

SDS ENCLAVE

Modern Living

RERA NO. JHARERA/PROJECT/153/2021

PROJECT ADDRESS - OPP. SUDHA DAIRY, ASANGI, ADITYAPUR



SD SINGH CONSTRUCTION COMPANY PRIVATE LIMITED

HEAD OFFICE : 'ULIYAN HOUSE', S.D. SINGH PATH, KADMA, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-831005
CITY OFFICE : 203, GAJRAJ MANSION, 2ND FLOOR, BISTUPUR, JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND-831001

BIRD VIEW (DAY)



Epitomizing a perfect blend of contemporary design and quality construction, "SDS Enclave" is an integrated Residential project by S. D. SINGH CONSTRUCTION COMPANY PRIVATE LIMITED, located at the Heart of Jamsheerpur City. Near Sutha Dairy, Adityapur-Kandra main road, Jamsheerpur, Jharkhand

Elegantly crafted apartments equipped with modern amenities and impressive features make a perfect dream home.



BIRD VIEW (NIGHT)



BLOCK A1



BLOCK-A & A1 TYPICAL 1ST-9TH FLOOR PLAN



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B.U. AREA	S.B.U. AREA
1, 6, 7 & 12	3BHK	872.91	83.54	1079	1370
2, 5, 8 & 11	3BHK	908.08	83.5	1111	1411
3, 4, 9 & 10	3BHK	814.83	83.5	1026	1303





BLOCK B



BLOCK - B, 1ST FLOOR PLAN



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B.U. AREA	S.B.U. AREA
1, 2, 3, 4, 17, 18, 19 & 20	3BHK	696.31	39	837	1063
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16	3BHK	524.61	44.71	665	845



BLOCK - B, 2ND TO 9TH FLOOR PLAN



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B.U. AREA	S.B.U. AREA
1, 2, 3, 4, 17, 18, 19 & 20	3BHK	696.31	39	837	1063
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16	3BHK	524.61	44.71	665	845





BLOCK C



BLOCK - C FLOOR PLAN

1ST FLOOR PLAN

2ND TO 4TH FLOOR PLAN



AREA STATEMENT (FOR 1ST, 2ND, 3RD & 4TH FLOOR)

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	D.U. AREA	S.B.U. AREA	1435
1, 2, 3, 4, 5 & 6	3BHK	907.95	91.5	1130	1435	



BLOCK - C FLOOR PLAN



5TH TO 7TH FLOOR PLAN



8TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B.U. AREA	S.B.U. AREA
1, 2, 3, 4, 5 & 6	3BHK	907.95	91.5	1130	1435

AREA STATEMENT (FOR 8TH FLOOR)

FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	B.U. AREA	S.B.U. AREA
1, 3, 4 & 6	3BHK	953.02	91.5	1247	1585
2 & 5	3BHK	910.05	91.5	1130	1435

AREA STATEMENT (FOR 5TH, 6TH & 7TH FLOOR)

ISOMETRIC VIEW



BLOCK A&A1, FLAT-3, 4, 9 & 10

3 BHK

Super Builtup : 1303 SQFT



BLOCK A&A1, FLAT-2, 5, 8 & 11

3 BHK

Super Builtup : 1411 SQFT

ISOMETRIC VIEW



BLOCK A&A1, FLAT-1, 6, 7 & 12

3 BHK

Super Builtup : 1370 SQFT



BLOCK B, FLAT-1, 2, 3, 4, 17, 18, 19 & 20

3 BHK

Super Builtup : 1063 SQFT



ISOMETRIC VIEW



BLOCK C, FLAT-1, 2, 3, 4, 5 & 6
3 BHK FOR 1ST, 2ND, 3RD, 4TH & 8TH FLOOR PLAN
Super Builtup : 1435 SQFT



BLOCK B, FLAT-5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16
2 BHK
Super Builtup : 845 SQFT



ISOMETRIC VIEW



BLOCK C, FLAT-1, 3, 4 & 6

3 BHK FOR 5TH, 6TH & 7TH FLOOR PLAN

Super Builtup : 1585 SQFT



BLOCK C, FLAT-2 & 5

3 BHK

Super Builtup : 1435 SQFT



TERRACE GARDEN WITH PLAY_AREA



JOGGING TRACK ON TERRACE

PAYMENT PLAN

• AT THE TIME OF BOOKING	:	5%
• AT THE TIME OF AGREEMENT	:	10%
• AT THE TIME OF LOWER BASEMENT	:	10%
• AT THE TIME OF UPPER BASEMENT	:	10%
• AT THE TIME OF 1ST FLOOR ROOF CASTING	:	10%
• AT THE TIME OF 2ND FLOOR ROOF CASTING	:	10%
• AT THE TIME OF 3RD FLOOR ROOF CASTING	:	10%
• AT THE TIME OF 5TH FLOOR ROOF CASTING	:	10%
• AT THE TIME OF 7TH FLOOR ROOF CASTING	:	10%
• AT THE TIME OF 9TH FLOOR ROOF CASTING	:	10%
• BEFORE HAND OVER	:	5%

DEVELOPMENT CHARGE - 2,00,000/-

REGISTRATION CHARGES AND ANY OTHER APPLICABLE TAXES/ GST
TO BE BORNE BY CUSTOMER

PROJECT HIGHLIGHTS

- 100 % PARKING
- CONVENIENCE SPOTS
- COMMUNITY HALL
- STREET LIGHTING
- RAIN WATER HARVESTING
- ADVANCED FIRE SYSTEM
- TEMPLE
- CHILDREN PLAY AREA
- WALKERS'S TRACK
- TERRACE COURT, BADMINTON & VOLLEYBALL
- GYMNASIUM

SPECIFICATION



- STRUCTURE : R.C.C framed structure with brick work in cement mortar as per design and specification of our structural consultant . Exterior brick work would be 9" thick and interior walls would be 4.5" thick.
- WALL FINISH : Internal walls will be finished in wall putty with a coat of water based primer. Exterior wall finished with smooth putty over a coat of exterior primer and weather coat of reputed brand.
- FLOORING : Vitrified tiles in drawing /dining, bedrooms, kitchen, balcony and anti skid tiles in bathroom.
- TOILETS : Tiles up-to height of 7ft.
- Walls : Anti skid/mat finish tiles.
- Flooring : Jaguar /_ corsa /cera or equivalent cp fittings, white glazed vitreous sanitary ware of ISI mark and wash basin of reputed brand.
- Fittings : Provision for hot and cold water supply in all toilets in wash basin and bathing area.
- Hot & Cold Water : Anodized/powder coated aluminium / UPVC sliding windows with 3mm thick clear glass.
- WINDOWS : Drinking water supply through PHED/Tube-well through overhead tanks.
- DOORS : 30mm flush main door with high quality laminate fixed on both sides fitted with branded lock and handle. Rest all doors painted.
- KITCHEN : Vitrified tiles.
- Flooring : Black granite platform with stainless steel kitchen sink and sink tap.
- Platform : 2ft height ceramic tiles above cooking platform.
- Wall : All electrical concealed wiring with copper wires and standard modular fittings. All rooms will consist of two light point, one fan point, one AC point and one plug point. Provision for exhaust fan, electrical chimney, water purifier point in kitchen and washing machine point will be provided at a suitable location.
- ELECTRICAL : Provided by JSEB OR JUSCO. All units will have individual meters. Electricity and water connection will be charged extra.
- ELECTRIC SUPPLY : Power back up to 500w per flat.
- GENERATOR : 24 hrs CCTV surveillance and manned security guards at all entrances. Centralized EPBAX system.
- CCTV/Security System : A beautifully designed community hall with temple and gymnasium.
- COMMUNITY HALL

AMENITIES



INDOOR GAMES



COMMUNITY HALL

AMENITIES



BASEMENT ENTRY

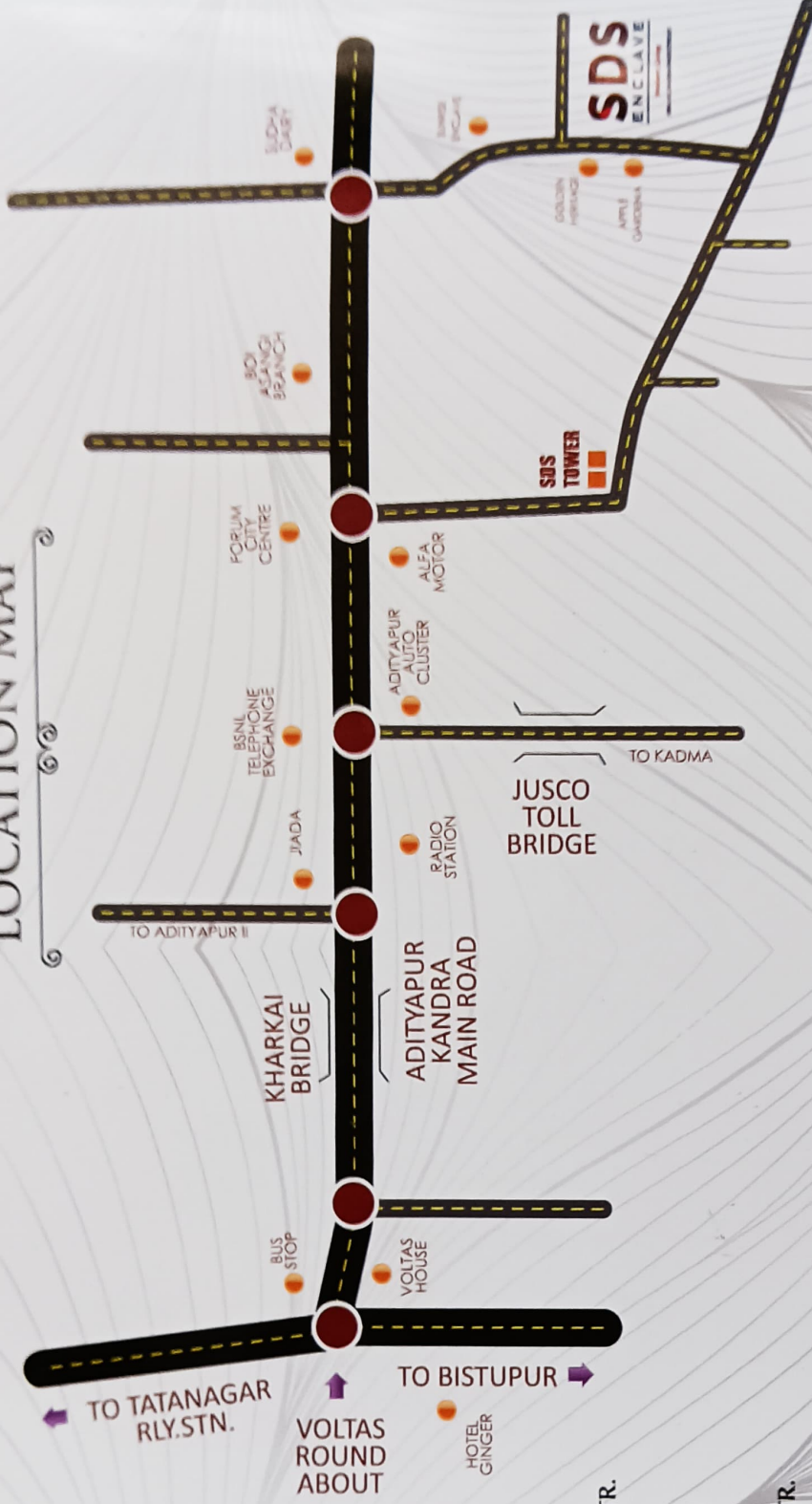


CHILDREN PLAY AREA



TEMPLE

LOCATION MAP



KEY DISTANCE

- TATANAGAR STATION - 10 KM
- BISTUPUR - 7 KM
- SUDHA DIARY - 300 MTR.
- PM MALL - 7 KM
- SAKCHI GOLCHAKKAR - 9.5 KM
- ADITYAPUR-KANDRA MAIN ROAD - 300 MTR.

A project by



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This brochure is not a legal document. It only describes the conceptual plan to convey the intent and the purpose of S. D. Singh Construction Company Private Limited

OUR ARCHITECT

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