



A grand residential project offering
luxurious and rational and peaceful living

SWAPAN LOK

B + G + 14 Floors

Total 54 flats in a land area of 72 decimal

A Project by
BIJAYSHREE & SAPNA CONSTRUCTION PVT. LTD.

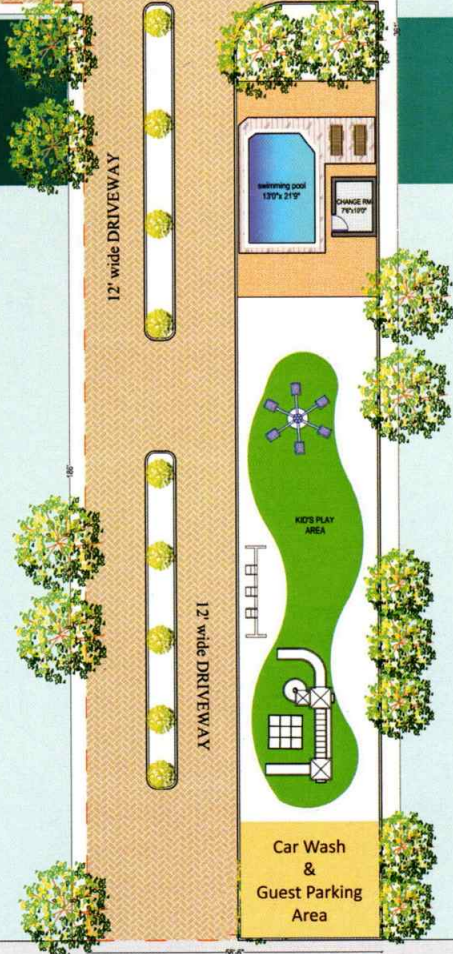


Office Address:
BIJAYSHREE & SAPNA
CONSTRUCTION PVT. LTD.
Sapna Bhawan,
Nera Jain Middle school
Kumhar Toli Road
Gilan Chowk,
HZB - 825301

SITE PLAN



*Designed for
High End Living*



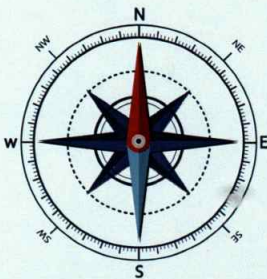
40 ft Wide Joda Talaab (Rani Bagaan) Road

Flat No.	Built up Area	Super Built up Area	Terrace Area
01 (4 BHK)	1685 sq. ft.	2275 sq. ft.	N/A.
02 (3 BHK)	1520 Sq. ft.	2055 sq. ft.	370 sq. ft.
03 (1 BHK)	385 sq. ft.	520 sq. ft.	N/A
04 (4 BHK)	1515 sq. ft.	2045 sq. ft.	390 sq. ft.
05 (3 BHK)	1560 sq. ft.	2105 sq. ft.	N/A
06 (1 BHK)	385 sq. ft.	520 sq. ft.	N/A

TYPICAL FLOOR PLAN
FOR 1st, 3rd, 5th, 7th, 9th
11th & 13th FLOOR



*You care for your family
We care for you*

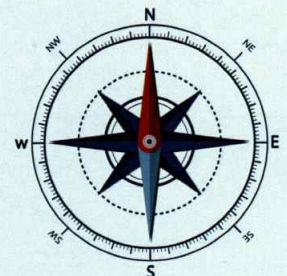


TYPICAL FLOOR PLAN FOR 2nd, 4th, 6th, 8th, 10th & 12th FLOOR.

Flat No.	Built up Area	Super Built up Area	Terrace Area
01 (4 BHK)	1685 sq. ft.	2275 sq. ft.	395 sq. ft.
02 (3 BHK)	1520 sq. ft.	2055 sq. ft.	N/A
03 (1 BHK)	385 sq. ft.	520 sq. ft.	N/A
04 (4 BHK)	1515 sq. ft.	2045 sq. ft.	390 sq. ft.
05 (3 BHK)	1560 sq. ft.	2105 sq. ft.	N/A
06 (1 BHK)	385 sq. ft.	520 sq. ft.	N/A

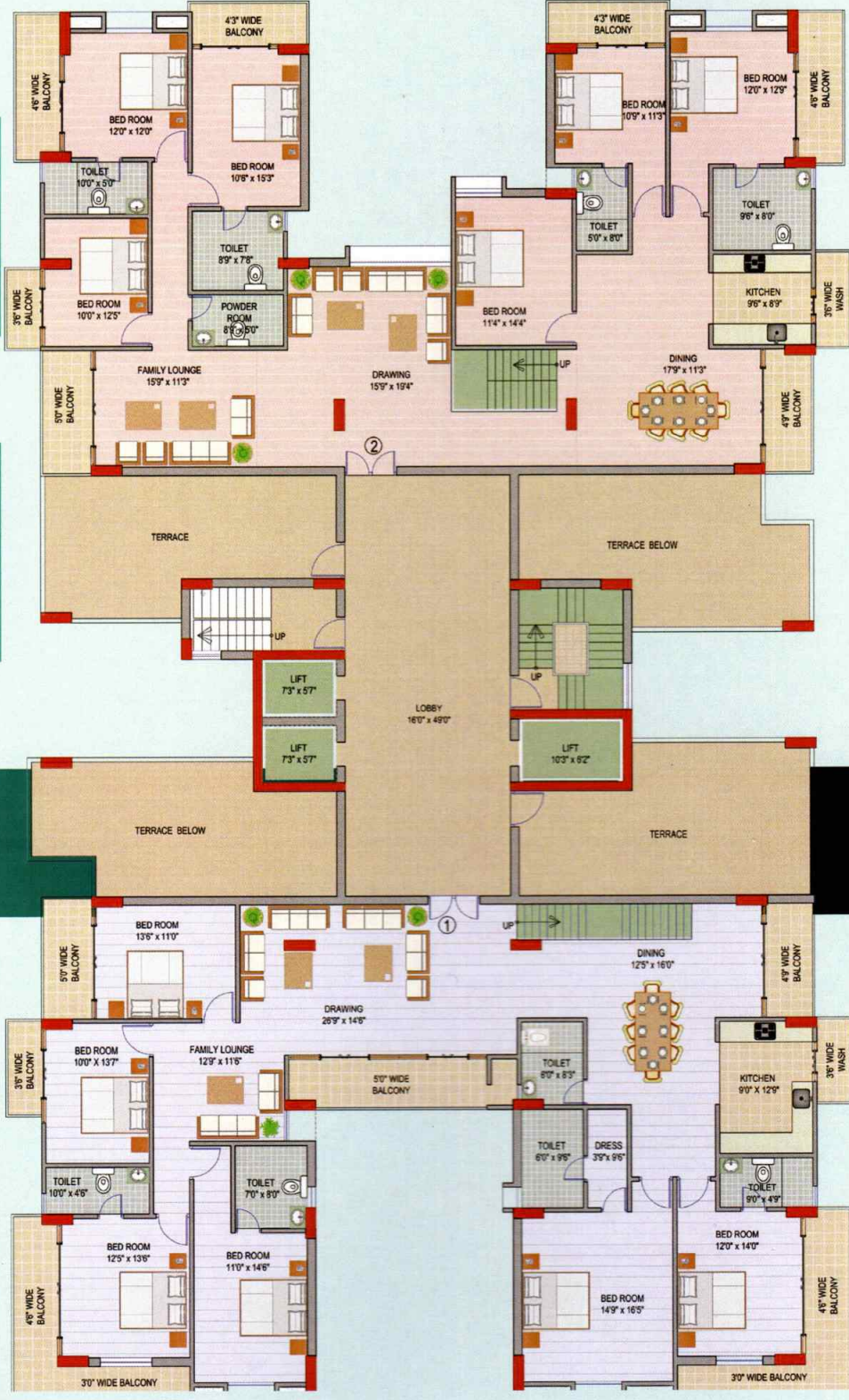
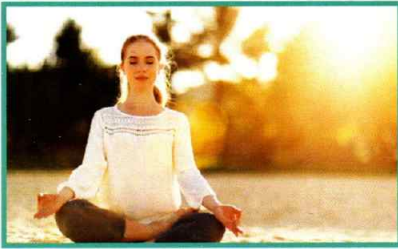


*Making you life
"ENHANCING"*

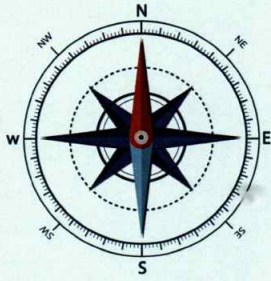


Flat No.	Built up Area	Super Built up Area	Terrace Area
01 (6 BHK)	3285 sq. ft.	4435 sq. ft.	1020 sq. ft
02 (6 BHK)	2990 Sq. ft.	4035 sq. ft.	1020 sq. ft

TYPICAL FLOOR PLAN FOR 14th FLOOR



Joy & Happiness are our buzzwords



AMENITIES

Grand amenities to make your life luxurious and rational and peaceful:

1. Private swimming pool cum terrace with flat numbers 02 and 04 in 1st, 3rd, 5th, 7th, 9th and 11th floors.
2. Private swimming pool cum terrace with flat numbers 01 and 04 in 2nd, 4th, 6th, 8th, 10th and 12th floors.
3. Community hall in the ground floor with one kitchen, one storage area and two TOI's.
4. Retail store on ground floor.
5. Gymnasium on ground floor.
6. Yoga space on ground floor.
7. Large spacious lobby on all floors.
8. 30 numbers car parking space with EV charging point for all car parking in the basement.
9. 32 numbers car parking space with EV charging point for all car parking in the ground floor.
10. Swimming pool adjacent to incoming-outgoing driveway attached with change room and relaxing space.
11. Large kids play area adjacent to incoming-outgoing driveway.
12. Car wash with guest car parking near entrance gateway.
13. Jogging track around the building.



World class facilities for a better life

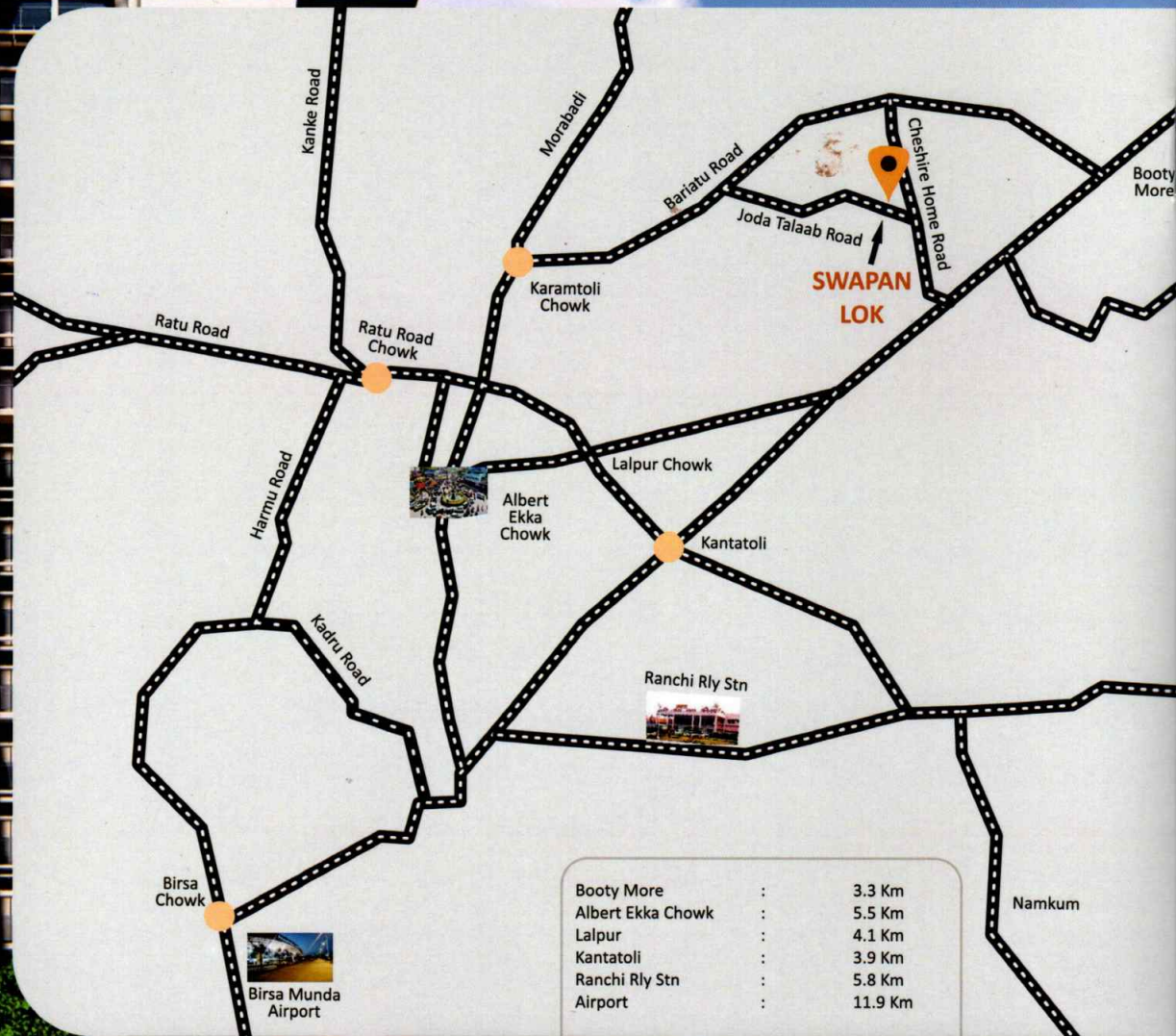
Technical specifications designed and engineered for a mind free living experience:

SPECIFICATIONS

1. Foundation / Structure : Earthquake resistant RCC framed structure made using br Branded cement, high quality chips and branded TMT rods.
2. Flooring : Branded high quality vitrified tiles.
3. Interior & Exterior Walls : External walls finished with wall putty over weather proof paint. Interior walls and ceiling finished with high quality POP.
4. Windows : Three track UPVC / anodized aluminum gazed / sliding fitted /clear or tinted glass as design. Mosquito repellent netting.
5. Doors : High quality internal doors. Wooden panel high quality large doors at entrance.
6. Kitchen : Granite top cooking platform with ceramic tiles and stainless sink of high quality. Provisioning for exhaust fan / chimney / refrigerator / microwave oven / water purifier. Hot and cold water connection fittings of branded quality.
7. Toilet : Branded anti skid flooring tiles. Branded ceramic tiles on walls up to 5 feet. Premium quality sanitary ware and CP fittings of branded quality. Premium quality hot and cold lines, UPVC pipes, valves and other fittings.
8. Electrics : Concealed PVC circuits with ISO / ISI standards. Anti flammable wiring of branded quality. Modular switches and sockets. High quality control switch gear panels, MCBs, MCCBs, Isolators etc. Transformers of reputed make as per required capacity.
9. Lif : Superior quality Kone / Otis or like brand lifts.
10. Telephone / Cable / DTH : Telephone point in each flat. Cable / DTH points in each flat.
11. Generator : Hybrid generator.
12. Heating : Roof top solar water heating system for bath and kitchen.
13. Construction : AAC blocks used in construction - improved thermal efficiency reducing heating and cooling load, superior fire resistance and further advantages.

We design, we engineer, we build: "WE CARE"

SITE LOCATION MAP



Booty More	:	3.3 Km
Albert Ekka Chowk	:	5.5 Km
Lalpur	:	4.1 Km
Kantatoli	:	3.9 Km
Ranchi Rly Stn	:	5.8 Km
Airport	:	11.9 Km

Design by: Technosoft, 094037814

Site Address:

“SWAPAN LOK”
Near Maya Hospital
Rani Bagaan
Joda Talaab Road, Bariatu
Ranchi - 834 009

Architects:

“GRID CONSULTANTS”
2nd Floor
Roshpa Towers
Main Road
Ranchi - 834 001

Contact:

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A Project by
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