

॥ શ્રી ગણેશાય નમઃ ॥
॥ શ્રી વિહગ કૃપા ॥
॥ શ્રી જાનકીવલ્લભો વિજયતે ॥

Project by...
**krishnaTM
darshan**
Inspiring Life

**krishnaTM
darshan**
નિવાસ

4B2HK
LUXURIOUS
BUNGLOWS

DEVELOPERS:
KRUSHNA DARSHAN

SITE:
‘ KRISHNA DARSHAN NIWAS’,
NR. TAKSH GALAXY MALL,
WAGHODIA CROSSING NH-8,
ANKHOL, VADODARA.

CALL: 70690 90964, 70690 90904

ARCHITECT:



STRUCTURE:

**ASHOK SHAH
& ASSOCIATES**

3D DESIGN

**I M A G I N E
studio**

HONEST CR_98243 85808



SERENE RETREAT

Welcome to Krishna Darshan Niwas Bungalow, a haven where the pace of life slows down, and the soul finds respite. Our thoughtfully designed bungalows offer a serene retreat from the bustle of the world. Immerse yourself in the beauty of nature, embrace the peaceful ambiance, and rediscover the joy of a tranquil lifestyle.



19
LUXURIOUS
BUNGALOWS

PURE BLISS

Experience the pure bliss of living at Krishna Darshan Niwas Bungalow. Surrounded by nature's beauty, these thoughtfully designed bungalows redefine serenity. Unwind in expansive interiors, embrace the quietude of your surroundings, and find your escape from the chaos of urban living. Here, a serene lifestyle becomes a reality.



ELEGANT
SERENITY



A wide-angle architectural rendering of a modern residential street at sunset. The street is paved with grey cobblestones and lined with contemporary houses. On the left, a house features a vertical garden and a small waterfall. On the right, a house has a balcony with a glass railing and a car parked in front. The sky is a mix of orange, yellow, and blue, with a car visible in the distance.

NURTURING HARMONY

LAYOUT PLAN

AREA TABLE

PLOT NO.	PLOT AREA
01	1551.60
02	1451.70
03	1451.90
04	1986.90
05	1291.50
06	1155.20
07	1155.20
08	1568.00
09	1586.10
10	1155.20
11	1404.60
12	1546.90
13	1154.60
14	1154.80
15	1154.80
16	1154.50
17	1154.50
18	1154.20
19	1945.30

Area in Sq.Ft.

18.00 MT WIDE ROAD

18.00 MT WIDE ROAD

ENTRY

SECU. CABIN

7.50 MT. WIDE ROAD

6.00 MT. WIDE ROAD

7.50 MT. WIDE ROAD



PLOT NO-1

BUILT UP AREA : 2041.70 SQ FT.
SLAB AREA : 2368.40 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 764.56 SQ FT.
SLAB AREA : 883.50 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 725.17 SQ FT.
SLAB AREA : 825.20 SQ FT.

SECOND FLOOR PLAN

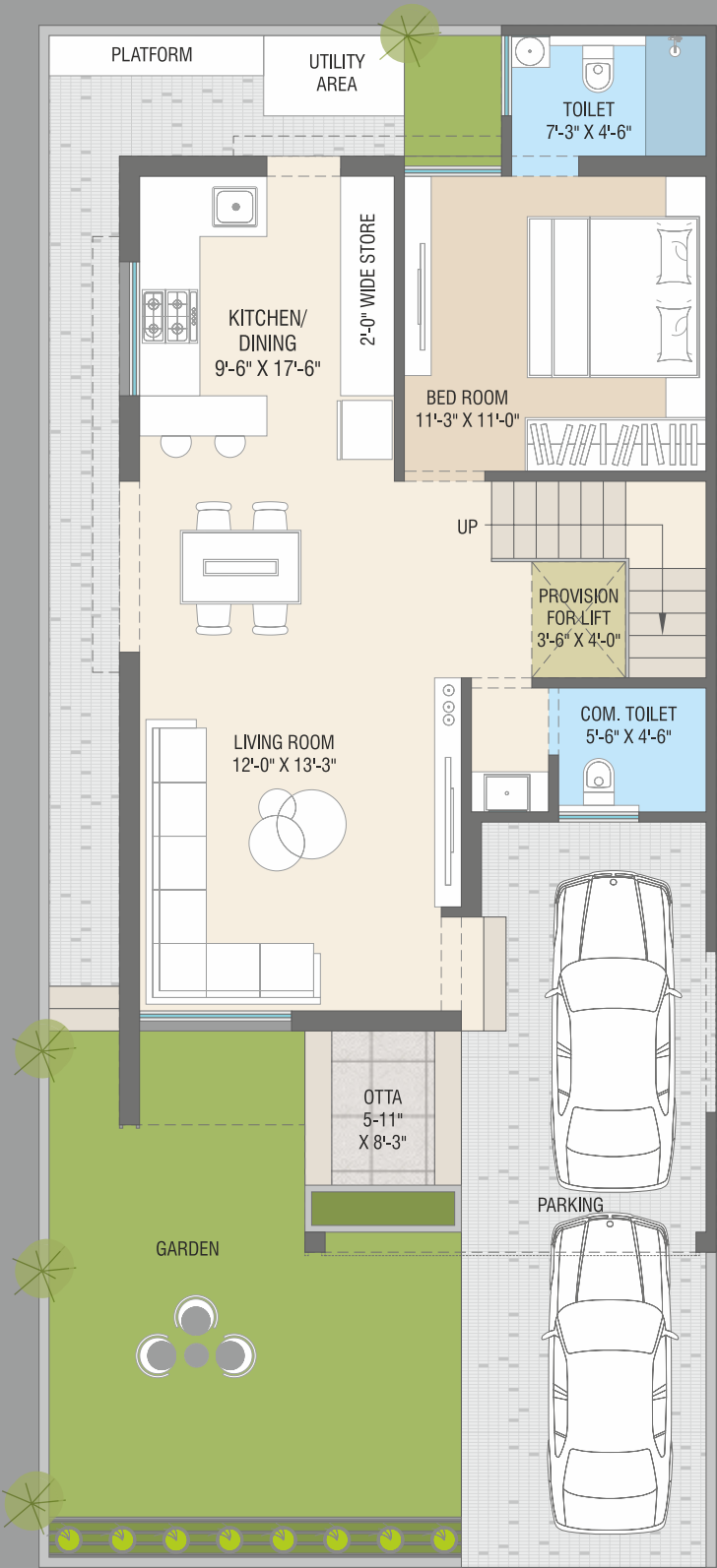


BUILT UP AREA : 551.97 SQ FT.
SLAB AREA : 659.70 SQ FT.

PLOT NO-2,3,4

BUILT UP AREA : 1337.80 SQ FT.
SLAB AREA : 2324.26 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 498.00 SQ FT.
SLAB AREA : 866.80 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 471.82 SQ FT.
SLAB AREA : 805.30 SQ FT.

SECOND FLOOR PLAN

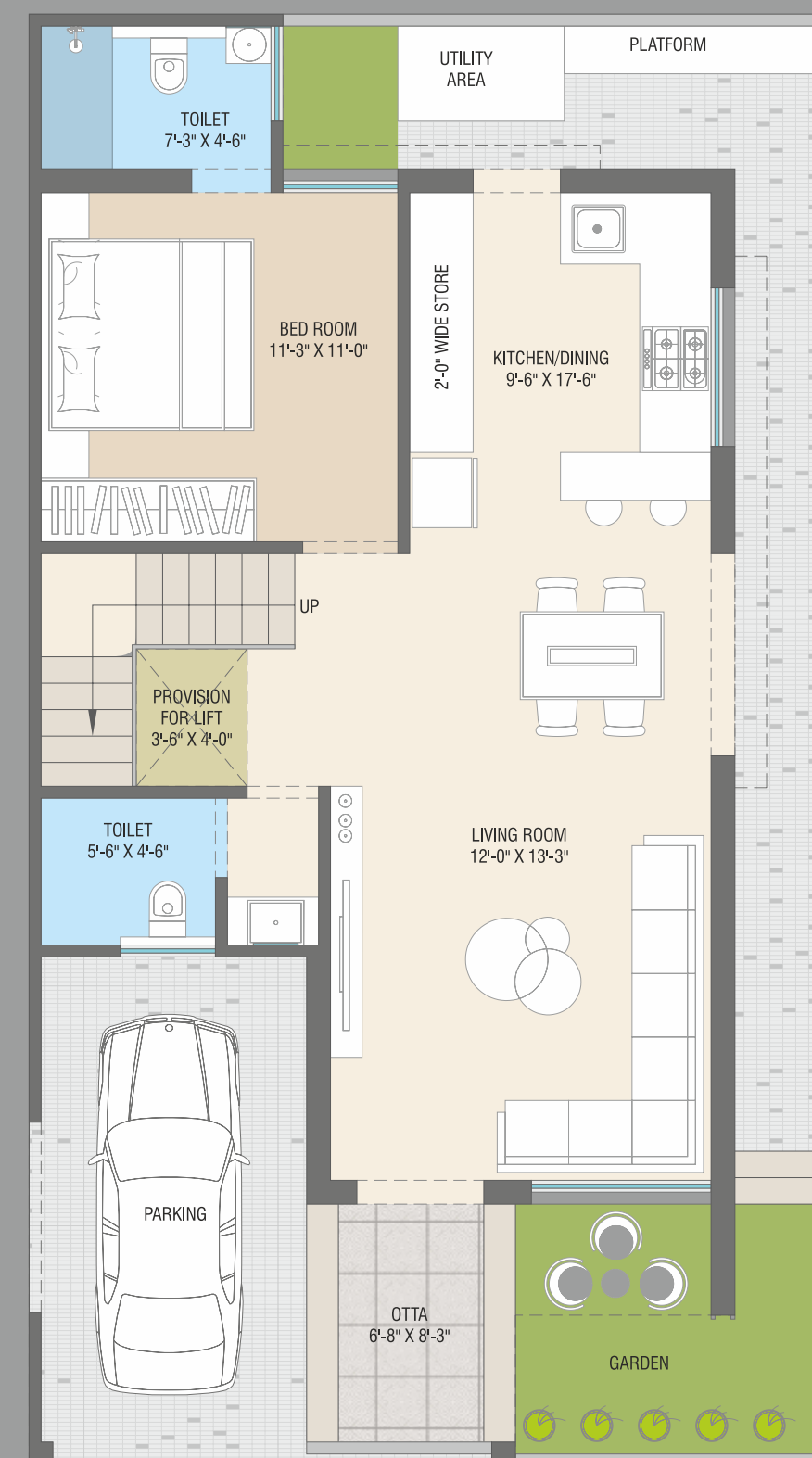


BUILT UP AREA : 367.98 SQ FT.
SLAB AREA : 652.16 SQ FT.

PLOT NO- 5 to 7,10 13 to 18

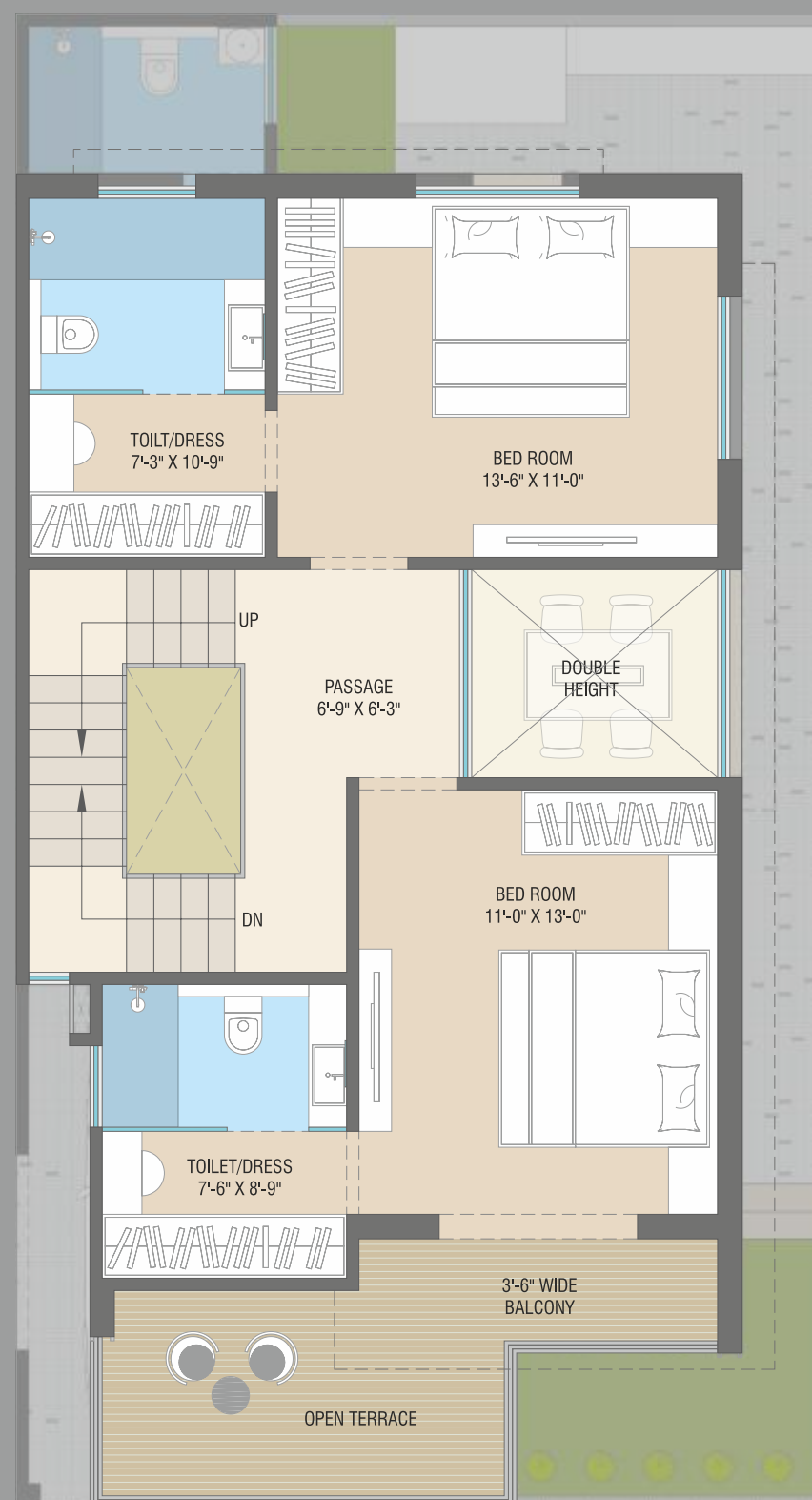
BUILT UP AREA : 2257.68 SQ FT.
SLAB AREA : 2324.16 SQ FT.

GROUND FLOOR PLAN



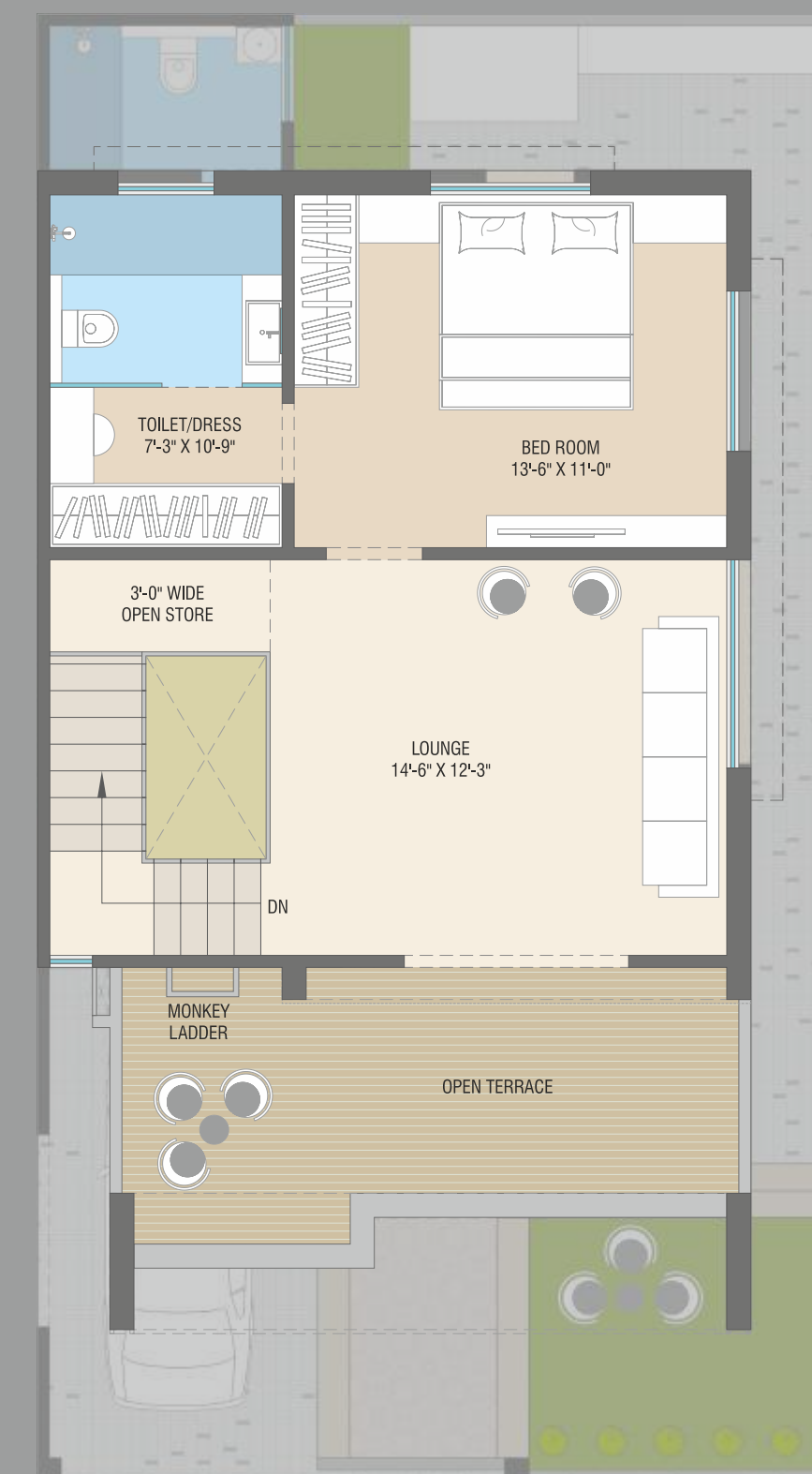
BUILT UP AREA : 840.52 SQ FT.
SLAB AREA : 866.80 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 796.19 SQ FT.
SLAB AREA : 805.20 SQ FT.

SECOND FLOOR PLAN



BUILT UP AREA : 620.97 SQ FT.
SLAB AREA : 652.16 SQ FT.

PLOT NO- 8

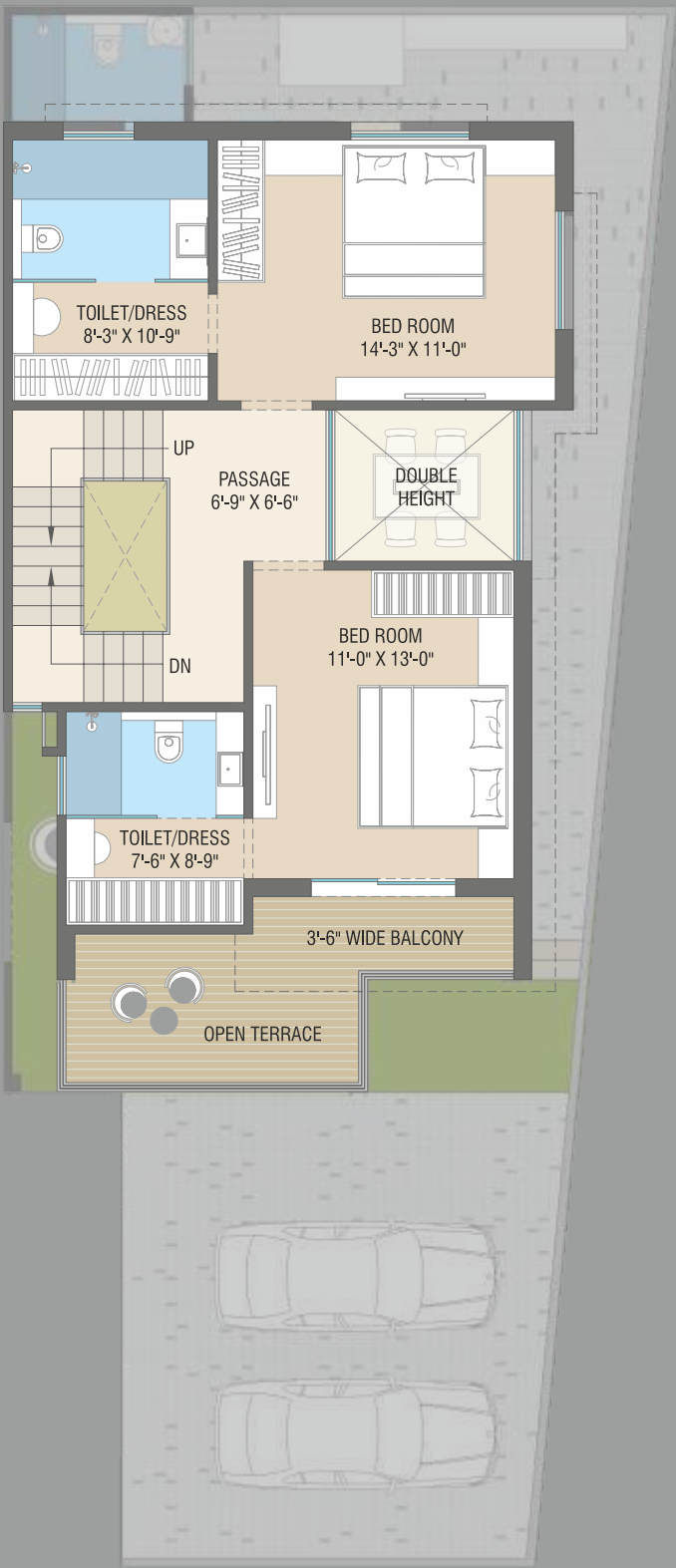
BUILT UP AREA : 2099.19 SQ FT.
SLAB AREA : 2387.95 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 782.65 SQ FT.
SLAB AREA : 879.90 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 743.25 SQ FT.
SLAB AREA : 828.30 SQ FT.

SECOND FLOOR PLAN



BUILT UP AREA : 573.29 SQ FT.
SLAB AREA : 679.75 SQ FT.

PLOT NO-9

BUILT UP AREA : 2006.82 SQ FT.
SLAB AREA : 2703.03 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 747.12 SQ FT.
SLAB AREA : 993.60 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 707.73 SQ FT.
SLAB AREA : 954.90 SQ FT.

SECOND FLOOR PLAN



BUILT UP AREA : 551.97 SQ FT.
SLAB AREA : 754.53 SQ FT.

PLOT NO-11

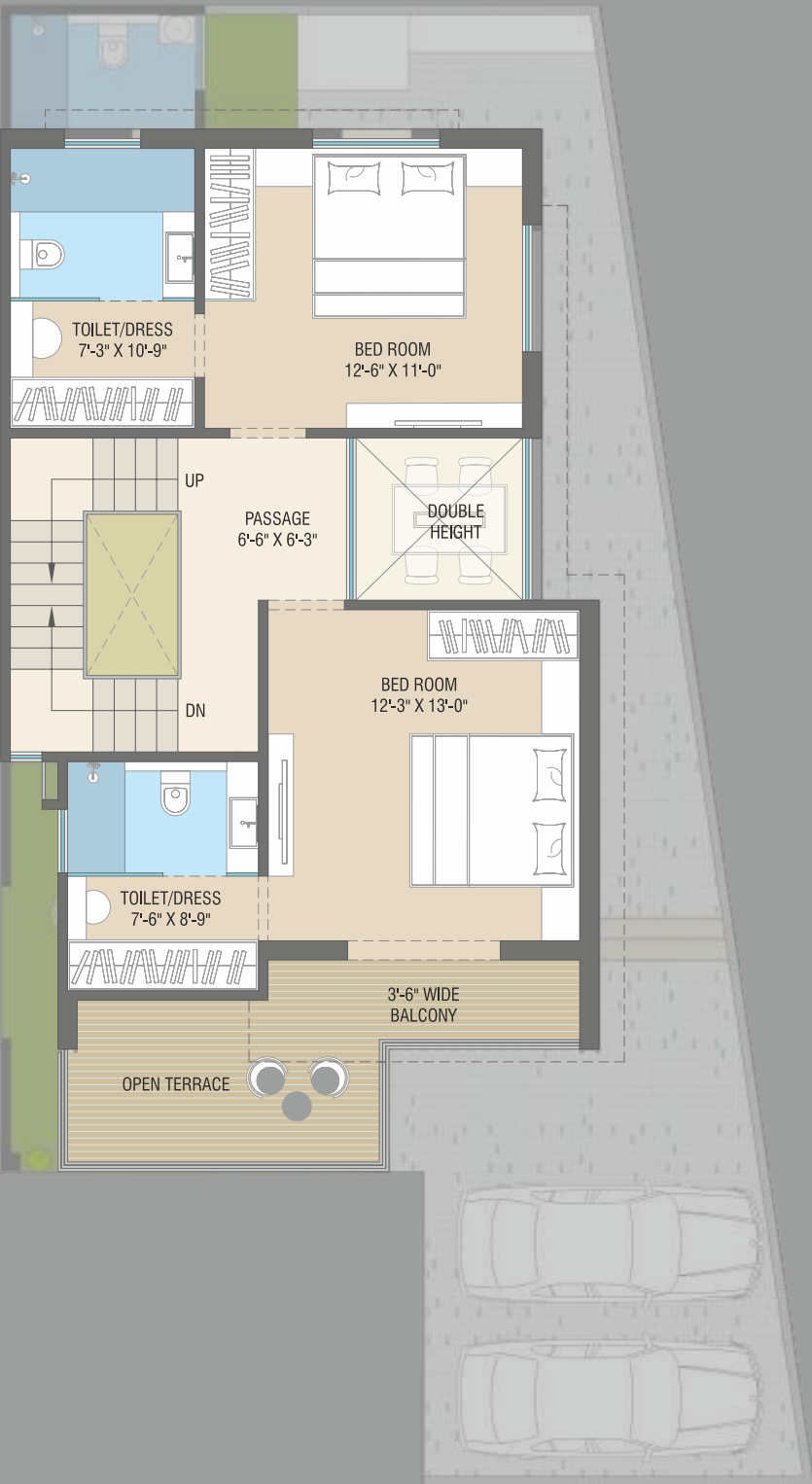
BUILT UP AREA : 2082.07 SQ FT.
SLAB AREA : 2334.65 SQ FT.

GROUND FLOOR PLAN



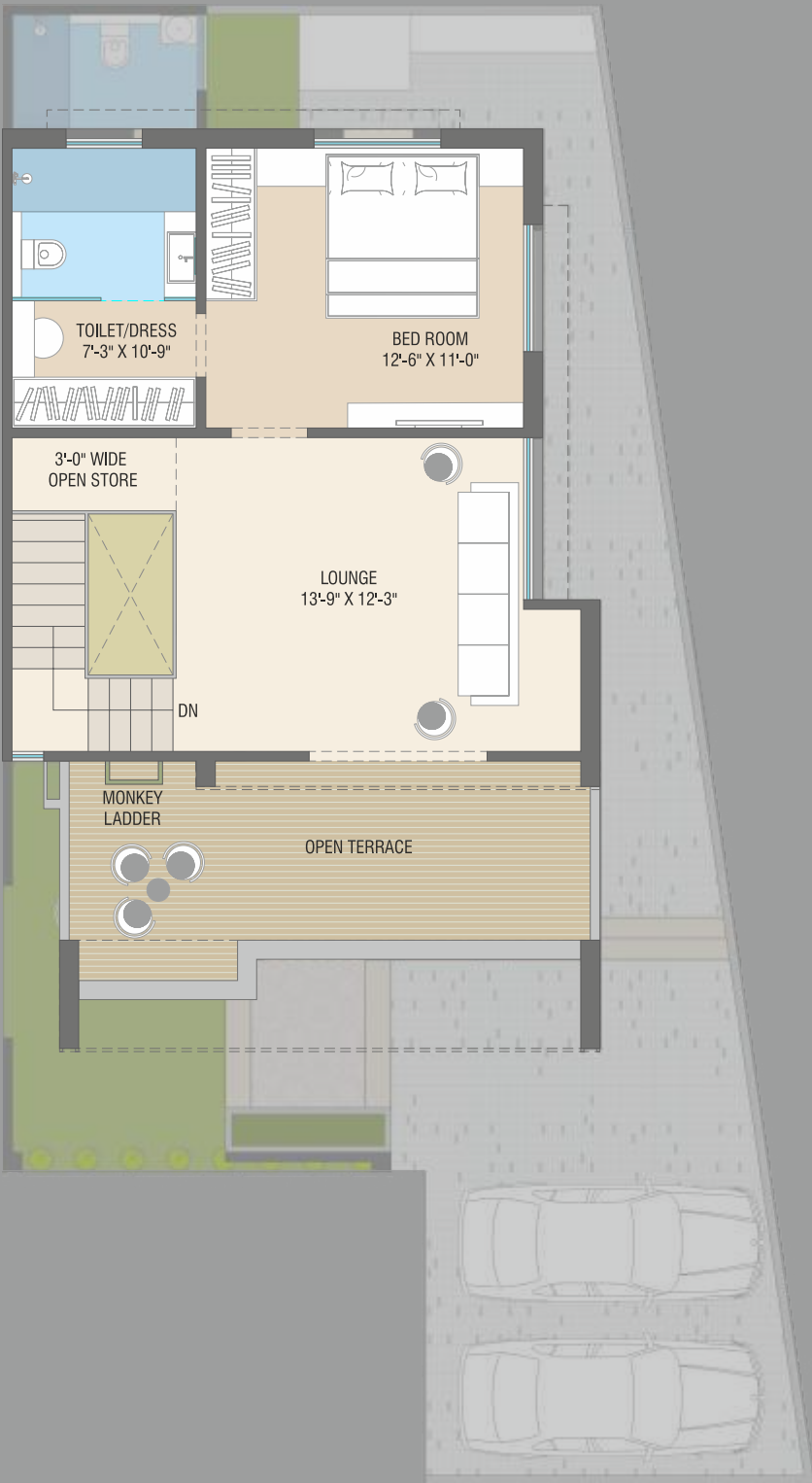
BUILT UP AREA : 775.76 SQ FT.
SLAB AREA : 874.80 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 736.36 SQ FT.
SLAB AREA : 811.70 SQ FT.

SECOND FLOOR PLAN



BUILT UP AREA : 569.95 SQ FT.
SLAB AREA : 648.15 SQ FT.

PLOT NO-12

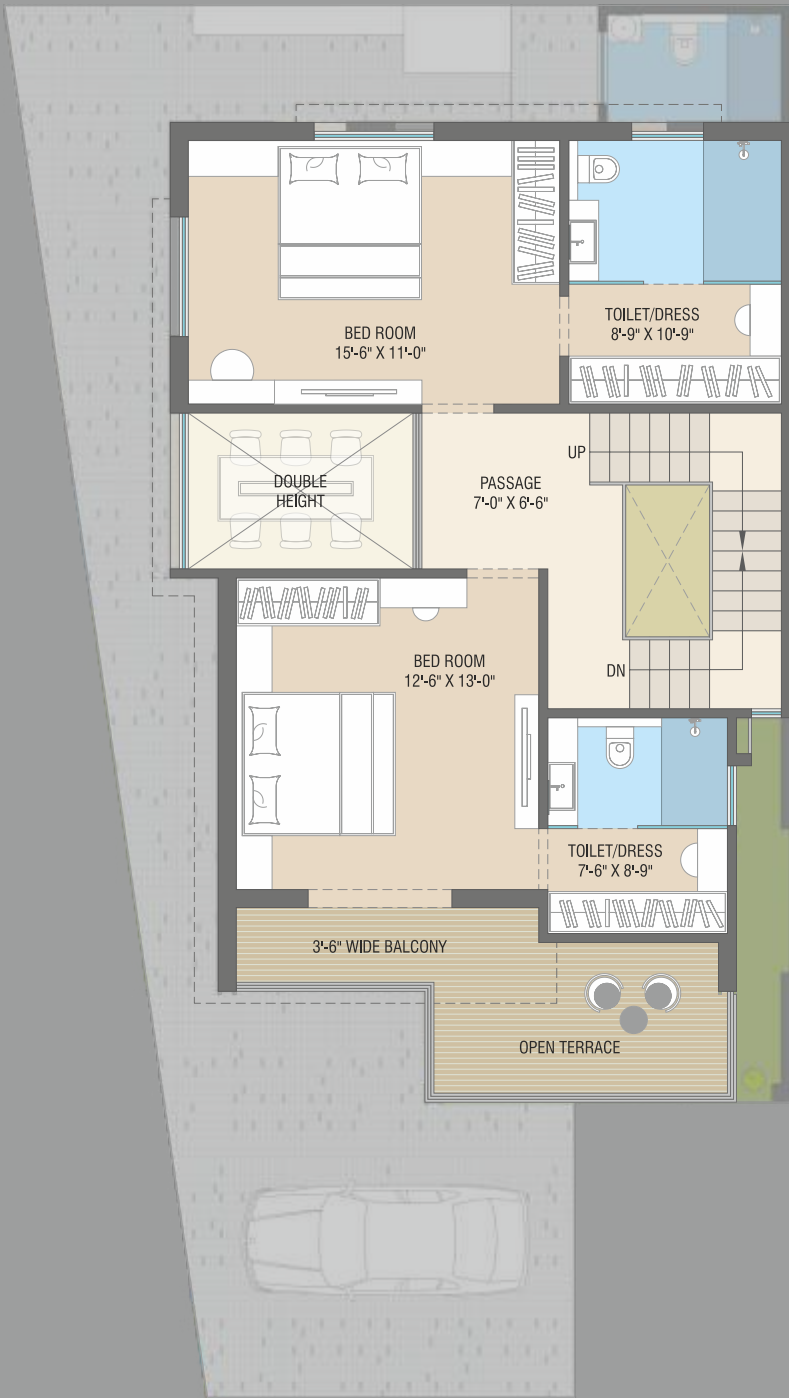
BUILT UP AREA : 2346.86 SQ FT.
SLAB AREA : 2592.05 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 875.97 SQ FT.
SLAB AREA : 951.20 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 836.68 SQ FT.
SLAB AREA : 901.90 SQ FT.

SECOND FLOOR PLAN



BUILT UP AREA : 634.21 SQ FT.
SLAB AREA : 738.95 SQ FT.

PLOT NO-19

BUILT UP AREA : 1910.49 SQ FT.
SLAB AREA : 2383.22 SQ FT.

GROUND FLOOR PLAN



BUILT UP AREA : 723.77 SQ FT.
SLAB AREA : 878.90 SQ FT.

FIRST FLOOR PLAN



BUILT UP AREA : 671.24 SQ FT.
SLAB AREA : 833.60 SQ FT.

SECOND FLOOR PLAN

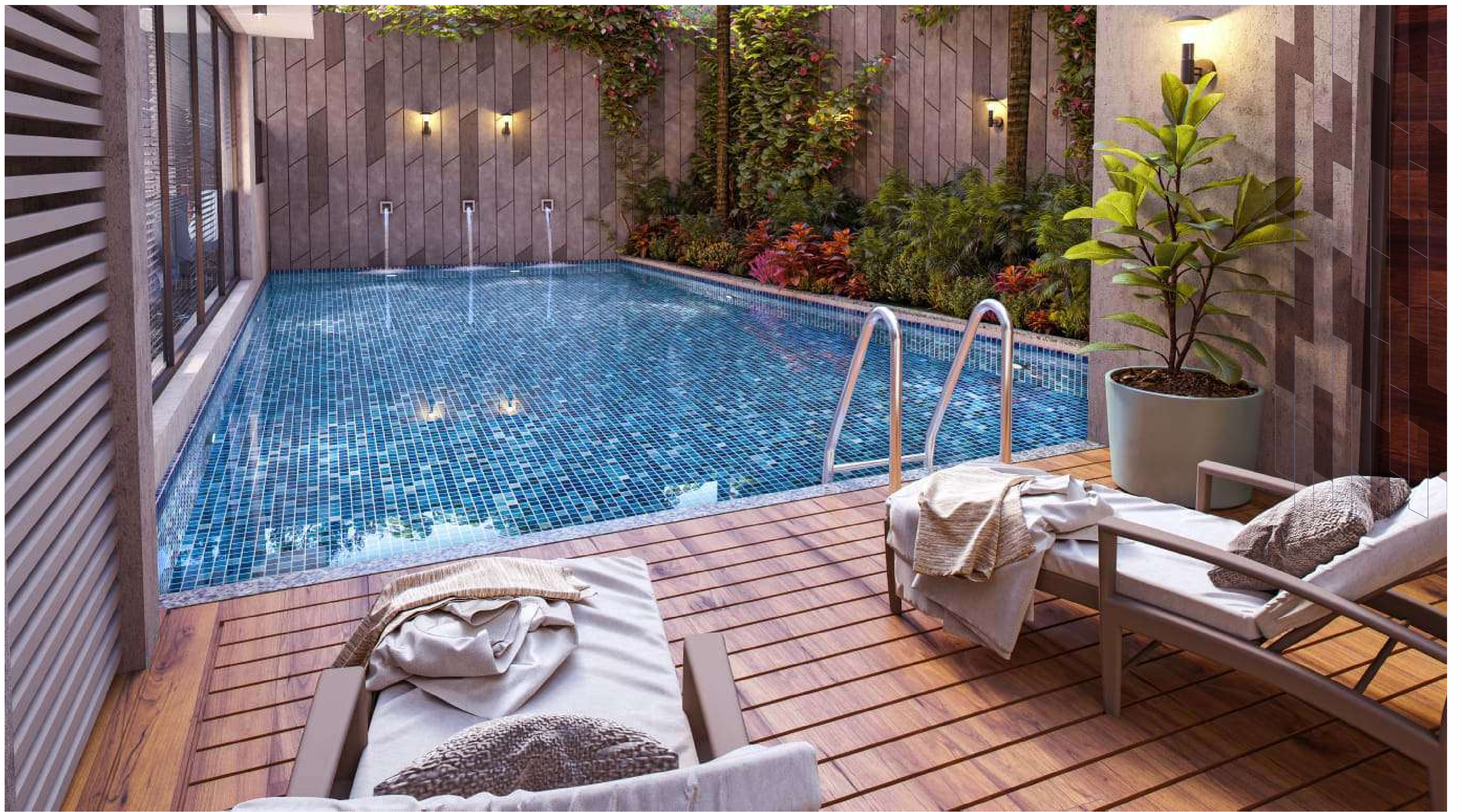


BUILT UP AREA : 515.48 SQ FT.
SLAB AREA : 670.72 SQ FT.



EXCLUSIVE INTERNAL & EXTERNAL AMENITIES

- A.C. Gymnasium
- Children play area
- Water body
- A.C. Multipurpose Hall
- Swimming Pool
- Provision for Lift in each villa
- Home Theatre
- A.C. Indoor Game
- Centralized R.O. system in entire campus
- Impressive main entrance gate with boom barrier
- Security Cabin
- CCTV system in campus
- RCC road with side paving
- Designer street light with plantation
- China mosaic flooring in terrace
- Anti-termite treatment in all unit
- Power back up facility for common utility
- Underground cabling for asthetic look
- E.V. charging point in each unit
- Video door security system
- Pressurized water pumping system in each unit
- Centralized water heating system in each unit

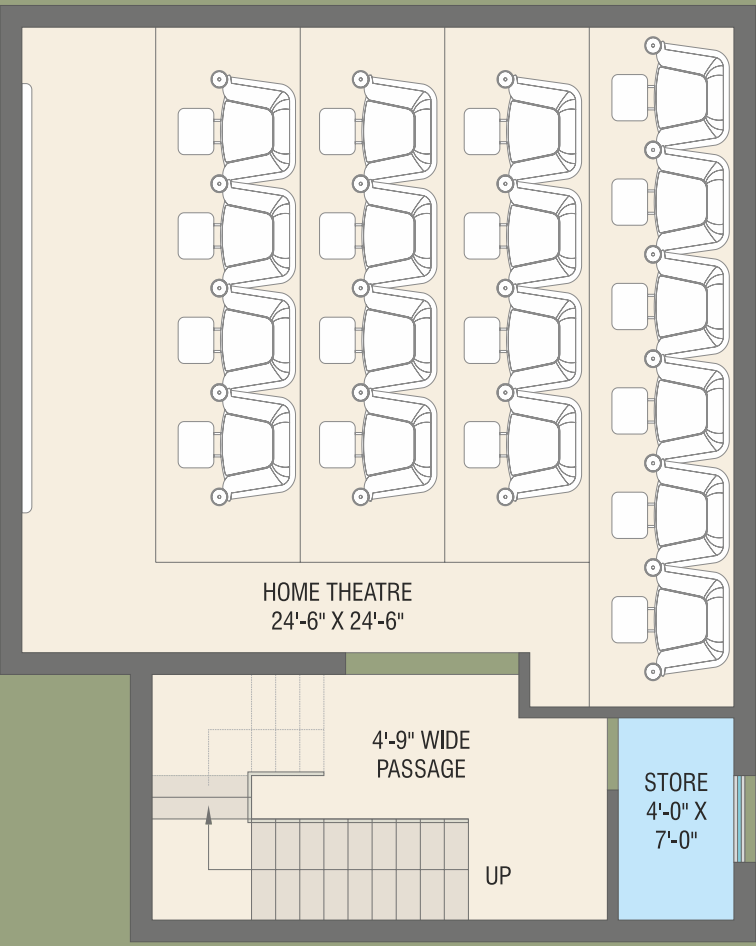


CLUB HOUSE

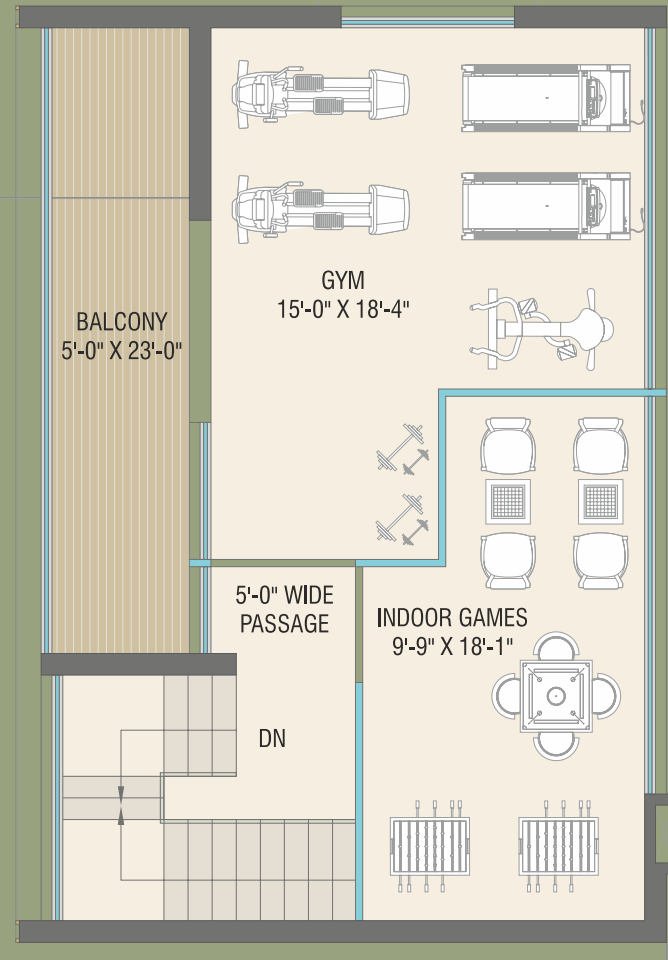
GROUND
FLOOR PLAN



BASEMENT
FLOOR PLAN



FIRST
FLOOR PLAN



SPECIFICATION



STRUCTURE

R.C.C. & brick masonry work as per architect structural engineer's design



WALL FINISH

External smooth plaster with acrylic paint,
Internal smooth plaster with Putty



FLOORING

Vitrified tiles flooring in all rooms with skirting



DOORS

Decorative main door with fittings and
Internal doors will be good quality laminated flush door



WINDOWS

Dumal section windows with safety grill



BATH

Ceramic tiles flooring & Decorative glazed tiles



PLUMBING

Concealed plumbing CPVC - UPVC
with good quality S.S. fittings



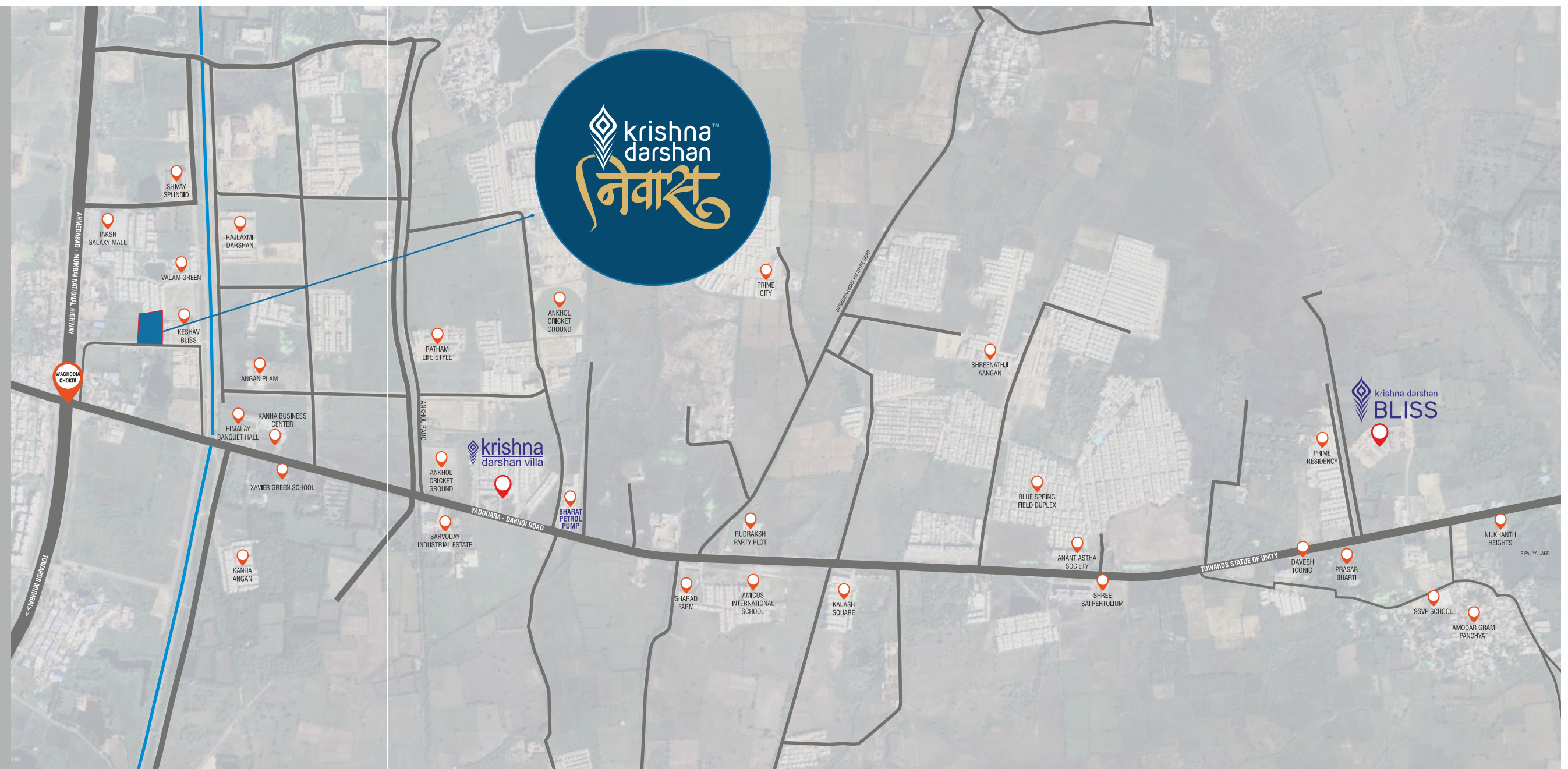
ELECTRIFICATION

Concealed wiring of ISI quality Modular switchies with
sufficient points, TV point in living room & all bedrooms



WATER

Underground & Overhead tank in each unit



For further details visit: www.gujrera.gujarat.gov.in

RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA12954/190224/311228

Payment terms :10% Booking | 10% Within 1 Month of Booking | 15% Plinth | 15% Ground Floor Slab | 15% First Floor Slab
10% Second Floor Slab | 10% Plaster | 10% Flooring | 5% Finishing

NOTES:

• Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allottee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

Fixtures, Furniture, Plantation are just for Demonstration Purpose only.