

**RMC APPROVED**



# Tirupati *Enclave*

An Icon of Luxury and Elegance

TUPUDANA, RANCHI, JHARKHAND

**A Project  
approved by  
RERA**



A Project of



**Aashiyana Star Developers Pvt. Ltd.**





## Life Lives Here

*Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby.*

*Say hello to that blissful utopia called Tirupati Enclave. Here avant-garde and estate living go hand in hand.*





SITE PLAN

25'-0" WIDE ROAD

MAIN GATE

MAIN GATE

25'-0" WIDE ROAD

Builder Parking

visitor Parking

B-1

B-2

B-3

B-4

C-2

C-3

C-1

C-4

A-1

A-2

A-3

A-4

LOBBY  
10'-0" X 8'-0"

12'-0" WIDE DRIVEWAY





## TYPICAL FLOOR PLAN

### AREA STATEMENT

Flat No	Flat Type	Built-up Area (sq.ft.)	S. Built-up Area (sq.ft.)
Flat - A	2 BHK	859	1073
Flat - B	3 BHK	1158	1448
Flat - C	3 BHK	1358	1698



**C - 1**  
3 BHK - 1698 SQFT.



**B - 1**  
3 BHK - 1440 SQFT.





## STRUCTURE

RCC framed structure. Sismic re-inforcement design. Anti termite treatment in foundation & plinth.

# SPECIFICATION



## FLOORING

Flooring 2'X2' vitrified tiles double charged in all rooms and balcony Anti Skit vitrified tiles in kitchen.



## BATHROOM

Fully concealed provision for hot and cold water with branded C.P. fitting, diverter and white coloured sanitary ware, one indian pan and one wall hanging commode



## DOOR / WINDOWS

Wooden Chowkhant Flush Door.  
Fully glazed two track aluminium powder coated sliding windows with M.S. glass



## LIFT

3 nos of 6 passanger automatic lift.  
2 nos of stretcher automatic lift

**OTIS / JOHNSON / KONE**



## WALL FINISH

**Internal :** All internal wall shall be finihes with smooth plaster of paris & primer

**External :** External wall finish with elevation design from



## ELECTRICAL

Concealed copper wiring, modular switches and fittings of reputed brand with adequate power points and all bedroom AC point



## GENERATOR SET (SILENT TYPE)

500 W power back-up to each flat, 24 hours power supply for Lift, Water & Common ameties.



Common space area coverage with CCTV Camera



## KITCHEN

Open Kitchen with working platform Black Granite Slab Complete



## PLUMBING

Concealed plumbing with PVC & UPVC Pipes

PVC waste & vent pipe ISI mark or any other equivalent make

*luxury for others is  
standard for us*



## PAYMENT SCHEDULE

### BOOKING AMOUNT - ₹ 2 Lacs

AT THE TIME OF AGREEMENT	---- 20%
AT THE TIME OF 1st FLOOR CASTING	---- 25%
AT THE TIME OF 2nd FLOOR CASTING	---- 10%
AT THE TIME OF 3rd FLOOR CASTING	---- 10%
AT THE TIME OF BRICK WORK	---- 10%
AT THE TIME OF FINISHING WORK	---- 10%
FINAL PAYMENT BEFORE REGISTRY	---- 10%



## ABOUT US

# Discover Your Dream Property with **Aashiyana** Star Developers

At Aashiyana Star Developers, We work with Trust, Ethics & Principles. Aashiyana Group is an organization that prides itself on its commitment to trust, ethics, & principles. Over the course of our 14-year history, we have established a solid reputation for sustained growth, customer satisfaction, and innovation in the real estate and hospitality industry. Our unique business model generates earnings from development, which has allowed us to successfully create living habitats in the heart of Ranchi.

<p>Earthquake resistance structure.</p>		<ul style="list-style-type: none"><li>• Modern Elevator</li><li>• Flats as per Vastu</li><li>• 24 hrs Water &amp; Security</li><li>• Power Back-up</li></ul>
	<p><i>The ultimate address of luxury</i></p> <p>From enormous themed landscapes, lavish amenities to luxurious apartments in towers that kiss the skies, Tirupati Enclave offers the perfect blend of connectivity to all parts of the city, great views of the Tirupati Enclave abundant green spaces, and a lot of charm</p>	<p>Peaceful Residential Surrounding</p> <hr/> <p>Rain Water Harvesting</p>

## ONGOING PROJECTS



**Savitri Enclave**  
Tupudana, Ranchi  
2 and 3 BHK flats



**Sushila Raj**  
BIT Mesra, Ranchi  
2 and 3 BHK flats



## LOCATION MAP



### KEY DISTANCE

Airport	10 Km
Hatia Railway Stn	07 KM
Ranchi Railway Stn	14 KM
Hospital	500 mtr
Birsa Chowk	08 KM
Secretariat	06 KM
Smart City	6.5 Km
New Vidan Sabha	09 KM
Tender Heart School	500 mtr



- Specifications are subject to changes without prior notice.
- Registration cost, GST & other Govt. charges will be extra.
- Layout, 3D View and structure subject to change at the instance for

RMC/Structural Engineer or any other regulating authority. Carpet area shall mean and include the carpet area as per definition provided by REAL ESTATE (Regulation and Development) ACT 2016 which includes internal walls, toilets etc but excludes exterior wall and balconies.

### Promoters and Developers



**AASHIYANA STAR DEVELOPERS  
PVT LTD**

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### Architect



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ARCHITECTS • INTERIOR DESIGNERS • LANDSCAPE

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