



# 2/3 BHK Flats TRIDHARA

More Than Just An Address

Rahimapur Mod, Jhunsi, Prayagraj, U.P.





वष्टुतुंड महाकाय सूर्यकोटी समप्रभः।  
निविष्टं कुरु मे देवः सर्व कार्येषु सर्वदा॥

हे घुमावदार सूंड वाले, विशाल शरीर वाले, करोड़ों सूर्यों के समान तेजस्वी प्रभु,  
कृपया हमेशा हमारे सभी कार्यों को बिना किसी बाधा के पूरे करें।



*Welcome to Tridhara*  
*Where your dream home awaits...*

*Presenting*

*Roof of  
Prayagraj*





## About Saidham Group

In this wonderful world, Welcome Home, Welcome to Sai Dham Group.

### Message:

Gift your little ones their little kingdom. A home where they can play around with the fluttering butterflies & birds creating magic with the lush green surroundings. Watch them grow up with the nature full of fresh, refreshing breeze far away from the polluted hot winds of the crowded city, full of blaring car horns.

### Overview:

Prayagraj also known as Allahabad, lies on the banks of Triveni Sangam, the confluence of three sacred rivers of the Ganges, Yamuna, and the Saraswati. Prayagraj hosts several cultural and sporting events, including the Prayag Kumbh Mela and the Indira Marathon.

Sai Dham Group is a professionally managed organization synonymous with trust & quality. Sai Dham Group has committed to challenge benchmarks and set new standards of quality abodes in a crowded cityscape. The Promoters of the company believe in building homes that are sensitive to people's needs and to the environment as well. The Promoters have foresight of the future and anticipate the trends of tomorrow. Superior quality constructions and innovative state-of-art architecture blend perfectly with a professional approach that has helped the company to cater to client specific needs.

We not only build buildings but also long-lasting relations with their clients. Our aim is to offer the customers the best amenities with superior quality. Our dedicated team and trust of clients motivates us to aim higher and fulfil all their potential at the committed time. We have already completed a number of projects across the city of Prayagraj. We are a trusted name in Real Estate Industry for the quality of our structures and exclusive designing. To provide beautiful and luxurious homes at affordable prices has been our motto.

### Mission:

For Sai Dham Group work is worship, & therefore we emphasize on giving better quality in our forth coming projects. Sai Dham is continuously taking giant leaps & exploring new horizons in construction & real estate.

### Vision:

Sai Dham Group carries a vision to create edifices of magnificence through the art of architecture & science of construction complementing a modern & convenient lifestyle. Latest innovations, enhanced technology & upgraded materials are incorporated to create the best.



## Our Projects : Completed & Families Living



**SAI DHAM APARTMENT**  
Rajrooppur, Prayagraj



**CHARMSWOOD**  
Lukerganj, Prayagraj



**SAI DHAM PRITHVI KUNJ**  
Preetamnagar, Prayagraj



**SAI DHAM DWARIKA ENCLAVE**  
Lukerganj, Prayagraj



**SAI DHAM ENCLAVE**  
Drummond Road, Ashok Nagar, Prayagraj



**SAI DHAM NAKSHATRA**  
Muir Road, Ashok Nagar, Prayagraj



**SAI DHAM RADHE KRISHNA ENCLAVE**  
Lukerganj, Prayagraj



**SAI DHAM RESIDENCY**  
Adjacent BHS, Civil Lines, Prayagraj



**SAI DHAM LANDMARK**  
Civil Lines, Prayagraj

## Ongoing Projects



**SAIDHAM KOHLI'S AVENUE**  
Meerapatti, Prayagraj



**MAHALAKSHMI APARTMENTS**  
Naini Station Road, Prayagraj



**SAI DHAM SHREE KALESHWAR DHAM**  
Dandi-Rewa Road, Prayagraj



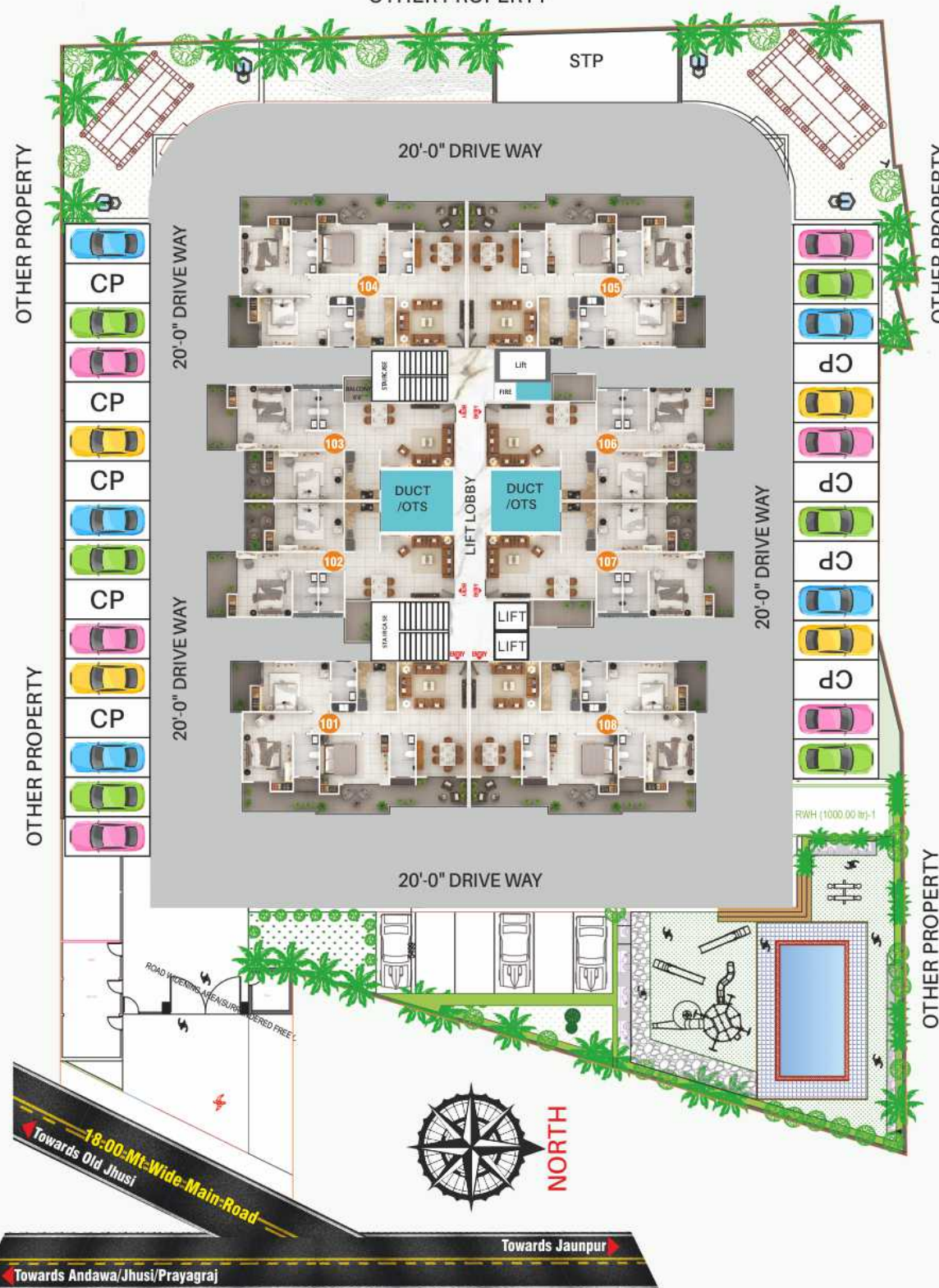
OTHER PROPERTY

OTHER PROPERTY

OTHER PROPERTY

OTHER PROPERTY

OTHER PROPERTY



## Smart Amenities



Panoramic Views  
of The River Ganga &  
The Kumbh Mela Kshetra



Swimming  
Pool



Rain Water  
Harvesting



AC Club  
House



EV Charging  
Points



Beautifully  
Landscaped



Convenient  
Dedicated Parking



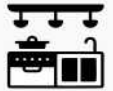
High Speed  
Lifts (1.5 m/Sec)



Badminton  
Court



Dedicated  
Recreation Area



Modular  
Kitchen

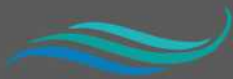


Power Backups  
DG/Solar  
(For Common Services)



Multilevel &  
Advance Security

*and many more....*



# Best in Prayagraj

Total Carpet Area to Total Area Ratio



SCAN FOR  
VIRTUAL TOUR  
2-BHK

|                   |                 |
|-------------------|-----------------|
| Carpet Area       | : 811.00 sq ft  |
| Balcony Area      | : 164.00 sq ft  |
| Total Carpet Area | : 975.00 sq ft  |
| Built up Area     | : 1060.00 sq ft |
| Common Area       | : 105.00 sq ft  |
| Total Area        | : 1165.00 sq ft |

# 84%

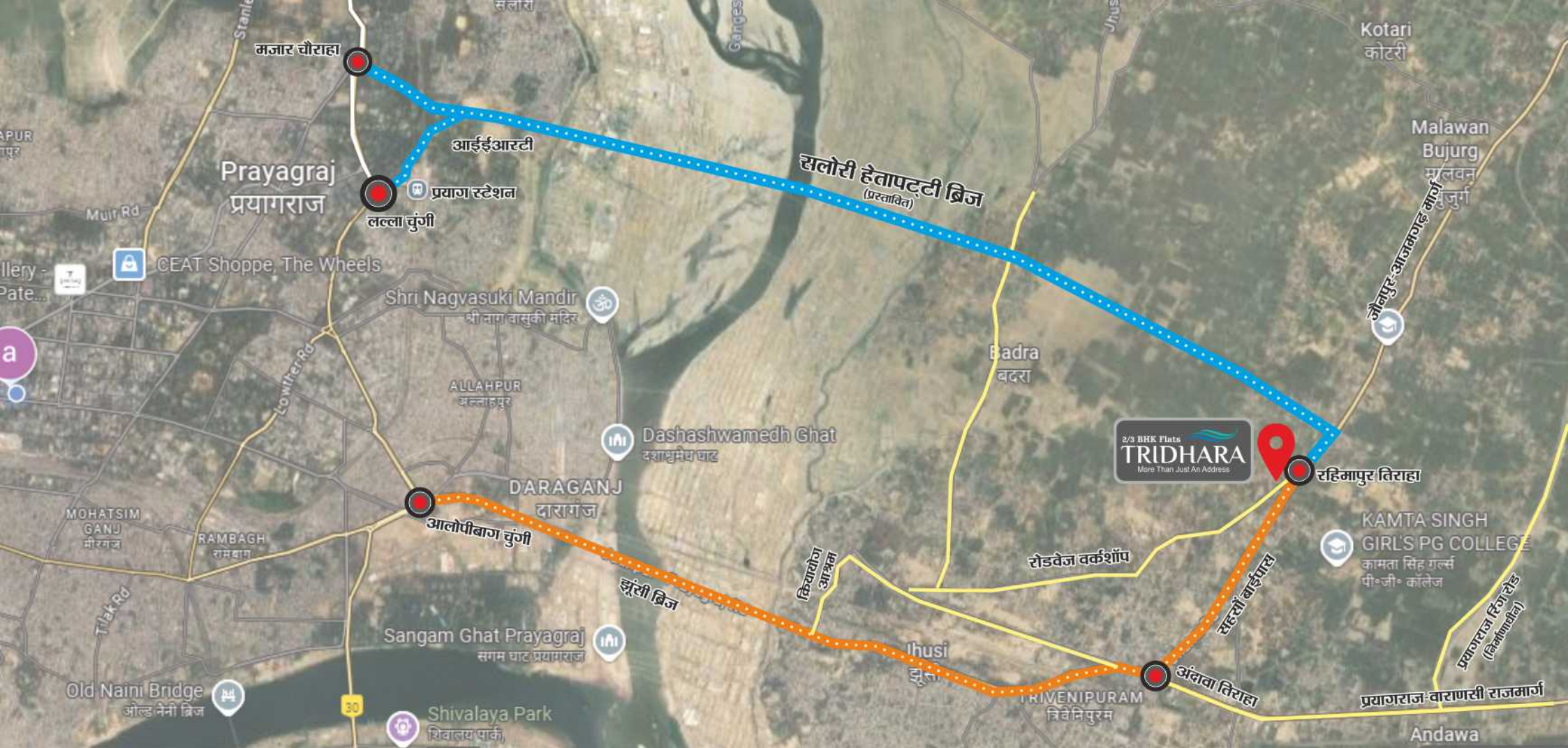


SCAN FOR  
VIRTUAL TOUR  
3-BHK

## Typical 3 BHK FLOOR PLAN

|                   |                 |
|-------------------|-----------------|
| Carpet Area       | : 1114.00 sq ft |
| Balcony Area      | : 286.00 sq ft  |
| Total Carpet Area | : 1400.00 sq ft |
| Built up Area     | : 1466.05 sq ft |
| Common Area       | : 191.62 sq ft  |
| Total Area        | : 1657.67 sq ft |





## Prime Location

*Where Modern Living & Serenity Converge In Sangam Nagri Prayagraj...*

Spanning approximately  
**4250 square yards.**

Our location offers a  
unique blend of warmth  
and tranquility...



- |             |                                            |
|-------------|--------------------------------------------|
| Just 3 min  | Salori-Heta Patti Ganga Bridge (Proposed). |
| Just 5 Min  | Divine Kumbh Mela Kshetra.                 |
| Just 5 Min  | Majestic River Ganga.                      |
| Just 5 Min  | Old Jhusi                                  |
| Just 7 min  | Prayagraj Ring Road (under construction).  |
| Just 10 min | Shastri (Jhusi) Bridge.                    |



## Technical Specifications

### Drawing Room/ Living Space

*The living room should be a place where we feel totally at ease, temple of the soul...*

**Floor :** Premium Large-format 1600 X 800 High Gloss Branded Double Charged Vitrified Tiles set stage for premium dining and living experience right from the time you set feet in your abode.

**Walls :** Smooth Matte Plastic Painted finished walls bring life to your living room dressed with high quality Acrylic emulsion Paint over Birla/JK Wall Putty applied on a neat coat of POP to give your walls the best finish they deserve.

**Overhead Surface/Ceiling :** A neat coat of Birla/JK Wall Putty, elegant POP Cornices with Punning followed by Premium Acrylic Emulsion Paint to keep your ceiling simple yet elegant, functional and enhanced longevity.

### Kitchen

*A place where memories are homemade and seasoned with love!!*

**Kitchen Appliances :** Fully Equipped Modular Kitchen with modern 3-Burner Cook Top, Sleek and powerful 1100 Cpm. Chimney and a Branded RO Water Purifier System of Eureka Forbes/Kent/PureIt or Equivalent Make fitted to make you fall in love with cooking once again.

**Kitchen Fitting/Fixtures :** A Single bowl Stainless Steel Sink with elegant and sturdy Jaquar/Grohe/Cera/Hindware make CP fixtures paired with CPVC pipe fitting to meet all your hot and cold water supply needs.

**Kitchen Counter Top :** Premium Granite Top with smooth and professionally double moulded edges brings extra workability along with strength and durability to your kitchen.

**Floor :** Anti-Skid Branded Vitrified Tiles to keep up your hard work from getting spoilt even when the floor gets wet.

**Walls :** Elegant Branded Smooth Tiles up-to 2 ft above the counter top makes all backsplash be forgotten like a breeze, Walls above the tiles finished with putty and POP followed matching premium Acrylic Emulsion Paint.

**Overhead Surface/ Ceiling :** Premium Acrylic Emulsion painted ceiling adored on POP Punning with elegant looking POP Cornices followed by neat coat of Putty to complement your kitchen decor.



## We Perfect the Smallest details



### Bedroom

*A bedroom is not just a place to sleep it's a space to dream and envision the possibilities of tomorrow.*

**Floor :** Elegant looking Nano-polished high gloss double charged 600 X 600 Vitrified floor tiles complete the luxurious feel of your bedroom

**Walls :** Refined Smooth Matte acrylic Painted surface on a well formed POP Base followed by Punning of Birla/JK Wall Putty.

**Overhead Surface/ Ceiling :** Premium Acrylic Emulsion Painted surface adorned with selective ceiling POP accents followed by Punning of Birla / JK Wall Putty.

### Balcony

*Cheers my doors to balcony views and sippin brews.*

*Enjoy the sprawling 6 ft 6 inch wide balcony at home offering excellent views above the hustle bustle of the city*

**Floor :** Safe and Elegant Anti-Skid Vitrified Tiles.

**Overhead Surface/Ceiling :** Long lasting Exterior Colour Finish Painted surface.

**Railing :** Safe and Sturdy yet elegant Aesthetic Steel Railing so you can enjoy your balcony time worry free.

### Bathroom

*Elevating self-care with a touch of bathroom elegance*

**Floor :** Fitted with anti-skid tiles so that your Karaoke time in bathroom remains uninterrupted.

**Walls :** They are a combination of backsplash tiles upto door levels with matching Acrylic Emulsion Paint before POP punning & Putty in the balance areas.

**Overhead Surface/Ceiling :** Smooth Acrylic Emulsion wall coating over a neat coat of POP punning and Putty.

**Fitting & Sanitary Ware :** All Single Lever Jaquar /Cera /Grohe/ Hindware Make CP Fitting, Faucets /Jet, Table top Wash Basins, One Piece Wall Hung WC to bring extra lap of luxury to your personal space.

**Fixtures/Accessories :** Towel Rail, Luxury Soap dish, Niche Glass Shelves and Mirrors complete your fixture needs for a luxurious bathroom experience.

**Plumbing :** Expert plumbing with CPVC piping for hot and UPVC for cold-water supply inside the toilets and UPVC pipes for the stacks.

**Main Entrance Door :** 40mm Thick 8ft High Sturdy Pre-Laminated flush door fixed in Painted WPC frames, that are fire retardant, anti-termite and water proof, securing your valuables with professionally fitted durable, heavy duty, high security, Godrez/Dorset/Yale or Equivalent make mortise Locks and all Stainless Steel Hardware fittings.

**Internal Door :** 35mm Thick 7ft High Pre-Laminated flush door fixed in Painted WPC frames, that are fire retardant, anti-termite and water proof, securing your valuables with professionally fitted, durable, high security, Godrez/Dorset/Yale or Equivalent make mortise Locks and all Stainless Steel Hardware fittings.

**External Glazing Windows :** Sound Insulating, Energy Efficient glass unit with Plain glass glazing nestled in Heavy-duty Durable non-rusting Powder Coated Aluminium/UPVC Sections of Fenesta/Asahi/Veka or Equivalent make from floor to beam height.

**Staircase Floor :** Embellished in Granite with double moulded ends complete with MS reinforced stainless steel handrails.

**External Elevation surface :** is finished with long lasting weather-resistant coating of Premium External Paints over a neat coat of JK/Birla putty.

**Electrical Fixtures :** Modular switchboards, switches and all other fitting of ISI standard make with copper wiring to keep all electrical connections secure, lasting and risk free.

**Fitting :** All Jaquar/V-Guard/KEI/Polycab or equivalent make ISI LED light fitting with piping, wiring suitably designed for AC only.

**Security Systems :** High Security Single Gated community with controlled access at entrance fully equipped with High Definition CCTV Camera and EPABX system for internal communications to completely restrict access of unwanted elements.

**Fire fighting Systems :** At 51 mtr high the building is well equipped with fire fighting systems on each floors and well designed to ensure hassle free movement of fire tenders in times of need complete as per NBC 2016 Norms.

**Structure :** Designed by highly renowned and trusted Structural Engineers the 51 mtr high Earthquake Resistant RCC Framed structure stands as the **ROOF OF PRAYAGRAJ** on shearwall technology.

**Lifts :** 03 Nos. High Speed, Highly Secure Lifts of Schnieder /Thyssen/ Etos/ Hind or Equivalent Make running at 1.5 Mtr/sec so you do not have to wait to reach your destination.



RERA NO  
UPRERAPRJ521702/10/2024  
www.up-rera.in



LOCATION

2/3 BHK Flats

# TRIDHARA

More Than Just An Address

A Project Promoted By



Land Owner



Architect :  
Shivarpit Katoch, Noida, U.P.

Structural Designer  
Revati Raman Singh, New Delhi

**BRAND MARKETEERS**

Registered Address: 21/19 Mayo Road, Prayagraj-211002

Site Address : Arazi No. 2407, 2408, 2409, 2411 & 2412, Vill.-Sherdeeh, Tehsil-Phulpur &  
Arazi No. 56 KHA/3, Vill.-Rahimapur, Tehsil-Phulpur, Distt.-Prayagraj, U.P.

**For Details, Enquiries and Feedback Please Contact us on**

**7318428999, 7991278888, 7617017558**  
**7518649999, 9670532555, 8052255556**

Disclaimer: All visuals, layouts, plans and specifications shown are indicative and not to scale. Image and artist's impressions are for illustration purposes only and may not represent the final product. Carpet area may vary by due to design or construction changes. Project details are subject to change as per applicable laws, including RERA / Regurtory authority regulations. This advertisement dont not constitute an offer or contract. the developer shall not be liable for any errors, delays or modifications and reserves the right to update project details without prior notice.