

# SPECIFICAITONS

## STRUCTURE

Framed Structure, earth quake resistant.

## FLOORING

Living/Dining – Vitrified tiles.

Master Bedroom – Wooden flooring/vitrified tiles.

All other Bedrooms – Vitrified tiles.

Toilets – Antiskid ceramic tiles.

Kitchen – Vitrified tiles.

Verandah & Balcony – Antiskid ceramic tiles.

Main Lobby – Designed flooring with granite.

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 reputed make confirming to ISI Standards.

Wash Basin – White shade of reputed make confirming to ISI 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 – Both side teak veneered flush door with moulding (beeding) / Designer Door.

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

(c) Mumty – Flush Door painted.

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 – Granite Stone / Baroda Green.

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

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

Water supply – Hot & Cold water supply.

## 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 and each bedroom.

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 may differ in different flats.
2. Modifications carried out on request by purchaser will be charged extra.

# About Sangwan Group



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

14 years down the line, Sangwan Group has established itself as a reliable brand in the realty 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, Sangwan 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 group's mission 'piece of land to peace of mind' amply describes its value systems and commitment towards the society.



**SANGWAN LANDCO PVT. LTD.**

• PROMOTERS • BUILDERS • DEVELOPERS  
AN ISO 9001-2000 COMPANY

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Note: This brochure is purely conceptual and not a legal offering. Further, the Promoters/Architects reserve the right to add / delete specifications / elevation mentioned, if so warranted by the circumstances.

**SANGWAN CITY  
ALIGARH**

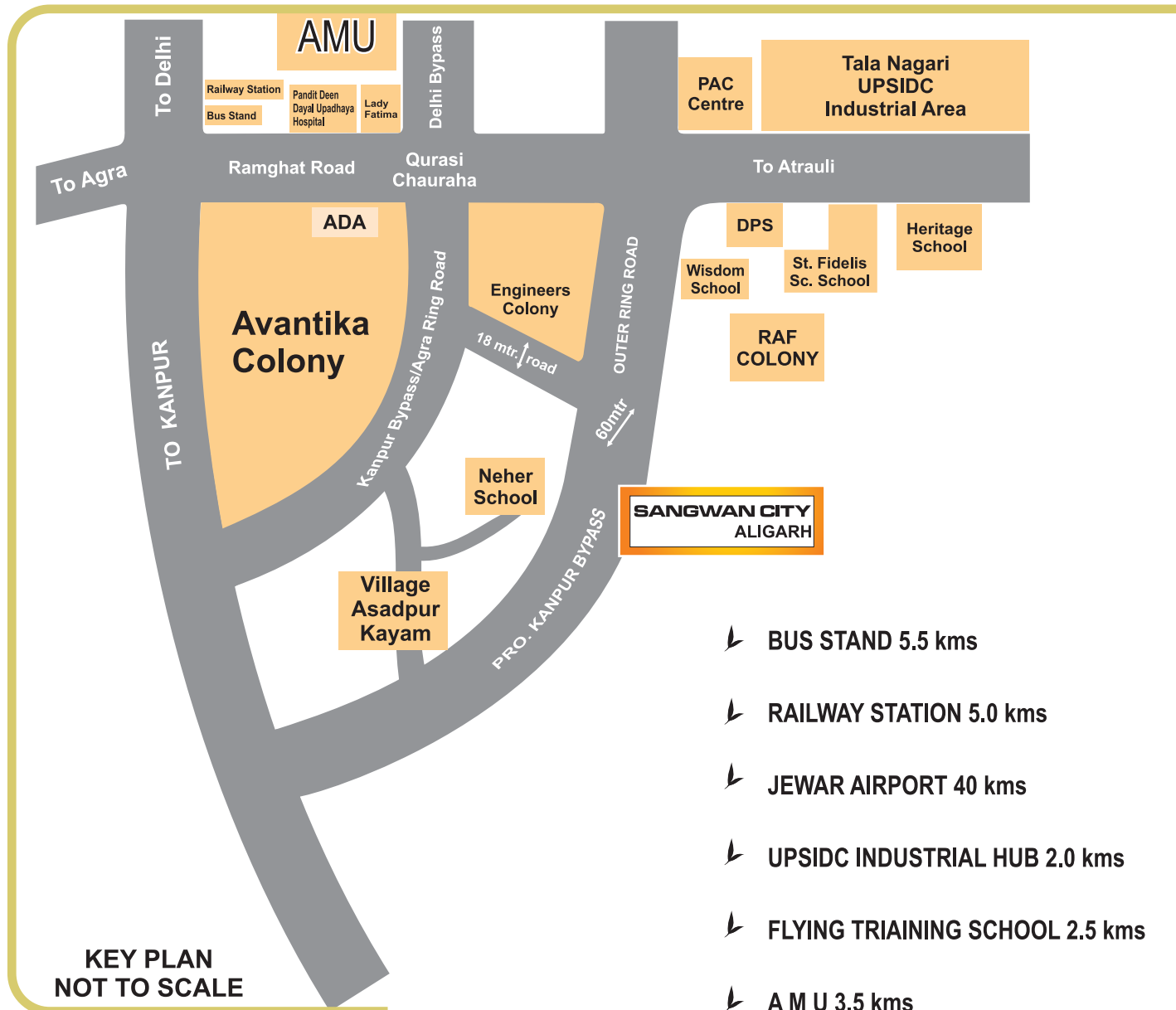
*Piece of Land  
to Peace of Mind...*



PROJECT APPROVED BY **STATE BANK OF INDIA**



# SANGWAN CITY ALIGARH



- **BUS STAND 5.5 kms**
- **RAILWAY STATION 5.0 kms**
- **JEWAR AIRPORT 40 kms**
- **UPSIDC INDUSTRIAL HUB 2.0 kms**
- **FLYING TRAINING SCHOOL 2.5 kms**
- **A M U 3.5 kms**
- **CITY CENTRE 4.0 kms**
- **D.P.S. SCHOOL 1.25 kms**
- **DEENDAYAL HOSPITAL 2.0 kms**
- **WISDOM SCHOOL 900 mtrs**
- **R A F COLONY 700 mtrs**
- **ENGINEER'S COLONY 600 mtrs**

## WELL PLANNED TOWNSHIP



- Mini-township sprawled lavishly over acres of verdant greenery.
- Fully approved by Aligarh Development Authority.
- First planned and self-contained mini-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.

## FREEHOLD RESIDENTIAL PLOTS



- Experience the pure joy and freedom of living in a luxurious and peaceful abode of your dream house.
- Geometrical sizes.
- 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 sizes. Vastu & eco-friendly layout.
- Scientific space utilization. ▪ Designer tiles - kitchen/toilets.
- C.P. accessories in toilets. ▪ Tiled/wooden flooring. ▪ Modular 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 centres / 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.



## INDEPENDENT SIMPLEX HOUSES

### SIMPLEX HOUSE TYPE - A

Plot Size - 150 Sq.Yds.  
Total Super Build-up Area : 1250 Sq.Ft.



## INDEPENDENT SIMPLEX HOUSES

### SIMPLEX HOUSE TYPE - B

Plot Size - 100 Sq.Yds.  
Total Super Build-up Area : 683 Sq.Ft.





PROJECT  
APPROVED BY  
SBI

ALGARH DEVELOPEMENT  
APPROVED  
AUTHORITY

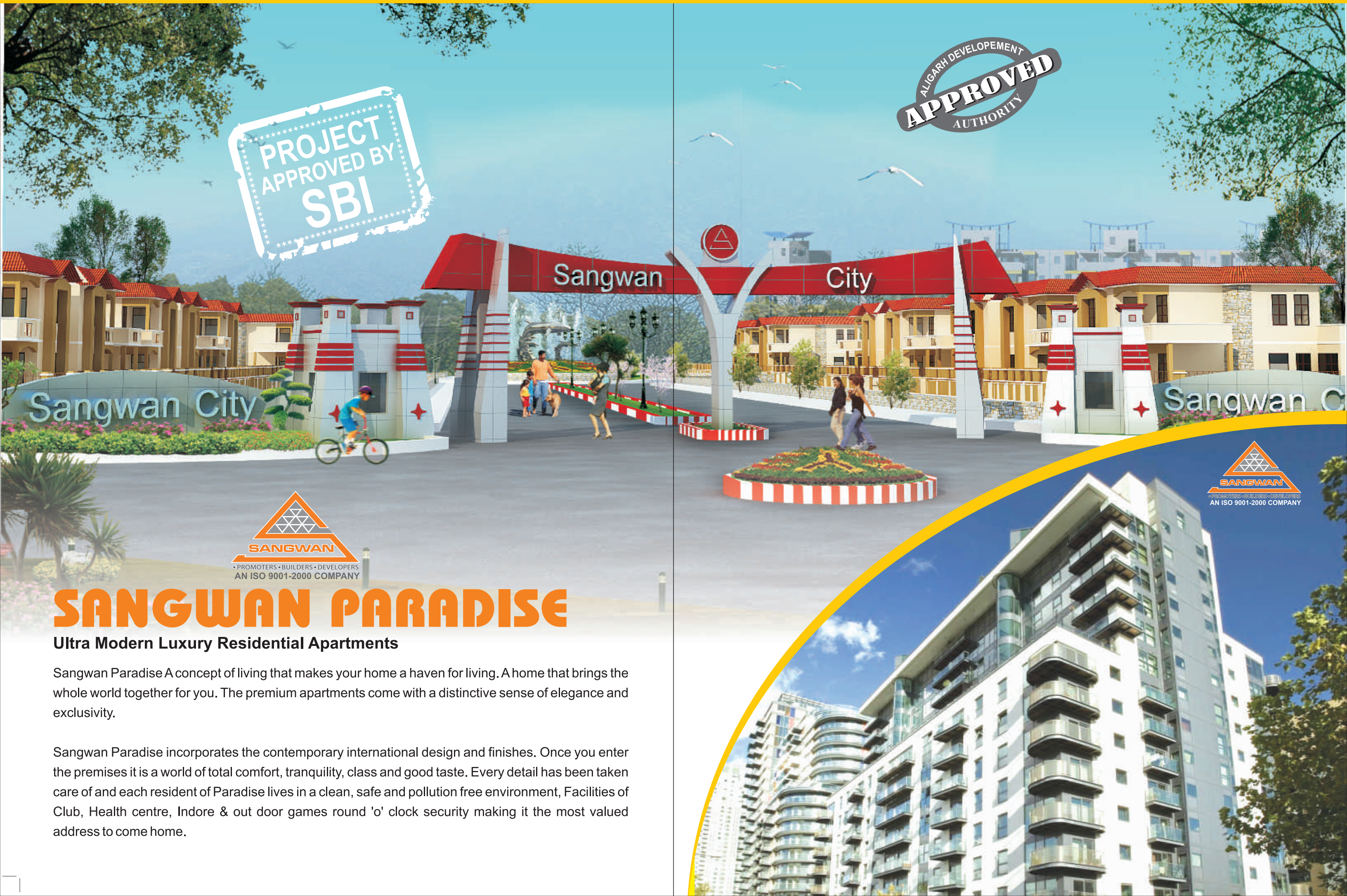


# SANGWAN PARADISE

## 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.







PROPOSAL FOR  
PHASE - II

PROPOSAL FOR  
PHASE - II

PROPOSAL FOR  
PHASE - II

PROPOSAL FOR  
PHASE - II

### COLOUR INDEX

COLOUR	PLOT SIZE
	100 SQYRD.
	150 SQYRD.
	200 SQYRD.
	250 SQYRD.
	300 SQYRD.
	EXISTING BUILDUP
	PHASE - II
	COMMERCIAL
	FACILITIES
	GROUP HOUSING





# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - A

Plot Size - 300 Sq. Yard  
Total Super Build-up Area : 3172 Sq. Ft.



Ground Floor Plan



1st Floor Plan

# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - B

Plot Size - 250 Sq. Yard  
Total Super Build-up Area : 2751 Sq. Ft.



Ground Floor Plan



1st Floor Plan



# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - C

Plot Size - 200 Sq. Yard  
Total Super Build-up Area : 2179 Sq. Ft.



Ground Floor Plan



1st Floor Plan

# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - D

Plot Size - 150 Sq. Yard  
Total Super Build-up Area : 1727 Sq. Ft.



Ground Floor Plan



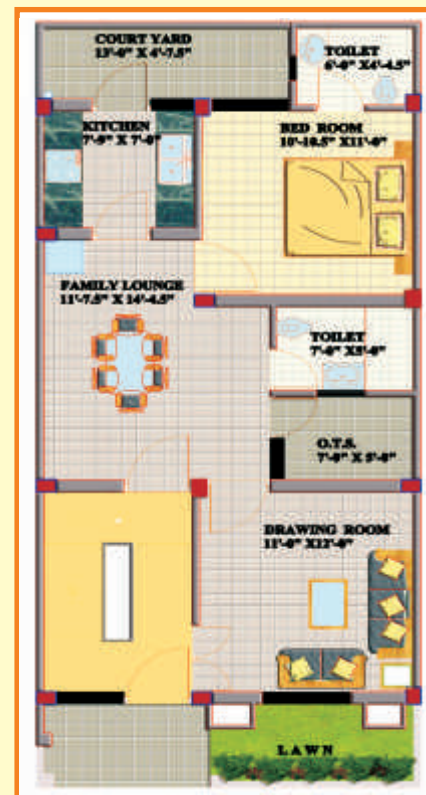
1st Floor Plan



## INDEPENDENT DUPLEX HOUSES

### DUPLEX HOUSE TYPE - E

Plot Size - 100 Sq. Yard  
Total Super Build-up Area : 1478 Sq. Ft.



Ground Floor Plan



1st Floor Plan

## INDEPENDENT FLOORS (G+2)

Plot Size - 150 Sq. Yds.  
Build-up Area G.F. = 1127 Sq. Ft.  
Built-up Area F.F. & S.F. = 1030 Sq. Ft.

