

LOVE blossoms  
here!

**SCC**  
**SAPPHIRE**  
RAJ NAGAR EXTN, NH-58, GZB.

*Welcome to a good life*

**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



## Home, that let you live a life you always desired for ...

SCC Sapphire will soon become a landmark in Rajnagar Extn. with its sublime looks and elevation. It consists of 2 BHK & 3 BHK apartments with a host of facilities that will make your life better and more pleasant. All apartments are designed in a way that makes them well ventilated and bright throughout the day.



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.





\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

# AMENITIES

## GYM

MULTI GYM  
TREADMILL  
DUMBLES  
COMMERCIAL APORIDE BIKE

## INDOOR GAMES

TABLE TENNIS  
CARROM BOARD  
CHESS

## GREEN AREA

15% of net plot area comprising of:

BADMINTON COURT  
HALF BASKET BALL COURT  
KIDS PLAY AREA  
WELL-LIT, TREE-LINED AVENUES  
LANDSCAPING

## POOL / WATER BODY

SEPARATE MALE & FEMALE  
CHANGING ROOMS AT  
GROUND FLOOR 'D' BLOCK



## OTHER FEATURES

EARTHQUAKE RESISTANT STRUCTURE  
ROUND THE CLOCK SECURITY, 24X7 POWER BACK-UP  
JOHNSON'S ELEVATORS  
ULTRA MODERN CIVIC INFRASTRUCTURE  
EASY APPROACHABILITY  
DEDICATED PARKING SPACE  
RAINWATER HARVESTING SYSTEM



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



## A home with lifestyle in an affordable range

SCC Sapphire is for those who desire a simple yet modern living in Delhi NCR. Very close to city forest recreational area of 150 acres (as per GDA Plan) developed by GDA on the bank of Hindon River, SCC Sapphire offers you a living worth waiting for !



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

Where we love is home - home that  
our feet may leave, but not our hearts...

- Oliver Wendell Holmes Sr.

We are not building a future  
for a few years.  
We are building for a lifetime.

- Abe Reichtenal

A house is made of bricks and beams.  
A home is made of love and dreams.

- Unknown

**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.







## A home in Rajnagar Extn.

Rajnagar Extn. enjoys the status of being one of NCR's well planned city by G.D.A. having good connectivity with Delhi as well as Noida, Greater Noida, Indirapuram, Vaishali, Old Ghaziabad & Meerut.

- Good Ground Drinking Water
- Dedicated City Forest Recreational Area within 4.5 kms.
- Elevated Road from Rajnagar Extn. to Delhi within 6 kms.
- Proposed Metro from Dilshad Garden to Ghaziabad (Nearing Completion as per GDA) within 10 kms.
- Reputed Schools like DPS, GD Goenka in close proximity
- Upcoming Mall/Commercial complex in close vicinity
- Proposed Cricket Stadium in close vicinity (Proposed by GDA)

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

## A home, whose second name is convenience...

Located in one of the prime locations in Delhi NCR region - Rajnagar Extn., Ghaziabad. SCC Sapphire allows you to live your life with peace and comfort. Good connectivity to educational institutions, shopping and fun means less time spent traveling. With elevated road nearing completion, travel time to Delhi will decrease remarkably.





**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

**TYPE 8**

**3BHK + 3 TOILET + DRESS + SERV. + W.C.**

CARPET AREA : 106.40 sq. mtr. (1145.28 sq. ft.)  
 BALCONY AREA : 19.64 sq. mtr. (211.40 sq. ft.)  
 CUPBOARD AREA : 1.61 sq. mtr. (17.33 sq. ft.)  
 EXTERNAL WALL & COLUMN AREA : 4.89 sq. mtr. (52.63 sq. ft.)  
 COMMON AREA : 52.8 sq. mtr. (568.33 sq. ft.)

**TOTAL AREA : 185.34 sq. mtr. (1995 sq. ft.)**



*Note: This layout is only for First to Top Floor. The Upper Ground Floor of this unit is a different layout as per allotment and design by Architect.*

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

**TYPE 1**

**3BHK + 3 TOILET + DREES + SERV. + W.C.**

CARPET AREA : 96.11 sq. mtr. (1034.52 sq. ft.)

BALCONY AREA : 17.42 sq. mtr. (187.50 sq. ft.)

CUPBOARD AREA : 3.14 sq. mtr. (33.80 sq. ft.)

EXTERNAL WALL & COLUMN AREA : 5.02 sq. mtr. (54.03 sq. ft.)

COMMON AREA : 45.06 sq. mtr. (485.02 sq. ft.)

**TOTAL AREA : 166.75 sq. mtr. (1795 sq. ft.)**

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



Block - A



Block - B

**TYPE 2**

**3BHK + 3 TOILET + POOJA**

CARPET AREA : 82.57 sq. mtr. (888.78 sq. ft.)

BALCONY AREA : 14.12 sq. mtr. (151.98 sq. ft.)

CUPBOARD AREA : 2.65 sq. mtr. (28.52 sq. ft.)

EXTERNAL WALL & COLUMN AREA : 6.27 sq. mtr. (67.49 sq. ft.)

COMMON AREA : 35.14 sq. mtr. (378.24 sq. ft.)

**TOTAL AREA : 140.75 sq. mtr. (1515 sq. ft.)**

**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



### TYPE 3

#### 3BHK+2 TOILET+DREES

CARPET AREA : 72.61 sq. mtr. (787.57 sq. ft.)

BALCONY AREA : 9.96 sq. mtr. (107.20 sq. ft.)

CUPBOARD AREA : 1.79 sq. mtr. (19.26 sq. ft.)

EXTERNAL WALL & COLUMN AREA : 5.05 sq. mtr. (54.35 sq. ft.)

COMMON AREA : 40.18 sq. mtr. (432.49 sq. ft.)

**TOTAL AREA : 129.59 sq. mtr. (1395 sq. ft.)**

#### Promoter Reg. No.

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

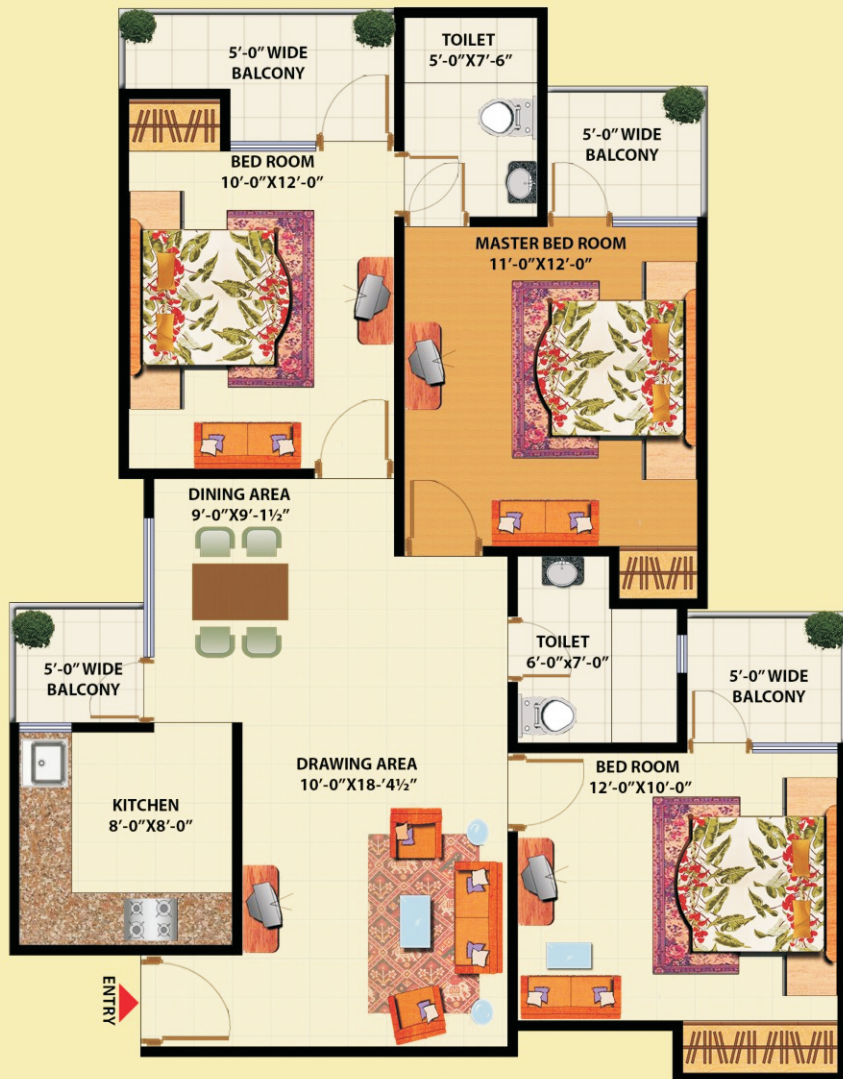
#### RERA Reg. No.

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



**TYPE 9**  
**3BHK + 2 TOILET**

CARPET AREA : 72.82 sq. mtr. (783.83 sq. ft.)  
 BALCONY AREA : 10.86 sq. mtr. (116.89 sq. ft.)  
 CUPBOARD AREA : 3.25 sq. mtr. (34.98 sq. ft.)  
 EXTERNAL WALL & COLUMN AREA : 5.28 sq. mtr. (56.83 sq. ft.)  
 COMMON AREA : 37.38 sq. mtr. (402.35 sq. ft.)

**TOTAL AREA : 129.59 sq. mtr. (1395 sq. ft.)**

**TYPE 4**  
**3BHK + 2 TOILET**

CARPET AREA : 63.19 sq. mtr. (680.17 sq. ft.)  
 BALCONY AREA : 8.23 sq. mtr. (88.58 sq. ft.)  
 CUPBOARD AREA : 1.44 sq. mtr. (15.50 sq. ft.)  
 EXTERNAL WALL & COLUMN AREA : 4.67 sq. mtr. (50.26 sq. ft.)  
 COMMON AREA : 36.27 sq. mtr. (390.41 sq. ft.)

**TOTAL AREA : 113.8 sq. mtr. (1225 sq. ft.)**



**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4253  
 Phase - II (Block-A)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4682  
 Phase - II (Block-F)  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



**TYPE 10**  
**2BHK+2 TOILET+STORE**

CARPET AREA : 53.17 sq. mtr. (572.32 sq. ft.)  
 BALCONY AREA : 10.48 sq. mtr. (112.80 sq. ft.)  
 CUPBOARD AREA : 1.78 sq. mtr. (19.15 sq. ft.)  
 EXTERNAL WALL & COLUMN AREA : 4.87 sq. mtr. (52.42 sq. ft.)  
 COMMON AREA : 25.86 sq. mtr. (278.35 sq. ft.)

**TOTAL AREA : 96.16 sq. mtr. (1035 sq. ft.)**

**Promoter Reg. No.**

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

**RERA Reg. No.**

Phase - I (B, C, D, & E)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
 SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
 Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287



**TYPE 5**  
**2BHK+2 TOILET+BIG STORE**

CARPET AREA : 51.27 sq. mtr. (551.87 sq. ft.)  
 BALCONY AREA : 10.87 sq. mtr. (117.00 sq. ft.)  
 CUPBOARD AREA : 0.8 sq. mtr. (8.61 sq. ft.)  
 EXTERNAL WALL & COLUMN AREA : 4.09 sq. mtr. (44.02 sq. ft.)  
 COMMON AREA : 27.27 sq. mtr. (293.53 sq. ft.)

**TOTAL AREA : 94.3 sq. mtr. (1015 sq. ft.)**

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



### TYPE 6

#### 2BHK+2 TOILET+SMALL STORE

CARPET AREA : 46.47 sq. mtr. (500.20 sq. ft.)

BALCONY AREA : 7.39 sq. mtr. (79.54 sq. ft.)

CUPBOARD AREA : 0.69 sq. mtr. (7.42 sq. ft.)

EXTERNAL WALL & COLUMN AREA : 3.74 sq. mtr. (40.25 sq. ft.)

COMMON AREA : 23.93 sq. mtr. (257.58 sq. ft.)

**TOTAL AREA : 82.22 sq. mtr. (885 sq. ft.)**



### TYPE 7

#### 2BHK+2 TOILET

CARPET AREA : 41.28 sq. mtr. (444.33 sq. ft.)

BALCONY AREA : 6.18 sq. mtr. (66.52 sq. ft.)

CUPBOARD AREA : 0.83 sq. mtr. (8.93 sq. ft.)

EXTERNAL WALL & COLUMN AREA : 3.95 sq. mtr. (42.51 sq. ft.)

COMMON AREA : 21.62 sq. mtr. (232.71 sq. ft.)

**TOTAL AREA : 73.86 sq. mtr. (795 sq. ft.)**



#### Promoter Reg. No.

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

#### RERA Reg. No.

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

# Apartments Specification

## FLOORING:

- Vitrified tiles 610 x 610 mm in Drawing Room, Kitchen and Bedrooms
- Wooden Flooring in Master Bedroom
- Ceramic tiles in Bathrooms and the Balconies

## WALLS AND CEILING FINISH:

- Putty finish walls & ceiling with OBD

## KITCHEN:

- Granite working top with single stainless steel sink
- 2'.0" dado tiles above the working top

## TOILETS:

- Ceramic tiles on walls up to door level and remaining wall up to ceiling with OBD
- White sanitary ware with floor mounted EWC, CP fittings of good quality in all toilets

## DOORS & WINDOWS:

- Outer doors and windows aluminum powder coated
- Internal Wooden Door-frames made of Marandi or equivalent wood
- Internal doors with flush shutter
- Good quality hardware fittings
- Main Door flush shutter

## ELECTRICAL:

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling
- Conduits for DTH connection
- Connection for Intercom facility for communication with lobby & main gate

## Note:

- The Colour and design of tiles and motifs can be changed without any prior notice.
- Variation in colour and size of vitrified tiles/granite may occur.
- Variation in colour of mica may occur.
- Area in all categories of apartments may vary up to  $\pm 10\%$  without any change in cost.
- The request for any change in construction/specification of any type in the apartment

## Promoter Reg. No.

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

## RERA Reg. No.

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

( 1 sqm @ 10.764 sq.feet.)

\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

# Site Plan

## LEGENDS

1. KIDS PLAY SCHOOL  
(AT STILT FLOOR LVL BLOCK-A)
2. DRIVEWAY
3. PARKING
4. CLUB AREA  
(AT STILT FLOOR LVL BLOCK-D)
5. POOL / WATER BODY
6. OPEN BADMINTON COURT  
(PART WITH IN 15% GREEN AREA OF PROJECT)
7. GRASSY LAWN
8. HALF BASKETBALL COURT  
(PART WITH IN 15% GREEN AREA OF PROJECT)
9. 2 RAMP  
(ONE FOR ENTRY ANOTHER FOR EXIT)
10. CONVENIENT SHOPPING COMPLEX  
(AT STILT FLOOR LVL BLOCK-A)
11. KIDS PLAY AREA  
(PART WITH IN 15% GREEN AREA OF PROJECT)

**SCC SAPPHIRE PHASE-1**  
**BLOCK-B,C,D & E**  
**( CONSTRUCTED BY S.C.C BUILDERS PVT. LTD. )**

|   |  |
|---|--|
| <b>BLOCK-B</b>  | <b>BLOCK-D</b>   |
| <b>T-2</b> 3BHK+3TOILET+POOJA<br>SUPER AREA: 1515.00 SQ.FT.       | <b>T-7</b> 2BHK+2TOILET<br>SUPER AREA: 795.00 SQ.FT.             |
| <b>T-4</b> 3BHK+2TOILET<br>SUPER AREA: 1225.00 SQ.FT.             | <b>BLOCK-E</b>   |
| <b>BLOCK-C</b>  | <b>T-5</b> 2BHK+2TOILET+STORE(BIG)<br>SUPER AREA: 1015.00 SQ.FT. |
| <b>T-6</b> 2BHK+2TOILET+STORE(SMALL)<br>SUPER AREA: 885.00 SQ.FT. |  |

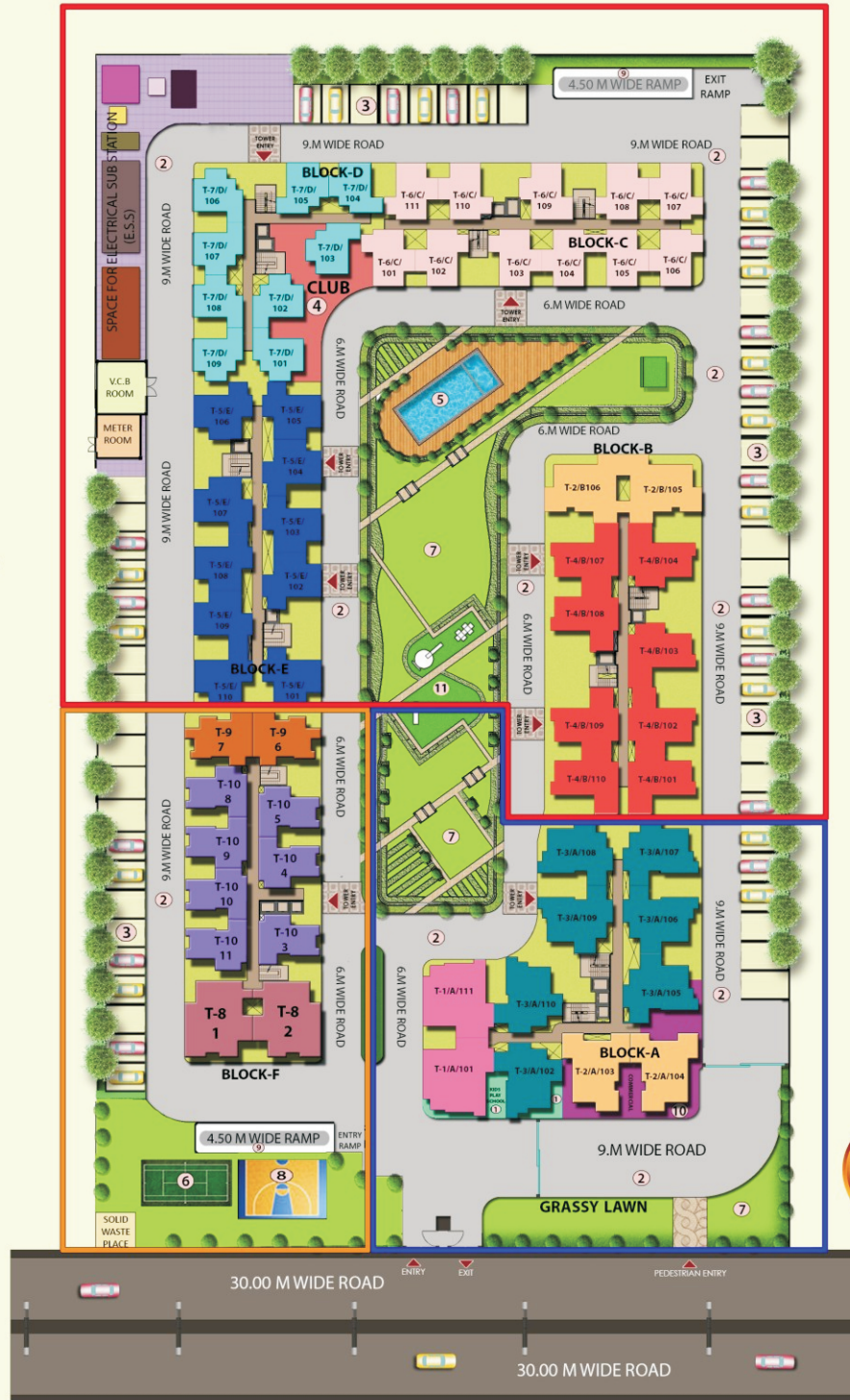
**SCC SAPPHIRE PHASE-2**  
**BLOCK-A**  
**( CONSTRUCTED BY S.C.C BUILDERS PVT. LTD )**

|  |
|--|
| <b>T-1</b> 3BHK+3TOILET+SER.+W.C+DRESS<br>SUPER AREA: 1795.00 SQ.FT. |
| <b>T-2</b> 3BHK+3TOILET+POOJA<br>SUPER AREA: 1515.00 SQ.FT.          |
| <b>T-3</b> 3BHK+2TOILET+DRESS<br>SUPER AREA: 1395.00 SQ.FT.          |

**SCC SAPPHIRE PHASE-2**  
**BLOCK-F**  
**( CONSTRUCTED BY SHRINE BUILDTECH PVT. LTD )**

|   |
|---|
| <b>T-8</b> 3BHK+3TOILET+DRESS+SER.+WC<br>SUPER AREA: 1995.00 SQ.FT. |
| <b>T-9</b> 3BHK+2TOILET<br>SUPER AREA: 1395.00 SQ.FT.               |
| <b>T-10</b> 2BHK+2TOILET+STORE<br>SUPER AREA: 1035.00 SQ.FT.        |

BHK STANDS FOR :- BEDROOM, HALL, KITCHEN



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.

# Location Plan

Anand Vihar ISBT  
Noida Sec. 63

15 Kms.  
14 Kms.

Connaught Place  
Dilshad Garden Metro

27 Kms.  
14 Kms.

## ACHIEVEMENTS



Best Project of the Year 2014



Best Location of the Year 2015



Emerging Developer of the Year 2016



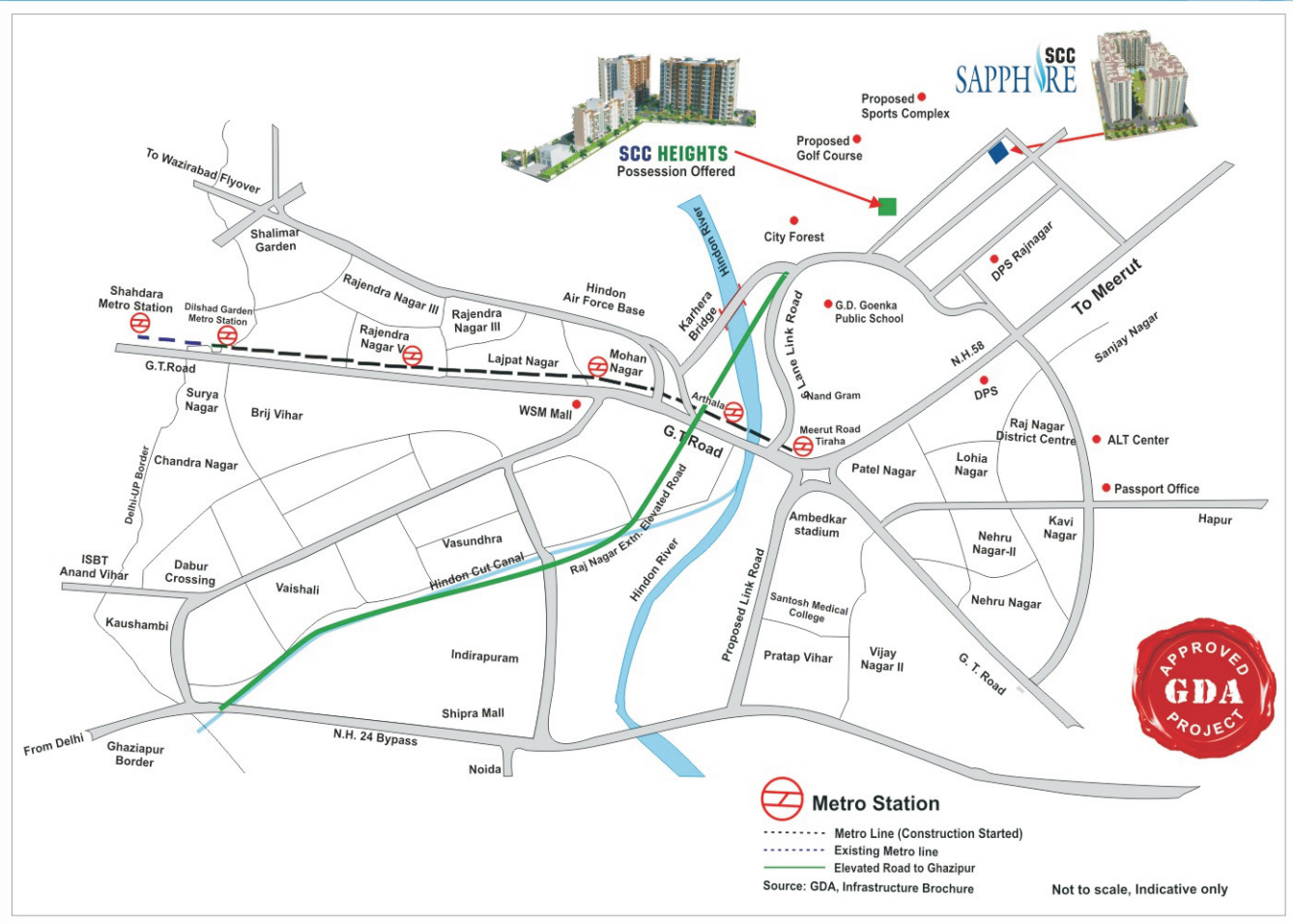
Trusted Developer of the Year 2017



Pride of Ghaziabad Year 2017



Award of Honor Year 2018



\*All specifications, designs, layouts, images, are indicative only and some of these can be changed at the sole discretion of the builder. This brochure is purely conceptual and constitute no legal offerings.



### SCC BUILDERS PVT. LTD.

Corporate Office: SCC Biz Plaza, H-69, Sector-63, Noida.  
Ph.: 0120-2427701-705 (5 lines). e-mail : info@sccgroup.in  
For Corporate Bookings, Call : 9015446622

Site Office : NH-58, Raj Nagar Extn. Ghaziabad  
Mobile: 9650498711/12/13/14/15/16/20.  
E-mail: sales@sccgroup.in Website: www.sccgroup.in

### Promoter Reg. No.

SCC Builders Pvt. Ltd. - UPRERAPRM2347  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ2783

### RERA Reg. No.

Phase - I (B, C, D, & E)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4253

Phase - II (Block-A)  
SCC Builders Pvt. Ltd. - UPRERAPRJ4682

Phase - II (Block-F)  
Shrine Buildtech Pvt. Ltd. - UPRERAPRJ4287

Member

