

## Credits

ARCHITECT  
PALSAPURE & ASSOCIATES

LEGAL ADVISOR  
TOAL & TOLANI ASSOCIATES

STRUCTURAL ENGINEER  
PALSAPURE & ASSOCIATES

## LOCATION MAP



Site address : Plot No. 57, 58, 59,  
Sant Gyaneshwar Co-Op Society, Zingabai Takli, Koradi Road, Nagpur

## TERMS & CONDITION

### Charges to be Paid by the Purchaser :

- Stamp duty and Registration fees.
- MSEB meter deposit, connection charges and transformer fees.
- Water meter & connection charges.
- GST as per Government norms.
- Any Changes in the specification & plan will cost extra in advance.

### Other Conditions :

- Possession will be given after clearance of all dues.
- All receipts issued shall be subject to realization of the cheque(s).
- Pay separate cheque for GST on each installment.
- TDS to be deducted and deposited on time as per GOVT Norms by the buyer.
- Furniture and fixtures in the cut view and floor plans are not included in the development.
- All payments should be made in favor of IKON BUILDCON.



Booking Office : 3<sup>rd</sup> Floor A. J. Nelson Pride, Block No. 10, Nelson Square, Nagpur.  
For Booking Contact : 7499382965, 9975561061  
Email : ikonbuildcon@gmail.com, Website : ikongroup.in

NOTE : The name of brands & ceilings lights shown in the building are for illustrating purpose only. The specifications of the units shall be as per the Final Agreement between the parties. Exterior color scheme of the building as shown in the brochure provided, may change if required for better aesthetic look as determined by the project Architect or Promoters.



Site : Zingabai Takli, Koradi Road, Nagpur

# 6 BHK Premium Villas at Koradi Road



design by - right brain # 9861818911

A Development by  
**IKON GROUP**

## About Us



Ikon Buildcon is one of the most trusted and reliable Builder in central India. As a part of Ikon group, we are closely plugged into a network of complementary business including project management, facilities management, land development and MEP services, enabling us to meet the most rigid specifications and maintaining the quality work in the most demanding circumstances and time line.

With strong skilled labour force, qualified engineers, technicians, draftsman and experienced project managers, we are committed to delivering quality work. We are fully equipped to execute work in the most challenging conditions.

As a team, we are committed to quality and adhere strictly to the standards laid out by the Government guidelines. We also have in place a strong Health, Safety & Environment (HSE) policy. The result is an untainted track record of delivering projects on time and to meet expectations, making us one of the most preferred partners for our clients.



IKON VILLAS-III

Site :  
Zingabai Takli,  
Koradi Road, Nagpur



6 BHK Premium  
Villas at Koradi  
Road



## ABOUT THE PROJECT

The future vision of Orange city - a sustainable and a futuristic city combining a global innovative ecosystem and an integrated community lifestyle, IKON VILLA II is home to families who value an active and balanced lifestyle.

With modern architectural styles, amplified views & lush green lawns. Large private balconies and stylish patios bring you even closer to nature. Come home to your exquisitely modern villa.

Each villa's distinct modern style blends seamlessly with nature, making it the perfect fit for your individuality.

## GROUND FLOOR PLAN



Cut view

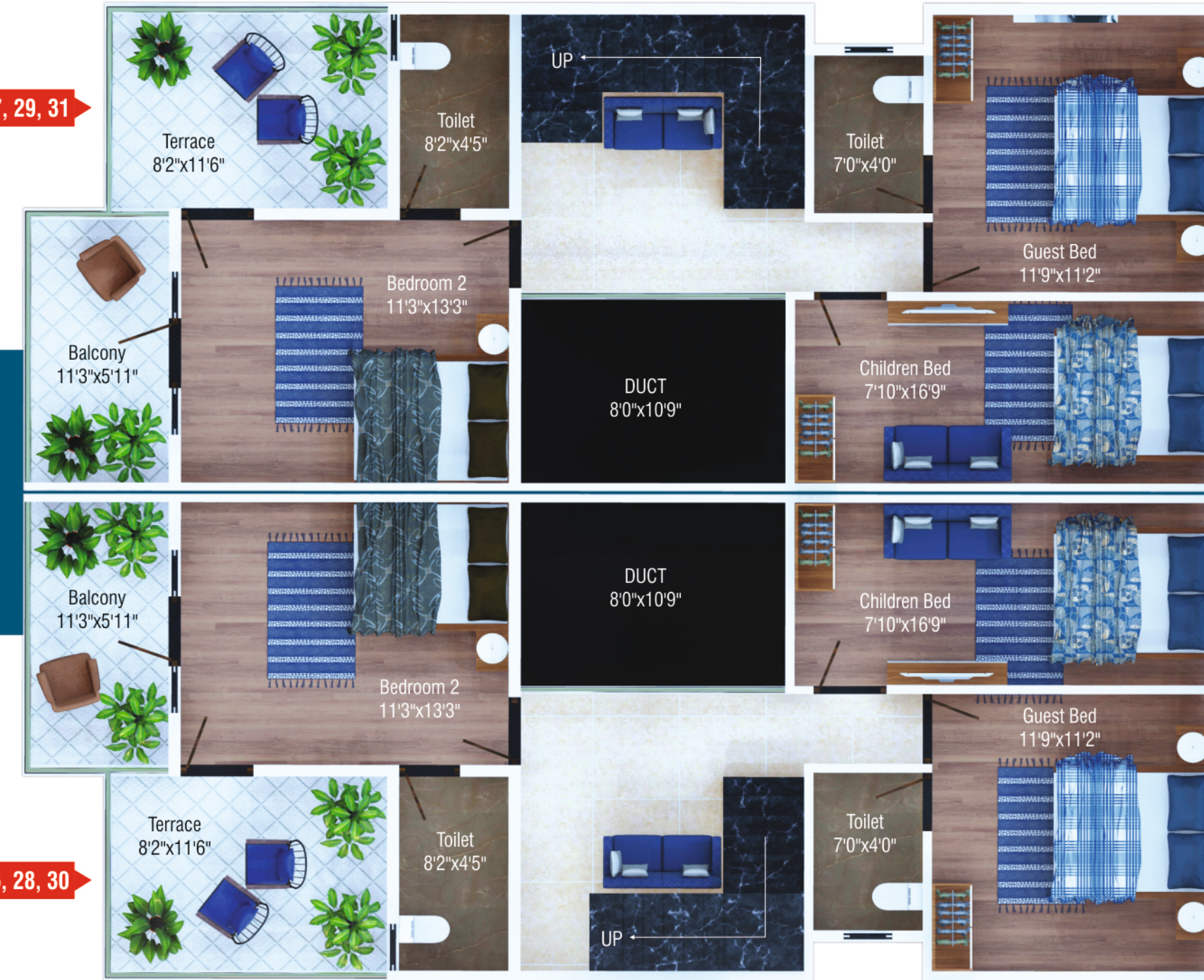


6 BHK Premium Villas at Koradi Road

### TYPICLE FIRST FLOOR PLAN

23, 25, 27, 29, 31

22, 24, 26, 28, 30



The lavishly designed living room is a space of its own to further supplement your sense of aesthetics and functionality. Each square feet of this space is carefully created to give you a sense of freedom, comfort, alongside the feeling of 'lavishness'. After all, living room is a space where you entertain your world and thus aspire to have it structured and designed in a tasteful way.



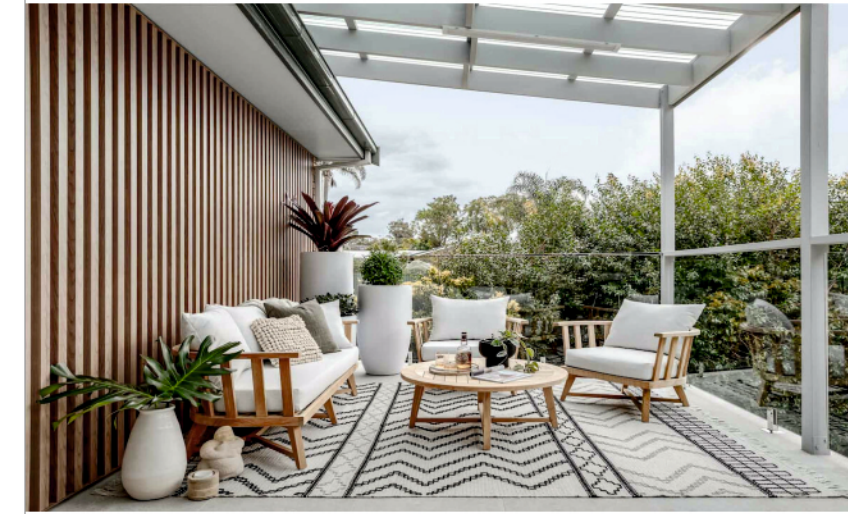
Cut view

6 BHK Premium Villas at Koradi Road

## SECOND FLOOR PLAN



Tagged on the lines of the spacious living room, bedroom is also your area of pride, as it offers you a grand amount of intelligently designed space, making sure that every nook & corner of this space is optimally utilized





IKON VILLAS-III

## SPECIFICATION

### STRUCTURE

- Earth-quake resistant Design,
- Premium Quality Construction

### WALL & PLASTER

- Internal : 115mm thick Wall
- External : 150mm thick Wall

### PARKING

- Car Parking & Two Wheeler Parking
- Provision of Minimum Columns

### FLOORING

- All Rooms - Premium Quality Vitrified Tiles,
- Balcony - Tiles
- Staircase - Granite

### WATER

- Corporation Water
- Over head Water Tank Separate for drinking & Domestic Use
- Water Supply From Over Head Tank & Underground Sump.

### DOORS & WINDOWS

- Main Door - Decorative Door with T.W. Frame / Decorative Metal Door
- Inner Door - Membrane Finish / Laminated Finish Flush Doors
- Windows - Aluminium Powder Coated Glazed windows (2/3 Track) with Marble / Tiles sill, M.S. safety grill.

### PAINTING

- External - Weather shield
- Internal - Paint with full putty

### ELECTRICAL

- Provision For Adequate Light & Fan Points
- Electrical Wiring as Per The Provision for Installation of Inverter.
- Point for Cable Connection in Livingroom.
- Adequate Power Points
- Modular switches

### PLUMBING

- CPVC & UPVC Pipes

### TOILET

- Indian & European WC.
- Diverter, Health faucet.
- Digital Tiles up to Ceiling Height.
- Premium grade sanitary fittings.

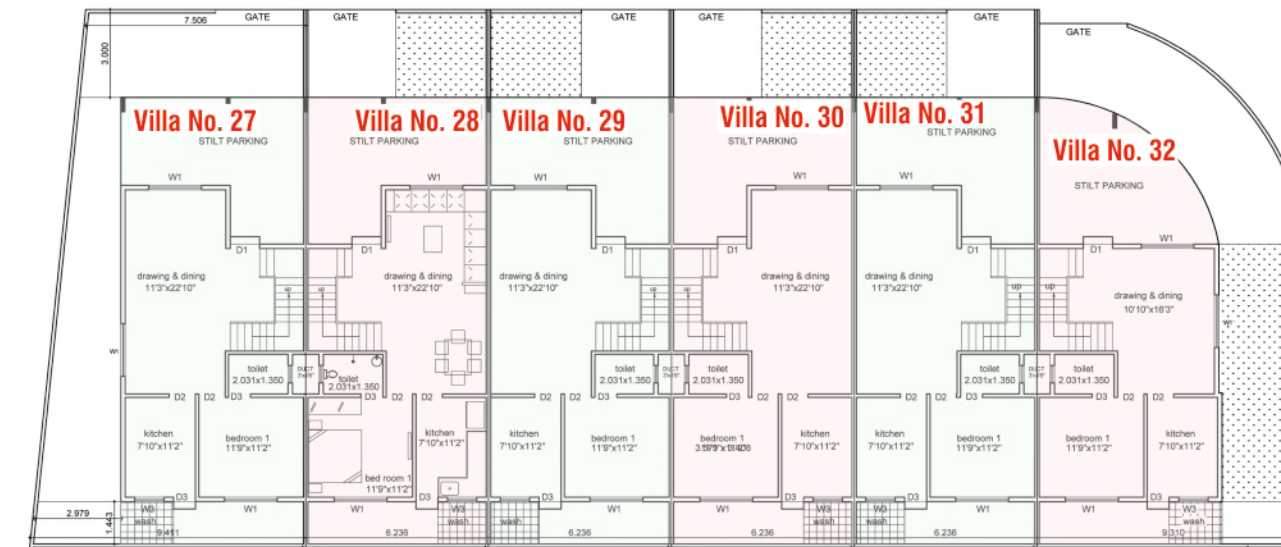
### KITCHEN

- Granite Cooking Platform with Stainless Steel Sink & Dado Utility
- Backyard with Appropriate Space & Provision For Installation of Washing Machine

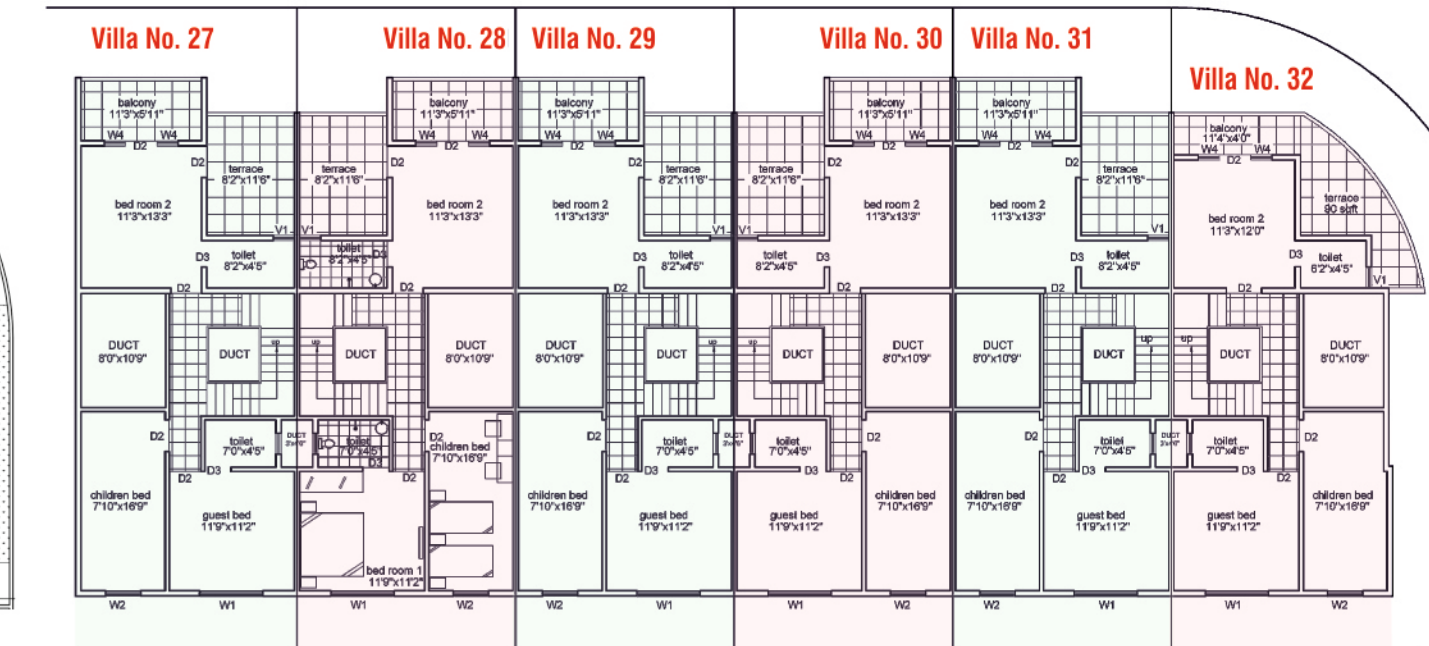
## AREA DETAILS OF BUNGALOW

BUNGALOW NO.	LAND AREA	CARPET AREA	BUILT UP AREA INCLUDING BALCONY	AREA OF PARKING	TERRACE	SUPER BUILT UP AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)
27	1665 SqFt	1614 SqFt	1820 SqFt	300 SqFt	250 SqFt	2370 SqFt
28	1228 SqFt	1614 SqFt	1820 SqFt	300 SqFt	250 SqFt	2370 SqFt
29	1228 SqFt	1614 SqFt	1820 SqFt	300 SqFt	250 SqFt	2370 SqFt
30	1228 SqFt	1614 SqFt	1820 SqFt	300 SqFt	250 SqFt	2370 SqFt
31	1228 SqFt	1614 SqFt	1820 SqFt	300 SqFt	250 SqFt	2370 SqFt
32	1638 SqFt	1650 SqFt	1620 SqFt	225 SqFt	240 SqFt	2085 SqFt

## GROUND FLOOR PLAN



## TYPICAL FLOOR PLAN



The fixtures, flooring, furniture & accessories shown in the image are only indicative in nature and are only for the purpose of illustrating and do not form part of the Standard specification/amenities/services to be provided by the builder. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.

6 BHK Premium Villas at Koradi Road