

A Project by:



RERA NO: PCGRERA071021001277



Established in 2012, Vardhman Villas is a Raipur-based real estate company catering to residential and commercial segments. The company was incorporated with an aim to challenge the norms in real-estate industry.

At Vardhman Villas, we believe in "thinking differently" with spaces. We strive to provide rich living spaces with an uncompromised commitment to delivery excellence and customer satisfaction.

This dual-rooted focus has brought us the trust and attention of a valuable clientele. We understand customer's dreams and have found in us the ability to crystallize them into magnificent real estate creations. Our partnerships with reputed architects, consultants and vendors enable us to deliver flawlessly on these finest creations. Along with a strong commitment to regulatory compliance, we also ensure the highest standards of eco-friendliness across all the projects.

"Creating homes and not apartments" is our simple mantra.



Relationships are
everything to us; we
connect people to their
homes and to their
communities. We love what
we do and it shows.

Abhishek Bachhawat
Director



Sumit Bardia
Director

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creations.



PREVIOUS PROJECT



Location: Junction of New Rajendra Nagar and

Canal Road, Raipur

Type: 3 BHK, 4 BHK and 5 BHK Apartments

No of Apartments: 64

Start Date: 2016

Completion Date: 2020

Vardhhman Skyline is a premium residential property at the junction of New Rajendra Nagar and Canal Road, Raipur, that hosts superior lifestyle amenities with an array of 3 BHK, 4 BHK and 5 BHK flats.

Vardhhman Skyline has limitless facilities at its terrace club house and is truly a one-of-a-kind project.

HILL VIEW Lonavala, Maharashtra

PREVIOUS PROJECT



Location: Gold Valley, Lonavala, Maharashtra

Type: 3 BHK Bungalows
No of Bungalows: 40 Start

Date: 2014

Completion Date: 2016

Hill View is a premium bungalow project in Gold Valley, Lonavala, Maharashtra With 40 bungalows overlooking the sceneic views of Lonavala, Hill View also has a swimming pool, children's play area, garden and a star gazing terrace deck.

A GEM OF LOCATION: SET WITHIN THE CITY GOLDEN MILE

EDUCATIONAL INSTITUTES

Delhi Public School - 10 Min Gyan Ganga School - 7 Min NH Goel School - 13 Min

HEALTHCARE

Heritage Hospital - 01 Min
MGM Eye Institute - 04 Min
Shree Narayana Hospital - 15 Min

LANDMARKS

Shankar Nagar - 10 Min
Ambuja Mall - 05 Min
Pandri Cloth Market - 12 Min
Jai Stambh Chowk - 18 Min
Raipur Railway Station - 20 Min
Raipur Airport - 20 Min









A Project of limited 122 bungalow spread across 5.5 acre of luxury.





The ultimate blend of convenience and comfort, The Elements by Vardhhman Group is situated in the heart of Kachna.

Shop-hop at luxurious malls, catch a movie with family or enjoy nightlife at the finest lounges after a busy day.

We offer a unique urban lifestyle with seamless access to Raipur's major landmarks and essential amenities, including reputed schools, hospitals, and business centres.





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Spacious
living room
coupled
with a dining
room to make
family nights
a fun affair
&
big size kitchen
for the big boss
of the family





Live life king-sized
with your own
walk-in closet and
master bedroom
with a
big size bathroom





TATVA
THE CLUB

It's a place that you need to unwind and relax after a long day at work. Say goodbye to worries and welcome a pleasing evening at the Tatva.





The Elements comes with a vast variety of outdoor play areas where children and adults a like can participate in fun activities like basketball, volleyball, badminton, swimming, gymnastics etc.



PLAY AREA





Amphitheatre & children's play area for your little ones

TEMPLE





Seek blessings of Lord Ganesha while enjoying the waterfall feature or drive into the sunset through this stunning driving lane.

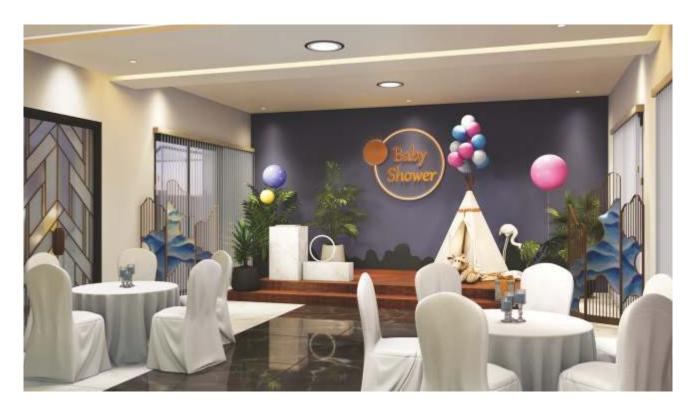
GAZEBO AND GARDEN





Enjoy the gazebo and garden view

BANQUET AND GYM





Host all your parties and events without having to move away from the comfort of your neighborhood.

INDOOR GAMES



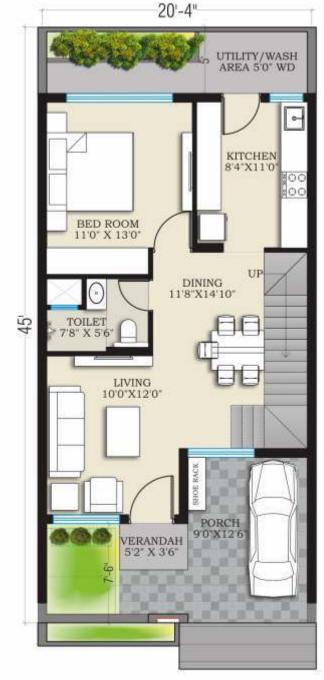
INDOOR GAMES

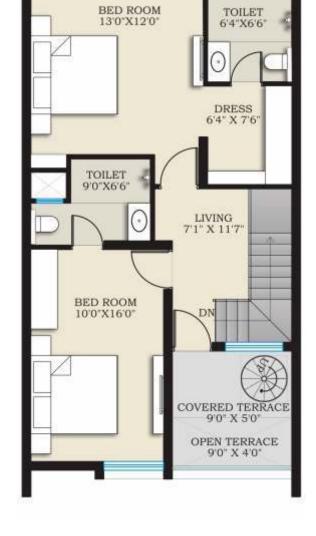












GROUND FLOOR PLAN

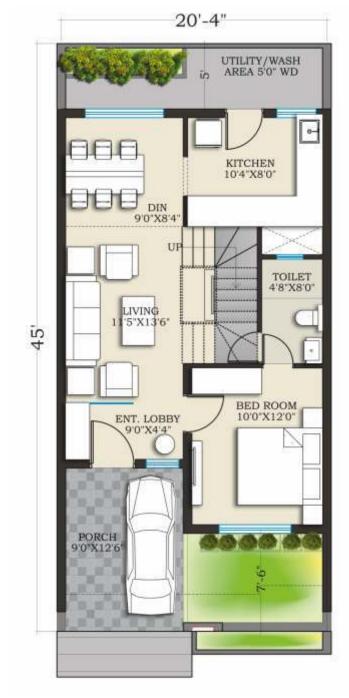
FIRST FLOOR PLAN





AREA STATEMENT BUNGALOW: E14-E27
20' 4" X 45'0" 3BHK EAST

PLOT AREA - 915 Sqft.
RERA CARPET AREA - 1125 Sqft.
BUILTUP OF RERA CARPET AREA - 1277 Sqft.
COVERED TERRACE AREA - 45 Sqft.
OPEN TERRACE AREA - 36 Sqft.
PORCH AREA - 134 Sqft.
TOTAL AREA - 1492 Sqft.
TOTAL SALEABLE AREA - 1600 Sqft.





BED ROOM 14'4"X10'0"

GROUND FLOOR PLAN

FIRST FLOOR PLAN

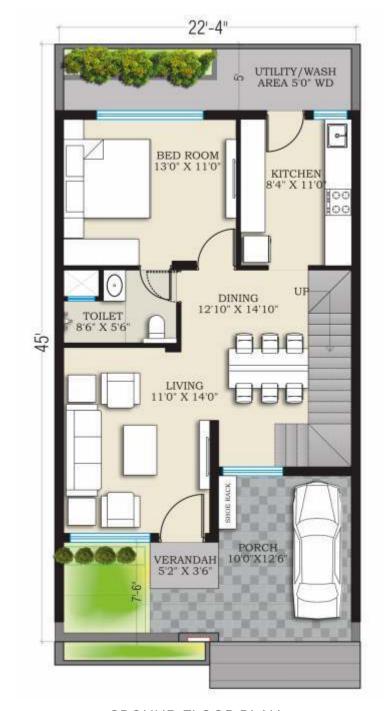




AREA STATEMENT BUNGALOW: F1-F14
20' 4" X 45'0" 3BHK WEST

0

PLOT AREA - 915 Sqft.
RERA CARPET AREA - 1157 Sqft.
BUILTUP OF RERA CARPET AREA - 1314 Sqft.
COVERED BALCONY AREA - 52 Sqft.
OPEN BALCONY AREA - 32 Sqft.
PORCH AREA - 134 Sqft.
TOTAL AREA - 1532 Sqft.
TOTAL SALEABLE AREA - 1600 Sqft.





GROUND FLOOR PLAN

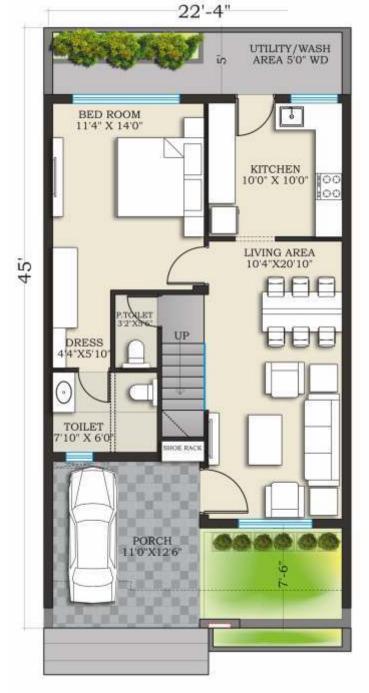
FIRST FLOOR PLAN

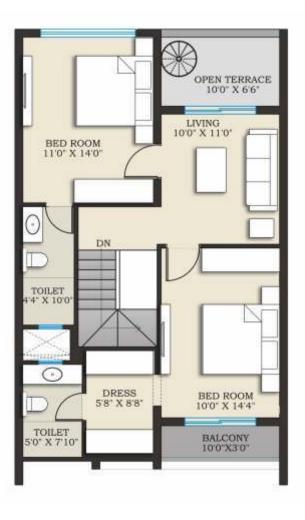




AREA STATEMENT BUNGALOW: D14-D26
22' 4" X 45'0" 3BHK EAST

PLOT AREA - 1005 Sqft.
RERA CARPET AREA - 1243 Sqft.
BUILTUP OF RERA CARPET AREA - 1401 Sqft.
COVERED TERRACE AREA - 50 Sqft.
OPEN TERRACE AREA - 40 Sqft.
PORCH AREA - 148 Sqft.
TOTAL AREA - 1639 Sqft.
TOTAL SALEABLE AREA - 1760 Sqft.







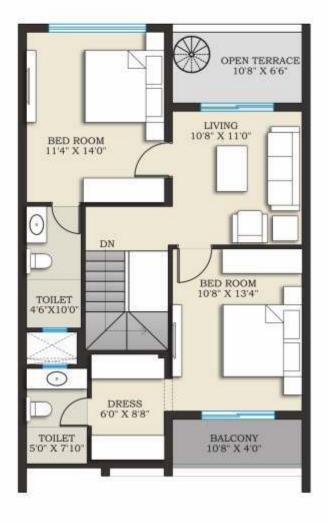




AREA STATEMENT BUNGALOW: E1-E13
22' 4" X 45'0" 3BHK WEST

PLOT AREA - 1005 Sqft.
RERA CARPET AREA - 1226 Sqft.
BUILTUP OF RERA CARPET AREA - 1391 Sqft.
COVERED BALCONY AREA - 30 Sqft.
OPEN TERRACE AREA - 33 Sqft.
COVERED TERRACE AREA - 33 Sqft.
PORCH AREA - 152 Sqft.
TOTAL AREA - 1639 Sqft.
TOTAL SALEABLE AREA - 1760 Sqft.





FIRST FLOOR PLAN

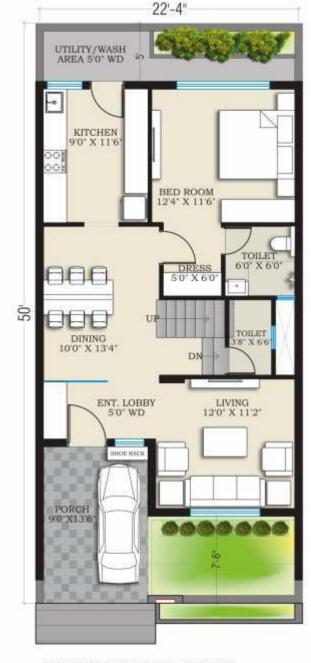




AREA STATEMENT

BUNGALOW: D1-D13 23' 4" X 45'0" 3BHK WEST

PLOT AREA - 1050 Sqft.
RERA CARPET AREA - 1271 Sqft.
BUILTUP OF RERA CARPET AREA - 1441 Sqft.
COVERED BALCONY AREA - 43 Sqft.
OPEN TERRACE AREA - 35 Sqft.
COVERED TERRACE AREA - 35 Sqft.
PORCH AREA - 158 Sqft.
TOTAL AREA - 1712 Sqft.
TOTAL SALEABLE AREA - 1840 Sqft.





FIRST FLOOR PLAN



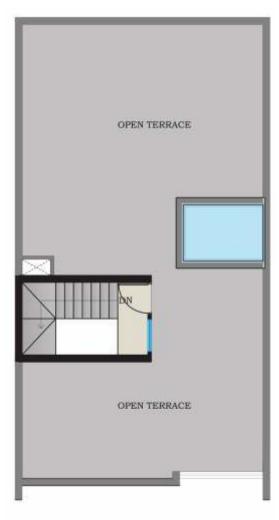
$$\mathbb{E} \xrightarrow{\mathbb{N}} \mathbb{W}$$

BUNGALOW: B1-B15 AREA STATEMENT 22' 4" X 50'0" 3BHK NORTH

PLOT AREA - 1116 Sqft. RERA CARPET AREA - 1384 Sqft. BUILTUP OF RERA CARPET AREA - 1572 Sqft. COVERED BALCONY AREA - 52 Sqft. OPEN TERRACE AREA - 32 Sqft. COVERED TERRACE AREA - 35 Sqft. PORCH AREA - 141 Sqft. TOTAL AREA - 1832 Sqft. TOTAL SALEABLE AREA - 1950 Sqft.







FIRST FLOOR PLAN

TERRACE FLOOR PLAN





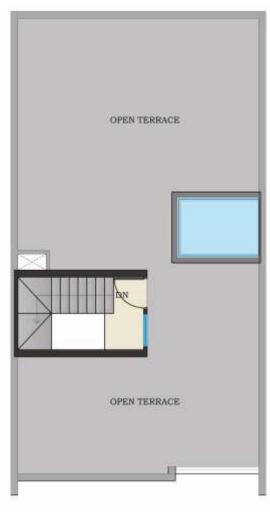
AREA STATEMENT

BUNGALOW: A4-A6 & C1-C13 23'4" X 50' 4BHK EAST

PLOT AREA - 1166 Sqft.
RERA CARPET AREA - 1686 Sqft.
BUILTUP OF RERA CARPET AREA - 1886 Sqft.
COVERED BALCONY AREA - 30 Sqft.
PORCH AREA - 178 Sqft.
TOTAL AREA - 2094 Sqft.
TOTAL SALEABLE AREA - 2260 Sqft.







FIRST FLOOR PLAN

TERRACE FLOOR PLAN



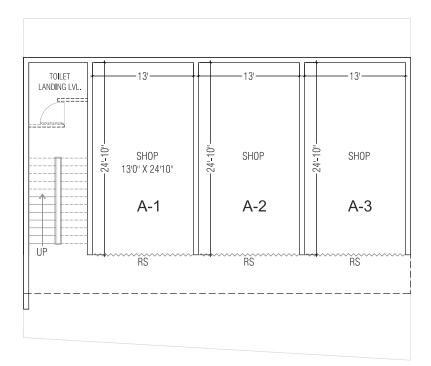


AREA STATEMENT BUNGALOW: A7-A27
23'4" X 50' 4BHK WEST

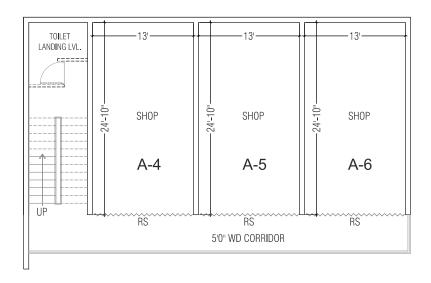
PLOT AREA - 1166 Sqft.
RERA CARPET AREA - 1684 Sqft.
BUILTUP OF RERA CARPET AREA - 1887 Sqft.
COVERED BALCONY AREA - 30 Sqft.
PORCH AREA - 178 Sqft.
TOTAL AREA - 2095 Sqft.
TOTAL SALEABLE AREA - 2240 Sqft.

COMMERCIAL FLOOR PLANS



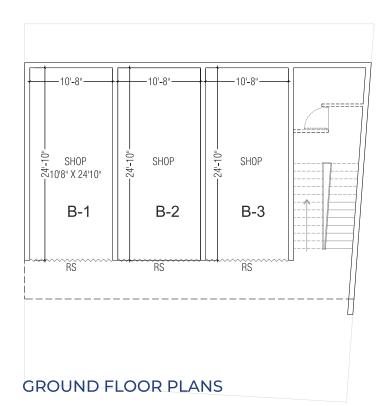


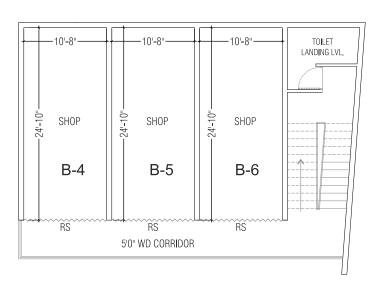
GROUND FLOOR PLANS



FIRST FLOOR PLANS

EACH SHOP AREA DI	EACH SHOP AREA DETAIL			
1. RERA CARPET AREA	323	Sqft.		
2. SUPER BUILT UP AREA	460	Sqft.		





FIRST FLOOR PLANS

EACH SHOP AREA DETAIL			
1. RERA CARPET AREA	265	Sqft.	
2. SUPER BUILT UP AREA	400	Sqft.	



SPECIFICATIONS

FOUNDATION

Structure will be built on RCC Column foundation -ISI mark and ISO certified TMT Bar

FLOORING

Digital tiles 4* 2 flooring in the house.

DOOR

Frame- Sal wood/ Plywood door frames Shutter- Laminated Main Door Interior door- Flush doors Anti-termite treatment under foundation and ground floor

WINDOWS

3 track anodised UPVC sliding windows with glass lanes and mosquito mesh Black granite for window sills

KITCHEN

Cooking and appliance platform- Black granite with stainless sink Dado glazed tiles up to 2' above platform

TOILETS

Designer ceramic tiles 7' height for walls and Matt finish for floor White sanitary wear of reputed make like Jaquar/ Kohler or equivalent Wall hung with metro flush/ concealed cistern Wall mixer to each toilet. All CP fittings of reputed make

ELECTRICAL

Concealed copper wiring with modular switches of reputed brand A.C points in all bedrooms
T.V/ Telephone point in hall and bedrooms
Aqua Guard, refrigerator, foot light electrical
points, light, geyser, and exhaust fan points in toilets
Copper plate earthing with copper wire

RAILING

Stainless steel pipe stair case railing

INTERNAL FINISH AND PAINT

Internal wall: Putty with Primer Outer wall: Texture paint

UTILITY AREA

Washing arrangement with water line and drain Ceramic tile dado up to 3' height **Upcoming Project**

Code Name : **BLUEMOON**

Land Area: 12 Acre

Location : Near Anandam, Kachna, Raipur

Type: Mixed development of independent villas and plots

Total Units: Approx -250 units Estimated Start Date: Mid 2023.



B-203/04, Vardhman Skyline Opposite Dronacharya School, New Rajendra Nagar, Raipur © +91 89650 11511 , 82348 22222

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