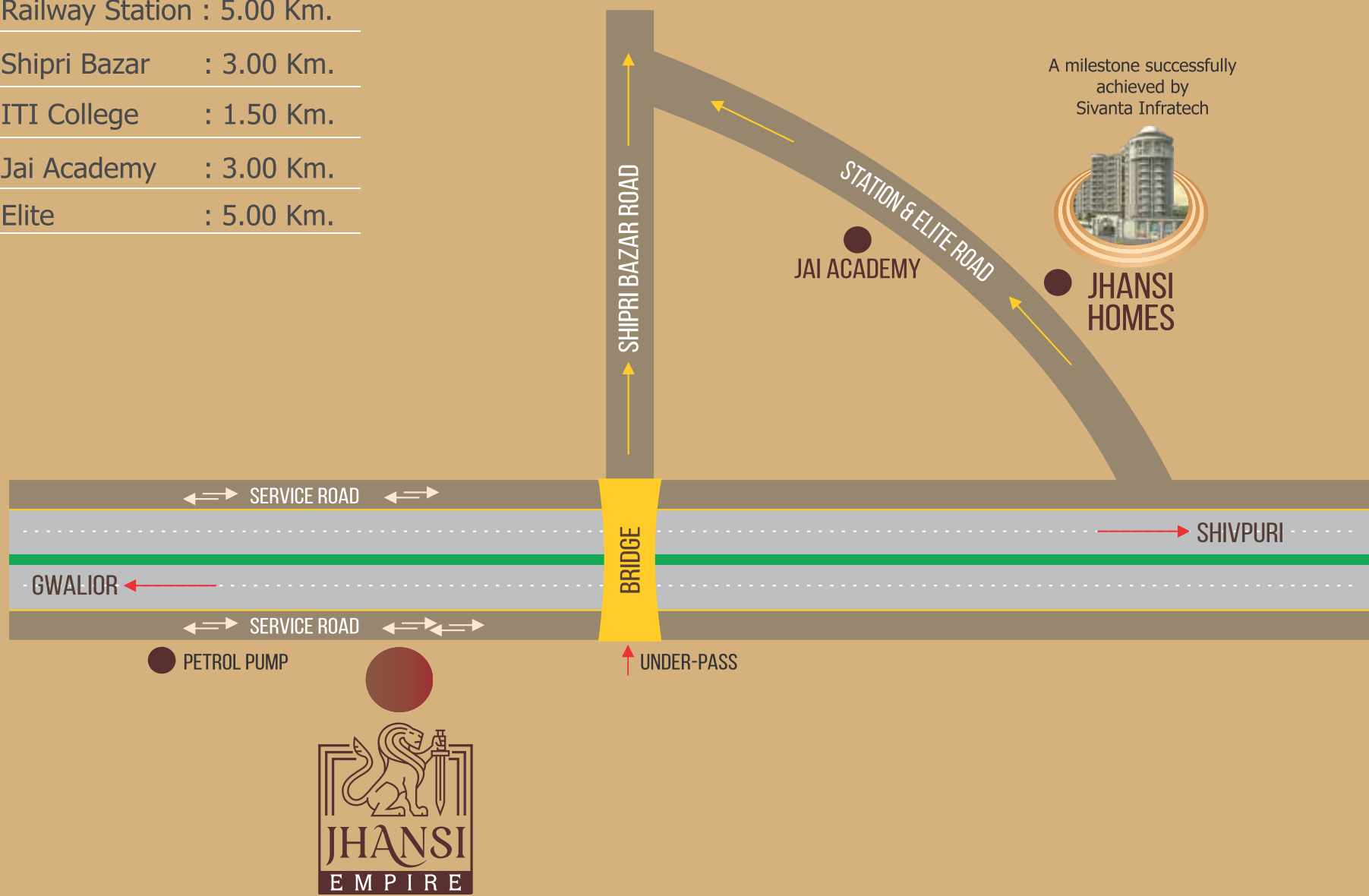


LOCATION
ADVANTAGES

Railway Station	: 5.00 Km.
Shipri Bazar	: 3.00 Km.
ITI College	: 1.50 Km.
Jai Academy	: 3.00 Km.
Elite	: 5.00 Km.



!! Shri Ganeshay Namah !!
❧ Jai Shri Mataji ❧

JDA APPROVED

RERA APPROVED



For Royal Lifestyle



Project Add. : Gwalior- Shivpuri Bypass Road Jhansi (UP) INDIA
Call : 70806 77714, 70806 77749, 90096 29149
Architect : A. K. Pathak & Associates, Gwalior

www.sivantainfratech.com

Disclaimer : All images and photographs are conceptual. All right to change the specifications, designs, plan schemes, etc. are reserved with the builders & developers. Service Tax, VAT and additional charges, Taxes, cess or duties levied by the government / local authorities will be borne by the purchaser. UPEB charges, maintenance and club membership charges will be extra. This is just an information brochure and does not constitute a legal document.



welcome to
JHANSI EMPIRE





Experiencing Rajwadi That-Waat

Jhansi Empire offers luxury living in the heart of Jhansi city, where you will experience the luxury of royal living like never before. Our township boasts classic architecture and ambiance that will take you back to the era of the Rajwadi.



CCTV Secured
Township



Covered with high
boundary walls



Temple within
the campus

3 & 4 BHK Apartments

Every needs besides your home

Discover the perfect blend of residential and commercial life in our self-sufficient township with our exclusively designed commercial plaza as the front of the Jhansi Empire for fulfilling the shopping needs of the residents.





USPs OF THE PROJECT



13 Residential floors with front commercial plaza



Sufficient parking spaces at ground and basement



Pinned at the premium land



Exclusive Design



Equipped with Club House & Extravagant Amenities



Happy Royal Floors

3&4 BHK APARTMENTS

Each apartment is designed to provide you with the ultimate in comfort and convenience. From spacious living areas and well-appointed bedrooms to modern kitchens and bathrooms, Every details has been carefully considered to meet your needs with ultra modern features..



Fire Safety Equipment
Installation



High Speed Passenger
Elevators-4 (3.5m/s)



Power Back-up for
Common areas



24*7
Water Supply

4 BHK LUXURY APARTMENTS

WITH SERVANT ROOM

Vastu-based, well lit, airy and spacious apartments with 4 bedrooms, a living room, a kitchen along with 5 balconies and a servant room with toilet.



4 BHK 3D ISOMETRIC FLOOR PLAN



4 BHK FLOOR PLAN

AREA STATEMENT

BUILT-UP AREA 2100 SQ.FT.

SUPER BUILT-UP AREA 2880 SQ.FT.

3 BHK (type-A) LUXURY APARTMENT WITH SERVANT ROOM

Vastu based well lit, airy and spacious apartments with 3 bedroom, a living room, a kitchen with 2 balconies and a separate servant room with toilet.



3 BHK (TYPE-A) 3D ISOMETRIC FLOOR PLAN



3 BHK (TYPE-A) FLOOR PLAN

AREA STATEMENT

BUILT-UP AREA	1500 SQ.FT.
SUPER BUILT-UP AREA	2050 SQ.FT.

3 BHK (type-B) LUXURY APARTMENTS

Vastu based, well lit, airy and spacious apartments with 3 bedroom, a living room and a kitchen with 2 balconies.



3 BHK (TYPE-B) 3D ISOMETRIC FLOOR PLAN

ENTRY →



3 BHK (TYPE-B) FLOOR PLAN

AREA STATEMENT

BUILT-UP AREA	1400 SQ.FT.
SUPER BUILT-UP AREA	1920 SQ.FT.



BILLIARDS



GYMNASIUM



CARD ROOM



CARROM BOARD



PARTY HALL



Upgrading Lifestyle with EMPIRE CLUB

“At Jhansi Empire, we offer a wide range of world-class amenities under the roof of **‘EMPIRE CLUB’**. Experience the best world class amenities and roof top swimming pool”



SPECIFICATIONS

■ **STRUCTURE**

Earthquake resistant RCC frame structure

■ **EXTERNAL FINISH**

Combination of Long-lasting paint and water repellent glazing

■ **DRAWING AND DINING**

FLOOR: Vitrified tiles Somany/ Kajaria / Blackberry or equivalent

WALLS : Plastered and painted with pleasing shades of OBD Asian / Berger /Nerolac or equivalent

CEILING : Plastered and painted with pleasing shades of OBD Asian / Berger /Nerolac or equivalent

■ **BEDROOMS**

FLOOR: Vitrified tiles Somany/ Kajaria / Blackberry or equivalent

WALLS: Plastered and painted with pleasing shades of OBD Asian/ Berger / Nerolac or equivalent

CEILING: Plastered and painted with pleasing shades of OBD Asian/Berger/Nerolac or equivalent

■ **KITCHEN**

FLOOR: Ceramic/anti-skid tiles Somany / Kajaria/Blackberry or equivalent

WALLS: Ceramic tiles upto two feet height above counter Somany / Kajaria/Blackberry or equivalent and plastered and painted with pleasing shades of OBD Asian/Berger / Nerolac or equivalent

CEILING: Plastered and painted with pleasing shades of OBD Asian/Berger/Nerolac or equivalent

PLATFORM: Pre-polished granite platform with stainless steel sink and C.P. Fittings & sink-frankee / Jayna or equivalent

■ **TOILETS**

WALLS: Dado of ceramic tiles upto seven feet height Somany / Kajaria / Blackberry or equivalent

FLOOR: Ceramic tiles Somany/ Kajaria / Blackberry or equal

FIXTURE/FITTINGS: Wash basin, W.C. and C.P. fittings in all toilets, Sanitary ware- Hindware / Parryware /Cera or equivalent, C.P. fittings Jaguar/Marc/ Parko or equivalent,

■ **BALCONY**

FLOOR: Ceramic / anti-skid tiles Somany / Kajaria / Blackberry or equivalent

WALLS: Long-lasting water repellent paint Asian/Nitco / Spectrum or equivalent

CEILING: Plastered and painted with pleasing shades of OBD/ Permanent paint finish Asian/Berger/Nerolac or equivalent

■ **DOORS AND WINDOWS**

ENTRANCE DOOR: Flush shutter with wooden frame and mortice lock

INTERNAL DOORS: Flush shutter with wooden frame

WINDOWS: Powder coated aluminum with glass aluminum-

■ **STAIRCASE**

FLOOR: Vitrified tiles Somany/ Kajaria / Blackberry or equivalent WALLS: Plastered and painted with pleasing shades of OBD Asian / Berger/Nerolac or equivalent CEILING: Plastered and painted with pleasing shades of OBD Asian /Berger / Nerolac or equivalent

■ **LIFT LOBBY**

FLOOR: Udaipur green marble/ vitrified tiles Somany / Kajaria / Blackberry or equivalent

WALLS: Plastered and painted with pleasing shades of OBD Asian/ Berger / Nerolac or equivalent

■ **LIFTS**

High speed elevators as per standard

■ **ELECTRICAL SYSTEM**

LIGHT: Light fixtures in all rooms

WIRE: Copper wiring and PVC concealed conduits in all rooms Anchor/R.R/Indo/Asian/ ABB or equivalent

PLUG Light and power point as well as television outlets with modular switches and protective M.C.B.'s in all rooms Anchor / Indo Asian/ABB or equivalent

A Royal Milestone by Sivanta Infratech



आइये हम जाने

इससे पहले कि हम अपनी नई आवासीय बहुमंजिला परियोजना वर्ष 2023 के इस नए अध्याय को शुरू करें, हम अपनी पूर्व में निर्मित की गई **“झांसी होम्स”** स्थित शिवपुरी रोड, झांसी की बहुमंजिला परियोजना के सफल समापन पर विचार करने के लिए आपका ध्यान आकर्षित करते हैं।

यह यात्रा आपके विश्वास के साथ अनन्त प्रकार की चुनौतियों और झांसी शहर में एक मात्र बहुमंजिला भवन जो कि **“क्लासिक डिजाइन”** से निर्मित है। जिसका परिसर व आवास एक राजमहल की कल्पना से कम नहीं है हमारी कम्पनी **“शिवांता इंफ्राटेक”** द्वारा पूर्ण की गई है। एक साथ, एक एकीकृत टीम के रूप में, हमने रात-दिन एक करके, उच्चतम गुणवत्ता के मैटेरियल से वर्ल्ड क्लास डिजाइन व फ्रंट एलिवेशन से पूर्ण एक बहुमंजिला भवन निर्माण किया और एक ऐसा प्रोजेक्ट पेश किया जो न केवल सभी उम्मीदों पर खरा उतरा बल्कि उससे भी आगे निकल गया। यह अत्यंत गर्व के साथ कहा जा सकता है कि **“झांसी होम्स”** हमारी भावी पीढ़ियों के लिए प्रशंसा हेतु एक स्थायी विरासत है।