

Conditions Apply # Chargeable

- Guest Parking Area
- Play School
- 24 X 7 Fire Shutter Service
- Sewerage Treatment Plant
- Ramps for physically challenged person
- First Aid Room
- Rain Water Harvesting
- Open Air Theatre
- Convenience store and daily Market

- 24 X 7 Manned Security
- CCTV in Common Areas
- Lift Facility in every block
- Intercom facility
- Dedicated entrance lobby for each block
- 24 x 7 Drinking Water Supply
- Fire Fighting System
- ATM space available

- Kalaram High School 1 min
- Cancer Hospital 3 mins
- N.B. Medical College 5 mins
- Kadamtala BSF School 5 mins
- Arandoke Nursing Home 7 mins
- Shib Mandir (NBU) 7 mins
- NJP Station 15 mins
- City Centre 15 mins
- Bagdogra Airport 20 mins

Amenities



- More than 60% open space
- Landscaped garden
- Terrace garden
- Jogging track
- Adda zone
- Festival podium
- Caterer*
- Senior Citizen Area
- Kids & Toddlers Play Area

Features:

- 496 apartments
 - Across 15 blocks of G+4
- Forget the concrete jungles. And find a space where nature still thrives in its complete glory.



Blessed by nature's treasure Now and forever

Specifications

- Structure:** Earthquake resistant RCC Frames Structures
- Walls:** Brick / fly ash bricks for internal and external Walls
- Elevation:** Elegant looks with finished exterior paint/textured paints
- External Wall finish:** Combination of High Quality paint with textured paint
- Internal Wall:** Smooth finish with white putty
- Doors:**
 1. Flush door with frame
 2. Door fitted with hardware
 3. Aluminum sliding / fixed window fitted with high performance clear glass
- Floorings:**
 1. Lobby: Selected quality and combination of Vitrified Tiles with elegant design
 2. Bedroom: Selected vitrified tiles
 3. Hall: Selected vitrified tiles
 4. Toilet/Kitchen: Selected ceramic tiles
- Kitchen:**
 1. Counter: Selected marble top with S.S. sink of good quality
 2. Wall: Selected ceramic Tiles up to 2ft above the counter
 3. Furnish: Modular kitchen fitted with chimney (Optional at Owners Cost)
- Toilets:**
 1. Sanitary ware: Elegant sanitary ware of reputed brand
 2. C.P. fittings: Elegant fittings of reputed brand
 3. Wall Furnish: Selected ceramic tiles up to door height
- Electricals:**
 1. Cables: Fire resistant copper electrical conductors / cables
 2. Switches: Elegant modular switches of reputed brand
 3. Switchgears: MCB and ELCB and ACCL of reputed brand



Developer :
 Sita Mansion, 2.5 Mile, Sevoke Road, Siliguri-734001
 Website : www.sbmgroupindia.com
 Email : sbmslg@gmail.com

Site :
 Opp Kalaram High School
 Near SSB Camp, Ranidanga
 District - Darjeeling

Architect :
 Green Architecture Consulting Engineers, Siliguri

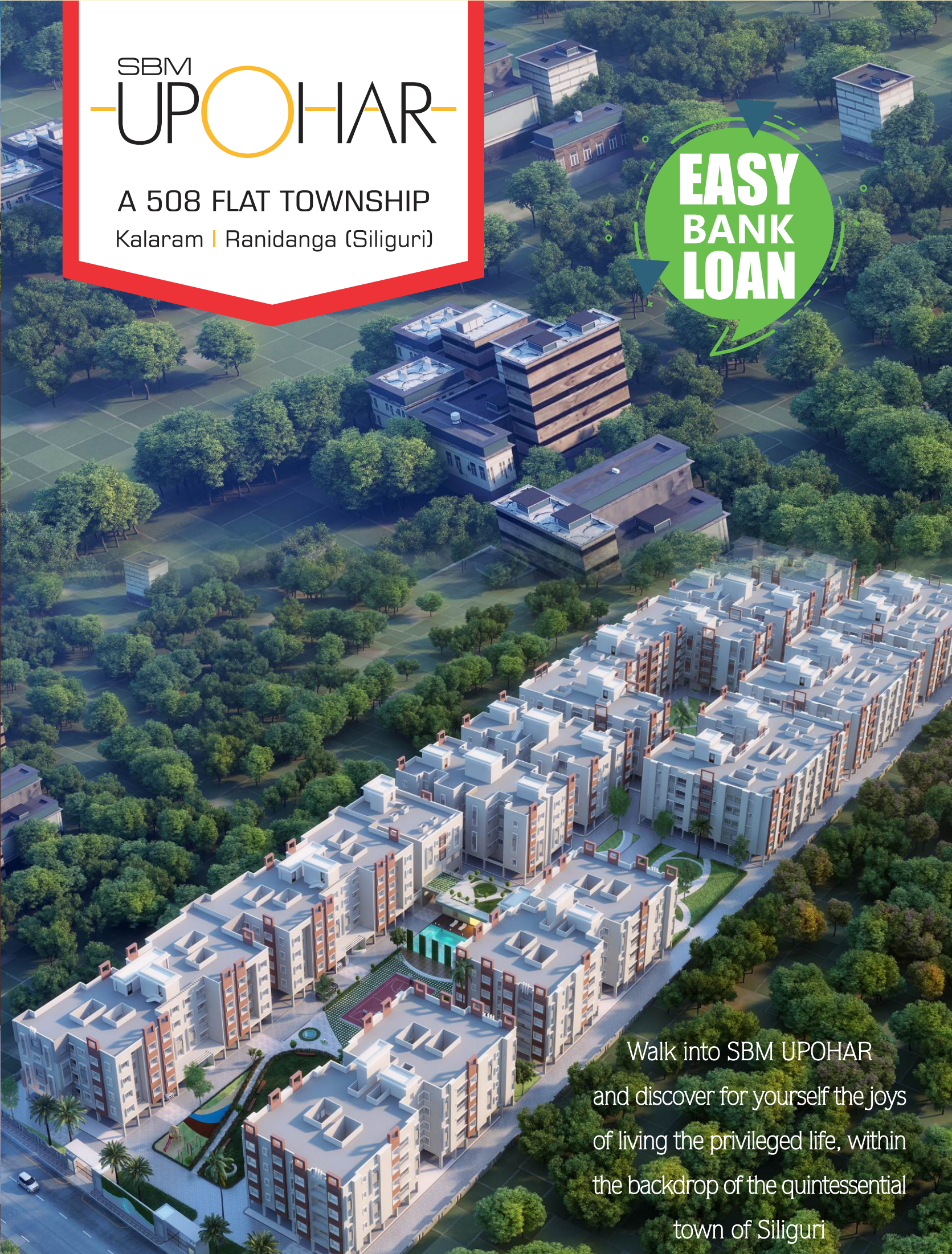
Legal :
 R. K. Agarwal & Associates, Siliguri

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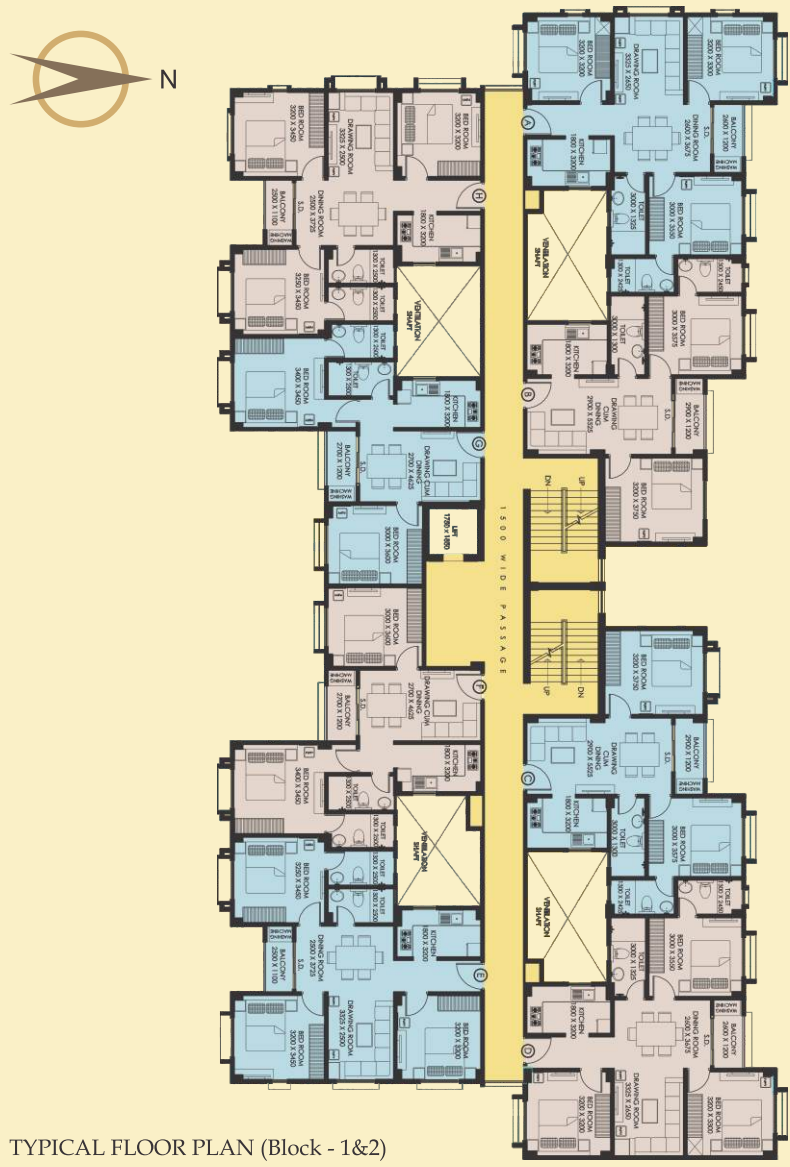
SBM UPOHAR
 A 508 FLAT TOWNSHIP
 Kalaram | Ranidanga (Siliguri)

EASY BANK LOAN



Walk into SBM UPOHAR and discover for yourself the joys of living the privileged life, within the backdrop of the quintessential town of Siliguri

Disclaimer: This is not a legal document, the plans and photographs are conceptual. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material.



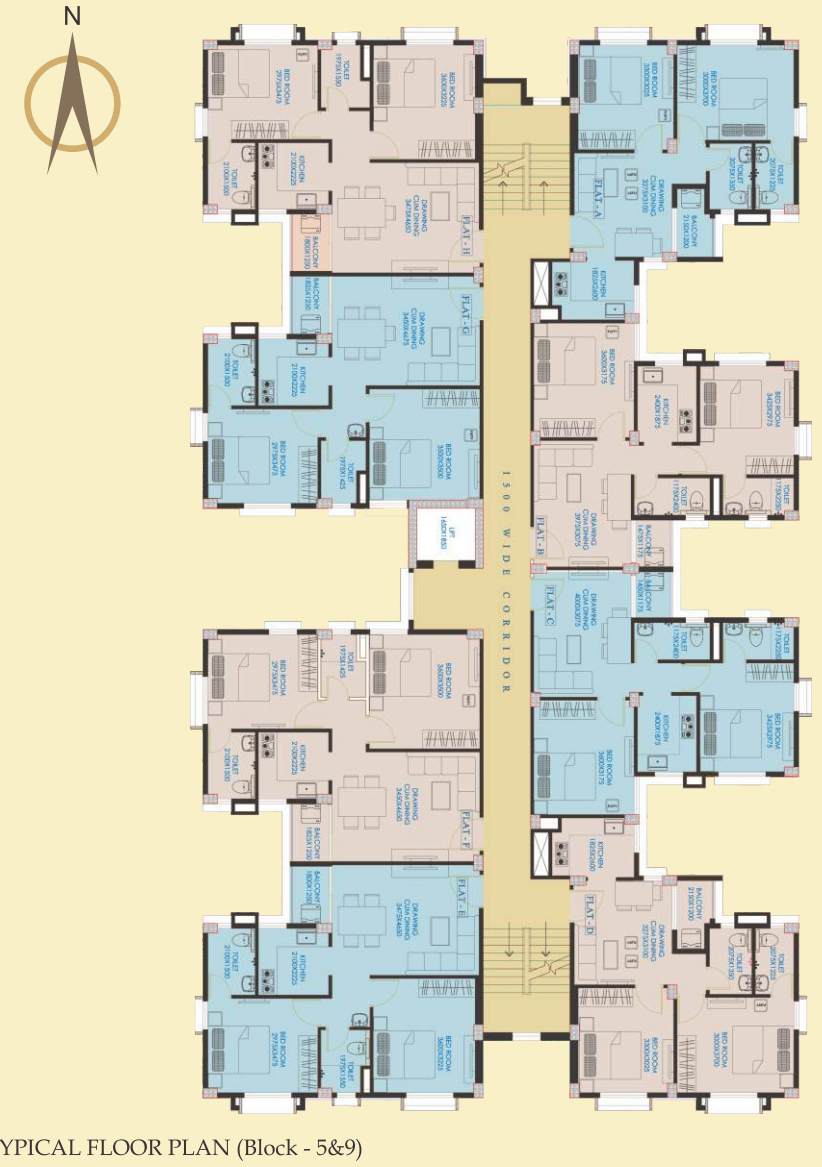
TYPICAL FLOOR PLAN (Block - 1&2)

| FLAT | SIZE |
|------|-------|
| A | 1,156 |
| B | 925 |
| C | 925 |
| D | 1,156 |
| E | 1,147 |
| F | 889 |
| G | 897 |
| H | 1,147 |



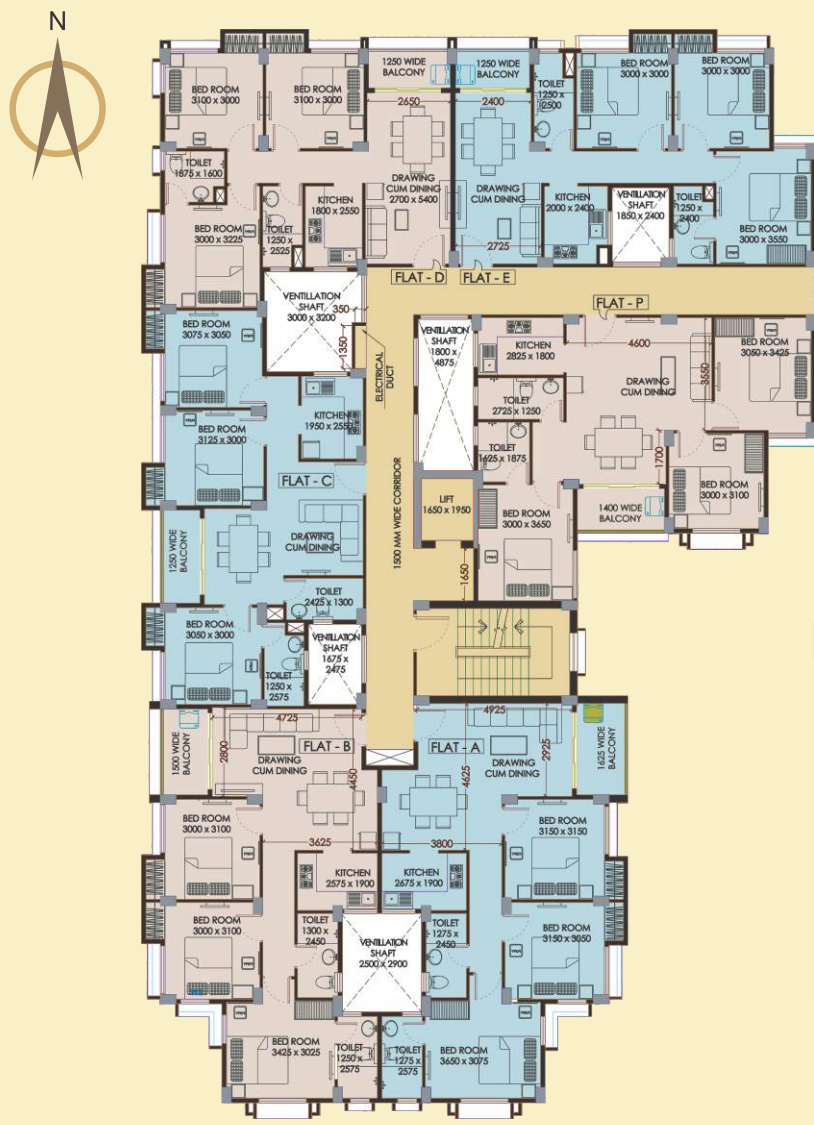
TYPICAL FLOOR PLAN (Block - 4)

| FLAT | SIZE |
|------|------|
| A | 770 |
| B | 798 |
| C | 798 |
| D | 770 |
| E | 893 |
| F | 893 |
| G | 893 |
| H | 893 |



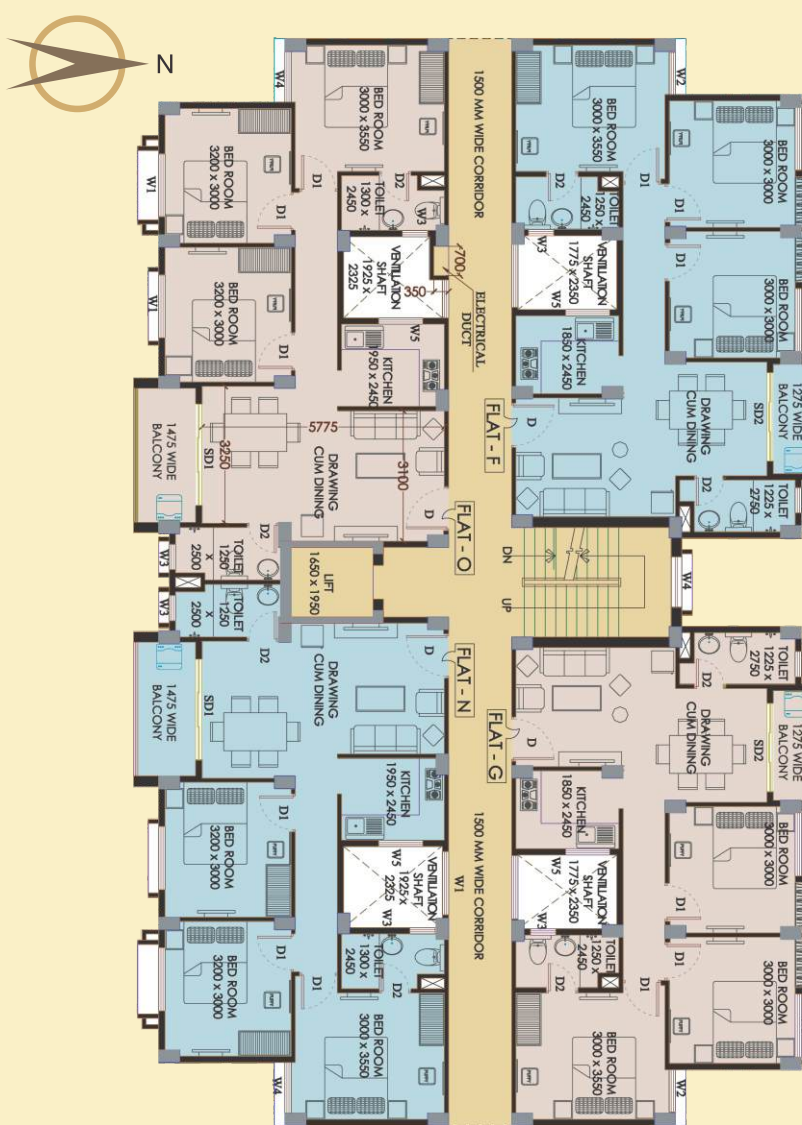
TYPICAL FLOOR PLAN (Block - 5&9)

| FLAT | SIZE |
|------|------|
| A | 770 |
| B | 798 |
| C | 798 |
| D | 770 |
| E | 893 |
| F | 893 |
| G | 893 |
| H | 893 |



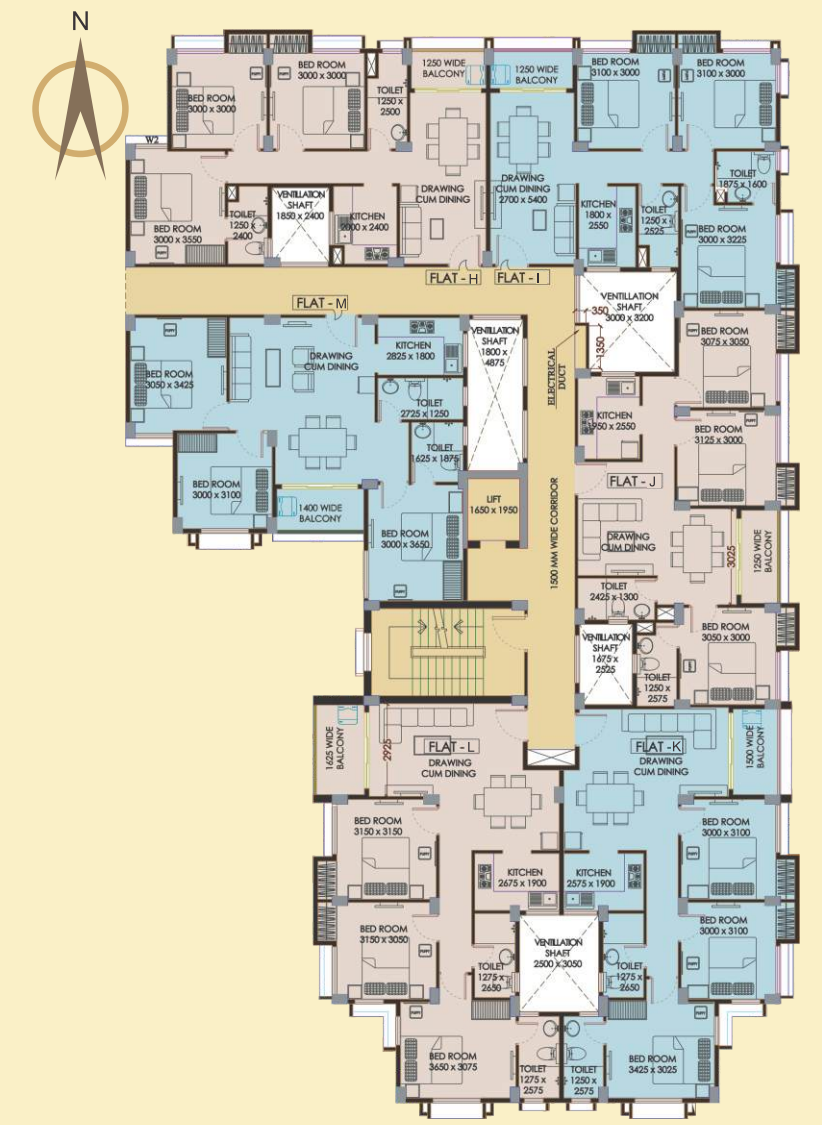
TYPICAL FLOOR PLAN (Block - 6)

| FLAT | SIZE |
|------|-------|
| A | 1,243 |
| B | 1,165 |
| C | 1,092 |
| D | 1,058 |
| E | 1,078 |
| P | 1,152 |



TYPICAL FLOOR PLAN (Block - 7)

| FLAT | SIZE |
|------|-------|
| F | 1,121 |
| G | 1,121 |
| N | 1,162 |
| O | 1,162 |



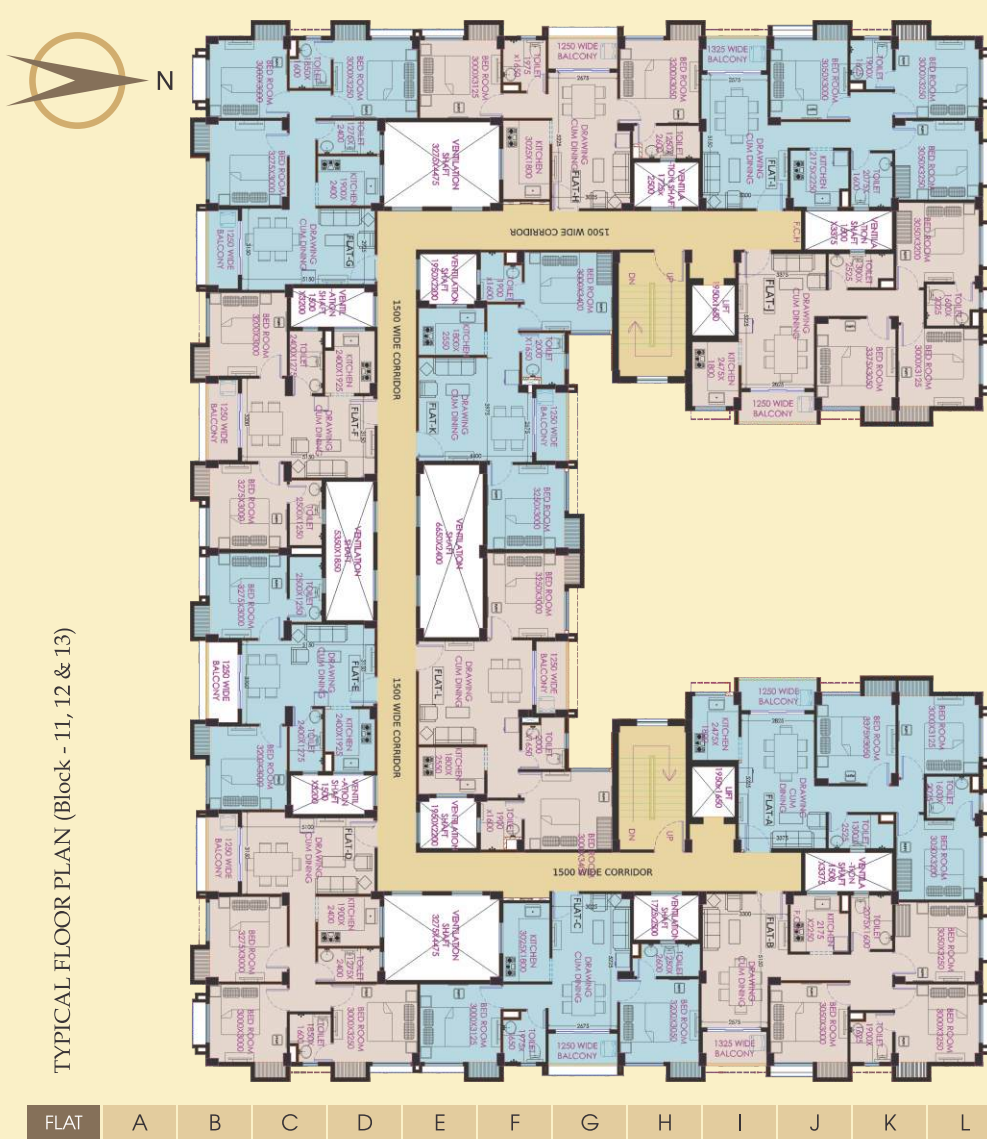
TYPICAL FLOOR PLAN (Block - 8)

| FLAT | SIZE |
|------|-------|
| H | 1,078 |
| I | 1,058 |
| J | 1,092 |
| K | 1,150 |
| L | 1,243 |
| M | 1,152 |



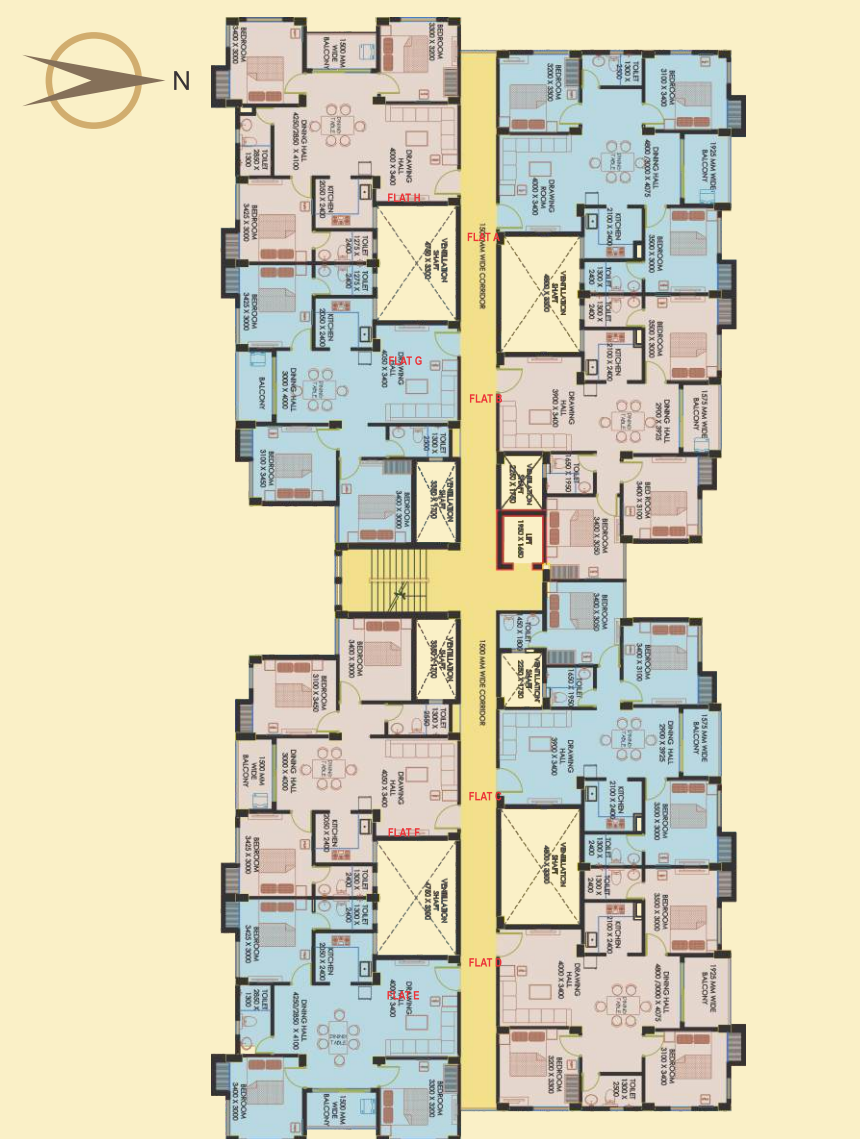
TYPICAL FLOOR PLAN (Block - 10)

| FLAT | SIZE |
|------|------|
| A | 419 |
| B | 492 |
| C | 493 |
| D | 419 |
| E | 383 |
| F | 420 |
| G | 424 |
| H | 383 |
| I | 383 |
| J | 420 |
| K | 424 |
| L | 383 |
| M | 419 |
| N | 493 |
| O | 492 |
| P | 419 |



TYPICAL FLOOR PLAN (Block - 11, 12 & 13)

| FLAT | A | B | C | D | E | F | G | H | I | J | K | L |
|------|------|------|-----|------|-----|-----|------|-----|------|------|-----|-----|
| SIZE | 1098 | 1101 | 878 | 1094 | 868 | 868 | 1094 | 879 | 1101 | 1098 | 918 | 918 |



TYPICAL FLOOR PLAN (Block - 14&15)

| FLAT | SIZE |
|------|------|
| A | 1318 |
| B | 1235 |
| C | 1286 |
| D | 1318 |
| E | 1285 |
| F | 1264 |
| G | 1264 |
| H | 1285 |

Layout Plan



SITE PLAN