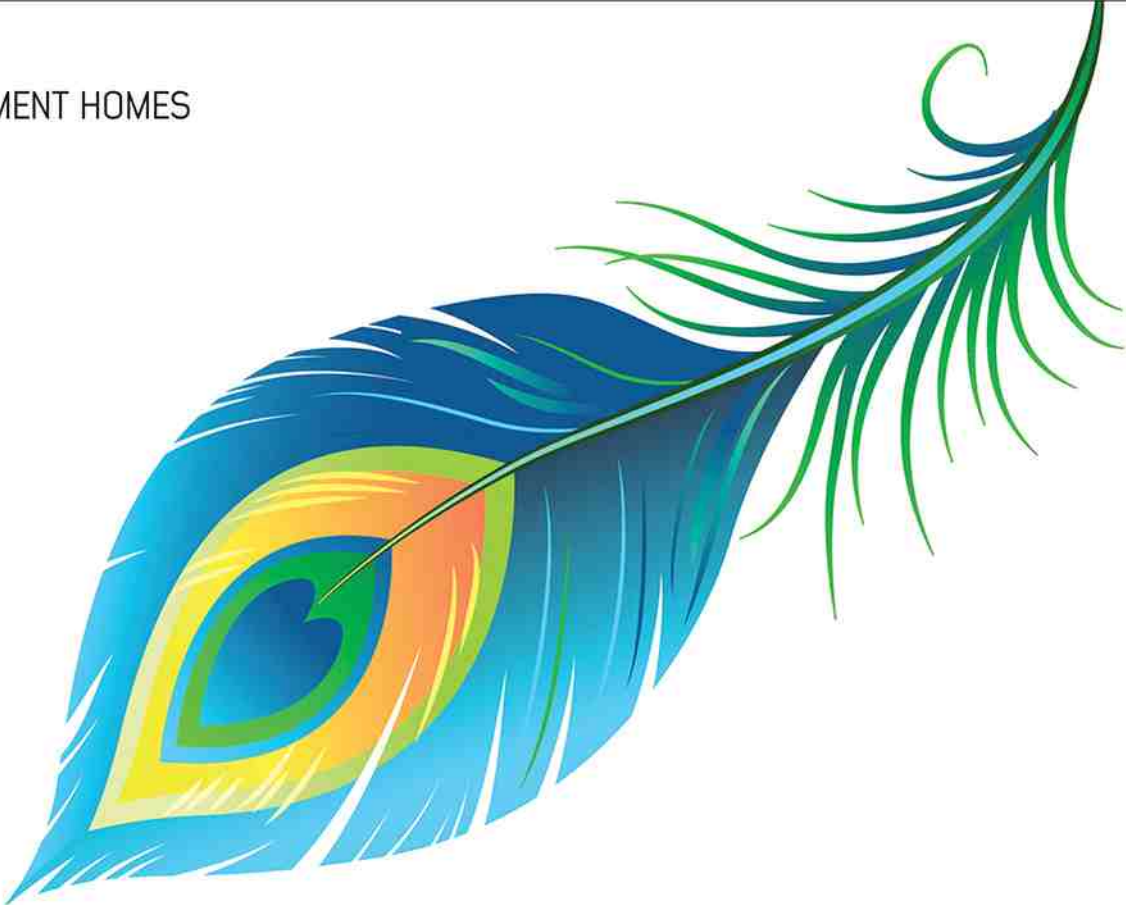


2 & 3 BHK LUXURIOUS APARTMENT HOMES



Sokul  
— HEIGHTS —  
*A new height in luxury living*

A PROJECT BY



**VEERROSHAN CONSTRUCTION**

A Unit of  
**PANKAJ CONSTRUCTIONS**



# Gokul HEIGHTS

*A new height in luxury living*

Welcome to  
**blissful** living



Luxury has a different meaning for everyone. It is about those minute details which ensure that no one has to compromise even an inch of their share of luxury.

At Gokul Heights, you can truly design every inch of your luxury. You can customise the layout and floor plan of your home so that it resembles your choices in its arrangement and suit your conveniences. Here, we showcase two options that we have designed to match your needs of luxury.





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TYPICAL PLAN 1ST TO 4TH FLOOR



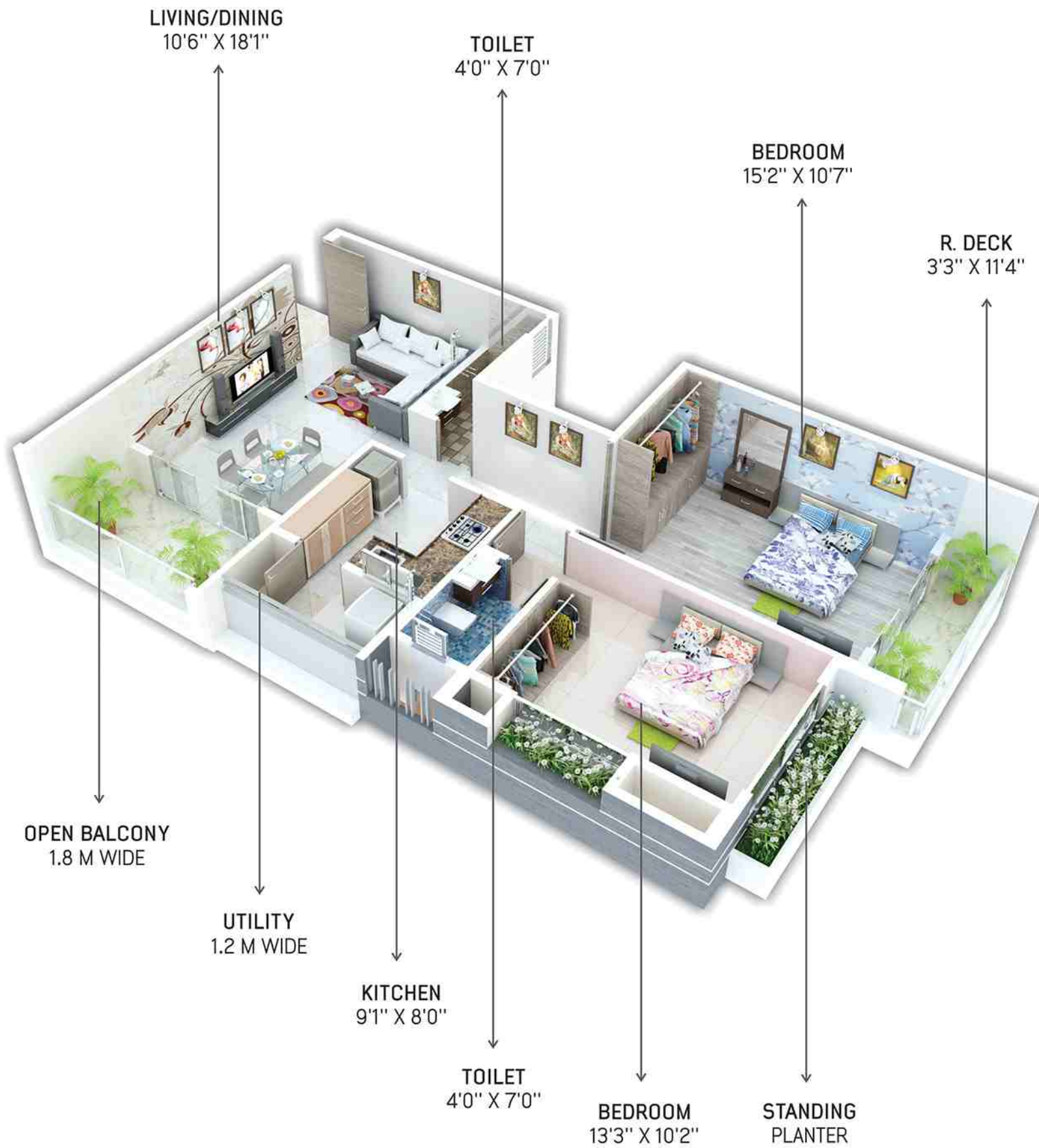


## TYPICAL PLAN 5TH TO 9TH FLOOR





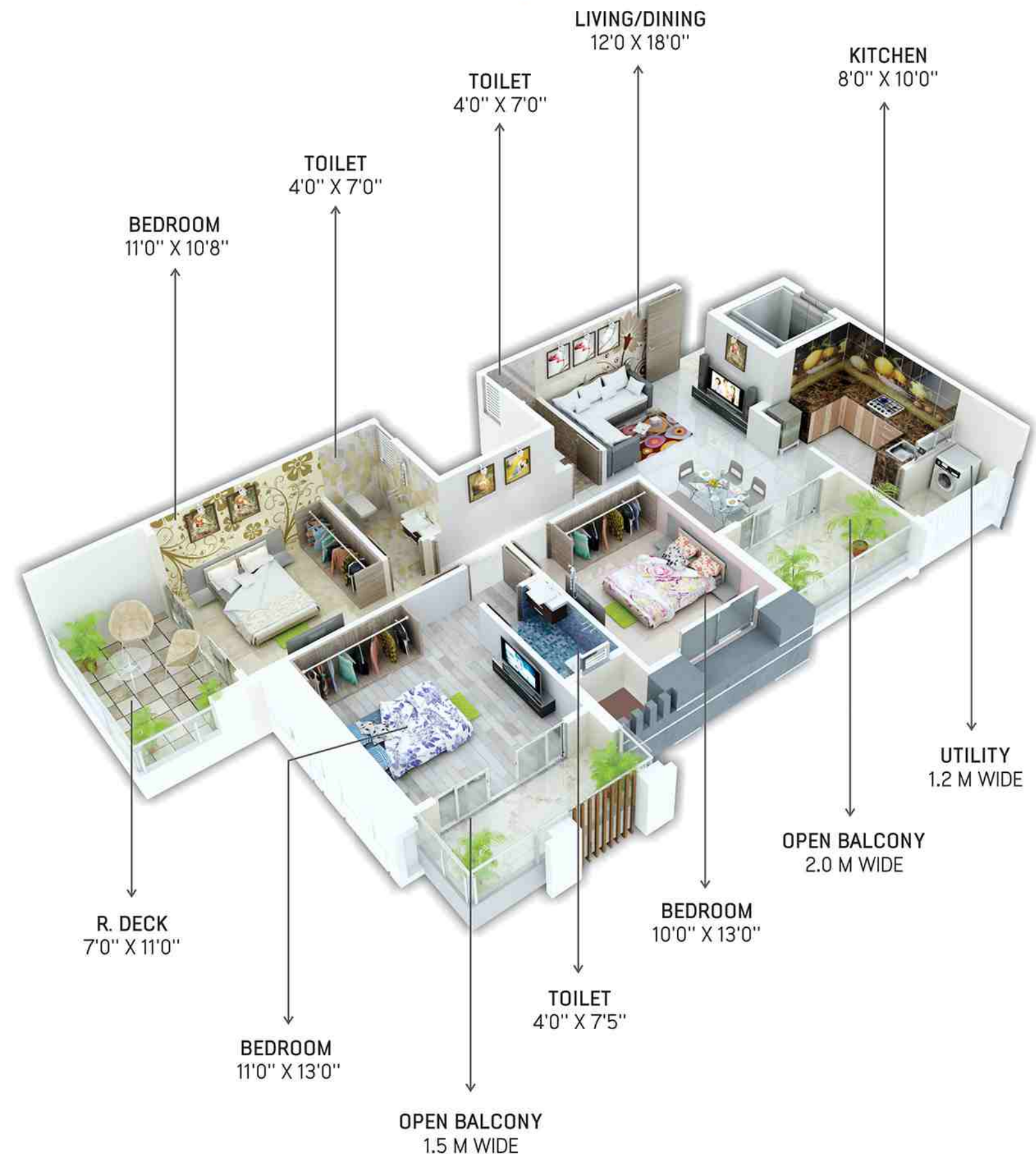




**2 BHK FLAT**

Furniture image used for representation purpose only.

ISOMETRIC VIEW



**3 BHK FLAT**

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## SALIENT FEATURES

- ❏ Earthquake resistant RCC frame structure.
- ❏ Spacious 4 flats on each floor.
- ❏ Modular kitchen with stainless steel sink.
- ❏ POP in drawing room.
- ❏ Maximum usable floor area.
- ❏ Premises secured with C.C.T.V. cameras.
- ❏ Attractive entrance lobby.
- ❏ Vitrified tiles flooring in entire flat.
- ❏ Excellent ventilation for natural light & air.
- ❏ Conceal electrical copper wiring in entire flat.
- ❏ Round clock water supply.
- ❏ Rain water harvesting.
- ❏ Lift facility available.
- ❏ Security guard room at entrance gate.
- ❏ All flats design as per vastu.



Image used for representation purpose only.



## GROUND FLOOR PLAN





# SPECIFICATION

STRUCTURE	Earthquake Resistant R.C.C frame structure.		
WALLS	Internal	–	115 mm thick brick masonry.
	External	–	150 mm thick brick masonry.
PLASTER	Inner wall	–	12 mm thick phunty finish.
	Outer wall	–	15 – 20 mm thick smooth finish.
DOORS/WINDOWS	Entrance Door	–	Designer Teakwood door with SS fittings.
	Internal Doors	–	Laminated Flush door with SS fittings.
	Toilets	–	PVC Laminated doors with SS fittings.
	Windows	–	Powder Coated Aluminium Sliding Windows with MS safety grills.
PAINTING FINISH	Interior	–	Putti finish with plastic emulsion paint.
	Exterior	–	Weather proof Ultima or equivalent paint.
FLOORING	Living & Dining	–	Branded Vitrified tiles.
	Bedroom	–	Branded Vitrified tiles.
	Kitchen	–	Anti-Skid Vitrified tiles.
	Toilets	–	Anti-Skid tiles.
	Balconies	–	Anti-Skid / Kota tiles.
	Lobby / Staircase	–	Granite / Tiles with granite frame for lift door.
	Fire Staircase	–	Chequered Tiles.
ELECTRICAL	Concealed Copper wiring with adequate points & ISI standard modular switches, Provision for Inverter wiring, AC point in master bedroom, Telephone & Cable TV point in living room.		
RAILING	Railings for front balconies & staircases.		
KITCHEN	Granite counter top with stainless steel sink, colour ceramic dado tiles upto lintel level, Power point for water purifier, washing machine & exhaust fan.		
TOILETS	Concealed plumbing with PVC Pipes, Colour Ceramic Dado Tiles up to lintel level, Sanitary ware & CP fittings of superior brand, Wall mixer for hot & cold water, Power point for geyser.		
LIFT	2 High Speed Elevators with vertical connectivity & rescue back-up.		
PARKING	Ample space for Covered Parking.		
WATER SUPPLY	Overhead Water Tank/Underground Water Tank / Municipal Water Supply, Rain Water Harvesting.		
SAFETY	Security Cabin, Intercom facility, C.C.T.V. Surveillance in common areas, Fire fighting system.		
COMMON AREAS	Power backup for common utilities.		

## ADDITIONAL CHARGES

- M.S.E.B. meter & Water connection charges.
- Building maintenance charges.
- All legal charges towards the Govt. will be borne by the purchaser.
- Documentation & legal fees.
- Extra work other than standard specifications to be done as per item rate with 100% advance payment.
- No deduction for any changes other than standard specifications.
- GST and other statutory dues, if applicable will be charged extra.

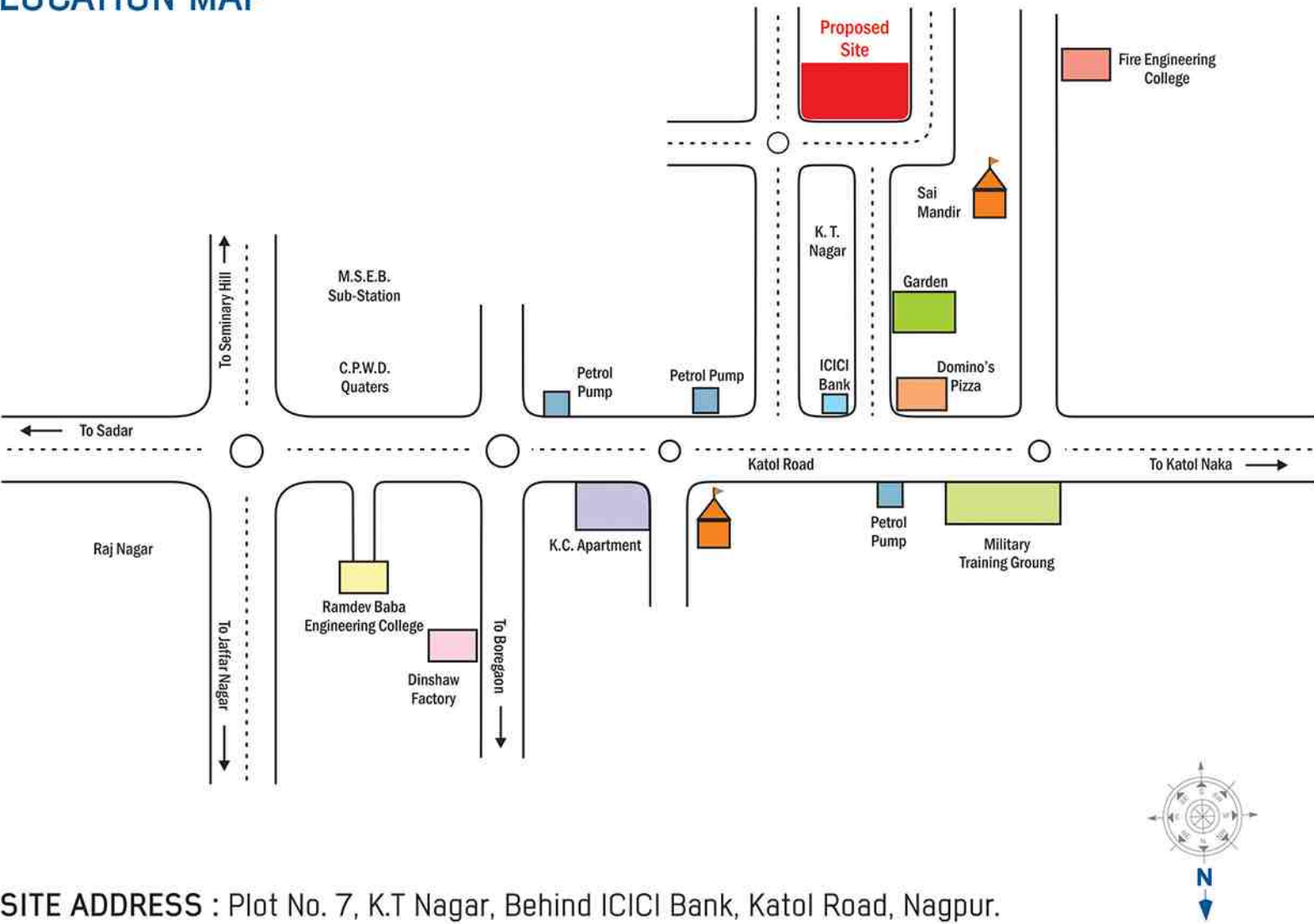
# Sokul

## HEIGHTS

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## LOCATION MAP



SITE ADDRESS : Plot No. 7, K.T Nagar, Behind ICICI Bank, Katol Road, Nagpur.

## KEY DISTANCE

Bus Stand	0.3 Km.	Railway Station	5.0 Km.
Hospital	1.5 Km.	Zero Mile	6.0 Km.
Inox / Mall	3.0 Km.	Airport	14.0 Km.
Restaurant	2.0 Km.	VCA Cricket Stadium (Jamtha)	17.0 Km.





MAHA RERA REGISTRATION NO.  
**0000000000**  
<http://maharera.mahaonline.gov.in>

## CONTACT FOR BOOKING

**+91 8421 274 333**

## PROMOTERS

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## ARCHITECT CONSULTANT

Emanate Design  
Ar. Lokesh Kadu

## STRUCTURAL DESIGNER

Aaj Engineers & Consultants

## LEGAL ADVISOR

Adv. Om Hariramani

Design by : J.F. Creation : 9970814030

A PROJECT BY



**VEERROSHAN CONSTRUCTION**

A Unit of

**PANKAJ CONSTRUCTIONS**

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Visit Us : [www.pankajconstructions.in](http://www.pankajconstructions.in)

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