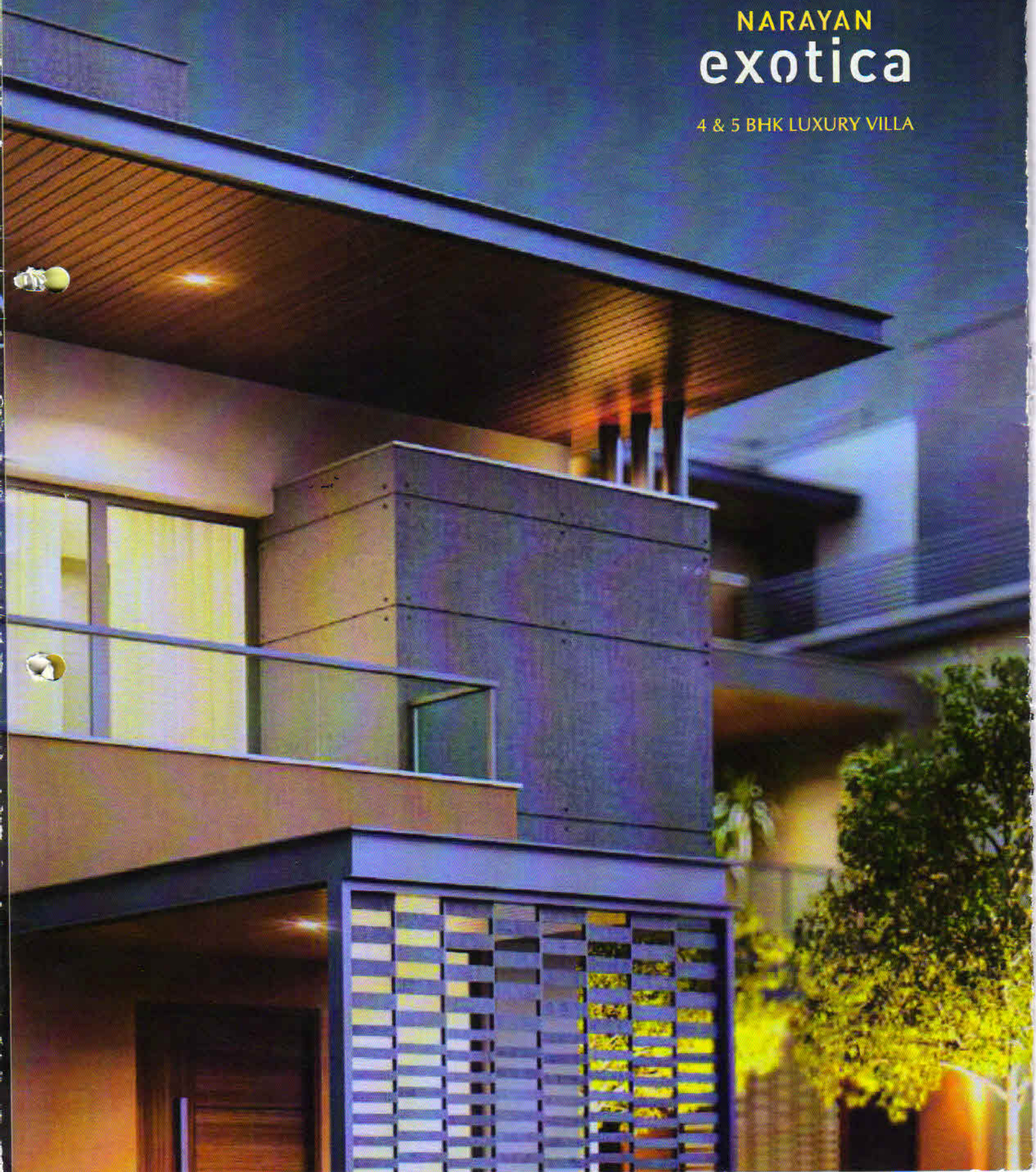


NARAYAN
exotica

4 & 5 BHK LUXURY VILLA



LAYOUT PLAN



TO LAMBHAYEL

TO BAKROL

300' WIDE ROAD

300' WIDE ROAD

300' WIDE ROAD

246' WIDE ROAD

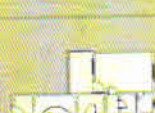
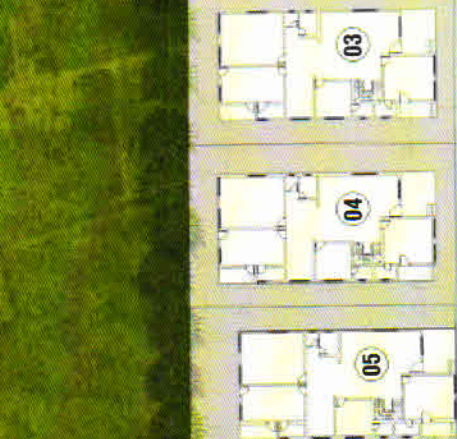
246' WIDE ROAD

246' WIDE ROAD

C.O.P.
2975 SQ. FT.

C.O.P.
5510 SQ. FT.

C.O.P.
5830 SQ. FT.





Common Plot 1: Landscaped Decorative Water Body with Walking Track



Common Plot 2: Landscaped Garden with Multi-purpose Hall

AMENITIES

AESTHETICS & LEISURE

- Designer landscaping at entrance
- Compound wall as per architect's design
- Serene landscaping all around the campus with water elements and designer plantation
- Ambient lighting all around the campus

VALUE ADDITIONS

SECURITY

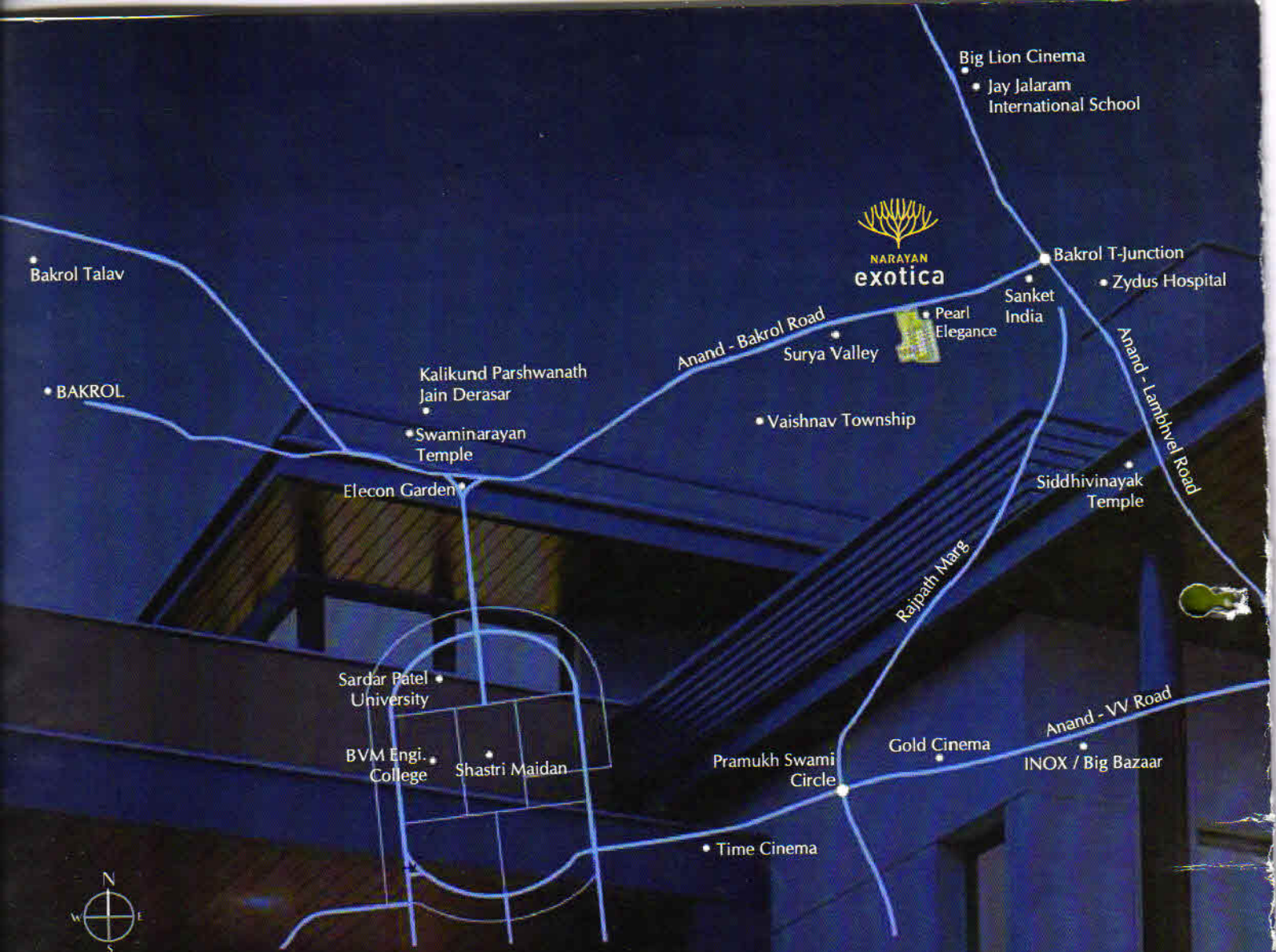
- Security Cabin at Entrance Gate
- 24 Hours Security around the campus
- Provision for CCTV cameras in common areas for round the clock surveillance

CORE INFRASTRUCTURE

- Decorative Main Gates with Security Cabin
- 30 feet wide internal RCC road with pavement and street lights
- Underground Cabling for Electricity and Telephone
- Underground Reticulated Gas pipeline
- Power Backup in common areas
- Planned Sewage with Septic Tanks and Soft Pits
- Provisions for connectivity with City Sewage network
- Individual Bore-water supply
- Wide 2 car parking space for individual Bungalows
- Sufficient back side margins for all Bungalows
- Adequate side margins between two Bungalows

SPACE / DESIGN / FORM / ELEGANCE





Site: "Narayan Exotica", Besides Pearl Elegance, Anand-Bakrol Road, Anand-388001, Gujarat, INDIA.  22°33'53.45"N | 72°56'22.61"E

design: stroke&arrow / 17 @ 98240 92010

PROJECT BY



NARAYAN

www.narayan-anand.com

Developers:

J & N Enterprise

Beside Pearl Elegance, Anand - Bakrol Road, Anand 388001

Ph.: +91 95746 37667, 97253 77667, Email: narayanexotica36@gmail.com

Supported By:

Narayan Finance

Nikul Patel | Jayesh Patel

Architects:



Ace Associates

www.aceassociates.in

Structural Consultant:

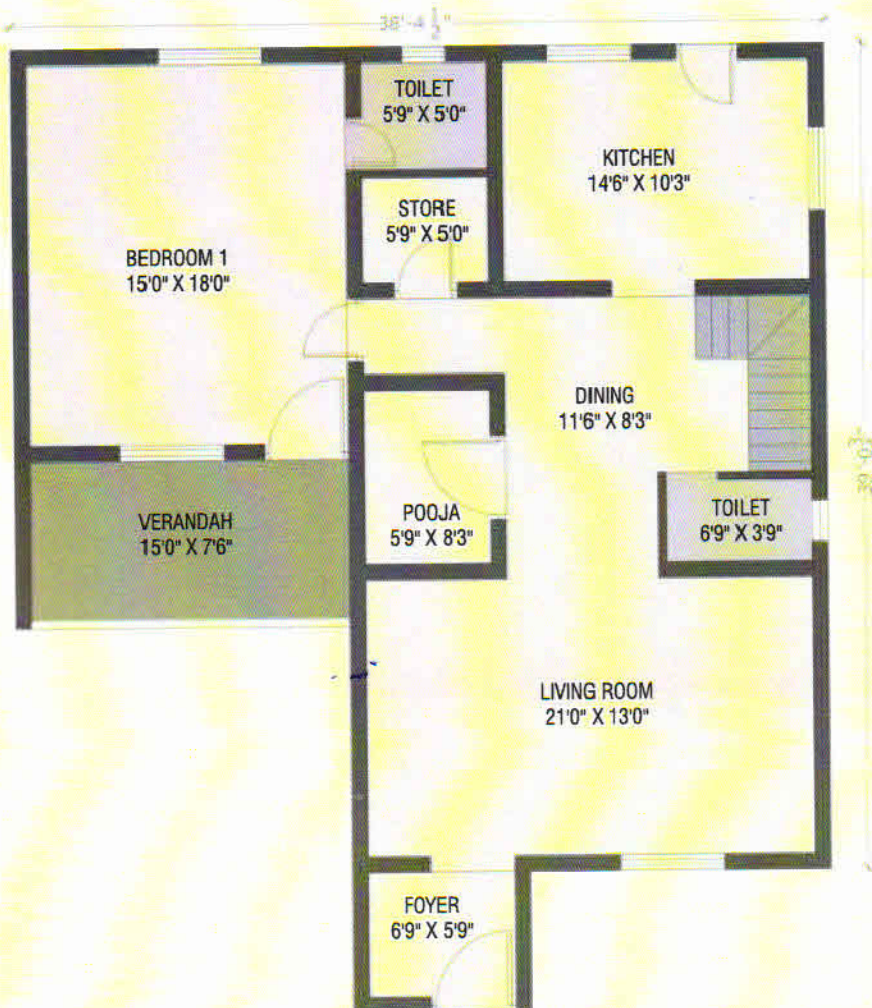
A.Y. Chhipa, Anand.

Disclaimer: • All plans are subject to amendments and approval by the relevant authorities. • All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. • The dimensions and areas shown are from block to block, without considering any plaster & finish. • The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. • The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Anand Jurisdiction.

TYPE [A]

Unit 01 to 31

GROUND FLOOR



FIRST FLOOR



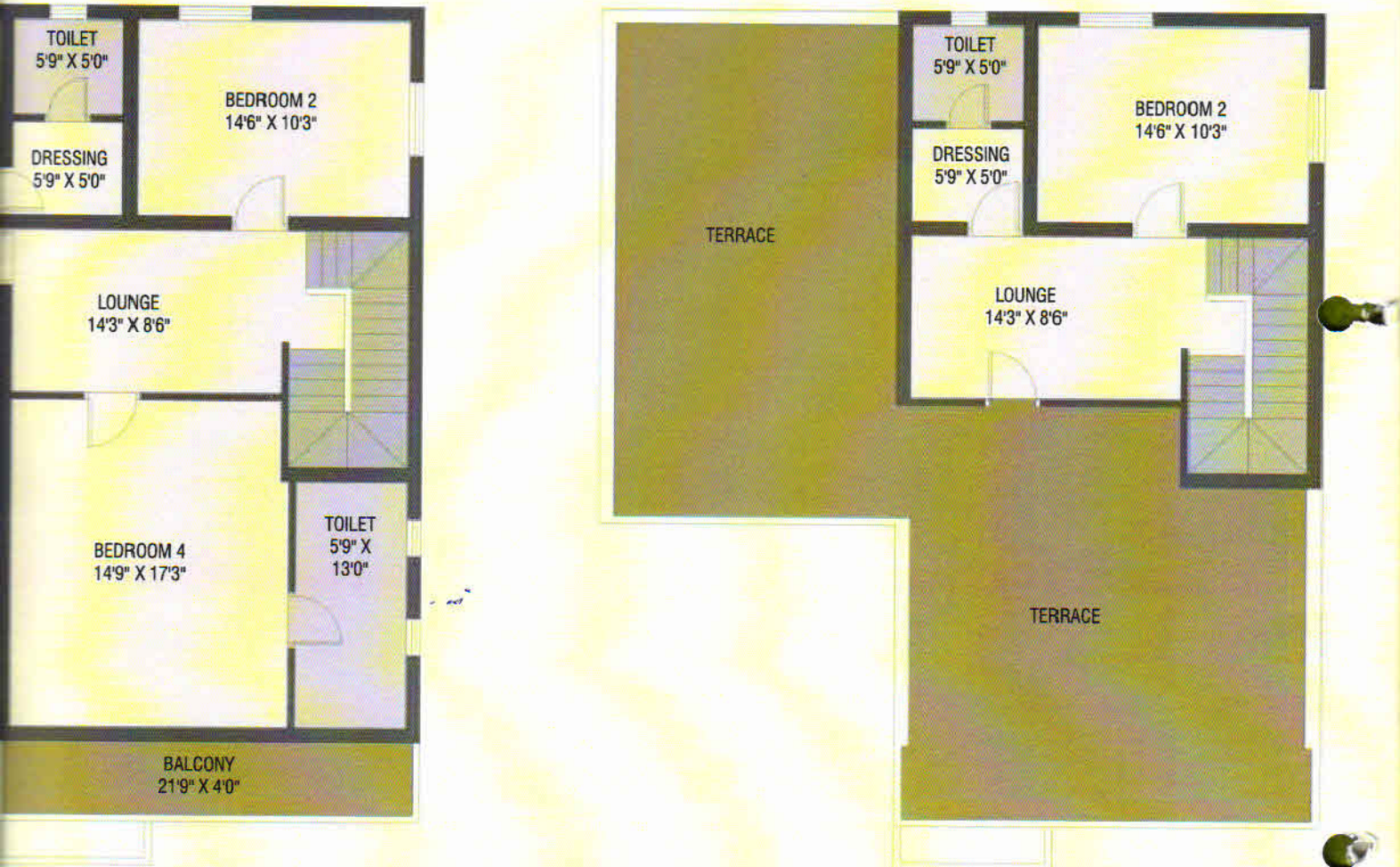
SPECIFICATIONS

STRUCTURE: Earthquake resistant RCC frame structure with brick masonry walls | RCC Slab at Plinth Level | Elegant elevation and facade

KITCHEN / UTILITIES: Premium Granite Surface stone (Separate Dry and Wet areas) with branded Stainless Steel sink. | Designated Spaces for Fridge, Microwave and other such equipment | Premium Wall Tiles | All faucets from Jaquar or Kohler or equivalent

BATHROOMS: Ceramic and Sanitary Fixtures from Kohler or Jaquar or equivalent brands | Faucets from Jaquar / Kohler / equivalent brand | Antiskid Ceramic Tiles on floor and dado | Electrical points for hair dryer and other accessories | Chemical base water proofing

SECOND FLOOR



DOORS: Solid Ghana Teakwood Main Door with Veneer finish | Excellent quality Solid-Core Flush Internal Doors with wooden finish Laminates

WINDOWS: Combination of Standard UPVC & Aluminium sections as per architect's design

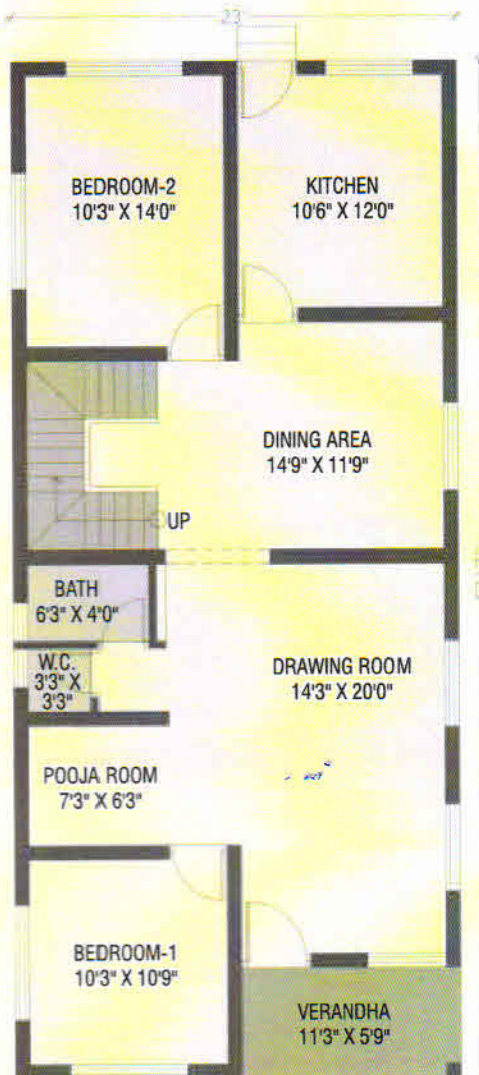
BALCONIES & TERRACES: Balustrade posts and Railings made of Aluminium sections with Toughened Glass sections | Waterproofing in all Balconies and Terraces

UTILITY AREA: Utility (outdoor) Stone-Top Platform in with Stainless Sink. | Metal shed covered with Tata Bluescope roofing sheet

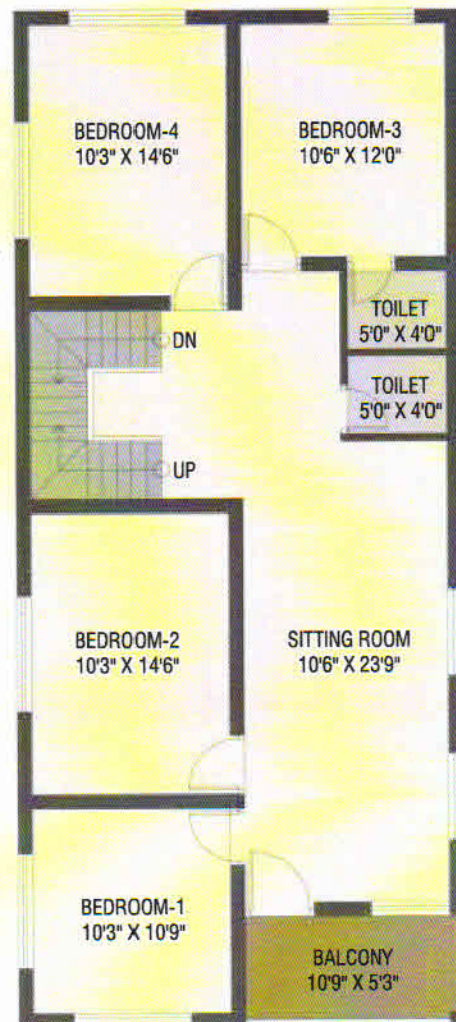
TYPE [B]

Unit 01 & 02

GROUND FLOOR



FIRST & SECOND FLOOR

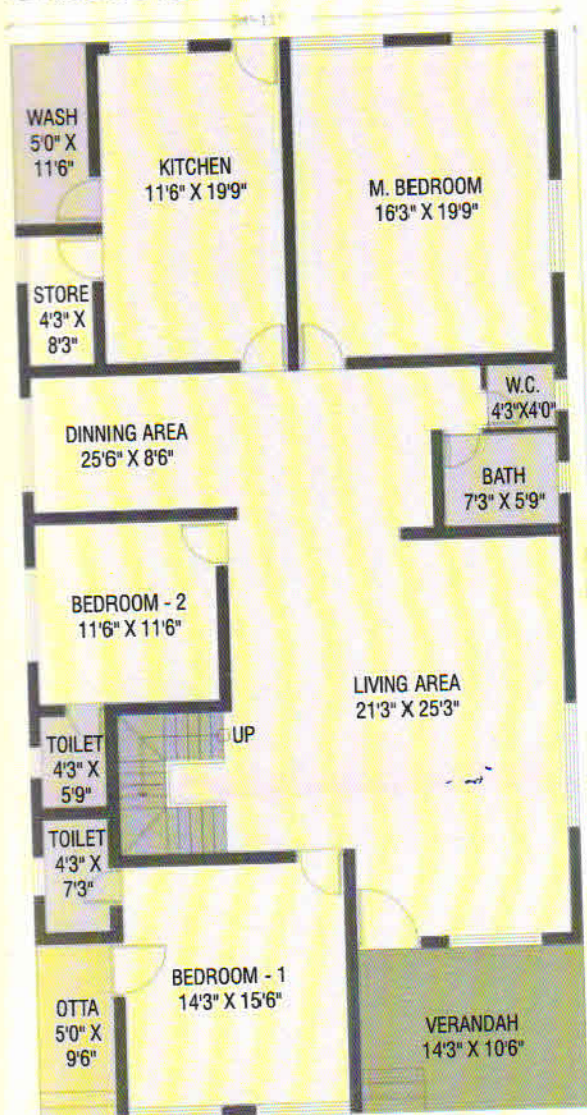


WALL AND CEILING FINISHES: Internal: Mala Plaster with 1 coat of Primer & 2 coats of Putty finish | External: Mala Plaster with Weather Resistant Acrylic Texture Paint | External Finishes to include Architectural Features as decided by the Architect. (* These architectural features are regulated throughout the project to provide a uniform theme, and cannot be changed by the Client / Owner of the property even after transfer of property.)

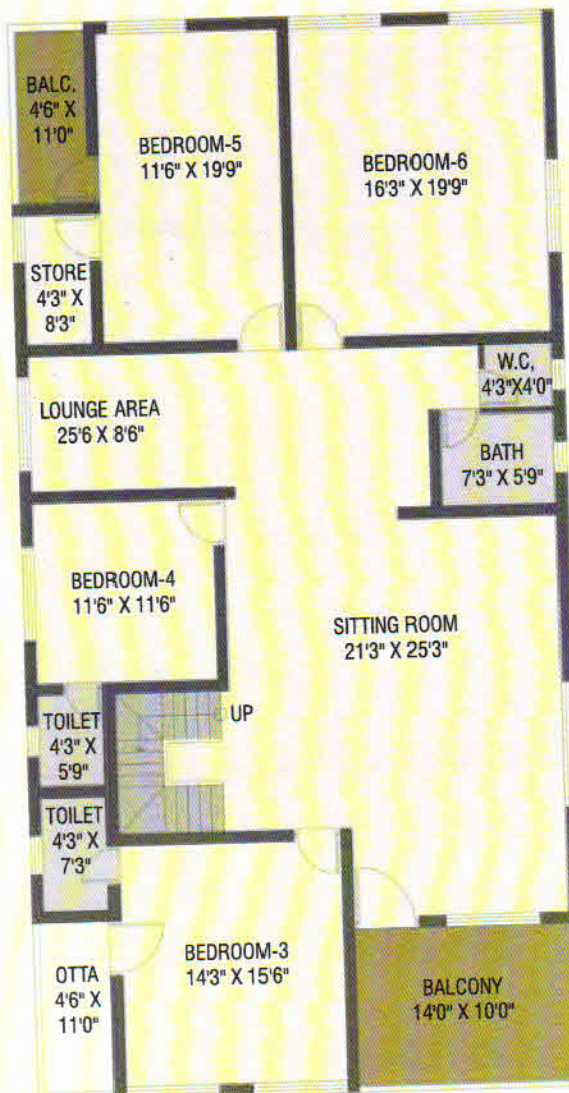
ELECTRICAL: Concealed Copper Wiring for Three Phase Electric Connection | Anchor / RR Kabel / equivalent company wires with necessary gauge | Indoor: Conveniently placed Modular Switch Boards with sufficient 15A and 5A Sockets, Switches and Regulators from Schneider / Opale or equivalent brands | Outdoor: Modular Sockets and Switches with Waterproof Casing from Anchor or equivalent brand | All units will be provided with proper Conventional and Chemical Earthing Systems with MCB Panel & ELCB etc. | Telephone and Television Cabling Points will be provided in Living, Dining, Entertainment space, and all Bedrooms.

Unit 03 to 05

GROUND FLOOR



FIRST & SECOND FLOOR



WATER SUPPLY: Provision for Overhead Water Tank (3000 liters triple layer PVC type water tank with 7 years manufacturer's warranty) | Hot Water Supply to all basins through Water Mixer Faucets | Provision for outdoor Gas / Solar Geyser connection on Terrace

GENERAL: Anti-Termite and Pest Treatment - At Foundation Level - Tubular Piping System at Plinth Level | Rain Water Line: | PVC Pipe of Astral or equivalent company | Drainage Pipe: PVC Pipe of Astral or equivalent company | Water Supply Pipe: CPVC type (Astral or equivalent company) | Conditional: Changes in the Interior Layout can be made in accordance to the Client's demands, under the Architect's Guidance.