

A Project by



*Incredibly Exclusive*

RERA Website : [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)  
RERA Regd. No RAJ/P/2022/2021



*A privileged  
luxury living*



2/3 BHK Premium Apartments

96 2/3 BHK HOMES

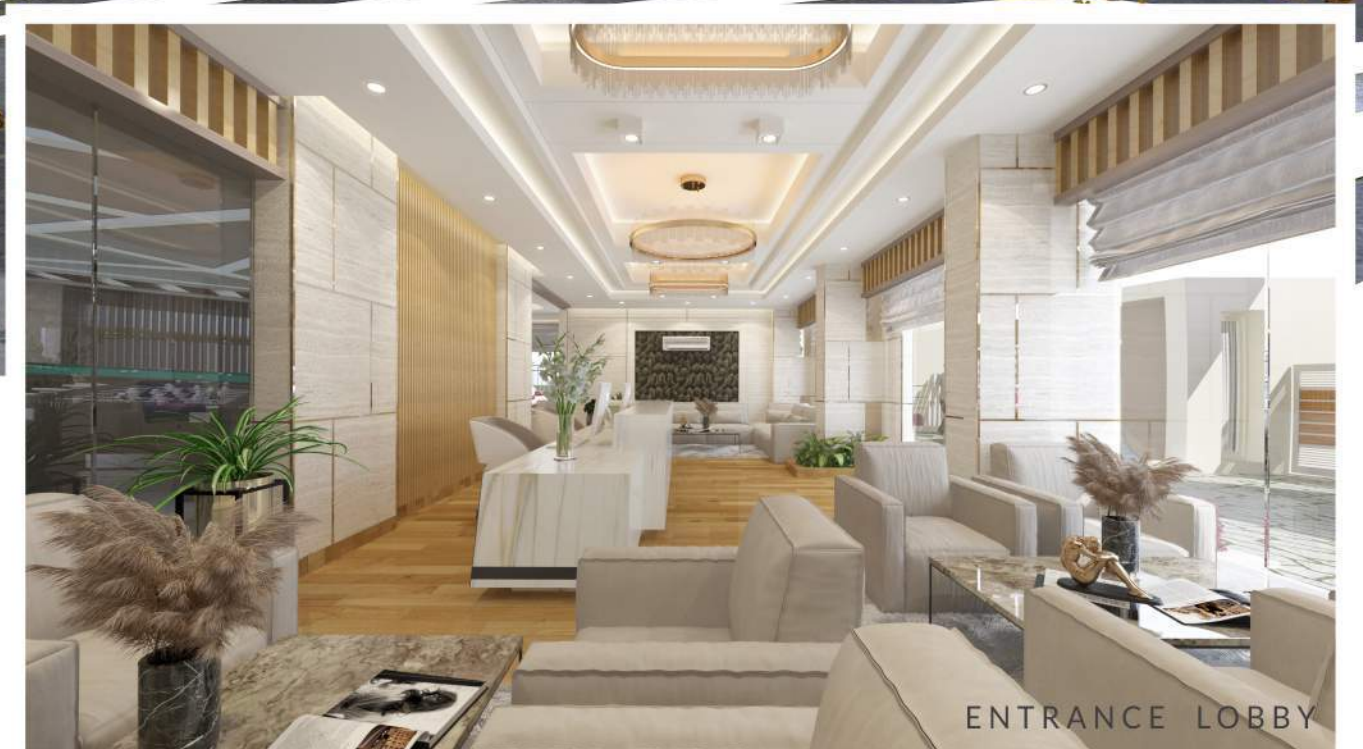
15 FLOORS

20 + AMENITIES



*A world where life excels*

As the name 'Uttam' suggests it is a world of excellence that lets you enjoy the finer things in life.



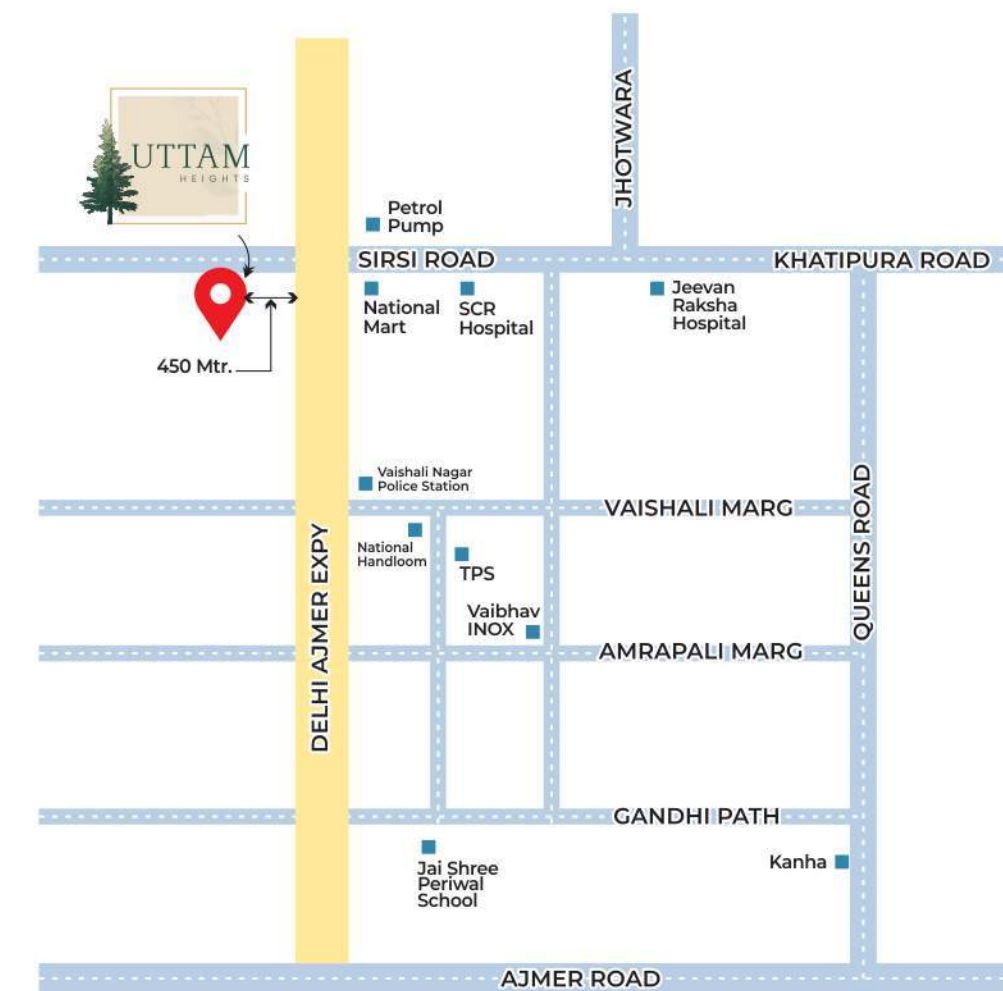
ENTRANCE LOBBY



## CLOSE TO EVERYTHING YET UNTOUCHED BY OUTSIDE WORLD



Situated in the prime location of Sirsi Road, that lets you enjoy excellent connectivity to the most happening place Vaishali Nagar and to all the other places.



Site Address : Engineers Colony, Main Sirsi Road, Jaipur



SCAN  
QR CODE FOR  
LOCATION

Google Coordinate:  
26°55'17.8"N 75°43'25.8"E

### DISTANCES CHART

Vaibhav Inox	3 km
Kanha	5 km
Jaipur Junction Rly Station	6.7 km
Kanakpura Rly Station	2.5 km
Sindhi Camp Bus Stand	9.0 km
Airport	16 km



*An exclusive Apartment  
that magnificently rise above*



## SING ALONG TO THE RHYTHM OF LIFE

When life blooms in all its glory, you rejoice with every heartbeat. This is the life at Uttam Heights that awaits you to experience all things fine. An exclusive resident that magnificently rise above the urban clutter offering an excellent and unmatched lifestyle. This gracious landmark is soaring high for you to enjoy the privilege of admiring Jaipur's skyline.



EXCELLENT  
LIFESTYLE

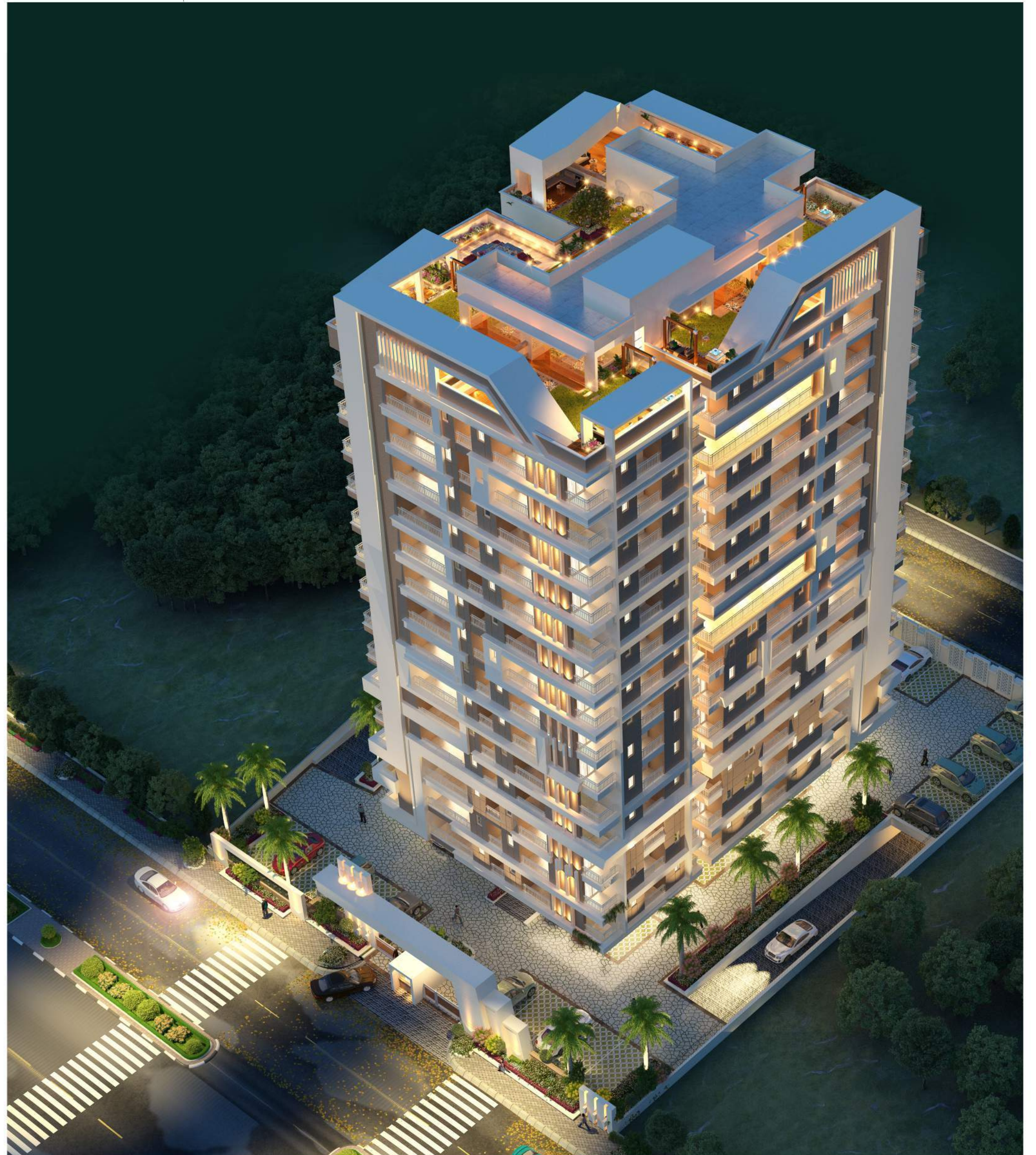


## HOLD ON TO YOUR FAMILY EVEN FROM AFAR

The strong gated community that we have created for you and your family to live a carefree life. Our 24X7 security ensures you a relaxed sleep at night or when you are away from your family. Life at Uttam Heights is a breath of fresh air.



24X7  
SECURITY



SURROUNDED BY  
NATURE THAT SURROUNDS  
YOU WITH PEACE

Take a whiff of fresh flowers as you walk in our well-designed landscaped garden to stay close to nature and embrace its beauty.



LANDSCAPED  
GARDEN



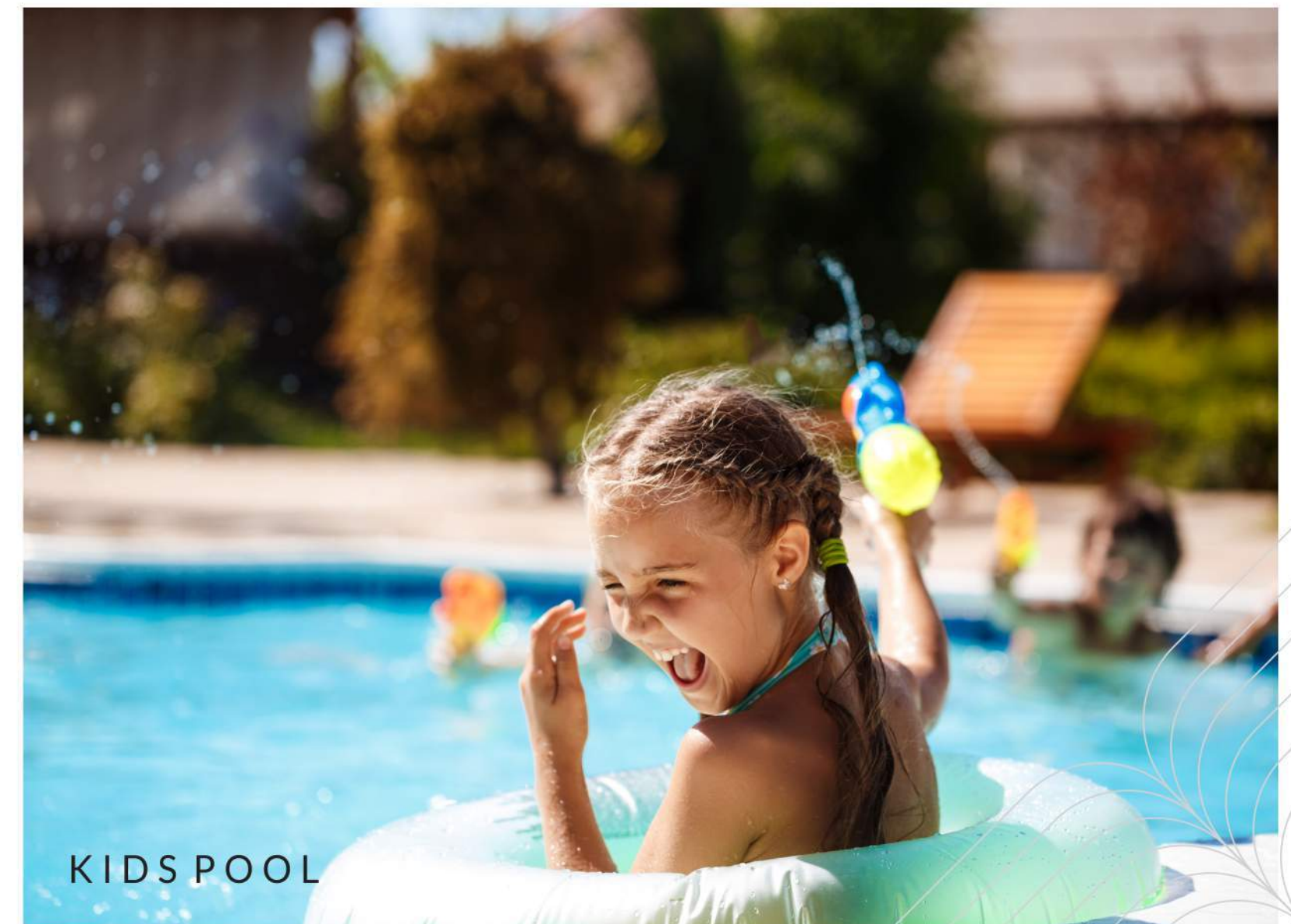
## HAVE IT ALL TO BEAT YOUR BOREDOM

It is time to experience living out of the box and lead an active & healthy lifestyle at our Club house. Unwind with your family or friends in the exquisite and stress-buster Club House engaging in your favorite activity or learning a new one.



## THE PERFECT PLACE TO ENJOY

Enjoy your summers and maintain a good health or practice your swimming skills in our exquisitely designed pool with an attached kids pool. Take a dive after a tired day at work and sense an aura of tranquility so that you feel energized.



KIDS POOL





GYMNASIUM



INDOOR YOGA



POOL



TABLE TENNIS

## SPECIFICATION



Power Backup  
for Each Flat



EV Charging  
Point



LPG Gas  
Bank



Automatic  
Boom Barrier  
Entry



Children  
Play Area



Work from  
Home Space



Centrally AC  
Entrance Lobby



Centrally AC  
Waiting Hall



Video Door  
Phone



VRV  
Fitting



24 X 7  
CCTV Camera



Gym



Steam



Indoor  
Yoga



Indoor  
Games



Rain Water  
Harvesting

# STILT FLOOR PLAN

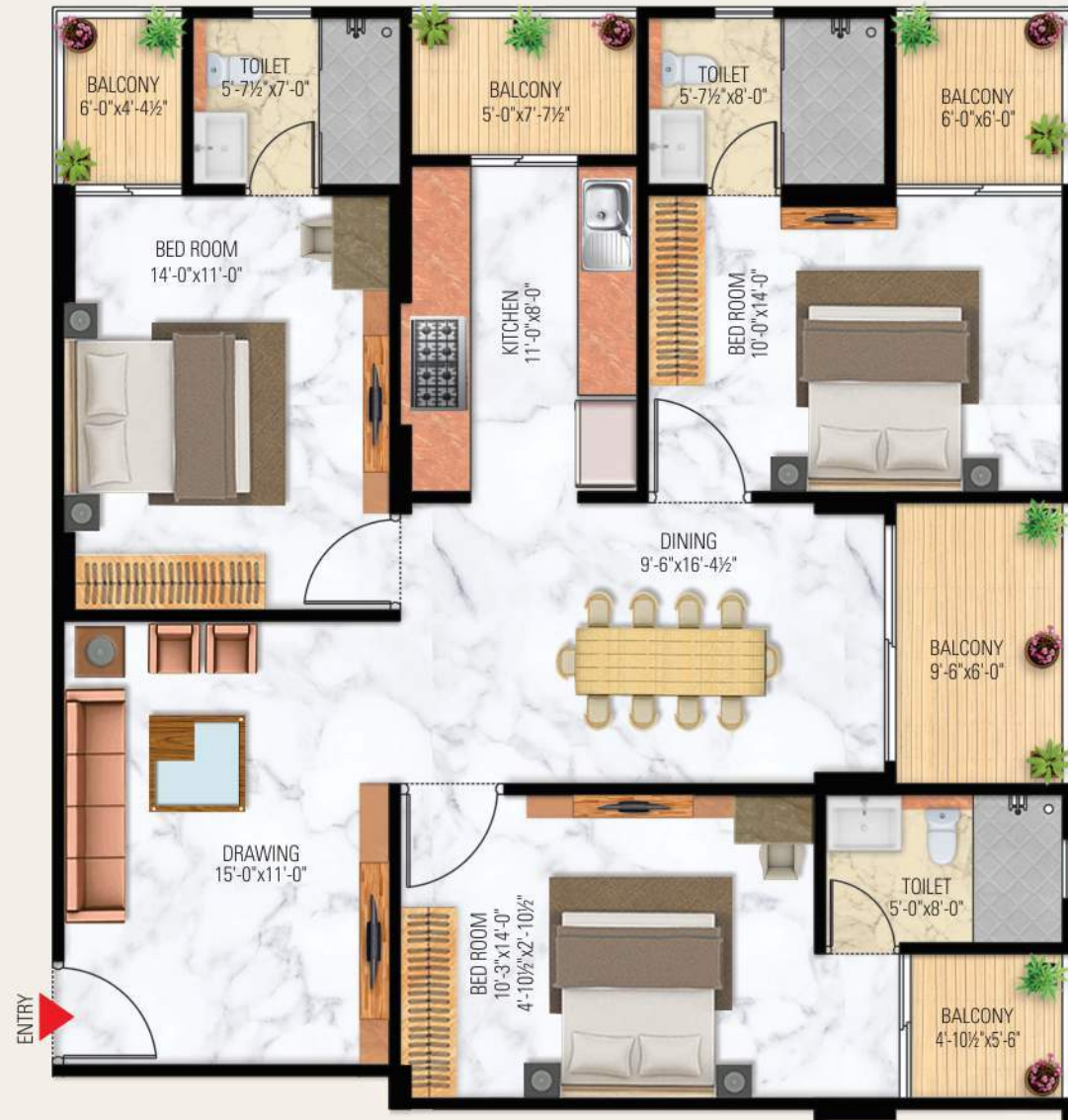


# TYPICAL FLOOR PLAN



Flat No.	B.U.A. (in Sq.ft.)	S.B.U.A. (in Sq.ft.)	Flat No.	B.U.A. (in Sq.ft.)	S.B.U.A. (in Sq.ft.)
1	1267.90	1775.00	5	1242.90	1740.00
2	1321.45	1850.00	6	1217.90	1705.00
3	871.45	1220.00	7	935.75	1310.00
4	892.90	1250.00			

### 3 BHK | UNIT TYPE A

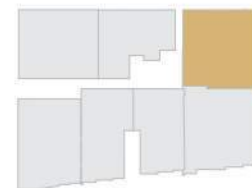


### 3 BHK | UNIT TYPE B



3 BHK Area Table

Flat No.	1
B.U.A.	1267.90 Sq.Ft.
S.B.U.A.	1775.00 Sq.Ft.



3 BHK Area Table

Flat No.	2
B.U.A.	1321.45 Sq.Ft.
S.B.U.A.	1850.00 Sq.Ft.



### 3 BHK | UNIT TYPE C

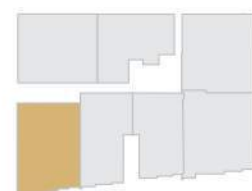


### 3 BHK | UNIT TYPE D



#### 3 BHK Area Table

Flat No.	<b>5</b>
B.U.A.	<b>1242.90</b> Sq.Ft.
S.B.U.A.	<b>1740.00</b> Sq.Ft.



#### 3 BHK Area Table

Flat No.	<b>6</b>
B.U.A.	<b>1217.90</b> Sq.Ft.
S.B.U.A.	<b>1705.00</b> Sq.Ft.



## 2 BHK | UNIT TYPE A



## 2 BHK | UNIT TYPE B



2 BHK Area Table

Flat No.	<b>3</b>
B.U.A.	<b>871.45</b> Sq.Ft.
S.B.U.A.	<b>1220.00</b> Sq.Ft.



2 BHK Area Table

Flat No.	<b>4</b>
B.U.A.	<b>892.90</b> Sq.Ft.
S.B.U.A.	<b>1250.00</b> Sq.Ft.

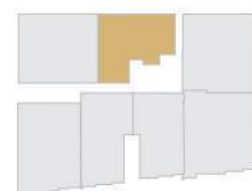


## 2 BHK | UNIT TYPE C



2 BHK Area Table

Flat No.	7
B.U.A.	935.75 Sq.Ft.
S.B.U.A.	1310.00 Sq.Ft.



## SPECIFICATION

### STRUCTURE

- Energy-Efficient & Eco-Friendly Design
- Earthquake-Resistant RCC Framed Structure
- Emergency Exit Provision Through an Extra Staircase

### APARTMENTS

- VRVAC Piping in each Flat
- Premium Vitrified Tiles Flooring
- POP Finish on all Walls & Ceilings
- False Ceiling in Drawing & Dining Area
- Designer Fittings on Doors and Windows
- Premium Quality Paint on Walls & Ceilings
- Premium Quality Designer Laminated Flush Doors
- UPVC/Aluminum Windows with Three-Track System

### KITCHENS

- Stainless Steel Sink
- Granite Working Counters
- 2 Feet Tiles Dado Above the Counter
- Under Counter Semi-Modular Cabinets
- Provision for Geyser, Water Purifier & Chimney

### WASHROOMS

- Grid False Ceiling
- Ceramic Tiles Flooring
- Premium Quality CP Fittings
- Premium Quality Sanitary Ware
- Extended Wall-Hung/Floor-Mounted WC
- Designer Ceramic Wall Tiles up-to Door Height

### ELECTRICAL

- Power Back-Up in Each Flat
- Premium Quality Wires & Cables
- Provision For DTH & Broadband Wiring
- Premium Quality Modular Switches & Accessories

### WATER SUPPLY

- Solid Waste Disposal Plant
- 24 X 7 Water Supply through Overhead Tank
- Underground Water Tank for Additional Storage
- Rainwater Harvesting System to Recharge Groundwater

### SECURITY SYSTEM

- Intercom/EPABX Facility
- Video Door Phone in Each Flat
- Round The Clock 3 Tier Security
- 24 X 7 CCTV Surveillance System
- Access Control System at The Main Entrance

### COMMON AMENITIES

- 3 High-Speed Elevators.
- Reticulated LPG System
- Designer Entrance Lobby
- Power Backup in Common Areas
- Separate Garden with Kids Play Area.
- Provision for EV Charging in Each Parking
- Main Entrance Gate with Separate Entry & Exit Driveways
- Multi-Dwelling Unit (MDU) System for DTH Connectivity
- Indoor Games Room Consisting of Pool, Table Tennis, Carrom & Chess Etc.
- Well-Equipped Clubhouse Consisting of Swimming Pool, Gymnasium, Steam
- Separate Kids Pool



**SUPERB SPECIFICATIONS**





### Uttam Builders & Colonizers

- E-172 A Ramesh Marg, C-Scheme, Jaipur
- 440,441 Officers Campus, Sirsi Road, Jaipur

Site address: 1,2,3,14,15 & 16 Engineer Colony, Sirsi Road, Jaipur



C-49, (B-6) Vidya Apartment,  
Paras Marg, Bapu Nagar, Jaipur  
Ph 0141-4005506 (O) 9314918766  
Email: info.spacegrid@gmail.com

Mobile : 82395 55500, 0141-4374400 (O)

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