

THE  
WHITE CASTLE



A PROJECT BY

**BAJAJ**   
INFRACONS

**3 BHK & 4 BHK DUPLEX APARTMENTS**

 **Engineers Enclave, GMS ROAD**

 **8600964596**

Disclaimer : All images, renderings, floor plans, dimensions and specifications are indicative and for representational purposes only. The developer reserves the right to make changes in design, specifications and layout as required by regulatory authorities or construction requirements.



# AMENITIES



								
Temple	Visitor's Parking	Meditation Area	Compact Community Hall	Snooker Hall	Kids Play Area	24x7 Power Backup	Gazebo	Yoga Area

							
Gym	Multipurpose Landscaped Green Garden	Wi-Fi Provision	Indoor Games Room	CCTV Surveillance	Provision for Video Door Phone (VDP)	Table Tennis	24x7 Gated Security

UNIT - 01



## 3D FLOOR PLAN

4 BHK (Super Area -2409 Sq.Ft.)



# SPECIFICATIONS

## STRUCTURE

- Earthquake - Resistant RCC Frame Structure.

## FLOORING

- Living - Imported Marble Flooring.
- Kitchen - Vitrified/Anti-Skid Tiles.
- Bathroom Flooring - Anti-Skid Tiles.
- Master bedroom - Laminated wooden flooring/large size vitrified tiles.
- Other bedrooms - Large Size Vitrified Tiles.
- Balcony - Anti-Skid Tiles.

## FINISHING

- Living - Premium wall finish with emulsion paint/OBD.
- Master Bedroom - Premium wall finish with emulsion paint/OBD.
- Other bedroom - Premium wall finish with emulsion paint/OBD.
- Bathroom - Premium quality wall tiles up to ceiling height.
- Kitchen - 2 ft. tile above counter top.
- Kitchen Counter - Granite/Composite stone top on working platforms.
- Exterior Walls - as per the elevation requirement.

## TAPS & SANITARY FITTINGS

- Bathroom Taps - Single lever mixers of premium brand with spout and overhead shower.
- Bathroom Sanitary Fittings - Premium WC and wash basin with flushing cistern.
- Kitchen Tap - Hot and Cold lever with provision for geyser.
- Plumbing - As per standard practice, all internal plumbing in GI/CPVC/composite.

## ELECTRICALS

- Internal Wiring - FRLS ISI certified internal wires with adequate conduits and MCB with wiring provision of digital pre-paid meters.
- Security Systems - Provision for Video Door Phone.
- Air Conditioning - Provisions for spilt ACs living room and bedrooms.
- Switches - Modular electrical switches of ISI certification.

## COMMON AREAS

- Lighting - ISI Certified eco-friendly common lights in corridors, adequate lights in green areas and landscaped areas as required.
- Elevators - Otis/Schindler or equivalent with adequate capacity.
- Security - Security system with CCTV, perimeter security, fire prevention suppression, and alarm system as per fire norms.
- Power Backup - Partial load with flat specific for 24 x 7 power backup.
- Flooring - Stone/Tiles in corridors as per design.

## DOORS & WINDOWS

- Main door of Apartment - 8 ft. height wooden/flush door with premium finish.
- Internal Room doors - Flush Doors with Premium finish.
- Windows - UPVC / Aluminium / Glass.

## DISCLAIMER

- All images and perspectives including exteriors, interiors, fixtures, furniture, etc. are the products of the creative imagination of graphic designers and are just suggestive in nature.
- All specifications figures, and features are only indicative and not a legal offering.
- The company/promoters/developers reserve the right to modify/amend these without prior notice.
- Project-related sanctions or any other statutory compliance can be seen in person at the site office only after a prior appointment.

## NOTE

- The window size(s) and their respective location(s) across the residences may change because of elevation features.
- The overall layout may vary because of statutory reasons should the same be required.
- Currently, no columns are shown in the plan. The same will be incorporated as per structural requirements.
- The saleable area is tentative and is subject to change due to modifications asked for by the approving authorities from time to time till the occupancy certificate is obtained.
- The company reserves the right to add/delete/after any detail/specifications/elevation mentioned herein, without any prior intimation.

# PRICE LIST

## UNIT - 01 (Type 1)

3 BHK | Super Area - 1849 SQ.FT. | 1.23 Cr.

## UNIT - 01 (Type 2)

3 BHK | Super Area - 2168 SQ.FT. | 1.3 Cr.

## UNIT - 01 (Type 3)

3 BHK | Super Area - 2164 SQ.FT. | 1.3 Cr.

## UNIT - 02

4 BHK | Super Area - 2409 SQ.FT. | 1.6 Cr.

### DISCLAIMER

- All payments (Cheque/DD/NEFT) must be made.
- Booking: A 10% deposit of the Basic Sale Price (BSP) is required; confirmation is subject to the clearance of these funds.
- Additional Charges :  
Fixed Fees: Parking (₹2,50,000), IFMS (₹1,00,000), Power Backup (₹50,000), and EDC (₹50,000).  
Variable Fees: Preferential Location Charges (PLC) at 5% of the BSP.  
Taxes: GST and any other government-imposed taxes apply.
- Possession Costs: Stamp duty, legal charges, and registration fees are due at the time of possession.
- Policies & Transfers:  
Parking: The company holds sole discretion over the allotment of parking spaces.  
Unit Transfer: Administrative fees for transferring the unit are ₹150 per sq. ft. for the first transfer and ₹175 per sq. ft. for any subsequent transfers.

*UNIT - 02 (TYPE 01)*



**3D FLOOR PLAN**

**3 BHK (Super Area -1849 Sq.Ft.)**

## UNIT - 02 (TYPE 02)



## 3D FLOOR PLAN

3 BHK (Super Area -2168 Sq.Ft.)

## UNIT - 02 (TYPE 03)



## 3D FLOOR PLAN

**3 BHK (Super Area -2164 Sq.Ft.)**



# NEARBY LOCATIONS

## Government Institutions

Vidhan Sabha – 15 mins  
Uttarakhand Secretariat – 10 mins

## Transport

Railway Station – 5 mins  
Inter State Bus Terminal – 10 mins  
Jolly Grant Airport – 25 mins

## Malls & Brand Outlets

Centro Mall – 10 mins  
Pacific Mall – 20 mins  
Vishal Mega Mart – 5 mins  
Grocery Stores – starting at 1 mins  
Pizza Hut – 5 mins  
Burger King – 5 mins  
KFC – 5 mins  
Bikanerwala – 5 mins  
Haldiram's – 5 mins  
La Pino's Pizza – 10 mins  
Domino's Pizza – 5 mins  
The Mall of Dehradun – 20 mins  
**(Biggest Mall of Uttarakhand)**

## Top Educational Institutes / Universities

Doon University – 20 mins  
Graphic Era University – 10 mins  
DIT University – 15 mins  
UPES – 15 mins

## Schools

Summer Valley School – 10 mins  
Sherwood Public School – 10 mins  
Doon International School – 10 mins  
Cambrian School – 10 mins  
Welham Girls – 10 mins  
Brightlands School – 15 mins  
St. Joseph's Academy – 10 mins

## For Kids

Kidzee School – 2 mins  
Little Angel – 2 mins  
**(Many leading brand schools within  
2 mins distance)**

## Nearby Cities

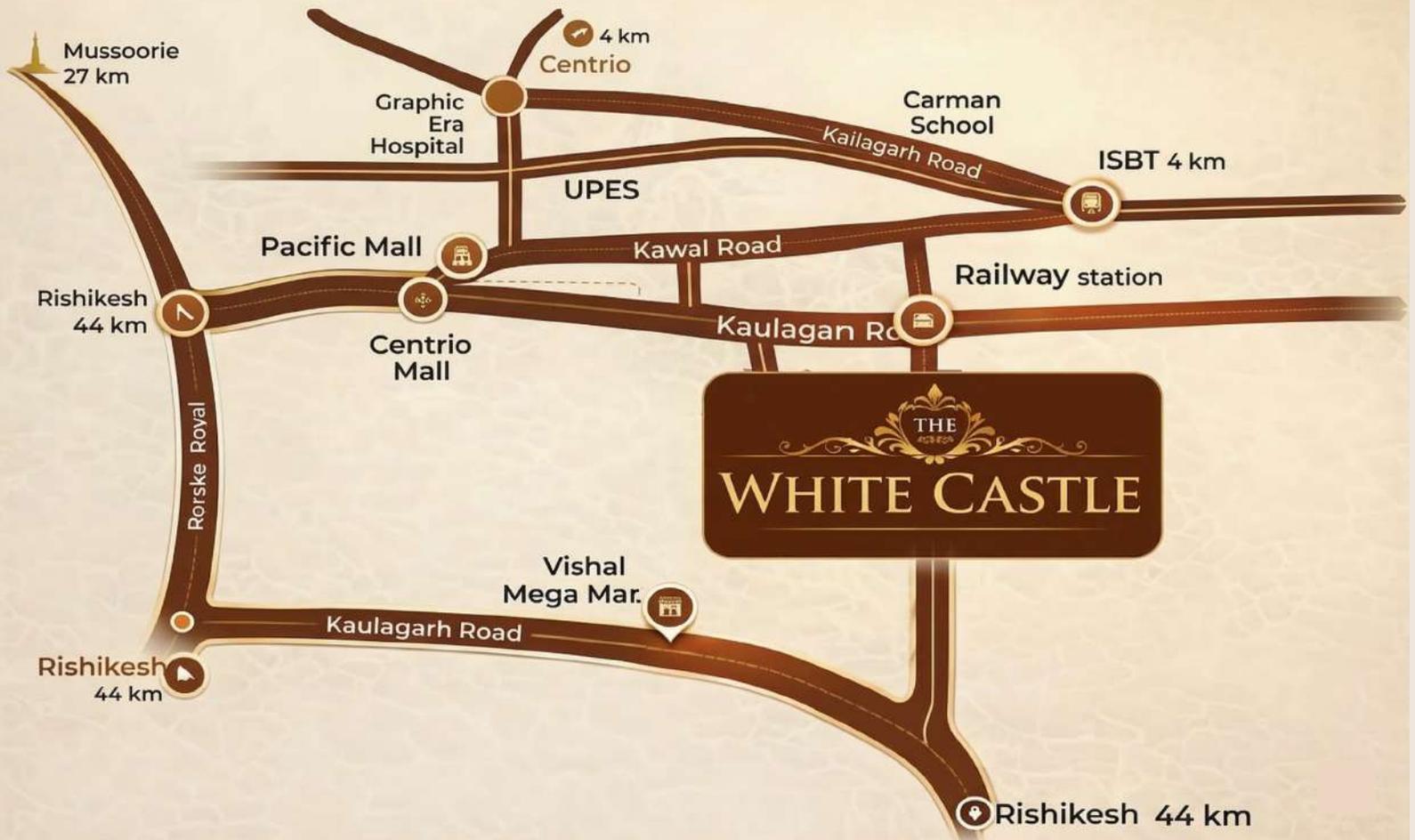
Rishikesh – 50 mins  
Haridwar – 70 mins  
Mussoorie – 50 mins

## Medical Facilities

Kailash Hospital – 15 mins  
Synergy Hospital – km  
Max Hospital – 15 mins  
Graphic Era Hospital – 20 mins  
City Heart Centre – 10 mins  
Himalayan Hospital – 20 mins  
CMI Hospital – 10 mins  
Shri Mahant IndiresH Hospital – 5 mins

## Clock Tower - 5 mins

## Leading Banks - 2 mins



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