



Sadhu Villas

LUXURIOUS BUNGALOWS

For further details visit: www.gujrera.gujarat.gov.in
RERA Registration No.: PR/GJ/VADODARA/VADODARA/Others/

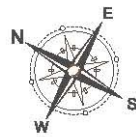


Sadhu Villas
LUXURIOUS BUNGALOWS
LAYOUT PLAN



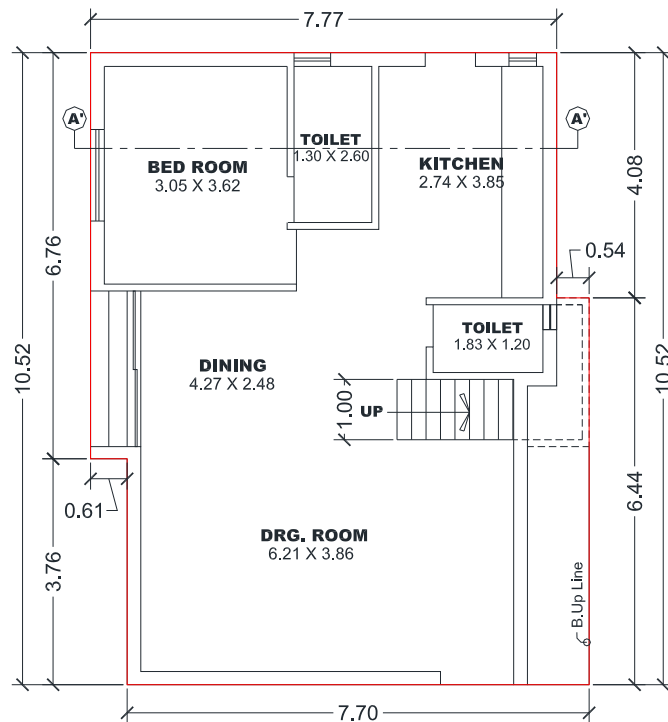
PLOT NO.	PLOT No. as per Brochure	PLOT AREA	PERMI. F.S.I. 1.80	PROP. B.A. ON G.F.	PROP. F.S.I.		TOTAL F.S.I.
					G.F.	F.F.	
A/17	A1/02	123.15	221.67	68.75	58.80	68.75	127.55
A/18	A1/03	122.10	219.78	68.75	58.80	68.75	127.55
A/19	A1/04	122.16	219.89	68.75	58.80	68.75	127.55
A/20	A1/05	122.47	220.45	68.75	58.80	68.75	127.55
A/21	A1/06	122.68	220.82	68.75	58.80	68.75	127.55
A/22	A1/07	121.59	218.86	68.75	58.80	68.75	127.55
A/23	A1/08	120.34	216.61	68.75	58.80	68.75	127.55
A/24	A1/09	119.08	214.34	68.75	58.80	68.75	127.55
A/27	A1/12	116.17	209.11	68.75	58.80	68.75	127.55
A/28	A1/13	116.45	209.61	68.75	58.80	68.75	127.55
A/29	A1/14	116.73	210.11	68.75	58.80	68.75	127.55
A/30	A1/15	117.00	210.60	68.75	58.80	68.75	127.55
A/31	A1/16	117.28	211.10	68.75	58.80	68.75	127.55
A/32	A1/17	117.56	211.61	68.75	58.80	68.75	127.55
A/33	A1/18	117.84	212.11	68.75	58.80	68.75	127.55
A1/34	A1/19	241.75	435.15	82.92	77.00	82.79	159.79
TOTAL							

Area Table	
* F.P. NO. 78	: 4006.00 Sq.mt.
* Net Area Of Land	: 3432.30 Sq.mt.
* Permi. B.A. On G.F. 30%	: 1029.69 Sq.mt.
* Permi. F.S.I. 1.80	: As Per Plotted
Common Plot - 01	: 573.70 Sq.mt.



12.00 MT. WIDE T.P. ROAD

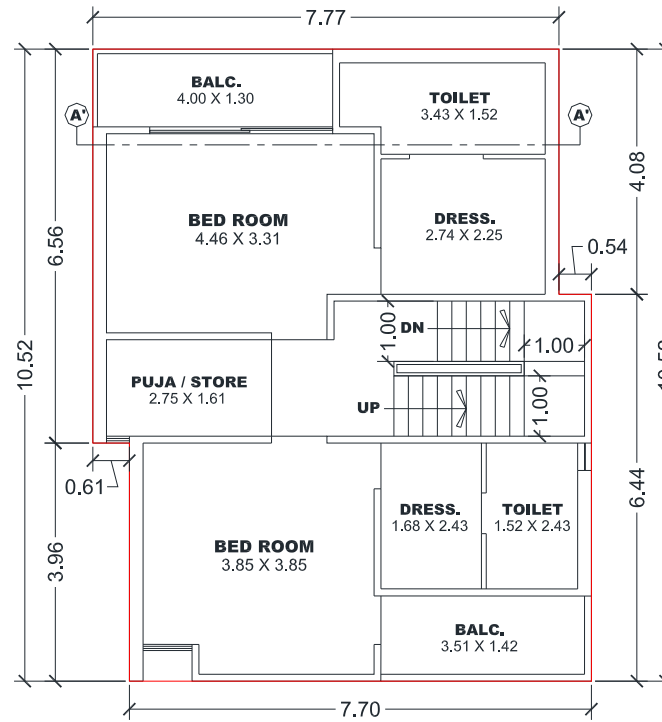
TYPE-A1



GROUND FL. PLAN

B.Up Area : $82.92 \times 4 = 1492.56$ Sq.mt.

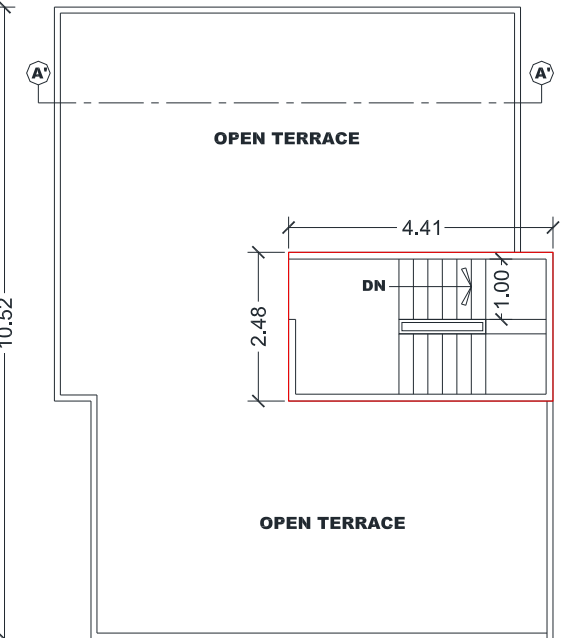
F.S.I. Area : $77.00 \times 4 = 1386.00$ Sq.mt.



FIRST FL. PLAN

B.Up Area : $82.79 \times 4 = 1490.22$ Sq.mt.

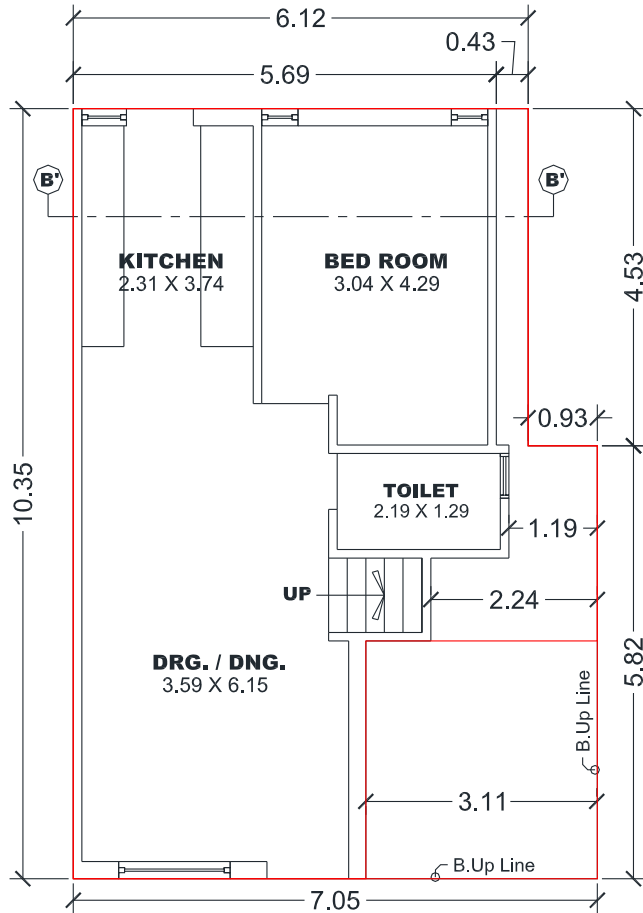
F.S.I. Area : $82.79 \times 4 = 1490.22$ Sq.mt.



TERRACE FL. PLAN

B.Up Area : $10.94 \times 4 = 196.92$ Sq.mt.

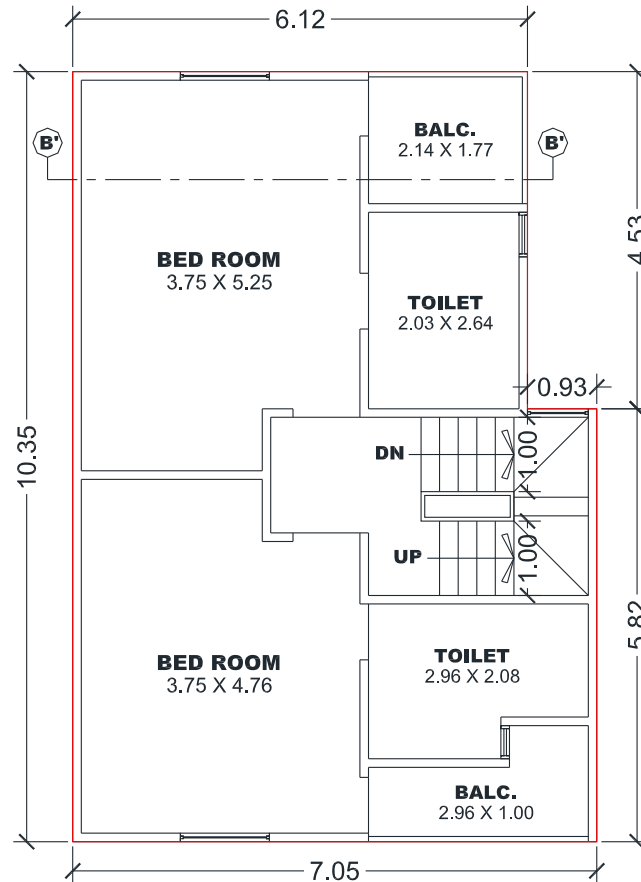
TYPE-A



GROUND FL. PLAN

B.Up Area : 68.75 X 15 = 1031.25 Sq.mt.

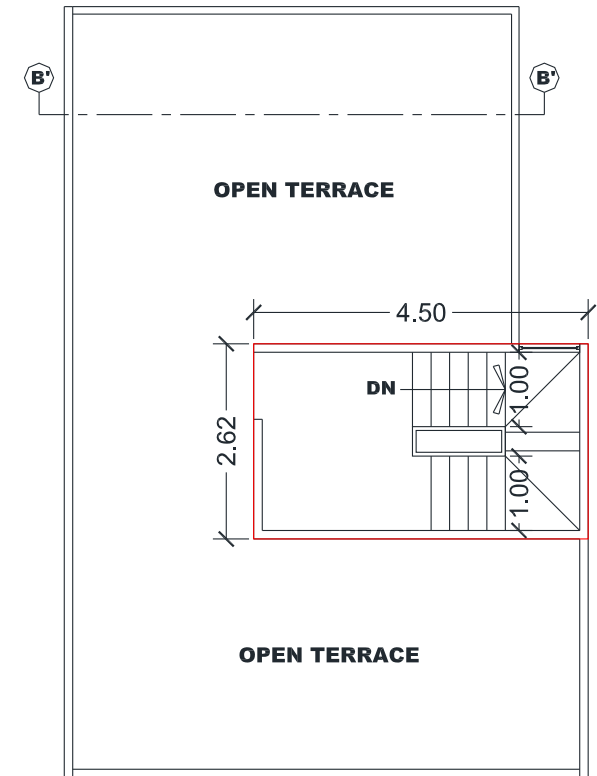
F.S.I. Area : 58.80 X 15 = 882.00 Sq.mt.



FIRST FL. PLAN

B.Up Area : 68.75 X 15 = 1031.25 Sq.mt.

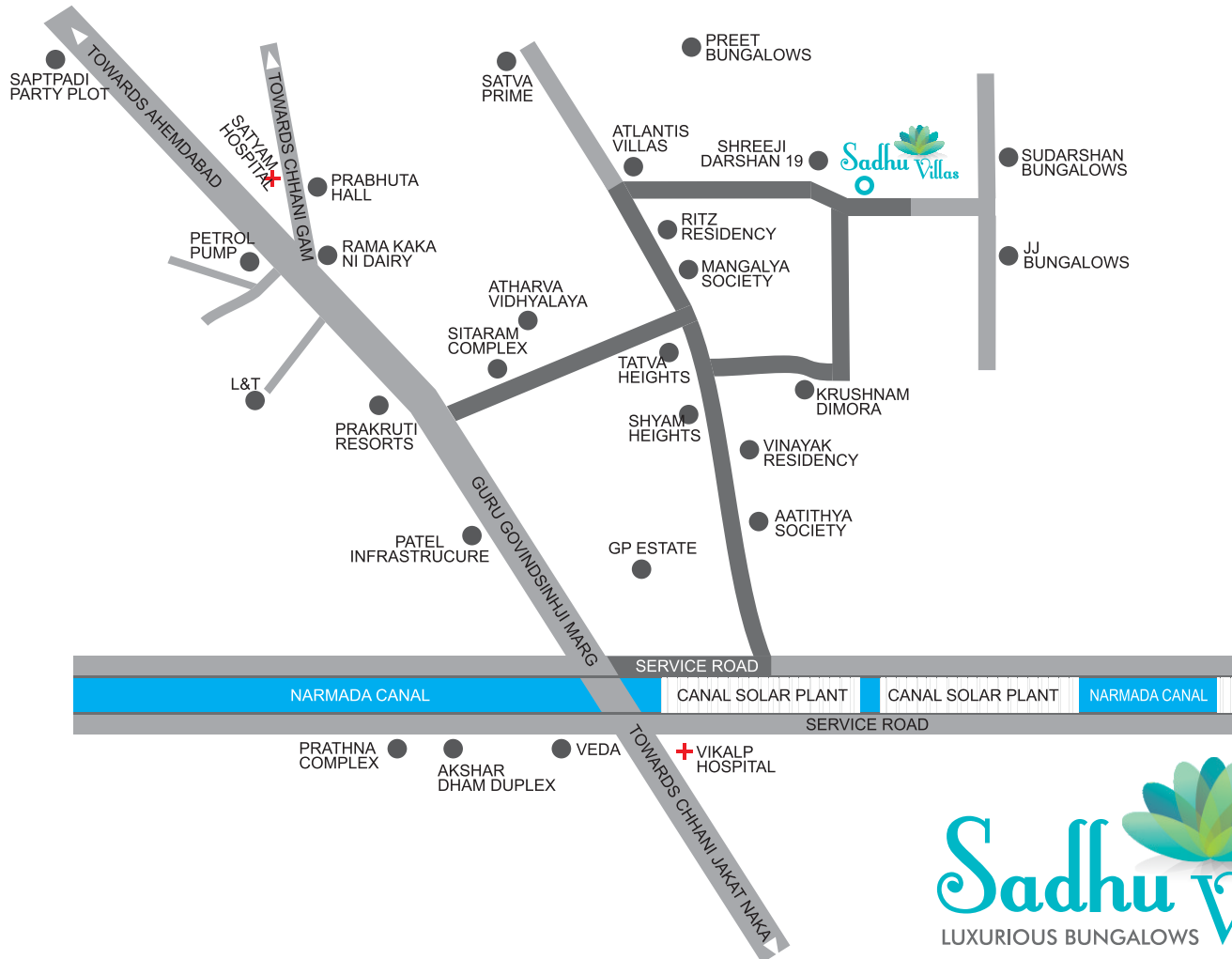
F.S.I. Area : 68.75 X 15 = 1031.25 Sq.mt.



TERRACE FL. PLAN

B.Up Area : 11.81 X 15 = 177.15 Sq.mt.

ROUTE MAP



SPECIFICATIONS

WALL FINISH:

Exterior – Stone-crete in part as per design, plaster with exterior paint on other walls

Interior – Mala Plaster with Putty Finish

FLOORING:

Vitrified tiles (2'x2') in internal areas – living, dining, bedrooms & passages Ceramic tiles in all the balconies

DOORS & WINDOWS:

Main door: Wooden frame with veneer

Internal door: Granite frame with laminated flush doors. Powder coated aluminium sliding window with safety grills

KITCHEN:

Granite kitchen platform with dado till lintel level. Stainless steel sink Granite service platform.

STAIRCASES: Granite steps with stainless steel railing

TOILETS:

Vitrified tiles up to lintel level Granite counters & frames Sanitary and plumbing fixtures

PLUMBING: Internal plumbing with standard fittings

ELECTRIFICATION:

Concealed wiring with switches. Provision for TV & AC points at appropriate locations

WATER TANK: Underground + Sintex overhead tank

TERRACE: Mosaic flooring

Site Location: 'Sadhu Villas',

Beside Shreeji Darshan 19,
Before Sudarshan Bungalows,
Near Atlantis Villas, Behind Sitaram Complex
(Opp. Prakruti Resort), Nizampura Extension,
Chhani Road, Vadodara - 391 740, Gujarat, (INDIA).

Contact: +91 99980 04125

E-mail: mdcinfra.2019@gmail.com

Developer:

MAITRI Developer

Architect:

Shreya Shah - Vadodara

Structural Engg.:

ADCE Consultants - Vadodara

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Common maintenance deposit should be paid extra. (4) Stamp Duty, Registration Charge, GST or any new Central Govt, State Govt, Vuda taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (7) In case of delay in electrical connection by authority, developers shall not be responsible. (8) All dimensions are indicative and actual dimensions in each room might vary (9) Plot area shown in list is as per site condition and may vary. (10) All compound wall shall be as per architect's design (11) Water connections is from society bore-well and drainage connection will be common soak pit. (12) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (13) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. (14) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance, gardening, electricity bill etc. shall be borne by society members. (15) Members of society are not allowed to change elevation of bungalows in any circumstances. (16) Subject to Vadodara Jurisdiction.