

LOCATION PLAN



Design By
Disha Architect

Structure
**NARENDRA PATEL
& ASSOCIATES**

Developers



SHREE NILKANTH RESICOM

24 M Road, NH 48,
Opp. Siddheshwar Business Harbour,
Near Shannen International School,
Waghodia-Kapurai Ring Road,
Kapurai, Vadodara-390025

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Email: abdevelopers2012@gmail.com

Shree
Nilkanth
resicom

SHOPS | 2 BHK FLAT | 3BHK DUPLEX







Amenities



Club House



Number plate



RCC Road



Society Compound Wall



Main Gate



two side pevar Block



Children Play Area



Landscape Garden

Specification

Structure : RCC Frame structure as per structure engineer design

Flooring : Vitrified tiles flooring in all rooms.

Water Proofing : in toilets & terrace area

Kitchen : Sandwich type Granite platform with good quality of stainless steel sink with designer glazed tiles on wall up to lintel level

Bathrooms : Anti-Skid floor tiles & Designer wall tiles up to lintel level.

Concealed Upvc & Cpvc pipes for hot & cold water supply & standard quality CP fitting S.W.R. type drainage work

Staircase : Furnished with good quality stone and steel railing

Door : Entrance door with good quality fittings & internal laminated flush doors with both side laminate with good quality fittings.

Windows : All windows aluminium color powder coating with safety grills.

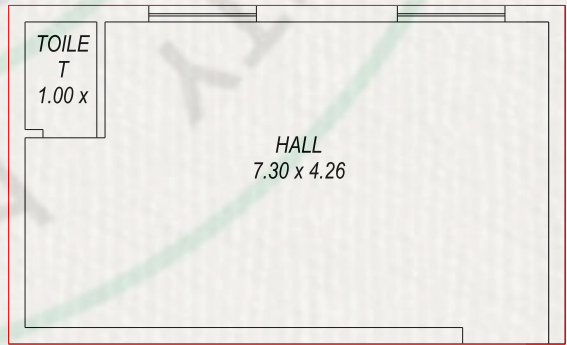
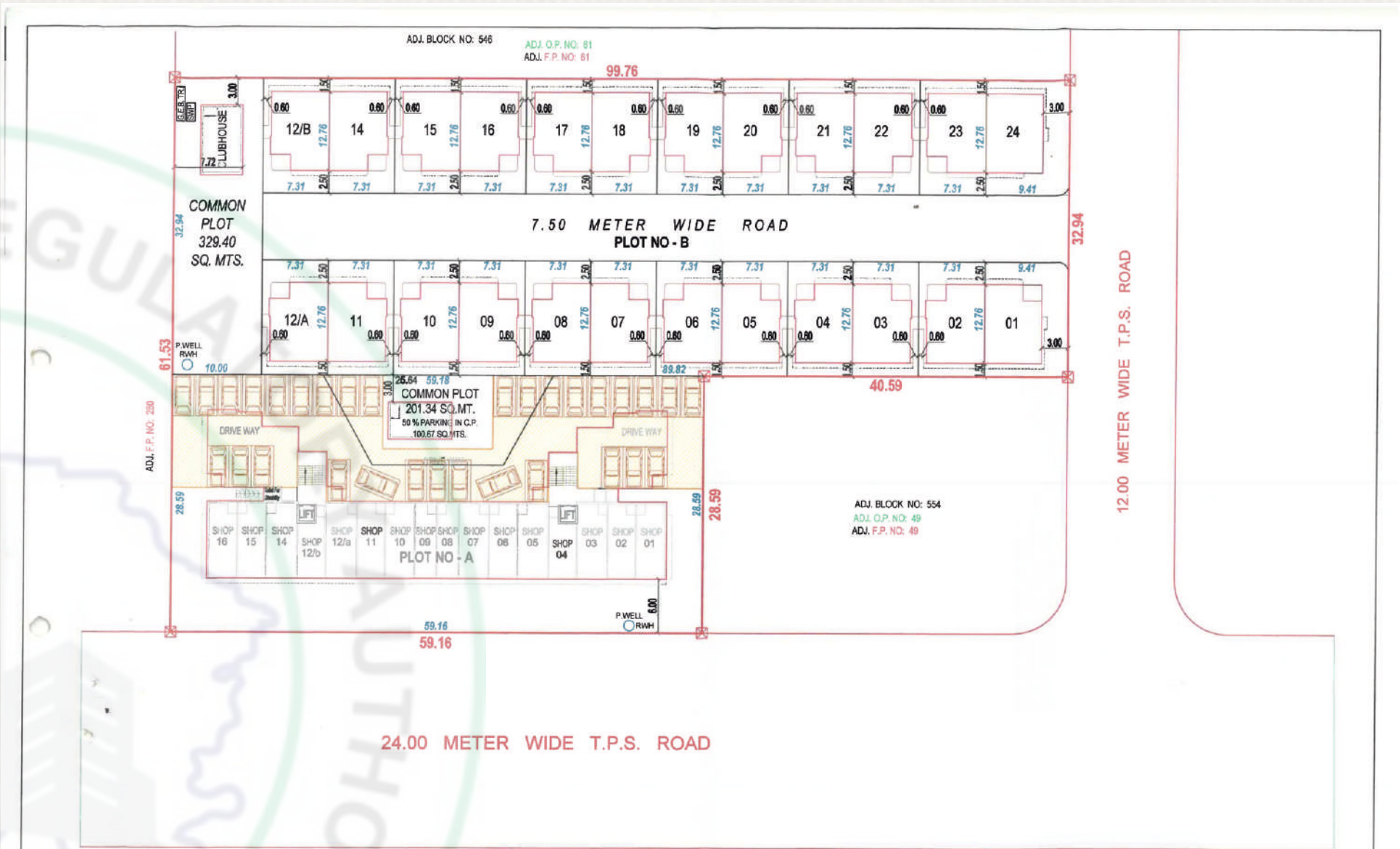
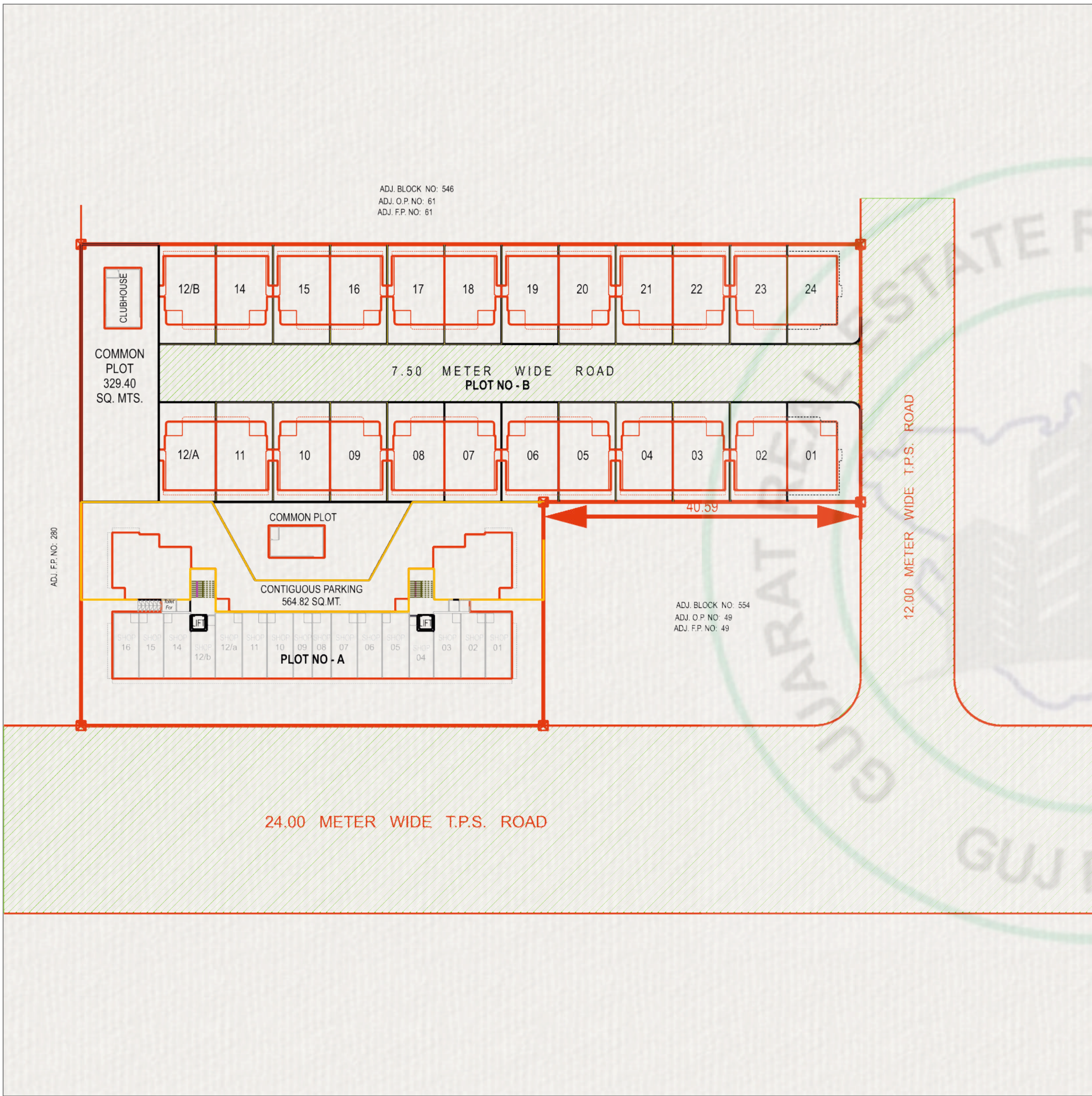
Paint : Good quality paint with two coats of putty on internal walls. paint on external walls & Oil paints to all grill & railings.

Electrification : Good quality modular switches. Provision for TV in living room

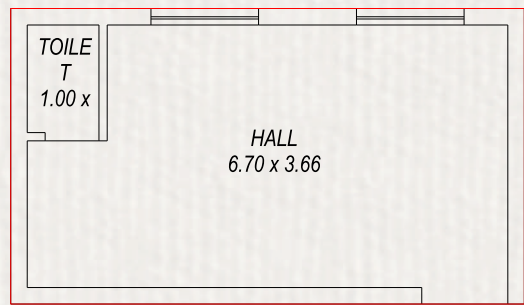
Water Tank : Under Ground & Over Head

Wash Area : With Kota stone :

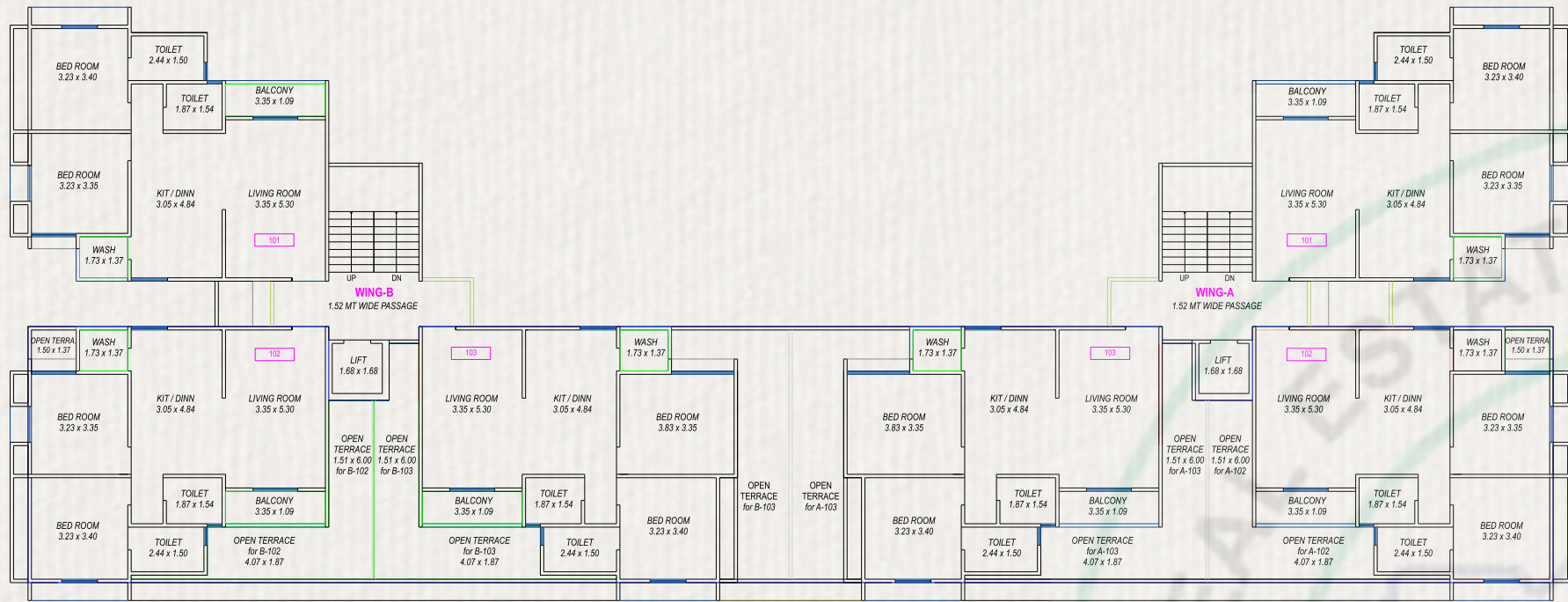
Please Note: (1) Actual possession of the unit will be handed over to the member within 30 days of the setting of all the accounts and dues. (2) **Sale deed, documentation charges, stamp duty charges, common maintenance charges, service tax charges, electric charges or deposit of GEB, Water and drainage deposit or any charges lawed by VUDA or corporation etc. will be extra be borne by the buyers.** (3) Payment schedule must be followed strictly, any delay in payment shall incur interest penalty at the rate of 15% P.A. on outstandin amount. Two installment continuous default in payment shall lead to total cancellation of unit. (4) Total amount of extra work must be deposited in full in advance then only work shall be executed. (5) Sale deed (Dastavej) to be done after settlement of all accounts. (6) maintenance deposit per unit must be deposited before 1 month of possession of the unit. (7) In case of cancellation of any unit, an amount of Rs. 50,000/- + amount of extra work, (if any) will be deducted towards administrative charges from the refund amount. (8) **The refund shall be paid only after the new booking of the booked unit.** (9) Actual Dimension may vary as per the site conditions. (10) Developers / Architect reserves all the right to charge / after / raise scheme related measurement, design, drawings and price per unit etc. and shall be binding to the buyers unconditionally. (11) Buyer's are not allowed to do any external change in elevation of the duplex. (12) Water & drainage to be provided by VUDA in case of short supply of water member shall manage at their own cost. (13) Any change in rules by VUDA or municipal corporation, town planning bound to each member. (14) In case of delay of water supply, light connection, drainage work by VMSS/ MGVL, Developers will not be responsible. (15) This brochure is not a legal document, this is only for presentation of the project. (16) Subject to Vadodara Jurisdiction.



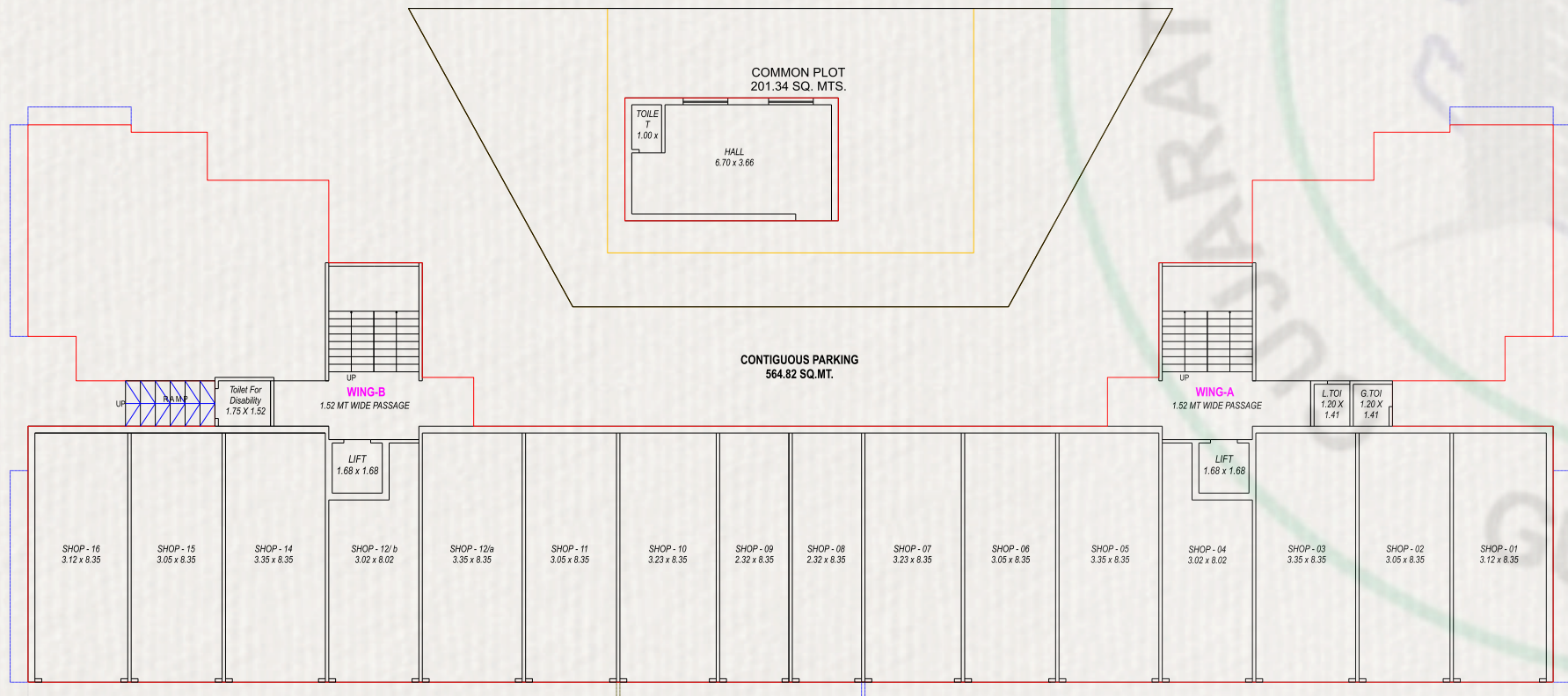
FOR CLUB HOUSE OF PLOT - A
GROUND FLOOR PLAN
BUILT UP/ F.S.I. AREA : 36.63 SQ. MTS.
CLUB HOUSE STATEMENT IN SQ.MTS.
PERMISSIBLE B.AREA @ G.FLOOR (329.40 X 15 %) = 49.41 SQ.MTS.
ACTUAL BUILT UP AREA FOR CLUB HOUSE = 36.63 SQ.MTS.



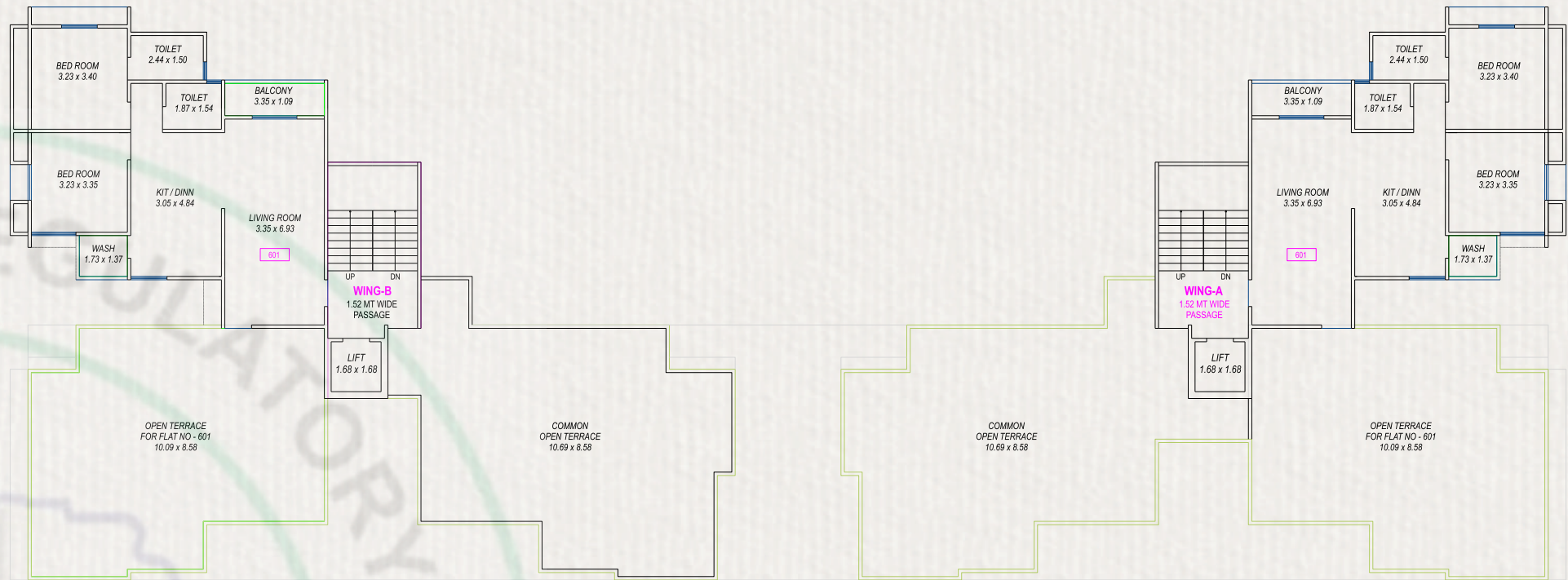
FOR CLUB HOUSE OF PLOT - B
GROUND FLOOR PLAN
BUILT UP/ F.S.I. AREA : 29.50 SQ. MTS.
CLUB HOUSE STATEMENT IN SQ.MTS.
PERMISSIBLE B.AREA @ G.FLOOR (200.00 X 15 %) = 30.00 SQ.MTS.
ACTUAL BUILT UP AREA FOR CLUB HOUSE = 29.50 SQ.MTS.



TOWER IN PLOT NO. - A (WING - A & B)
FIRST FLOOR PLAN
BUILT UP AREA : (258.66 + 258.66) = 517.32 SQ. MT.
DEDU. STAIR+LIFT+PASSAGE : (28.26 + 28.26) = 56.52 SQ. MT.
RESI. F.S.I. AREA : (230.40 + 230.40) = 460.80 SQ. MT.



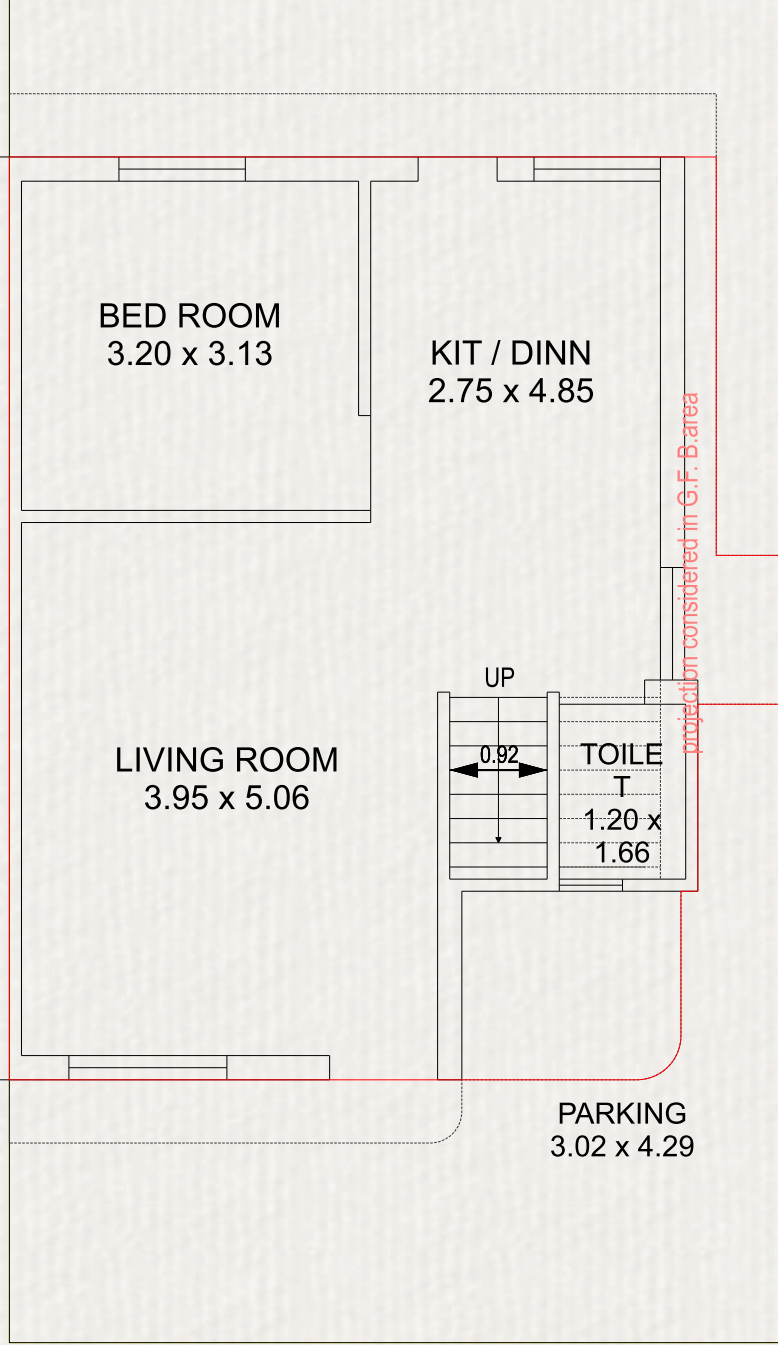
TOWER IN PLOT NO. - A (WING - A & B)
GROUND FLOOR PLAN
BUILT UP AREA : 644.09 SQ. MT.
COMMON FSI AREA : 428.13 SQ. MT.
PARKING AREA : 564.82 + 100.00 = 664.82 SQ. MT.



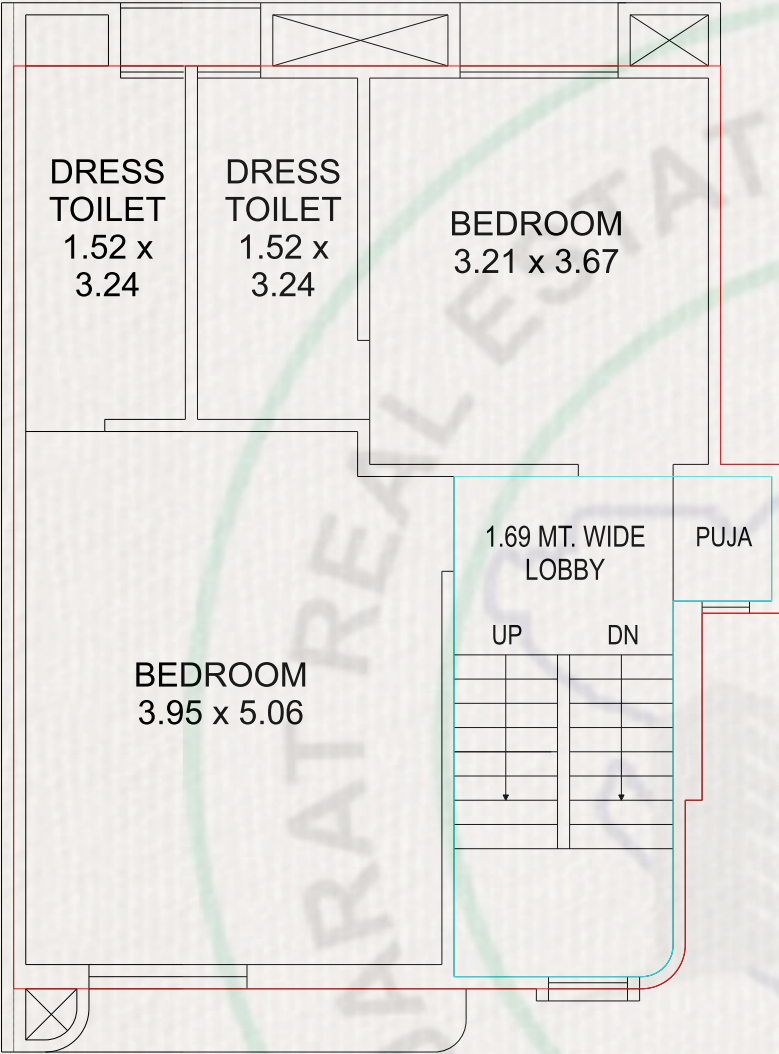
TOWER IN PLOT NO. - A (WING - A & B)
SIXTH FLOOR PLAN
BUILT UP AREA : (104.43 + 104.43) = 208.86 SQ. MT.
DEDU. STAIR+LIFT+PASSAGE : (22.33 + 22.33) = 44.66 SQ. MT.
RESI. F.S.I. AREA : (82.10 + 82.10) = 164.20 SQ. MT.



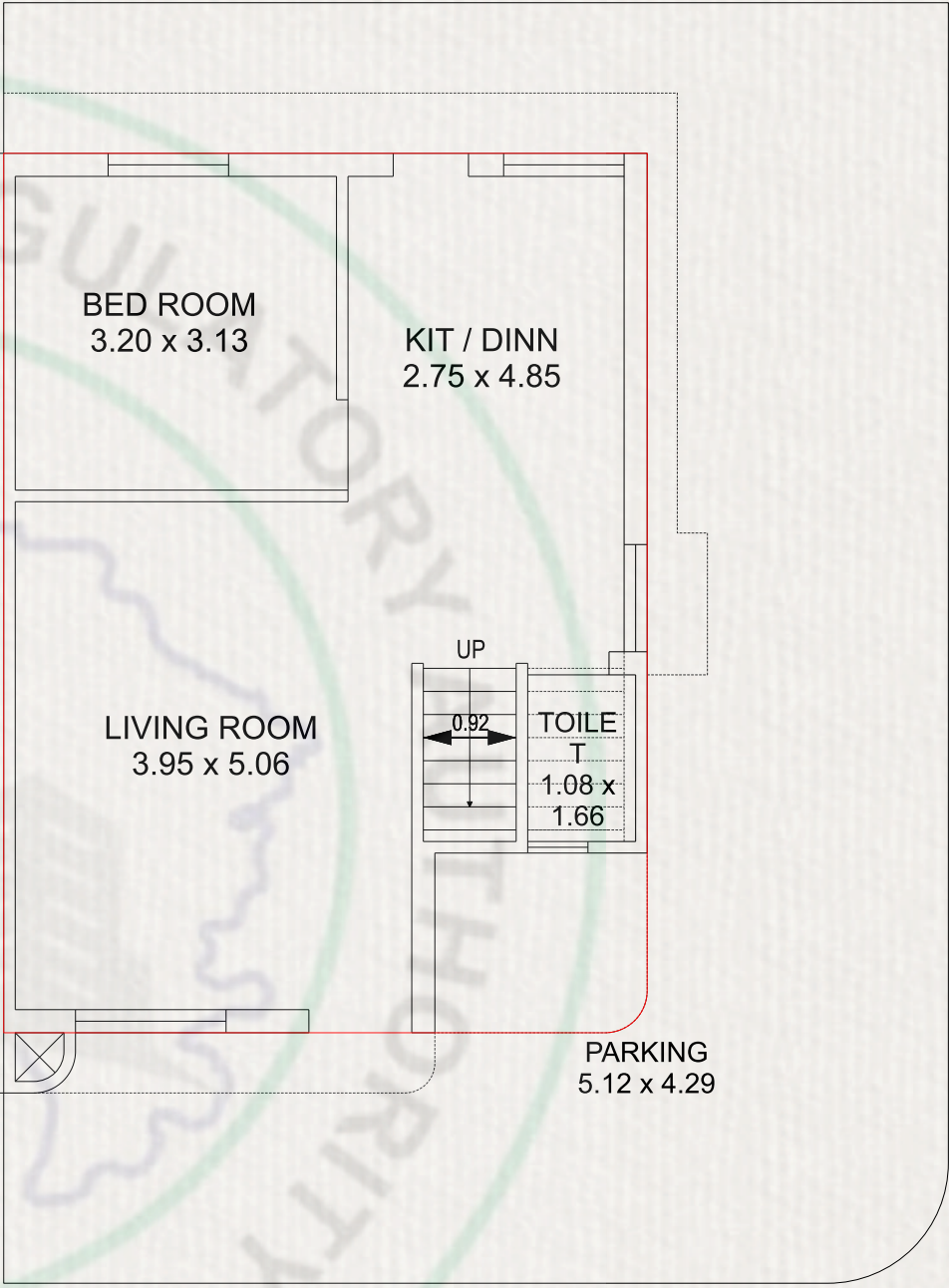
TOWER IN PLOT NO. - A (WING - A & B)
TYPICAL FLOOR PLAN (2nd TO 5th Floor plan)
BUILT UP AREA : (258.66 + 258.66) = 517.32 SQ. MT. (EACH FLOOR) .
DEDU. STAIR+LIFT+PASSAGE : (28.26 + 28.26) = 56.52 SQ. MT.
RESI. F.S.I. AREA : (230.40 + 230.40) = 460.80 SQ. MT. (EACH FLOOR)



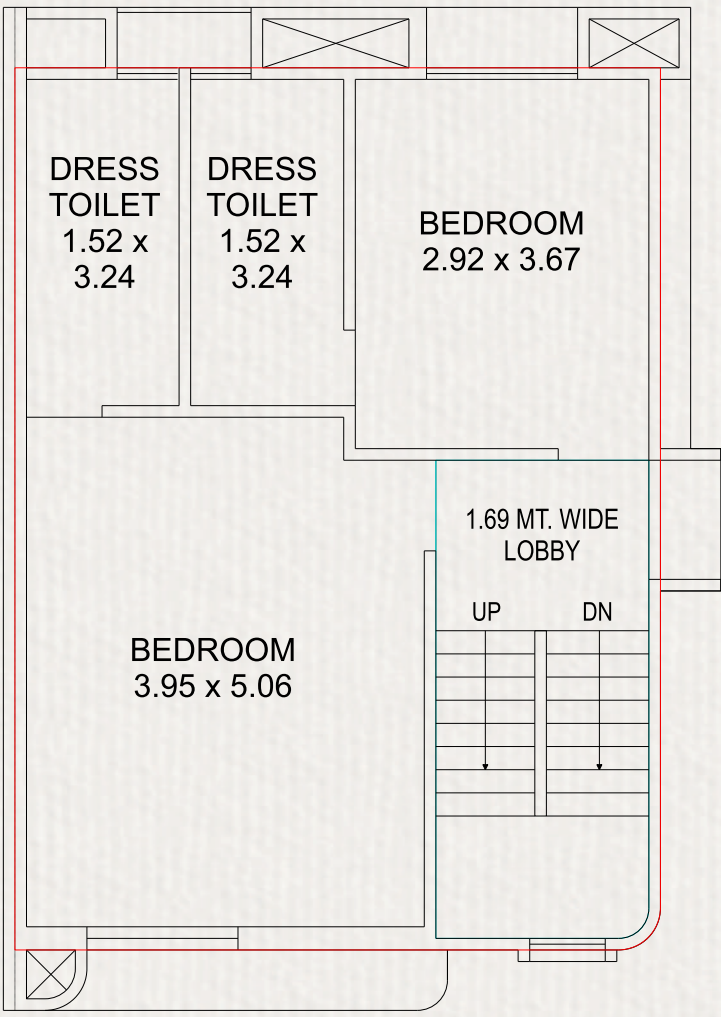
FOR PLOT - B
SUB PLOT NO : 02 TO 12/A, 12/B,14TO 23 = 22 NOS.
GROUND FLOOR PLAN
BUILT UP/ F.S.I. AREA : 58.68 SQ. MTS.
STAIR AREA : 3.89 SQ.MT.
F.S.I. AREA : 54.79 SQ.MT.



FOR PLOT - B
SUB PLOT NO : 02 TO 12/A, 12/B,14TO 23 = 22 NOS
FIRST FLOOR PLAN
BUILT UP/ F.S.I. AREA : 58.68 SQ. MTS.
STAIR AREA : 10.96 SQ.MT.
F.S.I. AREA : 47.72 SQ.MT.



FOR PLOT - B
SUB PLOT NO : 01 & 24 = 02 NOS.
GROUND FLOOR PLAN
BUILT UP/ F.S.I. AREA : 56.11 SQ. MTS.
STAIR AREA : 3.89 SQ.MT.
F.S.I. AREA : 52.22 SQ.MT.



FOR PLOT - B
SUB PLOT NO : 01 & 24 = 02 NOS.
FIRST FLOOR PLAN
BUILT UP/ F.S.I. AREA : 56.11 SQ. MTS.
STAIR AREA : 10.02 SQ.MT.
F.S.I. AREA : 46.09 SQ.MT.