

A white line-art icon of a rising sun with rays, positioned above the word "SKYBAY".

SKYBAY

*Welcomes you
to your* **HOME**

RERA APPROVED
JHARERA/PROJECT/82/2026

LAVYA

LAVYA
SKYBAY



Established in 2005,

Eklavya Estate's narrative is one of remarkable metamorphosis, evolving from the bespoke craftsmanship of a single bungalow to the architectural grandeur of a **skyline-defining 13-floor tower in 2026**.

With a legacy spanning over two decades of excellence, we have meticulously curated a portfolio of **19+ landmark projects**, seamlessly weaving together the residential, commercial and hospitality sectors.

Defined by an unwavering commitment to quality and a deep rooted sense of community trust, the firm stands as a pillar of reliability in Jharkhand's capital, managing a thriving network of over **350+ leased commercial units**.

Today, Eklavya Estate continues to shape the city's urban fabric, blending its humble residential roots with a sophisticated, multidisciplinary vision for the future.

FROM BUILDER'S DESK

At Eklavya Skybay,

our vision goes beyond steel and concrete; it is about fostering a **peaceful society** rooted in **harmonious living**.

Our upcoming flagship project, featuring towers of up to B+G+13 floors, is designed to offer a green environment carrying forward the legacy of **"green-community living"** we established with earlier projects like Eklavya Towers.

Enhanced by 30+ world-class **amenities** including a community temple, swimming pool, and automated security, we are crafting a complete community where families can live in perfect balance.

We remain dedicated to building inclusive spaces that prioritize **care, quality**, and the **well-being of every resident**.



DESIGN PHILOSOPHY

Designed to offer a **harmonious blend** of comfort, community, and contemporary living, this thoughtfully planned **B+G+13** residential development comprises three architecturally designed towers. The project features two premium residential blocks alongside one EWS/LIG block, creating an inclusive neighbourhood that caters to **diverse lifestyles while** maintaining a cohesive architectural identity. Every aspect of the development has been planned to **maximise functionality, aesthetics, and quality of life.**

The master plan embraces lush green landscapes with a central lawn, children's play area, and tree-lined open spaces that promote a **healthy and refreshing environment.** A well-planned internal driveway ensures smooth vehicular circulation around the buildings, while a range of thoughtfully curated amenities including a fully equipped gymnasium, swimming pool, and community hall—enhance everyday living. Together, these features create a **vibrant residential community** where comfort, recreation, and convenience come together seamlessly.



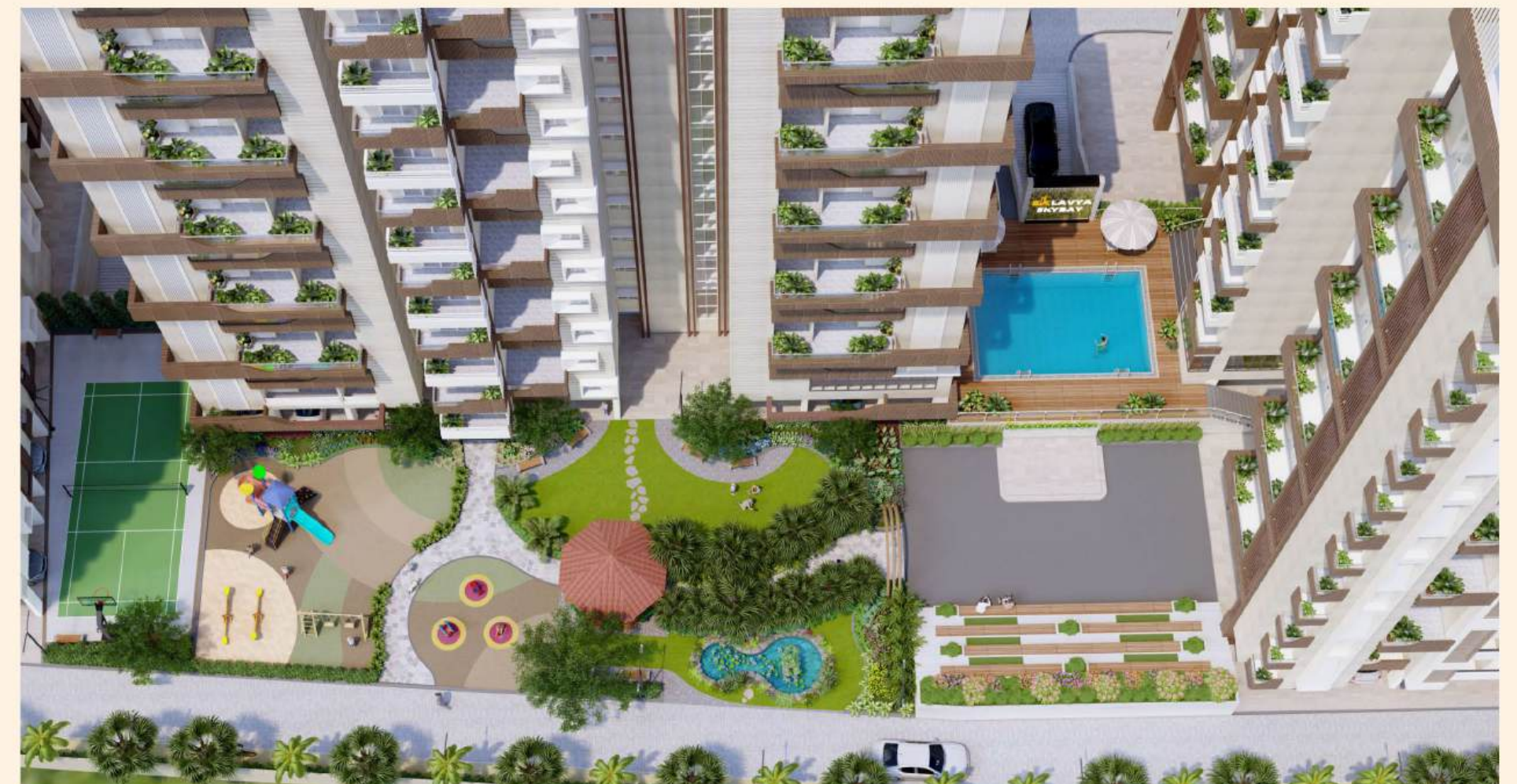



SKYBAY
WELCOMES YOU HOME

An architectural rendering of a modern residential complex. The scene features several multi-story apartment buildings with light-colored facades and prominent balconies enclosed by dark wood slats. The balconies have glass railings. In the foreground, there is a paved walkway on the left, a lush garden with various tropical plants like palm trees and pandanus trees in the center, and a playground area with colorful equipment in the background. A modern street lamp stands on the right. The sky is blue with scattered white clouds. The overall atmosphere is bright and airy, emphasizing a connection to nature.

COME HOME THROUGH NATURE

A thoughtfully landscaped arrival turns the everyday journey home into a refreshing experience of greenery, openness and calm.



PLAY MORE. LIVE MORE.

Spaces for play, sport and quiet time bring joy, movement and comfort to every generation.



ONE CUP OF TEA. A WORLD OF CALM.

Because where you pause, breathe and spend your quietest
moments matters just as much as where you live.



SPACE FOR EVERY SIDE OF LIFE

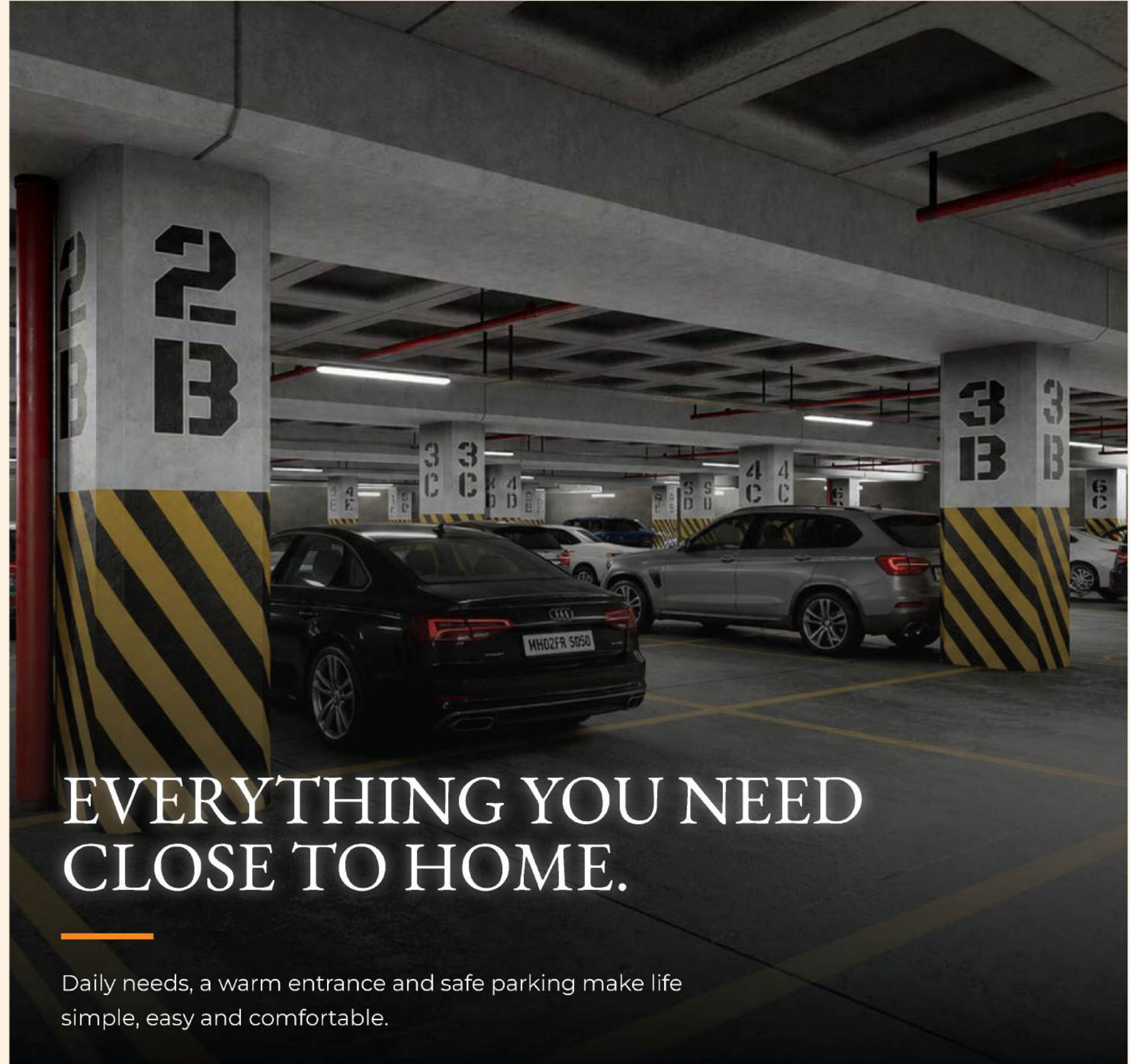
Stay active, celebrate together or enjoy an open-air event. Spaces made for energy, joy and shared moments.



BEGIN STRONG. LIVE BALANCED.

From focused workouts to refreshing moments by the pool, discover spaces designed for a healthier, more balanced way of life.



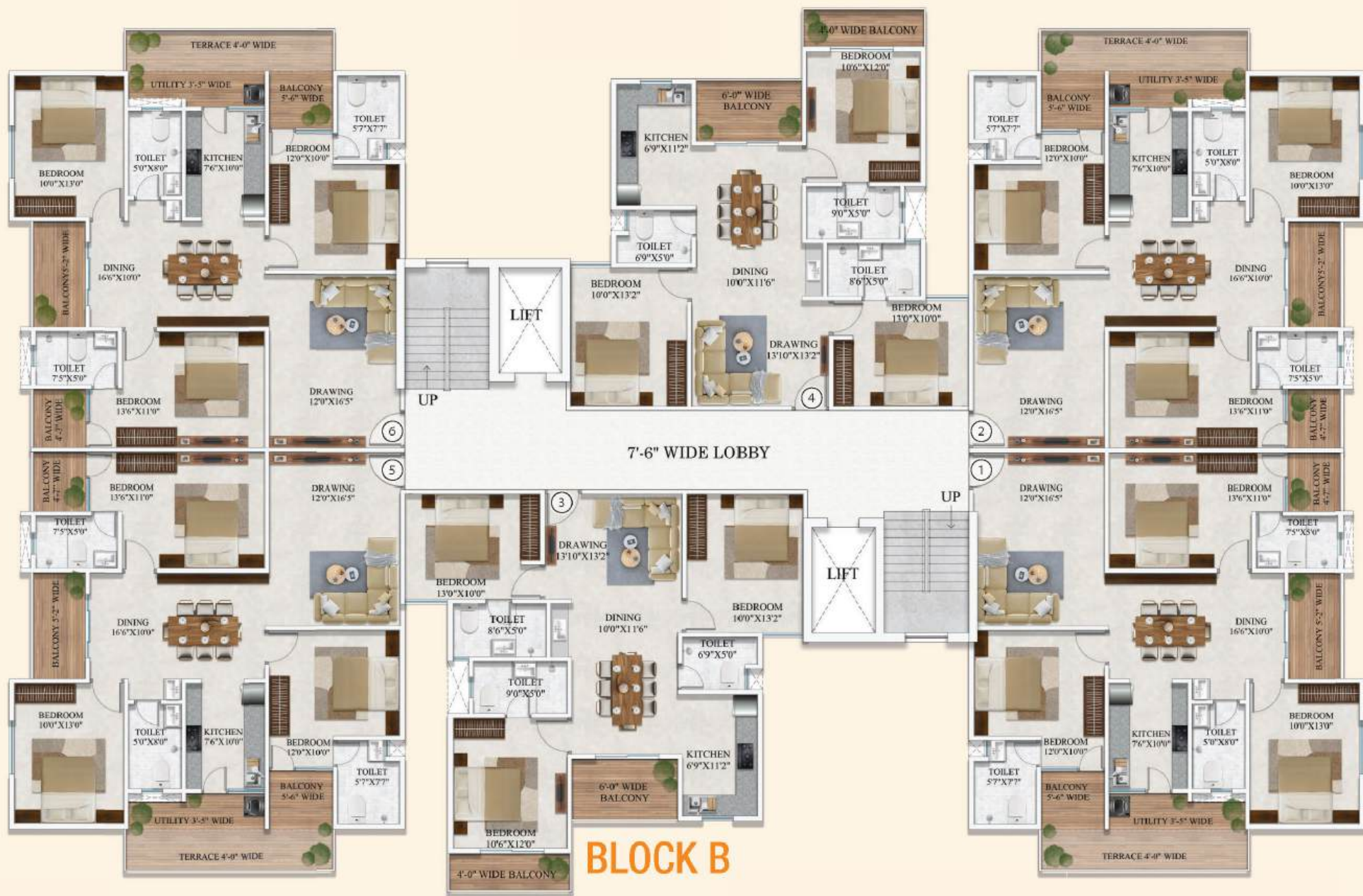


EVERYTHING YOU NEED CLOSE TO HOME.

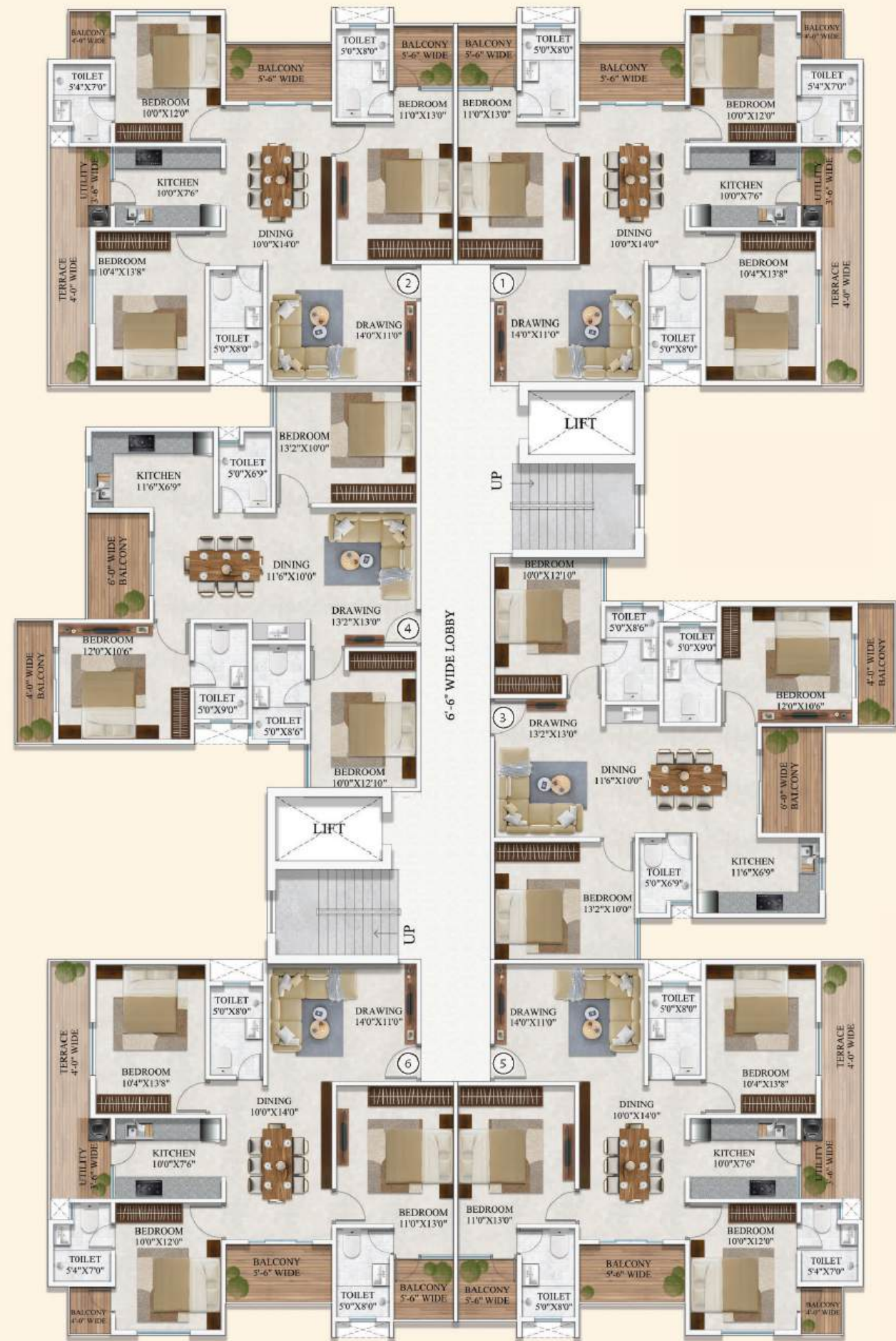
Daily needs, a warm entrance and safe parking make life simple, easy and comfortable.



BLOCK C



BLOCK B



BLOCK A

odd FLOOR LAYOUT

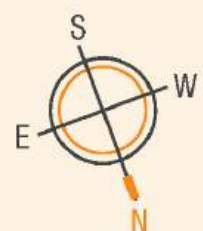
BLOCK C		
UNIT	TYPE	SALEABLE AREA
C101	2BHK	863 SQ.FT.
C102	2BHK	894 SQ.FT.
C103	1BHK	495 SQ.FT.
C104	1BHK	536 SQ.FT.
C105	2BHK	894 SQ.FT.
C106	1BHK	556 SQ.FT.

BLOCK B		
UNIT	TYPE	SALEABLE AREA
B301	3BHK	1803 SQ.FT.
B302	3BHK	1803 SQ.FT.
B303	3BHK	1435 SQ.FT.
B304	3BHK	1435 SQ.FT.
B305	3BHK	1803 SQ.FT.
B306	3BHK	1803 SQ.FT.

BLOCK A		
UNIT	TYPE	SALEABLE AREA
A301	3BHK	1600 SQ.FT.
A302	3BHK	1600 SQ.FT.
A303	3BHK	1435 SQ.FT.
A304	3BHK	1435 SQ.FT.
A305	3BHK	1600 SQ.FT.
A306	3BHK	1600 SQ.FT.



BLOCK C



BLOCK B



BLOCK A

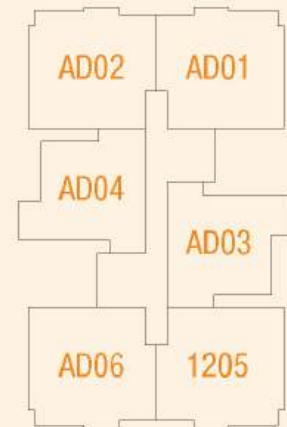
even FLOOR LAYOUT

UNIT	TYPE	SALEABLE AREA
C201	2BHK	863 SQ.FT.
C202	2BHK	894 SQ.FT.
C203	1BHK	495 SQ.FT.
C204	1BHK	536 SQ.FT.
C205	2BHK	894 SQ.FT.
C206	1BHK	556 SQ.FT.

UNIT	TYPE	SALEABLE AREA
B201	3BHK	1721 SQ.FT.
B202	3BHK	1721 SQ.FT.
B203	3BHK	1475 SQ.FT.
B204	3BHK	1475 SQ.FT.
B205	3BHK	1721 SQ.FT.
B206	3BHK	1721 SQ.FT.

UNIT	TYPE	SALEABLE AREA
A201	3BHK	1565 SQ.FT.
A202	3BHK	1565 SQ.FT.
A203	3BHK	1475 SQ.FT.
A204	3BHK	1475 SQ.FT.
A205	3BHK	1565 SQ.FT.
A206	3BHK	1565 SQ.FT.

LOWER DUPLEX FLOOR LAYOUT



BLOCK A

LOWER DUPLEX FLOOR AREA FOR AD01, AD02, AD06
1565 SQ.FT.

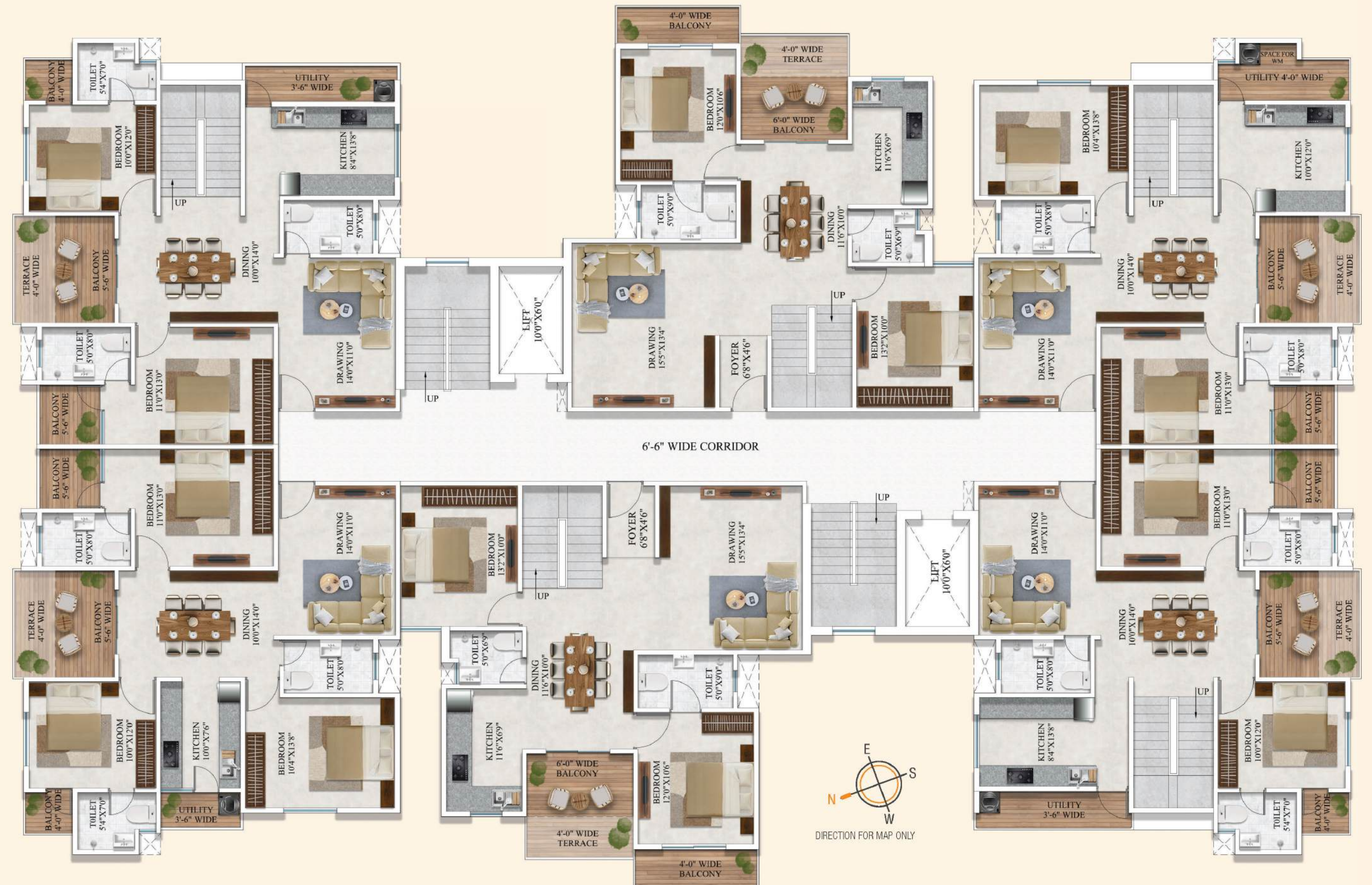
LOWER DUPLEX FLOOR AREA FOR AD03, AD04
1475 SQ.FT.

UPPER DUPLEX FLOOR AREA FOR AD01, AD02, AD06
1600 SQ.FT.

UPPER DUPLEX FLOOR AREA FOR AD03, AD04
1435 SQ.FT.

TOTAL SALEABLE AREA FOR AD01, AD02, AD06
3165 SQ.FT.

TOTAL SALEABLE AREA FOR AD03, AD04
2910 SQ.FT.



UPPER DUPLEX FLOOR LAYOUT



TOTAL SALEABLE AREA FOR AD03, AD04
2910 SQ.FT.



LOWER DUPLEX FLOOR LAYOUT



LOWER DUPLEX FLOOR AREA FOR BD03, BD04
1475 SQ.FT.

UPPER DUPLEX FLOOR AREA FOR BD03, BD04
1435 SQ.FT.

TOTAL SALEABLE AREA FOR BD03, BD04
2910 SQ.FT.



BLOCK B DUPLEX

UPPER DUPLEX FLOOR LAYOUT



BLOCK B

LOWER DUPLEX FLOOR AREA FOR BD01, BD02, BD05, BD06
1721 SQ.FT.

LOWER DUPLEX FLOOR AREA FOR BD03, BD04
1475 SQ.FT.

UPPER DUPLEX FLOOR AREA FOR BD01, BD02, BD05, BD06
1803 SQ.FT.

UPPER DUPLEX FLOOR AREA FOR BD03, BD04
1435 SQ.FT.

TOTAL SALEABLE AREA FOR BD01, BD02, BD05, BD06
3524 SQ.FT.

TOTAL SALEABLE AREA FOR BD03, BD04
2910 SQ.FT.



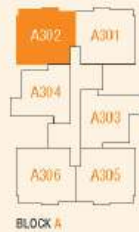
UNIT - A301



TYPE
3BHK

SALEABLE AREA
1600 SQ.FT.

UNIT - A302



TYPE
3BHK

SALEABLE AREA
1600 SQ.FT.

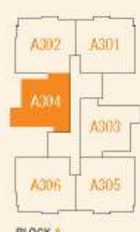
UNIT - A303



TYPE
3BHK

SALEABLE AREA
1435 SQ.FT.

UNIT - A304



TYPE
3BHK

SALEABLE AREA
1435 SQ.FT.

UNIT - A305



TYPE
3BHK

SALEABLE AREA
1600 SQ.FT.

UNIT - A306



TYPE
3BHK

SALEABLE AREA
1600 SQ.FT.

UNIT - A201



TYPE
3BHK

SALEABLE AREA
1565 SQ.FT.

UNIT - A202



TYPE
3BHK

SALEABLE AREA
1565 SQ.FT.

UNIT - A203



TYPE 3BHK
SALEABLE AREA 1475 SQ.FT.

UNIT - A204



TYPE 3BHK
SALEABLE AREA 1475 SQ.FT.

UNIT - A205



TYPE 3BHK
SALEABLE AREA 1565 SQ.FT.

UNIT - A206



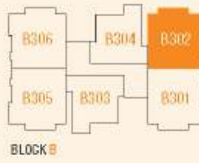
TYPE 3BHK
SALEABLE AREA 1565 SQ.FT.

UNIT - B301



TYPE 3BHK
SALEABLE AREA 1803 SQ.FT.

UNIT - B302



TYPE 3BHK
SALEABLE AREA 1803 SQ.FT.

UNIT - B303



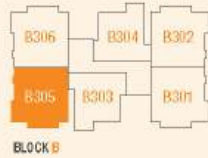
TYPE 3BHK
SALEABLE AREA 1435 SQ.FT.

UNIT - B304

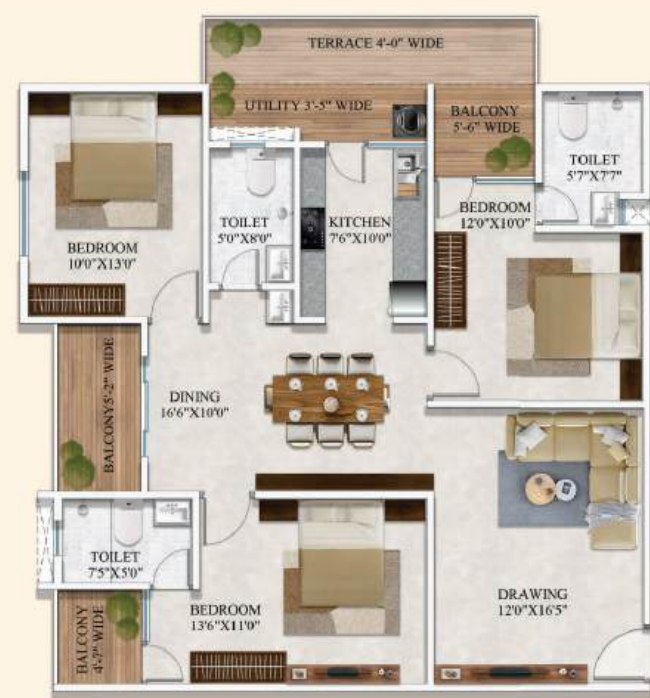


TYPE 3BHK
SALEABLE AREA 1435 SQ.FT.

UNIT - B305



UNIT - B306



UNIT - B201



UNIT - B202



UNIT - B203



UNIT - B204



UNIT - B205



UNIT - B206



UNIT - C101



TYPE 2BHK
SALEABLE AREA 863 SQ.FT.

UNIT - C102



TYPE 2BHK
SALEABLE AREA 894 SQ.FT.

UNIT - C103



TYPE 1BHK
SALEABLE AREA 495 SQ.FT.

UNIT - C104



TYPE 1BHK
SALEABLE AREA 536 SQ.FT.

UNIT - C105



TYPE 2BHK
SALEABLE AREA 894 SQ.FT.

UNIT - C106



TYPE 1BHK
SALEABLE AREA 556 SQ.FT.

CONSTRUCTION LINK PAYMENT PLAN								
BLOCK A & B								
ON BOOKING	FOUNDATION AND PLINTH	1ST FLOOR ROOF CASTING	4TH FLOOR ROOF CASTING	7TH FLOOR ROOF CASTING	10TH FLOOR ROOF CASTING	13TH FLOOR ROOF CASTING	BRICK WORK AND PLASTER	FINISHING
1LAKH OR MORE	15%	15%	15%	15%	10%	10%	15%	5%
BLOCK C								
ON BOOKING	FOUNDATION AND PLINTH	2ND FLOOR ROOF CASTING	4TH FLOOR ROOF CASTING	7TH FLOOR ROOF CASTING	BRICK WORK AND PLASTER	FINISHING		
1LAKH OR MORE	20%	20%	20%	20%	15%	5%		

BLOCK A
ODD FLOOR
3BHK LAYOUTS

FOR FLAT NOS.
301,302,305,306,501,502,505,506,701,702,705,706,901,902,905,906
1101,1102,1105,1106,1305



FOR FLAT NOS.
303,304,503,504,703,704,903,904
1103,1104

BLOCK A
ODD FLOOR
3BHK LAYOUTS

BLOCK A
EVEN FLOOR
3BHK LAYOUTS

FOR FLAT NOS.
201,202,205,206,401,402,405,406,601,602,605,606,801,802,805,806
1001,1002,1005,1006,1205



FOR FLAT NOS.
203,204,403,404,603,604,803,804
1003,1004

BLOCK A
EVEN FLOOR
3BHK LAYOUTS

BLOCK B
ODD FLOOR
3BHK LAYOUTS

FOR FLAT NOS.
301,302,305,306,501,502,505,506,701,702,705,706,901,902,905,906
1101,1102,1105,1106



FOR FLAT NOS.
303,304,503,504,703,704,903,904
1103,1104

BLOCK B
ODD FLOOR
3BHK LAYOUTS

BLOCK B
EVEN FLOOR
3BHK LAYOUTS

FOR FLAT NOS.
201,202,205,206,401,402,405,406,601,602,605,606,801,802,805,806
1001,1002,1005,1006



FOR FLAT NOS.
203,204,403,404,603,604,803,804
1003,1004

BLOCK B
EVEN FLOOR
3BHK LAYOUTS

DUPLEX LAYOUT

12th & 13th FLOOR



SPECIFICATIONS AT HANDOVER



FOUNDATION & STRUCTURE

- Earthquake resistant frame
- Branded ISI PPC / OPC cement
- Branded high quality TMT steel bars
- ACC Blocks / Fly Ash Bricks



DOORS & WINDOWS

- Main Door - 8 Feet with laminate finish
- Internal Door - 7 feet doors
- Aluminium / UPVC sliding window
- Mild Steel Railings with Glass



INTERNAL FLOORING

- Living / Dining / Bedrooms - Digital verified tiles
- Toilets - Glazed Creamic will tiles & Anti-skid floor tiles
- Balcony - Anti-skid floor tiles



SANITARYWARE

- Branded sanitary ware from Jaguar / Parryware / Hindware
- CPVC hot & cold water pipelines
- Gyser & Modular taps



KITCHEN

- Granite cooking platform
- Stainless Steel sink & Modular tap
- 16A electrical sockets



EXTERNAL FLOORING

- Lobby & Staircases - Special verified tiles - Glazed Creamic will tiles &
- Comoon Area & Lifted - Verified tiles.
- Basement/Parking - Paving Tiles / Heavy Duty Tiles



ELECTRICAL FITTINGS

- Concealed copper wiring of Polycab
- Modular switches (Anchor / GM)
- Adequate light & power sockets
- TV, DTH & AC provision in living & bedrooms



WALL FINISHING

- Internal walls & Common areas - POP finish with emulsion paint.
- External walls - Weather-proof paint

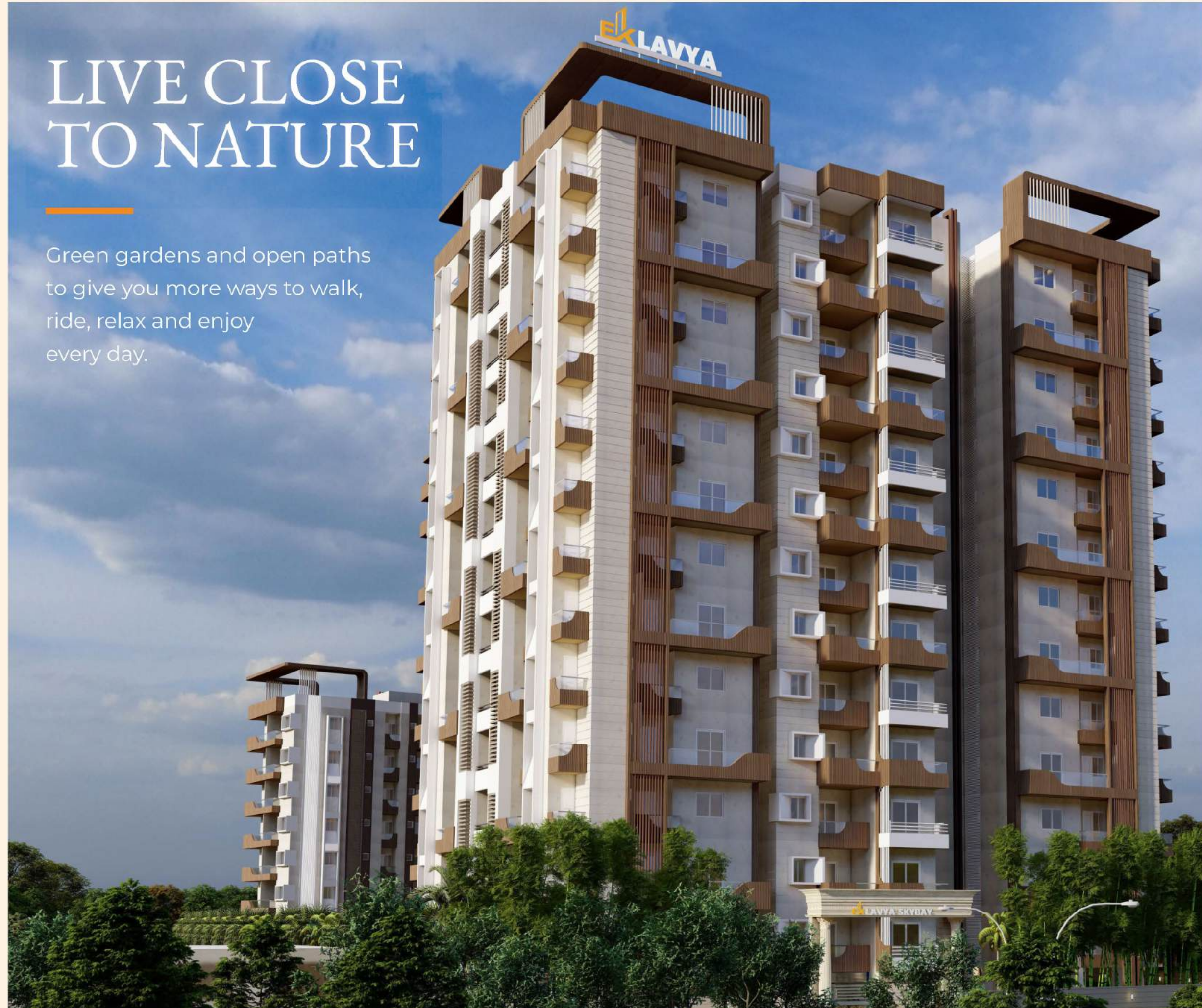


POWER SUPPLY & BACKUP

- Personal Society Transformer
- Genset Provision

LIVE CLOSE TO NATURE

Green gardens and open paths
to give you more ways to walk,
ride, relax and enjoy
every day.





PAUSE. REFRESH.
RECONNECT.



MADE FOR THE WAY YOU CHOOSE TO LIVE

Thoughtfully designed spaces create a calm, contemporary setting for everyday moments and meaningful connections.



*The serenity of a sanctuary
with the convenience of downtown.*

Nestled just beyond the urban border, EKLAVYA SKYBAY offers a rare best-of-both-worlds lifestyle. A serene escape from the constant buzz of metropolis living, without sacrificing the convenience of metropolis life. It's a space designed for those who want to wake up to absolute tranquility, step out their door into peace, and still reach the heart of the city in a matter of minutes whenever work or nightlife calls.



EDUCATION

Saraswati Shishu Vidyamandir	3.2 Kms
Amity University	4.5 Kms
St. Thomas School	5.2 Kms
IIIT Ranchi	6.7 Kms
IIM Ranchi	7.6 Kms
Vivekanand Vidya Madir	7.7 Kms
Kerali School	8 Kms
NIAMT Ranchi	8.7 Kms
Delhi Public School	10 Kms
Jawahar Vidya Mandir	11 Kms



LEISURE

Dhurwa Dam	1 Kms
Upcoming Taj Hotel	4.7 Kms
J.S.C.A. Stadium	5 Kms
Jagannath Mandir	6 Kms



HEALTHCARE

C.R.P.F. Hospital	5.3 Kms
Paras Hospital	5.4 Kms
Gautam Medical College	7.6 Kms
Devanika Hospital	9.7 Kms



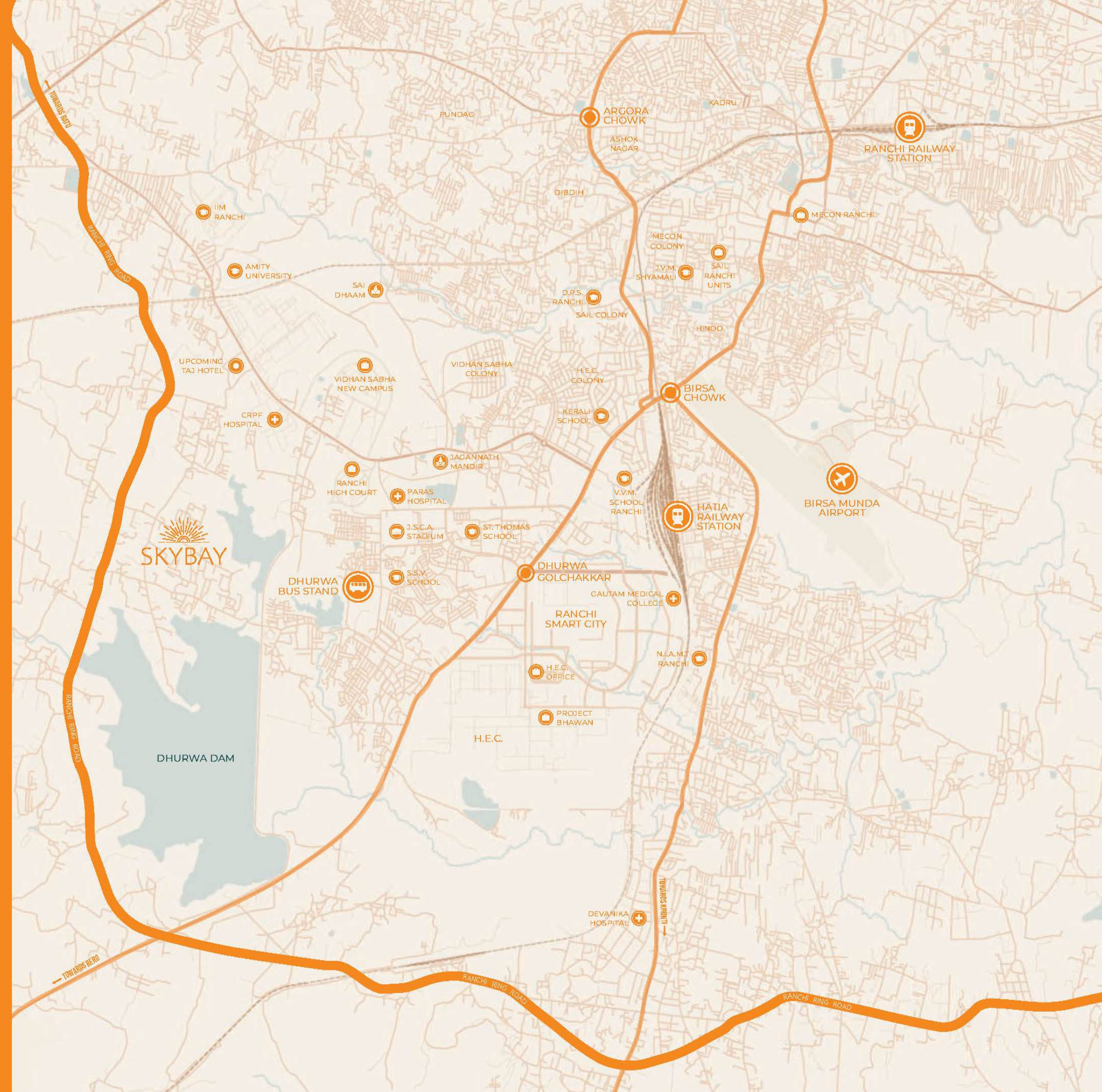
TRANSPORT

Dhurwa Bus Stand	3.8 Kms
Hatia Railway Station	8 Kms
Birsa Munda Airport	8.7 Kms
Ranchi Railway Station	14 Kms



WORK

New High Court	5.5 Kms
Project Bhawan	6.5 Kms
New Vidhan Sabha	7.1 Kms
MECON Ranchi	11 Kms
SAIL Ranchi Units	12 Kms



OUR CONTRIBUTORS

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PROJECT NUMBER:
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ADITYA MISHRA

OUR RECENT PROJECTS



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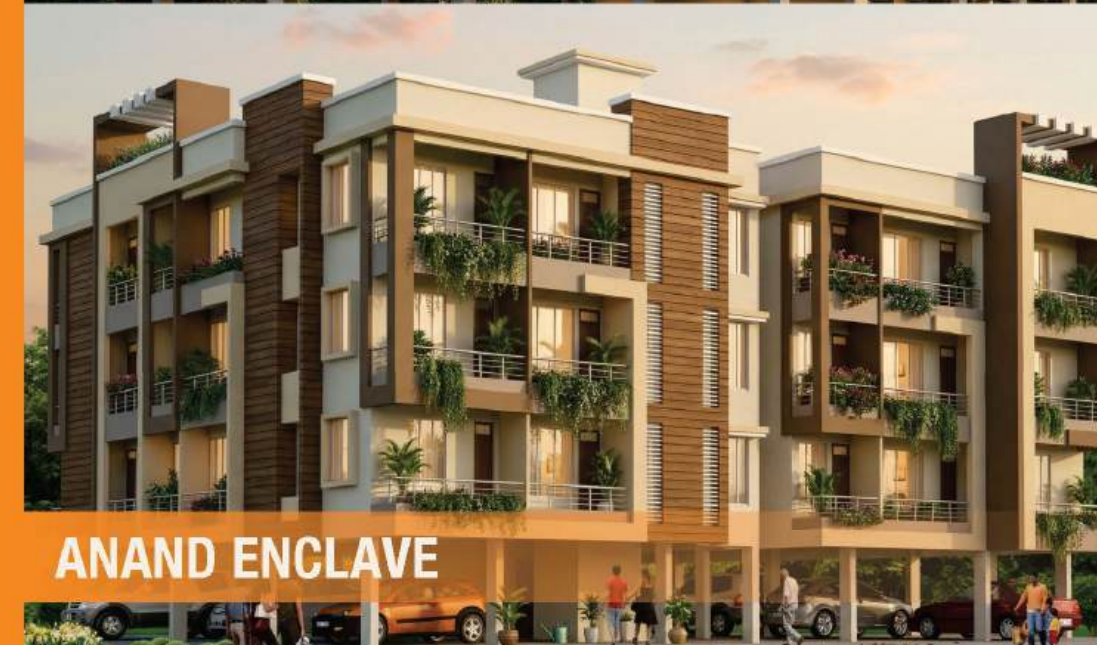
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KASHI ENCLAVE



ISHAAN ENCLAVE



ANAND ENCLAVE



PALASH ENCLAVE



AMBEDKAR ENCLAVE



EKLAVYA RESIDENCY



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