



SITE ADDRESS :
Opp. Omkar Residency, Nr. Patel Tractor, Dediyan, Modhera Road. Mehsana.

+91 99989 88685



samarpan
Vatika

3&2 BHK
APARTMENT & SHOPS

UNIQUENESS IN EVERY CREATION !

SAMARPAN VATIKA ensures holistic and sustainable lives for its residents, embracing maximum ventilation, privacy measures, and breath-taking views for a well-rounded lifestyle.



G + 5 Floors
+ 2 Floors Extensions*
Residential Tower



7 Shops for your
Convenience



Club House with
Amenities



SAMARPAN VATIKA is a premium residential avenue that introduces the humble courtyard in an elite setting for enriching families, beset by verdant ambience, this project is a unique landmark that ensures outstanding connectivity and accessibility to the most important centres of the city.

3 & 2 BHK ELEGANT LIVING SPACE

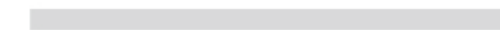




Refined **LIFESTYLE**



Embrace the wind combines sophisticated living with spacious outdoor extensions, offering unparalleled comfort and scenic views.





Heritage of **PROSPERITY**



It is your dream paradise Crafted on earth that
reflects your prosperity.



samarpan
Vatika



ENTRANCE GATE

KIDS PLAY AREA



The AMENITIES



are designed to upgrade your lifestyle

AMENITIES



ENTRANCE PLAZA



SECURITY CABIN



CCTV CAMERA



SCHOOL BUS DROP OFF ZONE



CAR PARKING



SEATING AREA



LOUNGE SEATING IN LIFT AREA



STANDARD LIFT FACILITY



LANDSCAPE GARDEN



SOLAR POWER BACKUP



FIRE SAFETY



24 HRS WATER SUPPLY



MINI THEATER / HALL



INDOOR GAMES



TODDLER PLAY AREA



MULTIPURPOSE HALL



LIBRARY



OPEN GYMNASIUM



CHILDREN'S PLAY AREA



SWING AREA



SOCIETY BOREWELL



UNDER GROUND WIRING



BANQUET HALL



MINI THEATER / HALL



INDOOR GAMES



TODDLER PLAY AREA



70%
OPEN SPACE



Heritage of **TRANQUILLITY**



Feel the tranquillity every direction because it's
designed for a natural living





LEGEND

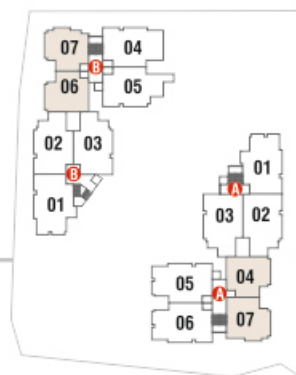
- 01 ENTRANCE PLAZA
- 02 SECURITY CABIN
- 03 DROP OFF ZONE
- 04 SAND PIT / KIDS PLAY AREA
- 05 BANQUET HALL
- 06 KITCHEN
- 07 STORE ROOM
- 08 METER ROOM
- 09 MINI THEATER / HALL
- 10 TODDLER PLAY AREA
- 11 INDOOR GAMES
- 12 OPEN GYM
- 13 COMMON PLOT / LAWN AREA
- 14 SEATING AREA
- 15 PATH WAY
- 16 PARKING SPACE
- 17 BORE WALL ROOM



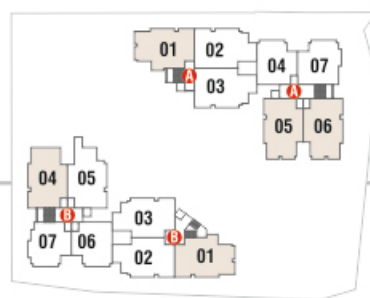
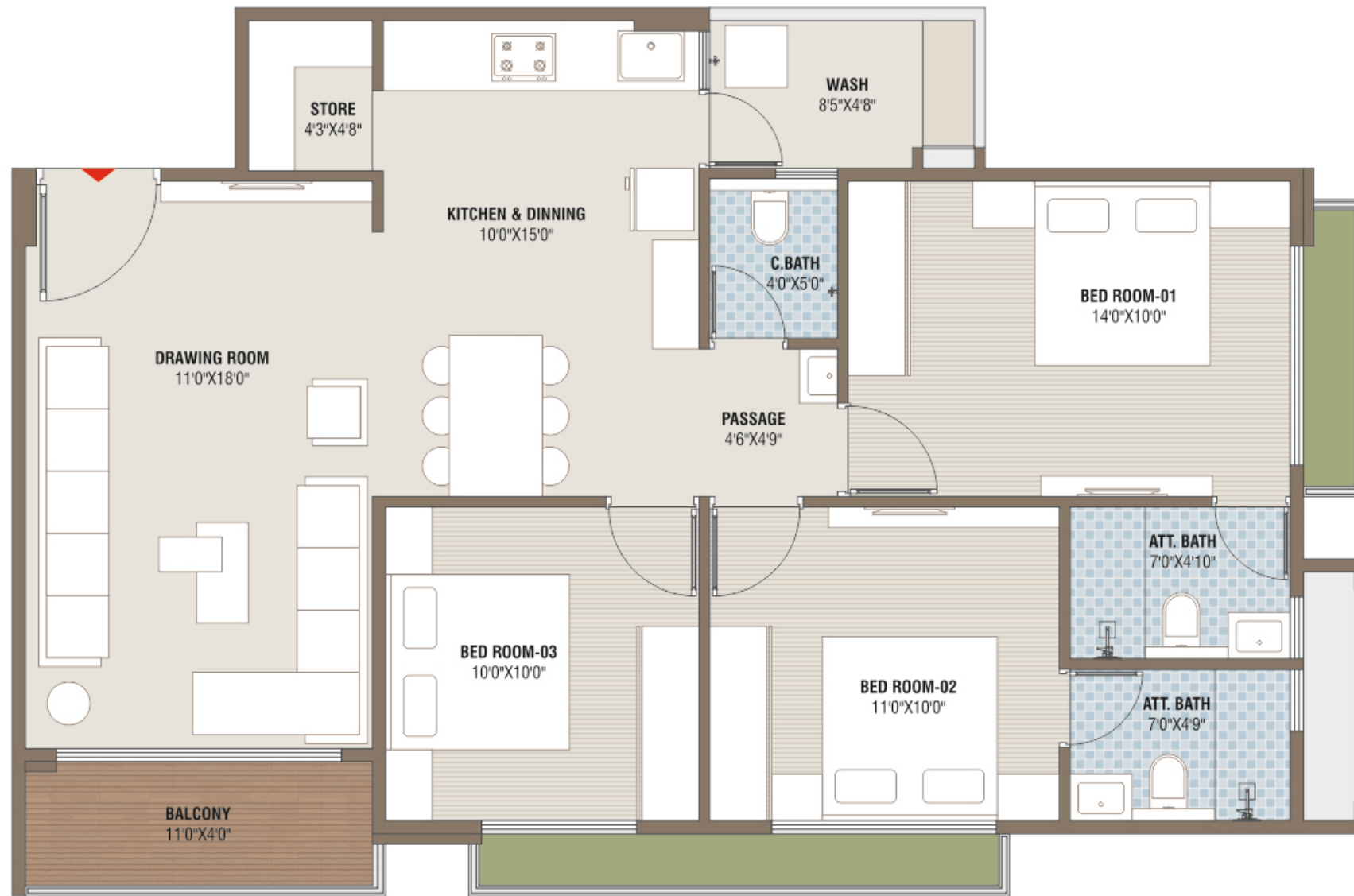
GROUND
FLOOR PLAN



TYPICAL
 FLOOR PLAN
 (1st to 5th)
 +2 Floors Extensions*

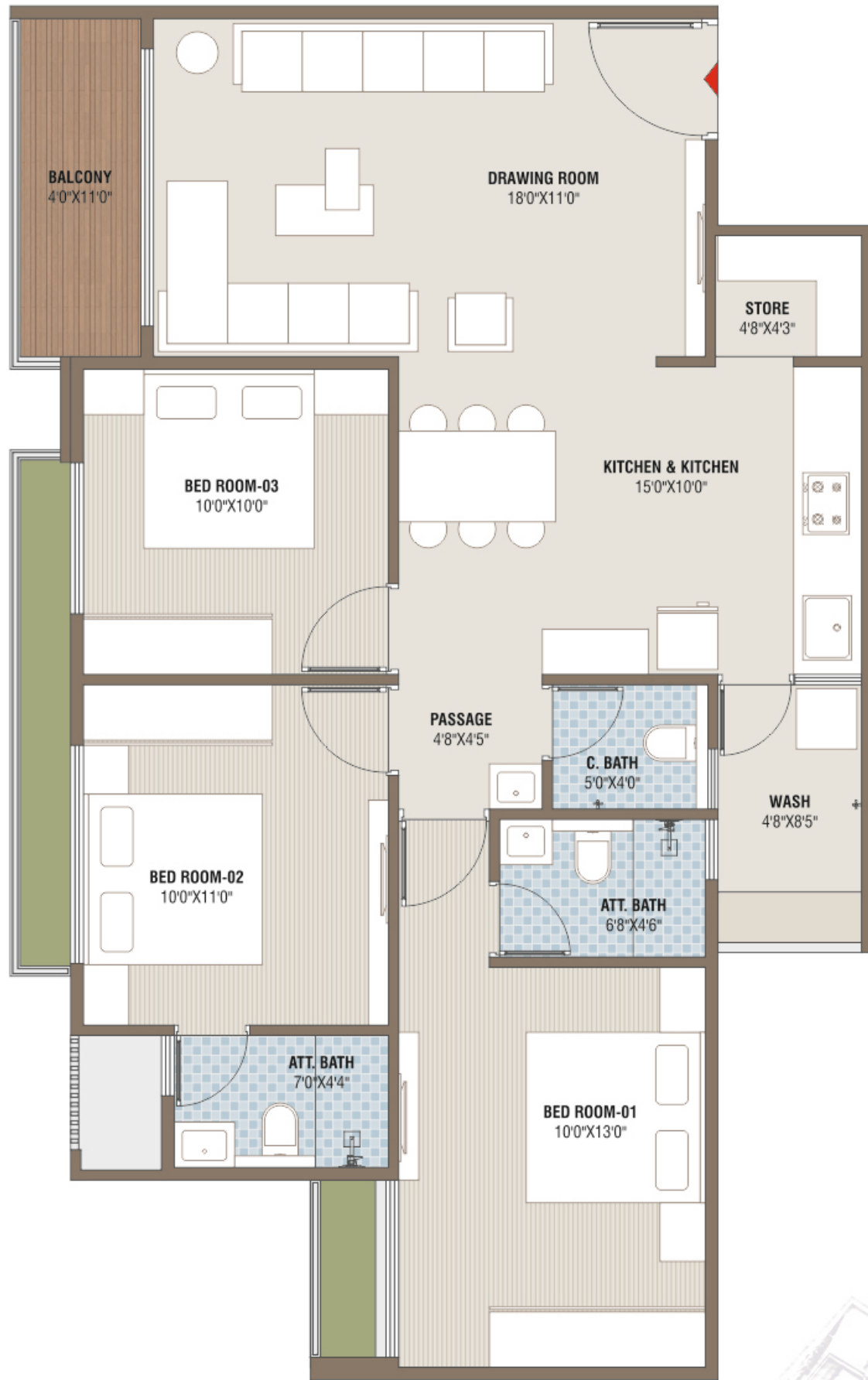


2 BHK
UNIT PLAN



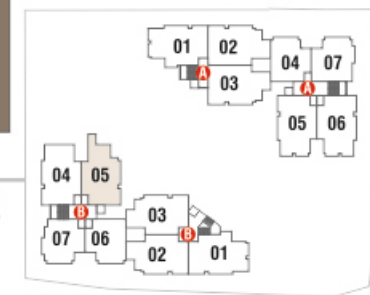
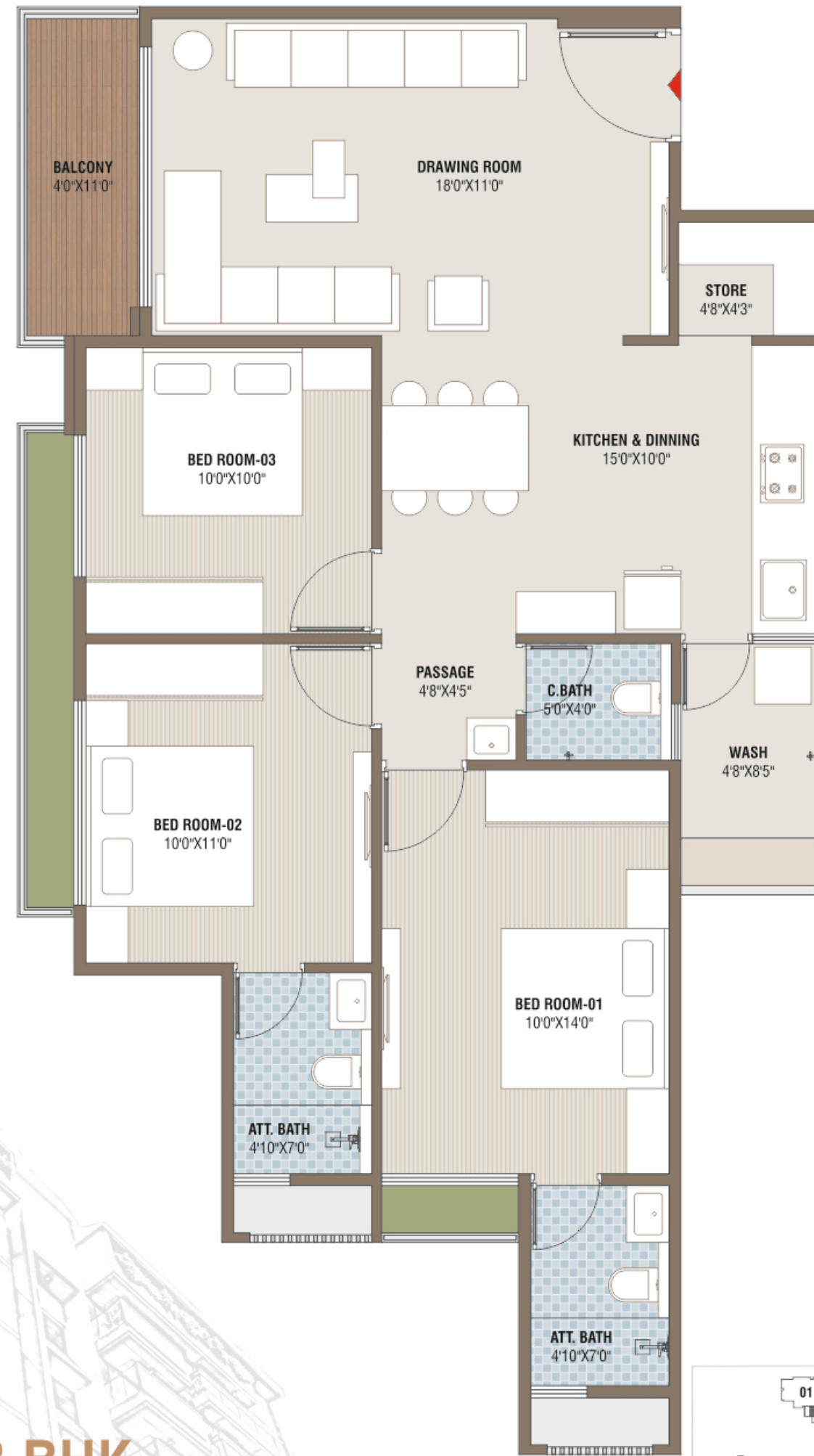
TYPE - 1

3 BHK
UNIT PLAN



TYPE - 2

3 BHK
UNIT PLAN



TYPE - 3

3 BHK
UNIT PLAN





SPECIFICATION



STRUCTURE

- Earthquake resistant R.C.C. framed structure.



FLOORING

- Premium quality vitrified tiles in flooring.
- China mosaic flooring in terrace.



DOORS & WINDOWS

- Decorative wooden main entrance door with GI frame.
- Other doors are flush door with GI/Granite frame.
- Premium quality aluminum windows.



KITCHEN

- Premium quality artificial stone platform with premium quality sink.
- Designer glazed tiles up to lintel level.



WALL FINISHES

- Inside wall mala plaster with putty finish.
- External wall double coat plaster with texture.



BATHROOM & PLUMBING

- Premium quality CP Fittings and sanitary ware.
- Electric geyser point and exhaust fan point provision in all bathrooms.
- Designer glazed tiles up to lintel level.
- Premium quality UPVC - CPVC pipes for water supply.



ELECTRIFICATION

- Single or 3 phase concealed ISI copper wiring with premium switches.
- ELCB / MCB with internal distribution board.
- Provision for AC point in Drawing area & Master Bedroom and TV cable.



WASH AREA

- Kota stone flooring and dado glaze tiles.
- Electric and plumbing point for washing machine.



ELEVATORS

- Premium quality high speed elevator.

NOTES : - All Government legal charges, Stamp duty, common maintenance charges, GEB charges, Gas connection, GST etc taxes shall be borne extra by the members. - In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resale of the unit. - No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. - Dimensions and area mentioned in the brochure are approximate and indicative. - This brochure is not a part of legal documents. It is only for information and private circulation. - All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. - Subject to Mehsana jurisdiction



SCAN FOR BROCHURE



SCAN FOR LOCATION

SITE ADDRESS :
Opp. Omkar Residency, Nr. Patel Tractor, Dediyan, Modhera Road, Mehsana.

+91 99989 88685

:PROJECTBY:



:ARCHITECT:



:STRUCTURE DESIGNER:



samarpan
Vatika