

## LOCATION MAP



ARCHITECT

PALSAPURE AND ASSOCIATES

LEGAL ADVISOR

TOAL & TOLANI ASSOCIATES

STRUCTURAL DESIGNER

TECHTURE  
VIRTUAL DESIGN AND CONSTRUCTION



Corporate Office : 3<sup>rd</sup> Floor A. J. Nelson Pride, Block No. 10, Nelson Square, Nagpur.

**For Booking Contact : 7499382965, 9975561062**

[www.ikongroup.in](http://www.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.



# Ikon Signature

Site at : 73, New Mankapur Road, Behind Alexis Hospital, New Mankapur, Nagpur-440030

## A LUXURIOUS 3 & 4 BHK FLATS

design by - right brain # 9881818011







Ikon Signature



## ABOUT US

Ikon Buildcon we are one of the most trusted and reliable name 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 develop and meet the most rigid specifications and maintaining the quality work in the most demanding circumstances and timeline.

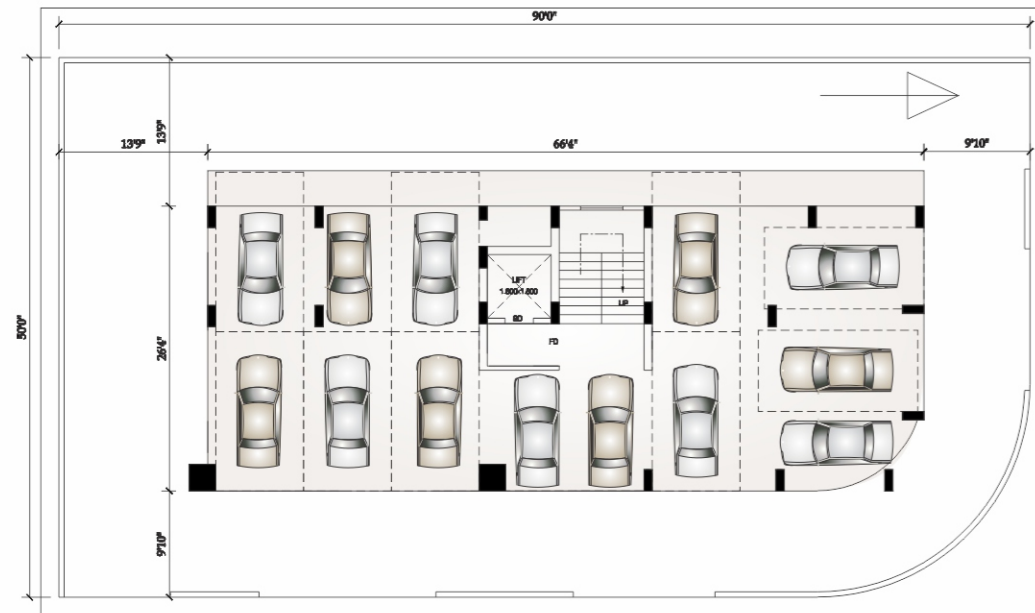
With our most advance resources including strong skilled labour force, qualified engineers, technicians, draftsman and experienced project managers, we are committed to delivering quality work under most challenging conditions.

We are committed to quality standards 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 set expectations, making us one of the most preferred partner for our clients.





## GROUND FLOOR PLAN

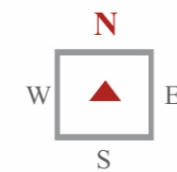


R O A D 3 0 ' W I D E

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## AREA STATEMENT

FLAT NO.	BUILT UP AREA (Sq. Mtrs.)	STAIRS (Sq. Mtrs.)	PARKING (Sq. Mtrs.)	SUPER BUILT UP AREA (Sq. Ft.)
101, 201, 301 401, 501, 601	1145	100	200	1445
102, 202, 302 402, 502, 602	1045	100	200	1345
701	1345	200	200	1745



## TYPICAL FLOOR PLAN FIRST TO SIX FLOOR

Flat No. 101, 201, 301, 401, 501, 601

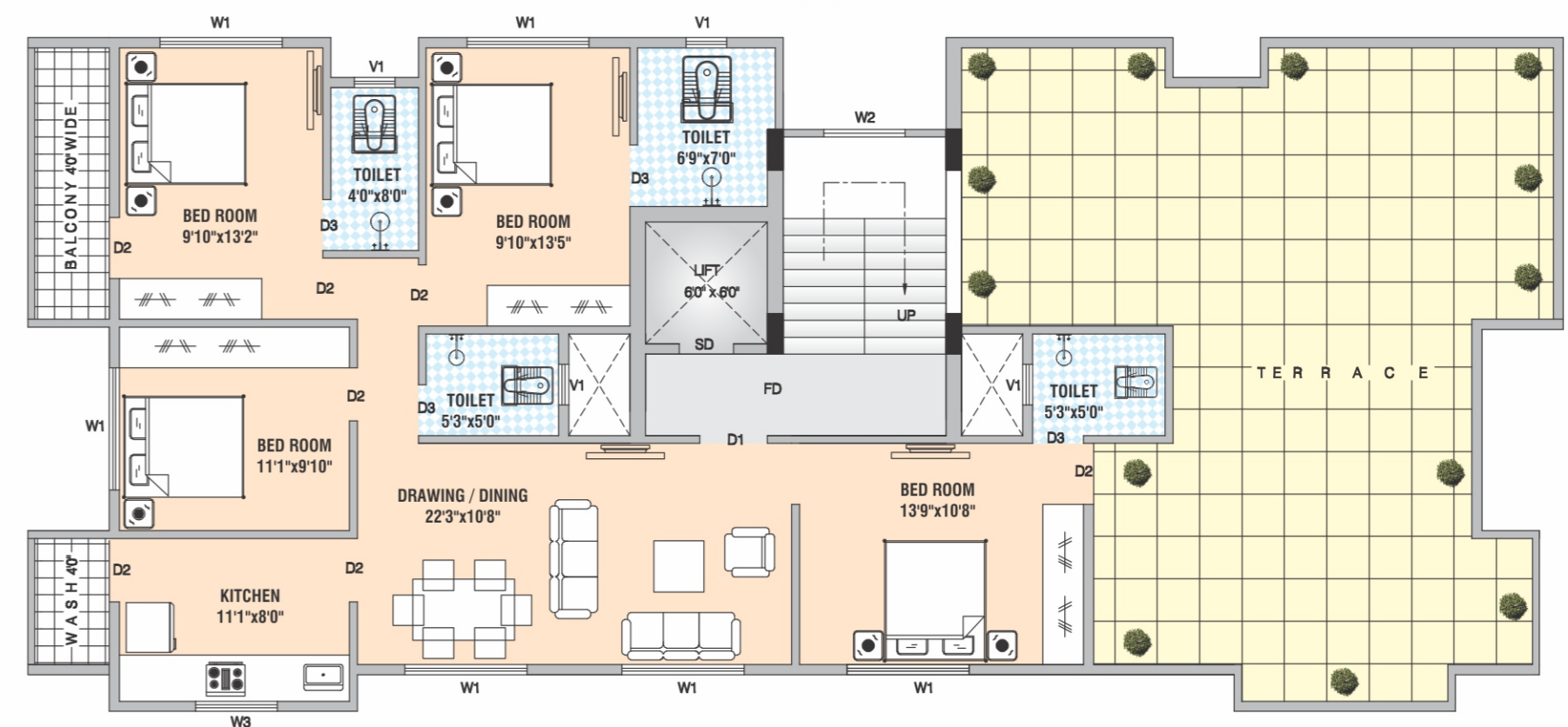
Flat No. 102, 202, 302, 402, 502, 602



## TYPICAL CUT VIEW



## SEVEN FLOOR PLAN





## SPECIFICATION

### FLOORING

- All Rooms - Premium Quality 2'x4' Digital Tiles / Planks.
- Balcony - Tiles.
- Toilet - Dado in Concept Tiles & Floor in Anti-skid.
- Staircase - Granite.
- POP in Hall

### WALL & PLASTER

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

### DOORS & WINDOWS

- Main Door - Decorative Door with 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.

### ELECTRICAL

- Provision For Adequate Light & Fan Points
- Electrical Wiring as Per The Provision for Installation of Inverter.
- Adequate Power Points
- Modular Switches

### KITCHEN

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

### WATER MANAGEMENT

- Corporation Water / Bore well
- Over head Water Tank Separate for drinking & Domestic Use
- Water Supply From Over Head Tank & Underground Sump Standby Borewell Connection With Pump.

### LIFT & PARKING

- Auto Door Lift for Vertical Connectivity
- Car Parking For all Flats.

### TOILET

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

### PAINTING

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

### PLUMBING

- Automatic Water Level Sensor For Over Head Tank.
- CPVC & UPVC Pipes



  
Ikon Signature

## SUSTAINABLE SOLUTIONS

FOR US SUSTAINABILITY MEANS MANAGING OUR BUSINESS RESPONSIBLY AND ENSURING WE CONSIDER SOCIAL, ECONOMIC AND ENVIRONMENTAL FACTORS IN THE DECISIONS WE MAKE TO ENSURE LONG-TERM BUSINESS SUCCESS.

We believe it is our responsibility to our customers and investors to foster an ethical, socially responsible, and sustainable corporate philosophy. Sustainability is a key component of our strategy, and our approach covers four areas:

Controlled carbon emission

Intelligent infrastructure management solutions

Water management techniques

Energy savings

In all of our projects, we recommend sustainable products and solutions. Through stringent procurement measures, we support the consultants and contractors in meeting their sustainability objectives for a project.

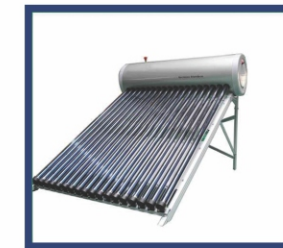
## TERMS & CONDITION



GYM



Terrace Walking Track



SOLAR WATER HEATER



RAIN WATER HARVESTING



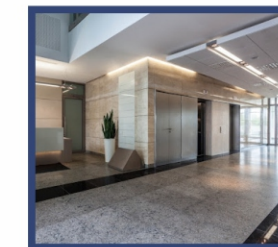
SECURITY CCTV CAMERA



INTERCOM FACILITY



CARD ENTRY



LOBBY ENTRY

### 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.

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.