

*beautiful home build by nature*



— 3 BHK PREMIUM HOMES —

A PROJECT BY

**Ficon**  
INFRASTRUCTURES

*From dream to destiny...*





— 3 BHK PREMIUM HOMES —







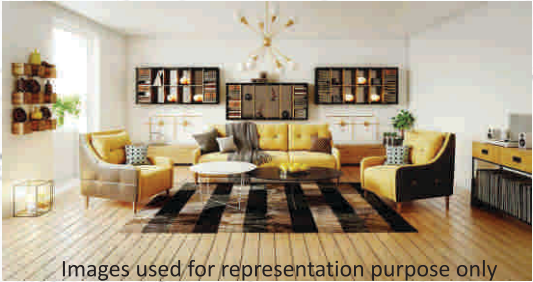
FLOOR PLAN DETAILS



GROUND FLOOR PLAN



TYPICAL 1ST & 3RD FLOOR PLAN



Images used for representation purpose only



AREA STATEMENT	
FLAT NO.	S/B AREA
101, 301	1573.00 Sq. Ft.
102, 302	1573.00 Sq. Ft.







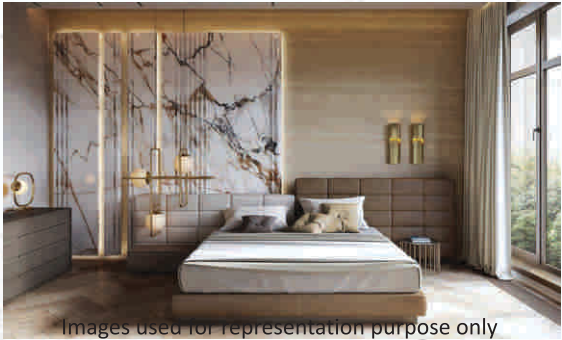
FLOOR PLAN DETAILS

ISOMETRIC VIEW



AREA STATEMENT	
FLAT NO.	S/B AREA
201, 401	1584.00 Sq. Ft.
202, 402	1584.00 Sq. Ft.

TYPICAL 2nd & 4th FLOOR PLAN



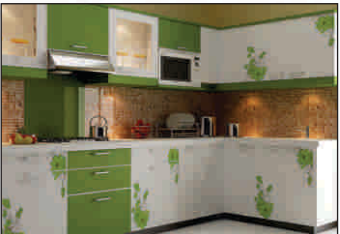




**AMENITIES**  
that suits your lifestyle



CCTV Surveillance  
For Common Area



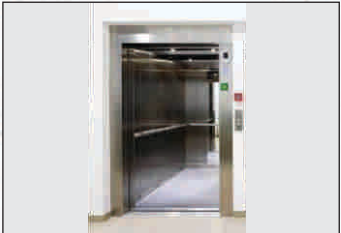
Modular Kitchen



Security Video Door Phone



24/7 water supply



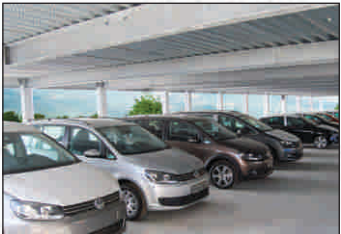
Automatic Lift  
With Power Backup



Solar Energy Power For  
Lift & Common Area



Rain Water Harvesting



Full Covered Parking



Sanitation Facility For  
Servant & Drivers



**SITE ADDRESS :** Plot No. 41 & 42, Khan Co-Operative Society,  
Opp. Ayyappa Temple, Ring Road, Nagpur - 440013.





## SPECIFICATION

## OUR COMPLETED & ONGOING PROJECTS



- **STRUCTURE**  
R.C.C. Frame Structure (Seismic Zone II).
- **SUPER STRUCTURE**  
External wall: 6" brick masonry. Internal wall: 4" brick masonry.
- **DOOR**  
Main Door : Bajaj B-Secure main Door. Other Doors : Teak wood door frame with Moulded designer door.  
Toilet Door: Waterproof doors /P.V.C. doors.  
M/S Alluminium hardware for toilet doors.
- **WINDOWS**  
Powder coated aluminium windows. M.S. Safety grills.
- **FLOORING**  
Vitrified tile flooring in Hall, Bed Room & Passage. Concept Designer tiles in toilets.
- **KITCHEN**  
Granite platform (otta) with stainless steel sink. Dado 2'0" above platform.  
Provision for exhaust fan. Dry balcony with provision for washing machine.
- **TOILET**  
Hot-Cold water mixer. Washbasin in each toilet. Plumbing materials of ISI grade.  
Antiskid Ceramic flooring. Elegant quality CP fittings. Provision for geyser.  
Premium sanitary ware.
- **WATER TANK & SUPPLY**  
Municipal Water Supply  
Underground tank with sufficient capacity.  
Tube Well / Well Water Supply  
Overhead tank for toilet & general washing use which shall be connected from the common well/tubewell in the plot. For lifting tube well 1.0 to 1.5 HP motor to be provided.
- **WATERPROOFING**  
Water proofing in terrace, sump, water tank & all bathrooms.
- **PAINTING**  
Exterior emulsion for External walls. Tractor emulsion for internal walls with putty finish in all rooms.  
Teak wood polish door frame/panel.
- **ELECTRICAL**  
ISI Mark concealed Copper wiring. Premium Modular switches point for AC in all bed rooms.  
TV points in master bed room & living room ELCB/MCB for different circuits.
- **LIFT**  
5 passenger automatic lift with power back-up.  
Elegant lift lobby.



**GALAXY HEIGHT**  
Gorle Layout, Police Line Takli, Nagpur.



**THE AVENUES**  
Ahabab Colony, Police Line Takli, Nagpur.



**KEYSTONE**  
Kamgar Nagar, Police Line Takli, Nagpur.



**THE CORE**  
Main Road, Police Line Takli, Nagpur.



**THE GALLERIA**  
Rathod Layout, Anant Nagar, Nagpur.



**LINK APARTMENT**  
Near C.I.D Office, Police Line Takli, Nagpur.



**THE RADIAN**  
Beside St. Vincent Pallotti School, Nagpur.



**THE ORION**  
Plot No. 142 & 143, Ayyappa Nagar, Nagpur.



**THE ARCH**  
Plot No. 5 & 6, Rajaram Society, Nagpur.



**WEST AVENUES**  
Plot No. 69 & 70, Ayyappa Nagar, Nagpur.



**WESTSIDE**  
Rathod Layout, Anant Nagar, Nagpur.



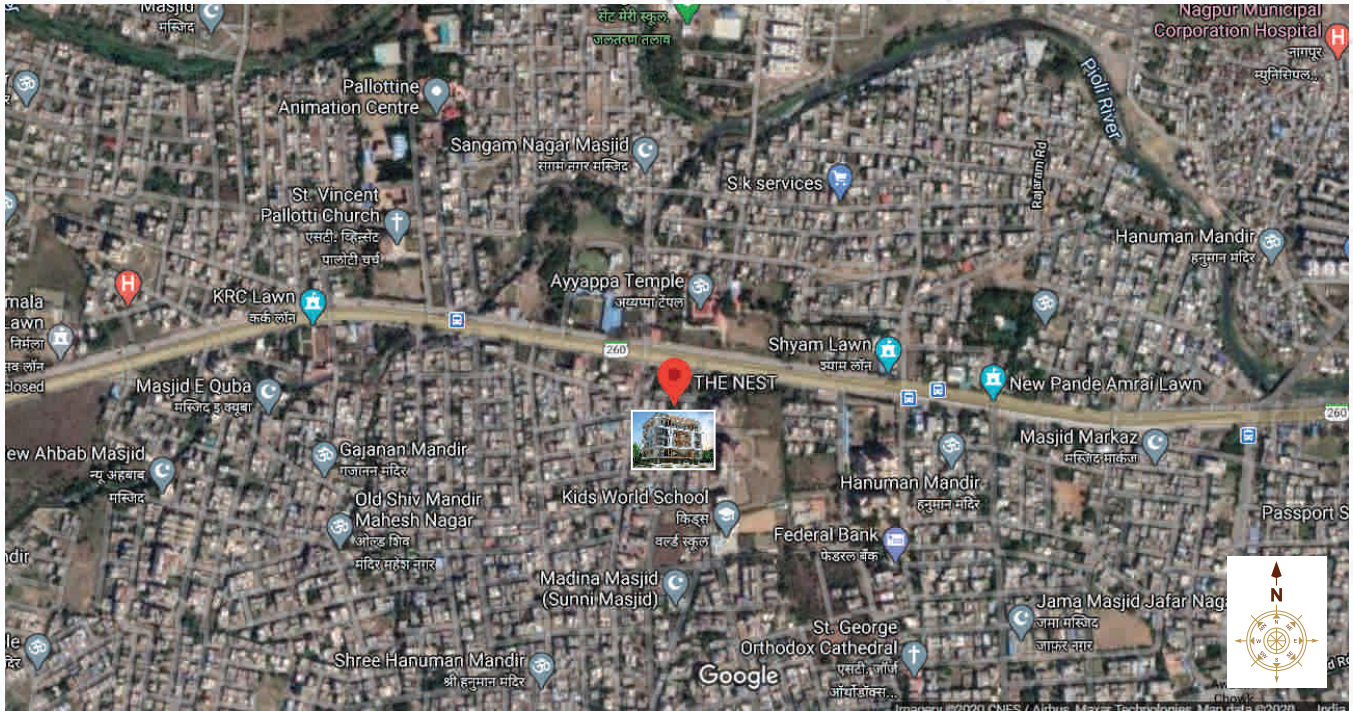
**THE NEST**  
Khan Co-Operative Society, Nagpur.

- **EXTRA CHARGES**
  - 1) Extra works other than specified and any changes in layout will be carried out on advance deposit payment partly, at the sole direction of the developer.
  - 2) No external/internal modifications shall be allowed to affect the external elevation.
  - 3) The purchaser has to pay the following charges separately.
    - a) MSEB meter deposit and S.L.C. Network charges including proportionate charges of transformer.
    - b) Water meter charges with other incidental charges of water pump etc.
    - c) Registration, stamp duty and documentation charges.
  - 4) GST and any other tax applicable from time to time shall be extra and are to be borne by the purchaser.
  - 5) Other applicable taxes to be paid extra.
  - 6) Possession after full & final payment.





## LOCATION MAP



**SITE ADDRESS :** Plot No. 41 & 42, Khan Co-Operative Society, Opp. Ayyappa Temple, Ring Road, Nagpur - 440013.

### BUILDER & DEVELOPER

**Naeem Khan : +91 9370 990 080 | Asif Khan : +91 8552 990 080**

A PROJECT BY

**Ficon**  
INFRASTRUCTURES  
*From dream to destiny...*

85, Prashant Nagar, Near CID Office, Police Line Takli, Nagpur - 440013. Phone : (0712) 2587866.

✉ Info@ficoninfra.com | 🌐 www.ficoninfra.com

#### ARCHITECT

Ar. Mohsin Sheikh

#### STRUCTURAL DESIGNER

Aashish Soni

#### LEGAL ADVISORS

Adv. Riyaz Khan.

Om Shakti Legal Services LLP, Nagpur