



OAK  
FOREST

*Comfort & Luxury at a Pause*





# An Autobiography

## **Our History.**

Prophesized by the development of Jharkhand after becoming an independent state in the year 2000 **N.K.Constructions (P) Ltd** exhaled to nurture itself hand in hand along with state development process. Working and having great experience in infrastructure development, company got into real estate development in the year 2001. Since then the company grew strength by strength focusing in providing quality living to its customer.

## **Vision:**

**N.K.Constructions (P) Ltd** is committed to creating business premises, residences, buildings and infrastructures that are known for their quality, distinct in design and elegantly crafted. We are focused in our quest to provide our customers, first and foremost, an elegant and beautiful surrounding. We are committed to delivering the expected quality at the promised time and to provide life long maintenance and management of the PREMISES.

## **Mission:**

- To achieve international standards of excellence with a focus on quality, aesthetics and customer satisfaction.
- To achieve prominence in developing, adopting and assimilating state-of-the-art technology for competitive advantage.
- To cultivate high standards of ethics and quality for a strong corporate identity and brand equity.
- To help enrich the quality of life of the community and preserve ecological balance and heritage through services provided with a strong environmental conscience.



## OAK FOREST (PHASE I)



*OAK Forest a house of opulence where everything turns to become Lifes turning point.*

*Our endurance for making quality living has brought together luxury, opulence and functional needs that will truly elevate your lifestyle at all levels. The convenience of connectivity, exaggerated residential layout, and the beauty of the structure are sure to take your breath away.*

*OAK Forest is one-of-a-kind residential complex where ultra luxurious flats will not only portray your stature but will also make sure that you shine above the rest of your society.*

*Offering a range of eminent amenities and recreational facilities, the benchmark OAK Forest promises to live up to nothing but the best in the ZONE. We promise its incredible specification will continue to mesmerize you through out your life. We build for generations.*





It's not just how u feel about ur home  
It's how u feel about urself when ure home.





# Typical floor plan (G+10)

## AREA STATEMENT

Flats	Super Built-up Area
A	1595 sqft.
B	1650 sqft.
C	1252 sqft.
D	2005 sqft.
E	2005 sqft.
F	1325 sqft.
G	1675 sqft.
H	2020 sqft.
J	2385 sqft.
K	1252 sqft.
L	2005 sqft.
M	2005 sqft.
N	1325 sqft.







**FLAT - 'A'**  
Area - 1595 sqft.

Entrance South Face

3 BHK Flat with 2 no. of Toilets

2 nos. of Balconys.







## FLAT - 'B'

Area - 1650 sqft.

Entrance West Face

3 BHK Flat with 2 no. of Toilets

4 nos. of Balconys.

Entrance







## FLAT - 'C'

Area - 1252 sqft.

Entrance West Face

2 BHK Flat with 2 no. of Toilets

1 no. of Balcony.







## FLAT - 'D'

Area - 2005 sqft.

Entrance West Face

3 BHK Flat with 3 no. of Toilets

3 no. of Balconys.







## FLAT - 'E'

Area - 2005 sqft.

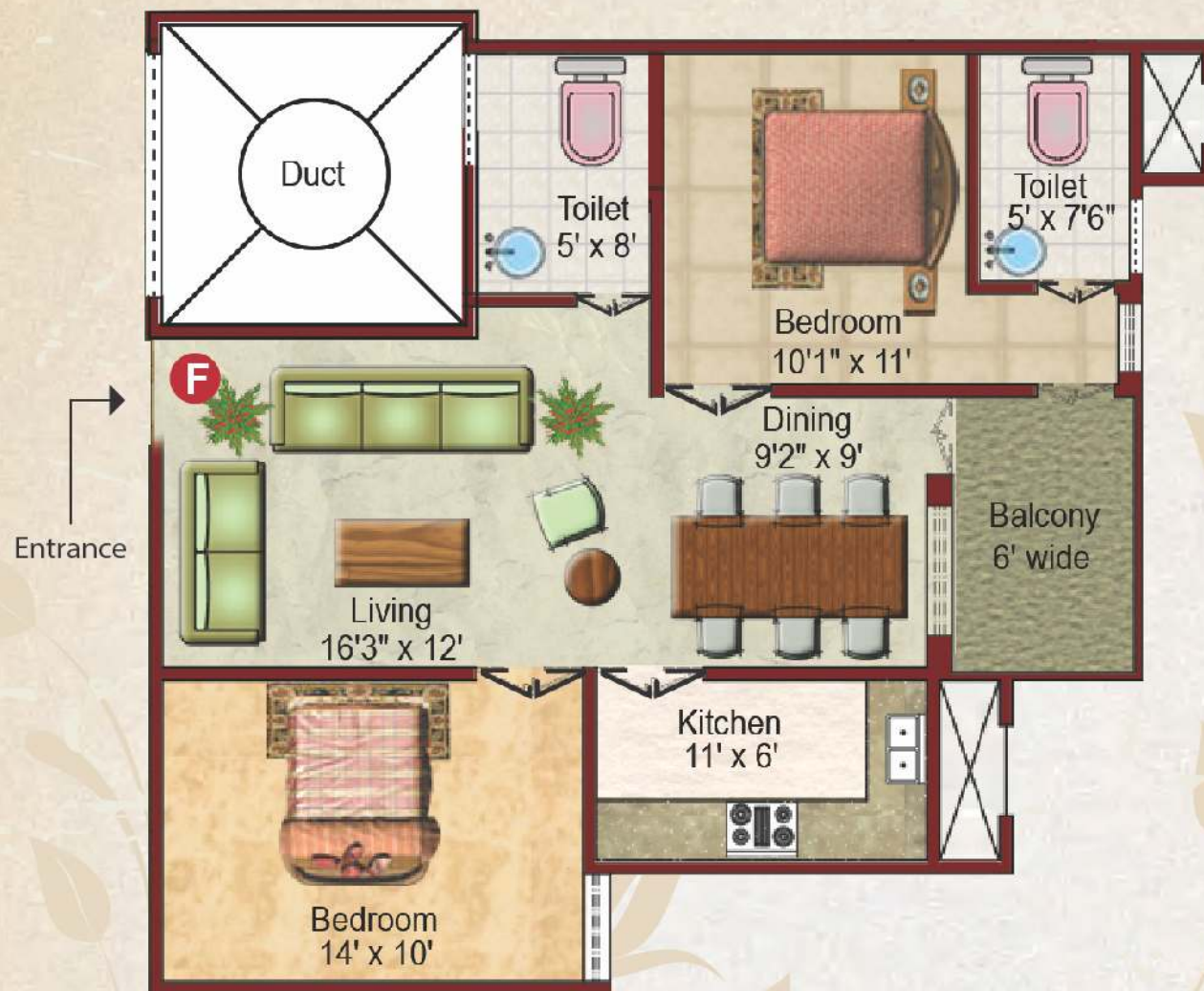
Entrance East Face

3 BHK Flat with 3 no. of Toilets

3 nos. of Balconys.







FLAT - 'F'  
Area - 1325 sqft.

Entrance East Face

2 BHK Flat with 2 no. of Toilets

1 no. of Balcony.







## FLAT - 'G'

Area - 1675 sqft.

Entrance East Face

3 BHK Flat with 3 no. of Toilets

1 no. of Balcony.







## FLAT - 'H'

Area - 2020 sqft.

Entrance West Face

3 BHK Flat with 3 no. of Toilets

2 no. of Balconys.







## FLAT - 'J'

Area - 2385 sqft.

Entrance South Face

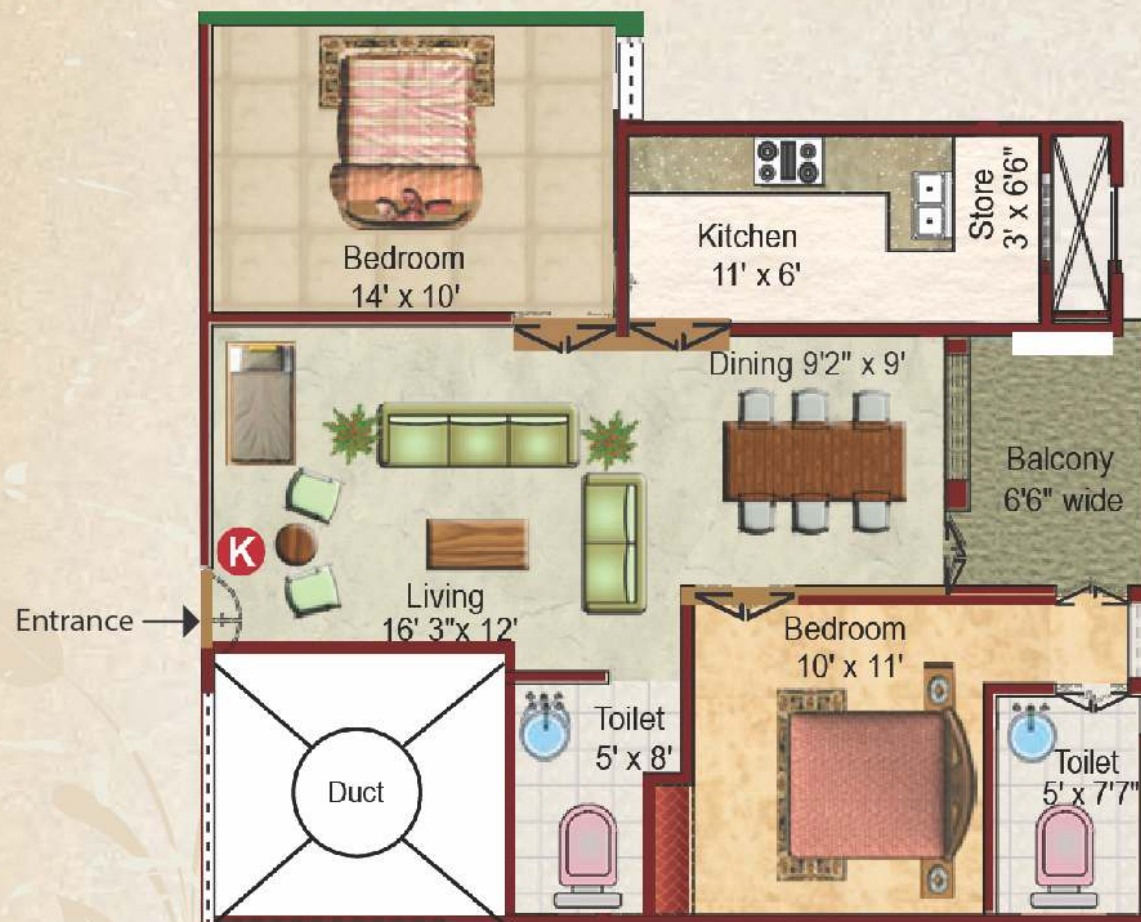
4 BHK Flat with 4 no. of Toilets

3 nos. of Balconys.

One servant room







## FLAT - 'K'

Area - 1252 sqft.

Entrance East Face

2 BHK Flat with 2 no. of Toilets

1 no. of Balcony.







## FLAT - 'L'

Area - 2005 sqft.

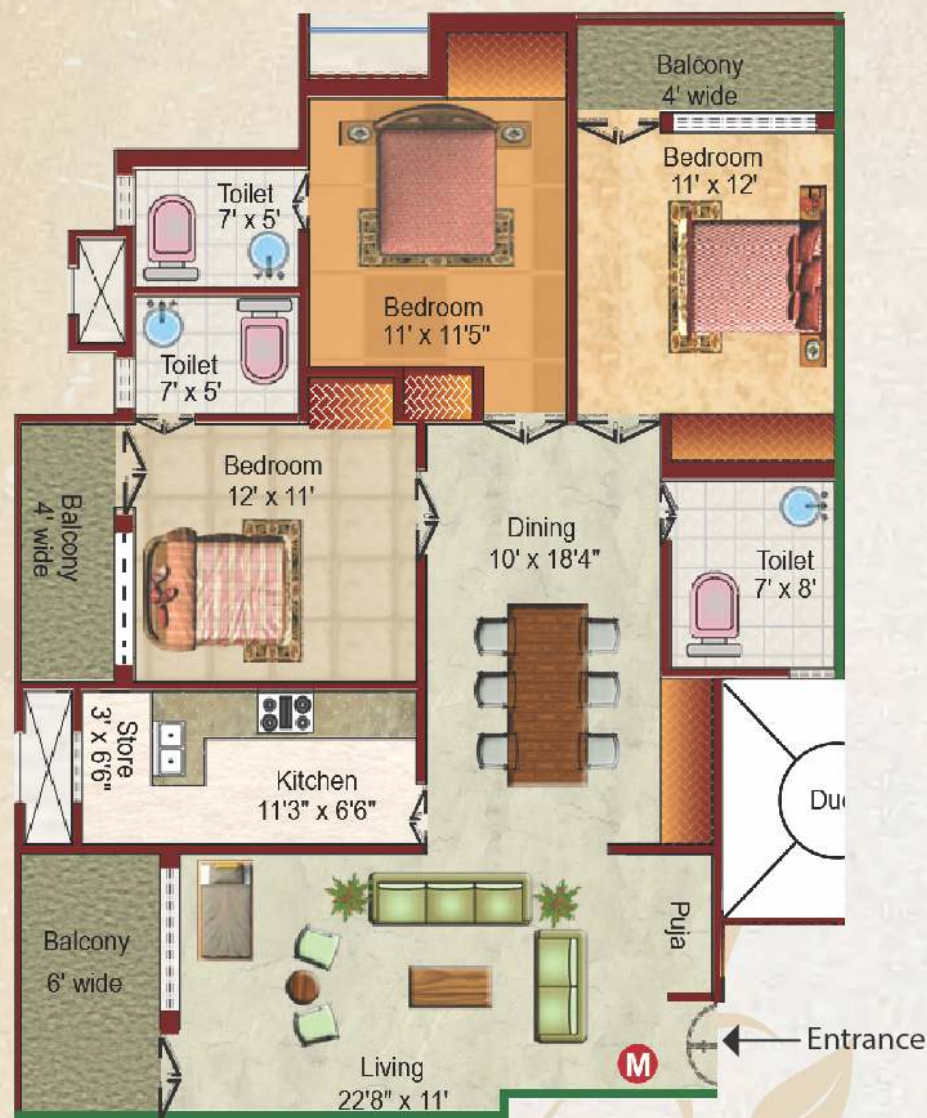
Entrance East Face

3 BHK Flat with 3 no. of Toilets

3 nos. of Balconys.







## FLAT - 'M'

Area - 2005 sqft.

Entrance West Face

3 BHK Flat with 3 no. of Toilets

3 no. of Balconys.







## FLAT - 'N'

Area - 1325 sqft.

← Entrance

Entrance West Face

2 BHK Flat with 2 no. of Toilets

1 no. of Balcony.





S P E C I F I C A T I O N

FLAT FEATURES	WALLS	FLOORS	CEILINGS	DOORS & CHOWKHATS	WINDOWS & GLAZING	ELECTICAL SWITCH & WIRINGS	TV/CCTV POINTS	OTHERS
LIVING/ DINING ROOM	Cement Based Primer (2 Coats) Over P.O.P.	Vitrified Tiles	Cement Based primer (2 Coats) Over P.O.P.	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	TV + CCTV Points	
MASTER BED ROOM	Cement Based Primer (2 Coats) Over P.O.P.	Laminated Wooden Tiles.	Cement Based primer (2 Coats) Over P.O.P.	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	TV + Telephone Points	
OTHER BED ROOM	Cement Based Primer (2 Coats) Over P.O.P.	Vitrified Tiles	Cement Based primer (2 Coats) Over P.O.P.	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	TV Points	
KITCHEN	Water Based Putty With 2 Coats Of Primer	Vitrified Tiles	Cement Based primer (2 Coats) Over P.O.P.	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	N.A.	Granite Counter Top With Back Splash In Grant Stain-less Steel 9" Single Drain Board Sink With C.P. Fittings.
TOILETS	7' High Theme Based Cenamic Tiles	Antiskid Vitrified Tiles In Combination With Wall Tiles	Water Based Putty With 2 Coats Of Primer	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	N.A.	C.P. Fittings make (Jaquar/Kohler) and White China Ware Sanitory Fixtures Make (Hindware/Cera)
BALCONIES	Weather Proof Painted Over Putty In Combination with Exterior Finished Walls	Vitrified Tiles	Weather Coated Paint Over P.O.P.	Seasoned Sal -wood/ R.C.C. Frame Chow- khat 32mm Dia Flush Door (2 Coat-Enamel Paint) + Polished Handles and Locks.	UPVC	Ample Power/General Points With Enlightened Light Points Concealed Copper Wiring. Modular switches	N.A.	42" High MS Railing in Combination With C.I. Moulded Architectural Templates.

BUILDING FEATURES	RCC framed structure. Sesmic re-inforcement design. Anti termide treatment exclusively in both foundation and plinth
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COMMON AREA FEATURES	
STAIR-CASE	Lobby area, Tread, Raiser and Skirtings to be of Green Marble with 2" Jaisalmer Border. Stainless steel railings along the staircase
COMMON TOILETS & GUARDROOM	Well furnished separate toilets for both genders in the ground floor Guardrooms in all entry and exit points of the premises.

Specification are subject to change without prior notice. Layout and Structure subject to change at the instance of RMC/Structural engineer or any other Governing body.



# REASONS TO BE A PART OF OAK FOREST

The very purpose of choosing a vertical dwelling unit is to have better lung space compared to independent homes or row houses where the neighbouring properties often interfere with free flow of air around your dwelling place. Our emphasis on good cross ventilation and enough open space provides you with maximum exposure to natural light and fresh air. **The silver lining of the project is the liability the company carries of maintaining and managing the Oak Forest Residential Premises for Life Long.** Looking ahead on with the standard and quality of add on facilities Oak Forest renders, we are assured of satisfying all our esteemed customers

## AMENITIES TO SUIT YOUR LIFESTYLE



**Gym, Yoga & Meditation Hall \*\*\***

Health is wealth. We well understand how your health is an important part of your life. We offer sophisticated Gymnastic, Yoga and meditation hall for total care of your body and mind. So experience a new change in Oak Forest.



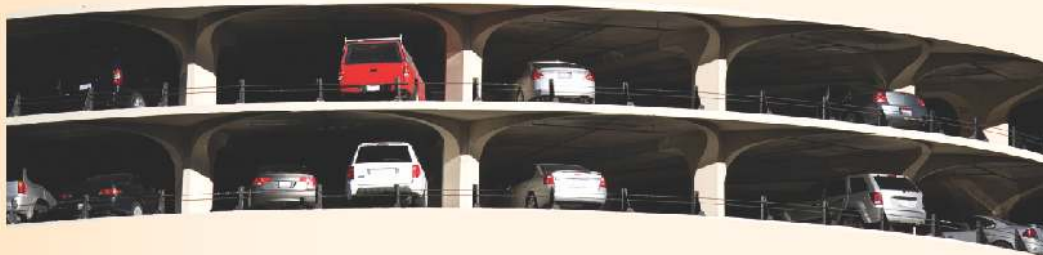
**Swimming Pool \*\*\***

Swimming pool with splash pool for kids. Pool fully equipped with water filtration unit, a hot water bath chambers & separate change rooms for male and female. Trainers to keep strict vigil in and around pool area.



**Club House \*\*\***

A re-creation room, room for indoor games & indoor activities for both the genders, mini library room and a mini amphi-theatre hall.



**Car Parking Management**

Reserved parking space for each residents of Oak Forest. Entire parking is well designed (double storeyed) to suit the number of parks provided. Parking signages and equipments at required places to ease the driving.



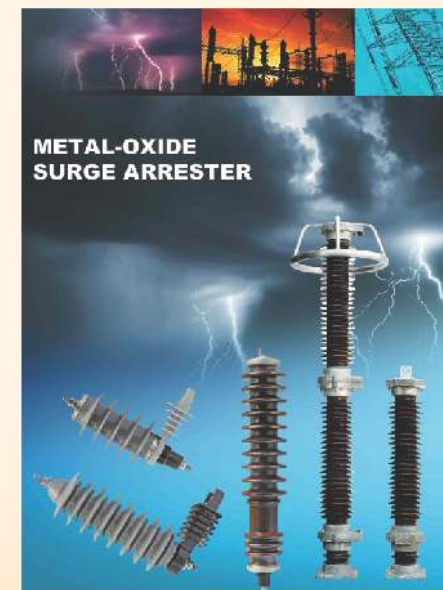
**Fire & Safety**

Easy Handling Fire Hydrants System in all floors with fire alarm and public alert system in all floors and parking areas. Water back-up through underground water storage tanks and overhead storage tanks



**Rain Water Harvesting**

Rain water harvesting system along with ground water recharging pit to be constructed as per indian standard specification and design.



**Lightning Arrester**

Thundering and lightning arrester to be installed on roof tops so that to avoid any damage to building caused by lightning.





### *Kids Play Zone and Jogging Track*

Naturally enlightened and beautifully landscaped kids play area and jogging track so that to make you feel fresh, stress free and perfect place to spent the mornings and the evenings. A perfect place for family workout.



### *Lawn party area \*\*\**

Picturesque landscape area for mini outdoor get together parties. (exclusively for Oak Forest inmates.

### *Safety and Security*

24X7 high vigil security of the whole premises by private security guards. Security video door phone in the lobby and premises entry level. Intercom facility connecting every flat to the in house security system.



### *Elevator*

Otis fully automated lift will provide you hustle free ride (24X7)

### *Waste Disposal Management*

Waste disposal of the whole premises to be done by the local municipal corporation waste management department.



### *Servant and Drivers Room*

Separate rooms for servants and drivers provided in the vicinity of the premises.



### *Car Wash Area \*\*\**

Introducing first time in town with semi automatic car wash area. This facility is exclusively for the Oak Forest inmates.



### *Power Back-up*

Un-interrupted power backup for common areas and the residential block 24X7.

\* \* \* C a n b e a v a i l e d o n l y b y s u b s c r i b e d m e m b e r s





### Payment Schedule

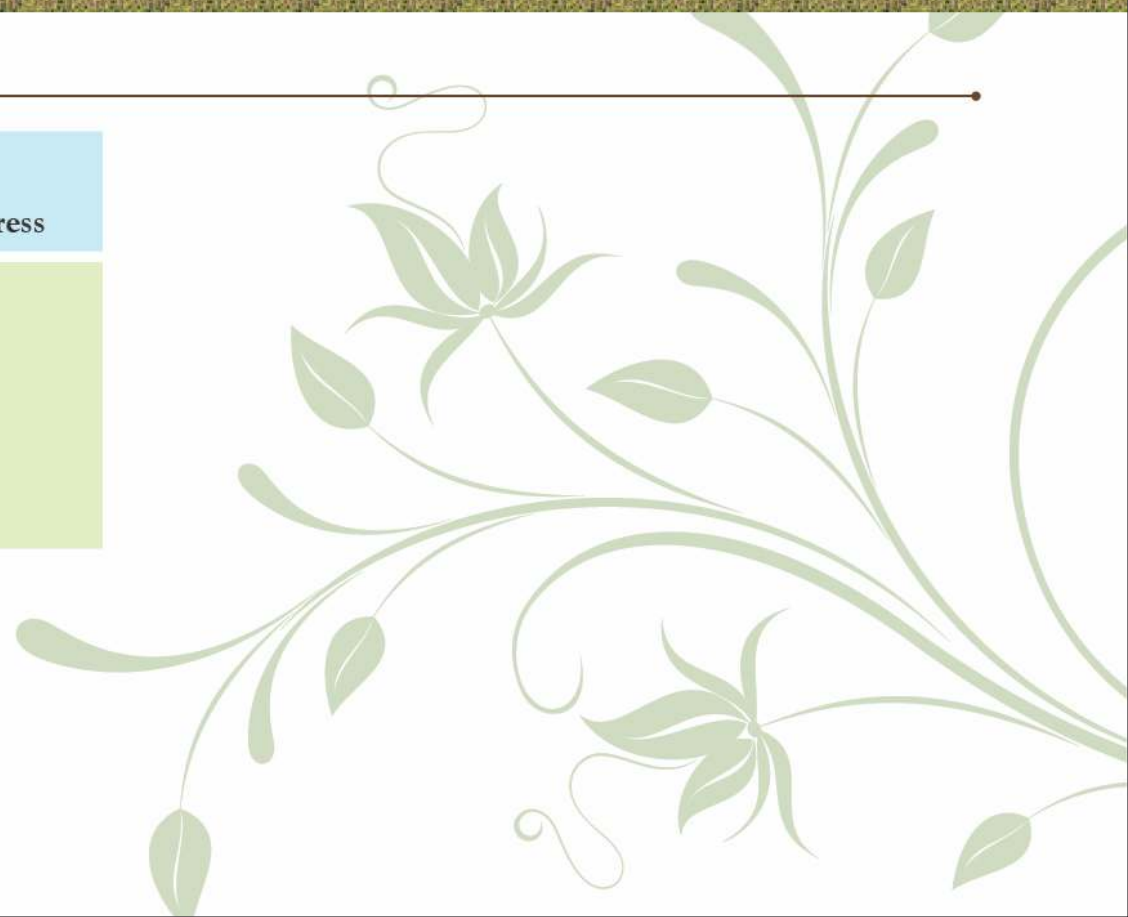
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**25% at the time of Booking/Agreement**

**Balance amount to be paid in equal installments in respect to work progress**

Additional Compulsory Cost

1. PARKING
2. GENERATOR
3. ELECTRICITY
4. One year maintenance in advance at the time of possession of the flat.



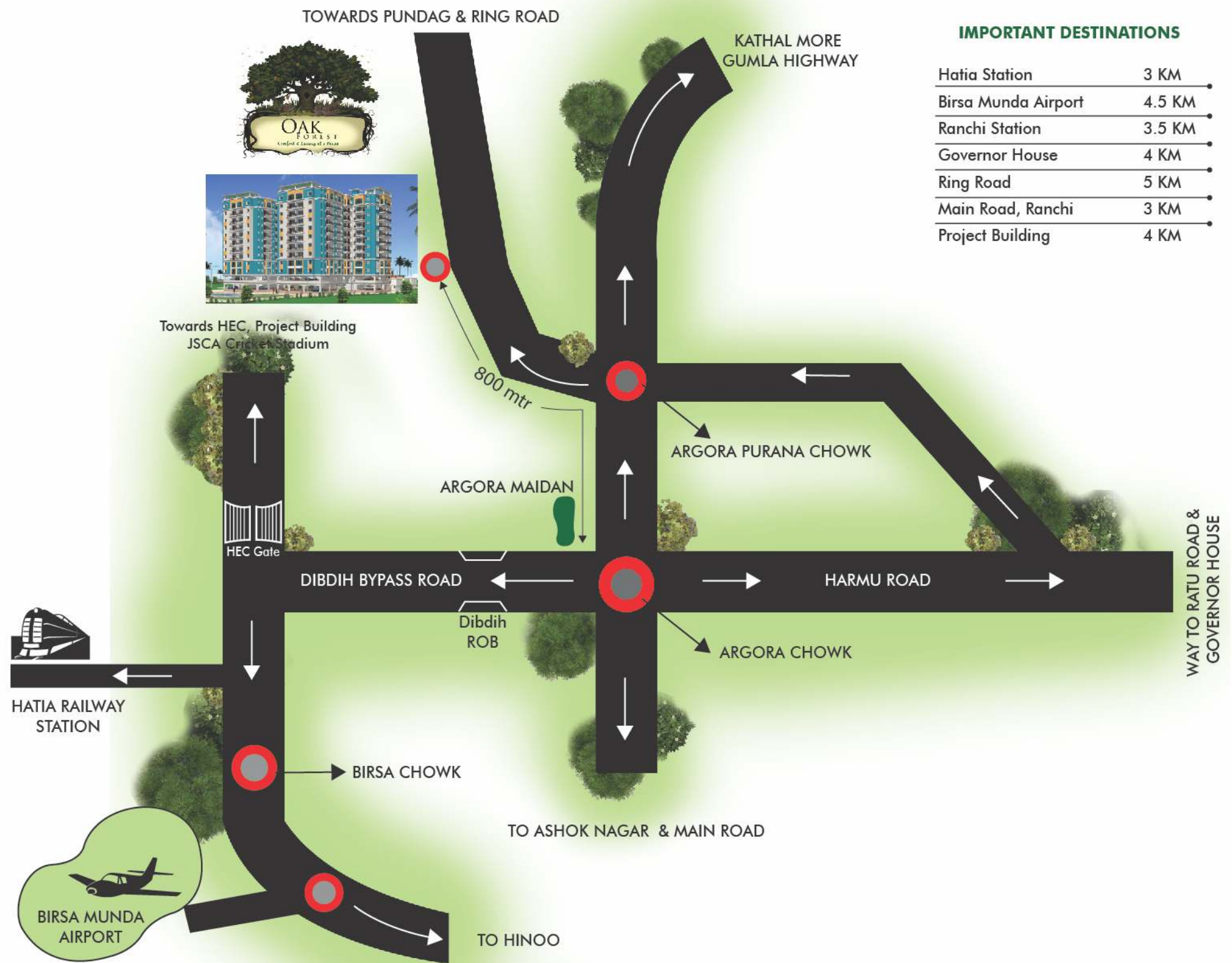


CURTAIN RAISER  
TO A LUXERIOUS LIVING





# LOCATION MAP



## Site & Office Address

### OAK FOREST

Pundag Road, Argora, Ranchi (Jharkhand) - 834 002, INDIA  
 Contacts : (O) +91 651 22-42875 • (M) +91 95070 35460/61/62

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 Ph.: 0651-2331393 • Log on to : [www.nkcranchi.in](http://www.nkcranchi.in)



Promoter and Developer

**N.K. CONSTRUCTIONS PRIVATE LIMITED**