



OAK FOREST

Turning your dream into an address

PUNDAG ROAD, ARGORA, RANCHI

OAK FOREST



A HOME

That Offers Extraordinary Living



Living spaces that have been planned and designed with a passion to create a fine experience. Homes created with your lifestyle as a blueprint, a quality of living that blends seamlessly with nature's cycles, while working towards a luxurious way of life.

Presenting multi-storied building offering **2,3 & 4 BHK** apartments.

The project aims to create a picture-perfect home for you with beautiful open spaces that foster a sense of community with a sizable, landscaped garden in addition to have enough green spaces allocated to each apartment.

The developers have extensive project management and real estate development experience. The latest architectural concepts will be used in the **Oak forest**. The finish of the interior and exterior of big flats make appealing. Your home at **Oak forest** will be equipped with all the amenities which will suit your lifestyle making it comfortable.

3D VIEW - BLOCK 'D' (B1+B+G+13)



Typical Floor Plan Block - D

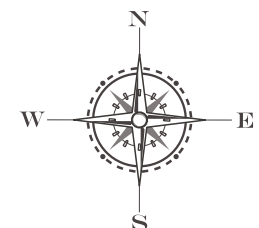
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AREA CHAT				
FLAT NAME	FLAT 'A'	FLAT 'B'	FLAT 'C'	FLAT 'D'
FLAT TYPE	3 BHK + 2T	3 BHK + 3T	3 BHK + 3T	4 BHK + 5 T + SER.R + 1T
AREA IN SQFT.	1855 SqFt.	1885 SqFt.	1885 SqFt.	3545 SqFt.



3D VIEW - BLOCK 'E' (B1+B+G+13)



Typical Floor Plan Block - E

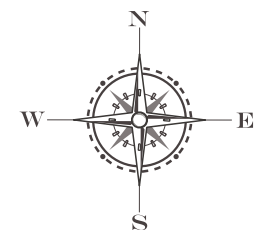
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AREA CHAT			
FLAT NAME	FLAT 'A'	FLAT 'B'	FLAT 'C'
FLAT TYPE	2 BHK + 2T	2 BHK + 2T	3 BHK + 3T
AREA IN SQFT.	1140	1140	1945

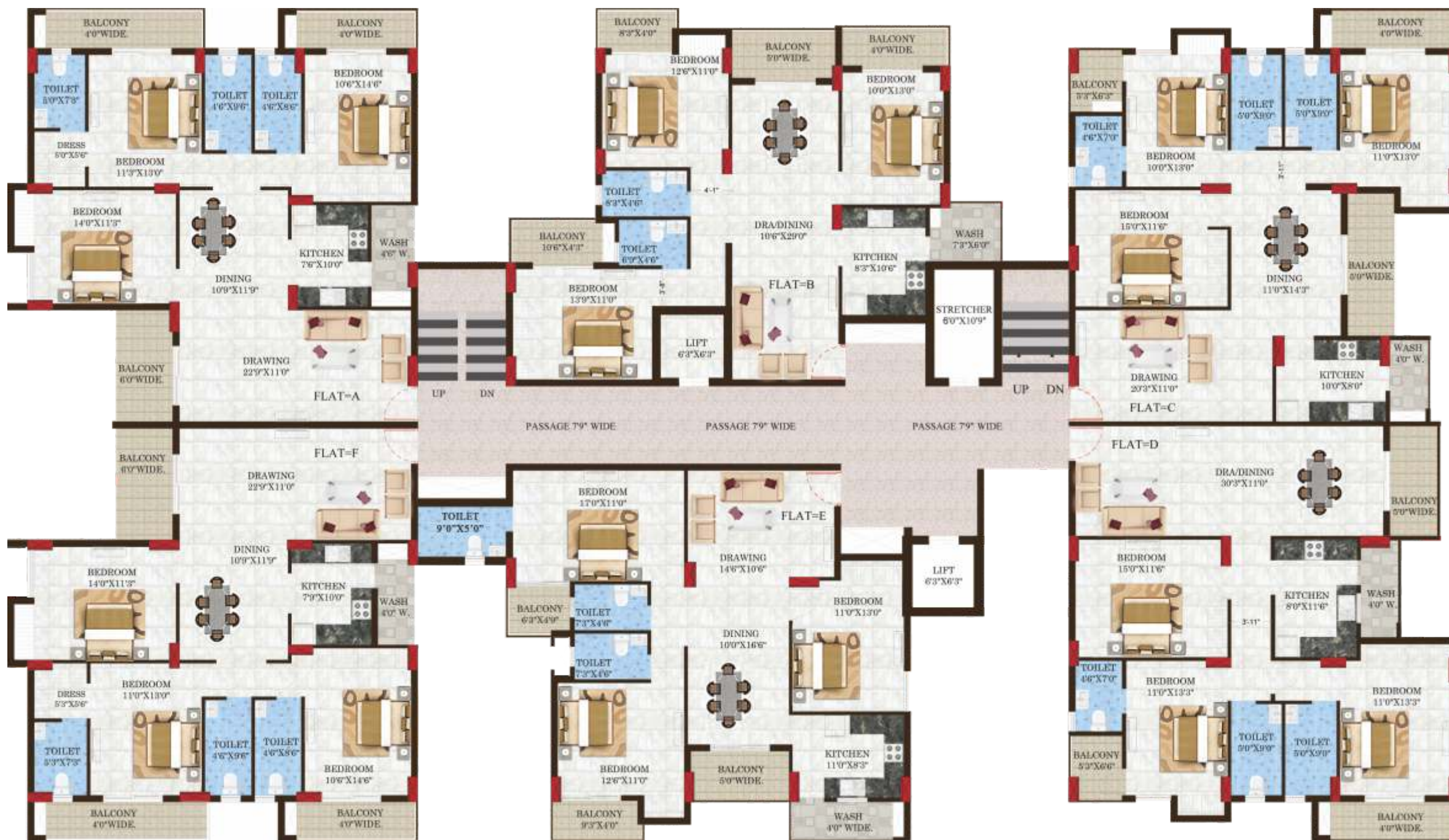


3D VIEW - BLOCK 'F' (B1+B+G+13)

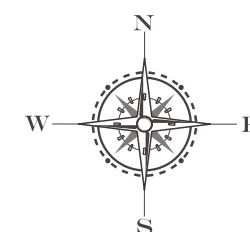


Typical Floor Plan Block - F

TYPICAL FLOOR PLAN



AREA CHAT						
FLAT NAME	FLAT 'A'	FLAT 'B'	FLAT 'C'	FLAT 'D'	FLAT 'E'	FLAT 'F'
FLAT TYPE	3 BHK + 3T	3 BHK + 2T	3 BHK + 3T	3 BHK + 3T	3 BHK + 3T	3 BHK + 3T
AREA IN SQFT.	1965	1740	1870	1910	1795	1955



BIRD EYE VIEW





OAK FOREST





A Structure
That Speaks Grandeur

ENTRANCE GATE

OAK FOREST



About

Our History

Nisith Keshari Constructions Private Limited exhaled to nature hand in hand with the state development process, as predicted by the development of Jharkhand when it become an independent state.

Vision

NKCPL is committed to creating business premises, residences, buildings and infrastructures that are known for their quality, distinct in design and elegantly crafted. We are focused in our quest to provide out customers, first and foremost an elegant and beautiful surrounding. We are committed to delivering the expected quality at the promised time and to provide life long maintenance and management of the PREMISES.

Mission

- To achieve international standards of excellence with a focus on quality, aesthetics and customer satisfaction.
- To achieve prominence in developing, adopting and assimilating state-of-the-art technology for competitive advantage
- To cultivate high standards of ethics and quality for a strong co-operate identity and brand equity.
- To help enrich the quality of life of the community and preserve ecological balance and heritage through services provided with a strong environmental conscience.

3D VIEW - PROPOSED BLOCK 'G'



3D VIEW - PROPOSED BLOCK 'H'



3D VIEW - PROPOSED BLOCK 'I'





Club House

A re-creation room, room for indoor games & indoor activities for both the gender, spend your leisurely days enjoying the luxuries of club house. Fun indoor games or just sit back and relax.



Swimming Pool

Swimming pool with splash pool for kids. Pool fully equipped with water filtration unit and separate change room for male female. Trainers to keep strict vigil in and around pool area.



SPECIFICATION

STRUCTURE

RCC framed structure. Sismic re-inforcement design. Anti termite treatment in foundation & plinth.

WALLS

10 inch thick external & 5 inch thick internal partition walls. All internal walls and ceiling will have plaster and plaster of paris finish.

DOOR

Wooden Frame with flush type shutters wood (without painted). Ultra locking in main door and cylindrical lock in all bedrooms and toilet doors.

WINDOWS

Two track sliding uPVC windows with two glazed .

KITCHEN

Black granite top in kitchen platform, ISI marked stainless steel sink . Pipeline for hot and cold water provision

SANITARY FITTINGS

All C.P. or brass fitting of standard ISI mark. White glazed vitreous sanitary ware.

FLOORS

Vitrified / Ceramic floor tiles in whole flats. (Make size and quality as per discretion of the builder)

TOILETS

Flooring in ceramic tiles and dado in theme based ceramic tiles upto 8'0" height. Corner/Full basin will be provided in all toilets. Pipes for hot and cold water provided in all toilets. (Geysers not provided)

ELECTRIFICATION

Concealed wiring with standard makes modular fitting and fixtures. Fan regulators, provision for AC & TV Point in all bedrooms, living and dining room.



Amenities

Car Parking Management

Reserved parking space for each resident of Oak Forest. Entire parking is well designed (double storeyed) to suit the number of parking signages and equipments at required places to ease driving.



Health Club

Health is wealth. We well understand how your health is important part of your life. We offer sophisticated Gymanism, Yoga and meditation hall for total care of your body & mind.



Kids Play Zone & Jogging Track

Naturally enlightened and beautifully landscaped kids plays area to make kids feel fresh & stress free a perfect place to spent morning & evenings and a perfect place for family workout



Fire & Safety

Easy Handling fire Hydrants system with fire alarm and public alert system in all floors and parking areas. Water back up through underground water storage tanks and overhead storage tank.



Rain Water Harvesting

Rain water harvesting system along with ground water recharge pit to be constructed as per Indian specification & design



Power Back-up

Un-interrupted power backup for common aras, silent genset provide for home.



Waste Disposal Management

Waste disposal of the whole premises to be done by the waste management department of the Ranchi Municipal Corporation.

Safety & Security

24X7 high vigil security of the whole premises by private security guard.



Elevator

Fully automated lift providing hustle free ride (24X7)



Club House

A re-creation room, room for indoor games & indoor activities for both the gender, Spend your leisurely days enjoying the luxuries of club house. Fun indoor games or just sit back and relax.



Car Wash Area

Introducing first time in the town semi automatic car wash area. This facility is exclusively for the Oak Forest inmates.



Indoor Play Area



Common Facility

Water Arrangements

Connection form deep tube-well to overhead tank connection with electric pump.

Parking

Floor Checkered tiles / interlocking pavers / Industrial coating.

Staircase

Lobby area, Tread, Riser & Skirting to be of Marble/Granite. Stainless steel railing along the staircase.



Swimming Pool

Swimming Pool With splash pool for kids. Pool fully equipped with water filtration unit and separate change room for male female. Trainers to keep strict vigil in and around pool area.



Lightning Arrester

Thundering & lightning arrester to be installed on roof tops to avoid any damages to building caused by lightning.

Lawn party Area

Picturesque landscape area for mini outdoor parties. (exclusively for Oak Forest inmates).



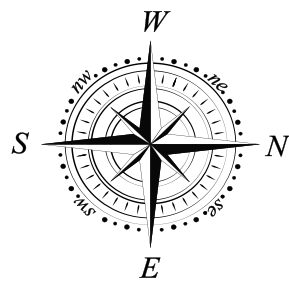
Club House



LOCATION PLAN

DISTANCE CHART

1. Argora chowk to Oak Forest	0.8 kms
2. Hatia station to Oak Forest	5.5 kms
3. Birsa Munda Airport to Oak Forest	6.5 kms
4. Ranchi Railway Stn. to Oak Forest	4.5 kms
5. Ring Road to Oak Forest	4.0 kms
6. Main Road to Oak Forest	4.7 kms



ISM College



23.348744, 85.2902073



OAK
PIONEER



OAK
ELEGANCE
Turning your dreams into an Address

Dimensions are indicative and subject to change. Developers reserve the right to amend plans and specifications as may be required. Any information contained in the brochure is subject to change at the sole discretion of the developers and cannot form part of any agreement. Legal document, extra stamp duty, corporation tax & society maintenance charges to be borne by the member. Internal changed will be done only with prior instruction & will be charge extra with total responsibility on flat holder. Any additional charges authorities during or after the completion of the scheme will be born by the purchaser. Builder can change the specifications as required without informing the customers



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23.348744, 85.2902073