

“Creating Spaces, Inspiring Lives”



Project approved by ICICI BANK

**SANJEEVANI HOMES
C 1419, Palam Vihar**

(G+4 Residential Builder Floor)

(Plot size – 346.84 square yard)

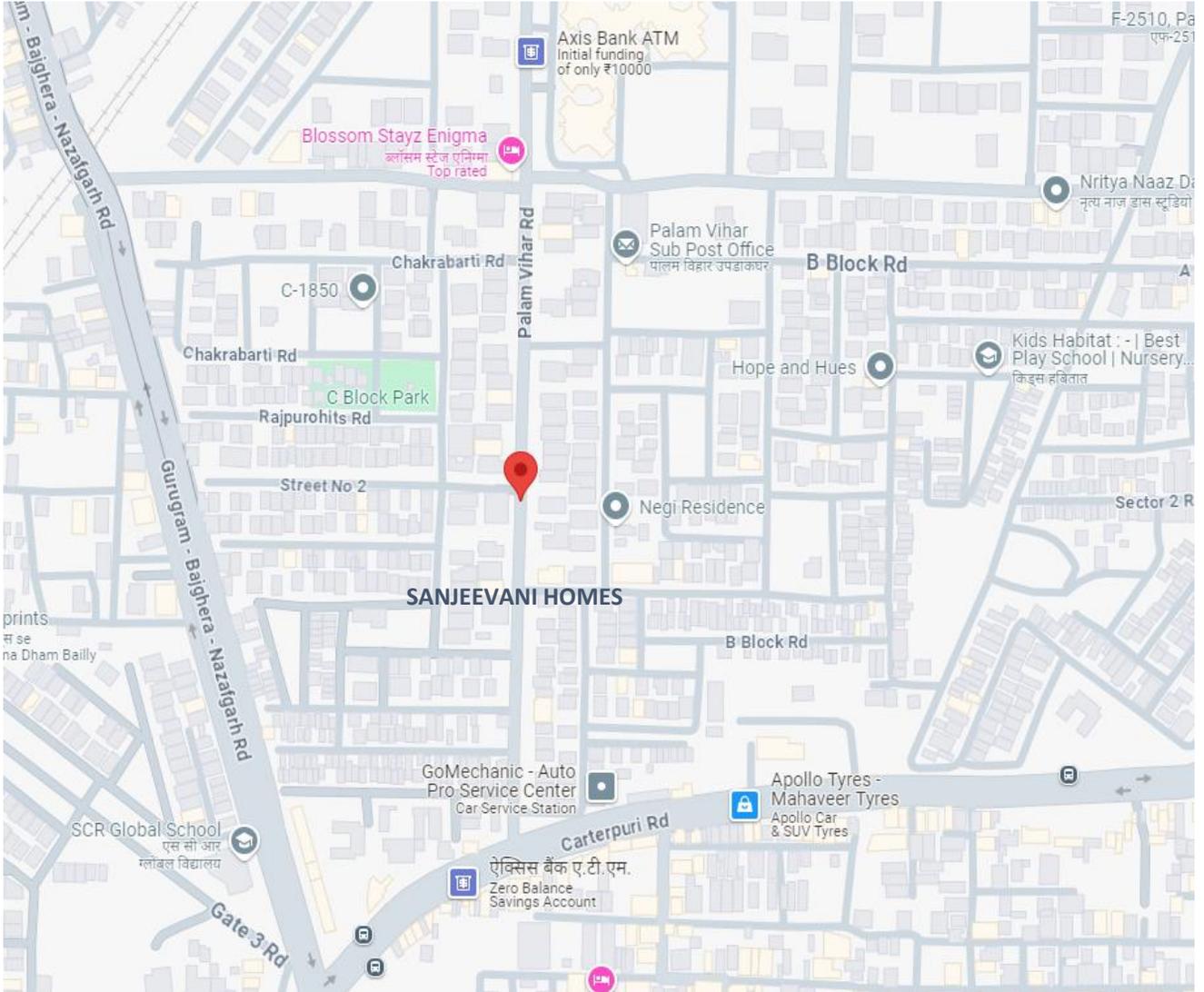
(Carpet area– 1715 square feet)

(Super built up area– 1970 square feet)

(All floors are inclusive proportionate parking & basement area)

Experience the joy of new Home –crafted with care, built for modern living and ready to be the foundation of your lifelong memories.

Close to all things important
Close to your heart



**Address:- Sanjeevani Homes, 1419,
Block C, Sector 02 Palam Vihar, Gurugram.**

Click on the link for site location

<https://maps.app.goo.gl/4Eyv48kRPjM7sMEc6>

Close proximity

Educational (School & College)

- Presidium School, Palam Less than 1.0 Km
- Shiksha Bharti School Free Education Less than 1.0 Km
- Apple Blossom School 1.1 Km
- New Cambridge Public School 2.8 Km
- The Northcap University 2.6 Km
- RR College Gurgaon 2.5 Km

Health Care

- Newlife Multispeciality Hospital and Trauma Centre Less Than 1.0 Km
- Park hospital Palam Vihar 1.7 Km
- Columbia Asia Hospital 1.8 Km

Entertainment & Amusement

- Palam Vyapaar Kendra Less Than 1.0 Km
- Global Foyer Mall 1.9 Km
- Kid's Play Park 1.0 Km
- Park A Block Palam Vihar 1.0 Km
- Tau Devilal Park 1.3 Km

CBD

- Krishna Chowk Palam vihar Less than 1.0 Km
- Palam Vihar Bus stop 1.3 Km
- Dwarka Expressway 6.3 Km
- Gurgaon Railway Station 4.0 Km

Quality Construction for Quality Living

COMMON AMENITIES

- Wall decorated lobby.
- Under and over head water storage facility for each floor and automatic pumping system.
- Guard room and common toilet
- Provision for cable TV and broadband infrastructure
- LED illumination for compound
- Necessary Illumination in all parking staircases.
- Pillar less parking area for more parking space
- Main gate, wicket gate and staircase railing of stainless steel 304 grade.

COMMON AREAS

- 6 Passenger Auto Lift of **Schindler**.
- Water proof with latest non-fading exterior finish
- Underground covered water drainage system.
- Complementary pre-interior designed concept.

KITCHEN

- Italian marble flooring
- Stainless steel sink make JAYNA
- Processed marble of kitchen counter upto 2 feet above the counter.
- Sufficient power point for Electrical Fixtures.
- Modular Kitchen (Annotech System) of **Godrej** along with hob and chimney of **Kaff**.

TOILET

- Italian marble floors.
- Dado of designed RAK Ceramic wall tiles up to ceiling
- White Sanitary ware and all taps, shower, diverters are of **KOHLER**.
- Geyser, Exhaust Fan installed of branded make **HAVELLS**
- Plumbing lines of CPVC, UPVC pipes of Supreme industries.



STRUCTURE

- Earthquake resistant RCC framed structure with premium quality steel manufactured by TATA Steel & premium cement by Ultratech.
- Conventional Grade-I bricks for external & internal wall.

WALL FINISH

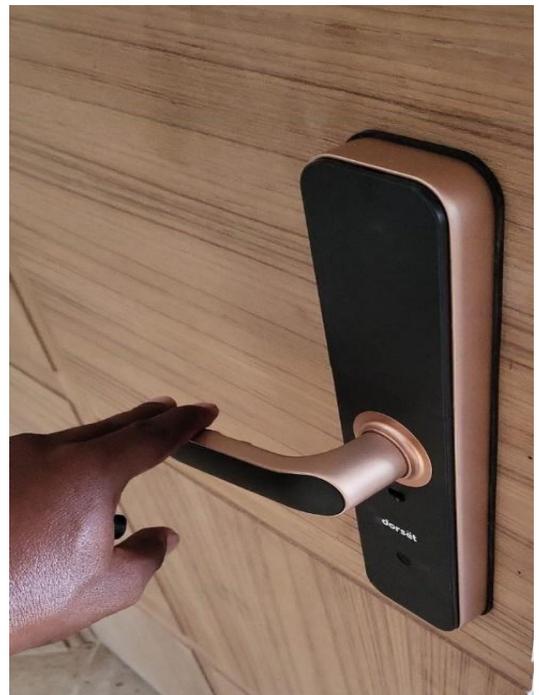
- POP Plaster for inside wall & POP ceiling.
- Interior wall colour & ceiling with Asian Paint Tractor Emersion Shine.
- Exterior-High quality water proof, texture paint/ Apex(Asian Paint).

ELECTRICALS

- Modular switches of Norisys make and polycab wiring in all bedrooms, Living/Dining, Kitchen and Toilets.
- Provision and providing of VRV AC system in all room and for Living/ Dining Daikin make.
- DTH/ Optical Fiber Cable provision in living /dining.

ADVANCE SECURITY SYSTEM

- Installation of digital securities cameras (front and back side balcony, common main door and staircase and parking area)
- Video door bell (Panasonic)for each floor.





Embrace peace in your moments of relaxation

DOORS & WINDOWS :

- Teak wood doors frame (Ivory teak)
- Solid core ISI water proof flush door of Century make.
- Teak wood entrance door with digital lock of door set.
- Internal rooms-fitting with dorset cylindrical lock, handle, tower bolt.
- Flush Door with lamination for toilets
- UPVC elevation door(DG Glasses) and windows of branded make

FLOORING: Italian Marble Flooring

- Internal Flooring: Italian marble, Bedrooms, Living & Dining, Lobby, Kitchen and toilet area.
- Common area Flooring: Granite flooring

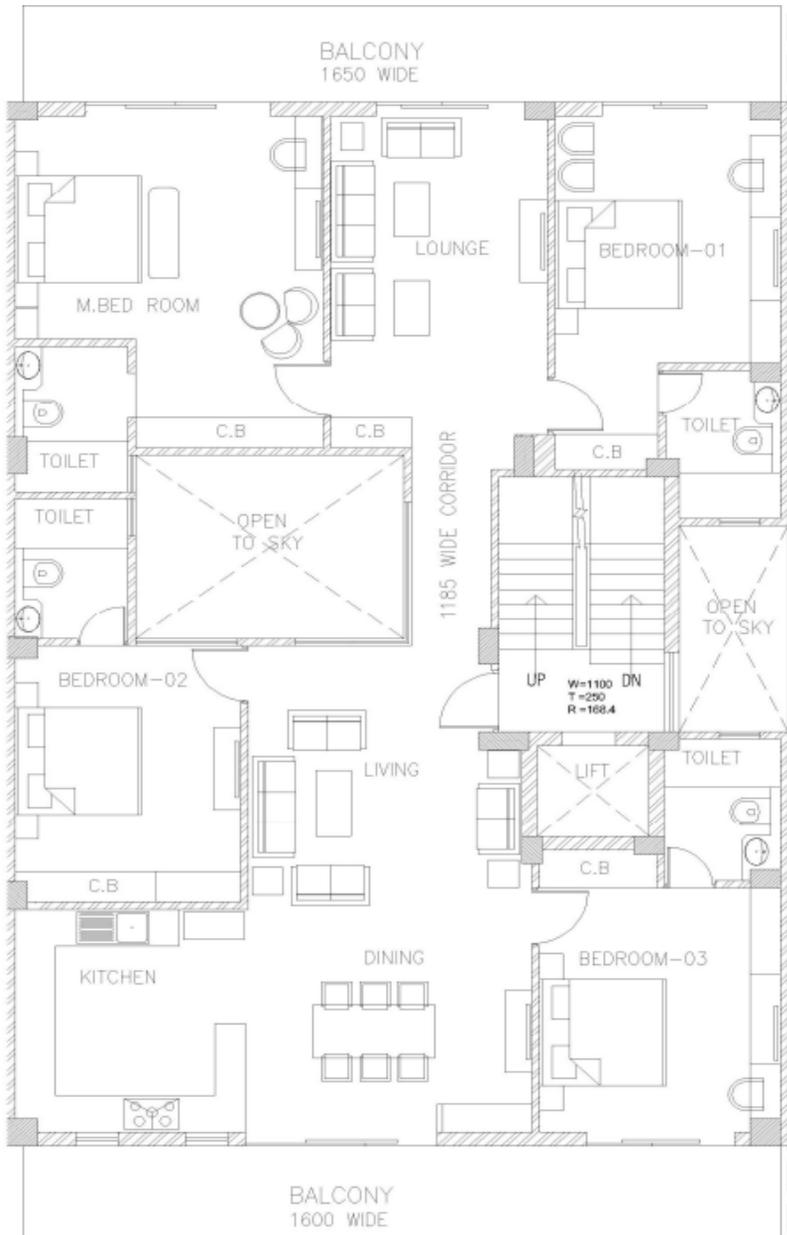
**“Move into a home that’s more than just a house
– it’s a sanctuary of style, innovation, and
comfort waiting to embrace your story.”**



We understand that you are looking for the perfect home for your family. That is why we work with the most skilful Architect, Engineers and Vastu Consultant all experienced professional in the field to ensure that the quality of your future home is not compromised.



Individual Floor Plan



1. Living +P. Room
2. Dining
3. Mandir
4. Drawing Room
5. Kitchen
6. M.bedroom + Toilet
7. Bedroom01+Toilet
8. Bedroom02+Toilet
9. Bedroom03+Toilet
10. Balconies
11. Including proportionate Parking & Basement area with all floor.



Occupation Certificate for 1419

Form BRS-V [See Code 4.11(4)]

From AR. AYUSH KUMAR
CA/2022/146537.
C-69, 2nd floor, Palam Vyapar Kendra, Palam Vihar, Gurugram.

To M/s. KK DHANUKA ESTATES PRIVATE LIMITED, HAVING ITS REGISTERED OFFICE AT 312/2, SUNCITY TRADE TOWER, SECTOR 21, PALAM VIHAR (GURGAON), GURGAON, PALAM VIHAR, HARYANA, INDIA-122017. THROUGH ITS AUTHORIZED SIGNATORY MR. KRISHNA DHANUKA, MR. ATUL AGARAWAL, MR. NEERAJ KAKRIA & MR. SANJEEV KUMAR.

Memo No.- Dated:
Subject- Occupation Certificate in respect of Residential building on plot No. C-1419, PALAM VIHAR, Gurugram. (Plot Area -290.00 Sqm).

Ref: - Director General, Town And Country Planning Deptt. Haryana, As Per Office Memo No. Misc.-2484-D/2022/34493-94 Dated :- 16/11/2022).

Whereas MR. KRISHNA DHANUKA, MR. ATUL AGARAWAL, MR. NEERAJ KAKRIA & MR. SANJEEV KUMAR has applied for the issuance of occupation certificate as required under Code 4.11 of Haryana Building Code-2017, through Ayush Kumar, Architect CA/2022/146537 under self certification policy as per Chapter-4 of HBC-2017 and subsequent amendments, in respect of the building described below:-

Basement Floor:	Basement for domestic storage purpose only. (Area- 125.12 Sqm).
Stilt/Ground Floor:	Lift Well & Two Staircase only. (Area- 22.324 Sqm). Stilt For parking only. (Area- 165.892 Sqm)
First Floor:	Lobby, Dining, Kitchen, Lounge, Four Bed Rooms, Four Toilets, Open To Sky (4.00m X 3.00m), Shaft (1.50m X 3.20m), Lift well & Stair case only. (Area- 168.99 Sqm + 10.08 Sqm).
Second Floor:	Lobby, Dining, Kitchen, Lounge, Four Bed Rooms, Four Toilets, Open To Sky (4.00m X 3.00m), Shaft (1.50m X 3.20m), Lift well & Stair case only. (Area- 168.99 Sqm + 10.08 Sqm).
Third Floor:	Lobby, Dining, Kitchen, Lounge, Four Bed Rooms, Four Toilets, Open To Sky (4.00m X 3.00m), Shaft (1.50m X 3.20m), Lift well & Stair case only. (Area- 168.99 Sqm + 10.08 Sqm).
Fourth Floor:	Lobby, Dining, Kitchen, Lounge, Four Bed Rooms, Four Toilets, Open To Sky (4.00m X 3.00m), Shaft (1.50m X 3.20m), Lift well & Stair case only. (Area- 168.99 Sqm + 10.08 Sqm).
Terrace Floor:	Mummy & Machine Room only. (Area- 15.668 Sqm).

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th floor/S+4th Floor has been approved as independent unit. The registration of the 4th floor/S+4th Floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.



Endst.No. AA/002/2025.

Dated 27/01/2025.

A copy of the above is forwarded to the following for information and further necessary action

- ✓ District Town Planner (P), Gurugram,
2. District Town Planner (Enf.), Gurugram,
3. Senior Town Planner, Gurugram,
4. M/s A.P.I. Ltd., Gurugram.

Ar. Ayush Kumar
CA/2022/146537

Ar. AYUSH KUMAR
CA/2022/146537

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Property Owners :
K K Dhanuka Estate Pvt. Ltd.



SANJEEVANI HOMES

(G+4 Residential Builder Floor)
(Plot size – 346.84 square yard)
(super area – 1970 square feet)
(Including proportionate Parking & Basement area with all floor)

For Booking & Queries, Contact No. **9205111505(Sales Executive)**



KK DHANUKA ESTATES PVT LTD.

Unit No. 312-2, 3rd Floor,
Suncity Trade Tower, Sector - 21,
Gurugram, Haryana - 122017.

Phone: +91 9205111505

E-Mail: sales@kdepl.co.in

Disclaimer:- All plans, drawings, amenities, features, specifications other information etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval of the respective authorities. The picture, wall, roadways, landscape, perspective view of building, model furnished apartments and maps are the artist's conception of the actual project. The developers reserve the right to make changes or alteration at their sole discretion without prior notice or obligation in the interest of the project.