

MAHARERA NO. P50500077413

BINAPANI

148, SHIVAJI NAGAR, NAGPUR



RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED

188, AROHI APARTMENTS, BAJAJ NAGAR, NAGPUR-10

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TYPICAL I - VII FLOOR PLAN

APT. NO.	S. B/UP AREA	CARPET AREA	RERA CARPET AREA
101 - 701	4780 SQ.FT.	3773 SQ.FT.	3172 SQ.FT.
102 - 702	4545 SQ.FT.	3551 SQ.FT.	3174 SQ.FT.

NOTE :- THIS PLAN IS SCHEMATIC IN NATURE.



❖ GENERAL SPECIFICATIONS

A) STRUCTURE & WALLS:

- R.C.C. Framed Structure in designed grade of concrete (M25) .
- External walls in Burnt Brick Masonry of 150 mm & 115 mm respectively. Structural design shall be based on IS Standards with all safety considerations .

B) DOORS & WINDOWS:

- Front & all internal door frames shall be of non teak wood 100x62 mm section with laminated flush doors.
- Fully glazed sliding door to all balconies except kitchen.
- Standard quality mortise locks to all doors.
- Full glazed UPVC windows with M. S. painted grills.

C) FLOORING & DADO :

- Fully Vitrified tiled floor 600x1200 mm size to all Rooms with 3" Skirting (RAK/NITCO/SOMANI or equivalent make).
- Balconies shall have 600x600 mm non skid tiled floor.
- Colored Ceramic/Glazed tiles Dado of 600x1200mm size up to 2.10m to all Toilets & Ceramic tiled Floor of 600x600 mm of standard make.

D) SANITARY & PLUMBING:

- White Sanitary ware for all toilets of Jaquar /Cera/ Parryware or equivalent make
- Wash Hand Basin of Jaquar /Cera/ parryware make for attached Toilet and in Passage of suitable sizes.
- C. P. Toilet Fittings of Jaquar make
- All Toilets shall have Hot & Cold Water arrangement.
- S .W. R. Pipes & Fittings for Sanitation & CPVC Pipes of Standard make for Plumbing.

E) PAINTING & FINISHING:

- All Rooms shall have good Putty finish surfaces Painted with Acrylic Emulsion Paint of Asian/Berger make.
- Waterproof acrylic Paint shall be Provided Externally. (Weather shield/Dulux or equivalent)
- Neatly finished Parking, Staircase, Compound Wall and Common Areas.

- Plaster of Paris ceiling to all room except kitchen & toilet with sufficient down lighters.

F) SERVICES & ELECTRIFICATION:

- Granite Top Over Kitchen Otta with Stainless Steel Sink of 18"x 24" of Franke/ Nirali make with Glazed Ceramic/Glazed tiled Dado.600x1200mm.
- Concealed Electrical wiring with Sufficient Electric & Power Points. (Finolex /polycab or equivalent)
- Individual M.S.E.B. Meter with Mains Wiring.
- M.C.B. of Standard make
- Concealed Wiring for intercom and jio network
- Modular Switches of Legrand make(Arteor) to all rooms with concealed boards.
- Staircase shall have Granite Stone Treads.
- Two automatic MRL Elevators with access control.
- Diesel generator back up arrangement for Elevator, Pump etc.
- Inverter wiring for one light & fan point in each room & toilet.
- Fire fighting installations as per Fire norms.

G) AMENITIES:

- Allotted Parking area for two cars for each unit .
- Rain water Harvesting.
- Well designed & decorative parking area, compound wall & Gates.
- Cabin for Security Guard with intercom facility (from Cabin to each flat).
- CCTV surveillance
- Video door phone for each unit.
- One Society Office on top terrace of the area as may be sanctioned.
- Provision for electric car charging.
- Jio cable network for each flat.
- Guard Room and common toilet on Ground floor
- A Kitchen platform for cooking with washing place and toilet on top terrace to manage small functions..
- Photo voltaic solar panel of designed capacity for common areas, lifts,pumps et
- Dual flush system for toilets
- Pressure pump to manage flow of water in toilets and other areas.
- Ground water sump of approx 30000 litres and O.H.. tank of approx 30000 ltrs storage capacity.
- Tree plantations as per NMC norms.
- Landscape etc as per availability of space.

SCHEDULE OF PAYMENT:

Sr.No.	Installment	Amount in Rs.	(% of Price)
1	Booking Claim	-----	8 %
2	At the time of Agreement	-----	8 %
3	At Plinth level	-----	8 %
4	At Parking floor roof slab	-----	8 %
5	At First floor Roof slab	-----	8 %
6	At Second floor roof slab	-----	8 %
7	At Third floor roof slab	-----	8 %
8	At Fourth floor roof slab.	-----	8 %
9	At Fifth floor roof slab	-----	8 %
10	At Sixth floor roof slab	-----	8 %
11	At Seventh floor roof slab	-----	8 %
12	Upon Brickwork completion	-----	5 %
13	Upon Plaster completion	-----	5 %
14	At Possession/ sale deed	-----	2 %

Note:

1)Expenses towards Stamp duty, registration of sale deed, legal charges and those for M.S.E.B. meter and common water meter are additional.

2)Any additions/changes in specifications are chargeable at market rates.

GST as applicable.