

RERA REGISTRATION NO: HRERA-PKL- KNL-7-2018 Dated 14.05.2018



AVAIL BENEFITS UNDER PRADAHAN MANTRI AWAS YOJNA(PMAY*) CREDIT LINK SUBSIDY SCHEME
OWN A HOME AND SAVE UPTO ₹ 2.67 LACS AND INTEREST SUBSIDY UPTO 6.5% PER ANNUM.

*PMAY subsidy scheme is dependent upon eligibility of each applicant and subject to discretion and byelaws of banks and financial institution only.



SANTUR SPACES PVT. LTD. (CIN NO.: U45201DL2012PTC237231)

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PREMIUM LIFESTYLE FOR A
PREMIUM YOU.



Leading the way in smart city revolution.

“WE BELIEVE IN QUALITY THAT
BUILDS AN EVERLASTING VALUE.”

Santur Group, founded by visionary professionals, with wide expertise and experience in the field of Architecture, Engineering and Management. In a very short span of time Santur Group is credited in developing and delivering more than 5 million square feet in some of the most-sought-after locations in Delhi, Gurgaon, Panchkula and Karnal.

FEW PROJECTS OF SANTUR GROUP



Santur Aspire
Luxury A/C Group Housing
Sector 3, Gurgaon



Green Court
10 Acre Group Housing
Sector 98, Gurgaon



Santur Euphoria
On Dwarka Expressway
8.32 Acre Retail Mall with 3 screen Multiplex
Sector 113, Gurgaon



Sangam Courtyard
Retail & F&B Mall with Multiplex
R.K. Puram, New Delhi



Parikrama
Premium 27 Acre Group Housing
Sector 20, Panchkula JV with
Suncity Projects Pvt. Ltd.

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LIVE A SMART LIFESTYLE WITH THE EMERGING SMART CITY KARNAL.

Karnal the glorious heritage city of 'Daanveer Karna' is one of the major cities of Haryana. Today it is growing in leaps and bounds in overall development and information sector making it the magnet of business hub for the state of Haryana. No wonder it has been selected as one of the Smart Cities under the Ministry of Urban Development (MoUD), Smart City Mission.

As a smart city Karnal will offer its citizens an ultimate urban living experience that is truly smart. With the rapid growth & integration of digital, information and communication technologies it will ensure a modern & smarter lifestyle amidst the tranquil lap of nature.

THE SMART CITY EDGE



Adequate Water &
Electricity Supply



Education & Health



Affordable Housing
Schemes



Efficient Urban Mobility &
Public Transport



Good Governance &
Sustainable Environment



Robust IT Connectivity
& Digitalization



Better Sanitation &
Solid Waste Management



Safety & Security



santur *Silver* *springs*

Santur Group proudly presents Santur Silver Springs - Expandable Luxurious Villas & 2BHK/3BHK Premium Independent Floors. Here timeless luxury meets the ultimate harmony of aesthetics and safety. Nestled amidst the pristine natural environ this architectural marvel is an epitome of design. Come live an experience that is truly celestial.

This dream project has been launched under Haryana Government's Deen Dayal Jan Awas Yojana Affordable Plotted Housing Policy, 2016
"Aim to provide housing for all".





A SMART LOCATION FOR THE SMART CITY.

Strategically located at Sector-35, Karnal and spread over 9.5 Acres of land, Silver Springs will be the most preferred destination of Karnal. With unmatched planning, unparalleled luxury, planned gate community and aesthetically designed apartments makes it an inimitable utopia for those seeking comfort and class.

Distance



Main Bus Stand – 5.2km



Liberty Chowk – 7.2km



Pratap Public School
(Sec-6) – 3.2km



Namaste Chowk – 3.0km



Civil Court – 6.0km



Life Care Hospital
(Sec-7, Karnal) – 4.0 km



Shiv Mandir (Sec-6) – 3.0km



N.H. 44 – 1.2Km



TRULY SMART LIVING

- ▶ Designed to the optimum modern & safety specifications, every aspect is intelligently planned to make the project an incredible combination of beauty, functionality, safety and sustainability.
- ▶ A worry-free and relaxing atmosphere for you and your family.
- ▶ The structure of all towers and other buildings of the project is Reinforce Concrete Cement (R.C.C) structure for the highest seismic consideration for zone V against Zone IV (Delhi/NCR) as stipulated by National Building Code, ensuring better safety.

Smart Features at a Glance

-  Party lawns & meditation zone
-  Ample parking space
-  Beautifully designed themed hard & soft landscaping
-  Sports facilities like Badminton Court, Jogging Track and Skating Rink
-  Convenient shopping within the complex



3-Tier Security

-  24x7 security with CCTV surveillance at all entry/exit points for continuous monitoring & recording of complex
-  Gated complex with control/regulated access
-  Automatic boom barriers at entry/exit



Green Building Features

-  Modern energy efficient building design
-  Rain water harvesting system
-  Energy efficient light fixtures for external lighting



SITE LAYUOT PLAN

LEGENDS

1. ENTERANCE PLAZA
2. DRIVE WAY
3. LAWN
4. CHILDREN PLAY AREA
5. WATER FEATURE
6. MEDITATION & YOGA ZONE
7. SPORTS FACILITIES
8. CONVENIENT SHOPPING
(10% OF THE LICENCED COLONY AREA
TO BE TRANSFERED TO THE GOVT. FREE OF COST =3848.79 SQM)
9. COMMUNITY FACILITIES

2 BHK



Artistic Image

FLOOR PLAN FOR 2 BHK



GROUND FLOOR PLAN

PLOT AREA = 107.028 SQMT OR 128.0 SQYD
 TOTAL COVD. AREA = 90.1 SQMT/ 970 SQFT
 CARPET AREA = 58.8 SQMT/ 633 SQFT
 PLATFORM AREA = 3.6 SQM/ 39 SQFT
 LAWN AREA = 4 SQM/ 43 SQFT
 REAR COURTYARD AREA = 9.5 SQMT/ 103 SQFT



FIRST FLOOR / SECOND FLOOR PLAN

PLOT AREA = 107.028 SQMT OR 128.0 SQYD
 TOTAL COVD. AREA = 81.2 SQM/ 875 SQFT
 CARPET AREA = 58.8 SQMT/ 633 SQFT
 BAL. AREA = 8.2 SQMT/ 89 SQFT

All floor plans, areas, dimensions etc. are indicative subject to changes as decided by the developer or by any competent authority. Soft furnishing, furniture and gadgets are not part of offerings.

FLOOR PLAN FOR 3 BHK



GROUND FLOOR PLAN

PLOT AREA = 133.785 SQMT OR 160 SQYD
 TOTAL COVD. AREA = 114.2 SQMT/ 1230 SQFT
 CARPET AREA = 77.12 SQMT/ 830 SQFT
 PLATFORM AREA= 11.14 SQM/ 120 SQFT
 LAWN AREA = 5.1 SQM/ 55 SQFT
 REAR COURTYARD AREA = 6.7 SQMT/ 73 SQFT

FIRST FLOOR / SECOND FLOOR PLAN

PLOT AREA = 133.785 SQMT OR 160 SQYD
 TOTAL COVD. AREA = 104.5 SQMT/ 1125 SQFT
 CARPET AREA = 77.12 SQMT/ 830 SQFT
 BAL. AREA= 13.2 SQMT/ 143 SQFT

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3 BHK



VILLA



Artistic Image

FLOOR PLAN FOR VILLA



GROUND FLOOR PLAN

PLOT AREA = 84 SQMT OR 100.46 SQYD
 TOTAL COVD. AREA = 54.85 SQMT / 590.4 SQFT
 CARPET AREA = 51.49 SQMT / 550.465 SQFT
 VERANDAH AREA = 3.29 SQM / 35.413 SQFT
 LAWN AREA = 5.85 SQM / 63 SQFT
 REAR COURTYARD AREA = 8.33 SQMT / 89.66 SQFT



FIRST FLOOR PLAN

PLOT AREA = 84.0 SQMT OR 100.46 SQYD
 TOTAL COVD. AREA = 54.93 SQMT / 591.26 SQFT
 CARPET AREA = 51.56 SQMT / 554.0 SQFT
 BAL. AREA = 11.08 SQMT / 119.26 SQFT

SPECIFICATIONS

Drawing/Dining/Bedroom:

Floor Ceiling Walls	Vitrified Tiles Oil Bound Distemper Oil Bound Distemper	
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Kitchen

Floor Wall/Ceiling Dado Counter Fixtures & Fittings	Vitrified/Ceramic Tiles Oil Bound Distemper Ceramic Tiles 2 Feet above Counter Indian Granite/Marble with Single Board Stainless Steel Sink ISI standard CP fittings	
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Balconies

Floor Railing	Anti Skid / Matt Finish Ceramic Tiles MS railing with enamel paint finish	
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Toilet & Bathroom

Floor Wall Ceiling Fittings & Fixtures	Anti Skid Ceramic Tiles Ceramic tiles till 4 Feet/7 Feet high & Oil Bound distemper Oil Bound Distemper ISI standard CP Fittings, WC & Washbasin	
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Doors & Windows

Door Frame Window Frame Internal Door Shutter External Door Window	Hard Wood/Red Merandi/ Aluminum Powder Coated Aluminum Powder Coated Main Door: Flush Door with Painted Finish on both sides Aluminum Powder Coated Aluminum Powder Coated	
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Electrical

Wiring Switches/Socket Terrace Structure	Copper Electrical wiring throughout in concealed conduits for light points. ISI Marked/ Modular/ Branded Switches & Sockets Brick Bat Koba/ Water Proofing Treatment Earthquake Resistant RCC Framed Structure As per Siesmic Zone IV.
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External Development

Internal Roads Boundary Wall External Paint	Tremix concrete Road/ Interlocking Blocks RRC/ Brick Wall With laster & External Weather Proof Paint Finish Weather Proof Texture Paint in Buildings.
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Power Back Up & Lifts

Power Back Up & Lifts	No Power Back up & lifts
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Water Tank

Common water Tank with pump house for whole colony and overhead water tank for each floor for adequate supply of water.

Foundation

R.C.C isolated and combined footing using M-25 concrete.

Walls

9" thick wall in 1:6 cement sand mortar 4.5" thick wall in 1:4 cement sand mortar with hoop reinforcement.

