



**VISWAM BUILDCON**

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Location



**AARANA**  
— VILLA —

**Architect:** Kirit Patel | **Structural Consultant:** Tarang galani | **Plumbing Consultant:** Pinakin Patel | **Electrical Consultant:** Dakshesh Patel

5B2HK LUXURIOUS VILLAS

A PLACE WHERE  
HAPPINESS  
RESIDES WITH YOU



5B2HK  
LUXURIOUS  
VILLAS



REJOICE



RELAX



REVIVE

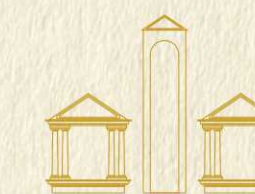
Aarana Villa- where luxury is larger than life...  
where space is in abundance... where you enjoy a privileged lifestyle...  
where life is celebrated every day.

PLANNED WITH  
VASTU INPUTS



Vastu Shastra is supposed to bring along promises of good health, wealth and happiness in life. We at Aarana Villa understand the importance of application of the principles of Vastu in home construction and design.

Aarana Villa is planned to provide its residents the optimum benefits of Vastu with multitude of Vastu features.



## A STately HOME THAT MAKES YOU FEEL SPECIAL

Ultra-spacious homes, lush green spaces, alluring sit-outs, pleasant indulgences and utmost luxury covers every square foot of this project.



ENTRANCE  
GATE

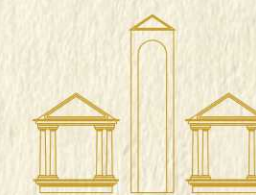


SECURITY  
CABIN



CCTV  
SURVEILLANCE





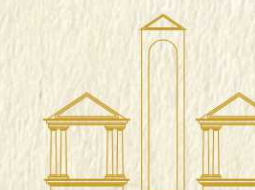
## MAJESTY WITH MAGNIFICENCE

Luxury can mean different things to different people. For some it may be a grand elevation, for others it may be a stunning campus, for many it may be sprawling homes with premium finishes while for some it may be a resort life right at home.

What happens when a fortunate few are able to find all this together in their dream home? They get to experience luxury like never before.

Presenting **Aarana Villa**, 5 BHK premium bungalows, that blend majesty with magnificence down to every detail.





**ALL THE  
SPACE YOU  
SEEK TO ENJOY  
THE LITTLE  
PLEASURES  
OF LIFE**

At Aarana, your homes offer you lavish living areas across both floors. An abundance of space means you'll have room for all your heart desires and more.

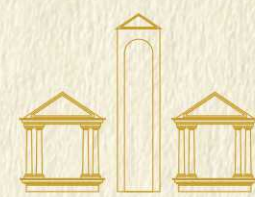


ELEVATED  
CLUB HOUSE

INFORMAL  
SEATING

LUSH GREEN  
GARDEN

REJOICE



## THE BLISSFUL OASIS TO UNWIND AND FEEL REJUVENATED

A relaxing swim at our private swimming pool, grand gatherings at our multipurpose hall, great workouts at our state-of-the-art gymnasium, handpicked for you.



MULTI-PURPOSE  
HALL



SWIMMING  
POOL



GYMNASIUM



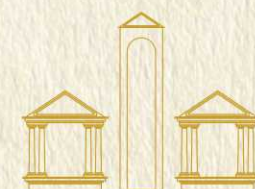
INDOOR  
GAMES



CHILDREN'S  
PLAY AREA

RELAX

REVIVE



LIVE IN THE  
MAGNIFICENT  
ABODES  
FIT FOR  
ROYALTY





CALM WITH CONNECTIVITY





# LAYOUT PLAN



9.00 MT. WIDE MAIN ROAD



9.00 MT. WIDE INTERNAL ROAD

## VALUE ADDED AMENITIES

- Elegant Society Entrance Gate
- Video Door Phone
- Concealed Piping for Air Conditioning
- Number Plate to Maintain the Uniformity of the Project
- Underground Cabling for Electricity
- CCTV Cameras in Common areas for round-the-clock Surveillance
- Water & Drainage Facility
- Individual 3-Phase Electric Connection
- 4 stage Anti-termite treatment
- Tremix Concrete / Heavy Paver Block Internal Road with Designer Street Lights

## PLOT AREA

A-1	2049 sq.ft.	A-7	2344 sq.ft.
B-2	1608 sq.ft.	D-8	2304 sq.ft.
A-3	1608 sq.ft.	C-9	1604 sq.ft.
B-4	1608 sq.ft.	D-10	1606 sq.ft.
A-5	1608 sq.ft.	C-11	1607 sq.ft.
B-6	1608 sq.ft.	D-12	2079 sq.ft.





GROUND FLOOR



1. PARKING	10'-0" x 16'-9"	8. OUTDOOR KITCHEN	11'-9" x 9'-8"
2. LIVING ROOM	18'-11" x 18'-6"	9. WASH	4'-4" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	650 SQ.FT.
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-0" x 13'-0"	13. OTTA	3'-7" x 17'-11"
7. BED ROOM	10'-0" x 13'-0"		
7a. ATT. TOILET	4'-0" x 8'-0"		

FIRST FLOOR



1. FAMILY SEATING	11'-10" x 10'-0"
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. 7' FT WIDE PASSAGE	
5. STORE / LIFT	4'-0" x 4'-7"
6. BED ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	4'-0" x 8'-0"
7. BED ROOM	10'-0" x 13'-0"
7a. ATT. TOILET	6'-0" x 8'-0"

SECOND FLOOR



1. O.T.S	3'-10" x 8'-4"
2. 7' FT WIDE PASSAGE	
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 9'-11"
5. BED ROOM	10'-0" x 13'-0"
5a. ATT. TOILET	4'-0" x 8'-0"
6. MULTIPURPOSE ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	6'-0" x 8'-0"





# TYPE B

PLOT No.: 2,4 & 6



## GROUND FLOOR



1. PARKING	10'-0" x 16'-9"	8. OUTDOOR KITCHEN	9'-4" x 9'-8"
2. LIVING ROOM	19'-4" x 18'-6"	9. WASH	5'-7" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	18'-0" x 9'-8"
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-0" x 13'-0"	13. GARDEN	
7. BED ROOM	10'-5" x 13'-0"	14. OTTA	3'-7" x 17'-11"
7a. ATT. TOILET	4'-0" x 8'-0"		

## FIRST FLOOR



1. PUJA / STUDY	11'-10" x 10'-0"
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. 7' FT WIDE PASSAGE	
5. STORE / LIFT	4'-0" x 4'-7"
6. BED ROOM	10'-5" x 13'-0"
6a. ATT. TOILET	4'-0" x 8'-0"
7. BED ROOM	10'-0" x 13'-0"
7a. ATT. TOILET	6'-0" x 8'-0"

## SECOND FLOOR



1. O.T.S	3'-10" x 8'-4"
2. 7' FT WIDE PASSAGE	
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 9'-11"
5. BED ROOM	10'-5" x 13'-0"
5a. ATT. TOILET	4'-0" x 8'-0"
6. MULTIPURPOSE ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	6'-0" x 8'-0"





**TYPE A**  
PLOT No.: 3 & 5



GROUND FLOOR



1. PARKING	10'-0" x 16'-9"	8. OUTDOOR KITCHEN	9'-4" x 9'-8"
2. LIVING ROOM	19'-4" x 18'-6"	9. WASH	5'-7" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	18'-0" x 9'-8"
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-5" x 13'-0"	13. GARDEN	
7. BED ROOM	10'-0" x 13'-0"	14. OTTA	3'-7" x 17'-11"
7a. ATT. TOILET	4'-0" x 8'-0"		

FIRST FLOOR



1. FAMILY SEATING	11'-10" x 10'-0"
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. 7' FT WIDE PASSAGE	
5. STORE / LIFT	4'-0" x 4'-7"
6. BED ROOM	10'-5" x 13'-0"
6a. ATT. TOILET	4'-0" x 8'-0"
7. BED ROOM	10'-0" x 13'-0"
7a. ATT. TOILET	6'-0" x 8'-0"

SECOND FLOOR



1. O.T.S	3'-10" x 8'-4"
2. 7' FT WIDE PASSAGE	
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 9'-11"
5. BED ROOM	10'-5" x 13'-0"
5a. ATT. TOILET	4'-0" x 8'-0"
6. MULTIPURPOSE ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	6'-0" x 8'-0"





**TYPE A**  
PLOT No.: 7



GROUND FLOOR



1. PARKING	31'-6" x 18'-6"
2. LIVING ROOM	19'-4" x 18'-6"
3. O.T.S / DINING	3'-10" x 8'-4"
4. C. TOILET	4'-6" x 6'-2"
5. STORE / LIFT	4'-0" x 4'-7"
6. KITCHEN	10'-5" x 13'-0"
7. BED ROOM	10'-0" x 13'-0"
7a. ATT. TOILET	4'-0" x 8'-0"

8. OUTDOOR KITCHEN	9'-4" x 9'-8"
9. WASH	5'-7" x 9'-8"
10. GARDEN	472 SQ.FT.
11. SPLASH POOL	4'-4" x 10'-0"
12. DECK	7'-4" x 9'-0"
13. GARDEN	
14. OTTA	3'-7" x 17'-11"

FIRST FLOOR



1. FAMILY SEATING	11'-10" x 10'-4"
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. 7' FT WIDE PASSAGE	
5. STORE / LIFT	4'-0" x 4'-7"
6. BED ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	4'-0" x 8'-0"
7. BED ROOM	10'-0" x 13'-0"
7a. ATT. TOILET	6'-0" x 8'-0"

SECOND FLOOR



1. O.T.S	3'-10" x 8'-4"
2. 7' FT WIDE PASSAGE	
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	12'-2" x 10'-4"
5. BED ROOM	10'-0" x 13'-0"
5a. ATT. TOILET	4'-0" x 8'-0"
6. MULTIPURPOSE ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	6'-0" x 8'-0"





**TYPE D**  
PLOT No.: 8



**GROUND FLOOR**



1. PARKING	31'-6" x 16'-9"	8. OUTDOOR KITCHEN	14'-8" x 9'-6"
2. LIVING ROOM	19'-4" x 18'-6"	9. WASH	8'-7" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	396.5 SQ.FT.
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-0" x 13'-0"	13. GARDEN	
7. BED ROOM	10'-5" x 13'-0"	14. OTTA	3'-7" x 17'-11"
7a. ATT. TOILET	4'-0" x 8'-0"		

**FIRST FLOOR**



1. 4" FT WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. BED ROOM	13'-0" x 10'-0"
4a. ATT. TOILET	4'-7" x 8'-0"
5. STORE LIFT	4'-0" x 4'-7"
6. PUJA / STUDY	9'-9" x 13'-0"
7. BED ROOM	11'-10" x 14'-2"
7a. ATT. TOILET	6'-8" x 6'-2"

**SECOND FLOOR**



1. 6" FT. WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 11'-6"
5. BED ROOM	9'-9" x 13'-0"
5a. ATT. TOILET	4'-7" x 8'-0"
6. FAMILY SEATING	10'-0" x 13'-0"
6a. ATT. TOILET	6'-8" x 6'-0"



**TYPE C**  
PLOT No.: 9 & 11



GROUND FLOOR



1. PARKING	10'-0" x 16'-9"	8. OUTDOOR KITCHEN	9'-4" x 9'-8"
2. LIVING ROOM	19'-4" x 18'-6"	9. WASH	5'-7" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	18'-0" x 9'-8"
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-5" x 13'-0"	13. GARDEN	
7. BED ROOM	10'-0" x 13'-0"	14. OTTA	3'-7" x 17'-11"
7a. ATT. TOILET	4'-0" x 8'-0"		

FIRST FLOOR



1. 4" FT WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. BED ROOM	10'-5" x 13'-0"
4a. ATT. TOILET	4'-7" x 8'-0"
5. STORE LIFT	4'-0" x 4'-7"
6. PUJA / STUDY	9'-5" x 10'-3"
7. BED ROOM	11'-10" x 14'-2"
7a. ATT. TOILET	6'-0" x 9'-3"

SECOND FLOOR



1. 6" FT. WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 11'-6"
5. BED ROOM	10'-5" x 13'-0"
5a. ATT. TOILET	4'-7" x 8'-0"
6. FAMILY SEATING	9'-5" x 13'-0"
6a. ATT. TOILET	6'-0" x 6'-6"



**TYPE D**  
PLOT No.: 10



GROUND FLOOR



1. PARKING	10'-0" x 16'-9"	8. OUTDOOR KITCHEN	9'-4" x 9'-8"
2. LIVING ROOM	19'-4" x 18'-6"	9. WASH	5'-7" x 9'-8"
3. O.T.S / DINING	3'-10" x 8'-4"	10. GARDEN	18'-0" x 9'-8"
4. C. TOILET	4'-6" x 6'-2"	11. SPLASH POOL	4'-4" x 10'-0"
5. STORE / LIFT	4'-0" x 4'-7"	12. DECK	7'-4" x 9'-0"
6. KITCHEN	10'-0" x 13'-0"	13. GARDEN	
7. BED ROOM	10'-5" x 13'-0"	14. OTTA	3'-7" x 17'-11"
7a. ATT. TOILET	4'-0" x 8'-0"		

FIRST FLOOR



1. 4" FT WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. BALCONY	9'-8" x 7'-11"
4. PUJA / STUDY	9'-9" x 13'-0"
5. STORE LIFT	4'-0" x 4'-7"
6. BED ROOM	10'-0" x 13'-0"
6a. ATT. TOILET	4'-7" x 8'-0"
7. BED ROOM	11'-10" x 14'-2"
7a. ATT. TOILET	6'-8" x 6'-2"

SECOND FLOOR



1. 6" FT. WIDE PASSAGE	
2. O.T.S	3'-10" x 8'-4"
3. STORE / LIFT	4'-0" x 4'-7"
4. OPEN TERRACE	11'-9" x 11'-6"
5. BED ROOM	9'-9" x 13'-0"
5a. ATT. TOILET	4'-7" x 8'-0"
6. FAMILY SEATING	10'-0" x 13'-0"
6a. ATT. TOILET	6'-8" x 6'-0"





**TYPE D**  
PLOT No.: 12



GROUND FLOOR



- |                   |                   |
|-------------------|-------------------|
| 1. PARKING        | 10'-0" x 16'-9"   |
| 2. LIVING ROOM    | 18'-11" x 18'-10" |
| 3. O.T.S / DINING | 3'-10" x 8'-4"    |
| 4. C. TOILET      | 4'-6" x 6'-2"     |
| 5. STORE / LIFT   | 4'-0" x 4'-7"     |
| 6. KITCHEN        | 10'-0" x 13'-0"   |
| 7. BED ROOM       | 10'-0" x 13'-0"   |
| 7a. ATT. TOILET   | 4'-0" x 8'-0"     |

- |                    |                 |
|--------------------|-----------------|
| 8. OUTDOOR KITCHEN | 13'-9" x 9'-8"  |
| 9. WASH            | 4'-4" x 9'-8"   |
| 10. SPLASH POOL    | 4'-4" x 10'-0"  |
| 11. DECK           | 7'-4" x 9'-0"   |
| 12. GARDEN         | 647 SQ.FT.      |
| 13. OTTA           | 3'-7" x 17'-11" |

FIRST FLOOR



- |                       |                  |
|-----------------------|------------------|
| 1. 6" FT WIDE PASSAGE |                  |
| 2. O.T.S              | 3'-10" x 8'-4"   |
| 3. BALCONY            | 9'-8" x 7'-11"   |
| 4. PUJA / STUDY       | 9'-5" x 13'-0"   |
| 5. STORE / LIFT       | 4'-0" x 4'-7"    |
| 6. BED ROOM           | 10'-0" x 13'-0"  |
| 6a. ATT. TOILET       | 4'-7" x 8'-0"    |
| 7. BED ROOM           | 11'-10" x 14'-2" |
| 7a. ATT. TOILET       | 6'-8" x 6'-2"    |

SECOND FLOOR



- |                       |                 |
|-----------------------|-----------------|
| 1. 6" FT WIDE PASSAGE |                 |
| 2. O.T.S              | 3'-10" x 8'-4"  |
| 3. STORE / LIFT       | 4'-0" x 4'-7"   |
| 4. OPEN TERRACE       | 11'-6" x 11'-9" |
| 5. BED ROOM           | 9'-5" x 13'-0"  |
| 5a. ATT. TOILET       | 4'-7" x 8'-0"   |
| 6. FAMILY SEATING     | 10'-0" x 13'-0" |
| 6a. ATT. TOILET       | 6'-8" x 6'-6"   |



## SPECIFICATIONS



### STRUCTURE:

- Earthquake resistant RCC frame structure with brick masonry wall as per structural engineer's design.



### WALL FINISH:

- Inside mala plaster with wall putty & primer.
- External double coat plaster with weather resistant paint and exposed bricks.



### FLOORING:

- Branded Vitrified tiles flooring. China mosaic finish in terrace with water proofing treatment.



### KITCHEN:

- Quartz stone/granite for kitchen platform with Stainless steel sink, vitrified tiles dado up to lintel level.



### DOORS & WINDOWS

- Decorative main door as well as all internal flush doors with veneer finish. Premium anodised aluminium section or UPVC windows with either double layer lamination glass or single glaze glass as per architect's design.



### BATHROOM:

- Designer bathrooms with premium PGVT tiles upto slab level.
- Branded premium bath fittings.
- Plumbing provision for water heater system.
- Premium branded plumbing fixtures and vessels.



### ELECTRIFICATION:

- Branded modular switches as per ISI quality. Concealed copper wiring with sufficient points for AC, TV and internet as per architect's drawings.
- Conventional earthing system with MCB panel and meter for each individual house.

### OTHERS:

- Provision of concealed conduit copper piping for AC split unit system.
- 4 stage Anti-termite treatment.
- Provision of elevator in individual villas.



## CENTRAL CONNECTED CONVENIENT

We wouldn't want you to waste your precious time in commute, would we?

Located in the prime locality of Gotri-Sevasi Road, Aarana Villa has easy access to all urban essentials, lifestyle hotspots, business hubs and major parts of the city. Finally homes that are as connected as you are.

### PAYMENT TERMS:

10% Booking | 20% After Agreement to Sale Execution | 15% Plinth Level | 10% Ground Floor Slab | 10% First Floor Slab  
05% Second Floor Slab | 10% Masonry | 10% Plaster & Flooring | 10% Sanitary, Plumbing, Electrical fittings & Other finishing work

### TERMS & CONDITIONS

1. Possession will be given one month after the settlement of accounts as per the payment schedule.
2. Extra work will be executed after receipt of full payment in advance.
3. Maintenance deposit, Document charge, GST, Development charge, MGVCL charges, Legal charges\* & any other charges (if applicable) should be levied separately.
4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
5. Any new central or state government taxes, if applicable, will have to be borne by the client.
6. No changes or alteration will be allowed in the elevation.
7. Continuous default in payment will lead to cancellation.
8. Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount.
9. Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (Banakhat) & Booking form.
10. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
11. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
12. Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only for the purpose of depiction of the project.