



saffron
comforts

The Luxury Of Comfort Living!

When comfort living meets luxury!

Saffron has been designed to be a heaven of comfort for the urban soul! Located at the confluence of NH6 and Avanti Vihar road, this premium residential and commercial city project will be the epitome of exclusive living.

With spacious 3BHK & 4BHK apartments, ample open spaces, every major amenity in place - Saffron will bring the ultimate ease of living for you and your family.

Saffron seeks to bring true value in terms of space, facilities, lifestyle and ease. The apartments have all been tailor-made as per your stature and comfort and thus bring you the dream home and lifestyle that you have always yearned for.

'SAFFRON' stands for a vivacious colour and just like its name, the project is going to add vibrancy to your life! Come and live in the perfect paradise you have always wanted to!



A Premium Residential & Commercial City Project



3 BHK and 4 BHK Apartments



G+9 | 170 Residential Apartments



Total Area 4.75 acres, Open Space 70 %



Landscaped Podium Garden



Clubhouse Spread Across 13,340 sq.ft.



Located at Telibandha Main Road on NH-6



Ongoing Beautification of Adjacent Oxyzone Park and Pond Beautification (Total 10.5 Acres)



A Colossal project with its
heart in right place!

Site Plan



Legends

- | | |
|-----------------------------|--------------------------|
| 1. Entry For Residential | 5. Garden |
| 2. Swimming Pool | * 6. Emergency Access |
| 3. Kid's Pool | 7. Commercial Entry/Exit |
| 4. Club Saffron | * 8. Emergency Exit |
| * Emergency services access | |





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A Grand Entrance to the
World of True Ease

Discover the comfort of living
without long drives and traffic jams!



Live within high rises of
ultimate comfort!





Dive into a ripples of absolute joy!



Take a stroll in serene
green outdoors!



Club saffron



Rejuvenate under open skies!



✧ Club Amenities ✧



Swimming Pool



Multipurpose Hall



Board Games



Pool Table



Indoor Kids Play Area



Home Theater



Card Table



Gymnasium



Steam Bath



Jacuzzi



Kids Pool Area



Table Tennis

✧ Common Amenities ✧

- ✧ Closed Campus With Boundary
- ✧ Air-conditioned Entrance Lobby
- ✧ Furnished Society Office
- ✧ Solar Lights In Selected Areas
- ✧ Landscaped Podium Garden With Music And PA System
- ✧ CCTV Surveillance In Open Common Areas & Lobby

✧ Special Features ✧

- ✧ Dedicated AC Ledge
- ✧ Most Premium Location of town Centrally Located Between New Raipur & Old Raipur
- ✧ Three Side Open Flat
- ✧ No Common Walls (3 BHK)
- ✧ Basement And Stilt Car Park
- ✧ Vastu Compliant
- ✧ Extra High Ceiling of 11 Feet



Floor Plan

4 BHK Flats



Tower 1 | 1st Floor

FLAT	BHK	CARPET AREA	AUP*	SBUA
T1/101	4	1996 sqft	2667 sqft	2970 sqft
T1/102	4	2052 sqft	2661 sqft	2964 sqft
T1/103	4	2009 sqft	2602 sqft	2905 sqft
T1/104	3	1715 sqft	2247 sqft	2550 sqft

*Area Under Possession



Tower 1 | Typical 2nd To 10th Floor

FLAT	BHK	CARPET AREA	AUP*	SBUA
T1/201-1001	4	1996 sqft	2667 sqft	2967 sqft
T1/202-1002	4	2052 sqft	2661 sqft	2961 sqft
T1/203-1003	4	2009 sqft	2602 sqft	2902 sqft
T1/204-1004	4	2007 sqft	2548 sqft	2848 sqft

*Area Under Possession





Floor Plan

3 BHK Flats

Tower 2 & 3 | 1st Floor



FLAT	BHK	CARPET AREA	AUP*	SBUA
T2/101	3	1612 sqft	2049 sqft	2433 sqft
T2/102	3	1608 sqft	2049 sqft	2433 sqft
T2/103	3	1612 sqft	2012 sqft	2389 sqft
T2/104	3	1612 sqft	2012 sqft	2389 sqft

FLAT	BHK	CARPET AREA	AUP*	SBUA
T3/101	3	1613 sqft	2049 sqft	2433 sqft
T3/102	3	1613 sqft	2048 sqft	2432 sqft
T3/106	3	1593 sqft	1996 sqft	2370 sqft
T3/107	3	1613 sqft	2011 sqft	2388 sqft



*Area Under Possession





Floor Plan

3 BHK Flats

Tower 2 & 3 | Typical 2nd To 10th Floor



FLAT	BHK	CARPET AREA	AUP*	SBUA
T2/201-1001	3	1612 sqft	2049 sqft	2430 sqft
T2/202-1002	3	1608 sqft	2049 sqft	2430 sqft
T2/203-1003	3	1612 sqft	2049 sqft	2430 sqft
T2/204-1004	3	1612 sqft	2049 sqft	2430 sqft

FLAT	BHK	CARPET AREA	AUP*	SBUA
T3/201-1001	3	1613 sqft	2049 sqft	2430 sqft
T3/202-1002	3	1613 sqft	2048 sqft	2429 sqft
T3/206-1006	3	1593 sqft	2033 sqft	2411 sqft
T3/207-1007	3	1613 sqft	2048 sqft	2429 sqft



*Area Under Possession



Specifications

Structure

RCC framed structure designed to withstand wind pressure and seismic effect with red bricks/ fly ash bricks.

Ceiling

Ceiling Height Floor To Floor 11 Feet.



Flooring

All rooms with branded vitrified tiles.

Bathroom floor and utility - matt finish tiles.

Balcony - vitrified/ceramic tiles.

Road And Drain

30 Feet wide road including cable duct, covered drain.



Car Parking

Sufficient number of car parking space for residents in basements and still.

Car washing facility with pressure water gun at one common point in the campus.



Toilets

Matt / Anti skid ceramic tiles in floor and wall upto 8' height.

Water Supply

Water supply through RCC overhead tank and sump well from available common bore well source only. Water in suitable intervals.

Plumbing Fittings & Sanitary

Single lever diverter in shower area, basin mixer and health faucet of reputed make.

Metro pole flushing system.

White glazed wash basin and commode.



Kitchen

Granite working top, for easy installation of modular kitchen, vitrified tile In dado upto 2 feet height.

Dedicated electrical points for refrigerator, chimney, water purifier, microwave, mixer and exhaust fan. Plumbing point for water purifier and steel sink on kitchen platform.



Security System

A CCTV with recording system in all floor lobby, entrance lobby, main entrance gate, club house area with 15 days backup.

Security guards at the main entrance gate.

Intercom connection from apartment to main entrance gate.

Video door bell in each apartment.

Electrical & Safety

Concealed PVC conduit pipe with copper wiring and modular switches of reputed make.

Telephone & A.C point in all bedroom & living room.

Electrical control panel with built in three-phase changeover for light points.

Pre laid conduit pipe only in all rooms for centralized DTH connection.

Generator backup for common area, i.e colony main gate, streetlights, pumps, garden, club, lifts.

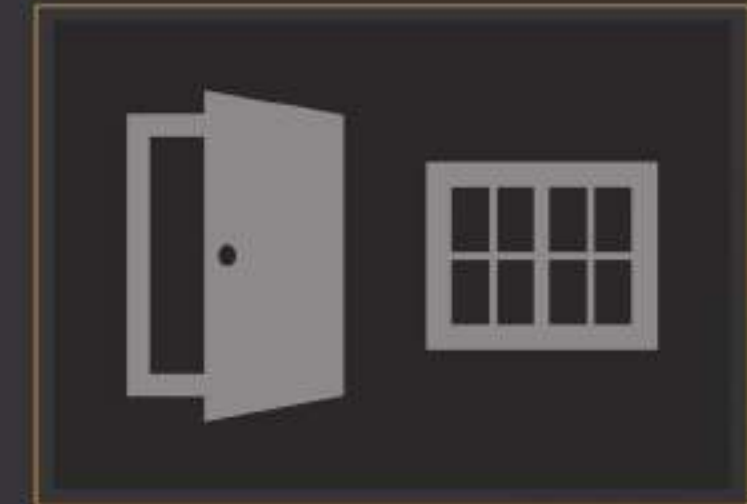


Ecological Commitment

Rain water harvesting

Sewage treatment plant

Solar energy in limited areas



Doors And Windows

Entrance Door & frame made of solid teakwood.

Internal doors

Door frames made of hard wood / engineered wood with laminated flush door shutter - Door & Windows.

Windows

UPVC / aluminum anodized, sliding / openable / fixed with mosquito mesh panel and combination of plain and reflective glasses.

Ventilator

Wood / upvc / aluminum based.

MS grill in windows for podium level apartments, stainless steel / aluminium with glass combination railing in balcony.



Painting

External acrylic emulsion.

Internal wall two coat of white cement putty only.



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SAFFRON CORPORATE



Proposed Beautification Of Pond

Proposed Oxyzone Garden

St. Xaviers School Road

Aakanksha School

Hotel Babylon Capital

Hotel Zone By The Park

VIP Chowk

Magneto Mall

Ring Road No. 2 Towards Bhilai

Towards Telibandha

Yo China

Sagar Ratna

Sibbal Cold Storage

HPCL Petrol Pump

Aishwarya Residency

BPCL Petrol Pump

Ram Mandir





Key Distances

Educational Institutions

- Ryan International School - 1.8 k.m.
- St. Xavier's School - 1.85 k.m.

Shopping Malls

- Magneto The Mall - 1.0 k.m.
- City Mall 36 - 1.3 k.m.

Hotel

- Zone by The Park - 0.45 k.m.
- Babylon International - 0.95 k.m.
- Hyatt Raipur - 1.1 k.m.
- Sayaji - 1.5 k.m.
- Clarks inn - 0.75 k.m.
- Marriot Raipur - 2.8 k.m.

Hospital

- We Care Super Specialty Hospital - 1.0 k.m.
- Ramkrishna Hospital - 5.9 k.m.
- Shree Narayana Hospital - 4.9 k.m.
- Raipur Junction Railway Station - 7.7 k.m.
- Swami Vivekanand Airport - 9.9 k.m.
- Naya Raipur Mantralaya - 20 k.m.
- Police Station Telibandha - 0.3 k.m.
- Banks nearby IDBI, PNB, AXIS within - 0.5 k.m.
- Express Highway - 0.5 k.m. (Railway Station to Airport)





A Project By Bagadiya's & Neelay's

The saga of steady and sustainable success for Bagadiya Brothers (P) Ltd. began over 20 years ago. Very early in its distinguished journey, this company achieved a very important milestone, which was recognition by the Government of India as a 'Star Export House' with award of highest foreign exchange earner of the state. In addition to overseas trade, Bagadiya Brothers has wide-ranging interests in real estate where they have substantial capital investments in Delhi NCR and Chhattisgarh. They have acquired vast experience in developing high quality real estate projects for both the housing and commercial sectors.

Neelay's ventured into construction business in the year 1985 & has delivered many landmark buildings in Over 35 years of rich construction journey, Neelay's co-founded Aishwarya Group in the year 2004 and since then delivered 1.5 million square feet of the finest real estate developments across Raipur have the class of the Aishwarya Group. They are going from strength to strength with ongoing projects of 1.04 million square feet and upcoming projects over 0.40 million square feet.

Site Address

Adjacent to Aakanksha School
Avanti Vihar Raipur (C.G) 492007
Phone No. 0771 470 1234

Principal Architect



Rajinder Kumar Associates
B-6/17 Shopping Centre Safdarjung
Enclave New Delhi - 110029, India
Contact: 91 11 26162930 / 26162931
Email: Info@rkaindia.com www.rka.in

Finance Available



Member



Saffron Comforts & Saffron Corporate
A project by Bagadiya's & Neelay's



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