



**Surya Tope**  
Bharatpur

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Surya city

## The **Sun among** the Stars...



OM  
RESIDENCY

**THE UNIVERSITY OF CHICAGO**

## About Bharatpur

Bharatpur District is a district of Rajasthan state in western India. Bharatpur District is a part of National Capital Region (NCR). Bharatpur District is famous for Keoladeo National Park, a major wintering area for migratory birds. Apart from the park, Bharatpur also has a few historic vestiges. Bharatpur hosts the boisterous and colourful Brij Festival just prior to Holi celebrations. Bharatpur is also known as "Lohagarh". There is a forest called 'Ghana' where more than 250 species of migratory birds are available during the monsoon and winter season. The sanctuary is not only famous in India but it has its significance world wide.



An Esteemed Welcome to the  
Kingdom of Fascination about

**Surya City**  
Bharatpur

An eco friendly group housing complex named Surya City is being constructed on a plot of land situated near by Agra Road NH-11, Bharatpur. Surya City will offer affordable luxurious homes in various combinations besides Plots, Flats, Villa, 2 BHK, 3BHK luxury Apartments. Surya City Project is very first milestone in Bharatpur to change the living space as metropolitans cities and one of the biggest secured gated project in residential at Bharatpur with several facilities, such as temple, lift system, security, parks, kids zone.



Site : OM Residency, Surya City near Saras Chauraha,  
Fatehpur Sikri Road (NH-11) Bharatpur, Rajasthan







**OM Residency**  
2 / 3 BHK PREMIUM APARTMENTS  
@ BHARATPUR



**सूर्य टोप**  
भारतपुर

**SINGLE PLACE** Entertaining all Attractions

Utterly Designed for your  
Demanding Needs



PARK AREA

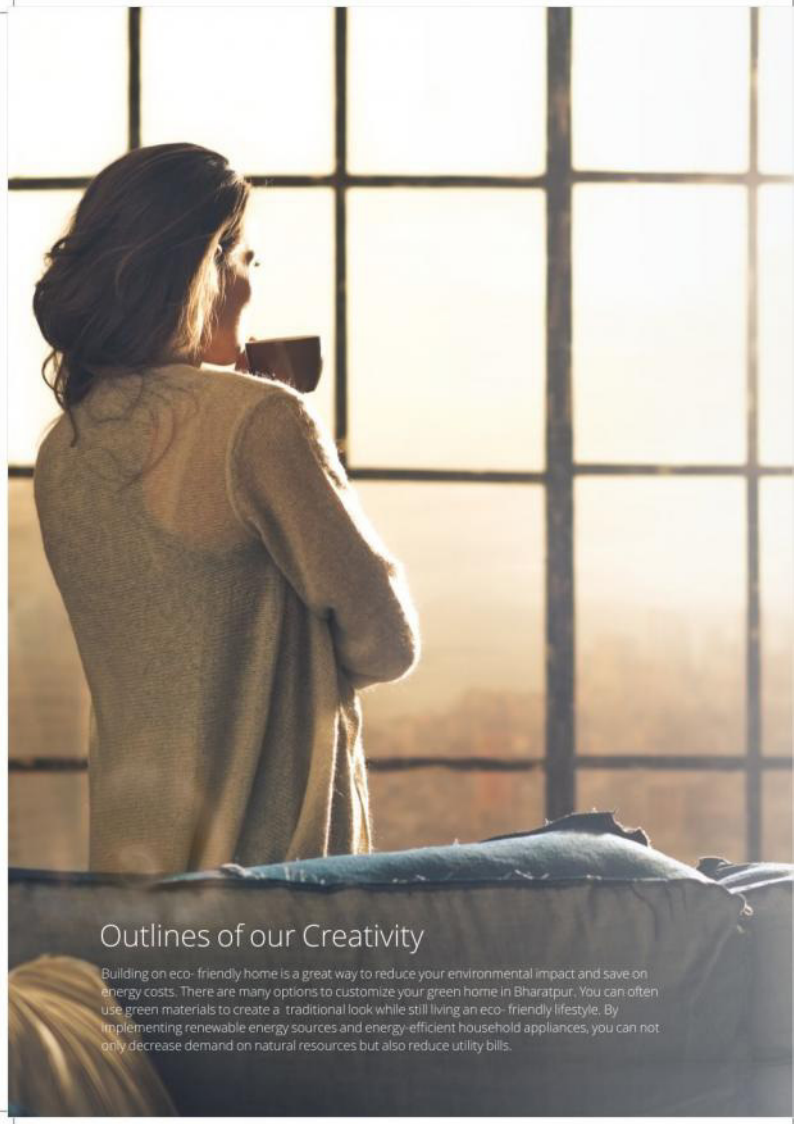


KIDS PLAY AREA



SHOPPING

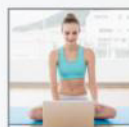
- Situated on NH-11
- 600 Mtr. from Kevladev Bird Century (Pollution Free)
- Fatehpur Sikri
- Near Vatenory College
- Near Ayurvedic College
- 40 Flats, 50 Villas & Plots
- 125 Family Resides



## Outlines of our Creativity

Building an eco- friendly home is a great way to reduce your environmental impact and save on energy costs. There are many options to customize your green home in Bharatpur. You can often use green materials to create a traditional look while still living an eco- friendly lifestyle. By implementing renewable energy sources and energy- efficient household appliances, you can not only decrease demand on natural resources but also reduce utility bills.

**OM** *Residency*  
2 / 3 BHK PREMIUM APARTMENTS  
@ BHARATPUR



## FEATURES

- ❑ Situated in UIT Approved Scheme on National Highway No. 11.
- ❑ Walking distance from World famous Bird Centuary.
- ❑ 2 Lift for fast & easy commuting with power backup by DG
- ❑ Ample Parking on Stilt floor & Basement
- ❑ Huge Lush Green Lands Scaped peaceful area & Beautiful Park.
- ❑ Over Head & Under Ground Water Tank.
- ❑ Well planned Sewerage system.
- ❑ Temple, School & Club is proposed with in the scheme.
- ❑ 24 Hours Security managed by well trained staff.
- ❑ Rain water harvesting.
- ❑ Designing & planning as par Vastu nomes.
- ❑ Very near to main market
- ❑ Wide rood network with Sufficient street lights. Provision for gym & commercial complex for daily needs.



*High Spirited and Vibrant Ambiance all around*

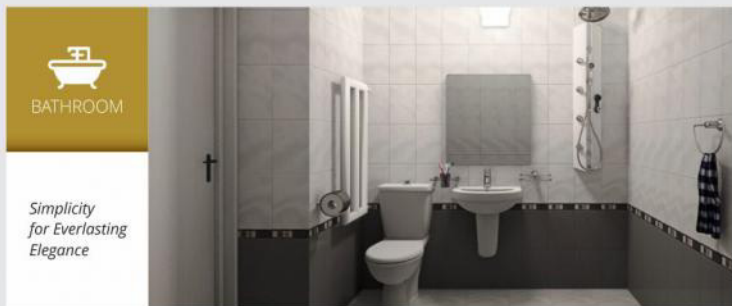


LIVING ROOM





*Wake up in  
awesome  
ambiance*



BATHROOM

*Simplicity  
for Everlasting  
Elegance*



KITCHEN

*Lets your  
Taste Buds  
Room*

## Flourishing the modern lifestyle

Alluring and intact society for keeping your family in a secured accommodation. Sheltering yourself in the enchanting community of Om Residency is itself a blessing. Om Residency is a part of the Surya City Project. Surya City is a well developed society having almost all the amenities of well planned road network, landscaped party area, individual parking, shopping area and many more things to do.

**OM** *Residency*  
2 / 3 BHK PREMIUM APARTMENTS  
@ BHARATPUR



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@ BHARATPUR

A Venue Pleased for One and All





[illegible]

**10th Floor Plan Details:**

- Central Corridor:** 10'-0" x 11'-0" with elevators and stairs.
- Units and Rooms:**
  - Unit 100-801 (Blue):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
  - Unit 100-802 (Orange):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
  - Unit 100-803 (Yellow):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
  - Unit 100-804 (Green):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
  - Unit 100-805 (Pink):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
  - Unit 100-806 (Purple):** Bedroom (10'-0" x 11'-0"), Living Area (10'-0" x 11'-0"), Dining Area (10'-0" x 11'-0"), Kitchen (9'-0" x 10'-0").
- Other Features:** Balconies, utility areas, and storage spaces are also indicated.

Flat No.	Saleable Area
101-801	1528.00 Sq.ft.
102-802	1528.00 Sq.ft.
103-803	990.00 Sq.ft.
104-804	1130.00 Sq.ft.
105-805	1141.00 Sq.ft.
106-806	969.00 Sq.ft.



NINTH FLOOR PLAN



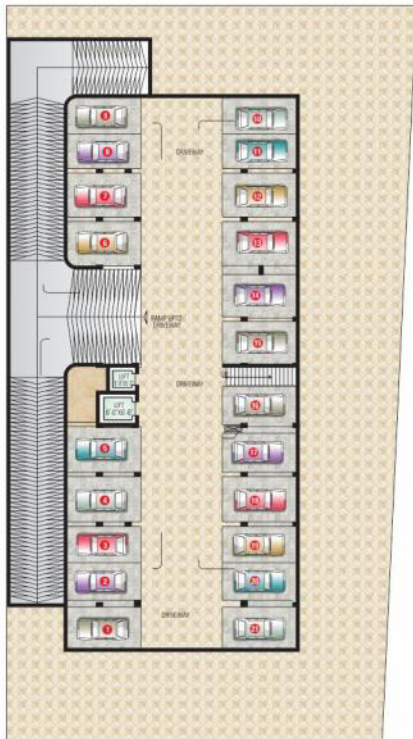
AREA STATEMENT

Flat No.	Saleable Area (Sq.ft.)	Terrace Area (Sq.ft.)	Total Area (Sq.ft.)
901	1528.00	645.00	2173.00
902	1528.00	660.00	2188.00
903	990.00	534.00	1524.00
904	1130.00	532.00	1662.00
905	1141.00	541.00	1682.00
906	989.00	549.00	1538.00

PENTHOUSE FLOOR PLAN



## BASEMENT FLOOR PLAN



**OM** *Residency*  
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FLAT NO.  
**101-801**  
SALABLE AREA  
**1528.00** Sq.ft.

**3 BHK  
TYPE-1**



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**3 BHK  
TYPE-2**

FLAT NO.  
**102-802**  
SALABLE AREA  
**1528.00** Sq.ft.



FLAT NO.  
**103-803**  
SALABLE AREA  
**990.00** Sq.ft.

**2 BHK  
TYPE-1**



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## 2 BHK TYPE-2

FLAT NO.  
**104-804**  
SALABLE AREA  
**1130.00** Sq.ft.



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## 2 BHK TYPE-3

FLAT NO.  
**105-805**  
SALABLE AREA  
**1141.00** Sq.ft.



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**2 BHK  
TYPE-4**

FLAT NO.  
**106-806**  
SALABLE AREA  
**989.00** Sq.ft.



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FLAT NO.  
**106-806**  
SALABLE AREA  
**989.00** Sq.ft.

**2 BHK  
TYPE-4**



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## Features that Distinct Us

- RCC Framed structure designed in compliance with seismic forces and foundation fulfillin

### Wall Finish

- External Exterior Grade Paint/Equivalent
- Internal: Emulsion Paint on POP including ceiling/Equivalent

### Elevators

- Zelevators in tower provided
- DG set for power back up

### Flooring

- Living & Dining: Vitrified Tiles
- Bedrooms: Vitrified Tiles
- Kitchen: Vitrified Tiles and wall tiles up to 2 ft. on Counter
- Toilets of canter Anti-skid Tiles
- Balconies and terraces: Matt finish/ Anti-skid Ceramic Tiles/ Vitrified Tiles

### Doors and Windows

- Main Door: Polished wood frame with store ms door skin

flushed door shutters / Equivalent

- Internal Doors: Painted wooden frame with door flushed door shutters / Equivalent
- Windows: Aluminum or UPVC frame windows with Glass/Equivalent
- Balcony door UPVC with Glass

### Kitchen

- Modular: the
- Counter: Granite counter top with Stainless steel sink

### Toilets

- Wall Finishes Glazed/ Matt finish ceramic tile up to door high
- Fixture and fittings: Sanitary ware, CP fittings and accessories of good quality

### Electrical

- Wiring: Concealed copper wiring
- Lighting and Fan Outlet: Adequate provision of points for lights, fans and AC plugs in

Living & dining, Bed Rooms, Kitchens and toilets

- AC power outlet: All bedrooms and living and dining
- Geyser power outlet: All toilets and kitchen
- Exhaust fan outlet: All toilets and kitchen
- AC, TV and Telephone outlet: in living dining and master bedroom
- Internet Provision: Provision: in the apartment
- Switches: Modular switches of reputed brand
- Fan CFL

### Lift Lobbies

- Ground floor Entrance Lobby: Combination of Granite and Vitrified Tiles / Equivalent
- Upper floor Lobbies: Vitrified Tiles / Granite stone
- Staircase: Polished Granite

### Security

- General: Intercom System and



## THE GROUP

An ecofriendly group housing complex named Surya City is being constructed on a plot of land 106 Bigha situated near by Agra Road NH-11, Bhanupur. Surya City will offer affordable luxurious homes in various combinations besides Plots, Flats, Villa, 2 BHK, 3BHK luxury Apartments. Proposed club, well designed Parks, Gymnasium, Tennis court, Spa etc. will provide additional indulgence to the residents.

The project was launched on April 2010 year and has received overwhelming response from the buyers. The construction work on the site is in full swing and the project will be completed as per plans.

We at Surya are committed to explore new dimensions to accomplish clients, new methods of doing business and the utilization of new technologies. We believe in creating home based on an understanding of consumers, needs and preferences that's why we have a long list of satisfied customers.

The company is managed by a team of leading players comprising experienced architects, engineers, consultants and managers in multiple disciplines. That is how, in just over years of its existence, Surya Group has not only launched and aggressively marketed several high profile projects but is on the threshold of handing over possession of most of these projects. Not surprisingly, the response from the clients has been extremely encouraging.

The builders having worked with the Govt. Departments are fully aware of the norms and are very strict in following Govt. rules, regulations and others permission for their projects. Surya Group real Estates have put in number of years in Building trust with our investors and primary goal has been customer satisfaction.

When you choose Surya, you have made to us significant commitment of your judgment, resources and happiness. You will always be treated with the respect such a commitment deserves.

### Previous Projects on Site

