4BHK Bungalow - 10 unit 4BHK Duplex - 15 unit 3BHK Duplex - 47 unit





SITE ADDRESS :-KHARSIDAG CHOWK, NEAR BIODIVERSITY PARK, NAMKUM, RANCHI, JHARKHAND.

DEVELOPER :-AYYAN PROPERTIES DEALER PVT.LTD

3RD FLOOR, ROSHPA TOWER
MAIN ROAD, RANCHI 834001, JHARKHAND
Mail id-maryamgarden70@gmail.com
URL: www.maryamgarden.in
PH: 93042 62020
79034 37538

OUR ARCHITECT :-GRIDS CONSULTANTS ROSHPA TOWER, RANCHI.

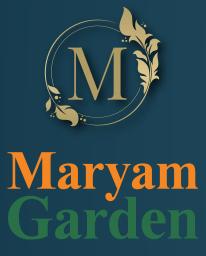
PH: - 94701 38672

SITE ADDRESS :-KHARSIDAG CHOWK, NEAR BIODIVERSITY PARK, NAMKUM, RANCHI, JHARKHAND.



DISCLAIMER

This broucher is not a legal document. It describes the conceptual plan and intent of the builder. Thee images and details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice. All images are artist's impression. Detailed specs are subject to change.



Take advantage of MARYAM GARDEN blissful living experience. This residential project encompasses 3/4/5 BHK PREMIUM DUPLEX/BUNGALOW AT KHARSIDAG CHOWK, NEAR BIODIVERSITY PARK, NAMKUM, RANCHI, JHARKHAND. With excellent aesthetics and an exemplary lifestyle, you'll have the best of both worlds.

Its unique highlights include LOCATED JUST 500MTR. FROM RING ROAD, NAMKUM AREA OF RANCHI, 24/7 Water Supply, CHURCH, PLAYGROUND, Wi-Fi Connectivity and many others. All of these and the other features make this project a true value for money. And you can now buy your exclusive DUPLEX/BUNGALOW in this project at affordable price

Inspired By Trust We simplify home search keeping customers' aspirations in mind. Trust is our infrastructure. We breathe on a transparent culture. We believe in building strong emotional engagement with customers.

AMENITIES



COMMERCIAL COMPLEX



24 HRS. WATER SUPPLY



WIDE INTERNAL ROADS



24 HRS. POWER BACKUP



STREET LIGHT WILL BE PROVIDED



INTERNAL PCC ROAD



CCTV CAMERA AT ENTRANCE



WATER DRAINAGE SYSTEM



PLANTATION IN INSIDE ROADS



CHURCH



PLAYGROUND

3 BHK DUPLEX

A GOOD QUALITY OF LIFE. PLUS MORE ...



Within few minutes from Reputed schools, hospitals and RING ROAD



GROUND FLOOR PLAN





1ST FLOOR PLAN





Terrace 15'0"X14'0"

1ST FLOOR AREA - 950 SQ. FT.









4 BHK DUPLEX

UNIQUE LIVING SPACES.
PLUS MORE ...



Spread across 3.5 acres of freehold sprawling land



GROUND FLOOR PLAN





















4 BHK BUNGALOW

OPENNESS & SERENITY.
PLUS MORE ...



Within 0.5 kms from the Kharsidag Chowk, Ring Road



GROUND FLOOR PLAN



GROUND FLOOR AREA - 2500 SQ. FT.

1ST FLOOR PLAN

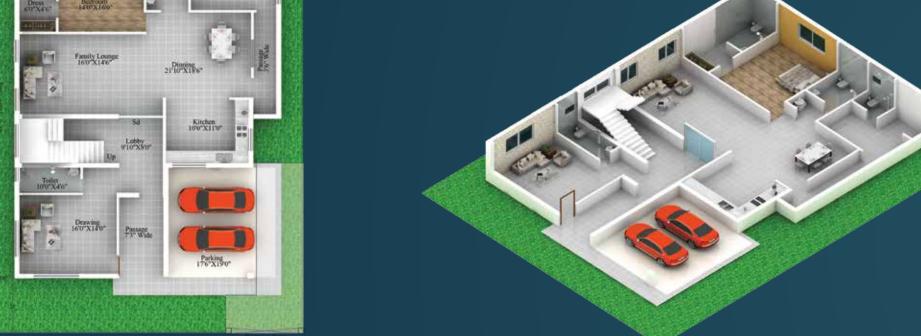




1ST FLOOR AREA - 2300 SQ. FT.











SITE PLAN

	0	1,876	SO, MEN BOW		- 30				17 281				5	27 WEED	CAD				
MARK DUP RUELIS EA+ INC NE (4.25 Dec.)	Miles DUP BLOSL ST ANDAY STRENGT (4.01 Dec.)	MINK DUP ROLLS AND THOUGH (4.01 Dec.)	30-30-00-00-00-00-00-00-00-00-00-00-00-0	MHK DUP. BLOT. 18 MEAN 1750-UM. (4.01 Doc.)	MINK CAUP. PLOSE, 13 AVEA * THOMAS (4.01 Dec.)	SERIC DUP PLOTE 132 AMEA + CTST SEA (4.01 Dec.)	SBIOCOLF ROC.11 APEA * 1750 MA (4.01 Dec.)	38HK DU 8005.39 8604: 57804 (4.01 Dec	PLOS DO	0.	PLOT. DE	MAK OUR ROLLE MAA ON HA (4.01 Dec.)	SERVICES ROCAM ANDAY TOWNS (4.01 Dec.)	SEIGN DUP BLOKUSS ANEAN STRINGS (4.01 Dec.)	MINK DUP MOTURE MEAN CORNE (4.01 Dec.		PLOT IN	A APEAN STROMA	2
	Dec.)	PLOT . AN ANDAY CON (9.50 Dec	:)	HUT 27 S MEAN CHINE ((9.90 Dec.)	PLOT MEA* (9.90	Dec.)	PLOT 20 APEA STRING (9.50 Dec.) BANGLOW	121	Ration MEAY STRINGS (9.90 Dec.)	OCCIONAL CO.	Mor. as Angan sen (9.90 De BANGLO	ings.	PLOT. 28 AVEX.* CHINAL (9.90 Dec.)		Dec.)	SLOT -28 AMEA * GIVE (9.90 De MANGLOW	(c) F	PLOT, 29 PEA - CHINA (9.90 Dec.)	***************************************
	œ	-	25 W/OE AC	56°				0:					0:	FREE	ROAS	0			
ADOX DUP RIOT-M RAY TESTING (A4) Dec.)	RUCHA ANGA: 200-MA (5.96 Dec.)	ACT ABOVE DURA ROOMS (5.96 Dec.)		PLOT A	E SARA-	COURT OF STREET	ROLAN AN MONEYA AN MONEYA 1.96 Dec.)	4840 DUR PLOT. 39 ANDA - 300 AU (5.95 Dec.)	PLOTE IN APPLIANT SHOWING STATE SHOWING STATE SHOWING STATE STATE SHOWING STATE SHOWING STATE SHOWING	(0)	FLOTUS ASSESSED (5.96 Dec.)	80.05.3 805.3 805.4 300 (5.96 D	PLOTAL MEAN 28	# 65.0 mags. #664*		RIOTALE RIOTAL	ROTES MEAN PRINCIPAL (5.96 Dec.)	BLOT. IS AMERIC SERVICE (S.96 Dec.)	
PLOT: MI ANEA - SAN NO (3.41 Dec.)	(4,01 Dec.)	PLOT - 48 CAMEA - CHO-U.A (4.01 Dec.)	PLOT - 48 MEA + 1750-148 (4.01 Dec.) SINK DUP	PLOT SO MEX+ 1750 m.A (4.01 Dec.) SENK DUP	FLOT SI AREA - 135 m/A (4.01 Dec.) 354 CUP	PLOT SE AMEA + UTSTAILE (4.01 Dec.) SOME CALP	PLOT. SS AREA- STRINGS (4.01 Dec.) SERRI DUP	Saga - 1750-1 (4.01 Dec) (4.01 Dec.)	SE WEST ROAD	PLOC. IS AREAY COSTINAL (4.01 Doc.) SHIK DUP	MOT ST AREA (TROUGH (4.01 Dec.)	PLOT-SS AREA- CHENIA (4.01 Dec.) SHEW OUR	PLOT. IS MEAN TRIVIALE (4.01 Dec.) 364% DUP	PLOT - 60 MEA - 1790-s (4.01 Dec.)	ROT-SI AMEA - 1750-a (4.01 Dec.)	(4.01 Dec.)	PLOT IN BORRES TROUBE (4.01 DOC.) 3000 DUP	e e e e e e e e e e e e e e e e e e e
		1	SIT WIDE ROAD		•	.0		TANK I					-	30 W.CE	ACAO				
SIDNE D	B 6.05-77	BOL-76	PLOT-29	PLOT-IN B. AREA - 1760 M.S	SBHK DUF BLOT-IS AMEAN TOWN (3.98 Dec.)	PLOT - 72	PLOT-21	PLOT-1	e election sount alean troom (C.) (3.96 Dec.)	6701	1744E ANA-1	HE HEAT	K DUR T- AR 2005 Hyll Dec.)		OTE: RESPUENDE MEAN END MA (20.11 Dec.		N.	07 - 14 (2000 E.C.) AMEA - 17 (19.99 De	15 m.m.



SPECIFICATIONS

SPECIFICATIONS		3BHK DUPLEX	4BHK DUPLEX	5BHK BUNGALOW
STRUCTURE	:	RCC FRAME	RCC FRAME	RCC FRAME
ELECTRICAL	:	ISI MARKED	ISI MARKED	FINOLEX
FLOORING	:	2'X2' VITRIFIED	2'X2' VITRIFIED	2'X2' VITRIFIED
SWITCHES	:	ANCHOR	MODULAR	MODULAR
POWER POINT (15AMP)	:	2NOS.	4NOS.	6NOS.
CEMENT	:	BIG PLANT CEMENT	BIG PLANT CEMENT	BIG PLANT CEMENT
BRICKS	:	RED BRICKS	RED BRICKS	RED BRICKS
STEEL	:	SISCON	TATA	TATA
KITCHEN PLATFORM	:	GREEN MARBLE	GRANITE	GRANITE
KITCHEN TILES	:	2 FT IN KITCHEN	3FT IN KITCHEN	3FT IN KITCHEN
SINK	:	STEEL SINK	STEEL SINK	STEEL SINK
TV POINTS	:	2 NOS.	2NOS.	3NOS.
DOOR	:	FLUSH DOOR	FLUSH DOOR	MAIN DOOR LAMINATED
DOOR FRAME	:	ANGLE FRAME	HARD WOOD	HARD WOOD
WINDOWS	:	ALUMINUM SLIDING	ALUMINUM SLIDING	ALUMINUM SLIDING
STAIRS	:	MARBLE	MARBLE	MARBLE
STAIR RIALING	:	M.S. RAILING	SS RAILING	SS RAILING
SECURITY SYSTEM	:	NORMAL DOOR BELL	NORMAL DOOR BELL	VIDEO DOOR BELL
EXTERIOR PAINT	:	SNOWCEM PAINT	POP	POP WITH WEATHER COAT
INTERIOR	:	SNOWCEM PAINT	POP WITH DISTEMPER	POP WITH PLASTIC PAINT
TOILET WALL	:	5 FT TILES	6 FT TILES	6 FT TILES
TOILET FLOORING	:	ANTI SKID	ANTI SKID	ANTI SKID
WATER LINE	:	NORMAL	HOT AND COLD	HOT AND COLD
C.P. FITTINGS	:	STANDARD ISI	JAQUAR	JAQUAR
OVERHEAD TANK	:	1000 LTRS.	1000 LTRS.	1000 LTRS.





