



# SATELLITE TOWNSHIP

S R I N A G A R

*Pearl in the Paradise*



A wonderful place for peace where you can paint your perfect masterpiece



THE HILLS ARE WONDERFULLY ENCHANTING



A WONDER AMIDST FOOT OF THE HIMALAYAS



A GLIMPSE OF THE WOODS OF WONDER



A WONDER WHERE TREES LINE UP TO GREET YOU EVERY MORNING

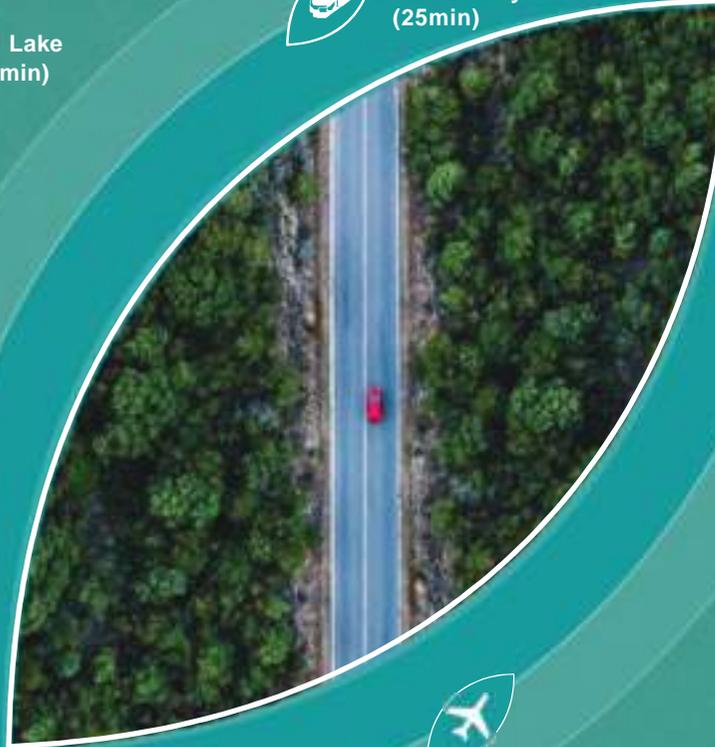
# Satellite Township, Srinagar at Rakh Gund Aksha

New master plan road proposed through the site  
connecting NH1

Close proximity to the high court and medicity.

Just 8 kms from lal chowk

A secure, compact and affordable home



The Hills are closer than they appear You can hear them calling you near

# Social Infrastructure

Schools & Colleges

Hospitals

Malls, Restaurants & Hotels



Government Degree College, Bemina  
**15 mins**

Medicity,  
**0.5 kms (2 mins)**

Shifa Medical Centre,  
**8.7 kms (20 mins)**

City Walk Srinagar  
**7 kms (25 mins)**

SKIMS Medical College  
**8 mins**

Iqbal Memorial School  
**15 mins**

Nirmaan Shopping Complex Barzulla  
**6 kms (23 mins)**

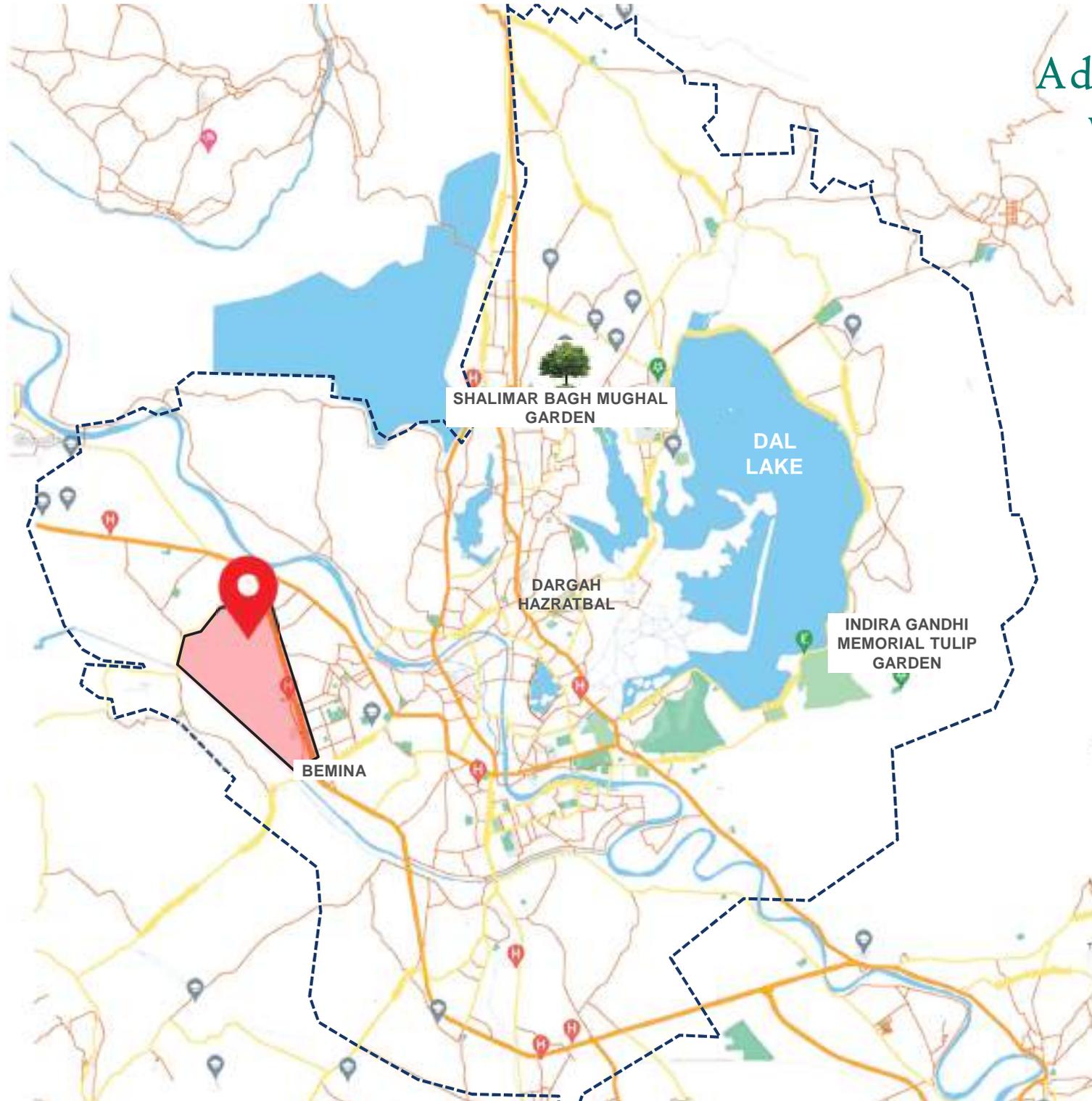
Khyber Medical Institute Multi-Superspeciality Hospital,  
**10.5 kms (27 mins)**

S.P Collège  
**25 mins**

Address that connects you  
with everything wonderful



## Map of Srinagar



Golf course



Schools / colleges



Hospitals



Garden

# PILOT PLOT

975 KANALS (49 HECTARES)





## Master Layout Plan & Plot Configuration

Presenting a plotted development by the  
Bemina water channel with the indulgence of  
50+ lifestyle amenities





# Master Plan

## Legend

- |                           |                                     |
|---------------------------|-------------------------------------|
| 1. Plotted Development    | 24. Business Hub Plot 1             |
| 2. Group Housing Plot 1   | 25. Business Hub Plot 2             |
| 3. Group Housing Plot 2   | 26. Business Hub Plot 3             |
| 4. Group Housing Plot 3   | 27. Business Hub Plot 4             |
| 5. Group Housing Plot 4   | 28. Retail Plot 1                   |
| 6. Group Housing Plot 5   | 29. Retail Plot 2                   |
| 7. Group Housing Plot 6A  | 30. Retail Plot 3                   |
| 8. Group Housing Plot 6B  | 31. Retail Plot 4                   |
| 9. Group Housing Plot 7A  | 32. Local Amenities                 |
| 10. Group Housing Plot 7B | 33. Community Centre                |
| 11. Group Housing Plot 7C | 34. Hotel Plots                     |
| 12. Group Housing Plot 7D | 35. Community Centre and Facilities |
| 13. SCO Plot 1            | 36. School                          |
| 14. SCO Plot 2            | 37. Library                         |
| 15. SCO Plot 3            | 38. Post Office                     |
| 16. SCO Plot 4            | 39. Religious Place                 |
| 17. SCO Plot 5            | 40. Dispensary                      |
| 18. SCO Plot 6            | 41. Police Station                  |
| 19. SCO Plot 7            | 42. Playground                      |
| 20. Commercial Hub Plot 1 | 43. ESS                             |
| 21. Commercial Hub Plot 2 | 44. Milk Booth/ LPG Station         |
| 22. Commercial Hub Plot 3 |                                     |
| 23. Commercial Hub Plot 4 |                                     |





# Master Plan & Group Housing Plot Configuration

GROUP HOUSING PLOT 1 AREA- 9761 SQM	
TYPE	UNITS
2 BHK	59
3 BHK	98
3BHK WITH SERVANT	37
4 BHK WITH SERVANT	33

GROUP HOUSING PLOT 2 AREA- 12004 SQM	
TYPE	UNITS
2 BHK	72
3 BHK	120
3BHK WITH SERVANT	45
4 BHK WITH SERVANT	40

GROUP HOUSING PLOT 3 AREA- 10725 SQM	
TYPE	UNITS
2 BHK	64
3 BHK	107
3BHK WITH SERVANT	40
4 BHK WITH SERVANT	36

GROUP HOUSING PLOT 4- 14169 SQM	
TYPE	UNITS
2 BHK	85
3 BHK	142
3BHK WITH SERVANT	53
4 BHK WITH SERVANT	47

GROUP HOUSING PLOT 5 - 23047 SQM	
TYPE	UNITS
2 BHK	138
3 BHK	230
3BHK WITH SERVANT	86
4 BHK WITH SERVANT	77

GROUP HOUSING PLOT 6A- 23034.1 SQM	
TYPE	UNITS
2 BHK	138
3 BHK	230
3BHK WITH SERVANT	86
4 BHK WITH SERVANT	77

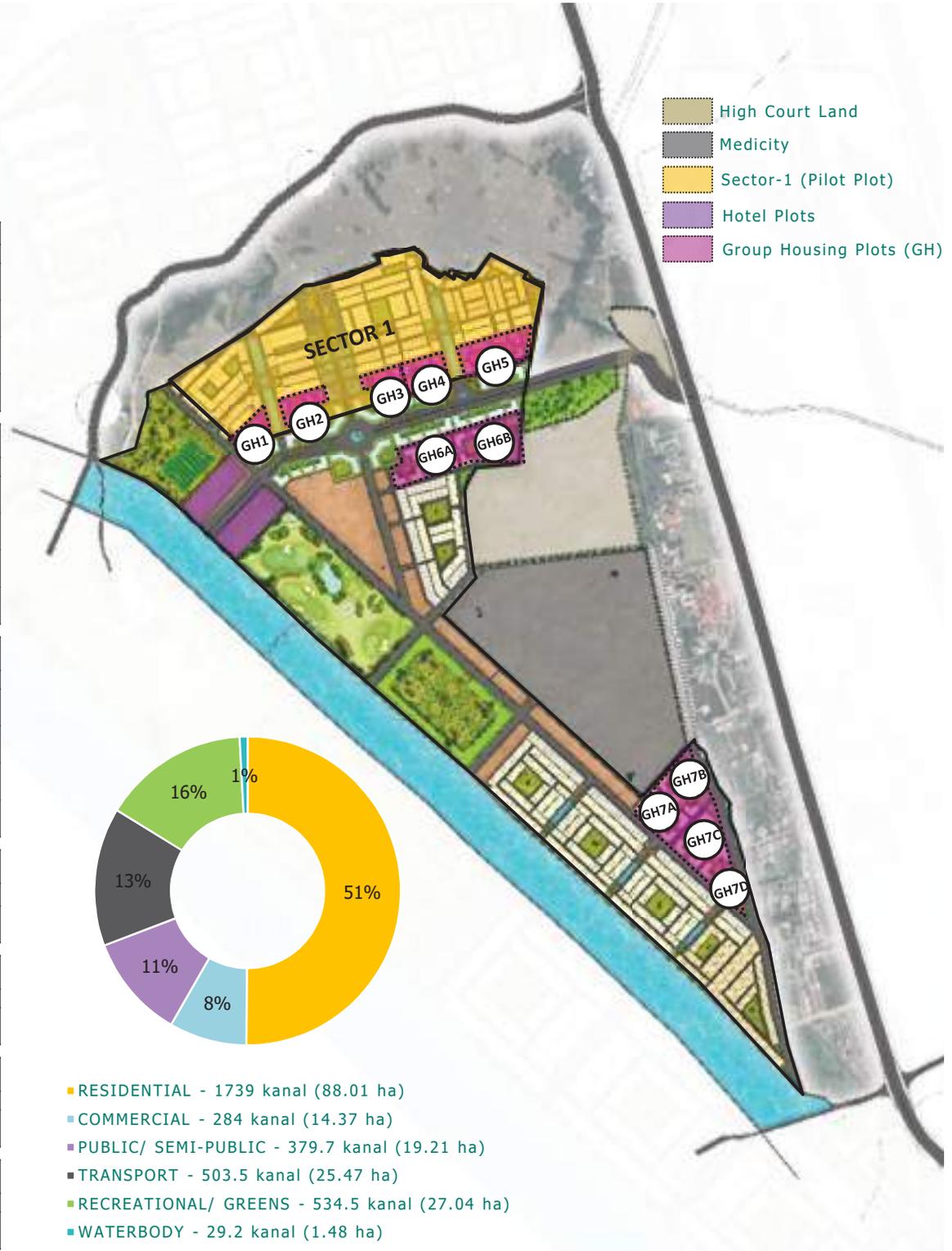
GROUP HOUSING PLOT 6B- 25713.2SQM	
TYPE	UNITS
2 BHK	154
3 BHK	257
3BHK WITH SERVANT	96
4 BHK WITH SERVANT	86

GROUP HOUSING PLOT 7A 18861.3 SQM	
TYPE	UNITS
2 BHK	566

GROUP HOUSING PLOT 7B- 21478.3 SQM	
TYPE	UNITS
2 BHK	644

GROUP HOUSING PLOT 7C- 19977.5 SQM	
TYPE	UNITS
2 BHK	600

GROUP HOUSING PLOT 7D- 15433.4 SQM	
TYPE	UNITS
2 BHK	436



# Pilot Plot Plan Highlights



Development spread across 975 Kanals (49.2 Hectares)  
1 Hectare = 2.47 Acres



Housing Colonies catering to all income categories



120 Kanals (6.0 hectares) of open/green spaces  
1 Hectare = 2.47 Acres



Gated plotted development with 428 plots\*



Resort themed Clubhouse by the waterbody\*.



Group Housing on 140 Kanal of Land Parcel  
1 Kanal = 505 sqm

- PLOTTED DEVELOPMENT
- GROUP HOUSING
- COMMERCIAL
- AMENITIES
- GREEN



KEY PLAN  
3480KANALS

A home in Rakhe-Gund Akshah is much more than just a home – it's a whole new way of life. And it comes to you complete with a social, commercial and material infrastructure of extraordinary quality. Healthcare Facilities, beautiful parks, inviting markets – all these add unseen value to the worth of your residence.

# Plot Configuration



## PLOTTED DEVELOPMENT

Plot type	Plot size in Kanal	No. of Plots
Plot A	0.98 Kanal	106
Plot B	0.75 Kanal	234
Plot C	0.5 Kanal	88

## GROUP HOUSING

Plot type	Plot size in Kanal
Pocket 1	19.3 Kanal
Pocket 2	23.7 Kanal
Pocket 3	21.2 Kanal
Pocket 4	28.06 Kanal
Pocket 5	45.64 Kanal

1 Kanal = 505 M<sup>2</sup>.



# Plot Configuration



## COMMERCIAL DEVELOPMENT

Plot type	Plot size in Kanal
SCO Pocket 1	19.1 Kanal
SCO Pocket 2	11.3 Kanal
SCO Pocket 3	11.8 Kanal
SCO Pocket 4	19.9 Kanal
SCO Pocket 5	19.9 Kanal
SCO Pocket 6	17.0 Kanal
SCO Pocket 7	23.3 Kanal
Commercial Hub 1	18.0 Kanal
Commercial Hub 2	18.0 Kanal
Commercial Hub 3	18.0 Kanal
Commercial Hub 4	18.0 Kanal
Business Hub 1	4.8 Kanal
Business Hub 2	4.8 Kanal
Business Hub 3	3.3 Kanal
Business Hub 4	3.3 Kanal
Retail Pocket 1	11.2 Kanal
Retail Pocket 2	10.0 Kanal
Retail Pocket 3	17.7 Kanal
Retail Pocket 4	3.7 Kanal

1 Kanal = 505 M<sup>2</sup>.





## Amenities



**BADMINTON**



**JOGGING/WALKING TRACK**



**BASKETBALL COURT**



**SKATING RINK**

Multipurpose Ground | Football Ground | Multipurpose Court - Volleyball/Tennis Court  
Cycling Tack | Bicycle Stands | Outdoor Chess | Bocce Ball | Practice Play Wall | Beach Volleyball

Rakhe-Gund Akshah is, above all else, a community. That is to say it has been designed as a place that builds the social fibre by encouraging its residents to step out of their comfortable homes and spend some time socializing and interacting with each other.



## Parks & Gardens



**FLOWER GARDENS**



**FRUIT ORCHARDS**



**OUTDOOR GYMNASIUM**



**LAKE VIEWING POINTS**

Succulent Garden | Palm Groves | Organic Farming | Organic Vegetable Garden | Plant Nursery Health Care Center  
|Gazebos for Seating/Meditation | Visitors' Parking Bay | Drop Off Zone for School Buses/Taxis |Religious Building

Open spaces and green areas characterized in Rakhe-Gund Akshah . There are two spines of greens and a series of smaller parks that are interlinked into 27 hectares\* of green pockets. The master vision with which Rakhe-Gund Akshah has been conceived lays great emphasis on having necessary amenities within easy reach of residents. A total of 20 hectares\* of land has been set aside at various locations in the Township, earmarked for exactly these facilities.



# Infrastructure Services

## Project Level Services

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Underground sump (UG Sump)	Irrigation system
Sewage treatment plant (STP)	Organic waste composter (OWC)
Transformer/DG yards	Domestic Water distribution system
Feeder pillars -Distribution	Underground Sewage System
Street lights	Power distribution system
Water treatment plant (WTP)	Storm water disposal system

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Infra structure provision for communication lines

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## Plot Level Services

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Sewage Collection Pipeline	LT cable tapping point
Domestic water line tapping point	Provision for communication lines

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Artist's impression. Not an actual site photograph.



A place where the wonders of life  
never cease to amaze



## Pricing

# PLOTTED DEVELOPMENT

Plot Type	Plot size in kanal	No. of Plots	Price * Rs in lakh
Plot A	0.98 kanal	106	83.00
Plot B	0.75 kanal	234	64.00
Plot C	0.50 kanal	88	42.00



## Application Procedure

Registration shall be made available online for the applicants. Interested persons shall be required to apply for Apartment / Plot 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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tie-up projects

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- Low processing fee • Transmission of changes in Repo Rate

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



Preferred financier for Housing Projects of  
Srinagar Development Authority (SDA)

Wish It. Own It



J&K Bank **Housing Finance Scheme**





FOR FURTHER DETAILS CONTACT

## Srinagar Development Authority

National Highway Bypass, Near SKIMS Medical College, Bemina, Srinagar

Tel: 0194-2493191, 0194-2490443, 0194-2493199 Fax: 0194-2493180

email: [srinagardevelopmentauthority@gmail.com](mailto:srinagardevelopmentauthority@gmail.com)

<https://www.sdasrinagar.jk.gov.in>

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