PROJECT BY :

VINAYAK
BUILD BETTER

SITE ADDRESS : VINAYAK AURIKA,
Opp. Adarsh High School, Nr. Swpan Shrushti Society,
Dairy Road, Palanpur.

CONTACT : 9913 9913 05

Design By
www.scarletlinedesign.com I +91 98250 84676

ELITE Heritage VILLA

3 BHK PREMIUM LIFESTYLE

28 LIMITED BUNGALOWS

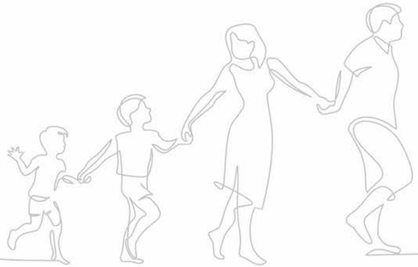


VINAYAK AURIKA

LIVE CLOSE TO NATURE, **CLOSER TO LUXURY**







CRAFTED FOR
THE CONNOISSEUR OF FINE LIVING

Crafted for Those Who Demand More Than Just a Beautiful Home.







VINAYAK
AURIKA

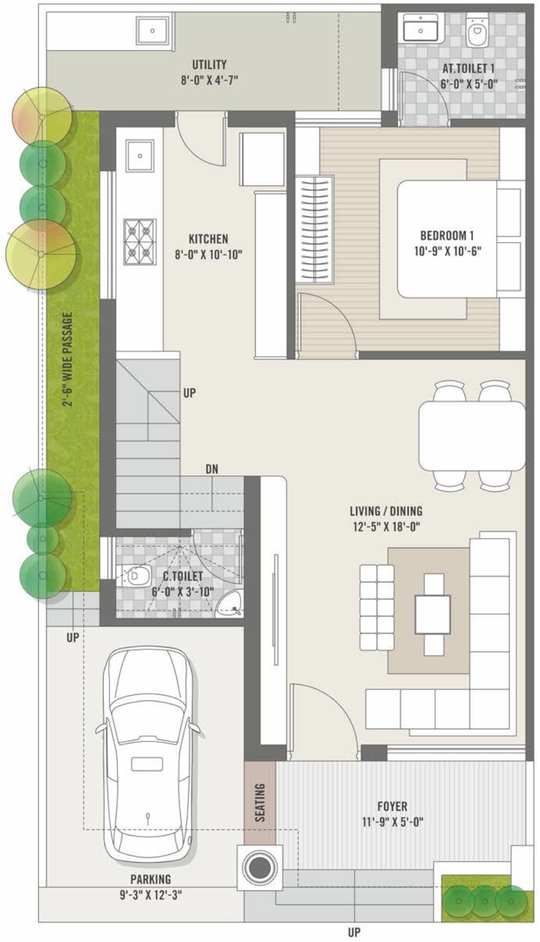
GRACE IN EVERY BRICK, **GRANDEUR** IN EVERY CORNER

Where Green Views Meet Grand Spaces and Luxurious Comforts.

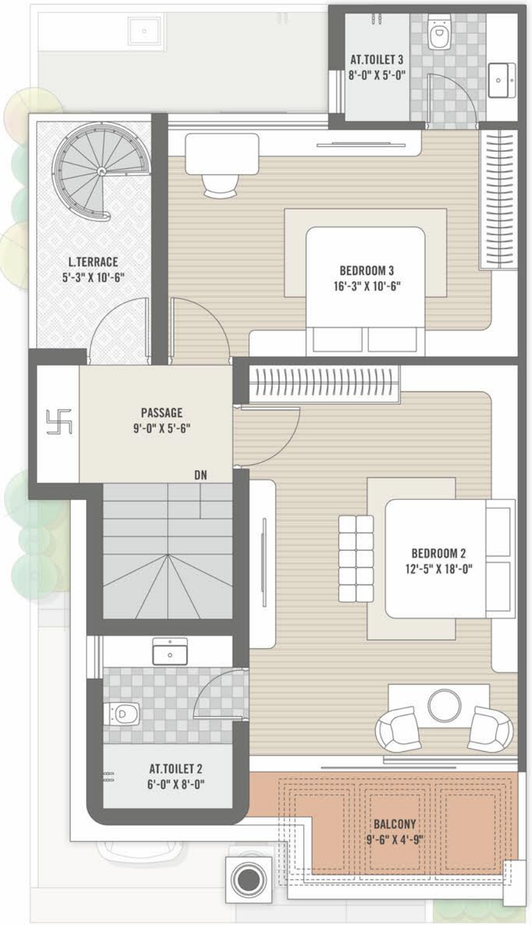
GROUND
FLOOR PLAN



3 BHK
UNIT PLAN



Ground Floor Plan



First Floor Plan

UNVEILING **THE FUTURE** OF LIVING



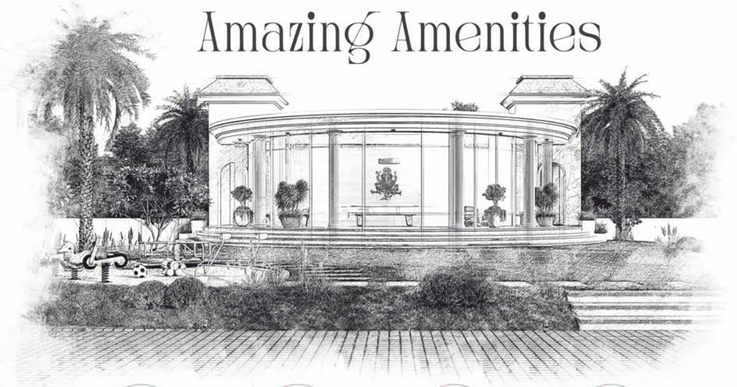








Amazing Amenities



- SECURITY CABIN
- CCTV CAMERAS
- ATTRACTIVE ENTRANCE
- ATTRACTIVE FOYER
- COBEL STONES
- LANDSCAPE GARDEN
- PARTY LAWN AREA
- KIDS PLAY AREA
- INDOOR GAMES
- CLUB HOUSE
- SENIOR CITIZEN SITTING
- RCC ROAD
- PAVED BLOCK
- YOGA DECK
- STREET LIGHTS
- UNDERGROUND WIRING
- WI-FI
- 24 HRS WATER SUPPLY
- UNDER GROUND WATER TANK
- GAS PIPELINE

Unlock the door to grandeur with spacious living & premium lifestyle amenities.





SPECIFICATION

STRUCTURE :
- Earthquake resistance RCC frame structure.

WALL FINISH :
- INTERNAL : Finished mala plaster with putty finish.
- EXTERNAL : Double coat sand face plaster / Texture with waterproof paint.

FLOORING & WALL TILING :
- Premium quality vitrified tiles.
- Granite Platform in kitchen with quartz Sink.
- Designer tiles up-to beam bottom above Kitchen Platform,
- Antiskid Flooring in toilets.

BATHROOM &TOILETS :
- Western concept designed toilet.
- Vitrified tiles in flooring and dado up-to beam bottom.
- Granite counter with ceramic washbasin.
- CPVC / UPVC Concealed pipe with brass ends.

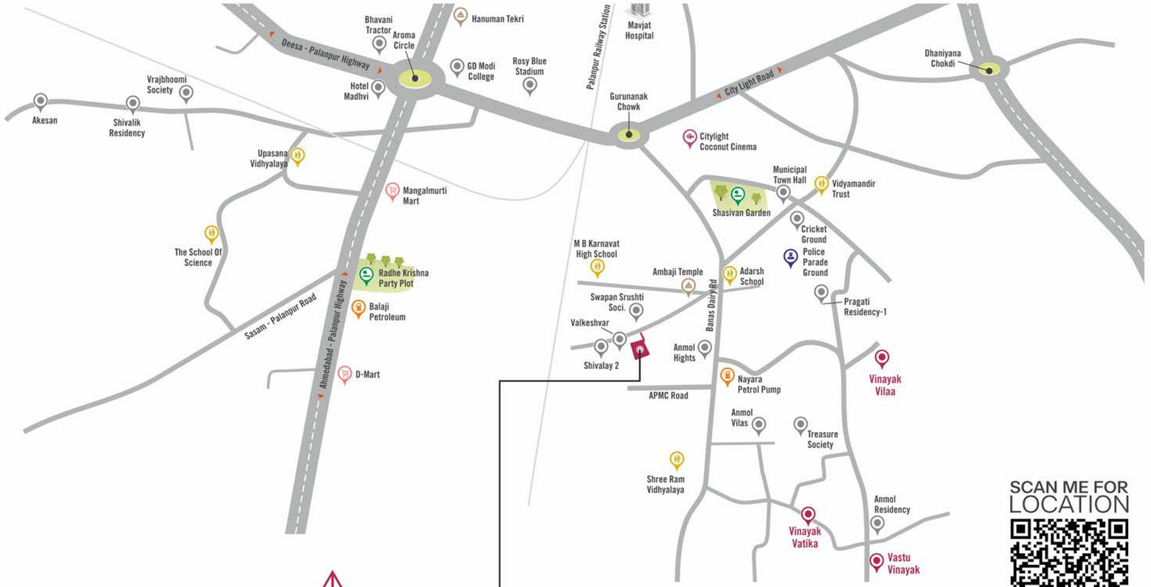
DOORS & WINDOWS :
- Main door with wooden frame & safety locks.
- Internal doors with granite frame, flush shutter.
- Superior quality hardware fittings.
- Anodized aluminum sliding window with granite stone framing.

ELECTRICAL WORK :
- 3-Phase concealed councils with PVC Insulated ISI copper wiring.
- Distribution board with separate MCB & ELCB for all area.
- 151 marked standard modular switches.

PLUMBING & SANITATION :
- Premium quality sanitary ware & plumbing fixtures.
- Storage water Tank Under ground.

TERRACE :
- China mosaic on terrace.

ROAD :
- RCC Road / Paver block for Internal campus.



SCAN ME FOR LOCATION

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RERA NO. : _____ | www.gujrera.gujarat.gov.in

PROJECT BY
VINAYAK BUILD BETTER

DESIGNED BY
BY : NEXT STEP ARCHITECTS
www.nextsteparchitects.com

STRUCTURE ENG.
Samarpan Consultants
Manish R. Patel
B.E (Civil),
M.Tech. (Structure, N.I.T)

MEP & ENGINEER
VAIBHAV ASSOCIATES

NOTE :

• All Govt legal charges stamp duties, GST. Municipal Tax, Electric meter, Electrification, and UG cabling common maintenance shall be borne extra by the member above unit price. • In case of irregular payments 12% (annual) interest will be charged. • In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resell of the unit and payment received thereof. • No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. • Dimensions and area mentioned in the brochure are approximate & indicative. • This brochure is not a part of legal documents. It is only for information and private circulation. • Furniture & other amenities & other equipment not mentioned above is indicative and for reference and easy understanding only. • All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. • Subject to Palanpur jurisdiction .