



FDI Fund

FIRE (First Indian Real Estate) Capital Fund is a real estate centric private equity fund. Reputed investors in the fund bring extensive real estate experience both in the Indian and international markets. FIRE Capital's active participation in the funding and development of projects provides for timely deliveries, right pricing, high quality of construction and the highest standards of maintenance.

Founded in 2004, FIRE Capital has pioneered the concept of “Satellite Urban Villages”. The fund invests in the projects which target middle and upper-middle class consumers by offering superior quality products at affordable price points.

FIRE Capital Fund has already invested in several fully integrated township projects of international standard across the country including cities of Indore, Nagpur, Bangalore, Jaipur and Chennai. Phase – I of the Silver Springs – Indore, the first project of FIRE Capital, is almost ready and people have started moving in. The Emphyrean – Nagpur has stretched the boundary of Nagpur, positioning the location as one of the premium upcoming destinations. Phase – I of Kanopus, FIRE Capital's Chennai based project, is creating a buzz in the market. The Emphyrean, Bengaluru has already sold out Phase – I of the township and is getting ready for the launch of Phase – II. So far, over 2000 families have trusted various projects of FIRE Capital.



Local Expertise

Grass Field Farms & Resorts Pvt. Ltd. is a trusted real estate name in North India, primarily engaged in building luxury leisure properties such as farm houses, resorts, amusement parks and residential projects. A brainchild of three enterprising men who dreamt big:

Mr. Sunil Bansal

The dynamic and visionary Mr. Sunil Bansal has several niche projects to his credit. These projects are creatively implemented, with a deep sense of commitment under the aegis of the Grassfield Group. Besides townships and a huge Ind bank, he also owns the biggest club in Rajasthan under the brand name "CLUB GRASSFIELD", in Jaipur. Club Grassfield is one such project which has acclaimed international stature.

Projects under his stewardship are already underway in Kishangarh (Rajasthan) and Pune. A resort is also coming up at Kalwad Road, Jaipur. The project will house state-of-the-art facilities, amidst the natural and scenic eco-friendly environs of the Aravalis. He has several township and resorts are underway in & outside Rajasthan.

Mr. Atma Ram Gupta

Mr. Atma Ram Gupta is a renowned figure in the community of builders and developers in Rajasthan. Since the inception of the Group in 1989 he has delivered various projects in the residential and commercial segment, to the satisfaction of a huge and diverse customer base nationally as well as internationally.

ARG Group is the first real estate company in Rajasthan with a CRISIL rating and an ISO 9001:2000 certification which is a signature of excellence, commitment and quality.

Mr. Vimal Singhvi

A renowned jeweller in Jaipur having the penchant to venture into diversified business. Real estate being one of them. Besides manufacturing high end jewellery. He has developed townships and residential flats in Jaipur, Pune and Khatu Shyam,ji under the banner of VIMAL SINGHVI GROUP.



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Regd. Office: K-107, Club Lane, Kishan Nagar, Shyam Nagar, Jaipur-302019.

Website: www.indicity.in, Email: myhome@indicity.in



Rajasthan, 'The Royal State' of India, needs no introduction. History bears witness to its rich and enchanting heritage. Modern Rajasthan is no less regal and majestic.

Socio-cultural changes have come throughout the eras, and lifestyles have become contemporary in essence. It's time for Rajasthan to be adorned with a state-of-the-art urban landmark – The Indicity, over 700 acres integrated city, fast-developing into a mixed-use commercial and residential hub.

Located just a 30 mins. drive from Jaipur along the Jaipur-Ajmer corridor, Indicity heralds the birth of 'New World City' in Rajasthan. It is a meticulously planned city based on urban design principles. The various sub-cities, road circulation network, water, noise/air and power management or unique landscaping and soft-scaping elements, all showcase the detail analysis and careful planning In-depth topographical surveys, hydro-geological studies, geo-technical studies and traffic analysis have been undertaken to create a sustainable world-class development. Master-planning itself has been done by a renowned architectural firm, HoK of USA.

In addition to the unique sub cities being created within Indicity to offer a complete world class lifestyle to its residents. Indicity also plays host to many residential sub cities. Among many Residential Cities in Indicity "SHIVALIK" is the first Residential city that will be launched. Spread over an area of 27 acres, the city will be equipped with the finest luxury lifestyle features and all the modern amenities. Besides the residential cities the promised land of Indicity will be a union of various sub-cities.

Magnets of Indicity

KASHI – 'The Scholar City'

(Area: 7 acres approx.)

This zone will comprise of a number of quality academic institutions. It will have a K12 residential school with a day school and college /university level educational institutions.

KURU – 'The Sports City'

(Area: 19.5 acres approx.)

The Sports City will be one of the most modern sports centres in India. It will provide the residents of township to not only enjoy and indulge in various sports but will also fit itself as a platform for the talented and aspiring sports-persons from Jaipur.

MAGADH – 'The Medi City'

(Area: 6.2 acres approx.)

Apart from a state-of-the-art hospital with more than 100 beds, Medi City will have the smartest medical facilities, equipment and paramedics. It will also be the first option for road trauma cases with the highway being in close vicinity.

KALINGA – 'The Heritage & Hospitality City'

(Area: 5.6 acres approx.)

This City aims to be a winning attraction for the tourists. It will be a showcase of Rajasthani culture and heritage, at the same time providing a platform to all the local artists to display their skills and creations. Kalinga will invite leading names in Hotels and Resorts to make modern maharajas envious.

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INDICITY

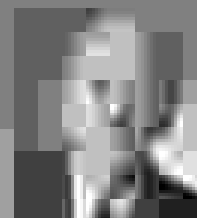
A Masterplanned World



Satellite View of IndiCity



IndiCity is a thoroughly well researched project covering every aspect of city planning.

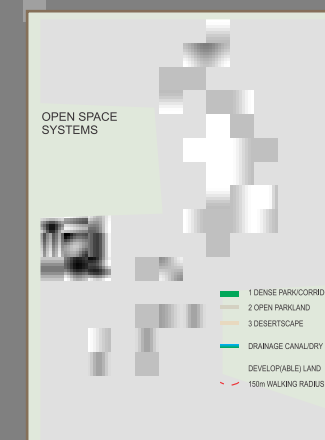
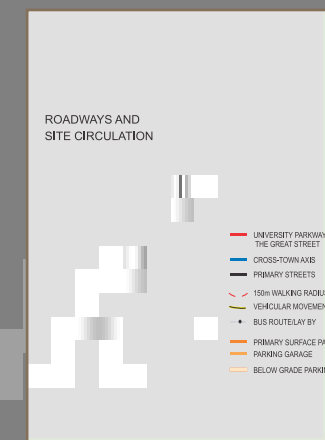
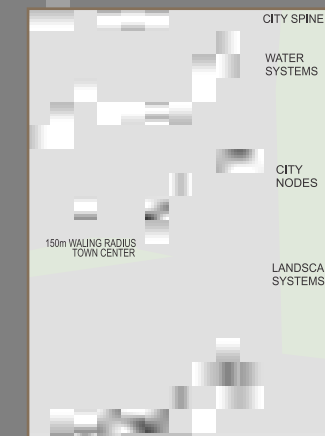


The making of IndiCity

The grand plan for IndiCity started taking shape when Mr. Thomas Curley, a distinguished Urban Planner & Designer, then working as Director of Urban Design at HoK, New York, came over for the first site analysis visit to the IndiCity site.

While the initial plan was to do the site analysis for a day, Mr. Curley got so excited by the extant and the various defining features of the site, that he extended his visit to four days. These four days were spent on rigorous survey, observation of site's contours and various other features. These observations became the basic building blocks for Mr. Curley and his team of urban designers and planners. This was followed by another seven day visit where the team conducted a detailed site analysis, studied the physical features of the site and took into account a blend of traditional and contemporary character of the architecture and urban design present in this part of the country. Back in New York, this analysis together with the time tested urban design principles were used by the team of experts to weave a basic urban form and plan of the proposed city. This basic form and plan then finally took shape as the Masterplan of IndiCity. The Masten Plan has since then gone through various iterations and extensive usage of the most modern design tools and softwares to become a perfect vision platform for the global city of the future. .

Thorough analysis for Master Plan development



Layout Plan (27 Acres)



Towards NH-8
IndiCity'S Main Entry



- A** Magnolia (on 125 sq. yds. land area)
- B** Daisy (on 172 sq. yds. land area)
- C** Tulip (on 251 sq. yds. land area)
- D** Orchid (on 344 sq. yds. land area)
- E** Residential-Group Housing
- F** Convenience Shops
- G** Club House
- H** Landscaped Green
- I** Jogging Track

* 1 sq. yd.=0.84 sq. meter
* 1 sq. yd.=9 sq. feet

Master Planner's Vision

South neighborhood and open space infrastructure

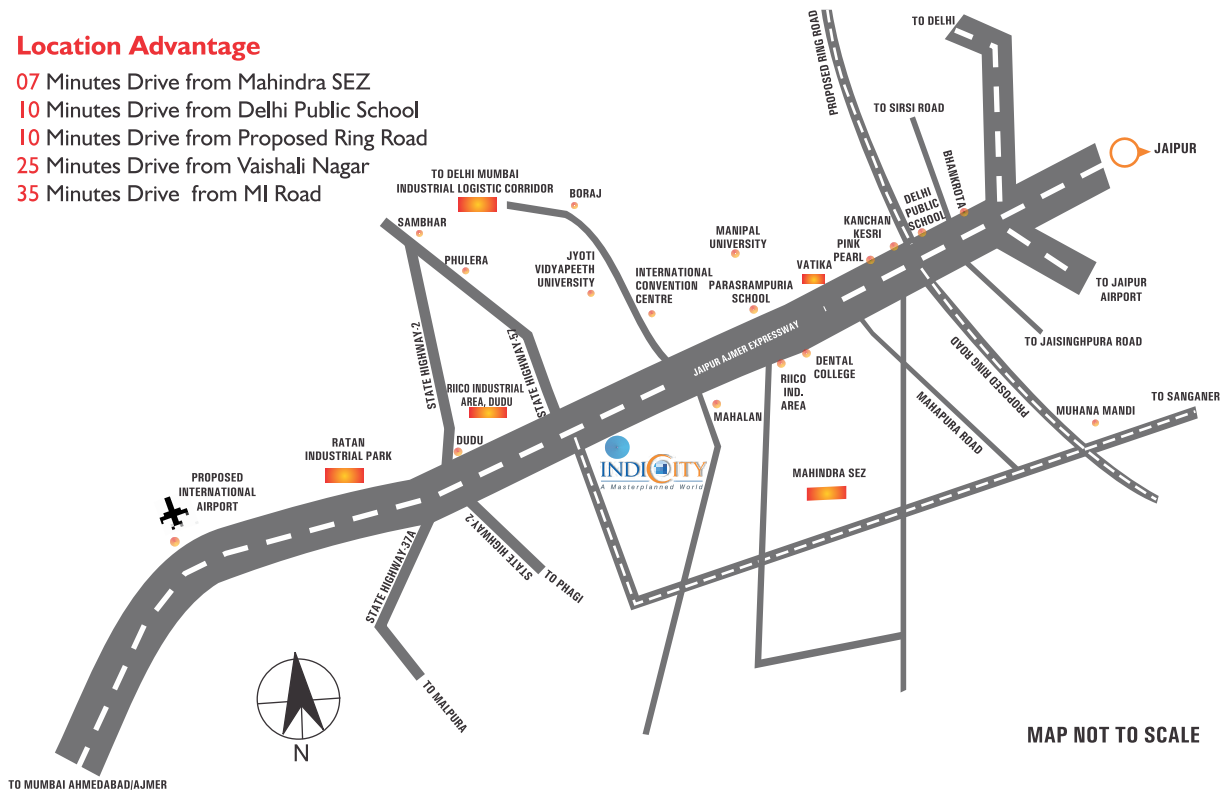
The lower half of the site is divided into four neighborhoods, composed of the Town Center community, and three other districts. Each of these neighborhoods contain of a variety of Villas, Row houses and mid-rise Apartments. Residents will live within a 150 m walking radius of a dense, climate-sensitive cluster of local neighborhood retail, shops and grocers, community facilities, and a diverse network of open spaces.

Luxury Villas,
Row houses & Mid-rise
Apartments

Location Map

Location Advantage

- 07 Minutes Drive from Mahindra SEZ
- 10 Minutes Drive from Delhi Public School
- 10 Minutes Drive from Proposed Ring Road
- 25 Minutes Drive from Vaishali Nagar
- 35 Minutes Drive from MI Road



- Ideally located on Jaipur - Ajmer Express Highway (Off Bagru, Near Mehala)
- Close proximity to Mahindra SEZ • Direct access to the city and the city centre

Perspective View of Indicity's Entrance Gate ▼



Unique features of IndiCity

- ▶ A fully integrated, self sufficient development sprawling over 700 acres of land promoting “live, learn, work and play" concept
- ▶ Rajasthan’s first FDI (Foreign Direct Investment) funded project
- ▶ JDA approved development
- ▶ Master planned by HoK, New York – one of the world's largest architectural firms
- ▶ Ideally located on Jaipur –Ajmer Express Highway (NH-8) with direct access from highway
- ▶ More than 50% area kept open/green space
- ▶ Lush green landscaped parks
- ▶ Multiple housing options available in residential city
- ▶ Luxurious and large clubhouse to provide international lifestyle to the residents
- ▶ Sports infrastructure includes Golf putting green, Cricket ground, swimming pool, Tennis court, facilities for indoor games etc. alongwith ultra-modern gymnasium and spa facilities
- ▶ An open theatre, an amphitheatre, a hotel, banquet halls, a school, shopping arcades, a convention centre, a restraint and food courts –all within IndiCity
- ▶ Eco-friendly development with world-class infrastructure
- ▶ Integrated development with the multiple economic drivers across various sub-cities and commercial zones



▲ Lush Green
Landscaped Area

Shivalik
A Gated Residential Community

SPECIFICATIONS

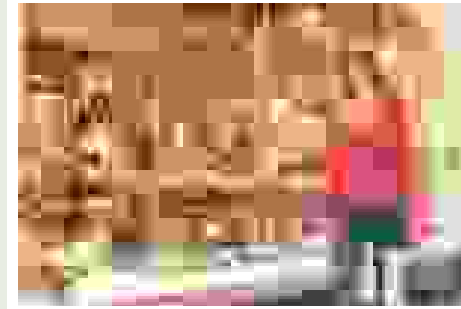
UNIT	COMPONENT	SPECIFICATIONS
STRUCTURE		RCC Frame/Load Bearing Walls
WALLS		RCC Blocks/Bricks
EXTERIOR	Plaster	Sand-faced
	Surface Treatment	Exterior Emulsion Paint
LOBBY	Floor	Vitrified Tiles
STAIRCASE	Treads	Granite/Vitrified Tiles
BALCONY	Floor	Ceramic/Terracotta
LIVING/DINING	Floor	Vitrified Tiles
ROOM	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
BED ROOM	Floor	Vitrified Tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
KITCHEN	Floor	Vitrified Tiles
	Wall	Acrylic Emulsion+Ceramic Tile (up to 2 ft height above the counter)
	Platform	Granite
	Fixtures	SS Link
TOILET	Floor	Ceramic Tile - Anti Skid
	Wall	Ceramic Tile (up to 7 ft height) + Oil Bound Distemper on Wall and Ceiling

COMPONENT	SPECIFICATIONS
MAIN DOOR	Shutter - Veneered Flush Door, Hardware-Mortoise Lock, Decorative Handle/Knob
INTERNAL DOORS	Frame - Hard Wood, Shutter - Flush Door
BATHROOM DOORS	Hard Wood Frame & Flush Shutter/PVC Frame & Shutter
WINDOWS	Shutter - Aluminium
SANITARY FITTINGS	Chinaware - Pastel/White, Fittings - CP
ELECTRICAL	Cabling - Copper, Concealed PVC Conduit, Switched - Modular, Safety - Earth Leakage Circuit Breakers
AC	Facilities - Provision for Split Units in Bedrooms
WATER SUPPLY	GI Pipes
COMMUNICATION	Cable & Telecom - Provision for Internet and Telephone Connection, Provision for Dish Connectivity

Daisy
PLOT SIZE - 8.00 x 18.00



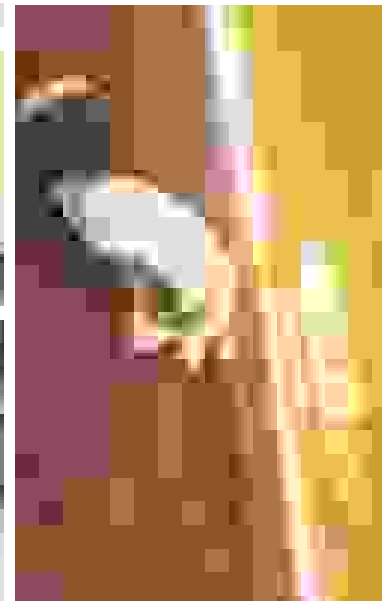
Unique Shopping Experience



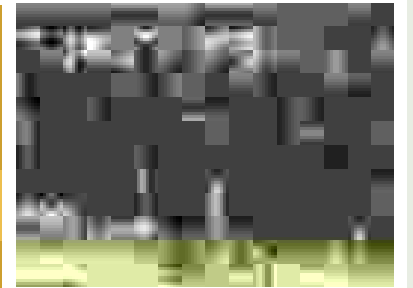
Multi Speciality Hospital & Wellness Centre



3 & 5 Star Hotels



World-Class Education Facilities



Play Areas

A self-contained residential city offering an international lifestyle

Bird's eye view of "Shivalik" as per the layout plan



Shivalik - The First Residential Sub City of the Township

Shivalik is a magnificent gated residential city spread over 27 acres of land within Indicity. It houses a world of features like jogging tracks, play areas and a grand clubhouse with modern sports facilities. The place is a resident's delight, offering a world-class infrastructure. Shivalik is located amidst a beautiful green landscape designed to give you the peace and tranquility in this ever chaotic world.

- Low rise, Low density Development
- Luxurious Clubhouse
- Swimming Pool
- Tennis Court
- Jogging Tracks
- Play Areas
- Parks
- Safe & Secure Living
- Vastu Friendly Designs
- Convenience shopping
- Gymnasium
- Indoor Games



▲ *Magnolia*
125 sq. yds. land area



▲ *Daisy*
172 sq. yds. land area



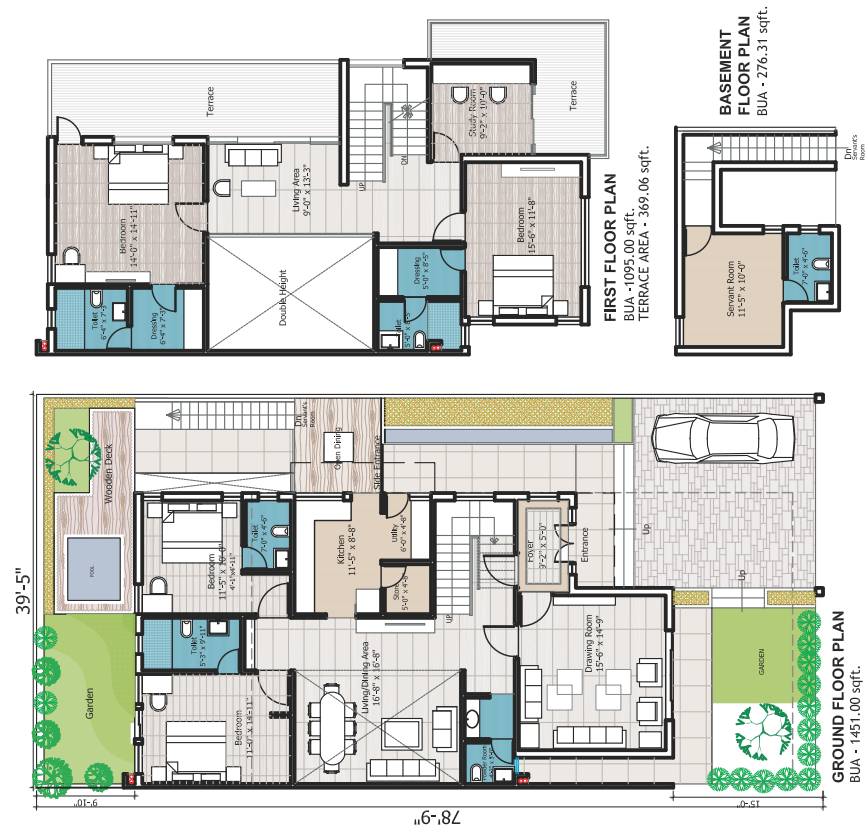
▲ *Tulip*
251 sq. yds. land area



▲ *Orchid*
344 sq. yds. land area

Orchid

PLOT SIZE - 12.00 x 24.00



Tulip

PLOT SIZE - 10.00 x 21.00





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Located just a 30 mins. drive from Jaipur along the Jaipur-Ajmer corridor, Indicity heralds the birth of 'New World City' in Rajasthan. It is a meticulously planned city based on urban design principles. The various sub-cities, road circulation network, water, noise/air and power management or unique land-scaping and soft-scaping elements, all showcase the detail analysis and careful planning In-depth topographical surveys, hydro-geological studies, geo-technical studies and traffic analysis have been undertaken to create a sustainable world-class development. Master-planning itself has been done by a renowned architectural firm, HoK of USA.

In addition to the unique sub cities being created within Indicity to offer a complete world class lifestyle to its residents. Indicity also plays host to many residential sub cities.

Among many residential cities in Indicity, Vindhya is a city which is spread over an area of 58 area, the city will be equipped with the finest luxury lifestyle feature and all the modern amenities. Besides the residential cities the promised land of Indicity will be a union of various sub-cities.

Magnets of Indicity

KASHI – 'The Scholar City'

(Area: 7 acres approx.)

This zone will comprise of a number of quality academic institutions. It will have a K12 residential school with a day school and college /university level educational institutions.

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INDICITY

A Masterplanned World



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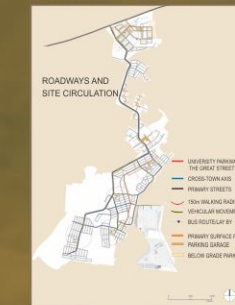
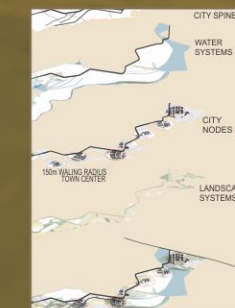


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Thorough analysis for Master Plan development



Unique Features of Indicity

- A **fully integrated, self sufficient** development, sprawling over 700 acres of land promoting “**Live, Learn, Work, & Play**” concept
- Rajasthan’s first and the largest FDI funded township project
- Master Planned by **HOK**, New York - a leading global architectural firm
- Ideally located on **Jaipur-Ajmer Express Highway (NH-8)**, with frontage of over 1 km, having direct access from the highway.
- More than 50% of space left open/green with features like parks and play areas
- Lush green landscaped parks.
- Multiple housing options available in residential city
- Luxurious and large clubhouse to provide an international lifestyle to the residents
- Sports infrastructure includes a golf putting green, a cricket ground, a swimming pool, a tennis court, facilities for indoor games, etc. along with an ultra-modern gymnasium and spa facilities
- An open theater, an amphitheater, a hotel, banquet halls, a school, shopping arcades, a convention center, a restaurant, and food courts - all within Indicity
- Eco-friendly development with robust infrastructure
- Integrated development with multiple economic drivers across the various sub cities and commercial zones
- JDA approved development



Vindhya - World Class Township with the most modern amenities :-

Vindhya that promises a fun filled life and a lifestyle that is a world apart. It is not just a township, but a city within a city is what we call this paradise on earth .

Vindhya, spread over 58 acres of land within Indicity . It's a perfect combination of planned infrastructure, lush landscaped garden, and state-of the art clubhouse with fitness, leisure, sports and entertainment facilities where every home is a tribute to the magic called LIFE.

Eco friendly environment with beautifully landscaped parks and wide road Network.

Adjoining to School, Cricket and Football Grounds.

The main club spread over an area of 8200 Square yards, is situated within the Block Vindhya

Well equipped with basic amenities like shopping complex, police station, post office and Bank.





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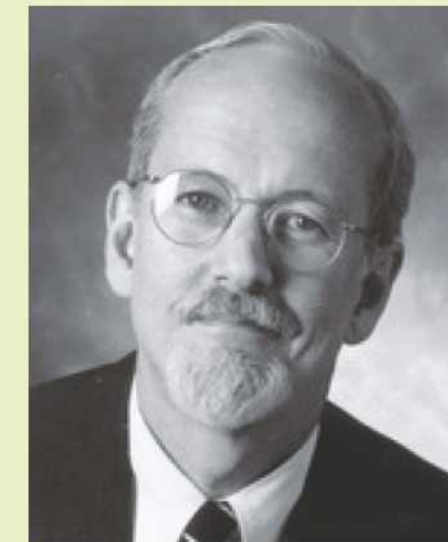
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Thorough analysis for Master Plan Development



- A Kashi-The Scholar City
- B Kuru-The Sports City
- C Magadh-The Medi City
- D Kalinga-The Heritage & Hospitality City
- E Commercial Plots
- F Residential Zones
 - i) Aravali
 - ii) Nilgiri
 - iii) Shivalik
 - iv) Satpura
 - v) Vindhya
 - vi) Karakoram
 - vii) Sahyadri
 - viii) Purvanchal
- G Club House
- H Owners Land/ Land for Future Expansion
- I Neighbourhood Retail

IndiCity - A World Class City at Heritage Land

Rajasthan, "The Royal State" of India, needs no introduction. History bears witness to its rich and enchanting heritage. Modern Rajasthan is no less regal and majestic.

Socio-Cultural changes have come throughout the eras, and lifestyles have become contemporary in essence. It's time for Rajasthan to be adorned with a state-of-the-art urban landmark- The IndiCity, over 700 acres integrated city, fast developing into a mixed-use commercial and residential hub.

Located, just 30 minutes drive from Jaipur, along the Jaipur-Ajmer corridor, IndiCity heralds the birth of "New World City" in Rajasthan. It is a meticulously planned city based on urban design principles. The various sub-cities, road circulation network, water, noise/air and power management or unique landscaping elements, all showcase the detail analysis and careful planning. In depth topographical surveys, hydro-geological studies, geo-technical studies and traffic analysis have been undertaken to create a sustainable world class development. Master-planning has been done by the renowned architectural firm, HOK of USA.

Indicity, designed to facilitate "Walk-to-Work" concept offers you a lifestyle with options to "Live, Learn, Work and Play" within the township. All these options have been carved into dedicated zones in the shape of various sub-cities so that a perfect lifestyle full of freedom to balance work, rejuvenate, learn, play, family life, health and happiness your way.

Among many residential sub cities in IndiCity, Karakoram is a city which is spread over an area of 58 acres; the city will be equipped with the finest luxury lifestyle features and all the modern amenities.



Magnets of IndiCity



Kashi - 'The Scholar City'

This zone will comprise of a number of quality academic institutions. It will have a K12 residential school with a day school and College/University level educational institutions.



Kuru - 'The Sports City'

The Sports City will be one of the most modern sports centres in India. It will provide the residents of township to not only enjoy and indulge in various sports but will also fit itself as a platform for the talented and aspiring sports-persons from Jaipur.



Magadh - 'The Medi city'

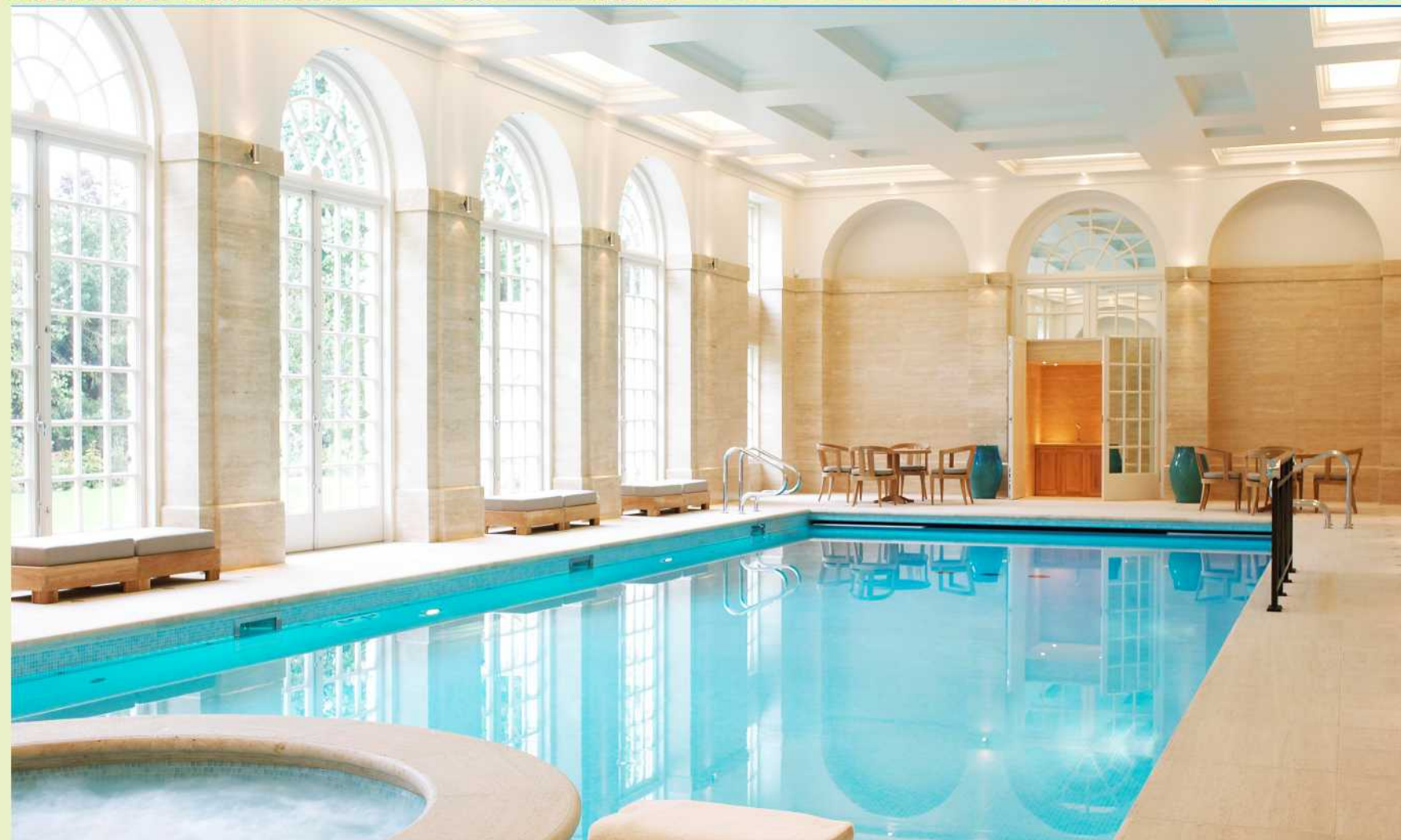
Apart from a state-of-the-art hospital with more than 100 beds, Medi City will have the smartest medical facilities, equipments and paramedics. It will also be the first option for road trauma cases with the highway being in close vicinity.



Kalinga - 'The Heritage & Hospitality City'

The City aims to be a winning attraction for the tourists. It will be a showcase of Rajasthani culture and heritage, at the same time providing a platform to all the local artists to display their skills and creations. Kalinga will invite leading names in Hotels and Resorts to make modern maharajas envious.





Unique Features of Indicity

- A fully integrated, self sufficient development sprawling over 700 acres of land, promoting "**Live, Learn, Work, & Play**" concept
- Rajasthan's first and the largest FDI funded township project
- Master Planned by HOK, New York - a leading global architectural firm
- JDA approved development
- Ideally located on Jaipur-Ajmer Express Highway (NH-8), with direct access from the highway
- More than 50% of space left open / green with features like lush green landscape parks and play areas
- Multiple housing options available in residential city
- Luxurious and a large clubhouse to provide an international lifestyle to the residents
- Sports infrastructure includes a cricket ground, swimming pool, tennis court, facilities for indoor games etc. along with an ultra-modern gymnasium and spa facilities
- An open theatre, amphitheatre, hotel, banquet halls, school, shopping arcades, convention centre, restaurant and food courts-all within Indicity
- Eco-friendly development with robust infrastructure
- Integrated development with multiple economic drivers across the various sub cities and commercial zones





World Class Township with state-of-the-art amenities

Karakoram is a magnificent residential city spread over 58 acres of land within IndiCity. It offers an exclusive address which is far away from crowd, traffic jam and city pollution, yet so close to world class amenities to provide you the finest living in the lap of nature.

- Low rise, low density development
- Luxurious Clubhouse
- Swimming Pool
- Jogging Tracks
- Large Open Space & Landscape Gardens
- Play Area
- Convenience Shopping Centre
- An elaborate rainwater harvesting and management system
- Gated Community - Safe & Secure



Master Planner's Vision

Karakoram - A vast range of housing options in the nature's lap, spread over 58 acres

Karakoram, spread over 58 acres is a cluster of premium residential plots, row houses, villas and mid-rise apartments that are meticulously planned and laid-out to give you the best of nature and openness. **Karakoram** comprises a large expanse of plots of various shapes and sizes which will be a neighbour to a bustling residential community of villas, row houses and mid-rise apartments. It also houses a world of features like landscaped gardens, play areas, wide roads, convenience shopping and many more facilities assuring you of great living experience amidst nature.



Location Map

Location Advantage
07 Minutes Drive from Mahindra SEZ
10 Minutes Drive from Delhi Public School
10 Minutes Drive from Proposed Ring Road
25 Minutes Drive from Vaishali Nagar
35 Minutes Drive from MI Road

