

86044-06044

SG
SHIKHAR
HEIGHT
UPRERAPR J1244

inspired from
italian architecture



RENDERED IMAGE

SITE PLAN



APARTMENTS... AT A GLANCE

ACCOMMODATION	COLOUR CODE
2BED + 2TOILET (B)	[Brown]
2BED + 2TOILET (C)/(A)	[Pink]
3BED + 4TOILET + SERVANT	[Yellow]
3BED + 3TOILET + STUDY	[Light Pink]
3BED + 3TOILET	[Light Purple]
EWS (1)/(2)	[Purple]
LIG (1)/(2)	[Light Blue]
CLUB PLAZA	[Blue]
CONVENIENT SHOP	[Red]

LEGENDS FOR PROJECT AMENITIES

- Entrance Plaza with Water Features
- Central Park of 1050 Sqmt. (11300 Sqft.)
- Peripheral Jogging Track
- Badminton Court
- Skating Rink
- Cricket Net Practice
- Open Gym
- Outdoor sitting area
- 3 no. Gazebo for sitting
- Kids Play Area
- Tower drop-off with accent paving
- Elder Zone
- Commercial plaza /Convenient Shop
- Club Entrance with accent paving
- ATM
- Club Plaza comprises of
 - Ground Floor - Spacious Banquet Hall with Kitchen, Gents & Ladies Toilet
 - First Floor - Table Tennis room, Kids Play area, 3C's Room with sitting, Ladies & Gents Toilet
 - Second Floor - Yoga & Meditation Hall, Billiards Room, Misc. activities room, spacious sitting Hall
 - Third Floor - Spacious Gymnasium with Gents & Ladies Toilet
 - Terrace Floor - Swimming Pool for Adults, Kids Pool, Ladies & Gents changing room.
- Double Height Entrance Lobby in Towers
- Designer Pole Lights
- 70 number of Trees on Peripheral Green Belt with plants of different species :-
 - Aloe Vera
 - Boston Fern
 - Golden Pathos
 - Money Plant
 - Sensevieria Plant



50.0 M WIDE ROAD

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All specifications, design, layout, images, conditions are only indicative and some of these can be changed at discretion of the developer, these are purely conceptual and constitute no legal offering, to convert measurements in sq.mtr., 1sq.mtr = 10.764 sq.ft. 1mtr =3.21 ft.

3BHK
TOWER A1 & A3 Unit No-1,6

3 Bedroom/ Drawing & Dining/ Kitchen/ 3 Toilets/ Dressing Room/ 4 Balconies/ Servant room with attached WC

CARPET AREA
106.3 SQ. MTR (1144.5 SQ. FT.)

BALCONY AREA
23.8 SQ. MTR (256.8 SQ. FT.)

BUILT UP AREA
136.2 SQ. MTR (1466 SQ. FT.)

TOTAL AREA
178.4 SQ. MTR (1920 SQ. FT.)



CARPET AREA (AS PER RERA GUIDLINES): The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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3BHK
TOWER A1 & A3 Unit No-2

3 Bedroom/ Drawing & Dining/ Study/ Kitchen/ 3 Toilets/ 3 Balconies

CARPET AREA
87.3 SQ. MTR (940 SQ. FT.)

BALCONY AREA
21.2 SQ. MTR (228 SQ. FT.)

BUILT UP AREA
115.2 SQ. MTR (1240 SQ. FT.)

TOTAL AREA
150.9 SQ. MTR (1625 SQ. FT.)



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3BHK

TOWER A1 & A3 Unit No-3,4,5

3 Bedroom/ Drawing & Dining/ Kitchen/ 3 Toilets/ 4 Balconies

2BHK

TOWER A2 Unit No-3,4,7,8

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

CARPET AREA

80.4 SQ. MTR (866 SQ. FT.)

BALCONY AREA

13.4 SQ. MTR (114 SQ. FT.)

BUILT UP AREA

99.3 SQ. MTR (1069 SQ. FT.)

TOTAL AREA

130.01 SQ. MTR (1400 SQ. FT.)

CARPET AREA

59.0 SQ. MTR (636 SQ. FT.)

BALCONY AREA

10.5 SQ. MTR (114 SQ. FT.)

BUILT UP AREA

75.8 SQ. MTR (817 SQ. FT.)

TOTAL AREA

99.3 SQ. MTR (1070 SQ. FT.)



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PROJECT SPECIFICATIONS

Project is divided into 2 phases

2BHK

TOWER A2 Unit No-1,2,5,6

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

CARPET AREA

59.0 SQ. MTR (636 SQ. FT.)

BALCONY AREA

9.2 SQ. MTR (100 SQ. FT.)

BUILT UP AREA

74.7 SQ. MTR (804 SQ. FT.)

TOTAL AREA

97.8 SQ. MTR (1054 SQ. FT.)



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A. Total No. of Blocks	5 Nos. – A-1, A-2, A-3, A-4, A-5 EWS/LIG + Club + Convenient Shops	
B. Total No. of Units	682 Units - detail as A1 = 138 A2 = 200 A3 = 144 A4 = 200	
C. No. of Floors	Residential Tower (2 Basement) A-1- S + 23 A-2- S + 25 A-3- S + 24 A-4- S + 25	
D. No. of Flats per floor :	Tower A-1 = 6 Units Tower A-2 = 8 units Tower A-3 = 6 units Tower A-4 = 8 units	
E. No. of Lifts Per Block :	Block A-1 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-2 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-3 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-4 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)	
F. Specification of Lift	Lift Facia External Door Internal Car Number of Persons Rated Load Speed of travel Landing Doors	Baroda Green Powder Coated Finish MS Wall & Granite Stone Flooring 8 / 13 544/884 1.5 m/s Fully Automatic Landing Doors in stainless steel hairline finish on the ground floor and powder coated finish on remaining floors.
	Make Speed	Kone / Schindler / OTIS 1.5 m/second
G. Corridor	A. Flooring - Vitrified Tiles B. Painting - OBD Paint C. Lighting - Ceiling Mounted Light Fixture/ Tube Lights	
H. Staircase-Main & Fire	A. Flooring - Baroda Green C. Railing- MS Railing	B. Painting- OBD Paint D. Lighting – Ceiling Mounted Light Fixture/ Tube Lights
I. Terrace	A. Flooring – Brick Bat Coba	B. Water Tank-R.C.C
J. Parking Area – Open / Stilt / Lower Basement /Upper Basement	A. Lighting-Ceiling Mounted Light Fixture / Tube Lights	
K. Fire Fighting	All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW vide Letter no. 30/JD/FS./Lucknow(GZB)-17/81 dated 8th March 2017 & UPFS/2019/4420/GZB/Ghaziabad/334/DD dated 11.03.2019.	
L. LT Panel Room	Size Flooring Wall	In area and sizes as per requirement/ norms Kota stone White wash
M. Maintenance Room	Size Flooring Walls	200 sq. ft in stilt area (18.58 sq. mt) Vitrified Tiles OBD Paint

SECURITY

GATED COMPLEX WITH ELEGANT ENTRY PLAZA WITH WATER FALL + SECURITY ROOM

24X7 SECURITY PERSONNEL (AT ENTRY & EXIT POINTS) AND INTERCOM FACILITY IN APARTMENTS



24x7 CCTV



SECURITY

CCTV ON MAIN ENTRY AND EXIT POINTS

DRIVERS SITTING AREA IN STILT



TOWER ENTRANCE



HIGH-STREET RETAIL

GREEN AREA

CENTRAL PARK OF 11300 SQ.FT. (1050 SQ.MT.)

BADMINTON COURT

SKATING RINK

CRICKET NET PRACTICE

PERIPHERAL JOGGING TRACKS

3 NO. OF GAZEBO FOR SITTING

OPEN GYM

KIDS PLAY AREA CAPACITY OF MULTI PLAY STATION - SEA-SAW

MERRY GO ROUND

TODDLER CLIMBER



CENTRAL PARK



KIDS PLAY AREA

CONVENIENT SHOPS

ATM

CONVENIENT SHOPS CORRIDOR

CLUB INDEPENDENT TOWER

Approx 1156 Sq. Mtr (Approx. 12443 Sq.ft)

GROUND FLOOR

SPACIOUS MULTIPURPOSE HALL WITH KITCHEN, GENTS & LADIES TOILETS

FIRST FLOOR

TABLE TENNIS ROOM, SPACIOUS KIDS PLAY AREA, 3C'S ROOM WITH SITTING LOUNGE, LADIES & GENTS TOILETS

SECOND FLOOR

YOGA & MEDITATION HALL, BILLIARDS ROOM, FACILITY AREA, SPACIOUS SITTING LOUNGE



GYMNASIUM



YOGA ROOM

THIRD FLOOR

SPACIOUS GYMNASIUM ROOM WITH LADIES & GENTS TOILET

TERRACE FLOOR

SWIMMING POOL FOR ADULTS, KIDS POOL, LADIES & GENTS CHANGING ROOM, POOL SIDE LOUNGE ETC.

PROJECT AMENITIES



BILLIARDS ROOM



CLUB ENTRY



INDOOR GAMES



SWIMMING POOL

Specifications of Units

1. Structure

Earth Quake Resistant - RCC framed structure as per applicable seismic zone

2. Living Cum Dining Room

Floor

Vitrified Tiles

External Door and Window

UPVC windows frames with glass

Walls

OBD of appropriate colour/ Asian paints make or equivalent

Main Entry Door

Main Entrance Door Laminated with Solid Wooden Frame

Hardware

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Electrical

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

3. Bed Rooms

Floor

Vitrified Tiles

External Door and Window

UPVC windows frames with glass

Walls

OBD of appropriate colour/ Asian paints make or equivalent

Internal Door

Finish 7' High Wooden Frame with enamel painted flush door

Hardware

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Electrical

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

4. Kitchen

Floor

Vitrified Tiles

Window

UPVC windows frames with glass

Walls

Ceramic tiles of 2' height from the platform and granite on top

Fittings

C.P. fittings with single bowl Stainless steel Sink

Internal Door

Open

Electrical

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

Wood Work

Wood Work-Lower & Upper Level Cabinets

5. Toilet

Floor

Anti skid ceramic tiles

Walls

Ceramic tiles upto ceiling height

Fittings

White sanitary China Ware with EWG & CP fittings

Internal Door

Flush Shutter

Hardware

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Electrical

Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

Water Supply

Underground and Overhead water tanks with pumps and 24 hours water supply

6. Balconies

Floor

Ceramic Tiles

Walls

Oil Bound Distemper

Electrical

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

7. Telephone

Intercom facility with instrument

Our Rich History of Delivered Projects



SG Oasis

Sec.-2B, Vasundhara, Ghaziabad
Year of Delivery : 2019



SG Benefit

Govindpuram, Ghaziabad.
Year of Delivery : 2018



SG Homes

Sec.-3, Vasundhara, Ghaziabad
Year of Delivery : 2015



SG Impression 58, Phase II

Raj Nagar Extn., Ghaziabad
Year of Delivery : 2014



SG Impression Plus

Raj Nagar Extn., Ghaziabad
Year of Delivery : 2012



SG Alpha Tower (Commercial)

Sec.-9, Vasundhara, Ghaziabad
Year of Delivery : 2011



SG Impression 58

Raj Nagar Extn., Ghaziabad
Year of Delivery : 2010



SG Impression

Sec.-4B, Vasundhara, Ghaziabad
Year of Delivery : 2009



SG Beta Tower (Commercial)

Sec.-3, Vasundhara, Ghaziabad
Year of Delivery : 2008

On Going Project (Phase 1 Delivered)



SG Grand

Raj Nagar Extn., Ghaziabad



SG Grand

Raj Nagar Extn., Ghaziabad



SG Grand

Raj Nagar Extn., Ghaziabad