OCEANIK EMPIRE



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'OCEANIK BUILDTECH AND CONSTRUCTION COMPANY' is one of the leading Real Estate company in Ranchi, Jharkhand, It will continue to expand its effort to grow by meeting its customer needs today and in the future by continuing to build partnership based on trust and by establishing direct relationships with our customers. We accomplish this by responding to changing market condition, building a performance driven culture that continues to provide value added construction service to our customers. The company is aimed to provide finest element of urban living to its customers. It boasts of consistently maintain a track record of timely completion of projects that do not compromise on their quality of construction. We are coming up with very good projects in Ranchi & other places in India. The township created by the OCEANIK BUILDTECH are fully integrated Mini Cities, providing a sense of comfort, luxury and elegance to its customers.

MISSION

To maintain the highest levels of professionalism, integrity, honesty, fairness and impartiality in our relationship with our professional associates.
To ensure the longevity of our company through repeat and referral business achieved by customer satisfaction in all areas including timeliness attention to detail and service minded attitudes.
To satisfy every customer need for a better experience through quality construction and employee contentment.
We are a customer oriented company and we believe in putting our best foot toward I tour journey to the pinnacle.




OCEANIK
EMPIRE
Block- C
Block- A
Block- B









Block-B

AMINITIES

- ★ Community Hall
- ★ Jogging Track
- ★ Volleyball
- ★ Badminton Court
- ★ Lawn Tennis Court
- ★ Cricket Practice Court
- ★ Landscape Garden
- ★ Kids Zone
- ★ Carom & Chess
- ★ Children Play Ground
- ★ Badminton Court
- ★ T T Room
- ★ Squash
- ★ Gym Yoga Room
- ★ Library
- ★ Theater
- ★ Guest Room

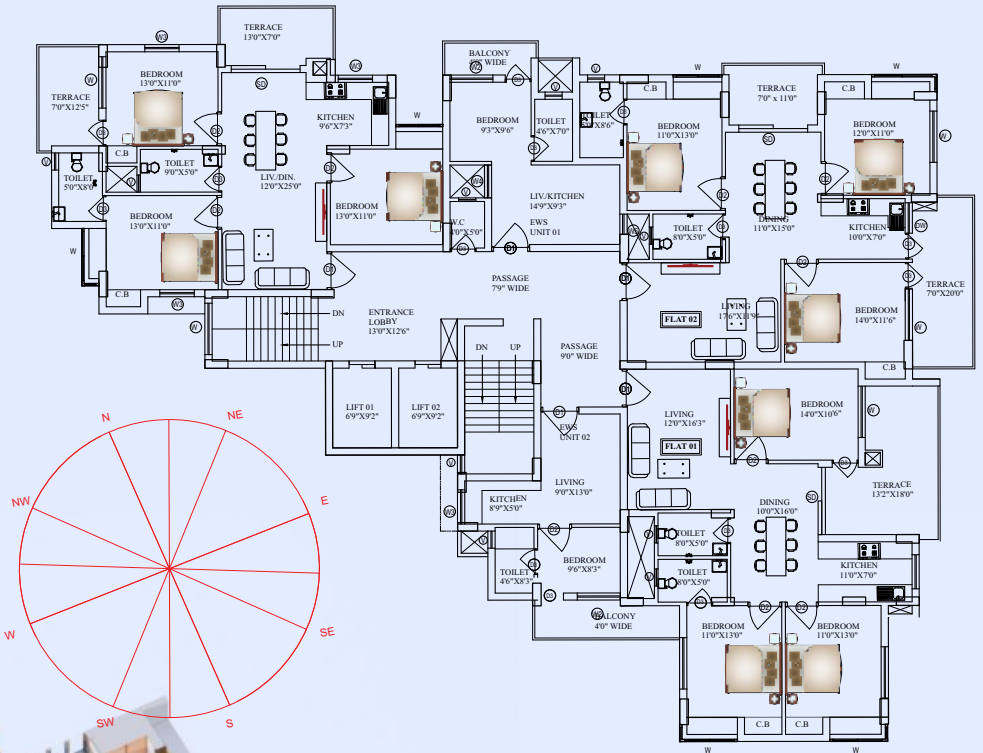


BLOCK - B EVEN FLOOR PLAN

FLAT	TERRACE	S.B.U.A
FLAT 01	185 Sft	1612 Sft
FLAT 02	215 Sft	1660 Sft
FLAT 03	174 Sft	1485 Sft

TYP 4TH,6TH,8TH,10TH & 12TH
FLOOR PLAN

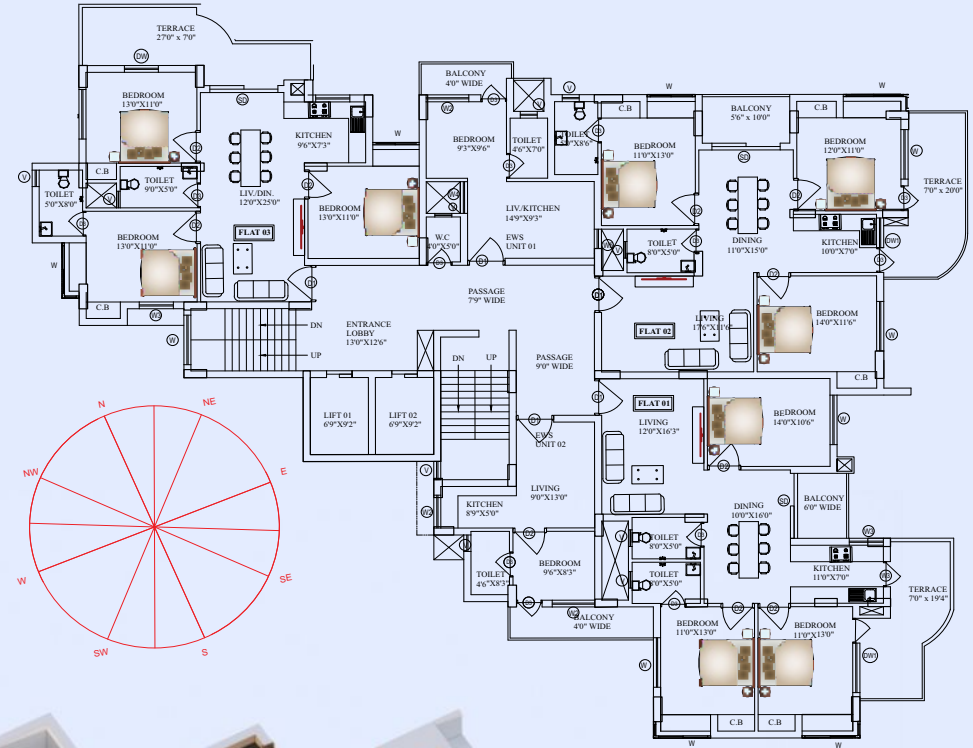




BLOCK - B ODD FLOOR PLAN

FLAT	TERRACE	S.B.U.A
FLAT 01	185 Sft	1612 Sft
FLAT 02	209 Sft	1654 Sft
FLAT 03	178 Sft	1490 Sft

TYP 3RD, 5TH, 7TH, 9TH & 11TH
FLOOR PLAN





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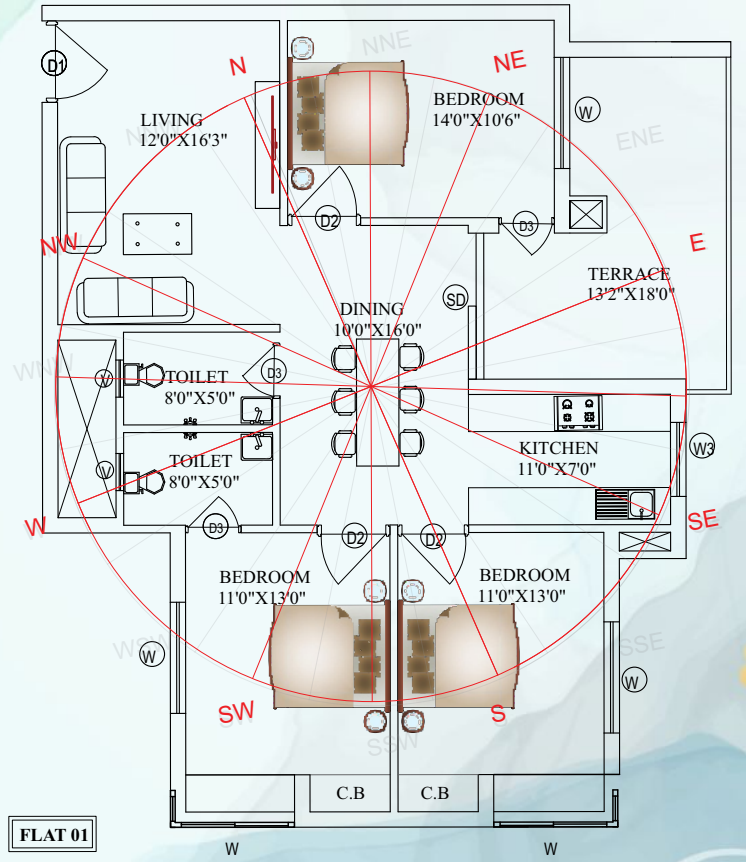
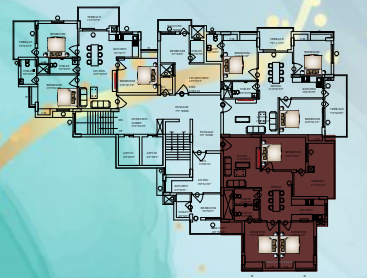
BLOCK-B (PHASE -1)





FLAT	TERRACE	S.B.U.A
FLAT 01	185 Sft	1612 Sft

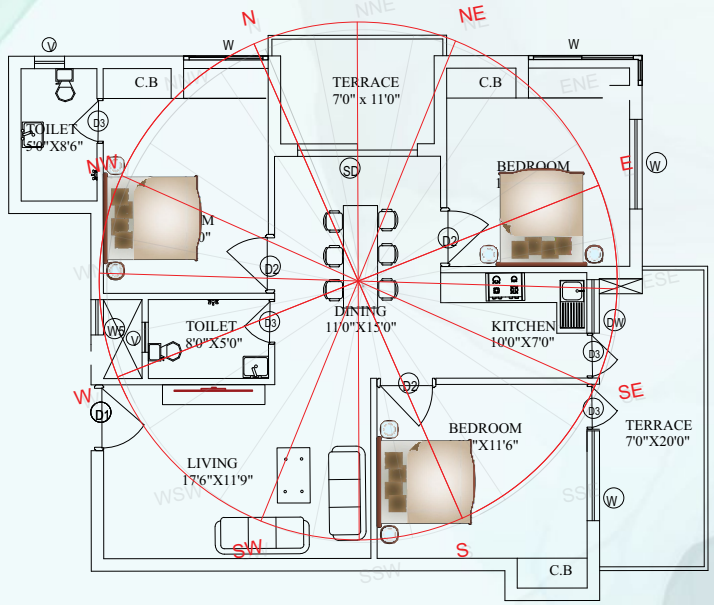
TYP 2ND ,4TH, 6TH, 8TH, 10TH ,AND 12TH FLOOR PLAN



OCEANIK EMPIRE

BLOCK-B (PHASE -1)

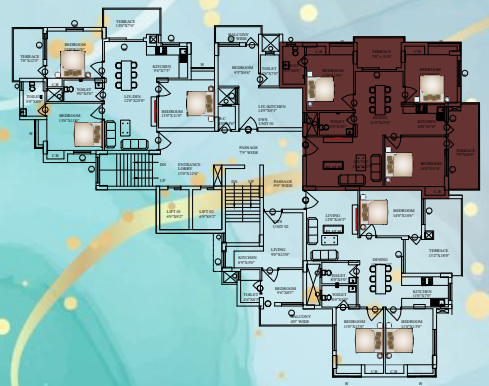




FLAT 02

FLAT	TERRACE	S.B.U.A
FLAT 02	215 Sft	1660 Sft

TYP 2ND, 4TH, 6TH, 8TH, 10TH AND 12TH FLOOR PLAN



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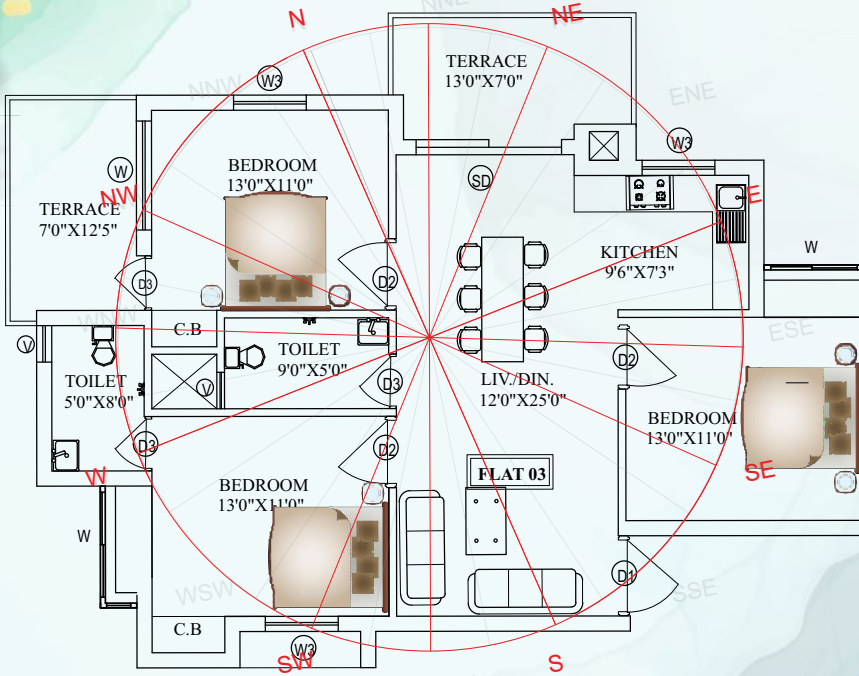
BLOCK-B (PHASE -1)

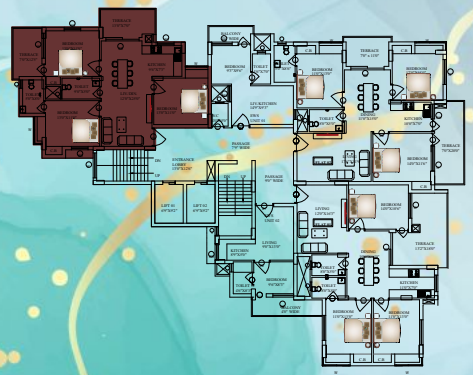




FLAT 03

FLAT	TERRACE	S.B.U.A
FLAT 03	174 Sft	1485 Sft

TYP 4TH, 6TH, 8TH, 10TH ,AND 12TH FLOOR PLAN



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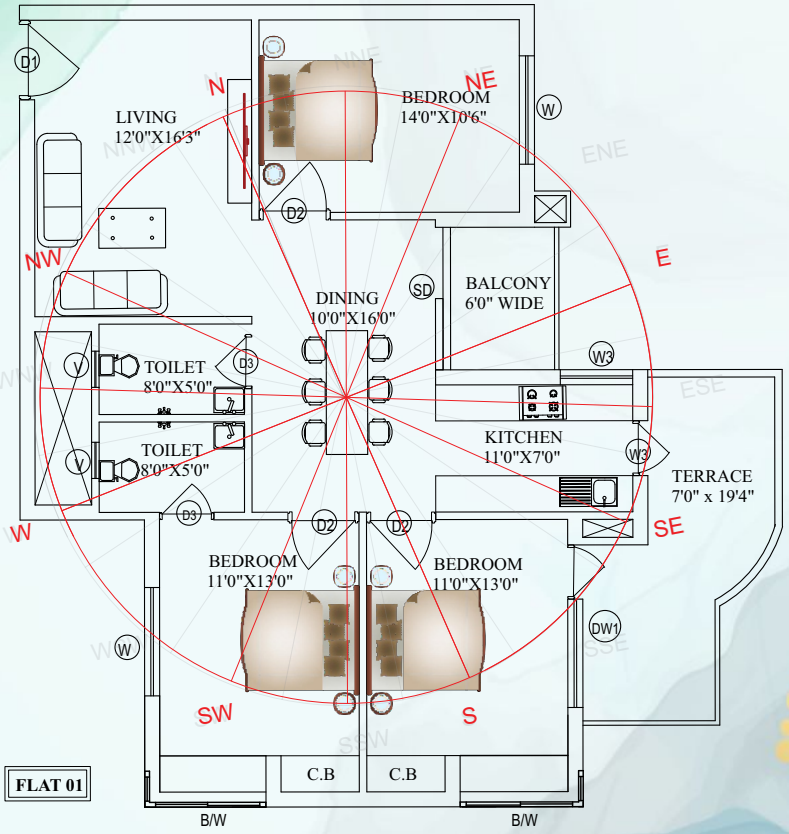
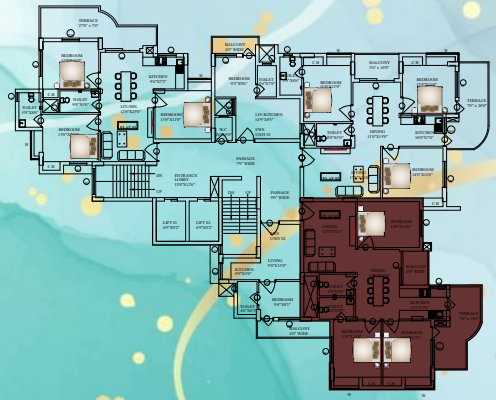
BLOCK-B (PHASE -1)





FLAT	TERRACE	S.B.U.A
FLAT 01	185 Sft	1612 Sft

TYP 3RD, 5TH, 7TH, 9TH AND 11TH FLOOR PLAN



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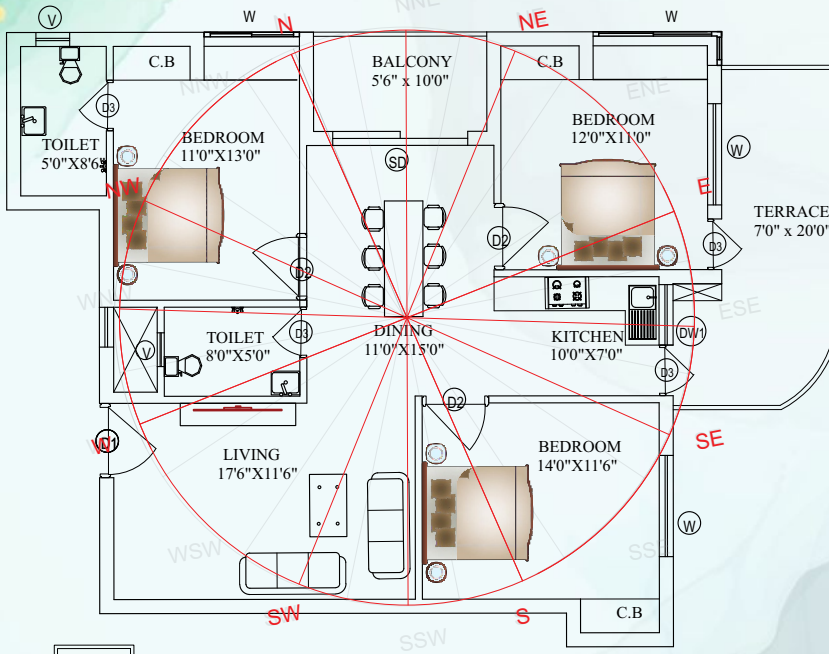
BLOCK-B (PHASE -1)

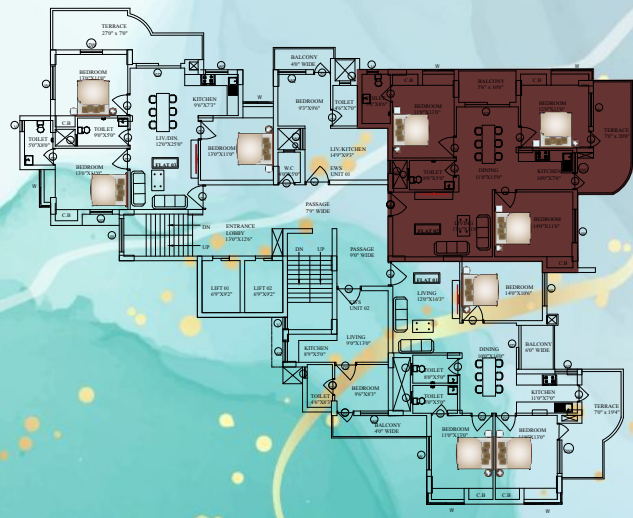




FLAT 02

FLAT	TERRACE	S.B.U.A
FLAT 02	209 Sft	1654 Sft

TYP 3RD, 5TH, 7TH, 9TH AND 11TH FLOOR PLAN



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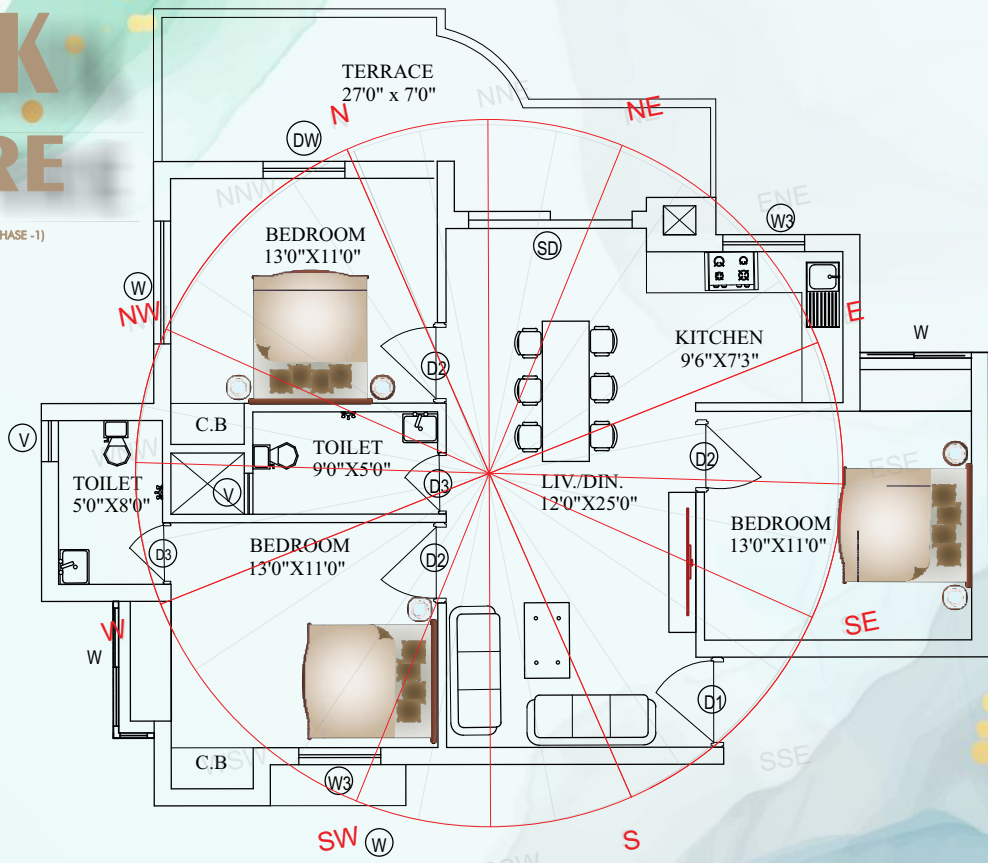
BLOCK-B (PHASE -1)

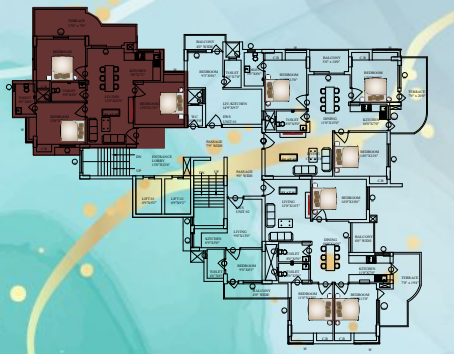




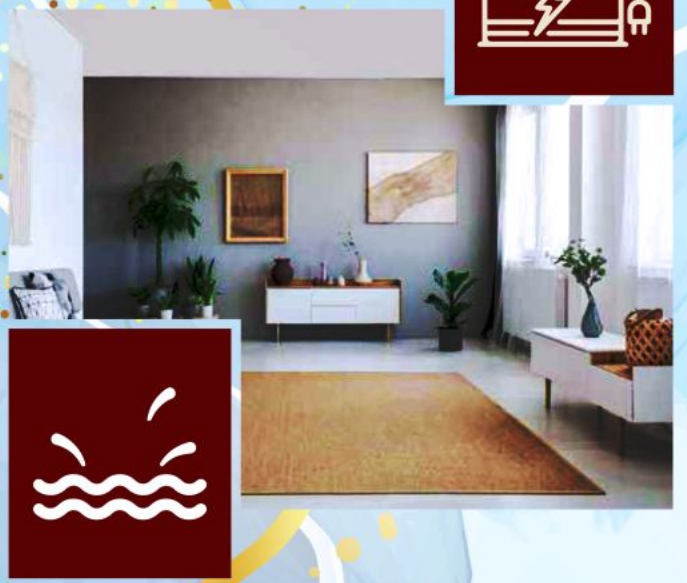
FLAT 03

FLAT	TERRACE	S.B.U.A
FLAT 03	178 Sft	1490 Sft

TYP 5TH, 7TH, 9TH AND 11TH FLOOR PLAN



Common Facilities



GENERATOR

Sound Proof (Soundless) Genset (Kohler/ Kirloskar) for each Flat Common areas, Passage area, Lift & Parking.

SOLAR ENERGY

Solar Power Backup for common areas.

WATER

24 hour water supply through overhead tank from deep tube well boring.

SECURITY

CCTV cameras covering common areas at Ground floor. Reception/Society Office at Ground Floor.

LIFT

Automatic Lift with ARD of Schindler / Kone / Mitsubishi.

FIRE FIGHTING

As per Norms of Department Of Fire, Jharkhand

VASTU COMPLIANCE

Best Possible as per Architect.

Common Toilet

Hygienic Toilet provide in each floor in common lobby area

Sewage Water Treatment Plant

STP will be provided for treating all waste water generated due to domestic activities in the residential apartments, and treated water will be recycled for using it in flushing & gardening activities.

Solar Lighting

Solar Lighting for Common Areas will be provided which will reduce the carbon footrprint of the residential complex.

Specification

STRUCTURE

RCC framed structure.Sesmic re-inforecment design.Anti treatment in foundation & plinth.

WALL

10 inch thick external & 5 inch internal partition wall.All internal walls and ceiling will have plaster and plaster of paris finish.

DOOR

Wooden Frame with flush door shutters wood (without painted). Ultra locking in main door and **Handles in** all bedrooms and toilet doors.

WINDOWS

Three track sliding UPVC windows with two glazed and one track mosquito net provision.

KITCHEN

Granite top in kitchen platform, ISi marked stainless steel sink. Pipeline for hot and cold water provision.

SANITARY FITTINGS

All C.P. or brass fitting of standard ISI mark. White glazed vitreous sanitary ware.

FLOORS

Vitrified / Ceramic floor tiles in whole flats. (Make size and quality as per discretion of the builder)

TOILETS

Flooring in ceramic tiles and dado in theme based ceramic tiles . Corner/Pull basin will be provided in all toilets. Pipes for hot and cold water provided in all toilets. (Geyser not provided)

ELECTRIFICATION

Concealed wiring with standard makes modular fitting and fixtures, Fan rregulators, provision for A.C points in all bedrooms, living and dining room and (Television) point drawing room and Master bedroom shall be provided. (A.C. fan, Tublights not provided)

Pyment Schedule

BLOCK B (B+G+12)

AT THE TIME OF BOOKING	-	20%
BASEMENT ROOF CASTING	-	10%
GROUND FLOOR ROOF CASTING	-	5%
1 ST FLOOR ROOF CASTING	-	5%
2 ST FLOOR ROOF CASTING	-	5%
3 ST FLOOR ROOF CASTING	-	5%
4 ST FLOOR ROOF CASTING	-	5%
5 ST FLOOR ROOF CASTING	-	5%
6 ST FLOOR ROOF CASTING	-	5%
7 ST FLOOR ROOF CASTING	-	5%
8 ST FLOOR ROOF CASTING	-	5%
9 ST FLOOR ROOF CASTING	-	5%
10 ST FLOOR ROOF CASTING	-	5%
11 ST FLOOR ROOF CASTING	-	5%
12 ST FLOOR ROOF CASTING	-	5%
AT THE TIME OF POSSESSION	-	5%

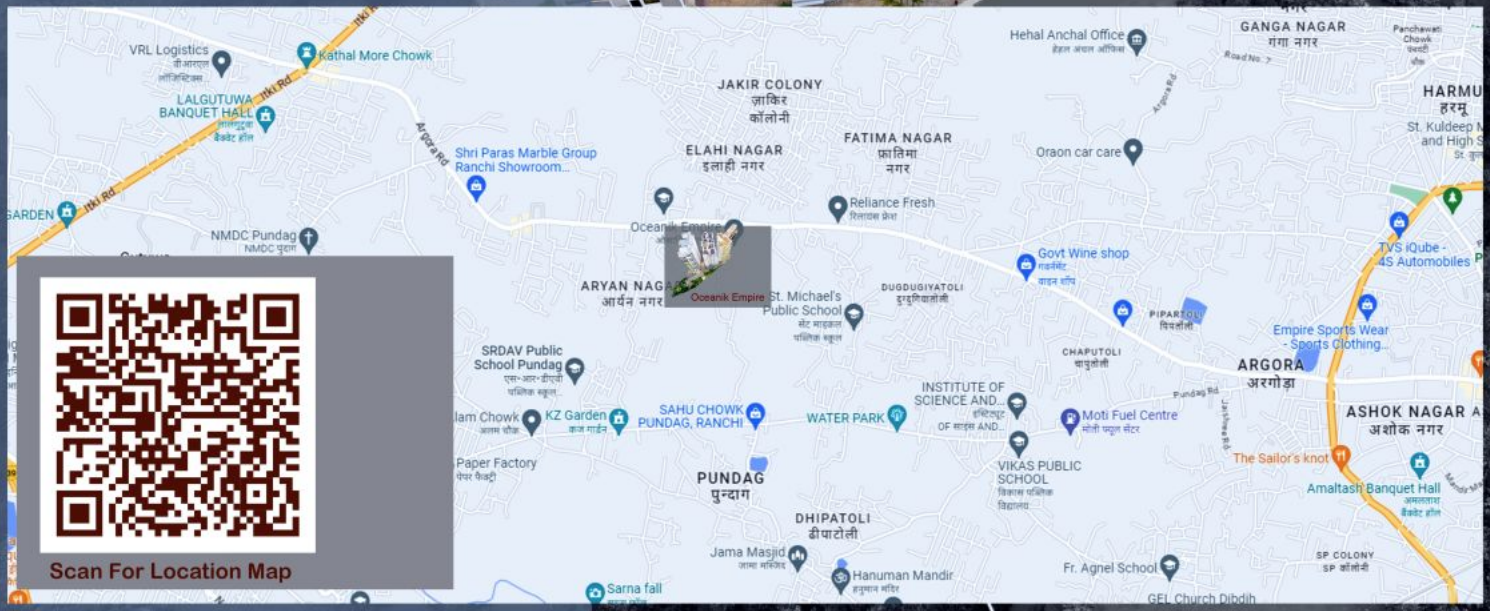
Location : -

Easily accessible from all part of Ranchi .....

Key Distance

SCHOOL	200 MTR
BANK	100 MTR
HOSPITAL	1KM
POLICE STN.	300MTR
AIRPORT	7KM
RANCHI/HATIA RLY.STN	5KM
RING ROAD	2KM
JSCA STADIUM	4KM
VIDHAN SABHA	4KM





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+91 9470308757

OCEANIK GROUP

-Developer & Builder-

OCEANIK BUILDTECH AND CONSTRUCTION COMPANY

Beside Water Tank Near Reliance Fresh Outlet, Argora, Kathal More, Ranchi