

ICARUS DEV VIHAN VILLAS

JDA APPROVED PLOTS • LIMITED RESIDENTIAL OPPORTUNITY



ESTABLISHED LUXURY VILLA COMMUNITY

YOUR PLOT. YOUR DESIGN. YOUR VILLA.

Own a residential plot inside a fully developed, occupied and professionally maintained gated villa community — and build an independent villa around your own lifestyle.

LIMITED PLOTS

Plot options shown in the supplied plot schedule

PLOT-SPECIFIC

Approx. 119–122 sq yd options

CONNECTED LOCATION

Gandhi Path West • Vaishali Nagar Extension • Jaipur

PLOT AVAILABILITY

Availability is subject to change; confirm the current plot status before booking.

PLOT LAYOUT

See the available plot zone clearly before you visit



PLOT ZONE

The open plot section is shown separately from the constructed villa blocks, making the plot opportunity easy to identify.

LIMITED RESIDENTIAL PLOTS

Focused inventory inside an established villa community.

ORGANIZED INTERNAL ROADS

Wide, planned roads and landscaped surroundings.

GATED & SECURE

Security infrastructure and an occupied neighborhood.

BUILD TO YOUR TASTE

Choose your own villa design, layout and construction style.

AVAILABLE PLOT OPTIONS

Plot numbers, dimensions and areas from the supplied plot sheet

PLOT NOS.

4 – 10

AREA RANGE

119.34 – 122.25 SQ YD

STATUS

LIMITED

SUBJECT TO AVAILABILITY

S.R.	PLOT NO.	LENGTH	WIDTH	AREA SQ FT	AREA SQ YD
1	4	47'11"	22'6"	1074.78	119.42
2	5	47'11"	22'6"	1077.30	119.70
3	6	47'10"	22'6"	1076.18	119.57
4	7	47'10"	22'6"	1075.23	119.47
5	8	47'9"	22'6"	1074.33	119.37
6	9	47'9"	22'6"	1074.06	119.34
7	10	47'9"	23'9"	1100.25	122.25

PLOT AVAILABILITY

The brochure highlights Plot Nos. 4–10 from the supplied plot sheet. Final availability may change.



PLOTS IN CONTEXT

Two views that work together: overall layout + detailed plot positioning



AERIAL LAYOUT VIEW



DETAILED PLOT / ROAD VIEW

WHY A PLOT INSIDE AN ESTABLISHED COMMUNITY?



READY NEIGHBORHOOD

The surrounding villas, roads, landscaping and community environment are already developed.



YOUR OWN VILLA

Unlike a ready-made villa, a plot gives you freedom over floor plan, façade, interiors and future upgrades.



PLOT SIZE CLARITY

The supplied schedule gives plot-wise length, width, sq ft and sq yd figures for easier comparison.



VISIT & CHOOSE

Walk the layout, see the plot location and discuss the currently available options on site.

THE COMMUNITY AROUND YOUR PLOT

A plot opportunity backed by an established luxury villa environment



EXISTING VILLA STREET — SEE THE FINISHED ENVIRONMENT

HIGH-TECH SECURITY

Gated environment and security infrastructure.

24×7 WATER & ELECTRICITY

Essential utilities for a comfortable residential setting.

WIDE INTERNAL ROADS

Organized internal circulation and landscaped surroundings.

UNDERGROUND SEWAGE

Planned infrastructure within the community.

RAINWATER HARVESTING

Sustainable infrastructure already considered in the development.

ESTABLISHED NEIGHBORHOOD

Occupied villas create a lived-in residential environment.

IMPORTANT:

This brochure is focused on residential plots. Villa images are shown only to communicate the existing community environment.

ICARUS DEV VIHAN VILLAS

LIMITED RESIDENTIAL PLOTS

Your Plot • Your Design • Your Villa



LOCATION

Gandhi Path West • Vaishali Nagar Extension • Jaipur

Visit the project to see the plot layout, road access and surrounding development.

Plot availability, dimensions and development details should be verified at the time of visit/booking. Images are for representation of the project and surrounding environment.

ICARUS DEV VIHAN VILLAS