

# PAVITRA

By SASTA GHAR

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Luxury In Every Detail.....

Location – Chandan Hola, Chattarpur, South Delhi

Best Construction Quality

Best Connectivity

Green Location

Luxury Living

Top Notch Amenities



## About Us – Sasta Ghar ---

Sasta ghar is a trusted real estate firm committed to providing affordable, legal and quality homes to Buyers. Our mission is simple to make homeownership easy, transparent and stress-free for everyone.

We offer verified properties, clear documentation, site assistance and complete guidance throughout the Buying process. Our experienced team understands client's needs and helps them choose the best Property with full transparency.

At **Sasta Ghar**, we don't just sell properties we build long-term trust and relationships. Honest dealings, Customer satisfaction and professional service are the core values that define us.

# OUR SIGNATURE COLLECTION – THE PAVITRA SERIES



Pavitra 





## **Pavitra** – Where the Journey Began

Premium 2 BHK residences with terrace.

Located in the peaceful surroundings of Mandi, South Delhi, Pavitra 1

Was the first milestone in the pavitra series, offering thoughtfully designed 2 BHK homes with  
A perfect mix of comfort and modern lifestyle.



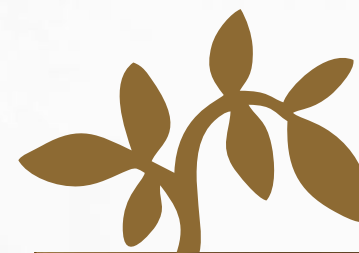
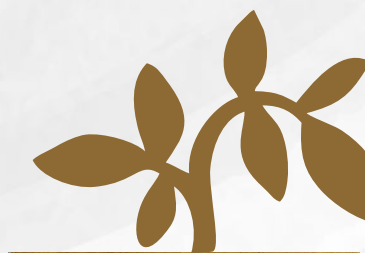
## **The Pavitra Series – A Legacy of Trust & Excellence**

### **From Pavitra 1 To Pavitra 5 — Redefining Modern Living In South Delhi**

The pavitra series by **Sasta Ghar** represents a vision of affordable luxury, solid  
Construction and thoughtful design. Every project under the Pavitra name reflects our  
Commitment to quality, transparency and refined urban living.

# HOMES FILLED WITH SMILES

The Pavitra Family – Smiles that Inspire Us



Pavitra *Family*



## Smiles that Define Our Success

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At **SASTA GHAR** every project we build is not just about walls and spaces

It's about people trust, and lasting relationships.

Each homeowner who chose a **Pavitra** Residence became a part of our growing family

The **Pavitra family** — a community built on comfort, transparency and care.

*Your happiness is the true foundation of **SASTA GHAR.***

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Sikandarpur Metro

The Gallery on MG

Sultanpur Metro

Radisson Chattarpur

CDR Chowk

Chattarpur Metro

Fortis Hospital

Luxury Living in  
The Heart of City

# Building Elevation

Welcome to a place that redefines  
The parameters of luxury





# Typical Floor Plan

## **Key Plan Details** Designed for Comfort & Elegance

3 luxurious 3 BHK flats per floor

Spacious layout – 150 sq. Yards each

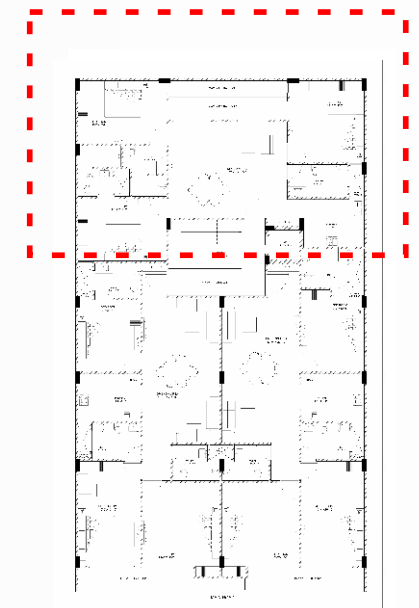
Modern design with ample natural light & ventilation

Thoughtfully planned for privacy and convenience

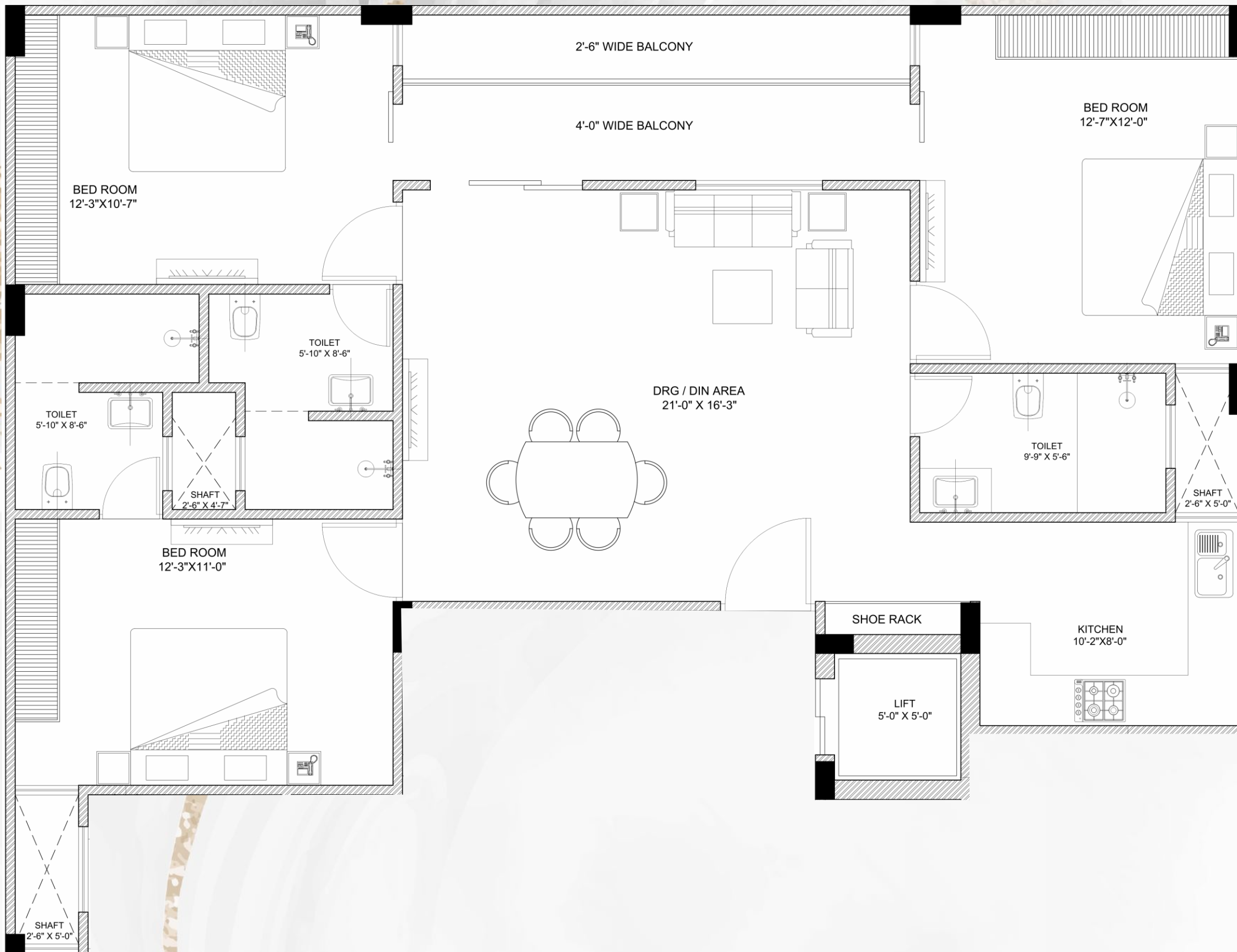
# Typical Plan (Unit no-1)

## A Home Crafted For Modern Living

Wide Balconies For Ample Light & Ventilation  
Premium Modular Kitchen With Granite Countertop  
Attached Washrooms With Branded Fittings  
Dedicated Utility & Storage Space  
Smart Space Optimization For Maximum Comfort



Key plan



# Floor Plan Overview

Spacious **3 BHK flat** – **150 sq. yards**

Thoughtfully designed layout with separate living & dining area

**(UNIT NO-1)**



Drg/din Area - 22'-0" X 16'-03"



1st Bedroom - 12'-03" X 11'-0"



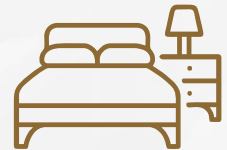
Common Toilet - 08'-08" X 05'-06"



Kitchen - 11'-07" X 09'-09"



2nd Bedroom - 12'-03" X 10'-07"



3rd Bedroom - 11'-07" X 12'

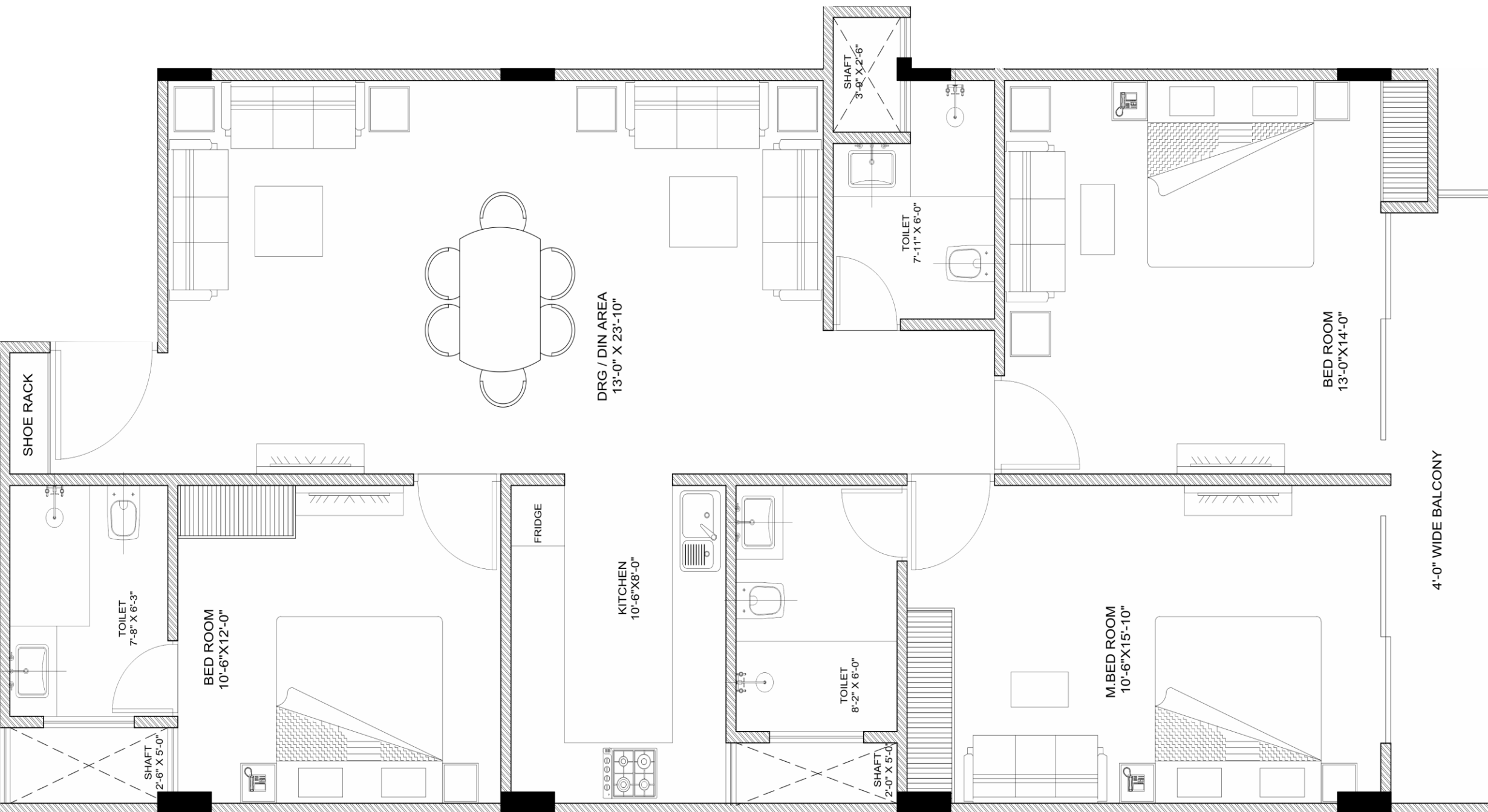


Attached Toilet - 05'-06" X 08'06"



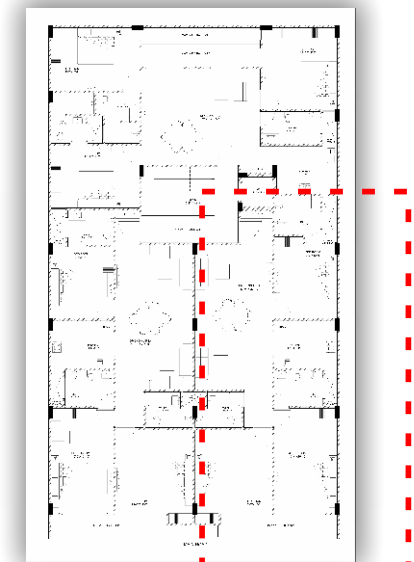
Attached Toilet - 05'-06" X 08'06"

# Typical Plan (Unit no-2)



## Crafted For Everyday Comfort

- Wide balconies for ample light & Ventilation premium modular
- Kitchen with granite countertop
- Attached washrooms with branded Fittings dedicated utility & storage
- Space smart space optimization
- For maximum comfort elegant false Ceiling with modern lighting fixtures



Key plan

# Floor Plan Overview

Spacious **3 BHK flat – 150 sq. Yards**

Designed for comfort with separate living & dining areas

**(UNIT NO-2)**



Drg/din Area - 13'-0" X 23'-10"



1st Bedroom - 10'-06" X 18'-0"



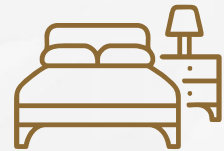
Common Toilet - 07'-11" X 06'-0"



Kitchen - 10'-06" X 08'-0"



2nd Bedroom - 13'-0" X 14'-0"



3rd Bedroom - 10'-06" X 12'-0"



Attached Toilet - 08'-08" X 06'-01"

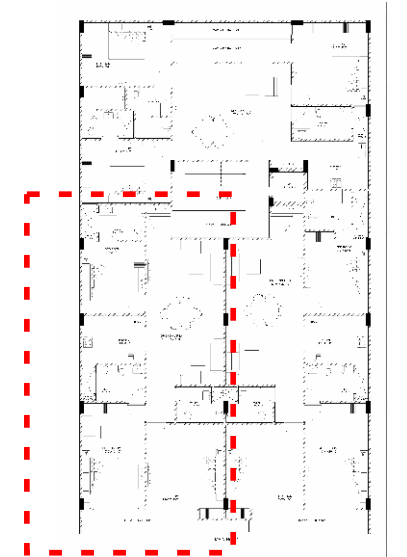
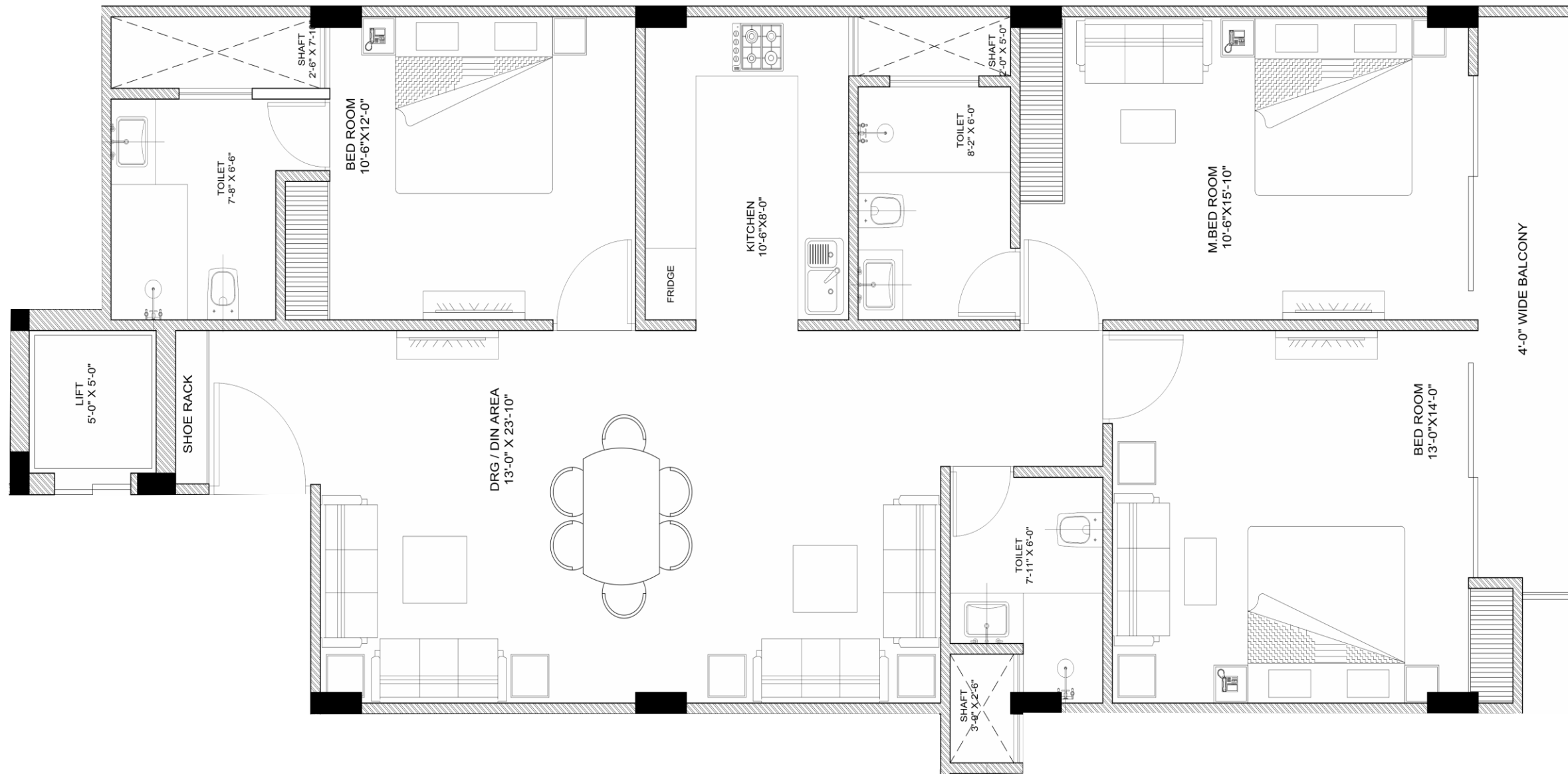


Attached Toilet - 08'-02" X 06'-0"

# Typical Plan (Unit no-3)

## Crafted For Everyday Comfort

Every home offers spacious interiors,  
Wide balconies, and ample natural light  
Creating a bright and airy ambience.  
Modern kitchens, functional utility areas  
And premium bedrooms & bathrooms  
Ensure comfort and elegance.  
The layout is perfectly optimized for  
Privacy, space, and seamless living.



Key plan

# Floor Plan Overview

Spacious **3 BHK Flat** – 150 sq. Yards

Perfect blend of functionality and aesthetic appeal

**(UNIT NO-3)**



Drg/din Area - 13'-0" X 23'-10"



1st Bedroom - 10'-06" X 18'-0"



Common Toilet - 07'-11" X 06'-0"



Kitchen - 10'-06" X 08'-0"



2nd Bedroom - 13'-0" X 14'-0"



3rd Bedroom - 10'-06" X 12'-0"



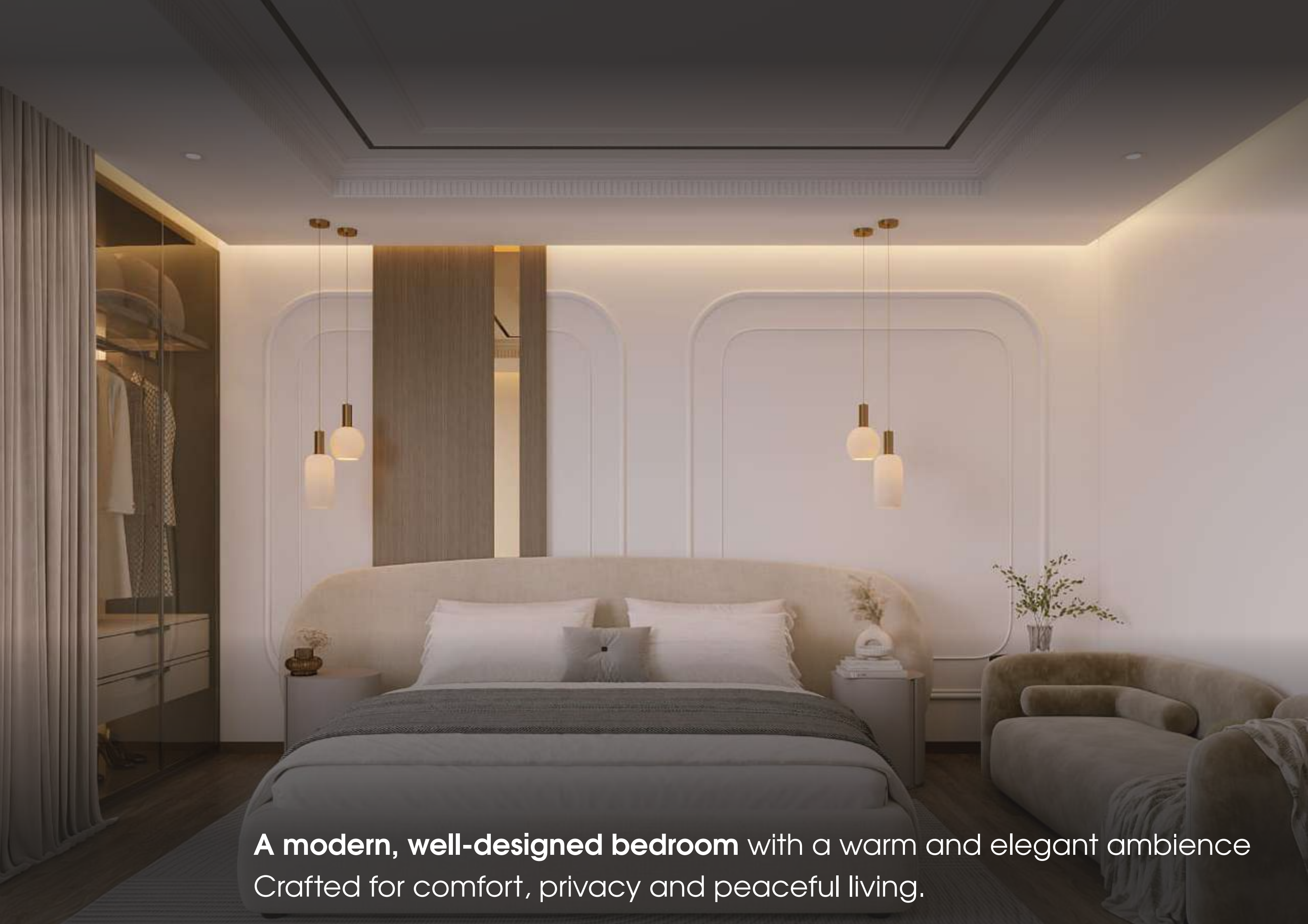
Attached Toilet - 10'-08" X 05'-06"



Attached Toilet - 08'-02" X 06'-0"

**An elegantly designed bedroom** with warm wooden finishes and soft ambient lighting. A calm, luxurious space for comfort and privacy.





**A modern, well-designed bedroom** with a warm and elegant ambiance  
Crafted for comfort, privacy and peaceful living.



# Modern Modular Kitchen

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## Where Luxury Meets Functional Design

A Premium **Kitchen 3D Render Showcasing Modern Design**

Elegant, finishes and refined functionality.

An elegant kitchen space designed for refined modern living

A well-planned kitchen with luxurious finishes and efficient functionality

A sophisticated kitchen that enhances both style and convenience

Designed to deliver a seamless blend of elegance and practicality.





# Elegant Living Space

## The Heart Of The Home

A bright and open living area designed for social. Gatherings and everyday comfort.

Elegant detailing and spacious planning create.

A welcoming lifestyle space.

Landscaped **terrace garden** with lush Greenery for a refreshing environment.





**A thoughtfully designed rooftop that blends modern  
Aesthetics with practical functionality. A private escape above the city.**

# World Class Modern Facilities & Amenities



**Video Door Phone**



**Jaquar Fittings**



**Modular Wardrobes**



**Digital Lock**



**Terrace Garden**



EV Charging Socket



Gated Compound



Guard Room



Fire Fighting



Geyser



Car Parking



Vanity and Mirror



CCTV



Earthing



Branded Lift

# PROJECT SPECIFICATIONS

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## 1. STRUCTURE

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**RCC Framed Structure (M25 Grade Concrete)** Designed As Per The Latest Seismic Standards For Superior Strength And Durability.

**Brickwork:** High-quality Red Brick (NO. 1 Grade) With Smooth Internal And External Plaster Finish.

**Waterproofing:** Comprehensive Waterproofing Treatment Provided In Balconies, Kitchen,

**Toilets,** And Rooftop For Long-lasting Protection

## 2. DOORS

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Chaap Wood Or Equivalent Frame **(size -7"x3"x8')**

Designer Flush Shutters Finished With Premium Veneer And Melamine Polish.

Main Door Equipped With A Digital Lock For Added Security.

All Internal Doors With 2-piece Dorset Lock

## 3. JOINERIES

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**Main Door:** Marandi Wood Or Equivalent With Ornamental Flush Shutter.

All Joineries Fitted With High-quality Hardware And Finishes.

## 4. COUNTER TOP

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**Kitchen:** Premium Granite Countertop - Rate: 200 –250 Per Sq. Ft.

With Stainless Steel, Double Bowl Sink With

Long-Body Sink Mixture And Drain Board

## 5. KITCHEN & TOILET WALLS

Premium High-gloss Vitrified Tiles On Kitchen And Toilet Walls (2' x 4').

**Rate: 55 Per Sq. Ft**

## 6. OUTER DOOR:

**Upvc** 3-track Sliding Door System With Integrated Mosquito

Finish: Premium Cladding Provided On Side Edges For Enhanced Durability And Aesthetics.

Slider And Glass Sliding Panels.- Ms Work: All MS. (mild Steel) Work Areas Shall Be Finished With Premium Decorative Paint

## 7. STAIRCASE & RAILING

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Staircase Designed As Per Architect's Specifications.

Balcony Railing Designed As Per Architect's Drawings For Safety And Aesthetics.

Paint Work With High-quality (deco) Paint Finish.

**Staircase Railing:** Stainless Steel Railing Of Grade 304.

**Ms Work:** All Ms (mild Steel) Work Areas Shall Be Finished With Premium Decorative Paint.

Super Fine Rustic Texture Finish Provided In Balcony, Lobby, Parking Area, And Terrace

## 8. FLOORING

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**Living, Dining & Bedrooms:** High-gloss digital vitrified tiles (size: 4' x 6').Rate: 90 to 120 per sq.ft.

**Toilets:** Anti-skid Tiles For Safety.

**Common Areas & Staircase:** Premium granite flooring. Rate: Approx -110 per sq. ft.

**Balcony:** Granite stone flooring | Approx. 110 / sq. ft.

**Kitchen Platform:** Premium polished granite | Rate- 200 –250 / sq. ft.

**Car Parking Area:** Dual-colour Premium Granite Flooring Rate - Approx 110 per sq.ft.

## 9. ELECTRICAL WORK & FIXTURES

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**Wiring:** Using (Polycab) Wires.

**Switches:** Modular switches (L&T & Havells)

**MCB:** MCB box & MCBs (Havells)

**Lighting** (drawing Area) Lights As Per False Ceiling Design, Including CUV & Cove Lighting

**Wardrobe & Kitchen Lighting:** Profile Lights Provided In Wardrobes And Kitchen Area

Modular Fans: Drawing & Dining Area: Rate: 3,500 to 4,000

Bedrooms & Kitchen: Fans

Rate: 2,500 to 3,000-

Brands: Havells, Luminous, Crompton

Exhaust Fans: Provided in kitchen and dining area (Havells).

Geyser Specification in Toilets: 25-litre geyser. Kitchen: 3-litre geyser (Brands: Havells, Jaquar, Crompton)

## 10. SANITARYWARE & CP FITTINGS

**Sanitaryware & CP Fittings:** Premium quality fittings by Jaquar & Kerovit.

**Wall Basin Mixer:** Wall-mounted basin mixer with diverter.

**Bathing Area:** Equipped with premium diverter fittings.

**Diverter:** High-flow diverter for smooth water discharge.

**Concealed Cistern:** Premium concealed cistern provided.

**Angle Valves:** All angle valves shall be of Jaquar make.

**All Washrooms:** Cubicle Glass Partitions With Gates.

## 11. BUILDING AMENITIES

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Branded Lift: Latest model 6-passenger lift (**KONE / Schindler** Approx. Cost: **14–15 lakhs.**)

Fire Fighting

**Terrace Garden** – Landscaped Plants, With Dedicated Planter Area & Yoga Space, And Premium

**Lighting Highlighting** The Wall-mounted Green Area.

**EV Charging** Socket 16 to 32 AMP In Parking - False Ceiling Work In Parking

**Walls & Ceilings** coated with Asian Royal Paint finish for a smooth and elegant look

## 12. FLAT AMENITIES

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Branded Lock (dorset)

Modular Kitchen Finish With Acrylic Sheet

Hob Chimney

Tall Pantry

All Innotech Baskets

Wicker Basket

## 13. PLUMBING & PIPING WORK

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**Piping System:** PVC & CPVC Piping.

**Brands:** Supreme & Ashirvad

Soil / Waste PVC Pipes:

Heavy-duty PVC Pipes With 10 Kg Pressure Capacity.

**Rainwater Pipes:** PVC Rainwater Pipes With 100–160 Psi Pressure Ratio

# Branded Sanitary Fittings

JAQUAR SINK MIXER



MODEL NO - FLP-5179BPM

Approx. Cost: 3,000– 4,000.

JAQUAR WALL MOUNTED BASIN MIXER



MODEL NO - Chr 15233Kpm

Approx. Cost: 3,000– 4,000.

JAQUAR LAGUNA HI-FLOW DIVERTER



MODEL NO - LAG-CHR-91079NK

Approx. Cost: 3,000– 4,000.

JAQUAR WALL HUNG WC



SLS-WHT-6953BIPPSM

Approx. Cost: 9,000– 10,000.

BODY PLATE



MODEL NO - LAG-CHR-91079NK

JAQUAR COUNTER TOP BASIN



SLS-WHT-6601

Approx. Cost: 4,000– 5,000.

BODY PLATE



MODEL NO - ALD-CHR-233N

## Branded Kitchen Appliances Included

FABER CHIMNEY



MODEL NO - HC SC FL BK 90

Approx. Cost: 14,000– 15,000.

FABER OTG



MODEL NO - FOTG BK 45L

Approx. Cost: 8,000– 10,000.

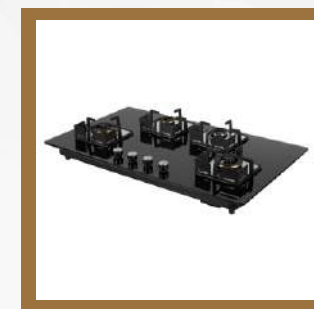
FABER MICROWAVE OVEN



MODEL NO - FMW Instacook 30C

Approx. Cost: 14,000– 15,000.

HOB FABER

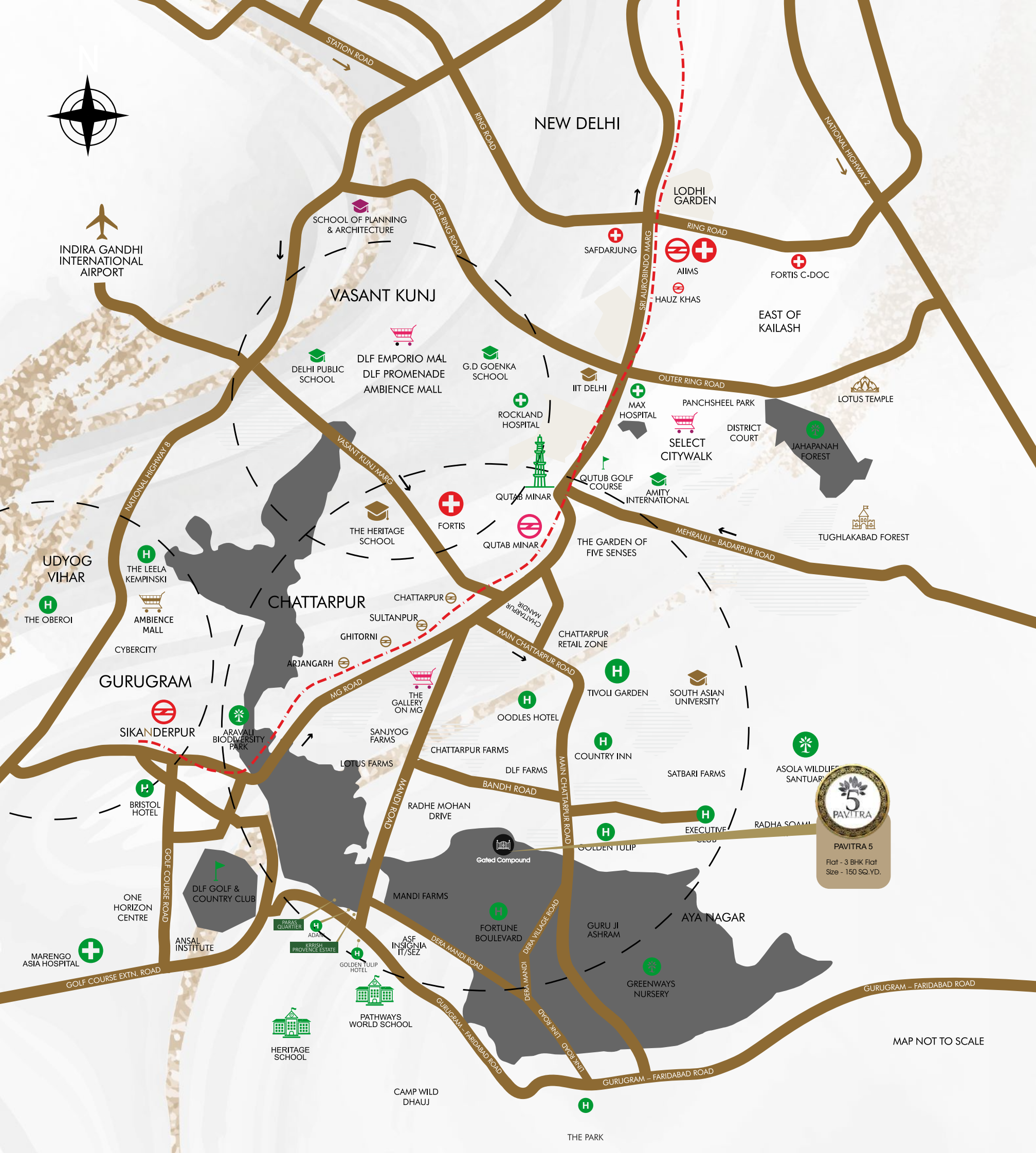


MODEL NO - HCT 904 CRR LBK EI AI


Approx. Cost: 15,000– 16,000.




INDIRA GANDHI INTERNATIONAL AIRPORT



### Location Highlights

-  Hotel & Banquets
-  Parks
-  Metro
-  Hospitals
-  Malls and Markets
-  School and University



**PAVITRA 5**  
Flat - 3 BHK Flat  
Size - 150 SQ.YD.

MAP NOT TO SCALE

# LOCATION ADVANTAGES

## LOCATION HIGHLIGHTS

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- Located Just 4.5 KM Away From Chhatarpur Metro Station (Yellow Line) For Smooth And Easy Connectivity.
- 30 Minutes To DLF Cyber City / Udyog Vihar
- 10-20 Minutes To South Delhi Hubs Like Saket, Vasant Kunj & Hauz Khas
- 25 Mins To IGI Airport Via MG Road/NH-48
- Quick Access To Gurugram's Corporate Zones & Delhi's Elite Neighbourhoods

## 2. IDEAL FOR PROFESSIONALS & FAMILIES

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- Ideal For Professionals & Families
- Great For Those Working In Cyber City, Golf Course Road And South Delhi
- Close To Reputed Schools Like GD Goenka, The British School & Many More
- Access To Fortis, AIIMS & Max Hospitals
- High Rental Demand + Long-term Appreciation Potential

## 3. INVESTMENT HIGHLIGHTS

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- Strong Growth Corridor Between Delhi & Gurugram
- More Affordable Than DLF Or Golf Course, But Similar Lifestyle
- Ideal For End-Use & Rental Income.

# UPCOMING GOVERNMENT INITIATIVE



## Delhi Government Plans Elevated Roads In South Delhi To Reduce Traffic Congestion

**New Delhi:** Delhi Govt. Has Planned Four Elevated Roads In South Delhi To Alleviate Heavy Traffic Flow. These Include An Extension Between The Main Chhatarpur Road And SSN Marg. An Elevated Road From Chhatarpur's 100-foot Road To IGNOU Gate, Another Stretch On IGNOU Road. And A Route From Anuvrat Marg To Indira Gandhi International (IGI) Airport Via INA Market. The Public Works Department (PWD) has been instructed to carry out a feasibility study.



## **New Delhi:** Delhi Development Authority (DDA)

Exploring The Possibility Of Widening The Approach Road From Main Chhatarpur Road To The Institutional Area In Maidan Garhi And Nearby

Areas Where SAARC University And Central Armed Police Forces Institute Of Management Science Are Proposed To Come Up. The Land Development Authority Has Floated A Request For Proposal To Engage A Consultant For Preparation Of A Detailed Project Report.

## 2.1 Land-Use Study

Most of the built structures in the colonies are either residential or mixed-use. However, the stretch along IGNOU road has a distinct land-use. For this reason, this study is restricted to the land-use of plots adjacent to IGNOU road and not of the whole colonies and sub-wards.

### C. Mixed Use

South of Z-turn, the road is predominantly lined with mixed use developments. Moreover, the commercial establishments in this stretch mainly comprise of housing-related shops (Paint & hardware stores, real estate agents, etc), due to the upcoming residences coming up in Freedom Fighter Vihar and Paryavaran Complex.

### 2.2.1 Land-Use along IGNOU Road

There is a distinct change in land-use character as we move along the 3.85km stretch of the IGNOU road. This also brings in specific characteristics to the building elevation.

### A. DDA Housing

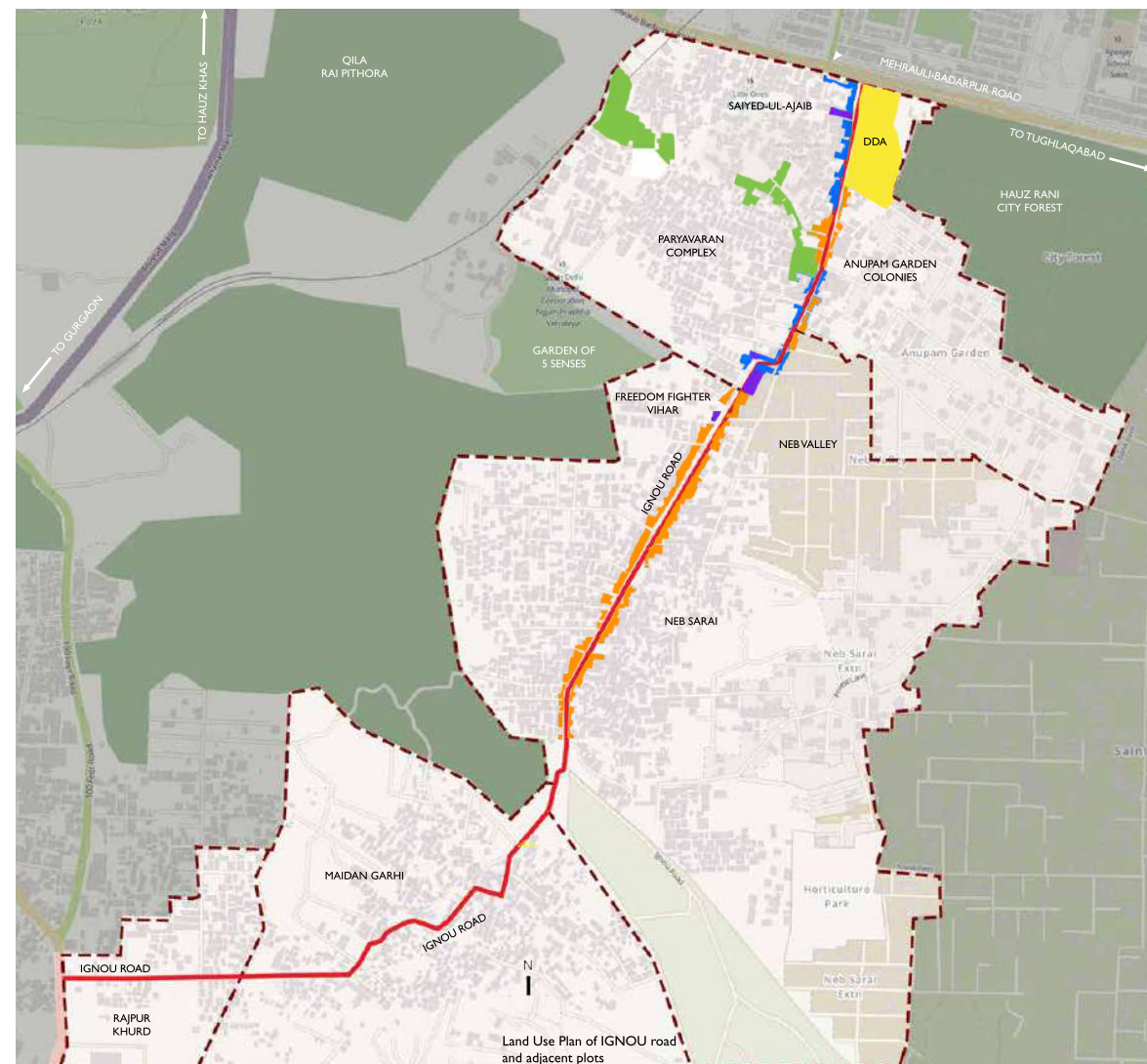
Anupam Gardens is the only DDA colony situated at the entry of the IGNOU road from M.B. Road. The periphery of the colony is lined with trees and a distinct boundary wall. Hence, the elevation is in stark contrast to the other side of the road which mainly comprises of small shops and dense residential setup of Saiyed-ulajab village.

### B. Commercial Intersections

Although the whole stretch is lined with commercial establishments, there are a few specific intersections which act as mini commercial hubs. This includes the intersection at Paryavaran Complex turn, Z turn and IGNOU chowk.

### D. Educational Institutes

IGNOU University has an influence on the area as well. There are quite a few schools, coaching institutes and educational establishments prevalent in the stretch.



## Key Plans showing different types of boundaries of Delhi

The study area lies in South Delhi, Zone 'J' of DDA. The 3.85 km long IGNOU road makes its way through 2 sub-wards, namely, Saiyed-ul-ajab and Chattarpur (173 and 174 respectively). These sub-wards primarily comprise of unauthorized colonies and urban villages. Of these, IGNOU road passes through the following colonies and villages:

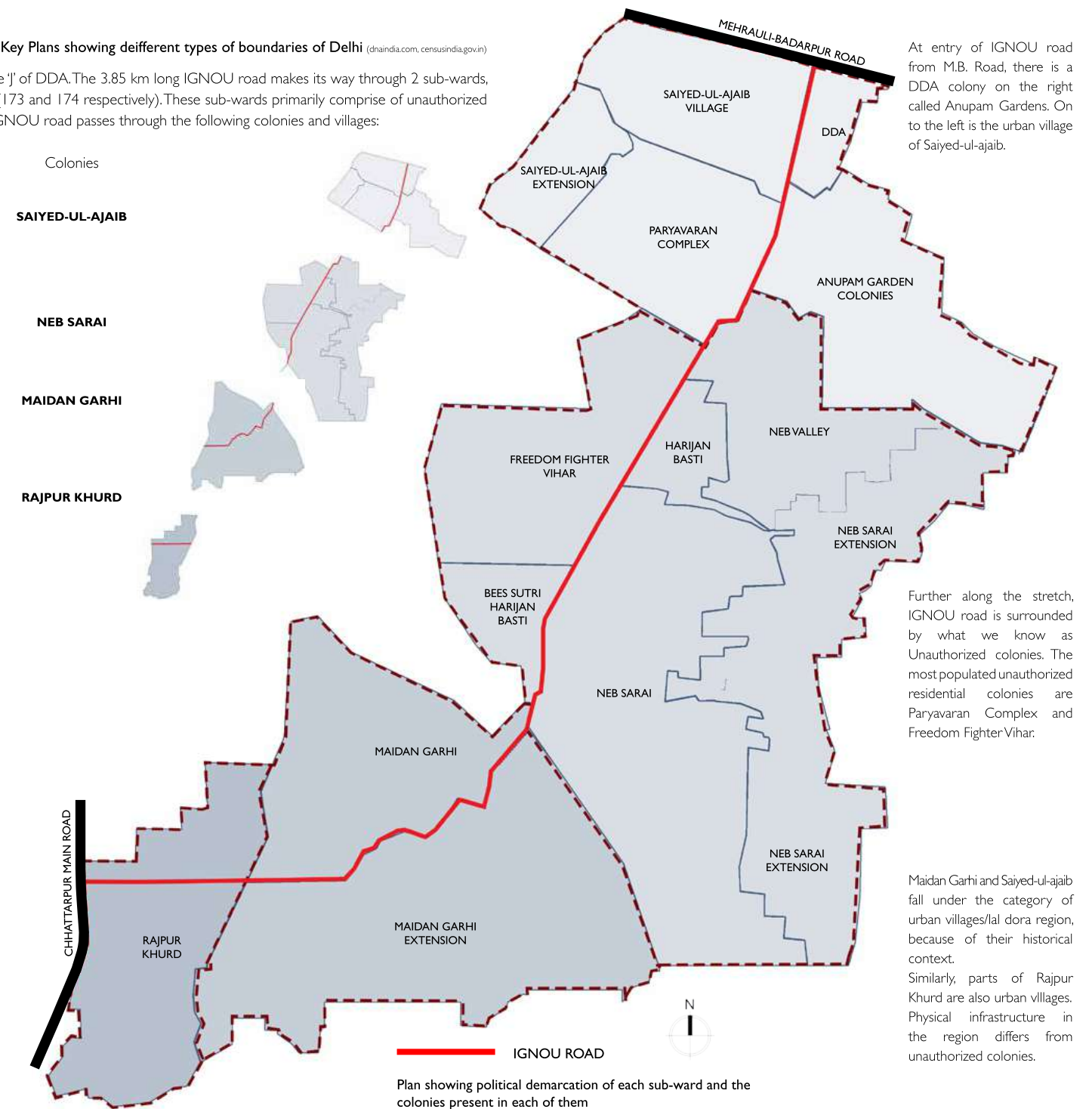
### SAIYED-UL-AJAIB (173)

#### Villages

- Saiyed-ul-ajab village
- Saiyed-ul-ajab extension
- DDA Anupam Garden
- Paryavaran Complex
- Neb Sarai extension
- Freedom Fighter Vihar
- Harijan Colony
- Neb Valley
- Bees Sutri Harijan Basti
- Neb Sarai
- Maidan Garhi Village
- Maidan Garhi extension.

### CHATTARPUR (174)

- Chattarpur Colony
- Rajpur Khurd
- Rajpur Khurd Extension
- Dr. Ambedkar Colony



At entry of IGNOU road from M.B. Road, there is a DDA colony on the right called Anupam Gardens. On to the left is the urban village of Saiyed-ul-ajab.

Further along the stretch, IGNOU road is surrounded by what we know as Unauthorized colonies. The most populated unauthorized residential colonies are Paryavaran Complex and Freedom Fighter Vihar.

Maidan Garhi and Saiyed-ul-ajab fall under the category of urban villages/lal dora region, because of their historical context. Similarly, parts of Rajpur Khurd are also urban villages. Physical infrastructure in the region differs from unauthorized colonies.





# BOOKING OPEN


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