

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 RAMP |
| 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 | |



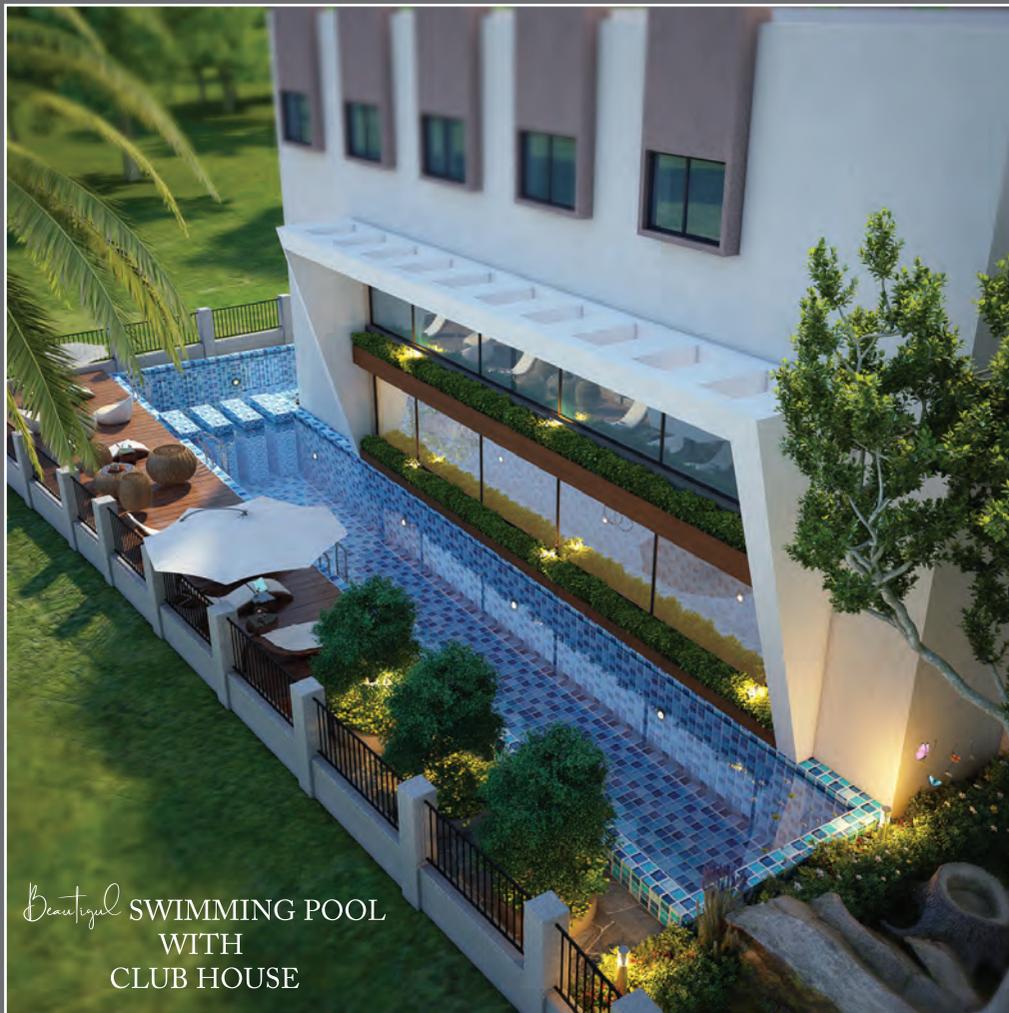


GARDEN VALLEY

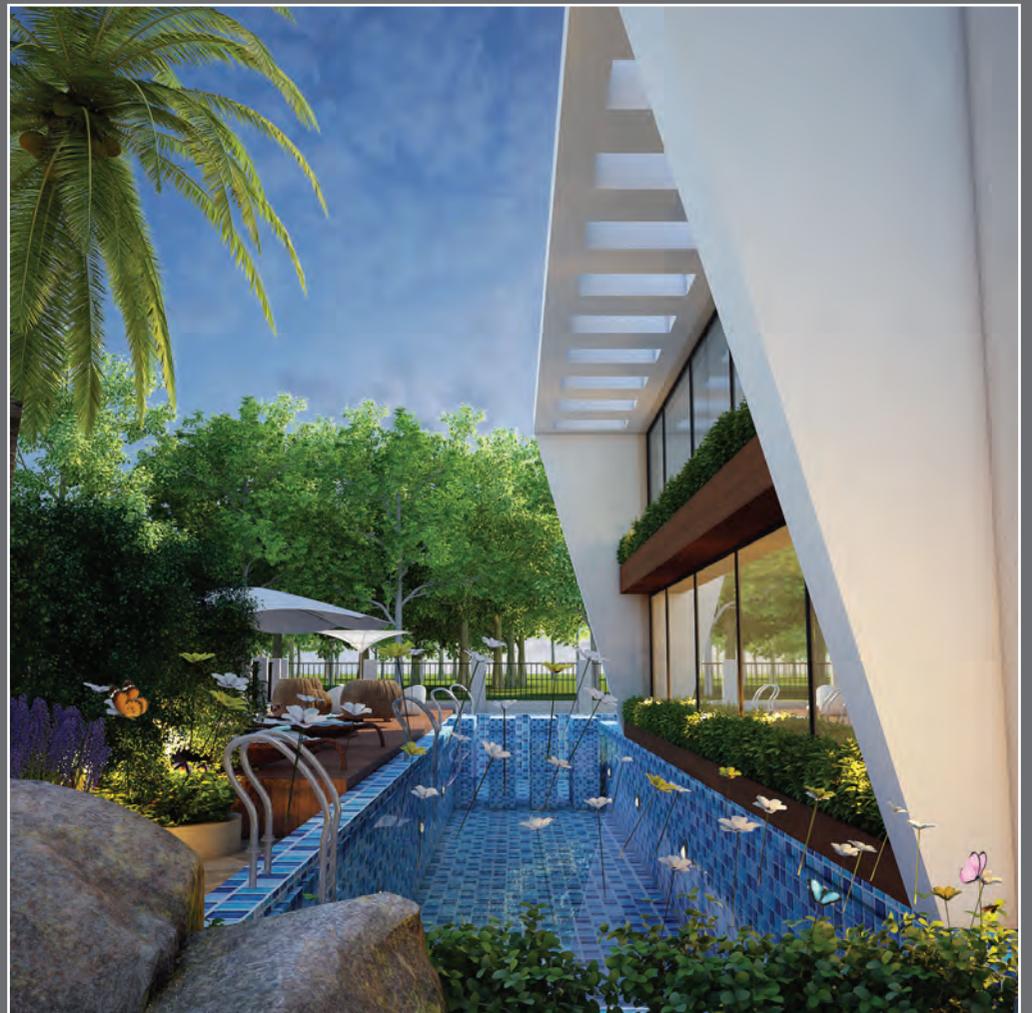


CLUB HOUSE





Beautiful SWIMMING POOL
WITH
CLUB HOUSE







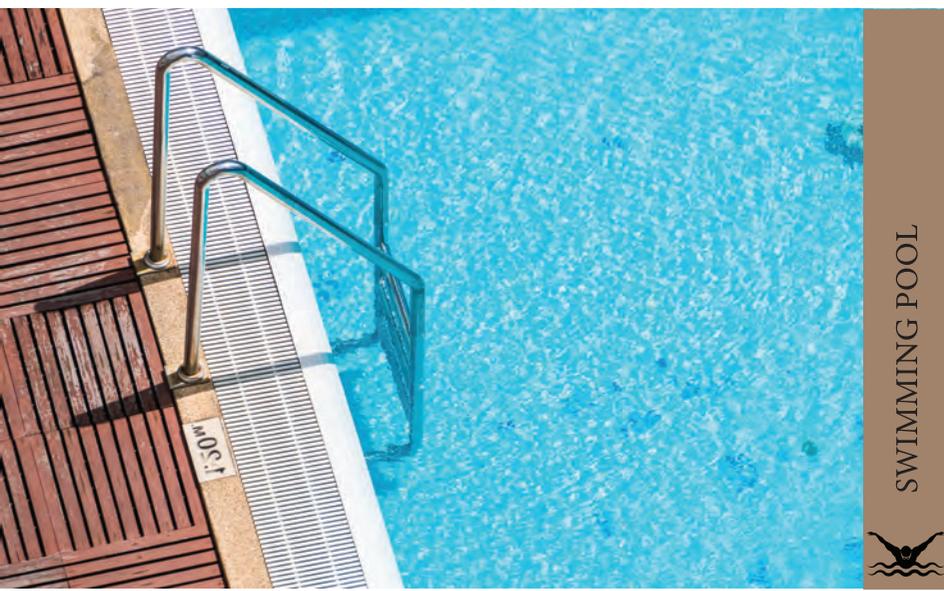
FACILITIES & WASH AREA



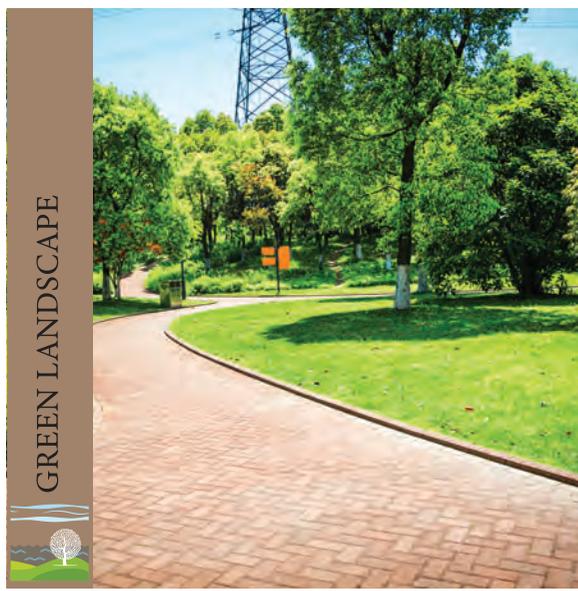
SHOWER AREA



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



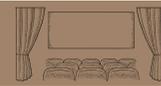
MEETING ROOM



INDOOR GAME



HOME THEATRE



BLOCK - A



BLOCK - 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



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, INTERNET & 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.

WEREQUEST

- 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

	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	10MIN		VIDHAN SABHA	10MIN		HIGH COURT	10MIN		JSCA	10MIN
	JAGGANATH TEMPLE	7MIN		HATIA RAILWAY STATION	5MIN		PROPOSED INNER CIRCLE				





BUILDER & DEVELOPER
VINAYAK DEVELOPERS AND ASSOCIATES

HEAD OFFICE : GROUND FLOOR , YASHODANAND APARTMENT , 13- KIDWAIPURI , PATNA -800001
BRANCH OFFICE : GARDEN VALLEY , HESAG , NEAR DON BOSCO SCHOOL , RANCHI-834003

PH : 9102666888 , 9102777888 , 9955055725

E- mail : developersvinayak@gmail.com

Web Site : www.vinayakassociate.in

CONSULTING ARCHITECTS



ASHIRVAD ARCHITECTS

ARCHITECTURAL, CIVIL, PROJECT MANAGER
ROOM. NO-07, FIRST FLOOR, R.I.T.BUILDING,
KUTCHERY CHOWK, Ranchi - 834001
Email:- vjay_ashirvad@rediffmail.com.