

Site Address

Shivalaya  
Raghunath Road  
Behind Prabhat khabar office  
Jhounsagarhi , Deoghar – 814152

Vikramshila Developers Private Limited

8 Naya Patti Road, Plaza Tower Complex  
Block-D-2, 4th Floor, R.N-9  
Kolkata, West Bengal, India – 700055

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Architect

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shivalaya

URBAN HOMES IN THE DIVINE CITY



# shivalaya

Shivalaya, as the name suggests, is an incarnation of the divine and serenity. Dwelling in the arms of nature, Shivalaya is bestowed with qualities of an urban lifestyle. Our master-planned gated community is nothing less than a world full of extravagance and sophistication waiting for you at the heart of Deogarh.







## Well appointed modern homes

Enjoy a snug and welcoming environment at every nook and corner of your 2BHK/3BHK apartments. The rooms are extremely spacious with an abundance of sunshine and ventilation. Shivalaya is all set to make your living perfect amidst nature away from the hullabaloo of the urban areas.







## Active body & happy minds

Not into playing outdoor games much? Shivalaya offers you a wide range of indoor activities at the rooftop clubhouse. Gossip, chitchat, socialise, and choose from a variety of games to play – feel content in Shivalaya.

With changing times, families are becoming fitness freaks. Thus, Shivalaya presents a state of the art gymnasium as an added attraction for figure conscious families. Come en masse, work out for an hour daily and iron out your physical tension. Stay fit in Shivalaya.







## Prime Location

Shivalaya is located in a prime location. It is a perfect abode for people wanting to lead an urban lifestyle away from the hustle bustle of the city. It is for those who do not want to compromise on the easy access to important land marks. The road to project has a bus stop, Mandirs and residential hotels.



## Distance chart

Tower chowk	1.2 kms	Jasidih Station	8.2 kms
Shiv Ganga	1.0 km	Baidyanath Dham Station	2.3 kms
Shiv Mandir	0.8 kms	Devpreet Vikramshila enclaves	0.7 kms
Ramkrishna Mission Ashram	2.4 kms		





## Safety & Convenience

We understand how important safety is in today's fast paced modern life and to ensure your family's well being we provide you a range of security and comfort measures within the residency.

- 24 hr generator back-up
- Fire fighting system
- 24 hr CCTV surveillance



## Flat A

BHK - 3

SALEABLE AREA - 1375 Sqft



## Flat B

BHK - 2

SALEABLE AREA - 1069 Sqft





## Flat C

BHK - 2

SALEABLE AREA - 975 Sqft



## Flat D

BHK - 3

SALEABLE AREA - 1638 Sqft





# Specifications

## Structure

- R.C.C framed structure with cement concrete blocks/ brick walls.

## Common area flooring:

- Upper floor – vitrified tiles
- Corridors - vitrified tiles
- Lift lobby and ground floor lobby – vitrified tiles

## Apartment flooring:

- Living and Dinning– vitrified tiles
- Master bedroom – vitrified tiles
- Other bedroom and kitchen – vitrified tiles
- Balcony and utility – anti- skid ceramic flooring

## Toilet Flooring:

- Anti-skid ceramic tiles flooring
- Designer concept toilet with 7” high dado tiles.

## Fittings in Toilets:

- Hot and cold mixer with overhead shower in all bathrooms.
- Quality C P fittings.
- Concealed plumbing.
- Provision for exhaust fan in all bathrooms.
- ISI quality branded sanitary ware.
- Western style sanitary fittings.

## Kitchen:

- Granite top kitchen platform.
- Stainless steel sink
- Cockroach preventing trap
- Points for aquaguard

## Utility area:

- Inlet and outlet for washing machine and dish washer.

## Windows:

- Aluminium sliding doors.
- Steel railing in the balconies.

## Doors:

- Designer main door with premium fittings.
- Flush doors in all bedrooms and bathrooms.

## Painting:

- Exterior finish with textured finish.
- Internal walls and ceiling with plaster of paris.

## Electrical:

- TV point in the living room and all the bedrooms.
- Fire resistant electrical wires of reputed brand.
- Electrical modular switches of reputed make.
- One miniature circuit breaker for each room provided at all the main distribution nox in every apartment.
- Telephone point in all the bedrooms and living area.

## Intercom facility:

- Intercom facility for each apartment to the security room and other apartment.

## Elevator:

- Automatic passenger lifts.

## Back-up generator:

- Stand-up generator for lights for lights in common area, lifts, pumps.
- Full pwer back up for each apartment (at extra cost)

## Security system:

- Round the clock security.
- Trained security personnel.
- A CCTV camera will be installed in the lobby and security room.







## Developer's Profile

Based in Jharkand, Vikramshila Developers are a trusted real estate developer dedicated in providing modern community residency to the people of its state. The developers have excelled in creating real estate spaces that have unique architectural designs, therefore, providing its customers all the available modern technologies for a finer living. The developers' sole motto is to deliver a high value for various projects that are up to the customers' expectations and beyond.

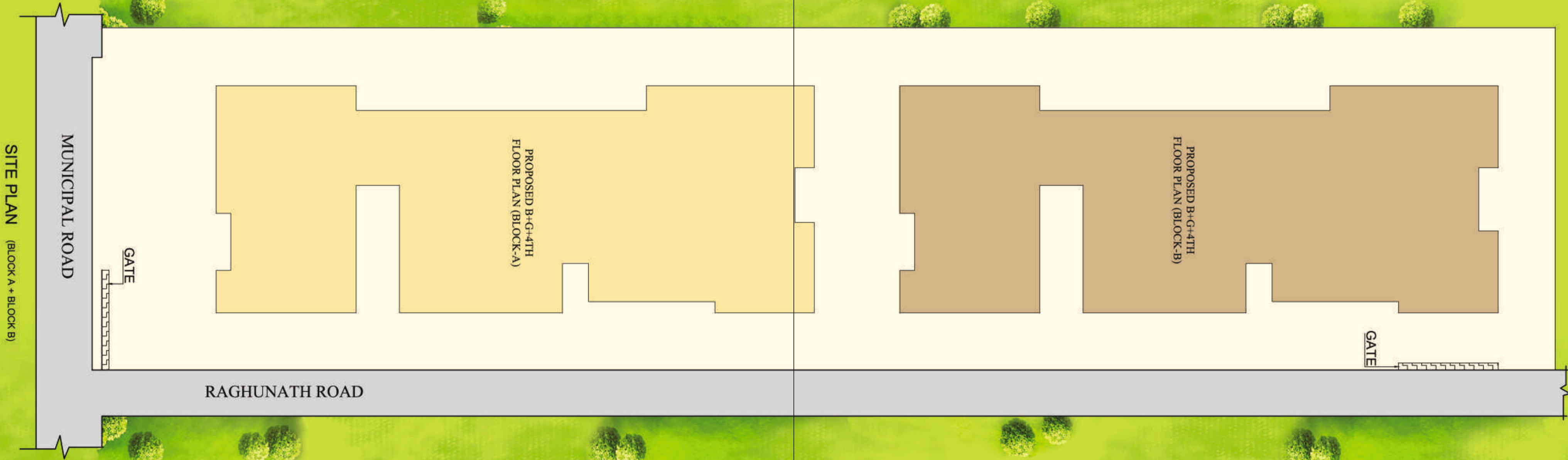
The developers consist of a team of professionals who work tirelessly to create amazing developments which are on a constant look out for customer satisfaction. To conclude with ever increasing customer expectations, the developers are on a constant lookout to address the renewed customer mindset.



Typical floor plan







SITE PLAN (BLOCK A + BLOCK B)

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E