

Welcome

SWARNABHOOMI PHASE 1st

RERA No. RAJ/P/2024/3079
<https://rera.rajasthan.gov.in>





HAPPY GROUP

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PROJECT BY

Delight infraheights LLP

*Reg. Office: Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Pulīya, Googhra, Ajmer (Raj.) 305023*

www.happyrealsquare.com

Authorised Signatory

Mr. Vishal Singh



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**Project location :- Delhi Expressway(NH-8),
Gagwana,
Ladpura Road, Swarnabhoomi, 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 है तथा वर्तमान में विश्वविद्यालय तथा उच्च स्तर सहित अनेक शिक्षण संस्थान विद्यमान हैं।

प्रशासनिक :- दृष्टिकोण से अजमेर महत्वपूर्ण रहा है। पूर्व में मेरवाडा 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 मुख्यत 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 है 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।

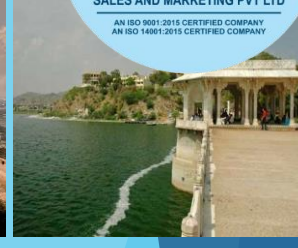
अजमेर नगर के उत्तरपूर्व में किशनगढ़ नगर स्थित है जो कि एशिया के मार्बल उद्योग में प्रमुख केन्द्र के रूप में उभर कर आया है। अजमेर की अवस्थिति इन नगरों के मध्य में होने के कारण यहां व्यावसायिक गतिविधियों में निरन्तर वृद्धि हो रही है।

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 नसियों
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)





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❑ Govt Offices

- ❖ RTO Office Ajmer (3km)
- ❖ Revenue Research & Training Institute RRTI (3.3km)
- ❖ ADA Under Construction New Office (5km)
- ❖ Rajasthan Public Service Commission (RPSC), (5.6km)
- ❖ Senior Town Planning Department, (5.8km)
- ❖ Sub Registrar Office (6.3km)
- ❖ Excise Department (6.4km)
- ❖ Ajmer Smart City Office (7.4km)
- ❖ Panchayat Training Centre (8.4km)
- ❖ District & Sessions Court (8.5km)
- ❖ Regional Office Of CBSE (8.9km)
- ❖ Ajmer Institute of Technology (8.9km)
- ❖ New Board of Sec. Edu. Raj. (RBSE Board) (9.1km)
- ❖ Police Training Centre (9.7km)
- ❖ CRPF Centre (10.8km)
- ❖ Management & Commerce Institute of Global (13.4km)
- ❖ NWR Ajmer diesel loco and wagon workshop (13.9km)
- ❖ Krishi Upaj Mandi (16.7km)
- ❖ HMT Machine Tools Limited (18.7km)
- ❖ HMT GSS and JEN office (18.6km)
- ❖ Indian oil corporation servo cfa (19.5km)
- ❖ National Researcher center on seed spices (24.7km)

❑ School & Collage

- ❖ Govt. Sr Sec. School Ghooghra (2.3km)
- ❖ Sanskriti The School (3.4km)
- ❖ MDS University, Pushkar Bypass Rd (4km)
- ❖ RR College of Nursing (5.2km)
- ❖ Medical Collage (Ayurved Nursing College), (5.9km)
- ❖ Sophia Girls' College Ajmer (7.3km)
- ❖ Government Engineering college, Kiranipura (7.5km)
- ❖ National Military School (8.7km)
- ❖ Ajmer Institute of Technology College (8.9km)
- ❖ Delhi World Public School (DWPS) (10.2km)
- ❖ Bhagwant University, Ajmer (10.3km)
- ❖ Mayo College Ajmer (11.9km)
- ❖ Prithviraj Chauhan Government College (13.6km)
- ❖ Govt. ITI College (14.8km)
- ❖ Govt. Polytechnic College, Makhupura (14.9km)
- ❖ Govt. Women Engineering College (15km)
- ❖ Dayanand College (15.9km)

❑ Hotel & Resorts

- ❖ Pancholi Restaurant Ghooghra (1.4km)
- ❖ The Chitvan Resort (1.8km)
- ❖ Paradizzo hotel & Resorts (2.5km)
- ❖ Gorbant Garden Restaurant (3.8km)



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❑ Hospital

- ❖ UTTARA Charitable Hospital (400mtr.)
- ❖ Janana Hospital (6.5km)
- ❖ Bharat Hospital (8.7km)
- ❖ Sewa Mandir Foundation (12.4km)
- ❖ Mittal Hospital (13.2km)
- ❖ St. Francis Hospital (13.4km)

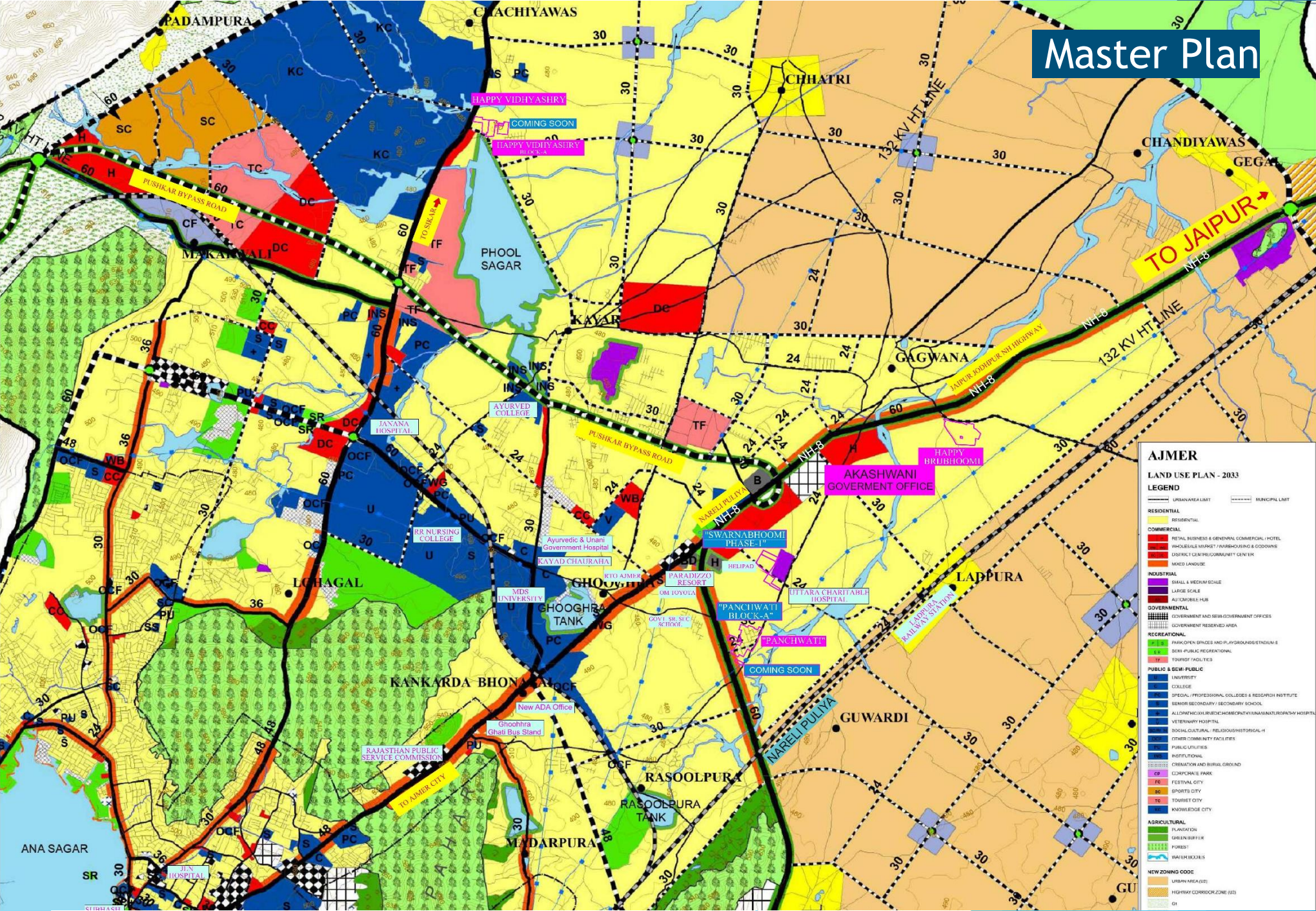
❑ Shopping Entertainment & Recreational Activity

- ❖ OM Toyota (1.6mtr.)
- ❖ Maya Mandir Multiplex Cinema Hall (6km)
- ❖ Jain Temple, Gyanoday Nagar (6.5km)
- ❖ Vishal Mega Mart (7.1km)
- ❖ Patel Stadium (9.3km)
- ❖ Subhash Udhyan (10.2km)
- ❖ Anasagar chaupati garden (10.4km)
- ❖ Birla City Water Park (17km)

❑ Transportation

- ❖ Ladpura Road (500mtr.)
- ❖ Pushkar Nagaur Bypass (1km)
- ❖ Ghooghra Helipad (1.8mtr.)
- ❖ Ghooghra Bus Stop (2km)
- ❖ New 200ft. Medta Bypass (2km)
- ❖ Ladpura Railway Station (2.8km)
- ❖ Kayad Chauraha(3.5km)
- ❖ Ajmer Bus Depo (8.5km)
- ❖ Madar Junction (8.6km)
- ❖ RIICO Palra Industiral Area (9km)
- ❖ Ajmer Junction, (10.3km)
- ❖ Parle Factory (12.6km)
- ❖ Makhupura Industrial Area (14.1km)
- ❖ Kishangarh Airport (16.9km)

Master Plan



AJMER
LAND USE PLAN - 2033

LEGEND

--- URBAN AREA LIMIT - - - - - MUNICIPAL LIMIT

RESIDENTIAL

RESIDENTIAL

COMMERCIAL

- RETAIL BUSINESS & GENERAL COMMERCIAL / HOTEL
- WHOLESALE MARKET / WAREHOUSING & GODOWNS
- DISTRICT CENTRE/COMMUNITY CENTER
- MIXED LANDUSE

INDUSTRIAL

- SMALL & MEDIUM SCALE
- LARGE SCALE
- AJ (CORPUS) HUB

GOVERNMENTAL

- GOVERNMENT AND SEMI-GOVERNMENT OFFICES
- GOVERNMENT RESERVED AREA

RECREATIONAL

- PARKS/GREEN SPACES AND PLAYGROUNDS/STADIUMS
- SEMI-PUBLIC RECREATIONAL
- TOURIST FACILITIES

PUBLIC & SEMI-PUBLIC

- UNIVERSITY
- COLLEGE
- SPECIAL / PROFESSIONAL COLLEGES & RESEARCH INSTITUTE
- SENIOR SECONDARY / SECONDARY SCHOOL
- ALLOPATHY/AJURVEDIC/HOMEO/AYURVEDIC/AYURVEDIC/AYURVEDIC HOSPITAL
- VETERINARY HOSPITAL
- SOCIAL/CULTURAL / RELIGIOUS/HISTORICAL
- OTHER COMMUNITY FACILITIES
- PUBLIC UTILITIES
- HOBBYPATH
- CREMATION AND BURIAL GROUND
- CP
- FC
- SC
- TC
- KNOWLEDGE CITY

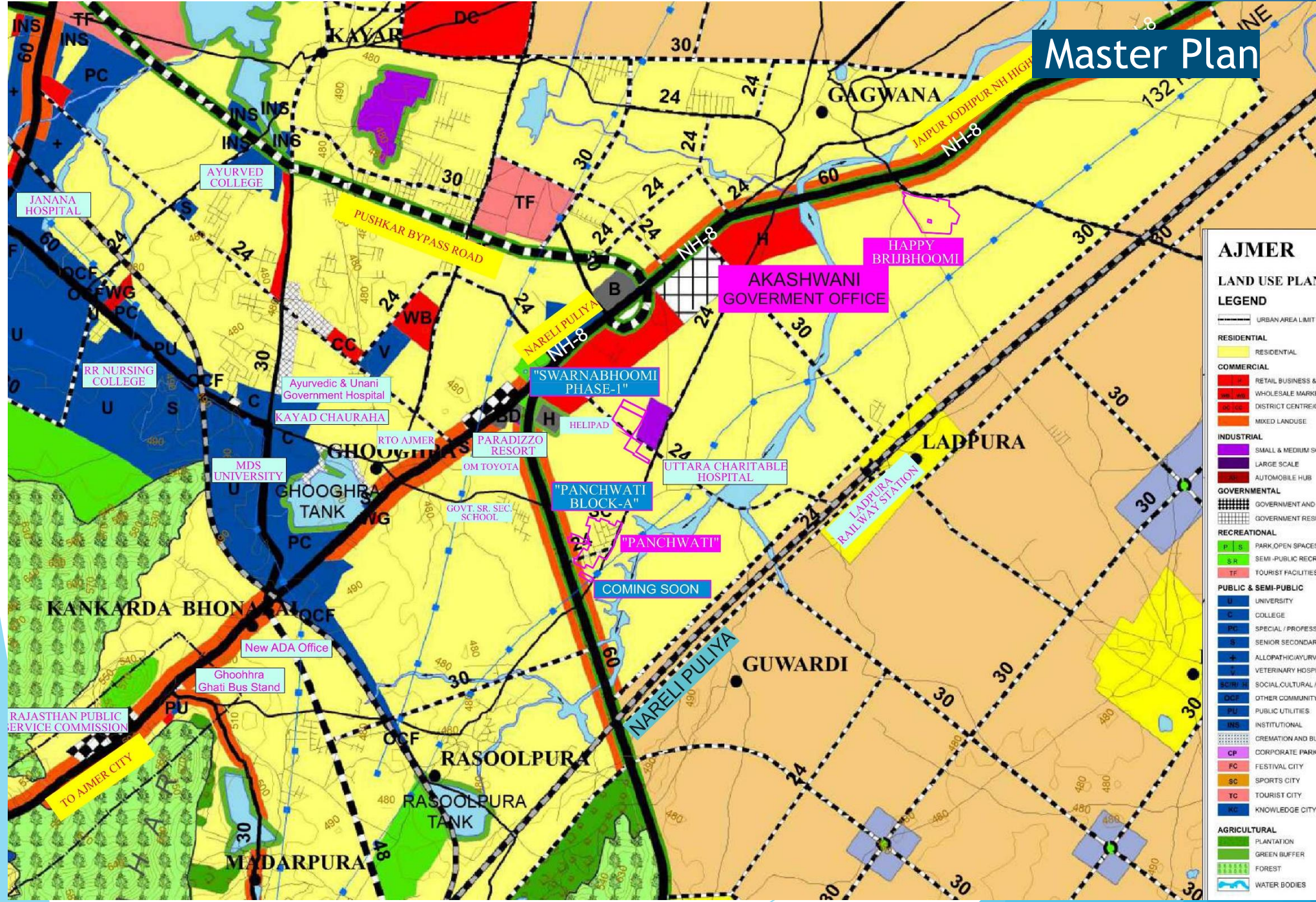
AGRICULTURAL

- PLANTATION
- GOVERNMENT/RESERVE
- FOREST
- WATER RESERVES

NEW ZONING CODE

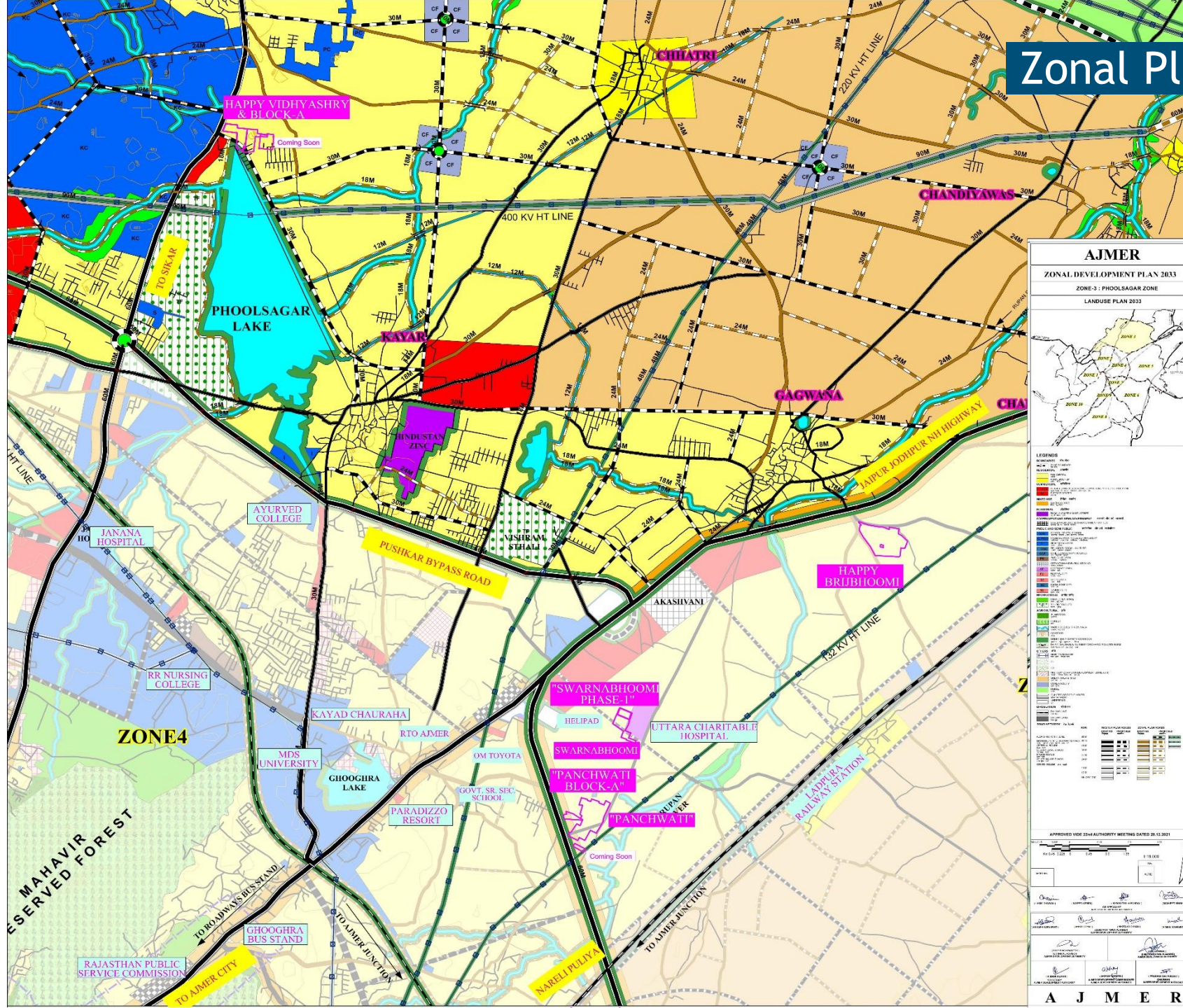
- URBAN AREA (02)
- HIGHWAY CORRIDOR ZONE (02)
- 01

Master Plan



AJMER	
LAND USE PLAN	
LEGEND	
	URBAN AREA LIMIT
RESIDENTIAL	
	RESIDENTIAL
COMMERCIAL	
	RETAIL BUSINESS &
	WHOLESALE MARK
	DISTRICT CENTRE
	MIXED LANDUSE
INDUSTRIAL	
	SMALL & MEDIUM S
	LARGE SCALE
	AUTOMOBILE HUB
GOVERNMENTAL	
	GOVERNMENT AND
	GOVERNMENT RES
RECREATIONAL	
	PARK, OPEN SPACES
	SEMI-PUBLIC RECR
	TOURIST FACILITIES
PUBLIC & SEMI-PUBLIC	
	UNIVERSITY
	COLLEGE
	SPECIAL / PROFESS
	SENIOR SECONDAR
	ALLOPATHIC/AYURV
	VETERINARY HOSPI
	SOCIAL/CULTURAL /
	OTHER COMMUNITY
	PUBLIC UTILITIES
	INSTITUTIONAL
	CREMATION AND BU
	CORPORATE PARK
	FESTIVAL CITY
	SPORTS CITY
	TOURIST CITY
	KNOWLEDGE CITY
AGRICULTURAL	
	PLANTATION
	GREEN BUFFER
	FOREST
	WATER BODIES

Zonal Plan



AJMER
ZONAL DEVELOPMENT PLAN 2033
ZONE-3 : PHOOLSAGAR ZONE
LANDUSE PLAN 2033

LEGENDS

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	WATER BODIES	FOREST	UNDEVELOPED LAND	RAILWAYS	ROADS	UTILITIES
...

APPROVED VIDE 22nd AUTHORITY MEETING DATED 26.12.2021

SCALE: 1:10,000

A J M E R

SWARNABHOOMI PHASE 1st

RERA No. RAJ/P/2024/3079

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MAIN ENTRANCE GATE



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Outer Boundary Wall with Wire Fencing

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Curve Stone

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CC Road

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Park Gate

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Park Boundary wall

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Park Pathway

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Kids Play Area

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Open Gym



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Sitting Bench in Park area

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Plantation

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Gazebo

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Aerial View of Park

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Plot Demarcation

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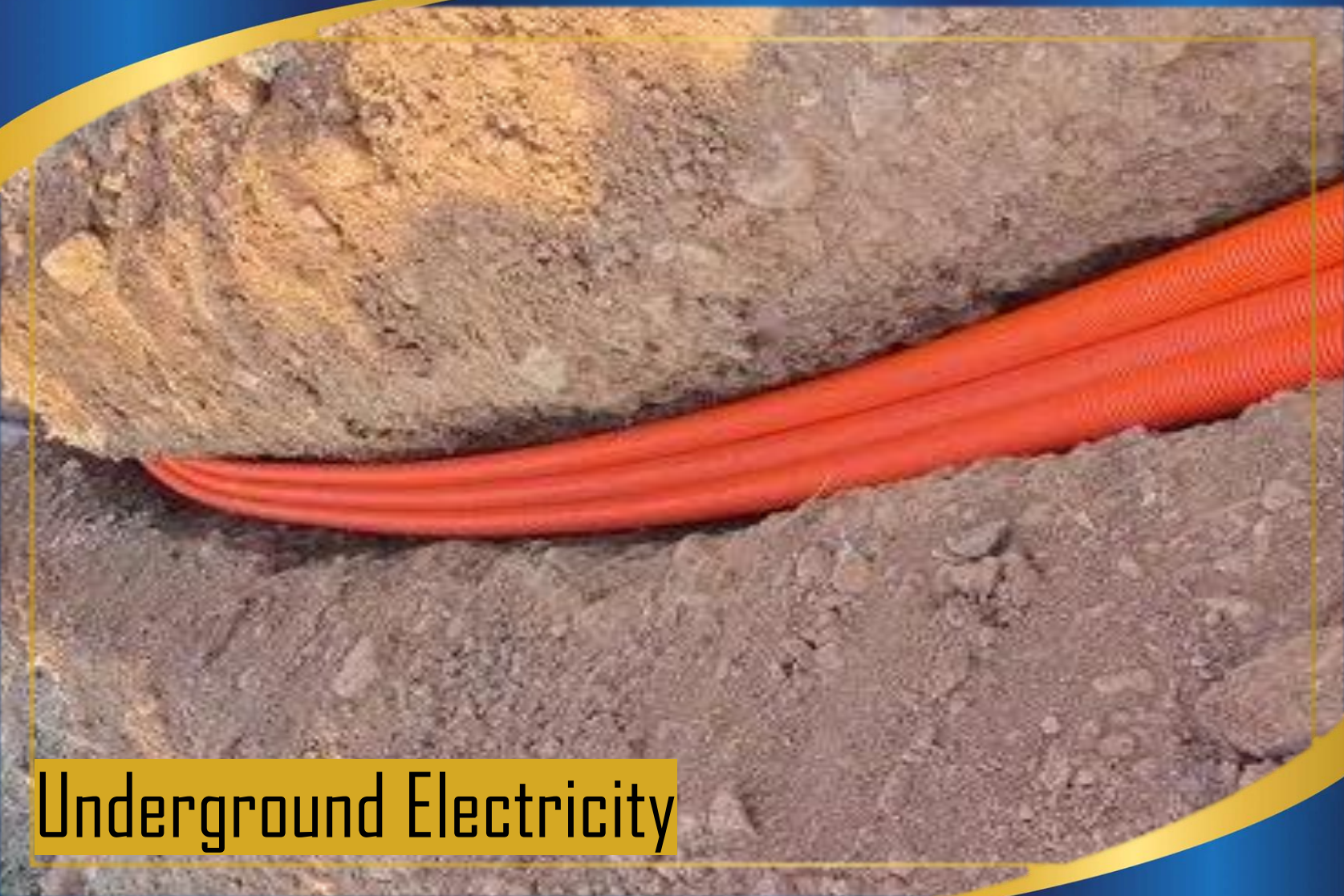
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Underground Electricity

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Solar Road Street Lights

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Solar Panel

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Water Borewell

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Underground Water Supply Pipe Line

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Drip Irrigation

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Rain Water Harvesting

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Sewage Treatment Plant (STP)

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Underground Sewage Pipe Line

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Sewage Chamber

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CCTV Surveillance
(for common area)

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Boom Barrier in Main Entrance

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Garbage collection box in Park area

AMENITIES

- Entry Gate
- Curve Stone
- CC Road
- Park Development
- Park Gate
- Park Boundary Wall
- Kids Play Area
- Open Gym
- Sitting Bench
- Gazebo
- Park Pathway
- Plantation
- Garbage collection
- Plot Demarcation
- Outer Boundary wall with wire fencing
- STP Plant
- Sewage Manhole Chamber
- Underground Sewage Pipe Line
- Underground Electrification
- Road Street Lights
- Rainwater Harvesting System
- Water Tank
- Underground Water Supply Pipeline
- Water Borewell
- Drip Irrigation
- Boom Barrier
- Speed Breaker
- CCTV Surveillance (for common area)
- Solar Panel (for common area)

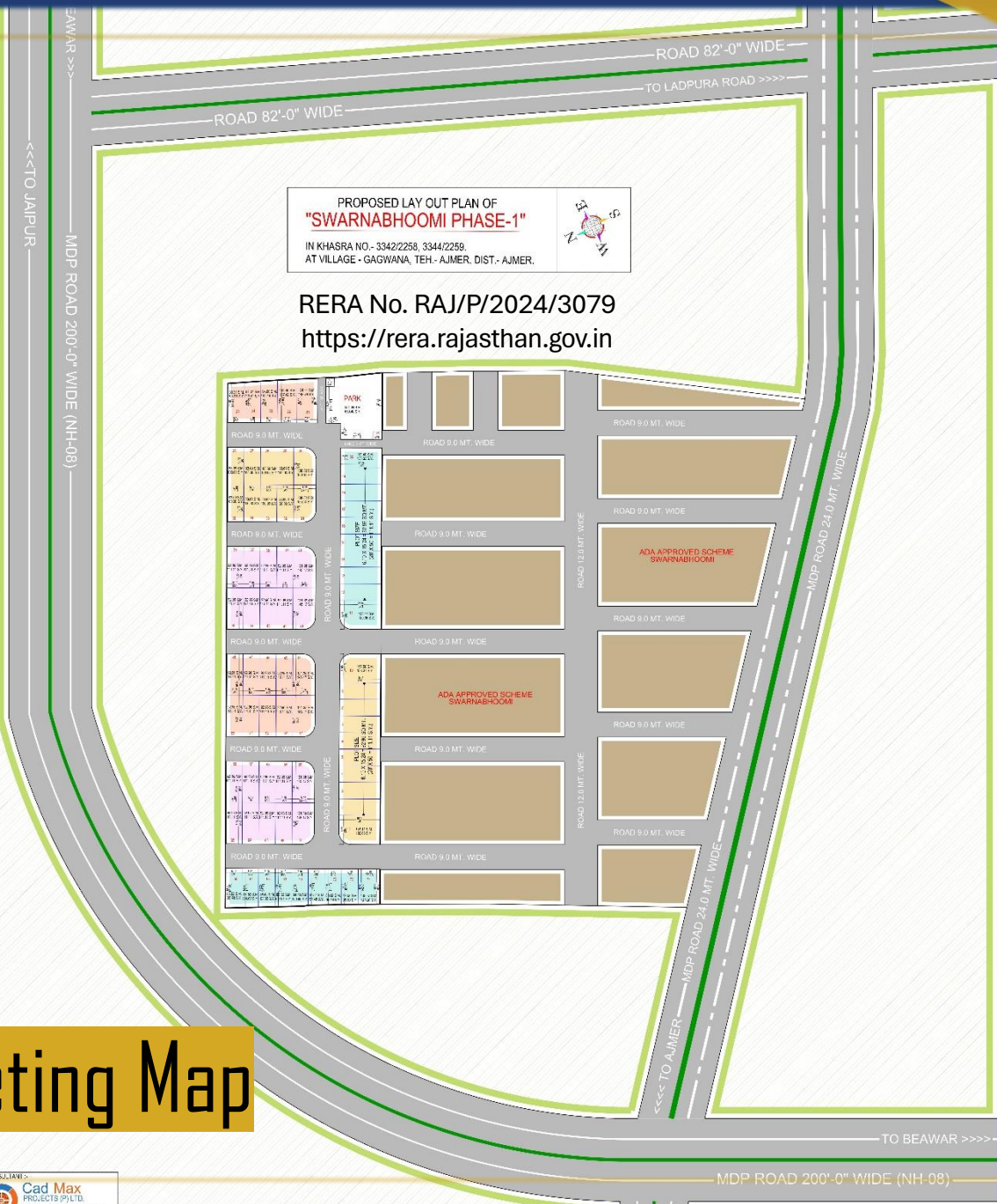
Such other Facilities as Mandatory as Per the Rajasthan Township Policy-2010



PROPOSED LAY OUT PLAN OF
"SWARNABHOOMI PHASE-1"
IN KHASRA NO. - 3342/2258, 3344/2259,
AT VILLAGE - GAGWANA, TEH - AJMER, DIST - AJMER.



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Marketing Map

Thank You

