



# Santwana Residency

*Discover  
life as you  
always wanted  
it to be.....*



**M-Tech Buildcon Pvt. Ltd.**

[www.mtechbuildcon.com](http://www.mtechbuildcon.com)



# 2D Floor Plan



*Santwana Residency*

Chitragupta Nagar,  
Bargai, Ranchi

Flat & Unit	Built-up Area	Super Built-up Area
A - 3BHK	1330.0 SQ.FT.	1596.0 SQ.FT.
B - 2BHK	835.0 SQ.FT.	1002.0 SQ.FT.
C - 2BHK	806.0 SQ.FT.	967.0 SQ.FT.



# Specification

- Foundation** : RCC frame structure will be seismic resistant with anti termite treatment both in foundation and plainth.
- Structure** : Ground Plus Four storied building.
- Wall** : Red bricks in cement mortar as per specification of structure consultant.
- Wall Finish** : Internal wall and ceiling finish will be plaster of paris finish. External wall finish will be of two coat of weather coat over wall care putty.
- Floor** : Kitchen, Bedroom and Balcony with Marble Slab / Vitrified Tiles floors with non skid ceramic tiles. Stairs and Lobby floor with Marble Tiles / Equivalent and Parking floors with crazy flooring of equivalent.
- Door** : All doors frame (Choukhat) with salwood frame and Flush door.  
Door / Water Proof and other doors will be flush door with coat of wood primer.
- Windows** : Glass fitted Aluminium sliding windows with fabricated steel grill.
- Toilet** : Every toilets walls with colored & glazed tiles up to 7 feet height, provision for geyser & Exhaust, One Pan, One Wash Besin, One Cistern (PVC) Shower & Tap Systems, One Pan Indian and other European. All Sanitary wares, accessories, pipes etc of Premium Brands (Equipment not provided)
- Kitchen** : Green Top Marbles, One Steel Sink, Colored and Glazed Ceramic Tiles upto 24 inches height, Provision for Electrical Points for fridge, Filter and Kitchen equipments.
- Electrical** : Concealed Copper wiring with ISI mark ISO 9001-2008 certified and Fixture of standard brands, Master Bedroom with A.C. Point (One Bedroom). All Flats & common area will have adequate number of electrical points. Electrical fitting of Anchor/Havells.
- Sewerage** : Sewerage disposal through Septic Tank & Soak Pit having of standard PVC pipes with adequate chambers.



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# Features

G+4 Floors, Ground Floors for parking Vehicles of the resident, Guard Room, Generator Room, Common Toilet etc.

Cable TV and Telephone wiring in Drawing Room and Master Bed Room

Round the clock water supply through to deep bore-well with overhead tanks.

Lighting in the entire campus through back-up in the entire campus.

Silent Diesel Generator set of adequate capacity for back-up power supply for common area lighting, lift, water pump sets to each flat.

Loan facility will be arranged from bank.

Lighting Conductor. 24 Hours security

CCTV Camera All flats as per Vastu

# Payment Schedule

Initial Booking Amount	: 25 %
At the time of 1st Roof Casting	: 15%
At the time of 2nd Roof Casting	: 15%
At the time of 3rd Roof Casting	: 15%
At the time of 4th Roof Casting	: 15%
At the time of 5th Roof Casting	: 10%
At the time of possession	: 05%

## Other Charges :-

Parking	:200000.00/=
Electric + Lift + Gen.	:100000.00/=
<b>Total</b>	<b>:300000.00/=</b>



## BUILDER AND DEVELOPER



### M-Tech Buildcon Pvt. Ltd.

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## ARCHITECH



### ENGINEERS GROUP

**ARCHITECT , CONSULTANT & INTERIOR DESIGNER**  
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