

rangoli gardens

A joint project by



Site Office

Rangoli Gardens Maharana Pratap
Marg, Vill - Kanakpura, Teh. & Distt., Jaipur
T: (0141) 519 2519, Mob.: 90019 95544,
90019 95545, SMS 'RGJ' to '53030'
www.rangoligardens.com

Branch Office

Megha Colonizers [A Joint Venture of
Ashiana & Manglam Builders],
3rd floor, Apex Mall, Lal Kothi, Tonk Road,
Jaipur 302 015
T: 0141 413 99 99

Head Office

Manglam Group 6th Floor, Apex Mall,
Lal Kothi, Tonk Road, Jaipur - 302 015
T: (0141) 2742 758, 2742 731
www.manglamgroup.com

Ashiana Housing Ltd. 304, Southern
Park, Saket District Centre, Saket,
New Delhi - 110 017
T: 011 4265 4265
www.ashianahousing.com

Disclaimer : This Brochure is not a legal
document. It only describes the conceptual plan to
convey the intent & the purpose of Rangoli
Gardens

rangoli gardens

A joint project by



Comfort Homes in Jaipur



At Ashiana, we believe in earning your trust and respect through actions, not just words.

What exactly do we mean by earning trust and respect through actions?

Here are some examples. Putting up price lists on your website for total transparency.
Sending quarterly work progress reports with the latest photos to customers.
Providing after-possession service.

Just a few reasons why our customers believe they are in safe hands.

The Ashiana identity also reflects this trust.

At first glance, the visual looks like the letter a... a for ashiana.

But look again and you will see a baby in a mother's safe embrace.

Don't you want to be in safe hands too?



Welcome To Rangoli Gardens

Do you wish to escape from the monotonous city life of traffic & pollution and yet be close enough to the centre of the city? Do you want a perfect blend of everything that's modern and yet be surrounded with the goodness of nature? Do you wish to live in a fully secure environment in the company of like minded people? Do you want to reside in a township that will eventually become nerve centre of Jaipur?

Rangoli Gardens offers all that and much more. Rangoli Gardens is the spirit of harmony that brings together all the elements of life in one single place. Where the air is unpolluted and fresh, water bodies create garlands around landscaped parks and the natural light comes streaming through manicured trees. Yes, this is the way you prefer to live in the lap of nature. Living here is built around the finer nuances of life and offers a lifestyle in a beautifully designed environment. It offers a life of peace from the crowded, noisy city life without taking you too far from it.

Welcome to Garden Living.

"The way project has shaped up, I can easily visualize how much my child is going to enjoy growing-up here!"

Mr. Manish Paliwaal
Unit Owner, Rangoli Gardens (Jaipur)



Mr. Manish Paliwaal with his son

The Background

In 2006, Ashiana Housing and Manglam Builders together launched a project at Kalwar Road, Jaipur comprising of independent villas, apartments and Senior Living under the name Ashiana Manglam. The project became a runaway success as the scale and quality of development began to unfold. Today, families who have started living here are already enjoying the lifestyle offered.

Once again, Ashiana and Manglam have come together by bringing in years of experience and expertise to bring you a unique lifestyle in Rangoli Gardens, Jaipur. The township is spread over 26 acres, located just a stone's throw away from the heart of Jaipur and truly represents garden living with 8.8 acres of parks within the complex.

"We are very happy with the quality of construction and maintenance of the project!"

Mrs. & Mr. Bhatnagar
Residents, Utsav (Jaipur)

The Location

Location of all our projects has always been very strategic. We have kept in mind that our facilities should be away from the dust and din of the city and yet close enough to the hustle bustle of city life.

Rangoli gardens is no exception. In fact, its location is one of its biggest highlights. Rangoli Gardens is just 1 km from the Ajmer by-pass and 1.4 kms from Vaishali Nagar. The posh Cantonment areas and the Queens Road are just 5 minutes away, making it easily accessible.

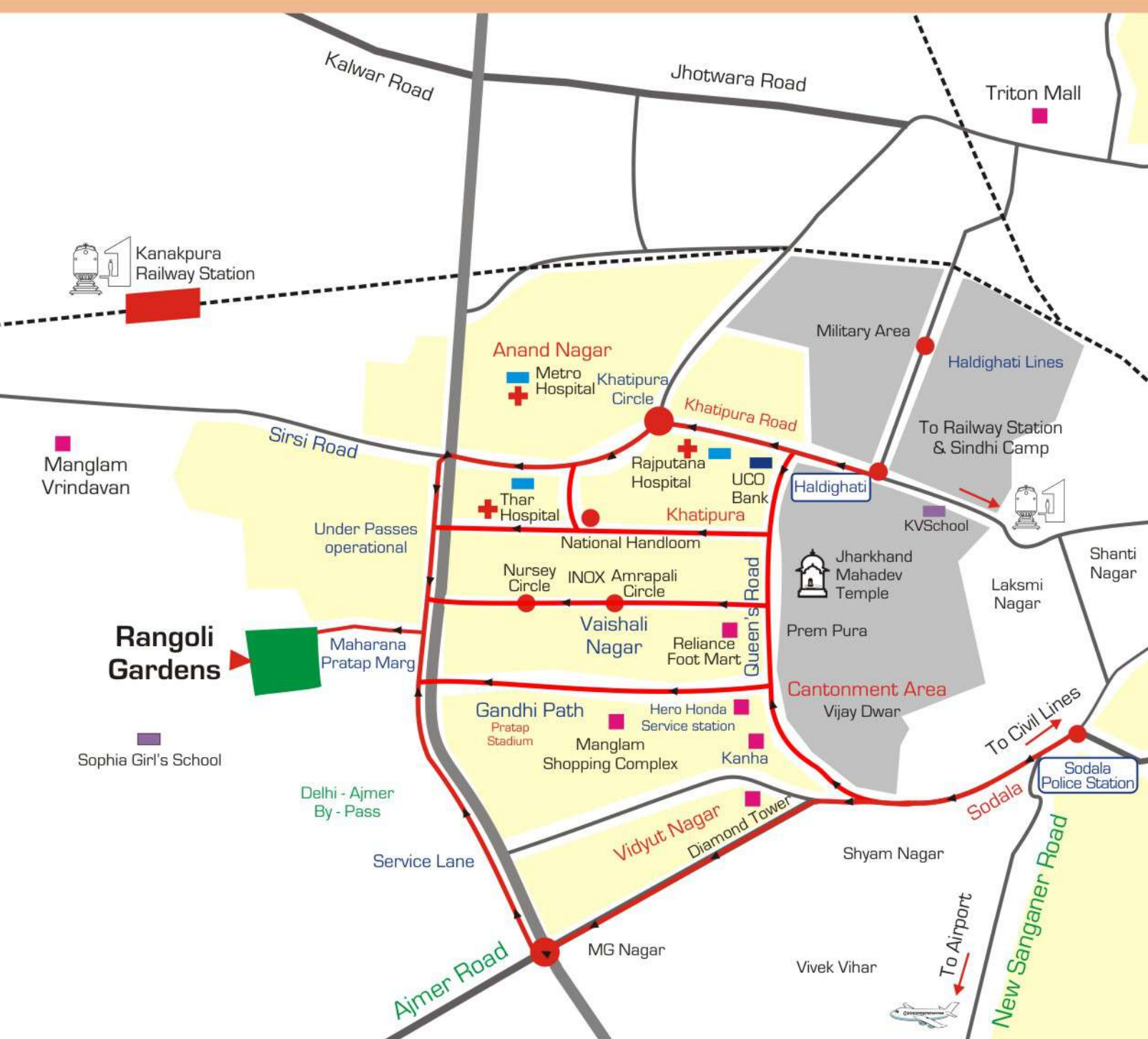
But, what makes Rangoli Gardens an ideal location is the fact that it is in the heart of the future development in Jaipur. With greens on one side and the city's entertainment centres, hospitals, commercial centres and schools on the other, the location of Rangoli Gardens is something to look out for!

*"Location of Rangoli
Gardens is so exclusive... within
the city, yet away from the
pollution and traffic."*

Mrs. & Mr. Praveen Bhatt
Unit Owner, Rangoli Gardens (Jaipur)



The Location



How To Reach Rangoli Gardens

From Sodala Police station

- From Sodala police station go straight towards Delhi-Ajmer By-pass.
- From red light take right turn towards service lane parallel to Delhi-Ajmer road
- Now drive 2 kms on service lane and take the left turn towards the Maharana pratap marg.
- Drive straight for 1 km and you will reach Rangoli Gardens.

From Haldighati

- Go straight on Khatipura road leaving UCO bank and Rajputana Hospital on the left, will reach Khatipura Circle (at 1.8 Km.)
- Take left from Khatipura circle on Sirsi road and drive straight towards Ajmer by pass leaving Thar Hospital on the left.
- Take left after crossing the under pass and drive along 1.3 Km on service lane along Ajmer - Delhi underpass,.
- Turn right from the Service lane towards the Maharana Pratap Marg.
- Drive 1 km straight on Maharana Pratap Marg to Rangoli Gardens (at 5.8 kms from Haldighati).

Distance Chart

From Delhi - Ajmer By-pass	1.0km.
From Vaishali Nagar	1.4kms.
From Sirsi Road	1.5kms.
From Queens Road	3.8kms.
From Sodala Police Station	6.4kms.
From Airport	14kms.
From Railway station	10kms.



"Lots of sports facilities for our children, inside the complex like Cricket Pitch, Badminton, Tennis, Billiards etc. makes it a perfect place for growing!"

Mrs. & Mr. Anil Singh with their sons
Residents, Rangoli Gardens (Jaipur)

The Lifestyle

Rangoli Gardens is a revolution in living! Designed to provide maximum comfort and enjoyment, Rangoli Gardens is in a league of its own.

Each block has been spaced in such a way that there is no obstruction to natural light or free flow of air. The greens are created, planned and maintained to give the essential touch of the unique Garden Living. Everything has been meticulously planned - from water bodies to car parks; from plantations to road networks; from conveniences to club house; from water supply to power back-up and from central parks to security!

This enviable lifestyle of Rangoli Gardens is poised to usher a new era in living!

- Strategically located just 1.4 kms from Vaishali Nagar, Jaipur.
- G+4 and Stilt +12 floors with options of 2, 3 & 4 BHK Apts. with utility and lifts.
- Large open areas with 8.8 acres of landscaped parks with flower beds, sit outs, walking tracks & water feature.
- Designated parking areas.

- Located on 80 feet sector road
- Flat layouts have been planned keeping furniture layout in mind with suitably located AC & TV points and telephone lines in all rooms.
- Recycled water for gardening purpose and solar panels for hot water
- Usage of CFL Lights in the common areas to save electricity.
- Single gated entry with intercom facility which makes life safe, secure & comfortable.
- Regular water supply & power back-up in each flat.
- Modern club with swimming pool, pool table, table tennis, gym, community hall & reading lounge.
- Lots of option for outdoor sports like badminton, lawn tennis, cricket pitch & kids play area.
- Convenience of shopping within the complex.
- Conveniences like piped gas connection, electric point for chimney, washing machine point at suitable location etc.

Mrs & Mr. Chaudhary
with their children



"Convenient Shopping within the complex makes our life a lot easier, even kids can run across and buy whatever they want without going out of the complex!"

Mrs & Mr. Chaudhary





Our Maintenance Team

Commitment to Care

Most of us buy a home for a lifetime. Therefore, you need to create an environment that is secure, clean, green, beautiful, well maintained and comfortable. But, how many residential complexes or colonies have you seen where you've felt elated the moment you enter? Or how many Developers have gone beyond selling, delivering and thereafter maintaining your home?

Not many. At Rangoli Gardens we are different. We are committed to maintain your home and your environment so that your home always looks new, year after year. The result is often stupendous. Apart from making every moment an enjoyable experience, there are other spin offs like high rental and resale values.

All this is possible because of Ashiana maintenance services, which has trained professionals to carry out maintenance activities in the field of civil, electrical, mechanical, sanitation, water supply, security, horticulture so that the homes retain their initial appearance for years to come.

Professional landscaping will ensure manicured lawns, water bodies, tree plantations and seasonal flora which will brighten up the environment. Besides that well kept streets & common areas, garbage disposal, proper common area lighting, sewerage treatment plant, generator back up etc. are taken up to provide the essential comfort for hassle free living. With over 5571 flats, at over 15 complexes & covering an area of 76.32 lac sq. ft., under its care, Ashiana Maintenance services is a feather in our cap.

Not only this, recognizing that some customers may not be immediate end users, Ashiana property services assists homeowners to rent or re-sell their properties after these have been bought. which helps the customers to have smooth transactions.

*"The professional approach
and dedication of
Ashiana Maintenance staff
makes our life hassle free!"*

Mrs. & Mr. Mahesh Khursija,
Owner, Rangoli Gardens (Jaipur)



Site Layout

- 1 Entrance Plaza
- 2 Water Feature
- 3 Lawn
- 4 Mount Garden
- 5 Palm Court
- 6 Amphitheatre
- 7 Paved Plaza
- 8 Sport Activities
- 9 Children's Play Area
- 10 Club Building
- 11 Commercial Cum High Rise Apts.
- 12 Swimming Pool
- 13 Landscaped Terrace

- Lavender 4BR (Stilt+12 Floor)
- Tulip 3BR (Stilt+12 Floors)
- Tulip II 3 BR & Iris II 2BR (Stilt+12 Floors)
- Tulip 3BR (G+4 Floors) Sold Out
- Iris 2BR (G+4 Floors) Sold Out



Lavender (4BHK + Utility+Staff Room)

Tulip (3 BHK + Utility)



Lavender

"Lavender is a shrub of purple flowers, highly regarded for its classic fragrance. Lavender flower conveys a message of devotion. It is a color of royalty. Lavender brings in wealth and happiness when given as a gift. The color also speaks of elegance and refinement. Step into the magnificent world of Lavender and invite luxury to your life."



Super Built-up Area - 2415 sq.ft. (224.36 sq. mts.)
(Built-up Area = Super Built-up Area - 20%)

Accessories shown in the layout plan such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The Floor Plans is tentative and subject to variation and modification as decided by the Company/Architect.



Super Built-up Area - 1660 sq. ft. (154.22 sq. mts.)
(Built-up Area = Super Built-up Area - 20%)

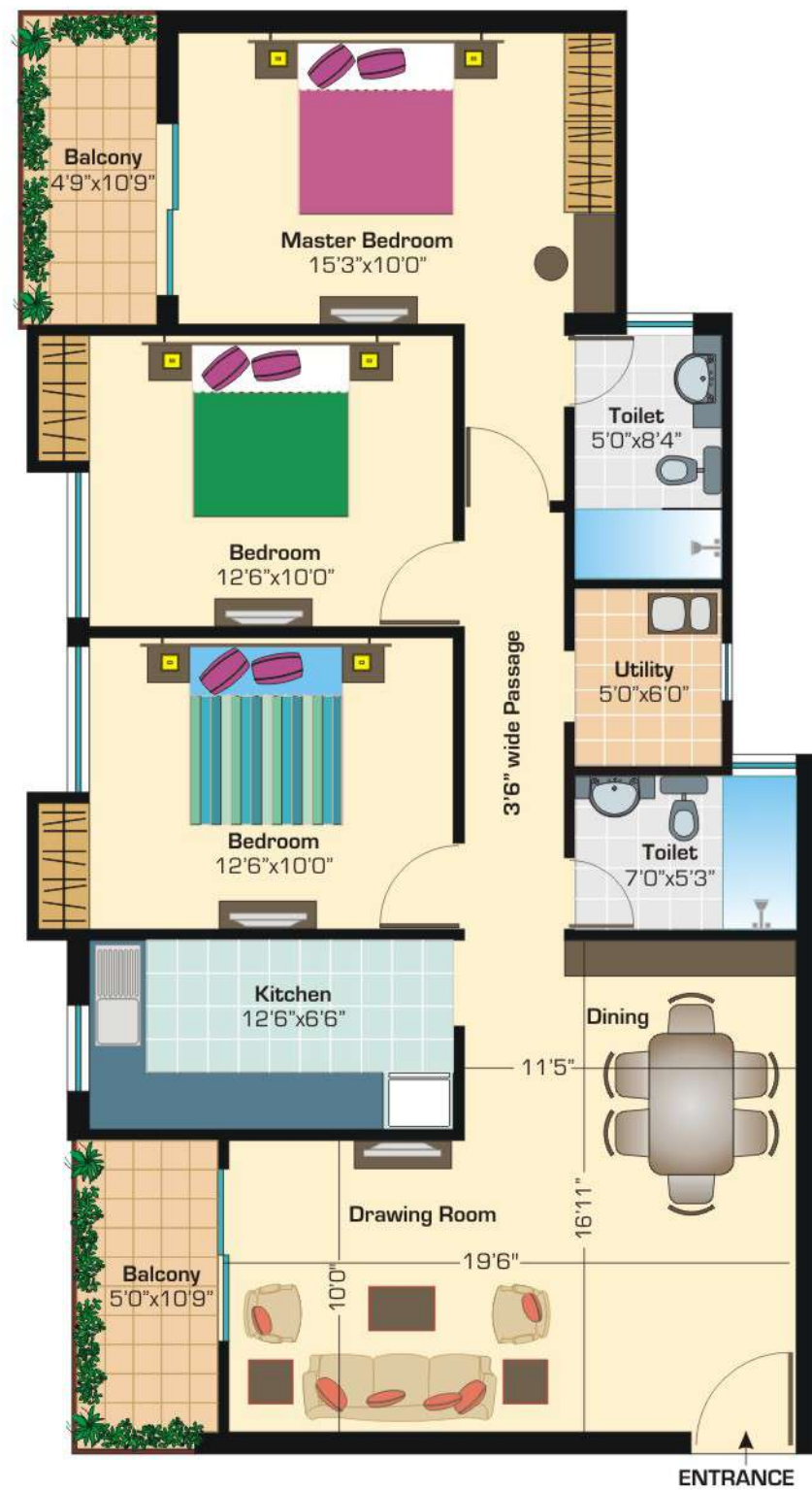
Accessories shown in the layout plans such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The Floor Plans is tentative and subject to variation and modification as decided by the Company/Architect.



Tulip - Rapturous Symphony

Tulips are known for their symphony with nature and are used widely for decorating spaces. As the metaphor for beauty, the feel of garden fresh tulips ignites passion of the soul with their beauty and vibrance. Tulips bring in all the hues of happiness and pleasure right into your living space. Truly Enchanting... Yes! The Tulip mania has just started. Come Aboard!

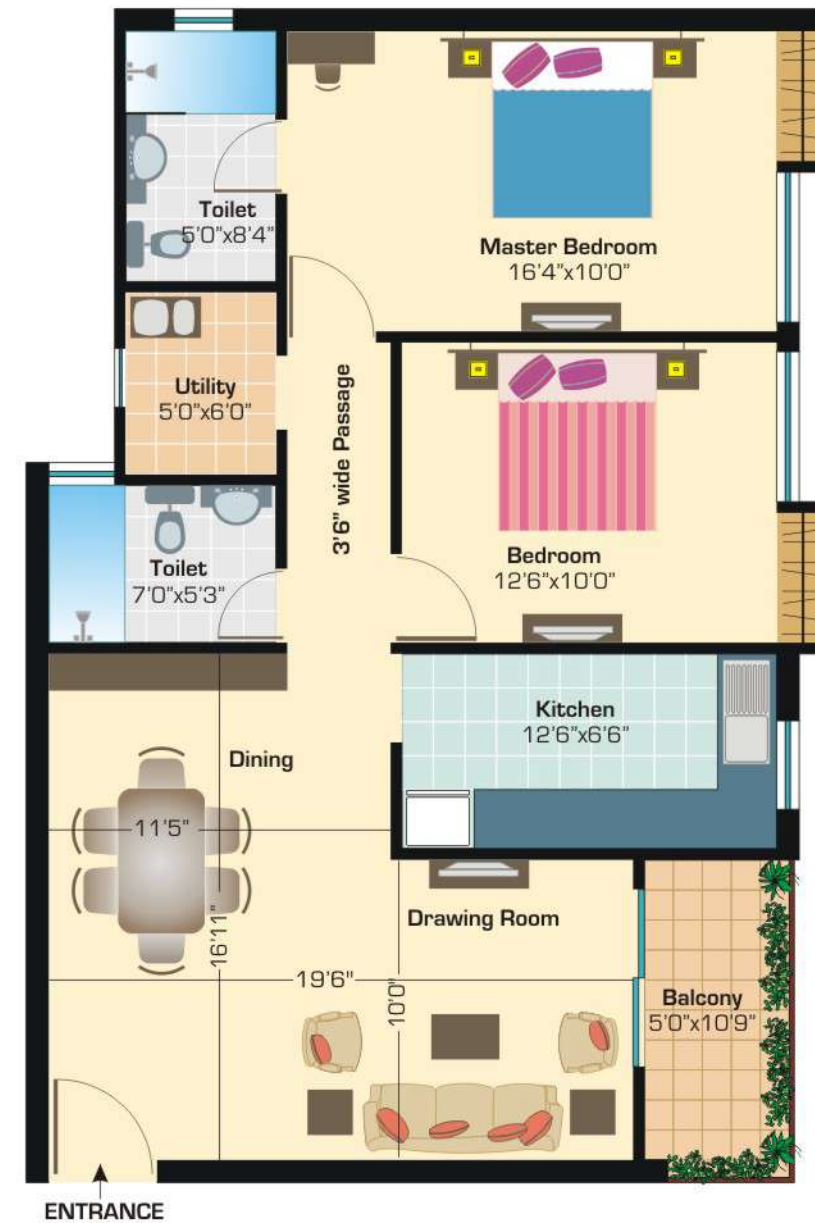
Tulip -II (3BHK + Utility)



Super Built-up Area - 1480 sq. ft. (137.50 sq. mts.)
(Built-up Area = Super Built-up Area - 20%)

Accessories shown in the layout plans such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The Floor Plans is tentative and subject to variation and modification as decided by the Company/Architect.

Iris -II (2BHK + Utility)



Super Built-up Area - 1210 sq. ft. (112.41 sq. mts.)
(Built-up Area = Super Built-up Area - 20%)

Accessories shown in the layout plans such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The Floor Plans is tentative and subject to variation and modification as decided by the Company/Architect.



IRIS - ELOQUENCE

The word Iris means a rainbow. Iris is the flower of the Greek Goddess Iris who is the messenger of Love. In the language of flowers Iris symbolizes eloquence. Based on their color, iris conveys varied messages. Purple Iris is symbolic of wisdom and compliments. Blue Iris symbolizes faith and hope. Yellow Iris symbolizes passion while white Iris symbolizes purity. A gift of iris can be used to convey many emotions.

Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
MASTER BEDROOM	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
BEDROOM	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Ceramic Tiles	2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC or annodised aluminum windows with 4mm thick clear float glass.	An L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply.
TOILET	Ceramic Tiles	Ceramic Tiles up-to height of 7ft.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Jaquar or equivalent C.P. fittings & semi-recessed counter type wash basin with chinaware of ROCA brand or equivalent, mirror, towel rail & health faucet in all toilets and glass curtain in master toilet.
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	Annodised Aluminum or UPVC.	Sliding Aluminum UPVC / Annodised door cum window.	N/A	N/A
ELECTRICAL WORK All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform, gas pipe line and water purifier point in kitchen. STRUCTURE Earthquake resistance RCC Frame structure as per the design of structural consultant. TELEPHONE/T.V. Points will be provided in drawing/dining room and in all bedrooms. Intercom will be provided through the authorized phone company or EPABX. LIFT Gearless high speed automatic lift in each block with generator backup. PIPED GAS Piped gas provision in the kitchen will be provided. GENERATOR Power backup in common areas and in each apartment. AIR-CONDITIONING Provision for A/c in all bedrooms and living room (no air conditioners are being provided.) OTHER FACILITIES Provision for washing machine point will be provided at suitable location & Provision for DTH Television broadcast.						

Legal Note: All the building plans, layout, specification etc. are tentative and subject to variation and modification as decided by the Company/Architect.

Ashiana Projects



Ashiana Amarbagh, Jodhpur



Ashiana Greenwood, Jaipur



Ashiana Aangan, Bhiwadi

Since 1979, Ashiana has built and delivered over 117.54 lac Sq. ft. and is maintaining 75 lacs sq. ft. of residential and commercial spaces in Bihar, Jharkhand, Haryana, Uttar Pradesh, Rajasthan and Delhi NCR. More importantly over 6700 families have moved into facilities created by Ashiana. With 11 ongoing projects, it has established itself as a company that stands for quality of construction and integrity of commitment.

Manglam Projects



Manglam Aangan, Jaipur



Grand Vistas, Jaipur



Grand Geejgarh, Jaipur

The Group in a short span of 15 years has completed and delivered 22 projects consisting of 5 residential, 5 residential/commercial and 12 commercial projects at Jaipur. The group currently has 35 projects under development. These include 15 group housing projects, 7 commercial complexes and 10 integrated townships located and also 3 Industrial townships as well at Jaipur. The group has its presence at Jaipur, Udaipur, Bhilwara, Ajmer, Jhunjhunu & Goa.

Our Projects & Consultants

Projects of Manglam

JAIPUR

Residential

Crown Plaza
Dhanshree Tower 1
Dhanshree Tower 2
Eden Garden
Ganpati Darshan
Manglam Jagarati
Grand Vistas*
Grand Geejgarh*

Commercial

Apex Mall
Apex Tower
Krishna Mall
Divya Mall
Geetanjali Tower
Vaishali Tower
R.K. Tower
Ganpati Darshan
Okay Plus Tower*
Metropolis*
Gordhan Sky*
Manglam Mega Mall*

Township

Manglam City, Kalwar Road
Kanak Vrindavan, Sirsi Road
Manglam Vihar, Sikar Road
Manglam City, Chomu
Manglam City, Agra Road*
Manglam City, Delhi Road*
Manglam Aangan,
Mahapura*

BHILWARA

Manglam Mega Mall

UDAIPUR

Manglam Ashirwad Mall*
Manglam Residency*

Projects together by

Ashiana & Manglam

JAIPUR

Ashiana Manglam
Utsav - Active Senior
Living*
Rangoli Gardens*

Projects of Ashiana

BHIWADI (NCR)

Greens
Bageecha
Gulmohar Park
Gardens
Villas
Rangoli
Utsav - Active Senior Living*
The Treehouse - Hotel & Club
Arcade
Village Centre*
Aangan
Aangan Plaza*
TreeHouse Residences*

JAIPUR

Greenwood

JODHPUR

Amarbagh*

LAVASA

Utsav - Active Senior Living*

JAMSHEDPUR

Trade Centre
Gardens
Enclave
Suncity
Residency Greens
Woodlands
Brahmananda*
Marine Plaza*
Anantara*

NEEMRANA

Greenhill

PATNA

Ashiana Nagar
Ashiana Plaza
Harniwas
Kaveri Apartment
Regency Garden
Shantiniketan
Tata Ward

GREATER NOIDA

Black Gold Apartment for Oil India
Orchids

Consultants

URBAN PLANNER

Parul Mittal & Mukul Arora
DADA & Partners

ARCHITECT

Mr. Biswajit Sen Gupta,
Sen & Lal

PHE CONSULTANT

Mr. Anand Havelia
Consummate Engineering
Services (P) Ltd.

ELECTRICAL CONSULTANT

Mr. P. K. Chowdhury
Chowdhury & Associates
Mr. P. P. Bhatnagar
Electro-Mech

LANDSCAPE ARCHITECT

Nandita & Minesh Parikh
NMP Designs

FIRE CONSULTANT

Mr. Gulshan Khurana
Fyrpotek

*Bookings open for these projects