



SERENITY
HEIGHTS

Experience Luxurious Tranquility



NANDLAL DEVELOPERS PVT. LTD.

Presents

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SERENITY
HEIGHTS

Experience Luxurious Tranquility

Indulge in the epitome of luxury living at **SERENITY HEIGHTS**, an esteemed residential gem distinguished by its coveted Platinum Green rating by IGBC. Designed for the most discerning clientele, this exclusive enclave offers a rarefied experience in aristocratic living. Nestled amidst sprawling green landscapes, our boutique apartments offer unrivaled vistas of the city skyline, seamlessly blending opulence with contemporary comforts.

Step into residences that radiate elegance and practicality, meticulously crafted to embrace natural light and fresh breezes. With three sides open, soaring eleven-foot ceilings, and expansive floor-to-ceiling windows, each home envelops you in a light-filled, spacious sanctuary. The spacious drawing rooms and bedrooms add to the grandeur of the living spaces, providing ample room for relaxation and entertainment. The double-height terraces, doubling as private garden balconies, elevate the allure of the living spaces, inviting you to bask in luxury and tranquility.

Situated in the most coveted neighborhood of the city, **SERENITY HEIGHTS** assures a lifestyle defined by unparalleled sophistication and convenience. Don't miss the opportunity to embrace the pinnacle of refined living in a sanctuary where luxury meets sustainability.

WHERE LIFE EXTENDS
Beyond YOUR HOME



Visit our website for more
www.nldpl.com



Your email registration
nldpl@outlook.com



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COMMUNITY HALL



Imagine a grand banquet hall seamlessly extending into a lush garden oasis, complete with inviting lounge areas and a sparkling swimming pool. This idyllic setting provides the perfect backdrop for celebrating your occasions in style, creating an enchanting and picturesque atmosphere where you can raise a toast with your loved ones.



ROOF TOP LOUNGE

A rooftop sanctuary, a haven where every moment, no matter how small, is celebrated in style. This elevated lounge is more than just a space; it's a canvas for creating unforgettable memories, a place where laughter and joy intertwine under the open sky. Whether it's a quiet evening with loved ones or a vibrant gathering with friends, this rooftop oasis promises to transform ordinary moments into extraordinary experiences, making every occasion truly magical.



SWIMMING POOL

At SERENITY HEIGHTS, our swimming pool area isn't just about swimming; it's a space designed for relaxation and rejuvenation. Alongside the pool, we offer a spacious pool deck where residents can unwind after a long day's work. Imagine lounging on comfortable chairs, soaking in the warm sun, and enjoying the tranquil atmosphere. It's the perfect spot to unwind, recharge, and savor moments of peace amidst the bustling city life.



GYM

At SERENITY HEIGHTS, fitness enthusiasts will find their haven in our state-of-the-art gym facility. Equipped with modern exercise equipment and designed for both cardio and strength training, our gym provides residents with the perfect environment to pursue their fitness goals. With ample space and natural light, working out becomes a rejuvenating experience, empowering residents to stay active and energized. Whether it's a morning routine or an evening session, our gym is here to support a healthy lifestyle for all our residents.



CLUB HOUSE

At SERENITY HEIGHTS, we've created an indoor games lounge that's a delightful retreat for residents seeking leisure and social engagement. With its expansive glass facade offering picturesque views of the lush lawn and inviting pool, the lounge exudes an atmosphere of relaxation and excitement. Step inside and discover an array of entertaining activities, including a pool table, carrom, table tennis, darts, and various board games. Whether you're perfecting your pool skills, engaging in a friendly game of table tennis, or enjoying classic board games with friends and family, there's something for everyone to enjoy in this vibrant space.

With its inviting ambiance and diverse selection of games, our indoor lounge is the perfect place to unwind, connect with neighbors, and create lasting memories in the heart of our community.

NATURE'S CHOICE

Immerse yourself in a range of outdoor amenities that help you rediscover nature.



KIDS PLAY AREA



BEAUTIFUL LANDSCAPE GARDEN



CYCLING TRACK

THE ACTIVE CHOICE

Stay energetic with amenities that keep you healthy and rejuvenate your life every day.



JOGGING TRACK



YOGA



INDOOR GAME

AMENITIES



RERA COMPLIANT



SWIMMING POOL



GYM



STEAM SAUNA



BADMINTON COURT



INDOOR GAMES AREA



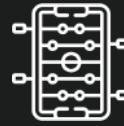
BILLIARDS POOL SNOOKER



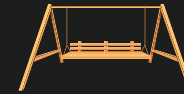
TABLE TENNIS



BILLIARDS POOL SNOOKER



FOOSBALL TABLE



KIDS PLAY AREA



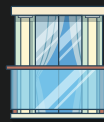
COMMUNITY HALL WITH KITCHEN +LAWN



LUSH GREEN ENVIRONMENT



SUNLIGHT & AIR – 3 SIDES OPEN



DOUBLE HEIGHT TERRACE



TEMPLE



ROOFTOP GARDEN



24X7 SECURITY



11'5" FT HEIGHT 3BHK & 4 BHK



12 FT HEIGHT OF DUPLEX & PENTHOUSE



15 FT HEIGHT OF GROUND FLOOR AMENITIES



SOLAR LIGHTING FOR COMMON



CCTV



INDOOR GAMES AREA

FACILITIES



SEWERAGE TREATMENT PLAN



POWER BACK UP BY SILENT DG SET



HIGH SPEED ELEVATORS



FIREFIGHTING SYSTEM



RAIN WATER HARVESTING



CAR WASH BAY



CCTV SURVEILLANCE



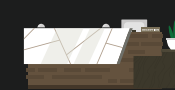
GAS PIPELINE (BY GAIL)



GUEST ROOMS



SERVANT QUARTERS



GRAND RECEPTION AREA



EV CHARGING FACILITY



VAASTU COMPLIANT



PLATINUM GREEN RATING

SITE PLAN



S

SERENITY
HEIGHTS



1st, 3rd, 5th, 7th, 9th
ALTERNATE FLOOR PLAN

FLAT TYPE AREA
 104 3BHK+3T 1979 Sq.Ft.



FLAT TYPE AREA
 103 3BHK+3T 1985 Sq.Ft.



FLAT TYPE AREA
 102 3BHK+3T 1985 Sq.Ft.



FLAT TYPE AREA
 105 3BHK+3T 1982 Sq.Ft.



FLAT TYPE AREA
 106 3BHK+3T 1985 Sq.Ft.

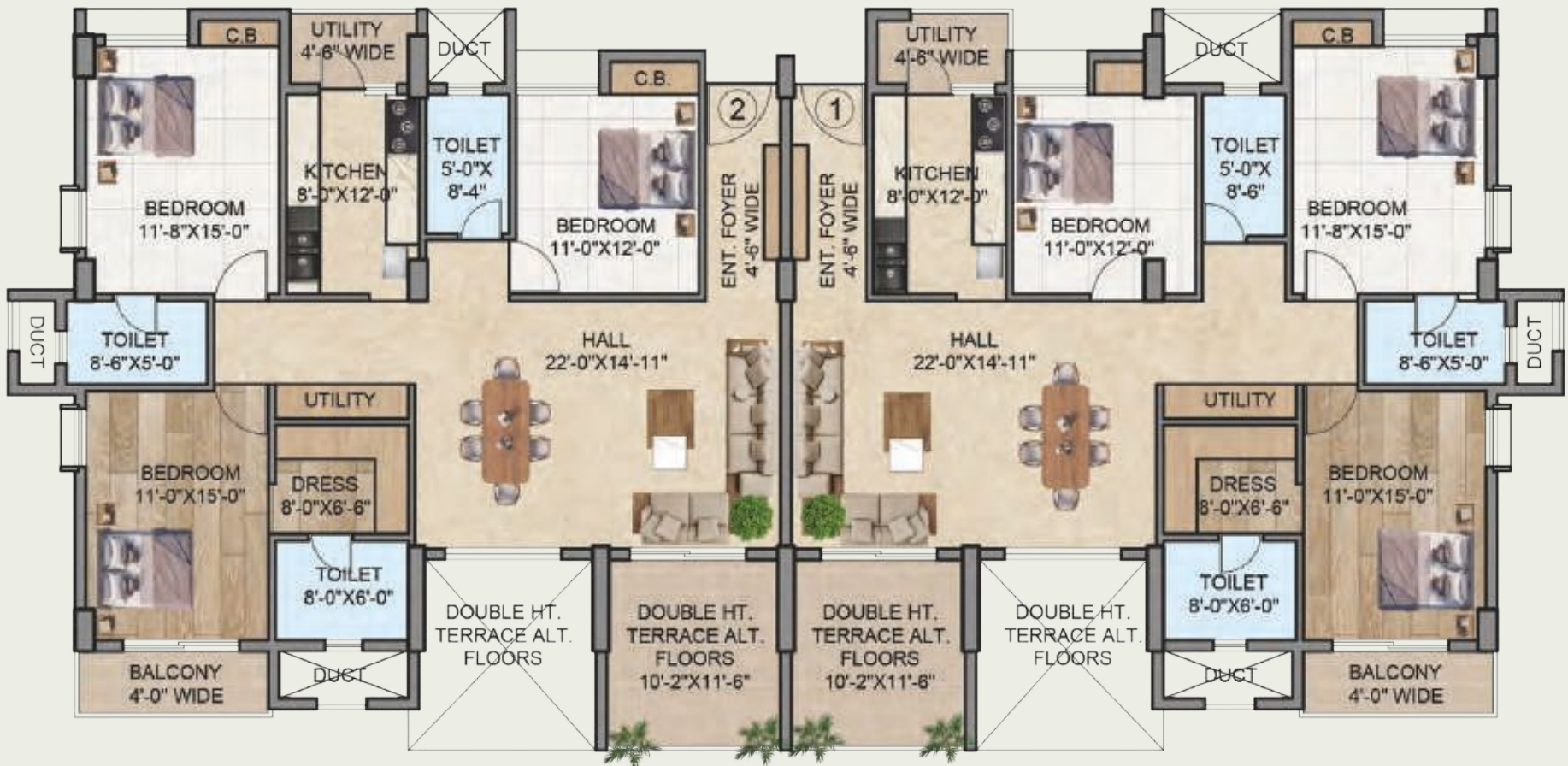


FLAT TYPE AREA
 107 4BHK+4T 2591 Sq.Ft.



FLAT TYPE AREA
 101 3BHK+3T 1982 Sq.Ft.





FLAT	TYPE	AREA
102,106	3BHK+3T	1985 Sq.Ft.
104	3BHK+3T	1979 Sq.Ft.

FLAT	TYPE	AREA
101,105	3BHK+3T	1982 Sq.Ft.
103	3BHK+3T	1985 Sq.Ft.



A WISH FOR AN
ELITE LIFE



FLAT	TYPE	AREA
107	4BHK+4T	2591 Sq.Ft.

2nd, 4th, 6th, 8th ALTERNATE FLOOR PLAN

FLAT TYPE AREA
204 3BHK+3T 1979 Sq.Ft.



FLAT TYPE AREA
203 3BHK+3T 1985 Sq.Ft.



FLAT TYPE AREA
205 3BHK+3T 1982 Sq.Ft.

FLAT TYPE AREA
206 3BHK+3T 1985 Sq.Ft.

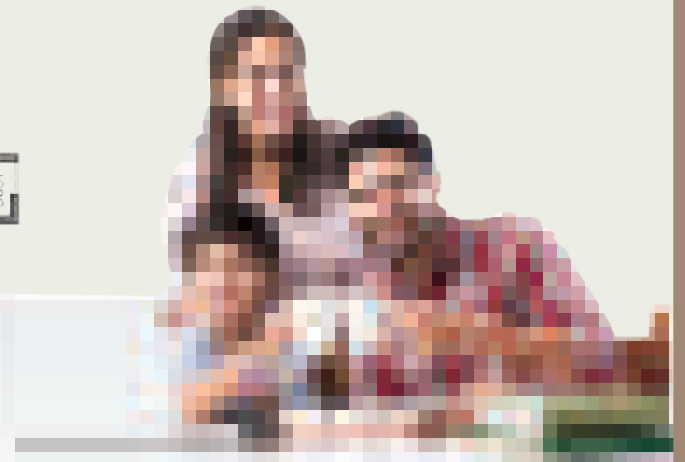


FLAT TYPE AREA
207 4BHK+4T 2591 Sq.Ft.

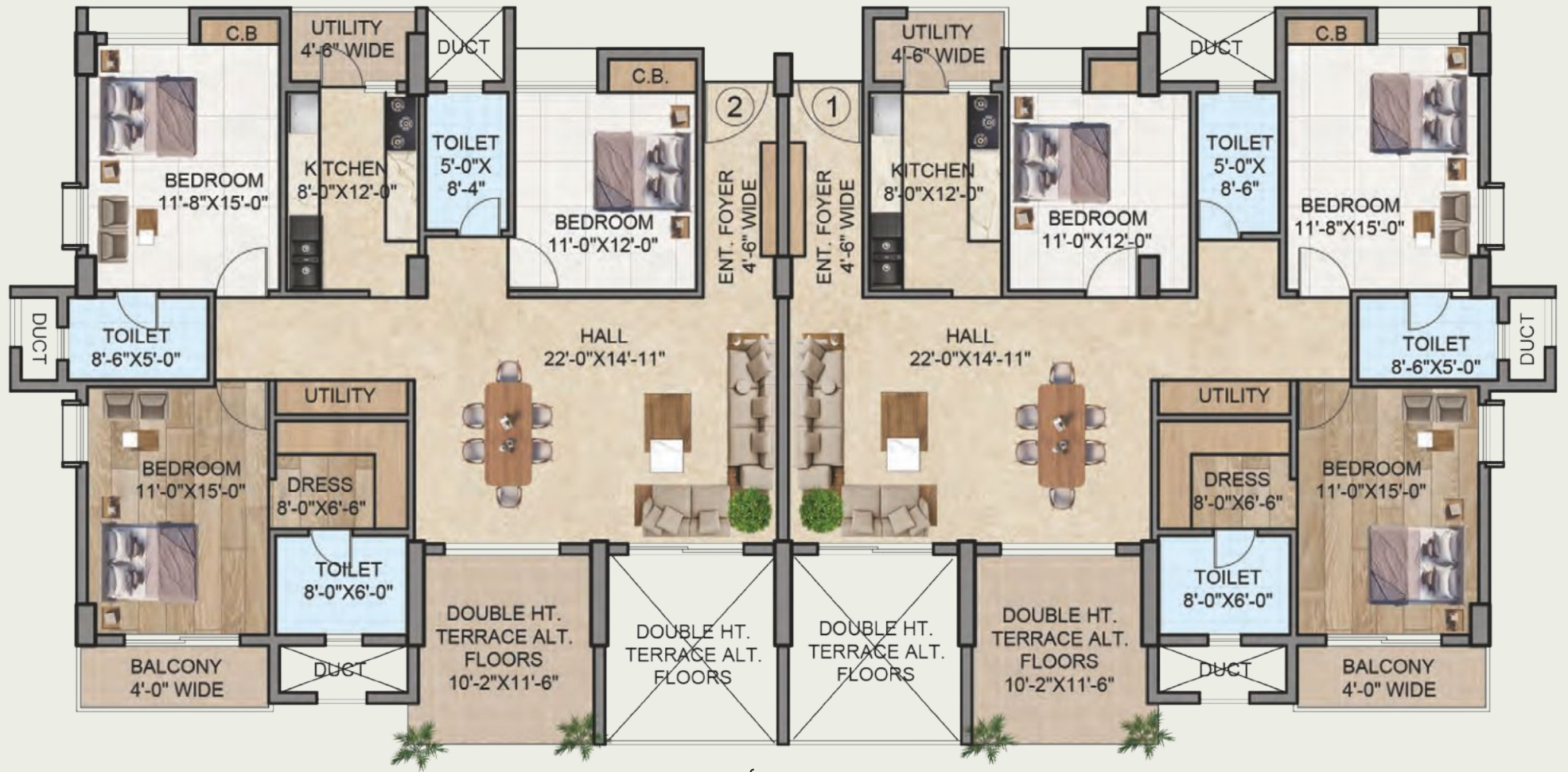
FLAT TYPE AREA
202 3BHK+3T 1985 Sq.Ft.



FLAT TYPE AREA
201 3BHK+3T 1982 Sq.Ft.



2nd, 4th, 6th, 8th FLOOR PLAN



FLAT	TYPE	AREA
202,206	3BHK+3T	1985 Sq.Ft.
204	3BHK+3T	1979 Sq.Ft.

FLAT	TYPE	AREA
201,205	3BHK+3T	1982 Sq.Ft.
203	3BHK+3T	1985 Sq.Ft.



FLAT	TYPE	AREA
207	4BHK+4T	2591 Sq.Ft.

10th FLOOR PLAN DUPLEX LOWER

FLAT TYPE AREA
1004 DUPLEX 3815 Sq.Ft.



FLAT TYPE AREA
1003 DUPLEX 3832 Sq.Ft.



FLAT TYPE AREA
1005 DUPLEX 3813 Sq.Ft.

FLAT TYPE AREA
1006 DUPLEX 3830 Sq.Ft.



FLAT TYPE AREA
1007 PENTHOUSE 4540 Sq.Ft.

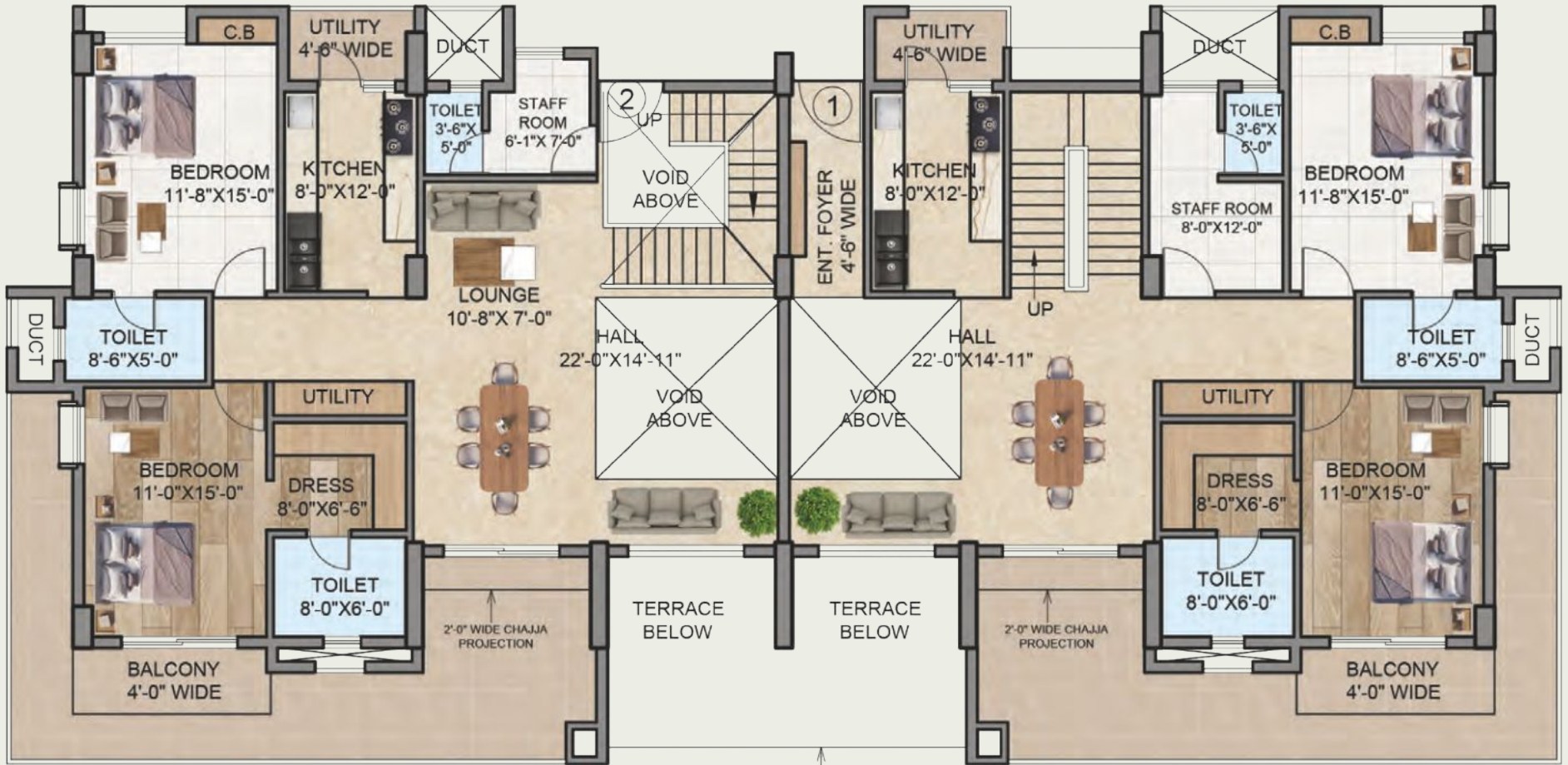
FLAT TYPE AREA
1002 DUPLEX 3824 Sq.Ft.



FLAT TYPE AREA
1001 DUPLEX 3810 Sq.Ft.



10th FLOOR PLAN DUPLEX LOWER



FLAT	TYPE	AREA
1002/4/6	DUPLEX	3384/3375/3390 Sq.Ft.



FLAT	TYPE	AREA
1001/3/5	DUPLEX	3370/3392/3373 Sq.Ft.

11th FLOOR PLAN DUPLEX UPPER

FLAT TYPE AREA

1004 DUPLEX 3815 Sq.Ft.



FLAT TYPE AREA

1003 DUPLEX 3832 Sq.Ft.



FLAT TYPE AREA

1002 DUPLEX 3824 Sq.Ft.



FLAT TYPE AREA

1001 DUPLEX 3810 Sq.Ft.



FLAT TYPE AREA

1005 DUPLEX 3813 Sq.Ft.



FLAT TYPE AREA

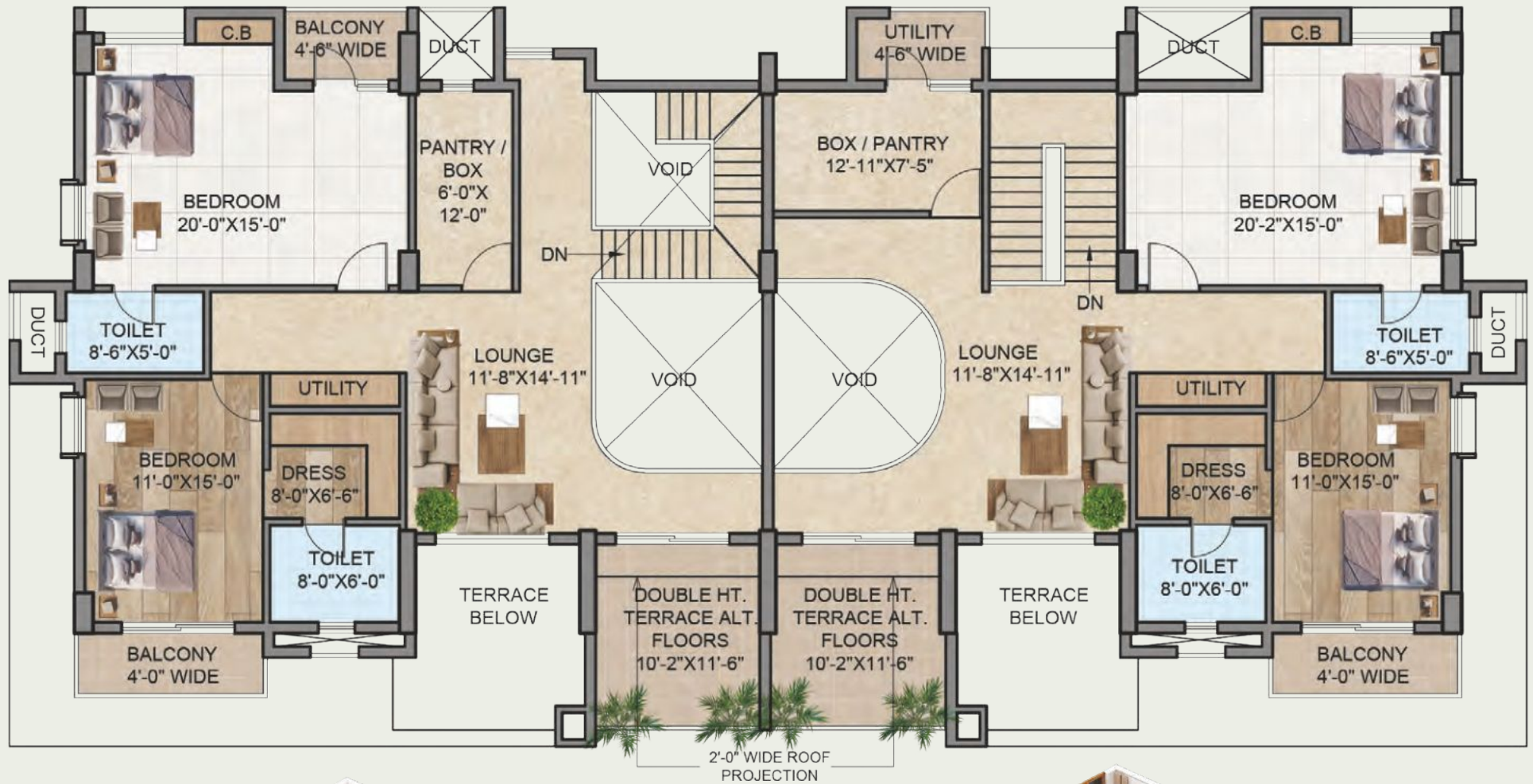
1006 DUPLEX 3830 Sq.Ft.



PENTHOUSE PRIVATE TERRACE



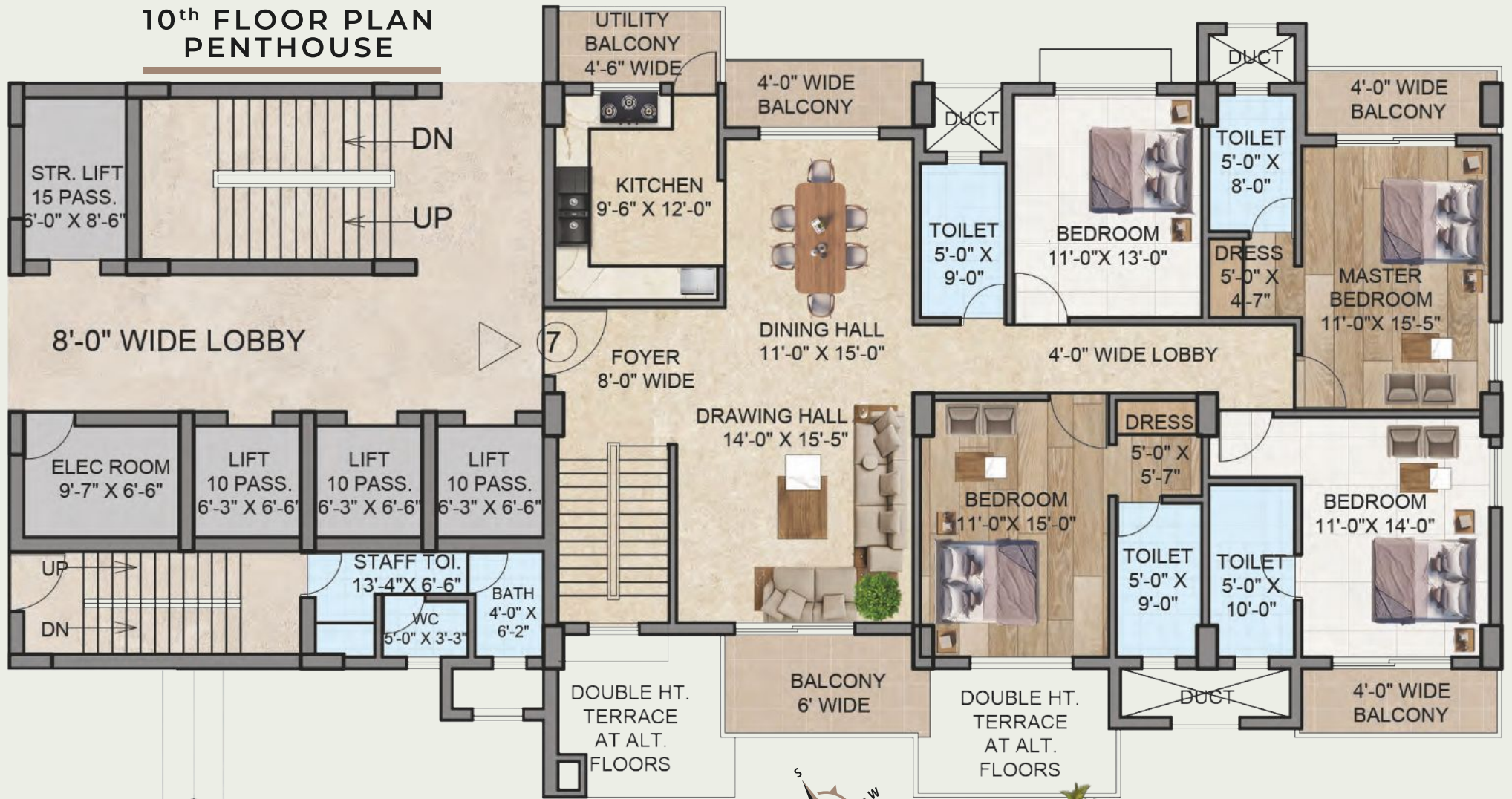
11th FLOOR PLAN DUPLEX UPPER



FLAT	TYPE	AREA
1002/4/6	DUPLEX	3384/3375/3390 Sq.Ft.

FLAT	TYPE	AREA
1001/3/5	DUPLEX	3370/3392/3373 Sq.Ft.

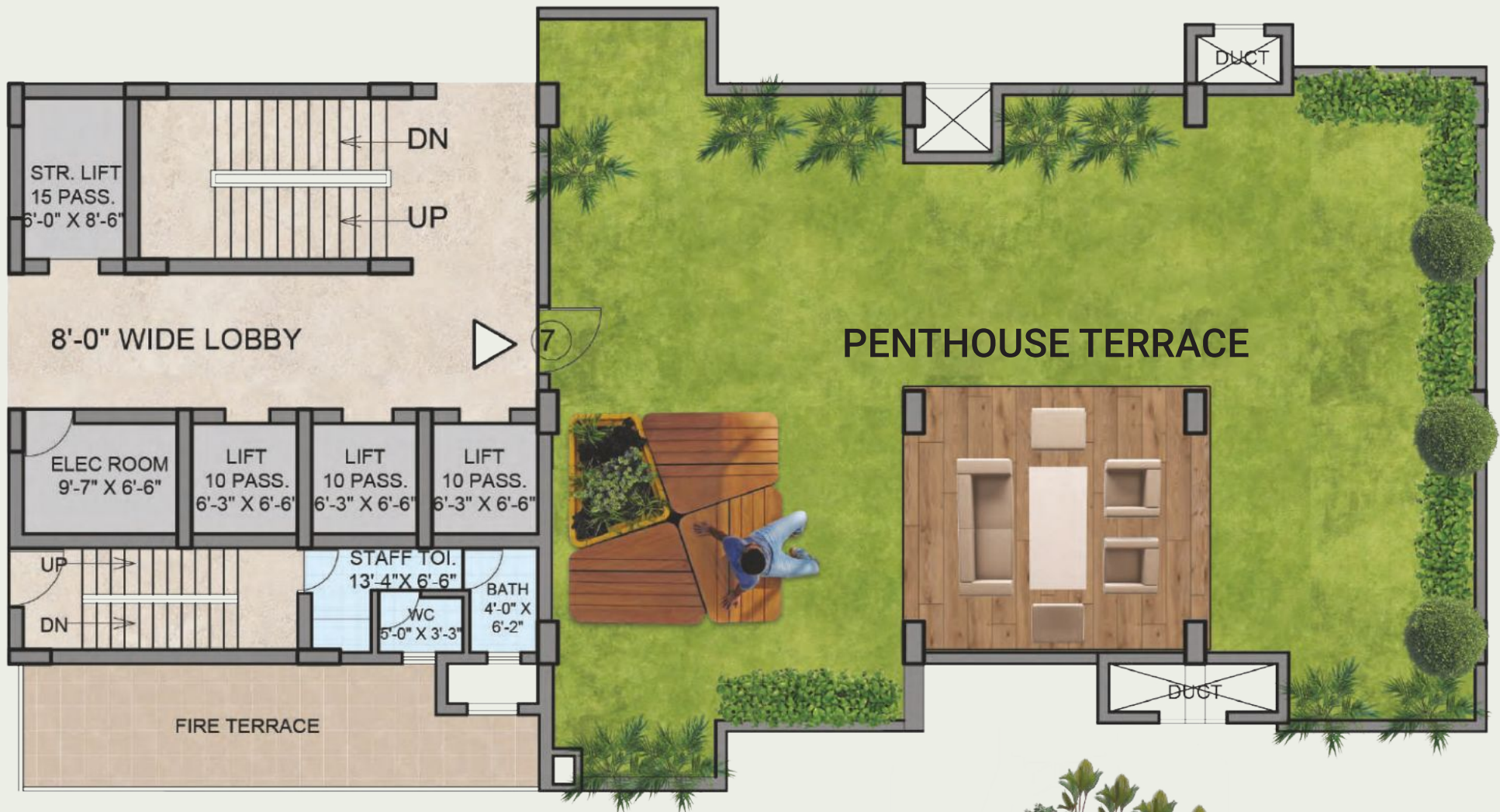
10th FLOOR PLAN PENTHOUSE



PRIVATE PENTHOUSE 4540 Sq.Ft.



11th FLOOR PLAN PENTHOUSE TERRACE



A WISH FOR A SUPERIOR LIFE



Specifications



FOUNDATION & STRUCTURE

- Earthquake resistant RCC frame structure made of Branded PSC / PPC Cement and Branded TMT.

DOOR

- Main Door. Flush door in Laminated finish with Wooden door frame.
- Rest Door: Flush Door with Wooden door frame & Motorize Lock.

Windows

- UPVC Sliding windows with mosquito repellent net.

FLOORING (INTERNAL)

- Bedroom
Master Bedroom : Wooden Design Vitrified Tiles 48"X24"
- Rest Bedrooms : Digital Vitrified Tiles 48"X24".
- Living Space Family Sitting : Digital Vitrified Tiles 48"X24".

TOILETS

- Designer Wall tiles up to 7ft with Anti Skid Floor Tiles.
- Branded Sanitary ware & CP fittings (Kohler & Jaguar) with CPVC hot & cold water pipeline.

BALCONY

- Anti Skid Floor Tiles.

KITCHEN

- Dado 2ft with Granite/Composite Marble cooking platform with SS sink.
- Provisioning for chimney, water filter refrigerator and geyser points with CPVC hot & cold water pipeline.

FLOORING(External)

- Lobby & Stair : Granite Slabs
- Community Hall : Digital Vitrified Tiles 48"X24".
- Basement/Parking : Heavy Duty Parking Tiles.

ELECTRIFICATION

- Concealed copper electrical anti flammable wiring(KEI/Polycab or equivalent) with sufficient light and power point.
- Modular Switches & sockets (Schneider,Gm, Gold medal or equivalent) with the provision of Tv, Telephone, DTH and AC point in the Living Space and All Bedrooms.

WALL FINISH

- Common Area walls Plastic paint over POP.
- Internal walls finish with POP in ceiling and wall.
- External walls finish with Texture & Acrylic Weather proof Paint (Asian/ Dulux/ Nerolac or equivalent.)



LOCATION MAP



Prime Location in RANCHI

Srenity Heights keeps you well connected both to different parts of the city as well as great neighbourhood with lush green environments.

The much convenient location gives you a seamless lifestyle you have been looking for.





SCHOOL'S & COLLEGES

Surendranath Public School - 1.1 km
DAV Bariatu - 2.1 Km
Sarla Birla Public School - 12.2 Km
Birla Institute of Technology (Mesra) - 8.5 Km



HOSPITAL'S

RIMS Hospital - 3 Km
Samford Hospital - 2.3 km
MEDICA Hospital - 4 km



AIRPORT , RAILWAY STATION & BUS STAND

Ranchi Railway Station - 5.8 Km
Bus Stand (Kantatoli) - 5.5 k.m
Airport - 13.2 Km



BANKS

ICICI Bank - 1.3 KM
HDFC Bank - 1.3 k.m
AXIS Bank - 1.3 k.m



SHOPPING & ENTERTAINMENT

Nucleus Mall - 4.5 Km
Kisan cinema Hall - 6.2 k.m
Nageshwar Mall - 2.6 Km



PLAY & ACTIVITIES

Morabadi Ground- 5 k.m
Oxygen Park - 4.5 Km



CONNECTIVITY

Mesra - 8 km
Lalpur Chowk - 4 Km
Firayalal Chowk - 5.2 Km



RESTAURANTS

KFC- 2.1 k.m
Domino's Pizza Restaurant - 2 Km



OTHERS

Gymkhana Club - 2.1 Km
Khelgaon Village - 3 k.m



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

Serenity Heights

Birla Bagan, Cheshire Home Road, Ranchi- 834009

(IGBC Registration No. GH230230)

The project has demonstrated intent to design and build high performance building in accordance with

IGBC Green Homes Rating System

Precertified Platinum

December 2023

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry
Chair, IGBC Green Homes

Gurmit Singh Arora
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC



DOUBLE HEIGHT
BALCONY



3 SIDE OPEN
FLATS



ACC BLOCKS USED
FOR HEAT RESISTANCE



HEAT RESISTANCE
COATING ON ROOF



RAIN WATER
HARVESTING



WASTE WATER TREATMENT AND
WATER FILTERATION SYSTEM



SOLAR LIGHTING FOR
COMMON AREAS



DESIGNED AS SUPERIOR VENTILATION
AND NATURAL LIGHT IN YOUR FLAT



EV CHARGING FACILITIES
FOR VEHICLES






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ARCHITECT

CHADDA & ASSOCIATES
ARCHITECTS & URBAN PLANNERS

DISCLAIMER

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DESIGN BY : PHOENIX DESIGN (6202288195 / 9304366467)