

RERA NO: JHARERA/PROJECT/261/2023



GARDEN VALLEY

OUR HISTORY IS WITNESSING OUR
PRESENT



LEGACY IN
REAL ESTATE



PROJECTS
SIGNED . SEALED .
DELIVERED .



ON TIME
COMPLETION
OF PROJECT



BUILDER & DEVELOPER
VINAYAK DEVELOPERS AND ASSOCIATES

Vinayak Developers and Associates draws its legacy and experience of over 23 years in different domains. The Company envisions providing an extraordinary level of services and commitment to cutting-edge design that gives shape to whatever we put our hands to. Today, with a proud tradition in real estate industry, we are introducing to you yet another residential project that promises masters of consistency and quality of living unlike any other.



**5 ACRES
LAND**



**6 TOWER
528 FLATS**



**EXCLUSIVE CLUB HOUSE WITH ALL
MODERN AMENITIES**



GARDEN VALLEY

VINAYAK DEVELOPERS

Welcome





GARDEN VALLEY

VINAYAK DEVELOPERS

LAYOUT PLAN



LEGEND

- | | | |
|-------------------|--------------------------|------------------------|
| 01 ENTRANCE GATE | 10 CARETAKER ROOM | 19 TRAINER ROOM |
| 02 SECURITY CABIN | 11 GYM | 20 TEMPLE |
| 03 PLAY ZONE | 12 LOUNGE | 21 VOLLEYBALL COURT |
| 04 AMPHITHEATER | 13 SWIMMING POOL | 22 ADVENTURE PLAY AREA |
| 05 SEATING PLAZA | 14 KIDS POOL | 23 DRIVEWAY |
| 06 LAWN | 15 POOL DECK | 24 PARKING |
| 07 POWER HOUSE | 16 OPEN SHOWER | 25 JOGGING TRACK |
| 08 PANTRY | 17 LOCKER ROOM | |
| 09 TOILET | 18 YOGA/ MEDITATION ROOM | |





GARDEN VALLEY





Beautiful SWIMMING POOL
WITH
CLUB HOUSE







FACILITIES & WASH AREA



SHOWER AREA



LOCKER ROOM & CHANGING ROOM



SWIMMING POOL



GREEN LANDSCAPE



KIDS PLAY AREA



CLUB HOUSE



RECEPTION AND WAITING LOUNGE



GYM WITH MODERN EQUIPMENT



TODDLER ZONE



YOGA / MEDITATION / AEROBIC AREA



GUEST ROOM



BANQUET HALL



MEETING ROOM



INDOOR GAME



HOME THEATRE



BLOCK - A



BLOCK-A FLOOR PLAN



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT NO- 1	3BHK+2T	1265 SQ.FT.	1640 SQ.FT.
FLAT NO- 2	3BHK+2T	1275 SQ.FT.	1660 SQ.FT.
FLAT NO- 3	3BHK+2T	1075 SQ.FT.	1400 SQ.FT.
FLAT NO- 4	3BHK+2T	1275 SQ.FT.	1660 SQ.FT.
FLAT NO- 11	3BHK+2T	1265 SQ.FT.	1640 SQ.FT.
FLAT NO- 12	2BHK+2T	930 SQ.FT.	1210 SQ.FT.

* All Measurements are in Square Feet



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT NO- 5	3BHK+2T	1270 SQ.FT.	1650 SQ.FT.
FLAT NO- 6	3BHK+2T	1075 SQ.FT.	1400 SQ.FT.
FLAT NO- 7	3BHK+2T	1295 SQ.FT.	1675 SQ.FT.
FLAT NO- 8	3BHK+2T	1285 SQ.FT.	1665 SQ.FT.
FLAT NO- 9	2BHK+2T	930 SQ.FT.	1210 SQ.FT.
FLAT NO- 10	3BHK+2T	1255 SQ.FT.	1640 SQ.FT.

* All Measurements are in Square Feet

BLOCK - B



BLOCK-B FLOOR PLAN



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT-A	3 BHK+3T	1380 SQ.FT.	1795 SQ.FT.
FLAT-B	3 BHK+2T	1090 SQ.FT.	1415 SQ.FT.
FLAT-C	3 BHK+3T	1390 SQ.FT.	1805 SQ.FT.
FLAT-D	3 BHK+3T	1395 SQ.FT.	1815 SQ.FT.
FLAT-E	3 BHK+2T	1105 SQ.FT.	1435 SQ.FT.
FLAT-F	3 BHK+3T	1380 SQ.FT.	1795 SQ.FT.

* All Measurements are in Square Feet



BLOCK - C



BLOCK-C FLOOR PLAN



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT-A	3 BHK+3T	1345 SQ.FT.	1750 SQ.FT.
FLAT-B	3 BHK+2T	1110 SQ.FT.	1445 SQ.FT.
FLAT-C	3 BHK+3T	1325 SQ.FT.	1725 SQ.FT.
FLAT-D	3 BHK+2T	1215 SQ.FT.	1580 SQ.FT.
FLAT-E	3 BHK+2T	1110 SQ.FT.	1445 SQ.FT.
FLAT-F	3 BHK+2T	1215 SQ.FT.	1580 SQ.FT.

* All Measurements are in Square Feet



BLOCK - D FLOOR PLAN



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT-A	3 BHK+2T	1420 SQ.FT.	1845 SQ.FT.
FLAT-B	3 BHK+2T	1145 SQ.FT.	1490 SQ.FT.
FLAT-C	3 BHK+3T	1425 SQ.FT.	1855 SQ.FT.
FLAT-D	3 BHK+3T	1430 SQ.FT.	1860 SQ.FT.
FLAT-E	3 BHK+2T	1165 SQ.FT.	1515 SQ.FT.
FLAT-F	3 BHK+3T	1440 SQ.FT.	1870 SQ.FT.

* All Measurements are in Square Feet



BLOCK - E FLOOR PLAN



FLAT NAME	TYPE	B.U.A. AREA	S.B.U.AREA
FLAT-A	3 BHK+3T	1415 SQ.FT.	1840 SQ.FT.
FLAT-B	3 BHK+2T	1145 SQ.FT.	1490 SQ.FT.
FLAT-C	3 BHK+3T	1435 SQ.FT.	1865 SQ.FT.
FLAT-D	3 BHK+3T	1435 SQ.FT.	1865 SQ.FT.
FLAT-E	3 BHK+2T	1165 SQ.FT.	1515 SQ.FT.
FLAT-F	3 BHK+3T	1440 SQ.FT.	1870 SQ.FT.

* All Measurements are in Square Feet



CLUB HOUSE



APARTMENT SPECIFICATIONS

AIR-CONDITIONING

- Provision for Odu's and Points in All Rooms (Bedroom+living).

DECK

- Deck with designer Wooden Tiles.
- S.S./ M.S. safety railing.

DOORS AND WINDOWS

- Main door with waterproof wooden flush door provided with makelock and fitting.
- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone base with good quality aluminum anodized section and glass.

WASH & UTILITY

- Granite slab in flooring and vitrified tile on dado with adequate electrical and plumbing points.

TELEVISION, INTER NET&TELEPHONE

- Convenient provision of internet, telephone & television points in each apartment.

WALL SURFACE

- Water proof putty on all plastered wall and ceiling.

TOILETS

- Decorative high-quality vitrified tile upto lintel level with standard quality sanitary ware and C.P fittings in all toilets.

KITCHEN

- Granite kitchen platform with sink of Standard make.
- High quality vitrified tile dado upto lintel level.
- Gas connection on platform & provision for R.O. water purifier.

FLOOR FINISH

- Superior Quality of vitrified tile.

ELECTRICAL

- Sufficient points in concealed copper wiring of HAVELS/ eq. make.
- Modular switches of HAVELS / eq. make.

BUILDING SPECIFICATIONS

ENTRANCE FOYER & LOBBY

- Well-designed entrance foyer at all floor levels.

ELEVATORS

- Three fully-automatic(2 passenger &1 Stretcher) elevator per building.

PARKING

- Site development: Inter locking paver blocks/ stone paving.

FACADE TREATMENTS

- Plaster: Roller finished double coat plaster on exterior wall.
- Paint : Weather shield paint of standard make.

ELECTRICS AND POWER BACKUP

- Silent generator of adequate power for lifts, water pump and common facilities.
- Designer light fittings of standard make in common passages.

SECURITY

- Phone and intercom facilities with connectivity from entrance foyer to each flat, lifts and security cabin.
- CCTV camera coverage in campus, reception and basement area.

STRUCTURE

- Earthquake resistant structural design as per IS for RCC frame structure with isolated footings and in fill masonry walls.

OTHER AMENITIES

- Security System with CCTV Camera & Intercom Entrance Foyers.
- I-Level Basement car Parking and ground Level Stilt Parking.



LEGAL DISCLAIMER

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- All the elements, objects, treatment, material, equipment color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

NOTE

- All rights for alternation / modification and development in design or specification by architects and / or developers before final handing over shall binding to all the members.
- This brochure is for private circulation only. By no means will it form part of any legal contract.

WE REQUEST

- Stamp duty. Registration charges all Legal obligations society maintenance charges etc. shall be home by the purchaser.
- GST or any other taxes levied in future will be home by the purchaser.
- Any additional charges or duties levied by the Government/ Local authorities during or after the completion of the property shall be home by the purchaser.
- In the internet of continual development in design & quality of construction, the developer reserve all the rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers abide by such changes.
- Changes/ alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after completion of the scheme.
- Any RCC member (Beam, Colum & Slab) must not be damaged during your interior work.
- Low- Voltage cables such as telephone, TV and internet cable shall be strictly laid as per consultant's service drawings with prior consent of Developer/ Builder's office. No wire / cable conduits shall be laid or installed such that they form hanging formation on the building exterior face.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Common passage / landscaped areas are not allowed to be used personal purpose.

LOCATION MAP

The diagram illustrates the proposed inner circle road layout, showing 12 segments with their respective landmarks and travel times:

- PARAS HOSPITAL (8 MIN)
- RANCHI SMART CITY (5 MIN)
- DPS SCHOOL (9 MIN)
- HEC (5 MIN)
- SECRETARIAT (5 MIN)
- TUPUDANA RING ROAD (6 MIN)
- SPRINGCITY MALL (10 MIN)
- AIRPORT (10 MIN)
- VIDHAN SABHA (10 MIN)
- HIGH COURT (10 MIN)
- JSCA (10 MIN)
- JAGGANATH TEMPLE (7 MIN)
- HATIA RAILWAY STATION (5 MIN)
- PROPOSED INNER CIRCLE





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