



## SHIVANSH 2 & 3 BHK BUNGALOWS

Developers:  
SHIVANSH DEVELOPERS

Site:  
18 Mtr. New T.P. Road,  
Behind OM Bungalows,  
Near Kapurai Water Tank,  
Kapurai, Vadodara 390004

Call:  
+91 8849 276220

Email:  
shivanshbungalows@gmail.com

Location



Architect:



Structure:



**PAYMENT TERMS :** 10% AT TIME OF BOOKING | 15% PLINTH LEVEL | 20% G.F. SLAB LEVEL | 20% F.F. SLAB LEVEL | 10% BRICK MASONARY | 10% PLASTER WORK | 10% FLOORING | 5% FINISHING AT TIME OF SALEDEED

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.

Above project is registered under Gujrera. PR/GJ/VADODARA/VADODARA/Others/RAA12437/131023  
For futher details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project.

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## SPECIFICATION

**Structure:**

All RCC & Brick masonry works as per Structural engineer's design.

**Wall Finish:**

Inside Smooth Plaster with Acrylic Wall Putty & Primer and Outside surface with double coat plaster, Roller coat texture and weather-resistant paint.

**Flooring:**

Branded Vitrified Tiles Flooring.

**Doors:**

Decorative Main door with Brass fittings & all Internal doors of quality Water Proof flush doors.

**Windows:**

Powder Coated aluminium section windows with Mosquito net & Safety Grill.

**Kitchen:**

Granite Kitchen Platform with SS sink, Glazed tiles dado upto slab level.

**Toilets:**

Designer Bathrooms with Premium fittings & vessels, glazed tiles dado upto slab level.

**Electrification:**

ISI Modular switches with Concealed Copper wiring of approved quality, sufficient electrical points as per architect's plan.

**Terrace:**

Open terrace finished with Water Proofing and china mosaic tiles

**R.O.System:**

For each Bungalow for health & hygiene for drinking water.



"Shivansh Bungalows  
Where luxury  
meets tranquility."

LAYOUT  
PLAN



AREA TABLE

PLOT NO.	PLOT TYPE	PLOT AREA	PLOT NO.	PLOT TYPE	PLOT AREA	PLOT NO.	PLOT TYPE	PLOT AREA
01	A	1327	64	B	852	136 to 139	B	839
02	A	1243	65	B	1311	140	B	841
03	A	1243	66 to 73	B	839	141	B	912
04	A	1402	74 & 75	B	1063	142	B	900
05	A	886	76 to 84	B	839	143	B	930
06 to 12	A	839	85	B	1129	144	B	936
13 & 14	A	1063	86	B	1520	145	B	908
15 to 21	A	839	87 to 95	B	839	146	B	880
22	A	1364	96 & 97	B	1063	147	B	853
23 to 29	A	839	98 to 107	B	839	148	B	825
30	A	1063	108	B	1338	149	B	833
31	A	1217	109	B	1408	150 & 151	B	839
32	A	1092	110 to 118	B	839	152	B	1063
33	A	1092	119	B	1063	153 to 157	B	839
34 to 36	A	1093	120	B	1008	158	B	1622
37 & 38	A	1384	121 to 123	B	897	159	B	1514
39 to 44	A	1193	124	B	917	160 to 167	B	839
45	A	1310	125	B	833	168	B	1063
46	A	1072	126	B	848	169	A	1063
47 to 53	A	839	127	B	854	170 to 177	A	878
54	A	1063	128 to 133	B	876	178	A	1582
55	B	1063	134	B	973			
56 to 63	B	839	135	C	2043			

Area in Sq.Ft.





## COMMON AMENITIES

- Internal RCC road with Paver Blocks & Streetlight
- 24 x 7 Security for Campus
- Compound wall in Each Bungalow
- Underground cabling for wire free look in the society
- Impressive main Entrance Gate with Security Cabin
- Number plate for Bungalow to maintain the uniformity
- Anti-termite treatment
- Impressive Stair Railing
- Individual Domestic RO system for Drinking Water
- CCTV Main gate & Common Area
- Rain water harvesting system
- Solar Power system for Common Utility

## LEISURE AMENITIES

- Gymnasium
- Garden with Children Play Area
- Senior Citizen Sitting Area
- Jogging Track
- Indoor Game Room
- Outdoor Game
- Multipurpose Hall
- Library
- Multipurpose Court

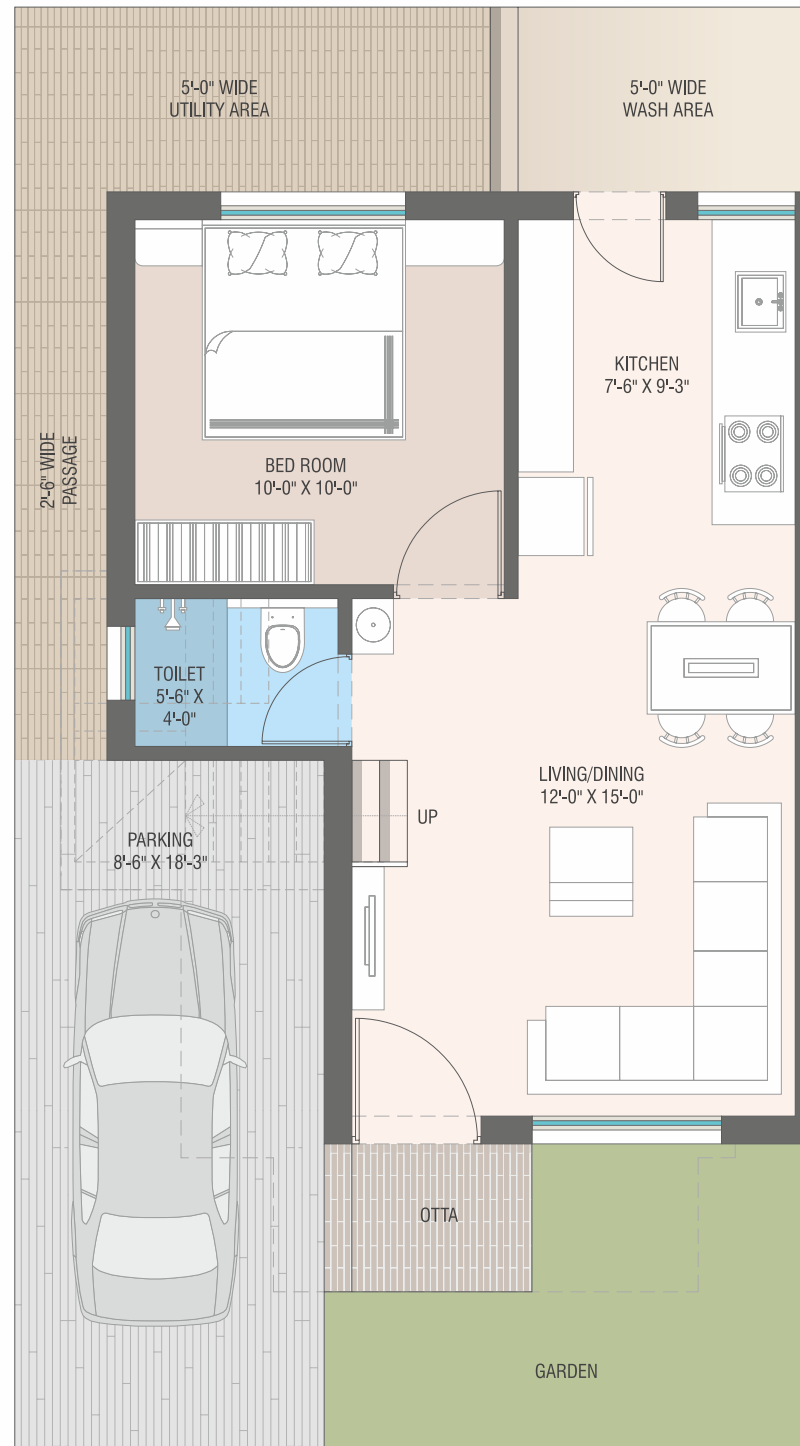




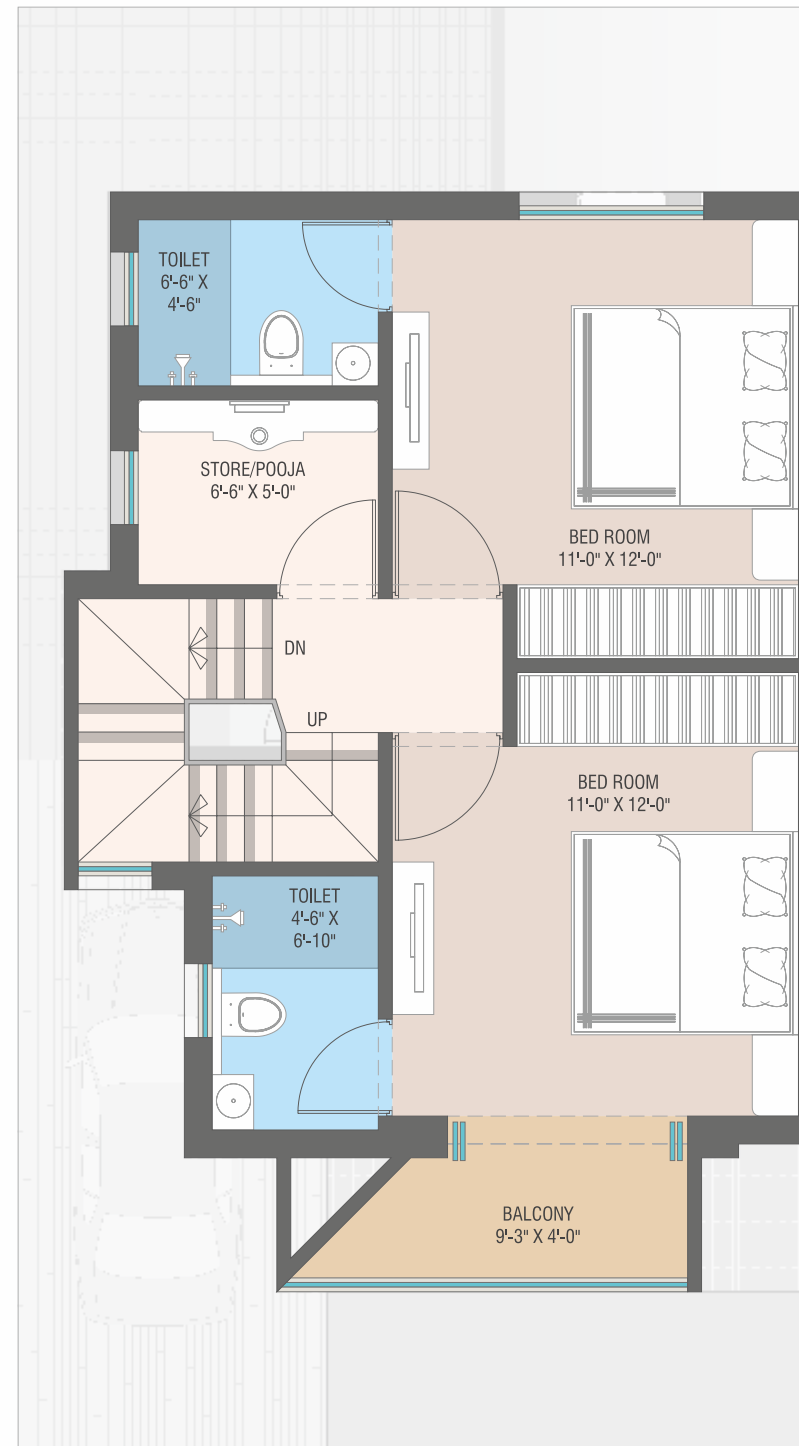
TYPE-A  
3-BHK

PLOT AREA : 839.00 SQ.FT.  
CARPET : 886.10 SQ.FT.  
BUILT UP : 1151.50 SQ.FT.

GROUND FLOOR PLAN



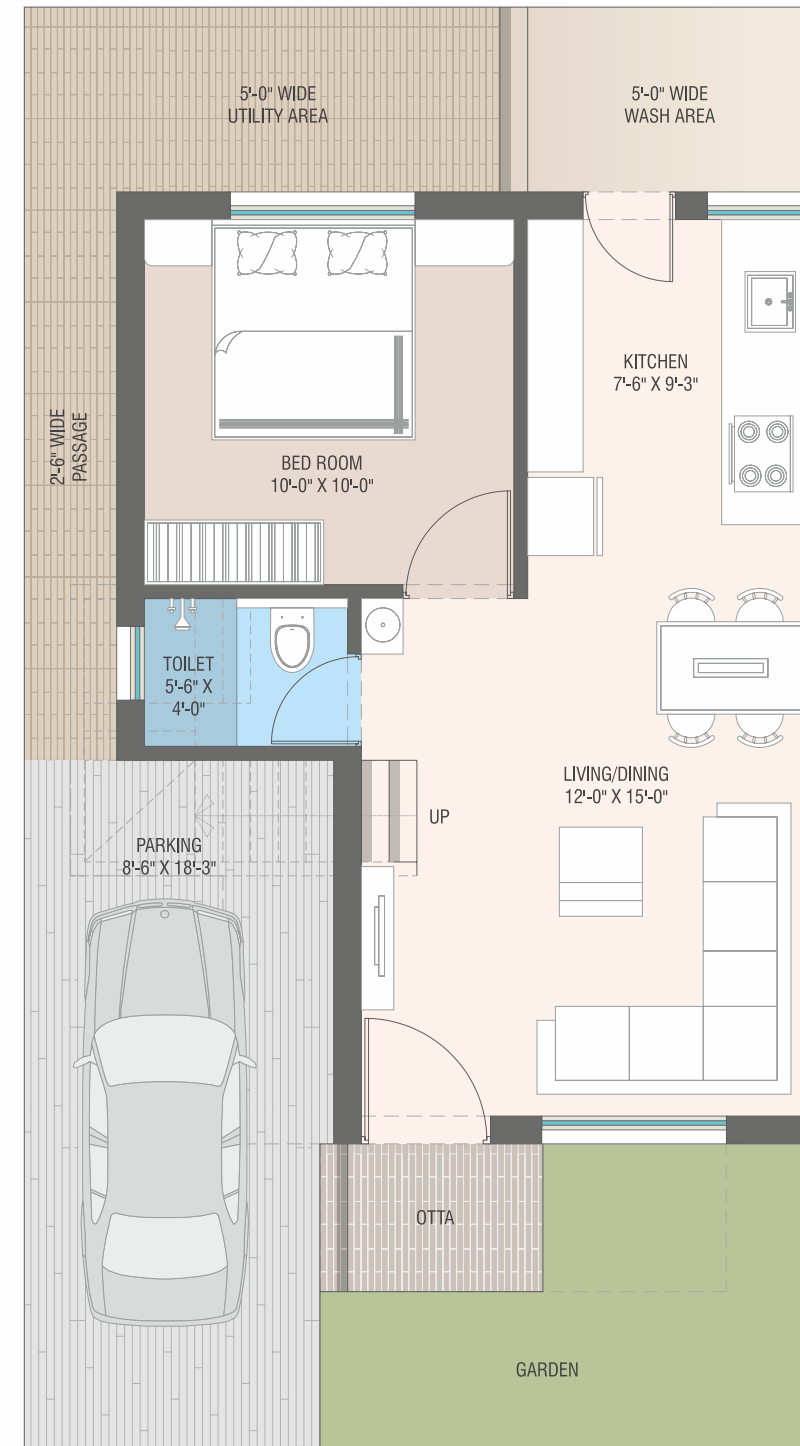
FIRST FLOOR PLAN



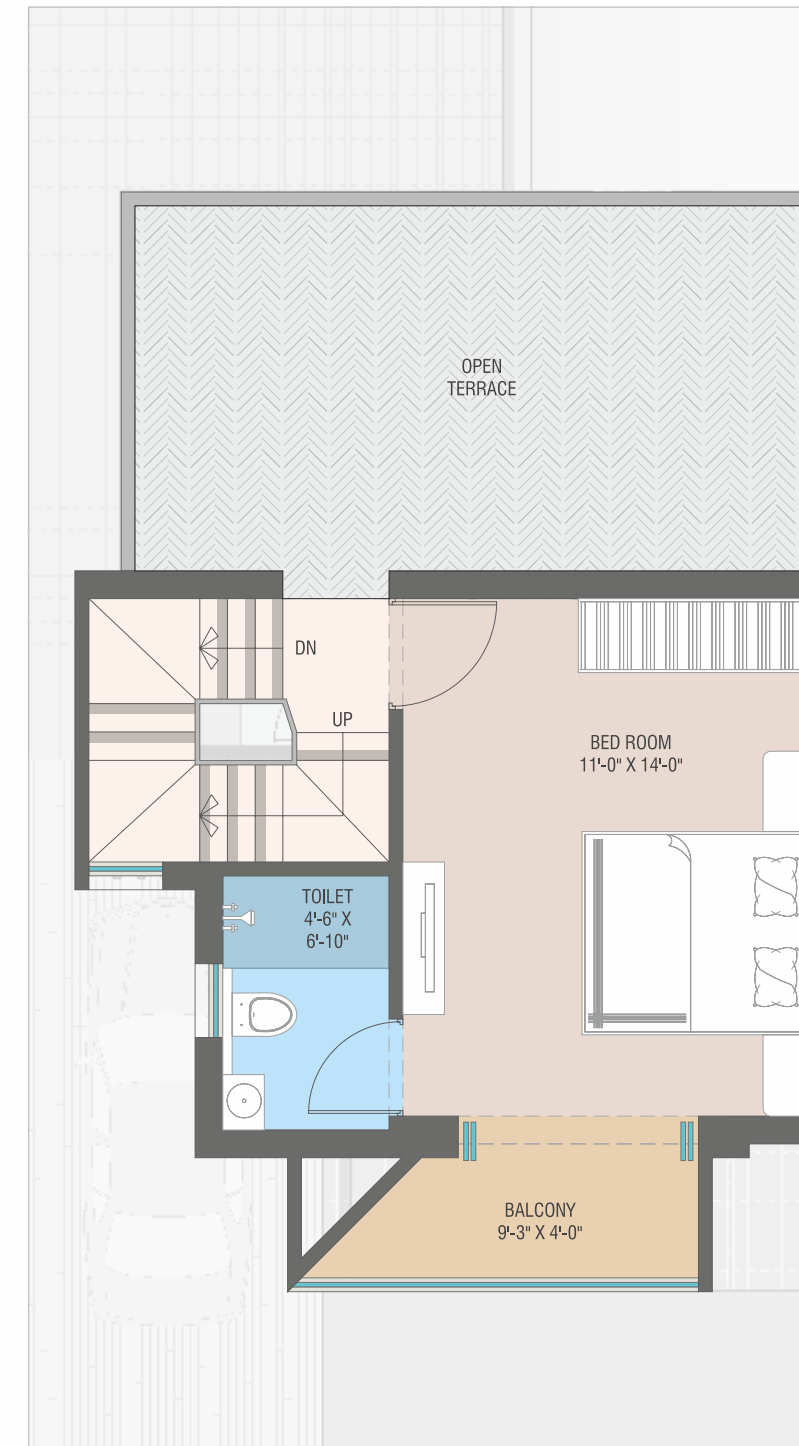
TYPE-B  
2-BHK

PLOT AREA : 839.00 SQ.FT.  
CARPET : 653.00 SQ.FT.  
BUILT UP : 872.50 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





CLUB  
HOUSE

