

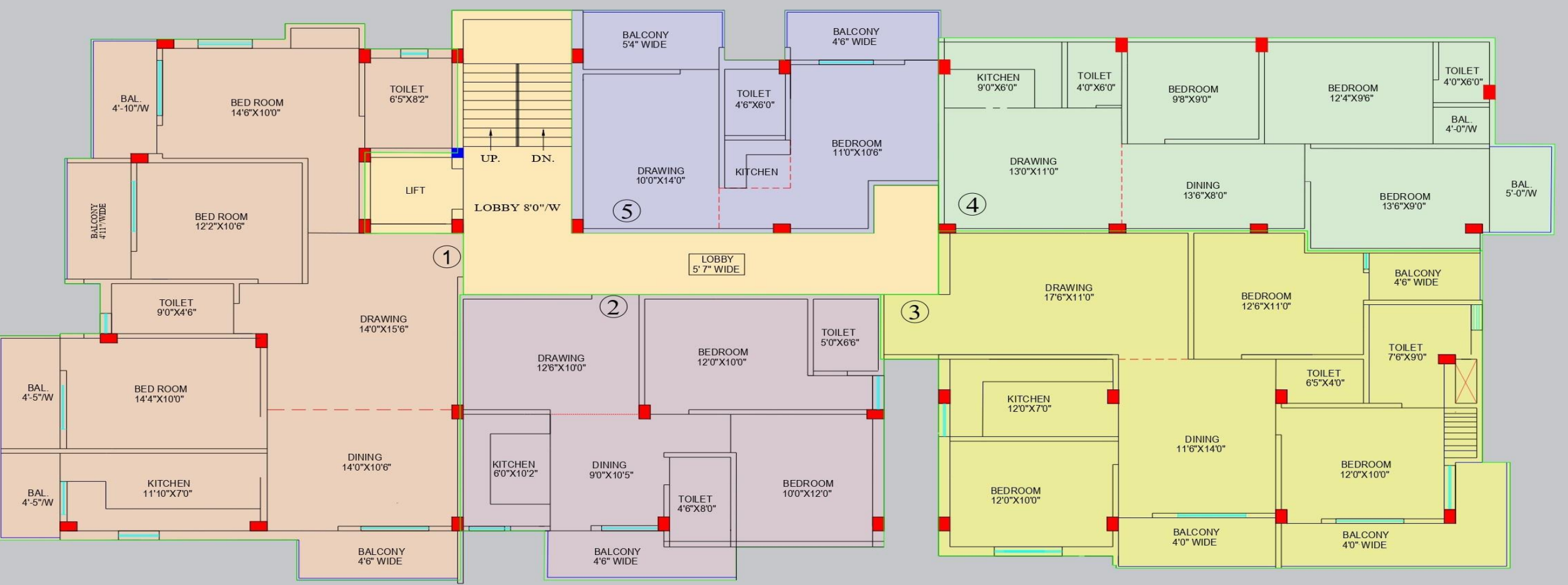


Vardaan Opulence

A project by Vardaan Infrastructures



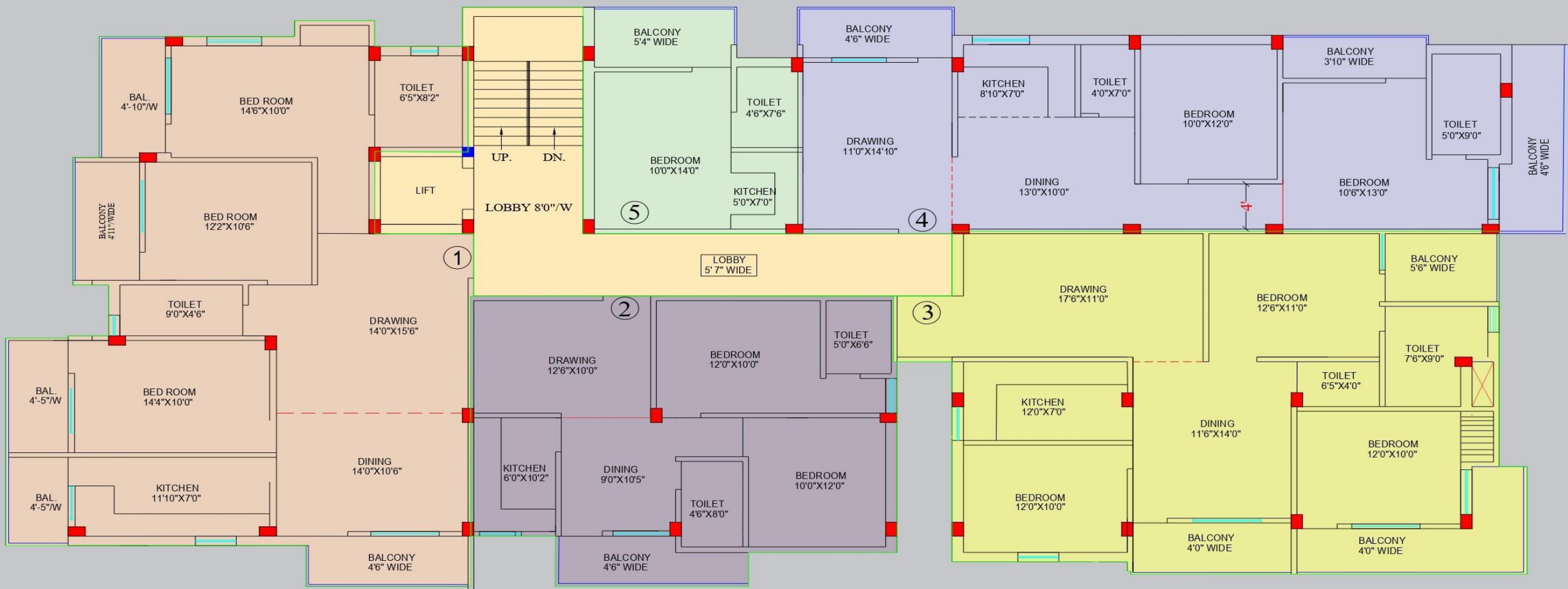
ELEVATION VIEW



FLAT NO	TYPE	AREA
1	3BHK	1662
2	2BHK	850
3	3BHK	1496
4	2BHK	974
5	1BHK	649

ROAD

FIRST & SECOND FLOOR PLAN



FLAT NO	TYPE	AREA
1	3BHK	1662
2	2BHK	850
3	3BHK	1521
4	2BHK	1240
5	1BHK	374

ROAD

THIRD FLOOR PLAN



FLAT NO	TYPE	AREA
1	3BHK	1662
2	2BHK	850
3	3BHK	1496
4	2BHK	998
5	1BHK	649

ROAD

FOURTH FLOOR PLAN

SPECIFICATIONS



STRUCTURE

Earthquake resistant RCC framed structure



EXTERNAL AND INTERNAL WALLS

**External – 10” thick brick wall finished with weathercoat over texture.
Internal – 5” brick wall with P.O.P over plaster surface .**



DOORS

**Door frame - Sal wood Chokhat
Main door - Full Pine Decorative Main Door with Wood Panelling.
Rest door - Full Pine Flush door.**



KITCHEN

**Floor - Anti skid floor tiles.
Dado – 2’ high glazed tiles, Stainless Steel sink with hot and cold water supply provision, Aquaguard, Geyser and Chimney point.**



WINDOWS AND GRILLS

**UPVC/Anodised aluminium sliding window.
Premium quality glass stainless steel railing in front balcony and premium quality stainless steel railing in rest.**



TOILET

**Floor - Anti skid floor tiles.
Wall - Glazed tiles up to 7 feet height .
Sanitary: premium quality commode with glazed basin of Jaguar or equivalent brand .
C.P. fittings: Concealed diverter shower unit and other products with hot and cold water supply provision through concealed cpvc pipelines.**



WATERPROOFING

Special water proofing treatment for basement toilets roof and other necessary areas



FLOORING

Drawing, Dining, Bedrooms – premium quality double polished vitrified tiles.



ELECTRIFICATION

Concealed electrical wiring modular type electrical board and switches of **Havells/ Polycab/ Crabtree or equivalent .adequate lighting, Power point and A.C points .**



COMMON PASSAGE AND STAIRS

Premium quality vitrified tiles / marble / granite.



SECURITY

CCTV camera as required and intercom provision in each flat.



LIFT

1 no. 6 person lift



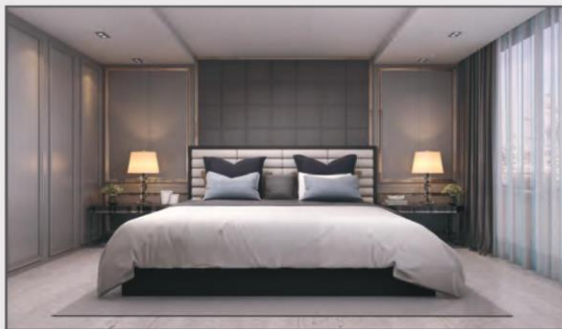
GENERATOR

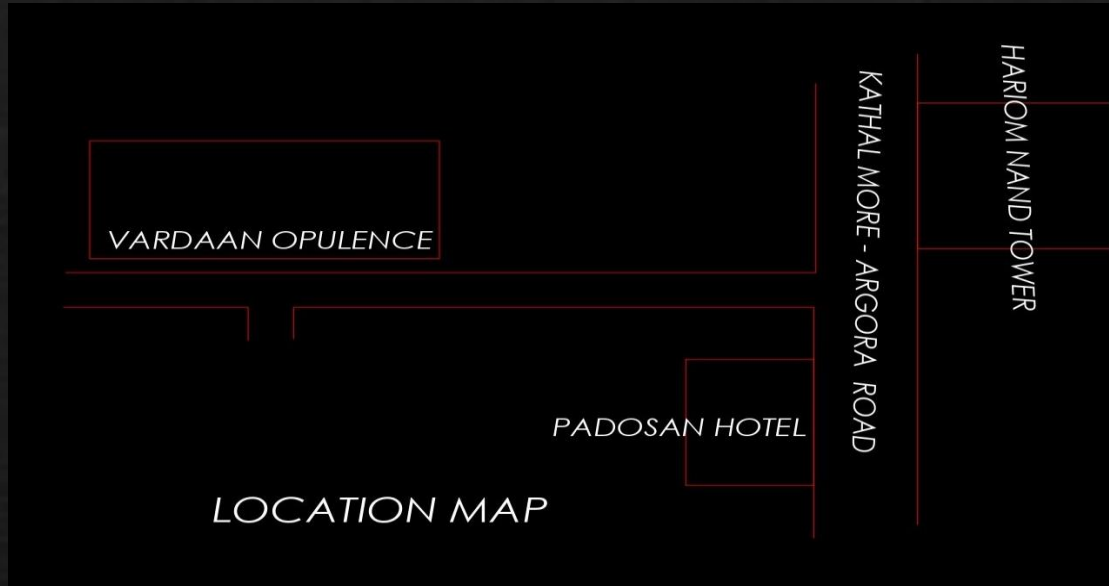
Sound proof generator with extra power backup for common areas.



WATER SUPPLY

24 hour adequate water supply through overhead tank from 1 no. borings.





KEY DISTANCES:

DAV HEHAL SCHOOL - 1 KM

AIRPORT - 9KM

RINCHI HOSPITAL - 400M

IIM RANCHI - 1.5KM

SEVEN PALM HOSPITAL - 500M

ARGORA CHOWK - 4.5KM

BUILDER & DEVELOPER : VARDAAN INFRASTRUCTURES

SITE ADDRESS : RAMNIK PATH, BESIDE PADOSAN HOTEL, ARGORA-KATHAL MORE ROAD,RANCHI

RANCHI OFFICE : RAMNIK PATH, BESIDE PADOSAN HOTEL, ARGORA-KATHAL MORE ROAD, RANCHI

HAZARIBAG OFFICE : VARDAAN DEVELOPERS, SHARMA HOUSE, MATWARI COLONY, HAZARIBAGH

CONTACT NO : 7004568411, 8797098054, 8298034821

OUR ARCHITECTS : THE GROUP, OPP PNB BANK, ASHOK NAGAR, RANCHI

Disclaimer : This brochure is not a legal document, it describes this conceptual plan to convey the intent and purpose of VARDAAN INFRASTRUCTURES, The images are imaginary and the specification & details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developer and / or the architects

ONGOING PROJECTS :



PURAYAR GRANDEUR, MISSON SCHOOL ROAD,HAZARIBAGH



UPCOMING PROJECTS :



VARDAAN, 30M FROM KOKAR MAIN ROAD, RANCHI

OUR COMPLETED PROJECTS :



VARDAAN CORPORATE PHASE I & II, MATWARI COLONY, HAZARIBAG



VARDAAN APARTMENT, HIRABAGH, HAZARIBAG