

A PROJECT BY



HEAD OFFICE

UGNA BUILDWELL PVT. LTD.

105, 1ST FLOOR,
MAHAL RESIDENCY,
BARIYATU-BOOTY ROAD,
ABOVE APOLLO CLINIC,
RANCHI, JHARKHAND - 834009

SITE ADDRESS

THE HABITAT,
SHIVAJI NAGAR,
OPP. DAV NANDRAJ
SCHOOL LANE,
NEAR PHED WATER TANK,
BARGAIN,
BARIYATU-BOOTY ROAD,
RANCHI, JHARKHAND - 834009



CONTACT : +91- 844 844 0699, 700 486 0721



E-MAIL - info@ugnabuildwell.com



WEB - www.ugnabuildwell.com

OUR ARCHITECT - DESIGN CREATION
RANCHI / MUMBAI

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



LIVE Every Moment ...
LOVE Beyond Words
LAUGH Every Day

Shivaji Nagar, Near DAV Nandraj,
Bariyatu, Ranchi, Jharkhand, India

ENTRANCE VIEW





WELCOME TO YOUR WORLD OF INFINITE EXPERIENCES

WE KNOW YOU ARE TIRED OF SEEKING A RIGHT PLACE,
NOT ONLY FOR YOU BUT FOR YOUR STATUS!

At THE HABITAT, all The Little Luxuries of Urban Life comes together to give you the fine Living Experience you've been dreaming of all along!

Luxury coexists with the simple joys of life! The Entire Project has been designed to bring the most comfortable & elite lifestyle to the residents, with handpicked amenities placed all through the premises. THE HABITAT is where the city's glitterati will find their home. Discover poetry across your residence with its king-size bedrooms, stately living room and spacious sit-outs. They are designed to celebrate the outdoor living.

At the incredible Clubhouse within the enclosed precincts, you'll be spoilt for choice! Work out at the gym. Swim a few laps in the sparkling pool. Win a match at the outdoor tennis court. Catch up with friends at the cafeteria. Set up a party at the community hall.

It's your oasis of calm amidst urban concrete. After tackling board meetings and corporate mergers, rejuvenate your spirits on the grounds of THE HABITAT. There is greenery, shady trees, seasonal blooms and winding pathways beckoning you to take a seat or go for a jog, meditate or sing along.


BUILDING DESIGN IS AIRY AND ENJOY PROPER SUNLIGHT


FULLY VASTU COMPLIANT


2/3/4BHK flats WITH 12 DUPLEXES


3 BLOCK, 226 RESIDENTIAL FLATS


A PREMIUM & LUXURY PROJECT AT SHIVAJI NAGAR, RANCHI


TOTAL AREA 2.17 ACRES, OPEN SPACE 65%


LANDSCAPED AREA


24/7 SECURITY WITH CCTV


WIDE INTERNAL ROADS


AMPLE PARKING

BIRDS EYE DAY VIEW



BIRDS EYE DAY VIEW



SITE PLAN



TOWER A		
FLAT	TYPE	SBUA (S.FT.)
1	2bhk	1463
2	2bhk	1463
3	4bhk	2785
4	4bhk	2785

TOWER B		
FLAT	TYPE	SBUA (S.FT.)
1	3BHK	2105
2	3BHK	1693
3	3BHK	1693
4	3BHK	2105
5	3BHK	2123
6	3BHK	1711
7	3BHK	1711
8	3BHK	2123

TOWER C		
FLAT	TYPE	SBUA (S.FT.)
1	2BHK	1030
2	1BHK	600
3	2BHK	1030
4	1BHK	600
5	1BHK	600
6	2BHK	1030

ELEVATE YOUR JOY !

STEP INTO THE HABITAT AND WATCH THE DOORS OF HOLISTIC LIFESTYLE OPENUP IN FRONT OF YOU! dESIGNED FOR THE URBAN AT HEART, THIS PROJECT BRINGS THE BEST ASPECTS OF CITY LIFE TO YOU.

COME AND EXPERIENCE
A HOME BEYOND COMPARE !

CLUB, FOUNTAINS & LAWN AREA



CLUB GYM



CLUB MULTIPURPOSE HALL



CLUB INDOOR GAMES



CLUB GUEST ROOM



CLUB SWIMMING POOL



CLUB TERRACE GARDEN



TEMPLE



ACUPRESSURE CIRCLE



GAZEBO



KIDS PLAY AREA & VISITOR PARKING



JOGGING TRACK



BADMINTON COURT



OPEN THEATER



OPEN CAR PARKING



AMENITIES

BLOCK A (3D ELEVATION, G+13 HEIGHTS)



WATER BODY AND LAWN



TEMPLE



JOGGING TRACK



CAR WASH



GYM



BADMINTON COURT



OPEN THEATER



GAZEBO



CHILDREN PLAY AREA



SWIMMING POOL



GUEST ROOM



INDOOR GAMES



BLOCK - A
(1ST FLOOR PLAN)



AREA STATEMENTS

FLAT	TYPE	SBA (S.FT.)
1	2bhk	1463
2	2bhk	1463
3	4bhk	2785
4	4bhk	2785

BLOCK - A
(TYPICAL EVEN FLOOR PLAN)
2nd, 4th, 6th, 8th, 10th & 12th floor plan



AREA STATEMENTS

FLAT	TYPE	SBUA (S.FT.)
1	3BHK DUPLEX	2890
2	3BHK DUPLEX	2890
3	4BHK FLAT	2785
4	4BHK FLAT	2785

BLOCK - A (TYPICAL ODD FLOOR PLAN) 3rd, 5th, 7th, 9th & 13th floor plan



AREA STATEMENTS

FLAT	TYPE	SBUA (S.FT.)
1	3BHK DUPLEX	2890
2	3BHK DUPLEX	2890
3	4BHK FLAT	2785
4	4BHK FLAT	2785



BLOCK A (ISOMETRIC VIEW)



DUPLEX - 1 , TYPE - 3BHK
Saleable Area - 2890 sqft



BLOCK A (ISOMETRIC VIEW)



→
DUPLEX - 1 , TYPE - 3BHK
Saleable Area - 2890 sqft



BLOCK A (ISOMETRIC VIEW)



→
FLAT - 3 & 4, TYPE - 3BHK
Saleable Area - 2785 sqft

BLOCK B (3D ELEVATION, G+14 HEIGHTS)



BLOCK C (3D ELEVATION, G+16 HEIGHTS)



BLOCK B (TYPICAL 1ST - 14TH FLOOR PLAN)



AREA STATEMENTS

FLAT	TYPE	SBA (S.FT.)	FLAT	TYPE	SBA (S.FT.)
1	3BHK	2105	5	3BHK	2123
2	3BHK	1693	6	3BHK	1711
3	3BHK	1693	7	3BHK	1711
4	3BHK	2105	8	3BHK	2123



BLOCK B (ISOMETRIC VIEW)



FLAT - 1 & 4, TYPE - 3BHK
Saleable Area - 2105 sqft



BLOCK B (ISOMETRIC VIEW)



FLAT - 2 & 3, TYPE - 3BHK
Saleable Area - 1693 sqft



BLOCK B (ISOMETRIC VIEW)



FLAT - 6 & 7, TYPE - 3BHK
Saleable Area - 1711 sqft



BLOCK B (ISOMETRIC VIEW)



FLAT - 5 & 8, TYPE - 3BHK
Saleable Area - 2123 sqft

BLOCK B (TYPICAL 1ST - 16TH FLOOR PLAN)



AREA STATEMENTS

FLAT	TYPE	SBA (S.FT.)	FLAT	TYPE	SBA (S.FT.)
1	2BHK	1030	4	1BHK	600
2	1BHK	600	5	1BHK	600
3	2BHK	1030	6	2BHK	1030



BLOCK C (ISOMETRIC VIEW)



BLOCK C (ISOMETRIC VIEW)



FLAT - 1, 3 & 6, TYPE - 2BHK
Saleable Area - 1030 sqft



FLAT - 2, 4 & 5, TYPE - 1BHK
Saleable Area - 600 sqft

DRAWING ROOM (ARTIST IMPRESSION)



DRAWING ROOM (ARTIST IMPRESSION)



KITCHEN (ARTIST IMPRESSION)



BATHROOM (ARTIST IMPRESSION)



CLUB FLOOR PLAN



1ST FLOOR PLAN

2ND FLOOR PLAN



TERRACE FLOOR PLAN

SPECIFICATIONS

- STRUCTURE - Structure: Compliant with Seismic Zone— II specification
- WALL FINISHES
 - a) Kitchen : Tiles (600mm high above counter), putty with primer
 - b) Toilet : Ceramic Tiles up to door height, putty with primer
 - c) Common Passage & Lobby: Putty with Primer.
 - d) Bedrooms: Putty with Primer.
 - e) Living Room/Dinning Room: Putty with Primer.
- BATHROOM FITTING :
 - a) Sanitary Fittings: Parryware/Hindware/Cera or equivalent as per Model Flat.
 - b) C.P. Fittings: Cera/Hindware or equivalent as per Model Flat.
 - c) Hot & Cold Water Line: Provision in bath area and kitchen
 - d) Exhaust: 6A point for Exhaust in every toilet.
- KITCHEN FITTINGS :
 - a) Sink: Stainless Steel Sink.
 - b) Electrical Provisions: Point for Aqua guard, Electrical Chimney, Microwave Oven & Refrigerator
- DOORS & WINDOWS :
 - a) Main Door: Flush Doors.
 - b) Doors: Flush Doors.
 - c) Flush Doors: Anodized Aluminium Sliding.
- FLOORING :
 - a) Bedroom: Vitrified Tiles.
 - b) Living Room/Dining Room: Vitrified Tiles.
 - c) Kitchen: Vitrified Tiles.
 - d) Toilet: Anti-Skid Tiles.
 - e) Common Passage & Lobby: Marble/Tiles/Kota.
- MAIN STAIRCASE :
 - a) Risers & Trends: Marble/Tiles/Kota.
 - b) Handrail: M.S./SS Railing.
- ELECTRICAL FITTINGS :
 - a) Wiring: PVC Concealed wiring with Modular Switches.
 - b) Split AC Provision: Living Room & Master Bedroom.
 - c) Telephone Point: Living Room.
 - d) TV Point: Living Room & All Bedroom (Only conduit laying, no wiring).
 - e) Electrical Points: 2 Light point, 1 Fan point & 2 6A Socket in all bedrooms.
 - F) Electrical Load: As per requirement
- Note : Common Amenities & Specifications are tentative and subject to change by the promoters or by the Architect or by the competent authorities from time to time.

LOCATION MAP



NO MORE LONG DRIVE
EVERYTHING IS AVAILABLE
NEAR YOUR FLAT !

KEY DISTANCES

BOOTY MORE	:	2.6KM	UPCOMING MALL	:	2.5 KM
MEDICA HOSPITAL	:	1.5 KM	KHELGAON STADIUM	:	3.8 KM
BERLIN HOSPITAL	:	700M	SCHOOL'S	:	700 M
RIMS	:	4KM	PETROL PUMP	:	1.5 KM
RAILWAY STATION	:	8KM	V-MART	:	1.4 KM
AIRPORT	:	14 KM			