

# 4 BHK VILLA DETAILS



“Just Living is not enough”, said the Butterfly  
One must have **SUNSHINE, FREEDOM & LITTLE FLOWER**



Visit our website  
[WWW.AASHAYHOMES.COM](http://WWW.AASHAYHOMES.COM)

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FOR LOCATION CLICK TO  
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**AASHAY HOMES**  
**AMTALA**”

## AMENITIES UNLIMITED

- LAKES WITH FISHING & BOATING
- OPEN CAFETERIA
- AYURVEDIC MASSAGE THERAPY
- LAKE SIDE BEACH TYPE SITING
- CHILDREN PLAYING AREA
- PETS PLAY ZONE
- SHOPS
- STREET LIGHTS
- MOTOR ACCESSABLE ROADS
- GATED COMMUNITY
- ELECTRICITY
- SEWERAGE
- WATER
- CCTV
- SECURITY
- ADDA ZONE
- MEDITATION PARK
- CLUB & GYM
- COMMUNITY CENTRE
- PLAY GROUND

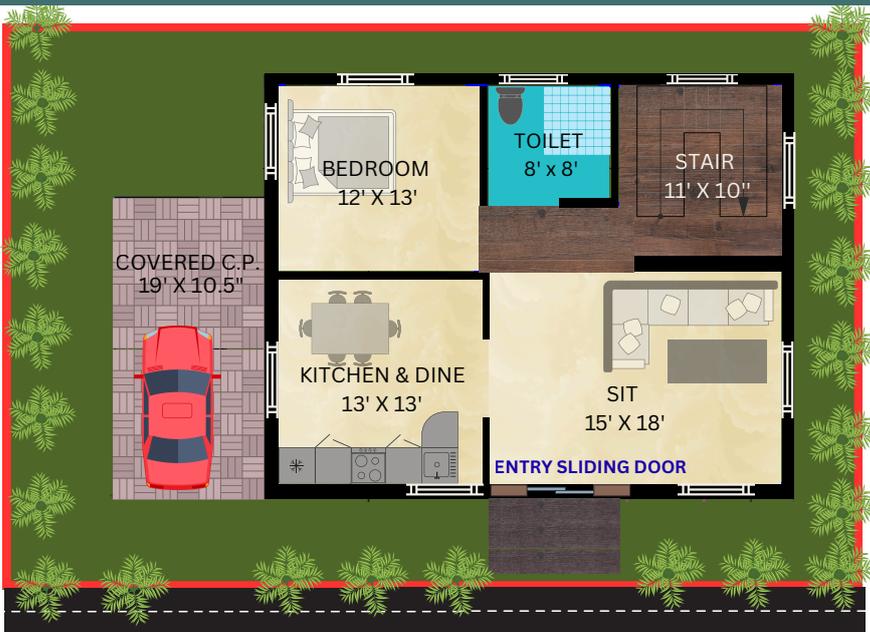
**PROJECT DEVELOPED BY**





*Give me a quiet life.  
 One where I can hear  
 the trees rustling in the  
 wind, raindrops on the  
 windows, pages of a  
 book being turned,  
 coffee being brewed, and  
 the heartbeats of the  
 ones I love.*

ELEVATION : HERITAGE ORNAMENTAL ARCHITECTURE  
 VILLA TYPE- 4 BHK + 3 TOILET  
 PLOT AREA - 2.33 KATTAHS ONWARDS



**GROUND FLOOR - 1071 SQ.FT.**



**1ST FLOOR & STAIR ROOM- 970 SQ.FT.**

**TOTAL BUILTUP AREA 2300 SQ.FT.  
 including STAIR ROOM**



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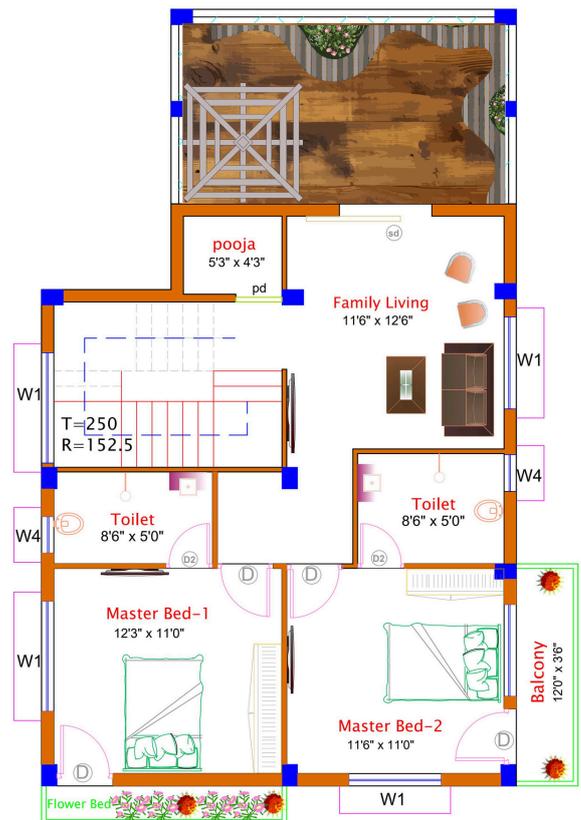


*"Study nature, love nature, stay close to nature. It will never fail you".*

ELEVATION : CONTEMPORARY ARCHITECTURE  
 VILLA TYPE- 4 BHK + 3 TOILET  
 PLOT AREA - 2.33 KATTAHS ONWARDS



**GROUND FLOOR 900 SQ.FT.**



**1ST FLOOR & OPEN TERRACE- 950 SQ.FT.**

TOTAL BUILTUP AREA 2000 SQ.FT.  
 including STAIR ROOM



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ELEVATION : CONTEMPORARY ARCHITECTURE  
 VILLA TYPE- 4 BHK + 3 TOILET  
 PLOT AREA - 2.33 KATTAHS ONWARDS

*In the quiet of life,  
 when the crowd has  
 gone and the voices  
 fade, you'll find the  
 one soul that never  
 leaves-your own.  
 Be your own  
 strength, your own  
 light, your own  
 constant for you are  
 the home you will  
 always return to.*



**GROUND 850 SQ.FT.**



**1ST FLOOR 850 SQ.FT.**

**TOTAL BUILTUP AREA 1800 SQ.FT.  
 including STAIR ROOM**



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# SPECIFICATION & PAYMENT PLAN

- **BUILDING** :- SINGLE STORIED RESIDENTIAL BUILDING.
- **FOUNDATION AND STRUCTURE** :- R.C.C. FRAMED STRUCTURE FOR 2 STORIED LOAD BEARING STRUCTURE AS PER DESIGN OF THE STRUCTURAL ENGINEER.
- **SUPPER STRUCTURE**:- 8" THICK OUTER WALLS AND 3"/5" THICK INNER WALLS.

## FLOOR & WALL TILES

- **FOR BEDROOM & VERANDA** : ANTI SKID ROCKY / WOODEN TYPE 2' X 2'
- **FOR KITCHEN & TOILET** : ANTI SKID TYPE 2 FT X 2 FT RUGGED TILES
- **DRAWING AND DINNING** : GVT GLOSSY LOOK VITRIFIED TILES 2' X 4' OF GOOD QUALITY.
- **WALL TILES KITCHEN** : 18" X 12" GLAZED WALL TILES UPTO WINDOWS LEVEL FROM KITCHEN COUNTER
- **WALL TILES TOILETS** : 18" X 12" GLAZED WALL TILES UPTO 7 FT FROM FLOOR LEVEL
- **KITCHEN COUNTER (L SHAPE)** GRANITE (BROWN / BLACK / WHITE) OVER BLACK STONE PROVIDED WITH QUARTZ BLACK SINK SIZE ABOUT 20" X 22".
- **STAIRCASE FLOORING**: SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH RISER & LANDING.
- **RAILING FOR PARAPIT & BALCONY & STAIR RAILING** : GI DESIGNER RAILING BY HOLLOW SQUARE BAR WITH HANDRAIL.

## MAIN ENTRANCE DOOR & ALL ROOM DOORS & BATHROOMS / KITCHEN DOORS :

- MAIN DOORS WITH 1 HASBOLT 1 LONG HANDLE STEEL AND 1 PEEPHOLE WILL BE OF SOLID AND STANDARD COMMERCIAL 100 % PINE DOOR WITH BOTH SIDE LAMINATED SHEET OF CENTURY MAKE WITH 4" SEASONED HARDWOOD MACHINE BLOCK FRAME.THE INNER DOORS WILL BE OF FIRST CLASS COMMERCIAL PHENOL BOND 100 % PINE FLUSH DOOR SHUTTERS LAMINATE SHEET PASTING ON BOTH SIDE OF CENTURY MAKE AS PER PARTY CHOICE.
- **PLUMBING SANITARY WARE** : WASH BASIN WHITE TABLE TOP FOR DINNING AND CORNER BASIN FOR BATHROOMS AND COMMODE WHITE OF HINDWARE OR EQUIVALENT MAKE WITH CISTERN & SEAT COVER.( RANGE UPTO 3000/- PER SET)
- **C.P. FITTINGS AND ACCESSORIES** : BIB COCK, PILLAR COCK, ABLUTION TAP ALONG WITH NECESSARY ANGLE VALVES ETC. OF ISI STANDARD MAKES OF JAQUAR / ESSCO BRANDS.( RANGE UPTO 1500/- PER FITTINGS). ALL EXTERNAL AND INTERNAL CONCEALED PIPE WILL BE OF UPVC/CPVC OF ASTRAL / SUPREME KITCHEN SINK WILL BE BLACK QUARTZ 20" X 22

## ELECTRICAL FITTINGS & FIXTURE

- EACH LIVING-CUM-DINING ROOM WILL BE PROVIDE WITH 2+1 LIGHT POINTS, 2 FAN POINTS, 2 PLUG POINTS, 1 REFRIGERATOR POINT (NEAR THE KITCHEN) AND 1 WASHING MACHINE POINT (NEAR THE TOILET), 1 AC POINT.
- EACH BED ROOM WILL BE PROVIDE WITH 2 LIGHT POINTS, 1 FAN POINTS, 1 PLUG POINT AND 1 A. C. POINT IN THE MASTER BED ROOM & 2 BEDSIDE CHARGING POINT.
- KITCHEN WILL HAVE 1 LIGHT POINT, 1 PLUG POINT AND 1 EXHAUST/CHIMNEY POINT, 1 WATER PURIFIER POINT / ONE MICRO WAVE POINT OVER THE KITCHEN COUNTER.
- TOILETS WILL HAVE 1 LIGHT POINT, 1 EXHAUST FAN POINT AND 1 GEEZER POINT.
- CONCEALED FIRE RESISTANT WIRING OF FINOLEX WILL BE PROVIDE WITH MCB AND ICCB OF HAVELS OR EQUIVALENT ISI MAKE.
- ISI COMPLIANT MODULAR SWITCHES/SOCKETS, DISTRIBUTION BOXES AND CIRCUIT BREAKERS FROM STANDARD MAKES AND BRAND CRABTREE .
- **EXTERNAL WALL FINISHES** : EXTERNAL GRADE ANTI FUNGAL / ANTI ALGAL WEATHER COAT PAINT OVER DAMP PROOF PRIMER MONO COAT OVER POLYMER BASE PUTTY COAT FROM NEROLAC. CLADDING TILES AND PANEL PUTTY TEXTURE IN SELECTED AREAS AS PER ELEVATION REQUIREMENTS
- **INTERNAL WALL FINISHES** : INTERNAL WALL FINISHED WITH 2 COAT WATER PROOF PUTTY OF NEROLAC OR EQUIVALENT OVER PLASTER.
- **ROOF** : SPECIAL HEAT PROOF & WATER PROOF TREATMENT BY DR.FIXIT OVER TOP ROOF TO BEAT THE HEAT. (7 TO 10 DEGREE LESS HEAT IN COMPARE TO OUTSIDE)
- **BOUNDARY WALL & GATE** : FRAME TYPE RCC + BRICK BOUNDARY WALL TO BE CONSTRUCTED UPTO 4 FT FROM ROAD LEVEL MATCHING WITH THE ELEVATION . ONE 10' X 4' M.S. GATE FOR PARKING & 4' X 4' SMALL GATE WILL BE PROVIDE AS PER DESIGN.

ON BOOKING	20%
ON AGREEMENT	20%
ON FOUNDATION	5%
ON RCC CASTING GROUND FLOOR	15%
ON RCC CASTING FIRST FLOOR	10%
BRICK WORK	10%
ALL PLASTER	5%
FLOORING AND PLUMBING & PAINT AND PUTTY & DOOR / WINDOWS	10%
ON EXECUTION OF DEED	5%