



Developers:-
Sri Ganraj Buildcon Pvt. Ltd.
Main 100 Ft. Near City Vile, Opp. VIT University,
Jagatpura, Jaipur
www.grandgoldenbells.com
Email Id: sales@grandgoldenbells.com



Shiv
क़ौलशे

Shiv Kailash Adobes Pvt. Ltd.

Promoter/ Constructed By:-
Shiv Kailash Adobes Pvt. Ltd.
Jagat Kailashpati Buildcon Pvt Ltd.

Ikan
Housing Pvt. Ltd.

Project Coordinator:-
Ikan Housing Pvt. Ltd.
Jaipur, Rajasthan

www.ikanindia.com

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Disclaimer:- The contents of this brochure are purely conceptual & have no legal binding on us. Developers reserve the right to amend the layout plans, number of floors, elevations, colour scheme, specifications & other amenities.

RERA NO.
RAJ/P/2017/0236.
www.rera.rajasthan.gov.in



8491846/83822010012



WELCOME

WHERE
EGYPTIAN ARCHITECTURE
MEETS CONTEMPORARY
LUXURY LIVING

Egyptian-Style Architecture Instantly Evokes An Image of Royalty, Luxury And Awesomeness Most of Us Dream To Live An Ultramodern Lifestyle With All Luxuries, But Only Few Achieve. Egyptian-Styled Architecture At “Grand Golden Bells” Accomplishes This Goal Exceptionally By Ushering In Luxury And Royalty.

Grand Golden Bells Features A Host Of Royal Indulgences Inspired By The Glorious Egyptian Nobility. It Is A Home To Trust Of Its Kind Experiences Like Landscaped Garden, Indoor Games, CCTV Cameras, Swimming Pool, Gymnasium, Rain Water Harvesting, Lift, Club House, Car Parking, Jogging Track, 24hr Backup Electricity, Drainage And Sewage Treatment, Party Area, Multi-Purpose Hall, Outdoor Games, Security, Overhead Tank And Amphitheater. All Planned To Recreate Egyptian Styled Living.

Welcome To A Grand Life. The Grand Golden Life.



DISCOVER A HOST

Since Time Immemorial, The Form Of Life Spaces Has Evolved From A Simple Tree House To Present Lavish Creations But The Soul And Purpose of Creations is The Same And This Forms The Nucleus Of **Sriganraj Buildcon Pvt. Ltd.**

We Believe Not Just In Tradition, But Innovation That Complements Our Timeless Structure Applauded By The Industry. Our Core Values Of Business Ethics, Customer Focus And Total Quality Have Been The Defining Points In Our Wonderful Journey Making Us Everyone's Favourite.

Sriganraj Buildcon Pvt Ltd Has Been Unlocking The Door To Splendid Real Estate Creations With Some Of The Finest Life Spaces. Life Spaces That You Will Love To Be In!!





THE BEST OF
HISTORICAL ROYALTY
& CONTEMPORARY LUXURY
COME TOGETHER
TO CREATE A GRAND LIFE



EGYPTIAN ARCHITECTURE
AND A LIFE THAT RECREATES MAJESTIC LIVING.





PROJECT SALIENT FEATURES

Structure

- Earthquake Resistant Framed Structure Design As Per Seismic Zone.

Apartment Features

- Granite, Italian Marble Flooring In Drawing And Dining Area.
- Pop Finish On Wall & Ceiling With Cornices.
- Acrylic Plastic Paint On Wall & Ceiling.
- Polish/Paint On Doors & Windows.

Wood Work

- Windows Having Glass Panels/ Wire Mesh Panels.
- Tough ISI Mark 30mm Flush Doors.
- Well Designed Main Door Of 30mm Thickness.
- Brass Fitting Of Good Quality On Doors & Windows.

Kitchen

- Granite Working Counters, Sink.
- 2' Tiles Dado Above The Counter.
- Modular Kitchen.
- Separate Washing Area.

Toilet

- Cubicle Shower/ Panel In Master Bedroom.
- Designer Tile In Toilet.
- Premium C.P. Fitting Of Crabtree /Marc/ Jaquer Continental Range.
- Ceramic Tiles In Toilet Upto 7' Height On Walls.
- Anti-skid Ceramic Tiles On Flooring.
- Counter Wash Basin In Master Bedroom Toilet.

Security System

- Closed Circuit TV (In Entrance Lobby/ Parking Area).
- EPBX System.
- Well Managed Security Service.

Electrical

- Modern Electrical System With Concealed Copper Wiring.
- Premium Quality Switches & Accessories.
- TV/ Telephone/ A.C. Point In All The Rooms At Appropriate Places.
- Power Backup (Silent D.G. Set) For Common Service.

General Features

- Well Designed Entrance Loyer & Lobby Area.
- Appropriate Fire Fighting Arrangements.
- 5 Lifts For Fast & Easy Commuting.
- 24 Hour Water Supply Through Own Tubewell.
- Rainwater Harvesting System.



AMENITIES

- Well Equipped State-of-Art Gymnasium
- Landscapes Gardens.
- Convenient Store.
- Skywalking Track
- Separate Garden For First Floor Units.
- Segregated Corridor For 1 BHK Residents.
- Naturally Lit Wide Corridors.
- Well Appointed Ample Parking On Basement, Stilt And Open.
- Indoor Games Area
- Separate Male And Female Spa.
- Society And Maintenance Office.
- Yoga And Meditation Area
- Thematic Gardens In Landscaping.
- Separate Club House Entrance Lobbies.
- Multiple Layouts And Sizes Of Units(3 BHK, 2BHK, 1BHK).
- Swimming Pool With Toddler's Pool Deck Area With Changing Room.
- Sauna, Steam Rooms.
- Multipurpose Hall.
- Reading Area With Juice Bar
- 24 Hrs Water Supply
- Elegant Entrance Lobbies For Residents.
- Separate Space For Visitors's Car Park.
- Separate Club House On Stilt Floor And Podium Level.
- Mini Theatre.
- Separate Activity Room.
- Jacuzzi
- Open Party Area
- Digital Security Equipped Homes.
- Provision Of High Speed Passenger Lift And Service Elevators.

ELEVATE YOUR
PRESENT DAY LIFE WITH
FUTURISTIC INDULGENCES
AND FACILITIES.

“THE NUBIA” A CLUB-HOUSE

There Is Nothing More Joyous Than Sharing Those Fun Filled Moments With Your Loved Ones. At Grand Golden Bells Fun And Fitness Are Privileges For The Entire Family. Thanks To Host Of Recreational And Sports Amenities. Take Your Sundays To The Swimming Pool Or The Out Door Sports Area, Rejuvenate Your Senses And Discover A New Zest For Life.





LET EVERYTHING HAPPEN TO YOU.



ADORN YOUR STYLE WINGS

ENDLESS POSSIBILITIES
WITH WALK.

REVIVE AND RELAX.

first floor plan with site



This architectural site plan illustrates the layout of a community center building, its surrounding parking areas, and its access from a 100ft wide road. The building is oriented with a North arrow pointing towards the top-left corner.

Building Layout and Rooms:

- Lobby-1:** Located on the left side of the building, featuring a ramp down to the basement.
- Lobby-2:** Located on the top-left side of the building.
- Lobby-3:** Located on the top-right side of the building.
- Corridors:** Multiple corridors of varying widths (7'-0" to 10'-11") connect the different areas of the building.
- Swimming Pool:** A large rectangular pool with a wooden deck, situated in the center-right of the building.
- Kid's Pool:** A smaller pool area adjacent to the main swimming pool.
- Open Party Lawn:** A large grassy area located between the swimming pool and the multipurpose hall.
- Multipurpose Hall:** A large room (51'-4 1/2" x 23'-0") with a stage, located on the right side of the building.
- Kitchen:** Located adjacent to the multipurpose hall (15'-3" x 15'-3").
- Activity Room:** Located below the multipurpose hall (10'-0" x 22'-4 1/2").
- Convenience Store:** Located below the activity room (12'-0" x 22'-4 1/2").
- Entrance Foyer:** Located below the activity room (18'-10 1/2" x 22'-4 1/2").
- Club Entrance:** Located below the entrance foyer.
- Mini Theatre:** Located below the club entrance (32'-15" x 22'-4 1/2").
- Society Office:** Located below the mini theatre (9'-0" x 13'-6").
- Spa:** Located in the center of the building, including a massage room (9'-15" x 11'-0") and a steam room (8'-0" x 11'-0").
- Reading Area/Lounge Bar:** Located in the center of the building (12'-0" x 15'-11").
- Room Games:** Located in the center of the building (12'-0" x 15'-11").
- Restrooms:** Multiple restrooms are located throughout the building, including a ladies room (5'-0" x 8'-0") and a men's room (5'-0" x 8'-0").
- Staircases:** Multiple staircases are located throughout the building, including a ramp up from the basement.

Parking and Access:

- Visitor's Parking:** Two designated parking areas for visitors are located at the bottom of the plan, flanking the main entrance and exit.
- Internal Roads:** Three 12' wide internal roads provide access to the building from the parking areas.
- Entrance and Exit:** The main entrance is located at the bottom center, and the exit is located at the bottom right.

Other Features:

- Landscaping:** Various trees and shrubs are planted around the building and parking areas.
- Scale:** The plan includes a scale bar indicating distances in feet.

UNIT PLAN



UNIT PLAN



UNIT PLAN

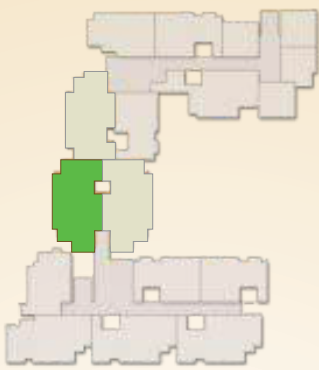


3BHK

1ST TO 12TH FLOOR

105 TO 1205

1576 Sq.Ft.



UNIT PLAN

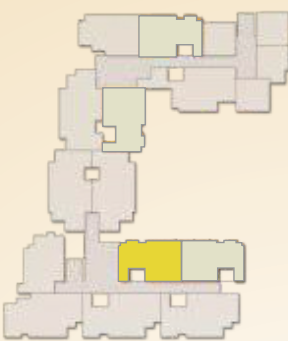


2BHK

1ST TO 12TH FLOOR

107 TO 1207

1178 Sq.Ft.

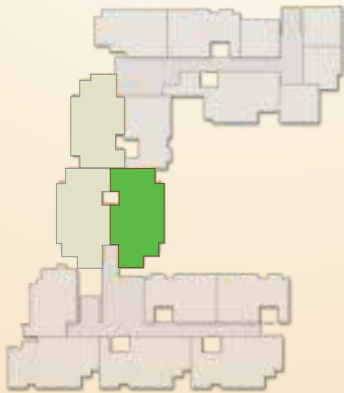


3BHK

1ST TO 12TH FLOOR

106 TO 1206

1576 Sq.Ft.

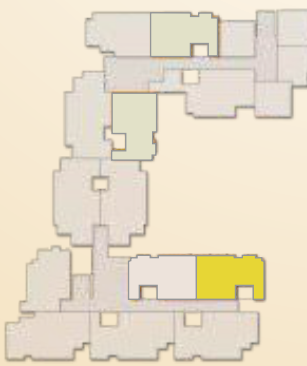


2BHK

1ST TO 12TH FLOOR

108 TO 1208

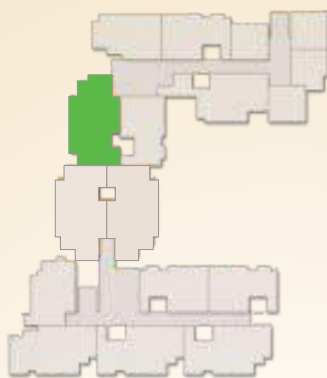
1167 Sq.Ft.



UNIT PLAN



3BHK



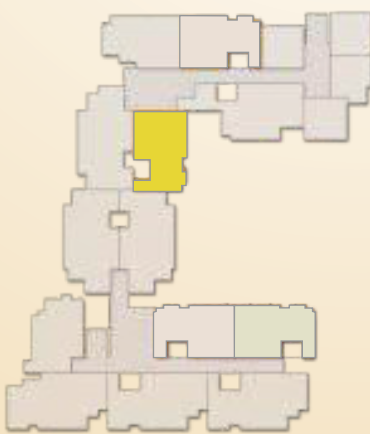
1ST TO 12TH FLOOR

109 TO 1209

1583 Sq.Ft.



2BHK



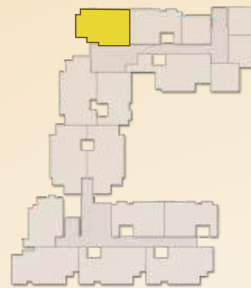
1ST TO 12TH FLOOR

110 TO 1210

1179 Sq.Ft.



2BHK



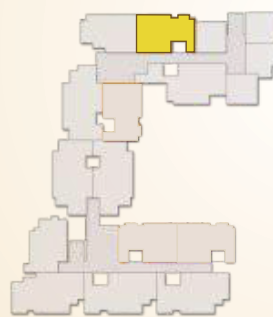
1ST TO 12TH FLOOR

111 TO 1211

1177 Sq.Ft.



2BHK



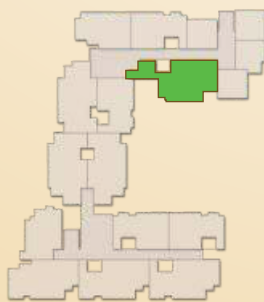
1ST TO 12TH FLOOR

112 TO 1212

1155 Sq.Ft.



3BHK



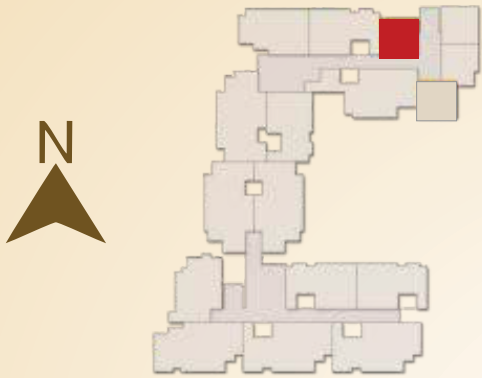
1ST TO 12TH FLOOR

113 TO 1213

1605 Sq.Ft.



UNIT PLAN



1BHK

1ST TO 12TH FLOOR

114 TO 1214

579 Sq.Ft.



1BHK

1ST TO 12TH FLOOR

115 TO 1215

582 Sq.Ft.

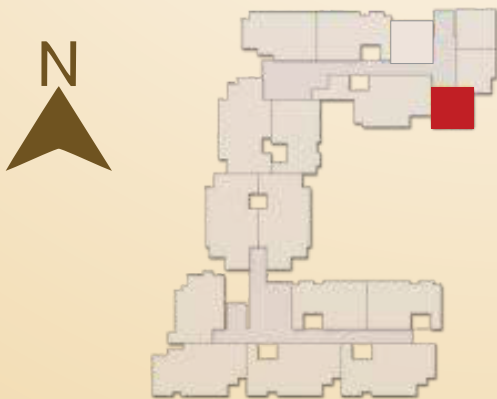


1BHK

1ST TO 12TH FLOOR

116 TO 1216

595 Sq.Ft.



1BHK

1ST TO 12TH FLOOR

117 TO 1217

585 Sq.Ft.



A GRAND ADDRESS
TAKING SHAPE AMIDST
JAGATPURA'S
GRAND LANDMARKS

