

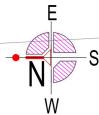
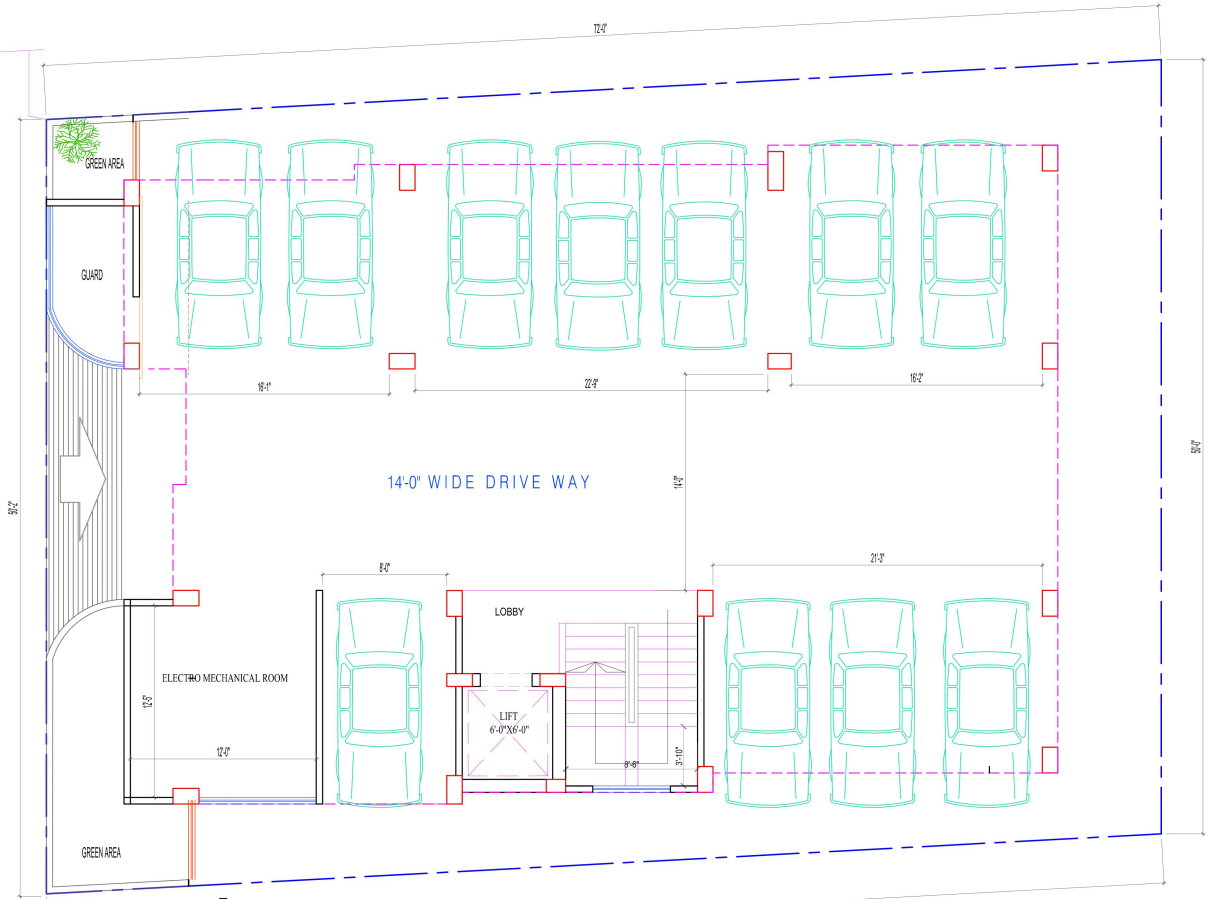


NAGAR NIRJHCR



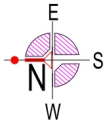
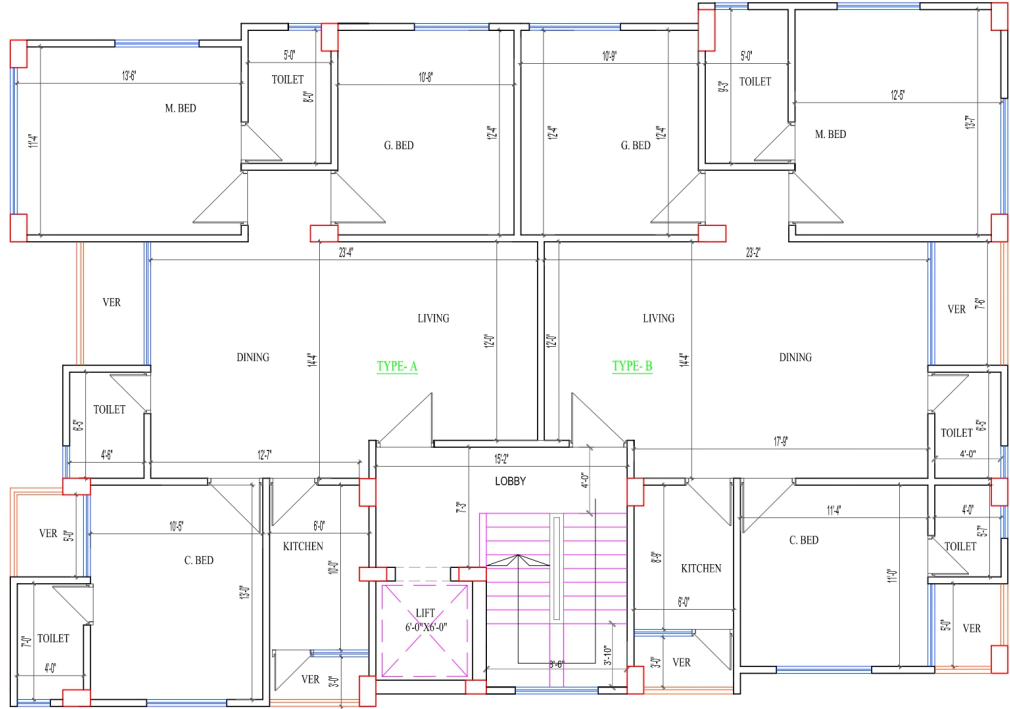
NAGAR NIRJH0R

40'-0" Wide Lane-19



GROUND FLOOR PLAN

40'-0" Wide Lane-19



TYPICAL FLOOR PLAN

Engineering Features

- Architectural plan and structural design to be prepared by reputed and professional consultant.
- Structural design parameters based on American Concrete Institute (ACI) and American Society for Testing Materials (ASTM) codes
- Heavy reinforce cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frames and shear wall core
- Floor slabs all reinforce Cement concrete.
- Sub-soil investigation and soil composition comprehensively by latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional Designers and supervising engineers
- Direct supervision at every stage of construction by a team of experienced and qualified professional to ensure highest quality of workmanship

Supervision

- Experienced engineers will supervise directly at every stage of construction to ensure highest quality workmanship.
- Full supervision and quality assured by the experts who have many years of practical experience on supervision and quality control of a numerous residential & commercial building projects.
- One or more Degree of Diploma Engineer (s) will be engaged for full time supervision.

APARTMENT FEATURES

Doors:

- Decorative solid Teak wood / Imported door for main entrance .
- Door lock with handle
- Check viewer
- Calling bell switch of good quality
- Apartment number plate
- Safety chain opening lock
- Internal door frame will be made of Teak Chamblee.
- Best Quality Teak Chamblee flash Door(OTOBI / PARTEX) shutter including mortise lock & tower bolt with French polish for internal door shutter.
- Laminated veneered flush Door shutter including mortise lock & tower bolt for all bath room.
- Only Handle & tower bolt for Verandah Door shutter.

Windows:

- Aluminum sliding windows with mosquito net provision at external window.
- Rain water barrier in external window.
- Standard safety Grill of (12mm x 12mm) MS Solid squire bar in all windows with matching enamel paint

Walls:

- All internal & external walls will be 10" / 5" thick with 1st class bricks as per architectural Drawing.
- Smooth finish walls with plaster.
- Wall surface will be finished with smooth plaster and plastic paint.

Room Finishes:

- Mirror polish (24"x24") floor tiles in all rooms.
- Plastic paint in all, internal walls and ceilings (Burger/Elite/Asian/equivalent)

Verandah:

- Verandah railing will be as per architectural design.
- Rain water barrier in al verandah
- Mirror polish floor tiles (24"x24")

Painting & Polishing:

- Plastic paint in all internal walls (Burger/Elite/Asian/equivalent)
- French polish in door frames and shutters.
- All grill, railing and metallic surfaces will be painted with enamel paint.
- Weather coat at exposed surface of building (Burger/Elite/Asian/equivalent)

Bathrooms:

- Shower tray in master bath.
- RAK/Great wall/Sun power/Mir/equivalent ceramic wall tiles (10"x13") up to false slab height in all baths wall including servant bath.
- Standard quality commode and pedestal basin in all bath rooms of RAK/equivalent (excluding servant bath).
- Long pan with lowdown in Servant toilet of RAK/Asian/equivalent
- Standard quality soap Cases, Towel Rail, paper holder, Glass shelf will be the best quality local made at all bath rooms Homogeneous floor tiles in all Bathrooms (12"x12") of (RAK/Great wall/Sun power/Mir/equivalent) tiles with matching wall tiles.
- Provision for hot and cold water in Master Bath.
- Provided Twin Bib cock with Push Shower for all bath excluding Servant bath. (Servant bath only bib cock.)
- All C.P. Fittings will be NAZMA/ equivalent.
- One (01) two pin 5A socket at M. Bath.

- (24"x24") size mirror with overhead lamps at M. Bath & (18"x24") size mirror with overhead lamps at other bathrooms (except 5, Bath)
- Grating in all bath rooms & Kitchen. Cockroach grating in M. Bath

Electrical:

- Best quality fire proof wires (BRB/BBS/Paradise/Singer/equivalent).
- Imported switches and Sockets (MK Type).
- Separate electric distribution box for each Apartment
- All power outlets with earth connection.
- Telephone Sockets in Master Bed and living room.
- Connected intercom line.
- Connected satellite TV Cable in the living, Family living room and Master Bedroom.
- AC provision for Master Bed and child bed.
- Emergency light & fan point at M. Bed, C. Bed, G. Bed living & Dining and only, one light point at each bath room and kitchen.

Kitchen Features:

- Concrete platform with granite top for sink & gas burner.
- One high polished stainless steel sink with mixture (Turkey/Malaysia/Thailand/ equivalent)
- Concealed hot & cold water line.
- Exhaust Fan located at any suitable place.
- Homogeneous floor tiles (16"x16") (RAK/Great wall/Sun power/Mir equivalent)
- Glazed wall tiles (10"x13") up to 3'-0" height in front of platform (RAK/Great wall/ Sun power/ Mir/equivalent)

General Features

Building Entrance:

- Secured decorative MS gate with proper lighting system as per elevation and perspective of the building.
- Attractive apartment logos
- Comfortable internal driveway,
- Separate mail box
- Guard post.

Reception Lobby:

- Reception desk with intercom set
- Tiled floor in reception area
- Intercom system to connect each apartment.
- Security guards & drivers waiting room and toilet.

Lift Lobbies & Staircases:

- 01 (One) 06 (Six) passengers capacity lift (Asian/European standard)
- Specious tiled lift lobby in each floor
- Tiled main staircase with adequate lighting
- Fire protection feature on staircases.

Generators:

- One residential standby Generator will be provided (Cummins/Jhonson / Deutz/ equivalent).
- Generator will serve lift, water pump, stairs, community room & all emergency points n case of power failure.

Parking:

- Enough parking spaces on the ground floor & basement the parking spaces will be reserved through marking the respective apartment numbers.
- Specious and comfortable internal driveway.
- Drivers waiting room with toilet

Sub-Station & Water Pump:

- A sub-station will be provided on the ground floor with the required capacity.
- Sub-station equipment will be best quality .
- Two (2) water lifting pump with auto-change over switch (one-service & another standby) Pedrollo /Saer/ equivalent).
- MS sliding security gate with mesh for proper ventilation of Electro-Mechanical Room.

Utility Connection:

- Gas pipeline connection from Titas Distribution System in each apartment.
- Each apartment will have independent Electric Meter.

Roof Top:

- Water treatment Plant will be provided on the roof top.
- Lime terracing of adequate thickness for protection against over heating.
- Cloth drying area and garden.
- Children play area

N. B : No responsibility of the Developer to delay the connection of Water, Gas & Electricity Due to ny Govt. declaration.