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MEMBER OF
CREDAI
BIHAR

A Project By :-



*Because every dream deserves
a place to live.*



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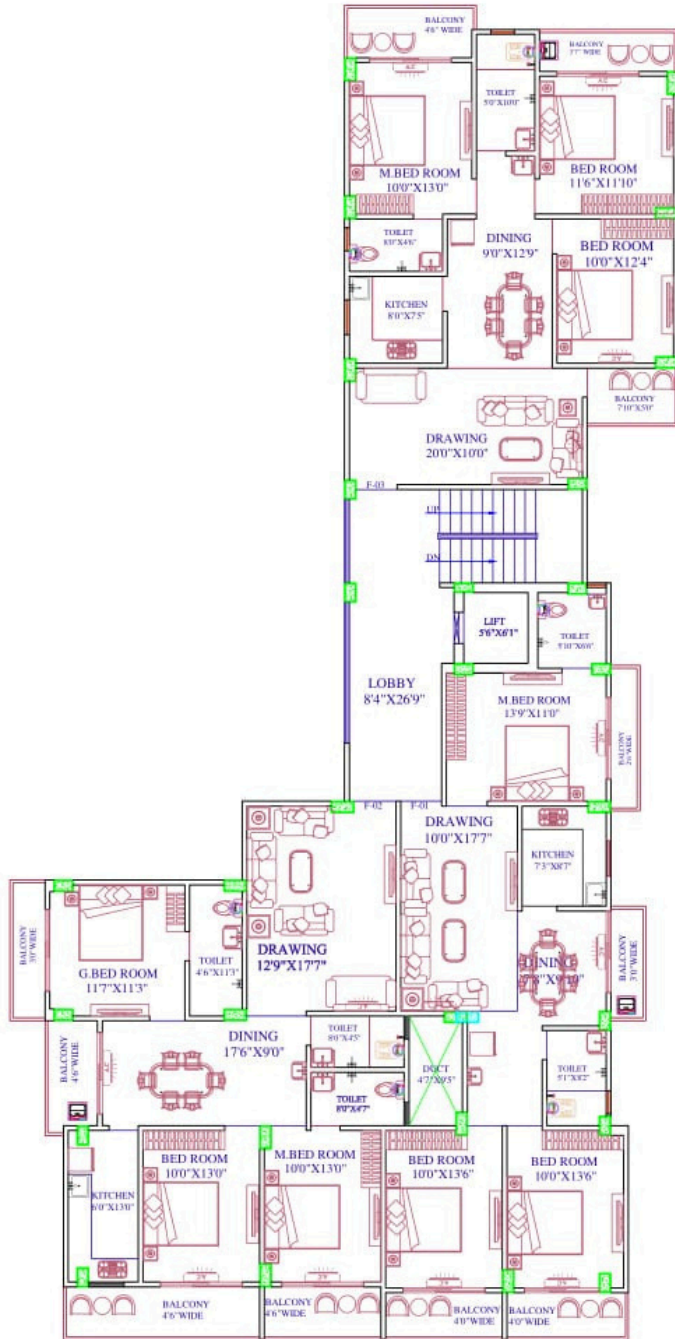
Step into a life of comfort and convenience at Kalpana County – a premium apartment project ready for immediate possession. Designed for modern families, these beautifully crafted homes offer a perfect blend of style, space, and serenity. Located in a fast-developing area with easy access to essentials, Kalpana County invites you to own not just a flat, but a lifestyle you'll cherish. Book your dream home today before it's gone!



*It's not just where you live.
It's where your life begins.
Welcome to Kalpana County.*



TYPICAL FLOOR



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AREA STATEMENT

| S.NO | CARPET AREA | BALCONY AREA | OUTER WALL AREA | SERVICE AREA | SALEABLE AREA |
|------|-------------|--------------|-----------------|--------------|---------------|
| F-01 | 904.00SQFT | 114.00SQFT | 107.00SQFT | 338.00SQFT | 1463.00SQFT |
| F-02 | 1023.00SQFT | 201.00SQFT | 56.00SQFT | 384.00SQFT | 1664.00SQFT |
| F-03 | 923.00SQFT | 131.00SQFT | 61.00SQFT | 335.00SQFT | 1450.00SQFT |

AMENITIES

- TERRACE GARDEN
- POWER BACKUP
- CCTV SURVEILLANCE
- WATER SUPPLY
- PARKING
- INTERCOM
- RECEPTION
- FIRE FIGHTING
- PREMIUM LIFT

PAYMENT PLAN

- | | |
|-------------------------------------|-----|
| • At The time of booking | 10% |
| • Basement floor roof casting | 10% |
| • Ground floor roof casting | 10% |
| • First floor roof casting | 10% |
| • Second floor roof casting | 10% |
| • Third floor roof casting | 10% |
| • Fourth floor roof casting | 10% |
| • Masnory floor/ brick wll/ plaster | 20% |
| • 20 days before possession | 10% |

CCTV SURVEILLANCE



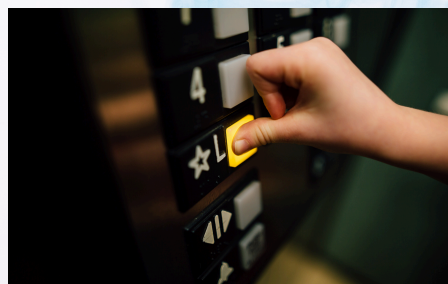
TERRACE



WATER SUPPLY



PREMIUM LIFT



FIRE FIGHTING EQUIPMENT



PARKING



Specifications

| | |
|------------------|---|
| Internal | All internal walls will be plastered and finishes with P.O.P/putty. |
| External | Exquisitely designed classical exteriors finished in weather coat/texture. |
| Flooring | Wooden tiles/vitrified tiles. |
| Kitchen Flooring | Vitrified tiles. |
| Toilets | Walls: ceramic tiles up to a height of 7'0" & other floor tiles. All white sanitary & CP fittings will be of standard make with hot & cold facilities. |
| Platform | A working platform in granite with stainless steel kitchen sinks. |
| Walls | 2 feet ceramic tiles dado above working platform with point for water purifier & geyser. |
| Doors | Panel/flush doors of hardwood, painted with 2 coats of synthetic enamel paints (32mm for main door, 30mm for other doors) with one side design skin laminate on main door. |
| Electricals | All electrical wiring of standard make in concealed conduits with copper wires. Convenient provision and distributions of light and Water supply power plugs with all modular make. |

| | |
|--------------|--|
| Fire safety | A standard equipment to be installed for fire safety as approved by fire department. |
| lift | One six passenger lift of standard make. |
| Intercom | Intercom facility for each flat and flat to reception counter. |
| Power Supply | Electrical connection from electrical department. |
| Waterproof | Heat treatment and water proofing of roof top. |
| Security | CCTV surveillance available. |
| Parking | Car parking space on the ground floor/basement available. |
| Power backup | For common light, lift, water pump & basement electrical connection to each flat. |

LOCATION PLAN



About Company



**Jai shree shyam
homes. Pvt.ltd**



20+ years of trusted xperience

Leading builder and developer
in Bihar and Jharkhand

Ranked 3rd in Bihar RERA
Promoters Ranking 2024

40+ successful residential and
commercial projects
completed

Known for quality
construction, timely delivery,
and transparency

Strong focus on customer
satisfaction and long-term
value

About Us

Operating accross Bihar and Jharkhand over two decades of excellence, we are a leading real estate builder and developer committed to creating quality spaces that stand the test of time. Backed by 20+ years of trust and industry expertise, we have successfully delivered 40+ residential and commercial projects that reflect innovation, reliability, and customer satisfaction. Proudly ranked 3rd in the Bihar RERA Promoters Ranking 2024, we continue to set new benchmarks in transparency, timely delivery, and construction excellence.



**We strongly believe
in providing perfect
service to our
customers.**

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**The Best
Real Estate
Company**

