



# उदय रेसीडेंसी

बटालियन रोड,  
मकरोनिया, सागर

RERA NO. : P-SGR-24-4834

प्रमोटर

उदय घोषी, कृष्णकुमार ठाकुर,  
प्रभात घोषी, गौरव ठाकुर, राजेश सेन

डेवलपर्स

कल्पधाम बिल्डर्स एंड डेवलपर्स

# UDAY RESIDENCY

Developed by  
**KALPDHAM**







## **Amenities**

- ▶ **Project approved by T & CP, RERA and all Govt authorities.**
- ▶ **Lush green gardens with beautiful landscaping, paved block pathway & multiple sit-outs.**
- ▶ **Big Fountain, 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 Underground Water Tank.**
- ▶ **Security guards available 24x7.**
- ▶ **Street lights in entire campus.**
- ▶ **Clear drainage with underground sewer line & S.T.P. (Sewerage Treatment Plant) for environment friendly disposal.**
- ▶ **Schools, Colleges, banks, hospitals etc, in close vicinity.**
- ▶ **Direct connectivity to Makroniya and NH-44.**
- ▶ **Loan facility available by all nationalised banks and NBFCs.**







### AREA STATEMENT

PLOT NO.	PLOT SIZE	PLOT SIZE (SQ.FT.)
1	24'7" x 50'2"	1235
2	21'4" x 47'3"	1008
3	16'5" x 44'7"	732
4	16'5" x 43'	705
5	18'1" x 42'	758
6	16'5" x 42'	689
7	17'1" x 42'	716
8	17'1" x 42'8"	728
9	17'1" x 43'	733
10	17'1" x 43'8"	734
11	17'1" x 44'	750
12	17'1" x 44'3"	756
13	17'1" x 44'7"	761
14	17'1" x 44'11"	767
15	17'1" x 45'3"	772
16	16'5" x 44'7"	732
17	16'9" x 41'	686
18	15'5" x 37'1"	572

### AREA STATEMENT

PLOT NO.	PLOT SIZE	PLOT SIZE (SQ.FT.)
19-22	21'8" x 45'11"	995
23-28	18'4" x 45'11"	844
29-38	21'8" x 45'11"	995
39-44	18'4" x 45'11"	844
45-47	21'8" x 45'11"	995
48	24'11" x 45'11"	1146
49	21'4" x 45'11"	980
50-57	16'5" x 45'11"	753
58	28'7" x 45'11"	1311
59	35'5" x 32'10"	1163
60	26'7" x 44'11"	1194
61	16'9" x 44'7"	747
62	18'4" x 45'7"	838
63	21' x 46'3"	971
64	21' x 47'7"	999
65	21'4" x 48'3"	1029
66	21'4" x 48'3"	1029
67	20'8" x 47'11"	990

### AREA STATEMENT

PLOT NO.	PLOT SIZE	PLOT SIZE (SQ.FT.)
68	24'7" x 49'6"	1219
69-71	24'7" x 49'10"	1227
72	24'7" x 49'6"	1219
73	29'6" x 49'3"	1453
74	30'6" x 49'3"	1502
75-81	20'4" x 49'3"	1001
82-83	17'5" x 49'3"	856
84	17'1" x 49'3"	840
C1	49'10" x 85'4"	4254
E1	13'1" x 31'7"	418
E2	13'1" x 31'6"	413
E3-E7	13'1" x 32'2"	422
L1	18'1" x 33'2"	597
L2	18'1" x 30'6"	581
L3	18'1" x 32'2"	582
L4	18'1" x 32'2"	580
L5	24'7" x 32'10"	814
L6	18'1" x 32'10"	592

## भूमि स्वामी एवं खसरा विवरण

खसरा नं. 172 Total Area- 1.550 Hec. ग्राम - गंभीरिया, तहसील - सागर, जिला - सागर  
गौरव ठाकुर, किशोर ठाकुर, कृष्णकुमार ठाकुर  
संपर्क करें : ☎ उदय घोषी - 9425451751 ☎ राजेश सेन - 9827040987

## डेवलपर्स

### ► कल्पधाम बिल्डर्स एंड डेवलपर्स

मेन ऑफिस - 66, मोहन एनक्लेव कॉलोनी, होटल रॉयल पैलेस के पास, राजघाट रोड, सागर (म.प्र.) 9244556244

☎ इंडी. अंकुर चौरसिया - 7507197637, ☎ पुरुषोत्तम चौरसिया - 9617310803, ☎ इंडी. रमेश चौरसिया - 9425453065

🌐 [www.kalpdham.com](http://www.kalpdham.com) ✉ [contact@kalpdham.com](mailto:contact@kalpdham.com)





**कल्पधाम का वही भरोसा वही विश्वास, यहाँ मिलेगा आपको घर जैसा एहसास!**







अपने घर बनाने के सपनों को दें नई उड़ान, “कल्पधाम” है आपके भरोसे की पहचान....





# Kalpdham : Where Dream Turns into Reality



## SAKAR ENCLAVE #51

This 3D layout is a perfect example of customized & precise planning. At Sakar Enclave, our team of design engineers have delivered excellent customer satisfaction & delight

## MOHAN ENCLAVE #90

This charming bungalow is the perfect place to call home. With a cozy fireplace, spacious backyard, and plenty of natural light, you'll never want to leave. The spatial arrangement brought out the best of planning minds covering a trapezoidal plot of 2019 sq.ft. It stands as an impressive illustration of planned civil engineering & design work.



## MOHAN ENCLAVE #75

Experiencing the transformation of designers software into a tangible real building is both gratifying & fulfilling. This garden facing villa at Mohan Enclave is a perfect example of remarkable process.

## Aacharan Eco City #B7

This charming cottage is perfect for those seeking a simpler way of life. With a cozy surroundings and a beautifully manicured garden. AEC #B7 is a perfect picturesque example of 5BHK duplex designing. This is a perfect blend of vastushastra & civil engineering.



## Gurudham #29

With a space for everyone, this home has everything you need to make memories that will last for the lifetime. This charming Duplex give a cozy comfort with a custom built of spacious rooms which are naturally ventilated & a lively sit-out.



# हमारे सम्मानीय ग्राहकों की संतुष्टि का प्रमाण, हमारी कॉलोनियाँ...

## आचरण ईको सिटी

फेस - I, II, III

RERA NO. : P-SGR-17-1343  
RERA NO. : P-SGR-00-0000  
RERA NO. : P-SGR-24-4838  
(कनैरा देव, सागर)



## मोहन एनक्लेव

फेस - I, II

RERA NO. : P-SGR-19-2317  
RERA NO. : P-SGR-24-4853  
(राजघाट रोड, बाघराज वार्ड, सागर)



## गुरुधाम कॉलोनी

RERA NO. : P-SGR-23-3836

(बाघराज वार्ड, सागर)



## साकार एनक्लेव

RERA NO. : P-SGR-21-3020

(मकरोनिया, सागर)



## कल्पधाम गोल्डन सिटी

RERA NO. : P-SGR-22-3353

(रहली, सागर)



## नीलगिरी कॉलोनी

RERA NO. : P-SGR-22-3386

(धर्मश्री, सागर)



## आराध्य कुंज कॉलोनी

RERA NO. : P-KRI-23-4149

(खुरई, सागर)



## गौरी ग्रीन्स कॉलोनी

RERA NO. : P-MDD-23-4053

(मंडीदीप, भोपाल)



## कल्पधाम ग्रीन सिटी

RERA NO. : P-OTH-24-4708

(जैसीनगर, सागर)



## उदय रेसीडेंसी

RERA NO. : P-SGR-24-4834

(गंभीरिया, सागर)



## मातेश्वरी एनक्लेव

RERA NO. : P-SGR-23-4343

(तिली वार्ड, सागर)



## कल्पधाम सन सिटी

RERA NO. : P-SGR-24-4867

(कनैरा देव, सागर)











# Construction Specifications



## Structure :

R.C.C. (Reinforced Cement Concrete) frame work with premium quality TMT bars & best available cement brands.



## Brick Masonry :

We use best quality locally available brick as well as AAC blocks on client's demand.



## Flooring:

We use premium quality 2'x 2' double charged vitrified tiles of trusted brands. Granite & marble work as n where required.



## Electrical Fittings :

We prefer premium brands switch sockets, wiring & metal boxes, dedicated DB & separate inverter wiring.



## Doors & Windows :

Main door in Teak Wood & all other doors in laminated flush doors used. Premium door accessories & hinges. Powder coated 2 track Aluminum sliding windows.



## Sanitary Fittings :

Chrome plated branded fixtures along with good quality sanitary ware fittings. CPVC concealed plumbing & water proofing as in where required.



## Wall Finishing :

we prefer premium paints for indoor & outdoor wall finish. We perform 2 coats of final color finish. Texture and highlight walls as on customer's demand.



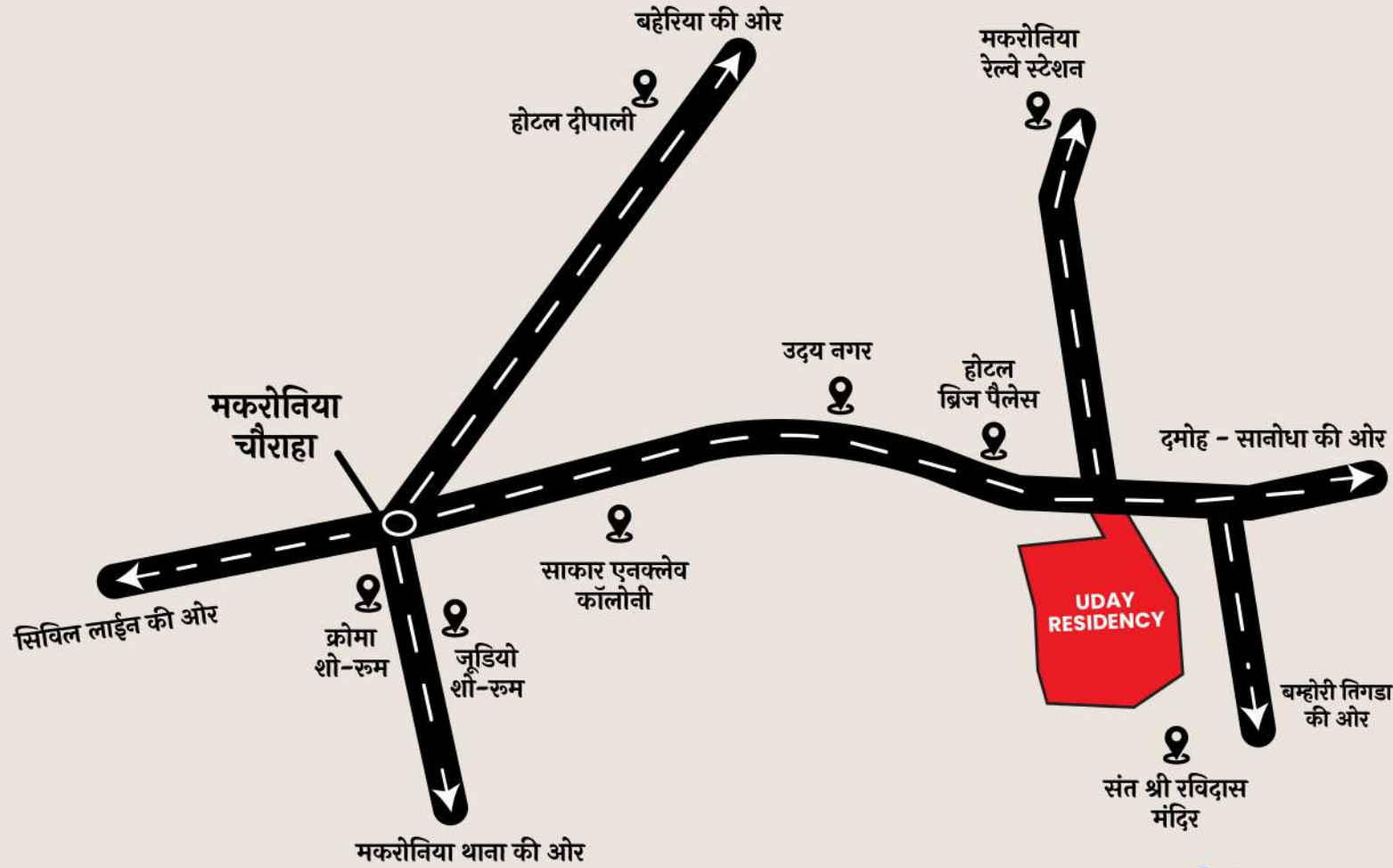
## Misc. Work :

As per client's demand , we provide open shelves, storage almirah. Branded PVC overhead tanks, S.S. Gate in main entrance.

**Note :** Any upgradation in the quality or brand of the above mentioned items will bring subsequent alteration in the final bill.



# Location Plan



Google Maps  
के लिए स्कैन करें



- ◀ मकरोनिया रेल्वे स्टेशन 500 M ◀ हॉस्पिटल 1 KM ◀ स्कूल 200 M  
◀ कॉलेज 1.5 KM ◀ मकरोनिया 2 KM ◀ पेट्रोल पंप 1.5 KM ◀ शिव जी मंदिर 1 KM

साइट ऑफिस : बटालियन रोड, मकरोनिया, गंभीरिया, सागर, (म.प्र.)

📞 राजेश सेन - 9827040987

📞 उदय घोषी - 9425451751

📞 अंकुर चौरसिया - 7507197637

📞 पुरुषोत्तम चौरसिया - 9617310803

📞 रमेश चौरसिया - 9425453065

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