



THE GRAND IMPERIAL

GET AN URBAN EDGE IN LIVING

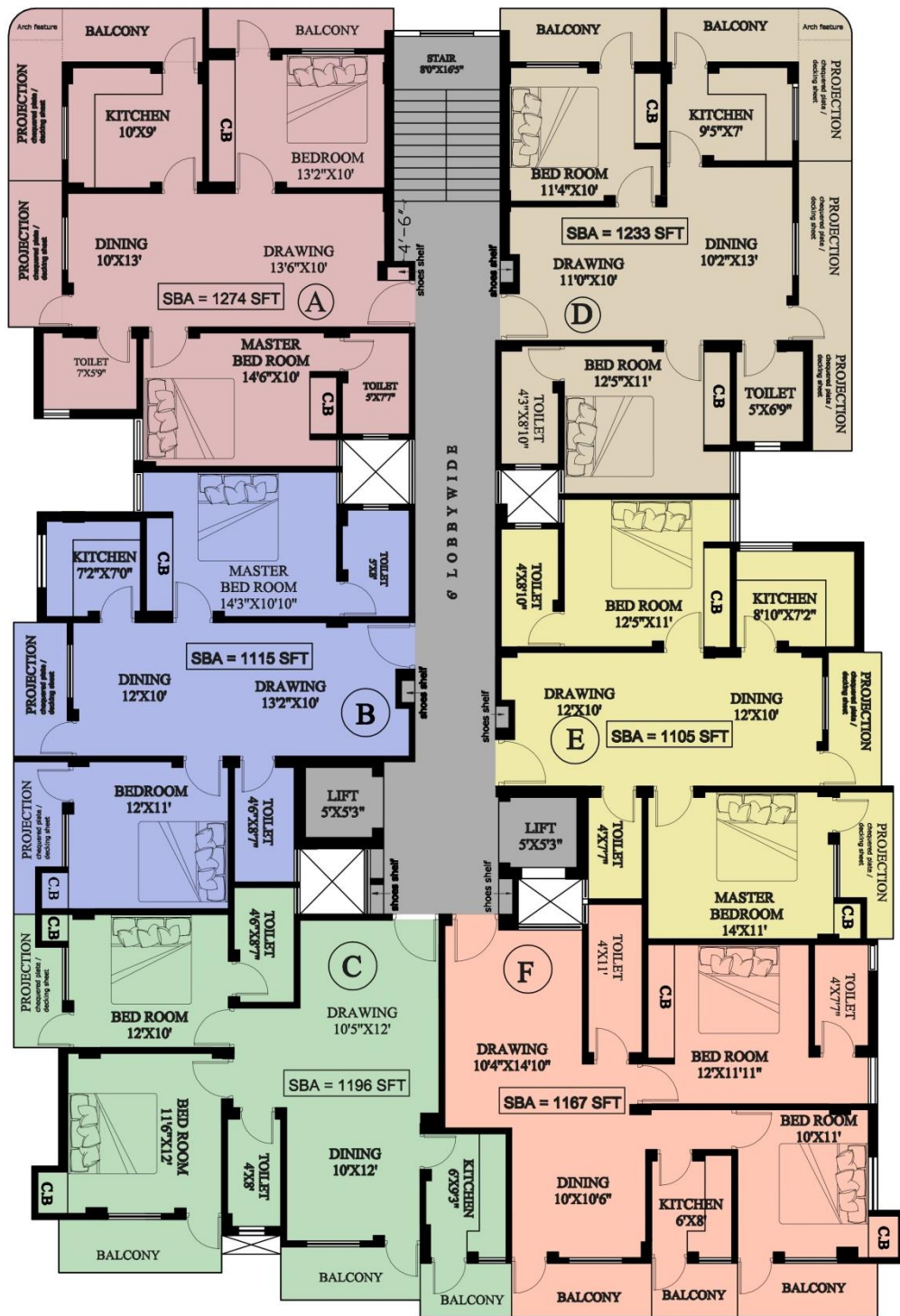
A PROJECT OF ZARCON LINES PVT. LTD.

MANITOLA,
DORANDA,
RANCHI- 834002

THE GRAND IMPERIAL



ZARCON
architects & engineers.



1ST FLOOR

BOOKINGS OPEN FROM 15TH NOVEMBER 2023.

1st Floor @ Rs. 4000/sft. on S.B.A

4th Floor @ Rs. 3800/sft. on S.B.A

Rs. 2,50,000/- (Miscellaneous charges for parking ,allocation electrical connection ,genset, etc.)

UNITS	SUPER BUILT-UP AREA	CARPET AREA SANCTION	B. U. A
A	1274.00 sft.	718.00 sft.	955.00 sft.
B	1115.00 sft.	706.00 sft.	833.00 sft.
C	1196.00 sft.	694.00 sft.	908.00 sft.
D	1233.00 sft.	670.00 sft.	924.00 sft.
E	1105.00 sft.	689.00 sft.	832.00 sft.
F	1167.00 sft.	715.00 sft.	883.00 sft.

SPECIFICATIONS

- **FOUNDATION:** R.C.C. isolated column footings or as per design & Soil Test Report.
- **STRUCTURE:** R.C.C. frame structure.
- **WALLS:** 10"/5" brick work in cement mortar Red/Fly Ash/AAC.
- **WALL FINISH:** Cement mortar plaster with Putty/rustic on internal Wall and ceiling. Primer on internal and paint on external walls or as per design.
- **FLOORING:** All flooring areas finished with Vitrified tiles, Kajaria, Somany, Johnson, Orient bell, RAK, Hindware or equivalent.
- **DOORS:** Both side commercial flush door with wooden door frame with fittings as L-drop, Tower bolt handle and door stopper etc. painted with synthetic enamel paints over a coat of primer paneling on front door frame.
- **WINDOW AND VENTILATORS :** UPVC; Aluminum and louvers.
- **TOILET:** Antiskid ceramic floor tiles with glazed tiles dado upto 7'- 0" only.
- **KITCHEN:** Polished green marble granite kitchen burner table top with steel sink and glazed tiles dado up to 3' -0" height.
- **ELECTRICAL :** Concealed wiring with copper conductor with fittings and fixtures such as switch, Philips or eq. Switch and socket (tube lights, fans and A.C one point in each unit) one power point in each and every room to be provided with A.C. one point in bed rooms , including wire and switch will be provided in one flat only. Anchor, Havells, GM, Polycab, KEI or equivalent.
- **WATER LINES :** PVC/CPVC/UPVC pipes. Hot cold water lines provided in toilets. Geyser point in each toilet. Ashirwaad, Prince, Supreme or equivalent.
- **SANITARY FITTINGS :** White Glazed vitreous sanitary ware such as IWC, EWC, Wash basin and cistern of white acrylic/PVC of standard / ISI make, Hindware, Jaquar, Johnson or equivalent.
- **WATER SUPPLY FITTINGS:** C.P. fittings such as Wall Mixer, Shower, Bib Cock etc. of standard/ISI make. Finolex, Supreme or equivalent; Aashirwad.
- **WATER SUPPLY:** Borewell with overhead tank connected with electric pump (underground water tank also).
- **WADROBES:** Only niche to be provided.
- **CEMENT:** ACC; Ultratech; Ambuja; Bangur; or equivalent.
- **STEEL:** Jindal; Sail; Prestige; Tata; Rungta; Captain; Electrosteel; or equivalent.
- **INSULATION:** Heat insulation on roof.
- **WATERPROOFING:** Zydex; Dr. Fixit; or equivalent.



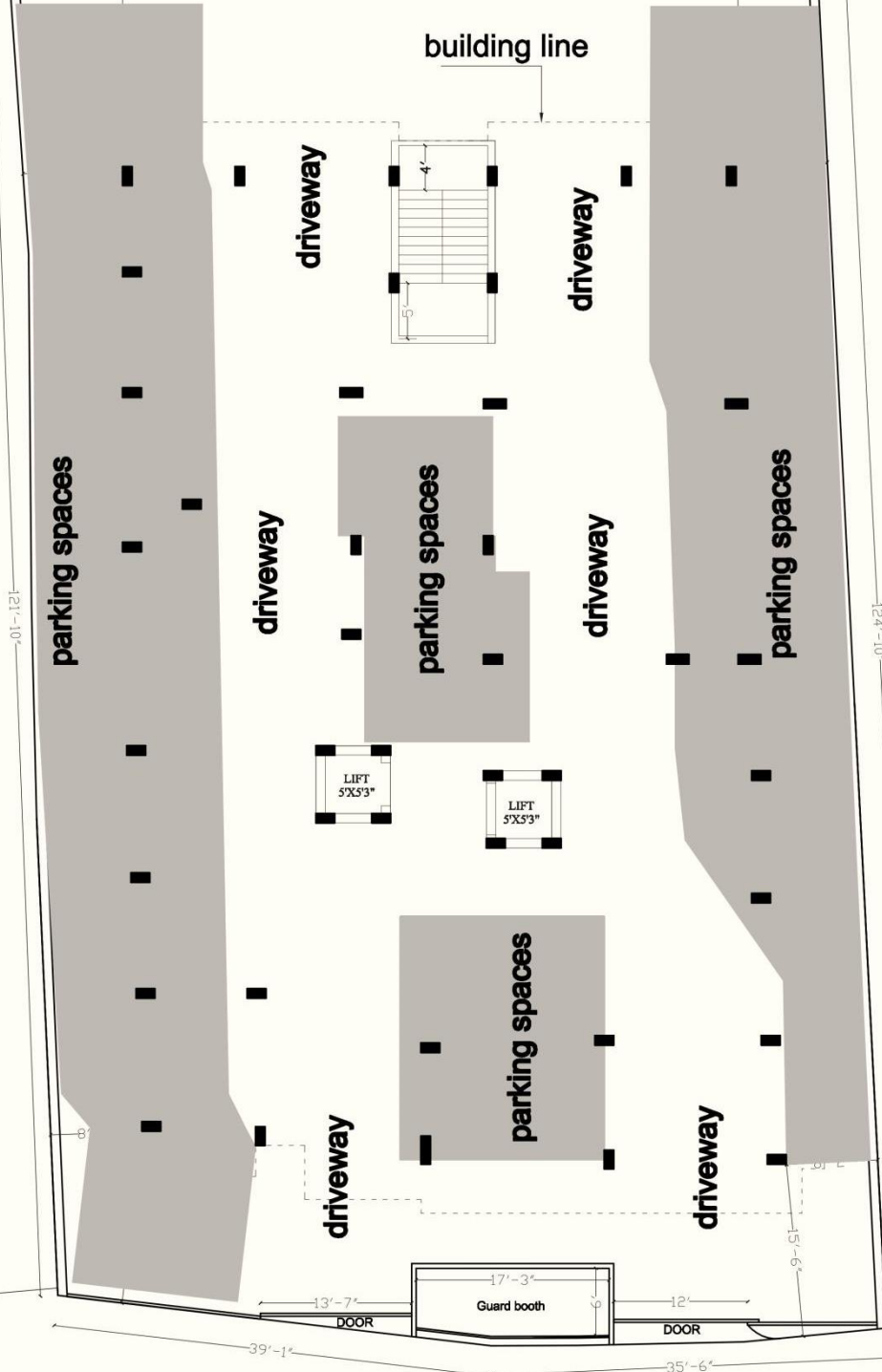
EXCLUSIVE FACILITIES

- Heat insulation for summers with waterproofing.
- Both lifts upto terrace.
- Repose , strolling and walking on terrace.
- Street furniture, open area gym , Gazebo on terrace.
- Underground water tank as alternate line.
- Clothes drying lines.
- Holes for Electric vehicle charging, gas connections and cables.
- Shoe space at entrance lobby (so as no littering).
- Children play area.
- CCTV Surveillance .
- Visitors parking space.
- 40% Open spaces with minimum 8 feet setback.



REAR ROAD

72'-7"



121'-10"

parking spaces

driveway

building line

driveway

driveway

parking spaces

driveway

parking spaces

124'-10"

LIFT
5'X5'3"

LIFT
5'X5'3"

parking spaces

driveway

driveway

Guard booth

13'-7"

17'-3"

12'

15'-9"

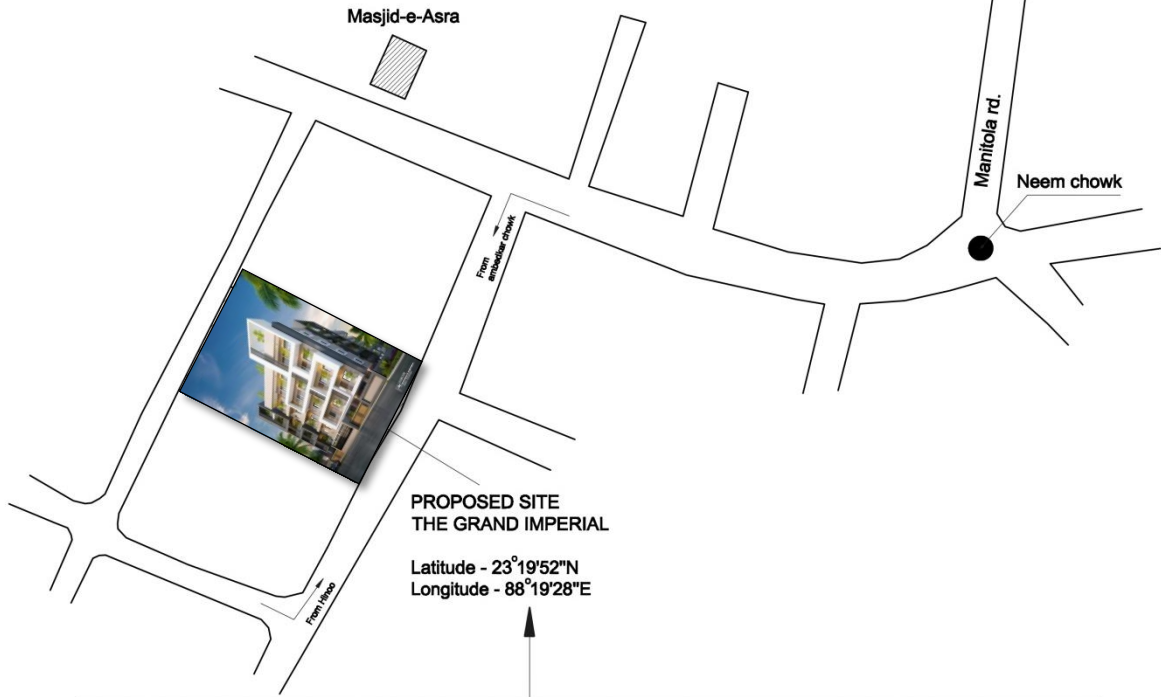
FRONT ROAD

SITE WITH GROUND FLOOR



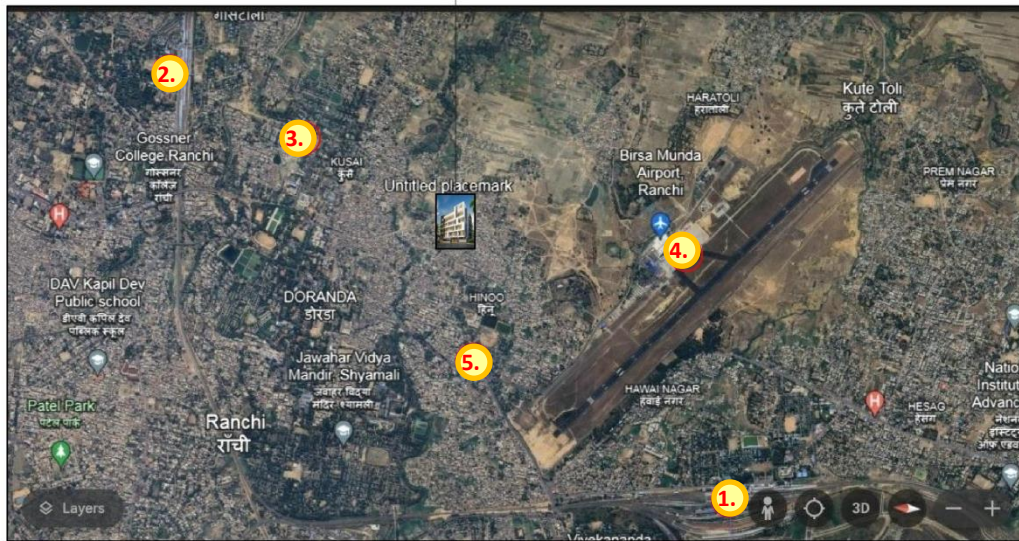


ambedkar chowk



**PROPOSED SITE
THE GRAND IMPERIAL**

Latitude - 23°19'52"N
Longitude - 88°19'28"E



1

2

3

4

5



Hatia railway station
हटिया रेलवे स्टेशन
4.1 ★★★★★ (11,568)
Railway services

Ranchi Railway Station (RNC)
4.3 ★★★★★ (3,763)
Transportation service

Nepal House Secretariat
नेपाल हाउस सेक्रेटारिएट
4.2 ★★★★★ (28)
Government office

Birsa Munda Airport, Ranchi
4.2 ★★★★★ (16,929) · ₹₹
Airport

Indira Palace
इंदिरा पलेस
3.6 ★★★★★ (3,325)
Shopping mall

DISTANCE 2.9 KM
ROAD LENGTH 4.4 KM

DISTANCE 2.3 KM
ROAD LENGTH 3.7 KM

DISTANCE 1.2 KM
ROAD LENGTH 1.9 KM

DISTANCE 1.5 KM
ROAD LENGTH 2.3 KM

DISTANCE 0.90 KM
ROAD LENGTH 1.8 KM

