



— SANMAN —
HOMZ
BY NEELAY BUILDERS

HAPPINESS PER SQUARE FEET



A Home In The Heart Of The City

Keeping you closer to all that matters!

Centrally located in Raipur. Minutes away from nearby malls & schools, and the airport.

Site Plan



Floor Plans



Ground Floor (North Face)



First Floor (North Face)



Terrace Floor (North Face)



Total Plot Area - 1354 sqft

Construction Area:

Ground Floor Area - 947 sqft
(Including Porch & Utility)

First Floor Area - 853 sqft
(Including Balcony)

Second Floor Area - 426 sqft

Total Construction Area - 2226 sqft

Total Carpet Area - 1507 sqft



Floor Plans



Ground Floor (West Face)



First Floor (West Face)



Terrace Floor (West Face)



Total Plot Area - 1354 sqft

Construction Area:

Ground Floor Area - 947 sqft
(Including Porch & Utility)

First Floor Area - 853 sqft
(Including Balcony)

Second Floor Area - 426 sqft

Total Construction Area - 2226 sqft

Total Carpet Area - 1507 sqft



Floor Plans



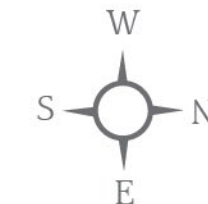
Ground Floor (East Face)



First Floor (East Face)



Terrace Floor (East Face)



Total Plot Area - 1354 sqft

Construction Area:

Ground Floor Area - 941 sqft
(Including Porch & Utility)

First Floor Area - 845 sqft
(Including Balcony)

Second Floor Area - 362 sqft

Total Construction Area - 2148 sqft

Total Carpet Area - 1509 sqft



Specifications

STRUCTURE

RCC framed structure designed to withstand wind pressure and seismic effect with red bricks/ fly ash bricks.

FLOORING

All rooms with branded vitrified tiles.
Bathroom floor/utility-anti skid tiles.
Balcony-rustic/ceramic tiles.
Staircase-combination of granite & tiles.
Windows sill and side with granite.
Terrace-improved terrace flooring.

KITCHEN

Black granite working top for cooking and machine platform. Vitrified tile in dado with steel sink. Dedicated electrical points for refrigerator, chimney, water purifier, microwave, mixer and exhaust fan. Plumbing point for water purifier and washing machine. Provision for conduit pipe gas connection to keep cylinder outside the kitchen.



PLASTERING

Internal - Plaster finish.
External - Double coat cement plaster finish.

SECURITY SYSTEM

External campus wall with restricted gate entry/with boom barrier and CCTV based security surveillance system with night vision camera and backup of 15 days. Security guards at the gate.

GRILL

MS grill in windows, wood/stainless steel/aluminium railing in balcony and without main gate of bungalow.

ELECTRICAL

Concealed PVC conduit pipe with copper wiring and branded modular switches.
Sufficient number of miniature circuit breakers (MCB), TV and AC electrical points.
One telephone point in living room.
Electrical control panel with built-in three-phase changeover for light points.
Generator backup for common area, i.e colony main gate, streetlights, pumps, garden.
Copper plate earthing with copper wire.

PAINTING

External - Acrylic emulsion.
Internal - Two coat of white cement putty.

ROAD AND DRAIN

30 Feet wide road including cable duct, covered drain.



TOILETS

Branded Single lever diverter and metro pole flush valves, taps in CP finish of reputed make.
Branded white/ivory sanitary ware.
Provision for exhaust fans in toilets.
Wall - Ceramic tiles up to 7ft from floor level.

CAR WASH

Facility with pressure water gun at one common point in campus.

WATER SUPPLY

Water supply through common bore-well.
2000 ltr. HDPE overhead water tanks.

SEWAGE DISPOSAL

Individual septic tank.

JOINERY

Main Door - Door frame and panelled door shutter made of teak wood.
Internal Doors - Wooden door frames made of hard wood and flush door shutters.
Windows - UPVC / aluminium anodized sliding windows.
Ventilator - Wood or UPVC or aluminium based.

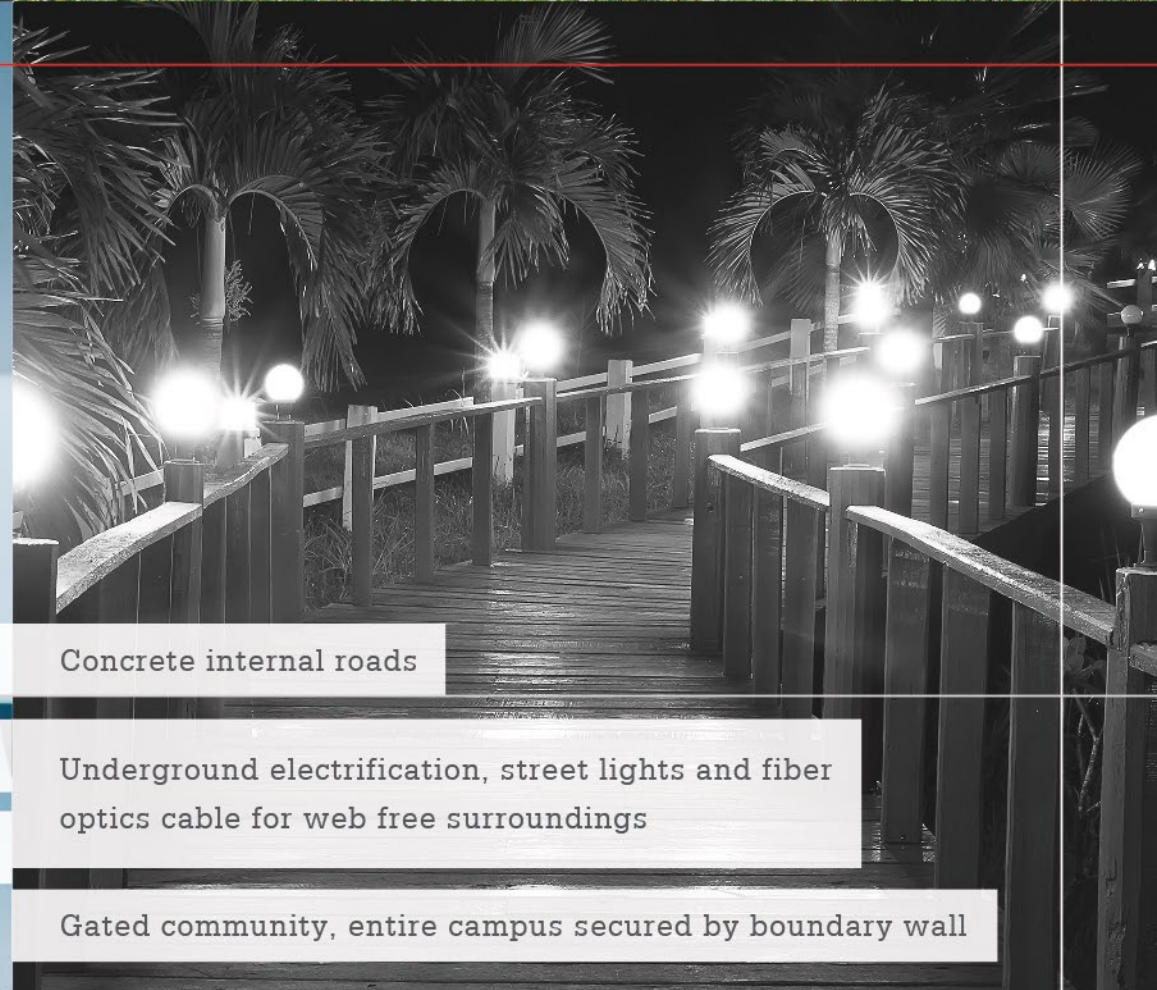
Amenities



Rain water harvesting system

Open space

Landscaped gardens with kids play area



24X7 security surveillance

Concrete internal roads

Call video door unit facility

Underground electrification, street lights and fiber optics cable for web free surroundings

Video door phone and EPBAX system

Gated community, entire campus secured by boundary wall

Building Trust brick by brick

Neelay Builders, having over 35 years of experience in the construction field, founded by Mr Mohan Neelay and consequently joined by Er. Prasann Kumar Neelay.

Er. Prasann Kumar Neelay, founder of an upcoming real estate company Sanman Group, has an education background in BE civil engineering construction project management from Heriot-Watt University (UK) and completed executive program from IIMB, having vast experience in the construction field.

Mr. Mohan Neelay and Er. Prasann Kumar Neelay are partners in Aishwarya Group, they have delivered landmark projects like, Aishwarya Residency, Aishwarya Kingdom, Aishwarya Windmill and Aishwarya Empire.

Neelay Builders, by the visionary proprietors Er Prasann Kumar Neelay are today a name to be reckoned with securing the status of delivering quality construction in Raipur.

The company was founded with a vision to provide top quality residential & commercial premises to individuals as per their needs & aspirations, using the highest standards of the industry.

Neelay Builders is continuously moving forward towards excellence by adopting the latest technologies, innovations, specialized services in the field of construction.

Spreading happiness is what we've never ceased doing & we shall continue in future.

One Address.

Enjoy The 360 Degree Conveniences!



Bhagat Singh Chowk - 3.5 kms
Railway Station - 7 kms
Ambuja Mall - 2 kms
Jack n Jill School - 2 kms
VIP Club - 0.3 kms

Delhi Public School - 7.5 kms
Shankar Nagar Chowk - 2 kms
Hospitals - 1 kms
Shastri Chowk - 5 kms
Airport - 13 kms

BUILDERS & DEVELOPERS



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Hemraj Bain
RYB Consultants

PLUMBING CONSULTANTS

P.B. Consultancy Services
Nagpur

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Disclaimer:

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Tolerance of 3% +/- is possible in unit areas in the account of design and construction variance.

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