

SPECIFICATION

BUILDING

G+4 storied building consisting of 24 no of flats Architecturally designed according to proper VASTU SHASTRA Directions.

FOUNDATION

As per the soil investigation along with the standard design provided by the Architect.

STRUCTURE

Earthquake resistant RCC frame structure and pedestal on pile foundation with sheer wall of high quality as per IS code with anti termite treatment.

ROOF

RCC slab with 1:2:4 proportion as per design.

TEMPLE INSIDE THE PREMISES

WALLS

10" Thick External and 5" thick internal partition wall. Internal wall finish by POP with primer. External wall finish by Combination of exterior tiles/textures/weather coat paint.

FLOORING

a) Flooring- Vitrified Tiles 2' * 2'/Paver Block in open space of campus.
b) Bathroom wall 7' glazed tiles.

FIRE DETECTION & SUPPRESSION

Installation of Proactive Fire Protection system(with Fire Alarm & Fire suppression Mechanism) in the Entire Apartment.

WINDOW

Fully glazed three tracks aluminium sliding windows with grill.

DOOR

Decorative panel doors for the entrance and flush doors for internal wit

KITCHEN

Proper Cooking platform with black marble and steel sink with glazed tiles dado upto 3'0" height above the working top. Provision of exhaust fan and power connection in the kitchen.

ELECTRICAL

Concealed fire resistant electrical copper wiring and all electrical accessories of standard quality will be provided.TV Point/AC points/Adequate Electrical points will be provided in Drawing and Bed rooms.(Light & Fans are not included).

PLUMBING

Concealed wiring with PVC pipe and sanitary fittings of ISI Marked.

TOILETS

Flooring with good quality non skid tiles upto 7'0" height with basic Western/Indian Pan with proper provision of hot and cold water connections in all bathrooms.

WATER SUPPLY

Availability of deep tube well with overhead tank connected with submersible water Pump with water harvesting facility.

GENERATOR

Soundless Generator Set with proper ISI Mark and adequate power shall be provided for power backup in Flats, Lift & Common Area.

ELEVATOR

Manual-2 Nos of 6 Person capacity with Generator Backup.

STAIRCASE

Marble stairs steps on two ends.

PARKING

Adequate Parking Space available for Visitors.

SECURITY

a) Apartment premises will be under 24*7 CCTV Surveillance.
b) Apartment Intercom System will be Installed.
c) Availability of 24*7 Security Guard.

COMMUNITY HALL

A community hall with facility of pantry and toilet will be provided for an approx gathering of 50 Heads



A PROJECT DEVELOPED
BY MOTYL PRIVATE LIMITED

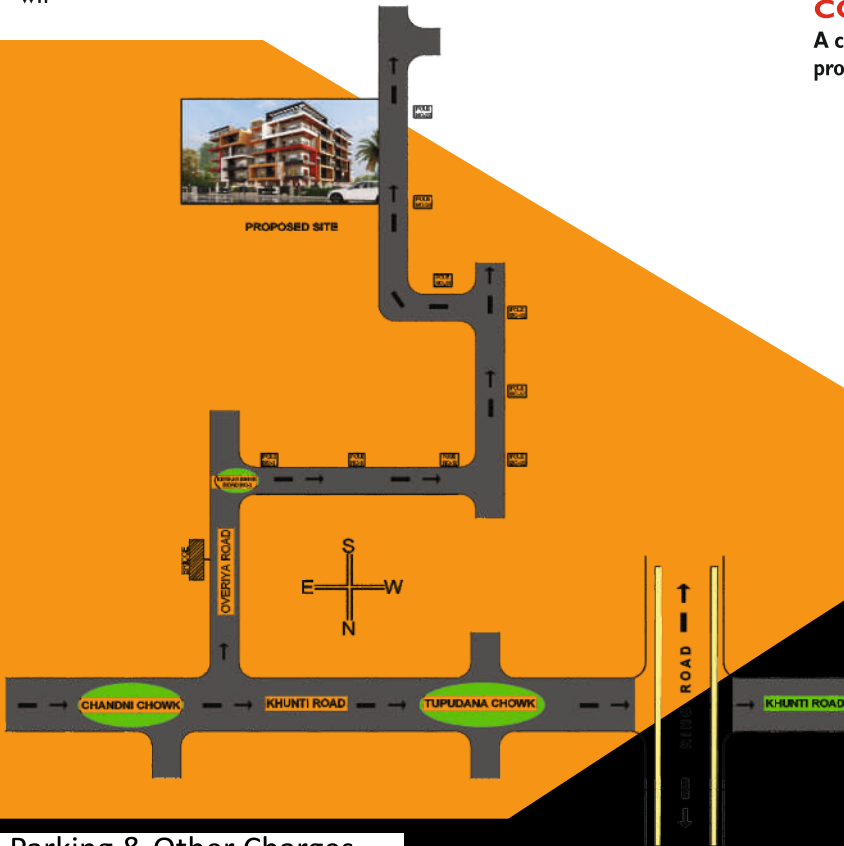


COMMUNICATIONS

Distance from Sri Ram Gardens to

- Hatia Railway Station 4.5 Km
- Birsa Munda Airport 8 Km
- Ranchi Smart City 4 Km
- Paras HEC Hospital 7 Km
- Ring Road 3 Km
- Bridge Ford School- 4 Km

 Kesar Vihar Road No.3 Oberiya, Hatia, Ranchi- 834003
 95705-99933, 85210-19259



Parking & Other Charges

Parking	INR 2,00,000
Lift	INR 1,00,000
Generator	INR 50,000
Electricity	INR 35,000

Payment Schedule

At the time of Booking	5 %
After completion of Foundation	10 %
At the Time of Agreement	10 %
After casting of Ground floor	10 %
After casting of 1st floor	15 %
After casting of 2nd floor	15 %
After casting of 3rd floor	15 %
After casting of 4th floor	15 %
At the time of Handover	5 %

TYPICAL FLOOR PLAN



SL. NO.	FLAT	AREA
1.	101.	1375 Sq.ft
2.	102	1200 Sq.ft
3.	103	1450 Sq.ft
4.	104	1450 Sq.ft
5.	105	1200 Sq.ft
6.	106	1375 Sq.ft



Flat No. 102/105



Flat No. 103/104



Flat No. 101/106



GROUND FLOOR PLAN

