



*Imagination in Action*

# Shiv Nandan Estate

*Hazaribag*

A unit of  
Bijay Shree & Sapna Construction (P) Ltd.

Elevation of

# Shiv Nandan Estate



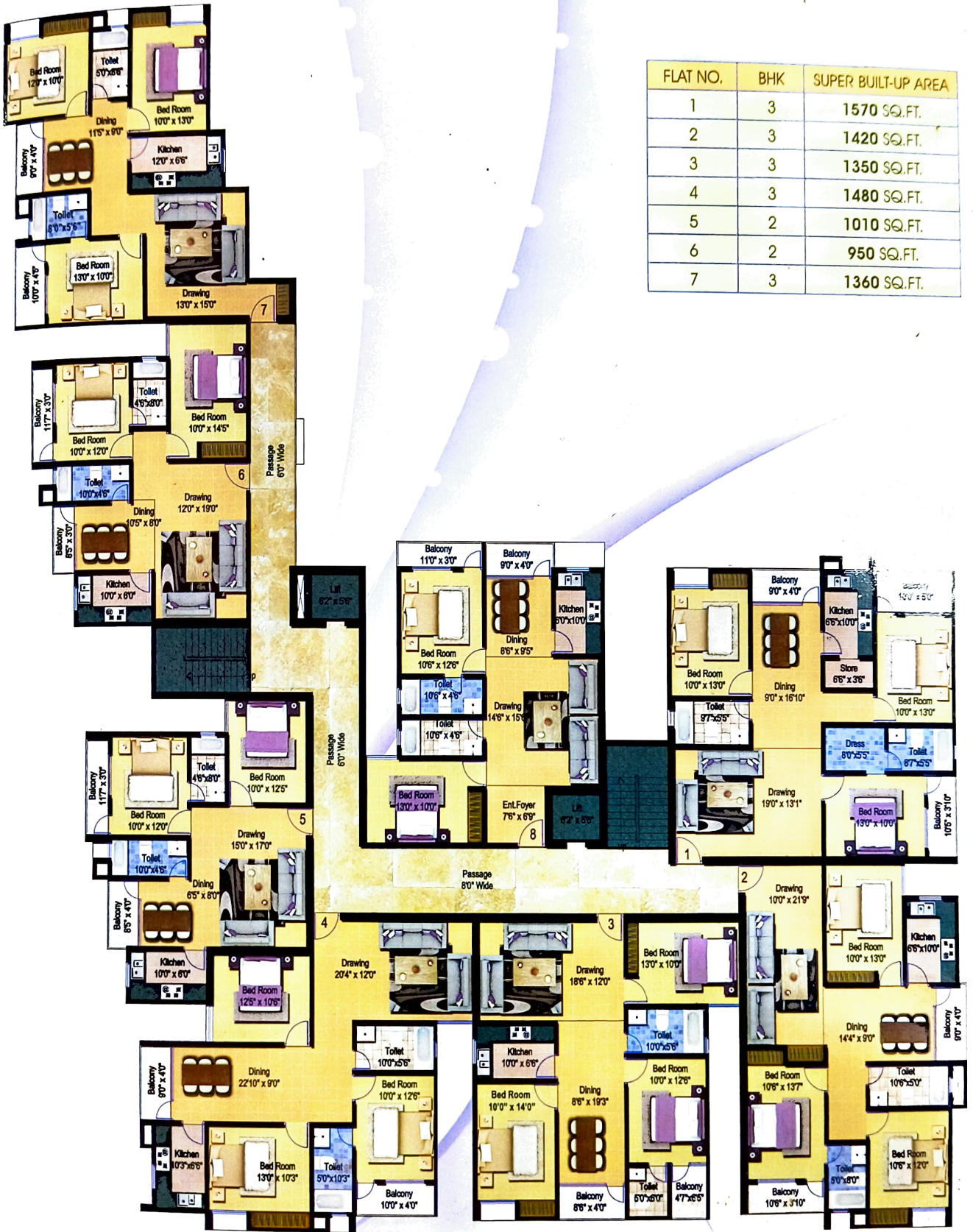
# Typical (Ground) Floor Plan



FLAT NO.	BHK	SUPER BUILT-UP AREA
1	3	1570 SQ.FT.
2	3	1420 SQ.FT.
3	3	1350 SQ.FT.
4	3	1480 SQ.FT.
5	2	1010 SQ.FT.
6	2	950 SQ.FT.
7	3	1360 SQ.FT.



# Typical (1<sup>st</sup> to 5<sup>th</sup>) Floor Plan



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**Structure :**

R.C.C. frame structure with brick work in cement mortar as per design and specifications of structural consultants. TATA Steel iron rods & Dalmla Cement also used.

**Floor :**

All rooms, balconies, passage and bathroom shall be finished with vitrified / ceramic and anti skid tiles and 3" skirting.

**Kitchen :**

Granite working platform and ceramic tiles in dado up to 24" height over the platform. Stainless steel sinks with opening for exhaust fan.

**Doors :**

Laminated flush doors with salwood frame.

**Windows :**

Powder coated fully glazed aluminum windows with safety grills.

**Bathrooms :**

All bathrooms shall be fitted with Wash Basin, Taps, W.C. Pans etc. of best brands. The bath-rooms shall have concealed water pipes for hot & cold water and ceramic tiles in dado up to 7".

**Walls :**

P.O.P. finished.

**Electrical Fittings :**

ISI mark switches of best brands in all rooms, toilet and kitchen.

**Water Supply :**

24 hours water supply from own deep tube well boring to be stored in over head water tank.

**Lift (1 Nos.) :**

One lift nos. 6 passenger's traction lift according to project.

**Telephone & TV :**

One telephone line point and TV cable point will be provided in living room and master bedroom.

**Exterior Finish :**

Acrylic weather proof paint of exterior finish.

**A/C :**

Provision for AC point in master bedrooms.

**~ PAYMENT TERMS ~**

◆ At the time of Booking	—	20%
◆ 15 days before Basement roof casting	—	15%
◆ 15 days before Ground floor roof casting	—	10%
◆ 15 days before 1st floor roof casting	—	10%
◆ 15 days before 2nd floor roof casting	—	10%
◆ 15 days before 3rd floor roof casting	—	10%
◆ 15 days before 4th floor roof casting	—	10%
◆ 15 days before 5th floor roof casting	—	10%
◆ At the time of possession and registration	—	5%

**~ OTHER CHARGES ~**

◆ Parking	—	1,25,000/-
◆ Generator	—	45,000/-
◆ Electricity	—	35,000/-
◆ Lift	—	45,000/-
◆ Total Amount	—	2,50,000/-

**~ HOUSING LOAN ~**

- ◆ Finance facility available from all leading banks.

**Shiv Nandan Estate**



Fire Station

HARANGANJ ROAD

RANCHI - PATNA ROAD

St. Columbus College



**Distance from major landmarks**

- Bus Stand — 0.4 Km.
- Railway Station — 2.5 Km.
- Sadar Hospital — 1.5 Km.
- Fire Station — 0.0 Km.
- Head Post Office — 0.4 Km.
- Sadar Police Station — 1.2 Km.
- Main Market — 1.4 Km.
- Court — 1.2 Km.
- N.H. Four Lane — 0.5 Km.

**Bijay Shree & Sapna Enclave**



St. Stephen's School



New Bus Stand



Commissioner Court



St. Columbus Collegiate School



Hazaribag Court /  
Collectorate Office



Old Bus Stand

**Silent Features**



Lawn / Garden



Jogging Track



Kids Play



Generator



Lift



DEVELOPERS & PROMOTERS

## BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.

Sapna Bhawan, Near Jain Middle School, Gilan Chowk, Kumhartoli Road (Praman Sagar Road), Hazaribag-825301 (Jharkhand)

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**SITE ADDRESS - College More, Haranganj Road, Near Fire Station, Hazaribag**

**Disclaimer:** This brochure is purely conceptual and not a legal offering. The company reserves the right to amend / change plans, elevations, amenities etc. any point of time without prior notice.