ/P/2017/166



SAGAR VEDA'S
Kalwar Road, Jaipur
RERA Registration No. :
RAJ/P/2017/167



CASABLANCA
Near Shyam Nagar, New Sanganer Road, Jaipur
RERA Registration No.:
RAJ/P/2017/154



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RERA Registration No. RAJ/P/2017/534 | www.rera.rajasthan.gov.in

UPASANA COLONIZERS & RESORT PVT. LTD.

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Toll Free Number : + 91 93145 00005

Architect



Structure Consultant

Vijaytech Consultant Pvt. Ltd.
H-17, Shyam Nagar, Jaipur

Service Consultant

Ashi Assocites

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Disclaimer :

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