



Key Plan



Developer :  
**Vinayak Reality**

CONTACT :  
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99781 11500,

email : dharmeshparikh2@gmail.com

Site :  
Near Gayatri Temple,  
Waghodia Road, Vadodra.

St. Engineer :  
Parth Associates

Architect :



Architect & Interior Designer

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, stamp duty, service tax MG/VCL deposit & common maintenance deposit will be extra. 3) Any new Central or State Government taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment. 5) Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. 6) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 7) Continuous default payment leads to cancellation. 8) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. 9) Refund in case of cancellation will be made within 30 days from the date of booking new client only. 10) Any plans, specification or information in this brochure is subject to change & shall not be part of any offer, contract or agreement.





Welcome to Kalash Villa's, an idyllic setting that lets you  
rediscover the joy of living.



2



3

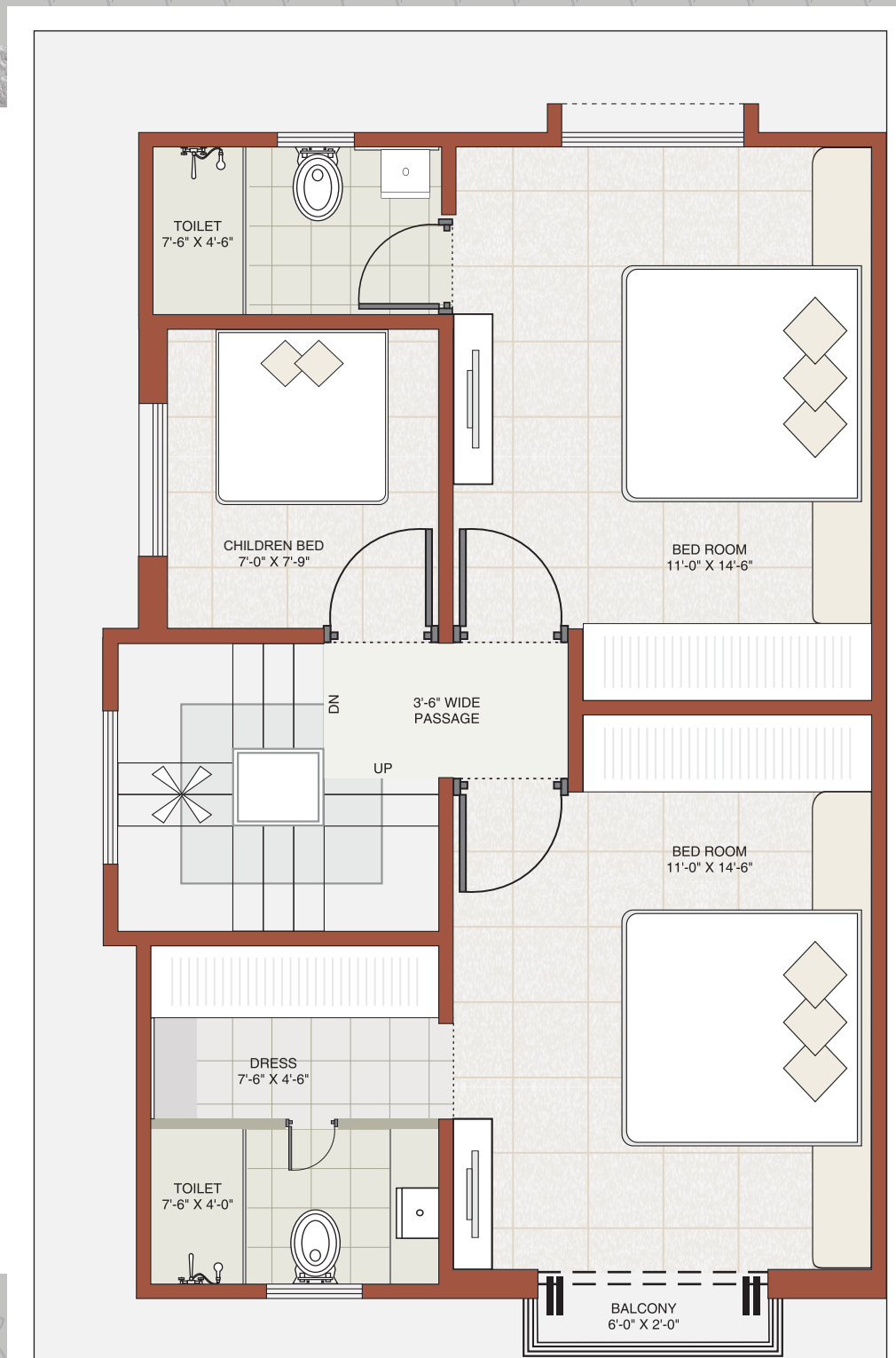


M.P. AREA : 768.SQ.FT  
SLAB AREA : 1314.SQ.FT  
S.B. AREA 1840.SQ.FT



TYPE -A'  
Ground Floor Plan

4

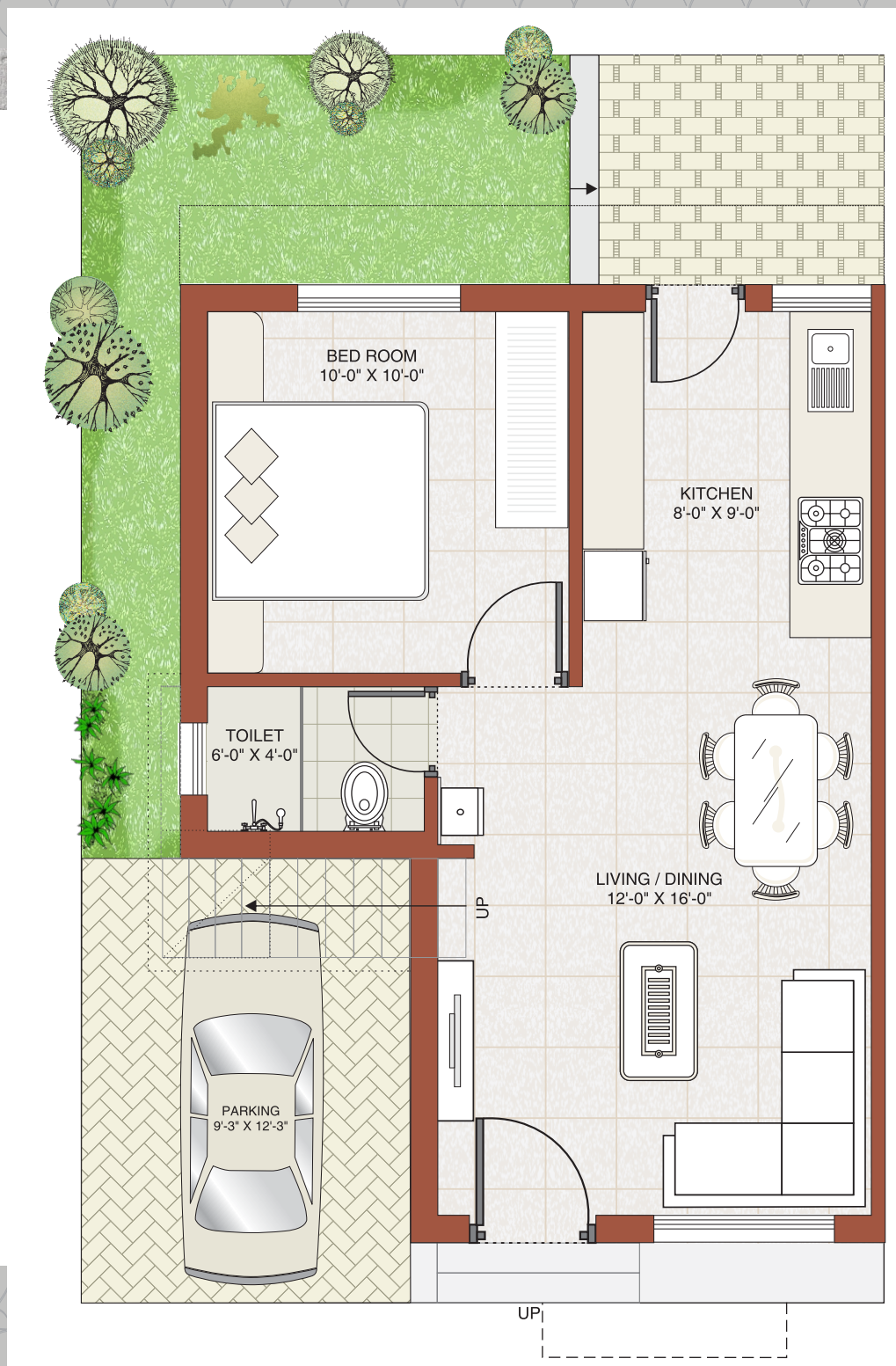


TYPE -A'  
First Floor Plan

5

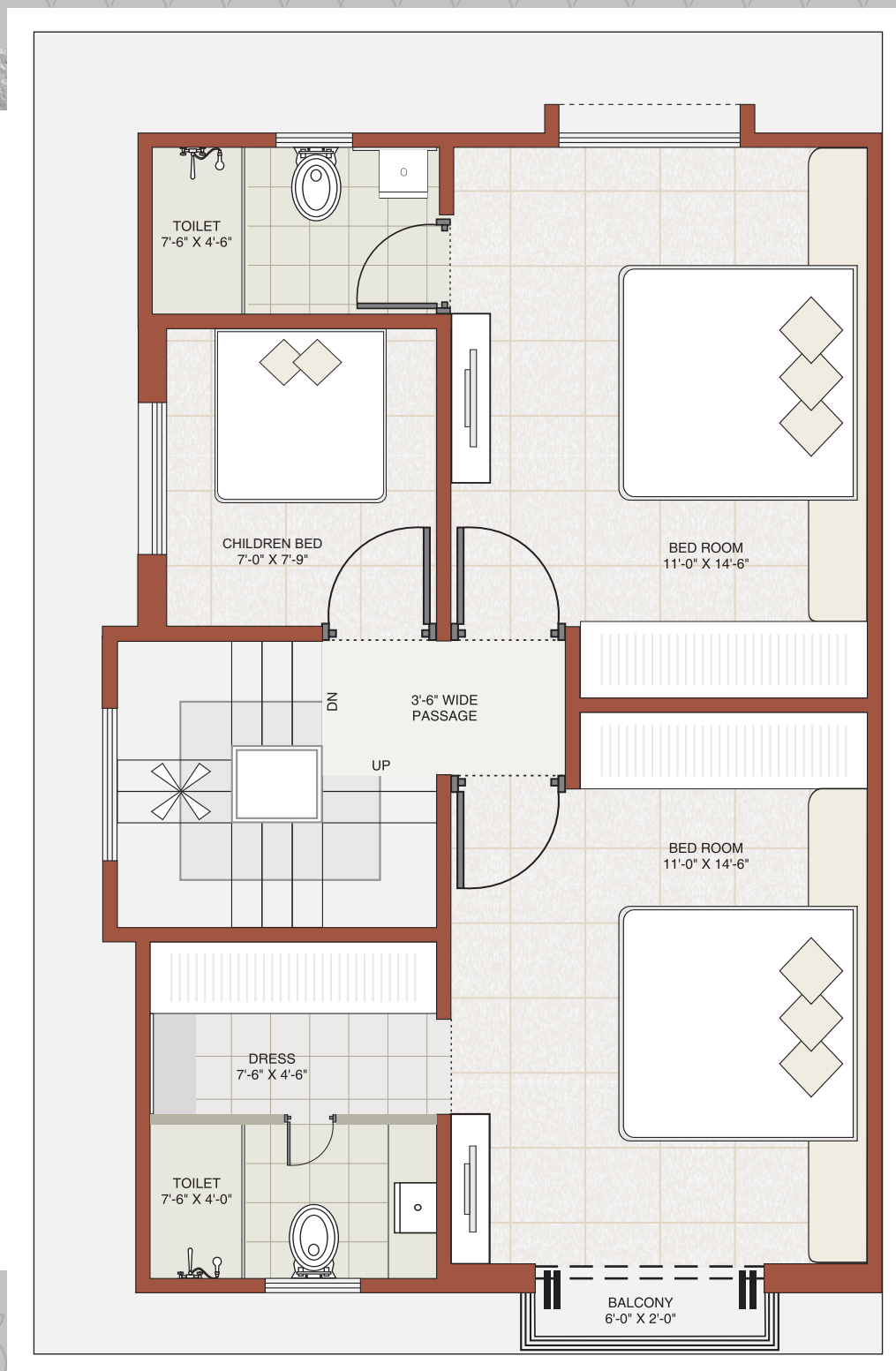


M.P. AREA : 768.SQ.FT  
SLAB AREA : 1314.SQ.FT  
S.B. AREA : 1840.SQ.FT



TYPE - A  
Ground Floor Plan

6



TYPE - A  
First Floor Plan

7unjn

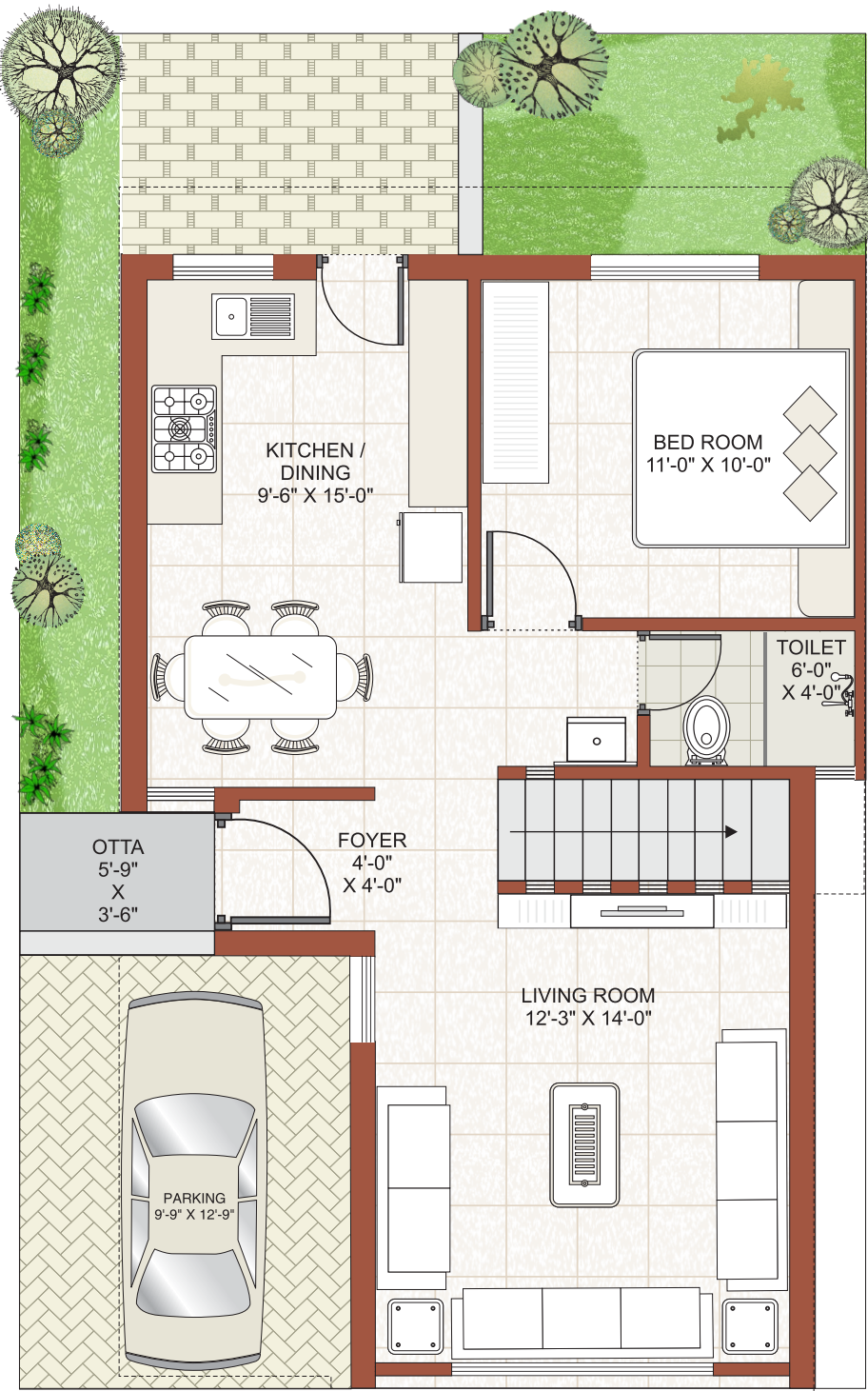


A spectacular design Kalash Villa's has been designed with unusual sensitivity to its surroundings and the scale of these new buildings has been carefully judged to feel ease at it. this is an imaginative new chapter in the architectural history of this special area.

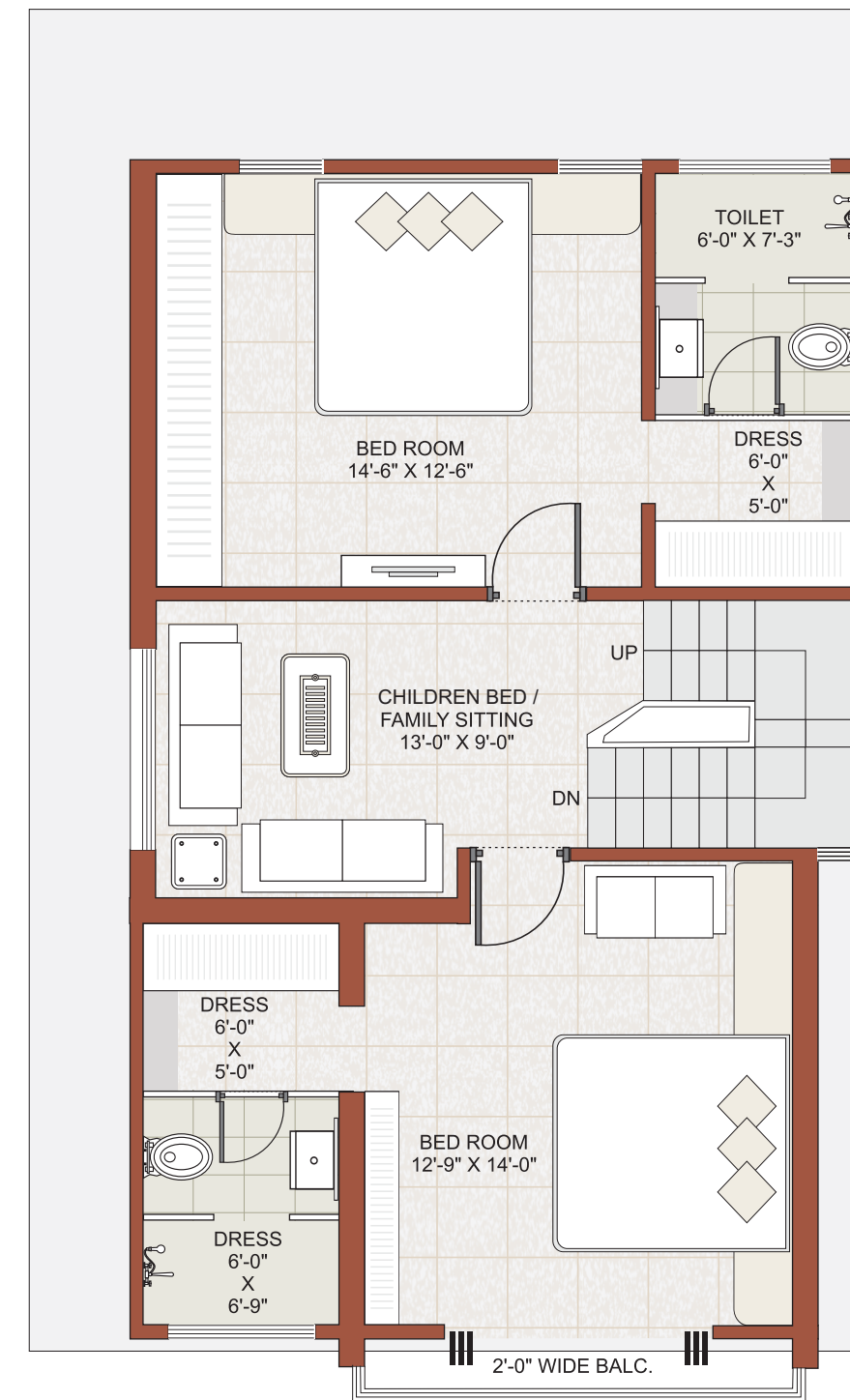




M.P. AREA : 1000.SQ.FT  
SLAB AREA : 1651.SQ.FT  
S.B. AREA : 2316.SQ.FT

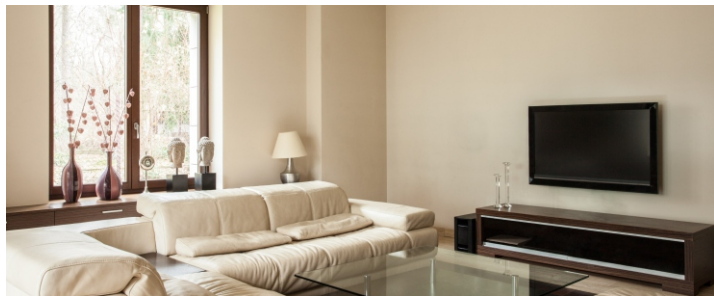


TYPE - B  
Ground Floor Plan



TYPE - B  
First Floor Plan





## AMENITIES

- 24 hours Water Supply (Underground Tank, Bore and Overhead Tank)
- Paved Flooring for Parking Area.
- Decorative Compound wall
- Concealed Electrical Cabling.
- Club House With Theater, Swimming Pool ,gym, Yoga Room, Liebreys, Jogging track, Garden, Children play area, R.C.C paved road, entrance gate with security cabin.

## SPECIFICATIONS :

**STRUCTURE :-**  
Earthquake Resistant structural design with high grade concrete design mix & brick masonry walls.

**PAINT & FINISH :-**  
Exterior good quality double coat plaster with branded Exterior decorative paint. Internal Plaster finished with putty & primer of branded paint.

**WATERPROOFING & HEAT RESISTANCE :-**  
Terrace finished with Indian water proofing with heat reflective tiles coating to give thermal insulation.

**FLOORING :-**  
Branded designer vitrified floor to all areas.

**BATH & WASH :-**  
Wash rooms to be concept designed with anti – bacterial branded sanitary ware & premium fittings with designer tiles up to lintel level.

**KITCHEN :-**  
Premium quality granite platform with S.S. Sink & wall tile up to Lintel Level.

**DOORS :-**  
Designer Main door with decorative fittings & good quality locks. Other Flush Door with wooden / stone frame with S.S. Fittings.

**WINDOWS :-**  
All windows anodized and aluminum section with marble frame.

**ELECTRIFICATION :-**  
Concealed ISI copper wiring with branded modular switches & MCB. Electrical provision for split AC in all bed rooms & for Geyser in all bathrooms.

**PLUMBING :-**  
Astral /finolex/ Eq. C-PVC & UPVC Schedule 40 energy saver and corrosion free pipes. Finolex / Supreme / Edu. Rain Water & SWR pipes. All water pipes installed with hydro pressure test to ensure no leakages.

**Payment Schedule :-** - 25% on booking - 15% on PLINTH LEVEL - 20% on GF floor slab - 20% on FF floor slab  
10% bricks level - 5% FLOORING LEVEL - 5% FINAL FINISHING LEVEL Full payment before 1 month of possession





75.00 MT. WIDE ROAD



PLOT	AREA	PLOT	AREA	PLOT	AREA
1	1081	28	768	55	1412
2	823	29	768	56	1000
3	823	30	802	57	1000
4	823	31	793	58	1000
5	823	32	793	59	1000
6	823	33	793	60	1040
7	823	34	802	61	1067
8	823	35	768	62	1067
9	823	36	768	63	1067
10	823	37	768	64	1040
11	823	38	768	65	1000
12	823	39	1300	66	1000
12 A	823	40	1261	67	1000
14	823	41	768	68	1000
15	823	42	768	69	1576
16	1650	43	768	70	1576
17	1290	44	768	71	1062
18	756	45	768	72	1062
19	1049	46	768	73	1062
20	1005	47	768	74	1062
21	961	48	1000	75	1062
22	917	49	1000	76	1062
23	873	50	1000	77	1062
24	1148	51	1000		
25	1140	52	1000		
26	768	53	1000		
27	768	54	1772		

LAYOUT PLAN



