



# MOHAN

# ENCLAVE

*Affordable homes close to nature*



**KALPDHAM**  
BUILDERS & DEVELOPERS



# MOHAN ENCLAVE



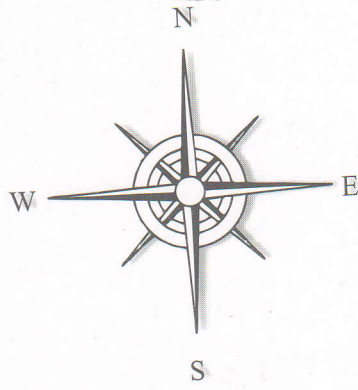


## AMENITIES

- \* Project approved by T & CP, RERA and all Govt authorities.
- \* Lush green gardens with beautiful landscaping, paved block pathway & multiple sit-outs.
- \* Children play zone with slides, rotor, see-saw and other outdoor play features.
- \* Grand entrance gate with security room.
- \* Wide concrete roads.
- \* Gated campus with CCTV cameras installed.
- \* Adequate water supply, using overhead tank, sump well and Rajghat line (Sagar Municipal water supply).
- \* Security guards available 24x7.
- \* Street lighting in entire campus.
- \* Clear drainage with underground sewer line & S.T.P. (Sewerage Treatment Plant) for environment friendly disposal.
- \* School, College, bank, hospital etc. in close vicinity.
- \* Direct connectivity to RTO (Regional Transport Office), Hari Singh Gour University, KV School No.-3, Medical college and Bhopal-Narsinghpur by-pass road.
- Loan facility available by all leading banks.







### LAND OF SAVITA SINGH RAJPUT & GYANVEER SEVA SAMITI



LAND OF KHASRA  
217/9, 10, 11

Plot No.	Plot Size	Area (SQ.F)
1	30'x35'	1050
2	29'x35'	1015
3-10	16'5"x35'	574
11-13	17'8"x35'	618
14	25'x35'	875
15	32'x47'	1504
16	23'5"x47'	1100
17-18	22'x47'	1034
19	21'x47'	987
20-23	22'x47'	1034
24	29'10"x47'	1402
25	30'x47'	1410
26	30'x41'10"	1255
27-31	22'x41'10"	920
32	23'4"x41'10"	975
33-34	24'x41'10"	1004
35	27'x41'10"	1130
36	29'11"x41'10"	1251
37	29'11"x50'	1495
38	27'x50'	1350
39-40	24'x50'	1200
41	23'4"x50'	1166
42-46	22'x50'	1100
47	30'x50'	1500
48-50	25'x57'6"	1438
51	IRREGULAR	2166
52	40'x50'	2000
53-57	22'x50'	1100
58-65	15'x50'	750
66	IRREGULAR	1742
67-70	25'x50'	1250
71	30'x50'	1500
72-77	30'x65'	1950
78	IRREGULAR	2613

Plot No.	Plot Size	Area (SQ.F)
79	IRREGULAR	840
80	25'x57'	1425
81-82	22'x57'	1254
83	30'x57'	1710
84	30'x50'	1500
85-86	22'x50'	1100
87	15'x50'	750
88	IRREGULAR	702
89	IRREGULAR	656
90	IRREGULAR	2011
91-93	22'x52'	1144
94-95	25'x52'	1300
96	30'x52'	1560
97	30'x50'	1500
98-99	25'x50'	1250
100-101	22'x50'	1100
102-106	15'x50'	750
107	IRREGULAR	728
108	IRREGULAR	600
109	26'8"x52'6"	1400
110-112	24'x52'6"	1260
113-116	22'x52'6"	1155
117	30'x52'6"	1575
118	30'x45'11"	1377
119-122	22'x45'11"	1010
123-126	18'x45'11"	827
127	26'8"x45'11"	1224
128	16'8"x47'	783
129-133	17'x47"	799
134-137	22'x47'	1034
138	27'x47'	1269
139	23'x28'6"	655
140-151	14'x28'6"	399
152	25'8"x28'6"	731

रेरा रजिस्ट्रेशन नं.-P-SGR-19-2317  
नगर निगम अनुमति-क्र. 83 दि. 03/07/19  
हायवर्तन आदेश रा. प्र. क्र. 0004 अ/2 वर्ष 18-19 दि. 11/01/19  
टी.एच सी.पी.-क्र.1322/न.ग्रा.नि./अभि./2018 सागर दि.27/09/18

#### LAND OWNERS :-

- Kalpdham Builders & Developers
- Mr. Balram Chourasia
- Mrs. Swaroopani Chourasia
- Mrs. Savita Singh Rajput
- Mr. Heeralal Chourasia
- Mr. Ramkishan Chourasia

#### LAND DEVELOPERES :-

KALPDHAM BUILDERS & DEVELOPERS

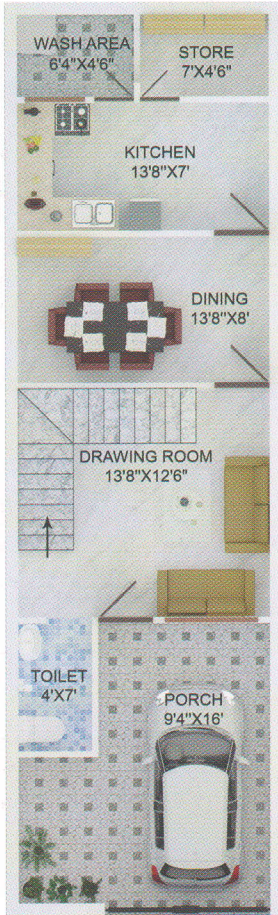
KH. NO. 219/5 - 0.184 HA, 219/6 - 0.295 HA, 217/7 - 0.202 HA, 217/2 - 0.799 HA,  
ME SE 0.672 HA, 219/2-0.810 HA, ME SE 03702 HA, 219/4-0.118 HA, 219/7-0.220 HA,  
TOTAL AREA - 2.393 HA





# SPECIFICATIONS

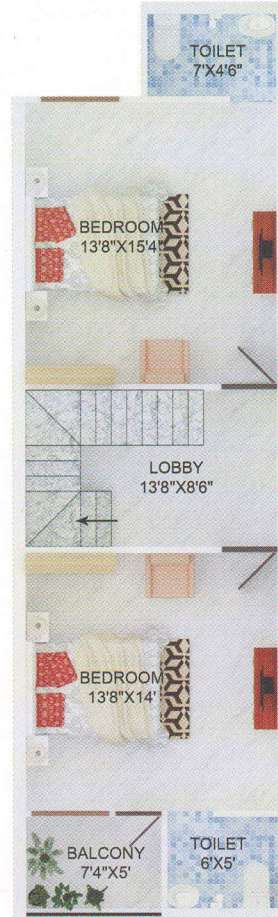
- Structure** : R.C.C. frame with brick masonry.
- Brick Masonry & Plastering** : 20cm thick wall with 1:6 C.M., 10cm thick wall with 1:4 C.M. & plastering with 1:4 c.m.
- Flooring** : Premium quality 2'x2' vitrified double charged tiles in all rooms. Anti skid tiles in porch area, terrace, background & balcony. Granite /marble staircase with S.S. railing. PCC flooring on roof.
- Electrification** : Concealed copper wiring with modular switches and MCB's. 5 number of points in each room. TV fitting in selected rooms. Power points (15A) in Dining, Kitchen, Toilets, and Bedrooms. Inverter wiring for selected points.
- Doors** : Door frame of sarai wood. Front door of teak wood (Sagwan) & rest other laminated flush doors with S.S. accessories & fittings. Toilet doors of ACP (Aluminium Composite Panel) with aluminium frame.
- Tower door Toilets** : M steel sheet.  
: Premium quality vitrified tiles up to door level. Anti skid tiles on floor. Good quality sanitary items. C.P.V.C concealed plumbing. Chrome plated fittings with hot and cold water facility. European & Indian toilet system based on customer's preference.
- Ventilators Kitchen** : Aluminium frame glass with M.S. grill.  
: 8-12 ft. long L shaped granite counter top with stainless steel sink. 2' tiles over the counter.
- Windows** : Powder coated Aluminium frame, two tracks with mosquito net in exterior window M.S. grill.
- Wall Finishing** : Birla or equivalent brand white putty. Internal surface including roofs painted using plastic emulsion of Asian paints or equivalent brand. External wall painted using exterior weather proof ace paint. Oil paint on door frame and grill.
- MISC.** : Open almirah with black stone in one bedroom and kitchen. Upper shelf in one bedroom. Seperate open space for washing utensil, placing washing machine with eletrical point and drainage. PVC overhead water tank of 1000 liters capacity in each row house. M.S. Railing in terrace, boundary wall as per design.



(GROUND FLOOR)

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PLOT SIZE  
15'x50' = 750 SQ.FT.



(FIRST FLOOR)



(GROUND FLOOR)

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PLOT SIZE  
22'x50' = 1100 SQ.FT.



(FIRST FLOOR)

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(GROUND FLOOR)

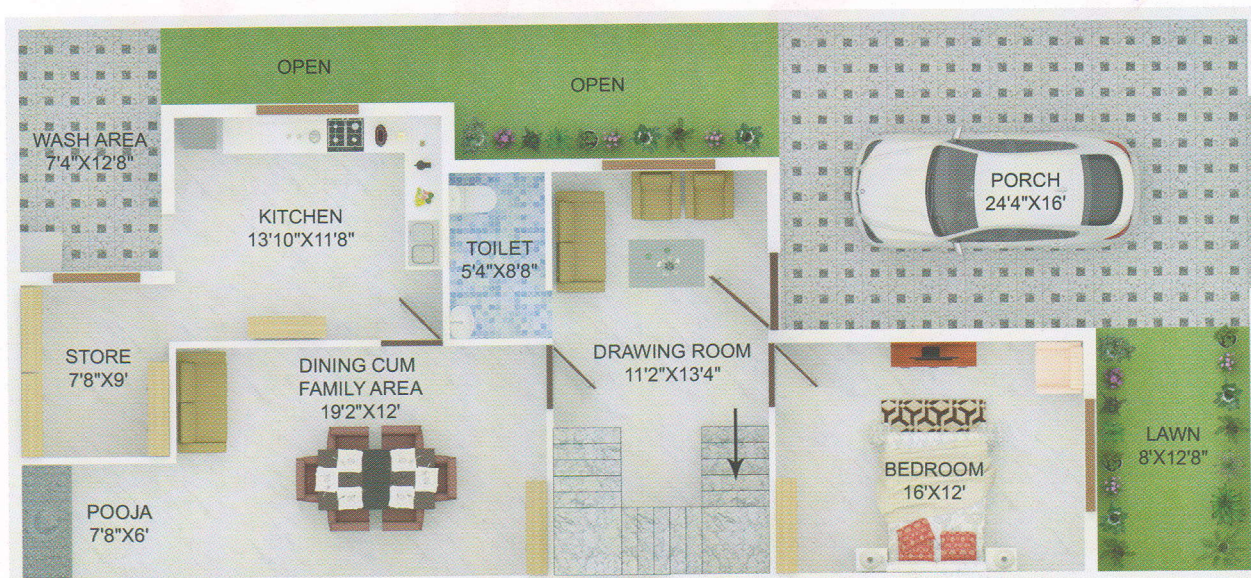
**PLOT SIZE**  
**22'x50' = 1100 SQ.FT.**



(SECOND FLOOR)



(FIRST FLOOR)



(GROUND FLOOR)

PLOT SIZE  
30'X65' = 1950 SQ.FT.

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# UPCOMING PROJECT NEAR SANJAY DRIVE ROAD



## ... OUR PAST PROJECTS ...

### NEELKANTH COLONY

Near Gulab Baba Temple, Dharmashri, Sagar

### DESAI RESIDENCY

Near Baghraj Temple, Baghraj Ward, Sagar

### GIRDHARIPURAM

Medical College Road, Tili, Sagar

### AACHARAN ECO CITY

Kanera Road, Baghraj Ward, Sagar



**-: CONTACT DETAILS :-**

**Purushottam Chourasia- +91 9617310803 | Ankur Chourasia- +91 7507197637**  
**Email:- contact@kalpdham.com | www.kalpdham.com**



**OFFICE ADDRESS - KALPDHAM BUILDERS & DEVELOPERS**  
 HIG-6, Jiya Ma Puram-II, Medical College Road,  
 Tili Ward, Sagar (MP)



**Architect & Engineer**  
**Ar. Sachin Chourasia - 7691999618**  
**Er. Gaurav Soni - 9575857669**

**SITE ADDRESS - MOHAN ENCLAVE Besides Royal Palace, Rajghat Road, Baghraj Ward Sagar M.P.**

Disclaimer- This brochure is purely conceptual & not a legal offering. All visual photographs used in this brochure are artists impressions. All specifications, sizes & layout etc. are tentative and subject to such variations, additions, modifications as decided by the architects or by the promoters.