



C H H A T A R P U R

Homes and spaces  
designed with  
great thought to  
make your daily  
living wholesome.



## ABOUT PEPTECH

"PEPTECH", the name synonym to trust built over a decade of expert services in construction and development. As Planner Engineer Promoter and Technical Adviser, the philosophy of the group is to offer a new dimension to Eco Friendly Housing. Here, at PEPTECH Town, offering 'Real Value Luxury' is the mantra to give you your dream home. We make your money worth spent for, bringing the green luxury to your reach. You dream; we build it for you.



## PROJECT HIGHLIGHTS

- Water supply through Borewell with resource tank
- Well planned external electrification
- Vertical circulation through efficient elevator and staircase
- Well planned landscape areas for children and elderly citizens
- Eco friendly sewage treatment plant with complete RCC infrastructure.
- Being a part of a large township offers scenic views.
- Well planned approach road and circulation.



Proximity to daily essentials and amenities ensure a care-free living for you and your family.

## SPECIFICATIONS

### Structure

RCC Columns, beams and slabs of M 15 specifications.

### Flooring

600 x 600 mm Vitrified Tiles predominantly. Balcony & Passage flooring 16"x16" Ceramic tiles. Steps to be done out of Kota Stone. Kitchen counter of 20mm thick Black Granite.

### Doors

Phenol bonded 30mm thick Flush door shutters with wooden frames paint finished.

### Windows

Three Track Powder coated sliding Aluminium with provision for Mosquito shutters.

### Toilet

Ceramic tiles of size 300 x 600 mm tiles of Somany/ Kajaria/ Eqv as per Architects drawing & Design. Sanitary ware of Cera/ Sympolo/ Parryware/ Eqv. Bath fittings of Plumber/ Jaquar/ Eqv.

### Electricals

Concealed multi stranded copper wiring of Havells/ RR/ Eqv make. Modular switches / switch plates with GI Boxes of Anchor Roma/ Philcon/Legrand/ Eqv. TV Points at appropriate locations.

### Water Supply

UPVC/ PPR supply lines and fittings of Astral/ Vectus/ Eqv make. Supply through Bore well and RCC sump tank. Separate Sintex/ Eqv overhead tank 750 litres for 2 BHK, 500 litres for 1 BHK, 1000 litres for 3 BHK.

### Finishing

Internal finish of Oil bound distemper & External finish of Whether proof Acrylic paints of Asian/ Nerolac/ Dulux/ Eqv.

### Water Proofing

Terrace Water Proofing of cement concrete done with screed and plasticizers of Rouff/ Pidilite/ Dr Fixit/ Eqv.

### Parking

Cement concrete paver blocks of 75 mm thickness/ 8 mm thick Antiskid tiles of Bal Endura/ eqv.



**MAHARAJA CHHATRASAL PREMIUM TOWER**

**LAYOUT PLAN**

The floor plan illustrates the layout of the Maharaja Chhatrasal Premium Tower, featuring 8 units (Unit 1 to Unit 8) arranged around a central Main Lobby and Staircase. The plan includes detailed room layouts, dimensions, and landscaping elements.

**Units and Room Details:**

- Unit 1:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 2:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 3:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 4:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 5:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 6:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 7:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").
- Unit 8:** 3BHK, 18'11" x 12'2". Rooms: Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Bedroom (9'10" x 13'9"), Kitchen (7'10" x 9'8"), Dining (8'7" x 13'7"), Drawing (8'7" x 13'7"), Toilet (5'11" x 6'10"), Wash (8'10" x 4'11").

**Common Areas and Landscaping:**

- Main Lobby:** Central area with stairs and lift shaft.
- Staircase:** Located near the Main Lobby.
- Lift Shaft:** Located near the Main Lobby.
- Open to Sky Courtyard:** Located near the Main Lobby.
- Soak Pit:** Located near the Open to Sky Courtyard.
- Landscaping:** Includes trees, shrubs, and lawns around the building.
- Wide Road:** Located near the building.
- 5TP:** Located near the building.

# LAYOUT PLAN



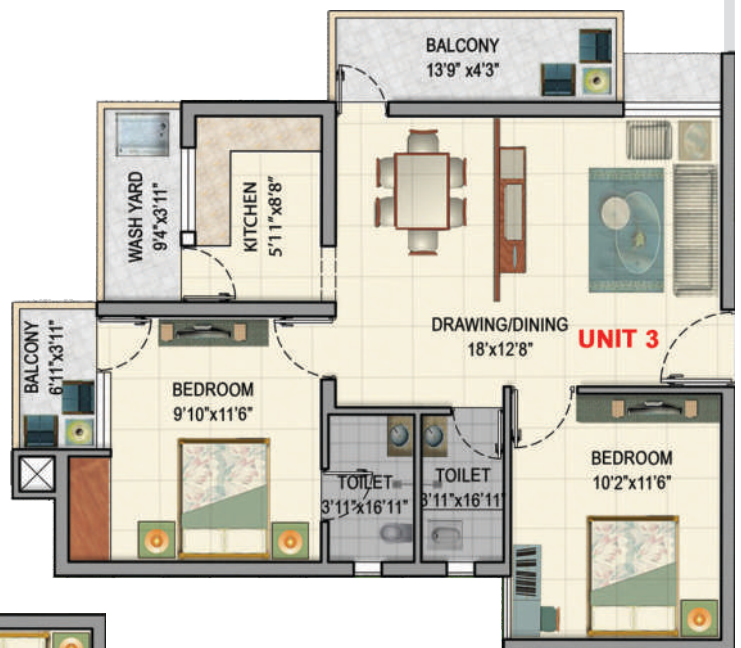
**F1, SF1, TF1 & FF1**

Carpet Area - 59.80 Sqmt.  
Built Up Area - 903 Sqft.  
Su. Bu.Up Area - 1102 Sqft.



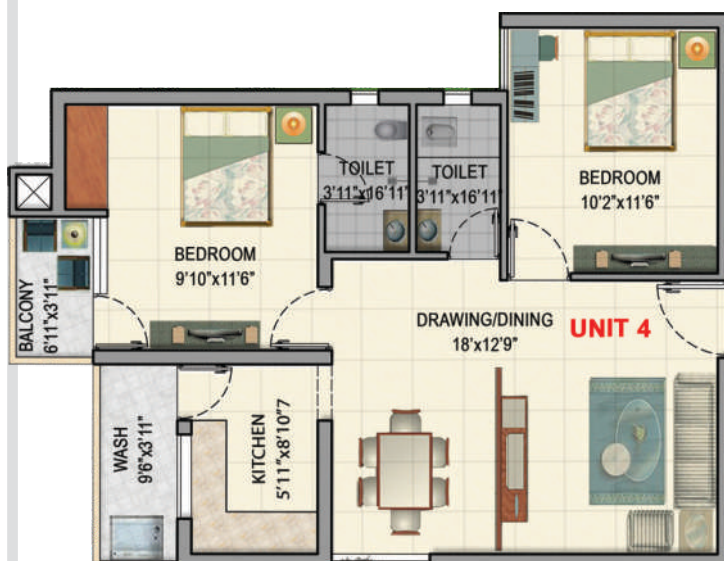
**F2, SF2, TF2 & FF2**

Carpet Area - 54.70 Sqmt.  
Built Up Area - 726 Sqft.  
Su. Bu.Up Area - 886 Sqft.



**F3, SF3, TF3 & FF3**

Carpet Area - 56.00 Sqmt.  
Built Up Area - 811 Sqft.  
Su. Bu.Up Area - 989 Sqft.



**F4, SF4, TF4 & FF4**

Carpet Area - 56.40 Sqmt.  
Built Up Area - 752 Sqft.  
Su. Bu.Up Area - 917 Sqft.



**F5, SF5, TF5 & FF5**

Carpet Area - 52.20 Sqmt.  
Built Up Area - 716 Sqft.  
Su. Bu.Up Area - 873 Sqft.



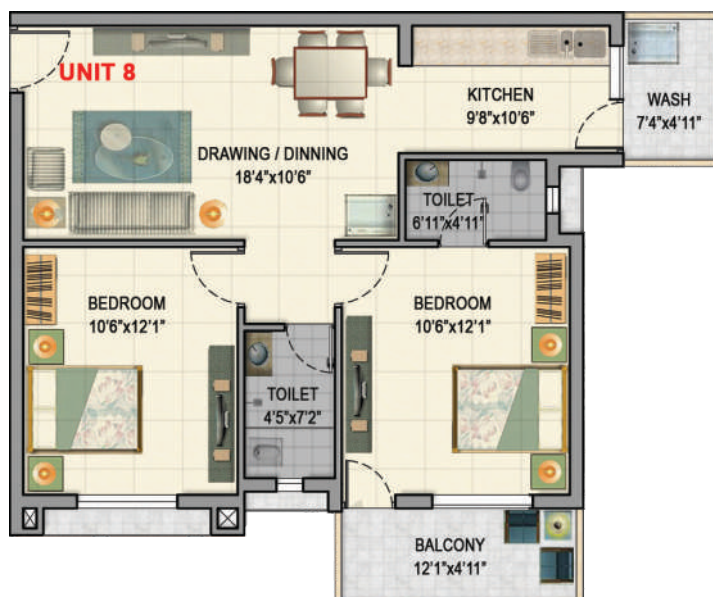
**F7, SF7, TF7 & FF7**

Carpet Area - 57.40 Sqmt.  
Built Up Area - 800 Sqft.  
Su. Bu.Up Area - 976 Sqft.



**F6, SF6, TF6 & FF6**

Carpet Area - 58.60 Sqmt.  
Built Up Area - 891 Sqft.  
Su. Bu.Up Area - 1087 Sqft.



**F8, SF8, TF8 & FF8**

Carpet Area - 57.30 Sqmt.  
Built Up Area - 797 Sqft.  
Su. Bu.Up Area - 973 Sqft.

**MAHARAJA  
CHHATRASAL  
PREMIUM TOWER**