





Rendezvous Ranchi



India has been witnessing a consistent economic growth for the past few years. The best example is the recent infrastructure boom across the nation. This is not restricted to only metros but is also taking place in tier 1 and tier 2 cities, Ranchi being no exception.

Ranchi, the capital of Jharkhand is also known as the city of lakes and water falls. Once the summer capital of Bihar, it is picturesquely situated in the valley of Chotanagpur, well known for its scenic attractions, waterfalls, salubrious climate, glades, barren rocks and verdant hillocks. Being the epicenter of mineral wealth and also an industrial hub of the country, Ranchi is now transforming into a well planned city.

Ranchi is home to a number of industrial complexes like Steel Authority of India (SAIL) and Mecon. With the extent of infrastructure and development being brought in, Ranchi will soon develop into a busy Metropolitan.





Kashish Developers Limited, a well respected and trusted name in the real estate fraternity, are the conceptualizers and creators of the landmark projects like Indra Regency, Surabhi Enclave, Mecon Vatika, The Green Garden etc. Inspired by it's unprecedented success, SAIL Employees Co-operative Housing Society Ltd. approached Kashish with plans of a similar development and thus, the idea of Sail City was conceived.

SAIL is India's largest steel producing company. With a turnover of Rs. 40,000 crore, the company is among the top five highest profit earning corporates of the country. Since its inception, SAIL has been instrumental in laying a sound infrastructure for the industrial development of the country.

Acres of priceless lifestyle for the matchless few!



Sail City, a beautiful gift to the people of Ranchi, is a metaphor of modernity and organized living. The burgeoning demand for lavish designer apartment led Kashish developers to introduce the idea of complete township.

Never before has the affluence of modern living with classic interiors and architectural splendor come together in such a package. Sail City is a complete township in every sense of the term.





The Complete Township *Sail City*

Sail City is spread over a large area with 12 acres of dedicated lush green landscapes which include well-designed multi-parks and playgrounds. Built with a well-planned and futuristic outlook, Sail City offers aesthetically designed apartments and lavish twin villas, Kashish Mall, Swimming Pool, Gymnasium and a plethora of facilities for a complete living experience.



Temple



Petrol Pump



Educational Institutes



C.R.P.F. Camp



Airport



Strategic Location

Located strategically in close vicinity to the posh SAIL Satellite and Shyamali colonies, Sail City is the first choice for people looking for a luxurious lifestyle in Ranchi.

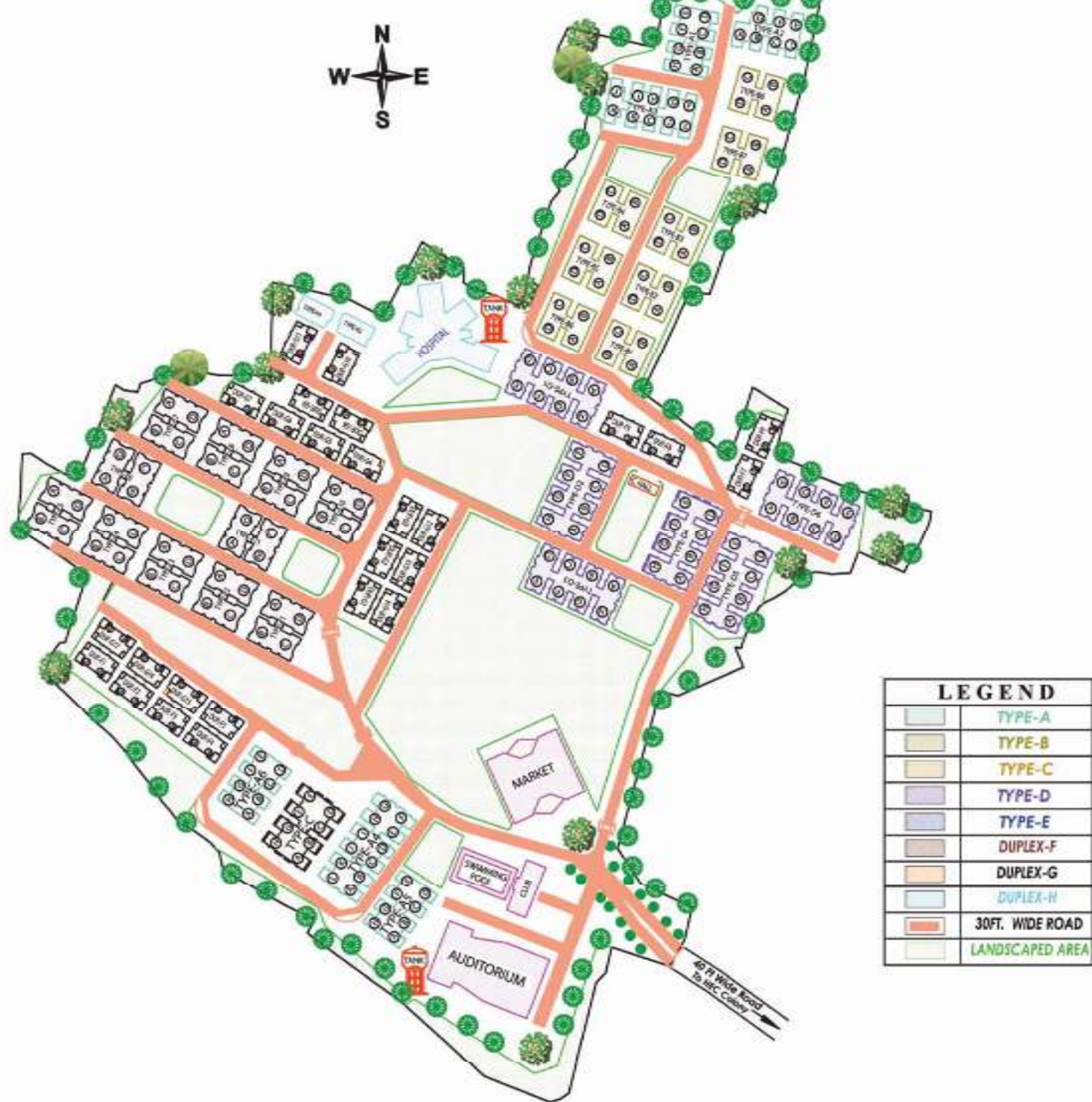
Renowned educational institutions like D.P.S., D.A.V. School, Central School and Kerali School are just a short drive away.

Prominent places of worship like the Jaganathpur Mandir, Panchmukhi Hanuman Mandir and Shiv Mandir are near by for the religious souls.

The airport is easily accessible via Ranchi bypass road and utilities like Petrol Pumps and markets are located within the neighborhood. Also, the Vidhan Sabha complex is at a walking distance from Sail City.



Auditorium



Site Plan



The Grand Entrance

The awe begins even before you enter the magnificent premises of Sail City. With majestic entrance gates that are guarded 24 x 7 by professional security personnel, this is the epitome of lavishness meeting sensibility. This picture of perfection is completed by gorgeous flower beds and trees gracing the entrance. Sail City is, truly, above all else!





Twin Villas

Sail City introduces Twin Villas, a new paradigm in modern living. With contemporary looks and spacious interiors, these villas are fully equipped with the most modern amenities.

Enjoy a day out in your own private lawn, a get together on the terrace or just relax on your porch— the choice is yours. Enjoy the true benefits of stately living!





Designer Apartments

With aesthetically crafted and spacious rooms for classy yet comfortable living, these homes are intelligently designed for better wind circulation and natural lighting.

Whether it's the cityscapes or the scenic hills, the multi-storied apartment offer views to dazzle even the most unimpressible of minds.

A grand entrance lobby, optimum utilisation of floor space and the perfectly planned impressive interiors make Sail City the most preferred destination in Ranchi.





Living Room

All living areas adorned with vitrified tiles add class to your prime possession.

The majestic staircase in the Twin Villas add a touch of class to your homes. The cozy and comfortable dining area in all the apartments leave no desire unfulfilled.

Internal walls with high quality Plaster of Paris finish give your home a feel of luxury.





Master Bedrooms

Complete siesta ecstasy as you relax your senses after a strenuous day so that you can arise and greet the morning afresh.

These bedrooms offer total rejuvenation anytime you need a break from your hectic schedule. This is the one place where everyday is actually a Sunday.





Exclusive Kitchen

Anti-skid tiles for your safety, beautiful green / granite platform and shining stainless steel sink embellish your kitchen. Premium quality printed 24" high glazed tiles adds class to your own spice house.





Elegant Bathrooms

Walk into your majestic bathroom where the little shower droplets rejoice you and refresh fond memories of walking in the rain.

With Anti-Skid tiling and Sanitary ware from Hindware/Classica/Cera or equivalent, these bathrooms are a class apart. The chromium plated fittings ensure that the grandeur of the rest of the project isn't missing anywhere in your house.







Sprawling Landscapes

Sail City has 12 acres of dedicated lush green landscapes which include well-designed multi-parks and playgrounds.

Special Tot-lots provide ample spaces for your children to run free and play around.





The Sports Zone

Here you will find 8 acres of landscaped greens and theme parks like an acupressure garden, Reflexology Park, Senior Citizens Park, various activity centers like a skating rink, outdoor chess and fitness centers, integrated sports including a multi-purpose court for badminton, basketball and volleyball, and world-class health facilities like jogging & cycling tracks, and a swimming pool. All in all, SailCity is truly a contemporary and sustainable residence to see what a resplendent life can be.





Lavish Club House

Imagine discussing the top head lines, the latest gossip about soaps operas, the latest chick flick or just having fun in a party at your own Club house.







Modern Gymnasium

The presence of a state of the art modern gymnasium reiterates our claim that all your fitness needs are taken care of here.

Fully-equipped with the latest in fitness equipment, everything you need to maintain a healthy routine and keep fit is present at Sail City.





Indoor Games Hall

Dreaming to be a sports person, try your skills and challenge your wits with our facilities for indoor games.

With a variety of games to choose from, recreation is definitely a need you won't have to worry about here.





Our Restaurant

Serve and Savor the delectable delicacies in your own restaurant. Choose from a variety of cuisines to tangle the taste buds and satisfy your hunger. Perfect for a family night out or days when you don't want to step into your kitchen.





Kashish Mall

The Kashish Mall is the answer to all your essential shopping needs. With the best brands at a walking distance from your home, this mall is what truly makes Sail City a complete, self sufficient township.

Be it jewellery, apparel, groceries or even your very own restaurant, all your needs are completely taken care of.



Amenities





- Club
- Auditorium
- Spa
- Gymnasium
- Modern Shopping Complex
- Guest House
- Community Hall cum Marriage Hall
- Common Room
- Indoor Game Hall
- Creche/Play School/Nursery School
- Dispensary cum Nursing Home
- Restaurant
- Management Office
- Maintenance Office
- Security Office
- Security Post
- Library
- Common Area Toilet for Ladies and Gents
- Round the clock Water Supply
- Centralized Communication System
- Large Open Space
- Landscaping
- Greens
- Play Grounds
- Multi-Parks
- Tot-lots
- Plantation
- Visitors Parking
- Internal Pathway
- Fire Extinguishers
- Common Area Lighting

Amenities Par Excellence

Project Specifications:



Foundation	:	R.C.C. foundation as per design of structural Consultants.
Structure	:	R.C.C. Frame structure.
Wall	:	Wall shall be constructed with first class red brick / fly ash brick. External wall thickness will be 10"/8" and Internal wall thickness will be 5".
Plaster	:	In Cement mortar 1:6.
Flooring	:	Vitrified Tiles Flooring: Kajaria/ Marbita or Equivalent.
Balcony & open Terrace flooring	:	Floor Tiles (Anti Skid)
Parking area flooring	:	Crazy flooring in parking lots.
Water Proofing	:	All roofs and toilets shall be treated with water proofing compound.
External wall finish	:	All external walls shall be finished with putty over two coat of weather shield paint.
Internal wall finish	:	All internal walls shall be finished with plaster of Paris punning on Plastered surface and a coat of cement Primer with two coats of Oil Bond Distemper.
Chowkhats	:	Wooden Door frames (chowkhats) of Godrej/Sai Wood or Equivalent of Size 5"x 2 ¹⁰ ".
Entrance Doors	:	Entrance Door shutters of 32mm thick ISI mark one side TEAK finish flush door, finished with natural polish and other side painted with two coats synthetic enamel of specified colour over the coat of primer and putty.
Other Doors	:	30mm thick ISI mark flush door shutters painted with synthetic enamel over a coat of primer and putty.
Windows	:	Aluminium Window (Double shutter)
Stair Case	:	Railing - Stainless Steel Flooring - Green Marble
Kitchen	:	(a) Flooring: Floor tiles (Anti Skid) (b) Working Platform: Granite/Green Slab



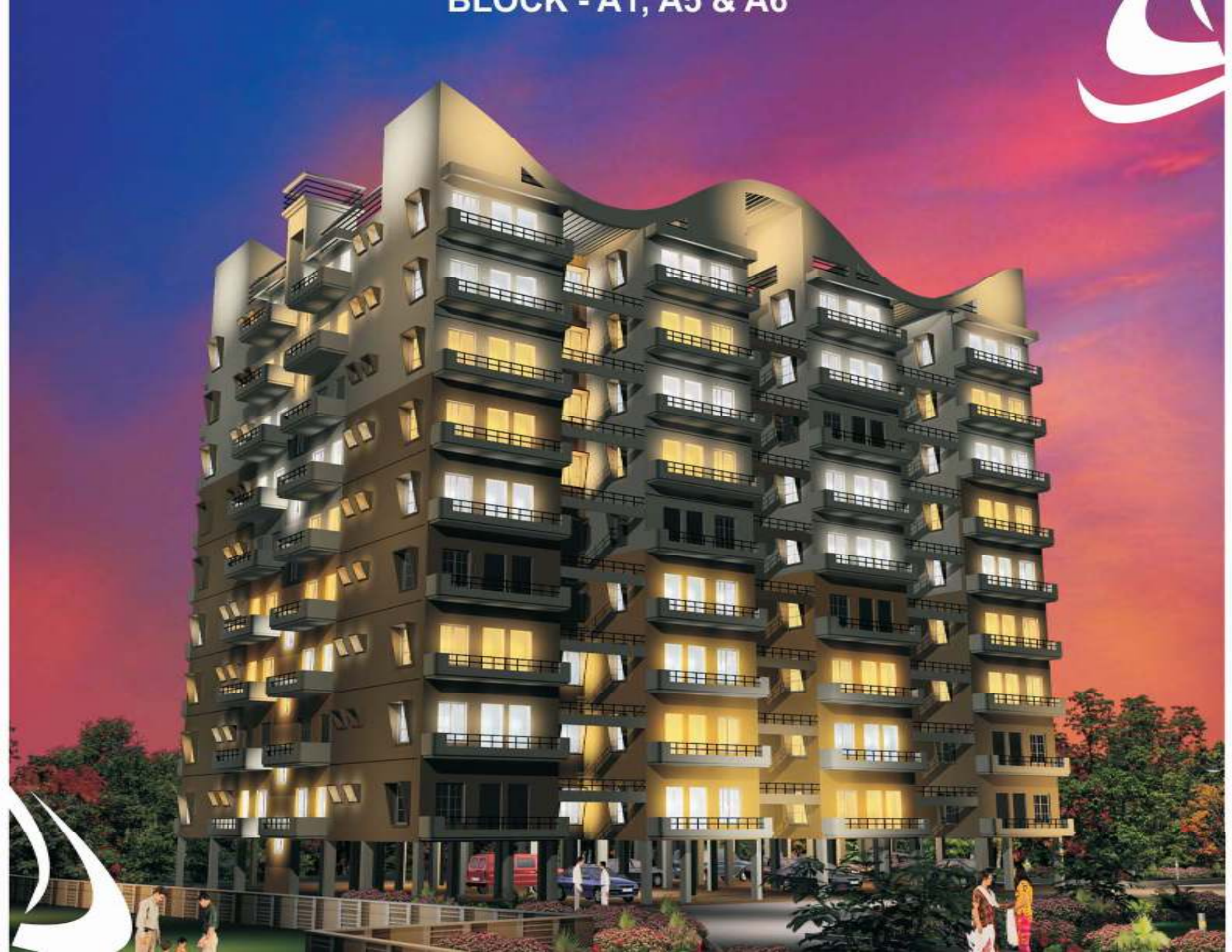
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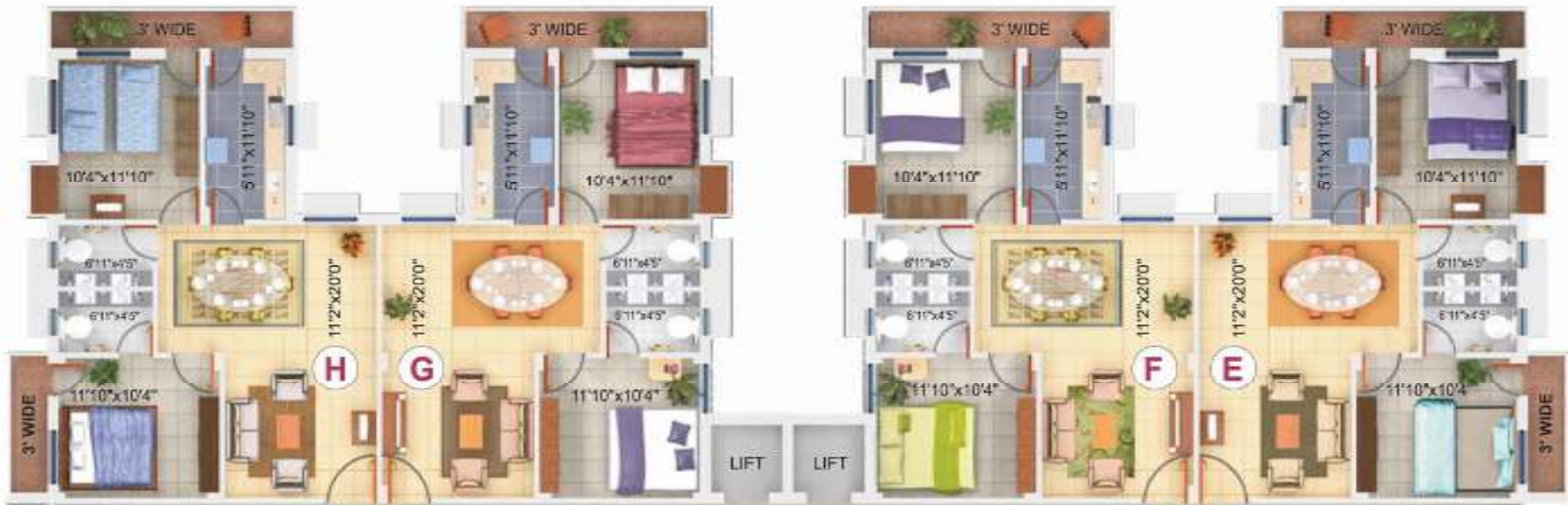


	(c) Dado: Premium quality painted 24" high glazed tiles
	(d) Sink: Stainless Steel
Corridor	: Anti skid tiles: Kajaria/ Marbita or Equivalent
Bathroom	: (a) Flooring: Kajaria/ Marbita or Equivalent (Anti Skid)
	(b) Walls : Glazed tiles upto 7 feet level.
	(c) Sanitary: White glazed vitreous Sanitary ware of HINDWARE/CLASSICA / CERA or equivalent.
	(d) Fittings : Chromium plated of CONTINENTAL series of JAQUAR make or Equivalent.
	(e) Cistern: White Acrylic / fibre glass cistern.
	(f) Plumbing: Double line (Hot & Cold) plumbing and C.P fittings provided in all Bathrooms, Dinning Space & Kitchen.
Electrical	: (a) All internal wiring in Concealed conduits with ISI mark copper cable.
	(b) All Electrical modular switches and accessories of ISI Mark.
	(c) Adequate lighting / sockets, outlets etc. provided in each room.
	(d) A.C. Point with 15 AMP Power Plug provided in all bedrooms, drawing room and dinning room.
TV Cable	: One T.V. point provided in drawing room.
Telephone Point	: One Telephone plug provided in Drawing Room.
Water supply	: Adequate water supply shall be provided.
Lift	: KONE/OTIS Elevator or Equivalent in each Apartment Block.
Electric	: Three phase connection to all the flats with a provision of separate meter with 5 KVA load for each units.
Power Back-up	: Providing 500 watts emergency power back-up with automatic change over facility.



BLOCK - A1, A3 & A6





7' WIDE CORRIDOR



AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1150 sft.	2 BHK
2.	UNIT - B	1110 sft.	2 BHK
3.	UNIT - C	1110 sft.	2 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
5.	UNIT - E	1150 sft.	2 BHK
6.	UNIT - F	1110 sft.	2 BHK
7.	UNIT - G	1110 sft.	2 BHK

BLOCK - A2



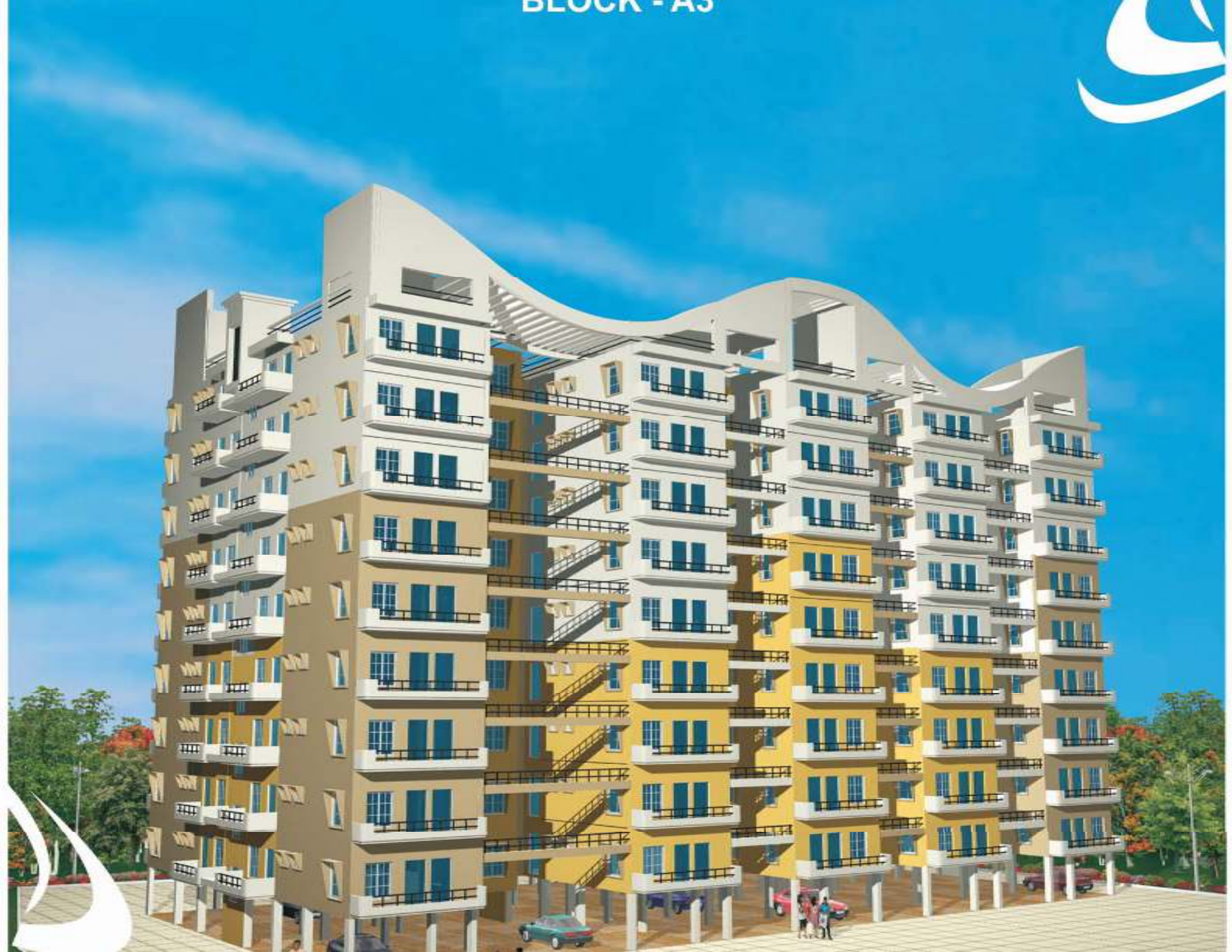


AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1150 sft.	2 BHK
2.	UNIT - B	1110 sft.	2 BHK
3.	UNIT - C	1110 sft.	2 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
5.	UNIT - E	1150 sft.	2 BHK
6.	UNIT - F	1110 sft.	2 BHK
7.	UNIT - G	1110 sft.	2 BHK



FLOOR PLAN OF BLOCK - A3

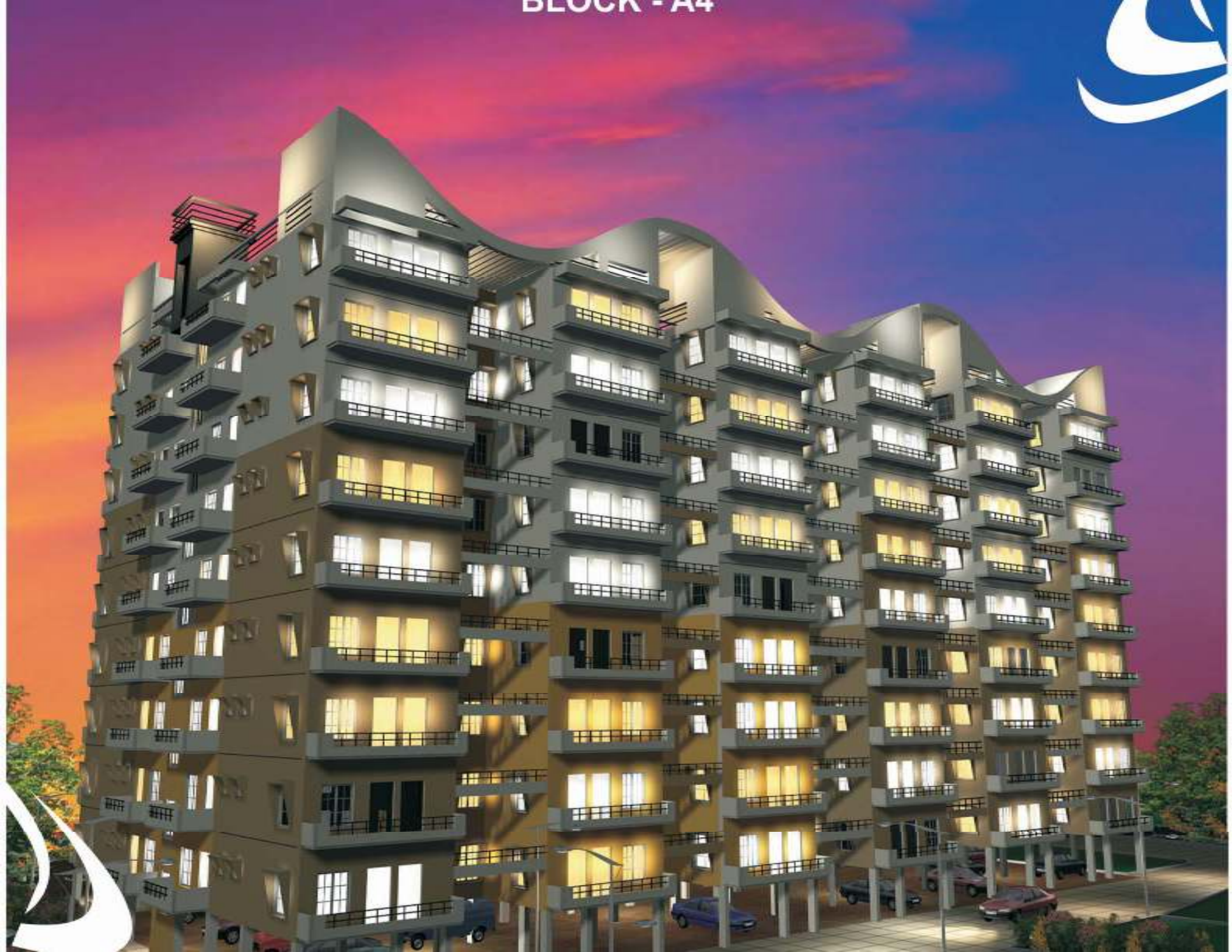


AREA STATEMENT

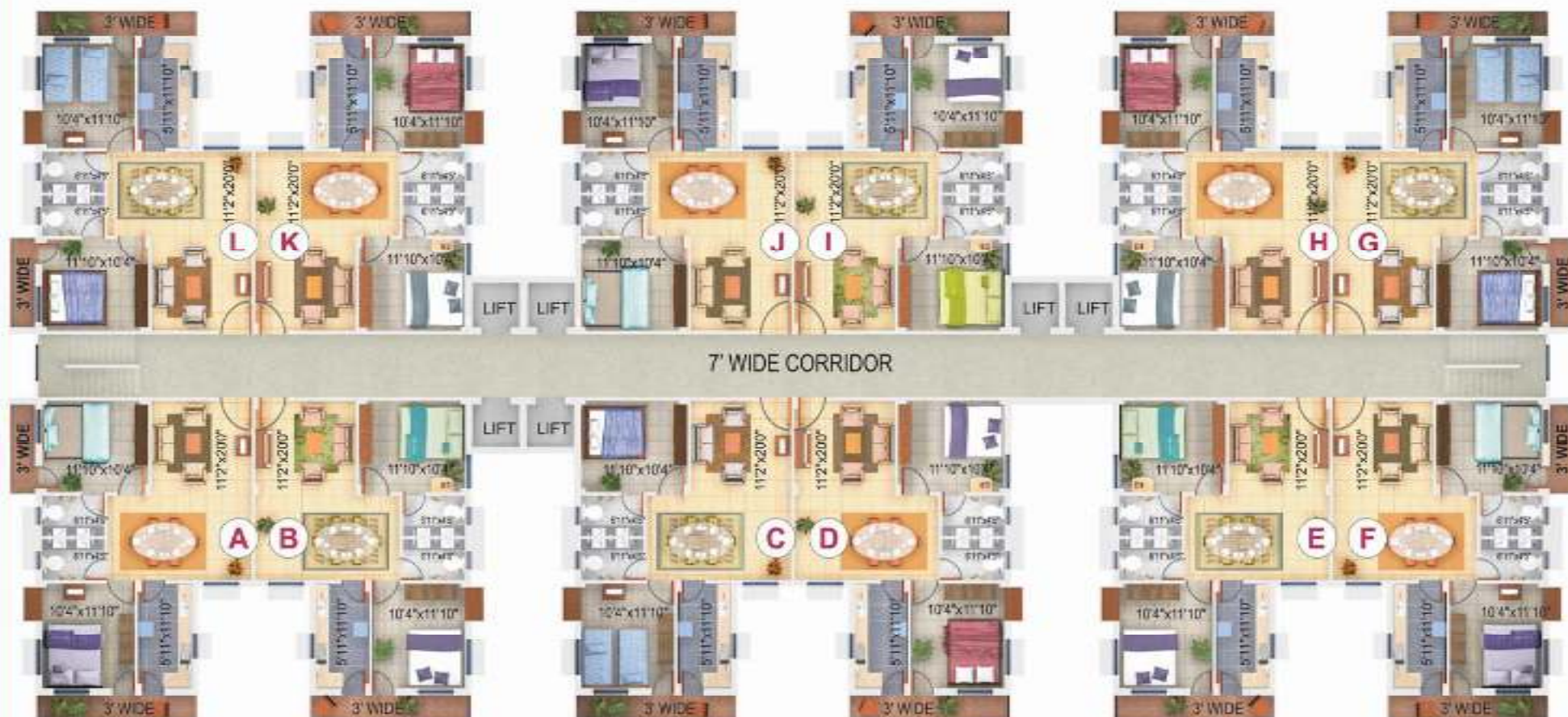
SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1150 sft.	2 BHK
2.	UNIT - B	1110 sft.	2 BHK
3.	UNIT - C	1110 sft.	2 BHK
4.	UNIT - D	1110 sft.	2 BHK
5.	UNIT - E	1150 sft.	2 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
6.	UNIT - F	1150 sft.	2 BHK
7.	UNIT - G	1110 sft.	2 BHK
8.	UNIT - H	1110 sft.	2 BHK
9.	UNIT - I	1110 sft.	2 BHK
10.	UNIT - J	1150 sft.	2 BHK



FLOOR PLAN OF BLOCK - A4



AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1150 sft.	2 BHK
2.	UNIT - B	1110 sft.	2 BHK
3.	UNIT - C	1110 sft.	2 BHK
4.	UNIT - D	1110 sft.	2 BHK
5.	UNIT - E	1110 sft.	2 BHK
6.	UNIT - F	1150 sft.	2 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
7.	UNIT - G	1150 sft.	2 BHK
8.	UNIT - H	1110 sft.	2 BHK
9.	UNIT - I	1110 sft.	2 BHK
10.	UNIT - J	1110 sft.	2 BHK
11.	UNIT - K	1110 sft.	2 BHK
12.	UNIT - L	1150 sft.	2 BHK

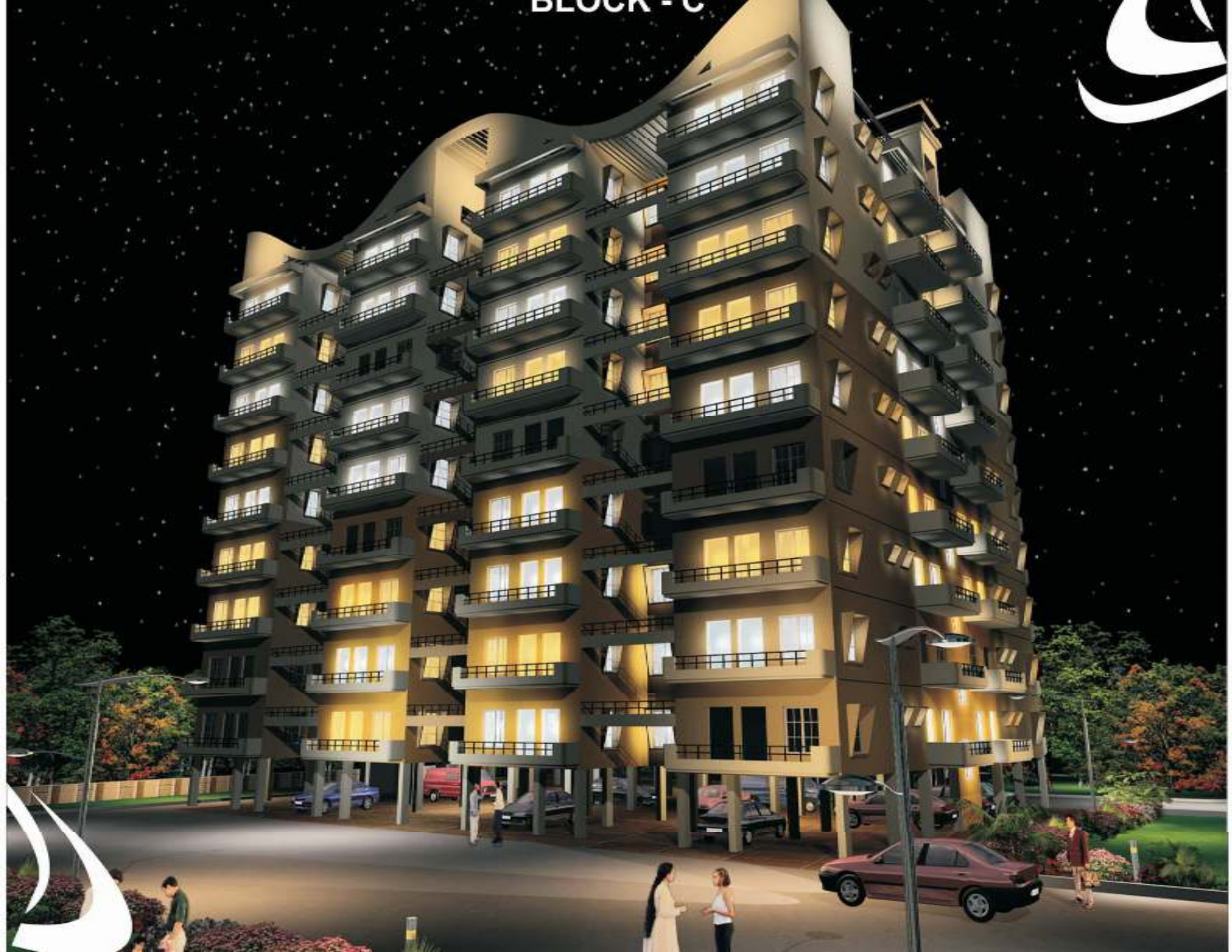


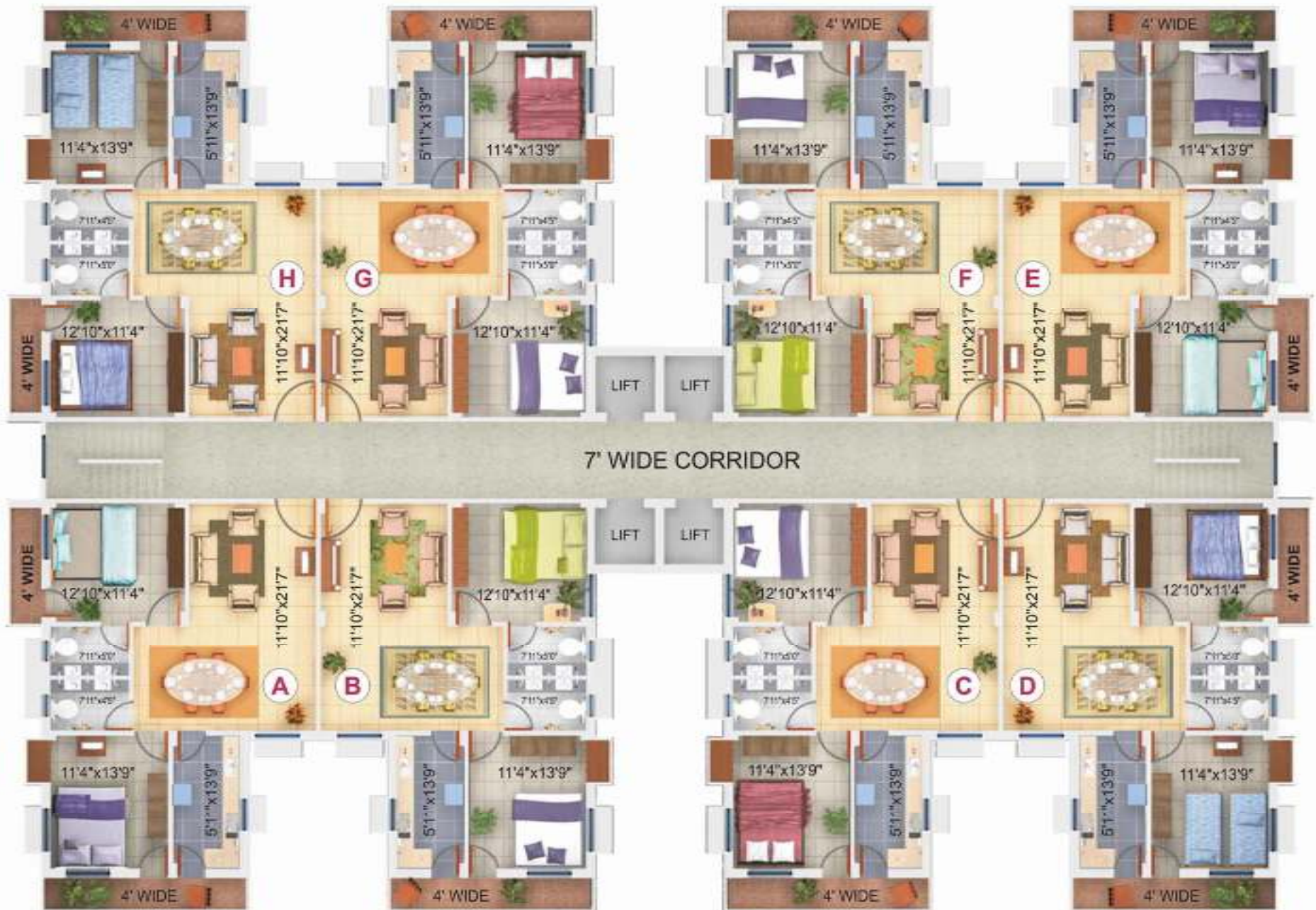


AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1800 sft.	3 BHK
2.	UNIT - B	1800 sft.	3 BHK
3.	UNIT - C	1800 sft.	3 BHK

BLOCK - C





AREA STATEMENT

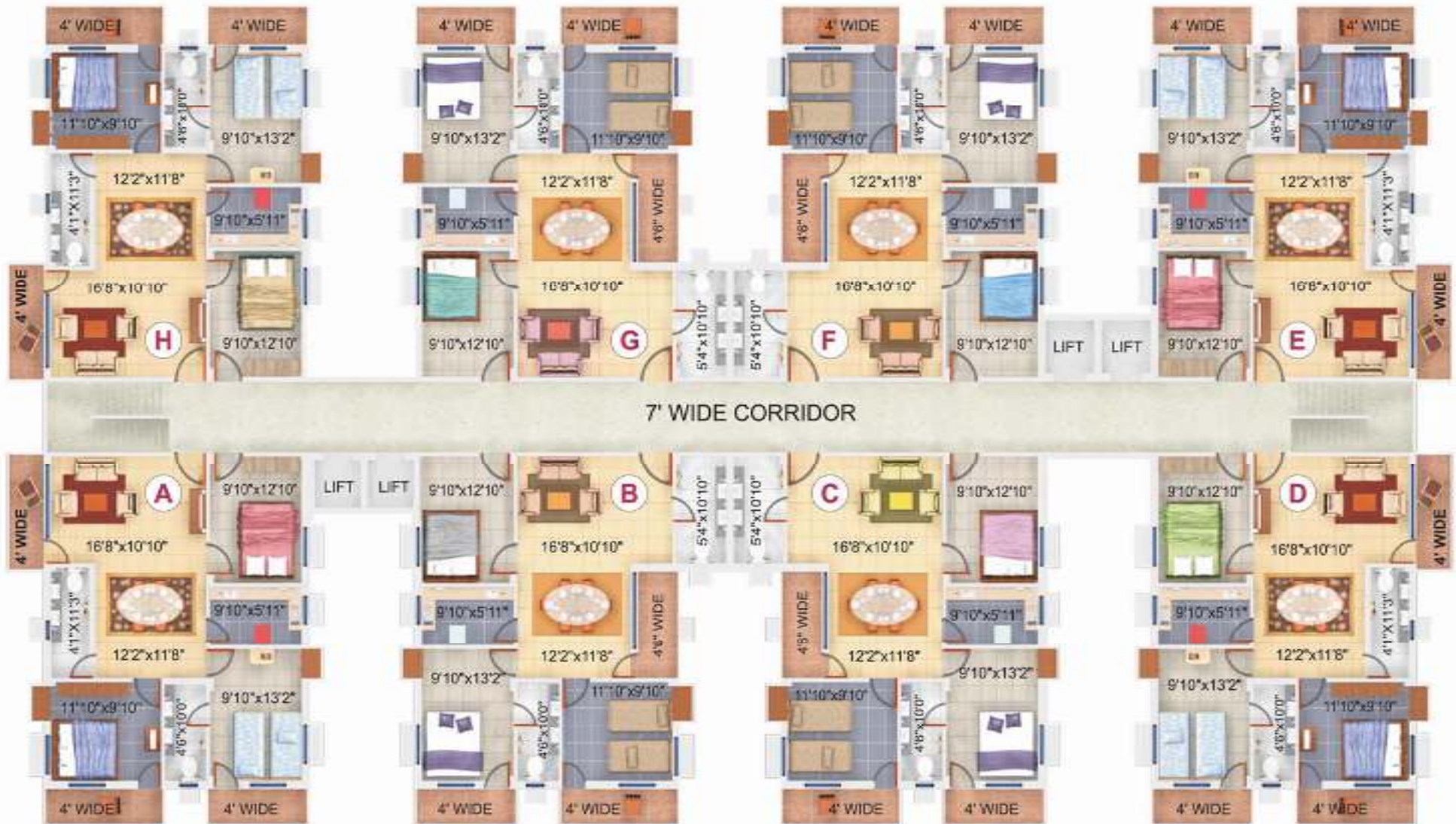
SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1360 sft.	2 BHK
2.	UNIT - B	1300 sft.	2 BHK
3.	UNIT - C	1300 sft.	2 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
5.	UNIT - E	1360 sft.	2 BHK
6.	UNIT - F	1300 sft.	2 BHK
7.	UNIT - G	1300 sft.	2 BHK



FLOOR PLAN OF BLOCK - D



AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1550 sft.	3 BHK
2.	UNIT - B	1575 sft.	3 BHK
3.	UNIT - C	1575 sft.	3 BHK
4.	UNIT - D	1550 sft.	3 BHK

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
5.	UNIT - E	1550 sft.	3 BHK
6.	UNIT - F	1575 sft.	3 BHK
7.	UNIT - G	1575 sft.	3 BHK
8.	UNIT - H	1550 sft.	3 BHK





AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	1925 sqft.	3 BHK
2.	UNIT - B	1925 sqft.	3 BHK
3.	UNIT - C	1925 sqft.	3 BHK





← 1st Floor

AREA STATEMENT

SL. NO.	UNIT	SUP. BUILT AREA	REMARKS
1.	UNIT - A	2325 sft.	4 BHK
2.	UNIT - B	2325 sft.	4 BHK



← Ground Floor



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