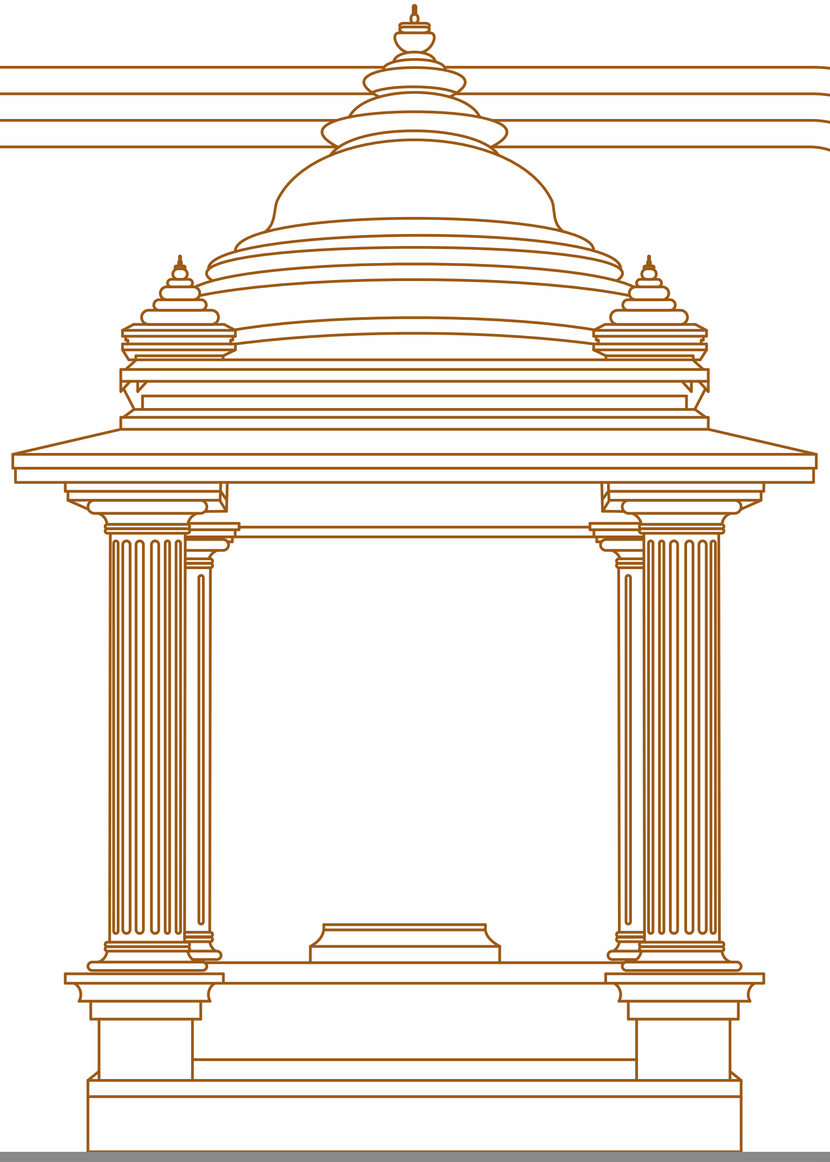
vatika

by

VINAYAK

chitaara.com | 99244 61171

3 BHK PREMIUM VILLA



VINAYAK
BUILD BETTER

REDEFINING
premier
LIVING

With over a decade of expertise in crafting homes,
Vinayak Group has earned the trust of countless families. Known for innovation, thoughtful design, and timely delivery, the group continues to raise the bar in residential development across Gujarat.

VINAYAK VASTU	VINAYAK VILLA	VINAYAK AURIKA	VINAYAK VATIKA
3 BHK Homes	3 | 4 BHK Homes	3 | 4 BHK Homes	3 BHK Villa


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VINAYAK
61
Limited
Edition Living
03
3 BHK Bungalows
Vinayak Vatika is a limited-edition gated community offering 61 luxurious 3 BHK bungalows. Each home is thoughtfully designed with vastu-compliant layouts and nature-integrated planning.

A truly rare blend of heritage architecture and modern lifestyle,
all set in the heart of Palanpur.

AN *extraordinary* ADDRESS



PERFECTLY PLACED, CONVENIENTLY CONNECTED

Located in a serene, well-planned neighborhood, this project blends modern living with a warm community feel. Markets and reputed institutions are nearby, ensuring daily needs are met with ease. Clean air, peaceful surroundings, wide roads, and strong infrastructure make it ideal for families seeking a calm yet connected lifestyle within a close-knit, cultured community.

Nearby Connectivity

Nava Ganj Bazar	02 mins
Shree Ram Vidhyalay	03 mins
Banas Dairy	05 mins
Vidhya Mandir School	07 mins
Ahmedabad Highway	10 mins

Location QR



“Where vision takes shape and ideas find their purpose. We design spaces that don’t just look good, they feel right, work smart, and stand the test of time. Our strength lies in marrying bold creativity with practical value, so every project becomes a statement of beauty, functionality, and long-term worth. For us, architecture and landscape are not just structures, they’re experiences people live in and remember.”

- Next Step Architects

Project Design by **Next Step Architects Pvt. Ltd.**





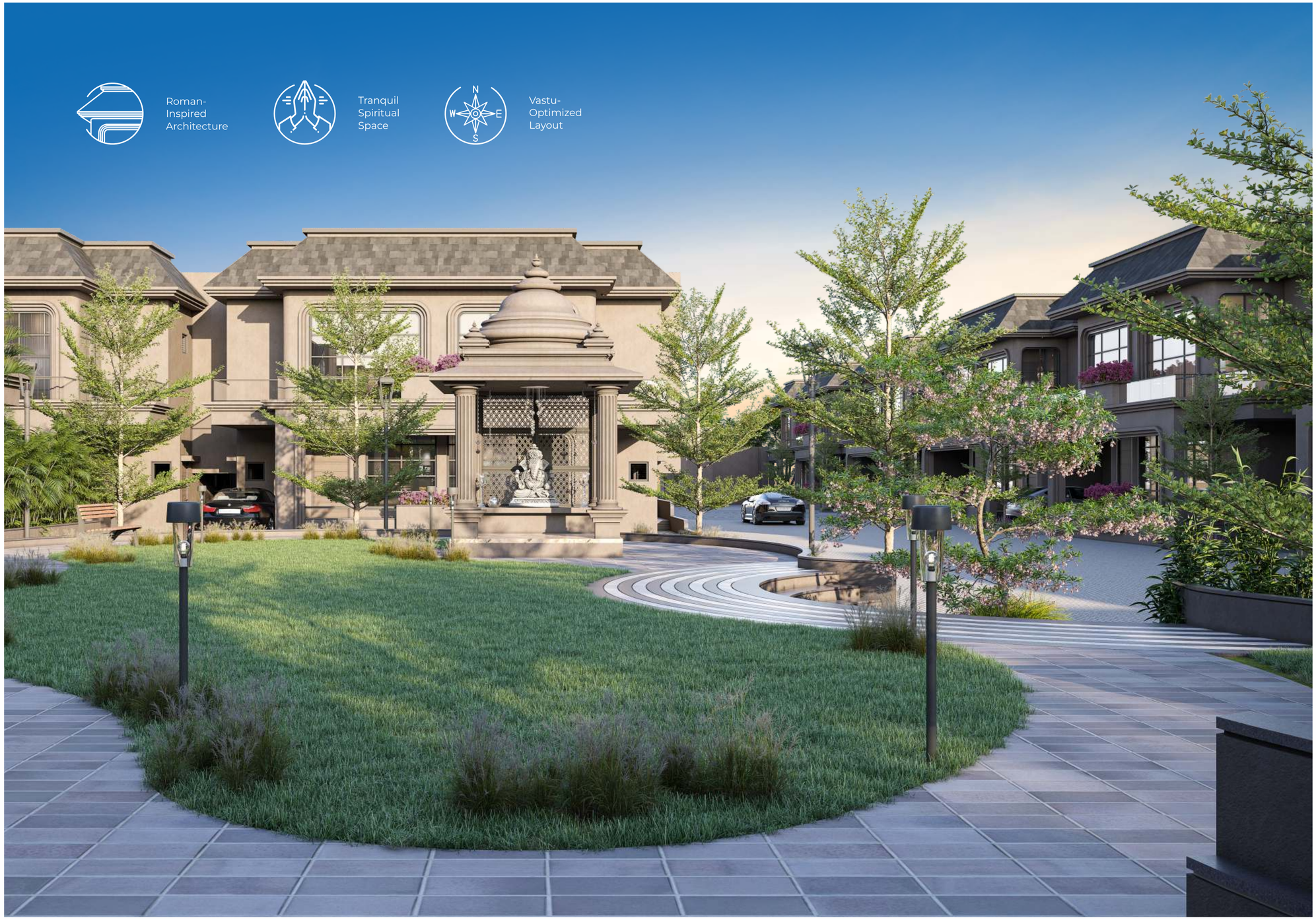
SIGNATURE ENTRY, *Timeless living*

Secured Living 24x7 security

Signature Entry Foyer

Security Cabin

Ample Visitor Parking


Roman-
Inspired
Architecture
Tranquil
Spiritual
Space
N
W
E
S
Vastu-
Optimized
Layout


Dual Garden
Concept
Senior Citizen
Sitting
Children's
Play area
Cobblestone
CLUB HOUSE
GJ 01 RX 5075


Swimming Pool
WITH DECK
CLUB H

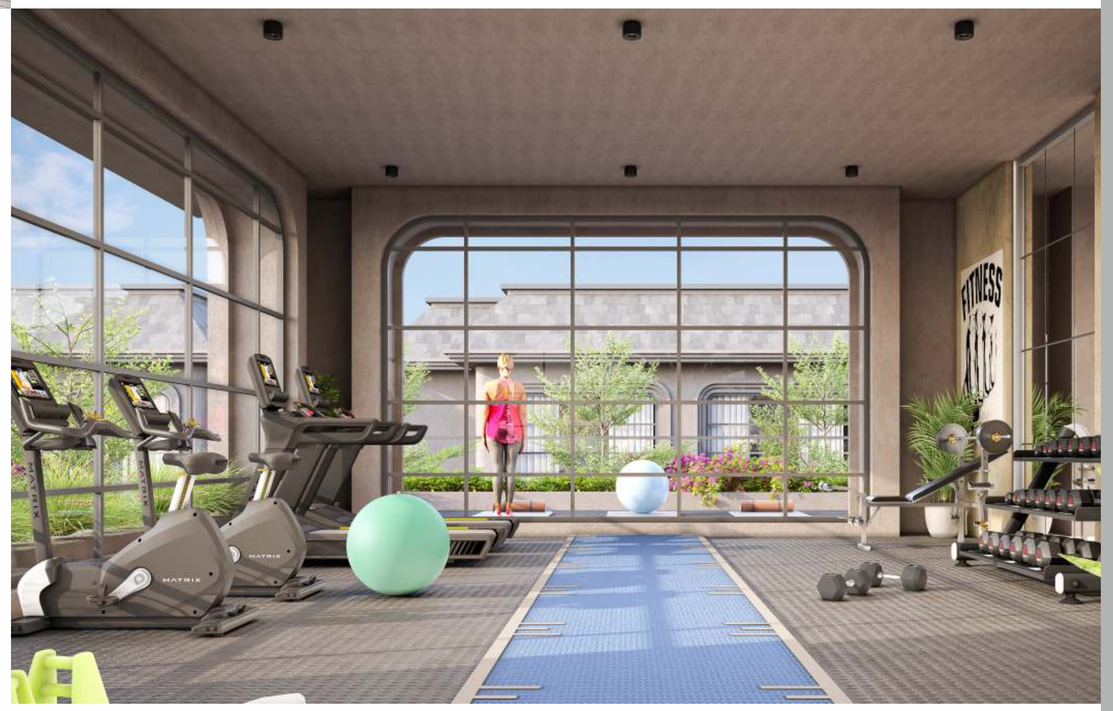


Community
Club House

Yoga Area

Mordern
Gymnasium

Indoor Games




EVERY VIEW Inspires

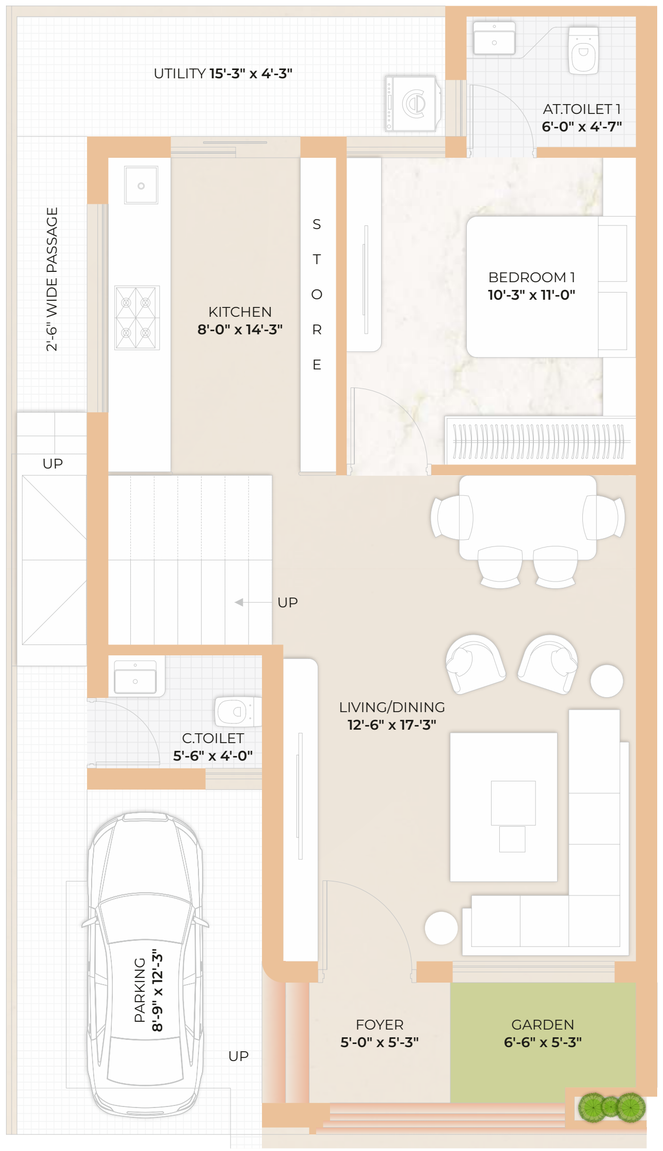
EVERY SQ. FT. IS

Smartly Planned

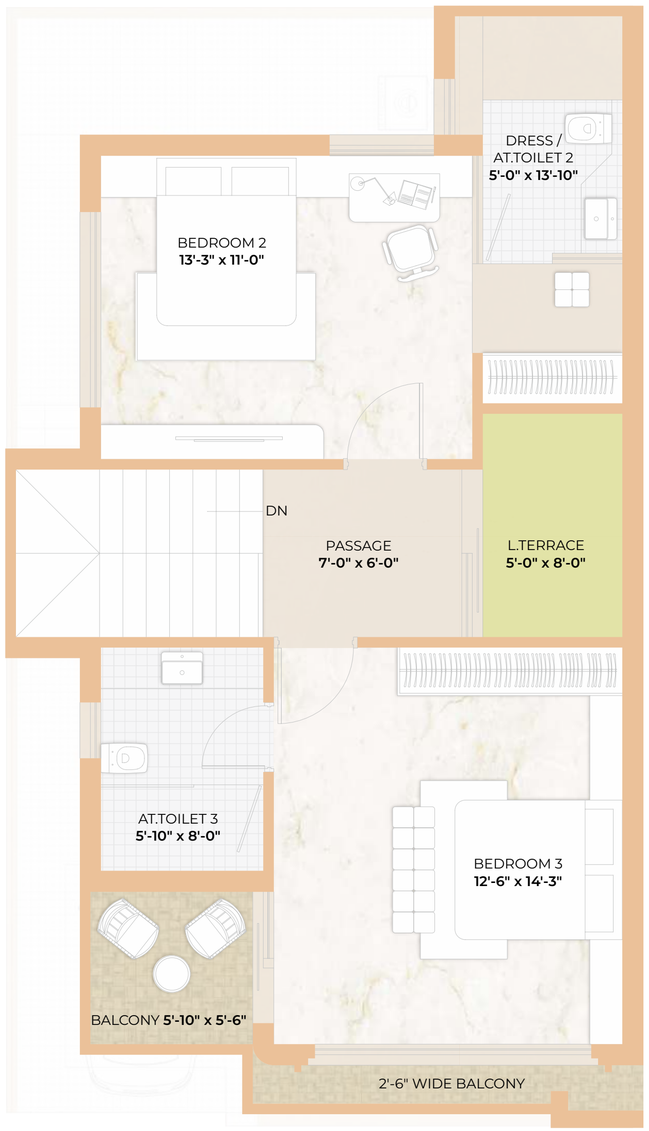
Ground Floor



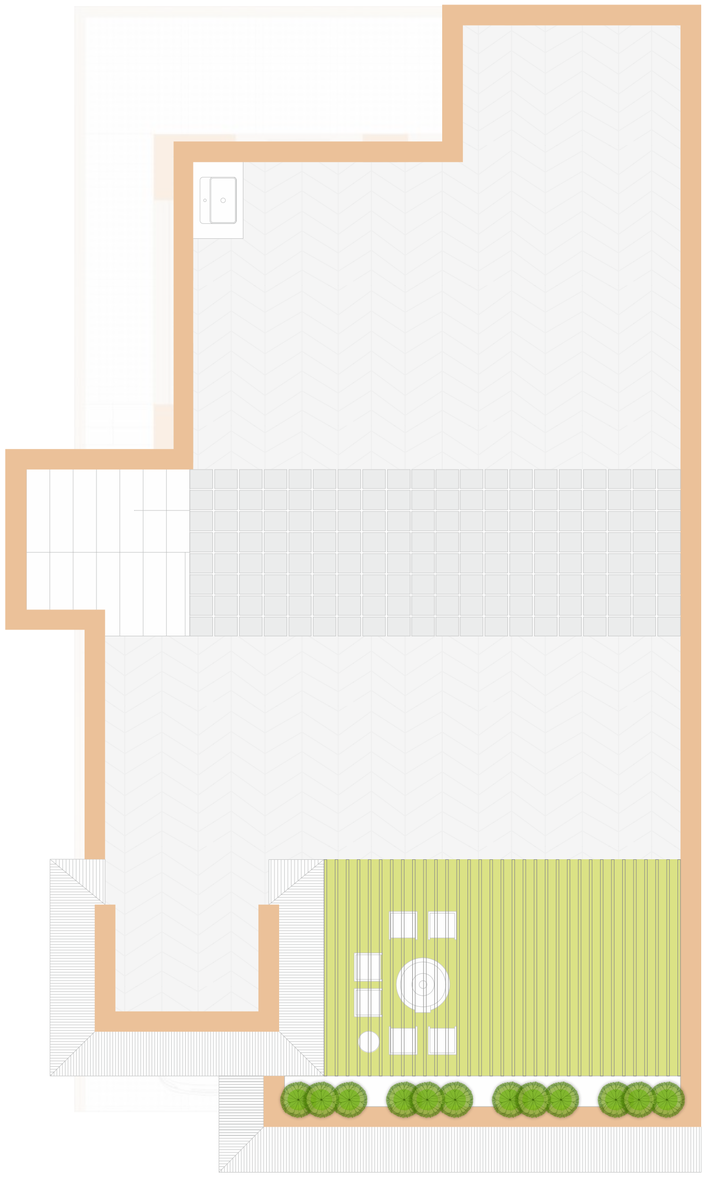
ground floor



first floor



Terrace floor






GREEN LIVING redefined

specification

Structure: Earthquake-resistant RCC frame structure

Wall Finish: Internal walls feature finished mala plaster with putty, while external walls have a double coat sand face plaster/texture with waterproof paint

Flooring & Wall Tiling: Premium quality vitrified tiles are used for flooring, including granite platforms with quartz sinks in kitchens and designer tiles up to the beam bottom above the kitchen platform. Toilets feature anti-skid flooring

Bathroom & Toilets: Designed with a western concept, including vitrified tiles in flooring and dado up to beam bottom, granite counters with ceramic washbasins, and CPVC/UPVC concealed pipes with brass ends

Terrace: Finished with China mosaic

Doors & Windows: Main door includes a wooden frame and safety locks. Internal doors have granite frames and flush shutters. Superior quality hardware fittings are used throughout. Windows are anodized aluminum sliding type with granite stone framing

Electrical Work: Features 3-Phase concealed conduits with PVC insulated ISI copper wiring, distribution board with separate MCB & ELCB for all areas, and ISI-marked standard modular switches

Plumbing & Sanitation: Equipped with premium quality sanitary ware & plumbing fixtures, and an underground storage water tank

Road: Internal campus roads are constructed using RCC or paver blocks



salient features

CCTV Cameras

24 Hrs Water Supply

Street Lights

Underground Water Tank

Underground Wiring

Gas Pipeline

Wi-Fi

RCC Road



vatika

by

VINAYAK

Developer

VINAYAK
BUILD BETTER

VIP Road, Nr. Nava Ganj Bazar, Palanpur

Sales/WhatsApp: **+91 9913 9913 05**

Email: **Vinayakvatika@gamil.com**

LOCATION

All government legal charges, including stamp duty, GST, municipal tax, electric meter, electrification, underground cabling, and common maintenance, are payable extra by the member over and above the unit price. | Irregular payments will attract 12% annual interest. | In case of unit cancellation, 10% of the amount received will be deducted as management service charges. The remaining amount will be refunded only after the unit is resold and payment is received. | No external changes are permitted. Internal changes may be allowed with prior written approval and will be charged extra, payable in advance. | Dimensions and areas mentioned in this brochure are approximate and indicative. This brochure is for information and private circulation only and does not form part of a legal document. | Furniture, amenities, and equipment shown but not mentioned in the specifications are indicative and for reference only. | The developers reserve the right to make changes in the plan, elevation, specifications, and future additional developments in and around the scheme, which will be binding on all members. | All matters are subject to Palanpur jurisdiction.

Architect, Interior & Landscaping — NEXT STEP ARCHITECTS PVT. LTD

Structure Engineer — SAAMARTH Engineering Consultants

MEP & Engineer — VAIBHAV ASSOCIATES

Branding & Marketing Design — chitaara DESIGN • STUDIO