

Windows

Anodized ALUMINIUM WINDOW SHUTTER (Sliding) with White / Smoke Plane Glass with standard accessories. All grills & railings will be as per our architect's scheme with standard specification of painting.

Water Supply

DEEP TUBE WELL with SUBMERSIBLE PUMP OVER-HEAD RCC/B-W RESERVOIR
All inside line will be Concealed and GI/PVC approved make. All outside lines plumbing / sanitary are PVC of approved make.

Amenities

Provision for Cable TV connection & Telephone Point (single point).
Provision for AC main line to all floors.
Specified General Parking Area for 2-wheelers & Bi-cycles

General information

Any extra work, addition or alteration in the flats other than our standard schedule of work shall have to be done subject to the approval of the project engineer. The requisite cost shall be borne by the purchaser and such amount shall be deposited with developer before the executing of the job.

The entrance will be paved and cement finished boundary wall with a collapsible main gate for staircase entrance.

The price of the unit fixed by the company shall be binding upon the allotment and that will be fixed after final measurement.

Buyers of units must have to satisfy themselves regarding work before delivery of possession and after possession no one will be entertained regarding work.

Agreement charge -- Rs 2000/-, Electric meter -- Rs. 15,000/- , AC Connection in one room -- Rs 20,000/-, Common Garage -- Rs. 40,000/-, Stamp Duty & Registration Charge in respect of buyers flat at his / her own cost.

Terms of Payment

Mode of measurement for Flats : **COVERED AREA + 22 % OF SUPERBUILTUP AREA**

On Booking - 20 % of total cost.
On Completion of Foundation - 20 % of total cost.
On Completion of Casting work - 20 % of total cost.
On Completion of Brickwork - 10 % of total cost.
On Completion of inside plaster and staving of floor work - 15 % of total cost.
At the time of possession - 15 % or rest amount.

Internal Finish

PLASTER OF PARIS with 2-coats cement priming .

External Finish

Good Quality CEMENT BASED PAINT as per our architect's scheme

Electrical

Concealed Copper Wiring with standard switches of approved make and backelite Board cover.

Standard Points on each Flat:

Bed Rooms	5 nos with single plug point (5 amp.)
Drawing/Dining	8 nos with twice plug point (5 / 15 amp.)
Kitchen	2 nos with single plug point (15 amp)
Toilet	2 nos with single plug point (15 amp.)
Lobby/coridor (if any)	1 no.
Balcony	1 no.



ARABINDA APARTMENT

109, Arabinda Road, Konnagar - 712235, Dist. - Hooghly.

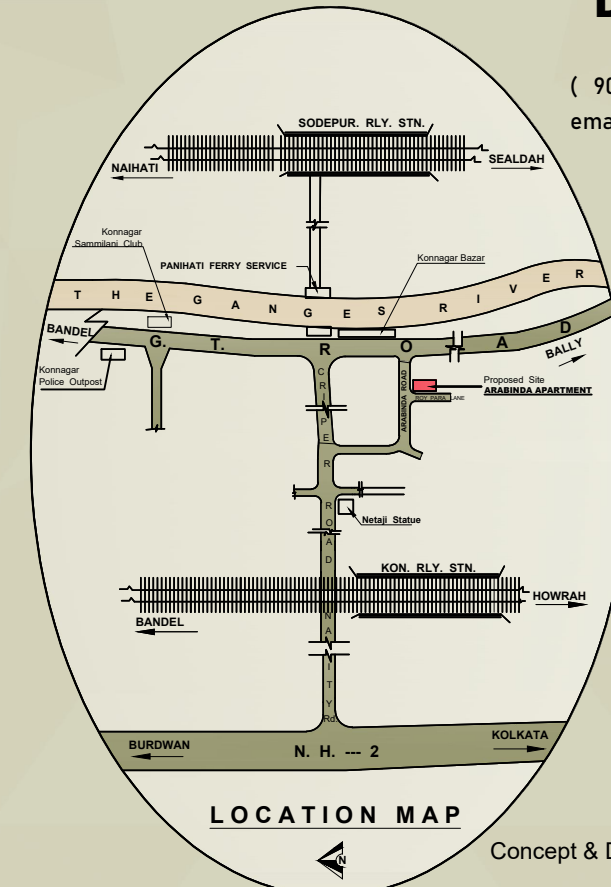


PROJECT VIEW

FROM -

**Roy Chowdhury
Developers Pvt. Ltd.**
Konnagar--712235

(90517-69161/99033-55665/84204-22252,
email.id - samboroychowdhury@gmail.com)



LOCATION MAP

OFFICE -

Durga Apartment

89, G.T. Road. Konnagar - 712235,
Dist. - Hooghly

Concept & Designed by :

AD-Associates

architect. consulting engg.

Konnagar - 712235

(90386-01570 / email.id - ada.konn@gmail.com)

Developed & Markeded By.

Roy Chowdhury Developers Pvt. Ltd.

20 C/4, Shib Chandra Deb Street, Konnagar--712235, Dist. Hooghly

This catalogue is neither document nor a legal offering. It only describes the intent, purpose and concept of the given project - " Arabinda Apartment "

Flat no. A = 3 Bed = 901 sqft. (22 % sb)
Flat no. B = 2 Bed = 852 sqft. (22 % sb)
Flat no. C = 2 Bed = 540 sqft. (22 % sb)
Flat no. D = 3 Bed = 1070 sqft. (22 % sb)
Flat no. E = 2 Bed = 680 sqft. (22 % sb)



ARABINDA APARTMENT
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Typical Floor Plan (Architectural)



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

i n t e r i o r s p e c i f i c a t i o n

Structure

RCC FRAME

Living & Dining Room

Marble Floor with approved make
(upto 0.2 sqm. in area of each tile)

Toilets

Marble Floor with approved make.
Glazed Tiles at common toilets are upto door height.
Glazed Tiles at attached toilets are upto 1.5 m in height.
Good Quality EUROPEAN WATER CLOSET with PVC seat cover and Cistern (white).
Single WASH BASIN of approved make of our architect's specified size and shape in Dining space.
CHROMIUM-PLATED fittings of approved make of standard specification.
Concealed HOT & COLD Line in Bigger Toilet.

Kitchen

Kitchens of our project may be converted to MODULER KITCHEN as per our architect's scheme & parties specification, if required.
Marble floor with approved make.
COUNTER TABLE Top with Granite finish along with A WALL as per our architect's scheme
Gladzed Tiles upto 3.0 ft in height from Table-top.
STAINLESS STEEL SINK (counter top)
CHROMIUM-PLATED fittings of approved make.

Walls

IMPECCABLE BRICK WORK

Bed Rooms

Marble Floor with approved make
(upto 0.2 sqm. in area of each tile)

COMMON LOBBY

STONE / TILES FINISHED FLOORING,
WASHABLE DISTEMPERED WALLING.

Doors

TIMBER FRAME -- Malaysian Sal or equivalent SHITTER -- Flash Type (in general) painted with Synthetic Enamel Paint with Priming and standard Make accessories.
Main entrance leaf will be laminated with teak wood finish. PVC make doors with fittings in toilets & kitchen where required as per our architect's scheme.

Lift

RCC LIFT SHAFT
4 / 5 Passenger LIFT of standard make.