

Architect
HEMANT MANDWEKAR

Structural Designer
P. Y. GHUSHE

Project by



Marketed by:



Details & Bookings

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A Luxurious Scheme 3 BHK Flats



Site At : Plot No. 20, Modern Society,
Behind Durga Mandir, Pratap Nagar, Nagpur

A VENTURE OF
GAURAV BUILDERS & DALAL CONSTRUCTIONS

right brain # 9881818911



HIGHLIGHTS

1 FLOOR 1 FLAT

GROUND FACING

12MT. ROAD.

GARDEN IN 50 MTS.

ABOUT US



Our corporate philosophy and guiding principles are the insights that guide and direct us to realize our group's vision with every task we undertake. We believe that we are dedicated to creating spaces reflecting peace to nature, aesthetics, standards, technology, sustainability and value. With a wide presence, our project covers many facets- Apartments, Built up Villas, commercial complexes and Shopping malls. Serving customers with "YOU ON PRIORITY" approach is the foundation of our business operations.

CORE IDEOLOGY : TO CONSTANTLY UPGRADE THE QUALITY OF LIFE OF PEOPLE WITH UNIQUE EXPERIENCE WHILE CREATING SOCIETAL VALUE.

ABOUT THE PROJECT



Welcome to the project of 7 clovers.
The name '7 clovers' refers to the rare leaf believed to bestow incredible luck upon its bearer.

7 clovers is a residential project that boasts exquisite design and yet is fully equipped to meet your lifestyle needs.
It is a lavish 3BHK residential building with ground + 7 floors featuring a single flat per floor concept. The project is carefully designed and crafted to provide you with the best of modern amenities and comforts while providing ample personal space for you and your family.



GROUND FLOOR PLAN



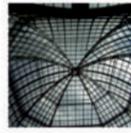
TYPICAL FLOOR PLAN



Saleable Area - 1650.00 Sq.ft.



SPECIFICATION



STRUCTURES : Earthquake resistance R.C.C. framed structure in M-15/20/25 grade Concrete. All outer walls shall be 6" or 9" (150MM or 230MM) thick and partition walls shall be 4" (100MM) thick. All are in red burnt brick.

WALL FINISH



INTERNAL : Internal face of walls Shall be Finished with smooth plaster, Internal faces of room shall be finished with Plastic Acrylic Emulsion Paint (Asian / Jotun / Dulux) with two coats of putty & one coat of primer (7 years performance warranty).

EXTERNAL : Exterior wall surface shall be two coats plastered in sand Face with putty, primer and two coats of acrylic weather shield paint (Asian/ Jotun / Dulux with 7 years performance warranty).



CEILING : Plaster of Paris false ceiling in all rooms also with LED panel lights.

FLOORING : Double charged, branded, fully Vitrified tiles (600x1200 mm) to Drawing room , Bedrooms, Kitchen and Dining, antiskid tiles to balconies / attached terrace. Flooring to toilet shall be in Antiskid tiles .



SMART HOME : Video door phone in each flat, CCTV surveillance for Common Lobbies / Parking.

NAME PLATE : Name plate on each flat entrance door. Common name board in parking area.

DOORS : Designer main door or Bajaj safety doors and all others are laminated flush doors.



WINDOWS : Windows are sliding aluminium powder coated two shutters with M.S. Grill painted in two coats of enamel paint.

KITCHEN : Modular Kitchen Otta shall be provided with Black Granite top cooking platform & Steel Sink (18" x 24"). Glazed dado tiles upto full height above cooking platform. One tap in sink from overhead tank and another for drinking water shall be provided. 600x1200mm / 600x300 mm wall tiles will be provided.



TOILET : Full height designer concept wall tiles shall be provided with sanitary fittings of Jaquar/ Cera or Elvis make.



WATER SUPPLY : All water supply lines in branded CPVC & PLUMBING SWR pipes (Astral / Finolex/ Plasto). 24 hours water supply from overhead tank shall be provided (drinking & washing).

ELECTRICAL : Branded copper wire (RR Cables / V-guard / Anchor or equivalent) with appropriate gauge and branded modular switches (GM, V-Guard, Anchor or equivalent) shall be provided. Provision of Internet Point and Inverter supply network in each flat.



STAIRCASE : Lock and key arrangement at entry to lock entrance of staircase and lift on ground floor. Sufficient entry gate for easy car movements in parking area. Staircase shall have sufficient height with S.S. railing. Steps, mid landing/landing with Tiles flooring.

LIFTS : Schindler / Kone/Otis / Thyseen Krup make passenger lifts with ARD Power Backup.



PARKING : One Allotted car parking and one allotted 2-wheeler parking for each flat. Paver block flooring will be provided.

WATER PROOFING : Guaranteed special water proofing treatment for balconies, toilets & terraces.

GARDEN / PLANTATION : Dry & wet garden/landscape shall be provided as per available space.



RAIN WATER HARVESTING : Advance level of rain water harvesting system with filtration arrangement will be installed.

SOLAR PANEL : Solar panels will be provided for common electric bill.

LOCATION MAP



NEAREST IMPORTANT DISTANCES

Petrol Pump	College	School	Bus Stop	Hospital	Bank	Post Office	Shopping	Restaurant
1 km.	200 Mtrs.	200 Mtrs.	500 Mtrs.	1 Km.	700 Mtrs.	700 Mtrs.	1 Km.	1.5 Km.