



Premium Residential Colony In The Most Preferred Location In Kathmandu



WELCOME TO YOUR HOME

Set in the most prestigious part of Kathmandu, Centrally located & luxuriously appointed, "Panipokhari Heights" is an oasis of calm which allows you to live the life where you deserve-A life of plenty, a life of comfort, a life beyond the ordinary. The recently

widened road that leads to the project area is quite unique in

itself because it is located on the main stream of Lazimpath, the heart of Kathmandu where different banks, hotels and offices are situated, which reflects the beautiful

surrounding with the standards.

Panipokhari Heights project is primarily designed for the families looking for modern trendy living in the most sophisticated manner, pure joys of living differently, higher up within the clean sunny atmosphere, in total harmony with the unmatched ambience; elegantly eminent, exclusive architecture decorated classy housing units for an endless time. These unparalleled properties, a complete satisfying value for your investment, are some of the necessities that give mankind a truly deserving lifestyle, else would be lackluster, otherwise. The visionary architect and versatile property developer in collaboration with the professional construction company has come up with the most fluid property to be ever developed at this time in this location.



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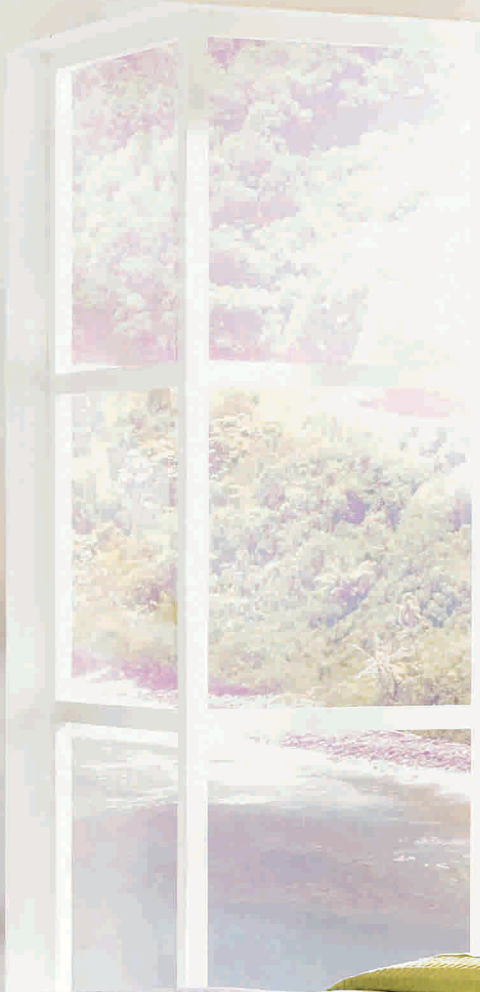
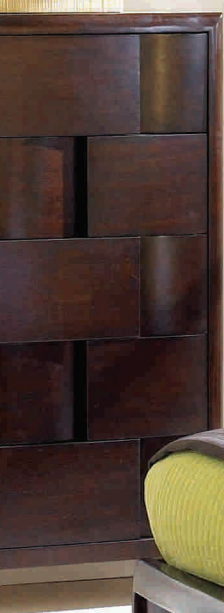
Introduction

“Panipokhari Heights”, developed by Balaji Investments; a joint venture of “CE Construction, Shiva Corporate and Landmark Developer, is a premium residential township spread over 20 ropanies (approx) in Lazimpath, Kathmandu. Designed for the upper level families, the houses provides the owner with a feel of modern living standard with the higher sophisticated life style in a clean sunny atmosphere. The project started in October 2012 and is scheduled to be complete with 50 luxury houses by mid 2014.

Your New Address IS THE BEST Address.

Strategically located in the former American embassy property in Panipokhari, Kathmandu with forest at one side providing all the fresh air, and many government buildings is in the neighborhood ensuring safety, the location of the project speaks for itself. Also surrounded by affluent residential areas, embassies of the different countries like Japan, America etc., and the residence of the president nearby make the housing site a VIP area with a recently widened 18 m road access to the site.







Location Map

This map shows the location of Panipokhari Heights in Kathmandu, Nepal. The development is situated on the eastern side of the city, near the intersection of the Ring Road and the road leading to the American Embassy. Key landmarks and facilities shown include:

- Teaching Hospital** and **Kanti Children's Hospital** to the north.
- American Embassy** to the northeast.
- Nepal Broadcasting Channel** and **AJW College** to the east.
- Global IME Bank**, **Balaji Investments Pvt. Ltd.**, and a **Petrol Pump** near the development.
- Image Channel** to the south.
- Indian Embassy**, **Hotel Shangri-La**, **Hotel Radisson**, **Hotel Ambassador**, **Hotel Shankar**, **Machhapuchhre Bank**, and **Standard Chartered Bank** to the southwest.
- Lazimpat Chowk** and **Uttar Dhoka** to the south.

This is a detailed street map of Kathmandu, Nepal, with the Panipokhari area highlighted in a grey shaded region. The map shows the city's layout, including major roads like the Ring Road and various local streets. Key landmarks and areas are labeled:

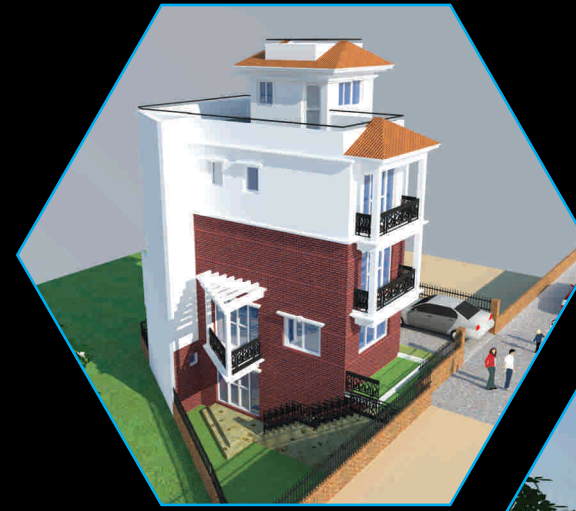
- Central Area:** Thamel, Durbarmarg, Lalitpur, and Boudha.
- Religious Sites:** Pashupatinath Temple, Swayambhu, and Boudha.
- Hotels and Accommodations:** Hotel Shangri-La, Everest Hotel, and others.
- Government and Public Buildings:** Narayanhiti Palace Museum, Singha Durbar, and the Teaching Hospital.
- Other Landmarks:** Golden Peak High School, Tribhuvan International Airport, and various markets and chowks.



Project Description

Total Colony Area	= 20 ropani 12 anna (1, 14,223.81) sq ft
Total number of houses	= 50 Units
Total Plot Area	= 15-8-3-1.87 (85,174) sq ft
Total ground coverage	= 37,817.18 sq ft (33.1%)
Open Space	= 5,083.16 sq ft (4.48%)
Total road area	= 20,888.962 (18.28%)

Balaji Investments Pvt. Ltd. builds houses with an imposing modern structure, which stands out serenely amid the general chaos of Kathmandu. The modern design of the houses instantly transports you to what would be a neo-classic home in a big city. And this is, in fact, the defining feature of the houses built by Balaji Investments Pvt. Ltd. Panipokhari Heights is a luxury place for those people who can afford and deserve luxury. The internal setting of the houses and the floor plans are custom designed to meet the specific requirements of the clients. The price range of the houses varies in accordance to the land area and the size of the house.



Specifications



LIVING/DINING

Floor IPS Flooring
Wall Finishes POP with Emulsion Paint
Ceiling False Ceiling, POP with Emulsion Paint

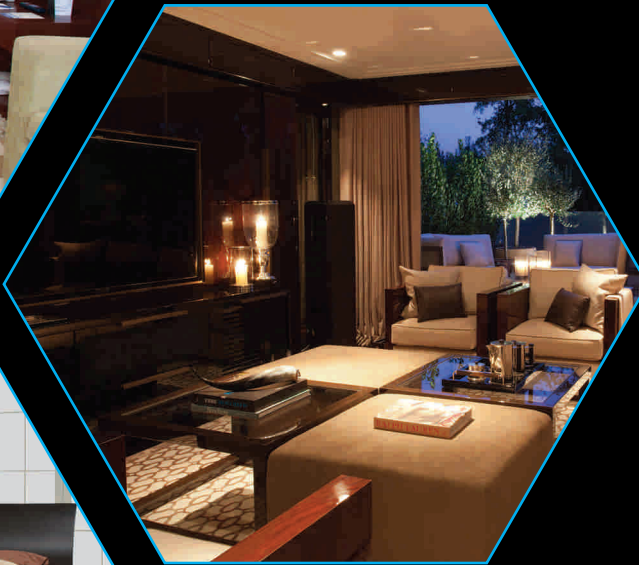
BEDROOMS

Floor IPS Flooring
Wall Finishes POP with Emulsion Paint
Ceiling False Ceiling POP with Emulsion Paint



KITCHEN

Floor Non Slippery Tile
Walls Ceramic Tiles POP with Emulsion Paint
Ceiling Granite or Tile for Dado POP with Emulsion Paint
Fitting & Fixtures UPVC pipes for sanitary lines
CPVC pipes for water supply
Provision for dishwasher point
Provision for dirty sink outside kitchen



BATHROOMS

Floor	Spanish Tile or equivalent
Ceiling	Water Resist False ceiling
Fixtures	Duravit or equivalent Telephonic Conventional Shower
Fitting/Accessories	CP fitting of GROHE or Equivalent Other will be in good quality Indian Brand

BALCONY/ UTILITY AREA

Floor	Ceramic Tiles
Ceiling	Exterior Paint
Wall	Exterior Paint
Railing	As per Design

TERRACE

Terrace	Cast in situ Mosaic / Mosaic Tile
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DOORS

Internal	Malaysian Door
Main door	Metal door with wooden lamination

WINDOWS

Window	Aluminum Windows and Jali Shutters
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STAIRCASE

Floor	Egyptian Marble (Tread, Lobby) Vitrified tile (Riser)
Wall Finishes	POP with Emulsion Paint



ELECTRICAL

Fixtures & Fittings

Switches & sockets-C-Vidace or equivalent 13A power Socket.
Air Conditioning power point & piping
TV/ Television Points in all bedrooms
Tap for extra laundry & car Porch
Provision For pipe line

Solar System

VILLA EXTERIOR

Roof

Partial slope roof with clay tile

Wall Finishes

Cement based wall putty with weather coat paint.

Road & Car Porch

Inter locking blocks

Building Apron Area

Checked tiles in Cement finish

Façade

Partial Brick tile cladding

Boundary Wall

Lightweight railing above hollow block

(Inter Plot)

Boundary Wall

Use Of chain Link

(Project)

GENERAL INFRASTRUCTURE

Structure

Earthquake Resistant Framed Structure

Water

24hrs water supply

Power Back up

Common Service Provision of some light in the house

Electrical

& Communication

Modular Switches, Fans & light Point, TV, Telephone in the requirement place.

Heating

Electrical Provisions For Heaters

Fire Fighting Systems

Fire Extinguishers at Appropriate Locations

Security

Gated Development with Security Guards

Services Room

Rooms For Guards, other Staffs

Interior.

A reflection of novel architecture, pleasing aesthetics and impressive designs, Panipokhari Heights has 3 to 6 Bedrooms houses, with attached balconies and Bathroom, store rooms and servant room. The houses have rich specification like Egyptian marble in stair and lobby, Spanish tiles, German bath fittings in bathroom and false ceiling has been structured in specific rooms in the houses. The floor plans design can be custom designed to meet the specific requirement of the client (i.e. the company agrees to change some part of the interior design according to the client's requirement). As we all know, one of the design elements that catch our eye is just below our feet. So taking that into consideration the floor design has been set according to the recent trend flourishing in the market.



Finance

Easy and flexible financial schemes are provided. Buyers will need to pay a down payment of 40% in an initial phase and the remaining 60% could be rendered through the bank finance provisions for desired periods stretching up to 20 years if so desired.



Infrastructure Developments

Internal Roads

The proposed individual units are accessed with 7, 5 and 4.5 meter wide road.

Sewerage system

The sewerage system is two pipe system; pipes separate for waste and soil water. The effluent is aerobically decomposed in central septic tank and the liquid overflow is discharged to the municipality drain after passing through soak pit. The volume of septic tank is 31.53 m³.

Drainage system

The storm water drainage is closed system.

Solid waste Management

Solid waste Management shall be done with a possible and effective scientific method. The waste from the individual units is separated into two types; bio-degradable and non-bio degradable at the house-hold level. The bio-degradable waste is collected and used as compost by vermi-composed method. The non-bio degradable waste like glass, plastic, metal, paper item have to be deposited by residents themselves in three chambers placed at open space area.





Facilities:

Electricity Distribution

Three phase electricity line is provided from NEA transmission line. A separate transformer is provided for the colony. The main meter shall be installed in each unit.

Telephone/ T.V line cable

The Telephone line shall be from NTC telephone box. Every individual unit is equipped with telephone and T.V cable line.

AC

System has been provided for AC installation in all the bed rooms.

Solar and Inverter backup

System has been provided for Solar/Inverter backup. All the rooms are provided with one light and one power point with solar/inverter backup.

Water supply system

As municipal water supply is insufficient for the complex, the water is obtained from deep boring process. This is treated and supplied to every overhead water tank of capacity 750 lit and underground water tank of 2000 lit. Capacity installed in each unit.



Safety Measures

Wide internal roads are provided within housing premises for fire brigade access in case of any fire hazards. The outlet points of fire hydrant shall be provided by the side of the access roads.

Security system

Apart from the entire compound being walled, each individual unit is fenced for the safety and security. There will be 24 hour security guards at the entrance gate. There is internal intercom connected to the guard room from each unit and from each unit to every house.

Community facilities

A separate open space is provided for community functions and recreation at the south and south east corner of the site which is of the area 5083.16 sq ft.

The location of open space is chosen at the south and the south east corner of site considering the sun angle, and also the disturbance to individual dwelling unit.

Generator backup will be provided for common circulation area.



Promoters



www.panipokhariheights.com.np

For Business Appointment & Site visit

Office Add: 5th Floor sel-in building (Next to Global IME bank)
Panipokhari Heights-3, lazimpath, Kathmandu
Tel no: +977-9802043774, 01-4430773/4430798
Email Add: panipokhariheights2012@gmail.com

Construction Site: Old American Embassy
Panipokhari-3, Lazimpath, Kathmandu

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