

A PROJECT BY

রং নির্মাণ



HOME FOR ALL

Corporate Address: 1st floor, Purba Enclave, T R Phukan Rd, Udaipur, Dibrugarh, Assam 786003

Site Address: Jayanagr, Tipling Road, Duliajan, Assam - 786 602

Call: 9401117502 / 9836191262

Email: official@rangnirman.com

Website: www.rangnirman.com

DESIGN BY

VERTIGO

Office Address: Sri Krishna Nagar, Bylane no. 2, Chowkidingee, Dibrugarh, Assam 786003

Call: 6000285513 | Email: vertigodesignindia@gmail.com

HEM SKY RESIDENCY

A Higher Quality of Living.

DULIAJAN, ASSAM

Launching journey



Held in high regards, was
Barsha Rani Bishaya's presence
at our project inauguration
ceremony. The event marked the
welcoming of Rang Nirman's
HEM SKY RESIDENCY at DULIAJAN.





“It’s time to invest in
yourself by investing
in your home.”

रंग निर्माण



HOME FOR ALL





“A home where
the elderly can
actually retire.”



Your HOME welcomes you at
HEM SKY RESIDENCY
DULIAJAN



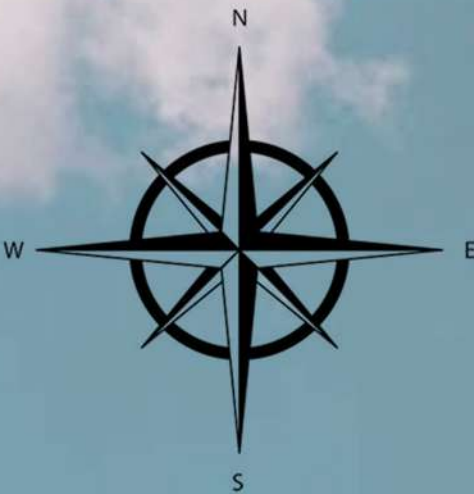
THE HOME OF YOUR DREAMS

HEM SKY

redefines its apartment living in a town renowned for its beautiful natural surrounding. Contemporary, yet timeless architectural elements combine form and function. This building will provide a complementary and respectful addition to the emerging urban character of this area.



THE HOME OF YOUR DREAMS



LOCATION MAP

HEM SKY RESIDENCY

CONNECTIVITY

- OIL INDIA LTD. - 0.8km
- Delhi Public School - 1.5km
- OIL INDIA market - 1km
- Railway Station - 1km
- OIL INDIA Hospital - 1.5km
- Nearest Airport - 1 hour
- Nearby Police Station - 0.5km





Landmark Living on The Avenue

PROJECT DISTINGUISHING FEATURES			
2 RESIDENTIAL BLOCKS WITH G+7 FLOORS	TERRACE GREEN HOUSE		
GROUND FLOOR STILT PARKING	24 HOURS WATER AND POWER SUPPLY		
LUSH GREEN SURROUNDING	3 SETS OF LIFTS AND STAIRCASES FOR EACH RESIDENTIAL BLOCK		
BALCONY FOR EVERY APARTMENT	LUXURIOUS 2,3 & 4 BHK APARTMENTS		

Energised & Elevated



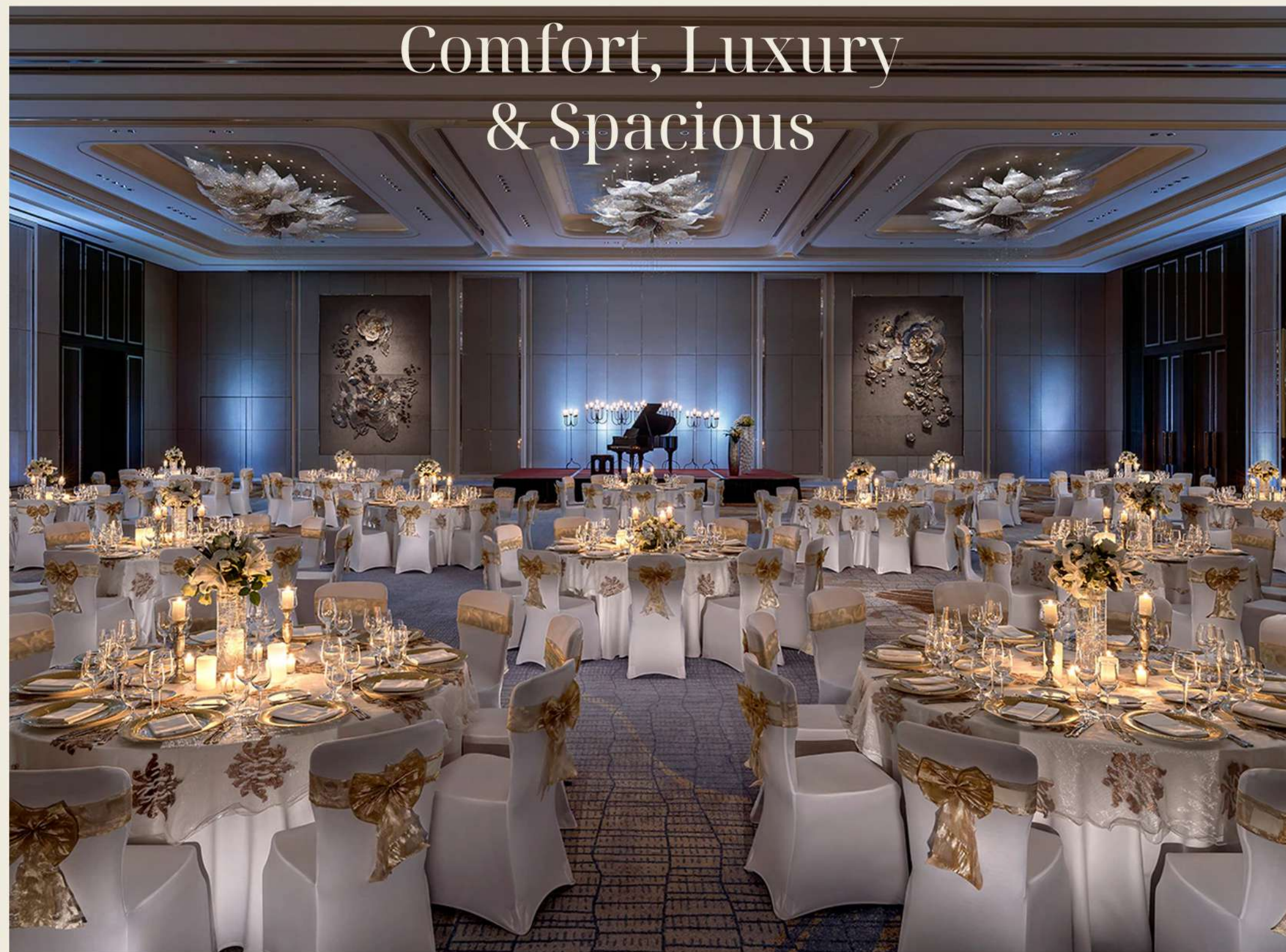
The body
achieves
what the
mind believes.

GYM & FITNESS

INDOOR SPORTS AREA



Comfort, Luxury & Spacious

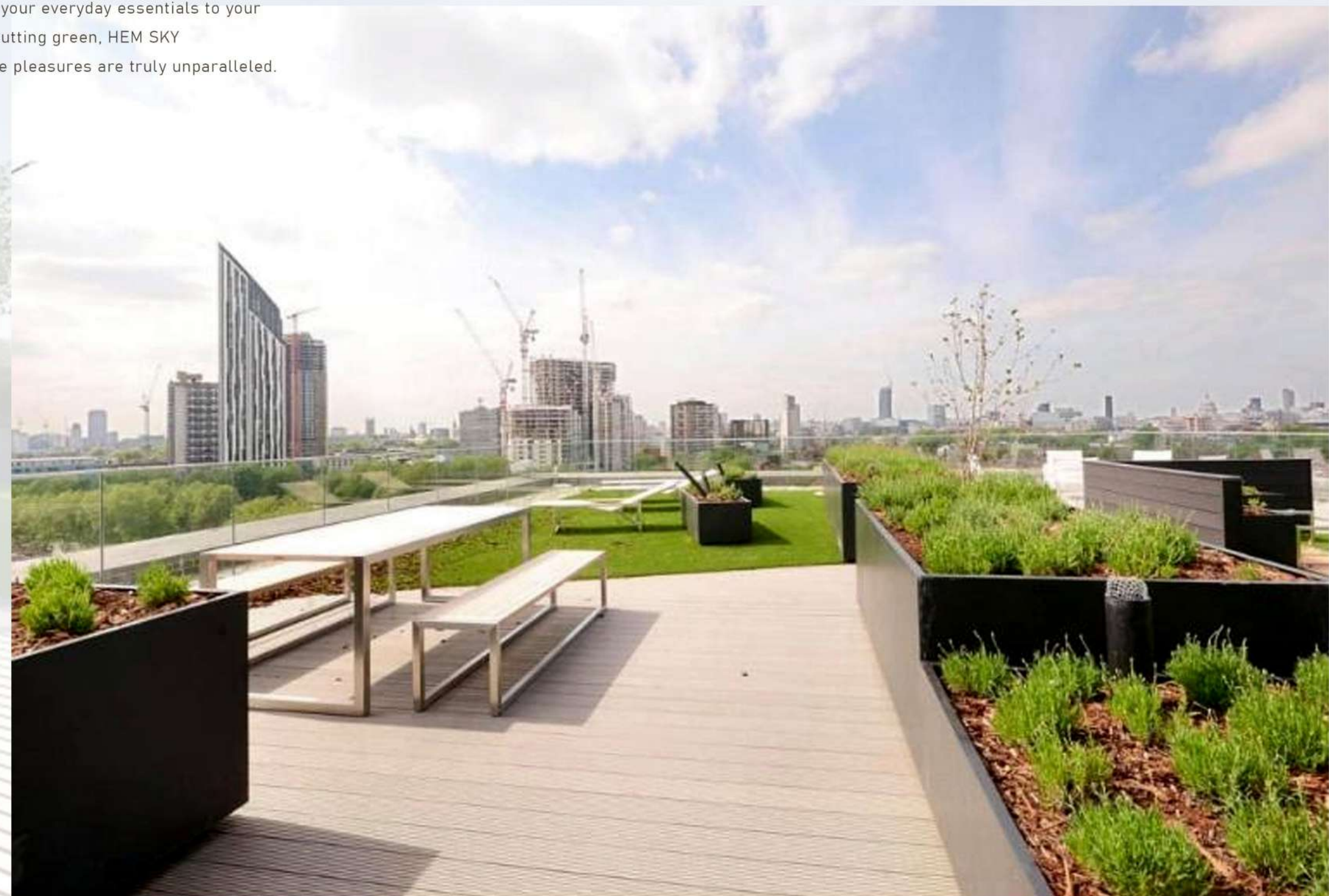


BANQUET HALL

WHERE EVER YOU GO
GO WITH YOUR HEART

From your everyday essentials to your
own putting green, HEM SKY
on site pleasures are truly unparalleled.

TERRACE



PROJECT SPECIFICATIONS



The home of your dreams
HEM SKY RESIDENCY
DULIAJAN

STRUCTURE

- Earthquake resistant RCC framed structure as per IS code of practice.
- Structures are complaint to **Seismic Zone- V specifications and adequate Pile Foundations.**
- WALLS :** Solid blocks or red bricks, Aerocon or equivalent.
- SUB STRUCTURE TREATMENT :** Anti termite treatment under foundation and along the external perimeter.

PAINTING

- EXTERIOR :**
- Exterior grade water proof paint over a coat of cement primer of Asian Paints or equivalent.
- INTERIOR :**
- Apartment – Premium quality putty.
 - Railing – Enamel paint over one coat of primer.

FLOORING

- Premium quality Vitrified Tiles
- Skirting – Matching floor tiles up to 4” height.

JOINERY

- DOORS**
- Main door – Designed solid flush door with wooden frame.
 - Internal doors – Wooden frames with solid flush doors.
- WINDOWS**
- Anodized aluminium windows with sliding / open able shutters provided with clear glass panes.
- BALCONY**
- MS Railing up to 3’ height

AC PROVISION

Ready to use AC conduits in living /dining and master bedrooms

KITCHEN

- Mirror finished granite on kitchen slab.
- Ceramic tiles up to a height of 2'-0" above slab.
- Premium quality stainless steel sink with drain board.

ELECTRICAL

- 3 (Three) Phase concealed Copper wiring (ISI marked) with branded modular switches in master bed room.
- AC points with concealed Copper wiring and modular switches.
- Geyser and exhaust fan points in toilets.
- ELCB / MCB with internal distribution board.
- TV & Telephone point in master bed & living room.
- Washing machine point in utility area.
- Refrigerator, chimney and water purifier point in kitchen.

FIRE FIGHTING

- As per the norms of Fire Department, Govt. of Assam.

WATER SUPPLY

- ISI certified CPVC water lines and UPVC sewer lines.

PLUMBING & SANITARY

- Premium quality anti-skid tiles.
- Designer glazed tiles on walls up to a height of 6’.
- CPVC / UPVC pipes and branded plumbing accessories.
- Premium quality CP Fittings.
- Hot & Cold water provision in master bed room.
- Premium quality sanitary ware.

ELEVATORS

- High speed elevators with power back up (KONE or equivalent).

SECURITY SYSTEM

- 3 layered high security system with CCTV monitoring.

FEATURES

- 100% power back up for common areas (water, lift, lighting, security system).
- Parking for all units including visitor's car parking.
- Complete CCTV surveillance / provision for Wifi at every floor.
- 24 hours water supply.

ADVANTAGES

- Facilitates smooth transactions / Encourages fair and reasonable deals.
- Manages the entire documentation process / Hassle-free dealings.

AMENITIES

- Indoor play area (table tennis, snooker, carrom)
- Gym and changing rooms
- Banquet / multipurpose hall
- Sky garden with green house facility
- Campus temple

HIGHLIGHTS

- Daily cleaning & garbage management of the premises.
- Services of electrician & plumber on call.
- Improves social interaction by organizing inter-complex events like various competitions for kids, celebration of festivals etc.
- Adequate parking space with 2 car washing point in the parking area.



A modern take on an iconic setting

HEM SKY presents elegantly planned spaces, designed with distinctive styling; each residence bearing the stamp of a unique design philosophy. Each corner of your lavish adobe is an ode to your bespoke preferences, designed with you as the centre thought.



THE HEM SKY
is always priority
see like never before

SITE PLAN

STILT PARKING : 60nos.
VISITORS PARKING : 10nos.

Area outside campus



BLOCK A & B TYPICAL FLOOR PLAN
(total no of flats : 63nos.)

- BLOCK B : 2BHK 24nos. 3BHK 18nos.
BLOCK A : 3BHK 14nos. 4BHK 7nos.

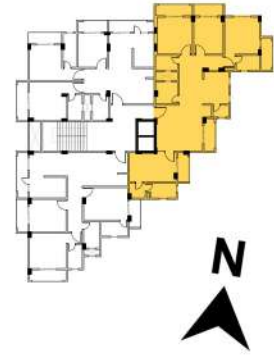




UNIT 01

BLOCK A / 4BHK

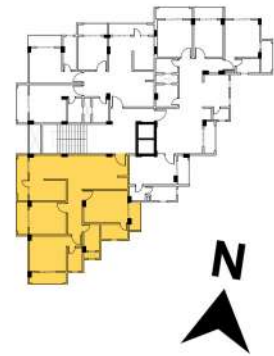
BUILT UP AREA (sq.ft)	1820
SUPER BUILT UP AREA (sq.ft)	2184



UNIT 02

BLOCK A / 3BHK

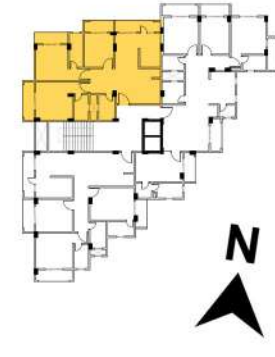
BUILT UP AREA (sq.ft)	1476
SUPER BUILT UP AREA (sq.ft)	1771



UNIT 03

BLOCK A / 3BHK

BUILT UP AREA (sq.ft)	1370
SUPER BUILT UP AREA (sq.ft)	1644





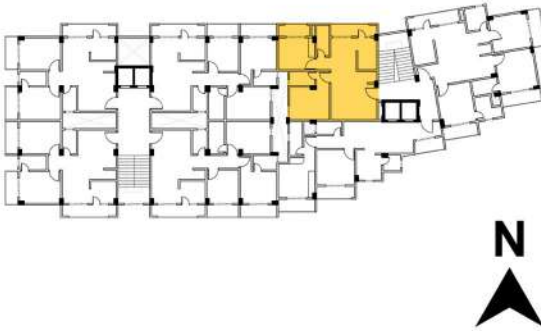
BUILT UP AREA (sq.ft)	1290
SUPER BUILT UP AREA (sq.ft)	1548



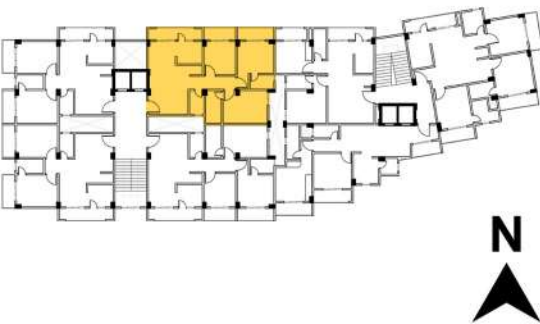
UNIT 06

BLOCK B / 2BHK

BUILT UP AREA (sq.ft)	975
SUPER BUILT UP AREA (sq.ft)	1170



BUILT UP AREA (sq.ft)	1185
SUPER BUILT UP AREA (sq.ft)	1422



UNIT 05

BLOCK B / 2BHK

BUILT UP AREA (sq.ft)	1005
SUPER BUILT UP AREA (sq.ft)	1205



UNIT 07

BLOCK B / 3BHK



BUILT UP AREA (sq.ft)	1185
SUPER BUILT UP AREA (sq.ft)	1422



UNIT 10

BLOCK B / 2BHK

BUILT UP AREA (sq.ft)	982.60
SUPER BUILT UP AREA (sq.ft)	1178.40



UNIT 09

BLOCK B / 2BHK

BUILT UP AREA (sq.ft)	982.60
SUPER BUILT UP AREA (sq.ft)	1178.40





PAYMENT SCHEDULE

FOR BLOCK A & B

1. AT THE TIME OF BOOKING	10%
2. AT THE TIME OF AGREEMENT	20%
3. AT THE TIME OF CASTING 1ST SLAB	10%
4. AT THE TIME OF CASTING 2ND SLAB	10%
5. AT THE TIME OF CASTING 3RD SLAB	10%
6. AT THE TIME OF CASTING 4TH SLAB	10%
7. AT THE TIME OF CASTING 5TH SLAB	10%
8. AT THE TIME OF CASTING 6TH SLAB	5%
9. AT THE TIME OF CASTING 7TH SLAB	5%
10. AT THE TIME OF CASTING 8TH SLAB	5%
11. BEFORE HANDOVER THE POSSESSION	5%

From our Director’s desk

We started our journey to the centre of the earth with very humble steps in an era before any technology boom. Years of hard work with utmost sincerity to serve our clients, be it a customer or developer, was the only option to survive and succeed. A team of dedicated professionals made the impossible possible. And thus, today we are called most dedicated realtor in Upper Assam. We are the only realtors with such a large and diversified bouquet to offer, providing solutions to everyone with a realty need.

Not only this, we have continued to implement new and innovative ideas for the furthermore of not only our company, but also of our developers, we have always been the frontrunners.

Looking forward to a glorious future with an imminent and inecitable Real Estate boom in our growing economy, we are all set to embark on an emphatic journey with giant strides now.