



Bijay Shree & Sapna

Complex

CANARY HILL, HAZARIBAG

The Project

Blissful Living

Hazaribag is synonymous with the Kanhari Hill. But very few know that the real name of the hill is NOT Canary but Kanhari, which means 'an arrow head' named by the Santhals thousands of years ago who were the original inhabitants of the lands prior to their migration to Bengal about 250 years ago.

In the mid 20th century many eminent Bengalis from Bengal built their luxurious summer homes around the hill. Among them were the General Manager of Bata, Chief Justice Mallik and Padmashre/Padmabhushan Dr. Lahiris etc. Tutu Bose, the owner of Mohan Bagan and Asian Age still visits his house next to the one of the Lahiris. The fascinating 'Eucalypta' which houses the DAV school was also one such homes of the bengalis from Bengal.

The Kanhari Hill was once a household name among the tourists from Bengal.

Sounds impossible, but it is true that Kanhari was NOT developed by the British but by the local Forest Dept. in the mid 50s. Kanhari Hill has revealed Buddhist sites, Iron Age settlements, and megalithic sites around her which proves that she was a hill of immense significance to the ancients.

Unmatched Location : _____

Walking distance from Four Lane & NH-33 • On the connecting road between Four Lane & NH-33
Very near to DAV School, Vinoba Bhave University & Eco-Diversity Park (Proposed)



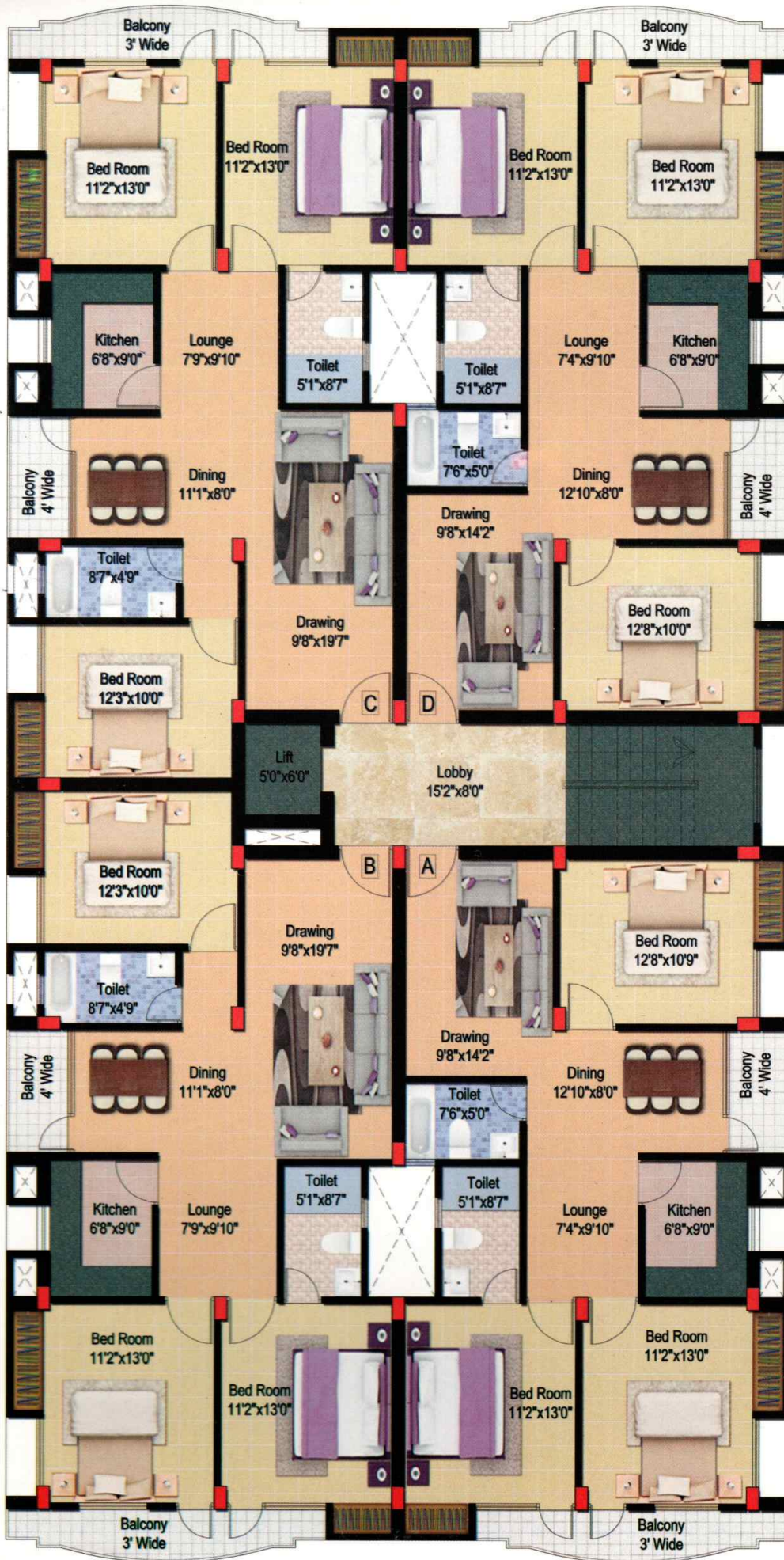


Front view of Bijay Shree & Sapna Complex

Typical Floor Plan

Block-A

2 BEDROOM & 3 BEDROOM OPTIONS IN SIZES



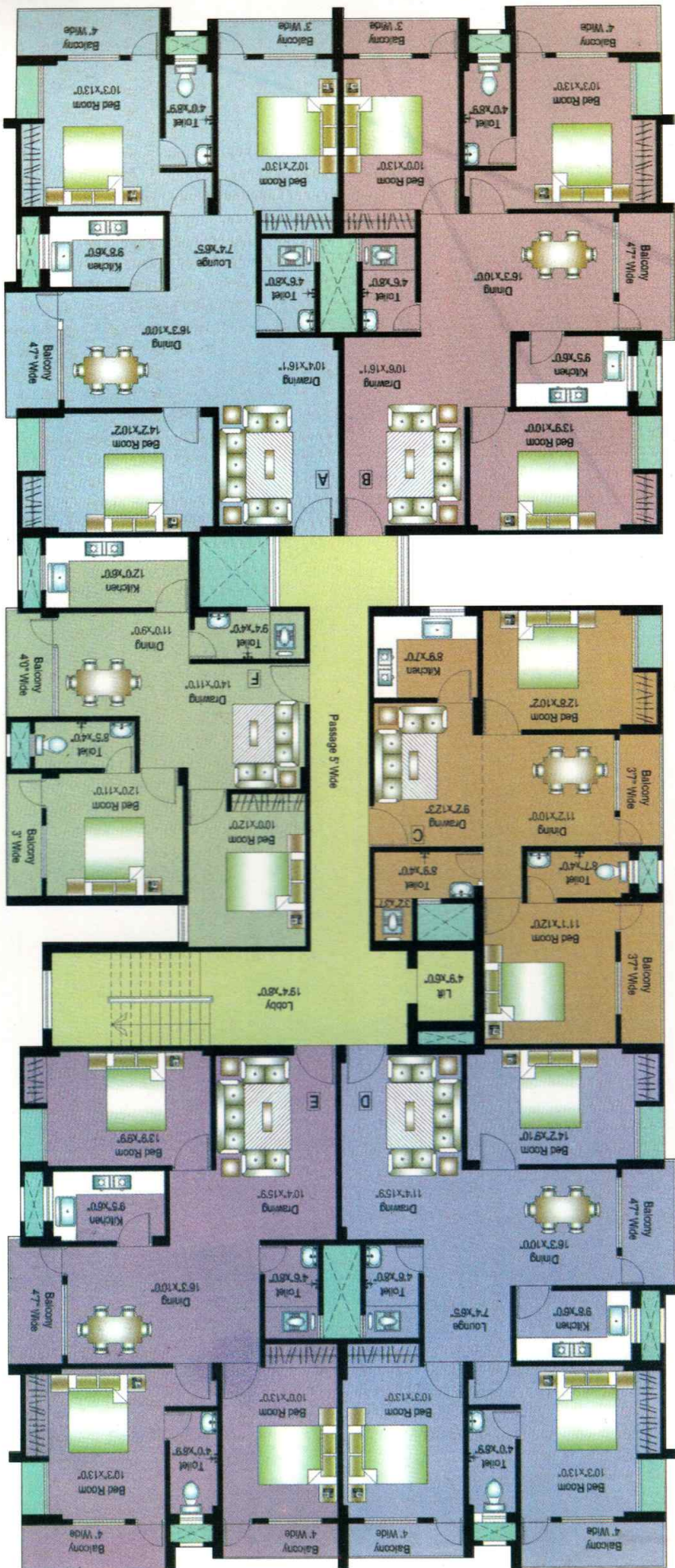
Flat	Super Built-up Area
A	1370 Sq.Ft.
B	1450 Sq.Ft.
C	1450 Sq.Ft.
D	1370 Sq.Ft.



Block-B

Typical Floor Plan

VARYING FROM 1010 SQ.FT. TO 1420 SQ.FT.



Flat	Super-Built-up Area	Flat	Super-Built-up Area
A	1420 Sq.Ft.	D	1420 Sq.Ft.
B	1400 Sq.Ft.	E	1410 Sq.Ft.
C	1030 Sq.Ft.	F	1010 Sq.Ft.

Prime FEATURES



STRUCTURE

FOUNDATION :

Reinforced cement concrete.

SUPER STRUCTURE :

Reinforced cement concrete as per design.

STEEL : TATA Steel.

CEMENT : Dalmia Cement.

LIVING / DINING / LOBBY PASSAGE

FLOOR :

Ceramic tiles / equivalent.

DINING SPACE :

One number ISI mark handwash basin.



BEDROOM

FLOOR :

Ceramic tiles.

WALLS :

Plaster of Paris punning.

MASTER BEDROOM

FLOOR :

Ceramic tiles.

CORRIDOR

FLOOR :

Kota marble.

INTERNAL DOORS :

32mm ISI mark with both side good quality paint.



KITCHEN

FLOOR :

Ceramic tiles.

PLATFORM :

Granite slab.

FITTINGS / FIXTURES :

Stainless steel sink.

DADO :

Glazed tile (2' above counter)

WALLS :

Plaster of Paris punning.

INTERNAL WALLS

Plaster of Paris punning.

EXTERNAL WALLS

Wall putty & Apex paint.



TOILET

FLOOR :

Marble / Ceramic tiles upto 7feet height.

FITTINGS / FIXTURES :

W.C. European type, Wash basin, Fitting-Chromium plated, Cistern-Acrylic / Fiberglass cistern in white colour.

DOOR :

PVC door shutter and frame.



WATER

Deep borewell, 24 hrs. water supply.

ELECTRICAL

Concealed wiring and modular switches. Adequate lighting / Power point sockets outlets provided in each room.

TV / CABLE / TELEPHONE:

Provision at all suitable points.

GENERATOR :

Kirloskar / Crompton Greaves or equivalent silent generator of adequate capacity.



DOORS

CHOWKHATS :
Wood with beading.

DOORS :

Entrance door 35mm thick ISI mark with both side good quality paint.

WINDOWS :

Wooden / Aluminium / Iron frame with glass fitting & steel grill with brass fitting.



LIFT LOBBY

1 lift with 6 passenger capacity of OTIS / ECS / KONE.

INTERCOM

Intercom facilities provided in each flat.

Payment Plan

AT THE TIME OF BOOKING	20%
AFTER BOOKING WITHIN 45 DAYS	20%
ON COMPLETION OF FIRST FLOOR SLAB	15%
ON COMPLETION OF SECOND FLOOR SLAB	15%
ON COMPLETION OF THIRD FLOOR SLAB	15%
ON COMPLETION OF FOURTH FLOOR SLAB	10%
ON TIME OF POSSESSION	5%

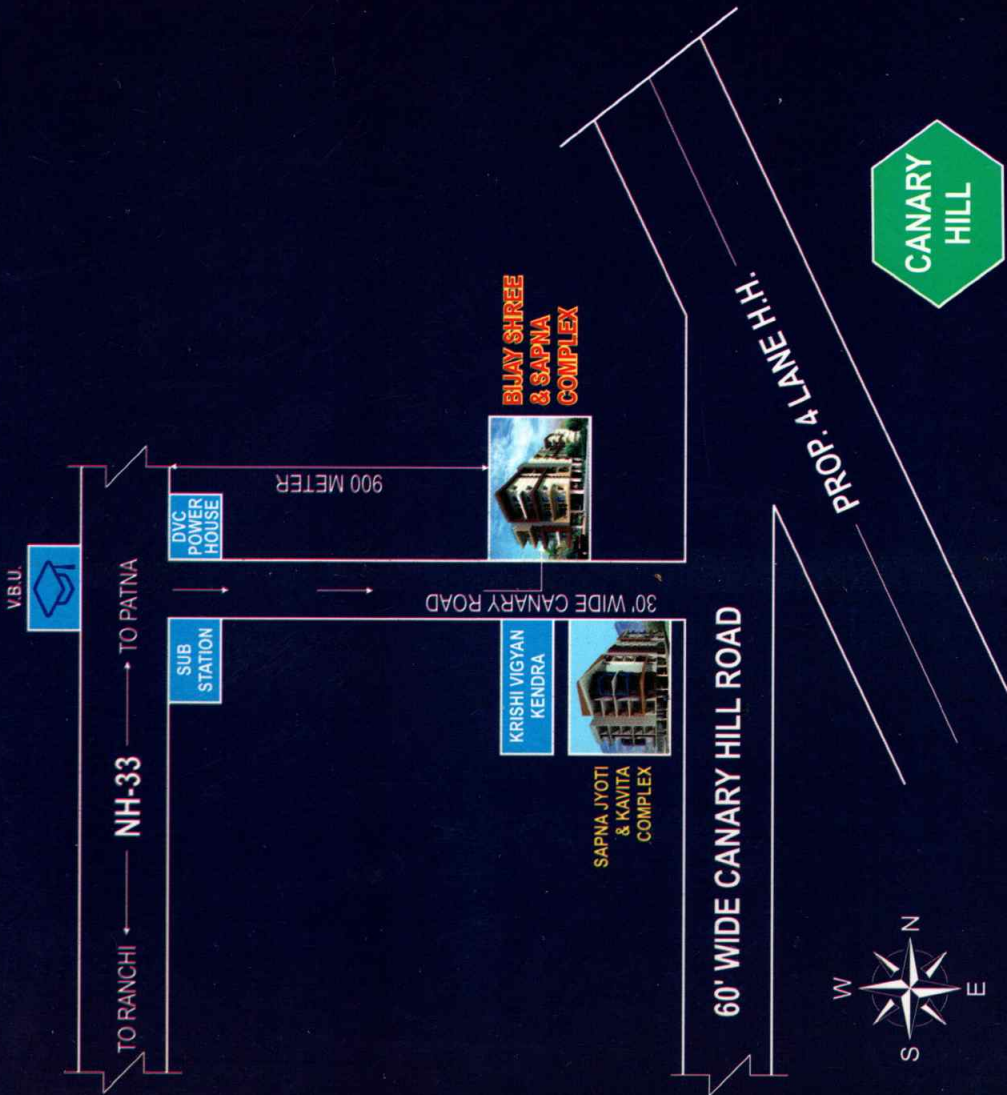
Other Expenditure

RESERVED CAR PARKING SPACE	1,10,000
ELECTRICAL CHARGE	50,000
GENERATOR CHARGE	40,000
LEGAL	5,000
FIRE, LIFT ETC.	45,000
TOTAL	2,50,000

Payment Schedule



Location Plan



Salient Features

- The project is located in the heart of Hazaribag town.
- Quality of functional planning of spaces.
- Carefully and thoughtfully designed safety systems like -
 - Earthquake resistant structure.
 - Lightning conductor installations.
- Ample covered parking area and carefully designed surface parking.
- 24hrs. Water supply through deep boring.
- Adequate power back-up system.
- Good scenic beauty of surrounding areas.
- Easy availability of local transport system.
- Close proximity of health, Recreation, Transportation, Education, Shopping, Local Administration, Structure of Ethnic values from the site.
- Water harvesting system within the campus.
- Carefully designed campus lighting with LED light luminaries.



DEVELOPERS & PROMOTERS

BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD.

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