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Emanate Design (Ar. Lokesh Kadu)
(Ar. Mayur Kadu)

STRUCTURAL DESIGNER
P.S. Patankar & Associates

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A PROJECT BY



MEMBER OF



SATYAM INFRAVENTURES
OM SATYAM BUILDCONS PVT. LTD.

MEMBER OF
CREDAI

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RERA REG. NO. : **P50500056135**



<https://maharera.mahaonline.gov.in>

SITE ADDRESS
K.H. No. 67/2/B,
Satyam Garden, Godhni Main Road,
Near Bharat Petrol Pump,
Mouza Godhni (Rly.), Nagpur-441111

FOR BOOKING CONTACT
9561161147 / 9850788865

Finance available from all leading banks.



2 / 3 BHK Luxurious Apartments



A Project By



SATYAM INFRAVENTURES

This Brochure is purely conceptual and not a legal document nor will it be a part of the agreement. Pictorial depiction and details of buildings, layouts, specifications, designs, dimensions, etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice.



Godhani Main Road's 1st Gated Township

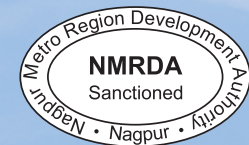
Grand Entry Gate



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Site Address: Satyam Garden, Godhni Main Road, Near Bharat Petrol Pump, Mouza Godhni (Rly.), Nagpur - 441111

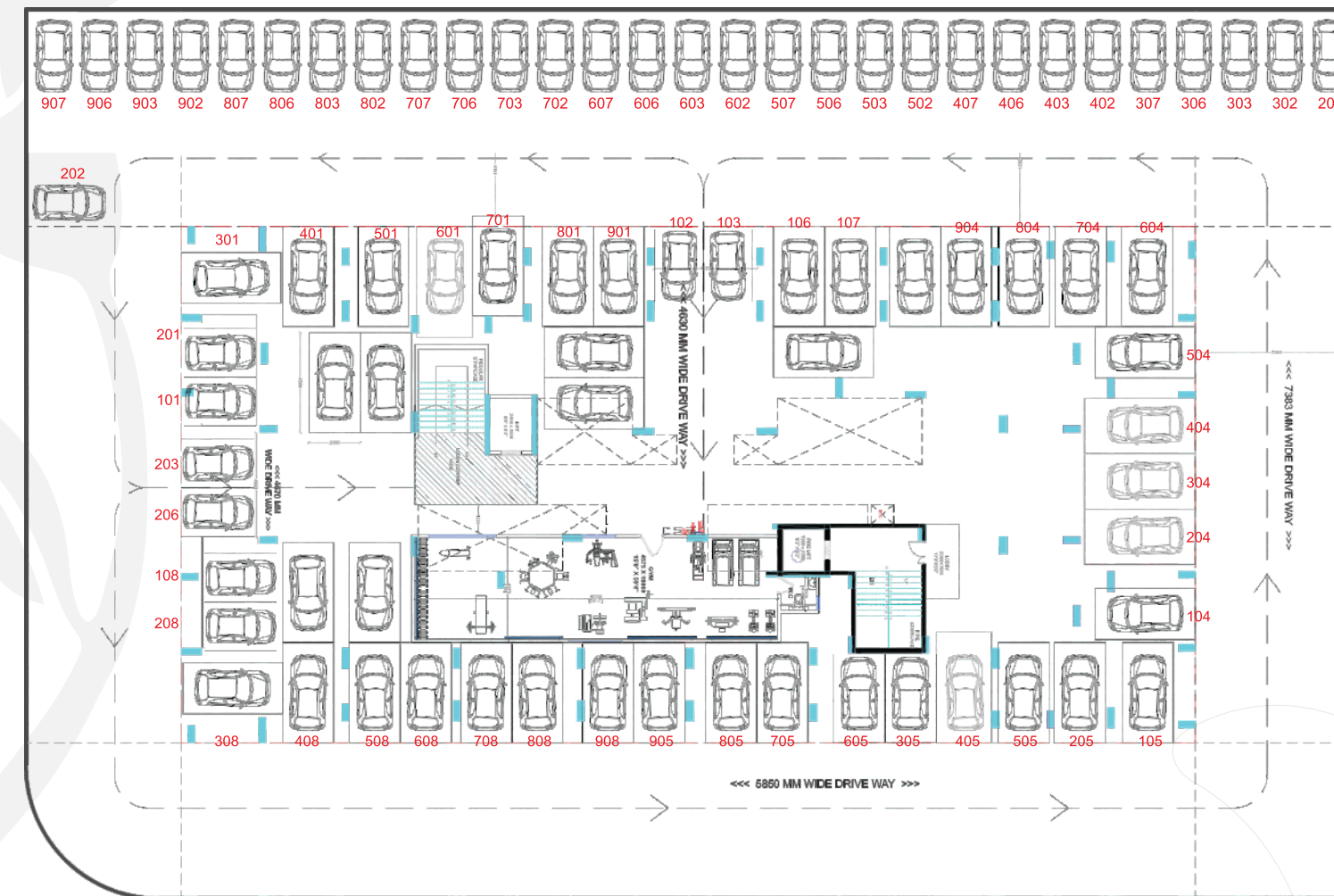


Satyam
Garden



GROUND FLOOR

Tentative Parking Diagram



SATYAM TULIP

----- 12 Mtr Road -----

SATYAM LOTUS



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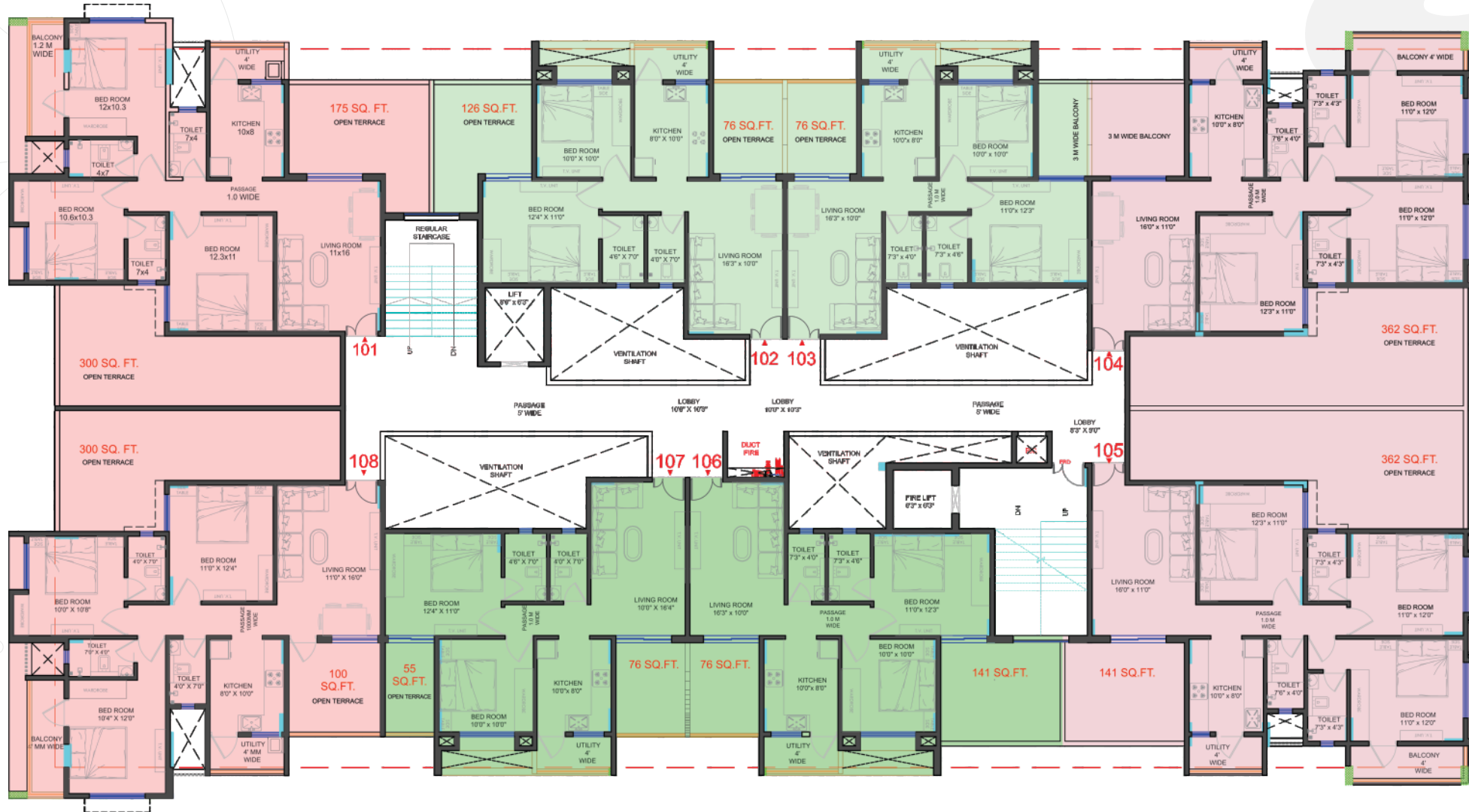
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FIRST FLOOR PLAN

All Flats are designed as per Vastu Shastra

TYPICAL FLOOR PLAN (Floor 2ND TO 9TH)

All Flats are designed as per Vastu Shastra



(3 BHK)

Flat No.	S/B Up Area
101	1790 Sq. Ft.
104	1820 Sq. Ft.
105	1875 Sq. Ft.
108	1700 Sq. Ft.

(2 BHK)

Flat No.	S/B Up Area
102	1125 Sq. Ft.
103	1050 Sq. Ft.
106	1100 Sq. Ft.
107	1050 Sq. Ft.



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AREA STATEMENT

- (3 BHK Flat) 1450 Sq. Ft.
- (2 BHK Flat) 1000 Sq. Ft.



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ISOMETRIC VIEW (2BHK) AREA 1000 Sq. Ft.

All flats are designed as per vastu Shastra.



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ISOMETRIC VIEW (3BHK) AREA 1450 Sq. Ft.

All Flats are designed as per Vastu Shastra

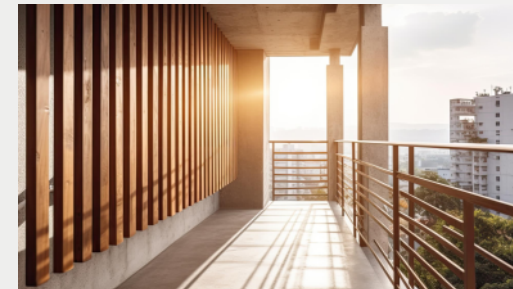
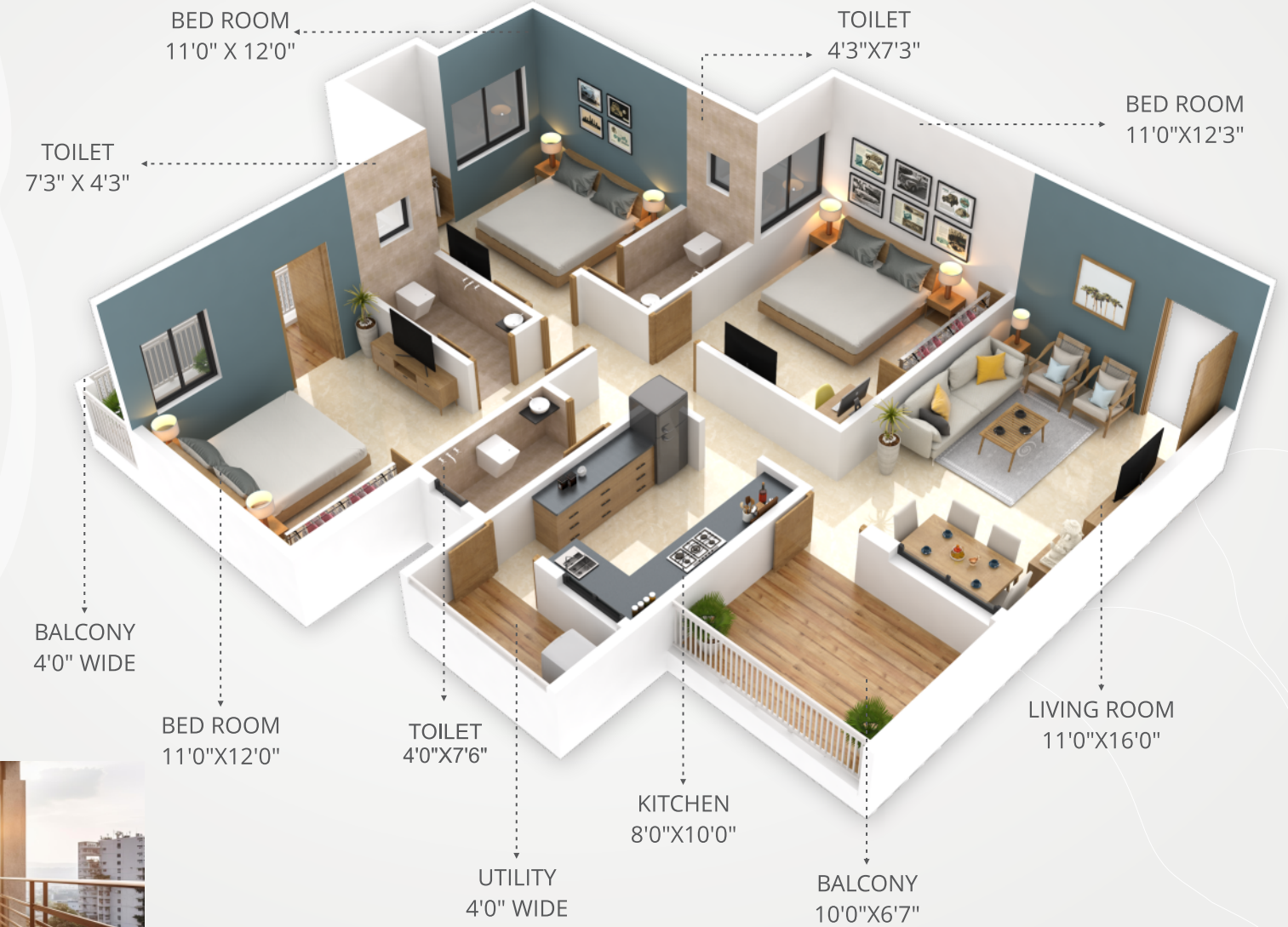


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SPECIFICATION t h e d r e a m y d e t a i l s . . .



STRUCTURAL SYSTEM

Earthquake Resistant R.C.C. frame Structure.



WALLS

External Wall : 150mm thick
Internal wall : 115 mm thick



PLASTER

External Wall : 20 mm thick with Architecture Finished.
Internal Wall :12 mm thick smooth finish plaster.



PAINTING

External Wall : Cement Paint of premium Brands.
Internal Paints : Plastic Paint with two coat putty in all room.



DOORS

Main Door : Wooden Frame with designer laminated flush door Panel/Similar.
Internal Door : R.C.C. Cement frame with laminated flush doors panel.



WINDOWS

Powder coated Aluminum window with tinted / plain glass.
M. S. safety Grills for windows.



FLOORING

Complete Vitrified tiles of superior brand in all rooms.
Anti-skid tiles in toilets, washing area, terraces and Balconies adjoined.



TOILETS

Designer ceramic tiles, with full height wall cladding.
Wall hung in attached toilet. Orisa Pan Indian Seat common Toilet .
CP fitting of Jaquar or Equivalent brand.
Diverter for hot & cold water.
Sanitary fitting of superior brand.
Power point for geyser & washing machine in washing area.



KITCHEN

Black Granite kitchen otta with dado up to lintel level 16"x21" S.S. Sink.
Modular Kitchen provided.



ELECTRICAL

Adequate Points in each room.
A/C point in All bed room.
Cable TV point in drawing hall.
Modular switches of Anchor or equivalent brands.



LIFT

2 No's of 6 passenger with power back-up high speed elevators of superior brand.



WATER SUPPLY

24x7 Water supply through sumps and overhead tanks.
R/O Plant for drinking water.



COMMON AREA

Designer paving block in marginal space.
Granite/ Kota/Tiles in Common Staircase with M.S. Railing.
Checker Tiles in Fire escape Staircase.
Fire Fighting System.
Rain Water Harvesting.
CCTV Surveillance in Parking Area.
IPS flooring or Ceramic tiles flooring on terrace.



GYMNASIUM

GUEST ROOM FOR FLAT OWNERS.



ADDITIONAL CHARGES

M.S.E.B. Meter & S.L.C. Charges.
Building Maintenance Charges.
All legal dues towards the Govt. will be borne by the purchaser.
Documents & legal charges.
Extra Work other than specified will be carried out as per item rate on payment of 100% advance deposit separately.
No deduction would be given for any changes other than specification.
Builder holds right to change specification without prior intimation.



AMENITIES

that add new dimension in your life...



GRAND ENTRY GATE WITH SECURITY CABIN



LANDSCAPE GARDEN WITH JOGGING TRACK & OPEN GYM



CCTV SURVEILLANCE
IN COMMON AREA



RO PLANT



INTERNAL CONCRETE
ROAD & STREET LIGHTS



ROADSIDE
SITTING BENCHES



CHILDREN PLAY AREA



LANDSCAPE AT VARIOUS PLACES



GODHANI BUS STOP
NEAR BY CAMPUS GATE



ADVANCE SEWAGE TREATMENT
PLANT FOR ENTIRE TOWNSHIP



ON GOING PROJECT
OM Satyam Buildcon Pvt. Ltd
SATYAM GARDEN GODHANI



SATYAM ROSE



SATYAM ORCHID

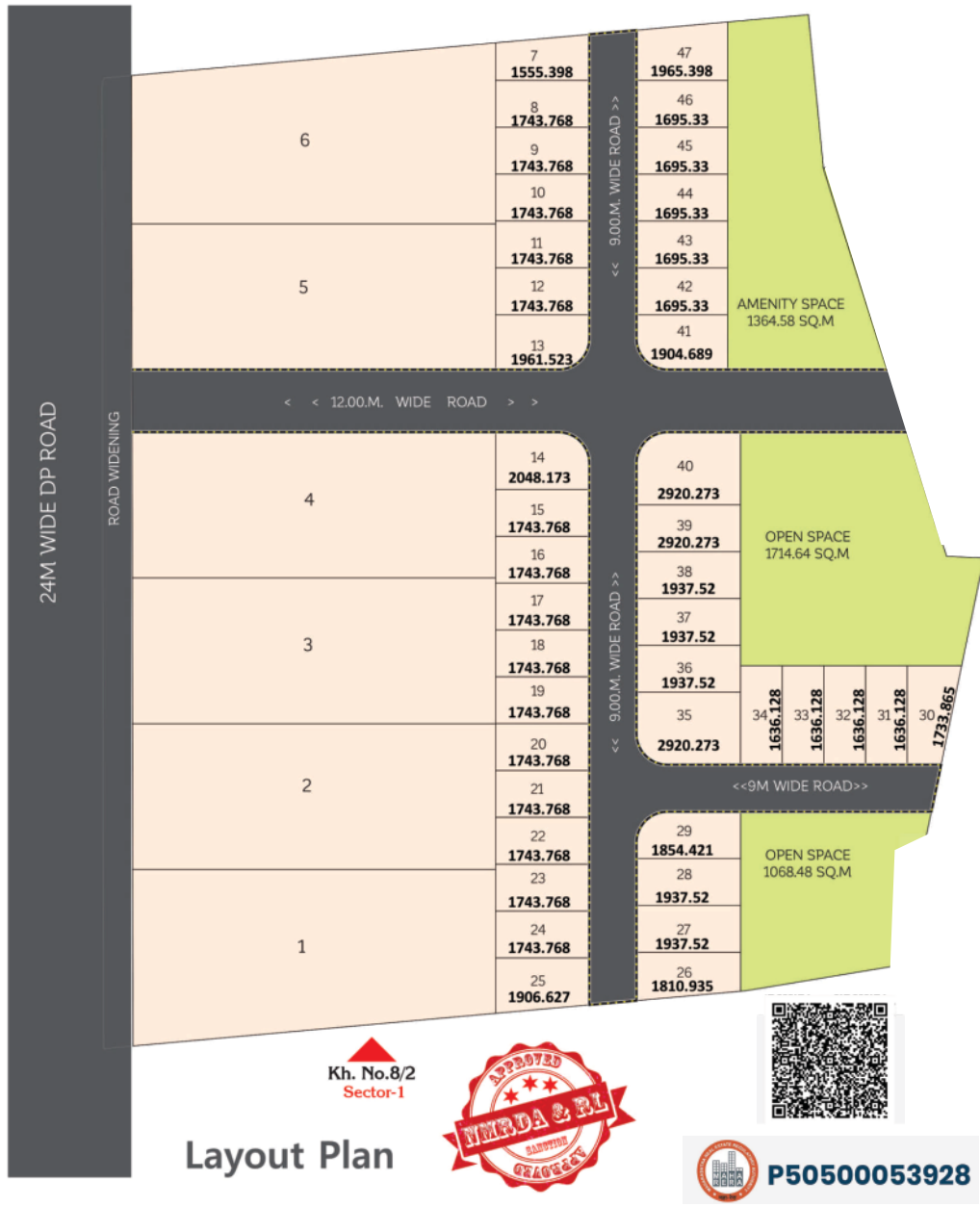


SATYAM LOTUS



SATYAM TULIP

ON GOING PROJECT
Vishnupuram City
Besa, Welahari Main Road, Nagpur



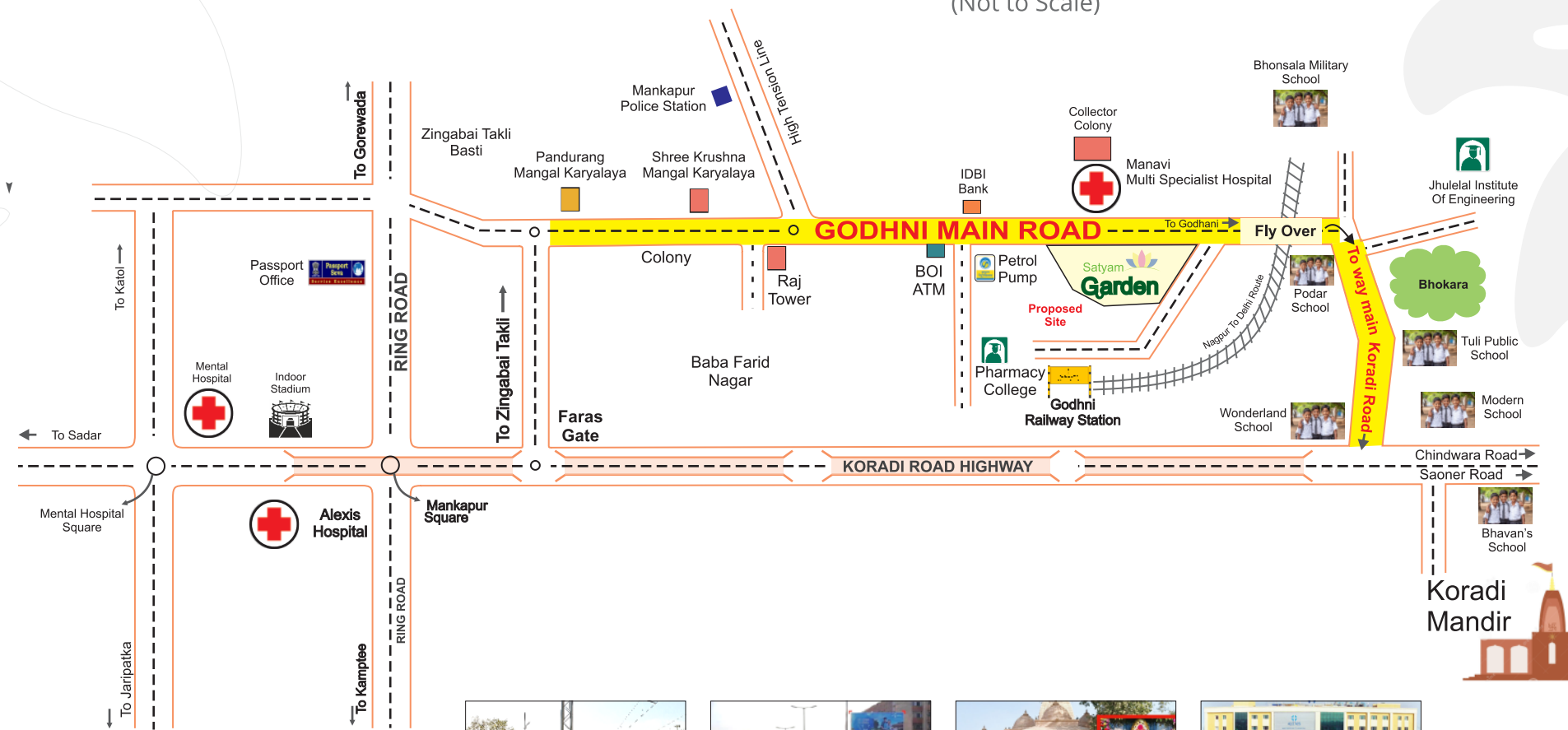
ON GOING PROJECT
4BHK DUPLEX BUNGLOW
OM Satyam Buildcon Pvt. Ltd
GODHANI

Satyam Garden



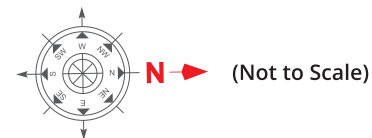
PRIME LOCATION PLAN

(Not to Scale)



SITE ADDRESS

KH. No. 67/2/B,
Satyam Garden, Godhni Main Road,
Near Bharat Petrol Pump,
Mouza Godhni (Rly.), Nagpur - 441111



New Godhani Junction
(0.2 Km)



Zero Mile
(8.0 Km)



Mankapur Stadium
(2.5 Km)



Airport
(15.0 Km)



Koradi Temple
(6.0 Km)



Bus Stop
(0 Km)



Alexis Multi Specialist Hospital
(3.0 Km)



School and College within
(2.0 Km Radius)

SUCCESSFULLY DELIVERED PROJECTS

Completed by Our Main Firm OM Satyam Buildcon Pvt. Ltd



GANESH DHAM COLONY (Hudkeshwar) 10 Acre Township at Hudkeshwar



SATYAM GARDEN (Godhani Main Road)



SATYAM EXOTICA
(Seminary Hills)



SATYAM DIVINE
(Kashmiri Gali)



SATYAM PLAZA
(Mhalgi Nagar Square)



SATYAM HERITAGE
(Jafar Nagar, Ring Road)



SATYAM WOODS
(Jafar Nagar, Ring Road)



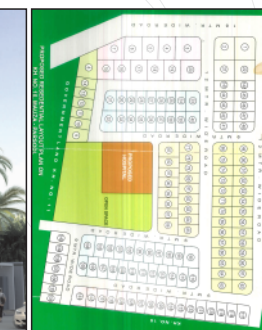
SATYAM MAJESTIC
(Jafar Nagar, Ring Road)



SATYAM SQUARE
(Mankapur Square)



SATYAM HILLS
(Dabha)



10 Acre Residential
Sanctioned Layout
(At Mouja Parsodi, Nagpur)