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THE FORT JODHPUR

THE FORT LIKE GATED COMMUNITY

A world that lets you be a Maharaja

THE FINE ART OF ROYAL LIVING

Created to perfection, The Fort is a blend of modern luxuries and architecture themed around the royal era for you to experience a royal lifestyle in leisure. Step into the world of the uber-luxury township that consists of 3 BHK duplex villas for the elite group who wish to live exclusively. It is a gated & Vastu-friendly township for you and your family to seek a content life with all the top-notch amenities that enhances your lifestyle. It is positioned in the heart of the city and offers great road connectivity from the most prominent locations of Jodhpur. Life at The Fort is going to be a dream come true.

The address of royal living





83 LUXURIOUS VILLAS

09 BIGHA TOTAL LAND AREA

03 BIGHA LUSH GREEN GARDEN (APPROX)

60% OPEN AREA



*A masterpiece of design
and grandiose creation*

The Fort is a masterpiece of design and grandiose creation that invites you to truly live an exclusive life. Your luxury villa is enveloped with lush green gardens and an open area to breathe the fresh air and enjoy nature's beauty. The Fort will pamper you and your family with sophistication and splendour.

The best of security

for the rest of your life

The Fort ensures that you and your family are living a secure life with our world-class four-layer security. Now put your worry to ease as The Fort has boom-barrier entry and exit that will have 24X7 hrs. CCTV surveillance along with guards security. Now let your kids play outside and wander around in nature as the society will be secured and managed with security app from the main entry gate to each unit.



GATED & FULLY SECURED
(SINGLE ENTRY-
EXIT GATE)
TOWNSHIP WITH
FOUR LAYER
SECURITY.



BOOM BARRIER
ENTRY-EXIT.



24*7 HRS. CCTV
SURVEILLANCE
FROM MAIN
ENTRY GATE OF
PROJECT &
UNITS.



24*7 HRS.
SECURITY
GUARDS.



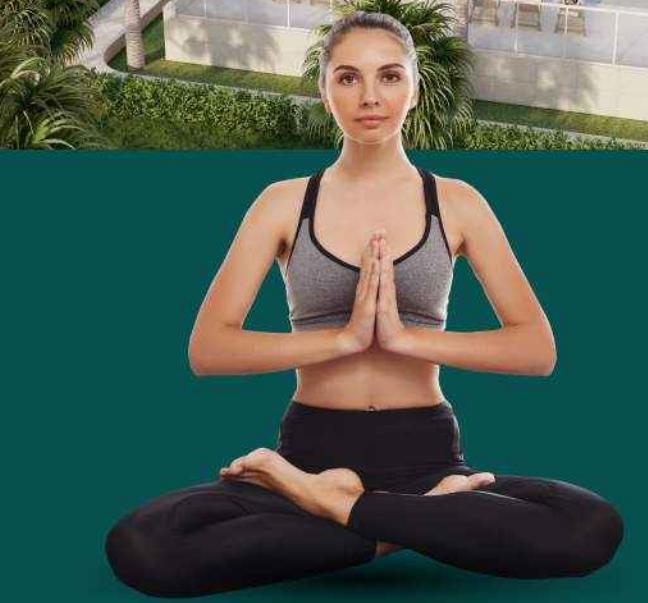
The beauty lies in little details

Welcome to the contemporary spaces to dwell in the modern luxuries of a premium 3 BHK duplex. The villas here are a unique blend of contemporary design and thoughtful planning to present the best living space to you and your family. The villas are designed to accommodate all your pleasures and comforts of elite living. Revel in a state of great comfort, bliss and wholesome luxury that is tailored made for you and your family.



PROJECT USP & SPECIFICATIONS

FULLY VENTILATED BUNGALOW	EAST/WEST/NORTH FACING BUNGALOW	VASTU FRIENDLY TOWNSHIP	DESIGNER ENTRY GATE	SEWERAGE LINE INSTALLED AND CONNECTION DONE WITH EACH VILLA
WATER LINE INSTALLED & UNDERGROUND WATER STORAGE TANK, SUPPLIED BY BOREWELL	LED STREET LIGHT / SOLAR LIGHT POLE IN TOWNSHIP	HALF BASKETBALL COURT	SENIOR CITIZENS AREA	60% OPEN AREA IN TOWNSHIP
WATER HARVESTING SYSTEM	APPROX. 3 BIGHA (5227 SQ.FT.) LUSH GREEN GARDEN	INDIVIDUAL GAS PIPELINE	VISITOR PARKING	POWER BACKUP IN THE COMMON AREA
WALKING TRACKS	TEMPLE	CLUB	CYCLING TRACK	PARTY HALL
MODERN GYM	INDOOR GAMES	LIBRARY	YOGA/MEDITATION PLACE	TENNIS COURT



CLUB HOUSE

*A paradise exclusively
curated for you*

When you are surrounded by stately amenities that completes your luxurious lifestyle then you must revel in them. At The Fort, life's simple pleasures are curated for you to have a work-life balance and make your life even more interesting. It is time that you live life to the fullest and indulge in the richness of life with the magnificent Club House.

STEP IN FOR SOME FUN

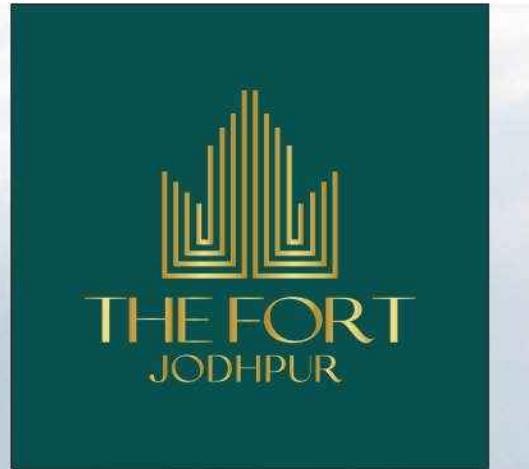
Now maintain an active and social life with our indoor amenities such as gymnasium, yoga deck, mini theatre, indoor games and much more.



STEP OUT FOR SOME PEACE

When you feel your energy is draining, step out and indulge in some activities that will revive your energy along with a piece of mind.

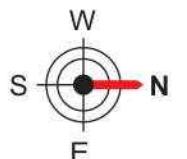








Ground Floor Plan

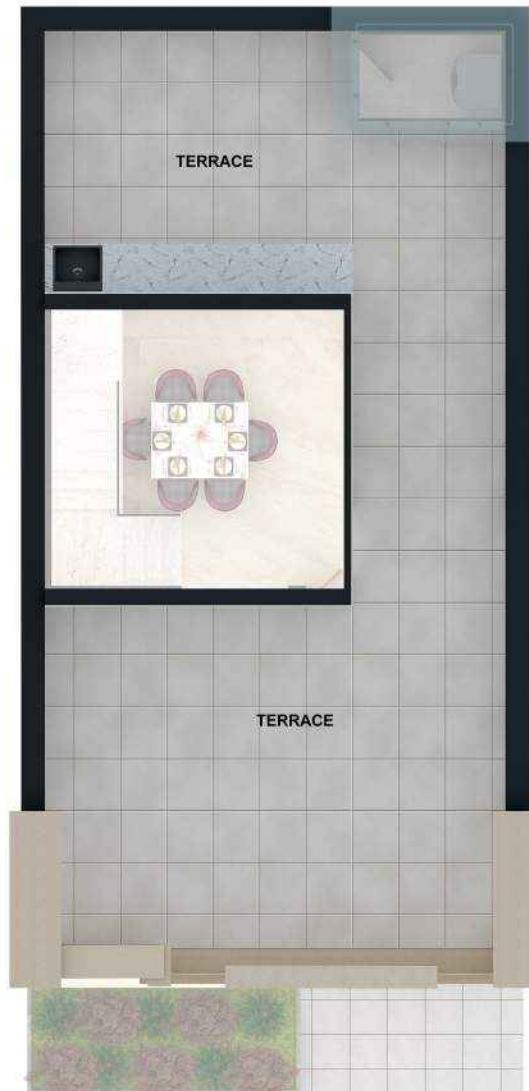


Villa Type A

20X40 Feet East Facing



First Floor Plan



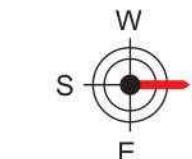
Terrace Floor Plan

AREA CALCULATION

Floor	Built-up Area in Sq.ft.	Carpet Area in Sq.ft.
Ground Floor	800	510.06
First Floor	760	530.52
Terrace Floor	190	—
Total	1750.00	1040.58



Ground Floor Plan

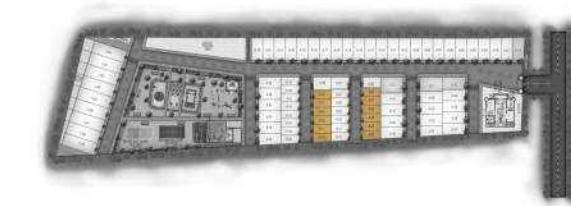


Villa Type C

15'3"X31'6" East Facing



First Floor Plan



Terrace Floor Plan

AREA CALCULATION

Floor	Built-up Area in Sq.ft.	Carpet Area in Sq.ft.
Ground Floor	480.37	334.21
First Floor	464.07	316.59
Terrace Floor	92	—
Total	1036.44	650.80

Villa Specifications:



STRUCTURE :

- ◎ Earthquake Resistant Structure
Designed as Per Seismic Zonell.
- ◎ Mediterranean Styled Exterior Elevation.
- ◎ Adequate Natural Light and Ventilation.
- ◎ Efficient Space utilization.
- ◎ Overhead and Underground Water Tanks.



WALL & CEILING FINISHES :

- ◎ False Ceiling in Drawing and Dining Area.
- ◎ POP Finished Walls and Ceilings.
- ◎ Premium Quality Distemper paint in Interior Walls And Ceilings.
- ◎ Premium Quality Exterior Paint.



KITCHENS :

- ◎ Modular Kitchen with Chimney
- ◎ Under Counter Semi Modular Cabinets
- ◎ Granite Working Counter.
- ◎ Stainless Steel Sink.
- ◎ 2' Tiles Dado Above The Counter.
- ◎ Provision of Geyser & RO.



WASHROOMS :



- ◎ Designer Ceramic Wall Tiles Upto 7ft Height.
- ◎ Ceramic Tile Flooring.
- ◎ Premium Quality CP Fittings.
- ◎ Wall Hung WC.
- ◎ Counter Wash Basins With Mirrors.
- ◎ Provision of Geyser.



ELECTRICAL :

- ◎ Premium Quality Wires And Cables.
- ◎ Premium Quality Modular Switches & Accessories.
- ◎ AC Copper Piping in Drawing, Dinning and all Bedrooms.
- ◎ Telephone & DTH Wiring in Drawing, Dinning and all Bedrooms
- ◎ Provision for Inverter.



SECURITY SYSTEM :

- ◎ Boom barrier on entry and exit gate
- ◎ Intercom/EPBAX Facility in Each Villa.
- ◎ Video Door Phone In Each Villa.
- ◎ Managed with Security App



FLOORING :

- ◎ Vitrified Tile Flooring in Living, Dinning, Kitchen & Bedrooms.



PARK FEATURES :

- ◎ Walking Track.
- ◎ Outdoor Kids Play Area.
- ◎ Aromatic Plantation
- ◎ Senior Citizen Corner
- ◎ Gazebo
- ◎ Trellis Seating
- ◎ Amphitheater Styled Sitting



CLUB HOUSE AMENITIES :

- ◎ Swimming Pool.
- ◎ Equipped Gymnasium.
- ◎ Yoga and Meditation Pavilion.
- ◎ Indoor Game Room.
- ◎ Multipurpose Hall.



COMMON FEATURES & SPECIFICATIONS:

EXTERNAL FEATURES :

- ◎ Well Planned Landscaped Roads
- ◎ Proper Drainage System.
- ◎ Street Lighting.
- ◎ State of Art of Clubhouse.
- ◎ Landscaped Park.
- ◎ 24x7 CCTV Surveillance System.
- ◎ Convenience Stores.
- ◎ Underground Electric Cabling.
- ◎ Rainwater Harvest System.



About Group

At Subham Developers, we are committed to offer the best full-service Real Estate and Infrastructure Development. We aim at fulfilling one's dream into reality with our professional approach, timely delivery and commitment to excellent service. Since its inception, we have focused on creating unmatched luxury spaces with top-notch quality for our clients that surpasses our customer's aspirations. The house of Subham Developers is a blend of experience and a dedicated team to create spaces that offer natural light, air and aesthetically pleasing designs. Our work doesn't end with building a home, quality check-points are installed at every level to ensure the best results. The company is setting new standards in the real estate industry by creating quality-driven projects through our client's trusts.



The Visionaries



**Sheshmal
Sanklecha**

With 25 years of experience in the Property Business along with 30 years in the field of Finance, Mr Sheshmal Sanklecha is the force behind The Fort. It's his dream project that will elevate the lifestyle of residents of Jodhpur. His commitment and dedication to deliver this project in 30 months from the starting date is what makes him stand apart.



**Dhansukh
Sanklecha**

Mr Dhansukh Sanklecha has 4 years of experience in the Real Estate business and 10 years in Finance. Well-versed with the needs of today's customers and the right knowledge about the industry made him provide good quality projects. He believes in delivering the projects on time that gains the trust of the customer and hence is committed to it.



Kantilal Jain

Mr Kantilal Jain with 4 years of experience in Real Estate and 20 years of experience in Agro Industries, is committed to offering world-class projects with his expertise. His exceptional approach to designing and architecture attracted growth and investment opportunities and also has taken the business to another level.



**Mahaveer
Kumar Jain**

Having 2 years of experience in Real Estate and 10 years in experience in Agro Industries, Mr Mahaveer Kumar Jain kept up with today's trends and latest style to stay ahead in the Real Estate market. His zeal towards the work and bringing new ideas to this project made it possible to bring The Fort to reality.



DISTANCE CHART

➤ AIIMS	3.5 Km.	➤ DPS School	4.5 Km.	➤ Indiabulls Mega Mall	5 Km.
➤ The New High Court	4.5 Km.	➤ Jodhpur Airport	12 Km.	➤ Medipulse Hospital	3 Km.
➤ Lucky International School	3.5 Km.	➤ Jodhpur Railway Station	9.5 Km.	➤ National Highway	500 Mtr.



"The Fort, Basni, Opp. HDFC Bank,
Near AIIMS Hospital, Jodhpur(Raj.)-342013

Architects



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