S.P. TOWER

LUXURY REDEFINED

S.P. TOWER

Commercial & Residential Project

LUXURIOUS 1/2/3/BHK FLATS

PREMIUM LIVING | RETAIL SPACES | TRUSTED QUALITY

A.T Gate, Siyari Gaya, Bihar

DESIGNED FOR A BETTER TOMORROW

APPROVED RERA APPROVED

KARM CONSTRUCTION PRIVATE LIMITED

9931765301,9971523105

Aahilya Bai Road ,Vishnupad,
Infront of Anandi Bhawan, Gaya - 823001

SRI VISHNU BUILDCON Estd. 2006

SRI VISHNU BUILDCON PRIVATE LIMITED

9608556289, 9934004171

Sri Vishnuview Hotel ,
Near Vishnupath Temple Gaya - 823001

Amenities and Lifestyle

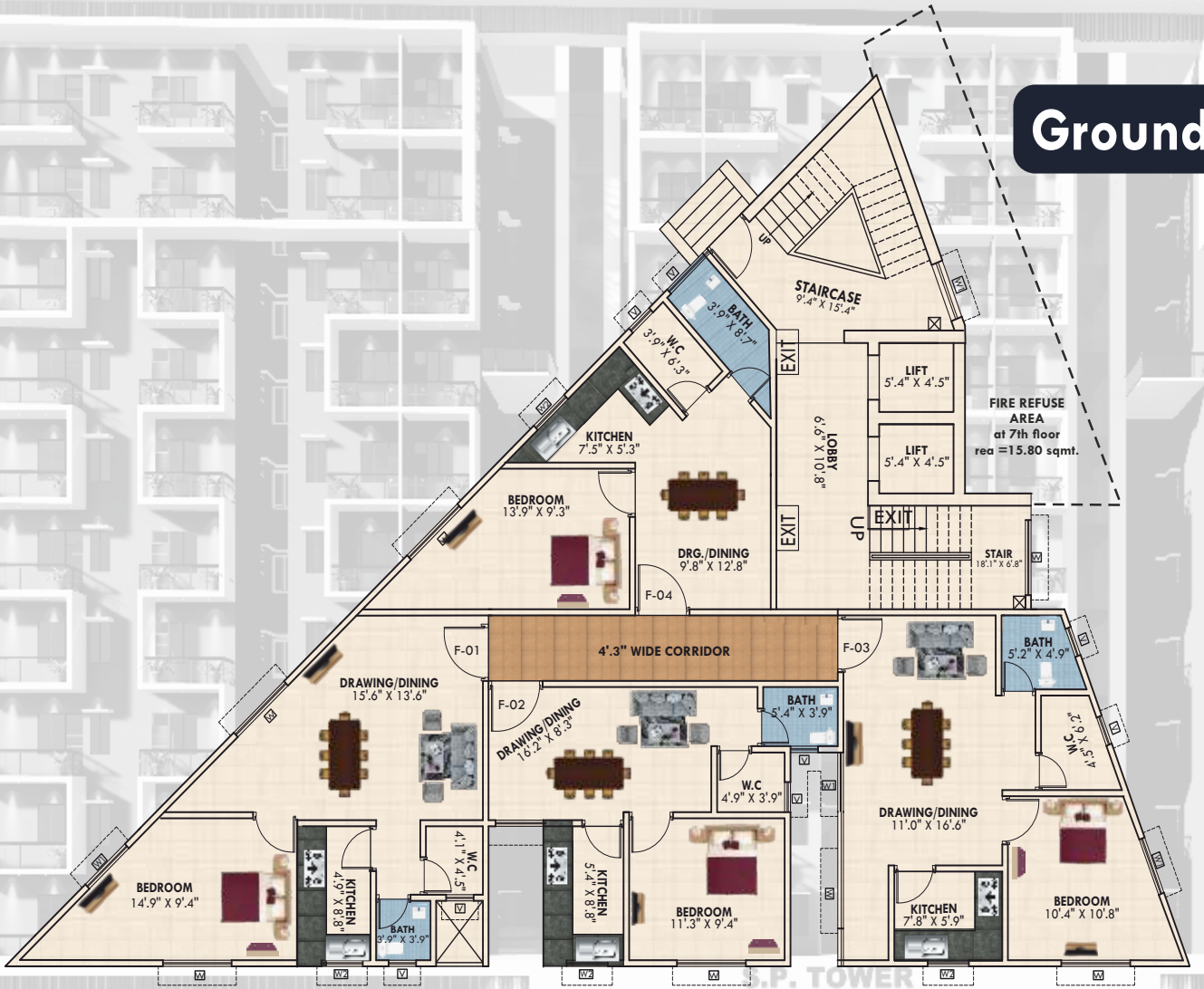
- 24 x 7 Water Supply
- 24 x 7 Power Back Up
- Own Transformer
- CCTV Surveillance
- High Speed Lifts
- Fire Safety
- Swimming Pool
- Waterproff
- Open Garden & Medition

2nd to11th Plan (Block-A)

S.P. TOWER

	2 BHK	3 BHK								2 BHK	
Shop No.	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12
Carpet Area	646.03 SQ.FT	861.44 SQ.FT	856.28 SQ.FT	861.33 SQ.FT	855.85 SQ.FT	861.44 SQ.FT	962.69 SQ.FT	856.8 SQ.FT	856.28 SQ.FT	846.81 SQ.FT	776.76 SQ.FT	684.12 SQ.FT
B/U Area	805.03 SQ.FT	946.44 SQ.FT	941.28 SQ.FT	946.33 SQ.FT	940.85 SQ.FT	1081.44 SQ.FT	1145.99 SQ.FT	946.58 SQ.FT	949.28 SQ.FT	952.53 SQ.FT	869.96 SQ.FT	821.32 SQ.FT
S.B/U Area	1046.53 SQ.FT	1230.37 SQ.FT	1223.66 SQ.FT	1230.22 SQ.FT	1223.10 SQ.FT	1405.87 SQ.FT	1489.78 SQ.FT	1230.55 SQ.FT	1234.06 SQ.FT	1238.28 SQ.FT	1130.94 SQ.FT	1067.71 SQ.FT

Ground to11th Plan (Block-B)



Shop No.	F1	F2	F3	F4
Carpet Area	509.48 SQ.FT	395.64 SQ.FT	467.52 SQ.FT	413.72 SQ.FT
B/U Area	673.15 SQ.FT	462.92 SQ.FT	563.77 SQ.FT	520.04 SQ.FT
S.B/U Area	875.09 SQ.FT	601.79 SQ.FT	732.90 SQ.FT	676.05 SQ.FT

BLOCK-A Commercial Space

TOTAL COMMERCIAL SPACE
33,266 SQ.FT.

	Carpet Area	Super Built-up Area
GROUND FLOOR	10,299 SQ.FT.	16,243 SQ.FT.
FIRST FLOOR	10,734 SQ.FT.	17,024 SQ.FT.

Combined Carpet Area: 21,032.56 SQ.FT. | Combined Built-up Area: 22,092.88 SQ.FT.

- AMPLE PARKING TWO BASEMENT LEVELS
- HIGH SPEED LIFTS
- MODERN LIGHTING & VENTILATION
- SAFE & SECURE ENVIRONMENT

A LANDMARK COMMERCIAL ADDRESS IN GAYA

UNLIMITED COMMERCIAL POSSIBILITES

Space That Adapts to Your Ambition.

VERSATILE CONFIGURATIONS • MAXIMUM PLANNING FLEXIBILITY

WHY CHOOSE S.P. TOWER ?

- Maximum carpet efficiency
- Flexible space planning
- Multiple entry possibilities
- Premium glass frontage
- Excellent natural lighting
- Easy future expansion
- Higher rental potential

SUITABLE FOR

- Hypermarket
- Automobile Showroom
- Bank & Financial Institution
- Corporate Headquarters
- Healthcare & Diagnostics
- Co-working Hub
- Restaurant & Food Court
- Entertainment Zone

ONE FLOOR. ENDLESS OPPORTUNITIES.

IMAGINE YOUR BUSINESS HERE

Designed for Businesses That Think Bigger.

PREMIUM ADDRESS • EXCELLENT VISIBILITY • HIGH DAILY FOOTFALL

CORPORATE HEADQUATERS

A sophisticated workplace with visibility and accessibility.

PREMIUM RETAIL SHOWROOM

High frontage and uninterrupted display potential.

HEALTHCARE & DIAGNOSTICS

Flexible layouts for clinics, labs and wellness centres.

BANKING & FINANCIAL SERVICES

An ideal address for banks, NBFCs and wealth services.

EDUCATION & TRAINING

Purpose-ready scale for coaching and development centres.

CO-WORKING & IT OFFICES

Open, naturally lit spaces for modem enterprises.

YOUR BUSINESS DESERVES MORE THAN A SHOP. IT DESERVES A LANDMARK ADDRESS.

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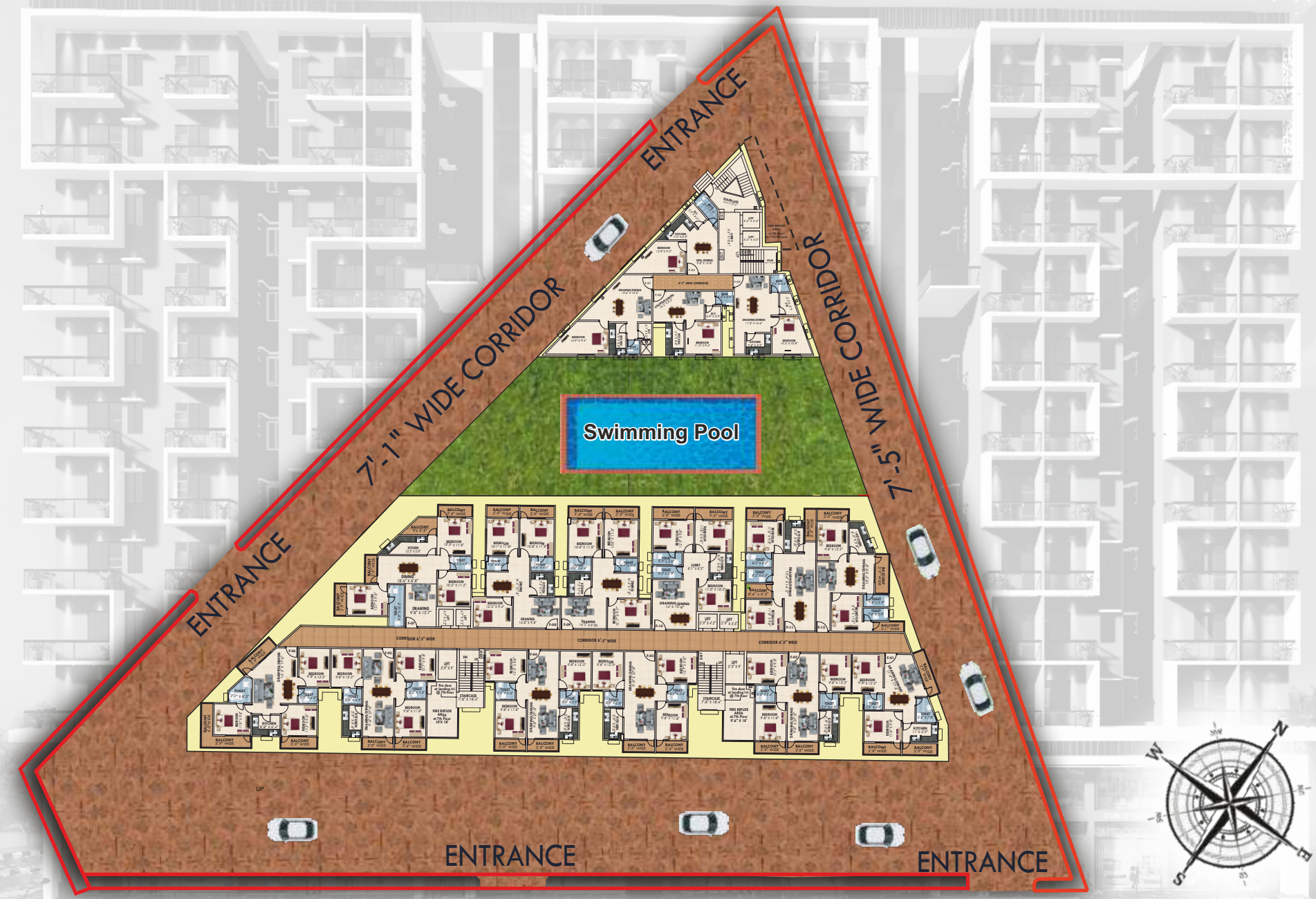
Commercial & Residential Project

SITE PLAN BLOCK A & BLOCK B



S.P TOWER SITE PLAN

STANDARD SPECIFICATION

STRUCTURE
Earth Quake Resistant RCC Frame structure

FLOORING
(a) Instaircases : Granite/marble/Kota Stone
(b) In Flats : Vitrified Tiles

WALL FINISHING
(a) Outer Walls : Exterior Acrylic Emulsion Paint over Wall putty
(b) Inner walls : Plaster of Paris / Wall Putty over plastered wall

TOILETS
Dado upto 7'0" with colored tiles

KITCHEN
Cooking slab of granite, colored tiles upto 2' above cooking slab, sink of stainless steel

CEILING FINISHING
(a) Flat : Plaster of Paris over plastered ceiling.
(b) Common Areas : Plaster of Paris+ Paint

DOOR CHOUKHAT
Door Choukhat of Malaysian salwood/ equivalent hard wood.

DOOR SHUTTERS & MAIN DOOR
Door shutters of 30mm thick bwp grade, factory made commercial flush door (I.S.1) marked

WINDOW CHOUKHAT
Window choukhat of Aluminium.

WINDOW SHUTTERS
Window shutters to be fully glazed and frames to be made of aluminium two trace section & glass.

ELECTRICAL WIRING
All Electrical wiring pipes, conduit from I.S.I. marked materials, Concealed wiring to be provided.

One point for Air conditioner to be provided in all Bedrooms. One point for geyser in each toilet and kitchen. Good quality switches.

INTERCOM
Advanced Model of intercom for security Purposes, with Reception to Flat, and Flat to flat connection to be provided

WATER SUPPLY
24 Hours water supply. Internal water supply from concealed G.I/PVC Pipes.
Sewage and waste disposal through UPVC pipes, 2 nos, of deep tubewell boring to be done.

GENERATOR POWER
Electrical power to be made available for common area.

LIFT
Passenger Lifts of standard make

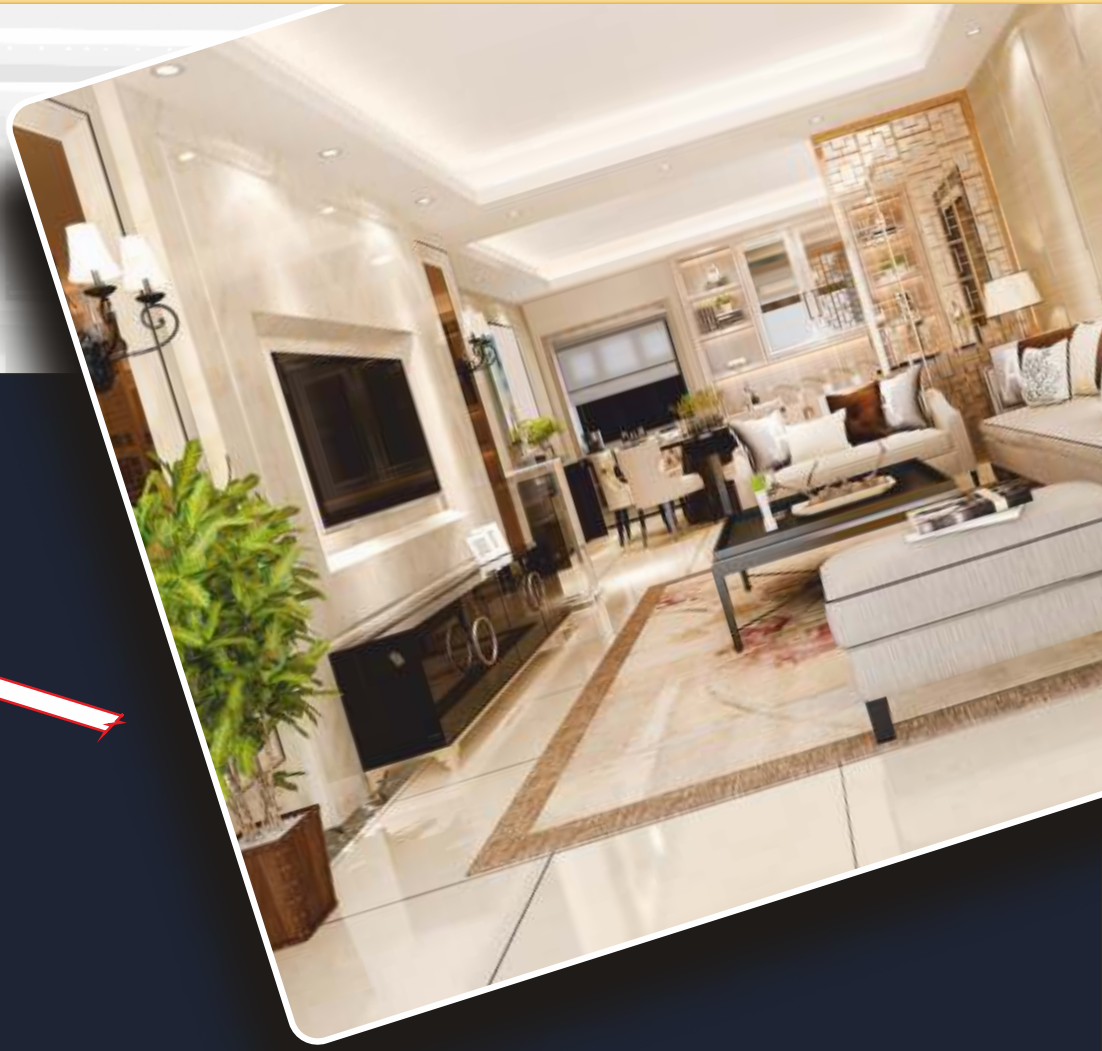
EARTHQUAKE RESISTANCE
The building shall be earthquake resistant for Zone-IV Category, as/seismic Zones of India

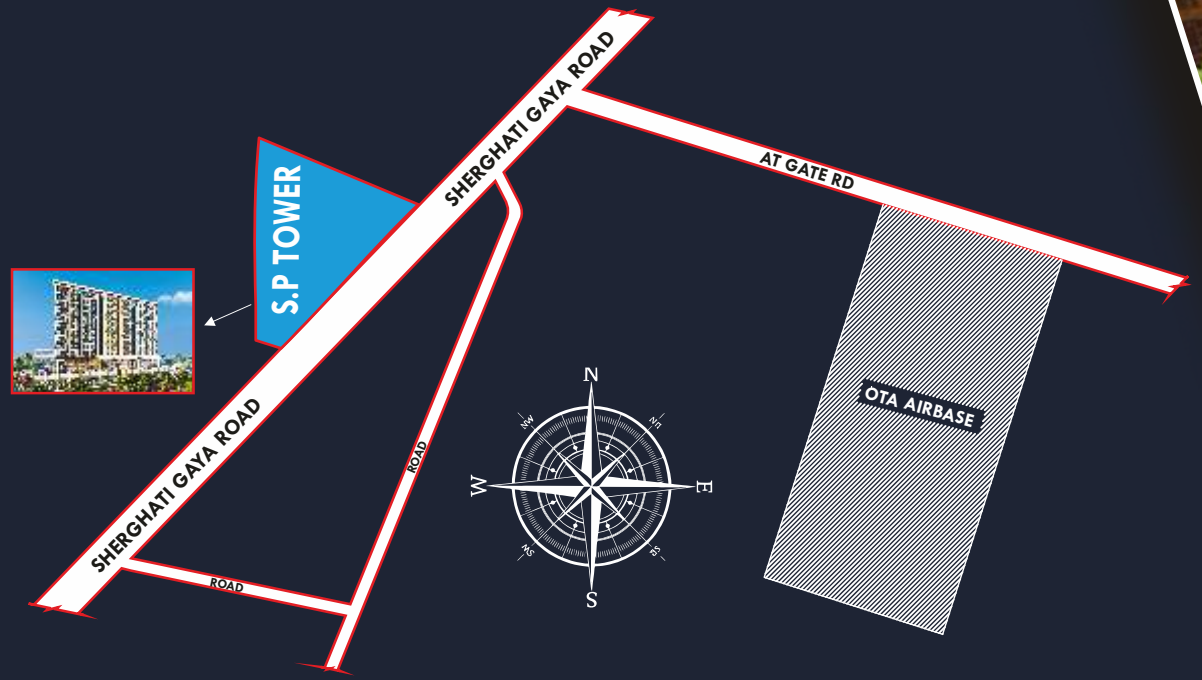
TERMS & CONDITION

- The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" basis.
- The allotment of the flat shall be subject to timely payment
- In case of withdrawal of a booking a cancellation charge 5% of the total consideration.
- Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One hundred Fifty) Days of notice of withdrawal, after adjusting the cancellation charges
- No interest/Penalty claimed by the applicant of any stage shall be entertained by the company.
- The allottees will have to bear the maintenance charges for the general service like water supply. sewerage, security etc. Such facilities will however be insured by the management committee constituted by the company. be insured by the
- All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
- All allotment made by the company will be binding on the allottees and no grievance/Claim/ Complaint shall ever be entertained by the company.
- The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
- Any Central/State Government sponsored act or Legislation affecting the tax and levy, shall have to the borne by the applicant over and above the cost of the house and the existing burden there on.
- All registration charges will be borne by the allottees.
- No transfer of booking will be allowed.

DISTANCE FROM PROJECT

- Anugrah Narayan Medical Collage -01 Km
- International Airport -02 KM
- Syrari More -2.5 Km
- Dobhi Patna Hiway -04 Km
- Gaya Railway Station -05 Km





LOCATION PLAN

Head Office:-

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Site Office:-

Add:- A.T Gate, Siyari Gaya, Bihar