



# SAPPHIRE

ELEGANCE | OPULANCE | COMFORT

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*Rise above the ordinary*



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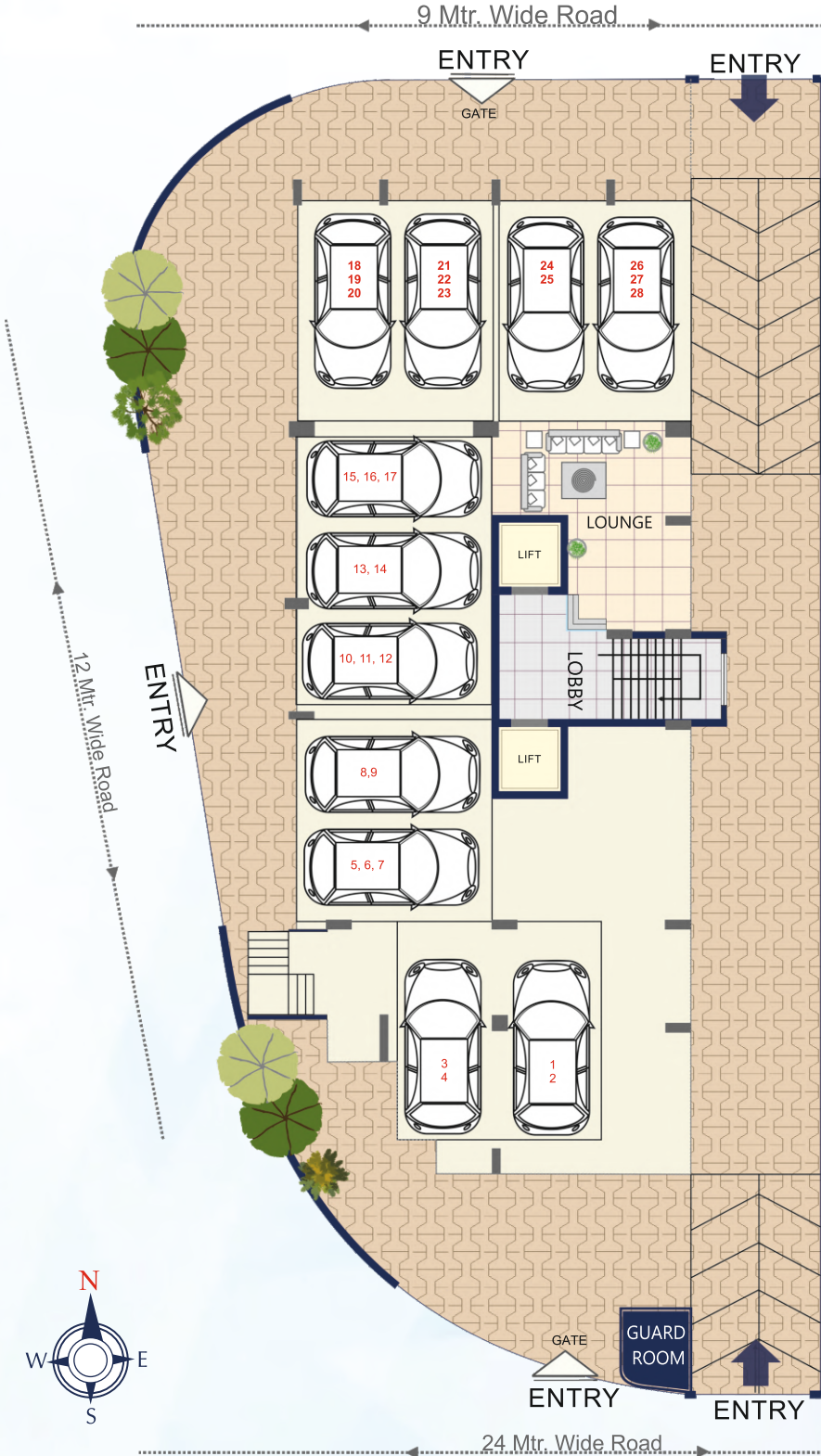
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**GROUND FLOOR PLAN**





## 1st, 3rd, 5th & 7th FLOOR PLAN



## 2nd, 4th, & 6th FLOOR PLAN





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ROOF FLOOR PLAN



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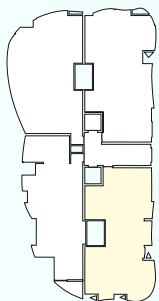




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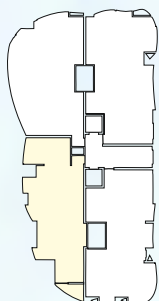
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KEY PLAN

Flat No. 101, 201, 301, 401, 501, 601, 701



KEY PLAN

Flat No. 102, 202, 302, 402, 502, 602, 702



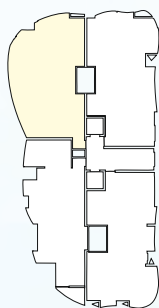
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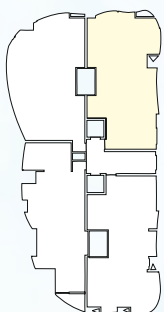
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Flat No. 103, 203, 303, 403, 503, 603, 703



KEY PLAN



KEY PLAN

Flat No. 104, 204, 304, 404, 504, 604, 704





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# SPECIFICATIONS

- 1. RCC** structure with Columns and Beams with M-30 Grade Concrete. Centering plywood to be of IS 4990 grade and steel shuttering of IS grade with minimum 3mm thickness. Props and Spans or Cuplock of ISI grade.
- 2. Steel TMT Bars** of grade FE 550.
- 3. Brickwork** – First grade Red Bricks or AAC Blocks with minimum 3 N/mm<sup>2</sup> comprehensive strength. External Wall thickness will be 150/200 mm and internal Walls of 115mm thick. Coping with steel bars of minimum 3 inches to be provided. Every 6 layers of brick in vertical stacking and at every 20 feet of horizontal wall without a break of column.
- 4. Internal Plaster** will be Single coat 10 mm thick.
- 5. External Plaster** will be Double coat 20 mm thick.
- 6. External Painting:** Weather shield paint with 5 years' warranty of approved brand with base primer one coat and two coats of paint. Texture paint and external cladding to be approved by PMC prior to application.
- 7. Internal Painting** will be acrylic emulsion paint with water based putty as base.
- 8. Doors and Door** Frame to be of borer proof, termite proof 18mm plywood frame, covered by 8mm ply and layered with veneer or mica.
- 9. Windows** Branded 3 track UPVC Windows with mosquito net.
- 10. Flooring** will be Vitrified tiles 1200mm X 600mm in all the rooms. Make will be standard brands like Johnson, Kajaria etc. The staircase flooring will be granite.
- 11. Kitchen** with Granite top size of 2700mm X 750mm and Stainless Steel Sink. The utility top will be of minimum 1200mm X 600mm Granite. Dado wall tiles over the kitchen top up to ceiling height.
- 12. Wash Balcony** will have a top with sink for washing utensils and walls will be covered by tiles



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# SPECIFICATIONS

**13. Bathroom Flooring** will be of Non Skid Vitrified Tiles of 600mm X 600 mm size. Wall tiles of 1200 mm X 600 mm up to ceiling.

**14. Electrical** Work will be as per National Building Code and switches shall be Anchor, Legrand, Wipro or equivalent make. Modular Switches complete with 1sq mm Branded Multi strand wires for light circuits and 2sqmm for power circuits. Meter Panel Box shall be provided with MCB, ELCB and every apartment shall have MCB Box with required MCBs.

**15. Wiring** will be concealed in a plain POP ceiling of gypsum / POP sheets and wall with conduit pipes.

**16. Plumbing** will be as per National Building code and shall be in CPVC for water provision and PVC Pipes for Sewage disposal. All Washrooms will have a wall hung western commode, washbasin, spray jet, 2-way shower and faucet and metropole. All fittings shall be of Jaguar or equivalent brand concealed mixer with hot and cold water.

**17. Grills and Railing** will be of stainless steel or powder coated MS Steel.

**18. 2 Lifts** with Automatic Door 8 passenger capacity will be provided. Lift will be of KONE / SCHNIDLER make.

**19. Backup Generator** (Diesel) for Lift, Mechanical Parking, common area lighting will be provided.

**20. Fire Fighting** equipment will be provided as per firefighting norms & shall be as per national building code.

**21. CCTV cameras** covering all open areas, parking areas, common lobbies, passages and staircases will be provided.

**22. Video door phone** for the individual flats integrated with the ground floor entrance lobby, thus creating a Guard-less Security system wherein the access to the building can be given from inside the home.





# HIGHLIGHTS



Solar System For  
Common Area



Terrace Top Gazebo



Community Hall



Guardless  
Security System



Entrence Lounge



Gym



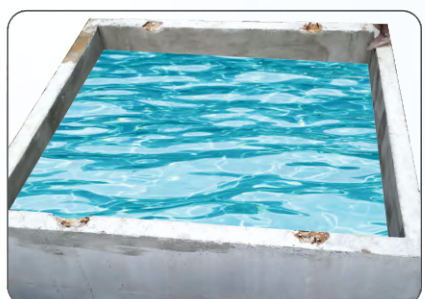
2 Lifts with DG  
Power Backup



24X7 CCTV  
Surveillance



Fire Fighting System



Water Harvesting





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## Location

\* location plan is not in scale



Site: Plot No 32, Ram Mandir Road,  
London Street T-Point,  
Swawalambi Nagar, Nagpur

Architect : **Rahul Deshpande**



R.D. Architects  
& Consultants



Structural Consultant  
Patankar Consultants Pvt. Ltd.

Chartered Accountant  
CA Aradhya Chachra

Project by



P50500077663



Ground Floor, Rambagh Apartment, Dev Nagar, Nagpur.  
for more details contact : 93702 34923, 9860166659