



# AARYA SRIJAN

AARYA  
SRIJAN

Standing true on your expectations.  
With the best of architecture the  
project is a perfect expression  
of space and design.  
Moreover, located in the  
serene environment  
of Kusum Vihar,  
Dhanbad.



# TYPICAL FLOOR PLAN





**TYPE 2**  
 3BHK + 2 TOILET  
 BUA : 1009 Sq.ft  
 SBUA : 1210 Sq.ft



**TYPE 3**  
 3BHK + 2 TOILET  
 BUA : 1039 Sq.ft  
 SBUA : 1247 Sq.ft



**TYPE 4**  
 2BHK + 2 TOILET  
 BUA : 767 Sq.ft  
 SBUA : 921 Sq.ft

# Specification

## **Structure**

Structure complaint with Seismic Zone III

**TMT BAR** TATA TISCON or EQUIVALENT

**CEMENT** LAFARGE (Now NUVOCO)/ ACC

## **Internal Wall**

Smoothly Plastered with Wall Putty Finish. Common Area painted with Putty Finish.

## **External Wall**

Wall Putty Finish with Weatherproof exterior paint.

## **Doors & Window**

### **MAIN ENTRANCE DOOR**

Doors frames of wood, Shutters will be 32 mm thick flush shutter with one side laminated.

### **INTERNAL DOORS**

Doors frames of wood, Shutters will be 32 mm thick flush shutter

### **WINDOW**

Fully glazed UPVC window with fly screen/Powder coated 2 tracks aluminum window. (Mosquito Mesh at extra cost)

## **Flooring**

### **LIVING AREA/BED ROOMS**

Vitrified Tiles of Kajaria or equivalent (600 x 600)

### **STAIR/ LOBBY**

Combination of Granite/Marble and Tiles

## **PARKING**

Combination of interlocking Paver Blocks / Parking Tiles

## **Kitchen**

### **WALL**

Ceramic wall Tiles of size 12x18 up to 24" above Granite Platform only

### **SINK**

Single Bowl Stainless Steel Sink with Drain Board

### **PLUMBING**

Sink Coke with Provision for water heater and water purifier.

## **Toilets**

### **PLUMBING**

Wall Hung Water Closet with Concealed Cistern and Health Faucet .  
Single Lever Diverter, Counter Top Basin with Mixture.

### **WALL TILES**

Designer tiles up to 90" height of size 18 x 12

## **Electricals**

All internal wiring is concealed with copper wire of Polycab/Anchor/KEI or equivalent.

Modular Switches from Legrand/Anchor or equivalent.

Power connection for Split AC in all Bedrooms.

One TV & Telephone Point in Living Area.

## **Intercom**

Provision of Intercom of each flat

## **Lift**

Automatic Lift (GEN2 Core elevator from Otis for smooth travel with safety systems).

Aarya Developers never settles for lesser quality.

The followings are the details of elements that will get utilised – to set the stage for a higher experience you deserve!

# #NEVER COMPROMISE

- Arya Developers founded with a clear vision to transform the way people perceive quality.
- A company that has built its reputation and its business on one simple tenet: Never compromise : on quality, on values, on passion, on commitment.

## Running Project



**Aarya Atulyam**

Kusum Vihar, Saraidhela, Dhanbad

## Completed Projects



**Gayatri Kunj**

Kusum Vihar, Saraidhela, Dhanbad



**Gayatri Kunj - 2**

Kusum Vihar, Saraidhela, Dhanbad



**Ananta Enclave**

Deo Vihar, Jharudih, Dhanbad

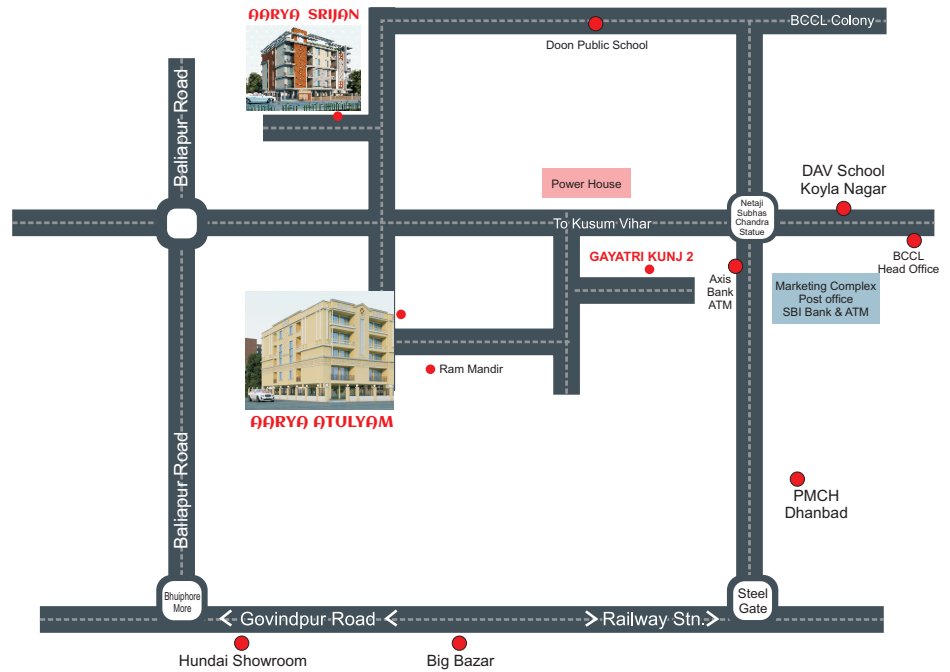
# PAYMENT PLAN

## Construction Link Plan

At the time of Booking (allotment letter on company letterhead after realization of cheque/DD)	Rs. 100,000/-
Agreement for Allotment/Builder-Buyer Agreement (within 30 days of booking)	20% (Less Advance) of total amount
Commencement of structure	20% of total amount
Commencement of roof casting of Buyer's	20% of total amount
Commencement of brick work of Buyer's unit	20% of total amount
Commencement of internal plaster of Plaster of Buyer's unit	10% of total amount
Commencement of flooring of Buyer's unit	5% of total amount
Before 30 days of possession	5% of total amount

Note: Payment is made by Account Payee Cheque(s) / demand draft(s) in favour of **"AARYA DEVELOPERS AND BUILDERS"** payable at Dhanbad

## Location Map



### Promoters



## AARYA DEVELOPERS

- O** J.C.MALLICK ROAD, HIRAPUR, DHANBAD
- S** KUSUM VIHAR, DHANBAD
- M** 9431313852
- E** aaryadh@gmail.com
- W** www.aarya.org.in



## Architect NITISH & ASSOCIATES

H-404, AMRAPALI ZODIAC, SECTOR-120  
NOIDA, U.P - 201301



## Structural Consultant DESIGN ERA

1<sup>st</sup> Floor, Motikunj, Near N.M.C.H.,  
Old Bye Pass, Patna

Disclaimer: All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement.

This document is tentative and developers reserve the right to make variations and modification.