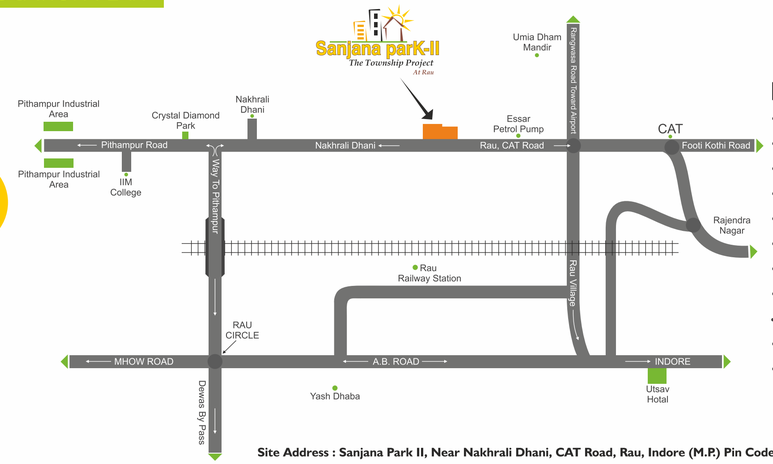
LOCATION PLAN



NEAR TO

- 0.5 km. - Nakhrali Dhani
- 0.5 km. - Rau Railway Station
- 0.5 km. - Crystal Diamond Park
- 1.0 km. - Rau Bus Stand
- 1.0 km. - IIM College
- 1.5 km. - CAT
- 7.0 km. - Airport
- 10.0 km. - Navlakha Bus Stand
- 10.0 km. - Pithampur Industrial Area
- 12.0 km. - Indore Bus Stand and Railway Station
- Major Schools and Colleges within a radius of 5.0 km.

Site Address : Sanjana Park II, Near Nakhrali Dhani, CAT Road, Rau, Indore (M.P.) Pin Code : 453331 Website : www.sanjanapark.com

Marketed By : Sanjana parK-II The Township Project At Rau
SANJANA PARK II, Rau
Mob. :+91-93007-09898, 93008-09898
Email : mktsanjanapark@gmail.com

Call: **9770900624, 9770900625, 9770900626**

Architects : **AKSHAY ASSOCIATES**

Member : CREDAI Confederation of Real Estate Developers' Associations Of India

Vastu Shilp Consultancy : **Dr. PANKAJ AGARWAL**

Electric Service & Consultant: **N.V. Bhale & Associates**

Landscape : Devila Landscape **Shashank Kshirsagar**

Fire Consultant : **Choudhary Trading Corp. Goutam Choudhary**

ARJANLAN RESOURCES : 777 299 5555

Project Approved By All Major Banks : State Bank of India | LIC HFL | HDFC BANK | UCO BANK | Bank of Baroda | Indian Overseas Bank | DENA BANK

OUR LEGACY OF SUCCESS

Township Project | Villas | Multi Project | Engineering & Management College | CBSE School | CBSE School | Book Publisher | Resort | Marriage Garden | Water Park | Flour Mills

Note : This document is meant solely for the presentation purpose & holds no legal value. The architect & builder reserve the right to make any change to design & specification without prior notice.
T&CP. RSP-61/13/Nagrani/2013/10014 Indore, Dt.30-12-13 Diversion No. 16/A2/12-13 Dt. 30/7/2013 Building Corp. No. 99 Rau Dt.17/01/2014 Coloniser License No. 98/2012 Dt.22/12/12

A Project By : AGARWAL GROUP

The Perfect Lifestyle for you



Sanjana parK-II
The Township Project
At Rau



Builders & Developers : **AGARWAL GROUP**
Agarwal House, 3rd Floor, 5, Yashwant Colony, Indore 452003 (M.P.)


Enjoy the divine beauty of night....
Nakhrali Dhani
Rau-CAT Road

page 2


SITE PLAN
N
W
E
S
EWS
D
E
C
F
G
H
B
A2
A1
1 Entrance
1 Entrance
Rau-CAT Road
Nakhrali Dhani
1 Entrance Gate
2 Swimming Pool, Jacuzzi
3 Podium Garden, Gazibo
4 Kids Play Area
5 Temple, Open Air Projection Theater
6 Jogging track
7 A.C. Community Hall, Gym
8 Luxury Guest Room, Cafeteria

page 3



Sanjana parK-II
The Township Project
At Rau

Sanjana Park II is a residential township that offers quality apartments and splendid row houses with all modern amenities. It is designed on the lines of global smart cities and is planned to provide an ideal work-life-play balance for now and for the future.

Promoting the integrated lifestyle concept, **Sanjana Park II** also houses a world-class retail and commercial space, which is a perfect Launchpad for your brand. Equipped with business-centric facilities and modern infrastructure, it offers you shops, showrooms, consultant chambers and office spaces to suit varied business requirements.

LUXURY APARTMENTS

1/2/3 BHK FLATS

Each apartment is carefully crafted to provide you with the best of amenities and comforts while providing ample personal space for you and your family. These affordable luxury homes come with a lifetime of happiness and a pride of owning one's own abode. Welcome to a safer, secure and a better environment for your family, within a budget.

Row Houses Surrounded By Nature's Beauty....



LUXURY ROW-HOUSES

3/4 BHK ROW-HOUSES

Life is all about earning happiness and living your wishes. From capturing blissful moments of your family life to offering latest lifestyle for everyone, the grand amenities and features of **Sanjana Park – II** will certainly fill your life with fruitful pleasure and exotic indulgence. Particular attention has been given to creating homes that are safe, healthy and very contemporary. Come home to a life well lived. So go ahead and reach out to experience a life you can appreciate and relish it's taste.

"F" Row House (G+2)
4 BHK Row House



"G" Row House (G+1)
3 BHK Row House



"H" Row House (G+1)
3 BHK Row House



ENTRANCE GATE



CONVENIENCE SHOPPING



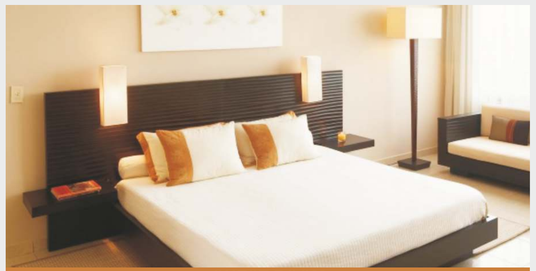
SWIMMING POOL & JACUZZI



JOGGING TRACK



GYM



GUEST ROOM



LANDSCAPED PODIUM GARDEN WITH KIDS PLAY ZONE & OPEN AIR PROJECTION THEATER



OFFICE & CONSULTANT CHAMBERS



COMMUNITY HALL



TEMPLE



SECURED CAMPUS

SPECIFICATIONS

STRUCTURE
Earthquake resistant RCC frame structure with walls.

LIVING/DINING/PASSAGE/LOBBY
Floor : Superior quality vitrified tile flooring and skirting.
Walls/Ceilings : Putty finished walls painted with Asian Premium Acrylic Emulsion Paint.
Provisions : Adequate electrical points with modular switches and provision for TV, A.C. and telephones/intercom and provision of copper A.C. pipeline, electric supply lines and water drain line for split A.C./Window A.C.

BEDROOM
Floor : Superior quality vitrified tile flooring and skirting.
Walls/Ceilings : Putty finished walls painted with Asian Premium Acrylic Emulsion Paint.
Provisions : Adequate electrical points with modular switches and provision for T.V. and A.C.

TOILET
Floor : Superior quality anti-skid ceramic tile flooring.
Walls : Designer tiles up to lintel level.
Plumbing : Concealed plumbing for hot and cold water supply with CPVC pipes. SWR pipes shall be used for sewage lines. Provision for geyser in toilet.
Fitting/Fixtures : CP fitting of Kohler/Jaquar/equivalent standard make. Sanitary ware shall be of Kohler/ Simpolo/Bell/Equivalent standard make.

BALCONY
Floor : Superior quality vitrified tile flooring and skirting.
Walls/Ceilings : Exterior walls painted with Asian Apex Paint.

KITCHEN
Floor : Superior quality vitrified tile flooring.
Walls : Superior quality tiles with designer cladding on wall above platform up to 2'ft. height only.
Platform : Granite platform with SS sink.
Fitting/Fixtures : CP fittings of Kohler/Jaguar/equivalent standard make
Provisions : Adequate electrical points for water purifier and washing machine.

JOINERY
Doors : Flush Door with one side teak with SS handles and fittings.
Windows : Anodized aluminium windows of standard make with mosquito net.

ELECTRICAL WORK
Switches : Modular switches of Western or equivalent standard make
Wiring : ISI marked fire resistant copper wiring of Western or equivalent standard make
MCB : Western/Havells or equivalent standard make MCB

EXTERIOR FINISHES
Pleasant all weather exterior paint Asian Apex/ICI Weather shield.

COMMON AREAS & SERVICES
Well decorated and planned common areas with waiting area finished in combination of granite, marble, vitrified tiles, etc. SS railing on the staircase. Attractive false ceiling in all lift lobby, Granite in Staircase Tread.

ENLIVEN YOUR SPIRITS, EXPAND YOUR HAPPINESS

- Swimming Pool
- Pool Side Lounge
- Jacuzzi
- Steam Bath
- Landscaped Garden
- Covered Sitting Spaces
- Walking Track
- Shower Fountain & Lockers
- Open Air Projection Theater
- A.C. Gymnasium
- A.C. Community Hall
- Temple
- Cafeteria & Indoor Games Hall
- Luxury Guest Room
- Campus Layout as per Vastu
- Shopping Complex with Consultant Chambers

ENDLESS AMENITIES FOR ENDLESS COMFORT

- Grand & Secured Gate
- Multilevel Security
- Entrance Lobby with provision for name plates appropriate
- Lift-KONE/ OTIS/ SCHINDLER with power backup
- Earthquake compliant RCC structure
- Exclusive Elevation
- Separate cycle parking for kids
- Exclusive outdoor kids play zone
- Under ground tank and overhead tank
- Security Guard room
- All flats with excellent natural light & ventilation
- CCTV Surveillance
- Generator Back-up for lifts and common amenities.
- Secured Fire Fighting System
- Underground water supply
- Underground strong water
- Underground drainage line
- Electric Supply
- Wide roads & nicely laid foothpaths
- Provision for Invertor line
- Covered parking (for allotment as per availability)

