

AMODA  
GREENS

VILLAS & APARTMENTS

*Blessed With Serenity*

## WELCOME TO AMODA GREENS

Spacious and breezy. Green and serene. Connected and convenient. Soulful and stylish. Here's a home that includes every aspect of wholesome urban lifestyle and brings you a space that nourishes your body, mind and soul. Experience a holistic life like never before, at AMODA GREENS.





Artist's impression

# PROJECT *Highlights*



Premium Tower A - B+G+15  
Tower B - B+G+16 Residential Tower



102 Premium 3 & 4 BHK Apartments  
As Well As 6 Triplex Penthouses, 9 Luxury Villas



Located At Posh Residential Area With Easy Connectivity



World Class Amenities



With Seperate Servant Quarters



Retail Shop To Fulfill Daily Needs



Roof Top Cricket Turf



## ELEGANCE REDEFINED PERFECTLY!

Discover a masterpiece where architectural elegance meets modern living. Each detail is meticulously crafted, blending timeless design with contemporary functionality. Step into a space that transcends trends, where sophistication and style are woven into every corner, creating an environment of unparalleled beauty and comfort.



Artist's impression

## ELEVATED LIVING WITH SCENIC VIEWS

Discover the art of modern living with breathtaking building views that captivate the soul. Each glance offers a glimpse into architectural brilliance, blending elegance with innovation. Experience a lifestyle elevated by stunning vistas, where every corner of your home reflects the beauty that surrounds it.





## ARRIVE IN STYLE AND COMFORT.

Welcome to a grand entrance where every arrival feels special. Our beautifully designed driveway offers a stunning view, creating a lasting first impression. Enjoy the elegance and convenience of a well-crafted approach that sets the tone for the luxury and comfort awaiting inside your home.



Artist's Impression

DRIVEWAY VIEW

# SITE PLAN



## LEGENDS

- |                                  |                  |             |             |
|----------------------------------|------------------|-------------|-------------|
| 1. Entrance                      | 7. Swimming Pool | 13. Villa 2 | 19. Villa 8 |
| 2. Driveway                      | 8. Kids Pool     | 14. Villa 3 | 20. Villa 9 |
| 3. Ramp                          | 9. Lawn          | 15. Villa 4 | 21. Guard   |
| 4. Block A & B Connecting Bridge | 10. Mandir       | 16. Villa 5 | 22. Exit    |
| 5. Block A                       | 11. Parking      | 17. Villa 6 |             |
| 6. Block B                       | 12. Villa 1      | 18. Villa 7 |             |



AMENITIES  
& Facilities



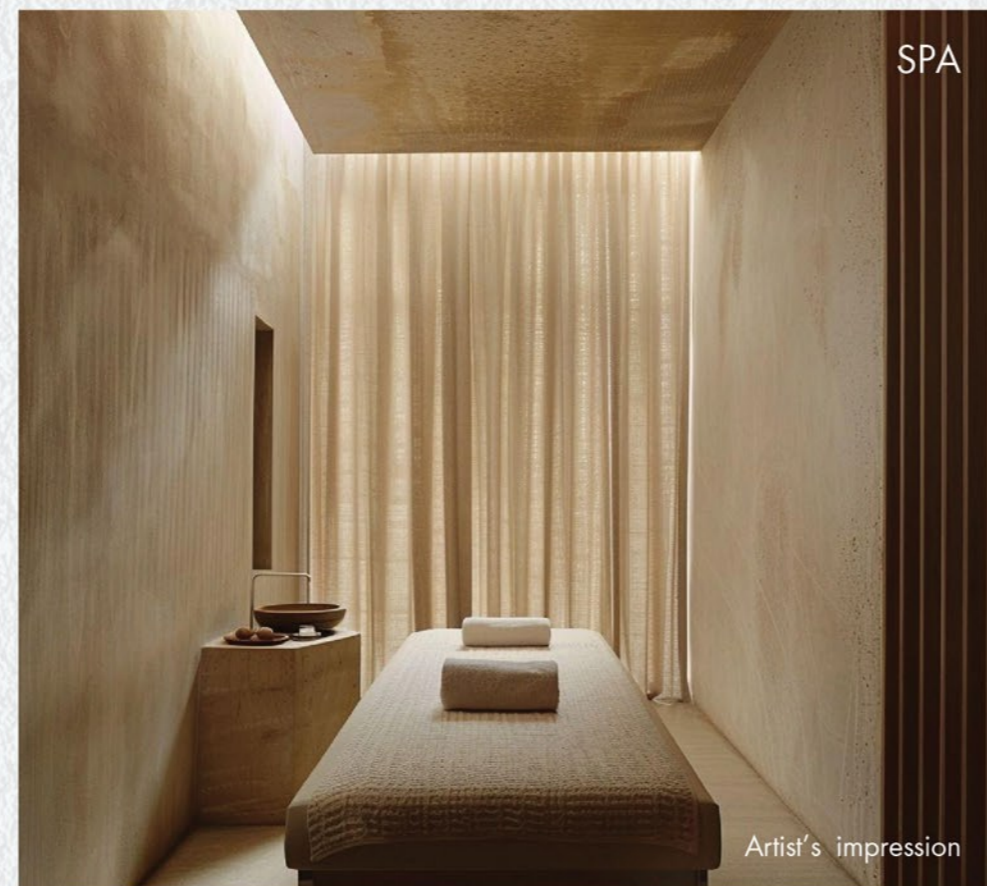
65% Open Area		25% Green Area		24X7 Security	
	Kids/Splash Pool		Indoor Games		Community / Multipurpose Hall
Adult Pool		Vastu Compliant		Library	
	Senior Citizen Sitting Area		Walking / Jogging Track		Children's Play Area
Gymnasium		CCTV For Common Area		EV Charging Points	
	Coffee Shop		Visitors Car Parking Space		Ample Visitor Car Park

## GYMNASIUM VIEW



Transform your fitness journey with our state-of-the-art gym, where cutting-edge equipment meets a motivating atmosphere. Whether you're a fitness enthusiast or just starting out, our gym offers a welcoming space to achieve your health goals, build strength, and feel empowered every step of the way.

## SPA



Indulge in ultimate relaxation with our luxurious spa. Discover a sanctuary where serene ambiance meets exceptional treatments, designed to rejuvenate your body and soul. Our spa offers a tranquil escape, where every detail is crafted to provide a blissful retreat from the everyday hustle.



Our dedicated yoga room is designed for peace and mindfulness, it offers a serene space for relaxation and rejuvenation. Whether you're a seasoned yogi or a beginner, find your inner calm and strength in this peaceful retreat.



## RELAX BY THE POOLSIDE.

Discover the ultimate relaxation at our luxurious swimming pool. With breathtaking views and a serene atmosphere, it's more than just a place to swim—it's a retreat where you can unwind, socialize, and rejuvenate. Dive into a world of comfort and elegance right at your doorstep.



Artist's impression

SWIMMING POOL VIEW

Our Lift Lobby is the heart of convenience and style-our lift lobby. Designed with sophistication and functionality in mind, this space offers a seamless transition from the outside world to the comfort of your residence. Enjoy a blend of elegance and ease every time you step through the doors.



Artist's Impression

LIFT LOBBY



Artist's Impression

RECEPTION LOBBY

Welcome to our reception, where exceptional service meets refined hospitality. From the moment you arrive, our attentive staff is dedicated to ensuring your comfort and satisfaction. Experience personalized care and a warm, inviting atmosphere that sets the tone for your stay or visit.



## CELEBRATE LIFE'S SPECIAL MOMENTS.

Host unforgettable gatherings in our elegant banquet hall. With versatile spaces and impeccable service, we cater to every occasion, from grand celebrations to intimate events. Experience a seamless blend of sophistication and warmth, ensuring your special moments are truly memorable and effortlessly extraordinary.



Artist's impression

BANQUET HALL



## RELAX AND SAVOR IN STYLE.

Indulge in moments of relaxation at our coffee lounge, where rich aromas and cozy ambiance create the perfect setting for conversation and contemplation. Enjoy a curated selection of brews and pastries in a space designed for comfort and connection, making every visit a delightful escape.



Artist's impression

COFFEE LOUNGE

Relax and unwind in style with our thoughtfully designed seating area. Whether it's intimate conversations or casual gatherings, this space is crafted for comfort and elegance. Enjoy the perfect blend of luxury and coziness, making every moment spent here a delightful experience.



Step up your game with our state-of-the-art net cricket facilities. Perfect for honing your skills or enjoying a friendly match, our dedicated space offers a premier environment for cricket enthusiasts. Elevate your play and experience the thrill of the game in a top-notch setting.

From friendly competition to leisurely play, this vibrant space is designed for all ages to enjoy. Whether it's a game night or a casual hangout, make every moment memorable in your ultimate entertainment zone.



Artist's impression

INDOOR GAME



Artist's impression

TODDLERS ROOM

Discover a world of wonder with our toddlers' play area! Designed for exploration and creativity, this safe and engaging space offers endless fun and learning opportunities. Watch your little ones thrive and make joyful memories in an environment that nurtures their growth and imagination.

Discover a sanctuary of knowledge and inspiration in our beautifully designed library. Whether you're seeking a quiet retreat for reflection, a cozy spot for reading, or a place to expand your horizons, our library offers an inviting environment where every book and every moment is cherished.



Artist's impression

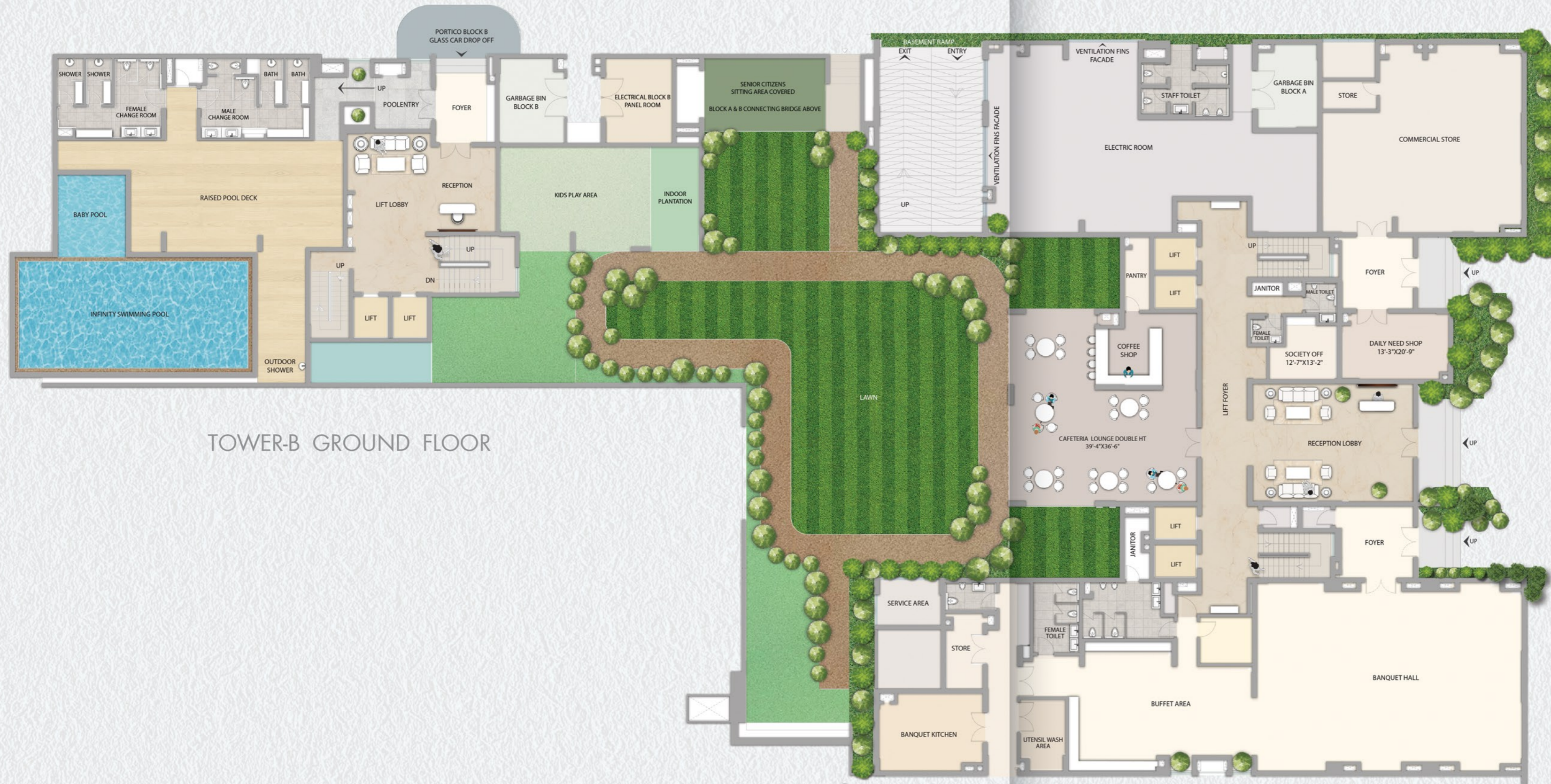
LIBRARY



Artist's impression

OPEN KIDS PLAY AREA

Welcome to a world of fun and imagination in our expansive open kids' play area. Designed for endless adventure, this vibrant space encourages creativity and physical activity while providing a safe, welcoming environment for children to explore, play, and make new friends every day.



TOWER-B GROUND FLOOR

TOWER-A GROUND FLOOR

FLOOR PLAN





CLUB KAYANA



TOWER-B 1ST FLOOR

FLOOR PLAN





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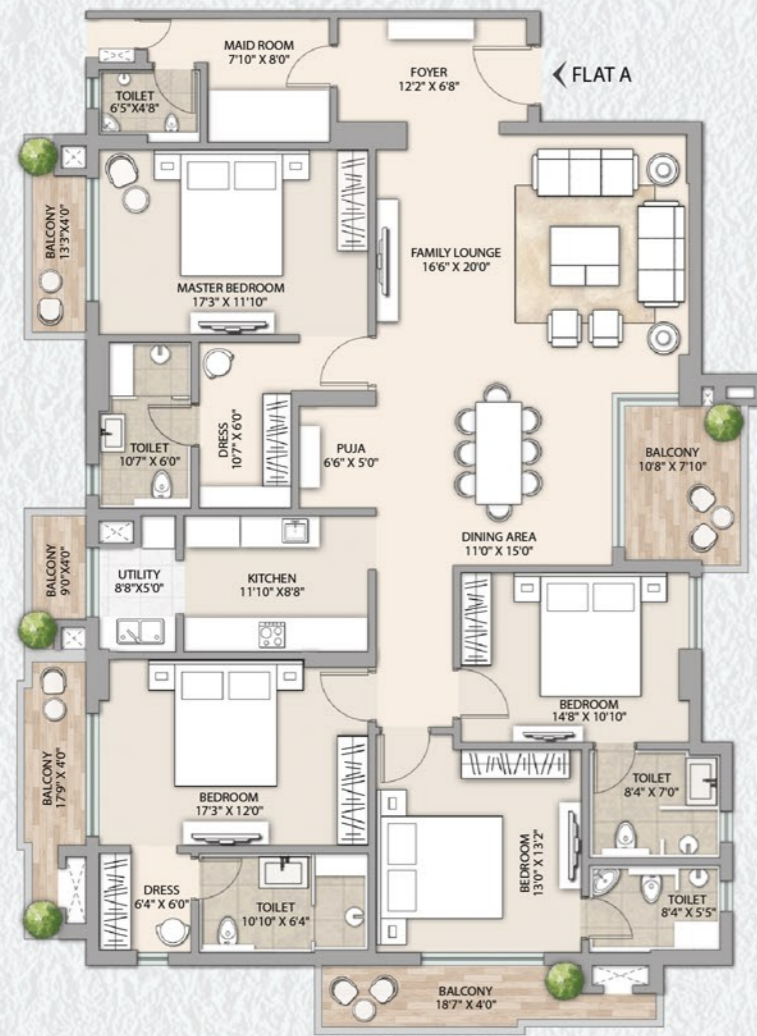
VILLAS & APARTMENTS

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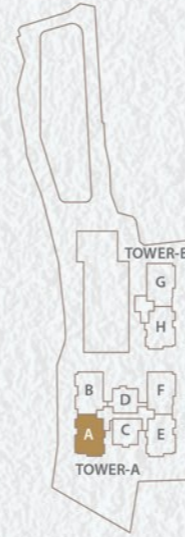
RESIDENTIAL



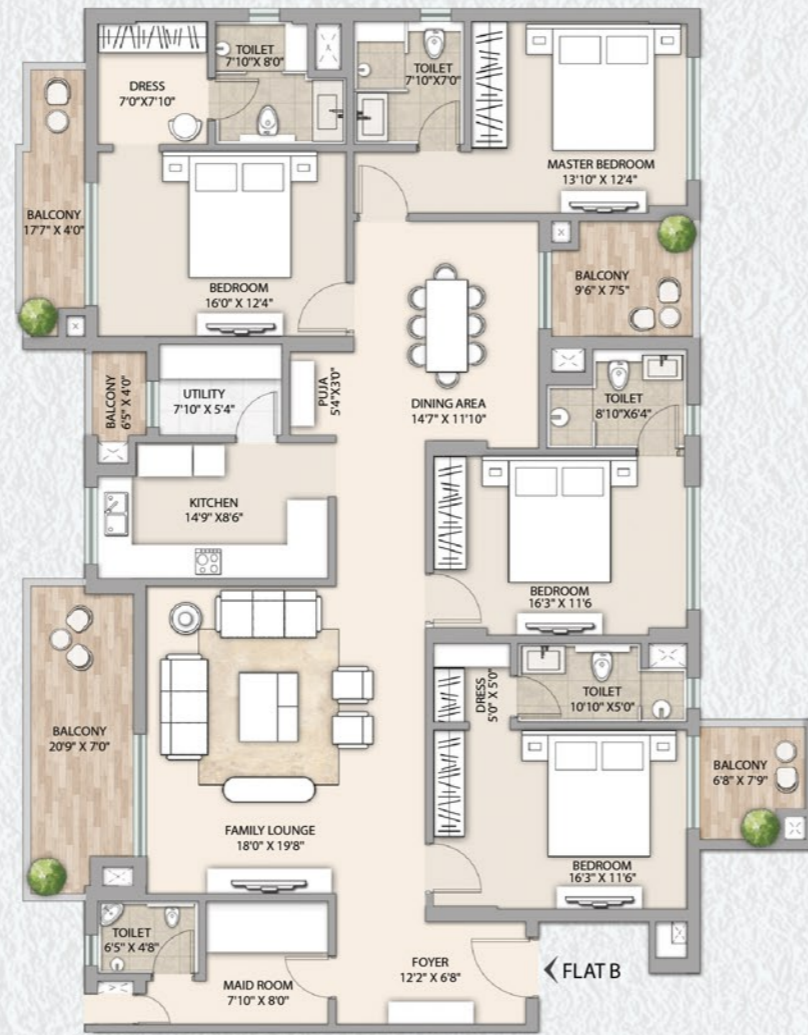
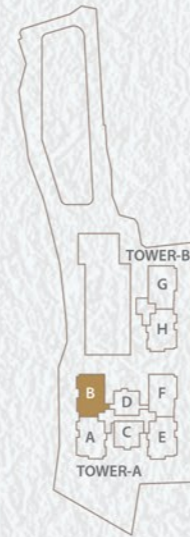
# TOWER - A FLOOR PLAN



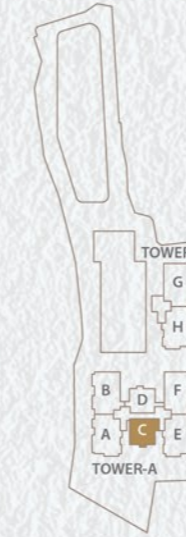
FLAT	A
FLOOR	2ND TO 13TH
BHK	4
CARPET AREA	2009 SQFT
BUA	2604 SQFT
SBUA	3373 SQFT



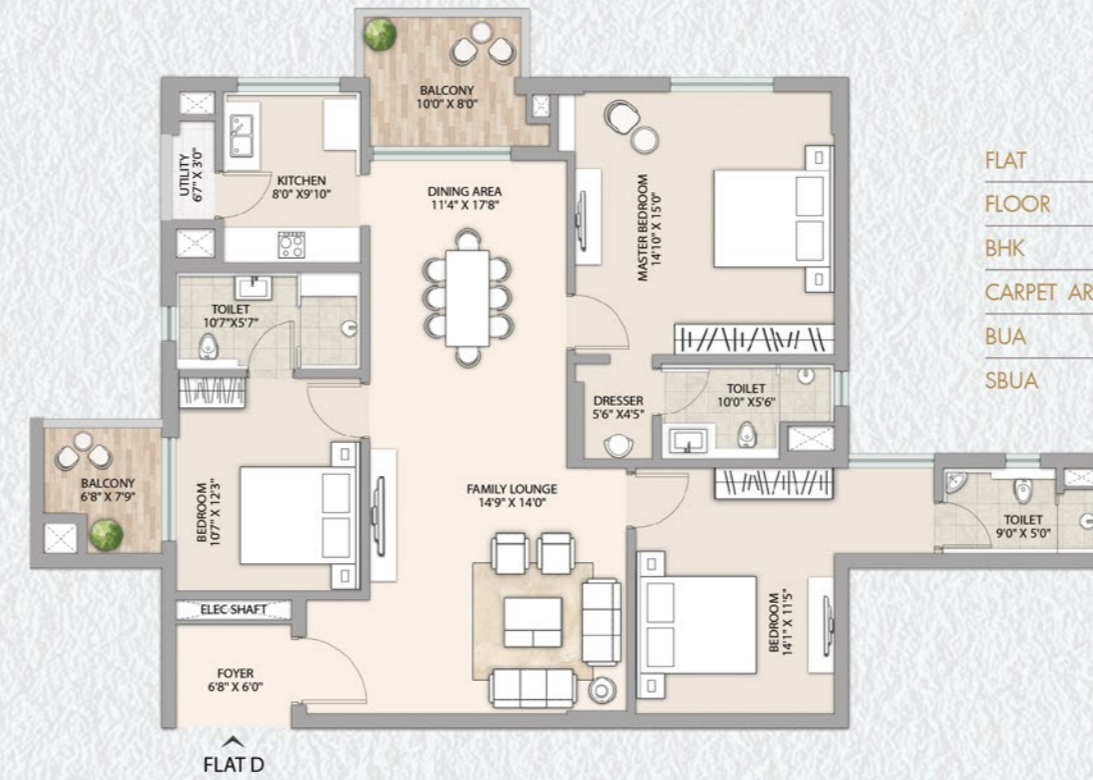
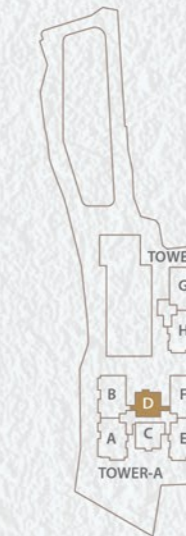
FLAT	B
FLOOR	2ND TO 13TH
BHK	4
CARPET AREA	2053 SQFT
BUA	2690 SQFT
SBUA	3484 SQFT



FLAT	C
FLOOR	2ND TO 15TH
BHK	3
CARPET AREA	1339 SQFT
BUA	1707 SQFT
SBUA	2211 SQFT



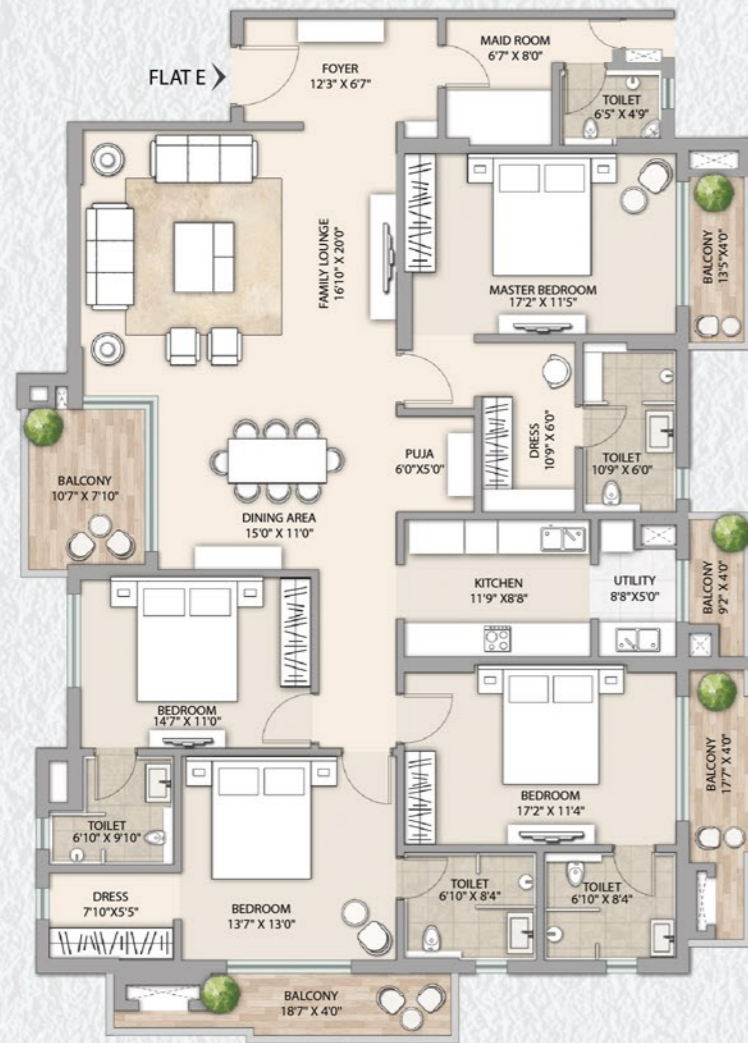
FLAT	D
FLOOR	2ND TO 15TH
BHK	3
CARPET AREA	1282 SQFT
BUA	1640 SQFT
SBUA	2124 SQFT



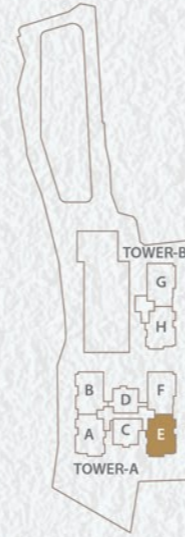
# TOWER - A FLOOR PLAN



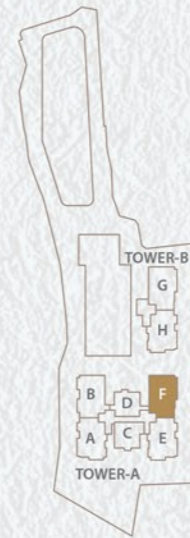
# TOWER - A FLOOR PLAN



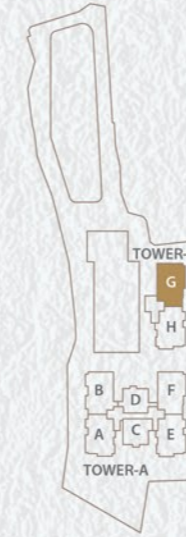
FLAT	E
FLOOR	2ND TO 13TH
BHK	4
CARPET AREA	1971 SQFT
BUA	2598 SQFT
SBUA	3365 SQFT



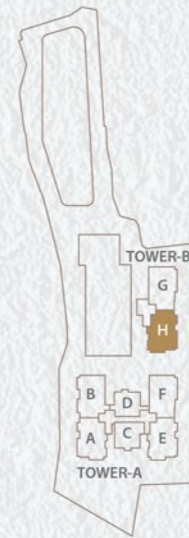
FLAT	F
FLOOR	2ND TO 13TH
BHK	4
CARPET AREA	2098 SQFT
BUA	2601 SQFT
SBUA	3369 SQFT



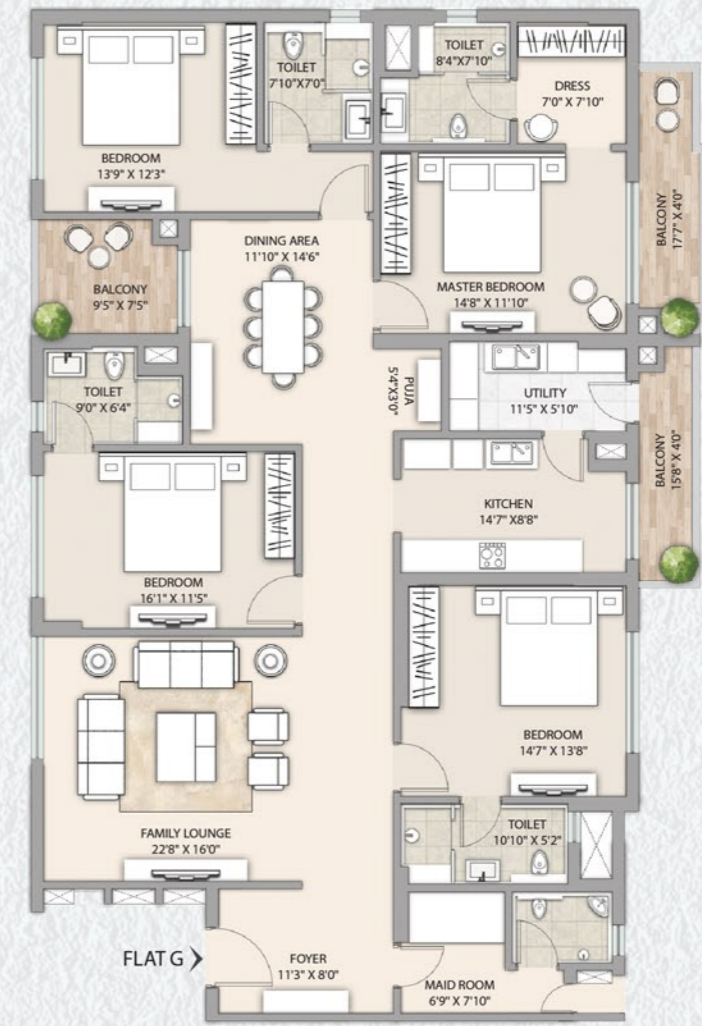
FLAT	G
FLOOR	2ND TO 14TH
BHK	4
CARPET AREA	2091 SQFT
BUA	2598 SQFT
SBUA	3365 SQFT



FLAT	H
FLOOR	2ND TO 14TH
BHK	4
CARPET AREA	1956 SQFT
BUA	2548 SQFT
SBUA	3300 SQFT



# TOWER - B FLOOR PLAN





## WHERE INTERIORS INSPIRE LIVING.

Discover the art of living with our meticulously designed room interiors. Each space is crafted to blend style and comfort, offering a harmonious environment where every detail enhances your daily experience. Elevate your lifestyle with interiors that reflect elegance, functionality, and personal flair.



Artist's Impression

BALCONY VIEW

Discover the perfect blend of comfort and style with our bedroom interiors. Each space is thoughtfully designed to create a serene retreat, where luxurious furnishings meet personalized touches. Relax and rejuvenate in a haven tailored to your unique taste and lifestyle.



Transform your living experience with interiors designed for comfort and style. Our meticulously crafted spaces blend modern elegance with cozy warmth, creating a sanctuary where you can relax, entertain, and truly feel at home. Discover the art of living beautifully, tailored just for you.

AMODA  
GREENS

VILLAS & APARTMENTS

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PENTHOUSE





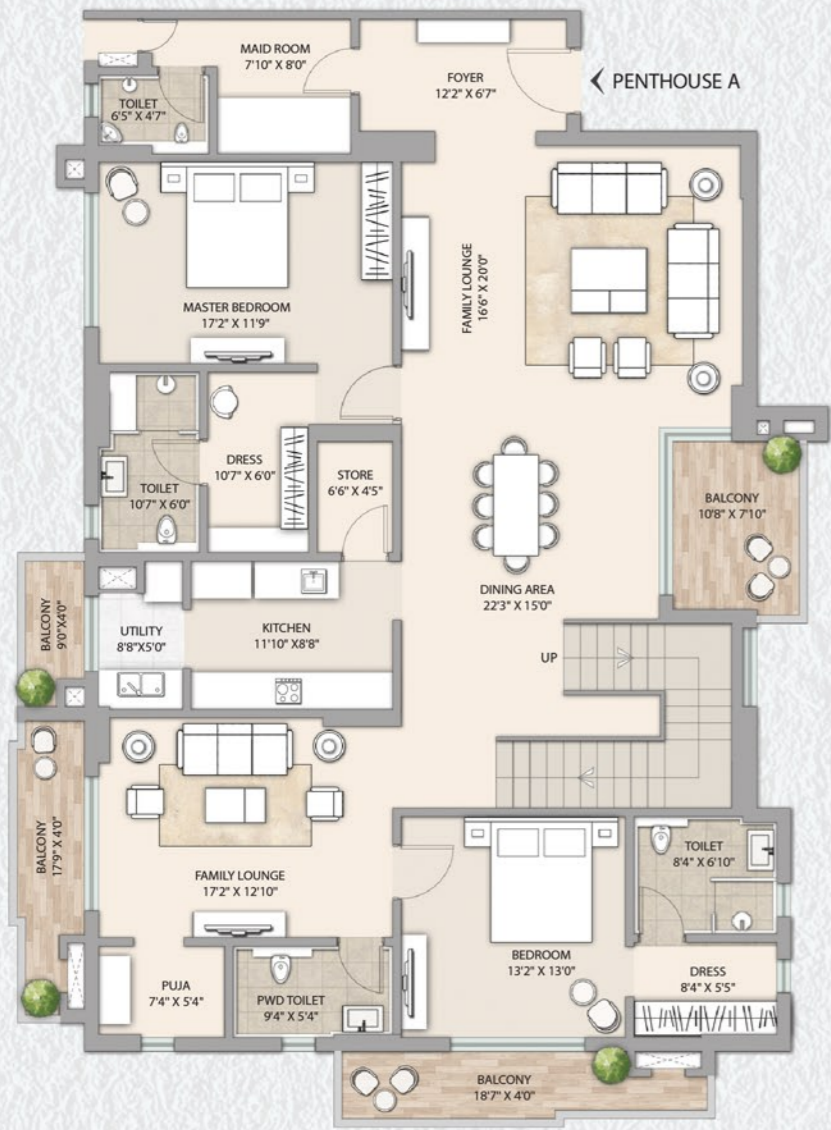
## PENTHOUSE PERFECTION, REDEFINED ELEGANCE.

Elevate your lifestyle with our exclusive penthouse offerings. Experience unparalleled luxury and breathtaking views from the top. With spacious layouts and premium finishes, each penthouse is a sanctuary of sophistication and comfort. Discover the pinnacle of urban living and make your dream home a reality.

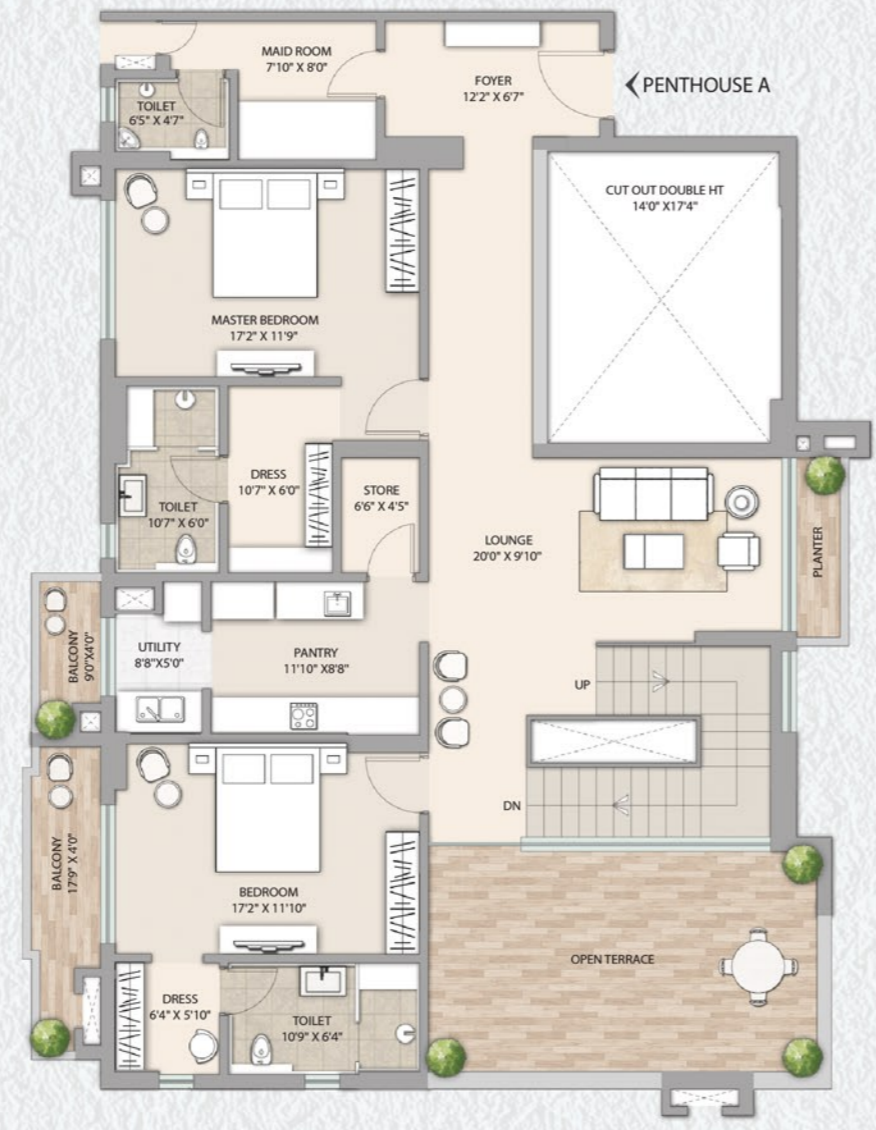


Artist's Impression

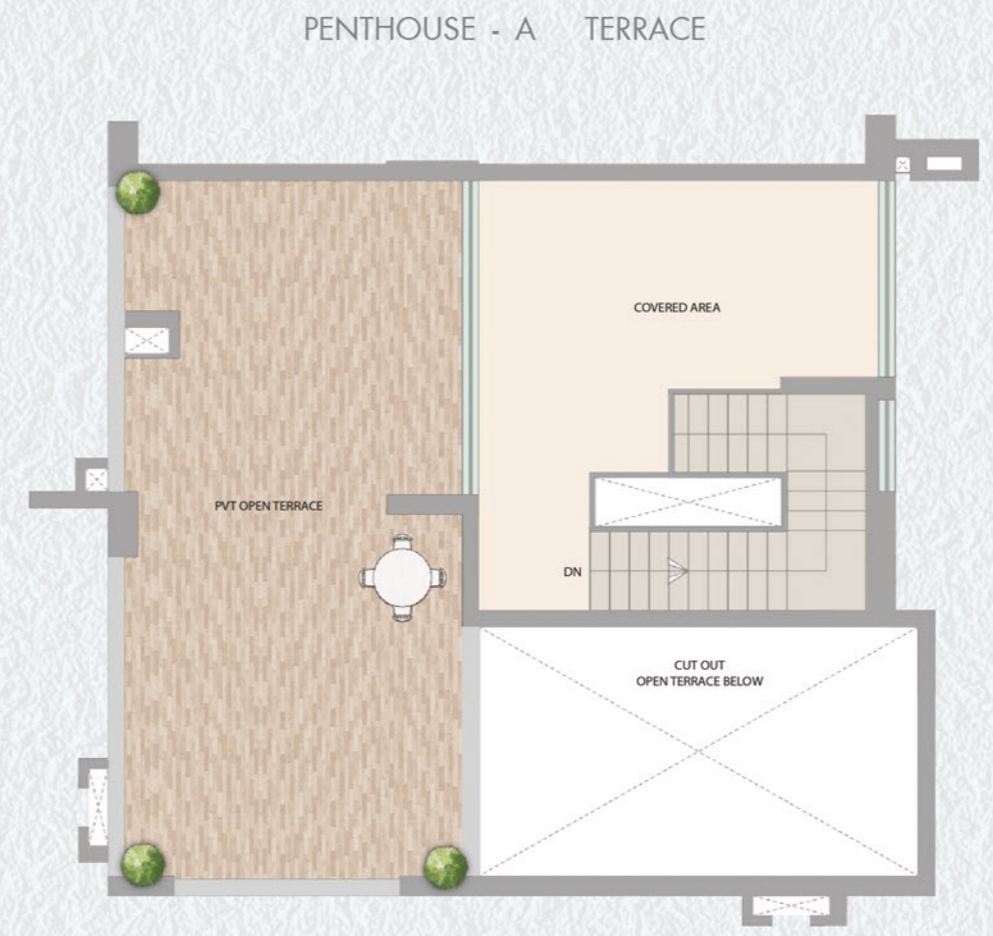
DOUBLE HEIGHT STAIRCASE VIEW



PENTHOUSE - A LOWER

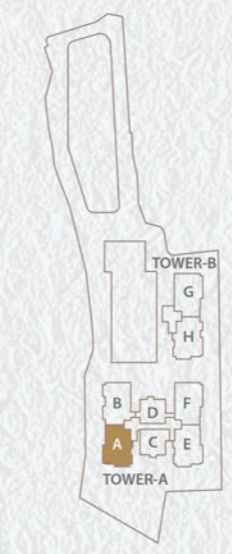


PENTHOUSE - A UPPER



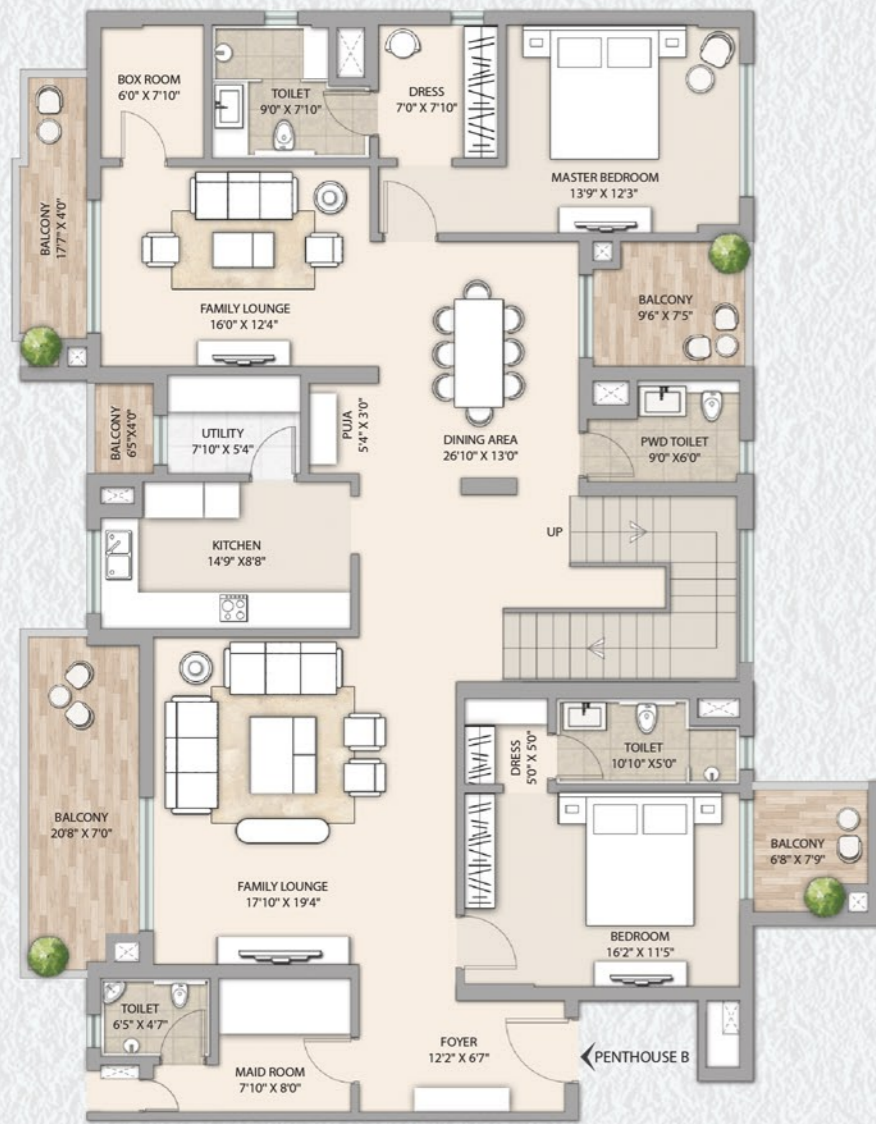
PENTHOUSE - A TERRACE

PENTHOUSE	A
FLOOR	14TH & 15TH
BHK	4
CARPET AREA	3461 SQFT
BUA	5468 SQFT
SBUA	7083 SQFT



TOWER - A PENTHOUSE - A  
14TH & 15TH FLOOR





PENTHOUSE - B LOWER

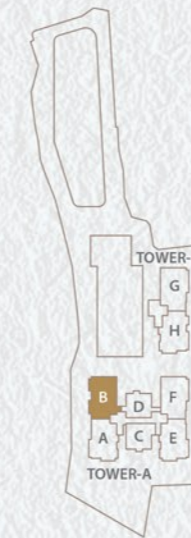


PENTHOUSE - B UPPER



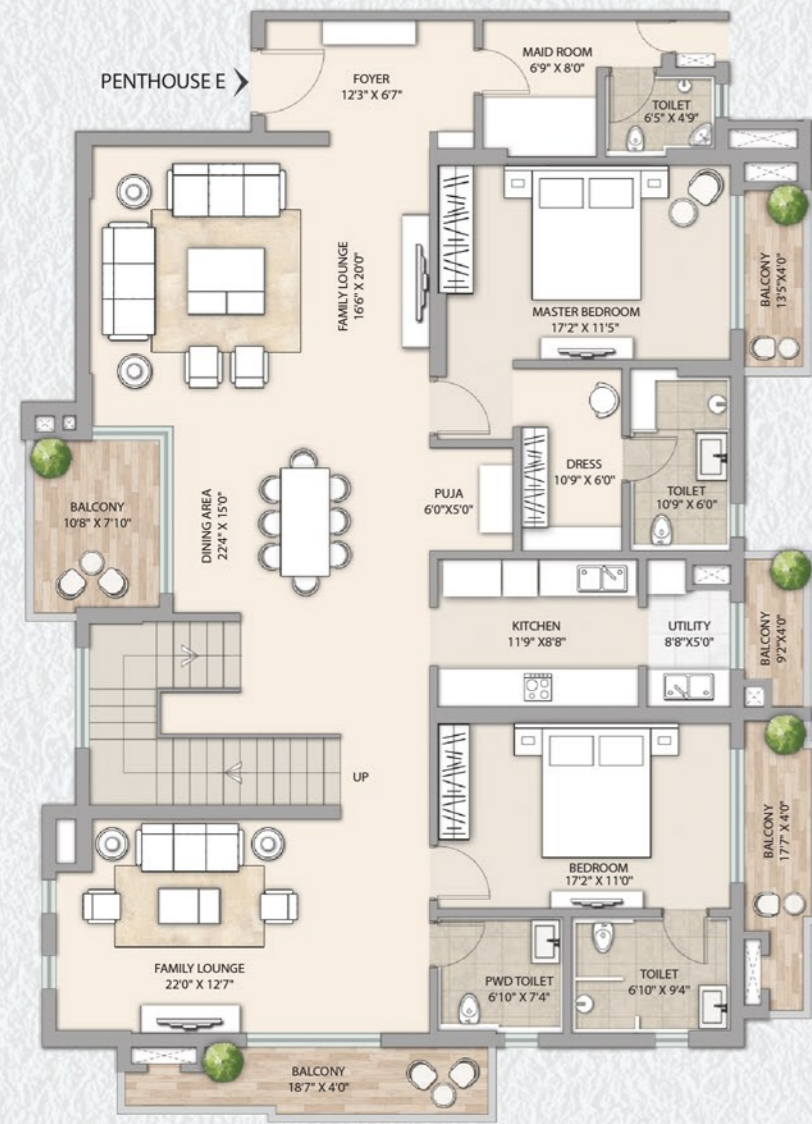
PENTHOUSE - B TERRACE

PENTHOUSE	B
FLOOR	14TH & 15TH
BHK	4
CARPET AREA	3595 SQFT
BUA	5726 SQFT
SBUA	7417 SQFT

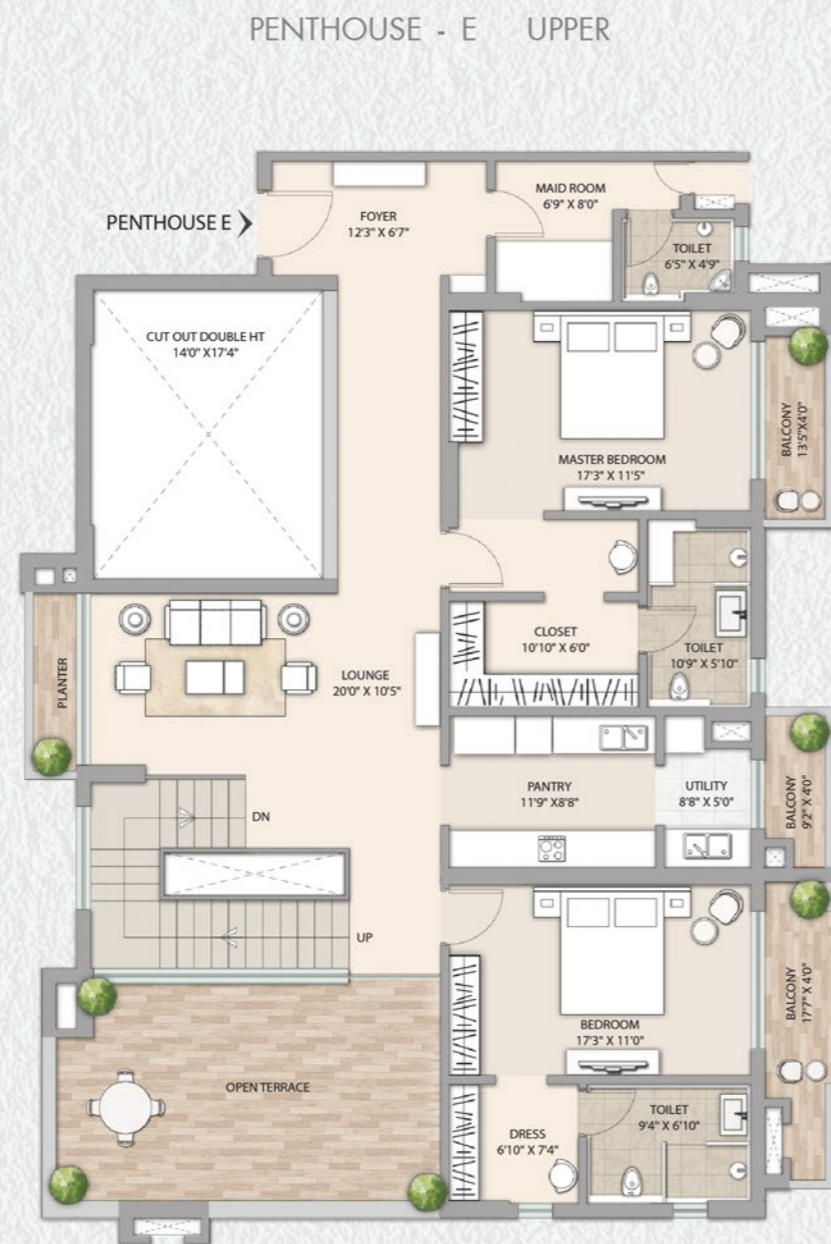


TOWER - A PENTHOUSE - B  
14TH & 15TH FLOOR





PENTHOUSE - E LOWER

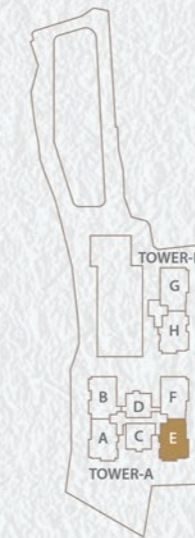


PENTHOUSE - E UPPER



PENTHOUSE - E TERRACE

PENTHOUSE	E
FLOOR	14TH & 15TH
BHK	4
CARPET AREA	3538 SQFT
BUA	5460 SQFT
SBUA	7072 SQFT

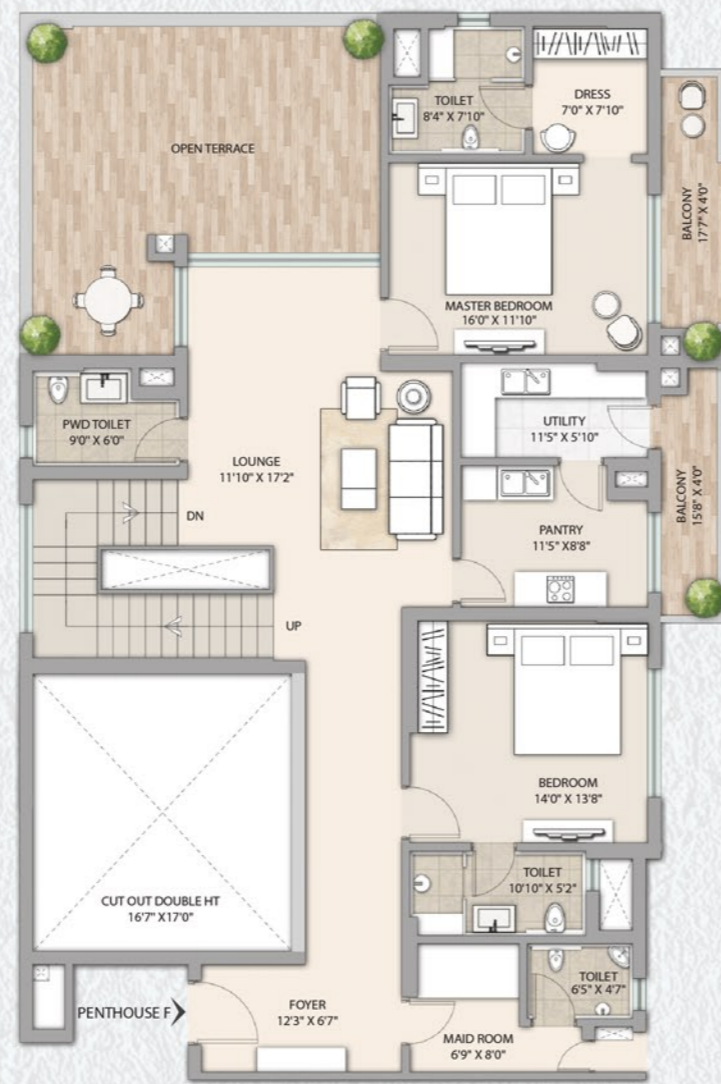


TOWER - A PENTHOUSE - E  
14TH & 15TH FLOOR





PENTHOUSE - F LOWER

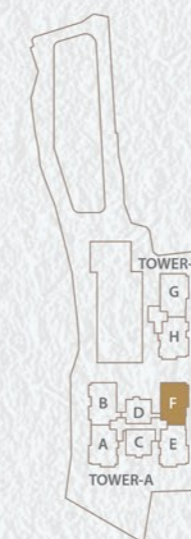


PENTHOUSE - F UPPER



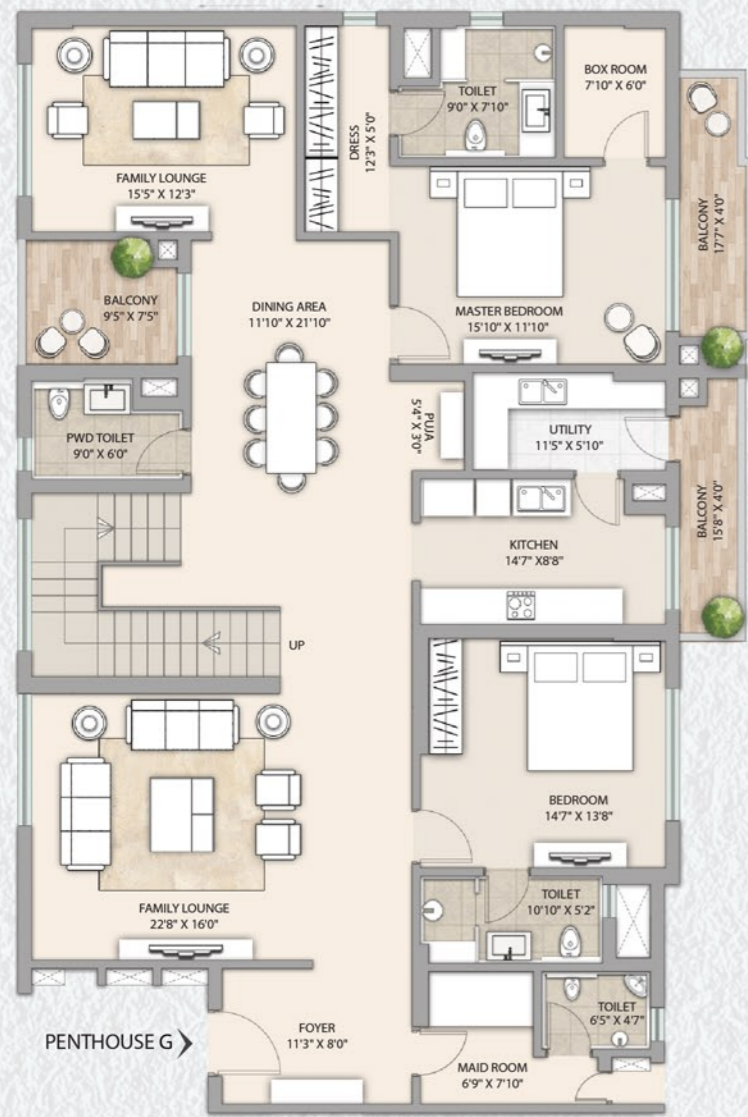
PENTHOUSE - F TERRACE

PENTHOUSE	F
FLOOR	14TH & 15TH
BHK	4
CARPET AREA	3626 SQFT
BUA	5382 SQFT
SBUA	6971 SQFT

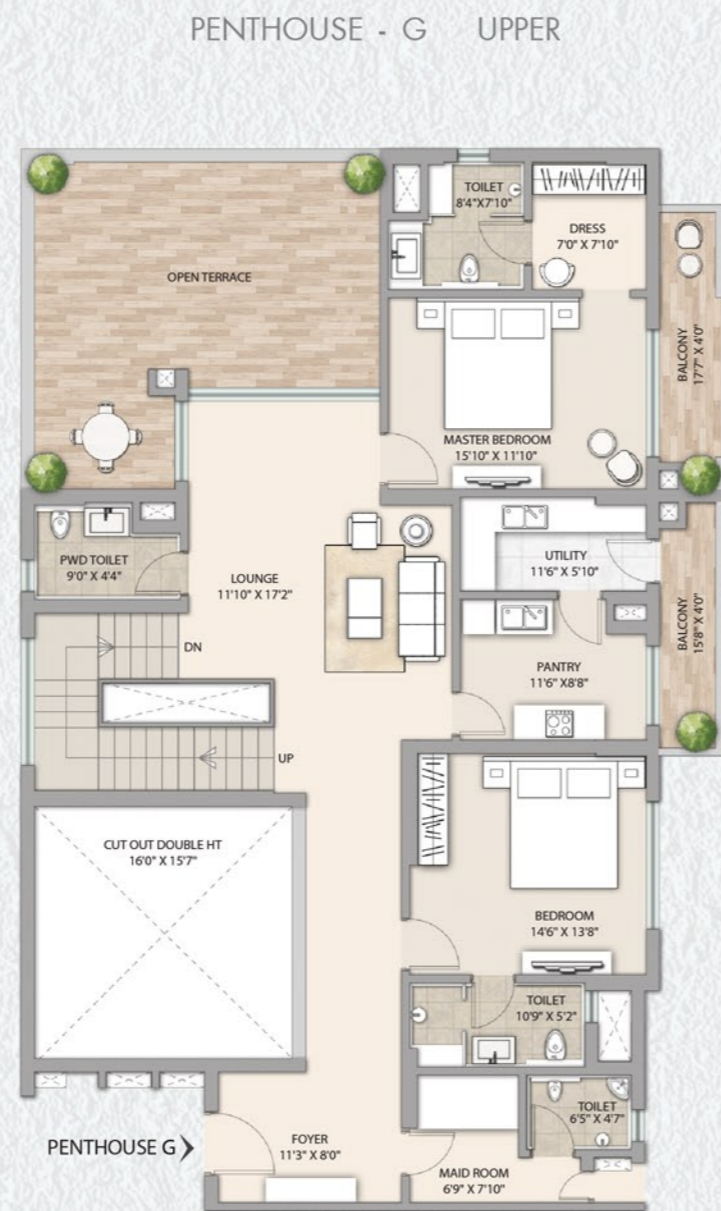


TOWER - A PENTHOUSE - F  
14TH & 15TH FLOOR





PENTHOUSE - G LOWER

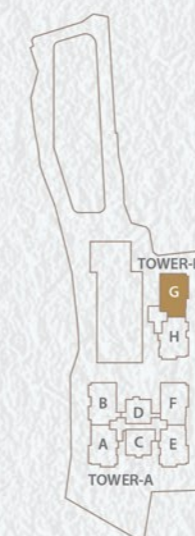


PENTHOUSE - G UPPER



PENTHOUSE - G TERRACE

PENTHOUSE	G
FLOOR	15TH & 16TH
BHK	4
CARPET AREA	3647 SQFT
BUA	5374 SQFT
SBUA	6961 SQFT

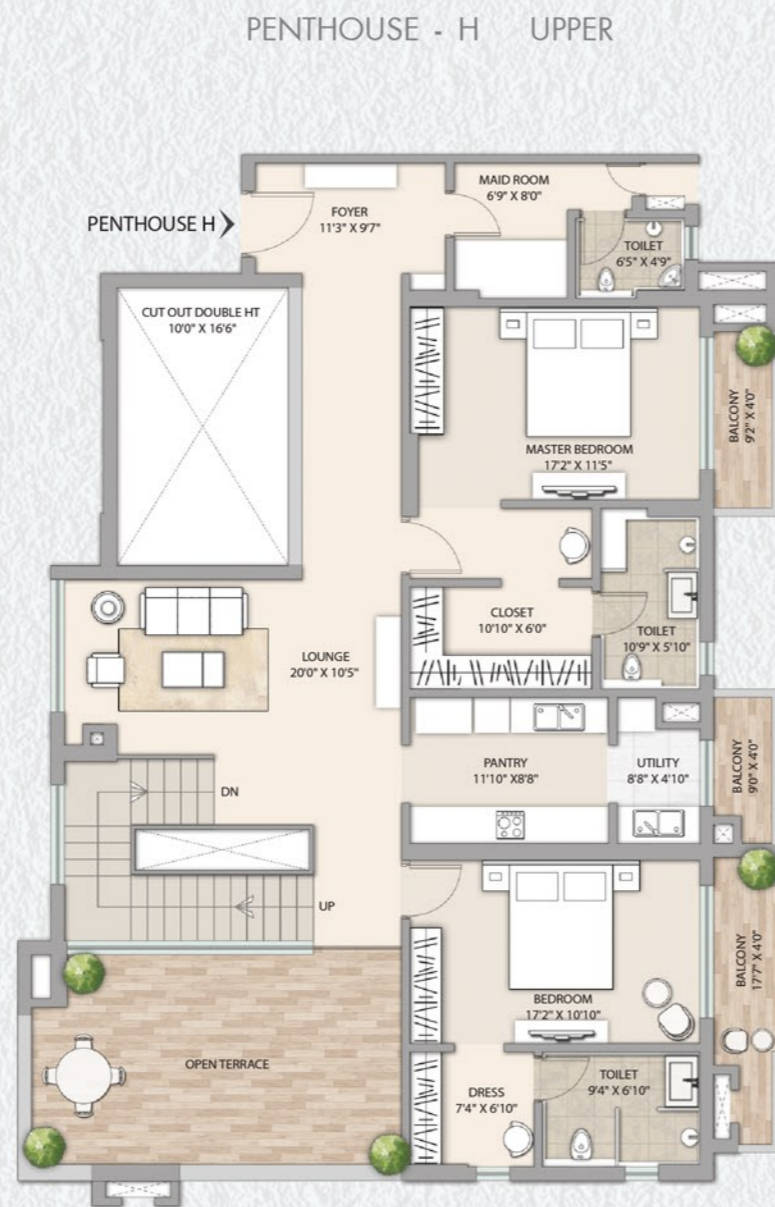


TOWER - B PENTHOUSE - G  
15TH & 16TH FLOOR





PENTHOUSE - H LOWER

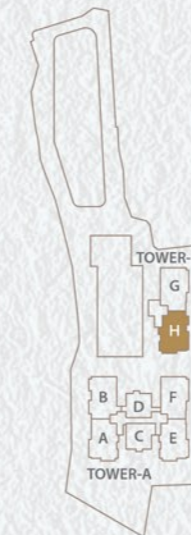


PENTHOUSE - H UPPER



PENTHOUSE - H TERRACE

PENTHOUSE	H
FLOOR	15TH & 16TH
BHK	4
CARPET AREA	3456 SQFT
BUA	5398 SQFT
SBUA	6992 SQFT



TOWER - B PENTHOUSE - H  
15TH & 16TH FLOOR



### STRUCTURE

Earthquake resistant RCC Framed Super Structure with infill brick walls.

### WALLS

Internal Walls finished with putty. Exterior walls finished with superior quality water proof paint.

### KITCHEN

Wall Tiles dado up to 2 ft above Granite counter Slab, Stainless steel sink. Provision for exhaust fan outlet, RO water purifier, microwave & fridge.

### WINDOWS

Windows with UPVC frame / System aluminum frame - 3 Track.

### DOORS

Main Door - Flush Doors. Other Doors - Solid Core flush door in internal rooms, bathrooms and balcony.



### ELECTRICAL

Concealed copper wiring with MCB, DB & modular switches of Legrand / Schneider / Colors / Phillips / equivalent. A.C. Power Point & T.V point in all bedrooms & living room. Telephone outlet & intercom facility in all rooms. Provision for Geyser in all bathrooms & kitchen.

### FLOORING

Vitrified tiles in drawing, dining and common area. Vitrified tiles flooring in master bed room. Granite flooring in lobby & staircase with SS railing.

### TOILET

Premium Ceramic tiles 8ft height with matching anti-skid floor tiles in the toilet.

### LIFTS

4 Automatic lifts in Block A.  
2 Automatic lifts in Block B.



### TOILET FITTING

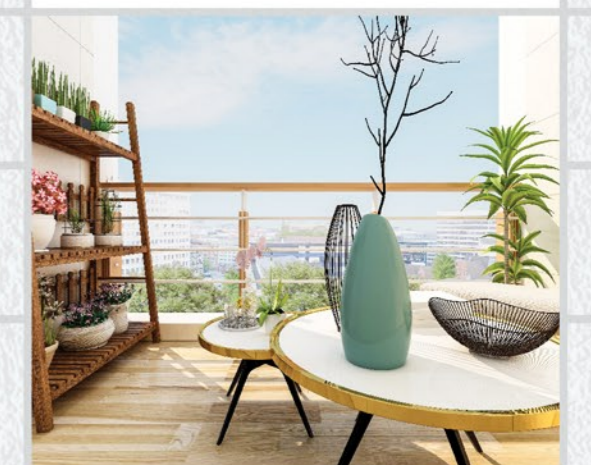
WC & Basin - White glazed porcelain of Jaquar / Kohler / Duravit / Hindware or equivalent. C P Fittings Jaquar / Kohler / Grohe / Equivalent.

### SECURITY

CCTV camera at all entry points & on all floors lobby along with Intercom facility. 24 hours security maintained by the Society.

### FIRE SAFETY

Modern fire fighting systems equipped with Fire fighting devices/extinguisher & Fire alarm system in common area along with underground water storage tank as per Fire Advisory.



## SPECIFICATIONS



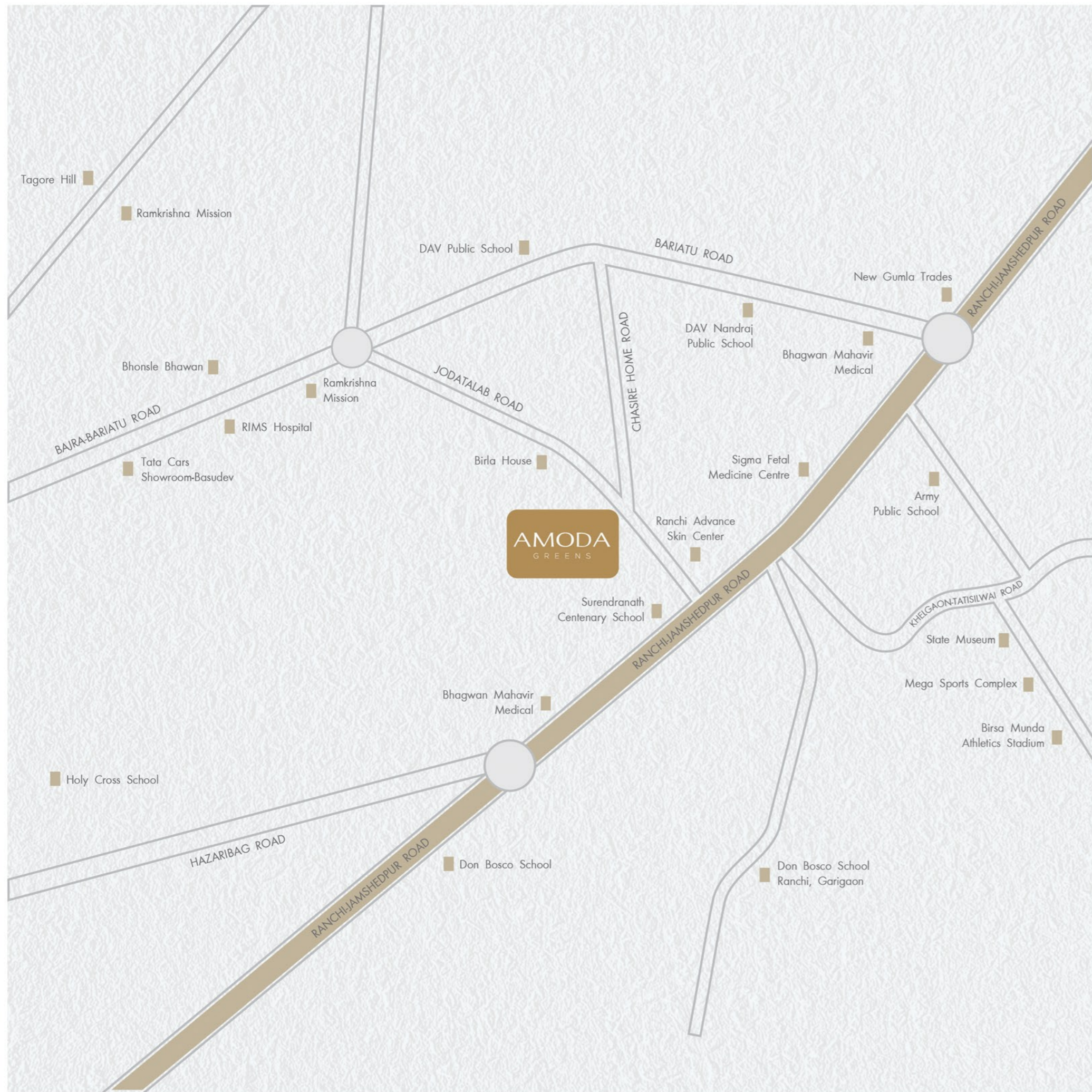
## PERSPECTIVE FROM ABOVE, UNMATCHED BEAUTY.

Discover a breathtaking aerial view that captures the essence of luxury and tranquility. From above, experience the sprawling beauty of our residential community, where every detail is meticulously crafted to offer unparalleled comfort and elegance. See your future home in its full splendor from the sky.



Artist's impression

AERIAL VIEW



## LOCATE SOULFUL EASE AT EVERY CORNER.

Nestled in the serene landscapes of Guwahati, our residential complex seamlessly blends modern living with natural beauty. Experience the epitome of comfort and tranquility, surrounded by breathtaking views. Your dream home awaits, where every moment is a masterpiece.

### KEY DISTANCES

- Balpan Children Hospital - 2.7 KM
- Station Headquarters - 1.6 KM
- Birla House - 550 M
- The Assembly of God Church School - 650 M
- Birsa Munda Bus Terminal - 4.3 KM
- Birsa Munda Airport - 12 KM
- Ranchi Junction - 5.6 KM
- Surendranath Centenary School - 700 M
- The Curesta Hospital - 900 M
- Govind Market - 2.8 KM

LOCATION MAP



SCAN FOR THE GOOGLE LOCATION

## PANKAJ SULTANIA



### DESIGNER NOTE

Pankaj Sultania has collaborated with Devika Constructions to conceptualise and design an awe inspiring residential project, spanned across three acres of land with spatial apartments & luxury villas.

A renowned Interior Architect Designer based out of Ranchi, he is acknowledged for his innovation in luxury design and strategy. The contemporary Architecture & Space Planning of AMODA GREENS has been conceived by his leading firm Pankaj Sultania Design Studio. Their immaculate planning ensures that every space is naturally ventilated, with a design that allows free circulation of fresh air.

After wowing the city with his avant-garde design and subtle aesthetic in Interior Design, Pankaj Sultania brings his unique creative genius to the design of AMODA GREENS Clubhouse, Common Areas & Lobbies, transforming these magnificent space with his signature style.

The Firm also specialises in landscape design for high-end hospitality, clubs, and residences, successfully executing projects across the country. His each landscape design fosters a deep connection between people and nature. At AMODA GREENS he wishes to create a vast canvas of green spaces through his love for nature.

AMODA GREENS, possibly PSD Studio's most ambitious project yet, presents the challenge of creating an oasis of nature in an urban setting, with vibrant life and activity, and a tapestry of experiences, seamlessly interwoven to provide its users a richer life.

### DEVELOPERS

DEVIKA CONSTRUCTION & DEVELOPERS PVT. LTD.  
315 3RD Floor Panchwati Plaza  
Kutchery Road, Ranchi.

### ASSOCIATE ARCHITECTS

ENGINEERS GROUP  
RANCHI

### STRUCTURAL ENGINEERS

S.P.A. CONSULTANTS  
KOLKATA

### MEP CONSULTANTS

UNITED  
CHENNAI

### SITE ADDRESS

Birla Bagan  
(Beside Cheshire Home Road)  
Bariatu Ranchi, Jharkhand.

### CONTACT

8877757077

#### DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of AMODA GREENS. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/or architects.

