

Experience

the finest in
living



Explore

and be
inspired





Land Area

1.2 Acres (approx)

Open Area

71%

Floors

Basement + ground + 12

Apartments: 41 (3/4 BHK)

Duplex: 6 (4 BHK)

Penthouses: 3 (4/5 BHK)



Chateaux in air



Just a step away



Ranchi is the capital and the second most populous city of Jharkhand. It is known for its pleasant climate and is considered to be the commercial and industrial hub of the state.

Kanke Road is the most sought after residential location of Ranchi. Madgul Habitat is located at a junction, on a four lane, 120 feet wide highway with roads on two sides, open surroundings and close to super markets, schools, hospitals and entertainment centers. This important road houses the homes and offices to the Chief Minister, Dy. Chief Minister, Speaker of the Assembly, State Police DGP, Governor and many important Government offices.



Exquisite facade
with futuristic architecture

Grand entrance
with landscaped driveway

5 exclusive stainless steel
Automatic lifts of Kone/Otis
of which 2 large enough for stretchers

Signature
Air-conditioned
entrance lobby

Attached landscaped
Terrace garden
in select apartments

Servant's quarter
with each apartment

Provision for placement of
Outdoor air conditioning units

Water tight security with
CCTV and video door phone
for each apartment

Landscaped garden
with Childrens' play area

Air-conditioned
Community hall with spill-out terrace



Terrace Garden



Lobby



Childrens' Play Area

Club house with premium facilities

Efficient fire fighting equipment and fire escape stairways

Sufficient Car parking space

Vastu approved planning

2 Deep tubewells for 24x7 water supply

Adequate power backup

Rain water harvesting



Car Parking Area



Community hall





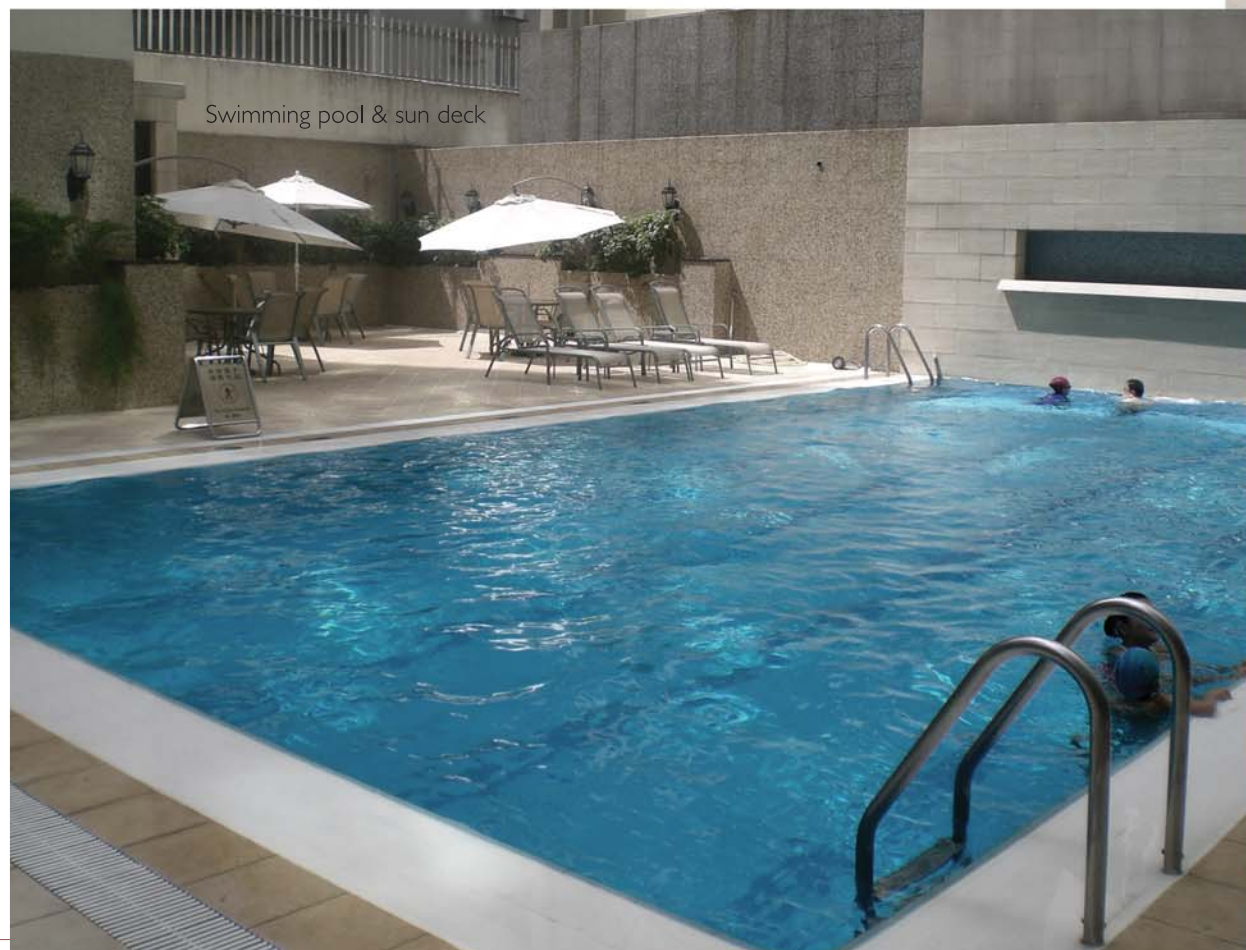
Club house

State of the art gym

Indoor games room

Home theatre & lounge

Swimming pool with sun deck



Swimming pool & sun deck



Gymnasium



Rejuvenate

its your own club

Cherish
special moments
in your private
terrace garden



Main structure

Foundation & structure

RCC framed structure designed as per the seismic requirement as stipulated by BIS codes.

Walls

As per requirement of the architect

Staircase / common area

Floor - Good quality marble

Walls - Textured paint

Railing - Well designed steel railing

Flooring

Living room

Large vitrified slabs / marble of premium quality

Dining room

Large vitrified slabs / marble of premium quality

Master bedroom

Large vitrified slabs / marble of premium quality

Other bedrooms

Large vitrified tiles / wooden laminated / marble of premium quality

Utility room

Vitrified/ non skid of premium quality

Kitchen

Flooring

Granite of premium quality counter /dado - counter and dado of granite slab of premium quality

Water connection

Provision for hot & cold lines with heavy duty UPVC pipe with heavy duty joints and valves of reputed make

Fittings / fixtures

SS sink with drain board and fixtures of Kohler or equivalent premium make

Toilets

Flooring

Master toilet - Marble of premium quality

Other toilets - Premium non-skid tiles / vitrified tiles

Basin counter

Granite/marble of premium quality

Wall finish

Marble/vitrified/imported ceramic tiles

Water connection

Provision for hot & cold lines with heavy duty UPVC pipe, joints and valves of reputed make

Sanitaryware

Master toilet to be designed for bathtub / jacuzzi.

Superior quality colored sanitaryware and fittings of Kohler or equivalent make

CP-fittings / fixtures / accessories

Single lever fittings of Kohler or equivalent make

Wall / ceiling finish

Patta POP

Doors

Internal doors - Premium quality

Entrance door - Wooden panel high quality large doors

Locks / hardware

Special quality heavy duty

External glazing

Windows - Fenesta make or equivalent casement windows

Glazing

Double glass windows in master bedroom and single glass windows in other areas

Grills

Designer grills on each window of the apartment

Insect screen

High quality insect screen sliding or roll-on type in all rooms

Electricals

Fixture / fittings

High quality light fittings in common areas

Power back-up

100% Kirloskar or equivalent make sound proof auto changeover DG power back up for all common areas and 7.5 KVA for 3 BHK, 10 KVA for 4 BHK/duplex and 15 KVA for penthouses with individual auto changeover.

Wiring

Concealed ISI marked fire resistant copper wiring in conduit pipe

Electric meters

Individual electricity meter for each apartment as per rules

Electric panel-mains

Electric panel with LT or equivalent switch gear, MCCB etc for mains and generator

Electrical distribution box

Premium quality distribution box with MCBs, isolator etc. for each apartment

Transformer

Transformer of reputed make as per requirement

Communication / Security

Telephone

Pre-wired for telephone in individual apartment as per architect's specifications

Cable / DTH

Pre-wired for satellite television in individual apartment

Dish antenna

Provision for common dish antenna on roof

Easy mobile connectivity

Boosters for proper mobile signal to be provided by the mobile network provider

Security system

Integrated building management system

Video door phone for each apartment

Intercom connecting each apartment to the concierge desk, security office, health club, community hall & parking area

Fire fighting system

As per design of the fire consultants and safety rules and regulations.

Water supply

Deep tube well

2 deep tube wells to augment 24 hour water supply

Pressure control system

Pipeline design for controlled pressure in water supply system

Water filtration plant

Plant to be set up by ION exchange or equivalent make

Driveway

Well designed flooring with combination of marble / granite & kota stone & well-illuminated landscaping with greenery as per architect's design

Common toilet

Walls

7ft height ceramic tiles

Flooring

Kota stone / vitrified tiles

Fittings

Conventional CP fittings & Chinaware

Special treatment

Water proofing

Water proofing of terrace, balconies, basement, water tank etc

Heat insulation

Heat insulation on roof / terraces

Landscaped garden

Landscaped common garden on each attached terrace as per approved design of architect

Pressure testing

Pipelines pressure tested to prevent leakage

Termite treatment

By reputed brand



The choicest of specifications



A virtual view of your apartment and private terrace garden

Site Plan



CHANDNI CHOWK

KANKE ROAD



1st Floor



Duplex Plan (103+203)



Entry level
103

Upper level
203

Flat	Area (sqft)	BHK / Duplex
101	2616	3 BHK + Terrace
102	2761	3 BHK + Terrace
103 + 203	4340	4 BHK Duplex
104	2438	3 BHK + Terrace
105	2991	4 BHK + Terrace



2nd & 6th Floor



Flat	Area (sqft)	BHK / Duplex
201/601	2659	3 BHK
202/602	2665	3 BHK
103 + 203	4340	4 BHK Duplex
503 + 603	4066	4 BHK Duplex
204/604	2401	3 BHK + Terrace
205/605	3005	4 BHK + Terrace



3rd & 7th Floor



Duplex Plan (303+403) / (703+803)



Entry level
303/703

Upper level
403/803

Flat	Area (sqft)	BHK / Duplex
301/701	2604	3 BHK + Terrace
302/702	2656	3 BHK + Terrace
303+403	4067	4 BHK Duplex
703+803	4067	4 BHK Duplex
304/704	2386	3 BHK + Terrace
305/705	2972	4 BHK + Terrace



4th & 8th Floor



Flat	Area (sqft)	BHK / Duplex
401/801	2605	3 BHK
402/802	2759	3 BHK
303+403	4067	4 BHK Duplex
703+803	4067	4 BHK Duplex
404/804	2401	3 BHK + Terrace
405/805	3006	4 BHK + Terrace



5th & 9th Floor



Duplex Plan (503+603)/(903+1003)



Entry level
503/903

Upper level
603/1003

Flat	Area (sqft)	BHK / Duplex
501/901	2616	3 BHK + Terrace
502/902	2680	3 BHK + Terrace
503+603	4066	4 BHK Duplex
903 + 1003	4079	4 BHK Duplex
504/904	2386	3 BHK + Terrace
505/905	2972	4 BHK + Terrace



10th Floor



Flat	Area (sqft)	BHK/Duplex/Penthouse
1001	2661	3 BHK
1002	2665	3 BHK
903+1003	4079	4 BHK Duplex
1004	2401	3 BHK + Terrace
1005+1105+1205	5825	5 BHK Penthouse



11th Floor



Flat	Area (sqft)	BHK/Duplex/Penthouse
1102	2767	3 BHK + Terrace
1103+1203	4066	4 BHK Duplex
1101+1201+1301	5051	4 BHK Penthouse
1104+1204+1304	4673	4 BHK Penthouse
1005+1105+1205	5825	5 BHK Penthouse



12th Floor



Penthouse A Plan (1101+1201+1301)



Penthouse B Plan (1104+1204+1304)



Flat	Area (sqft)	BHK/Duplex/Penthouse
1202	2693	3 BHK
1103+1203	4066	4 BHK Duplex
1101+1201+1301	5051	4 BHK Penthouse
1104+1204+1304	4673	4 BHK Penthouse
1005+1105+1205	5825	5 BHK Penthouse



13th Floor



Basement




KANKE ROAD

CHANDNI CHOWK



Meet the Makers

Owners: The Rungtas are one of the oldest industrial houses in Eastern India and also Bengal's foremost real estate planners and developers. The Group, with a full infrastructure team of qualified architects, structural and civil engineers, landscape artists and interior designers has already left its imprint on Kolkata's skyline. Millennium City IT Park, Kolkata, built and maintained by the Group, is the iconic symbol of the progress of IT Businesses in Bengal. It houses an enviable list of Clients - IBM, Siemens, Alstom, Nokia, EAGA, Mindtek, Daksh, Royal Sundaram, CCD, Dominos, Linc and many more. As the Group receives praise and admiration from its customers, it continues on its journey with more vigor and determination and rightly so, the group logo  (SŪ) was also conceived as a prefix symbolizing 'positive energy'. In this environment of innovation, ideas and renewed excitement, the Group pledges to rediscover and help rebuild the glorious past of our great majestic Jharkhand and actively participate in the growth of the State.

Developers: One of the oldest business houses of Jharkhand, the Lohias have excelled in the field of real estate, mining, ferro alloys and other allied industries since the last 50 years. LHPL is headed by Mr Sushil Lohia, whose unblemished good will and track record became the compelling reason for this joint venture to take shape. He is an engineering graduate from BIT Meshra, Ranchi and has vast experience of executing prestigious construction and housing projects in Ranchi. Mr Samir Lohia is a highly reputed young and dynamic entrepreneur and is successfully running various industries and enterprises in the state. He enjoys a unique social standing and his proven leadership quality shall greatly enhance the value of this project. The management and construction team is being steered by Mr. Bimlangshu Majumder, an engineering graduate who has vast experience in the fields of engineering, procurement and civil construction. He had served prestigious organizations like SAIL and MECON Ltd. His association in the team as project head will help in the smooth and timely execution of the project. Lohia Holdings commits itself to erecting perfect living spaces of outstanding quality for the families who would choose to make Madgul HABITAT their new home. With this partnership, Lohias seek to set up their distinct identity in the realty segment and are focused to make this project an icon and a benchmark in the city of Ranchi.


RUNGTA GROUP

Recently Completed Projects



Millennium City IT Park, Sector V, Kolkata



Xtra, Rajarhat, Kolkata


RUNGTA GROUP

Ongoing Projects



The Lounge, Chetla, Kolkata



Quantum, Siliguri