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A Project By :-



*Because every dream deserves
a place to live.*



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!

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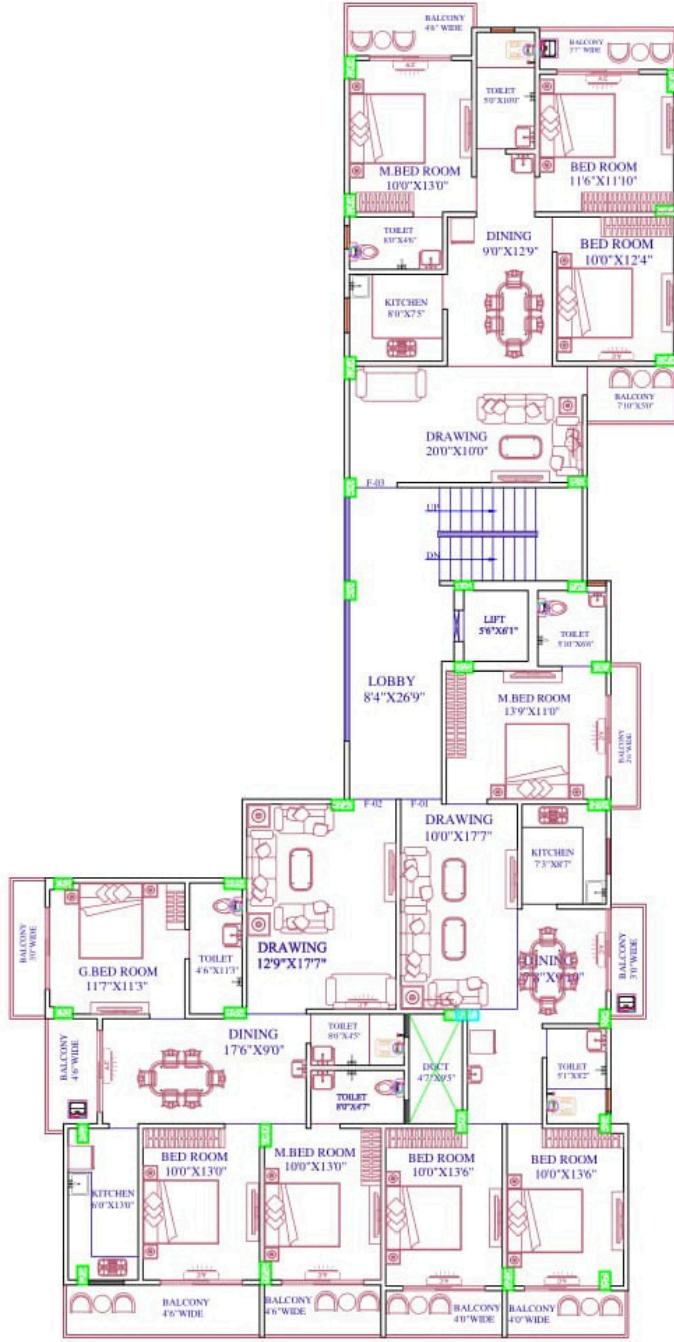


**It's not just where you live.
it's where your life begins.**

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

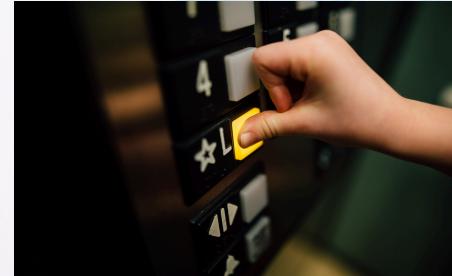
CCTV SURVEILLANCE



WATER SUPPLY



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% |
| • Masonry floor/ brick wll/ plaster | 20% |
| • 20 days before possession | 10% |

TERRACE



PARKING



FIRE FIGHTING EQUIPMENT



Specifications

Internal	All internal walls will be plastered and finished 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	<p>All electrical wiring of standard make in concealed conduits with copper wires.</p> <p>Convenient provision and distributions of light and Water supply power plugs with all modular make.</p>

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



About Us

Operating across 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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Contact Us

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Jai shree shyam homes. Pvt.ltd

