



PROPOSED ELEVATION of TRIPLEX VILLA AT PLOT NO.259,
SOUTHERN ENCLAVE, NAYABAD, KMC WARD NO.109,
KOLKATA – 700099



INDEPENDENT
TRIPLEX
VILLAS

SEPARATE CAR
PARKING

GAZZEBO WITH
ADDA ZONE

CCTV WITH
GATED
COMMUNITY

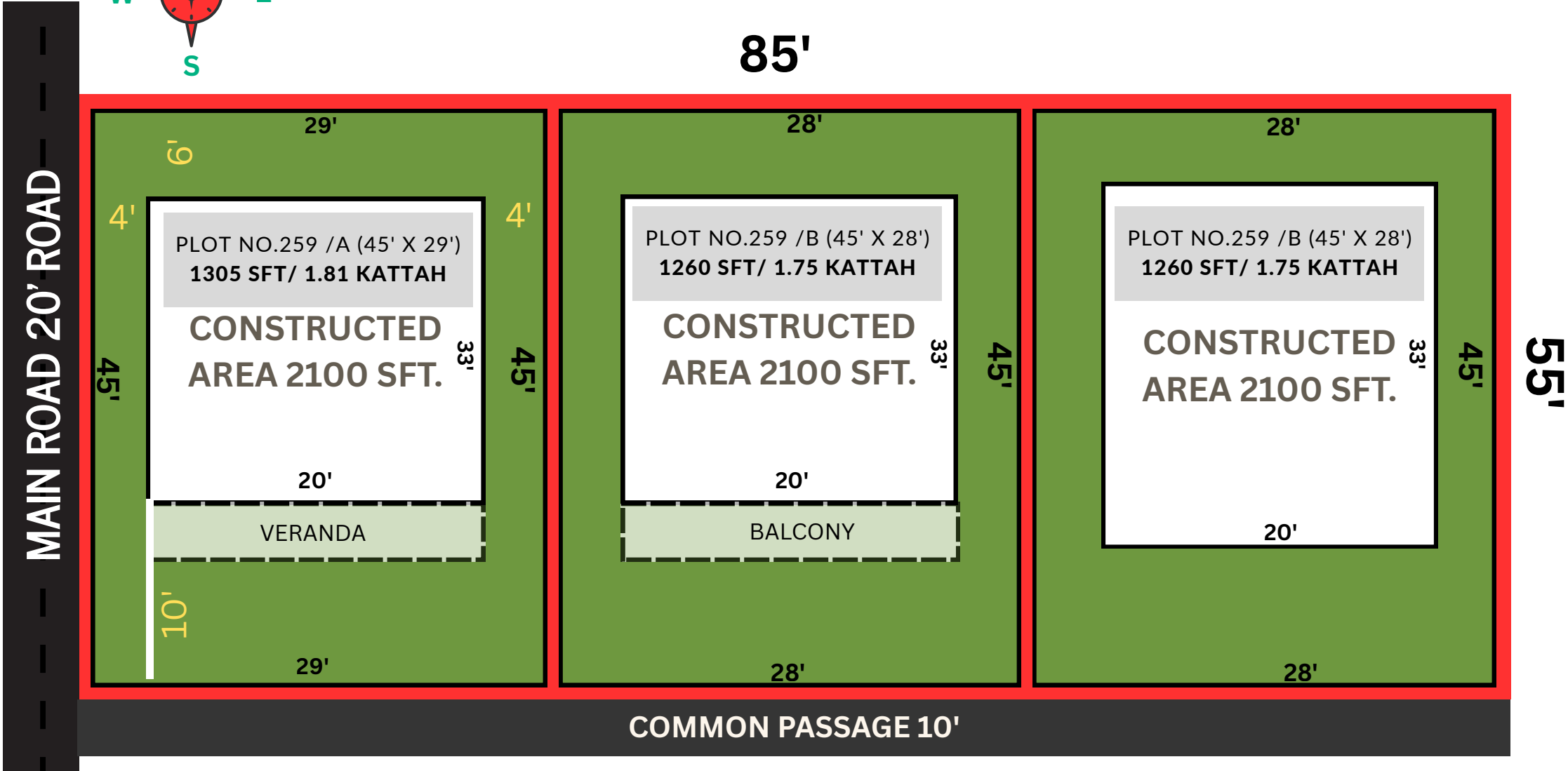
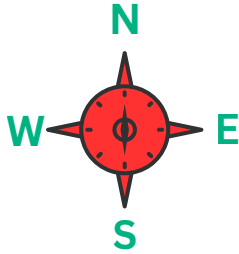
MARKET &
HOSPITAL
WITHIN 1 KMS.

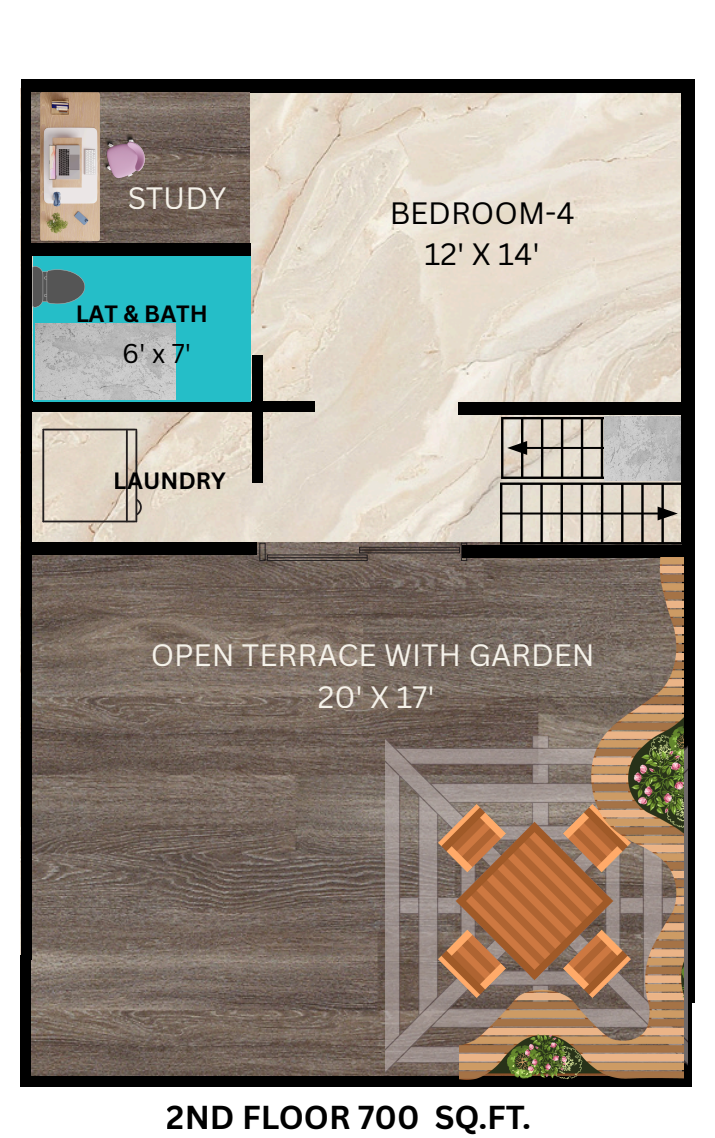
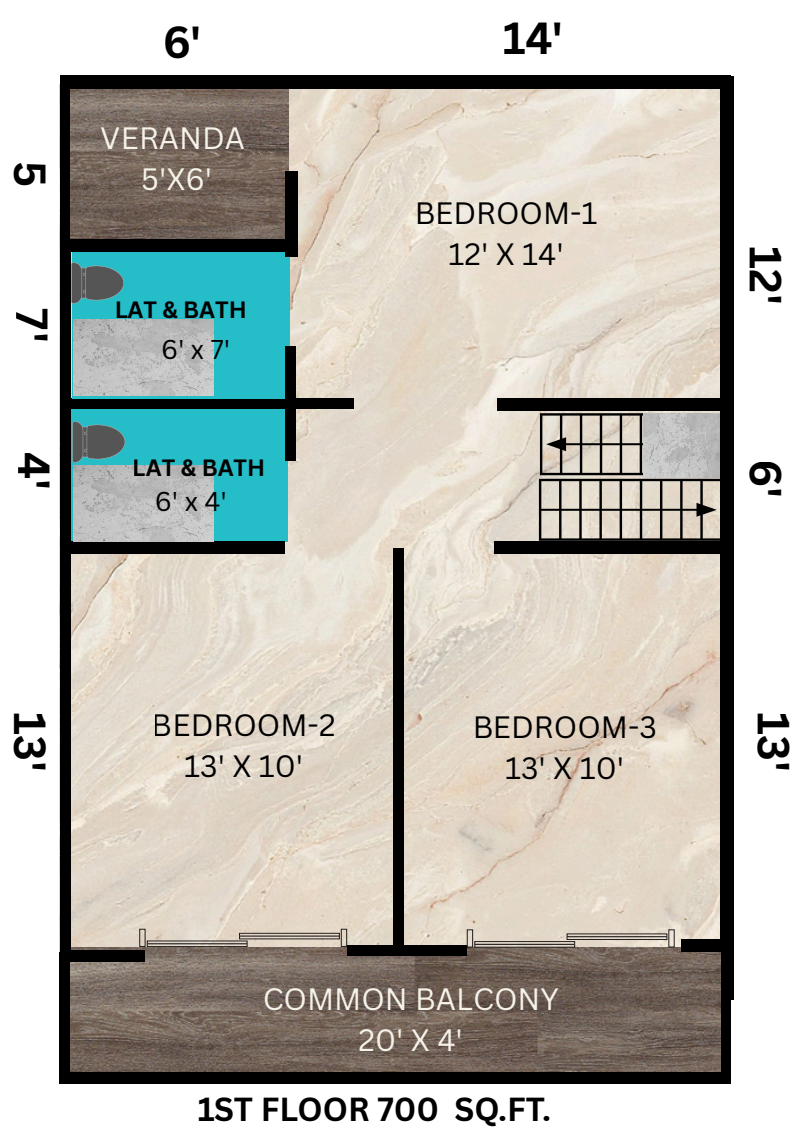
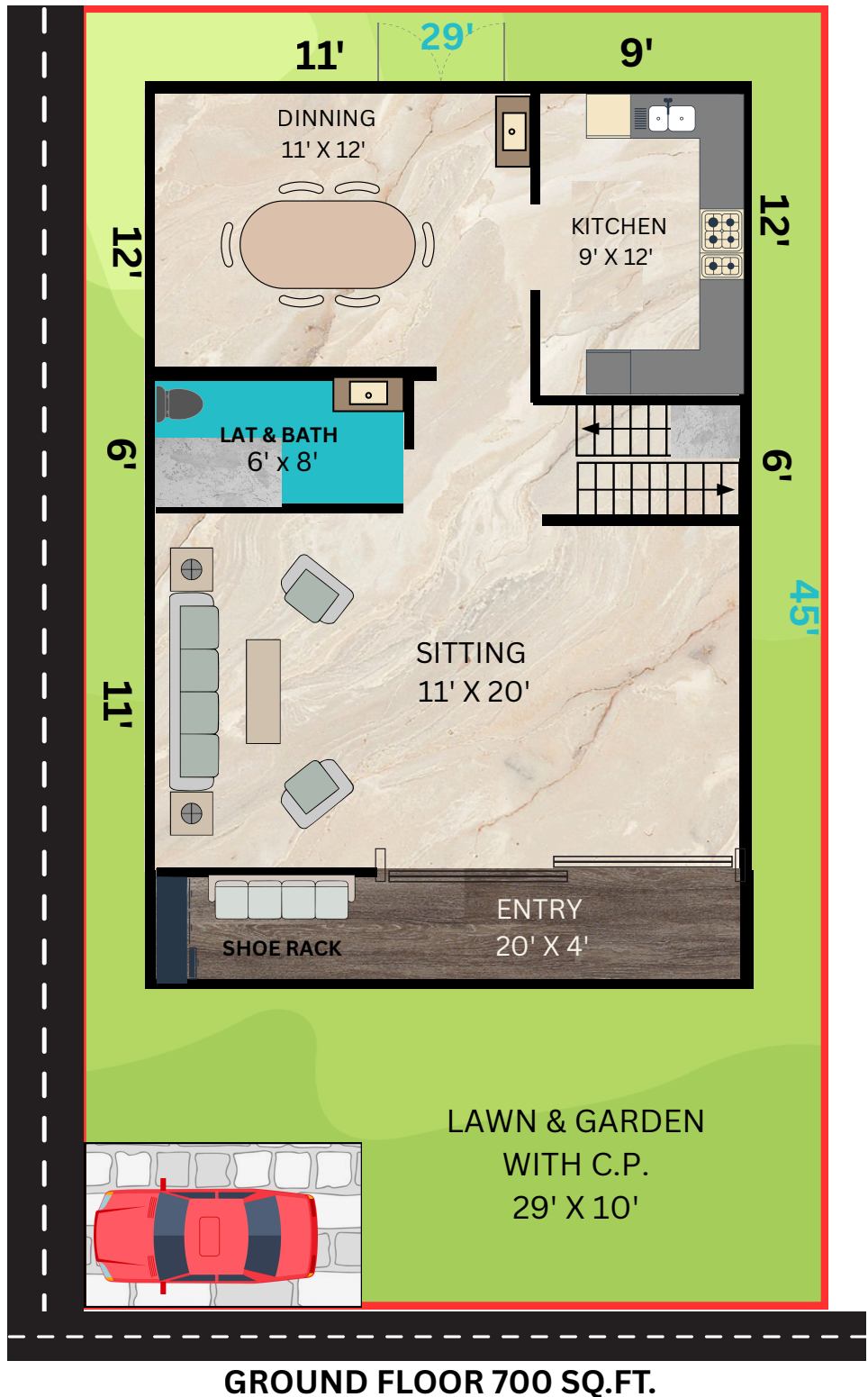
METRO /
RAILWAY STN.
WITHIN 1 KMS.

@ 1.50 CR*

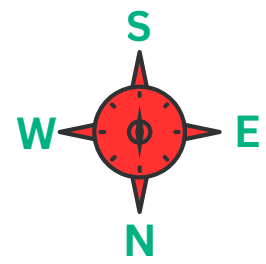
**3 UNITS INDEPENDENT
TRIPLEX VILLA (EACH UNIT)
2100 SQ.FT.**

PROPOSED SITE PLAN of TRIPLEX VILLA AT PLOT NO.259, SOUTHERN ENCLAVE,
NAYABAD, KMC WARD NO.109, KOLKATA - 700099





PROPOSED TYPICAL FLOOR PLAN OF INDEPENDENT TRIPLEX VILLA AREA
GROUND FLOOR + 1ST FLOOR + 2ND FLOOR : 2100 SQ.FT.



SPECIFICATION

- **BUILDING** :- 3 (THREE) Storied Residential building.
- **FOUNDATION AND STRUCTURE** :- R.C.C. framed structure for 3 storied load bearing structure as per design of the structural engineer.
- **SUPPER STRUCTURE**:- 8" thick outer walls and 3"/5" thick inner walls.

FLOOR & WALL TILES

- **FOR BEDROOM & VERANDA** : ANTI SKID ROCKY / WOODEN TYPE 2' X 2'
- **FOR KITCHEN & TOILET** : ANTI SKID TYPE 2 FT X 2 FT RUGGED TILES
- **DRAWING AND DINNING** : GVT GLOSSY LOOK VITRIFIED TILES 2' X 4' OF GOOD QUALITY.

WALL TILES KITCHEN

- 18" X 12" GLAZED WALL TILES UPTO WINDOWS LEVEL FROM KITCHEN COUNTER

WALL TILES TOILETS

- 18" X 12" GLAZED WALL TILES UPTO 7 FT FROM FLOOR LEVEL
- **KITCHEN COUNTER (L SHAPE)** GRANITE (BROWN / BLACK / WHITE) OVER BLACK STONE PROVIDED WITH QUARTZ BLACK SINK SIZE ABOUT 20" X 22".
- **STAIRCASE FLOORING**: SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH RISER & LANDING.
- **RAILING FOR PARAPIT & BALCONY & STAIR RAILING** : GI DESIGNER RAILING BY HOLLOW SQUARE BAR WITH HANDRAIL.
- **MAIN ENTRANCE DOOR & ALL ROOM DOORS & BATHROOMS / KITCHEN DOORS** :

- MAIN DOORS WITH 1 HASBOLT 1 LONG HANDLE STEEL AND 1 PEEPHOLE WILL BE OF SOLID AND STANDARD COMMERCIAL 100 % PINE DOOR WITH BOTH SIDE LAMINATED SHEET OF CENTURY MAKE WITH 4" SEASONED HARDWOOD MACHINE BLOCK FRAME. THE INNER DOORS WILL BE OF FIRST CLASS COMMERCIAL PHENOL BOND 100 % PINE FLUSH DOOR SHUTTERS LAMINATE SHEET PASTING ON BOTH SIDE OF CENTURY MAKE AS PER PARTY CHOICE.

- **PLUMBING SANITARY WARE** : WASH BASIN WHITE TABLE TOP FOR DINNING AND CORNER BASIN FOR BATHROOMS AND COMMODE WHITE OF HINDWARE OR EQUIVALENT MAKE WITH CISTERN & SEAT COVER.(RANGE UPTO 3000/- PER SET)

- **C.P. FITTINGS AND ACCESSORIES** : BIB COCK, PILLAR COCK, ABLUTION TAP ALONG WITH NECESSARY ANGLE VALVES ETC. OF ISI STANDARD MAKES OF JAQUAR / ESSCO BRANDS.(RANGE UPTO 1500/- PER FITTINGS). ALL EXTERNAL AND INTERNAL CONCEALED PIPE WILL BE OF UPVC/CPVC OF ASTRAL / SUPREME KITCHEN SINK WILL BE BLACK QUARTZ 20" X 22"

SPECIFICATION

ELECTRICAL FITTINGS & FIXTURE

- EACH LIVING-CUM-DINING ROOM WILL BE PROVIDE WITH 2+1 LIGHT POINTS, 2 FAN POINTS, 2 PLUG POINTS, 1 REFRIGERATOR POINT (NEAR THE KITCHEN) AND 1 WASHING MACHINE POINT (NEAR THE TOILET), 1 AC POINT.
- EACH BED ROOM WILL BE PROVIDE WITH 2 LIGHT POINTS, 1 FAN POINTS, 1 PLUG POINT AND 1 A. C. POINT IN THE MASTER BED ROOM & 2 BEDSIDE CHARGING POINT.
- KITCHEN WILL HAVE 1 LIGHT POINT, 1 PLUG POINT AND 1 EXHAUST/CHIMNEY POINT, 1 WATER PURIFIER POINT / ONE MICRO WAVE POINT OVER THE KITCHEN COUNTER.
- TOILETS WILL HAVE 1 LIGHT POINT, 1 EXHAUST FAN POINT AND 1 GEEZER POINT.
- CONCEALED FIRE RESISTANT WIRING OF FINOLEX WILL BE PROVIDE WITH MCB AND ICCB OF HAVELS OR EQUIVALENT ISI MAKE.
- ISI COMPLIANT MODULAR SWITCHES/sockets, DISTRIBUTION BOXES AND CIRCUIT BREAKERS FROM STANDARD MAKES AND BRAND CRABTREE .
- **EXTERNAL WALL FINISHES** : EXTERNAL GRADE ANTI FUNGAL / ANTI ALGAL WEATHER COAT PAINT OVER DAMP PROOF PRIMER MONO COAT OVER POLYMER BASE PUTTY COAT FROM NEROLAC. CLADDING TILES AND PANEL PUTTY TEXTURE IN SELECTED AREAS AS PER ELEVATION REQUIREMENTS
- **INTERNAL WALL FINISHES** : INTERNAL WALL FINISHED WITH 2 COAT WATER PROOF PUTTY OF NEROLAC OR EQUIVALENT OVER PLASTER.
- **ROOF** : SPECIAL HEAT PROOF & WATER PROOF TREATMENT BY DR.FIXIT OVER TOP ROOF TO BEAT THE HEAT. (7 TO 10 DEGREE LESS HEAT IN COMPARE TO OUTSIDE)
- **BOUNDARY WALL & GATE** : FRAME TYPE RCC + BRICK BOUNDARY WALL TO BE CONSTRUCTED UPTO 4 FT FROM ROAD LEVEL MATCHING WITH THE ELEVATION . ONE 10' X 4' M.S. GATE FOR PARKING & 4' X 4' SMALL GATE WILL BE PROVIDE AS PER DESIGN.



TRUSTED SINCE 1999

PAYMENT PLAN

ON BOOKING	20%
ON AGREEMENT	20%
ON FOUNDATION	15%
ON RCC CASTING GROUND FLOOR	15%
ON RCC CASTING FIRST FLOOR	10%
BRICK WORK	5%
ALL PLASTER	5%
FLOORING AND PLUMBING & PAINT AND PUTTY & DOOR / WINDOWS	5%
ON EXECUTION OF DEED	5%

CONTACT US

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