



A Project by:



NISHTHA DEVELOPERS

Site:

“Rudra Villa”

Nr. The Mark, Opp. Pushpam Homes,
Bill-Kalali Road, Bill, Vadodara.

Call: 99246 90422, 99246 90468, 63533 47610

Email: nishthagroup2022@gmail.com

www.rudragroupvadodara.com

HONEST CR_98243 85808

॥ SHREE GANESHAY NAMAH ॥

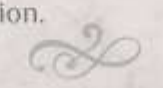


4 BHK LAVISH BUNGLOWS



Rise to the Occasion

Life gives many few a chance to do
something spectacular.
Don't miss the opportunity
to rise to the occasion.



08

GJ 6 AP 2393





RUDRA VILLA

ELEVATE YOUR STATURE
Seize the chance to unravel
happiness and opportunities every day.





LAYOUT PLAN

| | |
|--------|----------|
| TYPE-A | 01 TO 08 |
| TYPE-B | 44 TO 55 |
| TYPE-C | 09 TO 26 |
| | 34 TO 43 |
| TYPE-D | 27 TO 33 |

AREA TABLE

| PLOT NO. | PLOT AREA | PLOT NO. | PLOT AREA | PLOT NO. | PLOT AREA |
|----------|-----------|----------|-----------|----------|-----------|
| 01 | 1395 | 14 & 15 | 1249 | 33 | 1331 |
| 02 | 1315 | 16 to 19 | 984 | 34 | 1123 |
| 03 | 1310 | 20 | 1168 | 35 to 43 | 973 |
| 04 | 1306 | 21 | 1170 | 44 | 1725 |
| 05 | 1301 | 22 | 1006 | 45 | 1978 |
| 06 | 1297 | 23 | 962 | 46 & 47 | 1231 |
| 07 | 1292 | 24 & 25 | 984 | 48 | 1232 |
| 08 | 1540 | 26 | 1249 | 49 to 51 | 1231 |
| 09 | 1006 | 27 | 1097 | 52 to 54 | 1232 |
| 10 to 13 | 984 | 28 to 32 | 973 | 55 | 1283 |





UNIT PLAN

TYPE-A 01 TO 08

G.F. - BUILT UP = 685.94 SQ.FT.

F.F. - BUILT UP = 644.38 SQ.FT.

S.F. - BUILT UP = 330.88 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





UNIT PLAN

TYPE-B 44 TO 55

G.F. - BUILT UP = 663.09 SQ.FT.

F.F. - BUILT UP = 635.56 SQ.FT.

S.F. - BUILT UP = 322.53 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



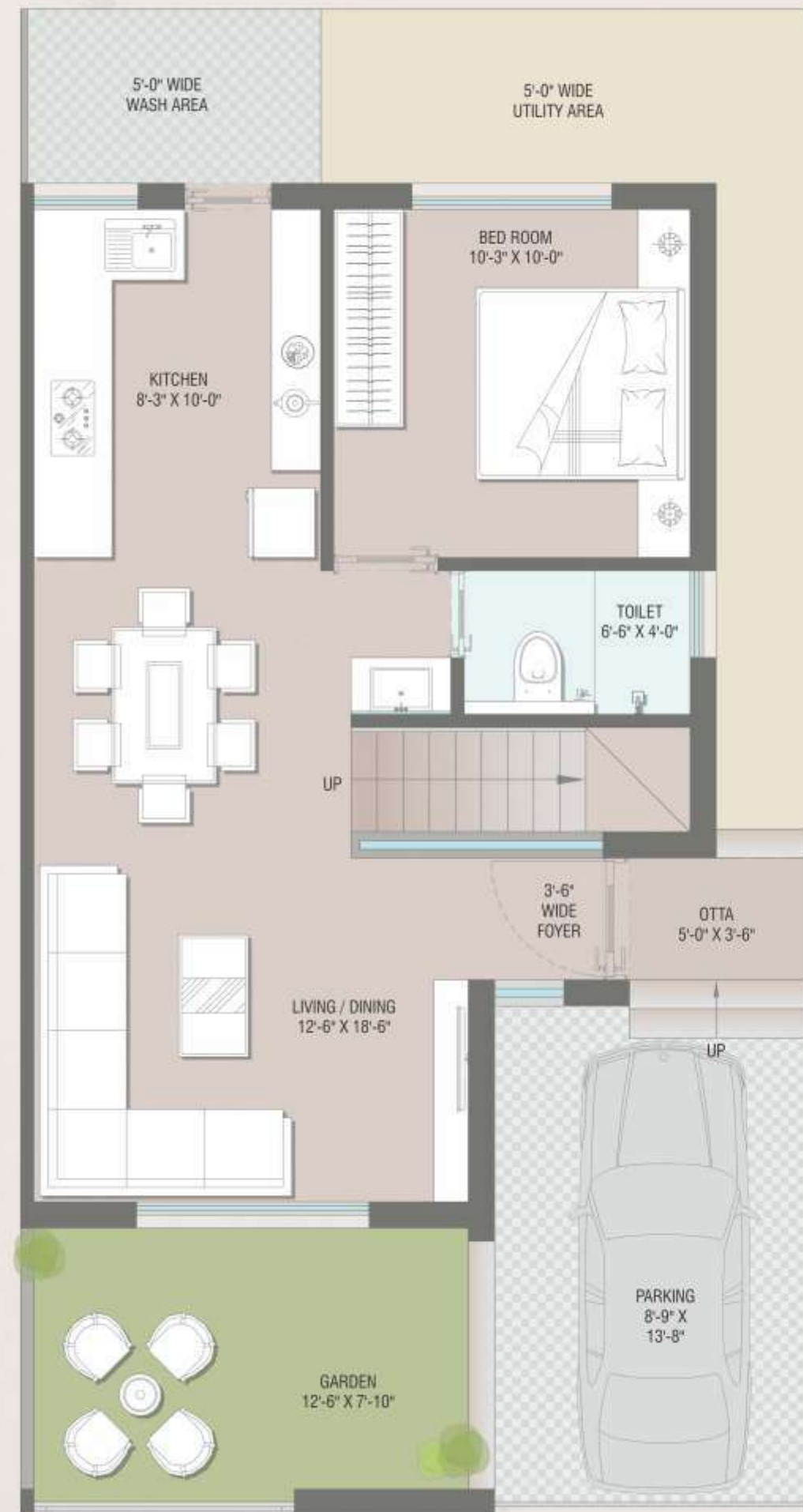


UNIT PLAN

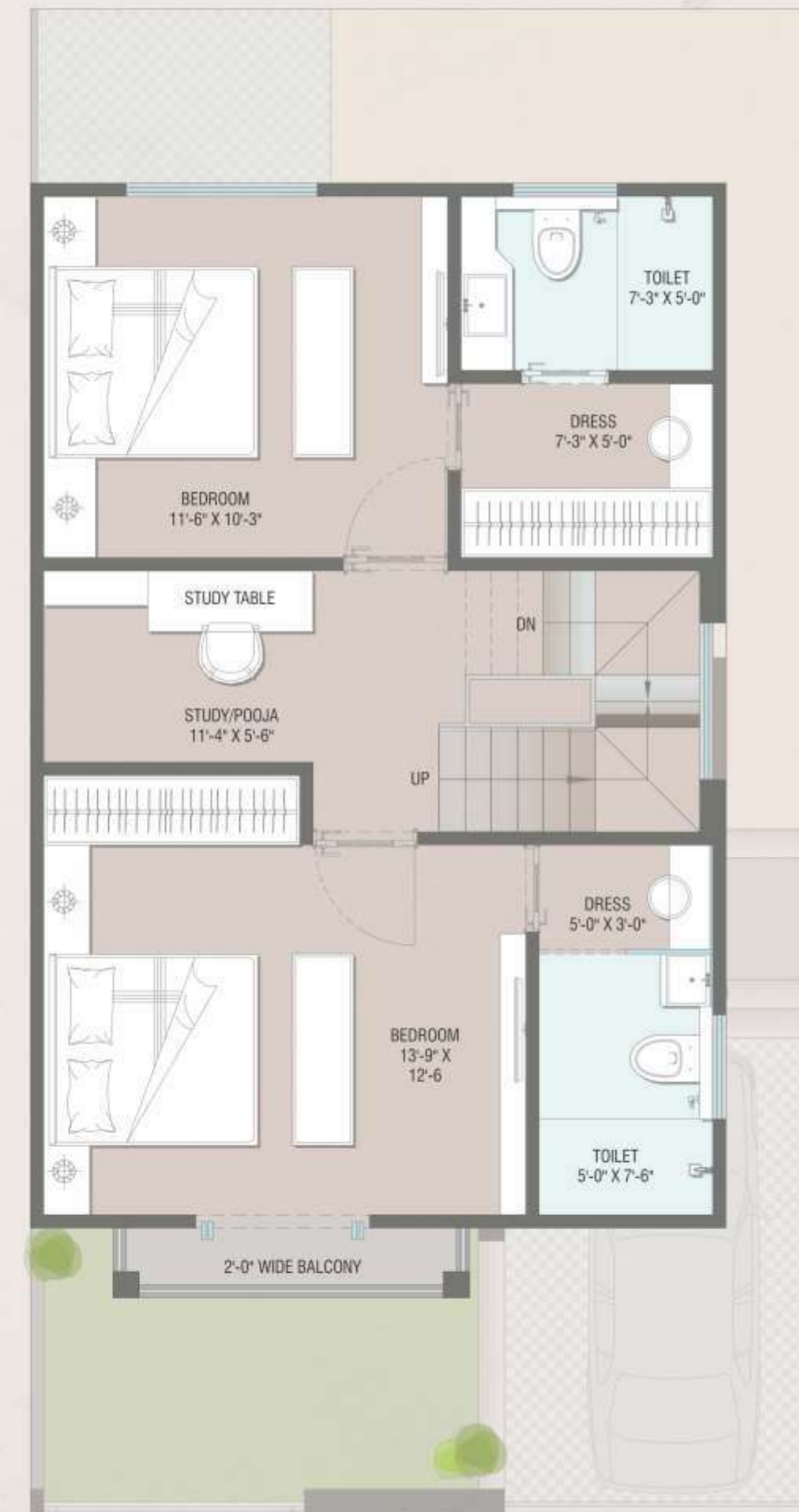
TYPE-C 09 TO 26
34 TO 43

G.F. - BUILT UP = 666.17 SQ.FT.
F.F. - BUILT UP = 635.53 SQ.FT.
S.F. - BUILT UP = 322.53 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





UNIT PLAN

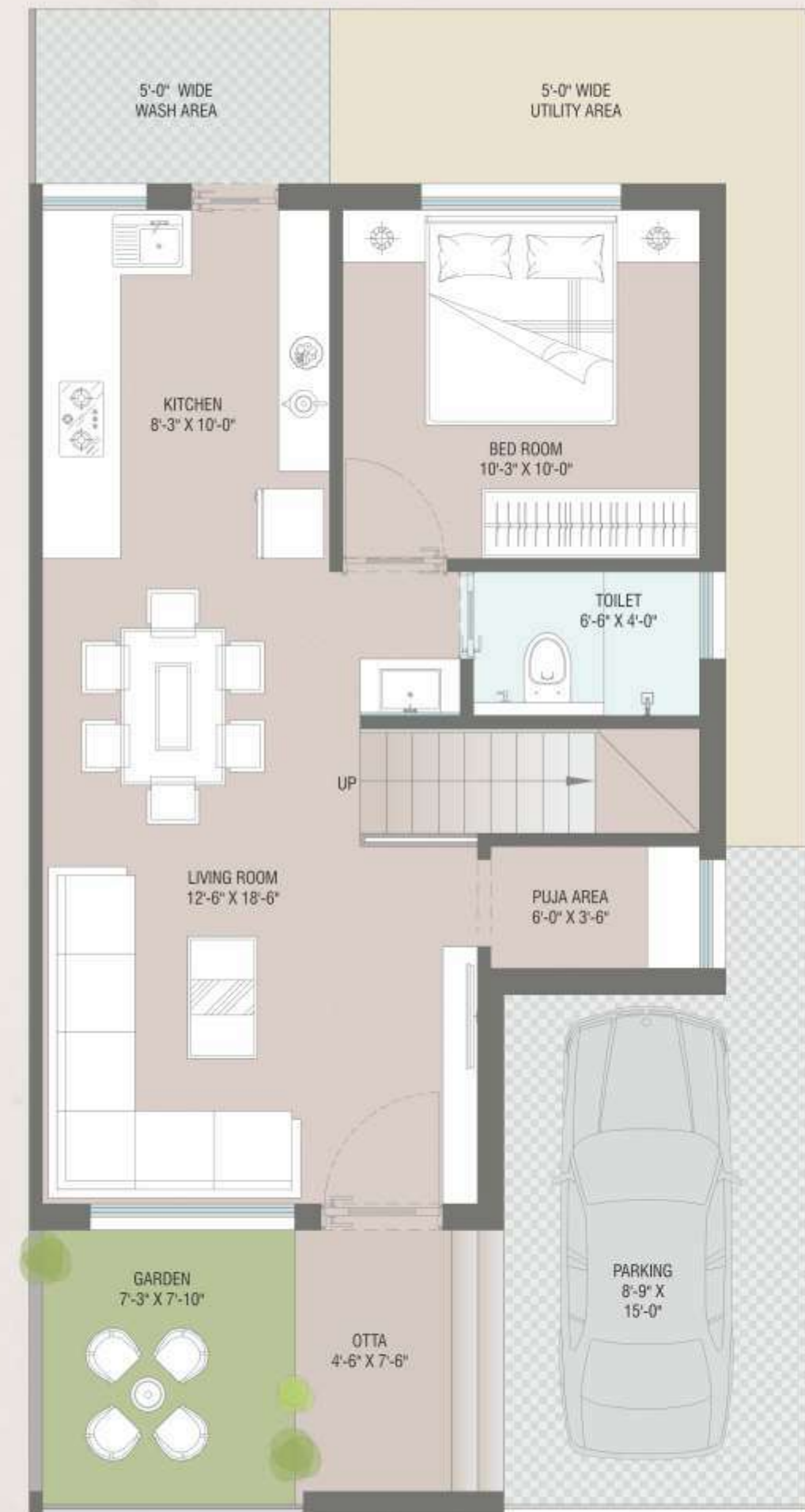
TYPE-D 27 TO 33

G.F. - BUILT UP = 663.30 SQ.FT.

F.F. - BUILT UP = 635.56 SQ.FT.

S.F. - BUILT UP = 322.53 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





14 | LEISURE AMENITIES



CHILDREN'S PLAY AREA
FOR THEM TO ACQUIRE BASIC SKILLS



RCC TRIMIX ROAD WITH PAVED
BLOCK WITH STREET LIGHT



ELEGANT ENTRANCE GATE
WITH SECURITY CABIN



SOLAR SYSTEM
FOR COMMON UTILITY



A/C
GYMNASIUM



GAME ROOM



YOGA ROOM



BADMINTON
COURT



MULTI-PURPOSE
HALL



SENIOR CITIZEN
SEATING AREA



MULTIPURPOSE
STAGE



OPEN THEATER



WALKING TRACK



GAZEBO

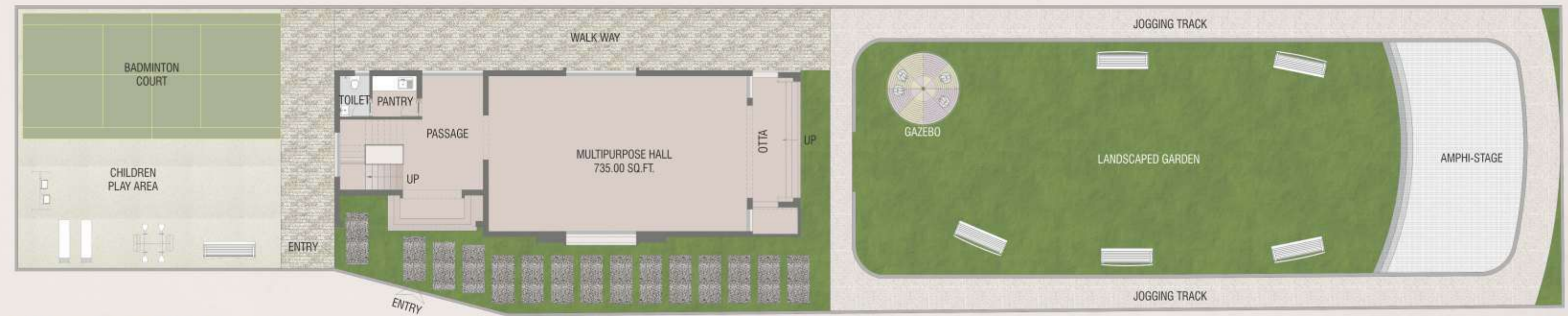




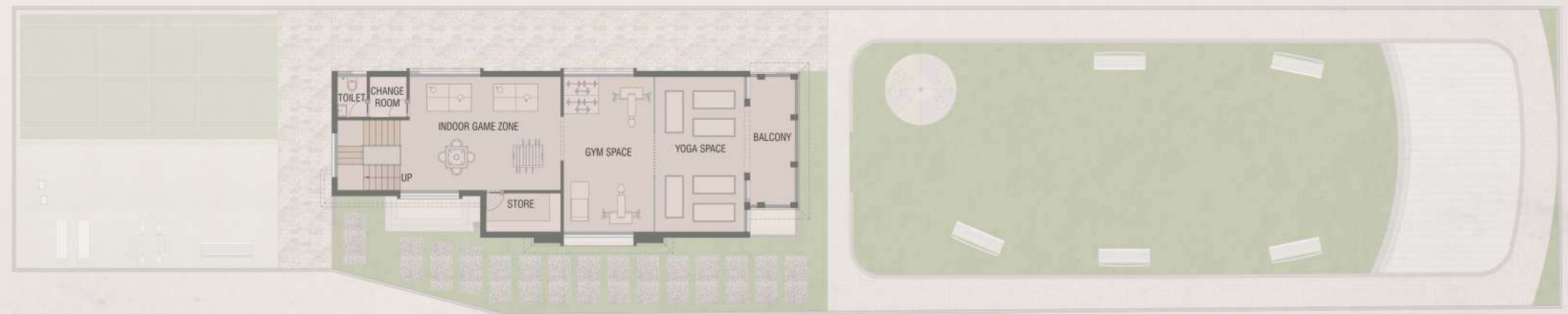
CLUB HOUSE



GROUND FLOOR PLAN



FIRST FLOOR PLAN





11 | MODERN AMENITIES

- Luxurious Villa With Three Sides Open.
- 100% Vastu Compliant.
- East-West Facing.
- Urban Green Space For Improved Relaxation And Fitness.
- Personal Garden.
- Uninterrupted Electricity And Water Supply.
- Wide & Spacious Parking Facility.
- A Quiet Place To Stay Comfortably.
- Secured Environment 24/7 With Guards At Entrance Doors – Safety Begins At Home.
- Proximity To Important Landscapes Including Hospitals, Schools, Local Markets, And Entertainment Joints.
- Club House 8400 Sq.ft, As Recreational Option, Exclusive Area For Socialization.



Structure

- ## Flooring

- ## Paints

- ## Electrical

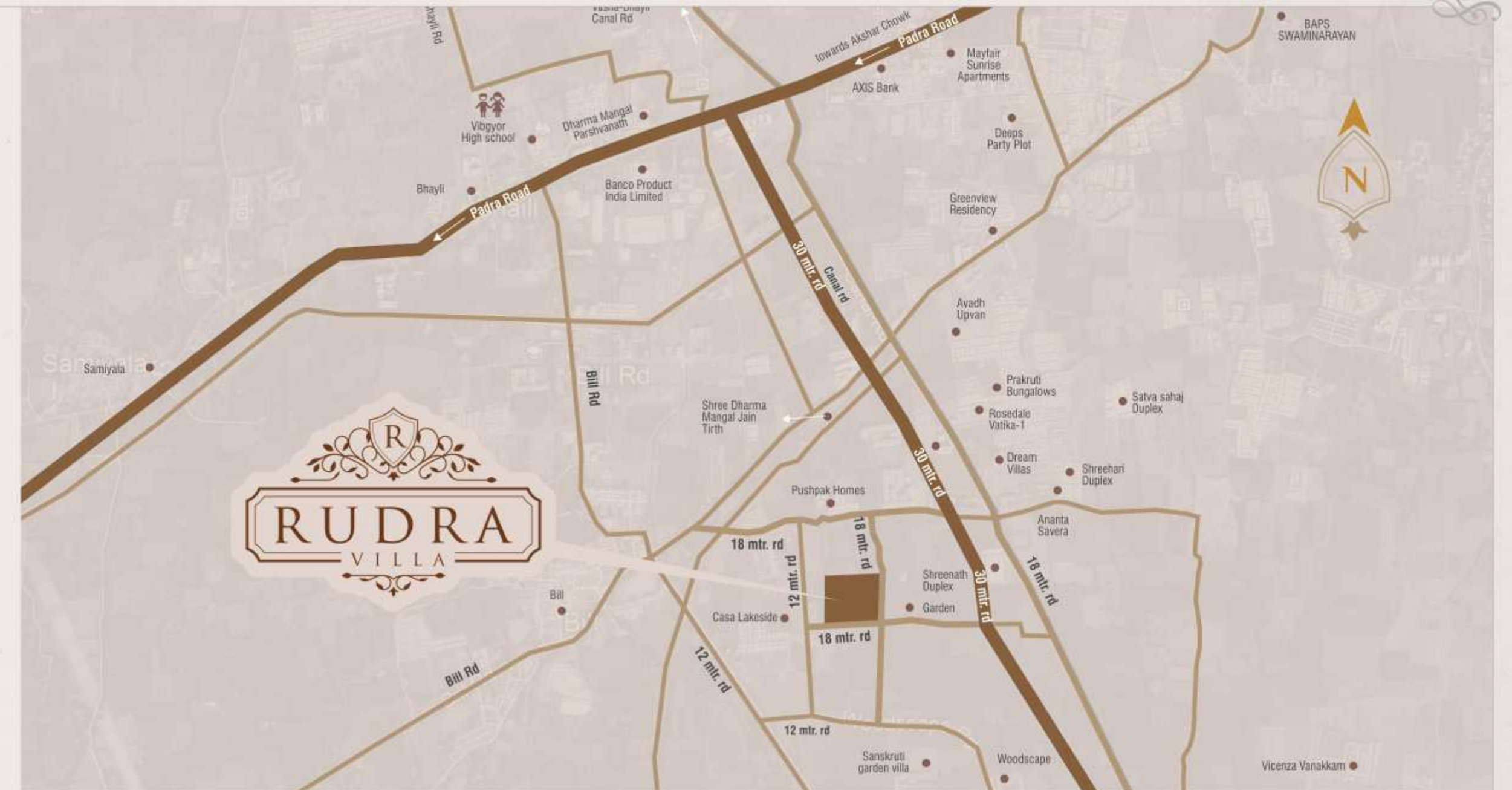
- ### Kitchen

- ### Bathrooms

- Window/Door

- Other

- Well develop Landscape garden in club house and in each villa.
- Underground RCC water tank and Overhead PVC water tank
- Internal RCC road with Underground Cabling.
- Designer Street Lights.
- Second Floor outdoor Kitchen space



CREDITS

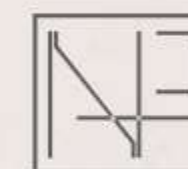
A Project By



Architect



Structure



Narendra Patel
& Associates
 Structural Consultant

Plumbing and Electrical Consultant



Technobrain
MEP Consultants

PINAKIN PATEL • DAXESH DAVE

MODE OF PAYMENT: 30% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 10% AT PLASTER • 10% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month settlement of account, (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, Service Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client, (4) Maintenance charges and GEB charges Borne by client, (5) Continuous default payments leads to cancellation (6) Architect/Developers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all, (7) Incase of delay in light connection by authority, developers will not be responsible, (8) All dimensions are indicative and actual dimensions in each room, plot are as S.B.A might vary, (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded, (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws, (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances, (15) This brochure shall not be treated as a legal document, it is only for the purpose information.

Above project is registered under Gujrera. For further details: visit: www.gujrera.gujarat.gov.in under registered project.

RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/