



Swarna Shikhar

3BHK SPLENDID APARTMENTS



“**ASA Estates**” welcomes all to a new benchmark in modern living where Legacy meets Lifestyle — the upcoming multi-storey apartment project is a thoughtfully designed blend of timeless architecture and contemporary comfort. Conceived by a renowned architect and brought to life by a trusted brand with years of excellence, in collaboration with experienced developers with more than a decade of proven success, this project promises unmatched quality and enduring value. With every square foot reflecting precision, trust, and innovation, this is more than a residence — it’s a statement of refined living.



**Swarna
Shikhar**

“**SWARNA SHIKHAR**” is luxury in the lap of nature. Ashok Nagar is an upcoming locality in Bilaspur, developing rapidly with all the basic necessities like schools, colleges, hospitals nearby. “**SWARNA SHIKHAR**” has all the facilities you are looking for. We have not spared any effort in giving you luxury & comfort in a serene environment, that is the best gift you can give to your loved ones.



S.K. Shukla
Architect (B.Arch., M.C.A. AIIA)

Architect S.K. Shukla, a recipient of national awards and esteemed as a renowned architect in the region. His buildings stand as a iconic symbols of architectural excellence, inspiring awe and admiration. With a deep commitment to excellence and passion for pushing boundaries, Architect **S.K. Shukla** continues to show architectural discourse in the given project too.



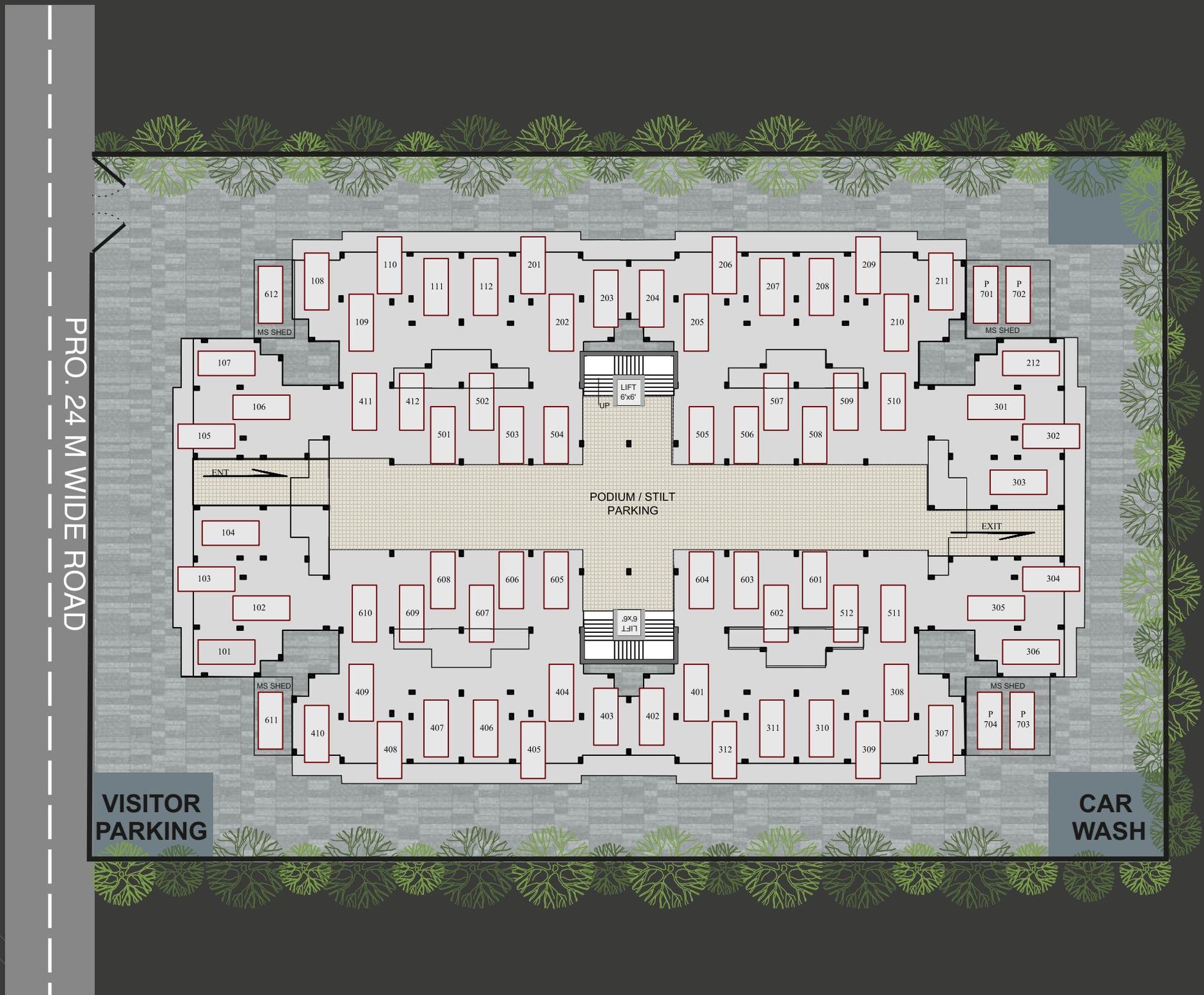
NOTHING
CAN BEAT A CLASSY ENTRANCE

<https://rera.cgstate.gov.in/PCGRERA040925001965>

the
world is
quiet
here



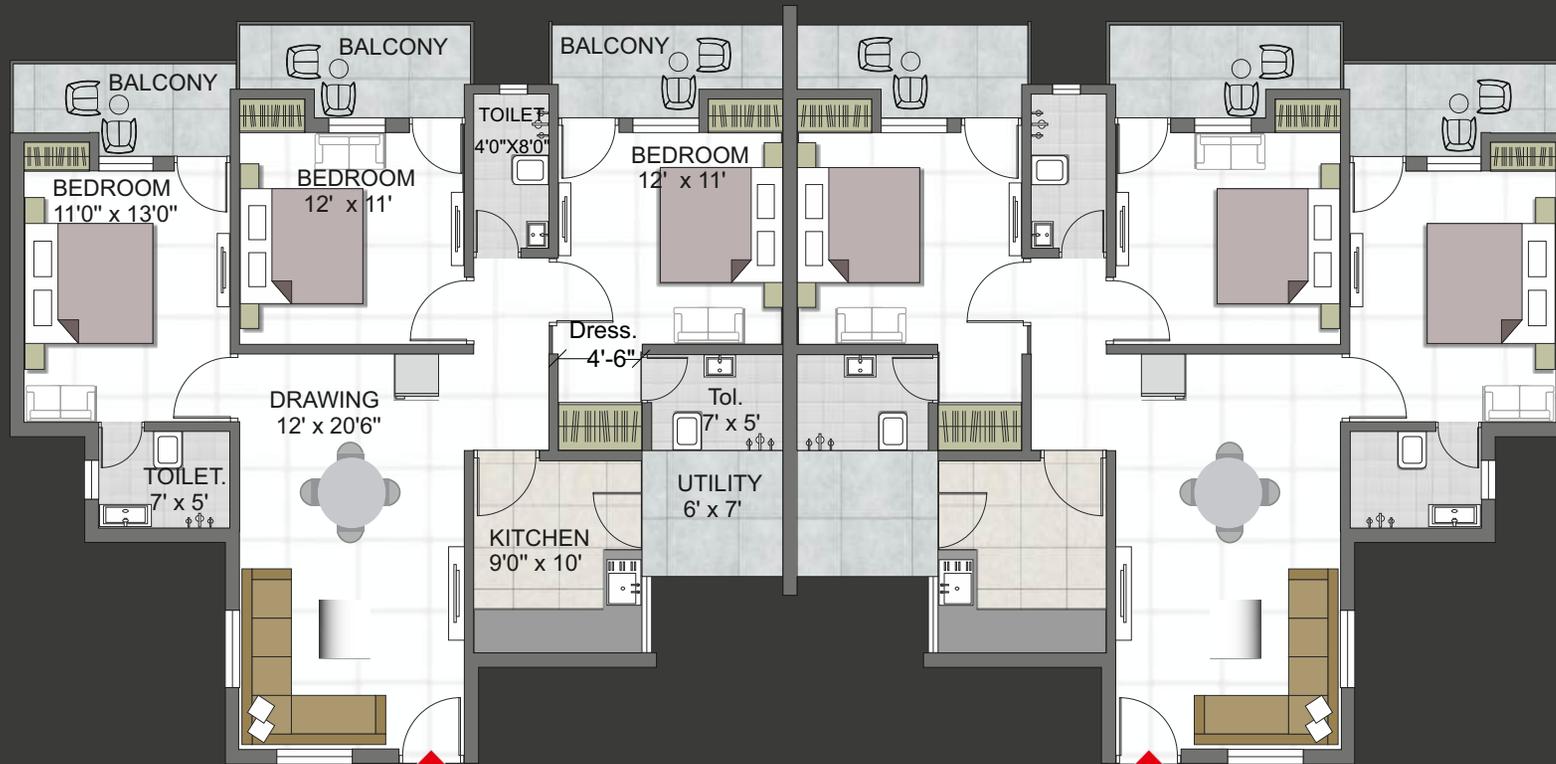
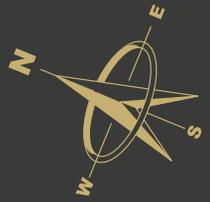
Parking & Site Layout Plan



ELEGANCE IS
LUXURY



2D Floor Plan



Carpet Area : 963.00 Sq.Ft

Built Up Area: 1036.00 Sq.Ft

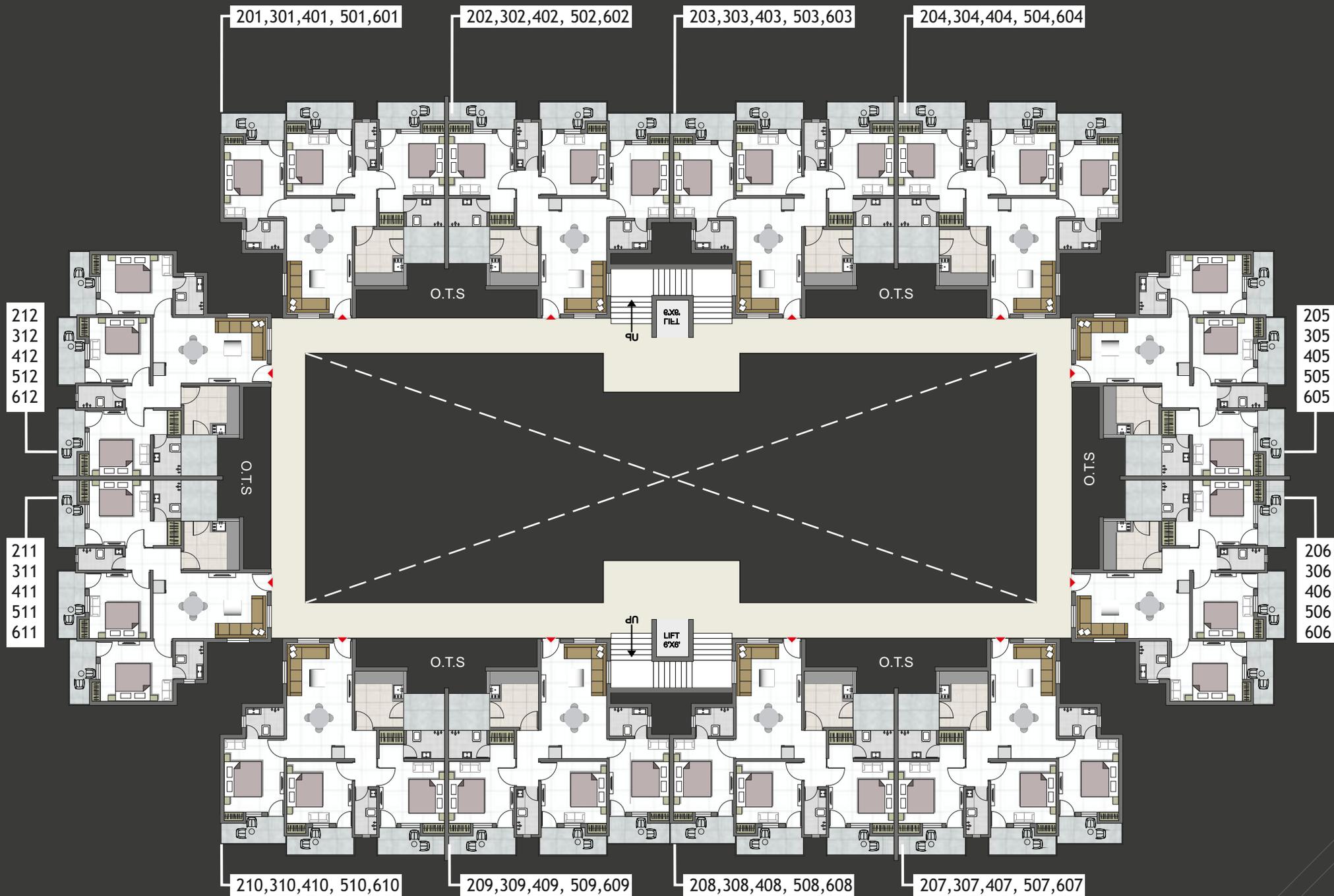
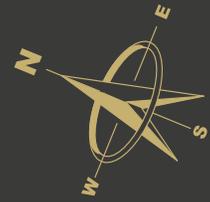
Super Built Up-Area:1659 Sq.Ft

3D Isometric Plan



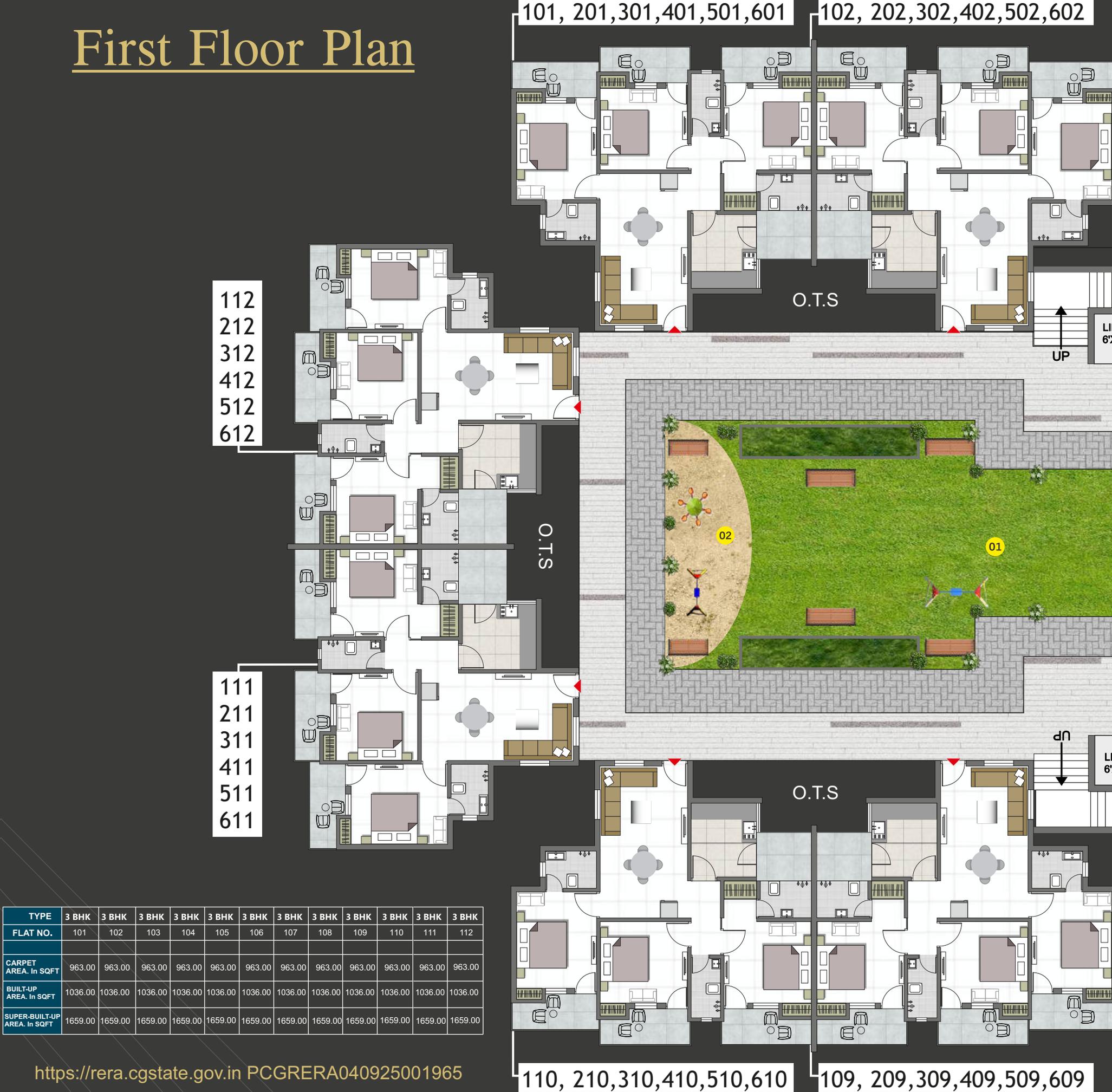
[Note: Furniture , Fixture , Wallpaper etc. Shown in the visual is only conceptual & is not being provided by the developers]
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Second to Sixth Typical Floor Plan



TYPE	3 BHK											
FLAT NO.	201	202	203	204	205	206	207	208	209	210	211	212
CARPET AREA. In SQFT	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00
BUILT-UP AREA. In SQFT	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00
SUPER-BUILT-UP AREA. In SQFT	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00

First Floor Plan



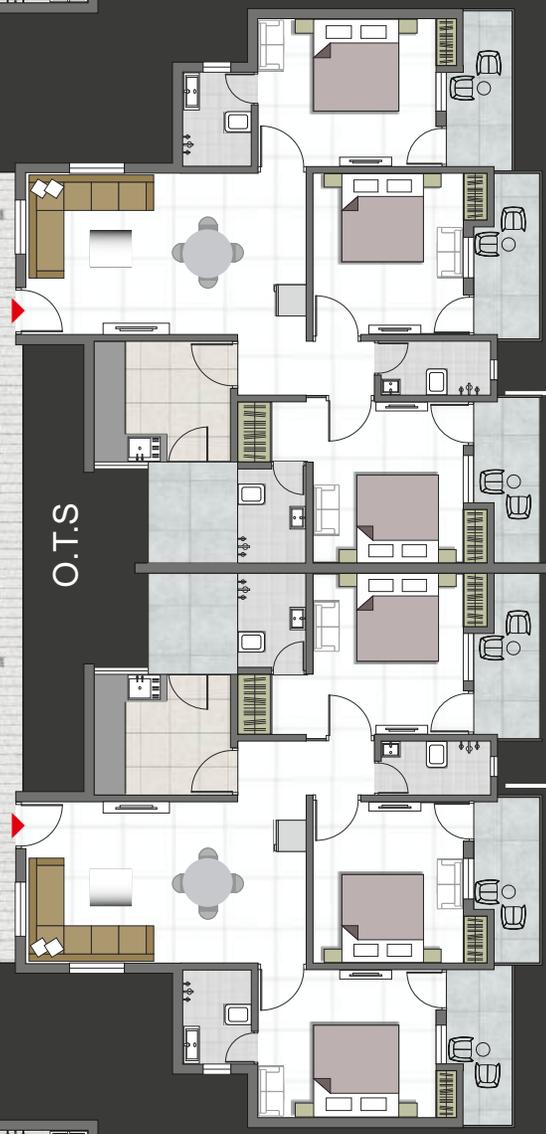
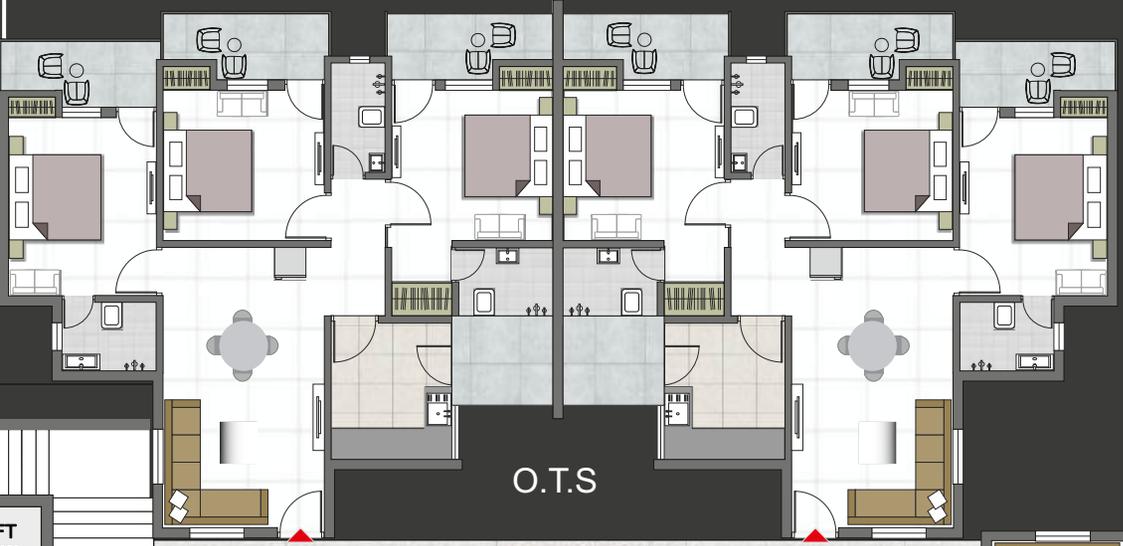
TYPE	3 BHK											
FLAT NO.	101	102	103	104	105	106	107	108	109	110	111	112
CARPET AREA. In SQFT	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00	963.00
BUILT-UP AREA. In SQFT	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00	1036.00
SUPER-BUILT-UP AREA. In SQFT	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00	1659.00

103, 203, 303, 403, 503, 603

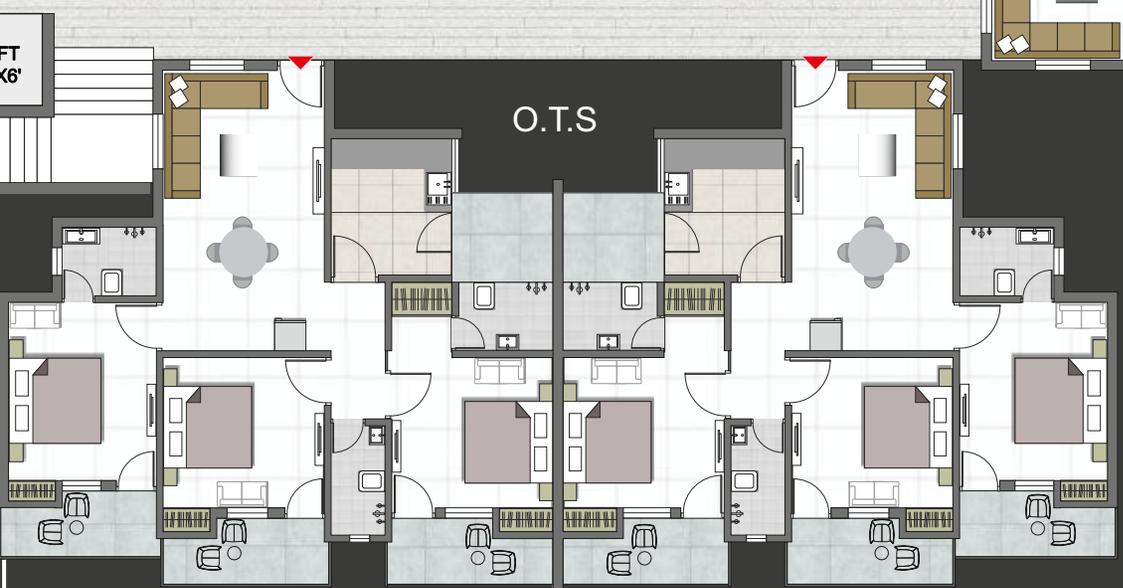
104, 204, 304, 404, 504, 604



Swarna Shikhar



105
205
305
405
505
605



106
206
306
406
506
606

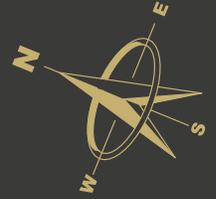
108, 208, 308, 408, 508, 608

107, 207, 307, 407, 507, 607

Exclusive Amenities

- 01 Podium Garden
- 02 Kids Play Area
- 03 Walking Track
- 04 Sitting Area

Seventh Floor Plan Terrace & Pent House



TYPE	3 BHK	3 BHK	3 BHK	3 BHK
FLAT NO.	701	702	703	704
CARPET AREA. In SQFT	963.00	963.00	963.00	963.00
BUILT-UP AREA. In SQFT	1036.00	1036.00	1036.00	1036.00
SUPER-BUILT-UP AREA. In SQFT	1659.00	1659.00	1659.00	1659.00

[Note: Furniture , Fixture , Wallpaper etc. Shown in the visual is only conceptual & is not being provided by the developers]
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PLUNGE POOL



PODIUM GARDEN



Artistic View



Artistic View

AMENITIES



DECORATIVE
ENTRANCE



CCTV CAMERA



CHILDREN
PLAY AREA



SEATING AREA



FIRE SAFETY



24 HOURS WATER
SUPPLY



WALKING
TRACK



PODIUM
GARDEN



PLUNGE
POOL



LIFT



SECURITY
CABIN



POWER BACKUP
IN COMMON AREAS



EV CHARGING
POINT

specification

STRUCTURE



Foundation:

Column Foundation

Structure:

R.C.C. Framed structure.

Masonry:

Fly ash brick wall with rich mortar.

PAINTING



Painting:

Internal: Emulsion with wall care & wall primer.

External: Weather Coat paint with Wall care & wall primer

FLOORING



Flooring :

Vitrified tiles in complete flat including bedrooms . Ceramic tiles in balconies.

Toilet Floor :

Ceramic tiles up to 7' (Dado).
Matt tiles on bathroom floor.

Washing space :

Ceramic matt tiles
up to 4' (Dado).

ELECTRICAL



Electrical :

Concealed copper wiring of ISI standard with adequate number of points & modular switches
A.C.& inverter wiring.

Cable Points :

Cable T.V. Socket , Telephone & A.C. points in each room.

Power Supply :

Installation of transformer as per CSPDCL norms.



Kitchen

Granite stone/ tiles with steel sink
glazed dado tiles.

Doors & Windows



Doors:

All door frames will be made of Stone/Plywood
Main entrance door will be polished teak wood
and all other doors will be mica pasted flush doors.

Windows:

Powder coated aluminium glazed sliding windows.

SANITARY FITTINGS



Sanitary:

EWC/WC/WB OF Cera or equivalent.
Bath Fittings- Jaquar / Essco or equivalent.

Toilet W.C. :

European Style

CP FITTINGS



Fittings :

ISI standard (Supreme or equivalent).

WATER, WASTE WATER, SANITARY LINES



Water Supply :

24 hours water supply through
deep tube well

JOY OF BEING
WELL-CONNECTED

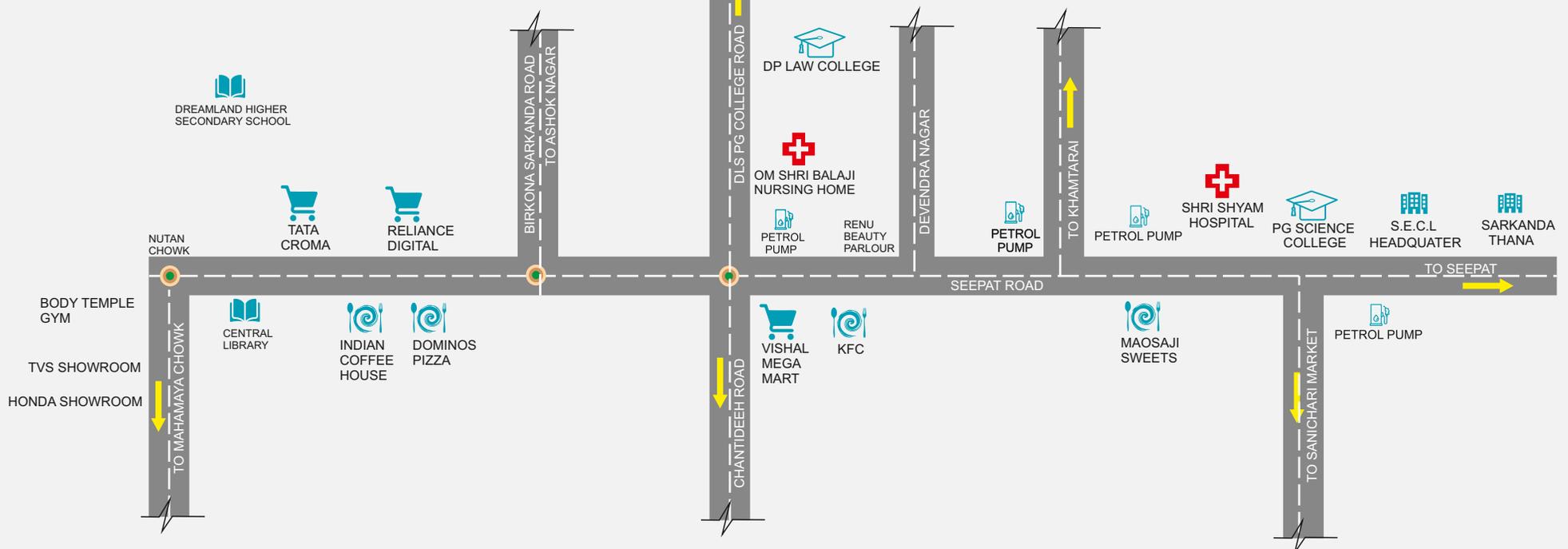


Location MAP

(Map Not to Scale)



SCAN FOR
LOCATION



SCHOOLS

Loyola School : 15Mins
Brilliant Public School : 17Mins
DAV School : 15Mins
Dream land Higher Secondary School : 10Mins



OFFICES

SECL HEADQUARTERS: 12Mins
R.T.O OFFICE: 25Mins
CMHO Office: 10Mins
District Immunization Office: 10Mins



ACCESS CONNECTIVITY

Railway Station: 27Mins
Hi-Tech Bus Stand : 25Mins
Bilasa Devi Kevat Airport : 40Mins



HOTELS

Hotel Down Town: 15Mins
Grand Gulmohar : 18Mins
Chawla Green : 25Mins



SHOPPING MALLS

Vishal Mega Mart: 07Mins
Upcoming Shopping Mall: 12Mins
Gandhi Chowk Market: 15Mins



HOSPITALS

Apollo Hospital: 14Mins
Shiv Medicity Hospital: 15Mins
Shiva Hospital: 15Mins
Bliss Multispeciality Hospital : 12Mins

DISCLAIMER :

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This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No furniture is to be supplied by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only

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Swarna Shikhar



**AMIT AGRAWAL
SHYAM SHUKLA
ANURAG BANSAL**

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BESIDE GUMBER PETROL PUMP ,VYAPAR VIHAR , BILASPUR (C.G.)

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Bilaspur(C.G.)
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RERA

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