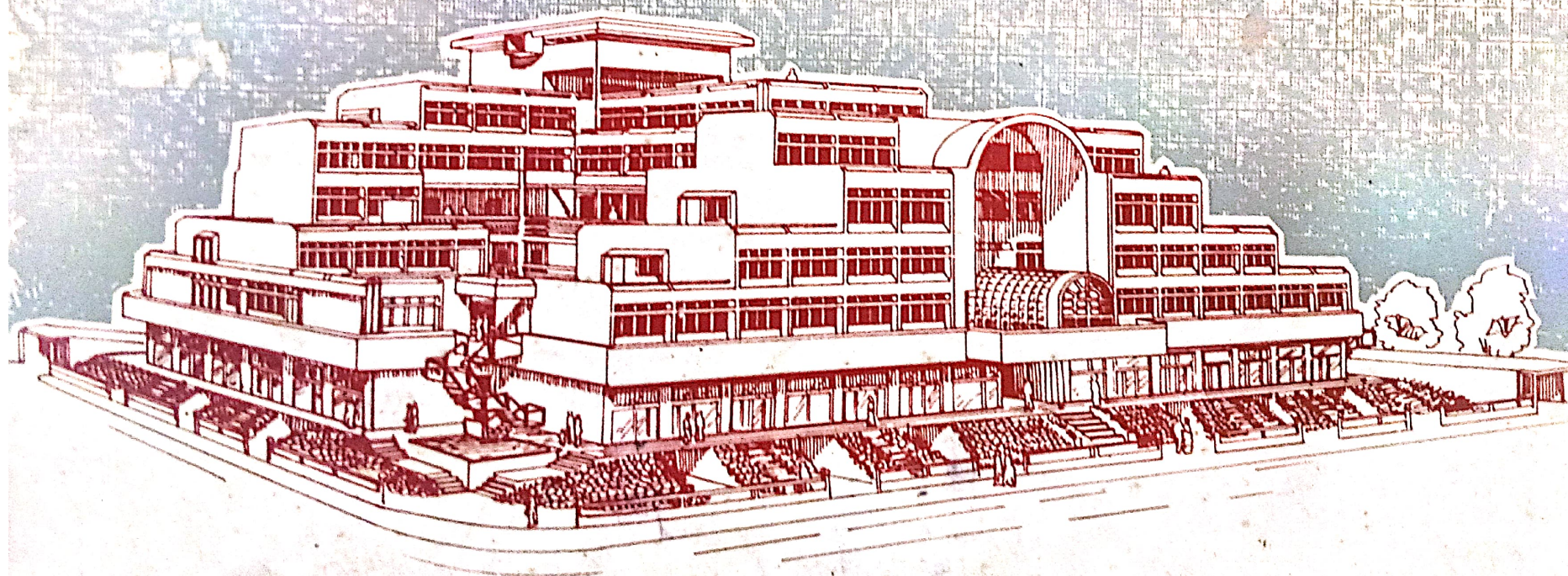


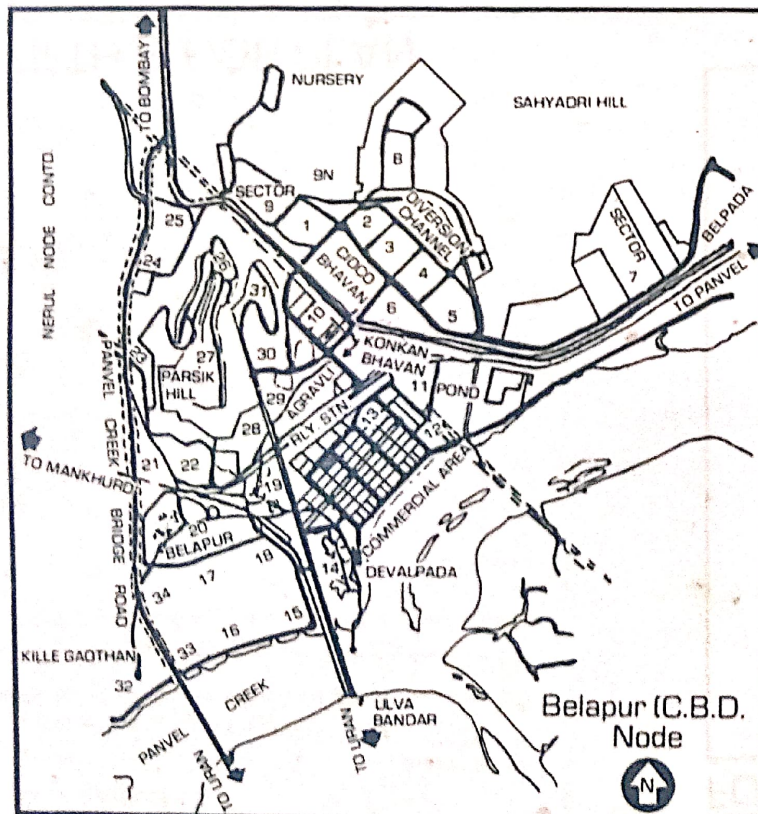
Hemraj



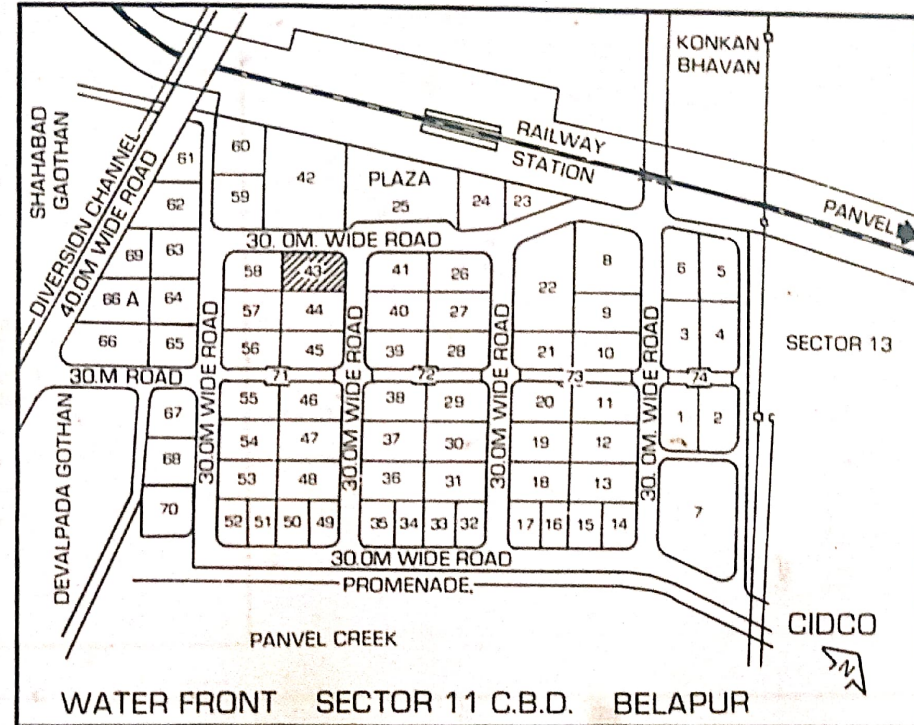
SALIENT FEATURES

1. PRIME LOCATION : In the heart of the Central Business District.
: Opposite the Belapur Railway Station.
: Facing two important roads.
2. EXCITING DESIGN CONCEPT : Shopping Plaza on the ground floor, around two landscaped open courts with six entrances.
: Larger business spaces & showrooms on the 1st floor connected with the ground floor by five staircases, including two through the open courts.
: Offices of varying sizes on the receding upper floors upto the fifth floor.
3. STIMULATING LANDSCAPE : Ornamental trees, shrubs and lawns.
: Water pool & fountain at corner entrance.
: Variety of hard and soft paving.
4. AMPLE PARKING SPACE : On ground and in the basement.
5. REGISTERED CO-OPERATIVE SOCIETY

KEY PLAN



LOCATION PLAN



STRUCTURE

1. Reinforced Cement Concrete frame with Concrete block walls.
2. Well shaded windows and ventilators to give good cross ventilation.
3. Special Additives in Concrete to ensure density, strength and waterproofing.
4. Waterproof and aesthetic external finishes.
5. Basement waterproofing by reputed agency.
6. Compound wall high on the rear and low & decorative on the road sides.

SERVICES

1. Three automatic elevators including one service elevator.
2. Well planned fire fighting system including sprinkler system in the basement.
3. Separate underground & overhead water tanks & pumps for general consumption and fire fighting.
4. Generator in the basement for emergency elevator, passage lights and fire fighting pumps.
5. Attached toilets with a large number of units.
6. Concealed plumbing.
7. Adequate number of common toilets, urinals and wash basins.
8. Adequate general illumination of the building.
9. Concealed copper wiring for all units for lighting & power requirement.
10. Well divided service ducts to run all services.

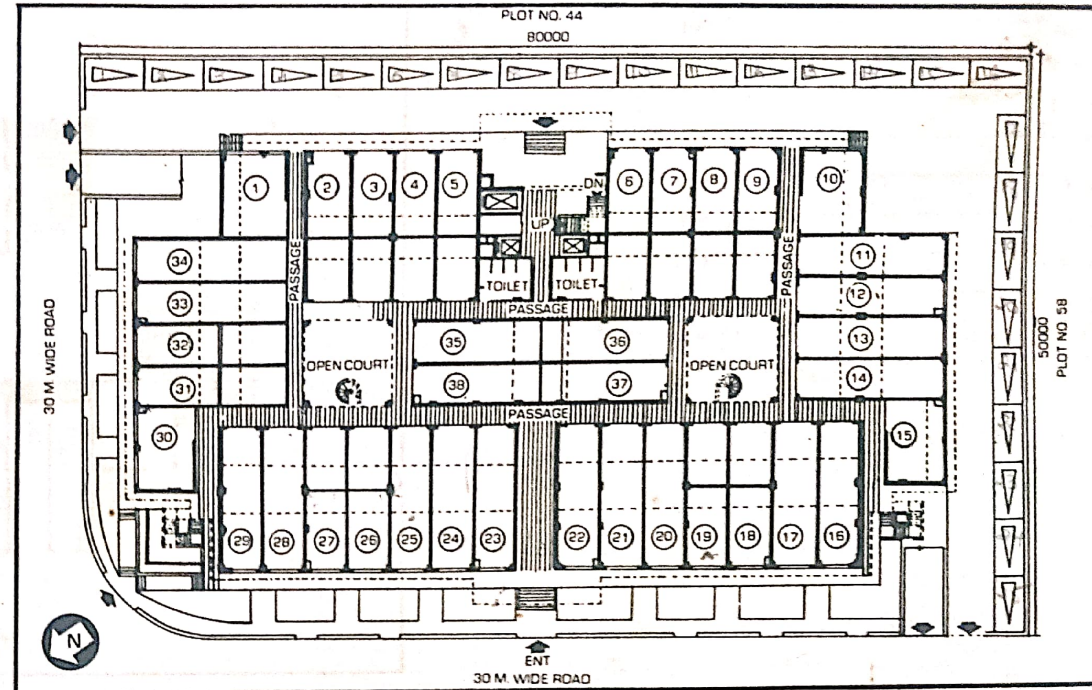
AMENITIES

1. Aluminium glazed windows for all office units.
2. Rolling shutters for each shop.
3. Flush Doors with brass hinges & night latch for offices.
4. Telephone & T.V. Antenna point in each unit.
5. Marble/Granite flooring and cladding for entrance lobbies and passages.
6. White Marble Mosaic tile flooring for all units.
7. Kotah stone flooring & glazed tile Dado in toilets.

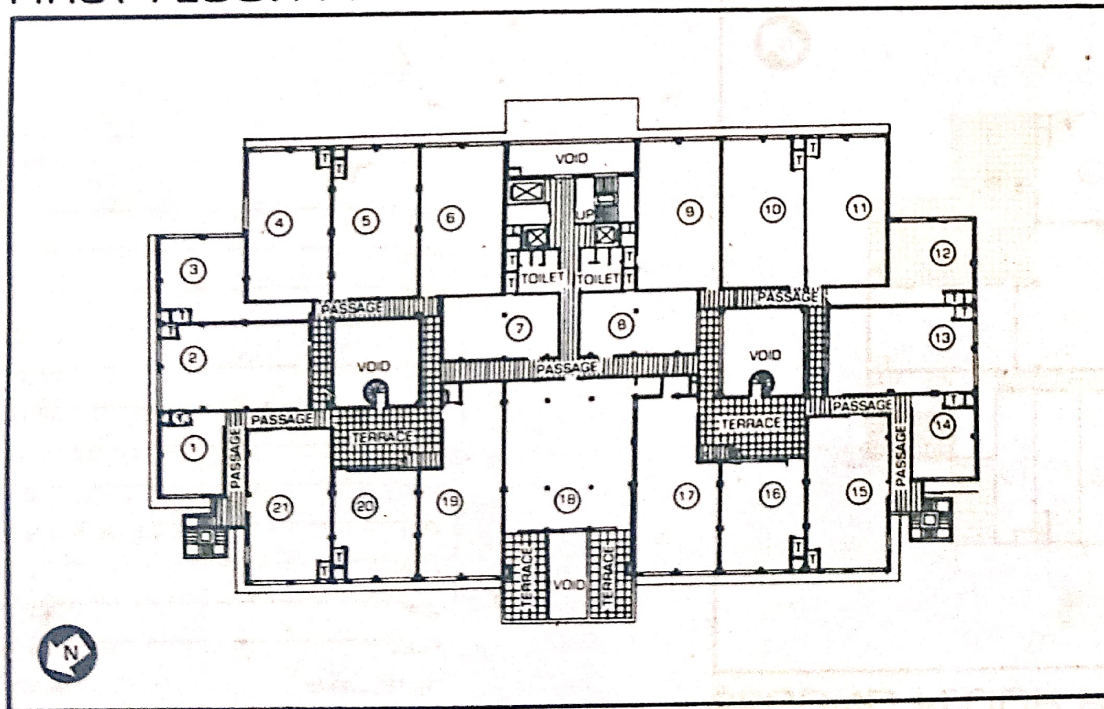
AREA STATEMENT :

Unit No.	Area in Sq. Ft.
1, 10	639
2, 3, 4, 9, 17, 18, 19, 20, 21	773
22, 23, 24, 25, 26, 27, 28, 29	784
5	449
6, 7, 8	324
6A, 7A, 8A	736
11	737
12	760
13	759
14	631
15	772
16, 34	653
30	770
31	771
32	786
33	712
35, 36, 37, 38	

GROUND FLOOR PLAN



FIRST FLOOR PLAN



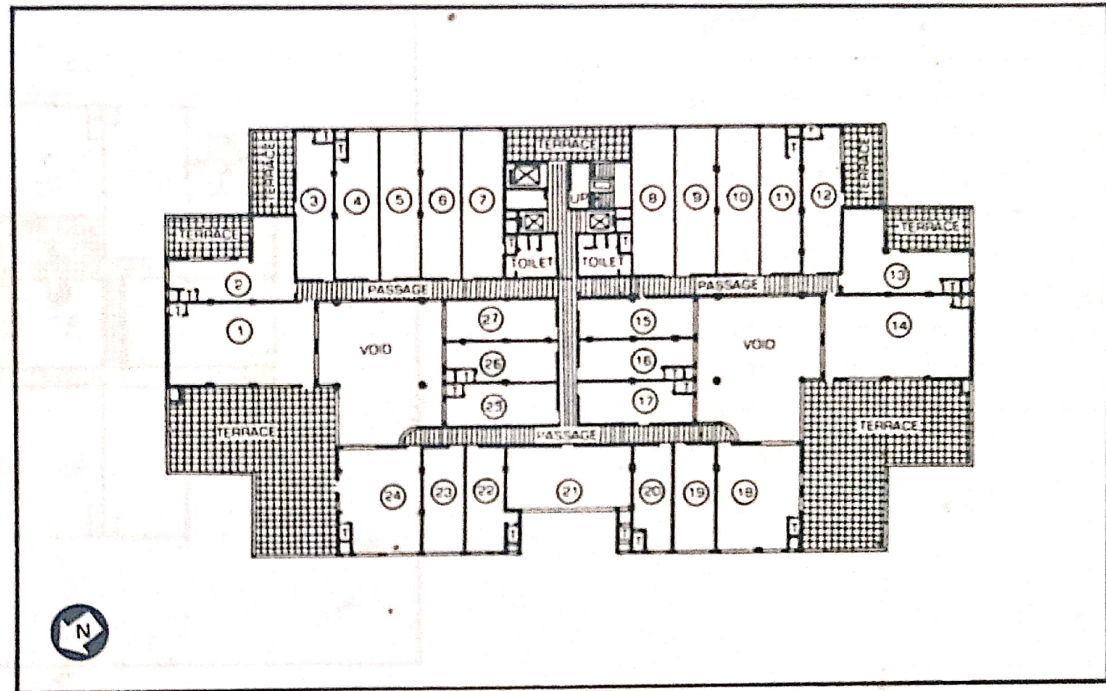
AREA STATEMENT:

Unit No.	Area in Sq. Ft.
1, 14	527
2, 13	1383
3, 12	888
4, 5, 10, 11	1364
6, 9	1379
7, 8	782
15, 21	1321
16, 20	1131
17	1479
18	2256
19	1523

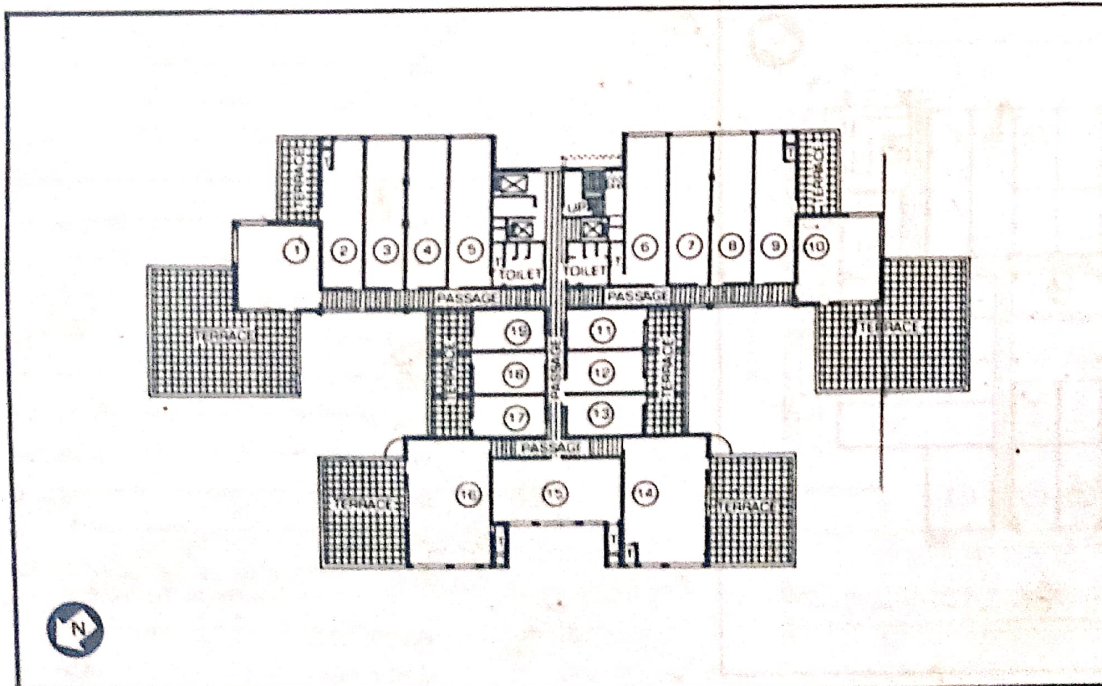
AREA STATEMENT:

Unit No.	Area in Sq. Ft.
1, 14	1919
2, 13	892
3, 12	807
4, 5, 6, 9, 10, 11	667
7, 8	751
15, 16, 26, 27	527
17, 25	542
18, 24	1226
19, 23	493
20	498
21	884
22	520

SECOND FLOOR PLAN



THIRD FLOOR PLAN



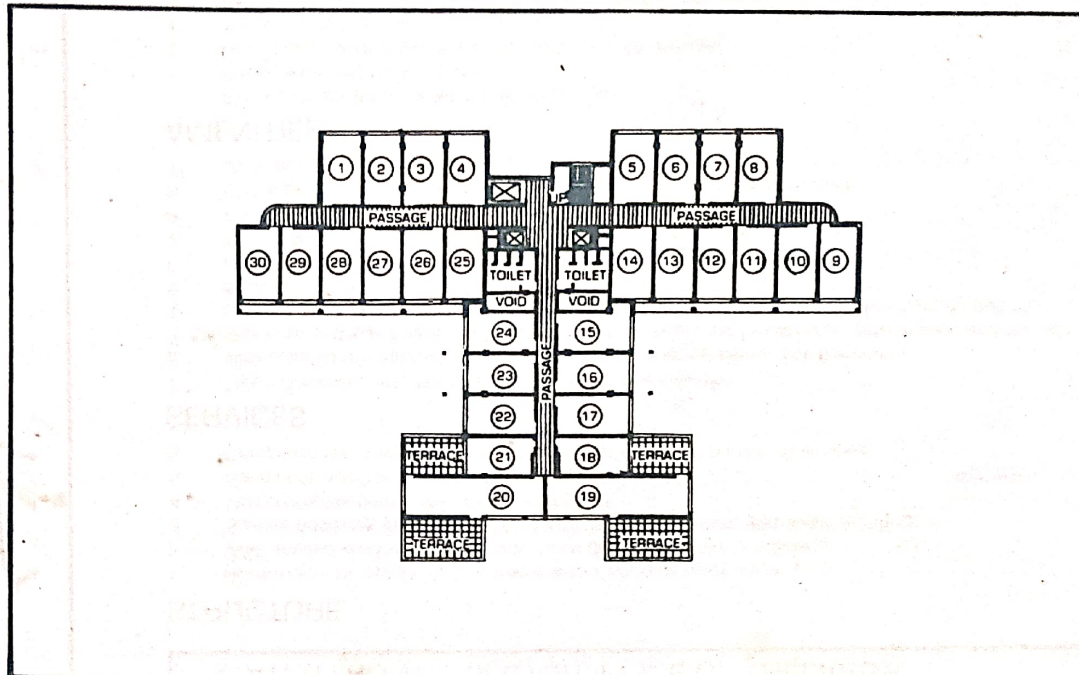
AREA STATEMENT :

Unit No.	Area in Sq. Ft.
1, 10	1407
2, 9	807
3, 4, 7, 8	667
5, 6	707
11, 12, 13, 18, 19	400
14	1532
15	1240
16	1554
17	409

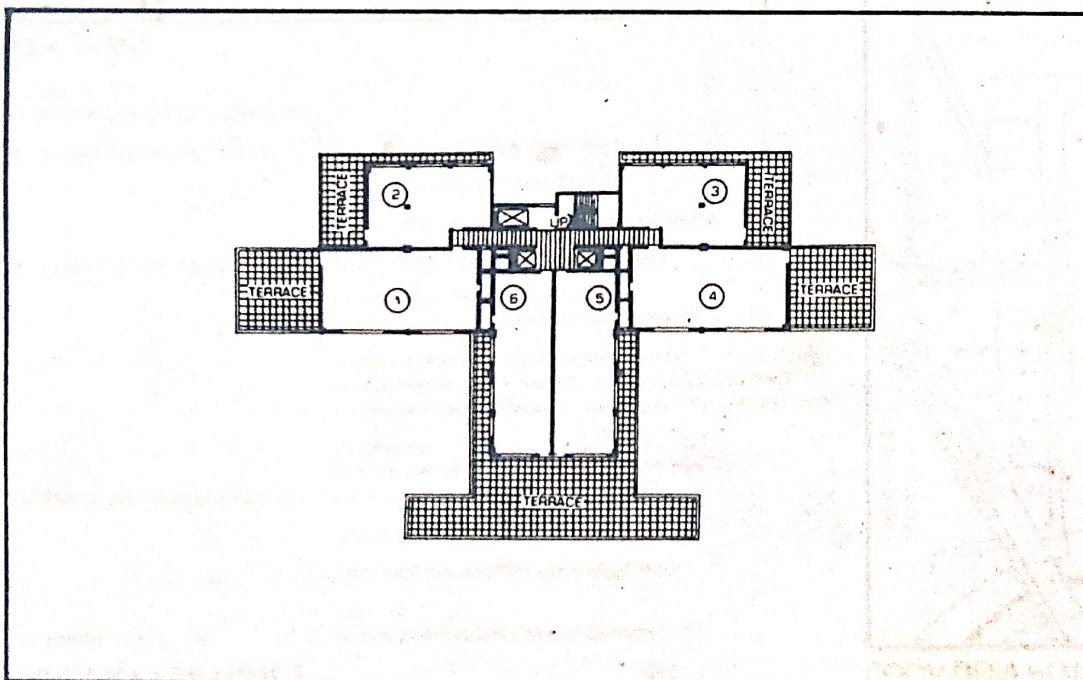
AREA STATEMENT :

Unit No.	Area in Sq. Ft.
1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13	
15, 16, 17, 22, 23, 24, 26, 27, 28, 29, 30	328
4, 5, 14, 18, 21, 25	323
19, 20	920

FOURTH FLOOR PLAN

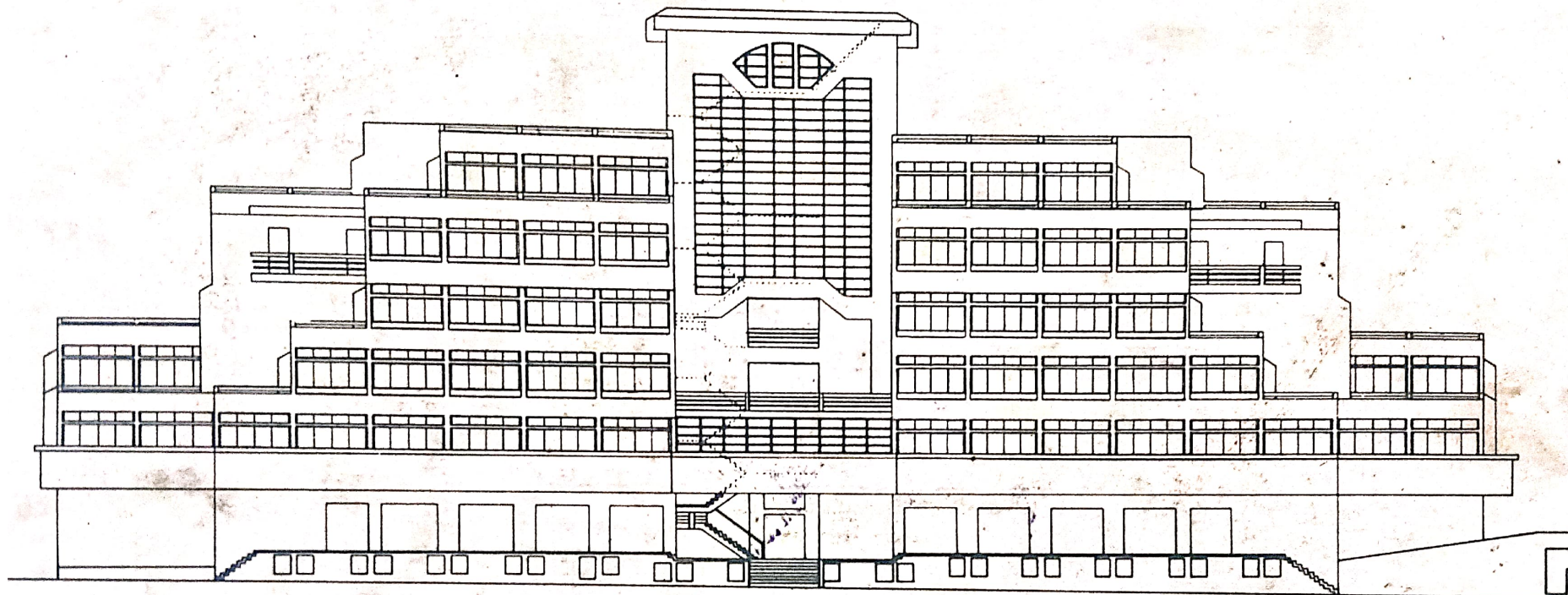


FIFTH FLOOR PLAN



AREA STATEMENT :

Unit No.	Area in Sq. Ft.
1, 4	1760
2, 3	1256
5, 6	1812



SOUTH EAST ELEVATION

Hemraj

43, SECTOR 11
CBD, BELAPUR
NEW BOMBAY

OWNERS

NEW BOMBAY CO-OPERATIVE COMMERCIAL COMPLEX
PREMISES SOCIETY LTD.

ARCHITECTS

Anil Nagrath & Associates,
24, Empire Building, Dr. D.N. Road,
Bombay - 400 001
TEL. NO. : 2045352, 2025293.

STRUCTURAL
CONSULTANTS

: Pradeep Deshmukh & Associates,
23, Parekh Mahal, 1st Floor,
L.J. Road, Mahim,
Bombay - 400 016.
TEL. NO. : 4307725.

ELECTRICAL
CONSULTANTS

: Claude Fernandes & Associates,
4, Radhakrishna Kunj, Off. 6th Road,
Chembur, Bombay - 400 071.
TEL. NO. : 526719, 523431.

PRIME
CONTRACTORS

: Hemraj Construction Co.,
532, Vyapar Bhavan,
P. D'Mello Road,
Bombay - 400 009
TEL. NO. : 343065.