

Developers:
KANHA ENTERPRISE

Site:
" **Palm63 Bungalows** "
Behind Krishna Darshan Bliss,
Aamodar, New Waghodiya Road,
Vadodara-391 760.

Mobile:
+91 98253 20137 | 98981 13644
Email : parikh1611@gmail.com
Website: www.plam63.com

Architect:
ASQUARE **ANJALI**
AR. KETAN PATEL Associate

Structural Engineers
Chirag Shah &
Associates



LOCATION



E-BROUCHER



WEBSITE





THE TRUE ESSENCE OF EMINENCE

Plam 63 is a unique residential offering comprising 3.5BHK Bungalows that are grand in appearance and grander in liveability.

Plam 63 tells a tale of luxury and extravagance and is meant for a select few eminent families of the city.



THE TRUE ESSENCE OF LUXURY

Where green spaces envelope your outside world and utmost luxury lies in the lap of its interiors.

These modern architectural marvel stands tall with its top class construction and unfailing.





LAYOUT PLAN

| PLOT NO | PLOT AREA (SQ.FT.) | PLOT NO | PLOT AREA (SQ.FT.) |
|---------|--------------------|----------|--------------------|
| 1 | 1150 | 16 | 1057 |
| 2 | 920 | 17 | 1067 |
| 3 | 930 | 18 | 1076 |
| 4 | 940 | 19 to 36 | 953 |
| 5 | 950 | 37 | 1229 |
| 6 | 959 | 38 | 1296 |
| 7 | 969 | 39 | 1201 |
| 8 | 979 | 40 to 56 | 1206 |
| 9 | 989 | 57 | 1796 |
| 10 | 998 | 58 | 1195 |
| 11 | 1008 | 59 | 1199 |
| 12 | 1018 | 60 | 1203 |
| 13 | 1028 | 61 | 1207 |
| 14 | 1037 | 62 | 1211 |
| 15 | 1047 | 63 | 1253 |



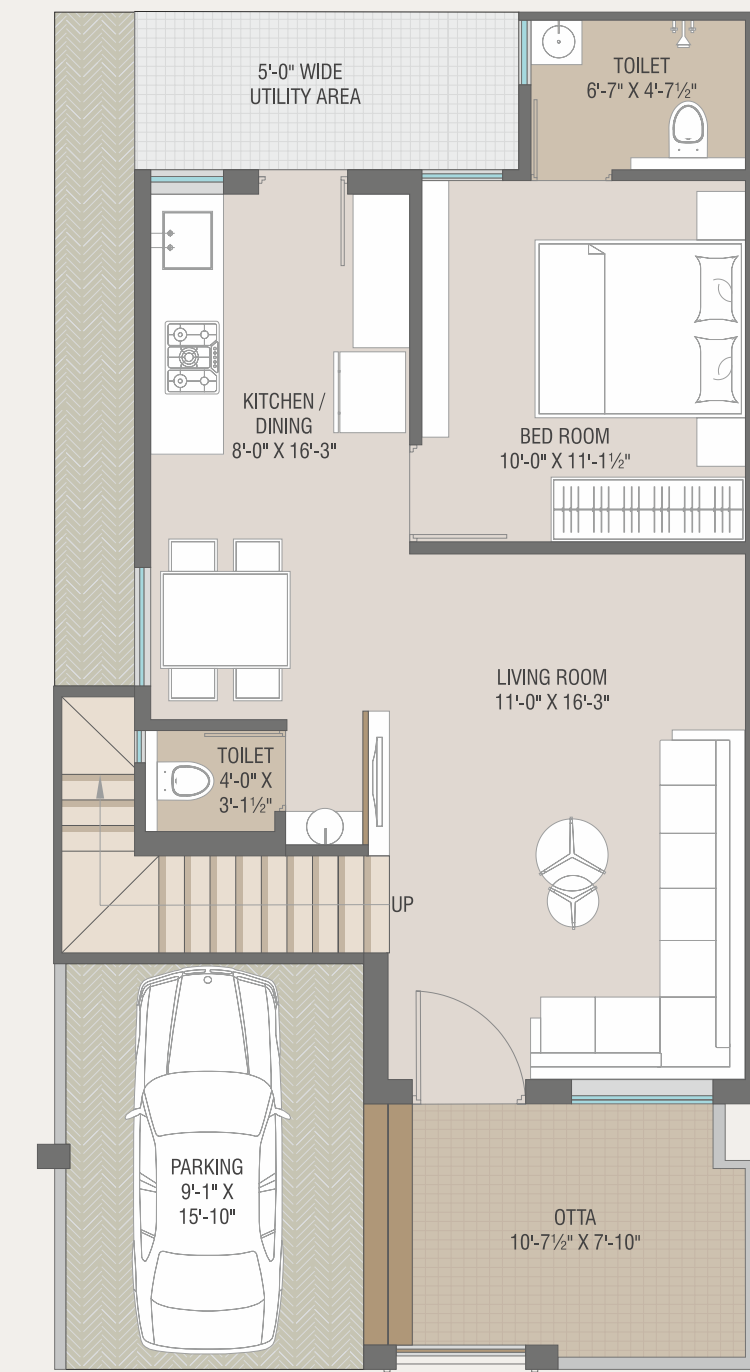


UNIT NO
1 & 2

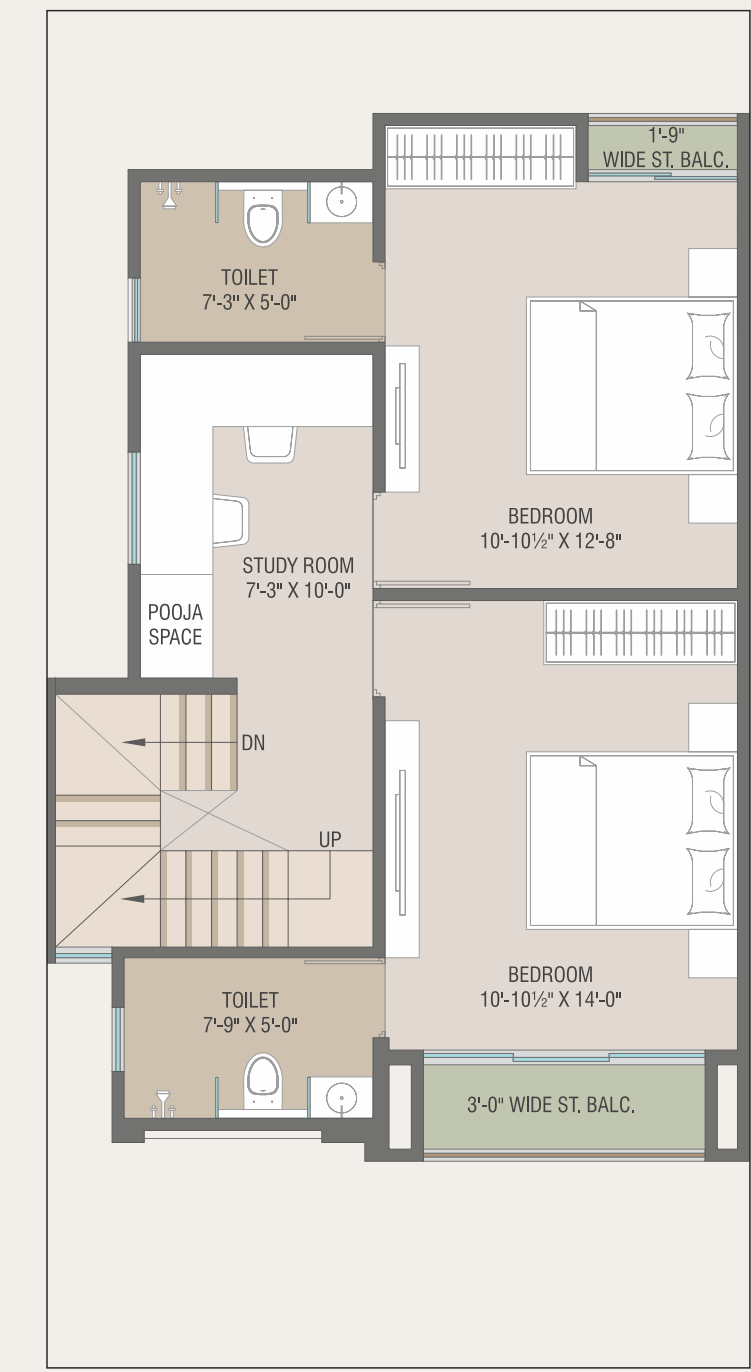
MIN. PLOT AREA
920.00 SQ.FT.

GROUND FLOOR BUILT UP : 701.50 SQ.FT.
FIRST FLOOR BUILT UP : 633.40 SQ.FT.
CABIN BUILT UP : 140.10 SQ.FT.
TOTAL BUILT UP : 1475.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



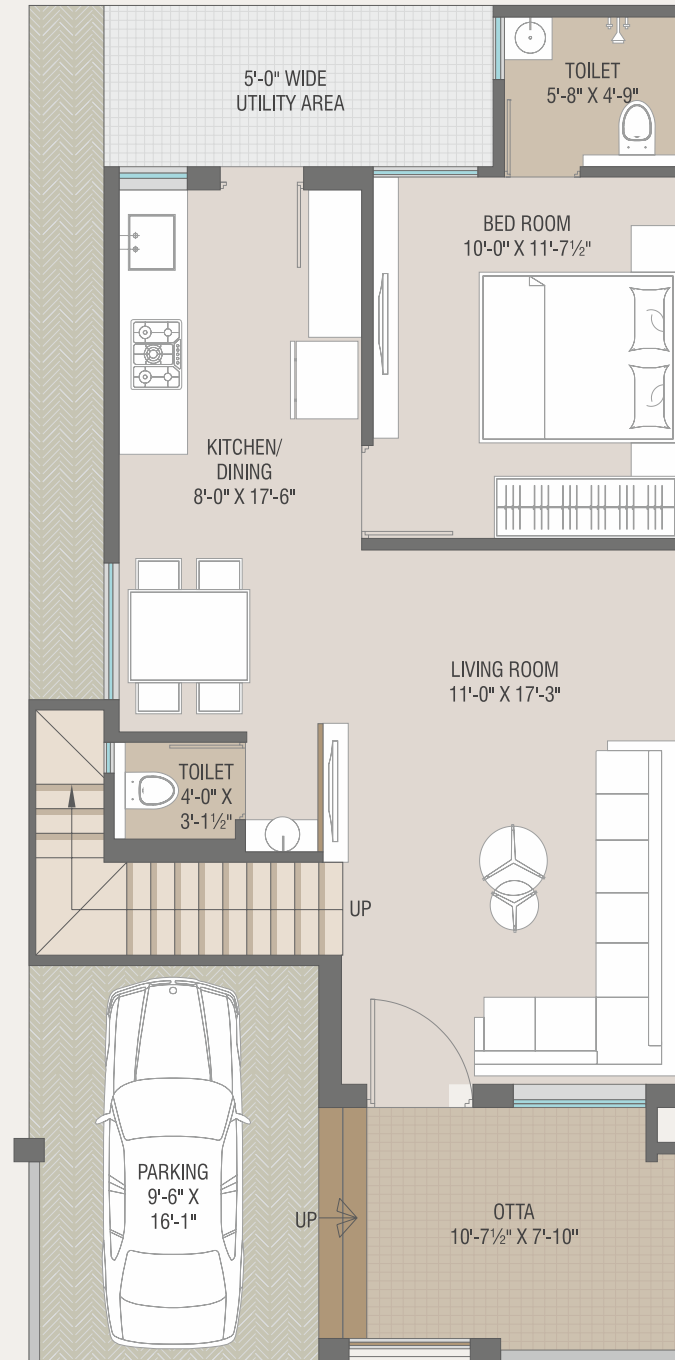


UNIT NO 3 to 18

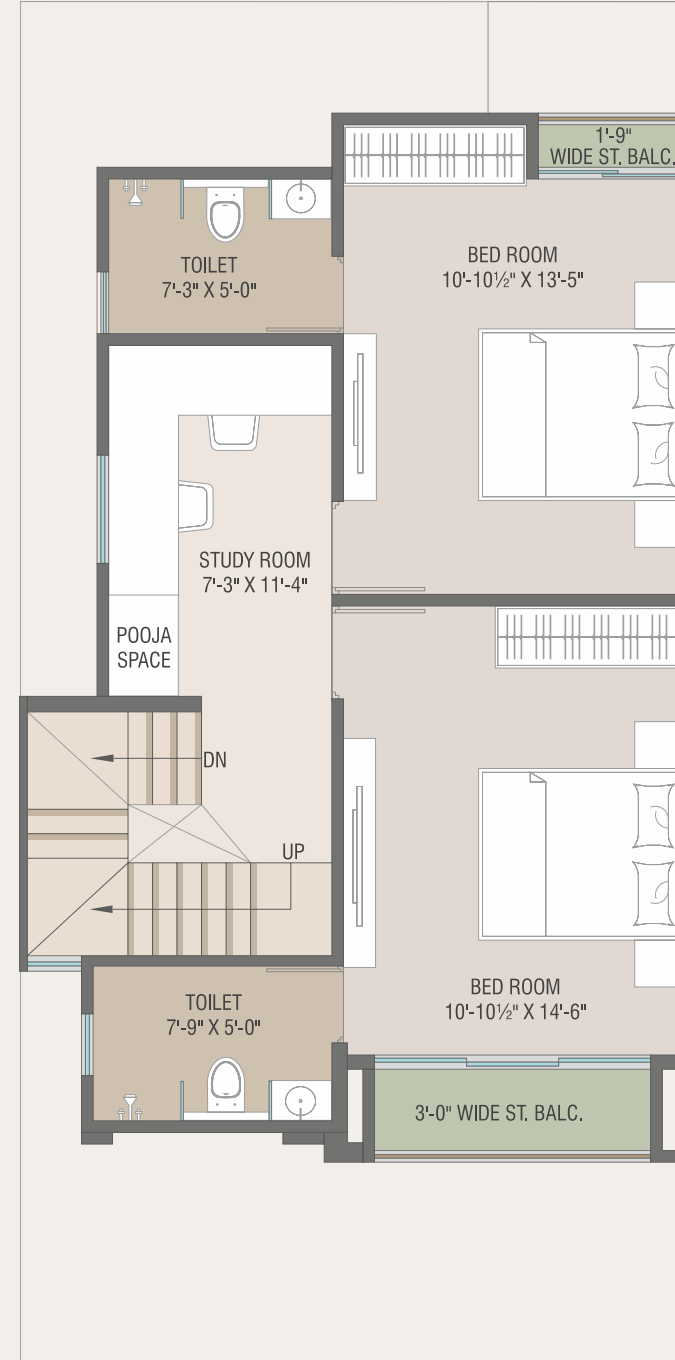
MIN. PLOT AREA
930.00 SQ.FT.

GROUND FLOOR BUILT UP : 728.50 SQ.FT.
FIRST FLOOR BUILT UP : 657.50 SQ.FT.
CABIN BUILT UP : 140.00 SQ.FT.
TOTAL BUILT UP : 1526.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

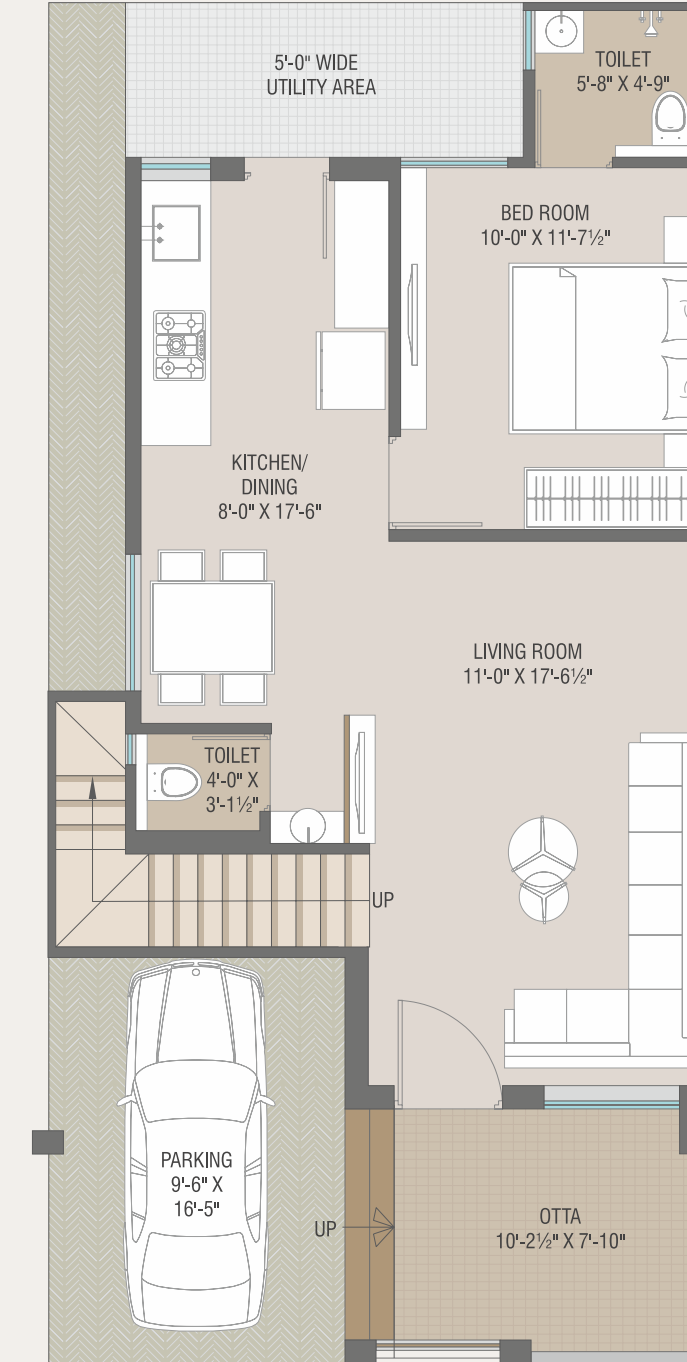


UNIT NO 19 to 37

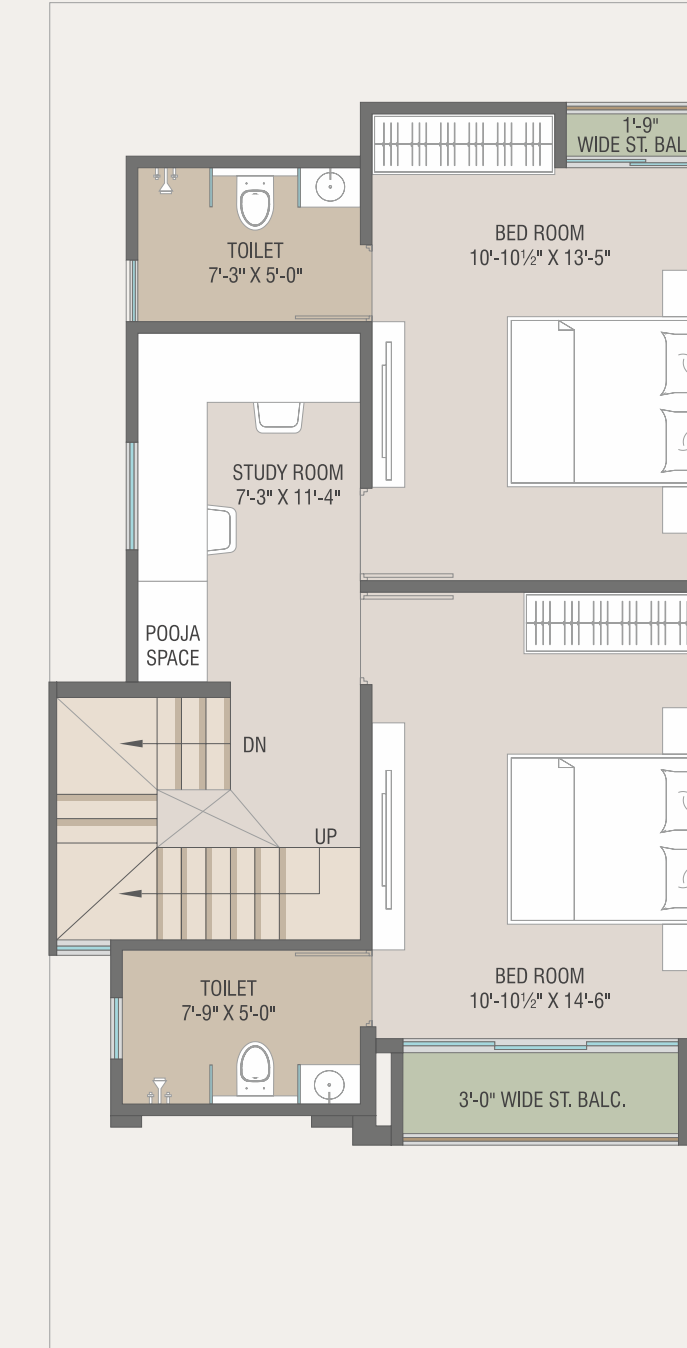
MIN. PLOT AREA
953.00 SQ.FT.

GROUND FLOOR BUILT UP : 729.60 SQ.FT.
FIRST FLOOR BUILT UP : 657.30 SQ.FT.
CABIN BUILT UP : 140.10 SQ.FT.
TOTAL BUILT UP : 1527.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



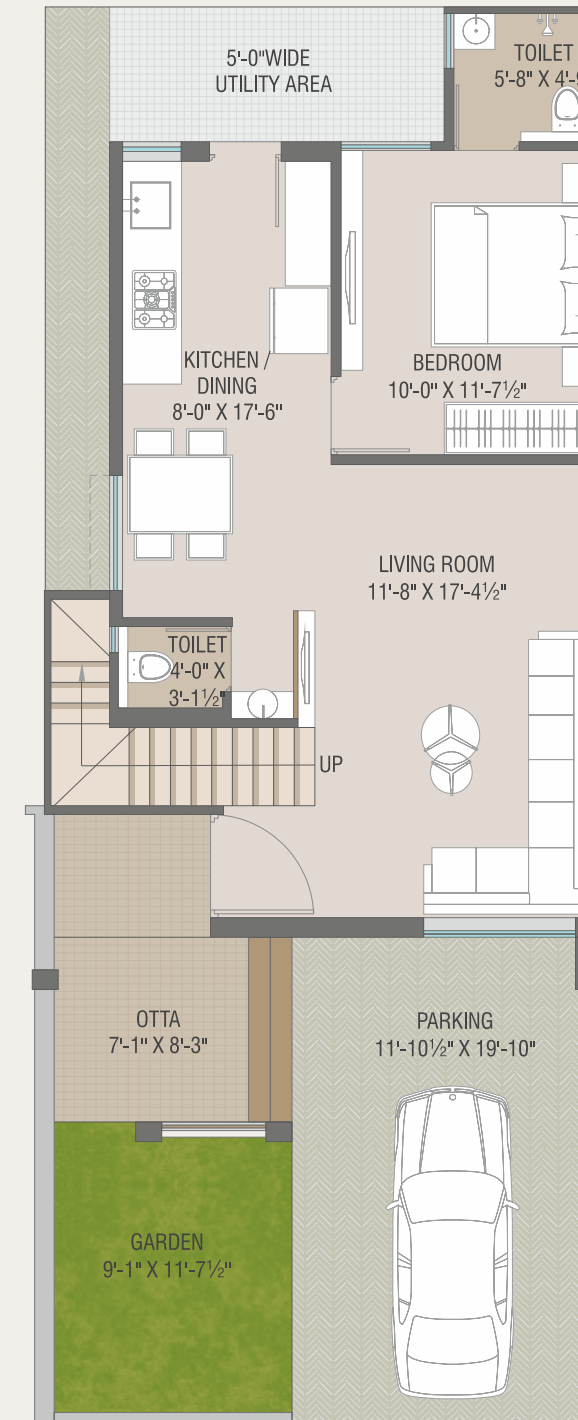


UNIT NO
39 to 56

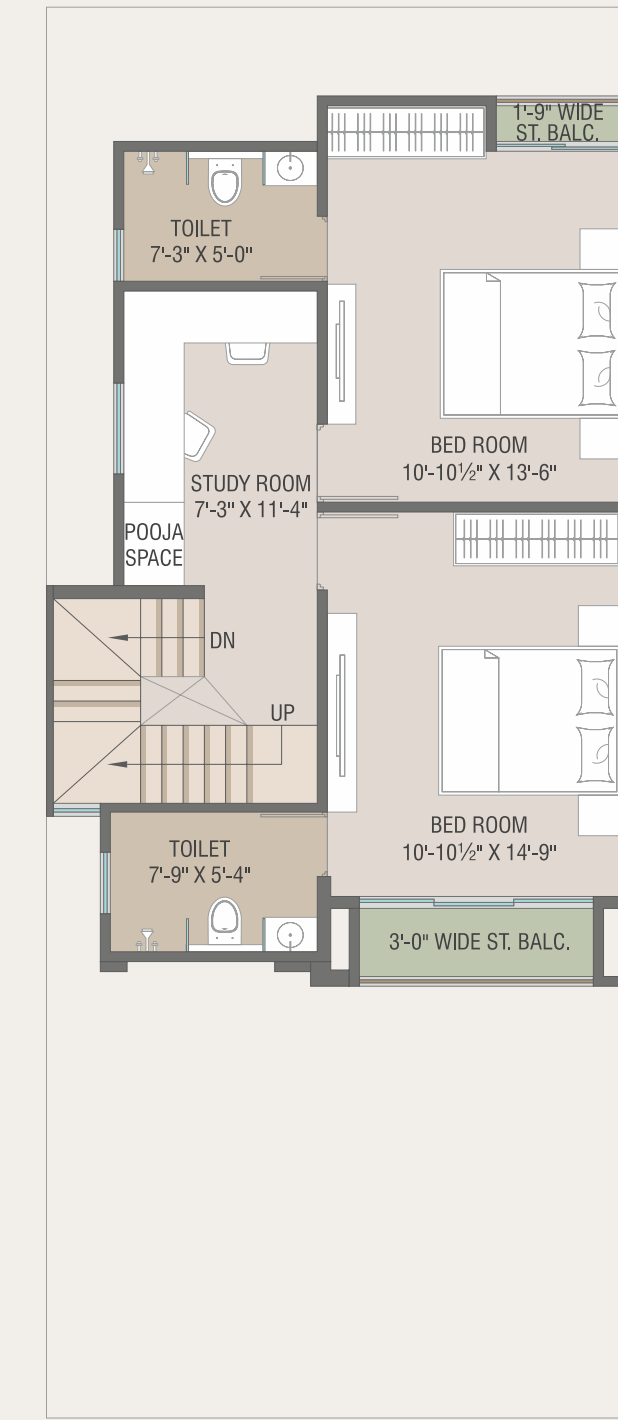
MIN. PLOT AREA
1201.00 SQ.FT.

GROUND FLOOR BUILT UP : 733.00 SQ.FT.
FIRST FLOOR BUILT UP : 664.70 SQ.FT.
CABIN BUILT UP : 143.30 SQ.FT.
TOTAL BUILT UP : 1541.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



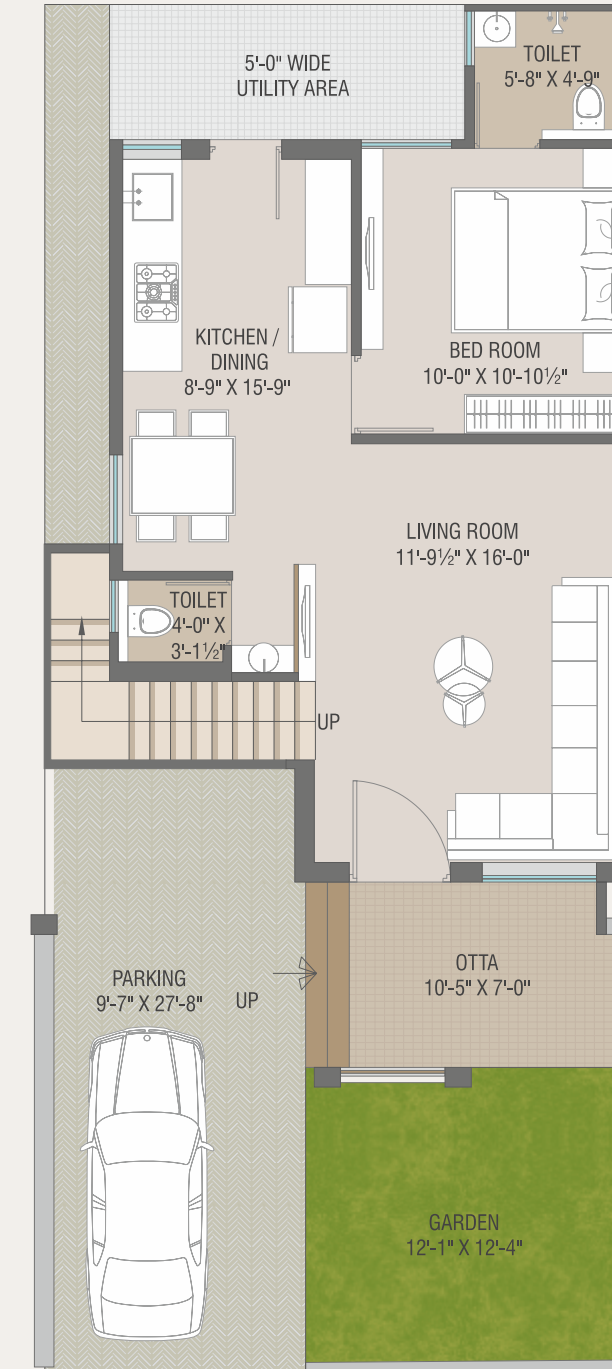


UNIT NO
58 to 63

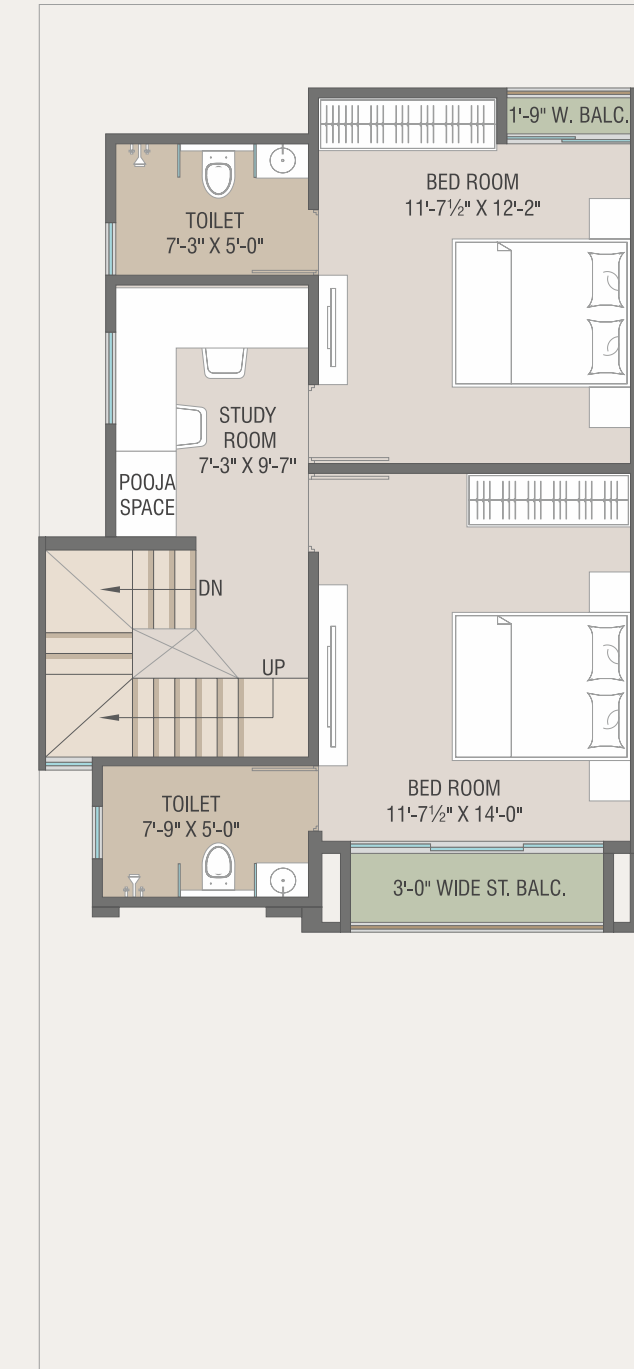
MIN. PLOT AREA
1195.00 SQ.FT.

GROUND FLOOR BUILT UP : 721.10 SQ.FT.
FIRST FLOOR BUILT UP : 647.90 SQ.FT.
CABIN BUILT UP : 140.00 SQ.FT.
TOTAL BUILT UP : 1509.00 SQ.FT.

GROUND FLOOR PLAN

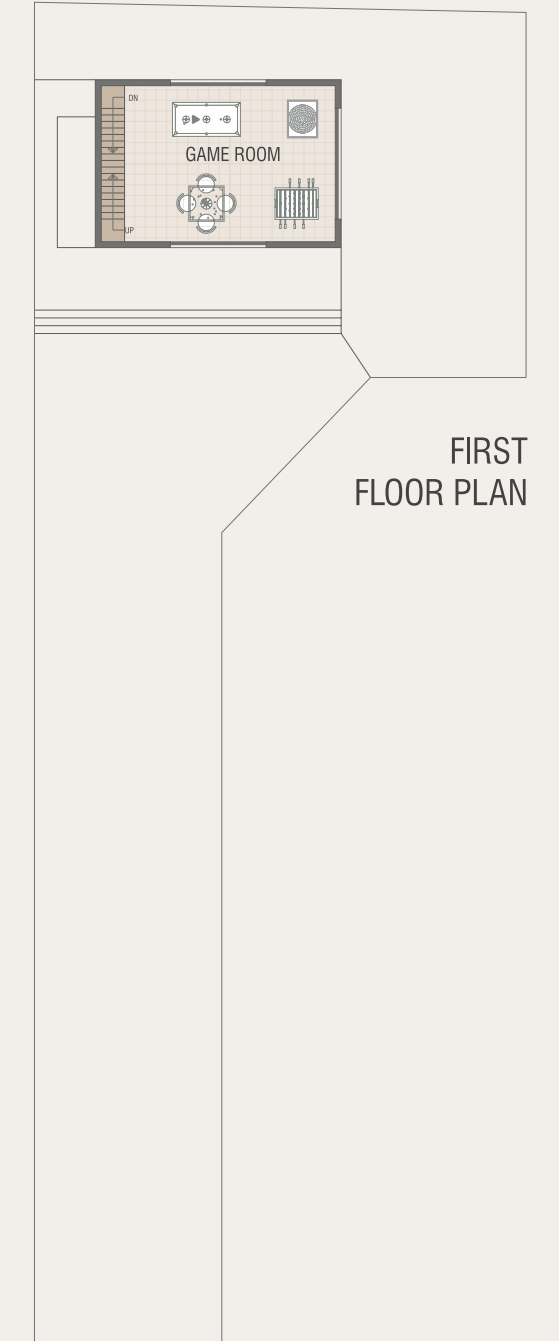


FIRST FLOOR PLAN





 **CLUB HOUSE**





AMENITIES

- AC Multipurpose Hall
- AC Game Zone
- Children Play Area
- Lush Green Garden
- Decorative Main Gate With Security Cabin
- CCTV Cameras of surrounding campus
- Gazebo in Garden
- Rain Water Harvesting
- RCC Road with decorative paver block in side campus
- Underground Electric Cabeling in side campus
- Street Light
- Borewell
- RO water purifier for each bunglows
- Anti Termites Treatment in all bunglows



SPECIFICATION

STRUCTURE:

All RCC frame structure & Masonry works as per architect and structural engineer's design.

COMPOUND WALL :

Low Height Compound wall with anti skid flooring
In utility area natural stone flooring with 3ft height glazed tiles fittings

FLOORING :

Premium Vitrified Flooring in all room.
Staircase with granite & premium vitrified tiles fittings

KITCHEN :

Granite Platform with Sink & Glazed tiles upto Lintel level.

BATH :

Designer Toilets with goods quality fittings, Sanitary ware and decorative glazed tiles.

DOORS :

Decorative Main Door with standard safety lock Fittings & all Internal doors will be laminted flush doors with mortize lock

WINDOWS :

Powder coated aluminium windows with mosquito net window & safety grill.

ELECTRIFICATION :

Concealed copper ISI wiring and modular switches with sufficient point & Ac. point in all bed room & Living room

PLUMBING :

Internal Plumbing will be concealed with good quality ISI mark fittings.

WALL FINISH :

Internal smooth plaster with putty and primer
External double coat plaster & Roller texture with weather proof paints

TERRACE :

Open terrace finished with china mosaic tiles & private gazebo in terrace

WATER TANK :

Under ground water tank 1500 ltr.
Over head water tank 1000 ltr.



Payment Mode : • 10% Booking • 10% Within 1 month of booking | 15% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 20% Plaster Level • 10% Flooring Level
• 5% Final Finishing

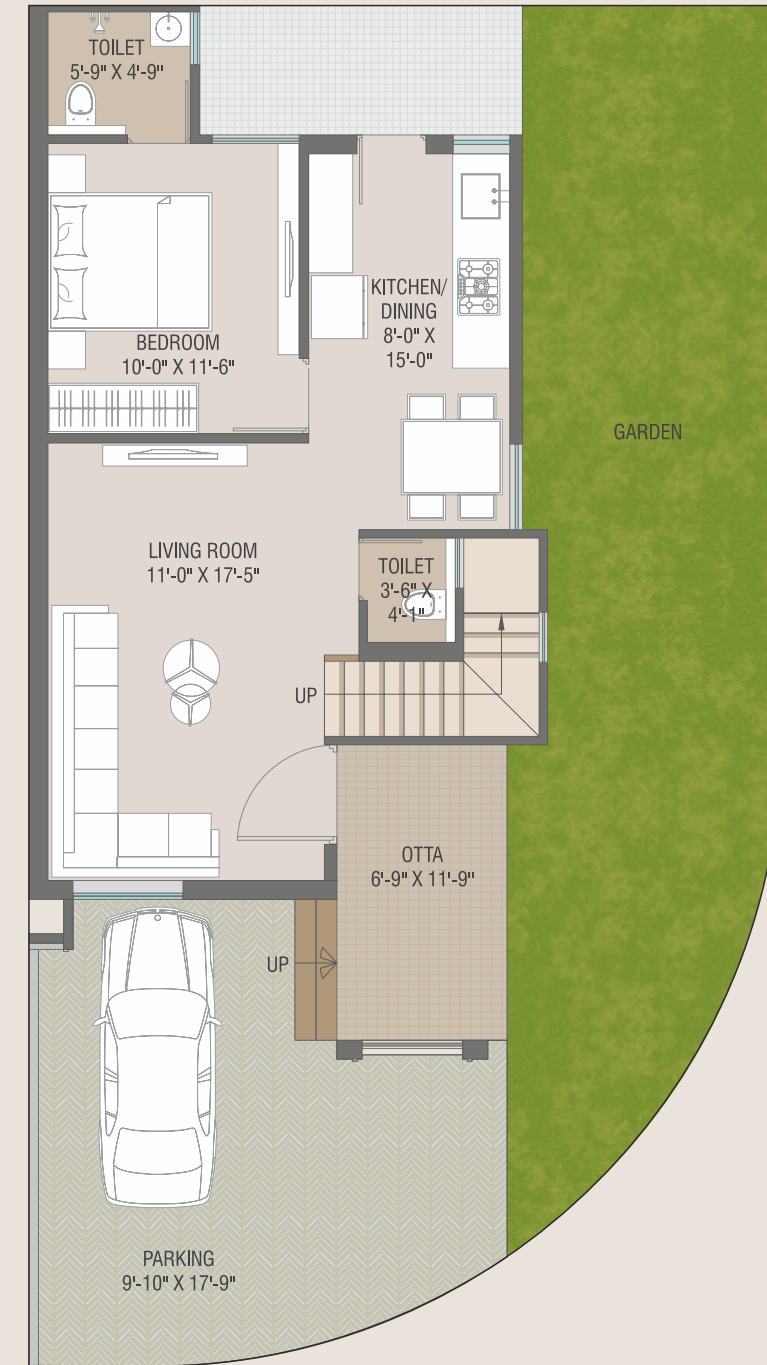
NOTE: • Possession will be given after one month of settlement of all accounts. • Documentation charges, Stamp duty, GST & Common maintenance and Development charges will be extra. • Any new Central or State Government Taxes, If applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment. • Continuous default payments leads to cancellation. • Architect / Developers Shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. • The delivery schedule etc. will be maintained only if the work is to be done as per the sample. • Any plans, Specification or information in this brochure can not form of an offer, contract or agreement.



UNIT NO
38

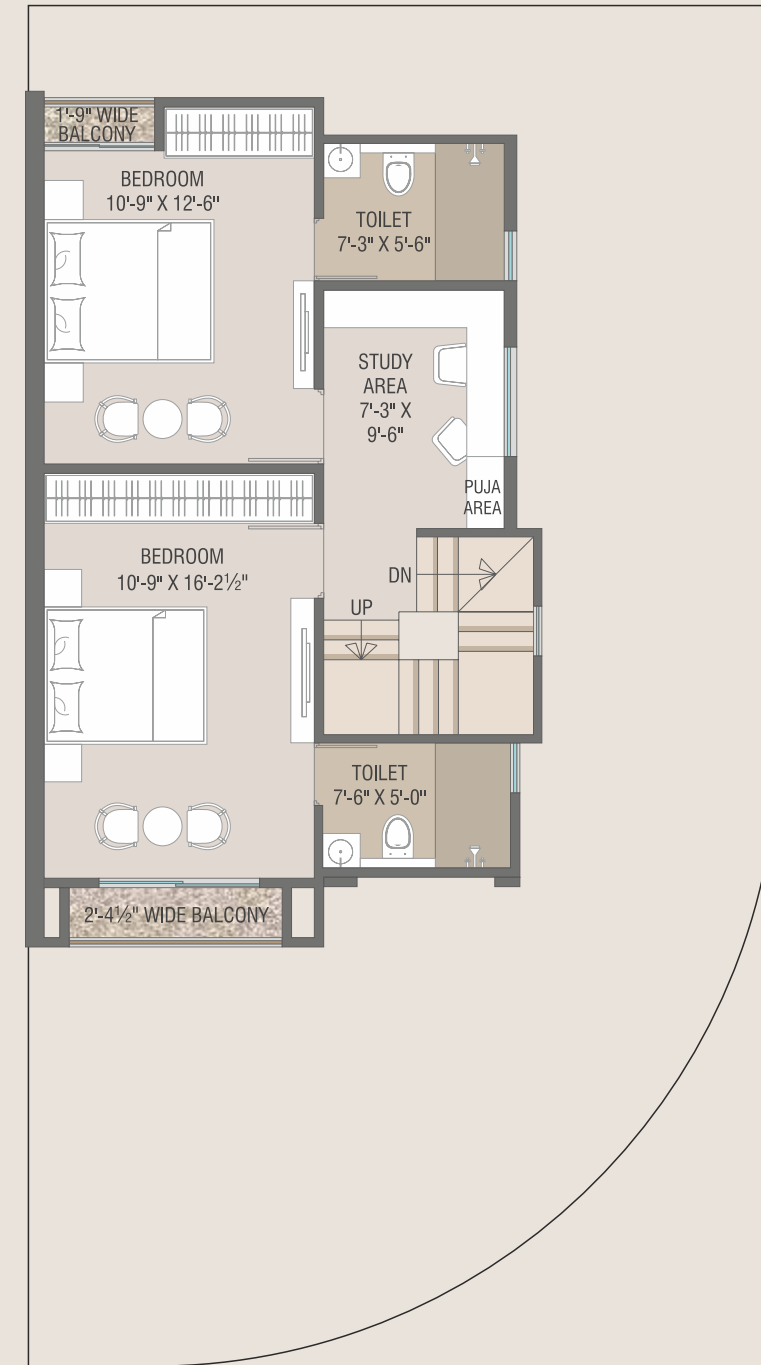
PLOT AREA
1238.00 SQ.FT.

GROUND FLOOR PLAN



GROUND FLOOR BUILT UP : 702.00 SQ.FT.
FIRST FLOOR BUILT UP : 630.70 SQ.FT.
CABIN BUILT UP : 125.30 SQ.FT.
TOTAL BUILT UP : 1457.00 SQ.FT.

FIRST FLOOR PLAN

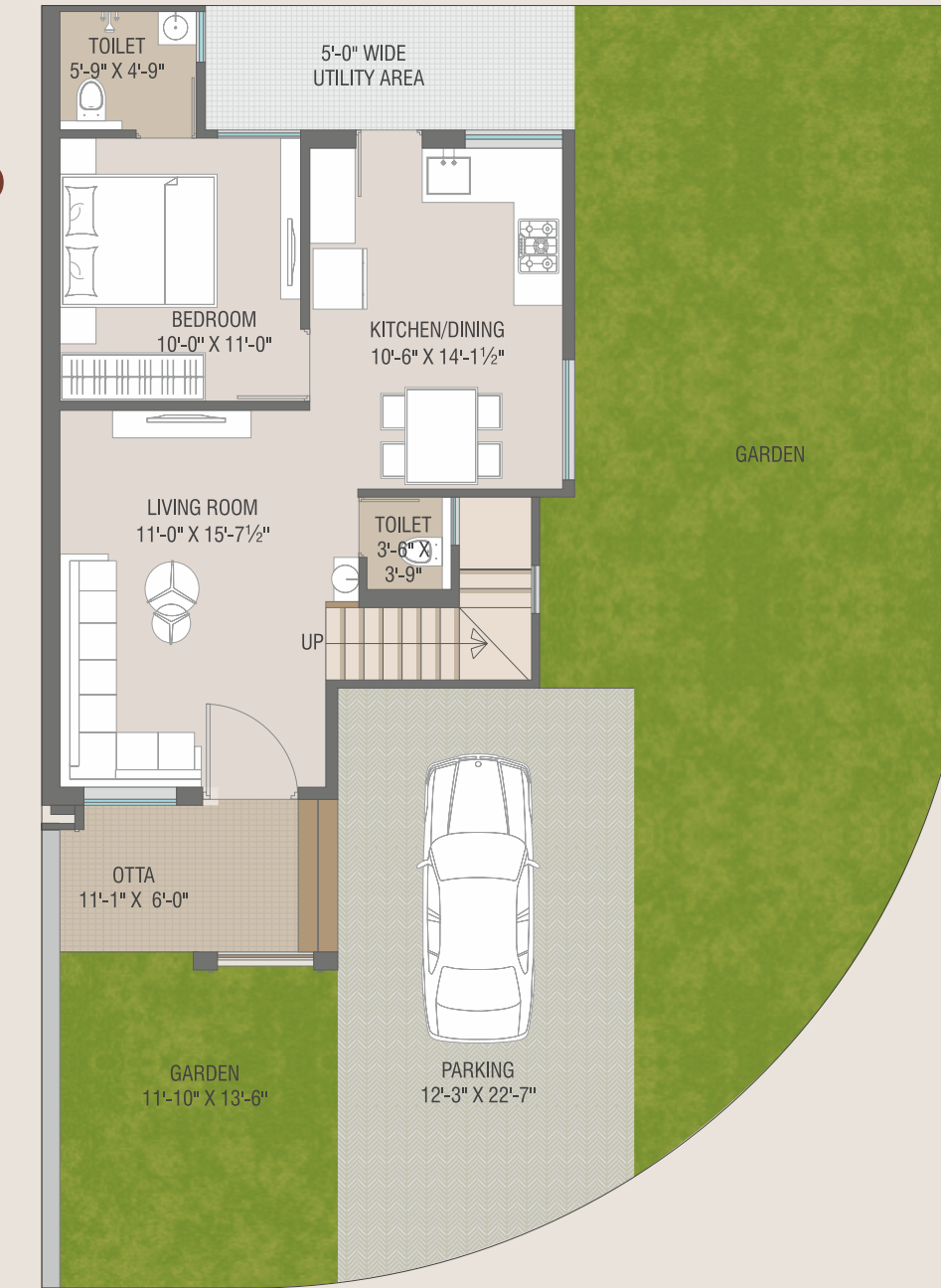


GROUND FLOOR PLAN



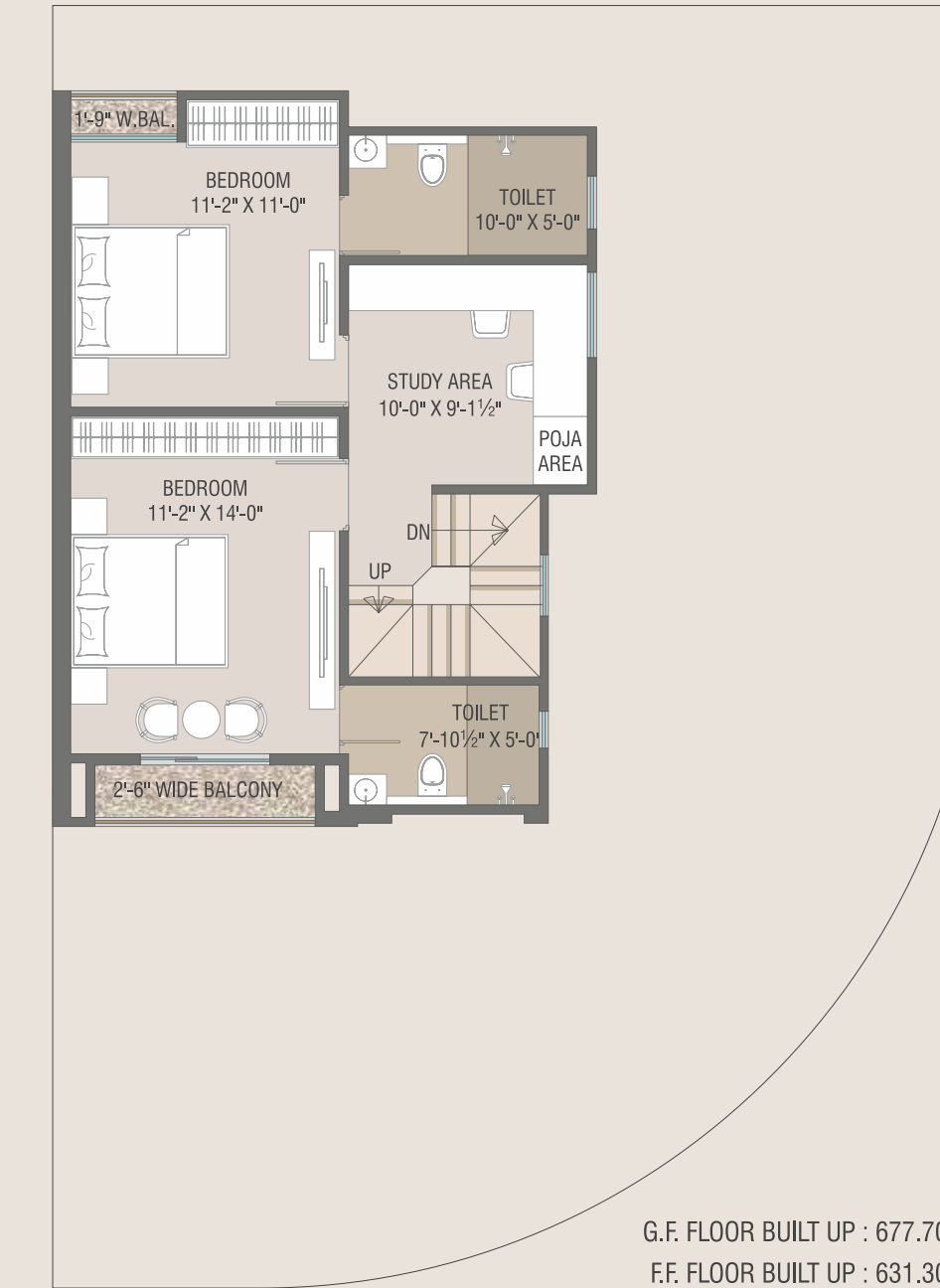
UNIT NO
57

PLOT AREA
1796.00 SQ.FT.



GROUND FLOOR PLAN

FIRST FLOOR PLAN



G.F. FLOOR BUILT UP : 677.70 SQ.FT.
F.F. FLOOR BUILT UP : 631.30 SQ.FT.
CABIN BUILT UP : 121.00 SQ.FT.
TOTAL BUILT UP : 1430.00 SQ.FT.