



PIONEER

Residency

Patratoli, Kanke, Ranchi - 834006

PIONEER CONSTRUCTIONS

md yousuf Ansari

PROPRIETOR



Good Living... Good Mind...

PIONEER CONSTRUCTIONS
 Md Yusuf Amanat
 PROPRIETOR

FLAT NO.	FLAT - 1	FLAT - 2	FLAT - 3	FLAT - 4
TYPE	3 BHK	3 BHK	2 BHK	2 BHK
S.B.U.A.	1495 SQ.FT.	1495 SQ.FT.	1313 SQ.FT.	1313 SQ.FT.



FLAT - 1 (3 BHK) S.B.U.A.- 1495 SQ.FT.



FLAT - 3 (2 BHK) S.B.U.A.- 1313 SQ.FT.



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FLAT - 1 (3 BHK) S.B.U.A.- 1495 SQ.FT.



FLAT - 4 (2 BHK) S.B.U.A.- 1313 SQ.FT.



SPECIFICATIONS

FOUNDATION

RCC foundation work as per the design

STRUCTURE

RCC frame work as per the design

REINFORCEMENT

Electrosteel

CEMENT

ACC / Duraguard

ROOFING

Roof slab work as per the design

WALLING

Red Bricks -

Mortar 1:6 (10" wall)

Mortar 1:4 (5" wall)

DOOR FRAME

Sal wood section 5" x 2½"

DOOR

Main Entrance : 32 mm thick 100% boiled water

proof of brand Century Ply / equivalent

Internal : 30 mm thick 100% boiled water proof of

brand Century Ply / equivalent

WINDOWS

PVC windows 3 track of standard brand with safety

GRILL

30" Steel Railing in Balcony & Staircase of brand

Electrosteel / equivalent

DOOR CONTROL SYSTEM

All fitting like Hinges, Tower Bolt, Aldrop, Locks by

Godrej

WATER

Tubewell

SANITARY

Wiring : Premium quality Astral wiring with hot &

cold connection in Kitchen, Toilet & Dining Room.

S.S. Fitting : All fitting wall mixture, basin mixture,

bib cock, stop cock, angle cock, hand shower, wall

shower of Jaquar.

Sanitary Ware : Wall mounted western commode &

wash basin of Jaquar.

ROOM FINISHING

One coat of cement primer over 1:6 wall plaster with

JK/Birla or equivalent wall putty in all rooms.

Internal wall of staircase & passage : Two coat of

paint of Weather coat over 1:6 cement plaster, JK /

Birla or equivalent wall putty including over one

coat of cement primer.

External : Texture / Rustic finish of all external

surface.

Car Parking : Two coat of weather coat paint over

wall Putty with one coat of cement primer & good

quality chequered tiles & pavers in floor.

FLOORING

Drawing/Dinning/Bed Rooms/Kitchen : Digital

tiles 2'x2' of Kajaria premium quality.

Toilet : Anti skid vitrified tiles of Kajaria premium

quality.

Lobby & Passage : Matte finish vitrified tiles 2'x2'

Kajaria premium quality.

Dado (Toilet & Kitchen) : Ceramic tiles of Kajaria

premium quality.

Kitchen Top : Premium quality Red colour granite

Stairs : Premium quality gray colour granite.

ELECTRICALS

All materials including Wires, MCB and all Switches &

Sockets fitting by Havells

AC points in all bedrooms & drawing room.

Inverter wiring / Generator connection as and per

lay the design.

GENSET

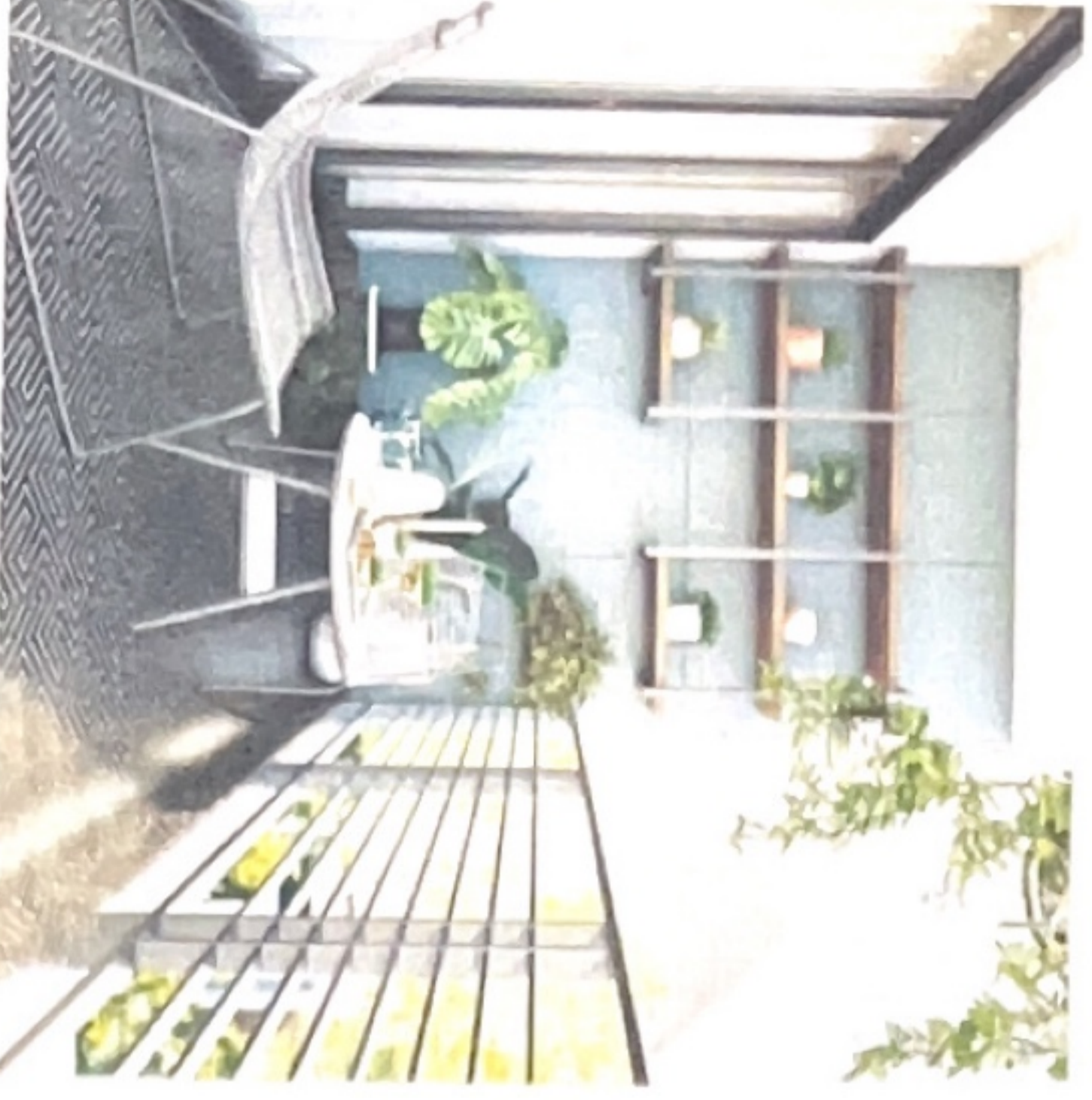
25 KVA Silent Generator- Kirlosker or equivalent

LIFT

2 nos. 6 person capacity from OTIS fully automatic.

TRANSFORMER

110 / 125 KVA



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radyousaf masoodi
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PAYMENT SCHEDULE

AT THE TIME OF AGREEMENT	20%
AT THE TIME OF SECOND FLOOR SLAB CASTING	20%
AT THE TIME OF FOURTH FLOOR SLAB CASTING	20%
AT THE TIME OF FIFTH FLOOR SLAB CASTING	20%
AT THE TIME OF BRICK WORK	10%
ON TIME OF POSSESSION	10%

OTHER EXPENDITURE

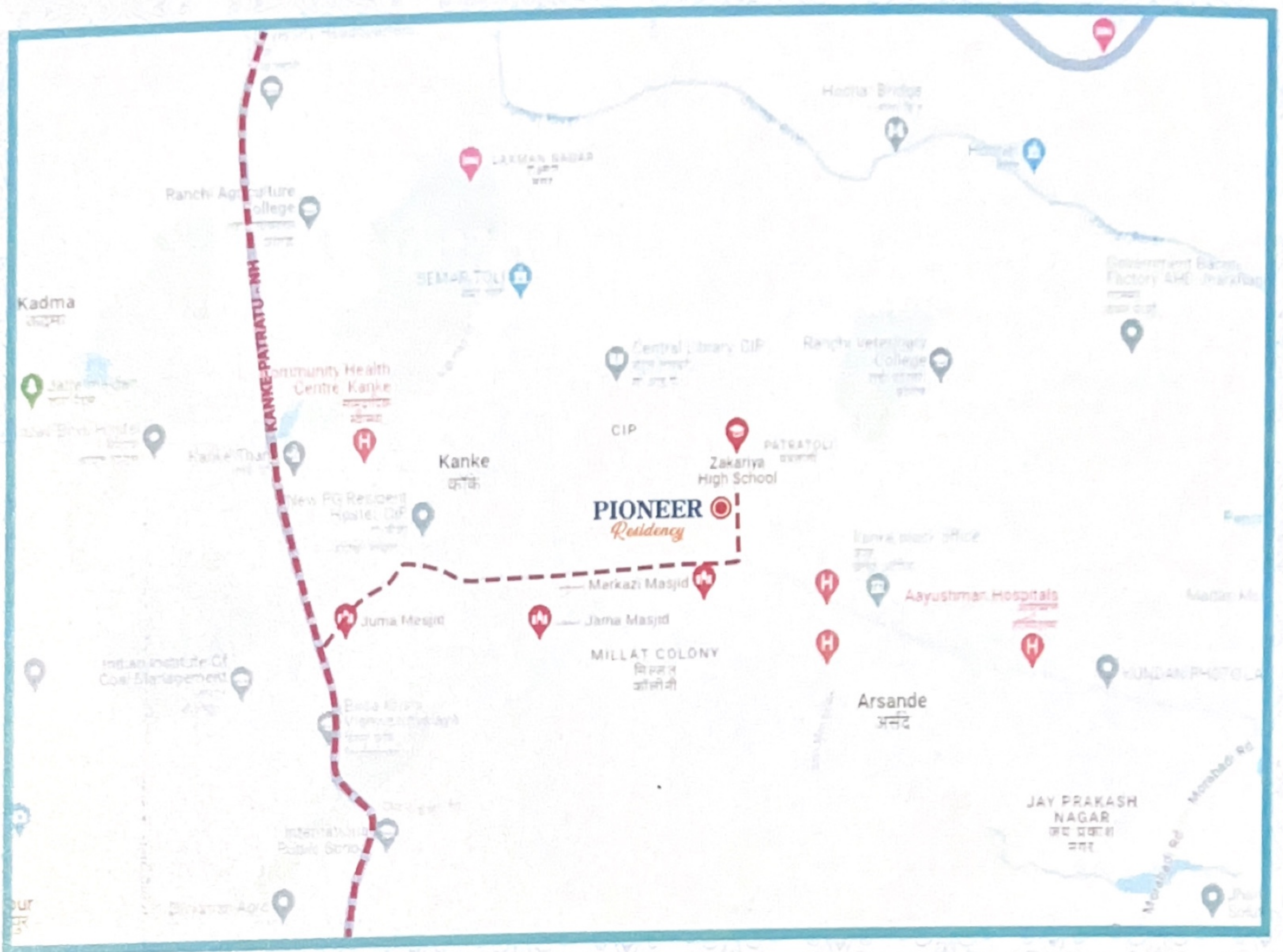
CAR PARKING, 2 NOS. LIFTS, 2 NOS. LAWNS,
ELECTRICAL, CCTV, GENERATOR,
ELECTRIC CONNECTION & TRANSFORMER

RS. 3,50,000/-

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**PIONEER
 CONSTRUCTIONS**

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