

Sangwan City Aligarh



Piece of land to peace of mind ..



PROJECT APPROVED BY STATE BANK OF INDIA AND LIC HOUSING FINANCE LTD.

WELL PLANNED TOWNSHIP



- Township sprawled lavishly over acres of Verdant greenery.
- Fully approved by Aligarh Development Authority.
- First planned and self contained township Of Aligarh.
- Located adjacent with major landmarks of Aligarh.

INFRASTRUCTURE



- The complete infrastructure of the township has been built after taking into account the preferred necessities of a cosmopolitan lifestyle.
- Special emphasis has been laid on optimum utilization of space.
- Rich construction specification and quality materials have been used.
- Electricity and water supply system.
- Well planned sewerage system.
- Wide and well lit roads.
- Gated entry points with manned security.
- Rain water harvesting.

ENVIRONMENT



- Experience life amidst natural surroundings with beautifully landscaped greenery, broad tree lined roads, well manicured gardens and securitized entrance.
- Mountains and water bodies.
- Walking and jogging tracks.
- Well planned residential and commercial zones.
- Clutter free approach to residential areas.
- Banks and post office.

ENTERTAINMENT ZONE



- Bring convenience to your life with facilities comparable to the best in the world.
- Family friendly club house.
- Swimming pool.
- Banquet halls.
- Lawns for parties.
- Gymnasium.
- Tennis and badminton courts.
- Shopping mall / shopping centre.

SANGWAN CITY ALIGARH

FREEHOLD RESIDENTIAL PLOTS



- Experience the pure joy and freedom of living in a luxurious and peaceful abode of your dream house.
- Geometrical sites.
- Water, electricity & sewerage facilities.
- Excellent approachability.

DUPLEX HOMES



- Pre constructed and ready to move in expandable duplex villas provide you with the finest of modern facilities without having to bother with the actual construction of your own home.
- Free hold duplex homes.
- Geometrical sites Vastu & eco friendly layout.
- Scientific space utilization.
- Designer tiles kitchen / toilets.
- C.P accessories in toilets.
- Tiled/antiskid ceramic tiles flooring.
- Ordinary kitchen.
- Well seasoned wooden door frames.
- Copper electrical fittings with modular switches.
- Telephone & cable points.

RESIDENTIAL APARTMENTS



- Imbibing the concept of modern day living, these apartments provide a hassle free and luxurious living space.
- The construction quality and the designs match the best being offered in India and abroad.
- Gated development.
- Reserved parking spaces.
- Proper electric, water & sewerage systems.
- Provisions for fire fighting.
- Well maintained and landscaped greens.
- Power backup and lifts.

COMMERCIAL



- The shopping Center's / mini malls located within the township cater to all the basic day to day requirements of the Residents.
- Banks, shops, post offices, etc. are within walking distance for all residing at 'Sangwan City'.
- A delightful shopping experience.
- Bank's and ATM's.
- Daily need shops.
- Milk booths and vegetable shops.
- Office spaces.
- Play school and nursery school.
- Nursing home/hospitals.

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INDEPENDENT
SIMPLEX 125 Sqyd

105 Sqmt. Unit Plan(Total Build Up Area 950sqft,Approx)



105 Sqmt. Floor Plan(Total Build Up Area 950sqft,Approx)



INDEPENDENT SIMPLEX

- 2Bed room
- 1 Drawing & dining room
- 2 Toilets
- 1 Kitchen
- Drive way with cotta stone
- Boundary wall with gate
- Staircase

105 Sqmt. 3D Perspective View(Total Build Up Area 950sqft,Approx)



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INDEPENDENT
SIMPLEX 150 Sqyd

126Sqmt. Unit Plan(Total Build Up Area 1250sqft,Approx)



126Sqmt.Floor Plan(Total Build Up Area 1250sqft,Approx)



INDEPENDENT SIMPLEX

2Bed room
1 Drawing & dining room
2 Toilets
1 Kitchen
Drive way with cotta stone
Boundary wall with gate
Staircase

126Sqmt.3D Perspective View(Total Build Up Area 1250sqft,Approx)



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INDEPENDENT
VILLA 200 Sqyd

168.75 Sqmt. Unit Plan(Total Build Up Area 1400sqft,Approx)



168.75 Sqmt.Floor Plan(Total Build Up Area 1400sqft,Approx)



INDEPENDENT VILLA

- 3 Bed room
- 1 Drawing & dining room
- 2 Toilets
- 1 Kitchen
- Drive way with cotta stone
- Boundary wall with gate
- Staircase

168.75 Sqmt. 3D Perspective View(Total Build Up Area 1400sqft,Approx)



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INDEPENDENT
VILLA 250 Sqyd

209 Sqmt. Unit Plan(Total Build Up Area 1900sqft,Approx)



209 Sqmt.Floor Plan(Total Build Up Area 1900sqft,Approx)



INDEPENDENT VILLA

- 3 Bed room
- 1 Drawing & dining room
- 2 Toilets
- 1 Kitchen
- Drive way with cotta stone
- Boundary wall with gate
- Staircase

209 Sqmt.3D Perspective View(Total Build Up Area 1900sqft,Approx)



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INDEPENDENT
VILLA 300 Sqyd

253 Sqmt. Unit Plan(Total Build Up Area 2100sqft,Approx)



253 Sqmt.Floor Plan(Total Build Up Area 2100sqft,Approx)



INDEPENDENT VILLA

- 3 Bed room
- 1 Drawing & dining room
- 2 Toilets
- 1 Kitchen
- Drive way with cotta stone
- Boundary wall with gate
- Staircase

253 Sqmt. 3D Perspective View(Total Build Up Area 2100sqft,Approx)



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INDEPENDENT
G+2 UNIT 100 Sqyd

84 Sqmt. Unit Plan(Total Build Up Area 815 sqft,Approx)



84 Sqmt. Floor Plan(Total Build Up Area 815 sqft,Approx)



INDEPENDENT G+2 UNIT

2Bed room
1 Drawing & dining room
2 Toilets
1 Kitchen
Drive way with cotta stone
Boundary wall with gate
Staircase

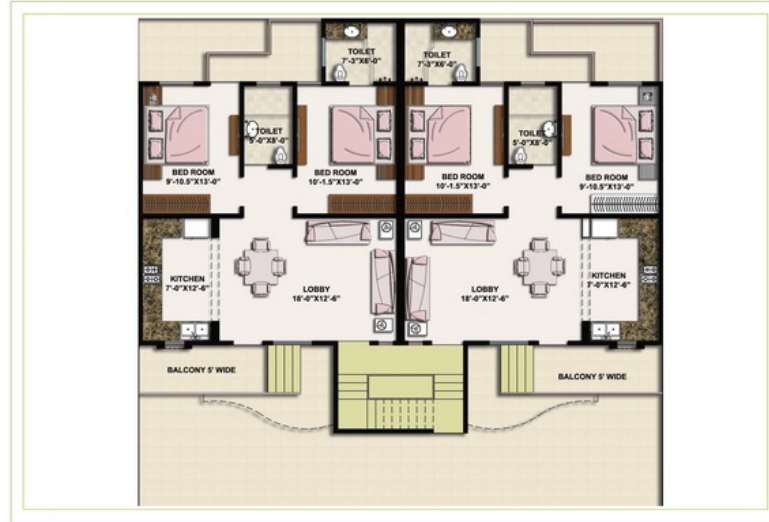
84 Sqmt 3D Perspective View (Total Build Up Area 815 sqft,Approx)



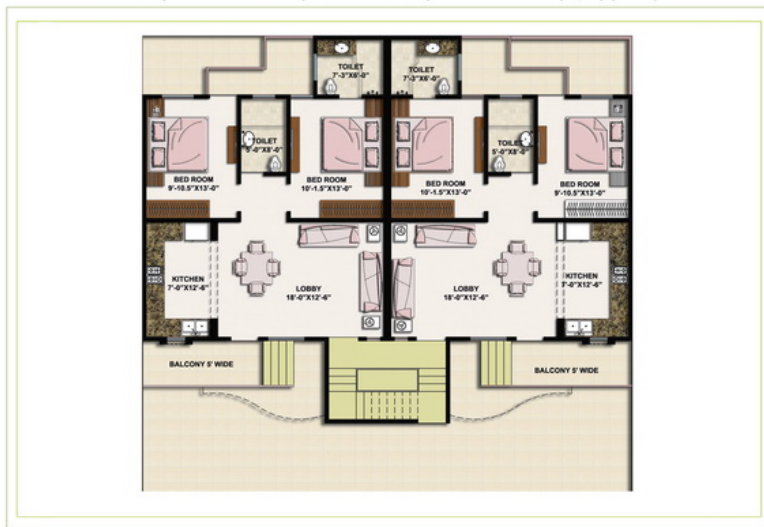
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INDEPENDENT
G+2 UNIT 150 Sqyd

126 Sqmt. Unit Plan (Total Build Up Area 1127 sqft, Approx)



126 Sqmt. Floor Plan (Total Build Up Area 1127 sqft, Approx)



INDEPENDENT G+2 UNIT

- 2 Bed room
- 1 Drawing & dining room
- 2 Toilets
- 1 Kitchen
- Drive way with cotta stone
- Boundary wall with gate
- Staircase

126 Sqmt 3D Perspective View (Total Build Up Area 1127 sqft, Approx)



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SANGWAN CITY LAYOUT PLAN



PROMOTERS, BUILDERS, DEVELOPERS
AN ISO 9001 : 2008 COMPANY



SANGWAN CITY ALIGARH





APPROVED LOAN BY:-
SBI, LIC HFL



APPROVED BY :- ADA

Alligarh Development Authority

COLOR INDEX	
COLOR	PLOT SIZE
[Red]	100 SQ. Yds.
[Orange]	125 SQ. Yds.
[Yellow]	150 SQ. Yds.
[Light Green]	200 SQ. Yds.
[Dark Green]	250 SQ. Yds.
[Blue]	300 SQ. Yds.
[Green with house icon]	EWIS
[Green with house icon]	BUILT UP HOUSES

TO G.T. ROAD

SANGWAN CITY
3D OVER VIEW



SANGWAN CITY
ALIGARH

Price of land to peace of mind



APPROVED LOAN BY:-
SBI, LIC HFL



COLOR INDEX	
COLOR	PLOT SIZE
	100 SQ. Yds.
	125 SQ. Yds.
	150 SQ. Yds.
	200 SQ. Yds.
	250 SQ. Yds.
	300 SQ. Yds.
	EWS
	BUILT UP HOUSES

Price of land to peace of mind...



SANGWAN PARADISE

Ultra Modern Luxury Residential Apartments

Sangwan Paradise A concept of living that makes your home a haven for living. A home that brings the whole world together for you. The premium apartments come with a distinctive sense of elegance and exclusivity.

Sangwan Paradise incorporates the contemporary international design and finishes. Once you enter the premises it is a world of total comfort, tranquility, class and good taste. Every detail has been taken care of and each resident of Paradise lives in a clean, safe and pollution free environment, Facilities of Club, Health centre, Indore & out door games round 'o' clock security making it the most valued address to come home.

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Peace of land to peace of mind ..

SANGWAN
PLAZA-1

**SANGWAN
PLAZA - I**




**SANGWAN
PLAZA-1**

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SANGWAN
PARADISE

Ultra Modern Luxury Residential Apartments

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a home that brings the whole world together for you.

The premium apartment come with a distinctive sense of elegance
and exclusivity sangwan paradise incorporates the contemporary international design and finishes
once you enter the premises it is a world of total comfort,
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PARADISE

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Geometrical sizes Vastu & eco friendly layout. Scientific space utilization. Designer tiles kitchen / toilets. C.P. accessories in toilets.

Tiled/ceramic tiles flooring. Ordinary kitchen.

Well seasoned wooden door frames.

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S P E C I F I C A T I O N S

STRUCTURE

Framed Structure, earth quake resistant.

FLOORING

Living/Dining - Vitrified tiles.

Master Bedroom - Marble flooring/vitrified tiles.

All other Bedroom flooring/vitrified tiles. Toilets - vitrified tiles. Kitchen - vitrified tiles. Verandah & Balcony - Antiskid ceramic tiles.

Main Lobby - Designed flooring with Marble/vitrified tiles. Parking Area - Floor with the interlocking parking tiles/ Kota stone.

TOILET

Dado - Ceramic tiles dado up to door level (7'0"). WC - White shade of make Standards.

Wash Basin - White shade of make Standards .

Fittings - Standard CP fittings of reputed company confirming to ISI Standards.

JOINERY

Door Frame - Well seasoned wooden door frames.

Door Shutters.

(a) Main Door - flush door with moulding (beeding) / Designer Door.

(b) Bed Room / Kitchen/Toilet - Moulded Flush Door / Moulded Prefabricated Doors.

(c) Mumty - Flush Door painted/MS Door with MS Door frame

Window frame & shutter - UPVC with marble cill./Powder coated Aluminum glazing with marble cill / wooden frames.

Common Staircase handrail - Designed Baluster of MS Square bar & MS flat of modern.

KITCHEN

kitchen - Without wood-work.

Dado - Ceramic tiles dado up to 2' height above the working platform.

Working top - Green Marble / Baroda Green.

Sink - Stainless steel sink with single bowl & drain board.

Fittings - Standard CP Fittings of reputed company.

Water supply - Hot & Cold water supply points.

ELECTRICAL PLUMBING

Electrical work Copper wiring in concealed PVC conduits, sufficient light and power points with designer modular switches. One telephone point in drawing room (As Per Costumer Request).

Cable connection at one point.

Plumbing work - G.I., C.I. pipes of reputed make.

Provision for geyser point in all toilets.

Provision for aqua guard point above kitchen counter.

PAINTING

Internal Finish

Walls - Oil Bound Distemper.

Ceiling - White Color Oil Bound Distemper.

POP - P.O.P. Cornice in living, dining room and master bed room.

EXTERNAL FINISH

Textured Paint / Weather proof paint.

Note: 1. All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features modified in different flats.

2. Modifications carried out on request by purchaser will be charged extra.

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BUS STAND 5.5 Kms
 RAILWAY STATION 5.0. Kms
 JEWER AIRPORT 40 Kms
 UP SIDC INDUSTRIAL HUB 2.0 Kms
 FLYING TRAINING SCHOOL 2.5 Kms
 A.M.U 3.5 Kms
 CITY CENTRE 4.0Kms
 D.P.S SCHOOL 1.25 Kms
 DEEN DAYAL HOSPITAL 2.0 Kms
 WISDOM SCHOOL 900 Mtrs
 R.A.F COLONY 700 Mtrs
 ENGINEER,S COLONY 600 Mtrs



About Sangwan Group

Mr. Tejinder Sangwan, Mr. Devendra Singh, and Mr. Narendra Sangwan forayed into the real estate sector, with the humane aim of creating value and delivering quality.

16 Years down the line Sangwan Group has established itself as a reliable brand in the reality sector. With its farsighted Vision and professionalism the Company has gained a foothold and became a one stop shop for all real estate solutions.

Led by its flagship concern Sangwan Landco Pvt. Ltd. the group offers services such as development of residential / commercial / integrated projects, end to end consultancy services for upcoming and established business houses, comprehensive marketing solutions etc. The Sangwan Group is a closely held group and has no partnership / collaboration / equity sharing arrangement with anyone outside the group. The groups mission "Piece of Land To Peace of Mind" amply describes its value systems and commitment towards the society.



SANGWAN LANDCO PVT.LTD.

AN ISO 9001 : 2008 COMPANY

PROMOTERS. BUILDERS. DEVELOPERS
AN ISO 9001 : 2008 COMPANY

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Email: info@sangwanguroup.com, Web: www.sangwanguroup.com

Concept & Design - Manix Interior