

## LOCATION MAP



A project by  
**BIJAYSHREE & SAPNA  
CONSTRUCTION PVT.LTD.**



Office : Sapna Bhawan , Near Jain Middle School , Gilan Chowk,  
Kumhartoli Road , Hazaribagh -825301 & Bijayshree & Sapna  
Tower, GTC Chowk, Main Road, Hazaribagh - 825301



Email : [bijayshreesapnacons.pvt.ltd@gmail.com](mailto:bijayshreesapnacons.pvt.ltd@gmail.com)

OUR ARCHITECT :- GRIDS CONSULTANTS, 2ND FLOOR, ROSHPA TOWER, MAIN ROAD, RANCHI, M-9431104040, 9835156276

This brochure is not legal document. It only describes the conceptual plan to convey the intent and the purpose of BIJAYSHREE & SAPNA CONSTRUCTION PVT.LTD.

DESIGN & PRINT : MADDY, 7903171497

RERA  
APPROVED



# VISHAL ENCLAVE

Live life your way.

CNT FREE  
PROJECT

SITE ADDRESS : COLLEGE MORE, HARANGANJ ROAD, NEAR FIRE STATION, HAZARIBAGH

### LIST OF COMPANY (MATERIALS USED IN THIS PROJECT)



3D ELEVATION (G +6)



# VISHAL ENCLAVE

Live life your way.

A feeling so delightful that appeals to all our senses, a radiance that reflects from within, and a form that's so extraordinary that it makes one come alive. Such is the concept behind VISHAL ENCLAVE – to bring to you an address that simply redefines beauty.

Stunningly refreshing and beautifully crafted, VISHAL ENCLAVE is the new benchmark of 'Gorgeous'. Coming up in Near College More, Haranganj Road, Hazaribagh, Jharkhand. A prestigious location of Hazaribagh, with 3BHK & 4BHK options, this property will surely make you say, "VISHAL ENCLAVE" you take my breath away!" Get set to fall in love, with something that is, exquisitely beautiful!

Inspired By Trust We simplify home search keeping customers' aspirations in mind. Trust is our infrastructure. We breathe on a transparent culture. More than channel partners, we are value associates who believe in building strong emotional engagement with customers and developers.

Trust is our top priority. Everything else is secondary. Apart from understanding the project conceptualization, design, and implementation, our association with developers breathes on THREE C's: Clarity, Caliber, and Commitment.

BIRDS EYE VIEW



# TYPICAL 1ST-6TH FLOOR PLAN

## Area Statement

FLAT	TYPE	SBA AREA
1	4BHK	2135
2	3BHK	1690
3	3BHK	1670
4	3BHK	1555
5	3BHK	1520

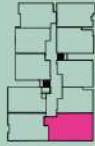
FLAT	TYPE	SBA AREA
6	3BHK	1640
7	3BHK	1550
8	3BHK	1585
9	3BHK	1535
10	3BHK	1510



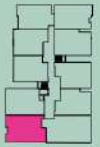
# SITE PLAN



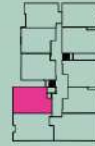
ISOMETRIC VIEWS



→  
Flat 1  
4 bhk  
Super Builtup : 2135 sqft



→  
Flat 2  
3 bhk  
Super Builtup : 1690 sqft



→  
Flat 3  
3 bhk  
Super Builtup : 1670 sqft

ISOMETRIC VIEWS



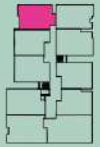
→  
Flat 4  
3 bhk  
Super Builtup : 1555 sqft



ISOMETRIC VIEWS



→  
Flat 5  
3 bhk  
Super Builtup : 1520 sqft



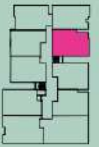
→  
Flat 6  
3 bhk  
Super Builtup : 1640 sqft



ISOMETRIC VIEWS



↗  
Flat 7  
3 bhk  
Super Builtup : 1550 sqft



→  
Flat 8  
2 bhk  
Super Builtup : 1585 sqft



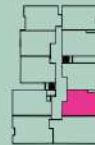
## ISOMETRIC VIEWS



Flat 9

3 bhk

Super Builtup : 1535 sqft



Flat 10

3 bhk

Super Builtup : 1510 sqft

## SPECIFICATIONS

- Structure : Full building with earthquake resistant R.C.C. structure. Exclusive use of **TATA TISCON FE / PANTHER JINDAL** steel bars only.
- Cement : **ACC / Dalmia/Lafarge** Cement
- Kitchen : Granite working platform and ceramic tiles in dado upto 24" height over the platform. Stainless steel sink with opening for exhaust fan.
- Door : Flush doors with salwood frame.
- Windows : 3 way glazed UPVC windows with net & ms safety grills.
- Bathroom : All bathrooms shall be fitted with W.C. Pans, Wash basins, taps etc. of **Jaquar/Asianpaints** or equal brands. The bathroom shall have concealed water pipes for Hot and Cold water and ceramic tiles in dado upto ceiling height.
- Walls : Wall Putti with primer finished.
- Electrical : Modular Switches of **Kolors/Anchors/MARU** or equal 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 tanks.
- Telephone/TV/WIFI : One telephone line point, WIFI, one T.V. cable point will be provided in living room and master bedroom.
- Lift : Big size **KONE / OTIS** brand 1 no. of 13 passenger's traction lift with collapsible gate & 2 nos. of 6 passengers lift will be provided.
- Exterior : Texture & Acrylic weather proof paint for exterior finish.
- Fire Safety : Fire fighting System.
- A. C. : Provision for AC in all bedroom.
- Stairs : Granite / Ceramic flooring with decorative stripes.
- Wiring : **V-guard** or equivalent branded electric wire.
- Floor : All room , balconies , passage and bathroom shall be finished with double charged **ORIENT / KAZARIA** anti skid tiles.
- Generator : **Kirloskar / Tata Power.**

## PAYMENT PLAN

•At the time of booking	-	20%
•15 days before basement roof casting	-	15%
•15 days before 2nd floor roof casting	-	15%
•15 days before 3rd floor roof casting	-	15%
•15 days before 4th floor roof casting	-	10%
•15 days before 5th floor roof casting	-	10%
•15 days before 6th floor roof casting	-	10%
•At the time of possession and registration	-	05%

*Finance facility available  
from all leading banks.*

### TAXES :-

(EXTRA AS PER GOVT. NORMS)

1. GST
2. TDS
3. Registration charges
4. Other as applicable

### OTHER CHARGES :-

1. PARKING - 180000 /-
  2. GENERATOR - 60000 /-
  3. ELECTRICITY - 60000 /-
  4. LIFT - 100000 /-
- TOTAL AMOUNT - 4,00,000 /-**



## AMENITIES

- ✔ Wide Lawn
- ✔ Swimming Pool
- ✔ Child Play Area
- ✔ Temple
- ✔ Wide Internal Road
- ✔ Overhead Water Tank Fitted with Sensor for Automatic Filling.
- ✔ 24 Hrs. Generator Facilities.
- ✔ Intercom & WIFI Facility
- ✔ Rain Water Harvesting.
- ✔ 24/7 security with CCTV & modern equipments.
- ✔ Planned According to Vaastu.
- ✔ Attractive Front Facade.
- ✔ Allotted Car Parking for Every Flat.
- ✔ Electric Car / Scooter charger point.
- ✔ Temple.

