



Get yourself a Royal life

Quantity- 500 pc | Date : 18.10.2021



AADHARSHILA BUILDERS PVT. LTD.

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Architect
Ar. Sachin Lambe

Structural Designer
AAJ Consultants



Vijaya Regency
3 BHK Luxurious Flat

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit. Furniture wherever only and shall not be supplied to the purchaser by the developer.



**AADHARSHILA
BUILDERS PVT. LTD.**

Your Dream Comes Alive With

**AADHARSHILA
BUILDERS PVT. LTD.**

Aadharshila Builders and Developers Private Limited established in the year 1994 with an object to Cater for the increasing demand of quality residential and commercial properties in Bilaspur Chhattisgarh the company has scaled heights of success and customer satisfaction in all its endeavours in the past glorious 24 years of its development we further hope to develop and provide more beautiful affordable and luxurious residential and commercial properties. Over the years, we have expanded our trade operations; and now we are providing services for buying and selling residential structures. Our services are available for old and new residential land/ plot, flat/ apartment or builder floor and commercial properties. We have worked on numerous projects that are immensely luxurious and spacious to live in. Keeping precision and integrity at the core our operations, we have earned repute in the industry. Ours is a crew of talented individuals, passionate about constructing excellence edifices and providing dependable solutions.

EXPERIENCE:

Since 1994, AADHARSHILA BUILDERS PVT.LTD. has given new dimension to housing projects in Bilaspur (C.G), and becomes the first colonizer license holder of Bilaspur, Nagar Nigam. The history of planned development of housing project started from mid 90's in Bilaspur.

The company has started the work with small pieces of land that too in planned manner from J.P. Vihar Colony, Mangala.

CONSTRUCTION:

Since than company has developed and constructed many residential & commercial projects like J.P. Vihar, Guru Vihar, Parijat Shila, Vijayapuram Sector A, B, C, D, E, F & G Vijaya Heights, Aayan Chamber, Aanya Palace, Vijaya Orchid, Vijaya Regency Block B, Twin Plaza (Commercial Project) Aadharshila Vidya Mandir , Aadharshila Vidya Mandir Hostel and so on. It is now launching its dream Project VIJAYA REGENCY Block A1 & A2 at Vijayapuram colony.

HOTEL & RESTAURANT:

Aadharshila group started the very first garden restaurant "The Country Club" being inaugurated by Gazal Samrat Shri Jagjit Singh Ji in 2005.

TRAVEL & TOURISM:

Aadharshila Group constructed a land mark "Kanha Meadows Retreat "a three star resort at Kanha National Park, Mukki Gate Baihar Road, Balaghat (M.P.) with Amenities like Swimming Pool, Adventure Sports, Tree House, etc.

EDUCATION:

Aadharshila Group also runs a school in the name of "Aadharshila Vidya Mandir" a CBSE School with beautiful campus at Ramtala Road, Sendri, Bilaspur (C.G.). AVM focussed on overall development of the child. AVM happens to be the first Activity Based School of Bilaspur with a Science Park in its Campus and Hostel Facility.

QUALITY & COMMITMENT:

In its endeavour to provide quality service and product to more and more people Aadharshila group has planned new residential and commercial projects in Bilaspur and near by area.

At Aadharshila the most cherished thing is its customer's satisfaction, which it has earned with its commitment for quality and innovation. Be it residence, recreation, office or shopping, food, tourism, education you will find Aadharshila's presence in every sphere of life enriching the way you live.

LOCATION MAP



*Not to scale

Site Address:- Vijayapuram Colony, Seepat Road, Sarkanda, Bilaspur (C.G.)

Completed Projects which shaped our lives



Vijaya Orchid



Vijaya Regency Block B

Specific details that promises unmatched luxury

FOUNDATION

- ❖ RCC box flooring.
- ❖ RCC column up to parking level ties with three way beams.

PARKING

- ❖ Finished with heavy duty floor tiles.
- ❖ 2 nos lift for passenger and staircase 01 no.
- ❖ Backup for lift and common lights with generator 62.5 kva 3ph amf panel.
- ❖ Reception lobby secured with MS powder coated glazed doors.
- ❖ Open parking area, landscaping, greenery, illumination, main security.

FOR REMAINING STRUCTURE

- ❖ RCC framed structure.
- ❖ AAC block for wall 200 mm thick outer and 100 mm thick wall for inner walls.
- ❖ Staircase with granite tread in steps and riser with matching tiles.
- ❖ SS railing in staircase with 4' ht cladded with matching tiles.
- ❖ Main lobby with granite flooring.
- ❖ Internal plastering with 1:6 cm.
- ❖ Room flooring with vitrified tiles.
- ❖ Toilet flooring with antiskid and wall dado 8' ht.
- ❖ Balcony flooring rustic tiles.
- ❖ Kitchen platform with quartz (top) and SS sink.
- ❖ Wash area rustic tiles with 4' ht dado.
- ❖ Granite door frame for toilets.
- ❖ Other internal door frames with ply and flush door shutters finished with laminate.
- ❖ Entrance door with plywood frame and flush door with veneer finish.
- ❖ All balconies with waterproof flush doors with laminates.
- ❖ All bathrooms with PVC shutter door.
- ❖ All windows of UPVC glazed with granite cladding.
- ❖ Sanitary fittings.

ELECTRIFICATION

- ❖ Three phase wiring.
- ❖ Wire thickness as required Of Havells, Polycab, RR brand.
- ❖ Modular switches of Havells, Legrand make.
- ❖ Inverters, AC Wiring.
- ❖ Exhaust in toilets and kitchen.

INTERNAL WALL FINISH

- ❖ Wall care with primer.
- ❖ Wall putty.
- ❖ Acrylic emulsion.

EXTERIOR WALL FINISH

- ❖ Exterior emulsion Asian ultima with exterior primer.
- ❖ Balconies with glass railing and SS top.

SECURITY FEATURES

- ❖ CCTV in common area, entrance, parking area.
- ❖ Fire fighting as per norms.

SERVICES

- ❖ Common Bio-digester.
- ❖ Garbage collection bin.

Note:- Stamp Duty & Registration fees | Electrical Meter charges, Transformer deposit, Water Meter & Connection Charges. Deposits & Expenses at actual to be paid extra in advance. G.S.T. or any such additional taxes will be charged extra. Changes in the specification & plan will cost extra. Possession of the flat will be given by the builder after clearance of all dues. Any Extra Work shall be charged separately before execution.

Live your family moments at the most rare lifestyle



Some says that royalty is restricted to the royals. it's time to prove it a myth with Vijaya Regency 3 BHK ultra-Luxurious Apartment & where each unit is an epitome of imperial area. Housing the finest luxurious of life in abundance... it invokes the majestic streak hidden deep within all of us!



Garden & Children's Play Area



Home that accomodates Happiness

Community Hall & Club House

STAY CONNECTED WITH YOURSELF

The space is designed that keeps you connected with yourself and everyone other. Our well-planned community hall space and kid's play area promises a relaxing breath every time you walk in. Walk in Solitude or catch up with friends & family and relish the innocent mischiefs of the children playing around or simply become a child and indulge in entertainment in fun filled weekend or some relaxed evening.

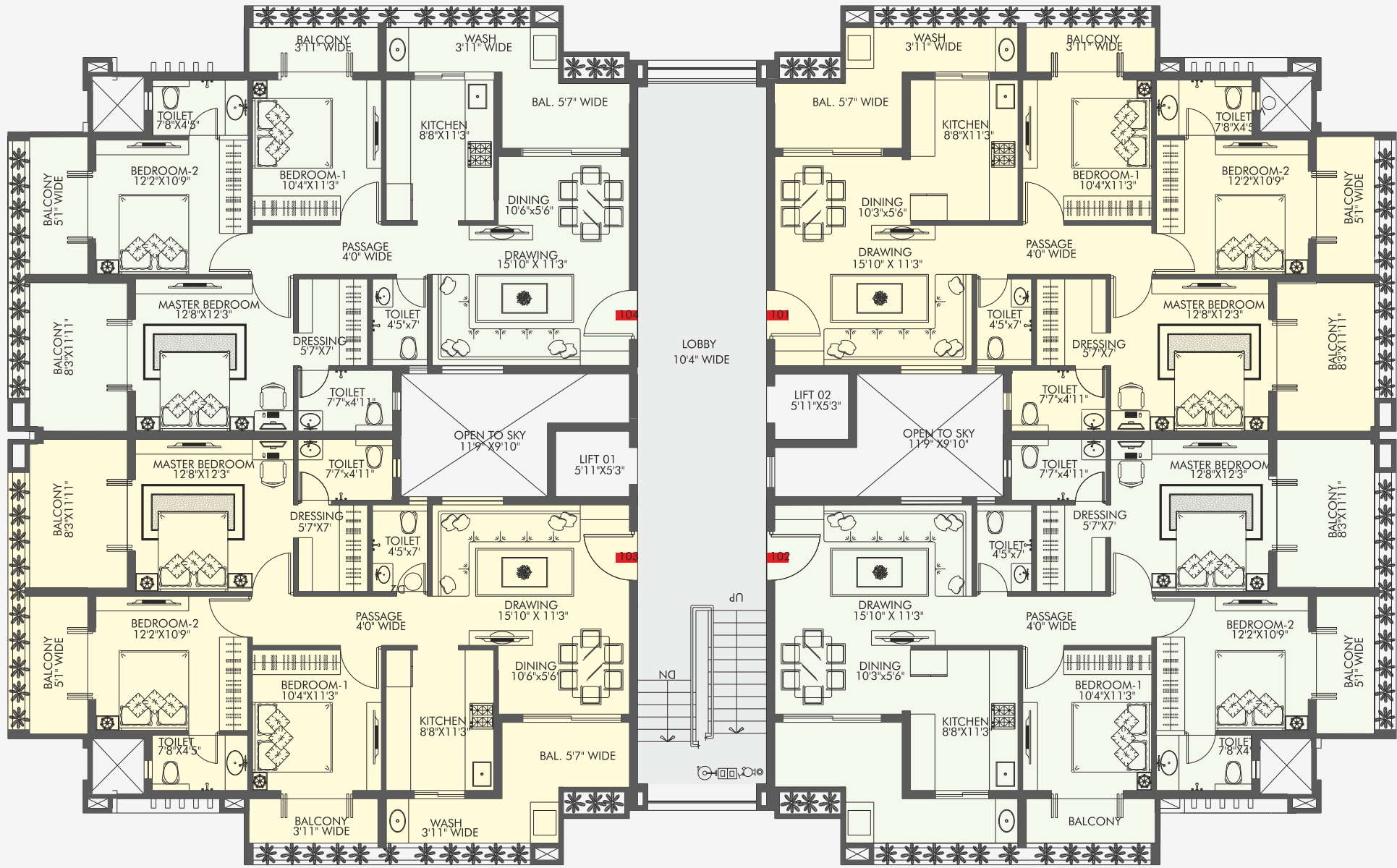
AMENITIES

- ❖ 80ft. Wide Road
- ❖ CCTV camera Surveillance
- ❖ Children's Play Area
- ❖ Bio Digester Septic Tank
- ❖ Garden
- ❖ 24 Hrs. Water Facility with OHT
- ❖ Guard Room
- ❖ Lift with Power Backup System
- ❖ Covered with Boundary Wall
- ❖ Fire Fighting System
- ❖ Open Badminton Court
- ❖ Garden & Children's Play Area
- ❖ Community Hall & Club House

A lifetime experience
at the most extraordinary escape

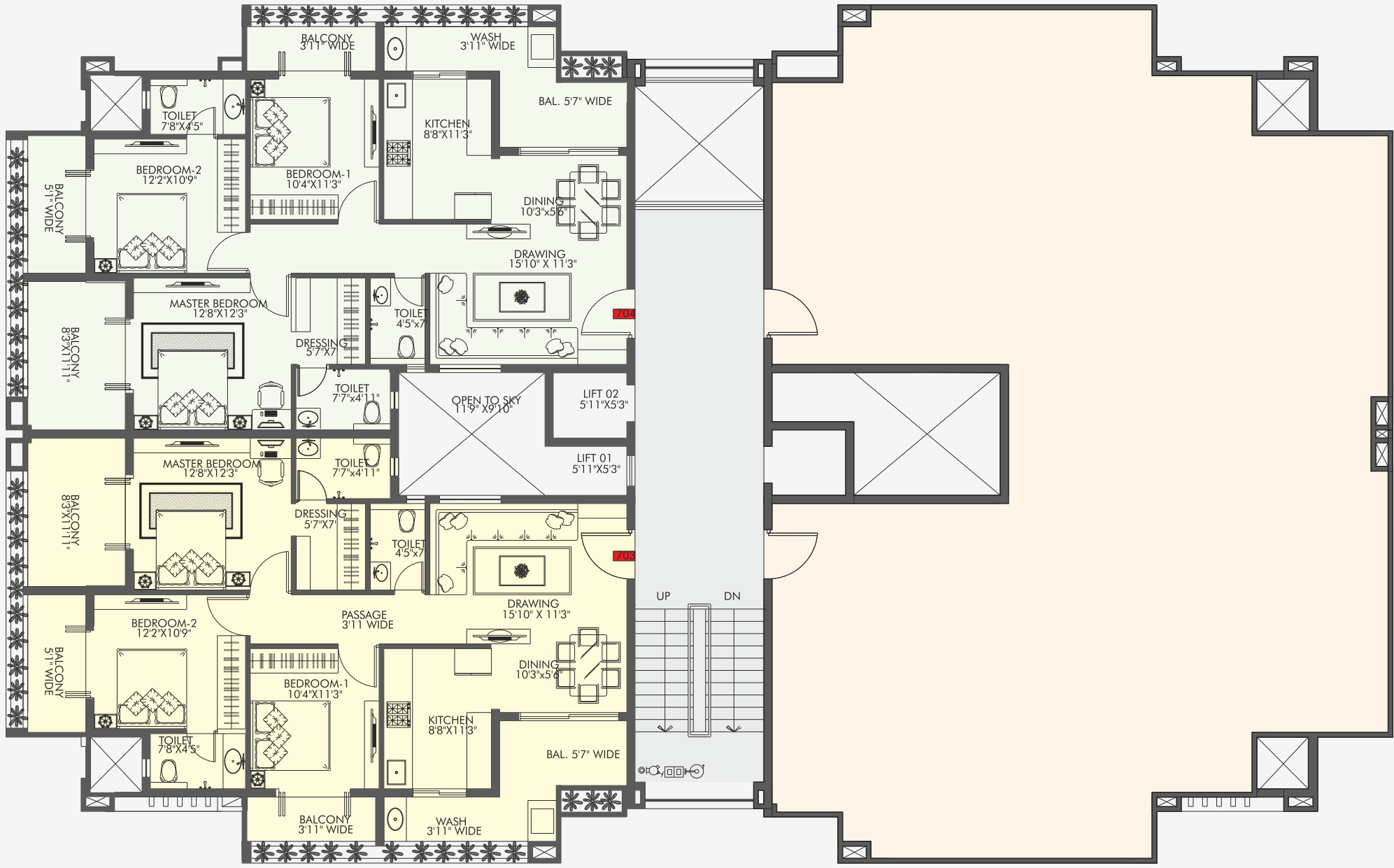


A well crafted master-plan that accommodates complete living experience



1st Floor Plan

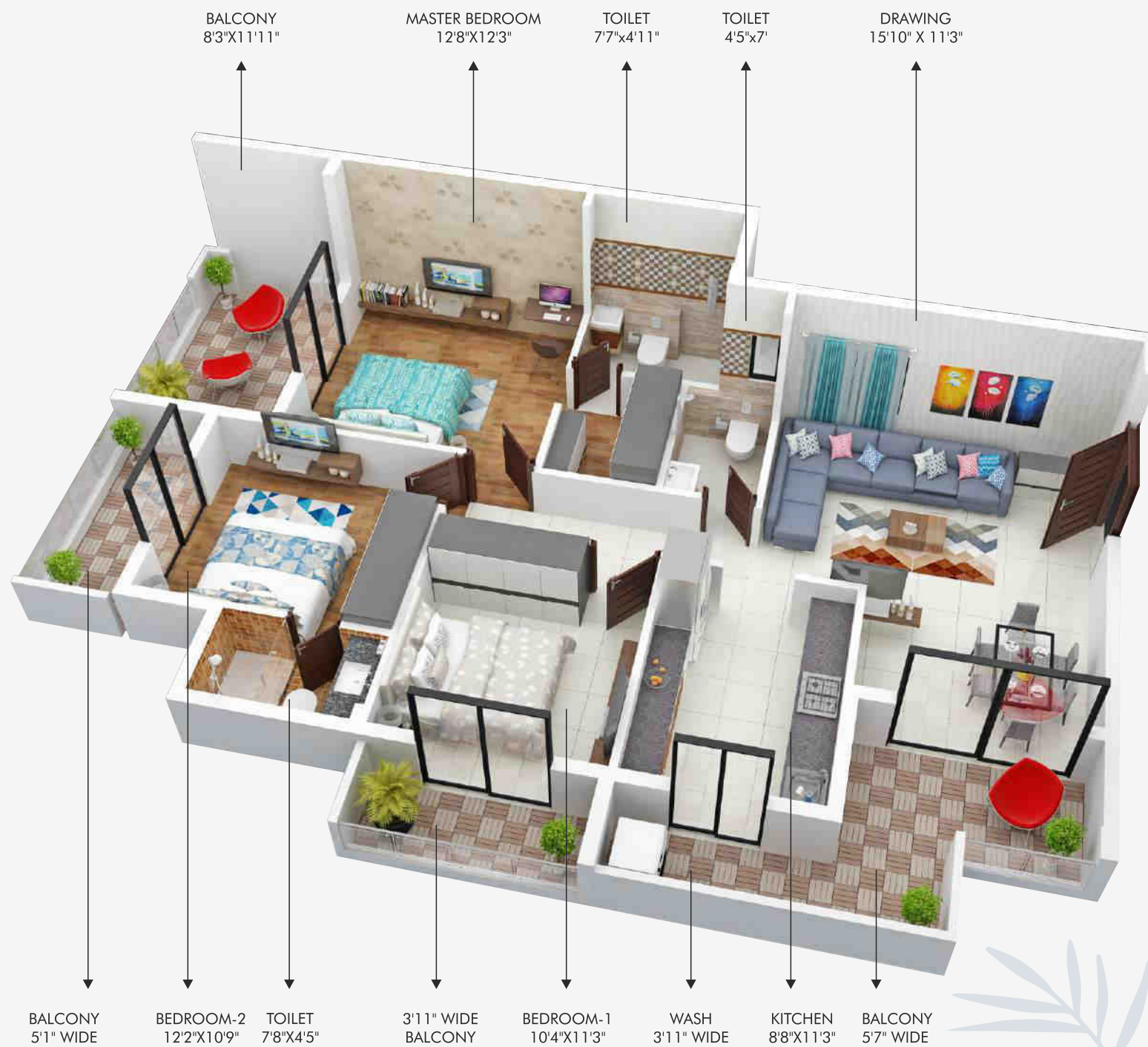
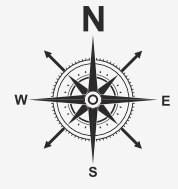
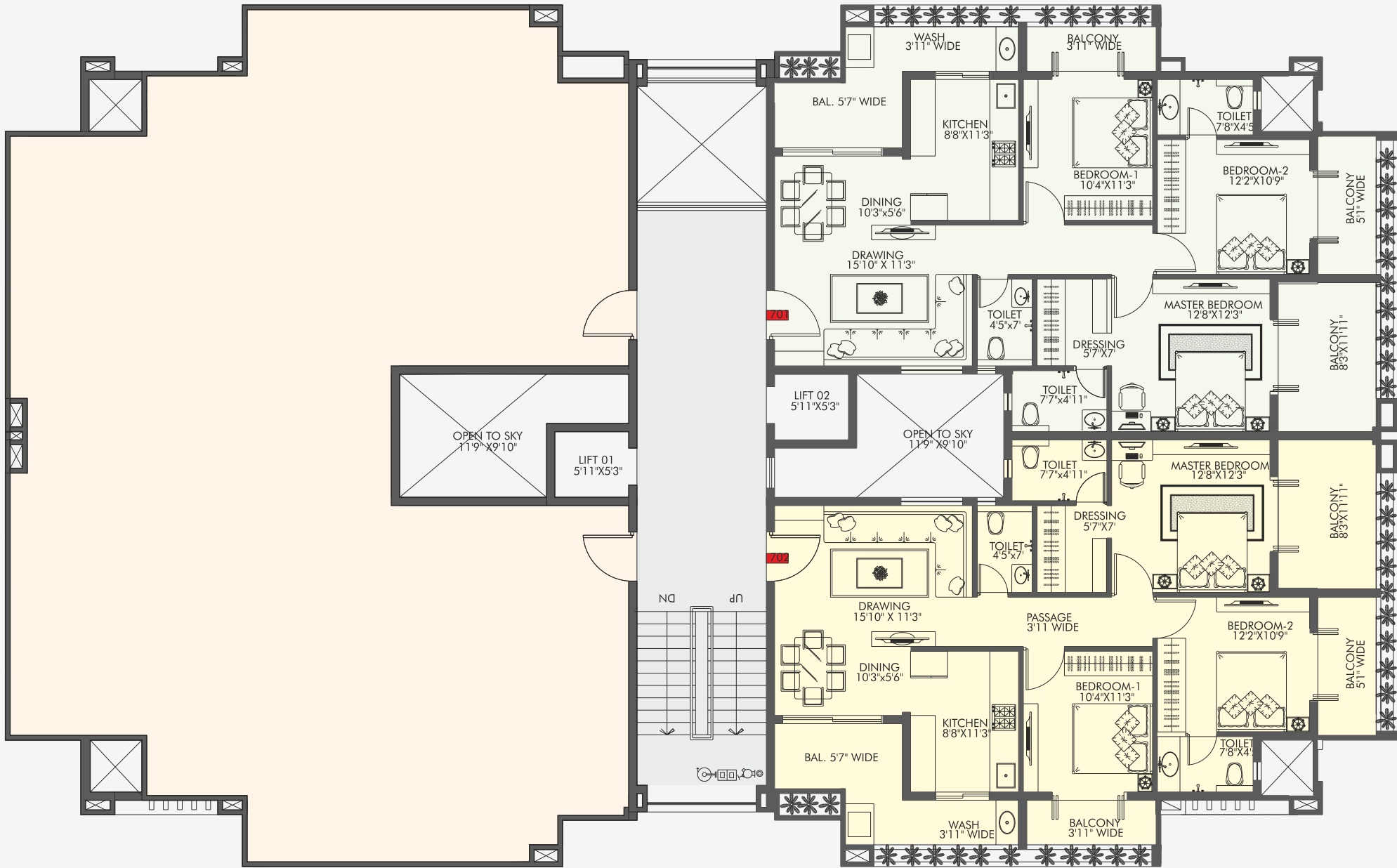
Unit No.	RERA Carpet Area (Sq.ft.)	RERA Built Up Area (Sq.ft.)	Exclusive Balcony (Sq.ft.)	Common Area (Sq.ft.)	Super Built Up Area (Sq.ft.)
101,102,103,104	962.18	1062.61	318.76	175.55	1555.93



7th Floor Plan Block A2

Unit No.	RERA Carpet Area (Sq.ft.)	RERA Built Up Area (Sq.ft.)	Exclusive Balcony (Sq.ft.)	Common Area (Sq.ft.)	Super Built Up Area (Sq.ft.)
703,704	962.18	1062.61	317.76	295.58	1675.95

Home that accommodates
Luxury



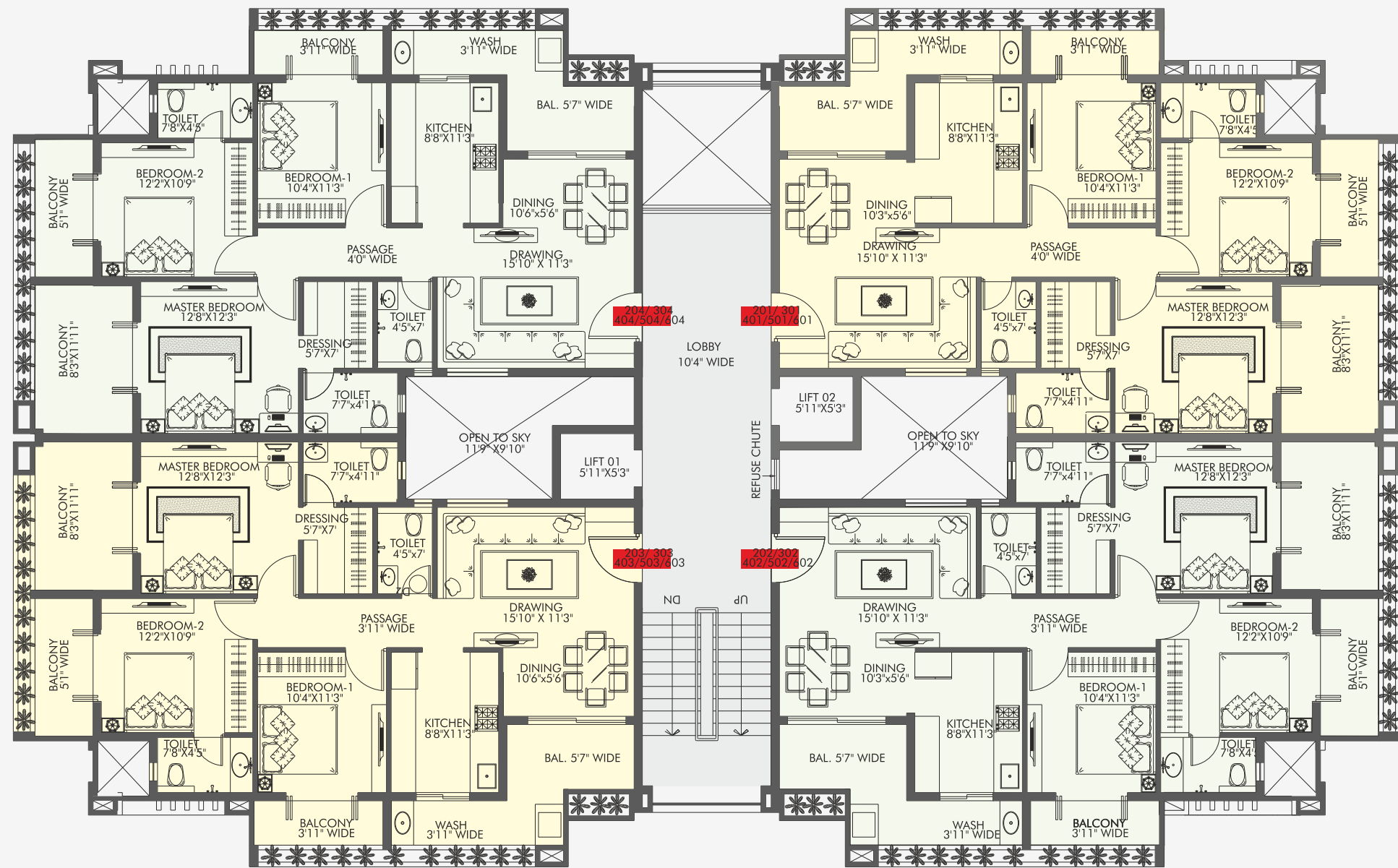
7th Floor Plan Block A1

Unit No.	RERA Carpet Area (Sq.ft.)	RERA Built Up Area (Sq.ft.)	Exclusive Balcony (Sq.ft.)	Common Area (Sq.ft.)	Super Built Up Area (Sq.ft.)
701,702	962.18	1062.61	317.76	295.58	1675.95

3 BHK Apartment

Carpet Area : 962.18 Sq.

Home that accommodates Master Comfort



Typical 2nd to 6th Floor Plan

Unit No.	RERA Carpet Area (Sq.ft.)	RERA Built Up Area (Sq.ft.)	Exclusive Balcony (Sq.ft.)	Common Area (Sq.ft.)	Super Built Up Area (Sq.ft.)
201,202,203,204	962.18	1062.61	318.76	175.55	1555.93
301,302,303,304	962.18	1062.61	318.76	175.55	1555.93
401,402,403,404	962.18	1062.61	318.76	175.55	1555.93
501,502,503,504	962.18	1062.61	318.76	175.55	1555.93
601,602,603,604	962.18	1062.61	318.76	175.55	1555.93

3 BHK Apartment

Carpet Area : 962.18 Sq.