



Experience
elevated
living

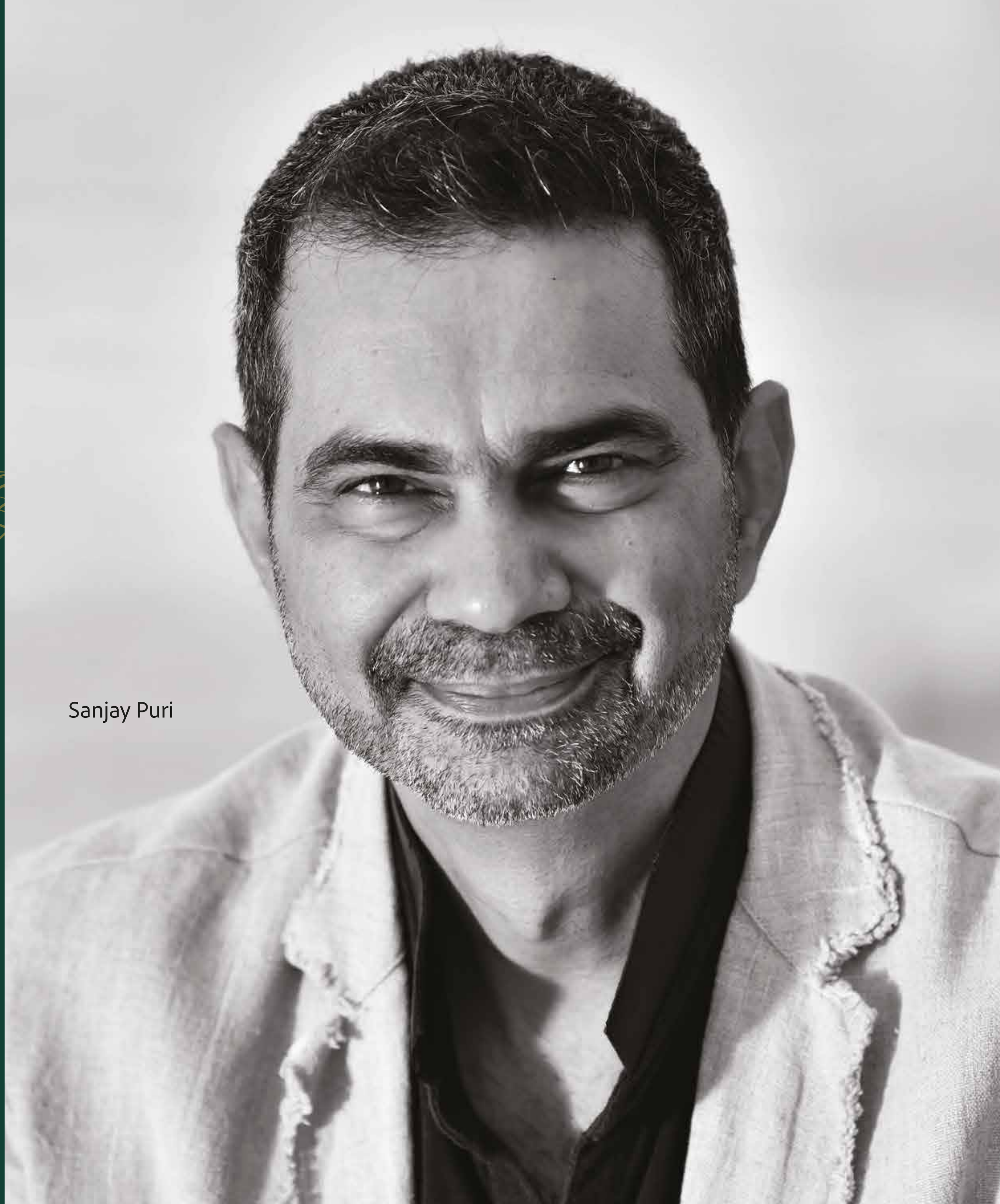


Elevation View

Sankalp
ADVAYA
NATURE'S OPULENCE



Sanjay Puri



A masterpiece by the maestro

Advaya, a stunning new development in Ranchi, is set to transform the city's skyline with its luxurious and innovative design. Crafted by the illustrious Sanjay Puri Architects, Advaya is a true testament to the firm's vision of creating spaces that are as breathtaking as they are functional. This project seamlessly blends modern architecture with sustainable practices, offering a unique living experience that harmonizes luxury and environmental consciousness.

At the heart of Advaya are its unique design elements and top-tier amenities, promising an unrivaled lifestyle. The project features spacious residential units, lush green landscapes, and a variety of world-class facilities, all designed to enhance comfort and convenience. The architecture maximizes natural light and ventilation, creating an airy, energy-efficient living environment. Strategically located and impeccably designed, Advaya is destined to become a landmark in Ranchi, appealing to those with a taste for the extraordinary.

Sanjay Puri Architects, celebrated for their global award-winning projects, infuse their expertise and creativity into Advaya. With recognition from prestigious platforms like Archello, Archdaily, and the World Architecture Festival, the firm's design philosophy shines through in every detail of this project. Advaya not only exemplifies their commitment to contextual and sustainable architecture but also stands as a beacon of their innovative spirit. As Sanjay Puri Architects continue to push the boundaries of modern design, Advaya promises to elevate Ranchi's architectural landscape to unprecedented heights.



Advaya has earned the prestigious IGBC Pre-Certified Platinum rating, a remarkable testament to Sankalp Realtors' steadfast commitment to sustainability and environmental excellence. This esteemed recognition from the Indian Green Building Council (IGBC) highlights the project's alignment with the highest standards of green building practices, including exceptional energy efficiency, effective water conservation, and the use of sustainable construction materials.

Equipped with innovative features such as advanced waste management systems, rainwater harvesting, and optimized energy use, this development not only minimizes its ecological footprint but also enhances the quality of life for its residents. Sankalp Realtors continues to lead the charge in creating eco-friendly, future-ready spaces, inspiring a lifestyle that harmonizes seamlessly with nature.



Experience

the highs of luxury

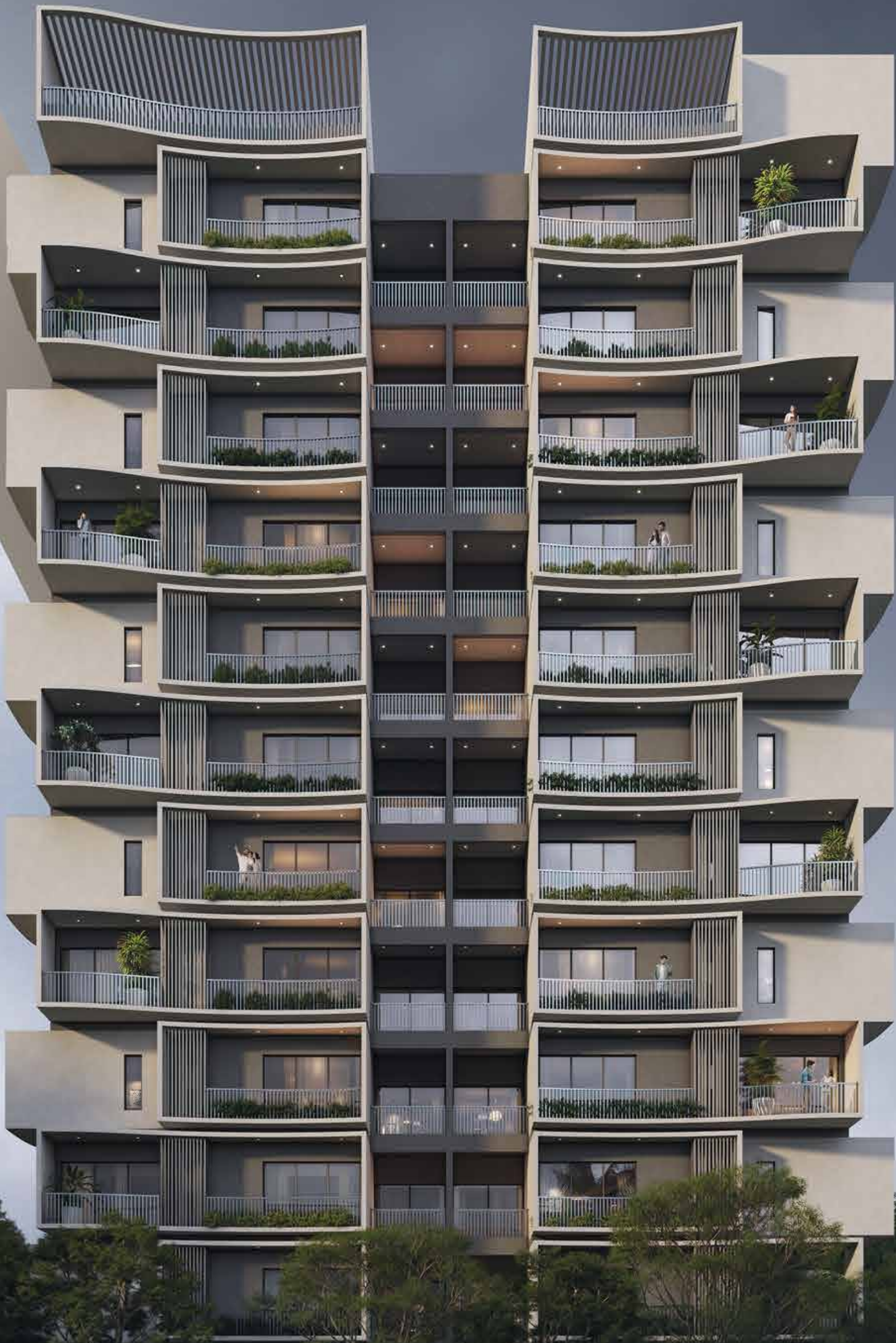
A rising sanctuary of serenity and splendour where our homes adorn the skyline. Advaya an icon of refined living and boundless possibilities. With ceilings that touch the sky, windows framing, sweeping vistas and curvilinear balconies extending over each room, overlooking the lush landscape, Advaya is designed meticulously as an energy efficient project with platinum green certification, standing tall as a landmark residential marvel in Ranchi.

Sankalp
ADVAYA
NATURE'S OPULENCE

Elevation dusk view

Where dreams
are
raised

Here dreams are bigger, aspirations higher, and the future, brighter. A retreat home that cocoons you in comfort and wraps you in its embrace. A world of elevated living, designed just for you.



Elevation View

State of the art
Elevation

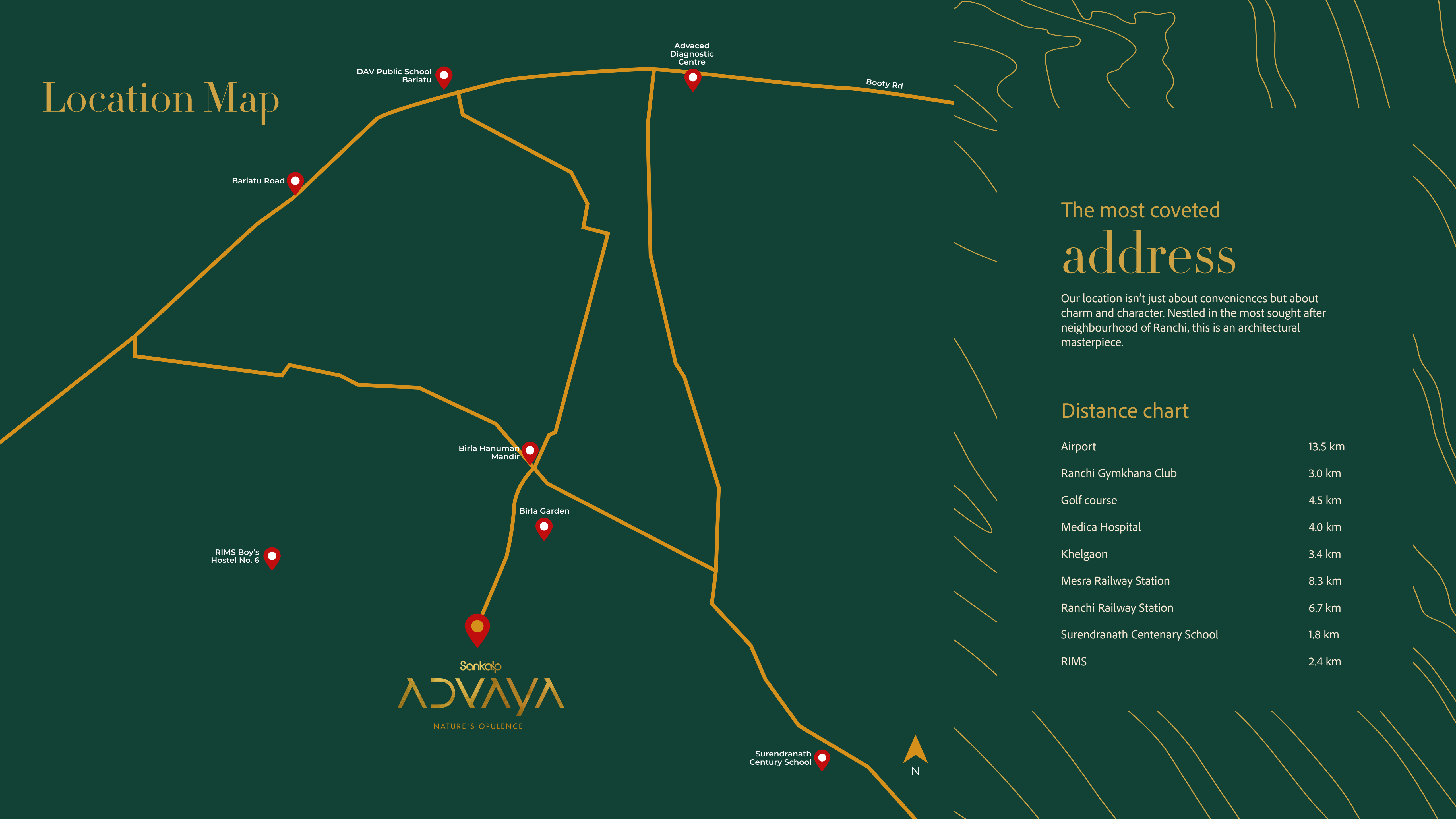
Exquisite
Landscaping

65%
Open Space

11.5 Ft.
Floor to Ceiling Height

13.5 Ft.
Ground Floor Height

Location Map



The most coveted address

Our location isn't just about conveniences but about charm and character. Nestled in the most sought after neighbourhood of Ranchi, this is an architectural masterpiece.

Distance chart

Airport	13.5 km
Ranchi Gymkhana Club	3.0 km
Golf course	4.5 km
Medica Hospital	4.0 km
Khelgaon	3.4 km
Mesra Railway Station	8.3 km
Ranchi Railway Station	6.7 km
Surendranath Centenary School	1.8 km
RIMS	2.4 km

Stilt Floor Plan



LEGENDS

- 1. Temple
- 2. Security Cabin

TOWER A

- 3. Shop
- 4. Waiting Lounge
- 5. Lift Lobby

- 6. Society Office
- 7. Meter Room
- 8. Kitchen
- 9. Community Hall
- 10. Toilet (F)
- 11. Toilet (M)
- 12. Theatre
- 13. Janitor
- 14. Common Toilet 01

- 15. Handicapped 02
- 16. Handicapped Parking

TOWER B

- 17. Waiting Lounge
- 18. Lift Lobby
- 19. Meter Room
- 20. Gym

- 21. Janitor
- 22. Changing + Lockers (F)
- 23. Changing + Lockers (M)
- 24. Game Zone
- 25. Toilet 03 (M)
- 26. Toilet 04 (F)

OUTDOOR AREAS

- 27. Lawn
- 28. Amphitheater Seating
- 29. Kids' Play Area
- 30. Yoga
- 31. Kids Pool
- 32. Swimming Pool
- 33. D.G. Set
- 34. Service Area

A rising
begining



A suite of exceptional amenities & features

Indulge in refined extravagance with our state-of-the-art amenities curated for the discerning.

- Temple
- Vastu Compliant
- Grand Entrance
- Airconditioned Entrance Lobby with Visitors Lounge
- Airconditioned Banquet Hall with Kitchen
- Terrace Garden with Meditation Zone
- Staff Quarter with Attached Toilet with each Apartment
- Provision for Placement for Outdoor AC Units with Drainage
- Security with CCTV
- Intercom or Equivalent Application
- Landscaped Garden & Yoga Zone
- Children's Play Area
- Two separate Heated Swimming Pools (for Adults and Toddlers)
- Fully Equipped airconditioned Gymnasium
- Airconditioned Indoor Play Zone with Library and Cafeteria
- 24 hrs. Power Backup
- IGBC Pre Certified Platinum Rated Green Building
- Airconditioned Indoor Theatre
- Outdoor Amphitheatre
- Skyplex
- Identified Jogging Track
- EV Charging Facility
- Retail Space
- Centralized Lines for High-Speed Internet, DTH
- Common Toilets

PARKING

- Ample 4 Wheeler & Two Wheeler Parkings for Each Apartment
- Visitor Parking

GREEN HIGHLIGHTS

- Rainwater Harvesting
- Sewage Treatment Plant (for Recycling and Reusing Waste Water)
- Organic Waste Converter
- Water Filtration / Softener Plant
- Solar Panels
- Energy Efficient Lights in Common Area

From address
to a landmark



Elevation View

Dream big
achieve higher

Enter a haven
curated
for the connoisseurs



Entrance



Nature's path to
wellness

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Driveway

Embracing
earth's drama

Amphitheatre

The boundless world of little explorers

Kids' Play Area

Calmness in the breeze



Turning moments into
**beautiful
memories**

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NATURE'S COEXISTENCE



Central Lawn

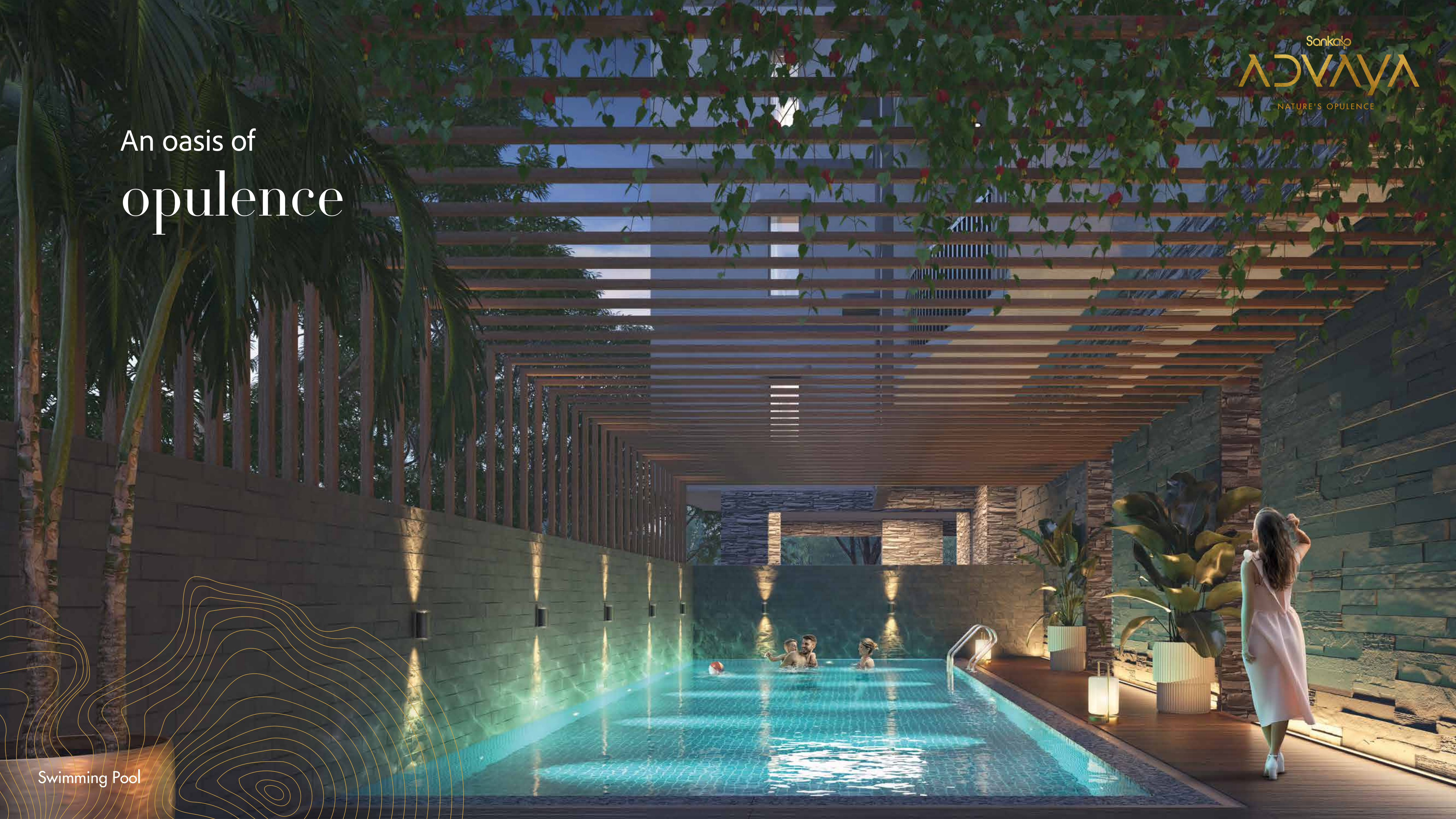
The dawn of a
new
beginning

Real moments
lived through reel life



An oasis of
opulence

Swimming Pool



For those tiny moments of
happiness

Toddler's Pool

Transform
your body

Laughter & happiness

over a cup of coffee



Dine in
elegance

Community Hall



Greeting
with grace

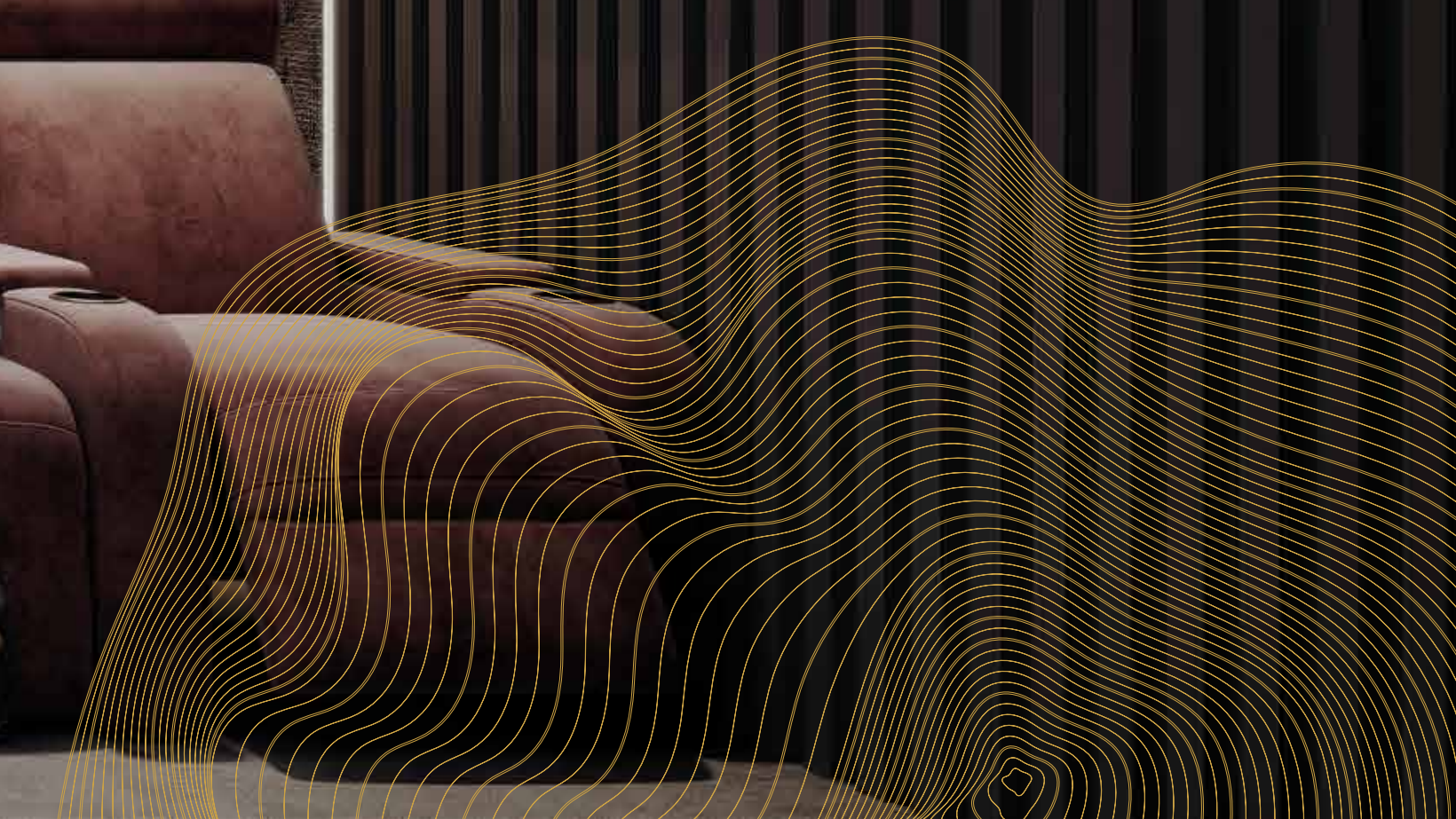
Entrance Lobby

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Let
the drama
of a spectacular living unfold

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NATURE'S OPULENCE

Mini Theatre



Shared meals
**shared
memories**

Wake up to a
dream living

Master Bedroom

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The heart of
every home

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ADVAYA
NATURE'S OPULENCE

Kitchen

Unwind in
style

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Master Bathroom

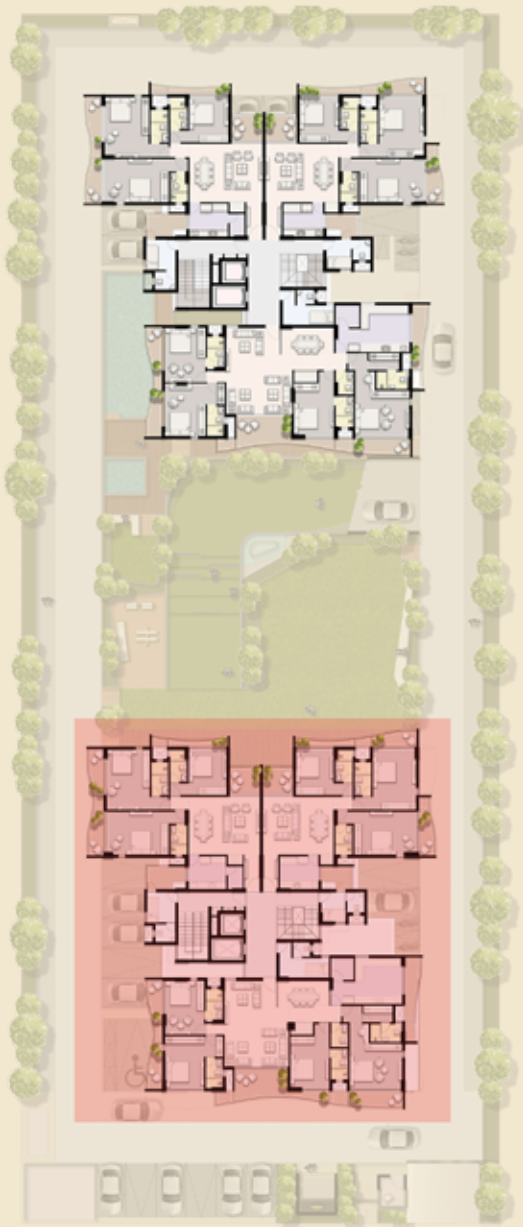




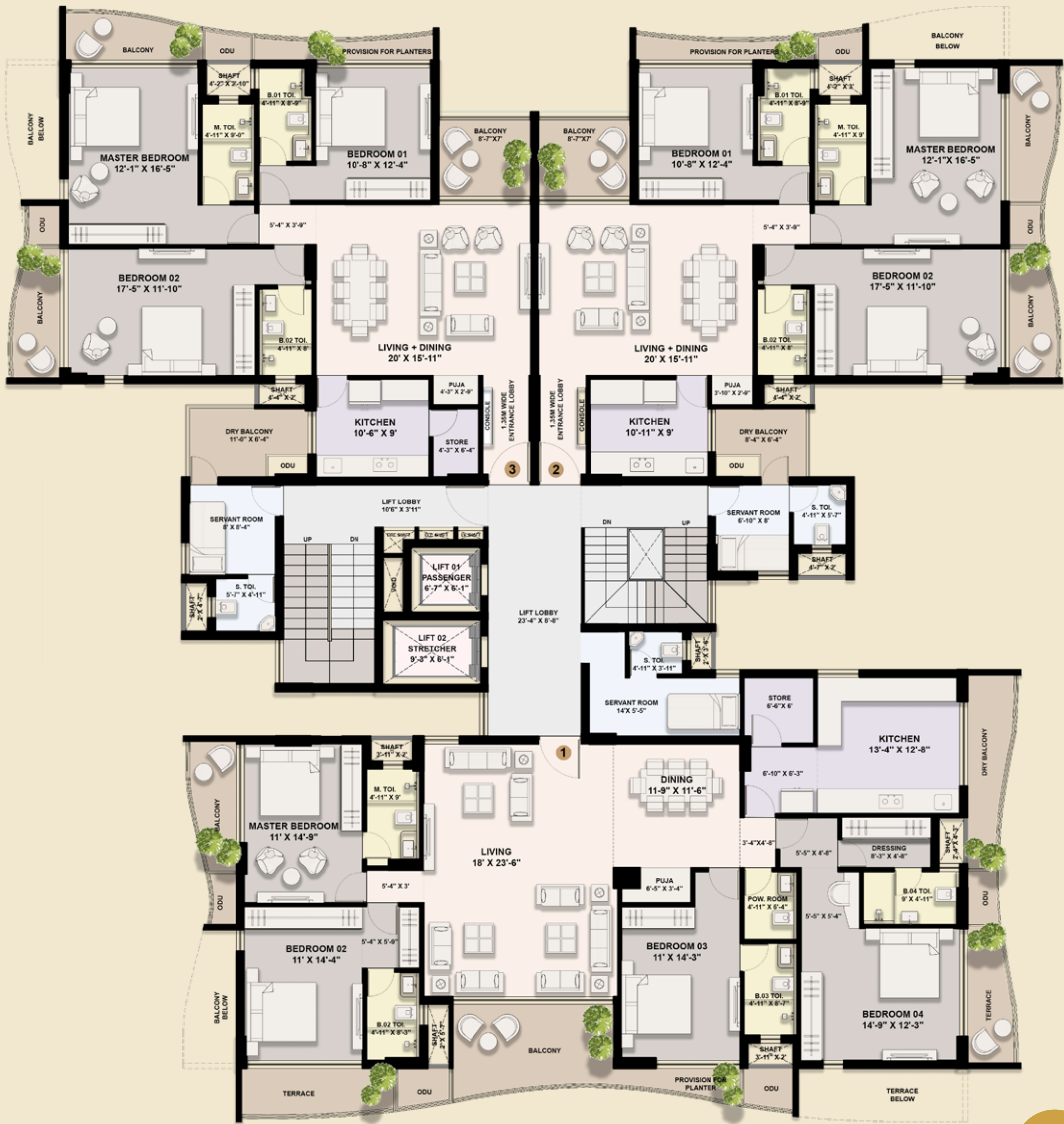
Specifications

Foundation & Structure - RCC Framed Earthquake Resistance Structure	Wall/Ceiling Finish - POP/Putty
Staircase/Common area - Flooring - Granite/Marble - Walls - POP/Putty with Paint - Railing - MS/Steel Railing	Plumbing - Concealed Plumbing with CPVC & UPVC Pipes
External Walls - Texture with Water Proof/Weathercoat Paint	Doors/Windows - 8ft Choukhat - Doors - Premium Quality Flush Doors with Locks - Windows - Premium Aluminum/UPVC 3 Track with Mosquito Repellent Net - Window Sill - Granite/Quartz
Flooring Living/Bedrooms - Premium 4ft X 2ft Vitrified Tiles	Power Back-up - Sound Proof Auto Changeover DG Power Back-up for all Common Areas and Adequate Back-up & 5 KVA for 3 BHK, 7.5 KVA for 4 BHK
Balcony/Terrace - Anti-skid Vitrified Tiles	Electricals & Wiring - Concealed ISI Marked Fire Resistant Copper Wiring in Conduit Pipe - Power Points with Modular Switches - Single DTH Point for Wi-Fi Connectivity
Kitchen - Anti-skid Vitrified Tiles - Premium Quality Granite/Quartz - Dado - 2ft Wall Tiles above Counter Slab	Fire Fighting System - As per norms
Kitchen Fitting/Fixtures - Premium Sink - SS finish Kohler/Jaguar/Grohe or Equivalent Water Efficient fixtures	Water Supply - 24 hrs. Water Supply from own Deep Tube Wells
Toilets Flooring - Premium Quality Anti-skid Vitrified Tiles	Elevators - 2 Nos. Premium make Automatic Elevators in Each Block (1 No. Passenger & 1 No. Stretcher/Service)
Wall Finish - Wall Tiles upto Ceiling	
CP/Sanitaryware - Kohler/Jaguar/Grohe or Equivalent Water Efficient Fixtures	

Odd Floor Plan: Tower A



Unit No	Super Built Up Area
1	3474 sqft
2	2313 sqft
3	2394 sqft



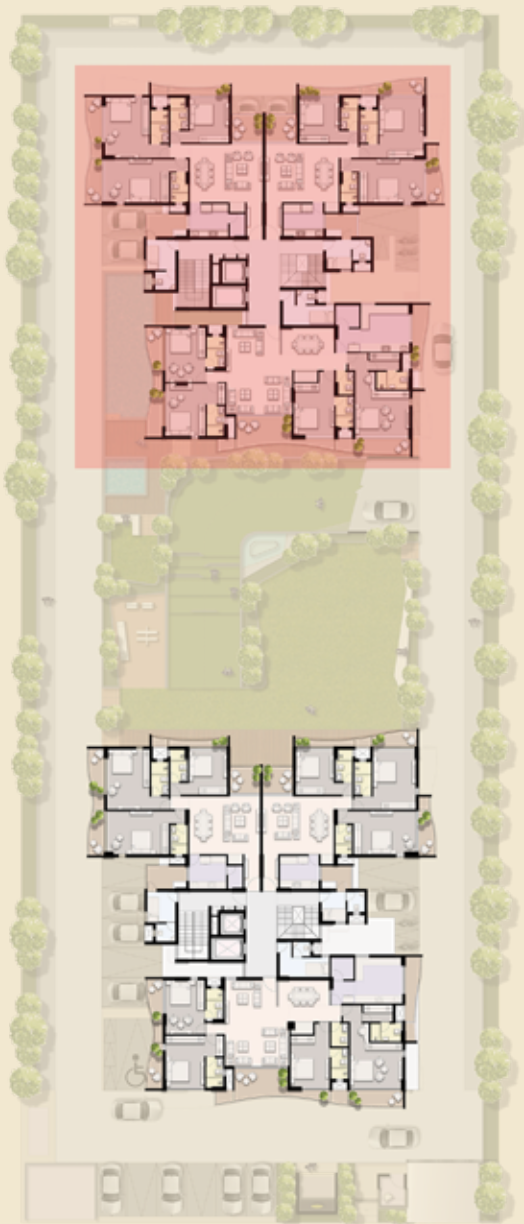
Even Floor Plan: Tower A



Unit No	Super Built Up Area
1	3474 sqft
2	2313 sqft
3	2394 sqft



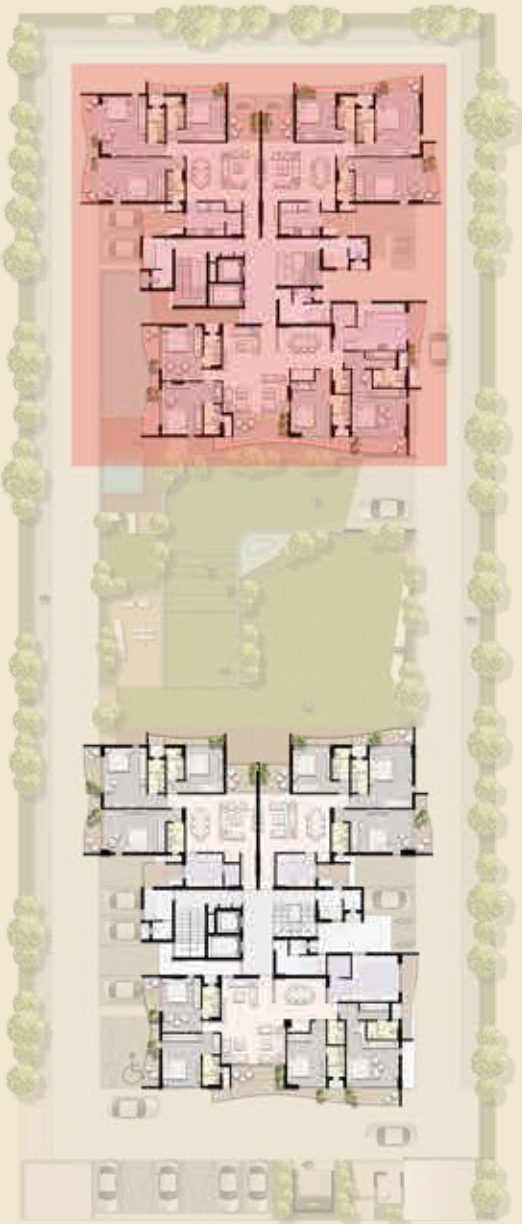
Odd Floor Plan: Tower B



Unit No	Super Built Up Area
1	3474 sqft
2	2313 sqft
3	2394 sqft



Even Floor Plan: Tower B



Unit No	Super Built Up Area
1	3474 sqft
2	2313 sqft
3	2394 sqft



Terrace Typical Floor Plan



Exploded View (4BHK): Unit 1 Even Floor



Exploded View (3BHK): Unit 2 Even Floor



Exploded View (3BHK): Unit 3 Even Floor



About

Consultants

SARJAN CONSULTANTS boasts a 52-year legacy of excellence in structural designing, cementing its position as one of Western Gujarat's oldest and most trusted providers of structural design solutions. With a portfolio spanning 35,000 projects, including over 4,500 high-rise buildings, the firm has demonstrated unparalleled expertise in designing residential, corporate, commercial, industrial, educational, religious, and entertainment projects. As a pioneer in adopting cutting-edge technology, Sarjan Consultants was the first office in Gujarat to leverage CAD, showcasing its commitment to innovation. The firm's impressive track record is marked by its ability to deliver economical, viable, and optimal structural designs, solidifying its leadership in the Indian market.

PRASHANTI MEP CONSULTANT (PC) is a cutting-edge engineering consulting firm with 18+ years of expertise in MEP design and execution, offering comprehensive services in mechanical, electrical, plumbing, and more. Our multidisciplinary team of 20+ in-house experts delivers innovative, sustainable, and cost-effective solutions for infrastructure development, building renovations, and

upgradations, with a client-centric approach that ensures practical and efficient solutions without compromising functionality.

PEC GREENING INDIA, founded in 2012 by Dr. Mala Singh, a leading expert in Green Building and Sustainability company aims to provide climate strategies and sustainable design solutions to combat climate change. Starting with just one project, PEC has now contributed to over 1,000 Green Building projects across various sectors, including residential, commercial, hospitality, and industrial.

The company has served prestigious clients like Hiranandani, K Raheja Corp, Mahindra Lifespaces, ICICI Bank, NTPC, Larsen & Toubro, Tata Power, and government bodies such as the Airport Authority of India and Mumbai Metro.

AXIS CONSULTANT, founded by Sandeep Kumar Jha, a visionary architect and urban planner, boasts an illustrious career since his graduation from the prestigious School of Planning & Architecture, New Delhi in 1994, followed by a

Master's in Urban Planning from BIT Mesra. As the dynamic head of "AXIS" in Ranchi, his groundbreaking projects span across Jharkhand, Bihar, West Bengal, and Odisha, transforming landscapes and setting new standards in architecture.

His profound influence extends beyond his firm. As the founding Chairman of the Jharkhand Chapter of The Indian Institute of Architects, a National Council member, and Chairman of the IIA Green and Sustainable Committee, he has been instrumental in shaping sustainable architectural practices in India. His academic contributions as a visiting faculty member at BIT Mesra underline his commitment to nurturing future architects.

Recognized for his exceptional work, his firm has garnered prestigious awards such as the HUDCO Design Awards (2012), Glitz Design Honors (2019), and Ultratech Construction Excellence Award (2019). His dedication to socially responsive projects and passion for theatre, where he directs children's plays, further highlight his multifaceted talent and relentless pursuit of excellence in all endeavors.

About

Developers

From the visionaries behind the internationally acclaimed and award-winning residential masterpiece, Sankalp is committed to crafting spaces that transcend mere living. Our mission is to build homes that inspire and uplift, setting new benchmarks in quality, innovation, and sustainability. At Sankalp, we don't just create residences; we cultivate communities where families flourish. Guided by our unwavering values of integrity, sustainability, and excellence, we are dedicated to exceeding expectations and delivering enduring value to our clients and partners. Our vision, 'Building a Better Life,' drives us to design landmarks that embody the highest standards, ensuring that every project is a testament to our relentless pursuit of perfection.

Landmark

Project



ISHATVAM 9, RANCHI
Actual View

2022 Winner in the Best Medium Firm Category in the Loop Design Awards

2022 Winner in the Residential Firm of the Year category in the Architizer A+ Award, New York

2021 Winner in the Architecture Master Prize - Firm of the Year Award, Los Angeles

2020 Finalist in the Russian Golden Trezzini Awards

2017 Winner in the Architectural Design Residential Architecture Category

2017 Certificate of Excellence in A+ D Trophy Awards, Hong Kong

2017 Winner in Residential Category in AAP Awards, New York

2017 Winner of Best Residential Building of The Year Worldwide in the LEAF
(Leading European Architects Forum) Awards, UK

2017 Finalist in Residential Category in the Blue Prints Award, New York

2017 Certificate of Excellence in The SARA Award, Society of
American Registered Architects Awards, New York

2017 Winner of 25TH Cycle Award, World Architecture Community Awards , UK



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RERA No.: JHARERA/PROJECT/192/2024

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