



Turning your dreams into Reality...



Perspective View of the B+G+9 Storied Buildings.

# VIJAYA HEIGHTS

at Hurlung, Jamshedpur.

A Residential Project by  
M/s. Green Bhoomi Homes ( A unit of Vijaya Homes Group.)

JHARERA/PROJECT/84/2022  
website: [jharera.jharkhand.gov.in](http://jharera.jharkhand.gov.in)

✉ Email : [marketing@greenbhoomihomes.com](mailto:marketing@greenbhoomihomes.com)  
🌐 Website : [www.greenbhoomihomes.com](http://www.greenbhoomihomes.com)



## About Us...

### THE GROUP – VIJAYA HOMES

Vijaya Homes Group has been in the business of providing affordable & comfortable homes to the people since Vijaya Dashmi 1988. Vijaya Homes provides high quality planning and construction to its customers. Value addition commensurate with price has been the underlying philosophy of Vijaya Homes. The Management team of Vijaya Homes consists of senior persons having long & wide experience mixed with the young & dynamic professionals. Vijaya Homes is today known for its customer friendliness and honest commitments. The Group is constantly incorporating changes demanded by the time. Vijaya Homes keeps on innovating newer ideas to make living better. So far the group has successfully completed the following projects in Jamshedpur :-

- Vijaya's Heritage, Kadma
- Vijaya's Shatabdee, Sonari
- Vijaya Homes, Sonari
- Vijaya's Green Earth, Mango
- Ankur, Sonari
- Shivam, Sonari
- Vijaya's Golden Town, Sonari
- Various Projects at Vijaya Gardens Area, Baridih
- The BIZTON Hotel, Golmuri.

### THE PROJECT – VIJAYA HEIGHTS

Vijaya Heights is a Residential Project having 2/3 BHK Flats in 2 nos. of B+G+9 Storied Buildings situated at Hurlung near Baridih, Jamshedpur being developed by M/s. Green Bhoomi Homes, (a unit of Vijaya Homes Group).

The selling plans for the 2/3 BHK Flats which are available for booking are given in the following pages.

Vijaya Heights is located in Hurlung which is a very fast developing area and enjoys close proximity to schools, hospitals, markets, commercial areas, banks, clubs (such as Golmuri Club which has a golf course also, Tube Makers Club, Telco Club) etc.

Vijaya Heights is planned & being constructed under the guidance of highly qualified & experienced Consultants from various fields like Architecture, Structural, Electrical, P.H etc. apart from the in-house team of Quality Conscious & Highly Efficient Engineers who are continuously implementing innovative ideas and working with a vision to turn your DREAM HOME into a REALITY.



## ARCHITECTS & CONSULTANTS OF THE GROUP

M/s. Aakriti Architects

Jamshedpur

M/s. Scon Pvt. Ltd.

Patna

M/s. Chowdhury & Associates

Kolkata

M/s. Environmental Planner

Patna

M/s. Worldnet Communications

Jamshedpur

M/s. B. K. Nath & Associates

Kolkata

M/s. Baidyanath Foundation Consultants Pvt. Ltd.

Patna

M/s. Anmoul Infomatics Pvt. Ltd.

Jamshedpur

M/s. Food Service Design India

Delhi

M/s. Incubis Consultants India Pvt. Ltd.

Delhi

M/s. AMP Infra Services

Jaipur

# ▼ The Specifications...

## SUPER STRUCTURE

*RCC Frame Structure*



## WALL FINISHING

*External brick walls will be 9 inches (230mm) thick (without considering plaster thickness) and internal brick walls will be 4.5 inches (115mm) thick (without considering plaster thickness). External walls shall have one coat of cement paint and two coats of external quality paint. Basement, Staircase, Passage etc. shall have one coat of primer and two coats of acrylic based paint. Internal walls of the unit plastered surface shall have Putty with two coats of Primer.*

## WINDOWS

*Aluminium windows with M.S. Grill.*

## DOORS

*Main door frame shall be of Teak/ other wood & shutter shall be both side veneer finish with PU Polish. Rest door shutters shall be of 32 mm thick commercial flush door finished with synthetic enamel paint on a coat of primer & frames will be of folded steel / wooden section. Mortise Lock and Safety chain on Main door only will be provided.*

## FLOORINGS

*Vitrified Tiles flooring in all covered areas (Except Toilets) inside the Unit will be provided. Flooring of Toilets with ceramic floor tiles & dado of toilets will be upto door height with ceramic wall tiles. Flooring of staircase will be Indian Granite.*



## The Specifications...



### KITCHEN

Cooking platform top will be finished with Indian Granite & dado of platform will be finished with ceramic wall tiles upto 2 feet (600 mm) approx. from cooking platform & rest walls of kitchen will be finished with ceramic wall tiles upto 4 feet (1200 mm) height approx. from the floor. One kitchen stainless steel sink (without drain board) will be provided. Modular Kitchen (Bottom Unit only) will be provided. One Chimney also will be provided in the Kitchen.

### TOILET FITTINGS

Jaquar / Kohler / Grohe or other equivalent brand C.P fittings will be provided for taps, showers, health faucets etc. Pipe & Pipe fittings will be of P.V.C. or G.I. materials. One mirror & one towel hanger in each toilet shall also be provided. The I.W.C. & Basin will be of white vitreous china sanitary ware. Cistern will be of PVC in case of I.W.C. and EWC will be built in cistern.

### HOT & COLD WATER

Hot & Cold water provision will be made in Toilets & Kitchen with geyser

### PROVISION FOR WASHING MACHINE / WATER PURIFIER

Provision for Washing Machine and Water Purifier will be done as per availability of space (equipments not included)



## The Specifications...



### ELECTRICAL FITTINGS

All rooms will have concealed wiring of copper conductors of standard make. One Fan/ Exhaust Fan & One Tube Light in Drawing - Dining Hall, all Bedrooms, Kitchen, Toilets & Sitouts will be provided .

### ELECTRICITY

Electric supply shall be taken from a suitable & available source. All Units will have individual meters or sub-meters. An extra cost will be charged for the electricity connection, from the source upto the individual meter.

### PROVISION FOR CABLE T.V.

Cable T.V. point (not a connection) will be provided.

### WATER

Water Supply will be from suitable and available source at an extra cost.

### PROVISION FOR TELEPHONE

Telephone point (not a connection) will be provided in all bed rooms & Drawing / Dining Hall.

### GENERATOR

A standby Generator will be installed to run the water supply system, lifts and common lights. Units will also be connected with the standby Generator with restricted load of 2000 watts (approx.)

### FIRE SAFETY

Arrangements as required by the fire department will be done.



## The Specifications...



### SEWAGE TREATMENT PLANT

*Sewage Treatment Plant (STP) will be provided for treating the waste water generated from the flats/ building / project and treated water will be used for gardening in the project and flushing in the toilets of the unit(s).*

### LIFT

*2 (two) nos. of Automatic Lifts will be provided in the building.*

### PIPE GAS SUPPLY

*Pipe Gas Supply may be provided subject to availability at an extra cost.*

### INTERCOM-CUM-VDP :

*One Intercom cum Multi Apartment Video Door Phone will be provided in each unit.*

### CCTV

*CCTV surveillance system in common areas inside the building will be provided.*

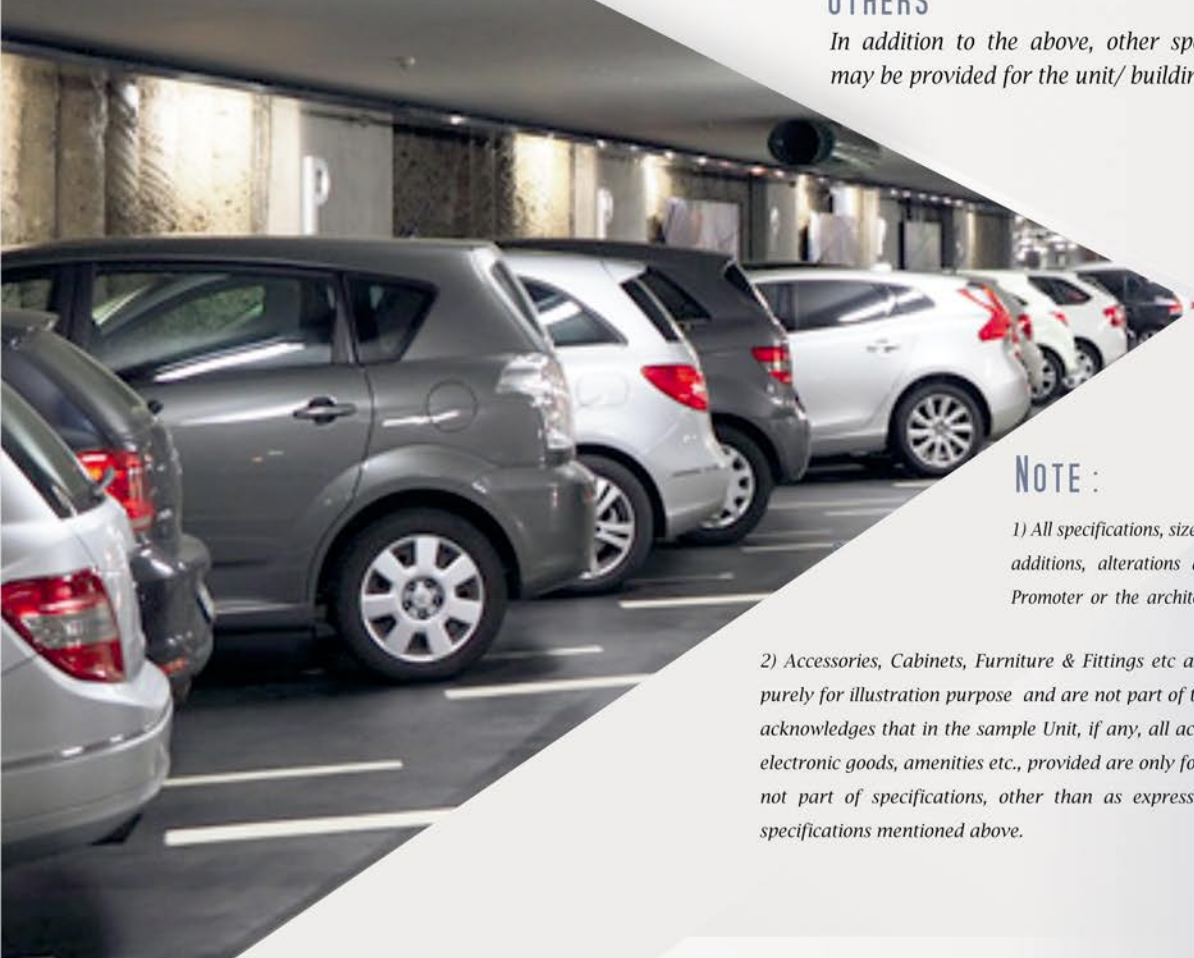
### OTHERS

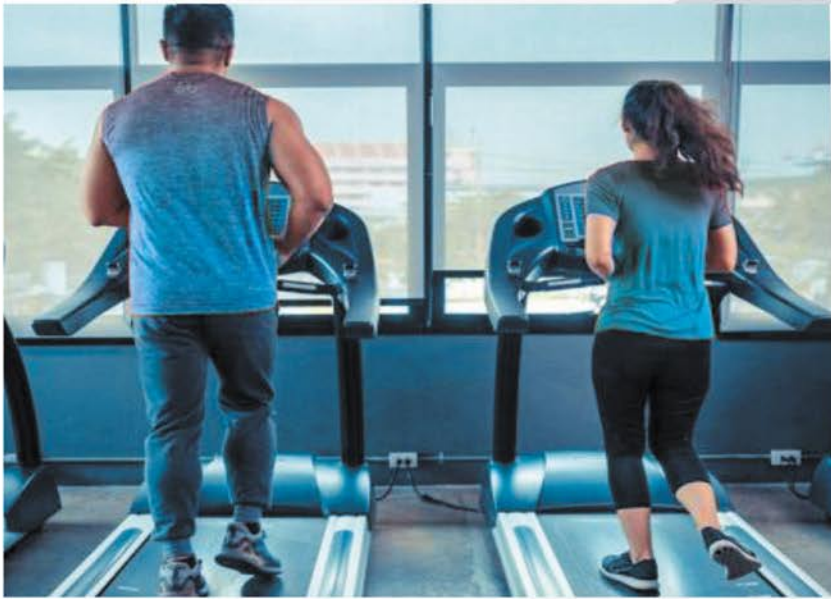
*In addition to the above, other specifications, facilities, amenities etc., may be provided for the unit/ building and the same shall be at extra cost.*

### NOTE :

*1) All specifications, sizes, areas and layouts etc. are subject to variations, additions, alterations and modifications as may be decided by the Promoter or the architect of the promoter or by Competent Authority.*

*2) Accessories, Cabinets, Furniture & Fittings etc as shown in the selling plans / brochures are purely for illustration purpose and are not part of the specifications. The Applicant(s) agrees and acknowledges that in the sample Unit, if any, all accessories, cabinets, furniture & fittings, items, electronic goods, amenities etc., provided are only for the purpose of show casing the Unit and are not part of specifications, other than as expressly agreed by the promoter as per general specifications mentioned above.*





## HEALTH ROOM

*2 Treadmills will be provided  
in the Health Room*



## COMMUNITY HALL

## PLAY AREAS FOR KIDS

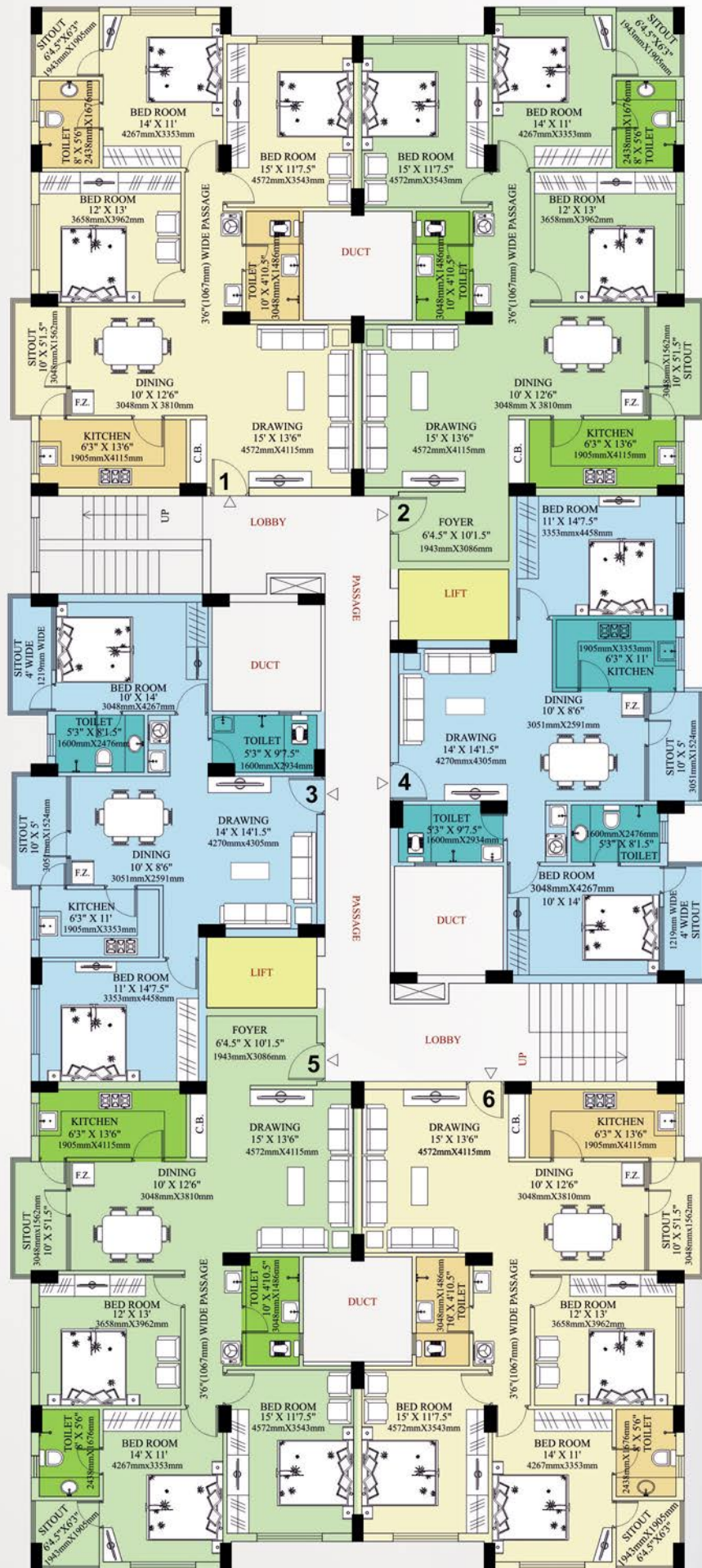




*Photo of the Model  
of the Building*



Vijaya Heights  
 B+G+9 storeyed Building  
 Typical Floor Plan  
 Building "A" (1)  
 Named : VENUS  
 2/3 BHK Flats

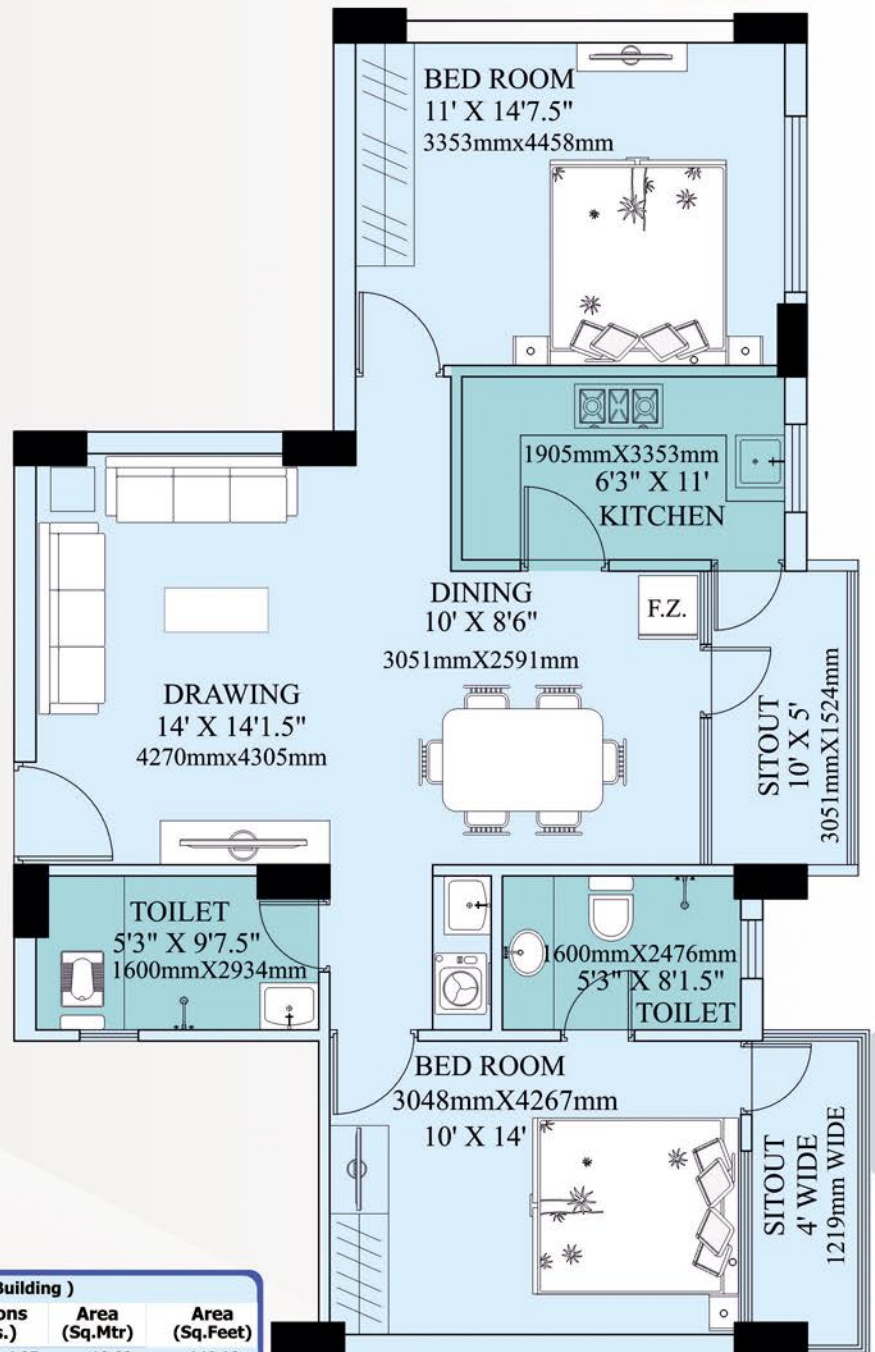




Vijaya Heights  
 B+G+9 storeyed Building  
 Typical Floor Plan  
 Building "B" (2)  
 Named : JUPITER  
 2/3 BHK Flats

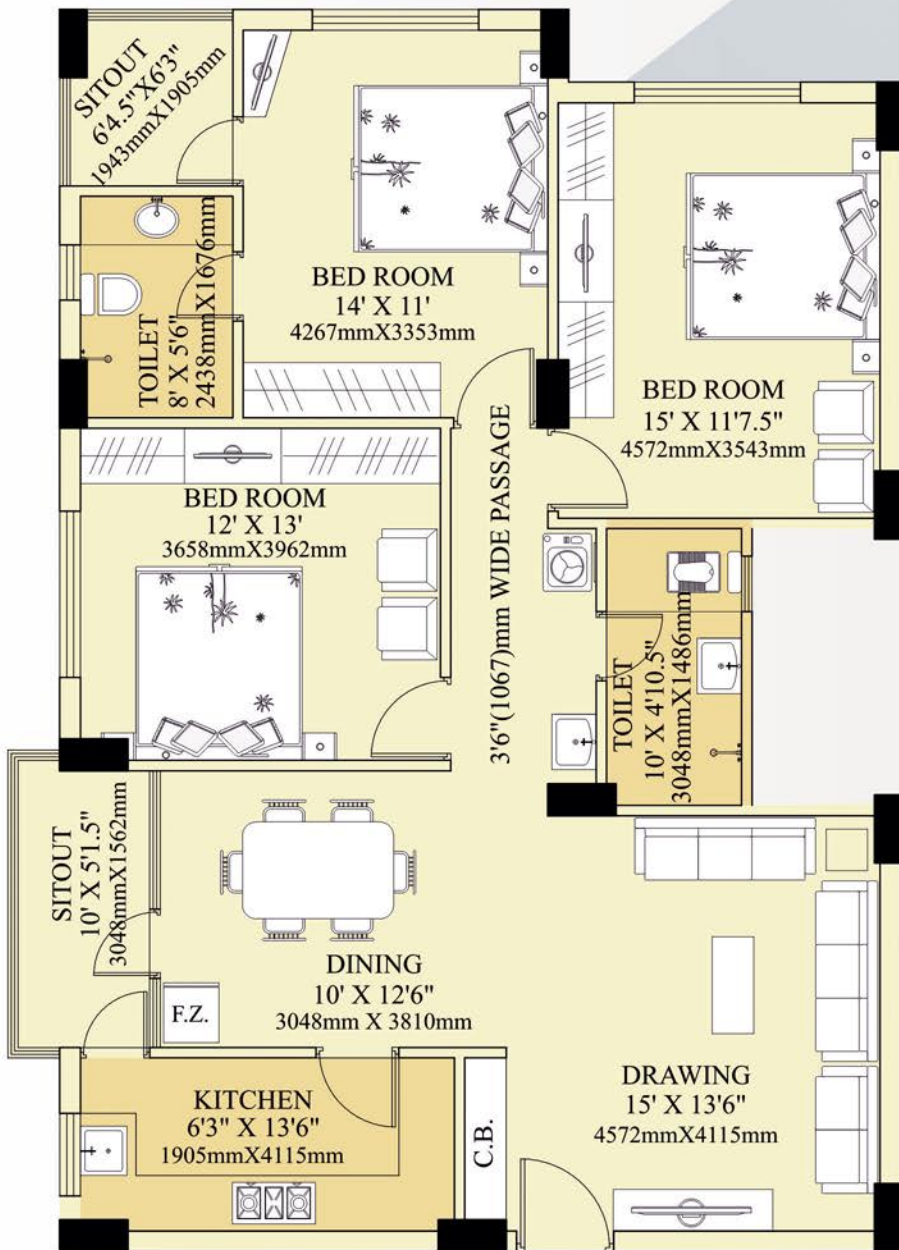


## VIJAYA HEIGHTS 2 BHK FLATS



Space Dimensions (2 BHK Flat in B+G+9 storeyed Building)

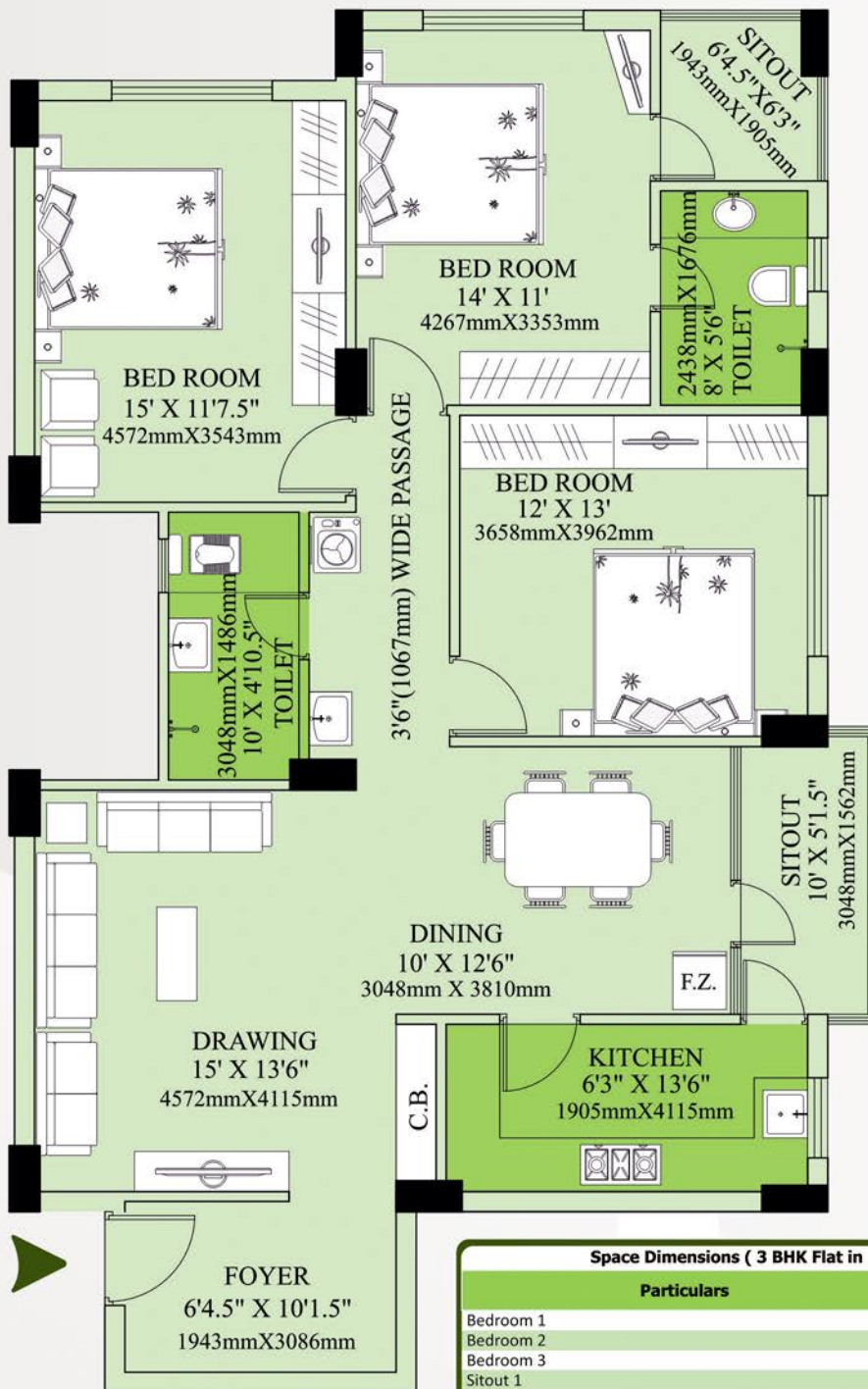
Particulars	Dimensions (in Mtrs.)	Area (Sq.Mtr)	Area (Sq.Feet)
Bedroom 1	3.05 X 4.27	13.02	140.18
Bedroom 2	3.35 X 4.46	14.94	160.82
Sitout 1	3.05 X 1.52	4.64	49.90
Sitout 2	3.05 X 1.22	3.72	40.05
Dining	3.05 X 2.59	7.90	85.03
Drawing	4.27 X 4.31	18.40	198.10
Kitchen	1.91 X 3.35	6.40	68.87
Toilet 1	1.60 X 2.93	4.69	50.46
Toilet 2	1.60 X 2.48	3.97	42.71
Utility area	1.60 X 0.61	0.98	10.51
Passage area	1.72 X 1.07	1.84	19.81
	0.80 X 1.00	0.80	8.61
<b>Carpet Area without considering thickness of plaster/internal wall</b>		<b>81.30</b>	<b>875.07</b>
<b>Less: Exclusive Sitout area</b>		<b>8.36</b>	<b>89.95</b>
Less: Area due to plaster		3.45	37.12
Add: Carpet area excluding sitout & plaster area		69.49	748.00
Area under internal walls		2.51	27.00
<b>Carpet area excluding sitout including internal wall (JHARERA Area)</b>		<b>72.00</b>	<b>775.00</b>
Carpet area including sitout including internal wall		80.36	864.95
Add: Area under external walls		8.26	88.97
Add: Area due to plaster		3.45	37.12
Built up area within the flat		92.07	991.04
Add: Common area in staircase, lobby etc		10.49	112.85
Add: Proportionate share of community hall, health club etc		3.53	38.11
<b>Super built up area</b>		<b>106.09</b>	<b>1142.00</b>



## VIJAYA HEIGHTS 3 BHK FLATS

**Space Dimensions ( 3 BHK Flat in B+G+9 storeyed Building )**

Particulars	Dimensions (in Mtrs.)	Area (Sq.Mtr)	Area (Sq.Feet)
Bedroom 1	4.57 X 3.54	16.18	174.14
Bedroom 2	4.27 X 3.35	14.30	153.97
Bedroom 3	3.66 X 3.96	14.49	156.01
Sitout 1	3.05 X 1.56	4.76	51.22
Sitout 2	1.94 X 1.91	3.71	39.88
Dining	3.05 X 3.81	11.62	125.08
Drawing	4.57 X 4.11	18.78	202.18
Kitchen	1.91 X 4.11	7.85	84.50
Toilet 1	3.05 X 1.49	4.54	48.92
Toilet 2	2.44 X 1.68	4.10	44.12
Utility area	3.05 X 0.53	1.62	17.40
Passage area	3.78 X 1.07	4.04	43.54
Passage area	0.50 X 0.45	0.23	2.42
Wardrobe	1.83 X 0.46	0.84	9.06
Carpet Area without considering thickness of plaster/internal wall		107.06	1152.44
<b>Less: Exclusive Sitout area</b>		<b>8.47</b>	<b>91.10</b>
Less: Area due to plaster		3.85	41.34
Carpet area excluding sitout & plaster area		94.74	1020.00
Add: Area under internal walls		3.25	35.00
<b>Carpet area excluding sitout including internal wall (JHARERA Area)</b>		<b>98.00</b>	<b>1055.00</b>
Carpet area including sitout including internal wall		106.47	1146.10
Add: Area under external walls		9.15	98.56
Add: Area due to plaster		3.85	41.34
Built up area within the flat		119.47	1286.00
Add: Common area in staircase, lobby etc		13.61	146.49
Add: Proportionate share of community hall, health club etc		4.60	49.51
<b>Super built up area</b>		<b>137.68</b>	<b>1482.00</b>



**VIJAYA HEIGHTS  
3 BHK FLATS**

**Space Dimensions ( 3 BHK Flat in B+G+9 storeyed Building )**

Particulars	Dimensions (in Mtrs.)	Area (Sq.Mtr)	Area (Sq.Feet)
Bedroom 1	4.57 X 3.54	16.18	174.14
Bedroom 2	4.27 X 3.35	14.30	153.96
Bedroom 3	3.66 X 3.96	14.49	156.01
Sitout 1	3.05 X 1.56	4.76	51.22
Sitout 2	1.94 X 1.91	3.71	39.88
Dining	3.05 X 3.81	11.62	125.08
Drawing	4.57 X 4.11	18.78	202.18
Kitchen	1.91 X 4.11	7.85	84.50
Toilet 1	3.05 X 1.49	4.54	48.92
Toilet 2	2.44 X 1.68	4.10	44.12
Utility area	3.05 X 0.53	1.62	17.40
Passage area	3.78 X 1.07	4.04	43.54
Passage area	0.50 X 0.45	0.23	2.42
Foyer	1.94 X 3.09	5.99	64.53
Wardrobe	1.83 X 0.46	0.84	9.06
<b>Carpet Area without considering thickness of plaster/internal wall</b>		<b>113.05</b>	<b>1216.96</b>
<b>Less: Exclusive Sitout area</b>		<b>8.47</b>	<b>91.10</b>
<b>Less: Area due to plaster</b>		<b>4.20</b>	<b>45.86</b>
<b>Carpet area excluding sitout &amp; plaster area</b>		<b>100.38</b>	<b>1080.00</b>
<b>Area under internal walls</b>		<b>3.62</b>	<b>39.00</b>
<b>Carpet area excluding sitout including internal wall (JHARERA Area)</b>		<b>104.00</b>	<b>1119.00</b>
<b>Carpet area including sitout including internal wall</b>		<b>112.47</b>	<b>1210.10</b>
<b>Add: Area under external walls</b>		<b>9.40</b>	<b>101.05</b>
<b>Add: Area due to plaster</b>		<b>4.20</b>	<b>45.86</b>
<b>Built up area within the flat</b>		<b>126.07</b>	<b>1357.01</b>
<b>Add: Common area in staircase, lobby etc</b>		<b>14.36</b>	<b>154.53</b>
<b>Add: Proportionate share of community hall, health club etc</b>		<b>4.78</b>	<b>51.46</b>
<b>Super built up area</b>		<b>145.21</b>	<b>1563.00</b>





# —VIJAYA— HEIGHTS

at Hurlung, Jamshedpur.

A Residential Project by  
M/s. Green Bhoomi Homes  
(A unit of Vijaya Homes Group)

**Office Address :**

2nd floor, Gajraj Mansion, Bistupur, Jamshedpur-01

Ph: 0657-2317201, 2321691, 9334777971

✉ [marketing@greenbhoomihomes.com](mailto:marketing@greenbhoomihomes.com)

🌐 [www.greenbhoomihomes.com](http://www.greenbhoomihomes.com)

The brochure is purely conceptual and by no means constitutes a legal document. The furnitures, fixtures, fittings etc. as shown in the brochure are not part of the specifications, unless otherwise mentioned. The developers reserve the right to change the plans, specifications or features, without prior notice or obligations. The dimensions as given in the brochure are without considering the thickness of Plaster, Painting, Skirting etc. on the bare brick wall and without considering the sitout railing or the area under the projections of the columns.

The perspective picture of the Flats, the background, paint etc. etc. are for illustration purpose only. Actual appearance of the Buildings may vary.

The Disclosure as required by Jharkhand Apartment Act is available at the office of the promoter.