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**WELCOME TO  
NEXT INDIRAPURAM**



**Tina Dutta**



PRESENTS



2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

at Koyal Enclave Bhopura Mor, Near DLF-Delhi Border, Ghaziabad



# LIVE IN A PLANET NEAREST TO DELHI



2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

## COMING SOON...



# SITE PLAN



**TYPE-01**  
3bhk+2toilet+servant

**TYPE-02**  
3bhk+2toilet

**TYPE-03**  
2bhk+2toilet+study

**TYPE-04**  
2bhk+2toilet

# FLOOR PLANS

**Spacious Floor Plan  
Super Area - 1580 sq.ft.**



**3 BHK + SERVANT: 3 Bedroom+3 Toilet+Servant Room**



## Big Family Floor Plan Super Area - 1455 sq.ft.



**3 BHK: 3 Bedroom + 2 Toilet**

## Study Floor Plan Super Area - 1180 sq.ft.



**2 BHK+STUDY: 2 Bedroom+2 Toilet + Study**



## Budget Floor Plan Super Area - 960 sq.ft.



**2 BHK: 2 Bedroom + 2 Toilet**





2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

**PENTHOUSE-1&5**

**PENTHOUSE SUPER AREA :2760.00 SQ. FT.  
TERRACE AREA : 2045.00 SQ. FT.**

**3BHK+3TOILET+STUDY+P.ROOM+SERVANT ROOM+W.C.+JACUZZI+TERRACE**





2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

**PENTHOUSE-2**

**PENTHOUSE SUPER AREA :2415.00 SQ. FT.  
TERRACE AREA : 1755.00 SQ. FT.**

**3BHK+3TOILET+STUDY+P.ROOM+JACUZZI+TERRACE**






  
**ANDROMIDA**  
**PLANET ONE**  
 2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

**PENTHOUSE-3&4**

**PENTHOUSE SUPER AREA :2545.00 SQ. FT.**  
**TERRACE AREA : 1930.00 SQ. FT.**  
**3BHK+3TOILET+STUDY+STORE+JACUZZI+TERRACE**





ANDROMIDA  
**PLANET ONE**  
 2BR, 2BR+S, 3BR, 3BR+S & PENTHOUSES

**PENTHOUSE-6**

**PENTHOUSE SUPER AREA : 2540.00 SQ. FT.  
 TERRACE AREA : 1880.00 SQ. FT.  
 3BHK+3TOILET+STUDY+P.ROOM+JACUZZI+SERVANT ROOM+W.C.+TERRACE**





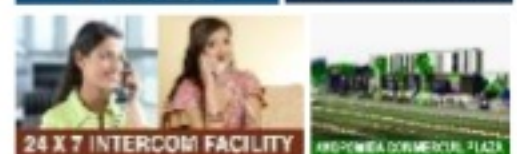
ANDROMIDA  
**PLANET ONE**  
 2BR, 2BR+5, 3BR, 3BR+5 & PENTHOUSES

**PENTHOUSE-7&8**  
**3BHK+3TOILET+JACUZZI**

**FLAT SUPER AREA : 2130.00 SQ. FT.**  
**TERRACE AREA : 1570.00 SQ. FT.**

## MAJOR AMENITIES

1. Double Basement, Stilt and Open car parking space
2. IGL Gas Pipeline
3. 24x7 Renowned High Tech Security with CCTV
4. 24x7 Intercom facility
5. 24x7 Water Supply and Power Back Up
6. Pick and Drop Facility from "Planet One" to Nearest Metro Station
7. Premium ambience entrance lobby in each tower
8. Commercial Plaza
9. Guest Rooms for visitors
10. Green ambience around the society
11. Swimming Pool with Kids Pool
12. Changing Rooms with Shower Panels
13. Jacuzzi
14. Sauna Bath
15. Jogging Track
16. Gymnasium with Glass Elevation opposite  
24 Mt. wide Road and proposed shopping mall.
17. Badminton Court
18. Outdoor Kids Play Area
19. Table Tennis
20. Billiards
21. Indoor Kids Games Competition Area
22. Open Library
23. Musical Green
24. Rain Water Harvesting
25. Combination of passenger and Cargo (goods carrier) lifts
26. Vastu Friendly Entrance gates and beautiful landscape





# SPECIFICATIONS

## 1. STRUCTURE:

IIT approved Earthquake resistant RCC framed structure as per IS codes.

## 2. GENERAL WALL FINISH:

- Internal:- Paint in Pastel shades of oil bound distemper after wall putty.
- External:- Exclusive finish texture paint with weather proof coating.

## 3. LIVING AREA FLOORING

- Drawing/Dining – Vitrified tiles (Kajaria/Surani/Equivalent).
- Bedrooms – Vitrified tiles (Kajaria/Surani/Equivalent).
- Master bedroom – Laminated wooden flooring/Wood look Tiles/Same as in Drawing, Dining as chosen by client.
- Balconies – Anti Skid Tiles.

## 4. TOILETS

- Walls – Digital ceramic tiles up to 7 feet height in pleasing color/s.
- Flooring – Anti skid Ceramic tiles.
- Fittings – Hot & Cold water supply (without geyser) with good quality CP Fitting.
- Sanitary Ware – Pastel/white color vitreous ceramic sanitary.

## 5. KITCHEN

- Platform – Working platform in Black/Brown/Green Granite top with Stainless steel sink.
- Wall – 2 feet ceramic digital tiles with exclusive highlighter dado above working platform.
- Flooring – Vitrified tiles (Kajaria/Surani/Equivalent)/Ceramic Tiles/Anti skid tiles.
- Fitting – Hot & Cold water supply (without geyser) with good quality CP fitting.

## 6. ELECTRICALS

- Fitting – Copper wiring of reputed brand with concealed PVC conduits.
- Switches - Modular switches (Philips/Anchor/MK/Equivalent) for lights & power points.
- Extra Points - TV and Telephone points in all Bedrooms & Drawing/Dining.

## 7. GENERAL ITEMS

- Windows: Aluminum Powder Coated/Anodized window/Hardwood frames with glass shutters.
- Doors:
  - Internal Doors – Flush door shutters painted in two coats of synthetic enamel paint with Hardwood frames duly painted along with godrej/Harrison/Plaza/equivalent locks and hardware.
  - Main Door – European style decorative polished molded door/Laminated Door with godrej/ Harrison/plaza/equivalent Lock and hardware.

## PRICE LIST

FLOOR	NO EMI PLAN (BSP)	CLP PLAN (BSP)	DP PLAN (BSP)
12th & Above	2790	2790	2590
11th	2815	2815	2615
10th	2840	2840	2640
9th	2865	2865	2665
8th	2890	2890	2690
7th	2915	2915	2715
6th	2940	2940	2740
5th	2965	2965	2765
4th	2990	2990	2790
3rd	3015	3015	2815
2nd	3040	3040	2840
1st	3065	3065	2865

### ADDITIONAL CHARGES

IC, FC, EEC, FFC and ADC	Rs. 250 Per Sq. Ft.
IFMS	Rs. 20 Per Sq. Ft.
Power Back Up	Rs. 20000 Per KVA
IGL Infrastructure Development charges	Rs. 20000 Per Flat
Club Membership	Rs. 75000 Per Flat

CAR PARKING		PLC (PREFERENTIAL LOCATION CHARGES)	
1st Basement/Stilt Car Parking	Rs. 2,50,000	Park Facing	Rs. 100 Per Sq. Ft.
2nd Basement Car Parking	Rs. 2,00,000	Corner	Rs. 70 Per Sq. Ft.
Two Wheeler Parking Space	Rs. 50,000	45/24 Mt. Road	Rs. 50 Per Sq. Ft.

**Note:**

- Cheque is to be issued in favour of "Andromida Real Estate Consortium Pvt. Ltd."
- Please also deposit Post Dated Cheque (PDC) of 30 days from the date of the application form.
- All the additional charges are payable without any waiver.
- No EMI Plan is valid upto 24 months from the date of loan disbursement.

**INAUGURAL DISCOUNT**  
**Rs. 150 on BSP**  
**+Rs. 50 on PLC**  
(On CLP & DP plans only)



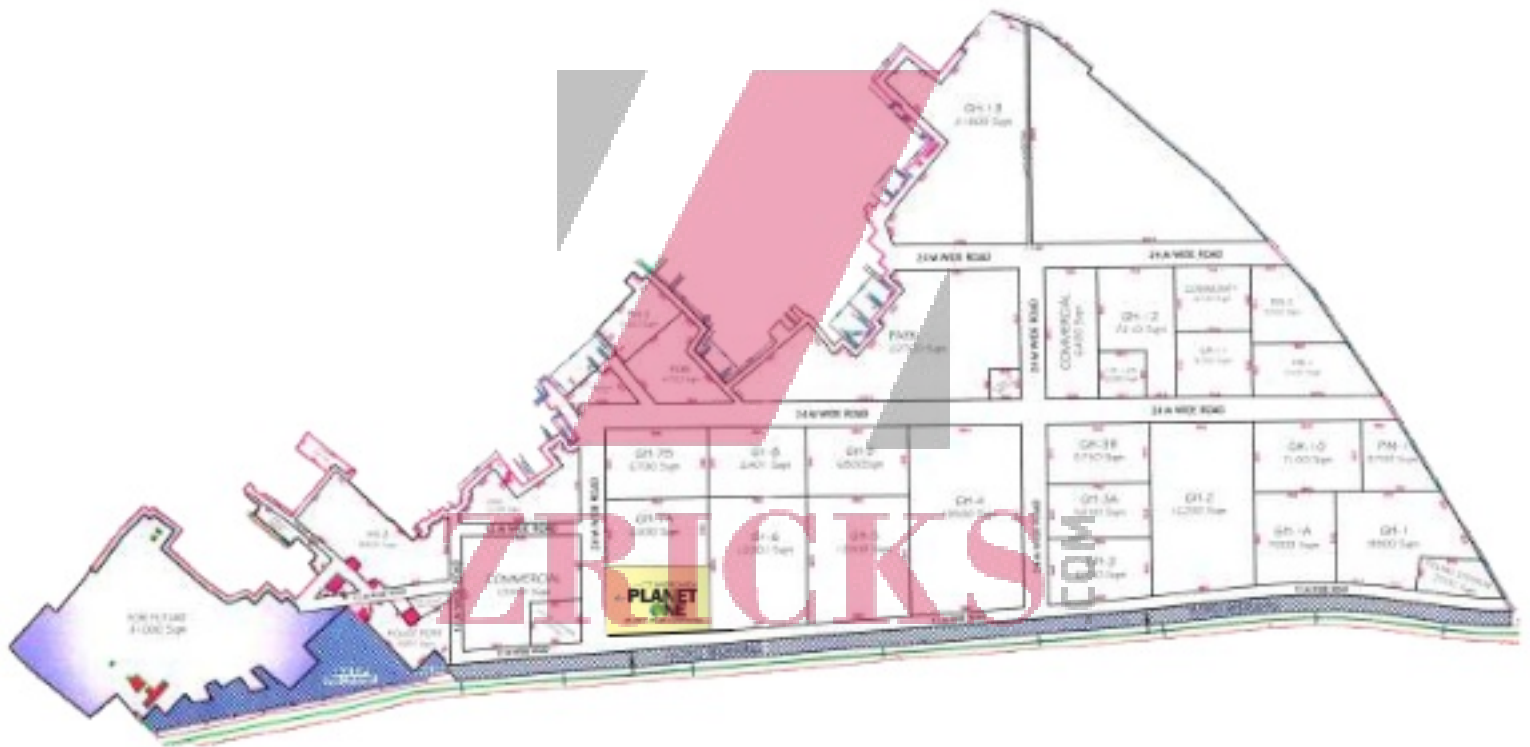
## PAYMENT PLAN

<b>CONSTRUCTION LINKED PAYMENT (CLP) PLAN</b>	
At the time of Booking	10% of total cost
Within 30 days from the date of Booking	10% of total cost
On Start of Excavation	10% of total cost
On Start of IInd Basement Slab	10% of total cost
On Start of 1st Floor Slab	5% of total cost
On Start of 3rd Floor Slab	10% of total cost
On Start of 6th Floor Slab	10% of total cost
On Start of 9th Floor Slab	10% of total cost
On Start of Top Floor Slab	10% of total cost
On Start of Brick Work in the Booking Tower	10% of total cost
On offer of Possession	5% of total cost + Other Charges + Govt. Levies etc.

<b>SELF FUNDING PLAN - DOWN PAYMENT (DP) PLAN</b>	
At the time of Booking	10% of total cost
Within 45 days from the date of Booking	85% of total cost
On offer of Possession	5% of total cost + Other Charges + Govt. Levies etc.

\*Service Tax, VAT & other Taxes shall be extra

# MASTER PLAN OF KOYAL ENCLAVE



- GDA Plots for Group Housing Scheme -19 (Approx.)
- GDA Commercial Plots for Shopping/Super Market - 2 (Approx.)
- GDA Plots/Land for other use
  - i) Community Plots
  - ii) Green Park
  - iii) Filling station
  - iv) Police Post etc.



# LOCATION MAP





Explore us on:  
[www.andromida.builders](http://www.andromida.builders)

ZRICKS.COM



**ANDROMIDA**

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