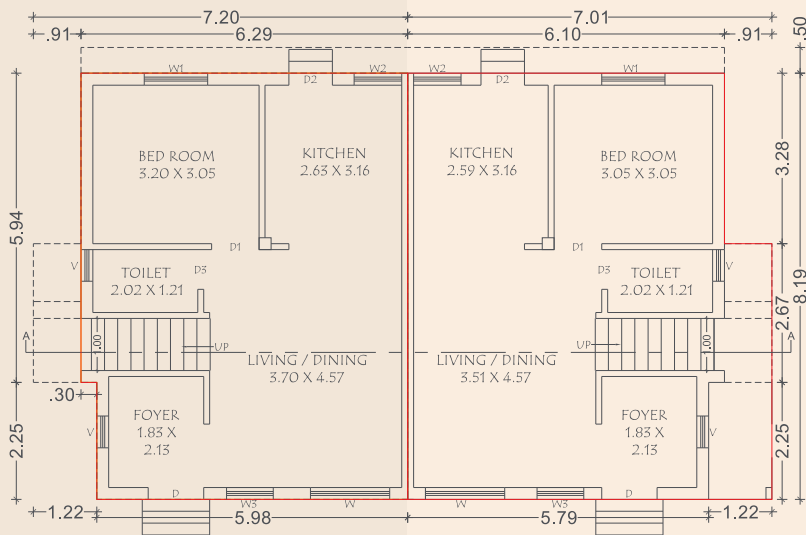


**KESAR 45**  
3 BHK  
LUXURIOUS VILLA BUNGALOWS



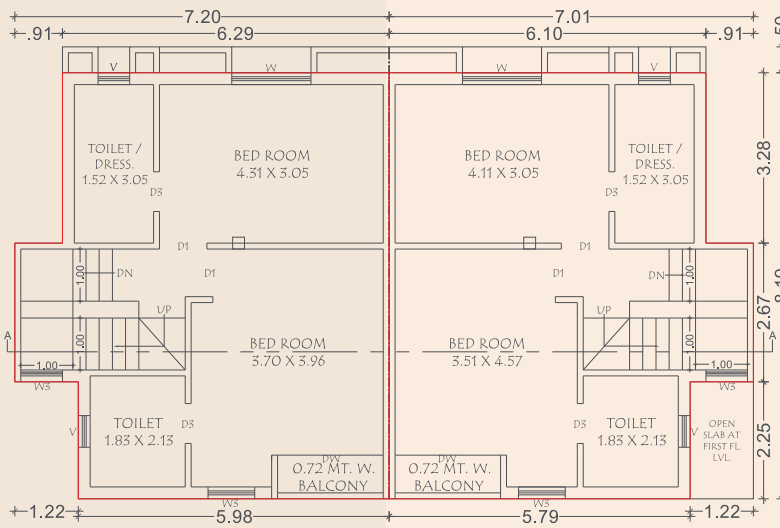
**KESAR 45**  
3 BHK  
LUXURIOUS VILLA BUNGALOWS



B.A./F.S.I. :-  
50.81 X 9 NO.= 457.29 SQ. MT.

**GROUND FLOOR PLAN**

B. NO. :-  
1,9,22,30,31,39,46,54,62



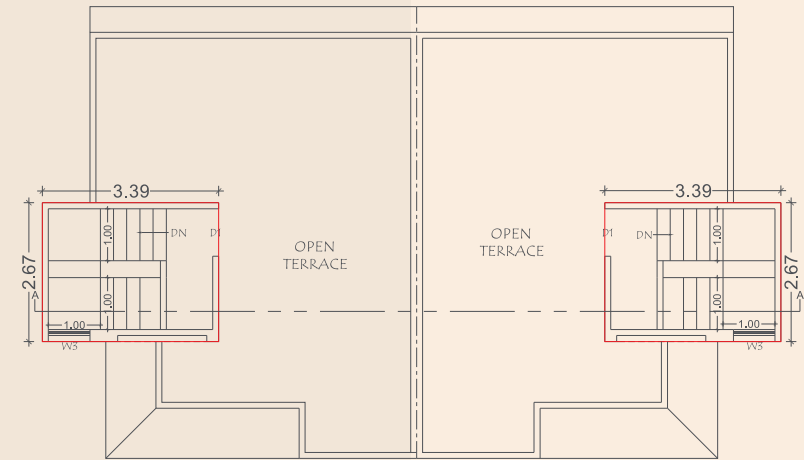
B.A./F.S.I. :-  
53.24 X 9 NO.= 479.16 SQ. MT.

**FIRST FLOOR PLAN**

B. NO. :-  
1,9,22,30,31,39,46,54,62

B.A./F.S.I. :-  
51.68 X 18 NO.= 930.24 SQ. MT.

B. NO. :-  
2 TO 8,11,12,19,20,23 TO 29



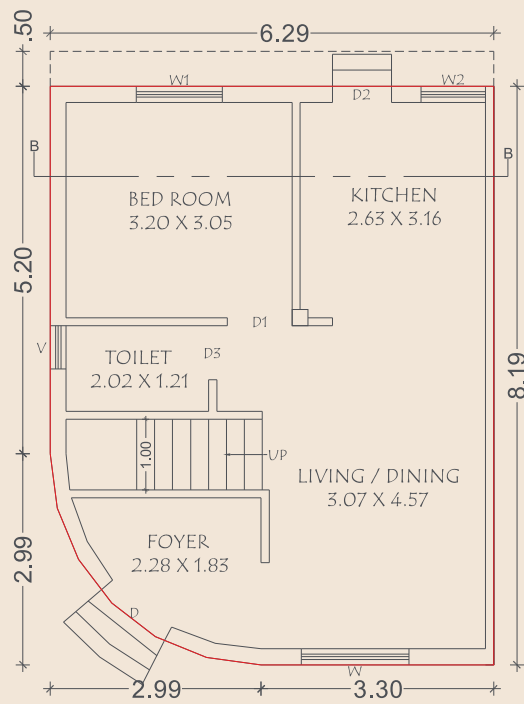
B.A./F.S.I. :-  
9.04 X 9 NO.= 81.36 SQ. MT.

**TERRACE FLOOR PLAN**

B. NO. :-  
1,9,22,30,31,39,46,54,62

B.A./F.S.I. :-  
9.04 X 18 NO.= 162.72 SQ. MT.

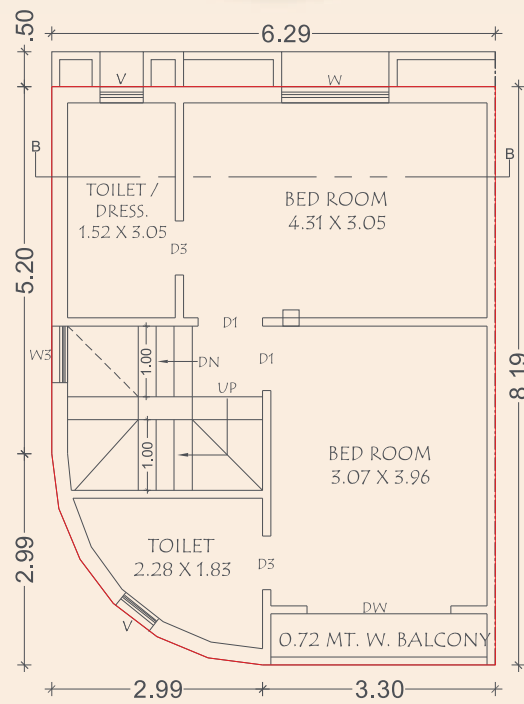
B. NO. :-  
2 TO 8,11,12,19,20,23 TO 29



B.A./F.S.I. :-  
49.57 X 2 NO.= 99.14 SQ. MT.

**GROUND FLOOR PLAN**

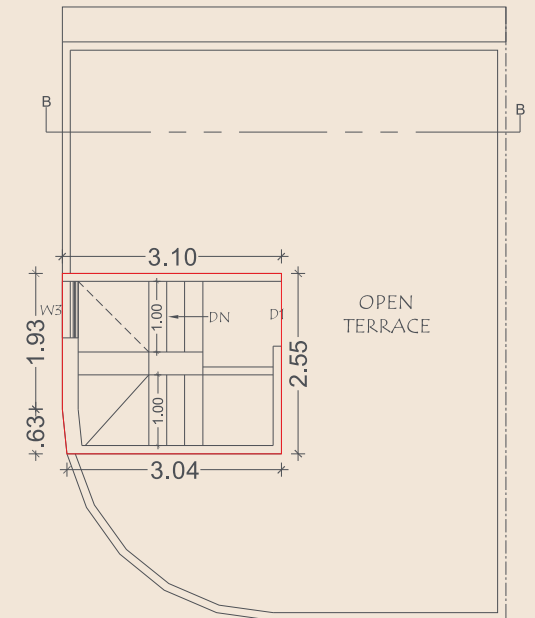
B. NO. :- 10 & 21



B.A./F.S.I. :-  
49.57 X 2 NO.= 99.14 SQ. MT.

**FIRST FLOOR PLAN**

B. NO. :- 10 & 21

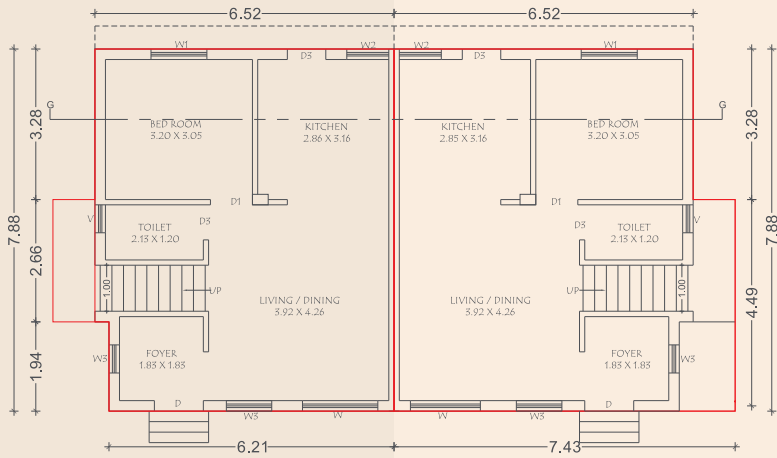


B.A./F.S.I. :-  
7.91 X 2 NO.= 15.82 SQ. MT.

**TERRACE FLOOR PLAN**

B. NO. :- 10 & 21

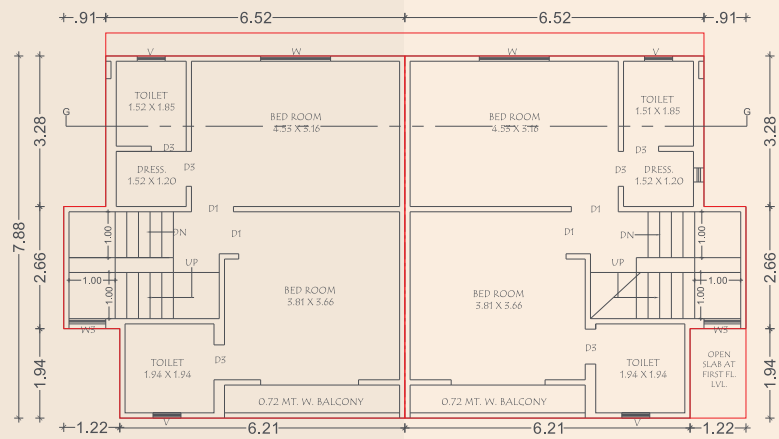
**KESAR 45**  
3 BHK  
LUXURIOUS VILLA BUNGALOWS



B.A./F.S.I. :-  
53.17 X 2 = 106.34 SQ. MT.

**GROUND FLOOR PLAN**

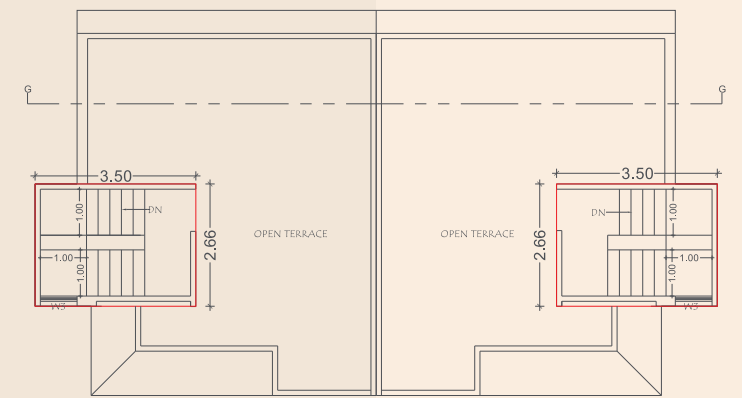
B. NO. :-  
13 & 18



B.A./F.S.I. :-  
53.17 X 2 = 106.34 SQ. MT.

**FIRST FLOOR PLAN**

B. NO. :-  
13 & 18



B.A./F.S.I. :-  
9.31 X 2 = 18.62 SQ. MT.

**TERRACE FLOOR PLAN**

B. NO. :-  
13 & 18

B.A./F.S.I. :-  
55.54 X 4 = 222.16 SQ. MT.

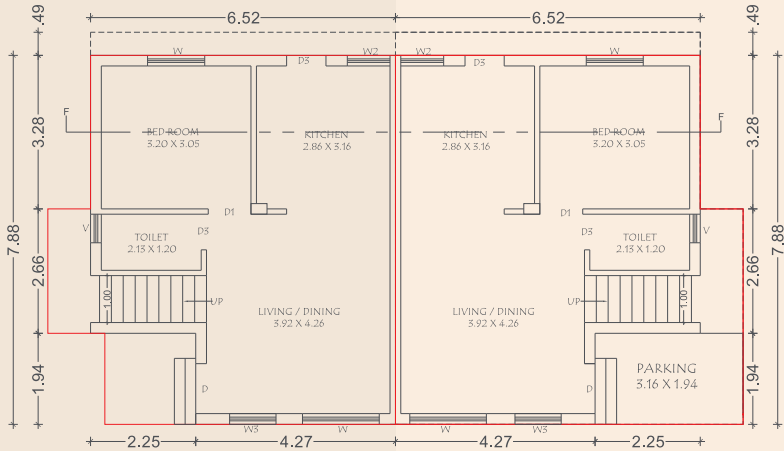
B. NO. :-  
14, 15, 16, 17

B.A./F.S.I. :-  
53.17 X 4 = 212.68 SQ. MT.

B. NO. :-  
14, 15, 16, 17

B.A./F.S.I. :-  
9.31 X 4 = 37.24 SQ. MT.

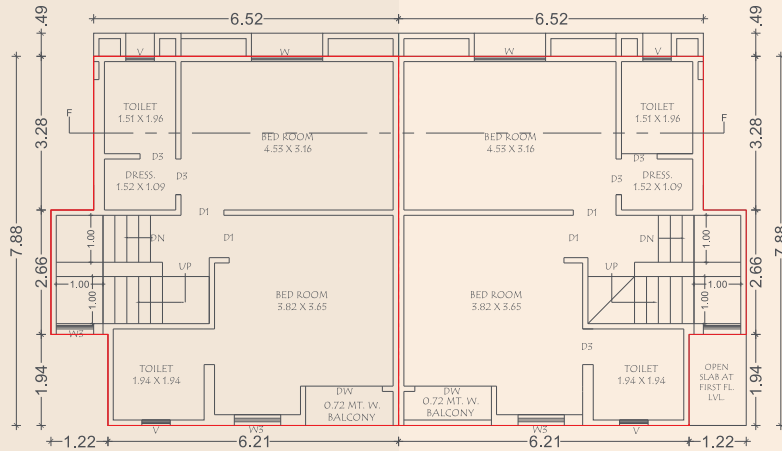
B. NO. :-  
14, 15, 16, 17



B.A./F.S.I. :-  
53.17 X 2 = 106.34 SQ. MT.

### GROUND FLOOR PLAN

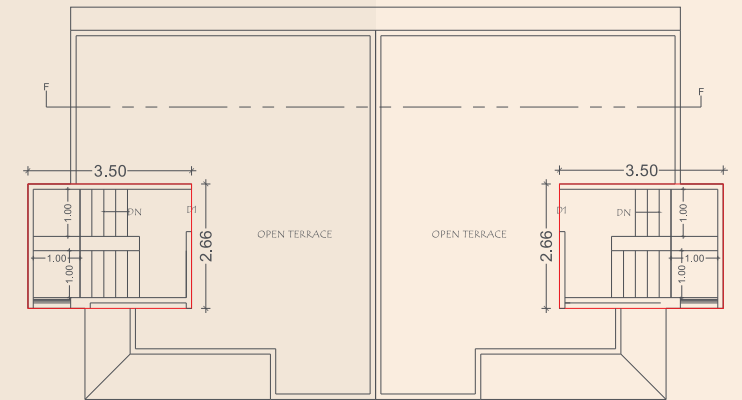
B. NO. :-  
40 & 45



B.A./F.S.I. :-  
53.17 X 2 = 106.34 SQ. MT.

### FIRST FLOOR PLAN

B. NO. :-  
40 & 45



B.A./F.S.I. :-  
9.29 X 2 = 18.58 SQ. MT.

### TERRACE FLOOR PLAN

B. NO. :-  
40 & 45

B.A./F.S.I. :-  
55.54 X 4 = 222.16 SQ. MT.

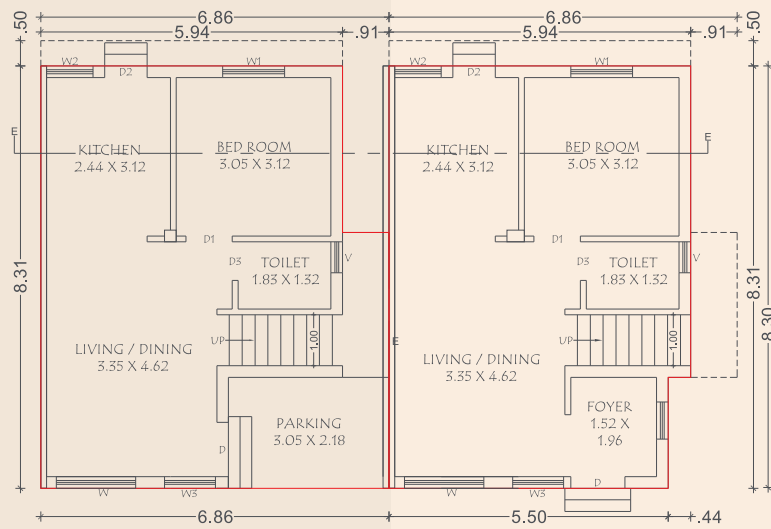
B. NO. :-  
41,42,43,44

B.A./F.S.I. :-  
53.17 X 4 = 212.68 SQ. MT.

B. NO. :-  
41,42,43,44

B.A./F.S.I. :-  
9.29 X 4 = 37.16 SQ. MT.

B. NO. :-  
41,42,43,44



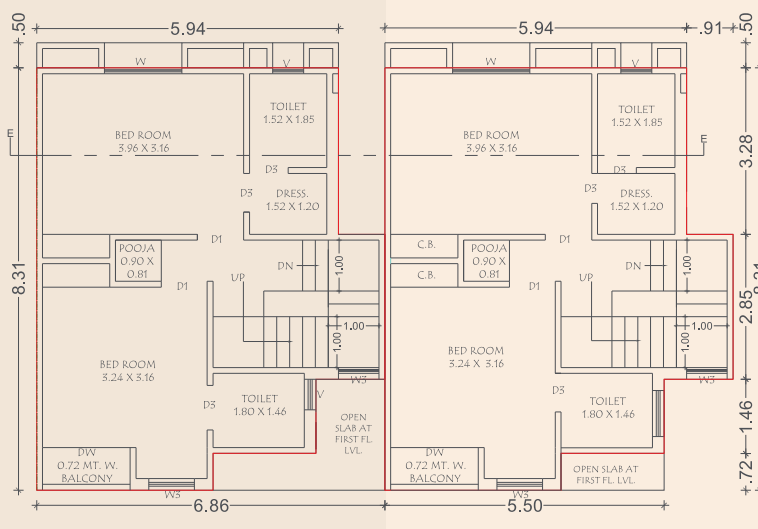
B.A./F.S.I. :- 54.00 SQ. MT.

B.A./F.S.I. :- 48.43 SQ. MT.

**GROUND FLOOR PLAN**

B. NO. :- 64

B. NO. :- 63



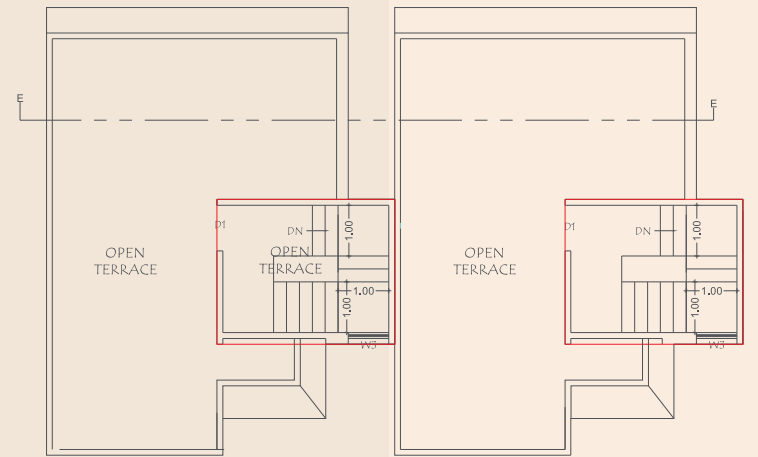
B.A./F.S.I. :- 49.56 SQ. MT.

B.A. /F.S.I. :- 49.56 SQ. MT.

**FIRST FLOOR PLAN**

B. NO. :- 64

B. NO. :- 63



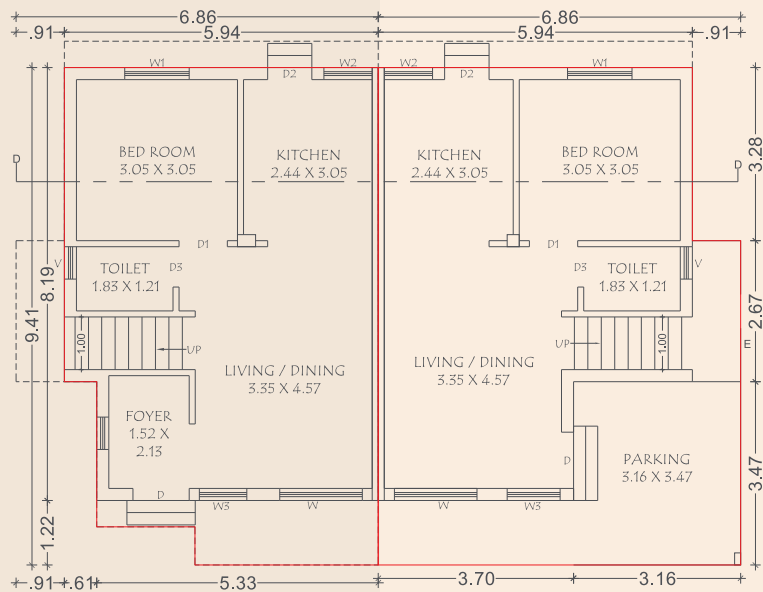
B.A. /F.S.I. :- 9.98 SQ. MT.

B.A./F.S.I. :- 9.98 SQ. MT.

**TERRACE FLOOR PLAN**

B. NO. :- 64

B. NO. :- 63



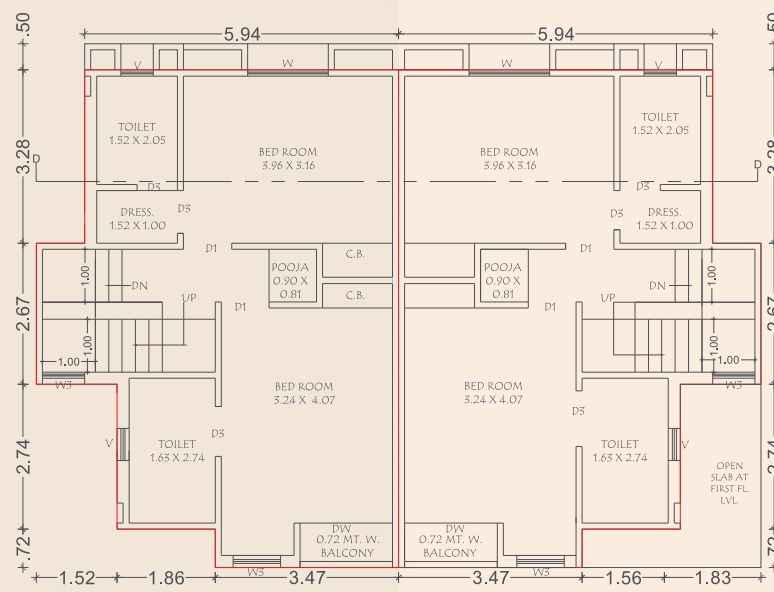
B.A./F.S.I. :-  
52.47 X 3 NO.= 157.41 SQ. MT.

### GROUND FLOOR PLAN

B. NO. :-  
55,61,69

B.A./F.S.I. :-  
61.54 X 9 NO.= 553.86 SQ. MT.

B. NO. :-  
56 TO 60 & 65 TO 68



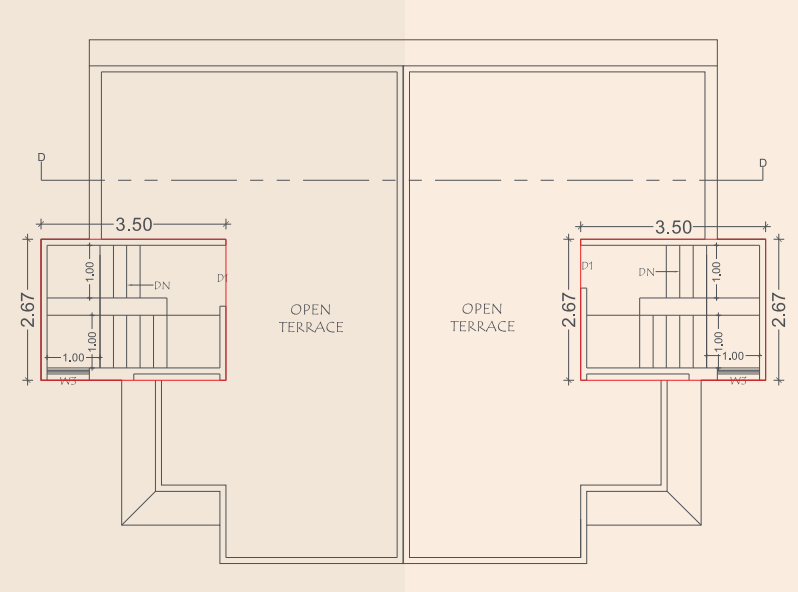
B.A./F.S.I. :-  
54.91 X 3 NO.= 164.73 SQ. MT.

### FIRST FLOOR PLAN

B. NO. :-  
55,61,69

B.A./F.S.I. :-  
54.91 X 9 NO.= 494.19 SQ. MT.

B. NO. :-  
56 TO 60 & 65 TO 68



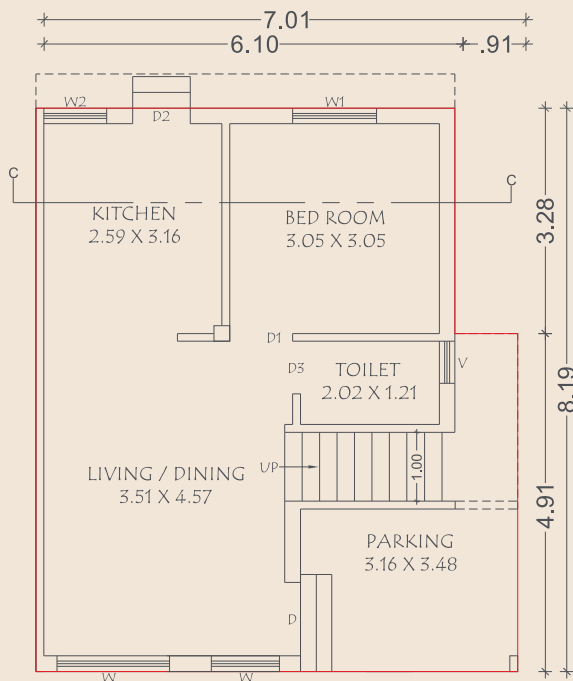
B.A. /F.S.I. :-  
9.33 X 3 NO.= 27.99 SQ. MT.

### TERRACE FLOOR PLAN

B. NO. :-  
55,61,69

B.A./F.S.I. :-  
9.33 X 9 NO.= 83.97 SQ. MT.

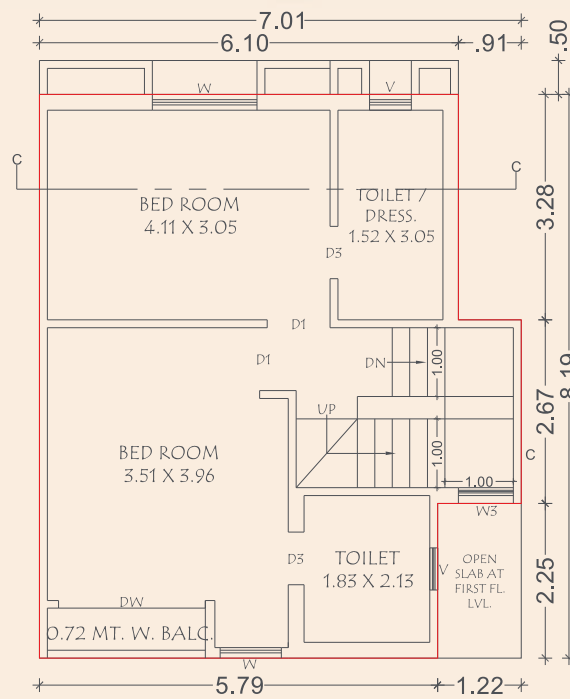
B. NO. :-  
56 TO 60 & 65 TO 68



B.A./F.S.I. :- 54.42 X 14 NO.= 761.88 SQ. MT.

### GROUND FLOOR PLAN

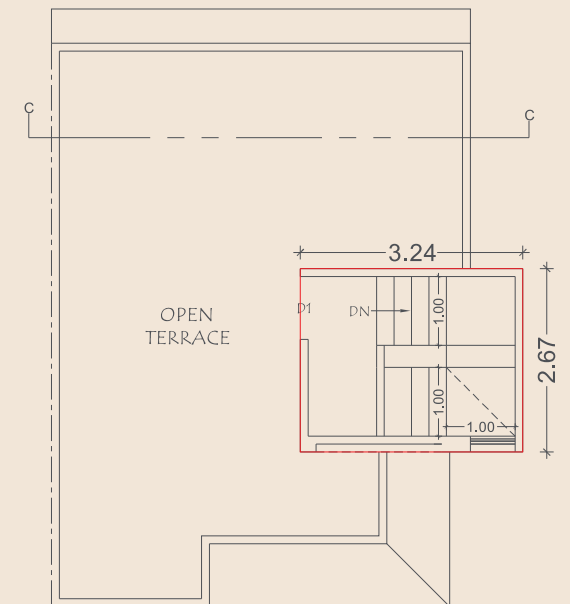
B. NO. :- 32 TO 38 & 47 TO 53



B.A./F.S.I. :- 51.68 X 14 NO.= 723.52 SQ. MT.

### FIRST FLOOR PLAN

B. NO. :- 32 TO 38 & 47 TO 53



B.A./F.S.I. :- 8.63 X 14 NO.= 120.82 SQ. MT.

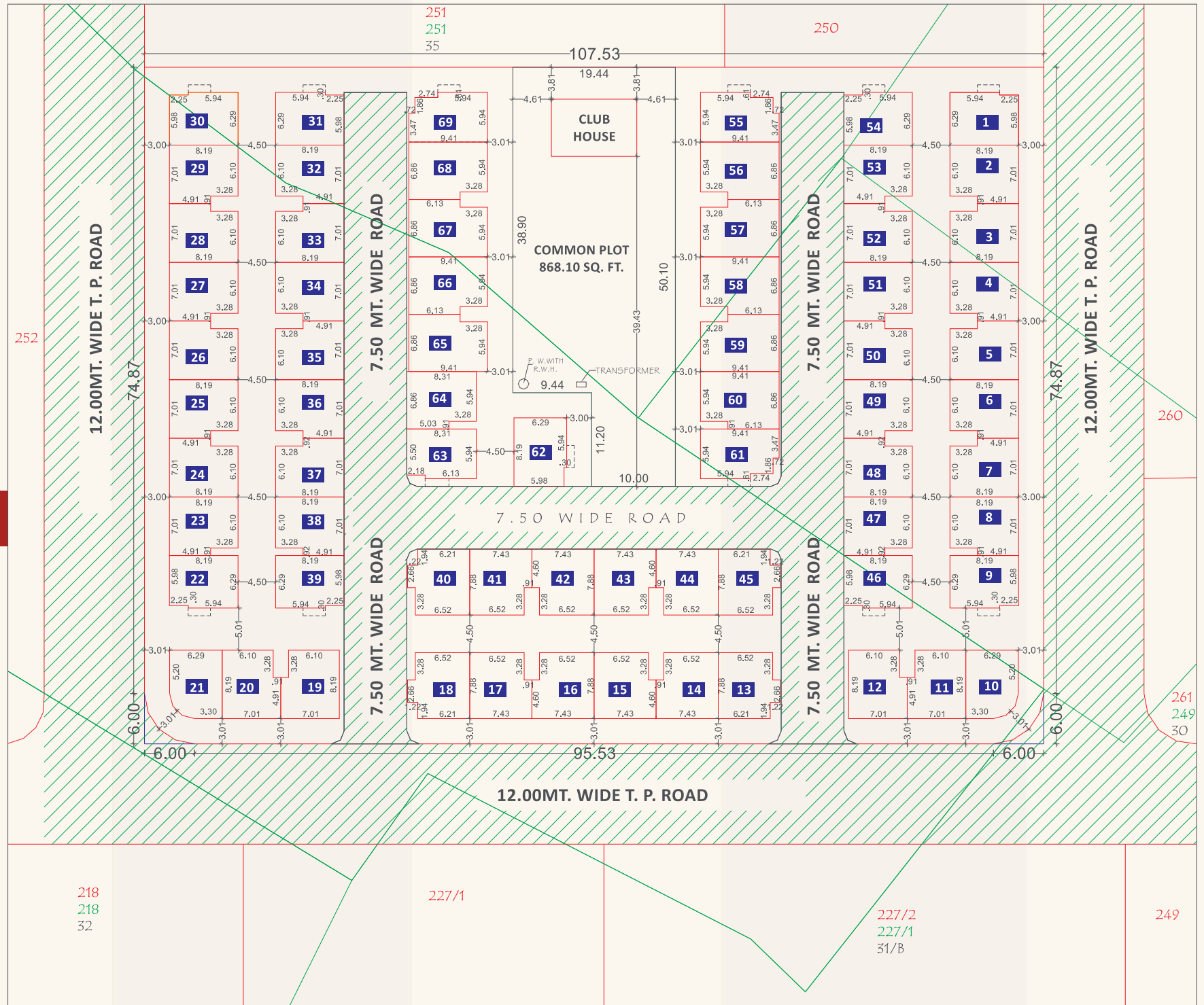
### TERRACE FLOOR PLAN

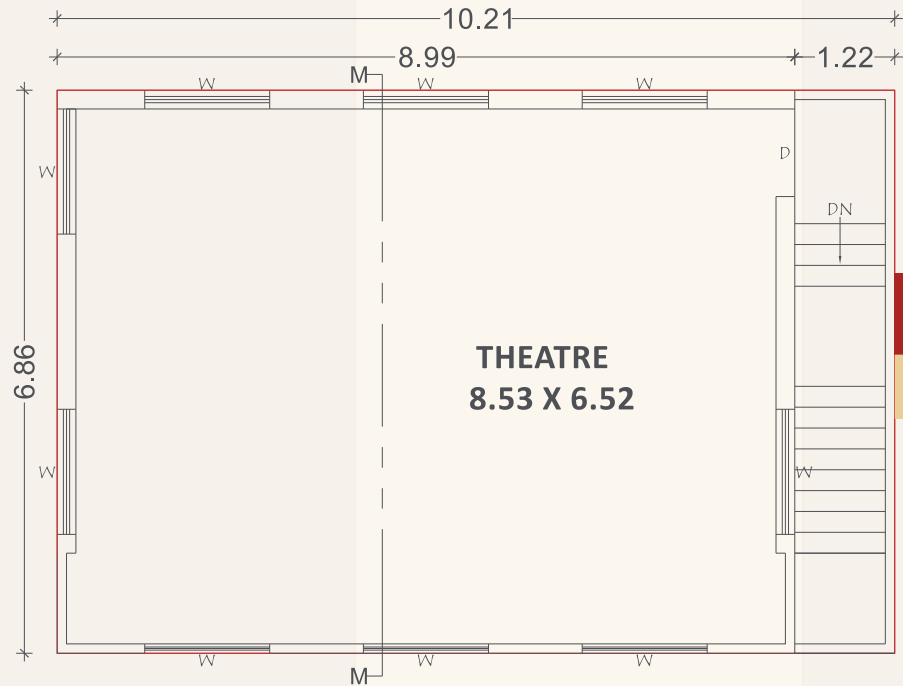
B. NO. :- 32 TO 38 & 47 TO 53





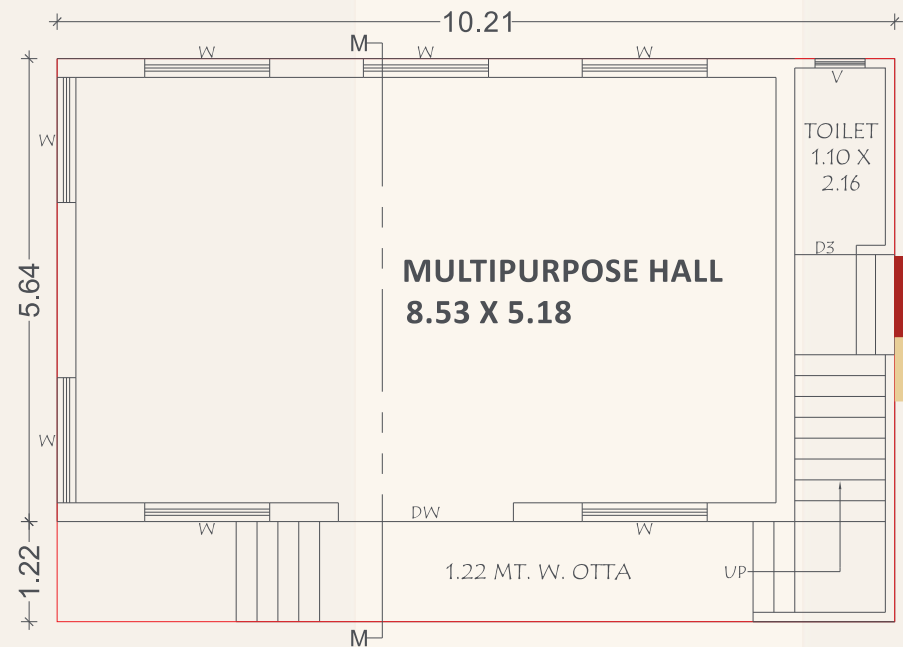
# LAYOUT PLAN





## FIRST FLOOR PLAN (CLUB HOUSE)

B.A./F.S.I. :- 70.04 SQ.MT.



## GROUND FLOOR PLAN (CLUB HOUSE)

B.A./F.S.I. :- 70.04 - 50.00 = 20.04 SQ.MT.

(50.00 SQ.MT. FREE CONSTRUCTION IN C.P.)

## AMENITIES

- ◆ MINI THEATER
- ◆ MULTIPURPOSE HALL
- ◆ LANDSCAPE GARDEN
- ◆ JOGGING TRACK
- ◆ CHILDREN PLAY AREA
- ◆ MULTIPURPOSE COURT
- ◆ SENIOR CITIZEN SITTING
- ◆ DECORATIVE NAME & NUMBER PLATE FOR EACH UNIT
- ◆ DECORATIVE MAIN GATE WITH CCTV
- ◆ UNDERGROUND CABLING



**Developer:**  
**SHAH ASSOCIATES**

**Site Address:**  
 'KESAR 45',  
 (Near Krishna Hotel, Kapurai Crossing, NH-8)  
**FP No.:** 226, **O.P. No.** 226,  
**R.S. No.:** 45/1+2 & 50,  
**B. No.:** 33, **T.P. No.** 42 (Draft),  
**At.** Village Kapurai, Vadodara.

**Contact:**  
 +91 98250 41152

**E-mail:**  
 kesar45villas@gmail.com

**Architect:**  
**Hitesh Engineers - Architect & Engineers**  
**Vadodara.** Contact: 0265-2467974

**Structural Engineer:**  
**Zarna Associates - Vadodara.**

## KEY PLAN

