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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



REDEFINE SECURED LIVING



ACCESS GOVERNED LOBBY AND LIFTS

The Entrance Lobby and lifts will be access-controlled via Access Cards, a mobile app, and biometrics. They will transport residents to their designated floors, providing unrestricted access for residents and limited floor access for guests.

- The Entrance Lobby and lifts will be access governed. Meaning that they can only be operated by
 - 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 throughout 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

Alaya homes prioritizes security with three layers of protection. RFID card access for resident cars, night vision CCTV surveillance, and security escorts for guests and delivery personnel ensure a safe living environment.

- 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 with an 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 personnel to the lift lobby
- Delivery boys will be escorted by security personnel to the service lift and be granted access of the designated floor.

THE FUTURE OF SMART HOMES



SENSOR BASED AND MONITORED ELECTRIC DISTRIBUTION

Alaya Apartments and their global partners are introducing a sensor-based software to monitor and prevent electrical losses, increasing grid efficiency and enabling end users to save upto 4-8% yearly on electricity costs.

- Alaya Apartments in association with its Global partners will install a sensor based software across the project 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 upto 4-8% yearly on electricity expenses



WATER METERS TO SAVE WATER & SET ACCOUNTABILITY

All apartments will have individual water meters for fair consumption-based billing, preventing water misuse and ensuring equity for residents with varying apartment sizes and occupancy.

- 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 LOCKS IN APARTMENTS

Alaya apartments feature smart locks with mobile, card, biometric, and physical key access. They offer time-specific access, maintain access logs, and allow remote control via Wi-Fi, even when you are not in the city.

- 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
- 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.



AUTOMATED AND SMART PARKING SYSTEM

The project features a smart, automated parking system where residents must park in designated areas. A green light signals correct parking, while incorrect parking triggers an alert. There is provision for EV charging in the basement for two or four wheelers.

- 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 will get the alert for wrong parking
- Provision for EV charging point for two and four wheelers in the basement



BLENDING TECHNOLOGY WITH COMFORT



SMART AIR-CONDITIONING

Alaya Homes feature smart, energy-efficient air conditioning in each apartment.

- Air conditioning in Alaya Homes will also be smart
- All the apartments will come with Air conditioning Units which will be fitted after calculating the load capacity required for that area.
- This means that the residents will save on electricity with not putting under or over load AC units

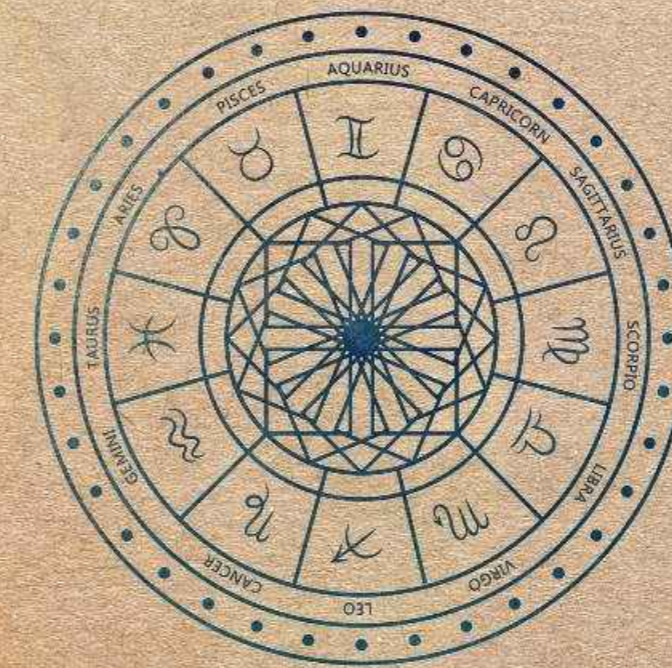


PANIC OR EMERGENCY BUTTON

Prioritizing your families well-being, we're installing emergency buttons in master bedrooms. In partnership with a top Indian hospital, pressing the button summons help within 15 to 20 minutes during medical emergencies, crucially covering that first hour of life.

- The well being of your family is your top most priority if you are living away from them
- Especially when it is about elderly parents or your wife and children living alone
- Medical emergencies are the worst, and that is why we are installing a panic/emergency button in all 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 to 20 minutes.
- Covering that crucial one hour of Life

POSITIVE ENERGY AT THE HEART OF ALAYA



THE GARDEN OF "RA" THE SUN GOD

- Sun is 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 Navgrah Udyan (In Hindi)
- This garden will have the sun and all the other nine planets which have the effect on our daily lives.
- So when the sun rays will fall on the sun garden and 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



ALAYA
PREMIUM HOMES

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.





YOUR NEW HOME, SMARTER THAN EVER

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.

AMÉNITIES 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 STILT FLOOR



- 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



TYPICAL FLOOR PLAN





TERRACE FLOOR PLAN

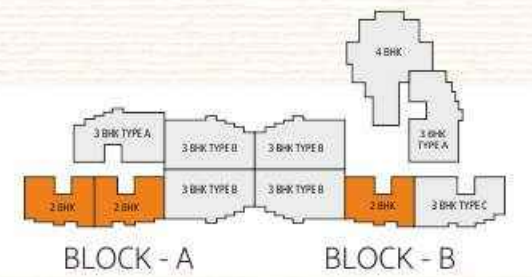




2 BHK

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

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

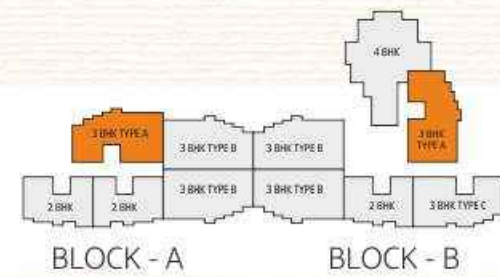




3 BHK TYPE-A

Carpet Area BUA : 1074.40 Sq.ft.
 Balcony Area SBUA : 169.31 Sq.ft.

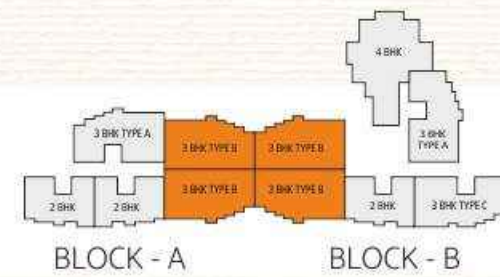
Carpet Area : 1308.03 Sq.ft.
 Balcony Area SBUA : 1739.68 Sq.ft.



3 BHK TYPE-B

Carpet Area BUA : 1140.07 Sq.ft.
 Balcony Area SBUA : 165.98 Sq.ft.

Carpet Area : 1357.06 Sq.ft.
 Balcony Area SBUA : 1804.89 Sq.ft.

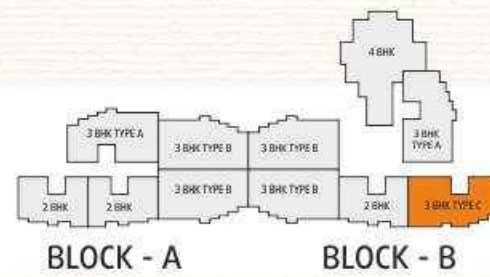




3 BHK TYPE-C

Carpet Area : **1068.99** Sq.ft.
BUA : **1274.84** Sq.ft.

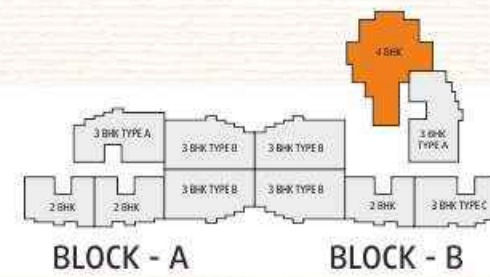
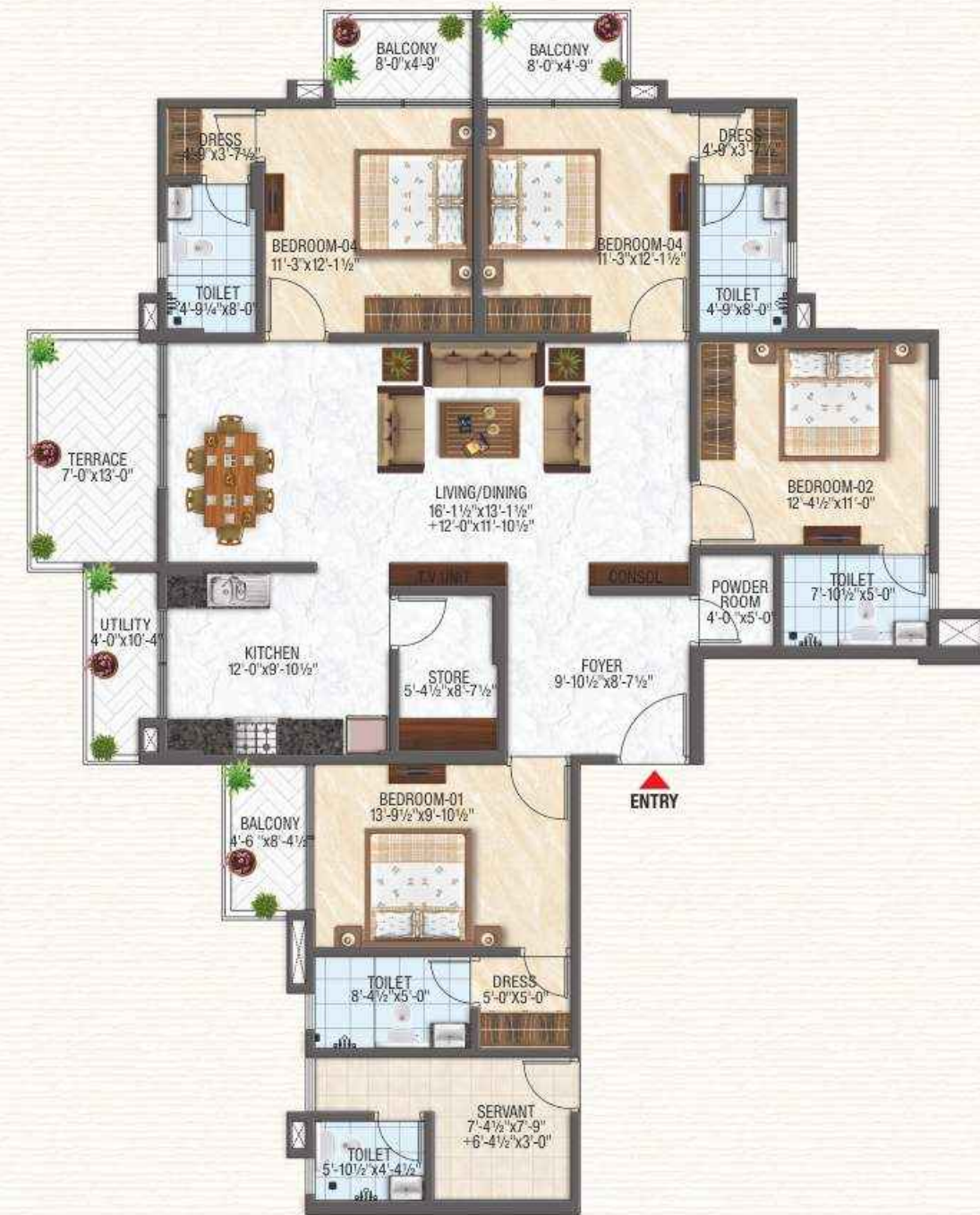
Balcony Area : **143.16** Sq.ft.
SBUA : **1695.54** Sq.ft.



4 BHK With Ser. Room

Carpet Area : **11618.87** Sq.ft.
BUA : **1940.31** Sq.ft.

Balcony Area : **248.84** Sq.ft.
SBUA : **2580.61** 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
- Balconies of all Bedrooms & utilities areas to have tiles with Moroccan design
- 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% power back up in common areas

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 7.8 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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