



SIGNATURE
H O M E S

ELEGANT-EXOTIC-EXQUISITE

A LIFE OF EASE &
COMFORT AWAITS!



At Signature Homes, your days will flow seamlessly. Here, every facility has been designed to bring you an uninterrupted, high comfort living along with utmost security for your loved ones.

EXTRAORDINARY SPACES.

SIGNATURE LIVING EXPERIENCE.





FRONT VIEW



Minu Group began its journey in 1987, where it emerged from being a marketing agency into a diversified group with its footprints in several other sectors like Retail, Entertainment, FMCG, Logistics, Warehousing, Real estate and a presence across 10 states and 2 UTs of India.

Enhance Group began in the 1980s' and has been working for Government Organisations such as BSNL, CCL, BCD etc. The Group entered into the Development Business under the brand name of Shreya Constructions in 2005 and has successfully completed various projects for Companies, Hospitals, Schools, Industries, Private-building & Homes and has been the permanent member of BAI (Builders' Association of India) and Federation of Jharkhand Chamber of Commerce & industries for more than 20 years.

Minu Enhance Developers is a joint venture established in 2021 by both the Groups, whereby they are committed to providing modern residential and commercial projects, built as per world class real estate concepts with the highest standards of professionalism, ethics, quality and customer service.

DEVELOPERS



ARCHITECTS

CHADDA AND ASSOCIATES

Ranchi



Chadda & Associates was established as an architectural consultancy firm in 1965 by Shri V.N. Chadda after retiring from the National Coal Development Corporation. The onus fell on Rajiv Chadda and Ritu Chadda to take the firm into the 21ST century, and help in designing the infrastructure required for the newly formed state of Jharkhand and its capital Ranchi. Their unbounding interest in architecture & urbanism has allowed them to plan and design projects of every typology possible: Apartments, Retail, Commercial, College, School, Hospitality, Healthcare, Aviation, Railways, Urban Design and Multiple other Public and Private sector buildings. These projects include a number of prestigious buildings in the heart of Ranchi, such as Vendor's Market, Railway Station (Renovation), Karamtoli Talab, Argora Park, Pan-chratna Heights, Jayaswal Greens, Firayalal Nxt, Raj Hospital, St.Xavier's College Chapel, Delhi Public School & Ranchi Women's College Auditorium, Krishna Business Centre and Numerous others.

LANDSCAPE DESIGNER

PROLIFIC DESIGNS

Noida



Prolific Designs is a Noida based landscape design studio spearheaded by husband-wife duo Landscape Architect Chahit Singal & Architect Mansi Singal both graduated from Delhi. The studio aims at creating designs inspired by innovation, in-depth thinking and idealism. The designs crafted by them are timeless, vibrant and blended with the aspects to connect with nature. It is not only the inclusion of technology that helps to introduce meaningful spaces but also the spirit of creativity. With a multi-scale and multi-disciplinary approach, they bring in a fresh perspective and provide creative solutions to a statement to a landscape.

Their dynamic portfolio has an array of projects of varied scale, nature & budget including Commercial, Corporate, Institutional, Hospitality, Townships, Housing & Residential spread across the country. With their current portfolio of works expanding through the states of Delhi, Uttar Pradesh, Haryana, Sikkim, Bihar, Himachal Pradesh, Jharkhand & Madhya Pradesh and desire to create a measurable impact across the nation through their projects. Providing innovative landscape design solutions is an art, which Prolific Designs excel at. Moreover, they provide bespoke designs that add definition to a built environment.

MEP CONSULTANTS

S.N. JOSHI CONSULTANTS PVT LTD.

Mumbai



S. N. Joshi Consultants Pvt. Ltd was established in 1991. From a modest 5 employee strong enterprise started by the late Mr. S.N. Joshi, his son Anand Joshi and Shirish Bhagwat in 1991, SNJ has grown into one of India's leading MEP consultants with a staff strength of 100+ experienced engineers.

Over the past 30+ years, the company has become a Mechanical, Electrical and Plumbing (MEP) powerhouse with vast domain expertise in planning, design and execution of sustainable buildings for all types of real estate projects.

Today S. N. Joshi Consultants Pvt. Ltd. is associated with projects, by all leading architects, construction houses and corporations, thanks to its ability to handle very large state-of-the art projects in the most professional manner with services comparable to the best.

We go the extra mile to stay on the cutting edge of technology, and knowledge related to the MEP industry. We take a service-oriented approach towards our customers and our partners. We Encourage and reward creative thinking and innovative solutions, and above all integrity in everything we do.

AWARDS, RECOGNITIONS

Working on the 3 of the Top 10 Tallest Buildings in India - ICC 1 & 2 Tower & Auris Serenity Project at Mumbai.

Largest Mall in Thane Viviana Mall.

Bayer Infra works for 105 Acres township designed & almost near completion.

Design one of the largest Central Park Bayer consist of 25 Acres with 5 Acres of water body.

CIDCO PMAY Housing Scheme Projects More Than 4.13 Crore Sq.Ft at various locations in

Navi Mumbai from Concept to Tender Within 6 Months.

Church @ Malad - Certificate from UNESCO Asia Pacific Awards for Cultural Heritage Conservation - Certificate of Award.

Tata Housing - Momento For Best Excellence Award 2014 for Best Consultants.

Top 10 Most Promising Fire & Safety Consultants 2019 - Silicon India.



ENHANCED RAINWATER HARVESTING SYSTEM



WATER RECYCLING



SEWAGE TREATMENT PLANT



WATER TREATMENT PLANT



FRAGRANCE GARDEN WITH NATIVE SPECIES



DUAL PLUMBING SYSTEM



DRIP IRRIGATION



WASTE COMPOSTING FOR CLUB AREA



HCFC FREE EQUIPMENT IN COMMON AREA



HEAT ISLAND EFFECT



SOLAR POWER PLANT FOR COMMON AREA ELECTRICITY REQUIREMENTS



100% LED LIGHTING IN COMMON AREA



REFLECTIVE GLASS FOR LOW HEAT IN FLATS BUT ENHANCED DAYLIGHT



FRENCH WINDOWS



LUSH GREEN LANDSCAPING



INDIVIDUAL WASTE SEGREGATION BINS



WORKERS SAFETY



AAC BLOCKS



DIFFERENTLY ABLED FRIENDLY



THIS PROJECT IS PRE CERTIFIED PLATINUM BY



Indian Green Building Council (IGBC)

Signature Homes brings forth a life of luxury that's unprecedented.

Standing tall at a prime city location, this Project has an eco-friendly sustainable design, surrounded by greenery, which takes you to the lap of nature. Native trees, fragrance gardens, landscaped gardens create a soothing and serene experience.

Come, experience life at its most opulent, sustainable
Live at Signature Homes.



LIVE SIGNATURE STYLE.

A SIGNATURE LIFE BECKONS

Signature Homes brings forth an exotic paradise of urban living, which combines the elements of high comfort, natural surroundings, calm environment and modern luxuries. Savor the ample open spaces, beautifully designed residences, all conveniences nearby and a thriving community which makes life complete!



PROJECT HIGHLIGHTS



2X PREMIUM B+G+16 RESIDENTIAL TOWER



ONE COMMERCIAL TOWER OF G+5



FLOOR TO FLOOR HEIGHT OF GROUND FLOOR IS 13 FT AND FLATS ARE OF 11 FT



98 PREMIUM 3 & 4 BHK APARTMENTS AND 7 PENTHOUSES



60% OPEN AREA



75% GREEN AREA



AMPLE AMOUNT OF GUEST AND RESIDENTIAL PARKING



LOCATED AT POSH RESIDENTIAL AREA WITH EASY CONNECTIVITY



TRIPLE HEIGHT FIRE TERRACES ON EVERY THIRD FLOOR



RED SANDSTONE TEMPLE



WORLD CLASS AMENITIES



AUTOMATIC CAR WASH



LOCATION MAP



EDUCATIONAL INSTITUTE

- DAV Public School Bariatu - 700 Meters
- DAV Nandraj Public School - 1 Km
- Don Bosco School - 4 Km
- Loyola Convent School - 4.8 Km
- Army Public School - 5 Km
- Ranchi University - 5.4 Km
- Kendriya Vidyalaya Dipatoli - 7 Km



PARK & RECREATION

- Ranchi Sports Academy - 1 Km
- Ranchi Gymkhana Club - 3 Km
- Morabadi Ground - 5 Km
- Birsa Munda Athletics Stadium - 5.2 Km
- Birsa Munda Football Stadium - 5.3 Km
- Sidhu Kanhu Park - 6 Km



HOSPITAL

- Balpan Children Hospital - 1.4 Km
- Hill View Hospital & Research Center - 1.5 Km
- Bhagwan Mahavir Medica Superspecialty Hospital - 1.8 Km
- RIMS Hospital - 2.7 Km



TRANSPORT

- Booty More Bus Stand - 3.9 Km
- Ranchi Junction - 6.9 Km
- Birsa Munda Airport - 13 Km



Google Location



KEY DISTANCES

LIVE CLOSER TO YOUR DREAM CITY LIFESTYLE.

A SAFE HAVEN FOR YOU & YOURS.



SECURITY CABIN WITH AUTOMATIC BOOM BARRIERS ON MAIN ENTRANCE
24X7 CCTV MONITORING SYSTEM | SMART ACCESS CONTROL SYSTEM
SMART SOCIETY SECURITY MANAGEMENT SYSTEM
AUTOMATIC FIRE FIGHTING SYSTEM WITH ADEQUATE WATER RESERVOIR





Classic Curves

MARSK & SCENCER

SIGNATURE
HOMES

SIGNATURE HOMES

ENTRANCE

LH 01 PU 2062

A BEAUTIFUL, GREEN AND TRANQUIL LIVING EXPERIENCE.



- MAXIMUM USE OF GREEN PAVERS
- NATIVE TREES PLANTED AT GARDEN
- MORE THAN 1 TREE PER FLAT
- FOUNTAINS AND WATER BODIES
- LANDSCAPED HOUSING SIGNAGE



DECORATIVE SCREEN WALL
PLANTATION



PATHWAY THROUGH PORTALS



DECORATED WITH
BEAUTIFUL SCULPTURES



OXYGEN GARDEN ON EVERY
3RD FLOOR



LUSH GREEN GRASS



ELLIPTICAL TRAFFIC ISLAND WITH
GRAND TIERED WATER FEATURE



DECORATIVE NATURAL
STONE PEDESTALS WITH URNS



DECORATIVE PALM PLANTATIONS WELCOMING
YOU ON THE ENTRANCE OF THE COMPLEX



DROP-OFF AREA

RHYTHM, LAPS,
JOYFUL LAUGHTER,
SOOTHING
AND SERENE LIFE.



- CHILDREN'S PLAY AREA WITH EPDM SOFT FLOORING
- FOOT REFLEXOLOGY GARDEN WITH WALKING TRACK
- GRAND CENTRAL LANDSCAPED GARDEN
- FRAGRANCE GARDEN WITH HIGH AROMA NATIVE SPECIES
- SENIOR CITIZEN SEATING AREA
- JOGGING TRACK





KID'S PLAY AREA



REFLEXOLOGY PATH & TEMPLE



FRAGRANCE GARDEN WITH CENTRAL LAWN



SITTING AREA & JOGGING TRACK

SOAKING, SPLASHING AND THE REFRESHING LIFE WITHIN.



KNIFE EDGE SWIMMING POOL WITH WATER FILTRATION SYSTEM

OUTDOOR SHOWERS

POOL LOUNGES UNDER PERGOLA

SUNDECK WITH OUTDOOR SEATING

CHANGING ROOMS

MEDITATION GARDEN WITH PERGOLA

OUTDOOR GYM





SWIMMING POOL



CHANGING ROOMS



MEDITATION AREA & OUTDOOR GYM

BUSINESS, LIFE AND THE PERFECT BALANCE WITHIN.



LADIES KITTY ROOM

YOGA TERRACE

SPORTS CAFÉ

BICYCLE PARKING

STAFF TOILET ON EVERY FLOOR





LADIES COMMON ROOM

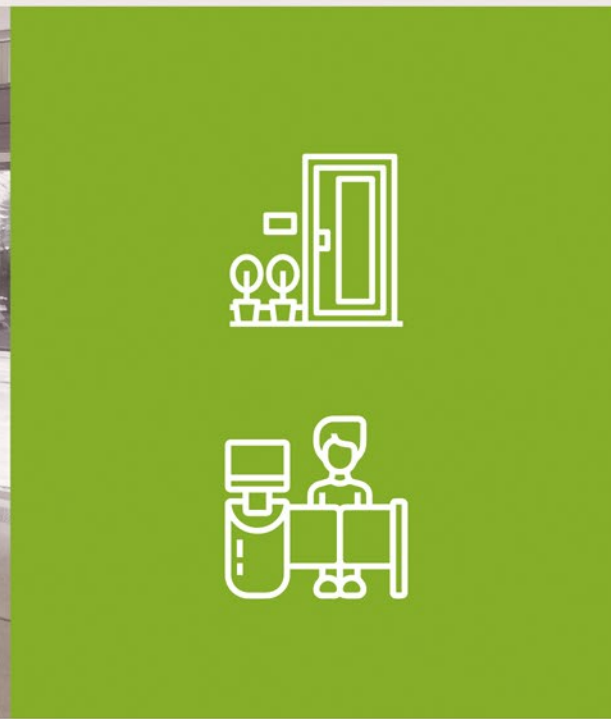


TERRACE YOGA AREA



SPORTS CAFÉ

FACILITIES FOR A SEAMLESS LIFE.



AIR-CONDITIONED GROUND FLOOR LOBBY WITH SECURITY RECEPTION IN BOTH BLOCKS

WATERPROOF PORTICOS ON EVERY BLOCK DROP-OFF ZONE

 AUTOMATIC CAR WASH	 3 X HIGH SPEED ELEVATORS WITH ARD	 3 FULLY FURNISHED GUEST ROOMS	 EV CHARGING COMPATIBLE PARKING IN BASEMENT
 DEDICATED BICYCLE PARKING WITH LOCK	 WELL VENTILATED BASEMENT	 VISITOR CAR PARK	 24 X 7 POWER BACKUP
 ONE WAY PLANNED TRAFFIC	 LAUNDRY	 DEPARTMENTAL STORE FOR BASIC NEEDS	 AUTOMATIC SMART IRRIGATION MANAGEMENT
 WATER TREATMENT PLANT	 SEPARATE SERVANT TOILETS IN EVERY FLOOR	 AIR-CONDITIONED SOCIETY OFFICE	 EPABX FOR SEAMLESS COMMUNICATION



Car Wash

ATS ELGI

JH 01R 1869

AUTOMATIC CAR WASH



LOBBY AREA



GUEST ROOM



BASEMENT VIEW

MORE SPACE FOR MORE LEISURE.



POOL TABLE

OUTDOOR BADMINTON COURT + BASKETBALL RING

FULLY EQUIPPED AIR-CONDITIONED GYM

TABLE TENNIS



PINK SAND STONE
CARVED TEMPLE



OUTDOOR BADMINTON COURT
+ BASKETBALL RING



AC KIDS' INDOOR GAMES ROOM
WITH EQUIPMENT AND TOILET



TEENS
INDOOR GAMES



AIR-CONDITIONED
GYM



AC MULTIPURPOSE
COMMUNITY HALL WITH PANTRY,
TOILETS AND STORE



AC 48-SEATER HOME
THEATER WITH ALL
EQUIPMENT



CHHATH PUJA POND
ON TERRACE WITH CLEAR
VIEW OF EAST AND WEST



AC LADIES ROOM
WITH TOILET



LOSS GO TEMPO
HARD LIFT
FOCUS
EXERCISE
CARDIO
FITNESS
RUN
WORKOUT
DIET
INSPIRE

CLUB
SIGNATURE

CLUB HOUSE ENTRY



TEMPLE



BADMINTON COURT



INDOOR GAMES

THINK POSITIVELY
NETWORK WELL
EXERCISE DAILY
EAT HEALTHY
WORK HARD
STAY STRONG
BUILD FAITH
WORRY LESS
READ MORE
BE HAPPY
VOLUNTEER FREELY
RELAX OFTEN
LOVE ALWAYS
LIVE FOREVER

DO IT NOW,
SOMETIMES LATER

STOP WISHING
START DOING

EVERLAST



COMMUNITY HALL



HOME THEATER



SPECIFICATIONS

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

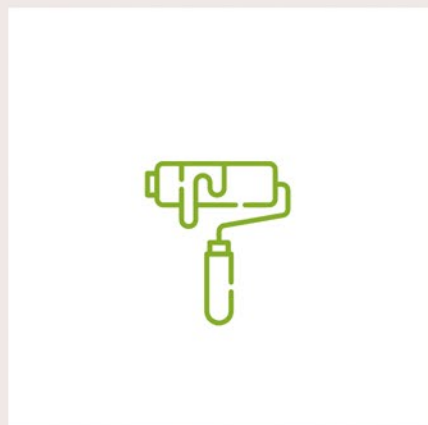
- Windows with UPVC frame / System aluminum frame. - 3 Track.

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.



LIFTS

- 2 Automatic lifts & 1 Stretcher lift of Mitsubishi / OTIS / KONE / Schindler or equivalent in each block.

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.

TOILET FITTING

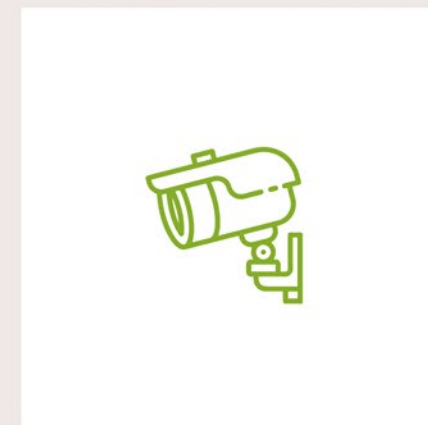
- WC & Basin - White glazed porcelain of Jaquar/Kohler/Duravit/Hindware or equivalent.
- C P Fittings Jaquar / Kohler / Grohe / Equivalent.

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.

SECURITY

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





BIRD'S EYE VIEW

DEVELOPERS



ARCHITECTS & URBAN PLANNERS

Chadda And Associates
Ranchi

STRUCTURAL ENGINEER

SPA Consultants
Kolkata

LANDSCAPE ARCHITECTS

Prolific Designs
Noida

MEP CONSULTANTS

S.N.Joshi Consultants Pvt Ltd
Mumbai

GREEN & ENVIRONMENTAL

Ensimulated Solutions LLP
Kolkata

SITE ADDRESS

Signature Homes
Cheshire Home, Road,
Bariyatu,
Ranchi

RERA REGISTRATION NUMBER

JHARERA/PROJECT/126/2023

FLOOR PLAN WALKTHROUGH VIDEO



KEY PLAN WALKTHROUGH VIDEO



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of SIGNATURE HOMES. 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.

