

# SPECIFICATIONS

- Frame Structure** : R.C.C. framed earthquake resistant structure.
- Walls** : External walls 6" & internal walls of 4.5" brick masonry.
- Plaster** : Internal plaster will be funty plaster & external will be sand faced plaster.
- Flooring** : Vitrified tiles of standard make in size 2x2 in all rooms, passages & balconies.
- Doors** : Multilayered plywood frame & flush door with laminate finish.  
All other doors shall be paint finish/laminate finish flush doors with R.C.C. doorframe.
- Windows** : Glazed windows with powder coated aluminum sliding & paint finish M.S. safety grill.
- Fittings** : Front doors shall have brass fittings and all other doors shall have steel fittings.
- Kitchen** : Raised cooking platform of granite with 2' dado of ceramic tiles and a stainless steel sink.
- Electricals** : Concealed wiring to achieve required illumination level with ISI standard make modular switches and wires.
- Toilets** : Western style commode, wall mixer, health faucet in each toilet  
(Customised Indian style seat can be offered if required).
- Dado** : Ceramic concept tiles fixed to a height of 7' in toilets, flooring of anti skid matt tiles.
- Sanitary Fittings** : Standard fittings of reputed brands.
- Plumbing** : Fixtures Standard make fittings of reputed brands.
- Plumbing Pipes** : CPVC pipes for plumbing and SWR pipes for sanitary.
- Painting Internal** : Putty finish plastic emulsion.
- External** : Weather proof plastic emulsion.
- Staircase/Lobby** : Kota stone/full body vitrified tiles.
- Staircase Railing** : Stainless Steel railing.
- Water Supply** : Ample capacity underground common sump and overhead water tank in each building.
- Parking** : Interlocking pavers with architectural design pattern.

# LOCATION MAP



- Gated community
- Secure & safe
- 'A' grade construction
- Timely delivery
- Ample fresh air, next to Gorewada
- Bank finance available

A Project by  
**MAHARANA & BOSE ASSOCIATES**  
BUILDERS, DEVELOPERS & ENGINEERS  
Site office: MB Town IV, Godhni Road, Zingabai Takli, Nagpur  
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**FOR BOOKINGS CALL**  
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**3BHK Duplex**

**M.B.TOWN 4**

GOREWADA, BESIDES ZINGABAI TAKLI, NAGPUR

Member  
**CREDAI**  
NAGPUR METRO





## M.B.TOWN 4

EXCLUSIVE  
3 BHK  
TWIN DUPLEX  
BUNGALOWS

### FIRST FLOOR PLAN

**FLAT AREA**  
59.189 SQ.M. = 637.110 SQ.FT.  
**OPEN TERRACE**  
10.869 SQ.M. = 117.284 SQ.FT.



### GROUND FLOOR PLAN

**FLAT AREA**  
67.330 SQ.M. = 724.740 SQ.FT.  
**STILT PARKING**  
10.869 SQ.M. = 117.284 SQ.FT.

**TOTAL AREA**  
134.55 SQ.M. = 1448.296 SQ.FT.



**TYPICAL ISOMETRIC VIEW**  
Artist's rendering isometric view