



कल्पधाम
बिल्डर्स एण्ड डेवलपर्स

Sakar Enclave

10th Batallian Road, Makroniya, Sagar (M.P.)

Aacharan Eco City-II

Kaneradev Road, Baghraj Ward, Sagar (M.P.)

Neelgiri

Village Arjuni, Balaji Mandir Road, Sagar (M.P.)

*Adorable homes now at
affordable prices...*



कल्पधाम

एक परिचय...

विकास और सफलता का एक ही नाम : कल्पधाम...

कल्पधाम बिल्डर्स एंड डेवलपर्स- यह 15 वर्ष पुरानी एक अग्रणी व्यावसायिक संस्था है, जो अपने नैतिक मूल्यों, व्यावसायिक प्रतिबद्धता और उच्च गुणवत्ता के लिए जानी जाती है। हम प्रदेश के अनेक शहरों जैसे- भोपाल, जबलपुर, सागर इत्यादि में भूमि विकास, कॉलोनी निर्माण, कंस्ट्रक्शन कंसल्टेंसी, सॉफ्टवेयर एवं टेलीमेडिसिन- हेल्थ केयर आदि के क्षेत्र में सेवाएँ दे रहे हैं। इंजीनियर रमेश चौरसिया व पुरुषोत्तम चौरसिया के अभियांत्रिकीय अनुभव और बहुमूल्य मार्गदर्शन तथा यशस्वी कार्यकारी प्रमुख इंजी. अंकुर चौरसिया के सुनियोजित कार्यकौशल से कंपनी उत्तरोत्तर विकास पथ पर अग्रसर है।

हम पर अटूट विश्वास रखने वाले हमारे व्यावसायिक साथियों के सहयोग तथा हमारे सभी सम्मानीय संतुष्ट ग्राहकों के भरोसे से ही हमारी सारी सफलता परिभाषित होती है।

विश्वास और भरोसे का एक ही नाम- कल्पधाम

हम समस्त सरकारी अनुमतियाँ प्राप्त नवीन कॉलोनी निर्माण के पाँच प्रमुख प्रोजेक्ट, गिरधारीपुरम, देसाई रेसीडेंसी, नीलकण्ठ, आचरण ईको सिटी (I) और मोहन एनक्लेव (I) कॉलोनी पूर्ण करके, हैंडओवर कर चुके हैं। साथ ही वर्तमान में नीलगिरी, आचरण ईको सिटी (II+III) साकार एनक्लेव (मकरोनिया) एवं मोहन एनक्लेव (II) के अलावा अन्य भव्य प्राजेक्ट्स के रूम में 100 एकड़ से अधिक क्षेत्रफल भूखण्ड का विकास कार्य भी प्रगति पर है। गत 15 वर्षों से हम संख्यात्मक रूप से आवासीय भूखंडों की बिक्री में सागर नगर में शिखर पर रहे हैं। हम लगभग 1100 से अधिक आवासीय भूखण्ड विकसित कर चुके हैं। कल्पधाम-परिवार के दूरदर्शी कुशल नियोजन से ही यह व्यावसायिक सफलता सम्भव हो पायी है। आपके भरोसे पर खरी उतरती हुई ये तीन नई कालोनियां - नीलगिरी, आचरण ईको सिटी (II) एवं साकार एनक्लेव (मकरोनिया) आपका स्वागत करती हैं।

आईये हम मिलकर अपने सपनों को साकार बनायें ...

कल्पधाम की सफल-सुफल कालोनियां :-

- ◆ गिरधारी पुरम
- ◆ मोहन एनक्लेव
- ◆ नीलकण्ठ
- ◆ देसाई रेसीडेंसी
- ◆ आचरण ईको सिटी (I, II)
- ◆ साकार एनक्लेव
- ◆ नीलगिरी



KALPDHAM
BUILDERS & DEVELOPERS

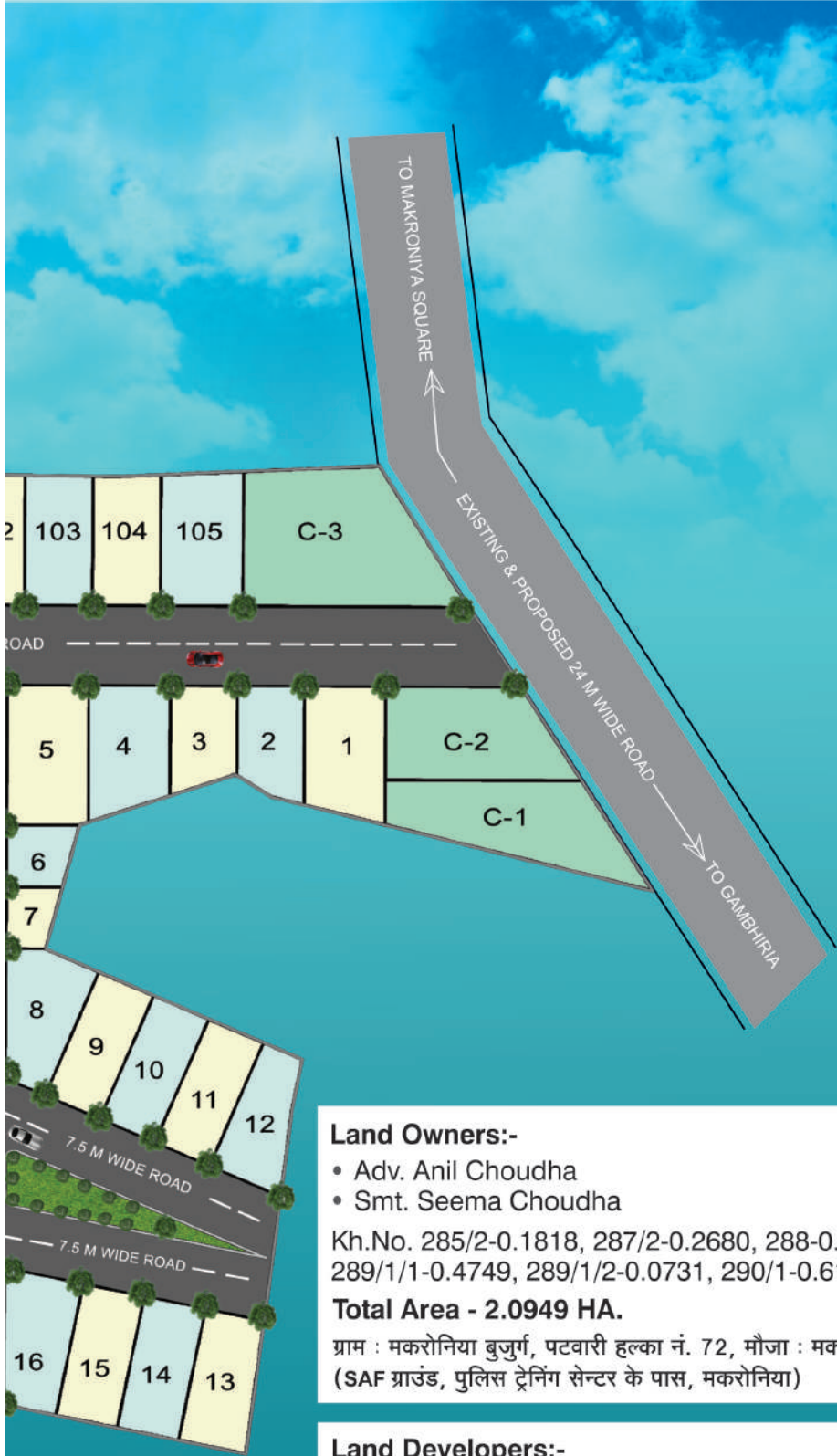




साकार एनक्लेव

10 वीं बटालियन रोड, मकरगेनिया, सागर





Land Owners:-

- Adv. Anil Choudha
- Smt. Seema Choudha

Kh.No. 285/2-0.1818, 287/2-0.2680, 288-0.4860
289/1/1-0.4749, 289/1/2-0.0731, 290/1-0.6110

Total Area - 2.0949 HA.

ग्राम : मकरोनिया बुजुर्ग, पटवारी हल्का नं. 72, मौजा : मकरोनिया
(SAF ग्राउंड, पुलिस ट्रेनिंग सेन्टर के पास, मकरोनिया)

Land Developers:-

Kalpdharm Builders & Developers

66, Mohan Enclave, Near Royal Palace,
Rajghat Road, Sagar (M.P.) 470002

Contact Person :-

- Adv. Anil Choudha : 9425314000
- Er. Saransh Gautam : 9302129769

RESIDENTIAL PLOTS			
S.NO.	Plot No.	Plot Size	Area Sq.ft
1	1	30'x(51'5"+44'2")/2*	1434
2	2	24'7"x(44'2"+33'4")/2*	982
3	3	24'7"x(33'4"+41')/2*	910
4	4	30'x(41'+51')/2*	1379
5	5	30'x(51'+52')/2*	1558
6	6	23'x(26'11"+20'8")/2*	548
7	7	23'x(20'8"+14'6")/2*	406
8	8	15'10"x(48'2"+50')/2*	1278
9	9-11	22'x50'	1100
10	12	28'6"x(50'+51'7")/2*	1080
11	13	22'x(50'+50'2")/2*	1186
12	14-15	23'x50'	1150
13	16	29'6"x(51'+50')/2*	1224
14	17	29'6"x(55'2"+54'1")/2*	1742
15	18	23'x(54'1"+49'2")/2*	1182
16	19	23'x(49'2"+50'11")/2*	1151
17	20	23'x(50'11"+52'6")/2*	1188
18	21	23'x(52'6"+54'1")/2*	1225
19	22	23'x(54'1"+55'8")/2*	1263
20	23	23'x(55'8"+55'6")/2*	1284
21	24	23'x(55'6"+55'1")/2*	1270
22	25	23'x(55'1"+55')/2*	1265
23	26	23'x(55'+52'5")/2*	1247
24	27	30'x(52'5"+49'11")/2*	1237
25	28	30'6"x50'	1525
26	29-32	22'x50'	1100
27	33-36	23'x50'	1150
28	37-38	30'x50'	1500
29	39-42	23'x50'	1150
30	43-46	22'x50'	1100
31	47	30'6"x50'	1525
32	48	20'11"x50'	1045
33	49-54	22'x50'	1100
34	55	28'4"x50'	1417
35	56	30'6"x50'	1525
36	57-60	22'x50'	1100
37	61-64	23'x50'	1150
38	65	30'x50'	1500
39	66	30'x50'10"	1525
40	67-70	23'x50'10"	1170
41	71-74	22'x50'10"	1120
42	75	30'6"x50'10"	1550
43	76	28'4"x50'10"	1442
44	77-82	22'x50'10"	1120
45	83	21'x50'10"	1065
46	84-85	25'x50'10"	1250
47	86	23'x50'10"	1150
48	87	21'8"x(50'+51'5")/2*	1457
49	88	20'2"x(50'+52'6")/2*	614
50	89	17'x50'	850
51	90-91	25'x50'	1250
52	92	31'6"x(71'4"+61'4")/2*	2086
53	93	38'5"x(61'4"+49'11")/2*	2121
54	94	40'x(49'11"+41'1")/2*	1821
55	95	40'x(41'1"+32'4")/2*	1468
56	96	40'x(81'8"+70'5")/2*	2911
57	97	40'x(70'5"+57'1")/2*	2549
58	98	22'11"x(57'1"+49'5")/2*	1219
59	99	25'x(49'5"+49'2")/2*	1235
60	100	25'x(49'2"+48'11")/2*	1228
61	101	25'x(48'11"+48'8")/2*	1221
62	102	25'x(48'8"+48'5")/2*	1215
63	103	25'x(48'5"+48'2")/2*	1208
64	104	25'x(48'2"+48'10")/2*	1209
65	105	30'4"x(48'10"+50'2")/2*	1502

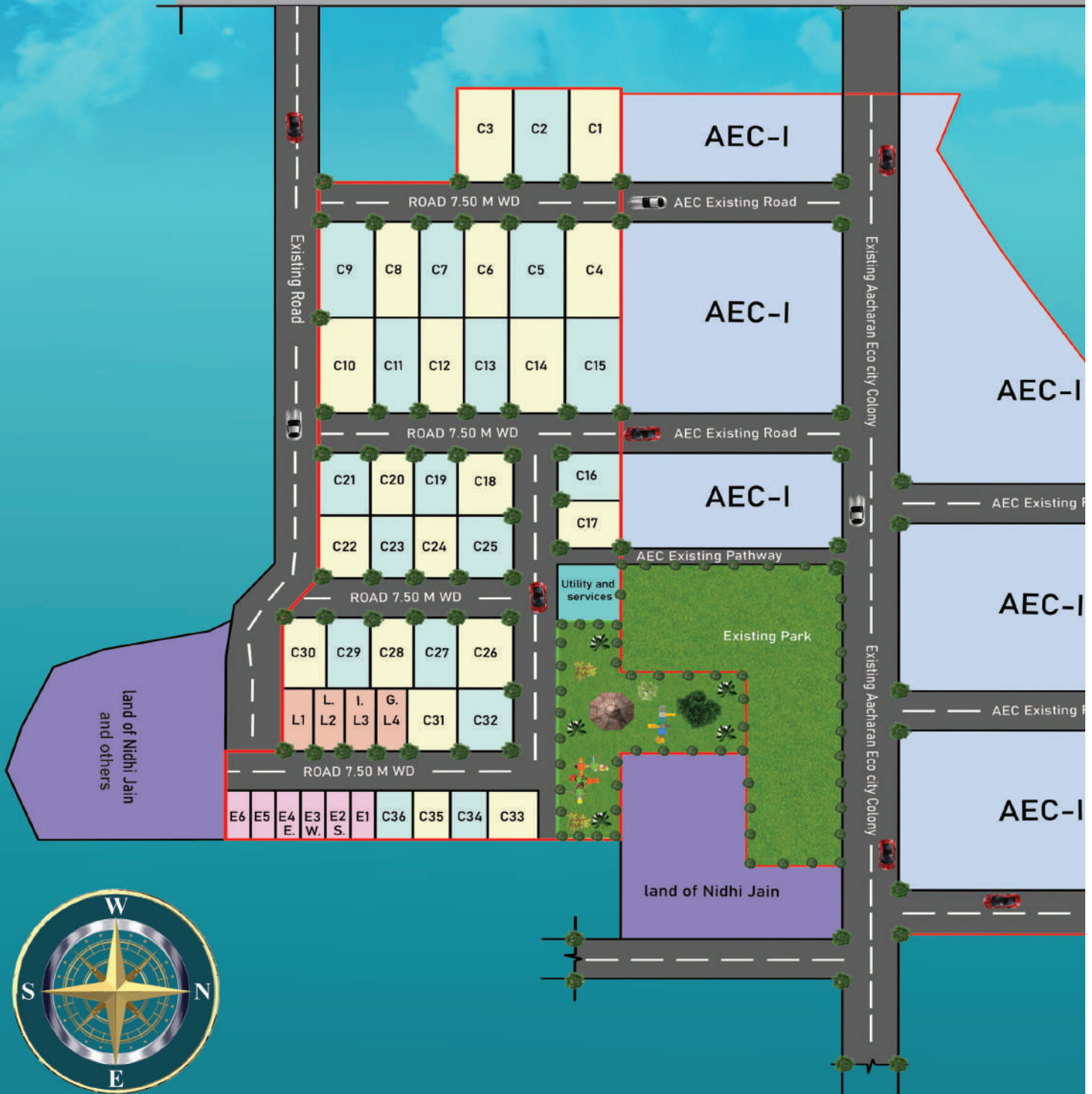
COMMERCIAL PLOTS			
S.NO.	Plot No.	Plot Size	Area Sq.ft
1	C-1	16'9"x(101'7"+72'5")/2*	2306
2	C-2	34'8"x(72'5"+50')/2*	2122
3	C-3	50'3"x(83'5"+49'7")/2*	3440

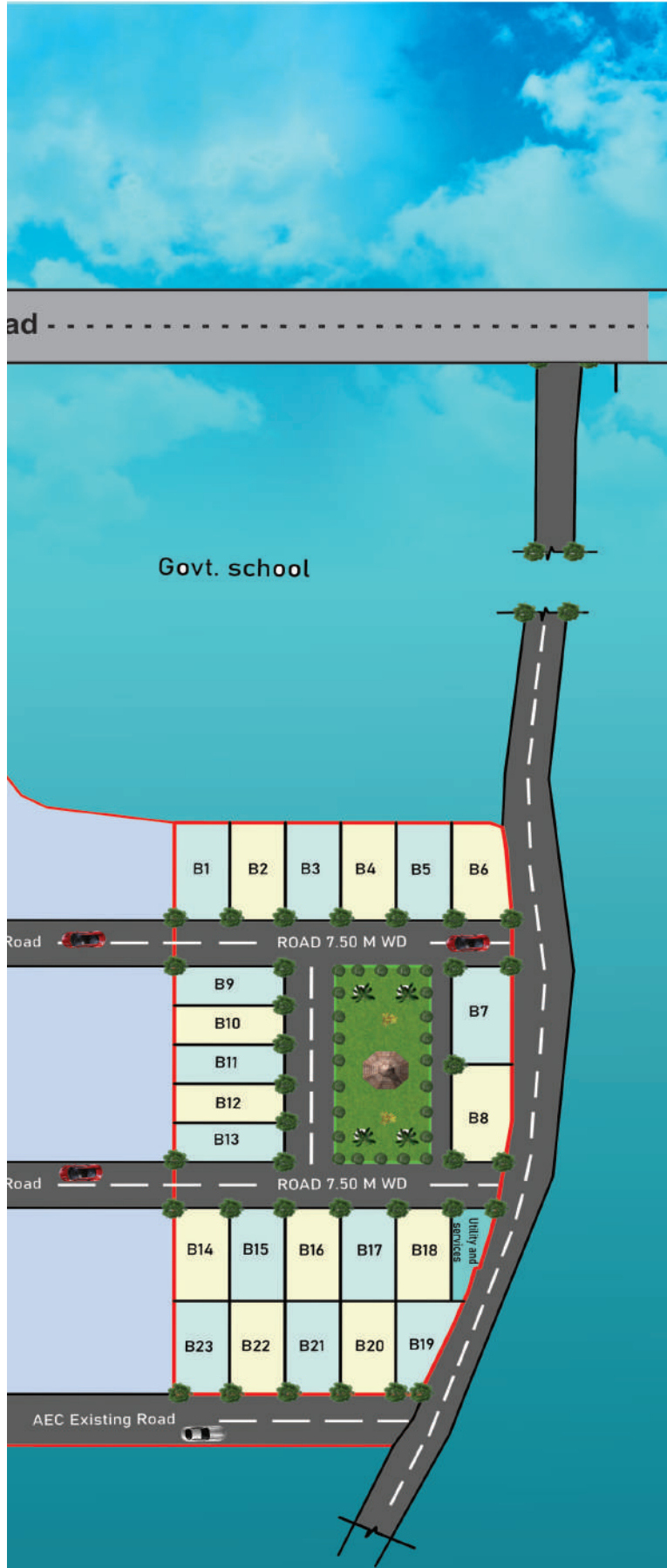


आचरण ईको सिटी-॥

कनेरादेव रोड, सागर

Ext. Kanera to Sanjay Drive Road





STATEMENT AREA					
S.No.	PLOTS No.	PLOTS	PLOT SIZE	PLOT AREA (SQM.)	PLOT AREA (SQFT.)
1.	B1-B5	5	25x52.52	609.95	6565
2.	B6	1	IRREGULAR	123.18	1326
3.	B7	1	IRREGULAR	134.09	1443
4.	B8	1	IRREGULAR	130.65	1406
5.	B9-B12	4	21.03x49.84	389.44	4192
6.	B13	1	20.86x49.84	96.60	1048
7.	B14-B18	5	25x50	580.60	6250
8.	B19	1	IRREGULAR	97.37	1048
9.	B20-B23	4	25x50	464.48	5000
10.	C1	1	27.3x59.05	149.76	1612
11.	C2-C3	2	29.53x59.05	324.00	3488
12.	C4-C5	2	29.53x60	329.22	3544
13.	C6-C8	3	23.49x60	392.82	4230
14.	C9-C10	2	29.53x60	329.22	2944
15.	C11-C13	3	23.49x60	392.82	4230
16.	C14-C15	2	29.53x60	329.22	2944
17.	C16-C17	2	29.98x33.4	186.08	2004
18.	C18	1	29.53x39.37	108.00	1162
19.	C19-C20	2	22.96x39.37	168.00	1808
20.	C21-C22	2	27.2x39.37	198.96	2142
21.	C23-C24	2	22.96x39.37	168.00	1808
22.	C25	1	29.53x39.37	108.00	1162
23.	C26	1	29.53x44.29	121.50	1308
24.	C27-C29	3	22.96x44.29	383.50	3051
25.	C30	1	7.07x44.29	95.44	1027
26.	C31	1	23.19x39.37	96.84	1042
27.	C32	1	29.53x39.37	108.00	1162
28.	C33	1	26.70x30.77	76.35	820
29.	C34-C36	3	19.68x30.77	168.84	1818
	L.I.G-E.W.S		PLOT AREA DETAILS:		
30.	L1-L4	4	5.00x12.00	240.00	2584
31.	E1-E6	6	4.00x9.38	225.12	2424

Land Owners:-

- Mrs. Nidhi Sunil Jain
- Mr. Manoharlal Chorasia

Kh.No. 0.5340 HA. Out of 109/1-1.014 HA.,
0.1948 HA. Out of 109/2-0.2200 HA.
113/3-0.4110 HA

Total Area - 1.1398 HA.

ग्राम : कनेरादेव, पटवारी हल्का नं. 63, मौजा : तिलीमाफी
(कनेरादेव रोड, बाघराज वार्ड, सागर)

Land Developers:-

Kalpdharm Builders & Developers

66, Mohan Enclave, Near Royal Palace,
Rajghat Road, Sagar (M.P.) 470002

Contact Person :-

- Mr. Sunil Kumar Jain : 7999956126
- Er. Saransh Gautam : 9302129769



नीलगिरी

अर्जुनी आमेठ रोड, धर्मश्री, सागर



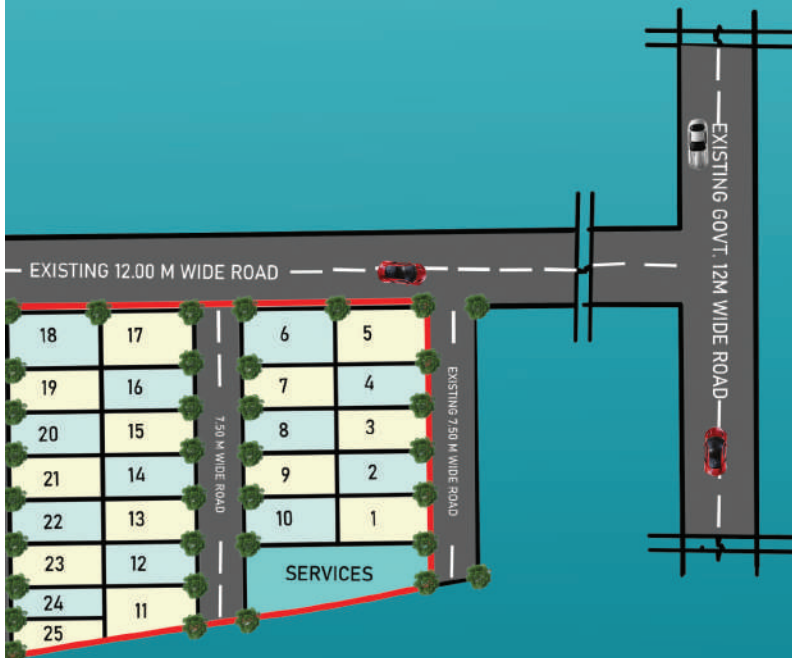
STATEMENT AREA				
S. NO	PLOT NO.	PLOTS	PLOT SIZE	PLOT AREA (SQM.)
1.	1	1	7.74x14.88	115.17
2.	2-4	3	7.00x14.88	312.48
3.	5	1	9.00x14.88	133.92
4.	6	1	9.00x15.00	135.00
5.	7-9	3	7.00x15.00	315.00
6.	10	1	7.74x15.00	116.10
7.	11	1	IRREGULAR	114.01
8.	12-16	5	7.00x15.00	525.00
9.	17-18	2	9.00x15.00	270.00
10.	19-23	5	7.00x15.00	525.00
11.	24	1	5.00x15.00	75.00
12.	25	1	IRREGULAR	72.05
13.	26	1	IRREGULAR	95.08
14.	27-29	3	7.00x11.00	231.00
15.	30-32	3	7.00x13.38	280.98
16.	33	1	5.00x13.38	66.90
17.	34	1	IRREGULAR	74.94
18.	35	1	8.00x14.00	112.00
19.	36-37	2	7.00x14.00	196.00
20.	38	1	8.38x14.00	117.32
21.	39	1	IRREGULAR	94.80
22.	40	1	6.00x14.00	84.00
23.	41-51	11	8.00x14.00	1232.00
24.	52	1	6.00x14.00	84.00
25.	53	1	IRREGULAR	114.60
26.	54	1	IRREGULAR	75.76
27.	55	1	8.00x11.00	88.00
28.	56-60	5	7.00x11.00	385.00
29.	61	1	9.00x11.00	99.00
30.	62	1	9.00x12.00	108.00
31.	63-67	5	7.00x12.00	420.00

STATEMENT AREA				
S. NO	PLOT NO.	PLOTS	PLOT SIZE	PLOT AREA (SQM.)
32.	68	1	IRREGULAR	108.59
33.	69	1	IRREGULAR	77.07
34.	70-74	5	6.00x14.00	420.00
35.	75-76	2	7.00x14.00	196.00
36.	77-79	3	6.00x14.00	252.00
37.	80	1	5.00x14.00	70.00
38.	81	1	IRREGULAR	95.20
39.	82	1	IRREGULAR	136.61
40.	83-84	2	8.00x23.27	372.32
41.	85	1	9.00x23.27	209.43
42.	86	1	9.00x17.42	156.78
43.	87-92	6	8.00x17.42	836.16
44.	93	1	7.57x17.42	131.86
45.	94	1	IRREGULAR	117.10
46.	95	1	IRREGULAR	85.80
47.	96	1	IRREGULAR	88.18
48.	97-101	5	6.40x10.6	339.2
49.	102	1	IRREGULAR	82.18
50.	103	1	IRREGULAR	73.67
51.	104	1	IRREGULAR	39.19
52.	105	1	IRREGULAR	48.53
53.	106	1	IRREGULAR	47.87
54.	107	1	IRREGULAR	57.21
55.	108	1	IRREGULAR	56.56
56.	109	1	IRREGULAR	65.90
57.	110	1	IRREGULAR	67.78
58.	111-112	2	7.00x14.00	196.00
59.	113	1	6.57x14.00	91.98
60.	114-120	7	7.00x14.00	686.00
61.	121-122	2	9.00x14.00	252.00
62.	123-129	7	7.00x14.00	686.00

STATEMENT AREA				
S. NO	PLOT NO.	PLOTS	PLOT SIZE	PLOT AREA (SQM.)
63.	130	1	6.57x14.00	91.98
64.	131-132	2	7.00x14.00	196.00
65.	133	1	5.00x14.00	70.00
66.	134-135	2	5.00x13.00	130.00
67.	136-137	2	5.00x11.00	110.00
68.	138-139	2	5.00x9.00	90.00
69.	140	1	4.00x10.00	40.00
70.	141	1	4.50x10.00	45.00
71.	142	1	IRREGULAR	60.88
72.	143	1	IRREGULAR	55.15
73.	144	1	IRREGULAR	83.43
74.	145	1	IRREGULAR	90.69
75.	146	1	IRREGULAR	97.94
76.	147	1	IRREGULAR	105.19
77.	148	1	IRREGULAR	112.44
78.	149	1	IRREGULAR	131.07
79.	150	1	IRREGULAR	81.87
80.	151-154	4	7.00x14.00	392.00
81.	155	1	IRREGULAR	93.79
82.	156	1	IRREGULAR	112.09
83.	157-159	3	7.00x14.00	294.00
	160	1	9.00x14.00	126.00

L.I.G.-E.W.S PLOT AREA DETAILS:				
84.	L1 - L10	10	5.00x10.60	530.00
85.	E1	1	IRREGULAR	38.73
86.	E2 - E14	13	4.00x10.00	520.00

COMMERCIAL PLOT AREA DETAILS				
87.	C1 - C8	8	7.00x16.00	896.00



Land Owners:-

- Mr. Purushottam Chourasia : 9617310803
- Mr. Nitin Chourasia : 8817848888
- Mr. Shrikant Desai : 9098654629
- Mr. Avinash Desai : 7694035737
- Er. Ankur Chourasia
- Mr. Manoharlal Chourasia
- Smt. Shobha Chourasia
- Smt. Swarooprani Chourasia
- Smt. Sarita Chourasia
- Smt. Pratibha Chourasia
- Mr. Vikas Chourasia

Kh.No. 101/1-0.84 HA., 101/2-0.84 HA.,
101/3-0.84 HA., 102/1-0.27 HA., 103/1-0.15 HA.,
103/4-0.20 HA. MAI SE 0.05 HA.

Total Area - 2.99 HA.

ग्राम : अर्जुनी, पटवारी हल्का नं. 53, मौजा : आमेट
(बालाजी मंदिर के पास धर्मश्री, सागर)

Land Developers:-

Neelgiri Developers

Kalpdam Complex, Jiyamapuram-II, Medical
College Road, Tilli, Sagar (M.P.) 470002



AMENITIES



- › Projects approved by T & CP, RERA and all Government 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 and covered campus with CCTV cameras installed.



- › Adequate water supply, overhead tank, sump well and Rajghat line (As per the guideline of Sagar Municipal Corporation)
- › Security guards available 24x7.
- › Street lighting in the entire campus.
- › Clear drainage with underground sewer line & S.T.P. (Sewerage Treatment Plant) for environment friendly disposal of sewerage.
- › School, College, bank, hospital etc. in close vicinity.
- › Loan facility available by all leading banks.



SPECIFICATIONS



- Structure** : R.C.C. frame with brick masonry.
- Brick Masonry** : 20cm thick wall with 1:6 C.M., 10cm thick wall with 1:4 C.M. plastering with 1:4 c.m. ACC block as per demand
- Flooring** : Premium quality 2'x2' vitrified double charged tiles in all rooms. Anti skid tiles in porch area, terrace, back-ground & balcony. Granite/marble staircase with S.S. railing. PCC flooring on roof. Cement-ACC/ equivalent.
- 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.



Toilets : 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 Cera/Hindware brand fittings with hot and cold water facilities. European & Indian toilet system based on customer's preference.

Ventilators : Aluminium frame glass with M.S. grill.
Kitchen : 8-12 ft. long L shaped granite counter top with S.S sink. 2' tiles Kitchen 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 walls & Roofs-using plastic emulsion of Asianpaints or equivalent. External wall - Exterior weather proof by Asianpaints. Oil paint on metal frames & grills.

Misc : Open almirah & storage using black stone in bedroom, kitchen, Upper shelf in one bedroom. Separate open dry balcony, washing machine area with electrical point and drainage. PVC overhead water tank of 1000 liters capacity. M.S./S.S. Entrance gate. M.S. Tower door. Designs can be altered.



Note : Any Up gradation in the quality or brand of the above mentioned item will bring subsequent alternation in final bill.

Location Plan



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