

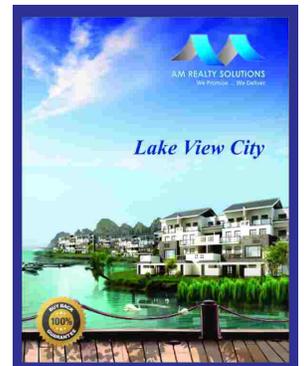
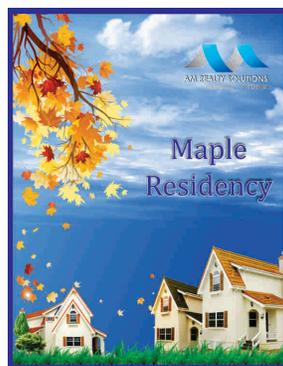
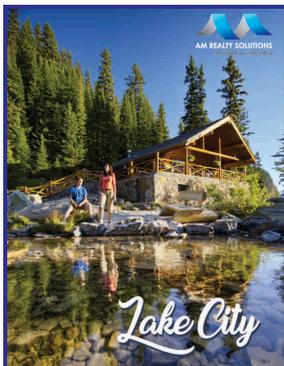
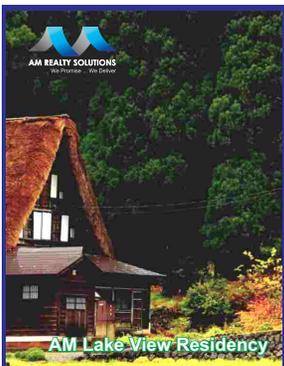


**AM REALTY SOLUTIONS**  
We Promise ... We Deliver

# Maple Residency-2



## Smart City Project PHULERA, JAIPUR





After successful delivery of government approved project like “AM Maple Residency”, AM Realty Solutions is launching aesthetically conceptualized township “AM Maple Residency-2”, residential Project located in Akoda Phulera Jaipur. The project comprises of residential and commercial plots. Architectural excellence, amidst the most serene natural surroundings, carve the true essence of this project. While conveniently reachable via rail, road and air, AM Maple Residency-2 is secretly hidden from the polluted chaos of a big town. Spread across an are of 2,11,750 sq/yards, plot sizes ranging from 100 to 300 sq. yards are available for purchase. Located just next to India’s largest manufacturing and Industrial project DMIC and just 9km away from NH-8. If the idea is to cuddle in nature’s womb and yet maintain as much contact with the hustle bustle of commercial world, this is perhaps the most enticing offer. Coming over to the economic side, this township is one of the most lucrative real estate deals.

**SMART CITY:** Cities accommodate nearly 31% of India’s current population and contribute 63% of GDP (Census 2011). Urban areas are expected to house 40% of India’s population and contribute 75% of India’s GDP by 2030. This requires comprehensive development of physical, institutional, social and economic infrastructure. All are important in improving the quality of life and attracting people and investment, setting in motion a virtuous cycle of growth and development. Development of Smart Cities is a step in that direction. The Smart Cities Mission is an innovative and new initiative by the Government of India to drive economic growth and improve the quality of life of people by enabling local development and harnessing technology as a means to create smart outcomes for citizens. After Smart City Models were conceptualized in India, Jaipur was one of the first city to Submit its Smart City Model. Chief Minister of Rajasthan invited members of Singapore Business community to set up “Little Singapore” or a Smart City in Rajasthan in the vicinity of the Delhi Mumbai Industrial Corridor (DMIC) having its major Junction Station in Phulera, near Jaipur. Resulting Phulera in Rajasthan to be considered as a destination for investment & expansion. AM Realty Solutions is working parallel with respective authorities & trying to meet the vision of Govt. Schemes under Smart City Missions by delivering Govt Approved projects under subsidized schemes.

**Mission** - to create structures that fulfill desires

**Vision** - nurture the idea of luxurious living with premium township at affordable prices

**Our Promise** - Fulfill commitments and surpass expectations



National Heritage City Development and Augmentation Yojana clarification needed (HRIDAY) was launched on 21 January 2015 with the aim of bringing together urban planning, economic growth and heritage conservation in an inclusive manner to preserve the heritage character of each Heritage City.

The scheme was launched by Prime Minister Narendra Modi in June 2015 with the focus to establish infrastructure that could ensure adequate robust sewage networks and water supply for urban transformation by implementing urban revival projects. Rajasthan was the first state in the country to submit State Annual Action Plan under Atal Mission for Rejuvenation and Urban Transformation (AMRUT). The scheme Housing for All by 2022 and Atal Mission for Rejuvenation and Urban Transformation (AMRUT) were launched on the same day. The scheme is dependent with public private partnership(PPP) model. If required, various other schemes like Swachh Bharat Mission, Housing for All 2022, along with the local state schemes like that related to water supply and sewerage and other infrastructure related schemes can be linked to AMRUT.

# Glimpse of Surrounding and Projects in Phulera





Restoration work of tourism infrastructure is on at the Sambhar Lake for which the Centre sanctioned ` 63.96 crore in September 2015 under the desert circuit of the Swadesh Darshan scheme, information tabled in the assembly revealed.

The project includes conserving and developing of heritage buildings, temples and other structures for promoting tourism in the region.

Out of a total of ` 46.98 crore fund released by the Union tourism ministry until now, the state government has spent ` 27.80 crore and a number of projects will be completed by March 2018, according to the information tabled in the state assembly.

The state department of archeology and museums has undertaken the projects worth ` 21.50 crore that include conserving and developing heritage works at the Shakambhari Mata temple and Devyani Sarovar and constructing of a trolley track and bird watching deck at the salt lake and a tourist walkway in Sambhar city. All these projects are slated to be completed by March 31.

The state government has also completed projects totaling ` 18.43 crore that includes seven road construction projects through shortlisted agency to the tune of ` 16.15 crore.

## 2. ESTABLISHMENT OF GOLF RESORTS AND CONVENTION CENTRES

PARTICULARS	ESTIMATED COST
Centres near Jaipur-Sambhar and Udaipur Kur <sup>l</sup> Garh areas.	Rs 250 to 500 million (18 hole Golf Course Rs 50 million + Resort Rs 200-450 million)
• 18 hole Golf Course	
• Resort	
Convention Centre	Rs. 1 billion to Rs 10 billion

## 5. DEVELOPMENT OF ECO-TOURISM IN THE STATE

PARTICULARS	ESTIMATED COST
Badupol (Hanumangarh)	
Badi Kaler (Udaipur)	
Badi Mansarovar (Chittor)	
Jawal Dam (Pali)	Rs. 5 million for each site
Sambhar (Jaipur)	
Udपुरia (Kota)	
Chambal (Kota and Dholpur)	

## 6. DEVELOPMENT OF TOURISM

(Joint Venture)

PARTICULARS	ESTIMATED COST
Sambhar (Jaipur)	Rs. 1 billion
Jaisamand Lake (Udaipur)	Rs. 100 million

# Bollywood & Adventure at Sambhar



### 4. Super 30- Sambhar



The biopic starring Hrithik Roshan was shot in a lake town, Sambhar in Rajasthan. Hrithik Roshan's look as a Bihari maths professor is refreshing. In the film though, the town will be passed as Kota.



# SAMBHAR HERITAGE RESORT: EXPERIENCE LUXURY IN THE MIDST OF NATURE

SAMBHAR HERITAGE RESORT IS A 100-YEAR-OLD CIRCUIT HOUSE-TURNED-HERITAGE-PROPERTY THAT DATES BACK TO THE 18TH CENTURY. LOCATED JUST 900 METERS AWAY FROM SAMBHAR LAKE, THIS HERITAGE PROPERTY IS PERFECT FOR A WEEKEND GETAWAY.



HOME / HOTELS IN JAIPUR

Sambhar Heritage Resort ★★★★★

Circuit House, 5th Colony, Sambhar, Rajasthan

OVERVIEW ROOM TYPE LOCATION POLICES

**my**

₹15,000 Per Night for 3 adults **SELECT ROOM**

1 ROOM RECOMMENDED FOR YOU

₹15,000 BREAKFAST INCLUDED Heritage Suite

₹15,000 Total Price Per Night for 3 Adults

Free cancellation till 27 Dec 2020 12:00 PM IST

**BOOK NOW**



# Phulera Master Plan 2031

नगर

नियोजन

विभाग

:राजस्थान



(NOTED IN THE AREA OF  
SHARDA MASTER PLAN 2011)

## PHULERA

USE PLAN - 2031  
राजस्थान - 2031

UP TO PHULERA RIVERLINE  
LAND BOUNDARY - 2031  
UP TO PHULERA RIVERLINE  
LAND BOUNDARY - 2031  
UP TO PHULERA RIVERLINE  
LAND BOUNDARY - 2031

AGRICULTURE AND RURAL DEVELOPMENT  
AGRICULTURE AND RURAL DEVELOPMENT  
AGRICULTURE AND RURAL DEVELOPMENT

COMMERCIAL  
COMMERCIAL  
COMMERCIAL

INDUSTRIAL  
INDUSTRIAL  
INDUSTRIAL

GOVERNMENTAL  
GOVERNMENTAL  
GOVERNMENTAL

RESIDENTIAL  
RESIDENTIAL  
RESIDENTIAL

PUBLIC AND SEMI PUBLIC  
PUBIC AND SEMI PUBLIC  
PUBIC AND SEMI PUBLIC

OPEN SPACE  
OPEN SPACE  
OPEN SPACE

ROADS  
ROADS  
ROADS

UTILITIES  
UTILITIES  
UTILITIES

PLANTATION  
PLANTATION  
PLANTATION

PROPOSED  
PROPOSED  
PROPOSED

STATE HIGHWAY  
STATE HIGHWAY  
STATE HIGHWAY

RAILWAY  
RAILWAY  
RAILWAY

APPROVED AS PER GOVT. NOTIFICATION  
APPROVED AS PER GOVT. NOTIFICATION  
APPROVED AS PER GOVT. NOTIFICATION

DATE: 01/07/2012

SCALE: 1:10000

MS LAKSHYA FOR MANS VIKAS LIMITED

(भारतीय नगर नियोजन विभाग)

(राजस्थान राज्य सरकार)

(राजस्थान राज्य सरकार)

(राजस्थान राज्य सरकार)



## MAHINDRA SEZ JAIPUR

Jaipur is a volcano of development erupting at a massive pace and the Mahindra World City has definitely fueled the drive. The stamp of economic revolution as embarked by Mahindra World City on Jaipur is pretty evident. An integrated business city with SEZs (Special Economic Zones), the MWC is spread across 3000 acres and more than 150 companies will be creating 3.5 lakhs new jobs in the next 3 -5 years.. Mahindra World City, Jaipur has already attracted leading corporates including Infosys, JCB, Wipro, Deutsche Bank, State Bank of India, ICICI Bank, Genpact, EXL BPO, Tech Mahindra, QH Talbros, Connexions, Nagarro & Nucleus Software and rapidly continues to expand its Customer base. With residential plots offered at the AM Haritage City, Phulera this certainly is a charming residential -business combo



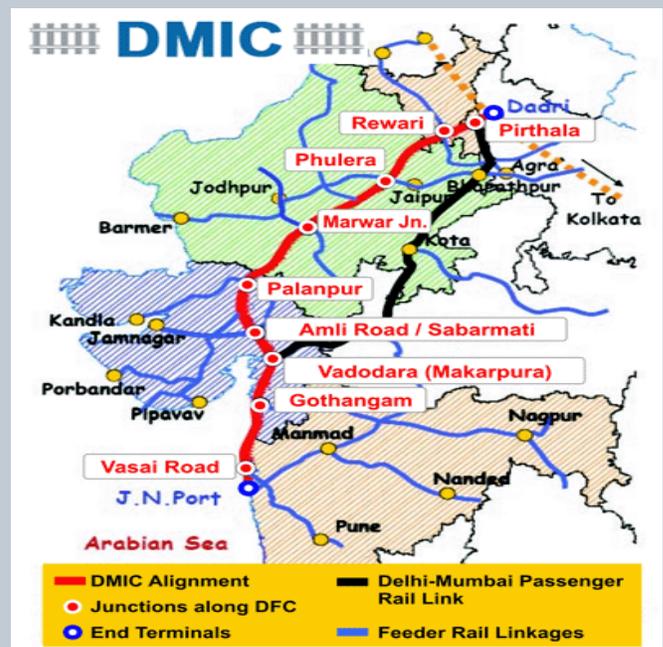
## EDUCATION HUB

At the AM Heritage City, not only are there ample work opportunities and stay privileges, there is ample in store for the learners. Educational centres and reputed institutes of learning are located in close vicinity, the top names being:

- Manipal University
  - NIMS Medical College
  - Jyoti Vidyapeeth University
  - DPS
  - Birla International School Pilani
  - JK Lakshmi University
  - Government Center University
  - Rajasthan Dental College & Hospital
  - Jaipur Inst. of Engg. & Management
  - ITI College
- (campus spread over an area of approximately 865 acres).

## DMIC-Delhi Mumbai Industrial Corridor

Delhi Mumbai Industrial Corridor is the next big chapter in the Indian infrastructure book. Delhi-Mumbai Industrial Corridor is a mega infrastructure project of USD 90 billion with the financial & technical aids from Japan, covering an overall length of 1483 KMs between the political capital and the business capital of India, i.e. Delhi and Mumbai. This infrastructural program is focused upon developing "Smart Cities". The projects will generate 2,15,000 direct jobs and 6,18,000 indirect jobs to the Indian economy, the ministry claimed. Japan has committed to invest \$4.5 billion in this project. The Union Cabinet had approved an expenditure of Rs 18,500 crore on development of infrastructure for the project. Strategically located, Phulera is one of the major DMIC junction .



## Location Advantages

- Near Phulera Railway Division of Rajasthan
- 2 minutes drive to Phulera DMIC junction
- 8 minutes drive to Phulera Railway Station
- 12 minutes drive to Jaipur Ajmer Expressway
- 40 minutes drive to operational Kishan Garh International Airport
- 15 minutes drive to famous Shakambari Temple
- 10 minutes drive to famous Bandhe Ke Balaji Temple
- Next to under construction tourist destination project worth Rs.1000 Cr.
- 25 minutes drive to Birla Int. School
- 5 minutes drive to Sambhar Court
- 4 minutes drive to Main Phulera Bus Stand.
- 4 minutes drive to Main Tourist attraction ( Sambhar Lake )
- 25 minutes drive to NIMS Medical College
- 20 minutes drive to Jyoti Vidyapeeth University
- 30 minutes drive to J.K Lakshmipath University
- 20 minutes drive to Rajasthan Dental College
- 25 minutes drive to Manipal University
- 10 Minutes drive to upcoming World's Largest Solar Power Plant in Sambhar
- 12 Minutes drive from Sambhar Heritage Resort

## The Project Highlights

- Architecturally professional landscaping and structural treatment
- Size options, Plots starting 100 sq yard dimensions
- Well maintained jogging tracks for the health enthusiasts, club house and swimming pool
- Layout & design in consideration with Vastu recommendations
- Natural surroundings managed by devoted horticulture specialists
- Govt Approved Residential Projects with almost 80% construction completed..

## Our Delivered Projects in Goa.



**AM REALTY SOLUTIONS**  
We Promise ... We Deliver

### Corporate Office :

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Magnus Tower, Noida Sector-73

**Phone Nos :** 0120-4547484

### Branch Office :

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Metro Prime Hanuman Vatika First, Ajmer Road,  
(Opp. GDC Club) Jaipur Rajasthan-302021

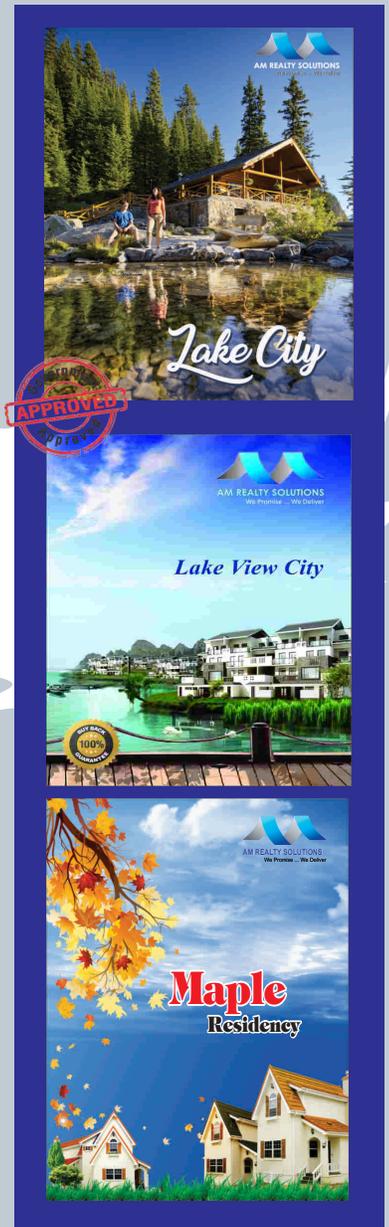
**Phone Nos :** 9582212245

**Address 2:** Flat No. LG 1, Plot No -22,  
Hanuman Vatika First , Ajmer Road , Jaipur 302021

**Website :** www.amrealtysolutions.com

**Email:** info@amrealtysolutions.in

## Premium Projects under Smart City Phulera



## Projects under Smart City Phulera

