



Developers: Sakar Developers

Site: Park 76, Village Jesangpura,
Ajwa-Nimta Road, Vadodara.

Mo: 76000 17279

Email: sakardevelopers76@gmail.com

Architect: 

Structural Consultant: Nitin Sidpura

RERA NO.: PR/GJ/VADODARA/VADODARA/Vadodara
Urban Development Authority/RAA13546/230524/311228
RERA WEBSITE.: gujrera.gujarat.gov.in

design: sakardevelopers - 8kg-24 @ 90249 92016



3 BHK PREMIUM DUPLEX
BUNGALOWS





WELCOME TO GOOD LIVING

Park 76 offers delightfully designed and executed bungalows in the fast developing vicinity of Ajwa Road. The campus with its numerous charms brings forth a sense of rare pleasure the moment you enter its exclusive gates.

Offering spacious 3-BHK Duplex Bungalows apart in multiple planning options and a host of premium leisure facilities makes living a true pleasure at Park 76.





DREAMS
DO COME TRUE!



SPECIFICATIONS



STRUCTURE:

- Load Bearing plus RCC Frame Structure with piles as per Seismic Requirements



FLOORING:

- Branded Vitrified tiles in all internal areas, Anti-skid ceramic tiles in bathrooms
- Exterior flooring with outdoor anti-skid ceramic tiles



DOORS:

- Main Door: High Quality Wooden Frame Door with Veneer Panelling with Polish
- Other Internal Door: Granite / Imported Marble Frame with Laminated Flush Door



WINDOWS:

- High Quality Anodize/ Powder Coated Aluminum Windows with Safety Grills



PAINT & FINISH:

- Putty and Primer Finish on Internal Walls and Double Coat Plaster with Acrylic Paint/Texture on Exterior Wall



KITCHEN:

- Granite/Quartz Kitchen Platform with SS/Quartz Sink and Designer wall tiles over platform upto lintel level as per Architect's design



BATHROOMS:

- Designer Wall Tiles upto lintel level as per Architect's design and Specification
- CP Fittings of Plumber/ Jaguar/Cera or equivalent make with Vessels of high quality premium brands



ELECTRICAL:

- Elegant Branded Modular Switches with ISI Brand Concealed Copper Wiring
- A.C. Points in Living & Master Bedroom , T.V. point as per architect's drawing





VALUE ADDITIONS

-  *Grand Entrance Gate with Security Cabin*
-  *Royal & Rich Elevation for a Timeless Look*
-  *Best in Class Interior and Exterior Finish*
-  *Premium Materials Specifications & Brands*
-  *Termite Resistance Treatment*
-  *Rain Water Harvesting*
-  *Under Ground Cabling for Cleaner Look*
-  *RCC Internal Roads with Street Lights & Decorative Paving*
-  *CCTV Surveillance*



LAYOUT PLAN

| TYPE | TOTAL P. AREA | TOTAL B. AREA | TYPE | TOTAL P. AREA | TOTAL B. AREA |
|------|---------------|---------------|-----------------------|---------------|---------------|
| B-1 | 1158.90 | 1307.60 | C-31 | 1339.40 | 1376.30 |
| A-2 | 1133.00 | 1339.00 | C-32 | 940.00 | 1376.30 |
| A-3 | 1133.00 | 1339.00 | C-33 | 940.00 | 1376.30 |
| A-4 | 1133.00 | 1339.00 | C-34 | 1170.00 | 1376.30 |
| A-5 | 1133.00 | 1339.00 | C-35 | 1170.00 | 1376.30 |
| B-6 | 1429.10 | 1307.60 | C-36 | 940.00 | 1376.30 |
| F-7 | 1110.30 | 1260.90 | C-37 | 940.00 | 1376.30 |
| E-8 | 880.00 | 1292.00 | C-38 | 1832.00 | 1376.30 |
| E-9 | 880.00 | 1292.00 | E-39 | 920.00 | 1292.00 |
| E-10 | 880.00 | 1292.00 | E-40 | 880.00 | 1292.00 |
| E-11 | 880.00 | 1292.00 | E-41 | 880.00 | 1292.00 |
| F-12 | 893.00 | 1260.90 | E-42 | 880.00 | 1292.00 |
| D-13 | 1101.80 | 1315.60 | E-43 | 880.00 | 1292.00 |
| D-14 | 877.60 | 1315.60 | E-44 | 880.00 | 1292.00 |
| D-15 | 1103.90 | 1315.60 | E-45 | 880.00 | 1292.00 |
| F-16 | 1007.40 | 1260.90 | E-46 | 880.00 | 1292.00 |
| F-17 | 860.00 | 1260.90 | E-47 | 880.00 | 1292.00 |
| D-18 | 1121.20 | 1315.60 | F-48 | 1109.50 | 1260.90 |
| D-19 | 908.70 | 1315.60 | B-49 | 1428.90 | 1307.60 |
| D-20 | 1130.00 | 1315.60 | A-50 | 1133.00 | 1339.00 |
| F-21 | 860.00 | 1260.90 | A-51 | 1133.00 | 1339.00 |
| F-22 | 1120.20 | 1260.90 | A-52 | 1133.00 | 1339.00 |
| F-23 | 1040.00 | 1260.90 | A-53 | 1133.00 | 1339.00 |
| F-24 | 860.00 | 1260.90 | A-54 | 1133.00 | 1339.00 |
| F-25 | 860.00 | 1260.90 | A-55 | 1133.00 | 1339.00 |
| F-26 | 1090.00 | 1260.90 | A-56 | 1133.00 | 1339.00 |
| E-27 | 1110.00 | 1292.00 | A-57 | 1133.00 | 1339.00 |
| E-28 | 880.00 | 1292.00 | A-58 | 1184.50 | 1339.00 |
| E-29 | 880.00 | 1292.00 | | | |
| E-30 | 1249.90 | 1292.00 | | | |
| | | | AREA IN SQ.FT. | | |

| Type | Nos. | Units |
|-------|------|----------------------|
| A | 13 | 2-5,50-58 |
| B | 03 | 1,6,49 |
| C | 08 | 31-38 |
| D | 06 | 13-15, 18-20 |
| E | 17 | 08-11, 27-30, 39-47 |
| F | 11 | 7,12,16,17,21-26, 48 |
| TOTAL | 58 | |



RESERVED FOR PUBLIC PURPOSE USE



TYPE A

Plot No.: 2 to 5, 50 to 58



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE B

Plot No.: 1,6,49



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE C

Plot No.: 31 to 38



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE D

Plot No.: 13 to 15, 18 to 20



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE E

Plot No.: 8 to 11, 27 to 30, 39 to 47



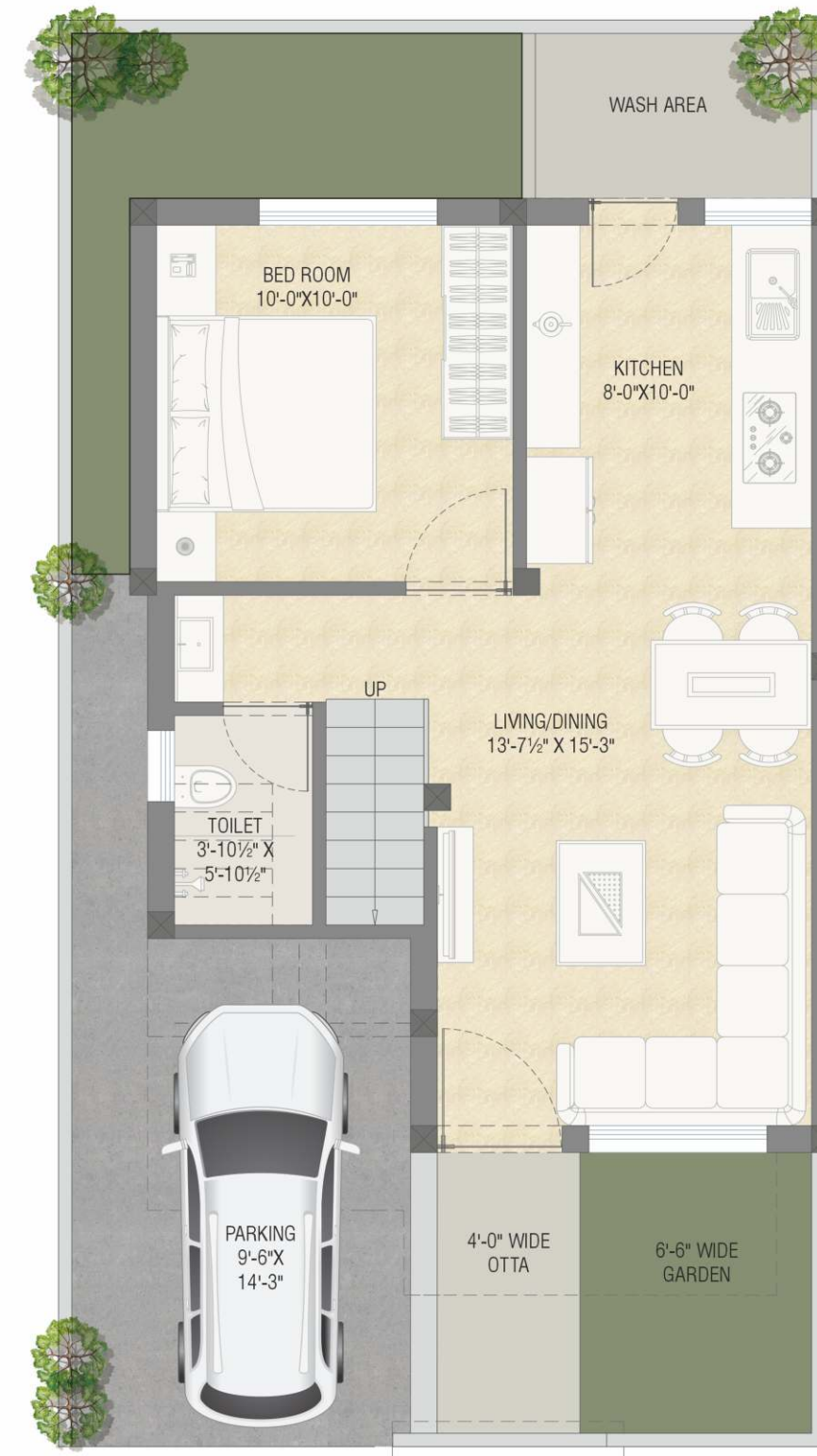
GROUND FLOOR PLAN



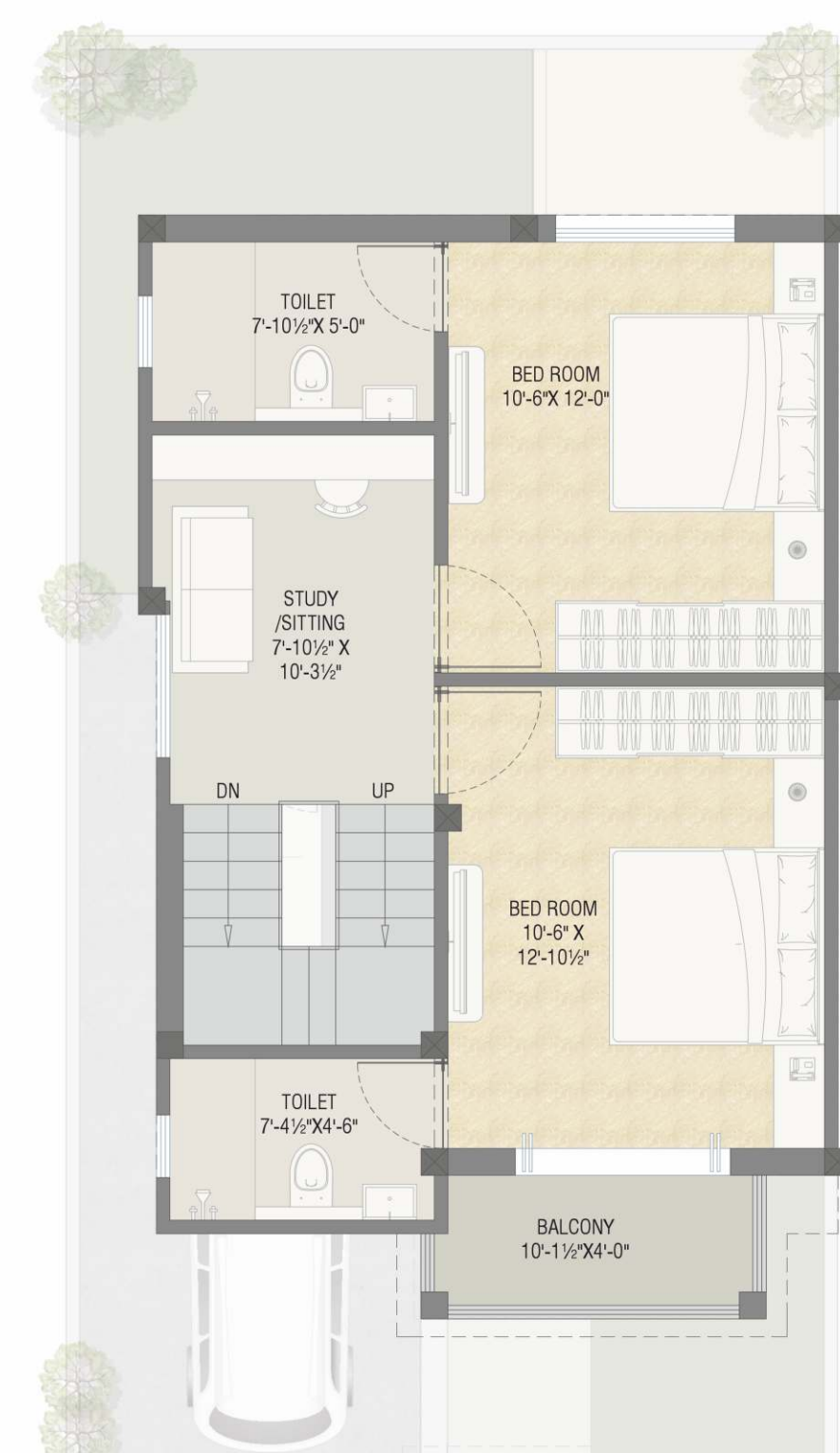
FIRST FLOOR PLAN

TYPE F

Plot No.: 7, 12, 16, 17, 21 to 26, 48



GROUND FLOOR PLAN




FIRST FLOOR PLAN



 LEISURE AMENITIES

 Landscaped Garden

 Gym/ Health Club

 Banquet Hall with Party Lawn

 Children's Play Area

 Designer Senior Citizen Seating

 Outdoor Yoga & Meditation Area

 Indoor Games Room



 CLUB HOUSE

