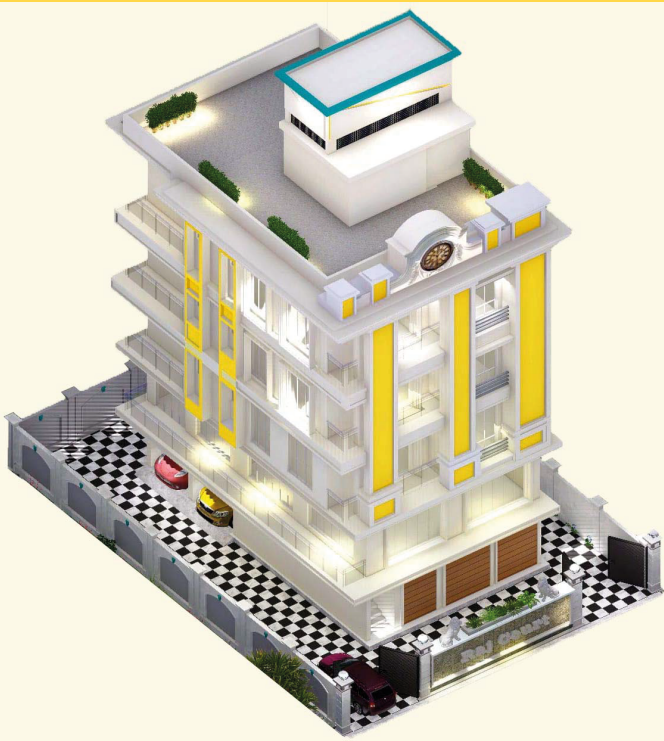




33A/1, RAJA NABA KISSEN STREET. KOLKATA-700005

Your Pleasure Our Passion



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DEVELOPED BY: NEGOCE CAPITAL

SPECIFICATIONS

- ▶ **ELEVATION:** Royal & gothic architecture with modern design.
- ▶ **STRUCTURE:** RCC framed structure with Brick work and Cement mortar.
- ▶ **FINISHING:**
 - a) Inside Wall : Finish with wall Putty,
 - b) Upside Wall : Finish with Wall Putty & Berger Weather Coat Paint.
- ▶ **FLOORING:**
 - a) Stairs & Lobby : Marble/Granite/Vitrified Tiles.
 - b) Bedrooms, Living/Dining Rooms, Balcony & Kitchen : Vitrified Tiles.
 - c) Bathroom/Toilet : Anti-skid tiles.
 - d) Roof : Full proof water treatment finish with roof tiles.
- ▶ **DOORS:**
 - a) Main Entrance : Wooden doors & frame finish with teak polish.
 - b) Bedrooms : Ply Laminated flush doors with wooden Frame.
 - c) Balcony : UPVC Glass Door with Steel railing.
 - d) Bathroom: PVC Designer door with wooden frame.
- ▶ **WINDOWS:**
 - a) Powder coated aluminum sliding windows fitted with 4mm Glass.
 - b) Square bar iron box grills in all windows.
 - c) Toilet: Frosted Glass Louvre.
- ▶ **KITCHEN:** Digital tiles on wall up to 3' ft. height above the Granite top platform. with Steel sink and rest of the wall finishing with putty.
- ▶ **TOILET:**
 - a) Branded Sanitaryware & Accessories with modern Luxury bath fittings and digital tiles on walls up to door level.
 - b) Concealed Washing Machine & Geyser Lines.
 - c) Two layer PU-Coating along with sand spraying Water leakage proofing (powered by Cleanmates).
- ▶ **LIFT:** 5 persons capacity (340 Kg) Automatic Gearless machine from TK Elevator Pvt. Ltd. (formerly known as Thyssenkrupp Elevator).

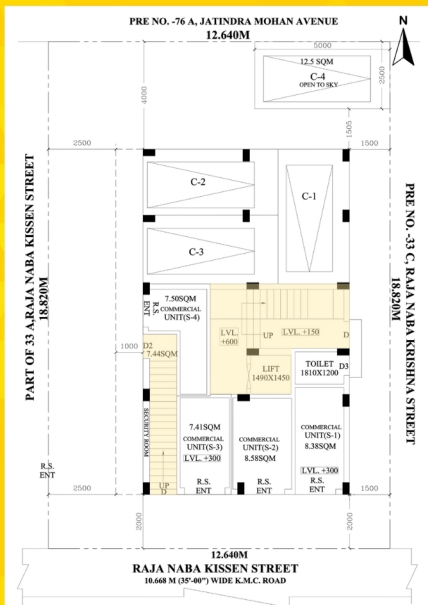


- ▶ **ELECTRICAL:**
 - a) Concealed Havels/Finolex/Anchor wiring with fittings (ISI Branded Company).
 - b) Air-condition points in all bedrooms along with complete fittings of other necessary points with Modular Switches & MCB.
- ▶ **ELECTRIC SUPPLY:** Cost of cabling from meter panel board to H.T. line, transformer and CESC deposit will be extra.
(Note : If transformer is required for the building, then the cost will be equally divided among the flat/unit owners individually.)
- ▶ **SEWAGE & DRAINAGE:** UPVC pipes in building and SW pipes in the underground level.
- ▶ **STAIRCASE & LOBBY:** Spacious Staircase with steel railings and elegant finished Lobby and Lift room.
- ▶ **PUTTY & PAINTS:** All exterior walls, parapet walls and common interior stairs and lobby area walls will be finished with branded wall putty and weather coat paint.
- ▶ **MAIN GATE:** Heavy Iron grill gate.
- ▶ **PARKING** Reserved Parking available on extra cost.

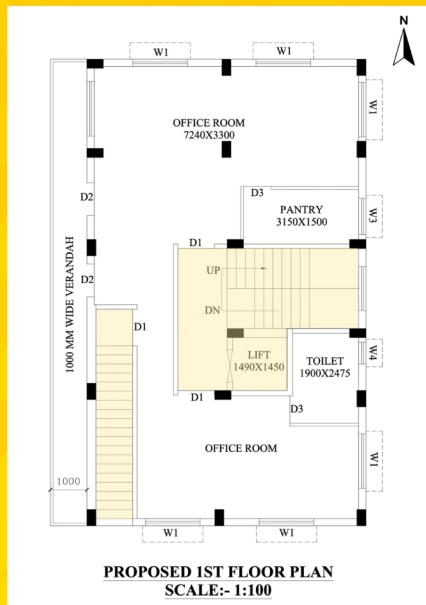
Amenities

- ✔ PEST CONTROL : Pre construction termite treatment Powered by PESTGENIX.
- ✔ Common Toilet (Ground Floor) for Drivers & Servants.
- ✔ 24 hours KMC Water supply.
- ✔ Roof & Washroom water and damp proofing treatment powered by CLEANMATES.
- ✔ Decorative roof tiles finish on roof top terrace with plantation.
- ✔ CC TV Surveillance system.

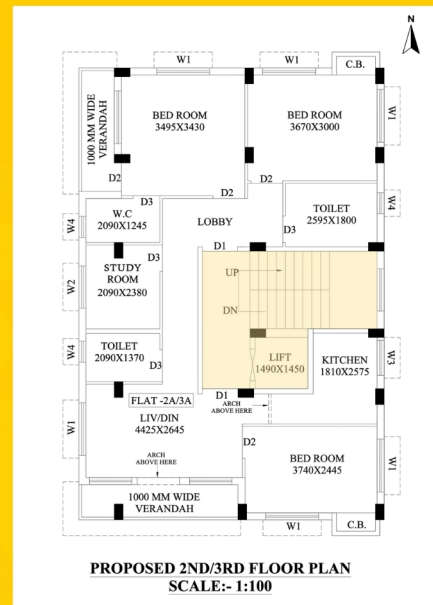




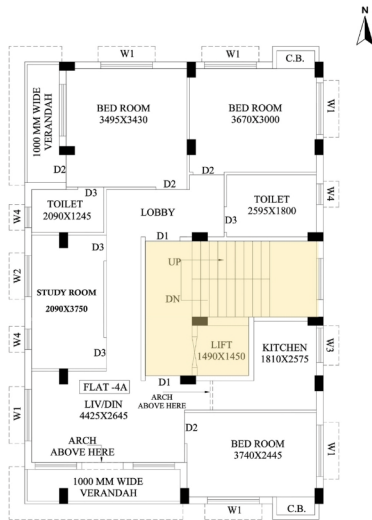
Ground Floor Plan



1st Floor Plan

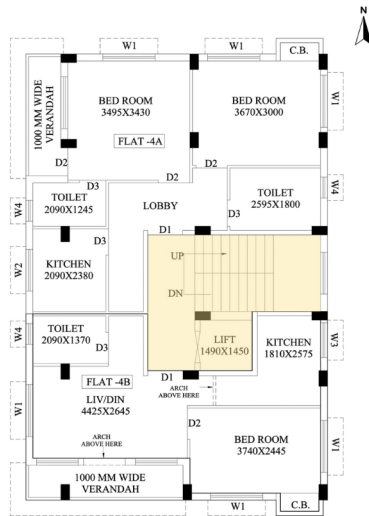


2nd & 3rd Floor Plan



PROPOSED 4TH FLOOR PLAN
SCALE:- 1:100

4th Floor Option. 1 Plan



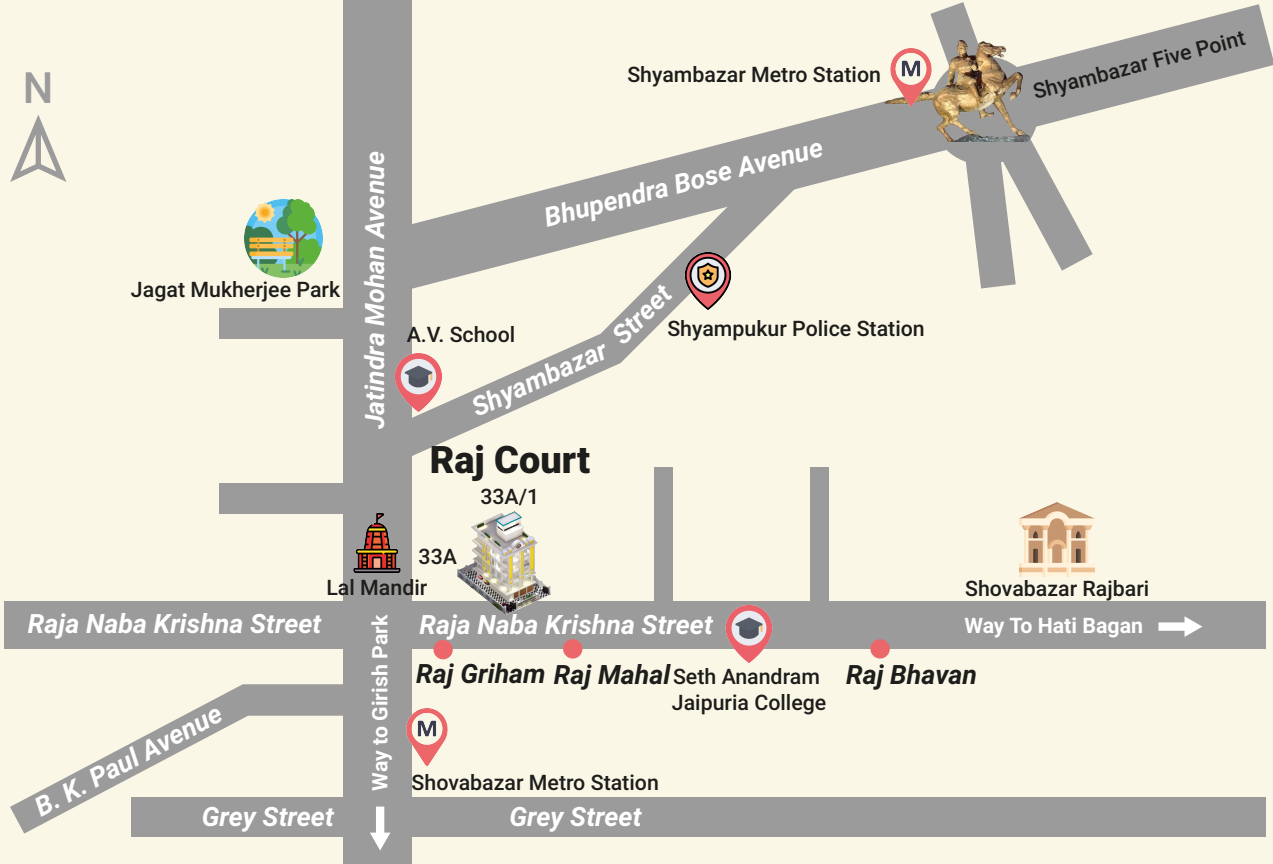
PROPOSED 4TH FLOOR PLAN
SCALE:- 1:100

4th Floor Option. 2 Plan

Ground Floor	S1	S2	S3	S4
Covered Area	91 Sq. Ft.	93 Sq. Ft.	80 Sq. Ft.	81 Sq. Ft.
Super Built Up Area	114 Sq. Ft.	116 Sq. Ft.	100 Sq. Ft.	101 Sq. Ft.

Flat No.	Carpet Area	Built Up Area	Super Built Up Area
1A	730.88 Sq. Ft.	1192.22 Sq. Ft.	1490 Sq. Ft.
2A	856.06 Sq. Ft.	1205.35 Sq. Ft.	1506 Sq. Ft.
3A	856.06 Sq. Ft.	1205.35 Sq. Ft.	1506 Sq. Ft.
4A (opt.-1)	856.06 Sq. Ft.	1205.35 Sq. Ft.	1506 Sq. Ft.
4A (opt.-2)	492.35 Sq. Ft.	674.15 Sq. Ft.	842 Sq. Ft.
4B (opt.-2)	363.39 Sq. Ft.	531.20 Sq. Ft.	664 Sq. Ft.

Location Map





**Developed by :
M/s. Negoce Capital**

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Architect & Civil Engineering Consultant:

Ashis Kumar Naskar

Civil Engineer (B.Tech)

HAPPY NOOK ASSOCIATES

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