



PRESIDENT TOWER

A HOME WITH PARK, SPORTS & TOGETHERNESS...
A PROJECT BY VIJAYA HOMES GROUP

RERA REGISTRATION NUMBER: JHARERA/PROJECT/64/2026
RERA WEBSITE- www.jharera.jharkhand.gov.in

A BASEMENT + GROUND + 20 STORIED RESIDENTIAL PROJECT
PROMOTED BY

M/S GALATRIX DEVELOPERS PVT. LTD
(A UNIT OF VIJAYA HOMES GROUP)

VIJAYA PARKS AREA , HURLUNG,
BARIDIH, JAMSHEDPUR



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Detailed Specifications & Features



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- **Developer** - Galatrix Developers Pvt. Ltd., a unit of Vijaya Homes Group.
- **Project Type** - 3BHK Superior & Premium Flats
- **Location** - Vijaya Parks Area, Hurlung, Baridih, Jamshedpur
- **Building Type** - High Rise Tower
- **Structure** - RCC Frame Structure
- **Number of Floors** - B+G+20 Floors
- **Approach Road** - 60 feet wide approach road
- **Open Space** - 80% Open Space in the project
- **Gated Project** - Gated Project with Boom Barrier
- **False Ceiling** - False ceiling cove only with LED strip lighting and down lighter fixtures will be provided in all Bedrooms & drawing dining hall at the point where the walls meet the ceiling
- **Walls & Finishing** - External brick walls will be 8/9 inches (200/230mm) thick (without considering plaster thickness) and internal brick walls will be 4 / 4.5 inches (100 / 115mm) thick (without considering plaster thickness). External walls (Outer Face) shall have one coat of cement paint and two coats of external quality paint. The plastered surface of wall in Basement, Staircase, Passage etc. shall have one coat of primer and two coats of external quality paint. Plastered Surface of walls inside the flat shall have putty with one coat of Primer and finished with two coats of acrylic emulsion paint of white / Off white colour.
- **Main Door Shutter & Frame** - Teak/other wood shutter and frame with PU polish will be provided inside the flat



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- **Other door Shutters & Frames** - 32mm thick commercial flush door shutter finished with both side laminates and Teak / other wood frame will be with PU Polish inside the flat.
- **Main door Lock** - Yale / Secureye / Equivalent Brand of Digital lock and branded Body lock and safety chain will be provided on Main Door.
- **Intercom- cum- VDP** - Intercom-cum Multi-Apartment Video Door Phone for each flat
- **Doors Fittings** - Dorset / Helix / Equivalent Brand Tower Bolt, Aldrop, Cylindrical Lock, Door Stopper, Magic Eye, Door Buffer, Mortise Latch will be provided as per promotor's standard
- **Windows** - UPVC/anodized or powder-coated aluminium windows with MS grills and 5 mm clear float glass will be provided.
- **Flooring** - Drawing Dining Hall - Kajaria / Somany / RAK / Equivalent Brand Large Size Vitrified Tiles with wooden texture / Marble Texture / Premium colour will be provided
- **Bed Rooms** - Kajaria / Somany / RAK / equivalent Brand Large Size Vitrified Tiles with wooden texture / Marble Texture / Premium colour
- **Toilets** - Kajaria / Somany / RAK / equivalent Brand Ceramic / Vitrified tiles flooring and dado upto door height will be provided (Glazed / Mat finished)
- **Balcony / Sitout** - kajaria / Somany / RAK / equivalent Brand Large Size Vitrified Tiles with wooden texture / Marble Texture / Premium colour will be provided



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- **Modular Kitchen - Flooring- Kajaria / Somany / RAK / equivalent Brand Large Size Vitrified Tiles**
- **Cooking Platform- Indian granite**
- **Dado above Platform- Finished with kajaria / Somany / RAK / equivalent Brand ceramic tiles upto 2 feet**
- **Rest Wall of kitchen- Finished with kajaria / Somany / RAK / equivalent Brand ceramic tiles upto 4 feet**
- **Modular Kitchen - Hafele / Hettich Fittings / Equivalent brand of Top & Bottom Unit with one Tall Unit will be provided as per promoter's standard**
- **Equipment - 1 (One) Chimney, 1 (One) Exhaust Fan, and 1 (One) Geyser will be provided. Chimney will be of Kutchina / Faber / Elica / equivalent brand, and Geyser will be of Usha / Jaquar / Havells / equivalent brand.**
- **Sink- 1 (One) Stainless Steel Sink will be provided**
- **CP Fittings- Single lever mixture for sink of Jaquar / Kohler / Grohe / Roca / Equivalent in kitchen will be provided**
- **Dishwasher- Provision will be done (Optional & Equipment not included) as per availability of space**
- **Toilets Pipe & CP Fittings - Pipe and pipe fittings will be of C.P.V.C. or G.I. Material. Premium Branded CP Fittings for Taps, Showers, Health Faucet, Single lever mixture for wash basin & bath area etc of Jaquar / Kohler / Grohe / Roca / Equivalent in each toilet will be provided**



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- **Other Toilet fittings** - One Mirror, One Towel rack in each toilet shall also be provided
- **Sanitaryware** - Jaquar / Grohe / Kohler / Parryware / Equivalent brand wash basin with pedestal will be of white vitreous china sanitary ware EWC will be built - in cistern in all toilets
- **Hot & Cold Water Provision** - Hot & Cold Water provision will be made in Toilets & Kitchen with geysers, Brand: Jaquar / Havells / Usha / Equivalent make
- **Washing Machine Provision** - Provision for Washing Machine will be done as per availability of space (equipment not included).
- **Water purifier Provision** - Provision for Water purifier will be done as per availability of space (equipment not included).
- **AC Provision** - Concealed AC piping provision along with a dedicated basket for the outdoor unit will be provided
- **Modular Switches & Socket** - L&T / Havells / Anchor / Goldmedal / Equivalent Brand of Modular Switches & Socket with Concealed conduit & Modular Electrical Box will be provided
- **Electrical Wiring & Fittings** - All rooms will have concealed wiring of copper conductors of standard make like Polycab / KEI / Unistar / Finolex / equivalent brand. One Fan / Exhaust Fan & One LED Batten light in Drawing, Dining Hall, all Bedrooms, Kitchen, Toilets & Sitouts / balcony will be provided. Fancy lights will also be provided in drawing / dining hall, kitchen and all bedrooms. Switches and accessories will be of Usha / Havells / L&T / Philips / Anchor / Gold Medal / equivalent brand.



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- **Power Backup** - 4000 watt (approx) per Flat from standby Generator apart from Main Power will be provided
- **Solar Power** - Solar Power system will be installed partly for the common areas of the project
- **Rain Water Harvesting** - Rain water harvesting will be done at 2 (Two) locations within the project.
- **Cable T.V. Provision** - Cable T.V. point (not a connection) will be provided in drawing / dining hall and all bedrooms.
- **Telephone Provision** - Telephone point (not a connection) will be provided in Drawing/Dining Hall only.
- **Fire Safety** - Fire safety arrangements as required by the fire department will be done.
- **Lift Facility** - 3 Lifts (Two 8 Pax & One 15 Pax) will be provided
- **Sewage Treatment Plant** - Sewage Treatment Plant (STP) will be provided for treating the waste water generated from the flats / building and treated water will be used for gardening in the project and flushing in the toilets of the flat (s).
- **Pipe Gas Supply** - Pipe Gas Supply may be provided subject to availability at an extra cost
- **CCTV** - CCTV surveillance system in common areas inside the building & basement will be provided.
- **Security Room and Cabin** - Security room will be provided on the ground floor along with a security cabin at the Main Entrance Gate.



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- **Parking Facility** - 1 (one) Car and 1 (one) Two-Wheeler Parking at no extra cost in the Basement / Under the stilts / Uncovered off street will be provided
- **Visitor Parking** - Uncovered off street Visitor Parking will be provided
- **Driveway** - Well-planned driveway in the project
- **Visitor Toilets** - Visitor toilet facilities available within the project premises
- **Swimming Pool** - Swimming Pool with Changing Room facilities
- **Clubhouse** - Community Banquet Hall - Community Banquet Hall with kitchen, pot washing area, store and toilets
- **Green Room** - Green Room with toilet
- **Gym** - Fully equipped gymnasium with toilet and changing room
- **Health Club with toilet** - For Yoga, Meditation, Pranayama, Zumba dance, Aerobic etc as per desire of residents from time to time
- **5 Activity Halls** - Personality & Talent Development hall with Interactive screen
- **TV lounge** - Common TV lounge with Carrom board, Chess Board, Foosball Table
- **Indoor games** - Table tennis, Billiards / Snooker
- **Indoor Kids' Amenities** - Indoor Kids Play Area
- **Outdoor Sports Amenities** - Multi Sports Netted Practice court for Cricket, Football, Volleyball.



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- Outdoor Court - Open air Badminton court
- Outdoor Court - Open air Pickleball court
- Outdoor Kids Play Area - Outdoor Kids Play Area with MAPS
- Jogging Track - Dedicated jogging track within the project for residents
- Open Terrace sitting Area - Open terrace sitting area with gazebo
- Shop - Two Convenience Shops
- One room unit - Exclusive one-room units with toilet available for sale
- Park - Large Park with 475 (Approx) tree & Greenery, Sports arena with no "vehicular traffic" ensuring a safe and peaceful atmosphere, kids play area, fountain, Mini amphitheatre & sitting area.
- **NO EXTRA CHARGES FOR**
 - **FREE MAINTENANCE** of premium quality for initial 3 years worth Rs. 3/- (inclusive of GST) per Sq.ft. of Super Built up Area per month will be done by the Promoter starting from the date of completion of the project. Please note that the Electricity Charges, Water Charges, Diesel Charges for DG and other equipment, Capital expenditure for repair & replacement for lifts, DG, CCTV, building, pumps and other equipments etc are not included in the Maintenance Charges.
- DG Set to be provided in the Project
- 3 nos. of automatic lifts to be provided in the Building
- STP (Sewage Treatment Plant) to be provided in the Project
- No Extra Cost for Preparation of documents like Agreement for Sale / Sale Deed
- Free 1 Car and 1 Two-Wheeler Parking at no extra cost for every flat will be provided



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CONTACT DETAILS

- BEING DEVELOPED BY - M/S GALATRIX DEVELOPERS PVT. LTD.
- SITE OFFICE ADDRESS - VIJAYA PARKS AREA, HURLUNG, BARIDIH JAMSHEDPUR
- GOLMURI OFFICE ADDRESS - 1ST FLOOR, VIVANTA JAMSHEDPUR - 831003
- HEAD OFFICE ADDRESS - 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, JAMSHEDPUR - 831001
- CONTACT NUMBERS - IVR NUMBER- 6287-016-999, RAM- 7781-019-599, SHASHANK- 7766-034-999,
- RAKESH- 7766-016-999, ABHAY- 7766-026-999
- EMAIL - presidenttower@gmail.com
- WEBSITE - www.presidenttower.com