

Welcome
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HAPPY GROUP

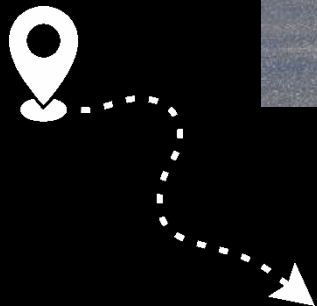
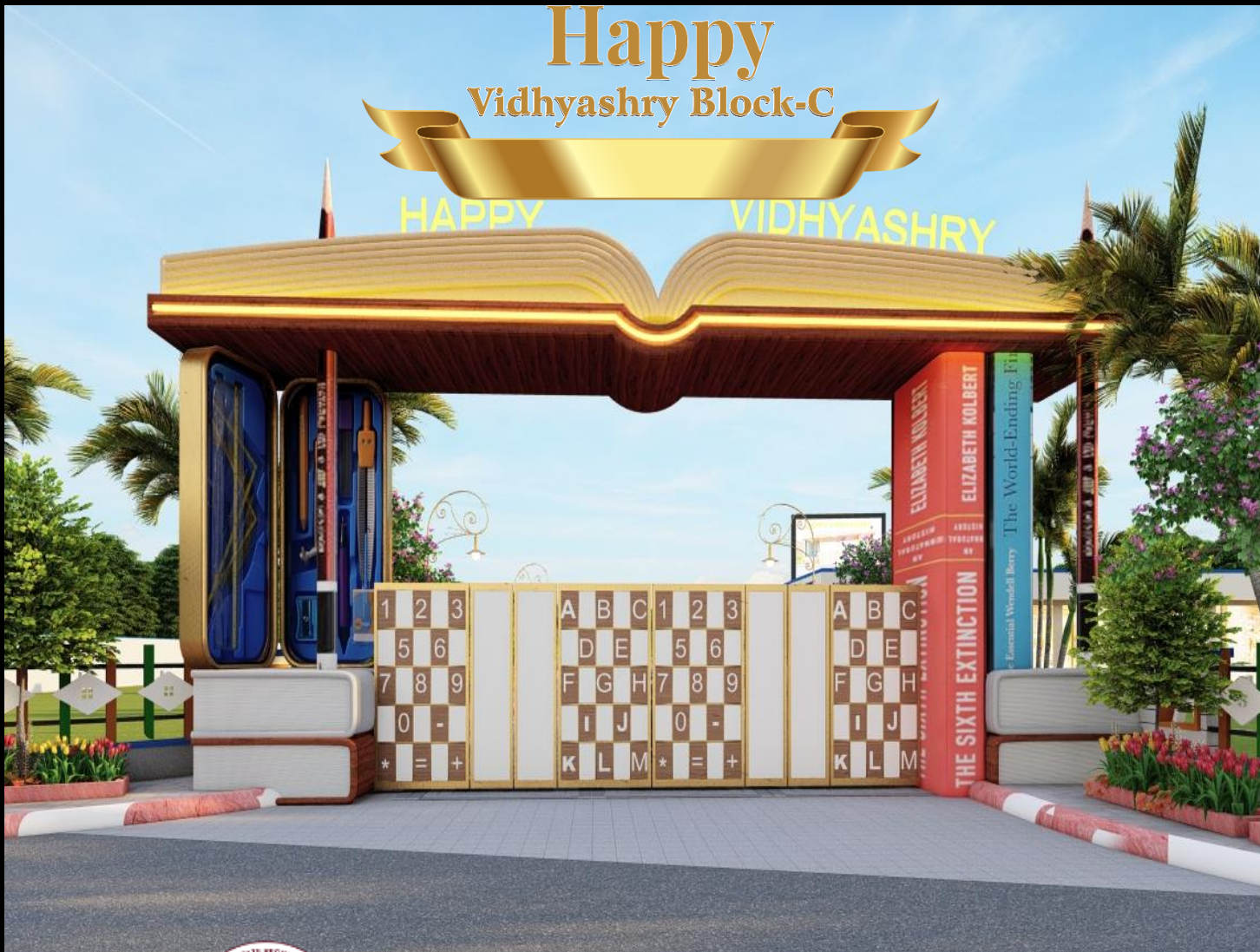
*Reg. Office: 40, Shreeji Enclave, Jaïrampura Road, Neendar
Jaipur (Raj.) - 302013*

Email ID : happyrealsquare@gmail.com

www.happyrealsquare.com

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RERA No.: RAJ/P/2024/3096
<https://rera.rajasthan.gov.in>



PROJECT ADDRESS : At Village :-Chachiyawas, Sikar Road, Near Bhagwant University, Ajmer, (Raj.)



राजस्थान के हृदय स्थल के नाम से विख्यात अजमेर ऐतिहासिक धार्मिक, शैक्षणिक, प्रशासनिक एवं पर्यटन के दृष्टिकोण से महत्वपूर्ण केन्द्र है।

ऐतिहासिक :- इसकी स्थापना चौहान वंश के राजा अजयराज द्वारा सन् 1133 में की गई थी।

धार्मिक :- अजमेर हिन्दू मुस्लिम दोनों ही सम्प्रदायों की तीर्थ स्थली है। अजमेर के समीप तीर्थराज पुष्कर में ब्रह्म जी का एक मात्र मंदिर स्थापित है जहां की कार्तिक मास में आयोजित होने वाले मेले में देशी विदेशी लाखों पर्यटक आते हैं तथा इसी प्रकार रजब मास में ख्वाजा मोईनुदीन चिश्ती के उर्स के मेलों में भी देश विदेश से लाखों जायरीन आते हैं।

शैक्षणिक दृष्टिकोण :- ब्रिटिश काल में स्थापित मैयो कॉलेज व सोफिया गर्ल्स कॉलेज कार्यरत हैं तथा वर्तमान में विश्वविद्यालय तथा उच्च स्तर सहित अनेक शिक्षण संस्थान विद्यमान हैं।

प्रशासनिक :- दृष्टिकोण से अजमेर महत्वपूर्ण रहा है। पूर्व में मेरवाड़ा राज्य की राजधानी था तथा वर्तमान में जिला एवं सम्भागीय मुख्यालय है जनसंख्या के दृष्टिकोण से अजमेर नगर राजस्थान का पाँचवां बड़ा नगर है। अजमेर शहर मुख्यतः जयपुर-ब्यावर रोड़ पर बसा हुआ तथा ब्रोडगेज रेल लाईन का एक महत्वपूर्ण जंक्शन हैं यह शहर दिल्ली-अहमदाबाद बड़ी रेल लाईन से जुड़ा हुआ है। यह दिल्ली-अहमदाबाद राष्ट्रीय राजमार्ग संख्या 8 पर स्थित है तथा शहर के तीनों ओर पहाड़ हैं जो इस शहर की बाह्य सुंदरता को बढ़ाते हैं। नगर की भौगोलिक अवस्थिति लाभजन्य हैं।

अजमेर के दक्षिण में स्थित ब्यावर नगर सीमेंट उद्योग व व्यवसाय का एक प्रमुख केन्द्र है तथा अजमेर नगर के दक्षिण पूर्व में भीलवाड़ा नगर है, जहां कपड़े बनाने व रंगाई आदि के अनेक उद्योग हैं। अजमेर के उत्तर में नागौर जिला स्थित है जहां के मसाले विश्व भर में प्रसिद्ध हैं।

अजमेर नगर के उत्तरपूर्व में किशनगढ़ नगर स्थित है जो कि एशिया के मार्बल उद्योग में प्रमुख केन्द्र के रूप में उभर कर आया है। अजमेर की अवस्थिति इन नगरों के मध्य में होने के कारण यहां व्यावसायिक गतिविधियों में निरन्तर वृद्धि हो रही है।

अजमेर को भारत सरकार के हृदय और स्मार्ट सिटी मिशन योजनाओं के लिए विरासत शहरों Hriday (Heritage City Development and Augmentation Yojana) में से एक के रूप में चुना गया है।



* पर्यटन की दृष्टि से अजमेर *

1. नारेली जैन मंदिर
2. पुष्कर में ब्रह्म मंदिर
3. साईं बाबा का मंदिर
4. पुष्कर में सावित्री मंदिर
5. आना सागर झील
6. मोइनुद्दीन चिश्ती दरगाह
7. सोनी जी की नसियाँ
8. अढ़ाई दिन का झोपड़ा
9. तारागढ़ फोर्ट
10. सुभाष उद्यान
11. अजमेर गवर्नमेंट म्यूजियम
12. विक्टोरिया क्लॉक टावर
13. पृथ्वीराज चौहान स्मारक
14. बिड़ला सिटी वाटर पार्क
15. पुष्कर मेला (राजस्थान के संस्कृति की झलक)
16. सात अजूबे पार्क (आनासागर झील के पास)





Govt Offices

- Rajasthan Mahila Kalyan Mandal Cha. (600 mtr.)
- Regional Forensic Lab (3.8 km)
- Registration & Stamps Department (4.9 km)
- Panchayat Training Centre (5.5 km)
- Revenue Research & Training Institute RRTI (8.4 km)
- Ajmer Smart City Office (8.8 km)
- ADA Under Construction New Office (8.9 km)
- RTO Office Ajmer (9 km)
- Sub Registrar Office (10 km)
- Rajasthan Public Service Commission (RPSC), (10.2 km)
- Excise Department (10.2 km)
- Senior Town Planning Department (10.4 km)
- New Board of Sec. Edu. Raj. (RBSE Board) (10.4 km)
- Regional Office Of CBSE (10.6 km)
- SP Office (10.9 km)
- District & Sessions Court (11.2 km)
- Police Training Centre (11.8 km)
- AVVNL Office (11.8 km)
- Nagar Nigam Office (12.4 km)
- Head Post Office (12.5 km)
- CRPF Centre (12.9 km)
- NWR Ajmer diesel loco and wagon workshop (15.2 km)
- HMT GSS and JEN office (18.4 km)
- Indian Oil Corporation Servo cfa (18.9 km)
- National Researcher Centre on Seed Spices (24.1 km)

School & College

- Bhagwant University, Ajmer (200 mtr.)
- Delhi World Public School (DWPS) (350 mtr.)
- Govt. Senior Secondary School, Chachiyawas (1.2 km)
- Ajmer Institute of Technology College (2.9 km)
- Medical Collage (Ayurved Nursing College), (4.5 km)
- Aryan College (4.8 km)
- Aryabhatta Polytechnic Collage (4.8 km)
- Neerja Modi School (4.8 km)
- RR College of Nursing (5.9 km)
- Sanskriti The School (6.3 km)
- MDS University, Pushkar Bypass Road (7.3 km)
- Sophia Girls' College Ajmer (10.7 km)
- National Military School (11.2 km)
- JLN Medical Collage (11.5 km)
- Prithviraj Chauhan Government College (13.8 km)
- Mayo College Ajmer (14 km)
- Government Engineering college, Kiranipura (15.7 km)
- Dayanand College (17 km)
- Govt. Polytechnic College, Makhupura (19.2 km)
- Govt. Women Engineering College (19.4 km)
- Govt. ITI College (19.8 km)

Restaurant & Hotel

- Shakti Resort Puskar Bypass Road (5 km)
- Star Queen Marriage Garden (7 km)
- Pratap Mahal, Puskar Bypass (7.8 km)
- Gorbard Garden Restaurant (8.5 km)
- Paradizzo hotel & Resorts (9.1 km)
- Bhanwar Singh Palace (9.7 km)



Hospitals

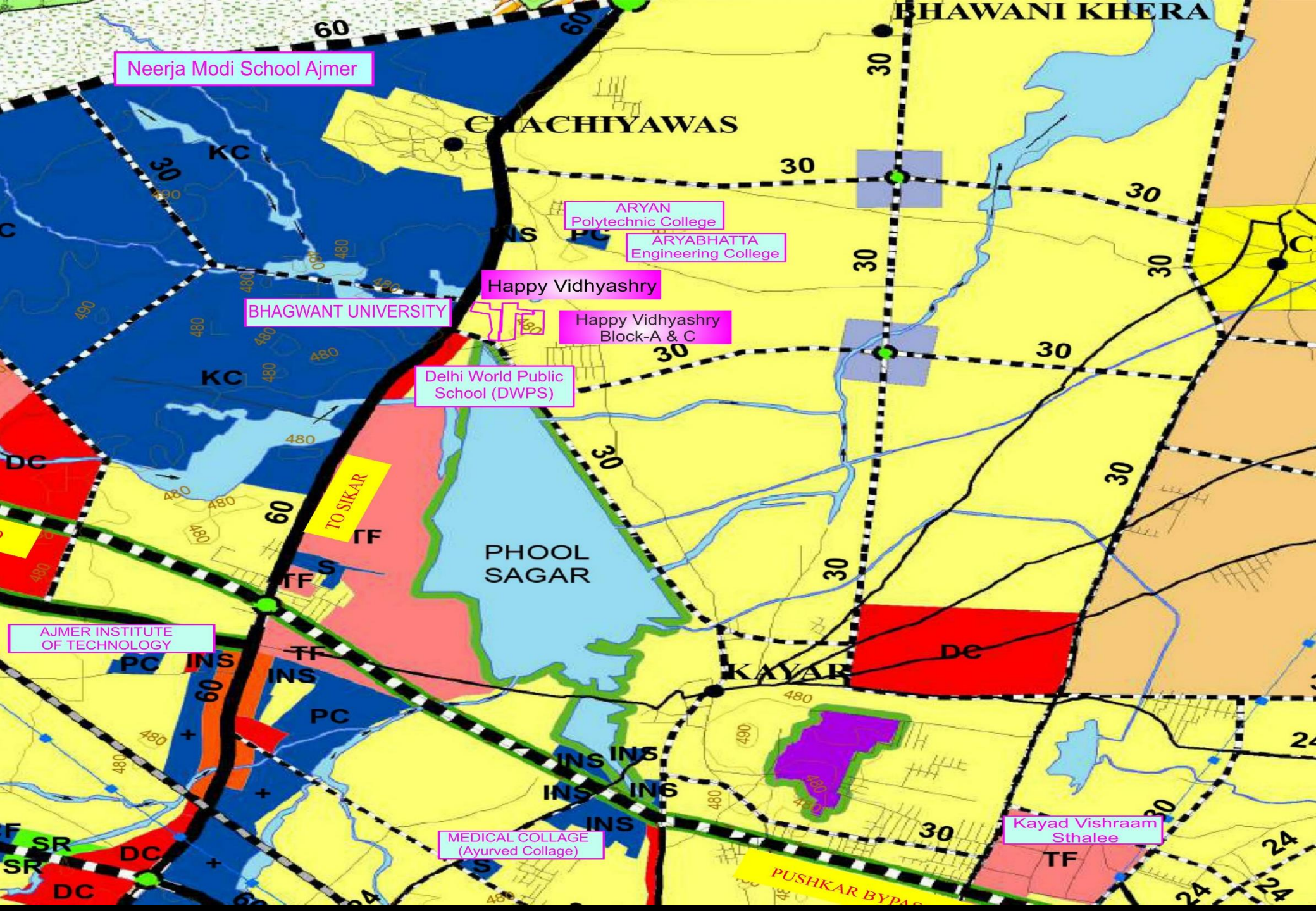
- Br Shastri hospital (1.9 km) **Under Construction**
- Janana Hospital (4.1 km)
- Bharat Hospital (9.4 km)
- UTTARA Charitable Hospital (10.2 km)
- Mittal Hospital (13.1 km)
- St. Francis Hospital (13.4 km)
- Sewa Mandir Foundation (14.5 km)

Shopping Entertainment & Recreational Activity

- City Square Mall, Makarwali Rd (8.8 km)
- D-Mart (9.4 km)
- OM Toyota (10.1 km)
- Vishal Mega Mart (10.1 km)
- Anasagar Chaupati garden (10.9 km)
- Maya Mandir Multiplex Cinema Hall (11 km)
- Subhash Udhyan (11.2 km)
- Patel Stadium (11.4 km)
- Seven wonder Park (12.3)
- Jain Temple, Gyanoday Nagar (15 km)
- Krishi Upaj Mandi (17 km)
- Birla City Water Park (23.6 km)
- Greenland Water Park (25.4 km)

Transportation

- Pushkar Bypass Rd (2.2 km)
- Kayad Chauraha (7 km)
- National Highway (NH 8), (7.5 km)
- Ghoghra Helipad (8.8 km)
- Ajmer Dipot work shop Stand (9.2 km)
- Ladpura Road (9.5 km)
- Ajmer Bus Depo (10.9 km)
- Ladpura Railway Station (12.7 km)
- Ajmer Junction (12.7 km)
- Madar Junction (13.3 km)
- Puskar (18.2 km)
- Kishangarh Marble Market, RICCO Industrial Area (26.3 km)
- Kishangarh Airport (27.6 km)



Neerja Modi School Ajmer

BHAWANI KHERA
CHACHYAWAS

ARYAN Polytechnic College

ARYABHATTA Engineering College

Happy Vidhyashry

BHAGWANT UNIVERSITY

Happy Vidhyashry Block-A & C

Delhi World Public School (DWPS)

PHOOL SAGAR

TO SIKAR

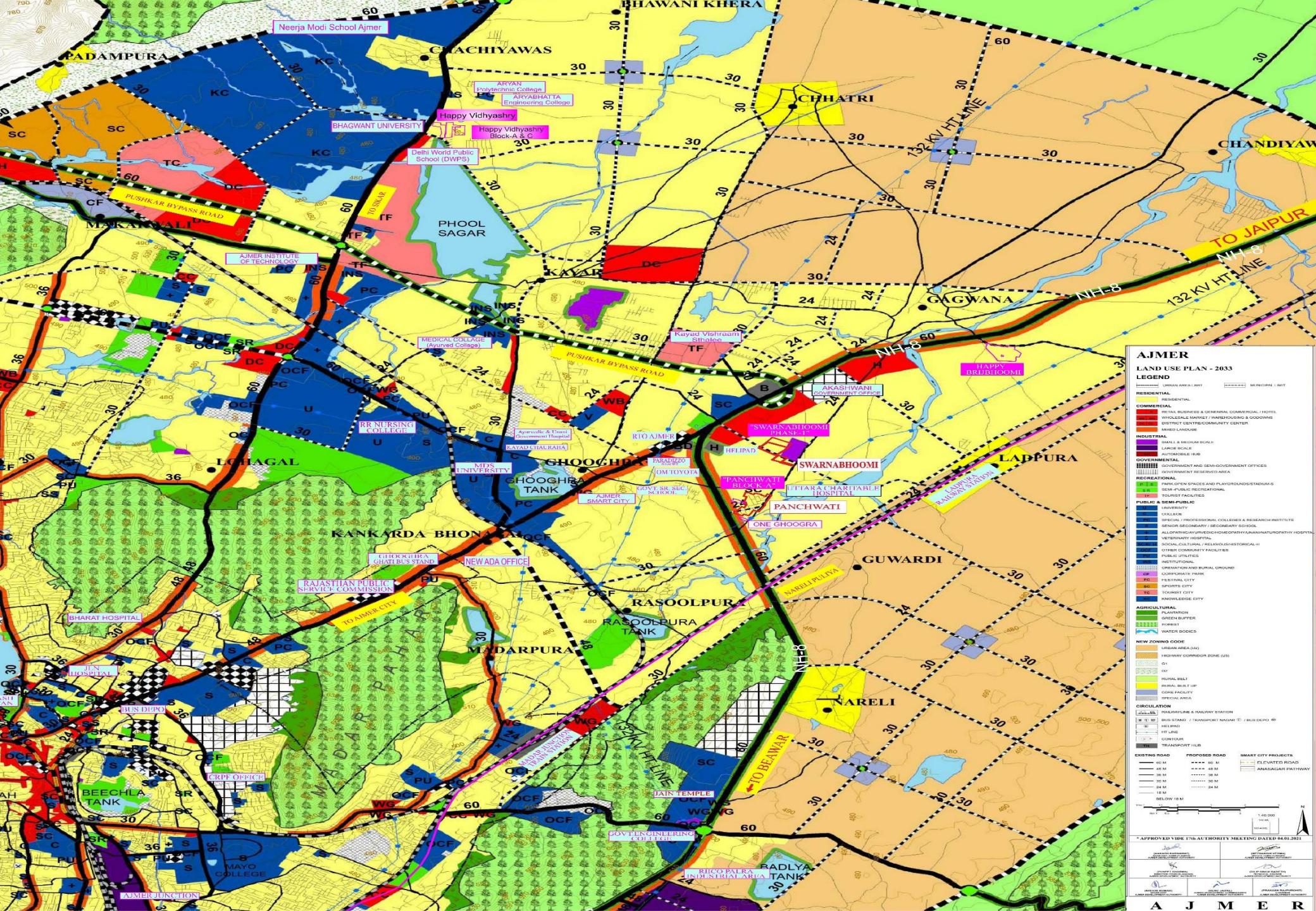
KAYAR

AJMER INSTITUTE OF TECHNOLOGY

MEDICAL COLLAGE (Ayurved Collage)

Kayad Vishraam Sthalee

PUSHKAR BYPASS



AJMER LAND USE PLAN - 2033

Legend

- RESIDENTIAL**
 - RE-1: WITH BUSINESS & GENERAL COMMERCIAL / HOTELS
 - RE-2: WHOLESALE MARKET / WAREHOUSING & GODOWNS
 - RE-3: DISTRICT CENTRE/COMMUNITY CENTER
 - RE-4: MIXED LANDUSE
 - RE-5: LARGE SCALE
 - RE-6: AUTOMOBILE HUB
 - RE-7: GOVERNMENTAL AND SEMI-GOVERNMENT OFFICES
 - RE-8: GOVERNMENT RESERVED AREA
- COMMERCIAL**
 - CO-1: OPEN SPACES AND PLAYGROUNDS/STADIUMS
 - CO-2: SEMI-PUBLIC RECREATIONAL
 - CO-3: TOURIST FACILITIES
- INDUSTRIAL**
 - IN-1: SMALL & MEDIUM SCALE
 - IN-2: LARGE SCALE
 - IN-3: AUTOMOBILE HUB
 - IN-4: GOVERNMENTAL AND SEMI-GOVERNMENT OFFICES
 - IN-5: GOVERNMENT RESERVED AREA
- GOVERNMENTAL**
 - GO-1: GOVERNMENT RESERVED AREA
 - GO-2: GOVERNMENT RESERVED AREA
 - GO-3: GOVERNMENT RESERVED AREA
 - GO-4: GOVERNMENT RESERVED AREA
 - GO-5: GOVERNMENT RESERVED AREA
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 - GO-13: GOVERNMENT RESERVED AREA
 - GO-14: GOVERNMENT RESERVED AREA
 - GO-15: GOVERNMENT RESERVED AREA
 - GO-16: GOVERNMENT RESERVED AREA
 - GO-17: GOVERNMENT RESERVED AREA
 - GO-18: GOVERNMENT RESERVED AREA
 - GO-19: GOVERNMENT RESERVED AREA
 - GO-20: GOVERNMENT RESERVED AREA
- RECREATIONAL**
 - RE-1: OPEN SPACES AND PLAYGROUNDS/STADIUMS
 - RE-2: SEMI-PUBLIC RECREATIONAL
 - RE-3: TOURIST FACILITIES
- PUBLIC & SEMI-PUBLIC**
 - PU-1: UNIVERSITY
 - PU-2: COLLEGE
 - PU-3: SPECIAL / PROFESSIONAL COLLEGES & RESEARCH INSTITUTE
 - PU-4: SENIOR SECONDARY / SECONDARY SCHOOLS
 - PU-5: ALLOPATHY/VETERINARY/AYURVEDIC/HOMOEPATHY/UNANI/PHYSIOTHERAPY HOSPITAL
 - PU-6: VETERINARY HOSPITAL
 - PU-7: SOCIAL/CULTURAL/RELIGIOUS/HISTORICAL
 - PU-8: OTHER COMMUNITY FACILITIES
 - PU-9: PUBLIC UTILITIES
 - PU-10: INSTITUTIONAL
 - PU-11: CREATOR AND BURIAL GROUND
 - PU-12: CORPORATE PARK
 - PU-13: PESTICIDE CITY
 - PU-14: SPORTS CITY
 - PU-15: TOURIST CITY
 - PU-16: KNOWLEDGE CITY
- AGRICULTURAL**
 - AG-1: PLANTATION
 - AG-2: GREEN BUFFER
 - AG-3: SUBSIDY
 - AG-4: WATER BODIES
- NEW ZONING CODE**
 - ZN-1: URBAN AREA (UD)
 - ZN-2: HIGHWAY CORRIDOR ZONE (HS)
 - ZN-3: C-1
 - ZN-4: C-2
 - ZN-5: RURAL SETT
 - ZN-6: RURAL SETT UP
 - ZN-7: CORE FACILITY
 - ZN-8: SPECIAL AREA
- CIRCULATION**
 - CI-1: RAILWAYLINE & RAILWAY STATION
 - CI-2: BUS STATION / TRANSPORT PARKING ST / BUS DEPOT
 - CI-3: HT LINE
 - CI-4: CORRIDOR
 - CI-5: TRANSPORT HUB
- EXISTING ROAD**
 - ER-1: 60 M
 - ER-2: 48 M
 - ER-3: 36 M
 - ER-4: 30 M
 - ER-5: 24 M
 - ER-6: 18 M
 - ER-7: BELOW 18 M
- PROPOSED ROAD**
 - PR-1: 60 M
 - PR-2: 48 M
 - PR-3: 36 M
 - PR-4: 30 M
 - PR-5: 24 M
 - PR-6: 18 M
 - PR-7: BELOW 18 M
- SMART CITY PROJECTS**
 - SC-1: EL EVATED ROAD
 - SC-2: ANARAGH PATHWAY

Scale: 1:60,000

APPROVED VIDE 17th AUTHORITY MEETING DATED 04.01.2021

Prepared by: Urban Planning & Design Department, J.P.O. Ajmer

Checked by: Assistant Commissioner, J.P.O. Ajmer

Approved by: Commissioner, J.P.O. Ajmer

**HAPPY VIDHYASHRY
& BLOCK-A**

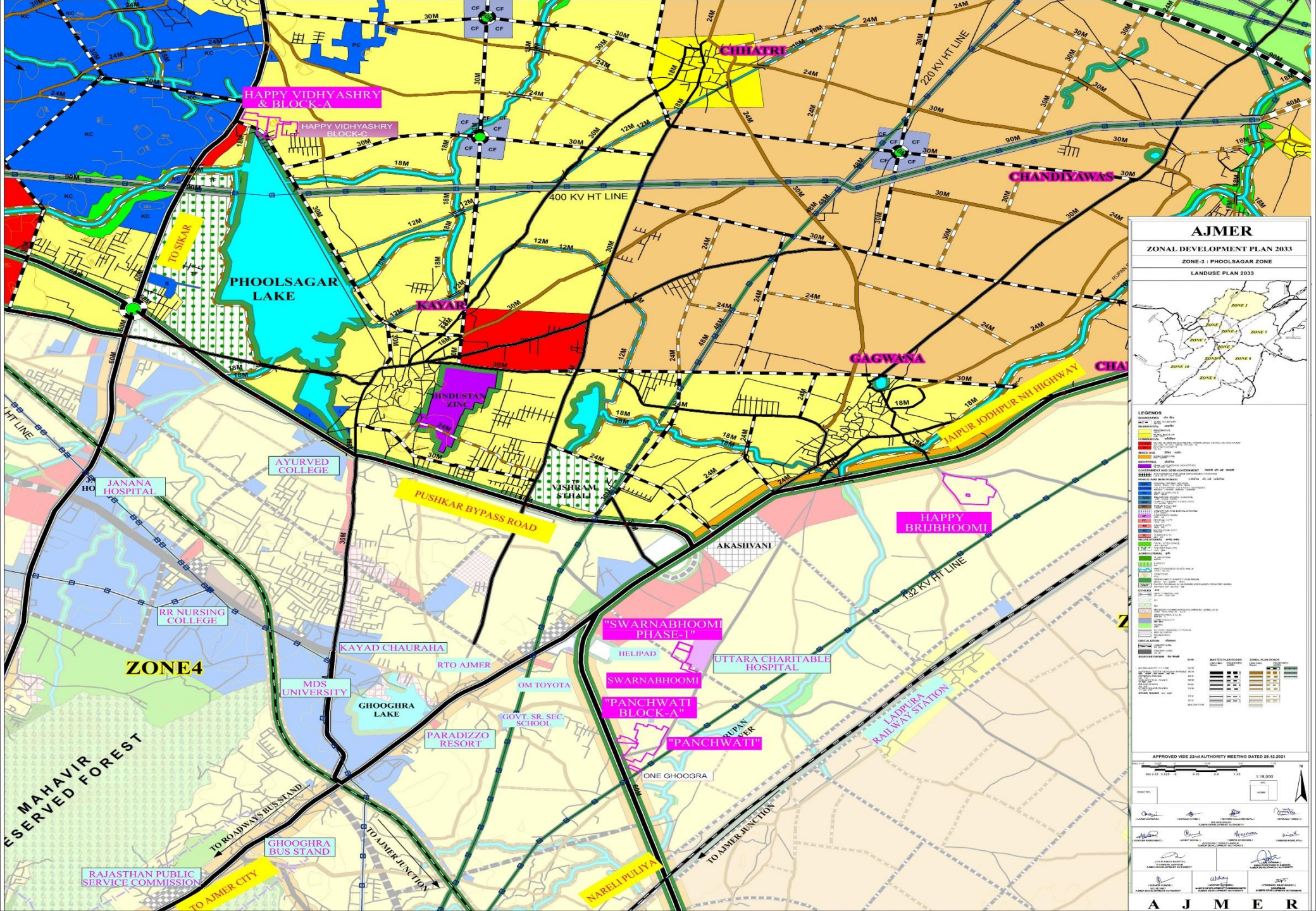
**HAPPY VIDHYASHRY
BLOCK-C**

TO SIKAR

**PHOOLSAGAR
LAKE**

KAYAR







Happy Vidhyashry Block-C

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Entrance Gate



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Outer Boundary Wall with Wire Fencing

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Curve Stone

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Interlocking Tiles Road



SHOPPING MARKET

SHOPPING MARKET



Retail Shop Area



Park Gate

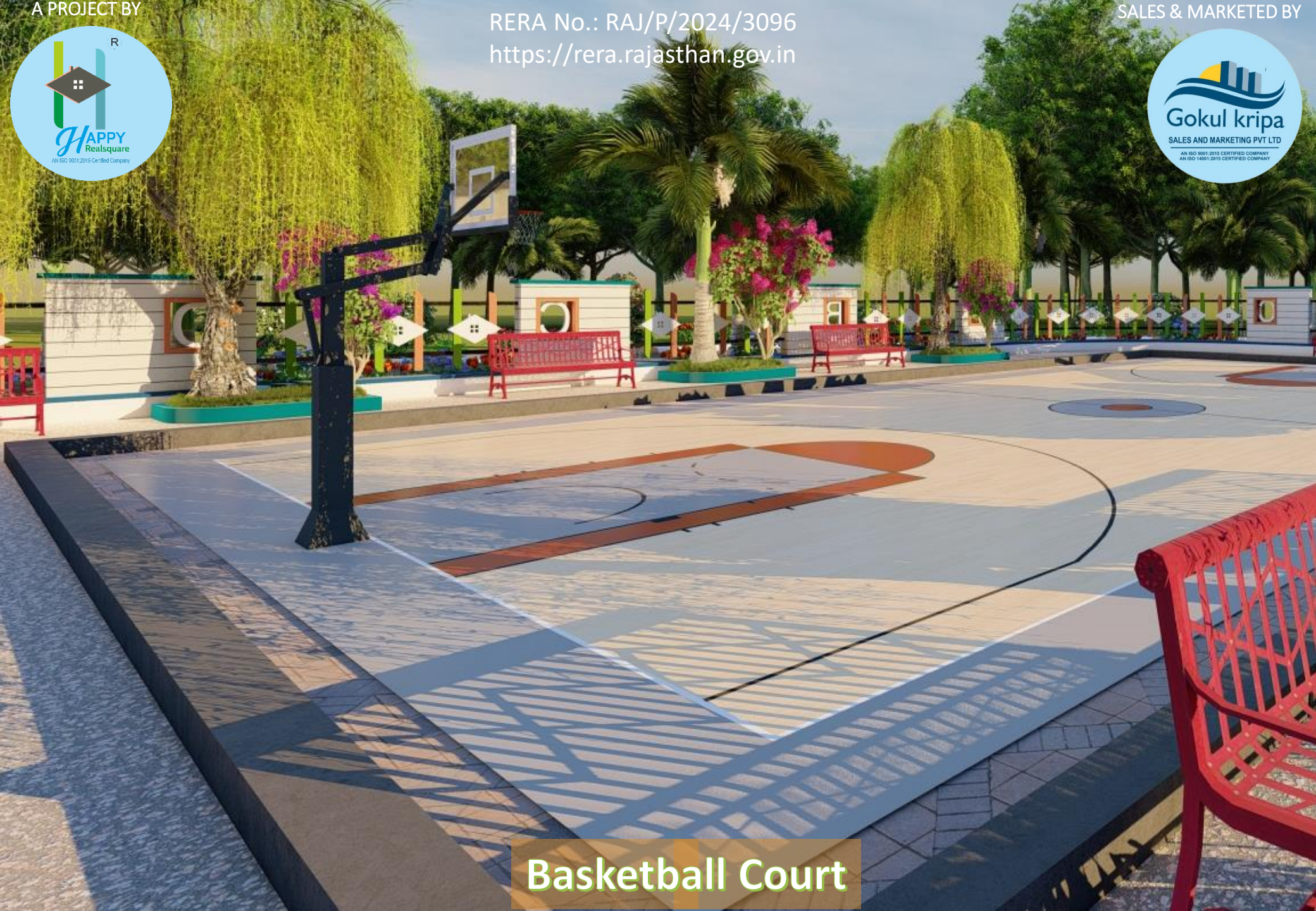
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Attractive park boundary wall

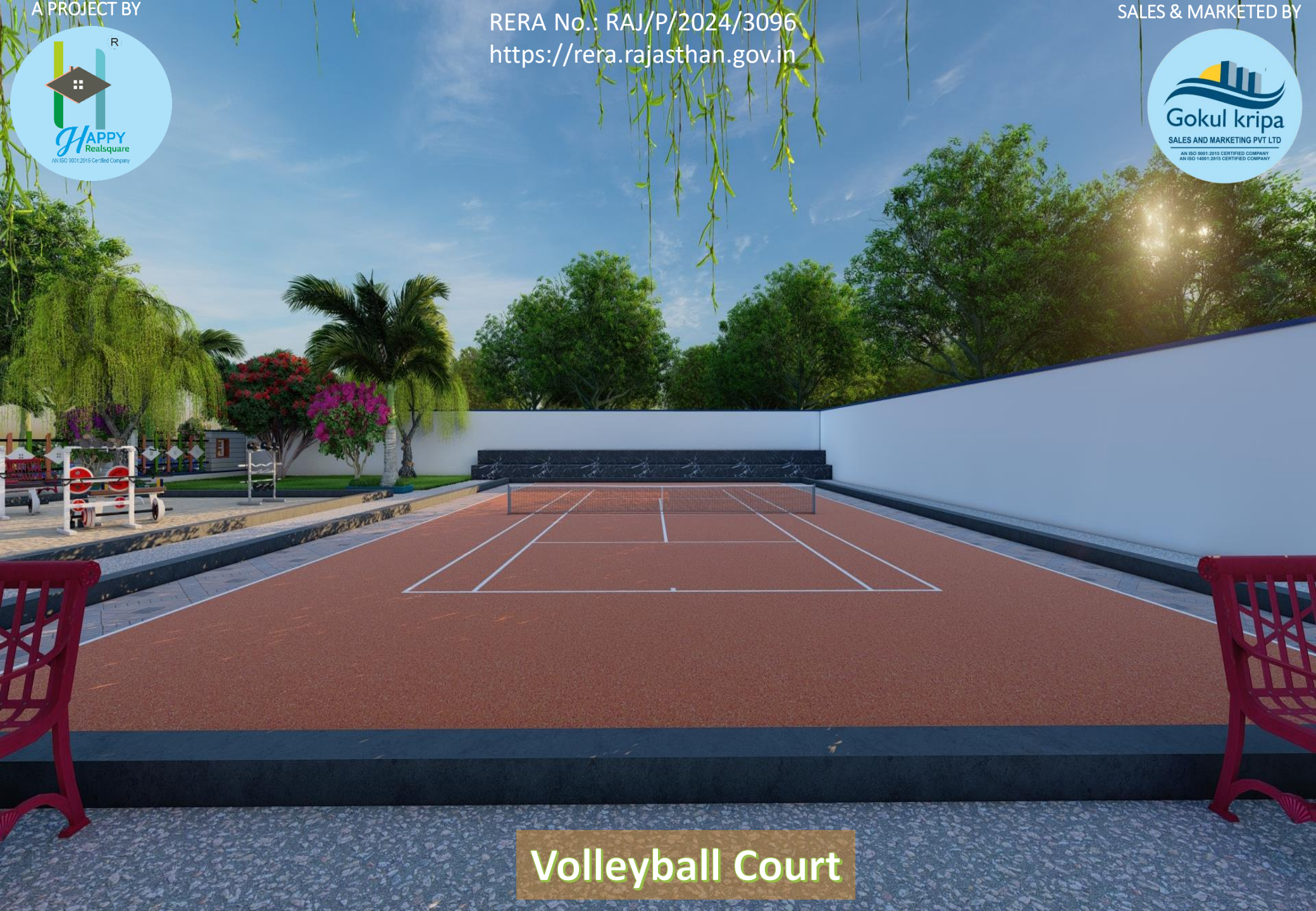


Basketball Court

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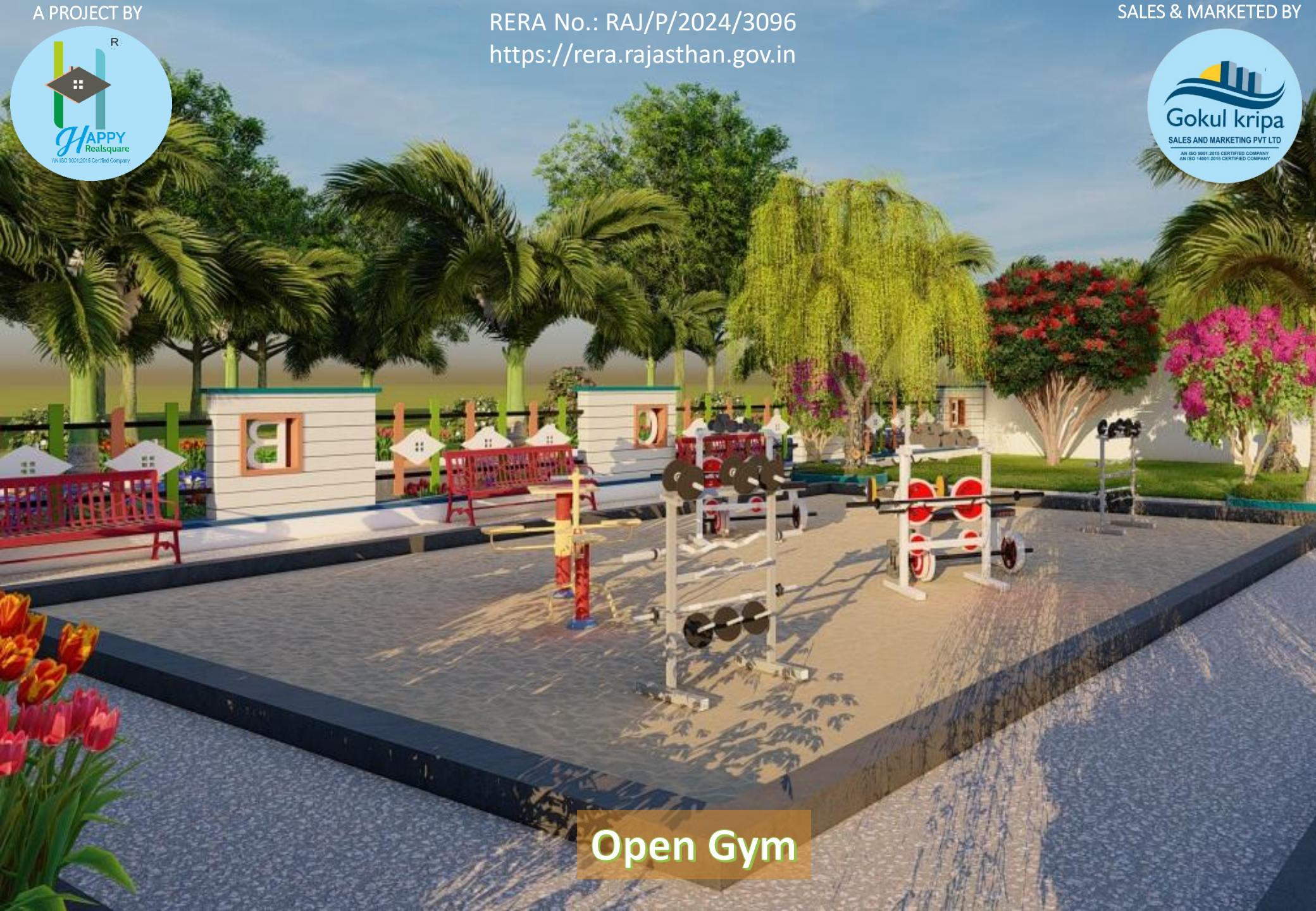


Volleyball Court

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Open Gym



Park Plantation



Aerial view of Park

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Solar Panel

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Underground Electricity



Water Borewell

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Underground Water Pipe Line

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Rainwater Harvesting

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HAPPY

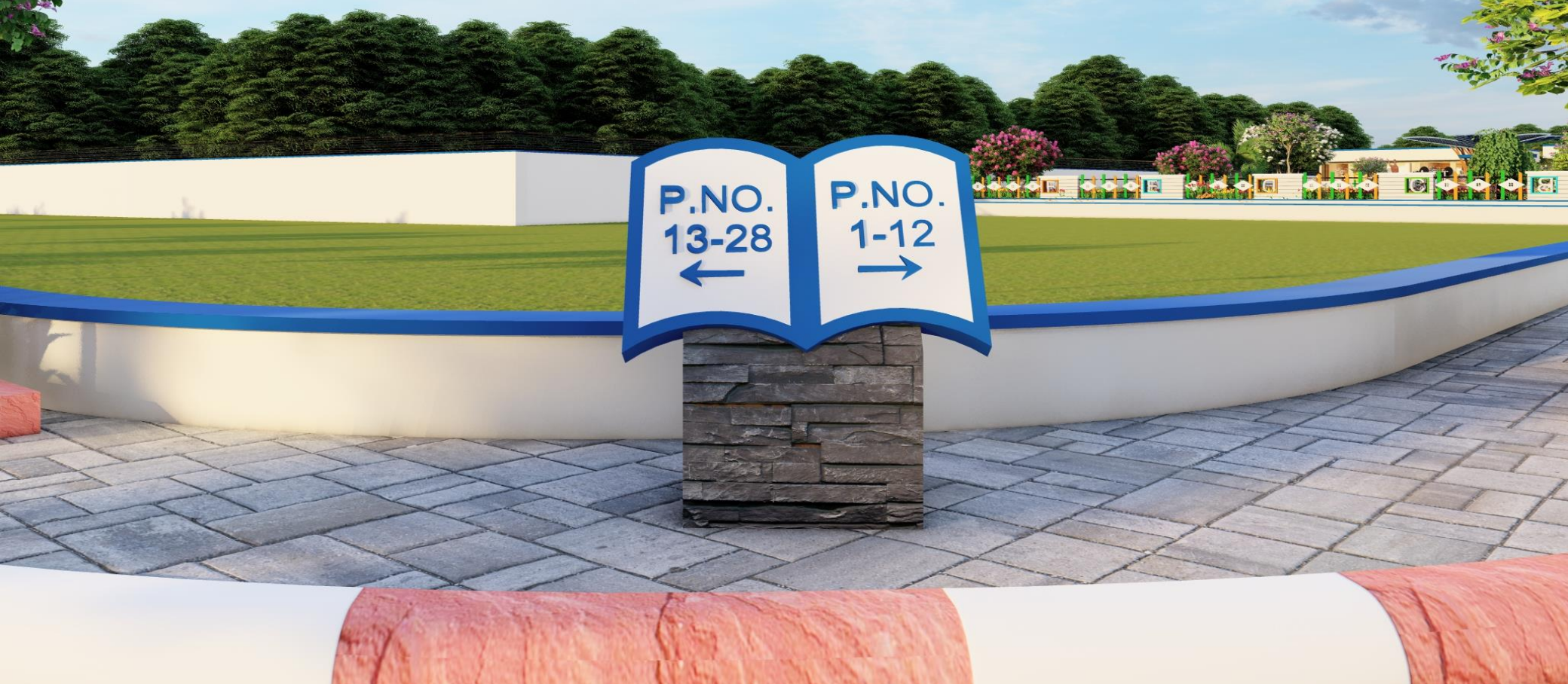


CCTV Surveillance

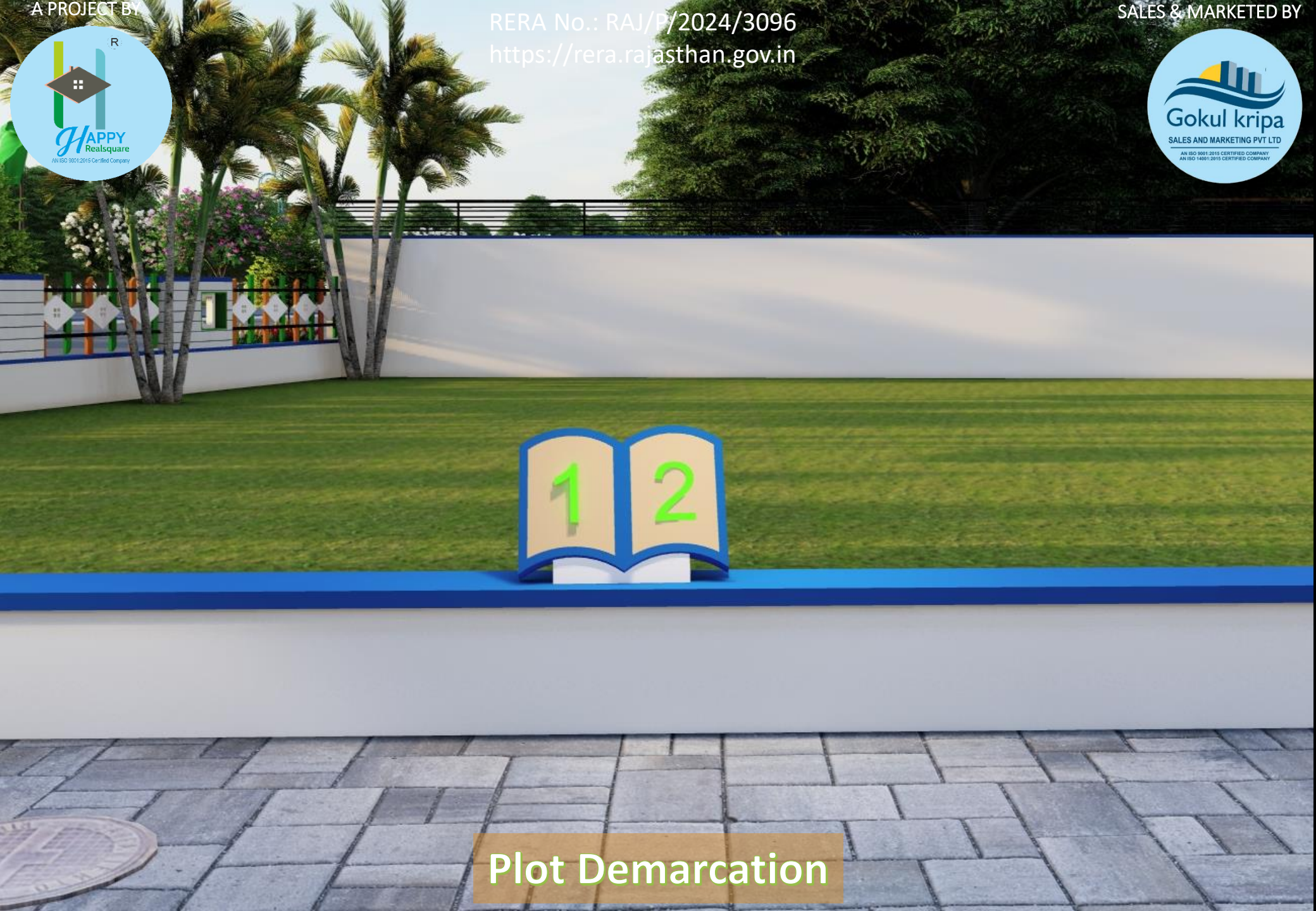




Garbage collection



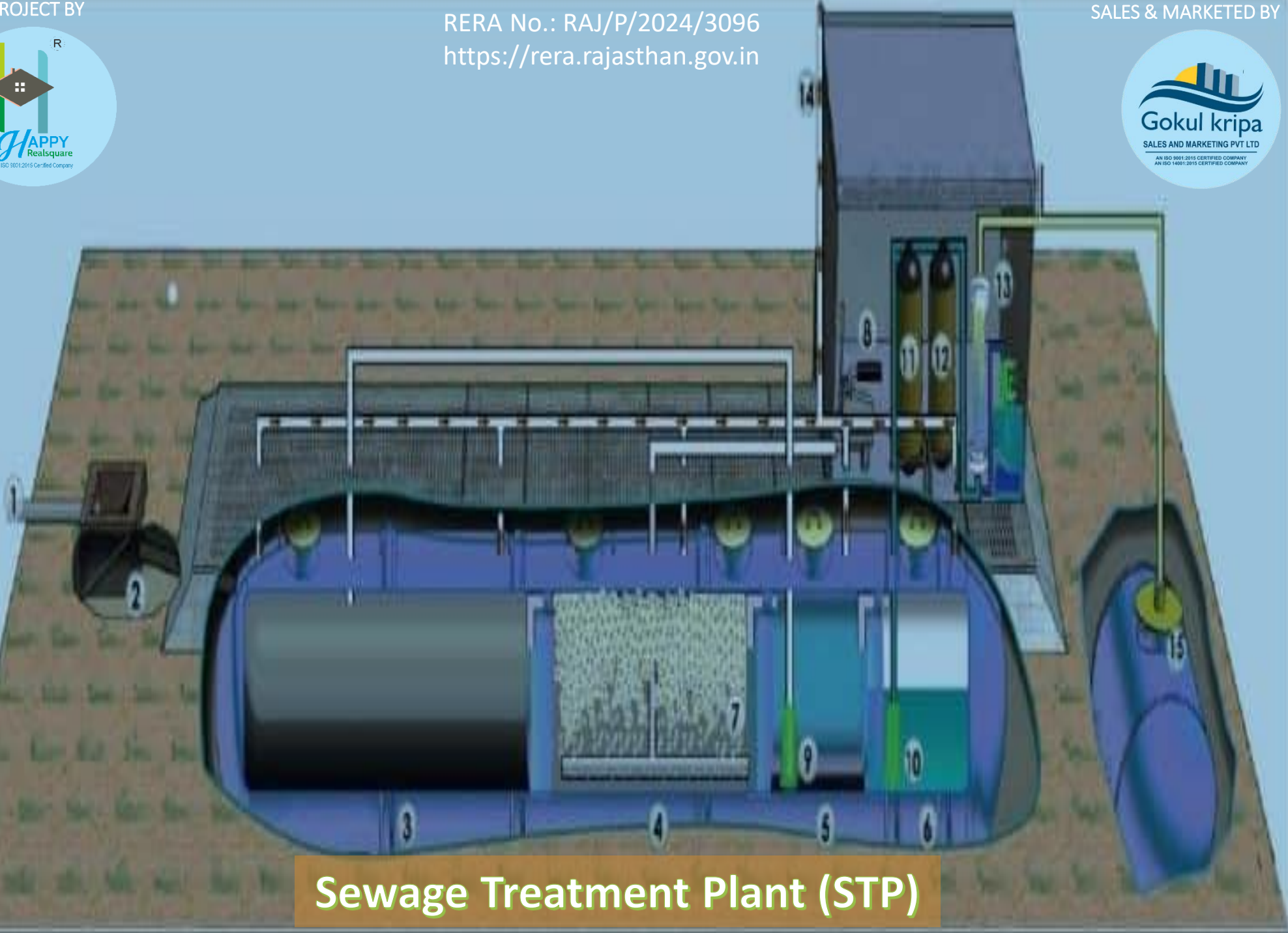
Arrow Plot Demarcation



Plot Demarcation



Speed Breaker

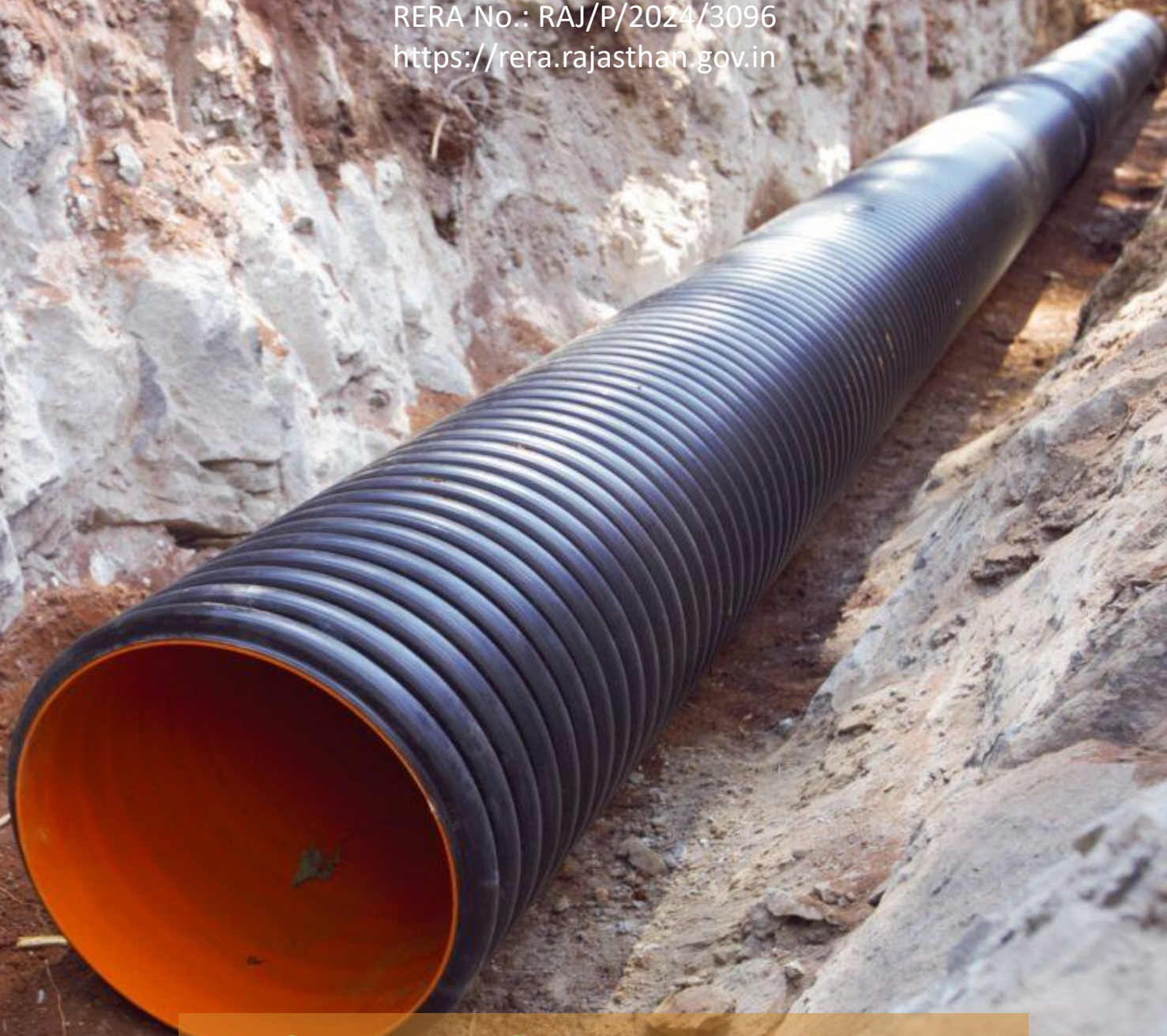


Sewage Treatment Plant (STP)

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Underground Sewerage Pipe Line



Sewage Chamber



Happy Vidhyashry Block-C



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Entry gate



Block Boundary



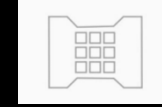
Park



Garbage collection



Security Guard
For Common area



Inter locking
tiles Road



Street Light



Solar Panel



Rain water
harvesting



Open seating



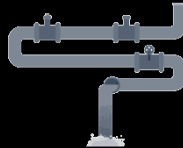
CCTV
for main entrance



Landscaped developed
Park



Rain Water
Harvesting



UG sewer line



Garbage collection

Amenities in Township

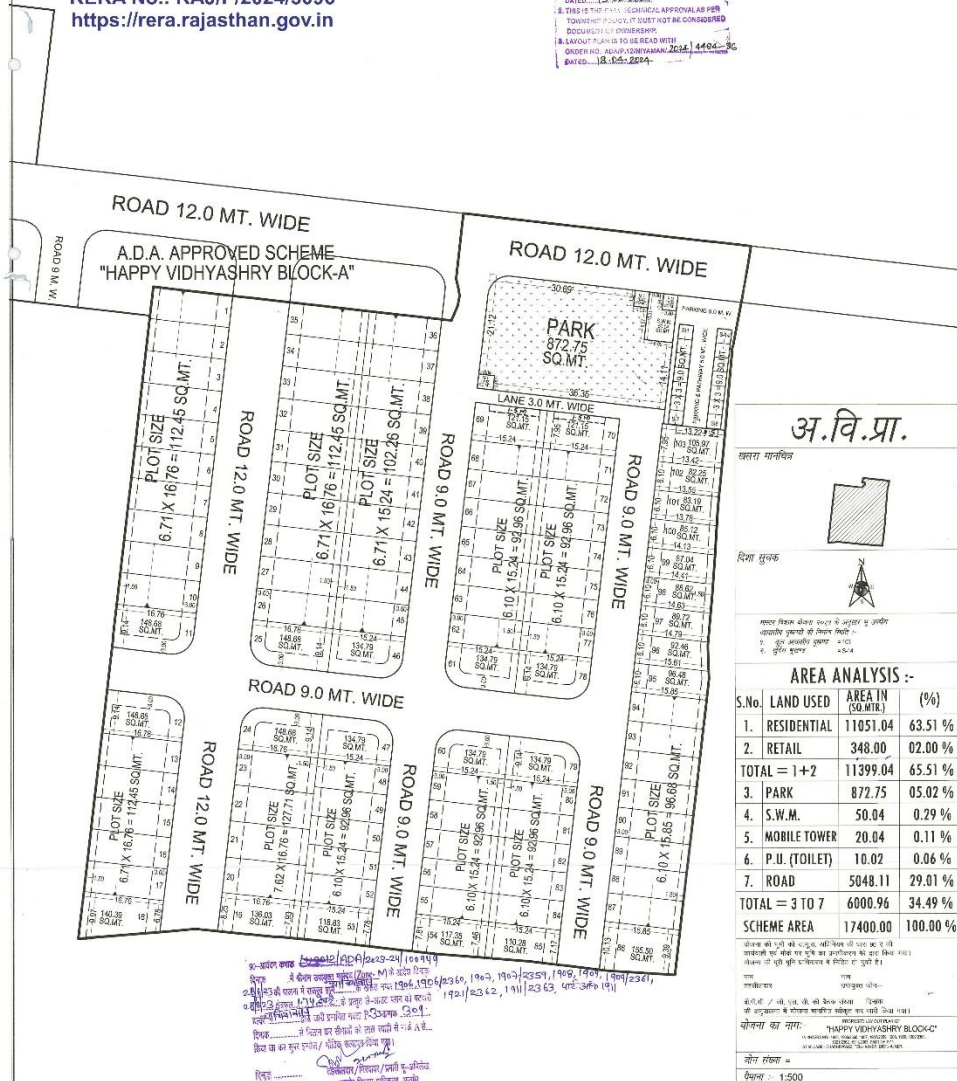


PROPOSED LAY OUT PLAN OF
"HAPPY VIDHYASHRY BLOCK-C"
 IN KHASRA NO.- 1906, 1906/2360, 1907, 1907/2359, 1908, 1909, 1909/2361,
 1921/2362, 1911/2363, 3-63/75
 AT VILLAGE - CHACHIWAWAS, TEH.- AJMER, DIST.- AJMER.



RERA No.: RAJ/P/2024/3096
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NOTE:
 1. LAYOUT PLAN IS SUBJECT TO APPROVAL NO. 14...
 2. THIS IS THE FINAL APPROVAL...
 3. LAYOUT PLAN IS TO BE READ WITH...
 4. ORDER NO. RAJ/P/2024/3096...
 DATED: 18.05.2024



अ.वि.प्रा.

खरारा मानचित्र



पिन कोड



सर्वेक्षण विभाग द्वारा सर्वेक्षण किया गया है।
 1. सर्वेक्षण क्रमांक: 1906/2360, 1907, 1907/2359, 1908, 1909, 1909/2361, 1921/2362, 1911/2363, 3-63/75
 2. सर्वेक्षण तिथि: 18.05.2024

AREA ANALYSIS :-

S.No.	LAND USED	AREA IN (SQ.MTR.)	(%)
1.	RESIDENTIAL	11051.04	63.51 %
2.	RETAIL	348.00	02.00 %
TOTAL = 1+2		11399.04	65.51 %
3.	PARK	872.75	05.02 %
4.	S.W.M.	50.04	0.29 %
5.	MOBILE TOWER	20.04	0.11 %
6.	P.U. (TOILET)	10.02	0.06 %
7.	ROAD	5048.11	29.01 %
TOTAL = 3 TO 7		6000.96	34.49 %
SCHEME AREA		17400.00	100.00 %

सर्वेक्षण क्रमांक: 1906/2360, 1907, 1907/2359, 1908, 1909, 1909/2361, 1921/2362, 1911/2363, 3-63/75

प्लान का नाम: "HAPPY VIDHYASHRY BLOCK-C"

प्लान संख्या: 1-500

स्वामक: अ.वि.प्रा.क. वरिष्ठ निवेशक

अजमेर विकास प्राधिकरण

CONSOLETT: Cad Max

APPLICANT: [Signature]
 DRAUGHTSMAN: [Signature]
 PATWARI: [Signature]
 JEN: [Signature]
 TEHSILDAR: [Signature]
 ARCHITECT: [Signature]
 DEPUTY COMMISSIONER: [Signature]



RERA No.: RAJ/P/2024/3096
<https://rera.rajasthan.gov.in>

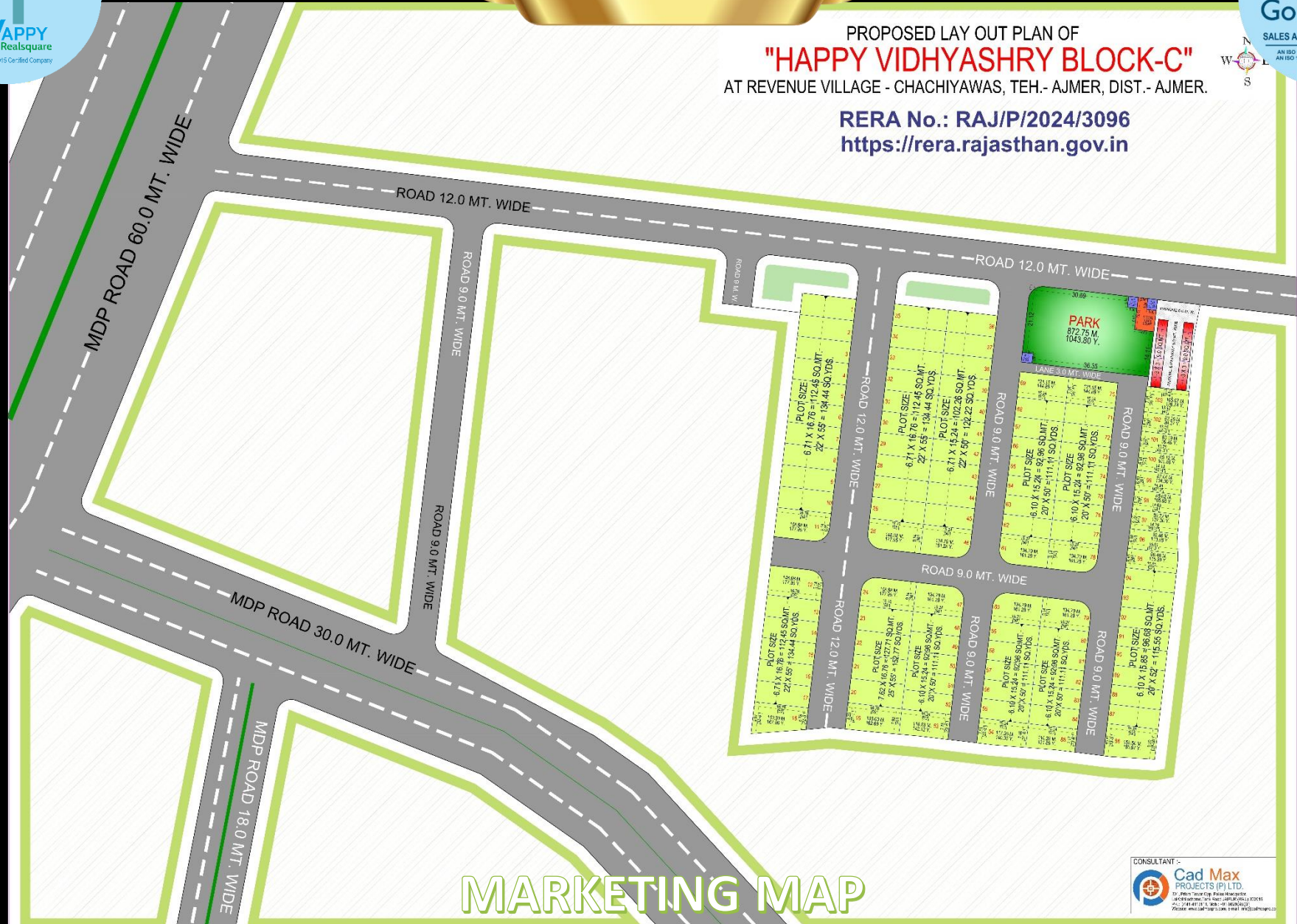
ADA APPROVED MAP

Happy Vidhyashry Block-C



PROPOSED LAY OUT PLAN OF
"HAPPY VIDHYASHRY BLOCK-C"
AT REVENUE VILLAGE - CHACHIYAWAS, TEH.- AJMER, DIST.- AJMER.

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MARKETING MAP



**THANK YOU!
FOR VISITING US**