



NIKUMBH VILLAS  
ROBERTSGANJ, SONBHADRA, U.P.  
NIKUMBH STUDIO  
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## PUJA GHAR

Separate dedicated Puja space  
As per Vastu  
Natural Light



## MASTER BEDROOM

Walk-in Wardrobe  
Large balcony  
Attached Washroom





Chandelier  
Spacious  
Wall Panneling  
**FAMILY LOUNGE**



**MODULAR KITCHEN, STORE & UTILITY**  
Granite counter top  
Breakfast counter top  
Asthetic lights  
Seperate utility space  
Fresh water supply  
Store room  
Provision of Chimney



**WIDE ENTRANCE AND FOYER**

Shoe space  
Naturally lit passage  
Visibility to Outside



**DRAWING AREA AND STAIRCASE**

Spacious open floor layout  
Double height space  
Storage below staircase  
Chandelier





<b>DUPLEX 01</b> 20 ft x 60 ft	<b>DUPLEX 02</b> 20 ft x 60 ft	<b>DUPLEX 03</b> 20 ft x 60 ft
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BuiltUp Area - 2150 sqft

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|---|---|
| <ol style="list-style-type: none"> <li>1. Spacious Double height Drawing Area.</li> <li>2. Family Lounge.</li> <li>3. Cross Ventilation for Fresh air and Light.</li> <li>4. Large Balcony.</li> <li>5. Personal Garden.</li> <li>6. Modular open Kitchen with seperate Utility area.</li> <li>7. Bedrooms with attached Washroom.</li> </ol> | <ol style="list-style-type: none"> <li>8. Wooden walking wardrobe in 01 bedroom.</li> <li>9. Puja Space.</li> <li>10. Store room.</li> <li>11. Large Parking space.</li> <li>12. Porch sitting.</li> <li>13. Wide Foyer Space.</li> <li>14. Set-back front and back.</li> </ol> |
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## NIKUMBH VILLAS GROUND FLOOR MASTER PLAN

ROBERTSGANJ, SONBHADRA, U.P.



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**ASTHETIC EXTERIOR  
DOUBLE HEIGHT PORCH**

11 ft Wide Entrance  
Covered Parking  
Landscaping



<b>DUPLEX 01</b> 20 ft x 60 ft	<b>DUPLEX 02</b> 20 ft x 60 ft	<b>DUPLEX 03</b> 20 ft x 60 ft
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**NIKUMBH VILLAS**  
**FIRST FLOOR MASTER PLAN**  
 ROBERTSGANJ, SONBHADRA, U.P.

Row house is being constructed in the proud locality of Robertsganj, Sonbhadra, UP, India. The property is designed as per Vastu. With easy road access and being close to the market, this property gives the best a person deserves in the city.



## BEDROOM 02

Attached Balcony  
Window towards double height Porch  
Aesthetic Lights  
In room - Wardrobe



## NIKUMBH VILLAS

Location - Robertsganj, U.P. India  
Topology - Independent duplex  
Land area - 1200 sqft  
Built-Up area - 2150 sqft  
Floors - G + 2  
Property Type - 3 BHK  
Proximity to market - 100 meters  
Direction - North facing  
Approach Road - 25 ft wide  
100% Vastu Compliance



## BEDROOM 01

False ceiling  
Spacious room  
Attached washroom  
Front facing window







## SPECIFICATIONS

### Wall Finish

Drawing room	: Arches With Wall Plaster & Paint
Dinning space	: Arches With Plaster & Paint
Bed room	: Plaster & Paint / Pop Design / Wall Highlight
External Facade	: Weather coat / Equivalent paint for aesthetic elevation
Kitchen	: Designer ceramic tile 2'0" ht. above Granite platform
Toilet	: Designer ceramic tile upto 7'0" height
Family Lounge	: Pop wall design

### Ceiling

Drawing hall	: Double Height and One way false ceiling
Bedroom	: False ceiling and Cornice
Parking	: Double Height / Ceiling Light
Kitchen, Toilet and Balcony	: Ceiling / Wall Lights
Dining	: False ceiling

### Fitting and Fixtures

Utility	: Washing machine and Dish washer points
Kitchen	: Jaquar / Parryware / Cera / Equivalent with Stainless steel sink
Toilets	: Jaquar / Parryware / Cera / Equivalent conventional fittings
Toilet sanitary	: Jaquar / Parryware / Cera / Equivalent

### Doors, Wardrobes & Windows

Windows	: Aluminium - 3 track sliding
Door frames	: Ply wood frame Main entrance 4'0" wide - 5" thick frame Room entrance 3'0" wide - 5" thick frame Utility / Toilet entrance 2'6" wide - 4" thick frame
Main door	: Laminated flush door with Godrej Mortise lock
Internal doors	: Laminated flush door with Standard handle lock
Wardrobes	: Ply wardrobe 7 ft height with laminate finish

### Electrical

Electrical supply with concealed Copper Wiring and Modular Switches(Havells/Anchor)	
Drawing/Dining/Bedroom	: AC Point with Wiring
Kitchen	: Multiple Power points for Kitchen appliances
Toilets	: Geyser point and Exhaust
Utility	: Power point for Washing Machine

### Flooring

Living/ Dining	: Vitrified tiles (600 x 600 mm)
Master Bedroom	: Vitrified tiles (600 x 600 mm)
Other Bedrooms	: Vitrified tiles (600 x 600 mm)
Kitchen / Corridor	: Ceramic tiles
Balcony / Toilets	: Anti-Skid ceramic tile
Patio	: Paved / Concrete
Stairs	: Granite
Parking and Driveway	: Parking tile / Paver / Concrete

### Railings

Balcony	: SS Railing with Glass and SS Handrail
Stairs	: SS Railing with SS Handrail

### Water Supply

Boring	: 400 ft
Pump	: Crompton 2HP / Kirlosker 2HP
Fresh Water Points	: Parking, Kitchen
Septic tank	: Provided
Water Tank	: 1000 liter



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