

### RAM RATAN DEVELOPERS

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Architect

### k.d. & Associates

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This brochure is purely conceptual & not a legal offering. All visual photographs  
used in this brochure are artists impressions. All specifications, sizes & layout etc.  
are tentative & subject to such variations, additions, modifications as decided by  
the Architects or by the Promoters.

Discover the new revolution of life with  
Luxury & Lifestyle





**Discover a unique house that represents elegance & excellence.**

Welcome to URBAN RIVER, an exotic splendorous venture designed by RAM RATAN DEVELOPERS which represents class, comfort and convenience.

Here its like every wish which you have gazed for is rewarded before you have desired, its like every senses of life is amazing to inspire, its like someone has given you the "Whole World"



Discover our creativity designs which gives unique standout.

## Amenities ...



- 7.5M internal roads.
- Covered campus with grand entrance gate.
- Lush green gardens with beautiful landscaping.
- High-tech security system with CCTV cameras.
- Security guards available for 24x7.
- Children play zone with outdoor play features.
- Street lighting in entire campus.
- Adequate water supply.
- Clear drainage with underground sewer line.
- School, college, bank, hospital etc. in close vicinity.
- Loan facility available by all leading banks.
- Temple / Club House

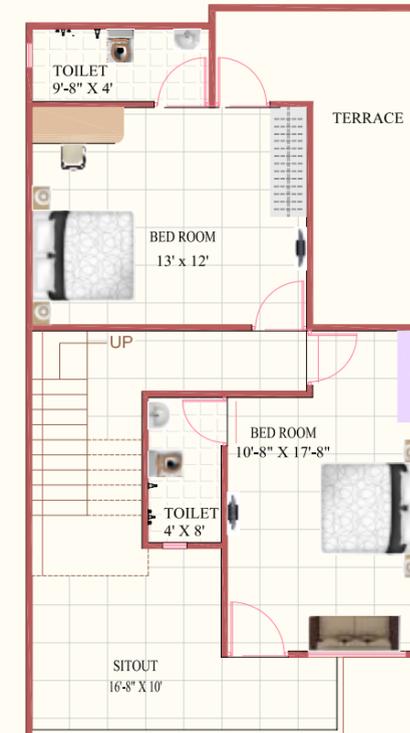


URBAN RIVER  
 DISCOVER A NEW WAY OF LIFE

**22' x 50'**  
**DUPLEX FLOOR PLAN**



GROUND FLOOR PLAN



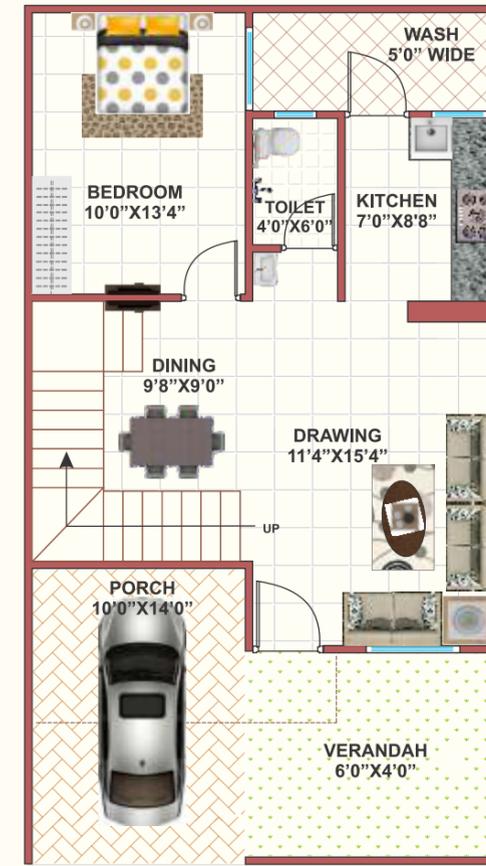
FIRST FLOOR PLAN



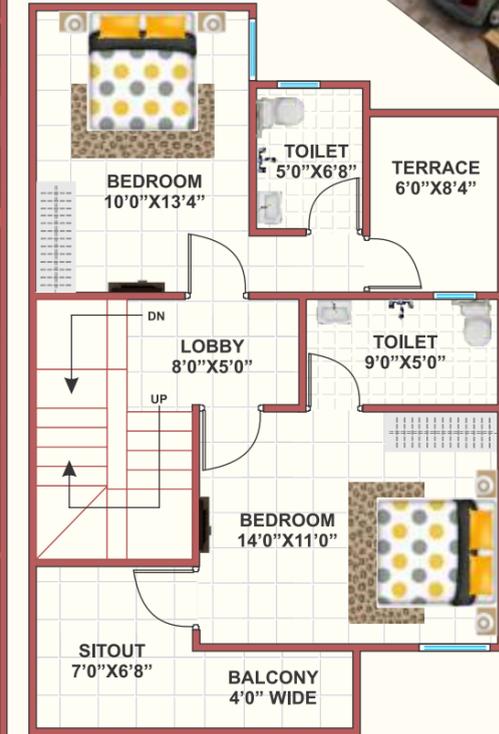
PLOT SIZE = 22X50  
 PLOT AREA = 1100.00SQFT  
 GROUND FLOOR AREA = 856.50 SQFT.  
 FIRST FLOOR AREA = 683.90 SQFT.  
 MUMTY = 170 SQFT.



**22' x 40'**  
**DUPLEX FLOOR PLAN**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT SIZE = 22X40  
 PLOT AREA = 880.00 SQFT  
 GROUND FLOOR AREA = 672.50 SQFT  
 FIRST FLOOR AREA = 624.00 SQFT  
 MUMTY = 160 SQFT.



**URBAN RIVER**  
 DISCOVER A NEW WAY OF LIFE

- 6.7X15.25M
- 6.7X12.2M
- 5.5X12.2M
- 4.3X9.15M
- IRREGULAR SIZE

**LAYOUT PLAN**



# SPECIFICATIONS

## Specifications



### STRUCTURE

R.C.C. Framed structure, designed for earth quake resistance.

### WALLS

First Class Brick Masonry.

### KITCHEN

Granite Platforms & Stainless steel sink, Glazed Ceramic tiles upto 2'ht above platform.

### GARDEN

Developed Garden in campus

### FLOORING

Vitrified tiles inside, anti skid tiles in Toilet & Wash Area.

### TOILET

Designer tiles up to 7' ht. matching sanitary tiles, chrome plated good quality fitting.

### ELECTRIFICATION

Concealed wiring with sufficient points with circuit security through M.C.B.'s.

### OPENINGS

Door Frames in Dewas Section with factory made flush doors/ Aluminum sliding windows best quality iron grill.

### WATER SUPPLY

Tube well and sump well for water supply.

### PAINTING

Best quality weather proof exterior paint on external walls, Best quality emulsion on internal walls, Oil paint on grills.