



ZRICKS

THE
GRANDEUR
AWAITS YOUR
ARRIVAL



© The Cost Guide to 4+4 design includes floor plans, elevations, and more.
No. 48 0000 0000 | [info@zricks.com](#) | [www.zricks.com](#) | **first stone**

This booklet is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the developer.
The specifications and work shall mentioned in this brochure govern and shall be subject to change at the sole discretion of the developer under the contract.

CONCEPT & DESIGN:
NINE DESIGN | [www.ninedesign.com](#)

[www.Zricks.com](#)



JAYPORE

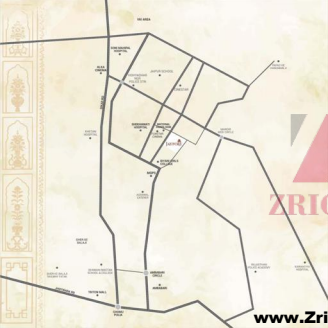
THE PALATIAL LIVING

Inspired by the royal grandeur of Jaipur and its planning, we've taken to the royal architecture of the city and the master plan of the Vidyutara Bhattacharya by adding another feather in the royal domain of this City. We are recreating the majestic feel of Vidyutara Nagar, creating palatial living for the modern exchange - JAYPORE.

Elegantly finished and rich in culture, Jaipur makes Jaypore a royal experience in itself. It's a small Kingdom created by bringing royal architectural quality and modern luxury, adding the finest of today's exchange.



www.Zricks.com



CENTER STAGE

OF ROYALTY

Jaypore is an ode to Vrindavan Bhawan. What better location could have within its walls to the master planner than Vrindavan

Nagar itself!

Close to the famous Brijani College, the location gives you a sense of history and heritage in the close vicinity. The neighborhood lets you indulge into the luxurious lifestyle around. The grand property becomes you with immense convenience and entertainment around.





CLUB UTOPIA

Club Utopia, in a luxury thoughtfully re-created First Name. It's an elite recreational life, aiming to provide you the finest lifestyle and world class experience to the residents of The Ritz's high-end projects spread over Japan. It's an initiative to develop a sense of belonging to a community living. Separating the facilities of your imagined ideal club, Club Utopia allows you to be in harmony with nature. The detailed planning of this urban recreation provides you with the very rare and fortunate chance of living in the atmosphere of rich natural beauty that blends rhythmically with your everyday luxury.



OPULENT

CLUB HOUSE FOR ROYALS

The multi-dimensional architecture provides you with an unparalleled experience when you arrive to explore, exercise, relax, pamper, lounge, socialize, entertain, entertain and play.

Club Utopia becomes an experience with numerous amenities to satiate your desires. FRICK's thoughtful behind the scenes with Club Utopia is to provide the residents of all the FRICK club's projects with timeless club services, bringing every conceivable comfort at your service to rejuvenate your body, mind and soul.

Jeppers feels proud to house Club Utopia in its palatial premises for the Modern Malabar to add-on to their respect and regal living.



TERRACE PLAN CLUB HOUSE



BASEMENT PLAN CLUB HOUSE



TERRACE KEY PLAN



GROUND FLOOR PLAN FOR CLUB HOUSE



AMENITIES

CLUB HOUSE



BANQUET HALL WITH PARTY LAWN

Have your own and make memories with your family and friends, in the club lounge and party lawn at the central clubhouse.



MINI THEATRE

Enjoy a weekend of fun with the fun where you can have a morning of your favorite movie or your own program.



GYMNASIUM

No more missing any day from work, our custom feature of fitness room, Zippin has a well equipped gym for the Modern Malaga.



TABLE TENNIS & GAMES LOUNGE

Let your friends & family well liked to game lounge in the outdoor pavilion for your leisure.



CENTRAL GREEN COURTYARD

Green lounge designed in the center of the clubhouse, the modern landscape.



PARTY LAWN

Play a strategic board and celebrate all your special moments in the outdoor party lawn.



KIDS PLAY GARDEN

Multiple area well designed with swings and enough open space for them to run and play for hours.



YOGA DECK

Start your day with Yoga routine and feel energized for the whole day.



BILLIARDS LOUNGE

The game club with billiard and bar, has been located in Zippin for your enjoyment.



READING LOUNGE / TUITION ROOM

Start your day in read, get lost in the world of books in the lounge designed beautifully for you.



ALFRESCO CAFE / DINING

Indulge in the best of culinary treat in the Al Fresco and the bar elegantly crafted for the perfect.



SPA & SALOON

Indulge in the best spa services, rejuvenate your mind and drink in the beauty of the modern spa.



AMPHITHEATRE

For all those community get-togethers and the evenings, well equipped for you to enjoy in an open air.



SCULPTURE COURT

To give your Private Living a touch of class, elegant sculpture has been placed.



KITTY CORNER / COFFEE KITCHEN

Coffee and conversation have a new venue now. Located in Zippin is a Coffee lounge for your convenience.



GRILLING COURT

For a beautiful outdoor evening with friends, we have placed a grilling court for the best time.



SWIMMING POOL WITH SUN BATHING DECK

Once in the water and walk to the sun, party and relax yourself at the sunbathing deck.



TURBIDIAN POOL

Turbidian pool for the hot in the hot, for your hot tubbing in the pool and enjoying your own hot tubbing.

VAULT FACILITY



Zippin's privileged residents will get the facility of Vault for your valuables to keep them safe and secure in them in the same premises. Plus of it, hand made facility in Zippin's new modern program.



SENIOR CITIZEN CORNER

Zippin has placed a corner for the elderly people to relax and spend their leisure time.



GREEN WALKWAYS

Green corridor surround the outdoor living, enjoy your morning or evening walks through the landscaped areas.



LINE PLANTATION

Residents are pleased in the clubhouse, as the line plants to look up and feel the pleasant multiple lighting on your face through the trees.



ROOF TOP PARTY TERRACE

Residents also enjoy the view in the sky in a party with friends. Zippin's roof planting includes a terrace for the party.

AMENITIES

SECURITY & SAFETY



GATED COMMUNITY

Jaypee is a well planned and designed, well gated to provide you a secure environment.



FIVE TIER SECURITY

We understand your security concerns for your family & loved ones. At Jaypee 24 hours security for the residents is our goal.



VIDEO DOOR PHONE

Jaypee has planned video door phones for all the strategic openings.



INTERIOR CONNECTIVITY

All the residential properties will be connected through internet facility.



GUARD HOUSE

For the ever-lasting security a guard house has been provided along the entrance wall.



CCTV SURVEILLANCE

The gated premises will be well secured with CCTV cameras at all the strategic locations.



TWO ELEVATORS

The well thought out plan also envisages two for smooth and trouble free living.



GAS BANK

Residence of Jaypee will have gas bank facility for the convenience of the residents.

A regal experience in itself, Jaypee encompasses all the requisites of a dream home for the eyes to admire and the heart to desire.

SPECIFICATIONS

DRAWING DINING

- Designer Large size tile flooring
- High quality Acrylic emulsion paint
- Main Entrance designer door with wooden door frame, 30 mm thick
- High Quality Euro Profile aluminium windows with Two Track System
- High end Electrical switches.

KITCHEN

- Modular kitchen (under counter & overhead storage with chimney)
- High quality tiles for flooring wall & clade
- High Quality Acrylic emulsion paint in left over area
- High Quality Euro Profile aluminium windows with Two Track System
- Granite Designer Counter top or equivalent
- High End Electrical switches.
- Washing machine point in utility area/balcony

BEDROOMS

- Designer Tile Flooring
- High quality Acrylic emulsion paint
- Designer door with wooden door frame, 30 mm thick
- High Quality Euro Profile aluminium windows with Two Track System
- High end Electrical switches.

WASH ROOM

- Premium anti-slip tiles
- Door with wooden door frame, 30 mm thick
- Over/Under the counter basin with Marble/ Granite Top in Master bedroom
- Separate wet area with glass partition
- Single Lever Sanitary Fittings of International Quality
- Sanitary ware of International Standard
- High end Electrical switches.

BALCONY & TERRACES - Anti-slip Designer tile flooring





UNIT TYPOLOGY

FLAT NO.	TYPE	BUA	SQ. FEET	FLAT NO.	TYPE	BUA	SQ. FEET
01	4BR	207 SQFT	200 SQFT	07	4BR	207 SQFT	204 SQFT
02	3BR	212 SQFT	400 SQFT	08	3BR	202 SQFT	400 SQFT
03	3BR	204 SQFT	290 SQFT	09	3BR	204 SQFT	290 SQFT
04	3BR	204 SQFT	290 SQFT	10	3BR	204 SQFT	290 SQFT
05	3BR	200 SQFT	424 SQFT	11	3BR	202 SQFT	420 SQFT
06	4BR	207 SQFT	204 SQFT	12	4BR	207 SQFT	200 SQFT





ZRICKS



UNIT PLAN - 3BHK TYPE A (CORE - A)

FLOOR NO. 102, 202, 302, 402 | 888 - 2544 3QPT | 888A - 2780 3QPT



UNIT PLAN - 3BHK TYPE B (CORE - B)

FLOOR NO. 104, 204, 304, 404 | 888 - 2544 3QPT | 888A - 2780 3QPT



www.Zricks.com



ZRICKS



UNIT PLAN - SBHK TYPE C (CORE - C)
 FLAT NO. 101, 201, 301, 401 | BUA - 2544 SQFT. | SBUA - 2790 SQFT.



UNIT PLAN - SBHK TYPE D (CORE - D)
 FLAT NO. 101, 210, 310, 410 | BUA - 2544 SQFT. | SBUA - 2790 SQFT.





UNIT PLAN - 4BHK TYPE A1 (CORE - A)
 FLAT NO 01 | 86A - 3375 SQFT | 098A - 3300 SQFT

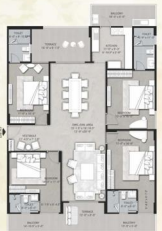


UNIT PLAN - 4BHK TYPE A2 (CORE - A)
 FLAT NO 01, 02, 03 | 86A - 3375 SQFT | 098A - 3300 SQFT





UNIT PLAN - 4BHK TYPE B1 (CORE - B)
 FLAT NO. 300-305 | 86A - 3373 SQFT. | 386A - 3354 SQFT.



UNIT PLAN - 4BHK TYPE B2 (CORE - B)
 FLAT NO. 306-400 | 86A - 3373 SQFT. | 386A - 3354 SQFT.





UNIT PLAN - 4BHK TYPE C1 (CORE - C)
 FLAT NO. 107 SQ. FT. | 85A - 3229 SQ. FT. | 355A - 3144 SQ. FT.



UNIT PLAN - 4BHK TYPE C2 (CORE - C)
 FLAT NO. 107 SQ. FT. | 85A - 3229 SQ. FT. | 355A - 3144 SQ. FT.





UNIT PLAN - 4BHK TYPE D1 (CORE - D)
 FLAT NO. 10, 20 | 88A - 2347 SQFT | 88B - 2893 SQFT



UNIT PLAN - 4BHK TYPE D2 (CORE - D)
 FLAT NO. 30, 40 | 88A - 2347 SQFT | 88B - 2893 SQFT





ZRICKS



UNIT PLAN - SBHK TYPE A1 (CORE - A)
 PLAN NO. 102.300.300.400 | 98A - 387 SQFT. | 98A - 490 SQFT.



UNIT PLAN - SBHK TYPE A2 (CORE - A)
 PLAN NO. 102.300.300.400 | 98A - 387 SQFT. | 98A - 490 SQFT.





ZRICKS



UNIT PLAN - SERIK TYPE B1 (CORE - B)

PLAN NO. 001, 002, 003, 400 | 88A - 388 SQFT | 88B - 409 SQFT



UNIT PLAN - SERIK TYPE B2 (CORE - B)

PLAN NO. 001, 002, 003, 400 | 88A - 388 SQFT | 88B - 409 SQFT



www.Zricks.com



UNIT PLAN - SBHK TYPE C1 (CORE - C)
 PLAN NO. 100, 200, 300, 400 | 80A - 3100 SQFT. | 200A - 4200 SQFT.



UNIT PLAN - SBHK TYPE C2 (CORE - C)
 PLAN NO. 100, 200, 300, 400 | 80A - 3100 SQFT. | 200A - 4200 SQFT.





UNIT PLAN - SBHK TYPE D (CORE - D)
 PLAT NO. 11, 21, 31, 41 | 85A - 2100 SQFT. | 85B - 430' SQFT.



fs REALTY

REGULATORS • ENDLESS

First Stone's story dwells on the premise of a philosophy about being a foundation stone. Every towering dream is nothing but a projection of dreams resting on its strong groundwork. A new beginning where life leads that extra mile to find newer destinations of a brighter future is what a foundation stone symbolizes. More than just a signature of a growing life journey, First Stone is a testament to beautiful aspirations of mankind. To all good intents and purposes, First Stone is about believing in human dreams and turning it into reality. After all, the journey of every inspiring life starts with the first few baby steps and perhaps that's how the world sees the manifestation of every single dream into reality.

A venture of First Stone, FS Realty is an innovative and forward thinking company. Driven by clear and honest communication and commitment to extra ordinary services, we at FS Realty transform lives and make you future ready. We work closely with consultants from around the world like Studio H&A (Singapore) for immaculate interiors, DMJ Landscape Design Ltd. (Hong Kong) for tv and landscaping, CD&G Architects (India) for finest layouts and many more.

FS Realty has 3 million sq. ft under construction with the projects like The Crest and The Crown located near Jaypur Marriot, The Coronation close to the International Airport, Platinum located behind Clark Area on JLN Marg, Pinnacle on Sakhar Marg in the heart of the city and Urva near International Airport, Sora Road. In addition to all this, another 2 million sq. ft. will be added by March 2017 across North India. We have also started 'Suvass', a philosophy dwelling on the thought to provide homes to everyone by understanding their needs, choices and location preferences within their desired budget.

Let's build upon those small dreams and create an abode that truly inspires a good life and gives it a stronger base of the entity called First Stone.

FS REALTY IS A VENTURE OF FIRST STONE.

UNDER CONSTRUCTION PROJECTS

CROWN

FS IS A LEADER AMONGST
 INTERNATIONAL CONTRACTORS

PINNACLE

FS IS A LEADER AMONGST
 INTERNATIONAL CONTRACTORS

zicrest

FS IS A LEADER AMONGST
 INTERNATIONAL CONTRACTORS

CORONATION

FS IS A LEADER AMONGST
 INTERNATIONAL CONTRACTORS

UPCOMING PROJECTS

URSA

INTERNATIONAL CONTRACTORS
 INDIA'S TOP 100
 REALTY BRANDS 2016

SKY VILLAS

INTERNATIONAL CONTRACTORS

VIJAY BAGH

INTERNATIONAL CONTRACTORS

COMMERCIAL PROJECT

INTERNATIONAL CONTRACTORS