



PALLACIA



HOW YOU CHOOSE
TO LIVE YOUR LIFE...
DEFINES YOU.



PALLACIA

A LIFESTYLED LUXURY,
RICH IN FLAVOR, IS
A COLLECTION OF PRECIOUS
MOMENTS AND EXPERIENCES.



PALLACIA



WELCOME TO PALLACIA



ROYALTY REDEFINED, REVISITED AND REVELLED

A royalty, matured through generations and reserved exclusively for a privileged few.



PALLACIA

'REALIZING THE ESSENCE OF ROYAL LUXURY, SET AMIDST A
CONTEMPORARY WORLD-CLASS STYLE'



A thought, that over-the-time evolved as a single minded proposition and encouraged us
to register a marvel into the books of luxury.

And that was, when we started to think of shaping up a dream that livens up everybody's cloaked
fascination of waking up in an imperial ambience every day.

It wasn't too long; fascinations turned into passion and the passions turned into foundation. Converging necessities
and preferences of the sophisticated modernity lovers wasn't a tough stone to turn, thereafter.

And here we are, on the verge of presenting an unseen ensemble of our empiricism, exclusively
held in reserve for you and your generations to relish forever.



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ELEGANT, EMINENT, EXCLUSIVE;

THAT'S JUST THE BEGINNING OF
REVEALING MAGNIFICENCE.



"The stepped architecture here is an absolutely contemporary build along with an unparalleled 'climate and shadow study' carried out, to come up with the finest. We are proud to deliver yet another beauty of our dynamic flair in the form of- Pallacia"

- SARA SCHUSTER (ARCHITECT- STUDIOS, NEW YORK)

The special wind and light passages designed into the plan, is an utterly unmatched feature here. Special enclaves for the private duplexes, direct lifts from the car park that parks you right up to your apartment and a lot more is there; that makes Pallacia- 'Enormously Different'.



THE CITY OF KINGS.
AND THE KING OF SPORTS- POLO.

Where pink shades of a youthful spirit,
flow down the veins of this heritage city.

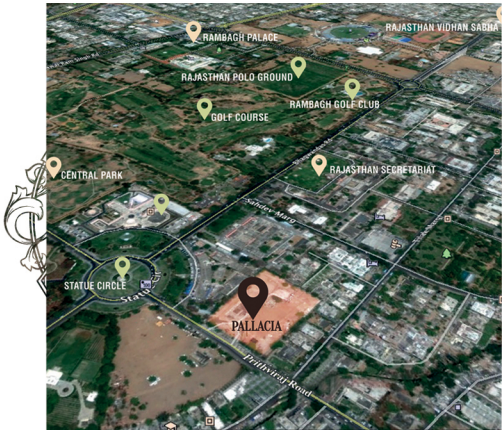


PALLACIA

IS THERE A MORE ARISTOCRATIC
ADDRESS IN RAJASTHAN?

EXPLORE LIFE IN
THE HEART OF ROYALTY.

Part of biggest land deal in the history of
Rajasthan's real estate, Pallacia stands
honoured at this ultimate boulevard.
Stepped amidst two major landmarks of
the city- Statue Circle and
Central Park; it's located at
the most prime location in Jaipur.



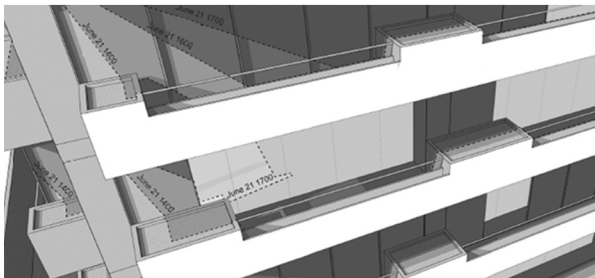
SCHEMATIC VIEWS



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SOUTH UNIT BALCONY- SHADOW STUDY
OMPL- Concept Development



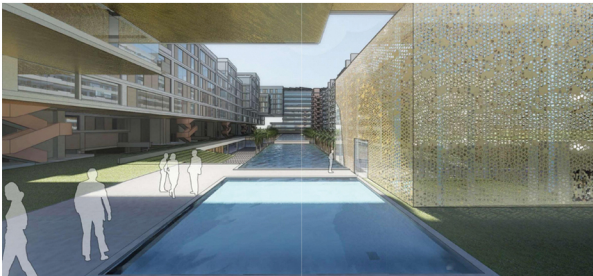


WEST ELEVATION- PLANTER CONCEPT
OMPL- Concept Development



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GRADE LEVEL DROP OFF CONCEPT
OMPL- Concept Development





LOWER LEVEL DROP OFF CONCEPT
OMPL- Concept Development



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LANDSCAPING VIEWS

(Proposed)



(Subject to change as per management's discretion)



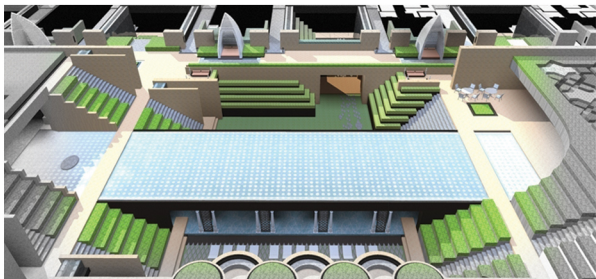
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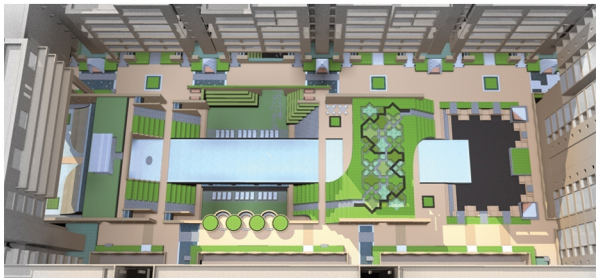


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STANDARD SPECIFICATION AND FINISHES



STRUCTURE, MASONARY & FINISHES

Structure:	RCC-Framed Structure with Masonry Partitions, design for Earthquake resistant
Floor-to-Floor Height:	3.2m
Internal Walls:	100mm thick internal walls in solid cement block masonry with trowel Finished Plaster
External Walls:	200mm thick external walls in solid cement block masonry with 2 coats of smooth Plaster
Internal Wall paint:	POP Punning+Putty+Acrylic Emulsion Paint
External Wall paint:	Exterior Emulsion
Paint on Steel Railings:	Stainless steel with glass

FLOORING & DADO

Verandah:	Combination of Natural Stone and Imported Marble or equivalent
Living/Dining:	Imported/Engineered Marble or equivalent,
Family Rooms:	Master Perlato, Dimartino, Diana, Travatino,
Bedroom:	Master Botuccino, combined with Impedor
Bath Kids/Baths:	Staircase
Master W-I-C, Kids'Bedrooms and Guest Bedroom:	Engineered Wood, marble or equivalent
Kitchen:	Premium Vitrified Tiles(1m x 1m)

Indoor Utility/Store and	
Outdoor Utility Yard:	Matte Finish Vitrified Tiles or equivalent
Guest Toilet Flooring:	Italian Marble; Dado - Combination of Italian Marble and Paint
Powder Room Flooring:	Italian Marble; Dado - Combination of Italian Marble
Study and Gym:	Laminated Wood
Lounge/Bar Area:	Patio Premium Vitrified Tiles
Balcony/Terrace Garden:	Rustic Finish Tiles/Randomly Laid Marble
Maid Rooms & Bath:	Ceramic Tiles

DOORS & WINDOWS

Frames:	Finger Jointed Natural Timber or equivalent Hardwood
Entrance Door:	Panelled Door in Combination of Timber & Designer Walls
Internal Doors - Rooms:	80" Height Flush Doors with Veneer Panelling on both sides with hardwood Architraves
Internal Doors - Bathrooms:	70" Height Flush Doors with Veneer Panelling on one side and 1mm thick Laminate. Panelling with hardwood Architraves on the other side
External Doors & Windows:	Sound Insulated UPVC Frames & Shutters with clear glass - Fenesta or equivalent
Door Knobs & Latches:	Brush Finished Stainless Steel

PLUMBING & BATHROOM FIXTURES



WCs, Bath tub, Tap/

Other Fittings:	Kohler/ Grohe/Roca or equivalent
Flush:	Concealed Cistern- Kohler or equivalent
Stainless Steel Sink:	Franke or equivalent
Shower Area:	Glass Partitions
Bathroom Accessories:	Towel Rings, Towel Rack, Soap Dish, Toilet Paper Holder- all Kohler or equivalent
Plumbing (Internal & External):	All Water Supply Lines in CPVC Pipes & Waste Water Lines in CR Pipes
House Help Bath:	CP-Jaquar or equivalent
Sanitaryware:	Hindware or equivalent

POWER SUPPLY: ELECTRICAL & COMMUNICATION SYSTEMS



Wiring:	Concealed copper wire of premium. ISI standard make
Earthing:	Earth Leakage Circuit Breaker (ELCB)
Switches:	Modular switches premium ISI make
Back-up Power:	100% DG Backup
TV & Telephone:	Points in the Living/ Dining/ Family/ Media Rooms and all Bedrooms



PALLACIA

HVAC & LANDSCAPING



AIR-CONDITIONING

- Central VRV System with Refrigerant Copper Piping and Drain Lines

LANDSCAPING

- Drip Irrigation: For landscaped Areas only
- Softscapes: Professionally Planned, designed & executed Landscape
- Street Lighting: Designer Lamp posts

UTILITIES, SERVICES, FACILITIES & AMENITIES



- Security :
 - Perimeter Cameras
 - 24*7 Patrolling
 - Access Control
 - Visitor Verification
- Rainwater Harvesting
- Sewage Treatment Plant
- Water supply & treatment: Adequate water storage tanks with state-of-the-art water softener plan



CLUB & SPORTS FACILITIES



- Badminton court
- Squash court
- Spa (full fledged)
- Fitness center
- Small Audio-visual room
- Games room
- Snooker/ Pool table
- Table tennis
- Chess
- Car wash zone
- Concierge desk - 'Quintessentially' to provide concierge services. Residents may apply for membership to avail their services.
- Multipurpose room - Business room/ Yoga/ Cooking class
- Kids' play area with sand pit and swings
- Jogging track
- Medical room with guest doctors who would visit twice/ thrice weekly
- Driver's lounge
- Five guest rooms on Club floor which will be available to residents.
- Juice bar in the club
- Pick- up and drop service for laundry

SPECIAL FEATURES



- | | |
|-------------------------|---|
| Swimming Pools: | With Filtration Plant, Glass Mosaic Tiling and underwater Lights |
| Elevators(Lifts): | High speed elevators of premium make |
| Home Automation System: | Video Door-phone, Gas Leak Detector, CCTV(External) |
| DTH: | Each apartment to have DTH connection through direct to home multi dwelling unit |
| EPABX Facility: | EPABX facility with intercom facility for each apartment. Panic switch in the apartment |





Indian Green Building Council
M E M B E R

'Going Green' isn't just a phrase we followed and praised throughout the times passed. Water and other non- renewable resources we need to conserve, are well preserved in Pallacia. We are continuously progressing towards creating a 100% eco- friendly environment .

With a U.S. approved rating for energy and environment- friendly design, we intend to make

"PALLACIA A PLATINUM CERTIFIED BUILDING."

And it perfectly utilizes the concept of 'energy harnessing' through various conventional and contemporary technological advancements.



THE GROUP BEHIND



OM METALS
INFRAPROJECTS LTD

Om Metals Consortium Pvt. Ltd. (OMCPL) is part of the Om Metals Infraprojects Ltd. (OMIL). OMIL is a conglomerate having diverse business activities and interests related to hydro mechanical equipments, turnkey solutions for steel fabrication, power generation, real estate, civil and heavy engineering structures, infrastructure projects, entertainment centre, hotel and complexes.

Established in 1971, Om Metals Infraprojects Ltd. is a leading ISO 9002 company.

A pioneer in the field of turnkey execution from design, detailed engineering, manufacture, supply, installation, testing & commissioning of complete range of hydro- mechanical equipments for hydroelectric power & irrigation projects, for central and state PSUs, Corporations and Irrigation Boards.

Om Metals Infraprojects Ltd. has to its credentials more than 60 projects completed all over India and abroad for design, manufacture, supply, erection, testing and commissioning of hydro- mechanical equipments.

The group has successful track record of completing realty projects in Navi Mumbai, Kota, Jaipur and new projects of more than 3 million sq. ft. in Mumbai, Hyderabad, Jaipur, Kota and NCR are under way.

Hotel cum revolving tower, multiplex, shopping malls, commercial and residential complexes, 3S automobile showroom are examples of strong credentials of the group.

"THE GROUP BELIEVES NOT JUST IN BUILDING BETTER STRUCTURES, BUT IN BUILDING BETTER LIVES."



THE PEOPLE BEHIND



Mr. Todd De Garmo
Studios, New York



Mr. Sharad Maithal
M & A Associates, India



Mr. Ashish Bakheja
AECOM, New York



Mr. Pok Kobkongsanti
TROP, Thailand



Mr. Piyush Gandhi
Jones Lang Lasalle, India



Dr. Anand Bhardwaj
Vaastu Consultant, India



THANK YOU

