



# *Shehjar heights*

BEMINA, SRINAGAR

...living redefined



## ABOUT SDA

**Srinagar Development Authority (SDA)** is an agency of the Housing & Urban Development Department of J&K Government engaged in promoting planned infrastructure development in and around Srinagar, including in providing modern, safe, decent and affordable housing.

Srinagar is one of the oldest continuously inhabited cities in the world. At the heart of the fabled Kashmir valley, it is a unique place where history, tradition, hospitality and natural beauty come together to form the background for a community that is proud of its past and excited about its future.

SDA has done some projects earlier also to promote vertical housing which is the future of housing, especially in places like Srinagar with many factors at play to attract a large population but with scarce and highly valued land resource base.







# Introducing Shehjar Heights Project

This project is an initiative to help people realize the dream of owning a modern, secure, compact and affordable home in Srinagar in a sustainable manner without any compromise on the quality of their homes: in fact, it is aimed at taking living to the next level!

SDA has an accomplished team of experienced professionals in City Planning, Architecture and Engineering, which is being aided by top-class professionals in the country to deliver solutions in housing sector towards building a better Srinagar. They are collectively working to deliver a project to not just meet but exceed the expectations of the clients.

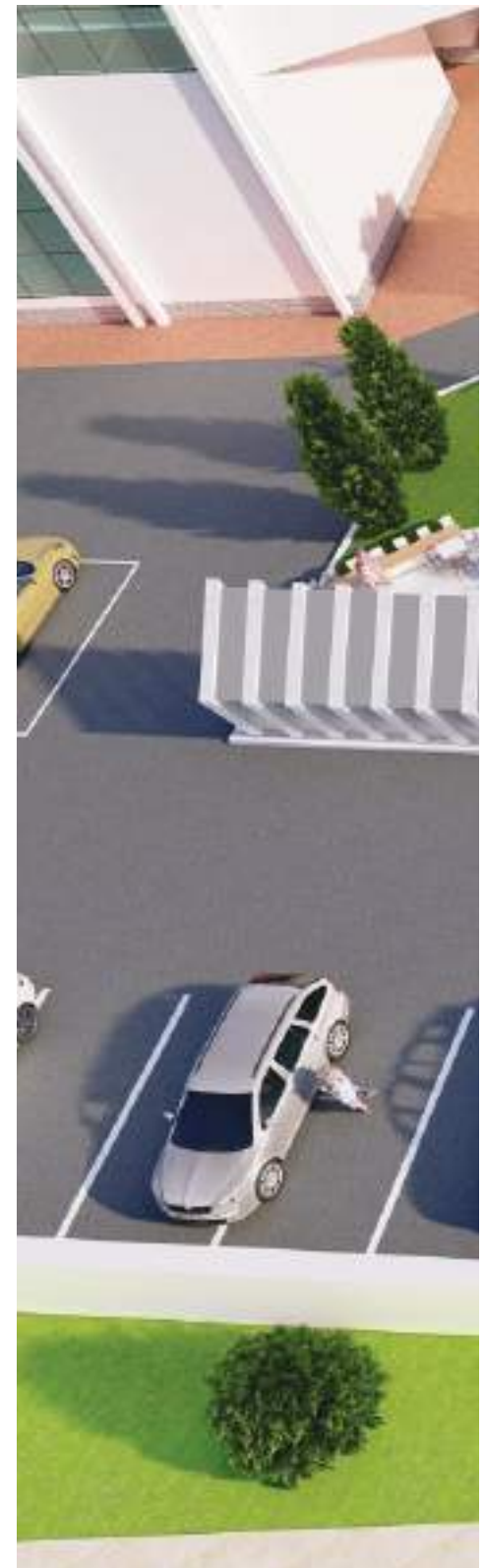
## **Key highlights of the project are :**

- At Stilt+12 Floors, these shall be the tallest Residential Buildings in Kashmir
- Earthquake resistant structure with stilt parking and ground-floor above HFL
- 480 residential apartments: 192 of 2-BHK and 288 of 3-BHK type
- Design consultancy by Housing and Urban Development Corporation (HUDCO), Government of India
- Blocks serviced by about 27 ft wide looped peripheral vehicular road
- Each block having two elevators and two stair cases
- Space available for stilt and surface parking
- Project to be completed in 36 months



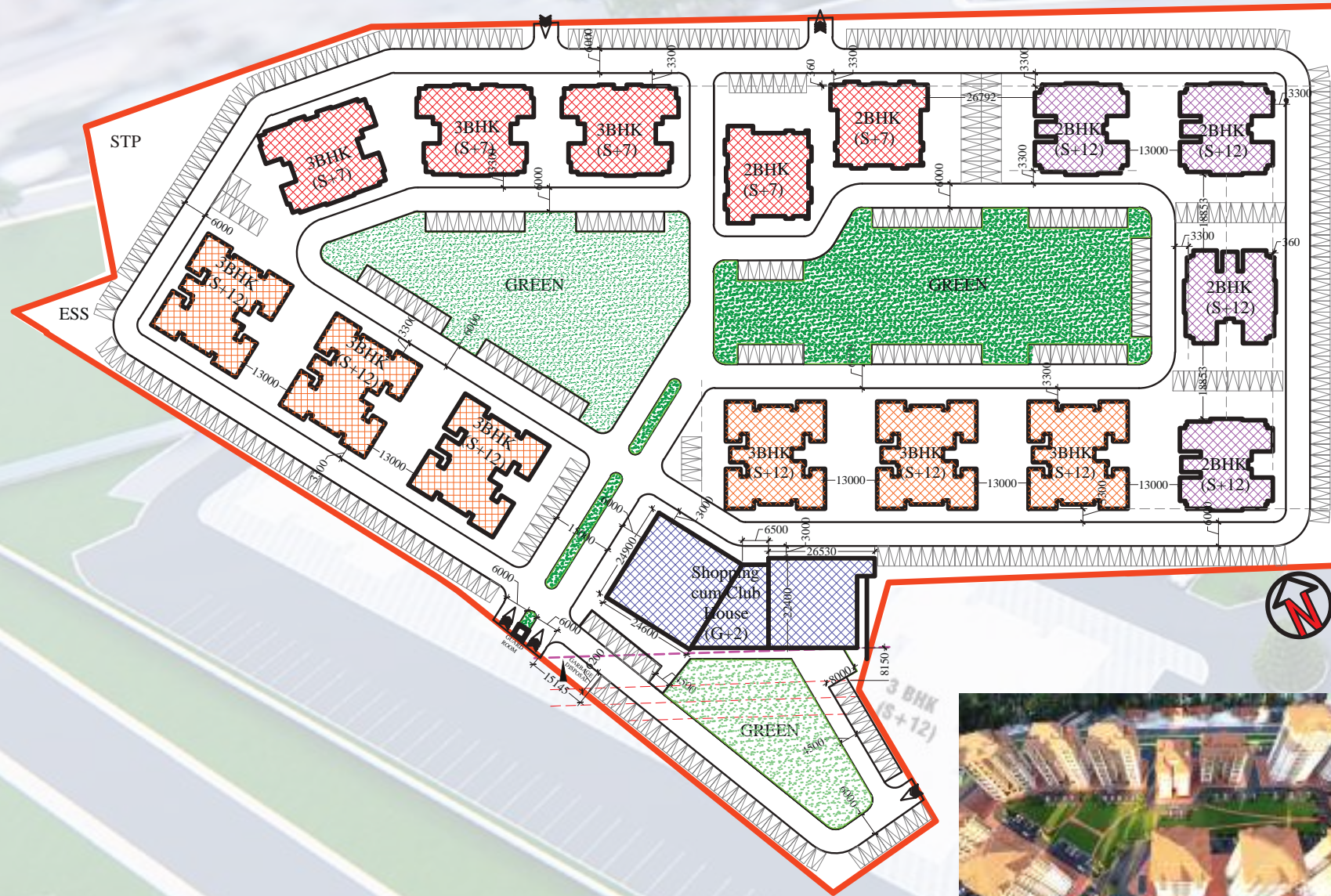
## What does shehjar heights offer

- Safe and secure environment.
- Experience of living in a 12-floor High Rise building
- Common facilities for outdoor entertainment like Club -house, multi-purpose community hall, gymnasium, swimming pool, and shopping centre
- Laminated wooden flooring in master bedroom
- A park designated for outdoor recreation
- Allotment of the apartments with staggered payment plan
- Appropriate discounts for those making lump sum payment
- Optional Central Heating facility in select blocks
- Provision of uninterrupted power backup





# Site Layout Plan





# Location

Suitably located on National Highway in easily accessible and buzzing Bemina area of Srinagar, Shehjar Heights not only offers an experience of great living, but a home where shopping, banking, schooling and medicare are only minutes away with an excellent network of wide roads. Find almost every need in easy reach.

**Shehjar Heights** has remarkable proximity to urban amenities

**6**  
Kms

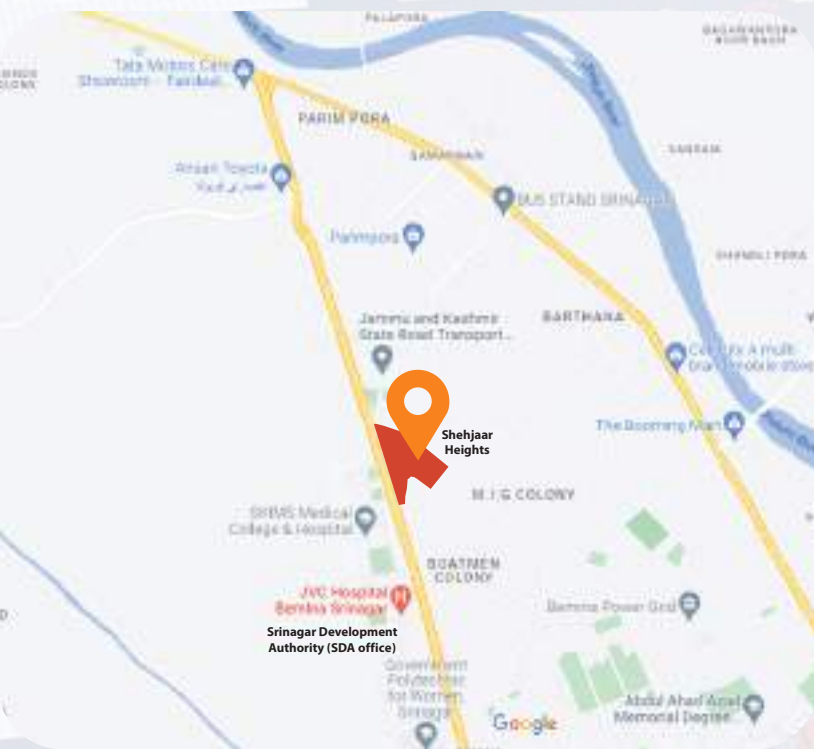
Lal Chowk  
City Centre

**10**  
Kms

Srinagar  
International Airport

**0.5**  
Kms

SKIMS Medical  
College Hospital



hopping cum club  
(G+2)



# Layout Plan -2BHK

DU Area  
912.55 sq ft

Super Area  
1192.82 sq ft





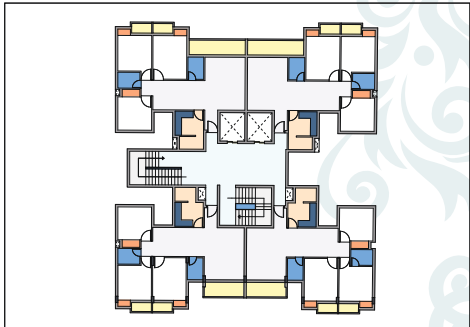
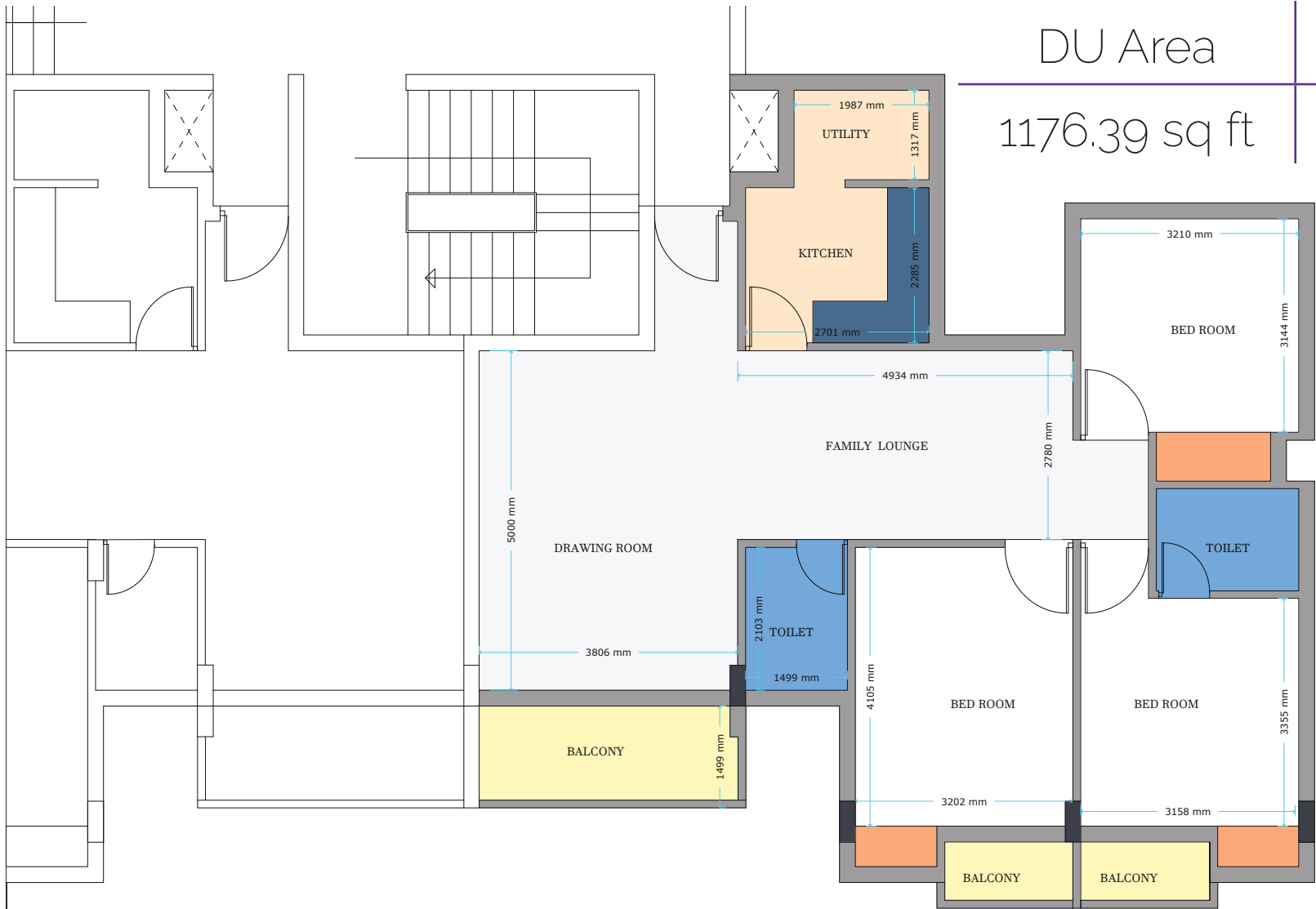
# Layout Plan - 3BHK

DU Area

1176.39 sq ft

Super Area

1455.12 sq ft



## State of the Art Community Centre



Community hall for functions etc



Shopping complex



Health Club facility with fully equipped unisex gym



Sports facilities with Tennis Courts, Table tennis & Badminton courts etc.



Swimming pool on second floor



## Cost

### SHEHJAR HEIGHTS – 480 MULTI-STOREYED 2BHK / 3BHK APARTMENTS

Flat Type	Flat size		Price * Rs in Lakh
	DU Area	Super Area	
2 BHK	912.55 sq ft	1192.82 sq ft	62.50
3 BHK	1176.39 sq ft	1455.12 sq ft	77.50

## Application Procedure

Registration shall be made available online for the applicants. Interested persons shall be required to apply for Apartment by visiting the web portal of JK Housing Mission <https://www.jkhm.in>

The link would also be available on SDA web portal <https://sdasrinagar.jk.gov.in> under the e-governance tab



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This product maps to the following SDGs and contributes towards Sustainable India.







FOR FURTHER DETAILS CONTACT

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DESIGN, PRINT & 3D VISUALS: PIXEL MEDIA#9419001905

\* Pictures shown in the brochure are graphical depiction, may vary from the actual.