

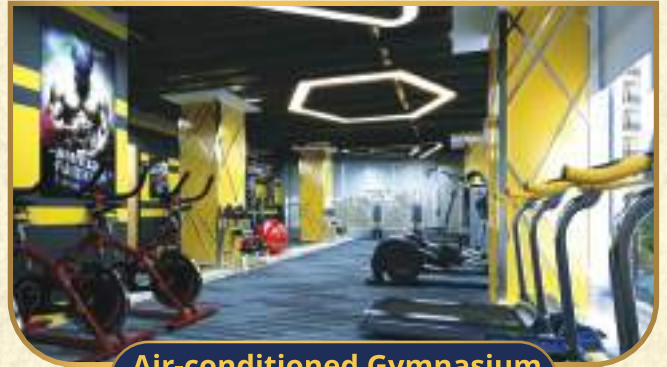
SANFRAN SAROVAR HEIGHTS



Amenities & Exclusive Features



Infinity Pool



Air-conditioned Gymnasium



Billiards



Table Tennis



Podium Park



Pet Park



Kids Play Area



Skating Rink



Air-conditioned Bus Shelter



Interactive Fountain

About Sanfran Sarovar Heights

Sanfran Sarovar Heights is a destination in the lap of nature adjoining Pahuj river and facing the mountains. It is strategically located on Jhansi Shivpuri Highway, near Pahuj river, NH-44, Jhansi spread over 3.5 acres adjoining 40 meter wide green belt. Sanfran Sarovar Heights offers 2/3/4 BHK apartments in 4 Towers of stilt plus 14 floors. The project offers an array of amenities like vehicle free kids play zone, 24x7 security, podium park, skating rink, temple, stilt parking, air-conditioned bus shelter, interactive fountain etc. With lush greenery, mountains and river, this destination is the most sort after address for your family. The project has a shopping arcade comprises of shops, offices and showrooms to cater day to day need of the residents. The Club house with infinity pool, air-conditioned gymnasium, meeting lounge, table tennis, billiards and banquet hall is the talk of the town. Come and experience the luxury living at Sanfran Sarovar Heights.



Site Layout Plan



Floor Plans

UNIT PLAN No. - 1
SALEABLE AREA 1230 SQ.FT.



KEY PLAN
TOWER-2&3

2BHK + 2TOILET		
RERA CARPET AREA	703.3	SQ.FT.
SALEABLE AREA	1230.0	SQ.FT.
BUILT UP AREA	886.6	SQ.FT.
AREA OF BALCONY (3Nos.)	94.7	SQ.FT.

UNIT PLAN No. - 2
SALEABLE AREA 1415 SQ.FT.



KEY PLAN
TOWER-2&3

2BHK + 2TOILET		
RERA CARPET AREA	767.9	SQ.FT.
SALEABLE AREA	1415.0	SQ.FT.
BUILT UP AREA	1019.0	SQ.FT.
AREA OF BALCONY (4Nos.)	121.6	SQ.FT.

UNIT PLAN Nos. - 3 & 4
SALEABLE AREA 1865 SQ.FT. TYPE-A



KEY PLAN
TOWER-2&3

3BHK + 3TOILET + DRESS + POOJA/STORE TYPE-A		
RERA CARPET AREA	1080.3	SQ.FT.
SALEABLE AREA	1865.0	SQ.FT.
BUILT UP AREA	1395.7	SQ.FT.
AREA OF BALCONY (5Nos.)	186.2	SQ.FT.

Floor Plans

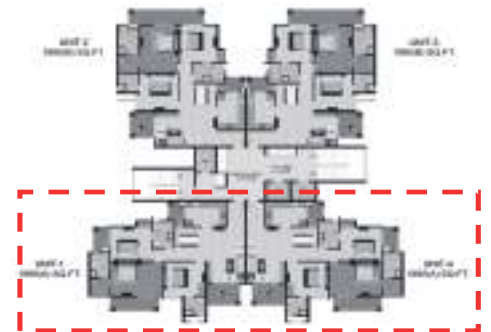
UNIT PLAN Nos. - 5 & 6
SALEABLE AREA 1865 SQ.FT. TYPE-B



**KEY PLAN
TOWER-2&3**

3BHK + 3TOILET + DRESS + POOJA/STORE TYPE-B		
RERA CARPET AREA	1080.3	SQ.FT.
SALEABLE AREA	1865.0	SQ.FT.
BUILT UP AREA	1395.7	SQ.FT.
AREA OF BALCONY (5Nos.)	186.2	SQ.FT.

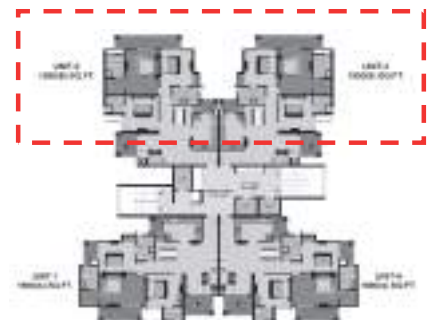
UNIT PLAN Nos. - 1 & 4
SALEABLE AREA 1990 SQ.FT. TYPE-A



**KEY PLAN
TOWER-4**

3BHK + 3TOILET + DRESS + POOJA/STORE + FOYER TYPE-A		
RERA CARPET AREA	1113.9	SQ.FT.
SALEABLE AREA	1990.0	SQ.FT.
BUILT UP AREA	1436.0	SQ.FT.
AREA OF BALCONY (5Nos.)	214.2	SQ.FT.

UNIT PLAN Nos. - 2 & 3
SALEABLE AREA 1990 SQ.FT. TYPE-B

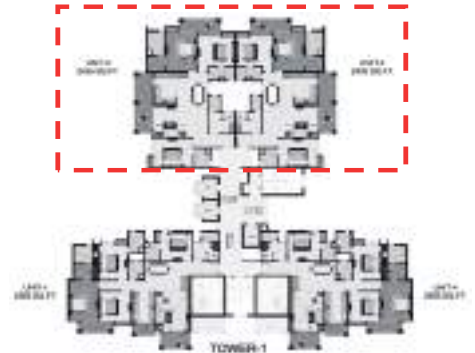


**KEY PLAN
TOWER-4**

3BHK + 3TOILET + DRESS + POOJA/STORE + FOYER TYPE-B		
RERA CARPET AREA	1127.6	SQ.FT.
SALEABLE AREA	1990.0	SQ.FT.
BUILT UP AREA	1427.8	SQ.FT.
AREA OF BALCONY (4Nos.)	208.0	SQ.FT.

Floor Plans

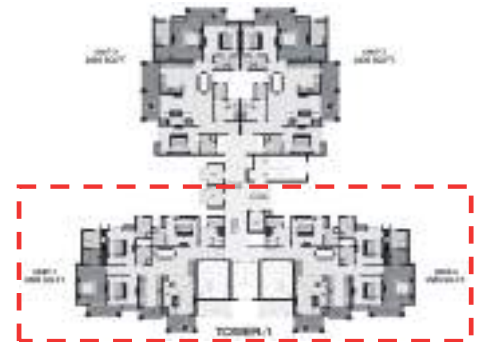
UNIT PLAN Nos. - 2 & 3
SALEABLE AREA 2435 SQ.FT.



**KEY PLAN
TOWER-1**

3BHK + 3TOILET + DRESS + POOJA/STORE + FOYER + SR. ROOM + 1 TOILET		
RERA CARPET AREA	1343.0	SQ.FT.
SALEABLE AREA	2435.0	SQ.FT.
BUILT UP AREA	1754.4	SQ.FT.
AREA OF BALCONY (3Nos.)	260.4	SQ.FT.

UNIT PLAN Nos. - 1 & 4
SALEABLE AREA 2585 SQ.FT. TYPE-A

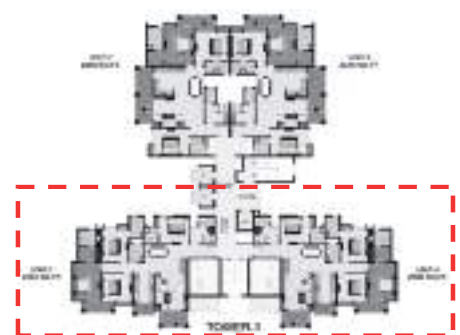


**KEY PLAN
TOWER-1**

4BHK + 4TOILET + DRESS + POOJA/STORE + FOYER + SR. ROOM + 1 TOILET TYPE-A		
RERA CARPET AREA	1520.0	SQ.FT.
SALEABLE AREA	2585.0	SQ.FT.
BUILT UP AREA	1860.5	SQ.FT.
AREA OF BALCONY (4Nos.)	193.0	SQ.FT.

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

UNIT PLAN Nos. - 1 & 4
SALEABLE AREA 2585 SQ.FT. TYPE-B



**KEY PLAN
TOWER-1**

4BHK + 4TOILET + DRESS + POOJA/STORE + FOYER + SR. ROOM + 1 TOILET TYPE-B		
RERA CARPET AREA	1520.0	SQ.FT.
SALEABLE AREA	2585.0	SQ.FT.
BUILT UP AREA	1860.5	SQ.FT.
AREA OF BALCONY (4Nos.)	193.0	SQ.FT.

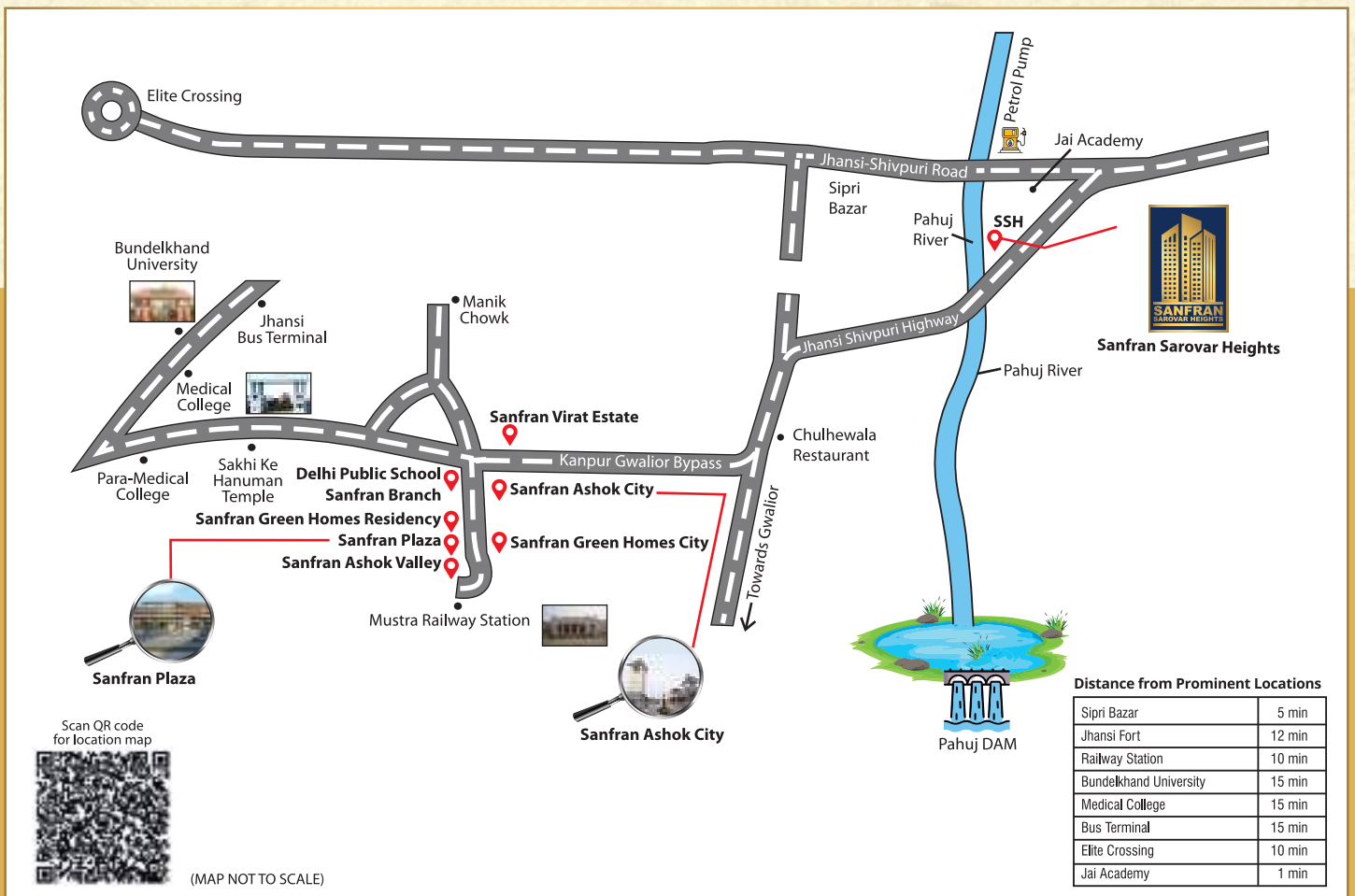
2nd, 4th, 6th, 8th, 10th, 12th & 14th FLOOR

Specifications

ITEMS/AREA	SPECIFICATIONS	BRAND/MAKE
FLOORING	Wooden shade tile in master bedroom and balconies of all rooms. Vitrified tile in living, dining, other bedrooms, lobby, kitchen and servant room. Anti-skid vitrified tile in toilets. Anti-skid ceramic tiles in servant toilet. Staircase to be provided in granite/marble/full body vitrified tiles.	Tiles: Varmora/Kajaria/Johnson/Equivalent
DADO	Vitrified tiles upto door height in toilets & 600mm height above kitchen counter.	Tiles: Varmora/Kajaria/Johnson/Equivalent
EXTERNAL PAINT	Appropriate finish of weather proof paint.	Paint: Asian/Berger/Equivalent
INTERNAL PAINT	Plastic emulsion of appropriate color on interior walls and ceiling.	Paint: Asian/Berger/Equivalent
KITCHEN	Counter in pre-polished granite, electrical points for chimney, hob and microwave. Stainless steel sink with premium CP fittings.	CP Fittings: Kohler/Jaguar/QUEO/Equivalent
DOORS & WINDOWS	Main entrance door as an engineered door with polished wood veneer and solid wood/timber frame stainless steel brass finished hardware fittings. All internal doors of flush/skin polished/enamel painted. Steel Brass hardware fittings and locks in internal doors. Aluminium/UPVC external doors and windows. Size and section as per the design of the architect.	As per standard practice
PLUMBING	All internal plumbing in GI/PVC/UPVC/CPVC/ composite.	As per standard practice
TOILETS	Premium sanitary fixtures and chronic plated bath fittings.	Sanitary/CP Fittings: Kohler/Jaguar/QUEO/Equivalent
ELECTRICAL	All electrical wiring in concealed conduits, provision for adequate light & power points. Telephone & T.V outlets, modular switches & protective MCB.	Modular Switches/Sockets: Havells/Wipro/Anchor/ Equivalent Copper Wire: Bontone/Havells/RR Kabel/Anchor/Polycab/Equivalent
AIR CONDITIONING	Provision for split AC units in living/dining room and bedrooms.	As per standard practice
LIFTS/ELEVATORS	Lifts to be provided for access to all floors.	OTIS/Kone/Schindler/Thyssenkrupp/ECE/Equivalent
GENERATORS	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.	As per standard practice
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gymnasium, banquet hall/multi-purpose hall, table tennis, billiards/pool, half basketball court, badminton court, skating rink, kids play area, jogging and walking track.	As per standard practice
SECURITY & FTTH	Boom barriers at main gate with RFID.Provision for optical fibre network, intercom, video surveillance system, perimeter security and entrance lobby security with CCTV cameras, Fire prevention, suppression, detection & alarm system as per fire norms.	As per fire norms.
ENVIRONMENT	As per MOEF requirements.	
SUPER STRUCTURE	Earthquake resistant. RCC framed structure as per applicable seismic zone.	

Location Map

Strategically Located & Close to Prominent Locations of Jhashi



(MAP NOT TO SCALE)

