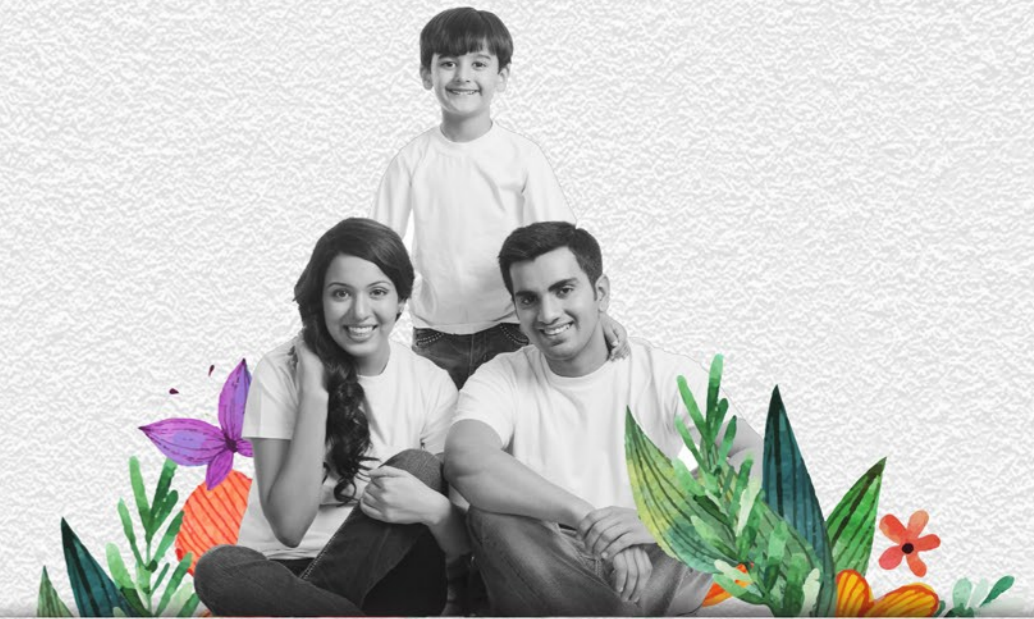




Experience every hue of green

GATE VIEW



BUILDING HOMES THAT ARE ETERNAL! REDISCOVER THE JOYS OF CITY LIFE!

A home is more than a structure of brick and mortar. It is a space of love, togetherness, little joys and big moments. Hence, at **THE SAPPHIRE** we strive to build homes that make your days feel more alive and keep you close to both leisure and convenience. From meticulous designing, picking the finest quality material, choosing excellent locations to planning amenities and facilities that make your life easier, we take care of it all to bring you a home you can be truly proud of. All our projects have one thing in common – they make life feel like a celebration, every day!



A GRAND SPACE FOR LIFE CELEBRATIONS
LEISURE HAS A NEW ADDRESS!

How do you unwind after a day of work? Living at **THE SAPPHIRE** will change it from sitting around with Netflix in your living room couch to laughing out loud over a game of carrom with your favourite people! Here the handpicked array of facilities and amenities ensure that you stay active and entertained in all the good ways!

HALF STILT + 12 FLOORS | 70% OPEN AREA | SINGLE GATED COMMUNITY

CHILDREN'S PLAY AREA | 24X7 SECURITY | EASY CONNECTIVITY

COMMUNITY HALL | INTERCOM | WATER FOUNTAIN

BADMINTON COURT | PIPED LPG | POWER BACK UP

SPECIAL AMENITIES



Landscaped Garden



Senior Citizen Area



Jogging Track



Aerobics



Gazebo Seating



Commercial Space



Gym



Basketball Court



Indoor Games



Amphitheatre



50% Green Area



Basement Parking



PODIUM VIEW

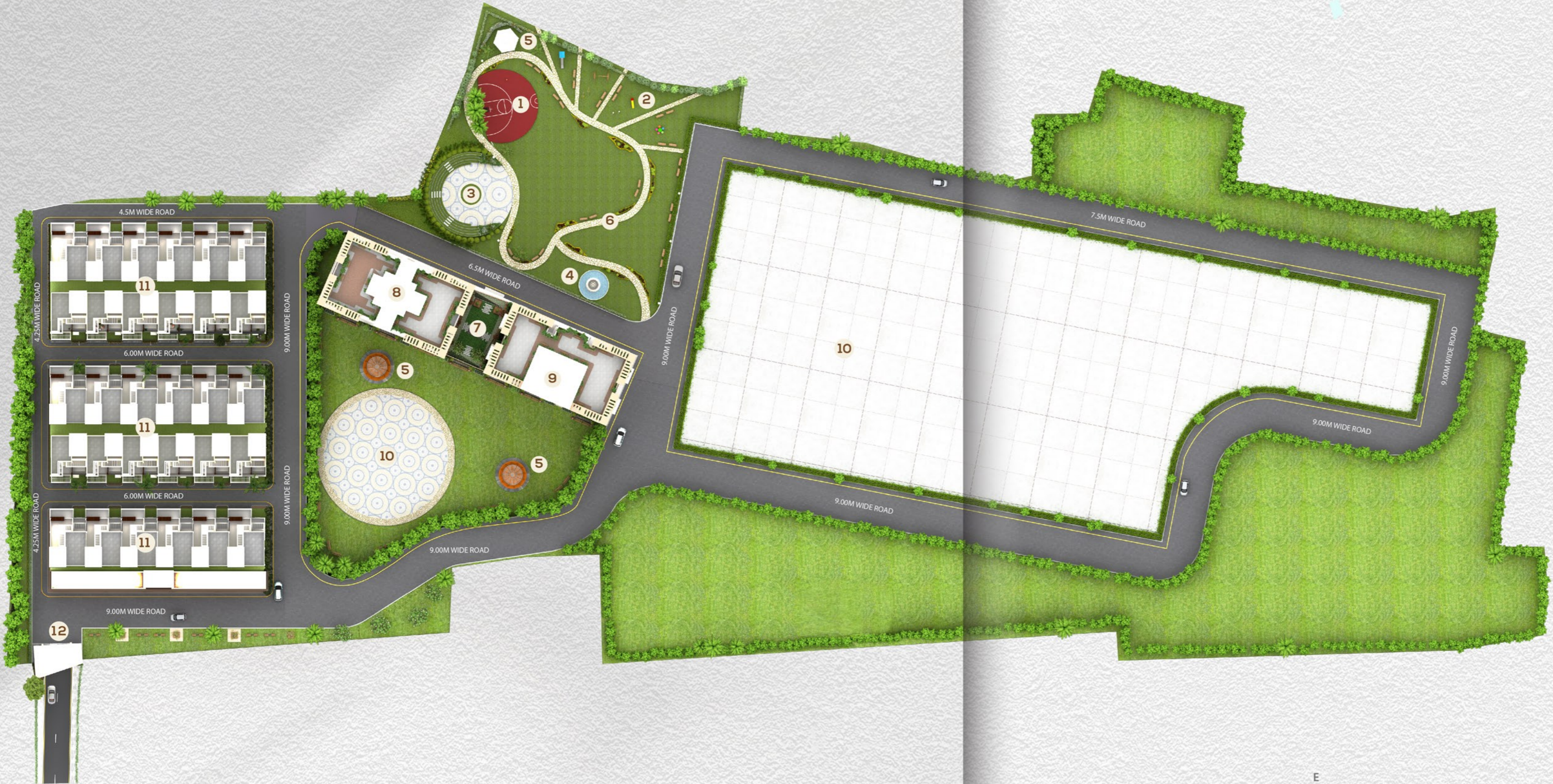
GARDEN VIEW



COMMERCIAL VIEW



SITE PLAN



LEGENDS

- 1. Basketball Court
- 2. Children's Play Area
- 3. Amphitheatre
- 4. Water Fountain
- 5. Gazebo Seating
- 6. Jogging Track
- 7. Podium Garden
- 8. Emerald Towers
- 9. Diamond Towers
- 10. Proposed 2nd Phase
- 11. Crystal & Opal Bungalows
- 12 Entry / Exit



EMERALD FLOOR PLAN

TYPE	TYPE X	TYPE Y
BHK	3 BHK	3 BHK
CARPET AREA	964.88 SQFT	980.75 SQFT
BUA	1094.01 SQFT	1109.35 SQFT
SBUA	1308.00 SQFT	1327.00 SQFT



DIAMOND FLOOR PLAN

TYPE	TYPE A	TYPE B	TYPE C
BHK	2 BHK	2 BHK	2 BHK
CARPET AREA	762.33 SQFT	763.86 SQFT	684.34 SQFT
BUA	846.91 SQFT	842.10 SQFT	768.95 SQFT
SBUA	1052.00 SQFT	1046.00 SQFT	955.00 SQFT

TYPE	TYPE D	TYPE E
BHK	2 BHK	2 BHK
CARPET AREA	761.69 SQFT	761.69 SQFT
BUA	840.18 SQFT	846.24 SQFT
SBUA	1044.00 SQFT	1051.00 SQFT



EMERALD & DIAMOND VIEW



SAVOUR THE PLAYFUL AFTERHOURS. RISE TO A WORLD OF GOOD LIVING!

The majority of your living experiences is decided by the kind of neighbourhood you live in. With **THE SAPPHIRE**, you can be assured of a neighbourhood that is both urban and safe. Living here will keep you close to people who are like minded and thus will add a lot of value to your day to day life. The neighbourhood is also replete with a number of lifestyle conveniences that make it easier for you to tend to your daily necessities in a moment's notice. Relish the pride of living in an address that the rest of the city covets for!

OPAL AERIAL VIEW





FLOOR PLAN

GROUND FLOOR

CARPET AREA	945.38 SQFT
BUA	1010.51 SQFT
SBUA	1011 SQFT



FIRST FLOOR

CARPET AREA	771.37 SQFT
BUA	829.68 SQFT
SBUA	830 SQFT



SECOND FLOOR

CARPET AREA	704.40 SQFT
BUA	766.01 SQFT
SBUA	766 SQFT





FLOOR PLAN

GROUND FLOOR

CARPET AREA	1095.24 SQFT
BUA	1119.77 SQFT
SBUA	1120 SQFT



FIRST FLOOR

CARPET AREA	934.33 SQFT
BUA	1004.70 SQFT
SBUA	1005.00 SQFT



SECOND FLOOR

CARPET AREA	832.26 SQFT
BUA	905.18 SQFT
SBUA	905 SQFT





CRYSTAL & OPAL VIEWS



STRUCTURE

Earthquake resistant R.C.C frame structure design.

BRICK WORK

9" thick external wall and 4½" thick internal walls.

WALL FINISH

Internal Walls: Putty with Distemper.
External Walls: Finish with Acrylic Emulsion Paint.

FLOORING

Drawing/Dining, Bedrooms, Balcony & Kitchen:

Floor: Vitrified tiles Size upto 2'-0"X2'-0"

Kitchen: Counter Top: Granite Slab

Dado: Ceramic Tiles 2'-0" Height (Tiles Size Upto 18"X12")

Toilets: Floor: Anti-skid Ceramic Tiles (Tiles Size 1'-0"X1'-0")

Walls: Ceramic Tiles 7'-0" Height (Tiles Size Upto 18"X12")

Staircase: Marble/Kota/Kodappa/Tiles flooring.



SPECIFICATIONS

DOORS

All Doors Frame: WPC/Folded M.S. Steel Section

All Doors Shutter: Decorative Shutter with Premium fittings

Main Door Fittings with Mortise Lock

WINDOWS

2-Track UPVC sliding windows.

SANITARY AND PLUMBING

All sanitary will be white vitreous China clay of JAGUAR/CERA or equivalent.

All plumbing C. P. Taps, Diverter & Mixer will be of JAGUAR/CERA or equivalent and rest accessories will be Jaguar Essco/Prayag or equivalent.

Toilet: One E.W.C with Cistern, Health Facet, Shower Rose, Soap Dish, Towel Rod, Towel Ring, Mirror

& Wash Basin. Arrangement for hot & cold water.

Kitchen: Steel Sink with Sink Mixer, one water purifier point & one Geyser Point only.

Drawing/Dinning: Washbasin with half pedestal, pillar cock, mirror, soap dish & towel ring.

ELECTRICAL

Concealed wiring with multi-stand fire resistant copper wire.

Fittings: Modular switches.

Entrance: One Calling Bell point.

Drawing/Dining & Bedrooms: Two Light Points, One Fan Point, One Foot Lamp Point, Two 5 Amp. Plug Point & One Split A.C. point.

Balcony: One Light Point, One Wall Fan Point & One 5 Amp. Plug Point.

Kitchen: Two Light Points, One Wall Fan Point, Two 15 Amp. Plug Point, One 5 Amp. Plug Point, One

Electric Chimney Point, One Water Purifier Point & One Geyser Point.

Toilets: One Light Point, One Wall Fan Point, One Exhaust Fan Point, One 5 Amp. Plug Point & One Geyser Point.

OTHER AMENITIES

Electricity : JUSCO/JSEB.

Water Supply : Sufficient water supply through RCC / PVC tank.

Generator : Power back-up of 500 Watts. for Three BHK & 300 Watts. for 2 BHK. Power back-up in other common areas like lifts, water pumps, street lights, parkings etc.

Anti-Termite Treatment : Entire Constructed area will be chemically treated.

Water Proofing Treatment : Sunken Slabs and top roof terrace will be treated.

TV Point : Drawing/Dining & Bedrooms (only conducting).

Washing Machine Point : One Electrical and Plumbing point at convenient location.

Fridge Point : One 15 amp. plug point at convenient location.



N.B.:-

1. All specifications, size and layout are subject to variation without any notice, if necessary.
2. Any addition/modification or extra facility demanded by the party will be charged extra.
3. Any alteration/modification or extra facility demanded by the party will only be accepted if permissible by our Designer/Authority.



FIND YOUR PLACE IN A COVETED NEIGHBOURHOOD THE ADDRESS OF PEACE AND CONVENIENCE

THE SAPPHIRE aims to bring you all the conveniences that a city life can bring, minus the restraints. The project enjoys a stellar location in the heart of the city, which keeps you close to the other parts of the city via a well connected transport network. Wondering about your daily necessities? A home at **THE SAPPHIRE** will keep you minutes away from your daily necessities and conveniences with ample shops, grocery stores, markets, academic institutions, healthcare centres, banks located within the project vicinity along with places of leisure and interest. Prepare to savour the urban lifestyle to the fullest!

KEY DISTANCES

P & M MALL- 9 KMS || CITY CENTRE MALL- 9 KMS

TATANAGAR JUCTION - 14 KMS || NIT JAMSHEDPUR - 6.5 KMS

TATA MAIN HOSPITAL - 10 KMS || JRD TATA SPORTS COMPLEX - 11 KMS



LOCATION MAP





AERIAL VIEW



CRYSTAL & OPAL VIEW



DEVELOPERS



Infront of Nissan Motor Showroom
Near Auto Cluster, Tata-Kendra
Main Road, Adityapur,
Dist. - Saraikala, Kharsawa - 831013

Call

90310 95222 | 90310 96222
0657 2200015 | 0657 2200042

Website

samayhomes.in

SITE ADDRESS

THE SAPPHIRE

(SAMAY'S MILESTONE)

Infront of Bebcu Toyota Showroom
Towards Anandpur Road
Near Forest Nursery
Satbohni, Adityapur

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of THE SAPPHIRE. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.