

A. SHRIDHAR
BUILDING THOUGHTFULLY

ASHRIDHAR.COM

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A. SHRIDHAR
BUILDING THOUGHTFULLY



A timeless haven for future generations...

4 BHK
INDIVIDUAL BUNGALOWS

GATED COMMUNITY OF **78** IMPRINTS

BEYOND THE CONFINES OF YOUR FINGERPRINT-INSPIRED SANCTUARY, A WORLD OF NATURAL BEAUTY BECKONS.

STROLL THROUGH THE MANICURED GARDENS, WHERE COLORFUL BLOOMS PAINT THE LANDSCAPE WHICH CALMS YOU'RE YOUR SENSES. EMBRACE THE TRANQUILITY OF THE WALKING TRAILS, EACH STEP REVEALING A NEW CHAPTER IN YOUR JOURNEY.

VAIKUNTH IS MORE THAN JUST A RESIDENTIAL PROPERTY, IT'S A SANCTUARY WHERE YOUR UNIQUE STORY FINDS ITS PLACE. HERE, YOUR FINGERPRINTS MERGE WITH THE CHARACTER OF THE COMMUNITY, CREATING A HARMONIOUS BLEND THAT MAKES THIS NEIGHBOURHOOD TRULY SPECIAL.







OUTDOORS MEANT FOR EVERY INDIVIDUAL

#Ownparadise

@VAIKUNTH OUTDOOR LIVING MEETS ENDLESS POSSIBILITIES. BUILD AROUND LUSH GREEN AREA, BROAD CAMPUS ROADS AND ACTIVITY AREA FOR KIDS MAKES IT AN APT HOME.





#live**healthy**

IMMERSE YOURSELF
IN REJUVENATION

LAVISH POOL AREA TO LET YOU PUT A FULL STOP ON THE DAILY
GRIND WITH A RELAXING SWIM AT THE EXQUISITE SWIMMING POOL



#livesporty

OUTDOOR GAMING ZONES FOR EVERY INDIVIDUAL TYPE

BADMINTON, BOX CRICKET OR PICKLE BALL EVERY
INDIVIDUAL HAS THEIR
OWN FAVORITE AND WE REALLY CARE ABOUT IT.
PLAY FACILITY WITH THE FINEST OF COURTS AND PITCHES TO
MAKE THE GAME DOUBLE THE FUN.



AMENITIES

- COVERED SWIMMING POOL
- SPLASH POOL WITH JACUZZI
- FULLY EQUIPPED GYM
- INDOOR GAMES
- KIDS PLAY AREA
- PARTY LOUNGE WITH ATTACHED PARTY LAWNS
- HOME THEATER
- 2 MULTIPURPOSE COURTS
- COMMON GARDEN WITH LANDSCAPED SPACES
- MULTIPLE SEAT OUT AREAS
- TROPICAL TRAIL PATHWAY
- LILY PONDS
- SENIOR CITIZEN SEAT OUTS
- WALKWAYS
- DEDICATED VISITOR CAR PARKINGS
- SECURITY & ESTATE MANAGER CABINS
- NARMADA WATER SUPPLY
- CCTV ENABLED SECURED GATED COMMUNITY



CELEBRATE UNMATCHED LUXURY AND LEGACY IN EVERY CORNER

Dine in a larger vertical canvas with double height dining adding beauty & serenity to your home. Not just the aesthetics but air ventilation keeps the aura full of calmness while you dine with your loved ones.





STAY IN SYNC WITH NATURE AND ITS POWER

EMBRACE THE POSITIVITY AND SERENE LIFE WITH VASTU COMPLIANT HOME TO KEEP YOUR FAMILY FULL OF HAPPINESS, GOOD HEALTH & WEALTH.

#vastucomplint



BUNGALOWS FEATURES



PUJA SPACE

LAVISH LIVING ROOM WITH
VERANDAH & FRONT GARDEN

DOUBLE HEIGHT DINING
AREA WITH COURTYARD

3 MASTER BEDROOMS WITH
DRESS-TOILET

GROUND FLOOR BEDROOM
WITH COURTYARD

DEDICATED SERVANT TOILET

VESTIBULE ENTRY

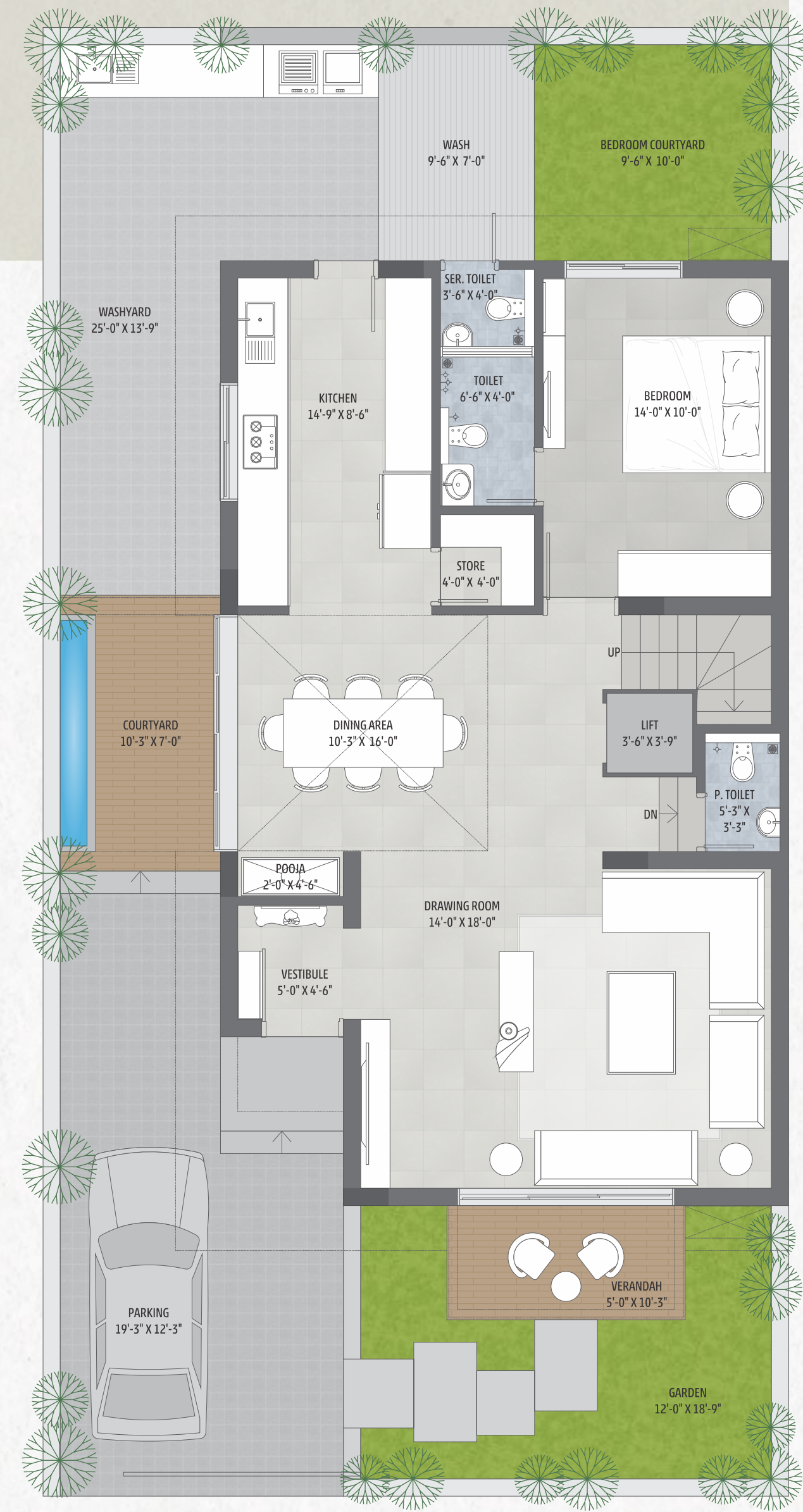
ELEVATOR SPACE
PROVISION
FOR FUTURE

SPACIOUS KITCHEN WITH
CROSS VENTILATION &
AMPLE NATURAL LIGHT



4 BHK UNIT PLAN A

SBA - 440 SQ.YD. (APPROX.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



4 BHK UNIT PLAN B

SBA - 440 SQ.YD. (APPROX.)



GROUND FLOOR



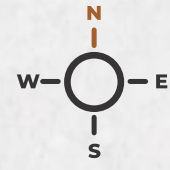
FIRST FLOOR



SECOND FLOOR



4 BHK
UNIT PLAN B



#wellplanned

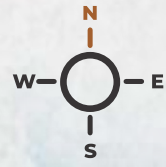
AREA TABLE & PLC PLOTS

NO	PLOT AREA IN SQ YDS.	TYPE
1	540	A
2	353	A
3	354	A
4	356	A
5	358	A
6	359	A
7	349	A
8	349	A
9	349	A
10	349	A
11	349	A
12	409	A
12A	605	A
14	376	A
15	375	A
16	373	A
17	371	A
18	477	A
19	448	A
20	352	A
21	352	A
22	351	A
23	350	A
24	349	A
25	349	A
26	349	A
27	349	A
28	349	A
29	349	A
30	349	A
31	389	B
32	389	B
33	389	B
34	389	B
35	389	B
36	389	B
37	389	B
38	389	B
39	389	B

NO	PLOT AREA IN SQ YDS.	TYPE
40	389	B
41	389	B
42	389	B
43	389	B
44	389	B
45	389	B
46	389	B
47	389	B
48	389	B
49	389	B
50	389	B
51	389	B
52	389	B
53	389	B
54	389	B
55	389	B
56	389	B
57	389	B
58	389	B
59	389	B
60	389	B
61	389	B
62	389	B
63	389	B
64	389	B
65	389	B
66	389	B
67	349	A
68	350	A
69	350	A
70	350	A
71	351	A
72	351	A
73	351	A
74	352	A
75	352	A
76	352	A
77	353	A
78	451	A

- CORNER PLOT
- COMMON PLOT PROXIMITY
- BOTH





#wellplanned

MASTER LAYOUT PLAN

ALL EAST-WEST FACING PLOTS

30 FEET INTERNAL WIDE ROAD WITH NO DEAD ENDS

NO 2 WAY TRAFFIC ON INTERNAL DRIVEWAYS

AMPLE VISITORS CAR PARKING

PLOT IS LOCATED NEXT TO AMC GARDEN & IS TO BE DEVELOPED BY A.SHRIDHAR GROUP

The phenomenally placed plot has the presence of AMC Garden right at hand which will be developed by A. Shridhar Group. There will be allocated joggers park amidst the dense plantation to benchmark the ideologies about healthy living. The hotspot of fresh air will keep all the residents indulged.



DENSE LANDSCAPE PLANTATION & AMPLE PAVED VISITOR PARKING ON 60 FT. SERVICE ROAD

The surroundings around will make you feel as if you are belonging to a completely different world. While the Miyawaki Forest will make your life more serene and peaceful. The service road will be decked up with greenery and connected to a visitors parking space. Being enveloped with abundant greenery these residences will make your life peaceful.

SPECIFICATIONS

FLOORING

- Premium size Tile flooring in the Drawing, Dining & Kitchen.
 - Premium size Tile flooring in all bedrooms.
- Natural granite / Rustic tile flooring in balcony, Verandah, Kitchen Store, & Washyard.
 - Natural granite for Kitchen Platform
 - Parking Tiles/natural stone for Parking area
 - 4" Ceramic tile dado above platform height.
 - Kota stone or similar shelves in the store room.
- Premium Vitrified tile on wall and flooring shall be provided in all bathrooms.
 - China Mosaic/Tile flooring on terraces

DOORS & WINDOWS

- All internal doors shall be flush doors.
 - Main door shall be a decorative door.
- Windows shall be high grade aluminium DGU sliding windows.
 - Sil Jams shall be of Natural Stone/Granite.

PLUMBING & SANITARY WARE

- Premium sanitary ware and plumbing fixtures, Duravit, Toto, Hansgrohe, Kohler or Equivalent
 - Over Head Tanks with piping shall be provided
- Centralized Hot Water piping provision shall be provided

WALLS

- All interior walls will be plastered & given Lapi Finish.
- All exterior walls will have expose brick cladding/premium grade texture with a 100% acrylic based paint.

ELECTRICAL

- ISI Branded make Modular Switches, Wires & MCB, ELCB
 - AC Piping Provision shall be provided
 - Earthing shall be provided
- 3 Phase Power of approximately 10 kW

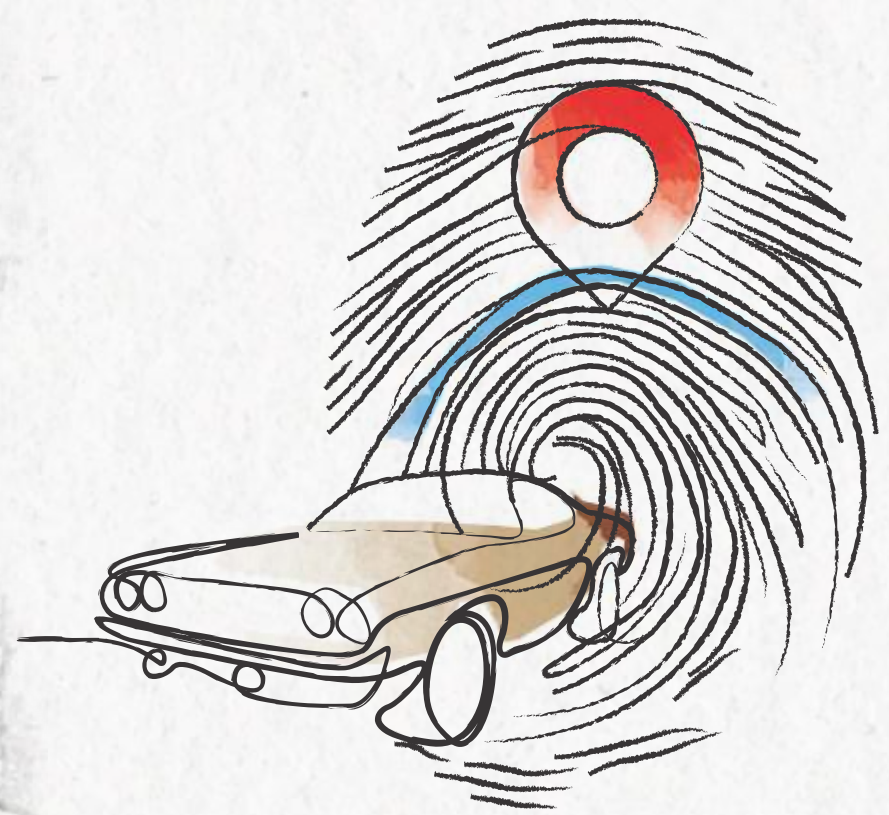
PEST CONTROL

- Termite control Treatment to be done at Foundation Level.

SOLAR PANEL

- Permissible Solar Panels shall be installed at the South facing Sloping roof.

Note: No Alterations are possible to this package.



CONVENIENT WAY TO A DIFFERENT WORLD

Impeccably located at Shilaj canal road; At only 3 mins of travel time from Shilaj circle.

Schools, Hospitals, Jain Derasar, Temples in the vicinity of 5-7 min.

Auda Future connectivity with 45 meter road & Sindhu Bhavan Extension road, making it a premium location in terms of Futuristic growth.

Plot is located next to Oxygen park which will be developed & managed by A.Shridhar group.

#easyconnect

RULES & REGULATIONS - Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, Torrent Charges and any other charges shall be borne by buyers separately. - Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. - Internal changes shall be done with prior permission and shall be charged in advance. - Changes in external elevation shall not be permitted. - All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. - Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. - Irregular payments may attract interest or lead to cancellation of booking/s.
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