

HPDA APPROVED

IT'S MORE THAN YOUR NEW HOME.
IT'S YOUR HOMETOWN.



My Home
My Town.

2% Additional Discount for Govt.
Employees & Corporate Bookings



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CITIGATE
SAGA SPRINGS
HAPUR, GHAZIABAD

1/2/3 BHK Apartments & Plots



Welcome to Citigate of the highly acclaimed Saga Springs integrated township at Hapur. Introducing fresh style, work-friendly details and ahead-of-the-curve amenities. Discover a new level of freedom and luxury – and the next stage of 'you'.



Inside Citigate, you'll be close to everything when you're close to home. All you expect to find in your hometown will be just steps away from your door. Citigate will let you return to a way of life where you and your family are at the centre of your community.

PROJECT DETAILS:

Spread over 105 acres of lush green landscape with good connectivity to major landmark towns and cities, Saga Springs has been approved by Hapur Pilkhuwa Development Authority (HDA). One of its kind projects in this part of the Delhi-NCR, Saga Springs is being planned for an approximately 20,000 residents with different income levels.



Saga Springs is aimed at self-sustained development with all necessities and luxuries well located inside the township. Besides residential facilities, the township will have commercial, green open spaces, schools, shopping and other network services.



The township's major attraction is a vast central garden as its main feature. There will be three types of open spaces: a Central Park open for all, semi-public courtyards between group housing, and private, individual gardens with the villas.



Smartly affordable homes with abundant amenities, stunning natural setting and legendary quality from Saamag encourage uncomplicated living in Delhi-NCR's next great urban neighbourhood.



ALL THE CATEGORIES:

With plots available in various sizes, Citigate at Saga Springs, Hapur offers its residents picturesque and tranquil surrounding along with top-of-the-line amenities. With “Home for All” as the soul of Saga Springs, there's a plethora of affordable options to choose from.



INDEPENDENT PLOTS

Ranging between 90, 120, 150 and 180 sq yards, Independent Plots offer residents freedom to use their creativity in designing their dream houses and within their budget, too.

WORLD-CLASS AMENITIES

The township offers amenities that will help make living at Saga Springs a pleasure and a comfortable experience. The various amenities offered by the township are as follows:



SPECIAL FEATURES

- ◆ Saga Springs aims at tapping under-ground water table for uninterrupted drinking water supply.
- ◆ Rain water harvesting and developing storm-water drainage system are also in the pipeline.
- ◆ State-of-the-art technology to be used in developing sewage system and solid waste disposal system.
- ◆ The township is being designed keeping in mind the physically challenged and elderly residents by making ramps, smooth walks etc.
- ◆ Earthquake Resistant keeping in mind the disaster management norms.
- ◆ Fire Safety norms in place.

EDUCATIONAL FACILITIES

- ◆ High School
- ◆ Primary School
- ◆ Nursery School
- ◆ Inter College

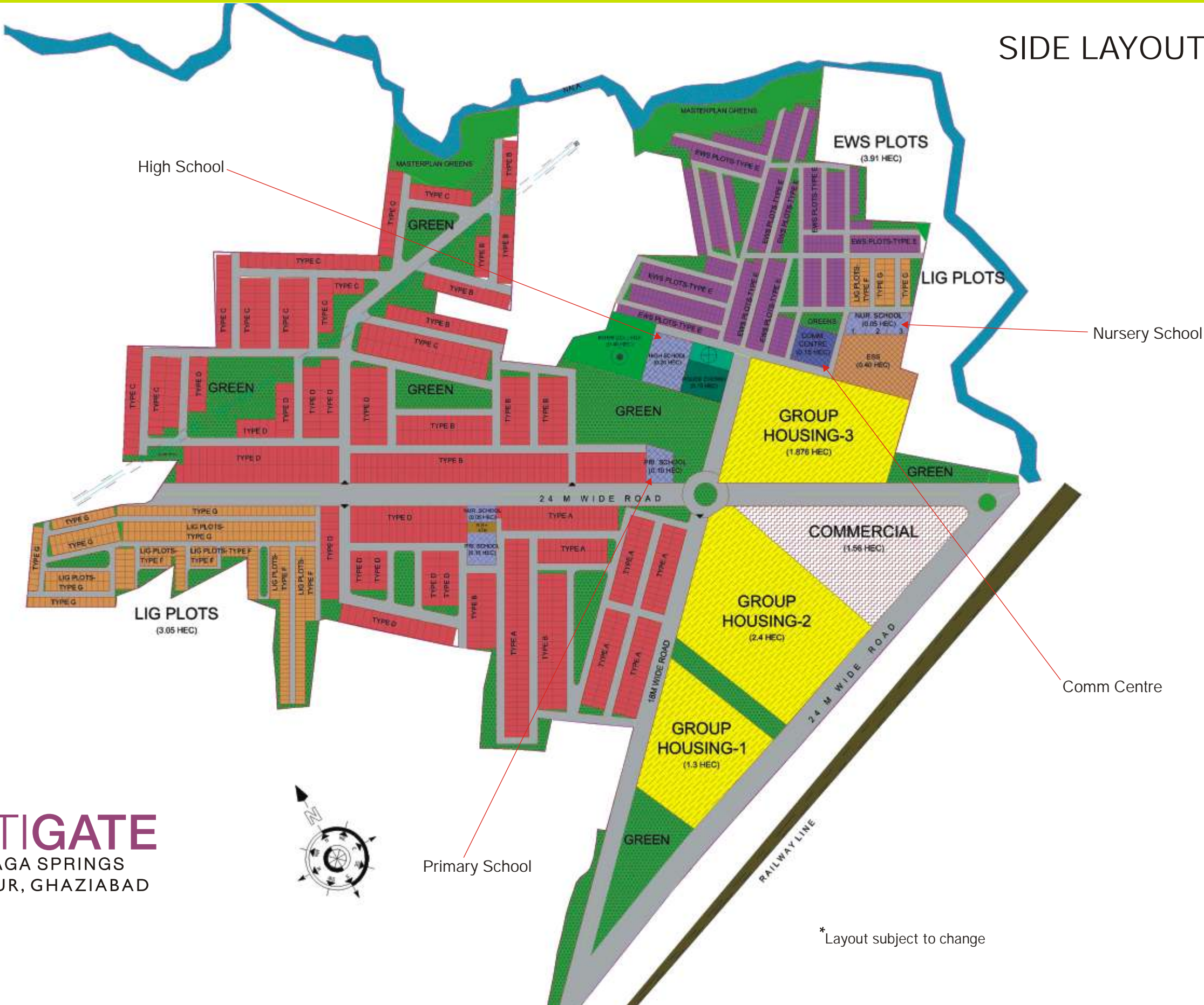
OTHER FACILITIES

- ◆ Convenience Shops, Sector Shopping
- ◆ Community Centre
- ◆ Health Centre
- ◆ Sub-Post Office
- ◆ Police Chowki
- ◆ Power Backup
- ◆ Swimming / Kids Pool
- ◆ Tightly Secured Township
- ◆ Rail Reservation Counter & ATM

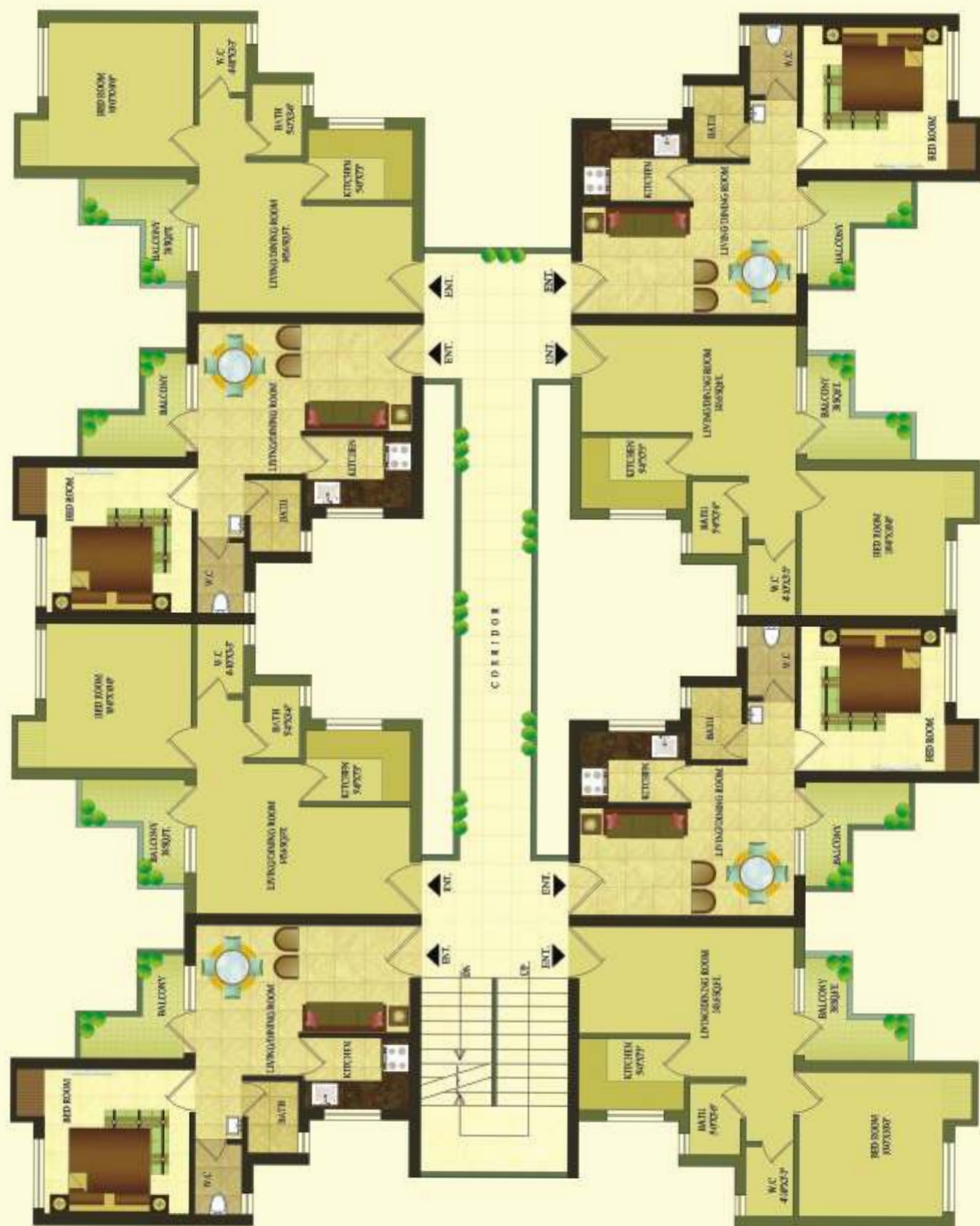
Dedicated transport facilities from the township to Noida, Ghaziabad for residents.

SIDE LAYOUT

CITIGATE
SAGA SPRINGS
HAPUR, GHAZIABAD



* Layout subject to change



FLOOR PLAN

UNIT PLAN 1BHK (G+3)

Area : 538 sq. ft.

- One Bedroom
- One Toilet
- Living / Dining
- One Kitchen



CLUSTER PLAN
2 BHK (G+3)

CITIGATE
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UNIT PLAN 2 BHK (G+3)

Area : 807 sq. ft.

Two Bedrooms

Two Toilets

Living / Dining

One Kitchen

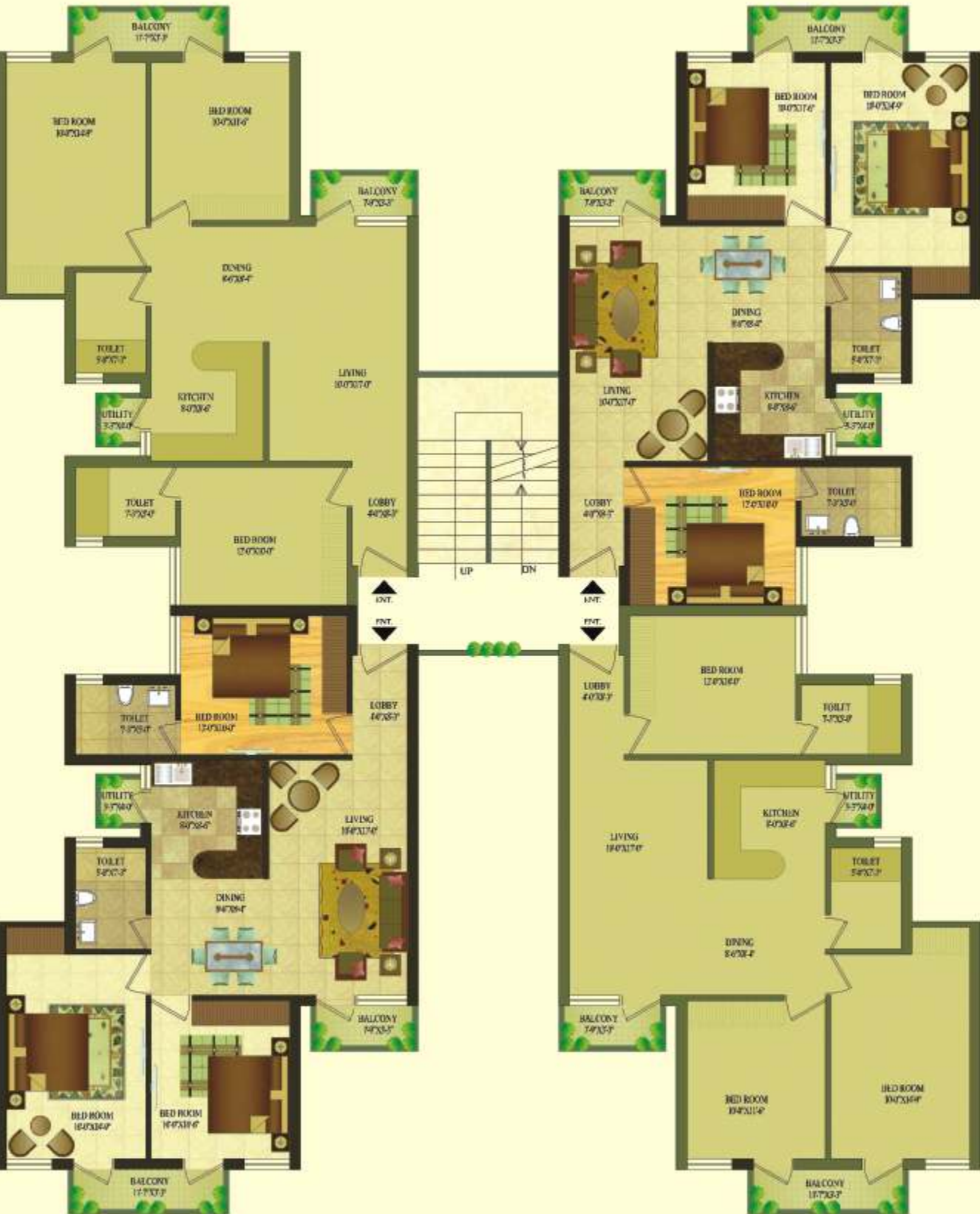
FLOOR PLAN

CITIGATE
SAGA SPRINGS
HAPUR, GHAZIABAD



CLUSTER PLAN
3 BHK (G+3)

CITIGATE
SAGA SPRINGS
HAPUR, GHAZIABAD



FLOOR PLAN

UNIT PLAN 3 BHK (G+3)
Area : 1292 sq. ft.
Three Bedrooms
Two Toilets
Living / Dining
One Kitchen

CITIGATE
SAGA SPRINGS
HAPUR, GHAZIABAD



Most affordable 1/2/3 BR Homes in NCR!!!

Prices as never seen before - Really Affordable!

Spread over an area of 105 Acres, the Township of Hapur is the largest planned city in NCR. Excellent infrastructure, lower pollution levels, less traffic, 24-hour water and educational facilities.

Close Proximity from Delhi border.

With everyday life being so overwhelming, it is refreshing to come home to SAGA CITIGATE where comfort and peace of mind is our main priority.

Type of Flat	Area (per sq. ft.)	Base Rate (₹)	Total Amount	Booking Amount
1 BR	538	1400	7,53,200	75,320
2 BR	807	1400	11,29,800	1,12,980
3 BR	1292	1400	18,08,800	1,80,880



SPECIFICATIONS FOR CITIGATE FLATS

- STRUCTURE : Earthquake resistant RCC framed construction with infill brick wall.
- EXTERNAL FINISH : Long Lasting paint/or equivalent.
- INTERNAL FINISH : Walls plastered & painted
- FLOORING : Mosaic Tiles/ Situcast
- BATHROOM : WALLS Glazed tiles dado. FLOORING Ceramic tiles/Light shade sanitary & C.P. Fittings.
- KITCHEN : Platform with sink; Dado up to 2" height above platform in ceramic.
- DOORS : Hardwood framed & both side painted, finish flush doors
- WINDOWS : Wooden/Pressed Steel windows
- ELECTRICALS : ISI Mark concealed wiring, provision for lights, plug points in each Bedroom, Drawing/Dining, Lounge, etc

समग्र कन्सट्रक्शन लि0 की पेशकश

समग्र सिप्रिंगस आवासीय योजना

105 एकड़ में फैली हुई यह महायोजना हापुड़ पिलखुआ विकास प्राधिकरण द्वारा मान्य है, जहाँ लगभग 20,000 लोगों के लिए सुन्दर-सुन्दर घर बनाये जाएंगे। इस टाऊनशिप की विशेषता यह है कि यहाँ कार्मर्षियल, हरा भरा खुला वातावरण, स्कूल, शॉपिंग सेन्टर आदि होंगे। तीन प्रकार की खुली हुई जगह- सेन्ट्रल पार्क, सेमी पब्लिक कोर्टयार्ड, प्राईवेट गार्डन, विल्ला के साथ।

टाऊनशिप की विशेषताएँ:-

- 1. भूमिगत बिना रुके पीने के पानी की व्यवस्था।
- 2. वर्षा के पानी तथा ड्रेनेज के पानी के लिए अन्डरग्राउंड पाईप लाईन।
- 3. सिवेज तथा कूड़ा करकट निकास के लिए विशेष योजना।
- 4. शरीर से कमजोर तथा बुजुर्गों को ध्यान में रखते हुए सीधे तथा बराबर चलने के लिए ट्रेक तथा सड़क/रास्ते तथा सुरक्षा की पूर्ण व्यवस्था।
- 5. भूकम्प विरोधी दीवारें / बिल्डिंग।
- 6. अग्नि से बचाव के लिए सेफ्टी।
- 7. हरियाली का विशेष ध्यान।