

VIKAS GARDEN

Commercial + Residential Project
B+LB+Ground + 14 Floor



Nh-33, opp. Bank of India, Neori, vikas

Builder :

PS DEVELOPERS

KHELGOAN CHOWK, DIPATOLI, RANCHI

Ph. : 9835115705, 7033102202

Bank Approved

RRDA Approved



GROUND FLOOR PLAN

GROUND FLOOR



1st FLOOR PLAN

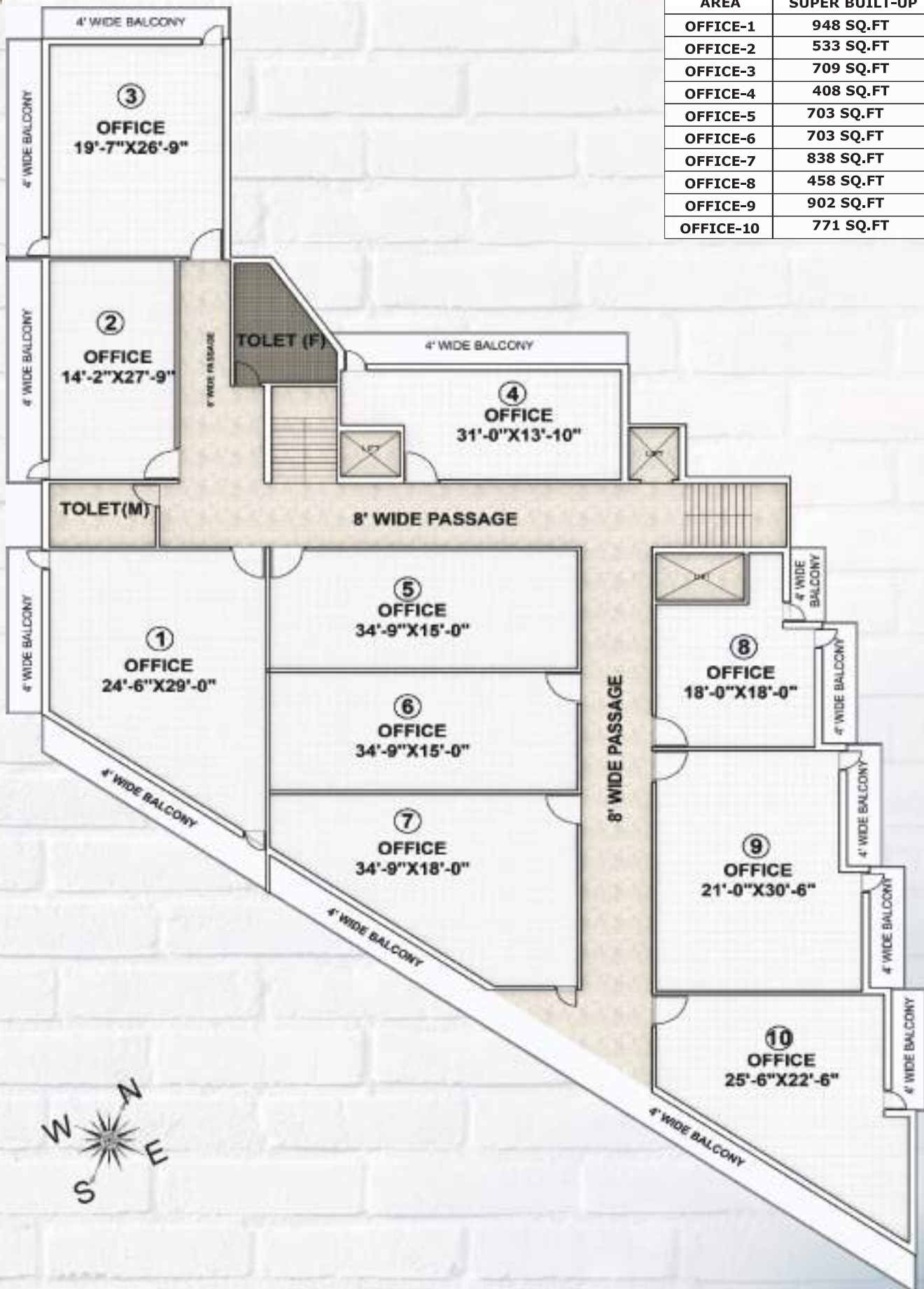


FIRST FLOOR	
AREA	SUPER BUILT-UP
SHOP-1	396 SQ.FT
SHOP-2	536 SQ.FT
SHOP-3	347 SQ.FT
SHOP-4	425 SQ.FT
SHOP-5	392 SQ.FT
SHOP-6	392 SQ.FT
SHOP-7	347 SQ.FT
SHOP-8	458 SQ.FT
SHOP-9	420 SQ.FT
SHOP-10	471 SQ.FT
SHOP-11	337 SQ.FT
SHOP-12	421 SQ.FT
SHOP-13	224 SQ.FT
SHOP-14	282 SQ.FT
SHOP-15	382 SQ.FT
SHOP-16	346 SQ.FT
SHOP-17	354 SQ.FT
SHOP-18	355 SQ.FT

2nd FLOOR PLAN

SECOND FLOOR

AREA	SUPER BUILT-UP
OFFICE-1	948 SQ.FT
OFFICE-2	533 SQ.FT
OFFICE-3	709 SQ.FT
OFFICE-4	408 SQ.FT
OFFICE-5	703 SQ.FT
OFFICE-6	703 SQ.FT
OFFICE-7	838 SQ.FT
OFFICE-8	458 SQ.FT
OFFICE-9	902 SQ.FT
OFFICE-10	771 SQ.FT



3rd to 14th FLOOR PLAN



FLAT (3rd floor to 14 floor)	A-1	A-2	A-3	A-4	A-5	A-6	A-7
SUPER BUILDUP AREA	1463 Sqft.	1837 Sqft.	1026 Sqft.	1021 Sqft.	1256 Sqft.	1466 Sqft.	1364 Sqft.

Flat No. - A1



Area

1463 sqft.

Flat No. - A2



Area

1837 sqft.

Flat No. - A3



Area
1026 sqft.



Flat No. - A4

Area
1021 sqft.

Flat No. - A5



Area

1256 sqft.

Flat No. - A6



Area

1466 sqft.

Flat No. - A7



Area

1364 sqft.

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COMMUNITY HALL



FITNESS CENTRE



Commercial Shops



SPECIFICATION RESIDENTIAL FLATS

1. Structure : R.C.C. frame structure with Earthquake resistant design & drawing.
2. Civil Work : Brick works in cement, sand mortar as per drawing and design.
3. Finishing : Internal wall finished with Putty and oil bound distemper. Drawing & dining provided with Cornice and moulding Design. External wall finished with wall putty and exterior weather coat paint.
4. Window : Three Track UPVC Sliding Window.
5. Main Door : Decorative Entrance flush door with Central lock. All other flush door with S.S fittings and Wooden/Marble Chawkhat.
6. Flooring : Vitrified 2'X2' tiles flooring in all covered area inside the flats. Corridor and stairs are Marble flooring. Parking space is PCC flooring with checkered tiles and outside open space with paver Block.
7. Kitchen : Cooking platform of granite with steel sink and 3' height glazed tiles above cooking platform. Hot & cold water supply arrangement in the sink.
8. Toilet : Glazed tiles up to 7' height.
9. Electrical : All room 15A Power plug point in flat, two light point, one fan point with 5A plug point on board in all bedrooms, sufficient light point and 5A & 15A plug point in drawing room, light point & exhaust point in kitchen & bathroom. All wiring are with copper multi conductor.
10. T.V. & Telephone : Two No. of T.V. and one intercom Point facility in each flat.
11. Lift : 6 Passenger capacity Lift of standard make.
12. P.H.E. Work : Common water tank in a block. Both toilets finished with Washbasin I.W.C. or E.W.C. pan with cistern and all tap fitting of ISI mark and both toilet with Geyser point. P.V.C pipe for sewer line and drainage.
13. Generator : Silent mode generator for common light, lift, pump & 400 watt for each flat.

PAYMENT PLAN

- | | | | |
|---|------|--|------|
| 1. At the time of booking | :10% | ix. 9th Installment 6th Floor Roof casting | : 4% |
| 2. At the time of Agreement | :10% | x. 10th Installment 7th Floor Roof casting | : 4% |
| i. 1st Installment Basement Roof casting | : 4% | xi. 11th Installment 8th Floor Roof casting | : 4% |
| ii. 2nd Installment Lower Basement Roof casting | : 4% | xii. 12th Installment 9th Floor Roof casting | : 4% |
| iii. 3rd Installment Ground Floor Roof casting | : 4% | xiii. 13th Installment 10th Floor Roof casting | : 4% |
| iv. 4th Installment 1st Floor Roof casting | : 4% | xiv. 14th Installment 11th Floor Roof casting | : 4% |
| v. 5th Installment 2nd Floor Roof casting | : 4% | xv. 15th Installment 12th Floor Roof casting | : 4% |
| vi. 6th Installment 3rd Floor Roof casting | : 4% | xvi. 16th Installment 13th Floor Roof casting | : 4% |
| vii. 7th Installment 4th Floor Roof casting | : 4% | xvii. 17th Installment 14th Floor Roof casting | : 4% |
| viii. 8th Installment 5th Floor Roof casting | : 4% | xviii. 18th Installment after finishing work | : 7% |
| | | xix. 19th Installment at the time of Registry | : 5% |

OTHER FIXED CHARGES : Electricity Connection 3kw, Generator, Intercom, CCTV, Facility & Lift. Reserved Car & Two Wheeler Parking.

Note TAXES (G.S.T.) if applicable will be paid by the purchaser to the Developer.



LOCATION MAP



Builder :

PS DEVELOPERS

KHELGOAN CHOWK, DIPATOLI, RANCHI

Ph. : 9835115705, 7033102202

Architect :

Design-X

Verdaan Complex, Opp. SBI Main Branch,
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