

Key Plan



For Inquiries please contact:
 Sarvagya: +91-9429408635,
 Ramesh: +91-9427301519



ENCHANTING LIVING SPACES!

Towards Excellence and Beyond



Vaibhav Corporation Pvt Ltd

"Real Estate Developers & Building Construction"
 An ISO 9001:2008 & ISO 14001:2008 Certified Company

Site: Zircon, Opp. Baroda Homeopathic College, Behind Xavier's Technical Institute, Sevasi Bhimpura Road, Sherkhi, Vadodara.

Regd. Office: 401, Emerald, Opposite Haveli, Productivity Road, Alkapuri, Vadodara 390 007. Tel: +91-265-2322111. Fax: +91-265-2336846.

Email: vcpl_sale@ymail.com
 infovcpl@gmail.com
web: www.vaibhavcorporation.com

Our Team:
Architect: Sandip Vaidya Associates, Vadodara
Structural Engineer: SVN Consulting Engineers
Electrical Consultant: MSP Consultant
Plumbing-Sanitation Consultant: Vraj Sanitation

design:smak&arrow@9424092019

Terms and Conditions: ● Stamp duty/Registration charges, Service Tax etc. will be extra as per the actual rate applicable from time to time. ● The developers reserve the right to make any addition, alterations & amendments as may be necessitated from time to time in layout, building plan, specification & amenities. ● Life time Maintenance Deposit/Property development charges, Electricity Connection charges, Security deposit, Legal costs for all liaison work in VUDA/V.M.C., GOVT & all local authorities etc. will be extra. ● Extra work shall be carried out after making full payment in advance. (Conditional) ● All members shall have to essentially be the part of the society formed by the association of members & shall abide by the society by-laws. ● Payment terms will be different on case to case basis. ● Payment schedule are not related to Possession or stage of construction ● Delayed payment will attract interest @ 21%.p.a. ● Possession of plot will be given after 45 days from the date of sale deed. ● Possession of bungalow will be given after 3 years from the date of receiving statutory permission, certifications and water /electricity/ drainage connection from respective authority & subject to construction agreement. ● Possession of bungalow varies from case to case. ● Possession schedule for bungalow is highly dependent on external factors like availability of raw material, labor and approvals from various authorities. We shall try to complete the project on schedule time however above factors may affect the possession schedule which may delay the actual possession. ● Any additional tax / stamp duty / registration charges / levies resulting from any change in the laws/policies of Government / Semi Government bodies shall be borne by the customer. ● All the taxes, charges & levies applicable on the unit as & when received from the concern government authorities shall be borne by the customer/purchaser. ● This brochure shall not be treated as a legal document; it is only for the purpose of information, which does not create any legal liability to Vaibhav Corporation Pvt. Ltd.



Infrastructure Ready Plots & Duplex Bungalows



Discover Zircon; an exclusive, serene abode

Born out of a picturesque and tranquil area, off Sevasi Road, yet conveniently close to the urban conveniences, it is undoubtedly one of Vadodara's finest residential locations.

On offer are a number of exclusive plots of varying sizes in this oasis of natural beauty, each benefitting from the delightful campus development initiatives. A team of committed realtors, architects and project managers wish to create a truly special home to reflect and complement your lifestyle.

Surrender to the charm and prestige of Zircon, it is the perfect place to create your new home. Let the magic begin...

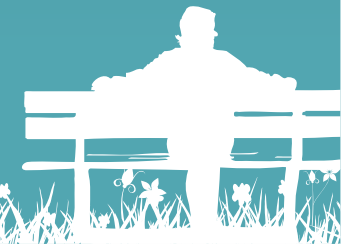


A home amidst green vistas

The conception of Zircon came about with the thought to create a community of spacious Infrastructure Ready Residential Plots & Villas in close proximity of the city, yet amidst green environs.

Zircon is yet another lifestyle offering from Vaibhav Corporation Pvt. Ltd. Surrounded by verdant greenery, a host of leisure facilities, complete infrastructure development and efficient campus management, living at Zircon shall be a true delight.

Build your dream home, the way you want...or choose from the tasteful villa option we offer...one thing is for sure...you'll get a life full of happiness & comfort!



Layout Plan



INDIVIDUAL PLOT AREA STATEMENT

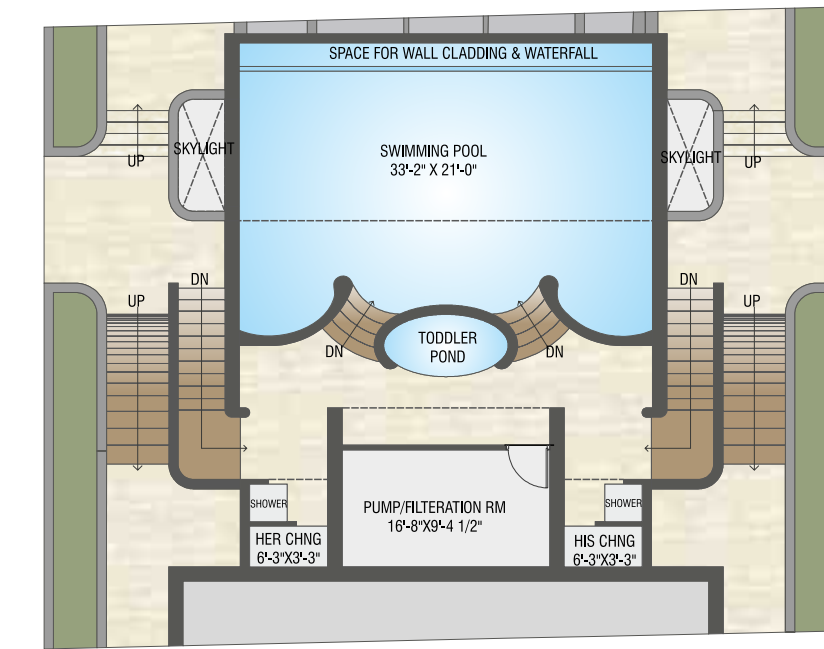
PLOT NO.	AREA(SQ.MT)	AREA(SQ.FT)
1	461.92	4972.10
2	352.86	3798.18
3	382.43	4116.47
4	581.20	6256.03
5	275.00	2960.10
6	284.64	3063.86
7	342.76	3689.46
8	407.69	4388.37
9	393.98	4240.80
10	280.89	3023.50
11	287.15	3090.88
12	310.68	3344.15
13	300.60	3235.65
14	269.12	2896.80
15	302.66	3257.83
16	336.16	3618.42
17	369.61	3978.48
18	467.25	5029.48
19	397.50	4278.69
20	303.17	3263.32
21	311.55	3353.52
22	311.55	3353.52
23	311.55	3353.52
24	311.55	3353.52
25	311.55	3353.52
26	311.55	3353.52
27	311.55	3353.52
28	311.55	3353.52
29	311.55	3353.52
30	311.55	3353.52
31	341.06	3671.17
TOTAL	10563.83 SQ.MT	113708.97 SQ.FT





Club House

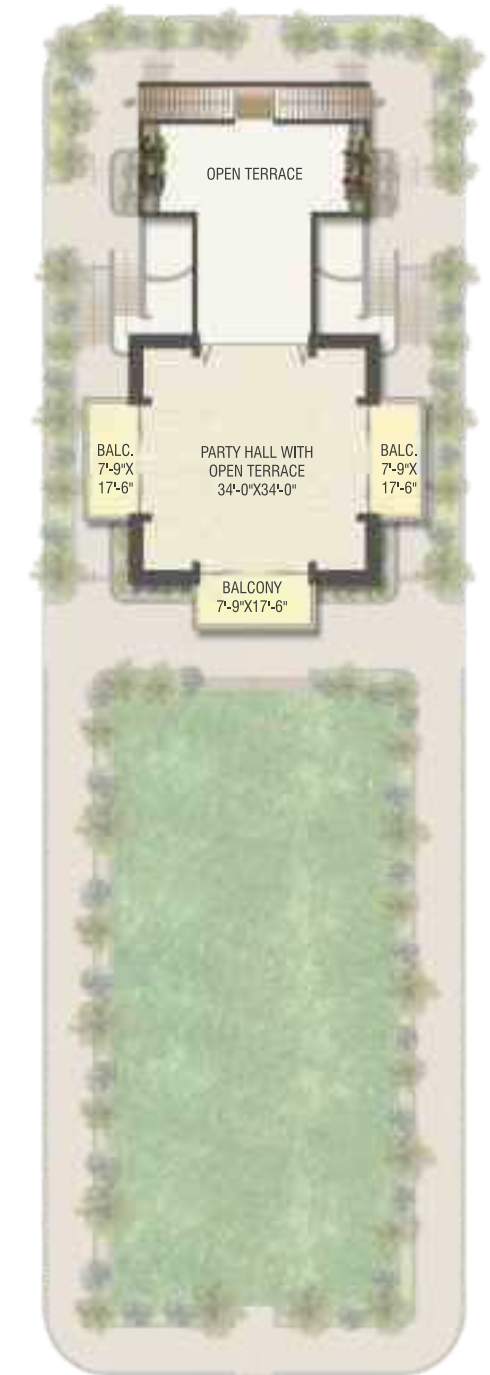
A clubhouse where you can gather, socialize and host many events. Loosen your daily stress. Enjoy life's finer moments.



Basement Floor Plan



Ground Floor Plan



First Floor Plan

Amenities



Leisure Amenities



Club House



Party Hall with Open Terrace



Walk Way / Jogging Track



17000 sq.ft Common Plot with Landscaped Garden Tot-lot / Children's Play Area with Equipments & Senior Citizen's Sitting Area



Mini Theatre Room / Meeting Room



Indoor Game Zone / Room



Swimming Pool & Toddler Pond with Filtration Plant, Toilet & Changing Room for His & Her along with Shower



Well Equipped Air-Conditioned Gymnasium

Infrastructural Amenities



Core Infrastructure

- Decorative Main Entrance Gate with Security Cabin
- Rain Water Harvesting System
- Sewage Plant
- Power Backup Stand-by Generator for common facilities
- WBM / RCC Excess Road & all Internal Roads of Trimix Concrete with Paver Blocks
- Street Light (Solar)
- Underground Electric Cabling for a wire-free look
- Infrastructure for Electric Connection
- Drainage Connection to Individual Plots
- Tree Plantation



Convenience

- Sufficient Ground Level Parking for all members
- Loan Papers Available



Security

- 24 Hrs Security
- Secure Compound Wall for entire campus with Electric Fencing
- Compound Wall to Individual Plot (Low Height)





Specifications

Structure: Earthquake resistant RCC frame structure with brick masonry walls as per architect's design.

Plaster: Internal mala plaster & outside stone-crete finish plaster with exposed brick work elevation

Flooring: Vitrified tiles or hard stone flooring as per design & engineered wooden flooring in master bedroom.

Door: Decorative wooden main door with wooden frame, all other doors are laminated flush door with wooden frame. (Teak wood will be used for frames & main doors). Best quality hardware fittings used for doors.

Window: Fully glazed windows with wooden shutters and wooden frame / CPVC shutters with stone frame. Mosquito net & M.S safety grills.

Stair Case: Designer stair case with decorative S.S. safety railing

Colour: Smooth plaster with putty finish

Electrification: Concealed copper wiring & decorative modular switches), well planned electric layout for proper electrification & lighting, appropriate points for telephone, TV, cable, internet & air condition piping.

Water Supply: Individual bore water supply. Under ground water tank & over head water tank.

Bathroom: Designer ceramic tile flooring and wall tiles of good quality. Branded, quality bathroom accessories.

Kitchen: Granite platform, RO purifier point, sink (36" x 18") with drain board

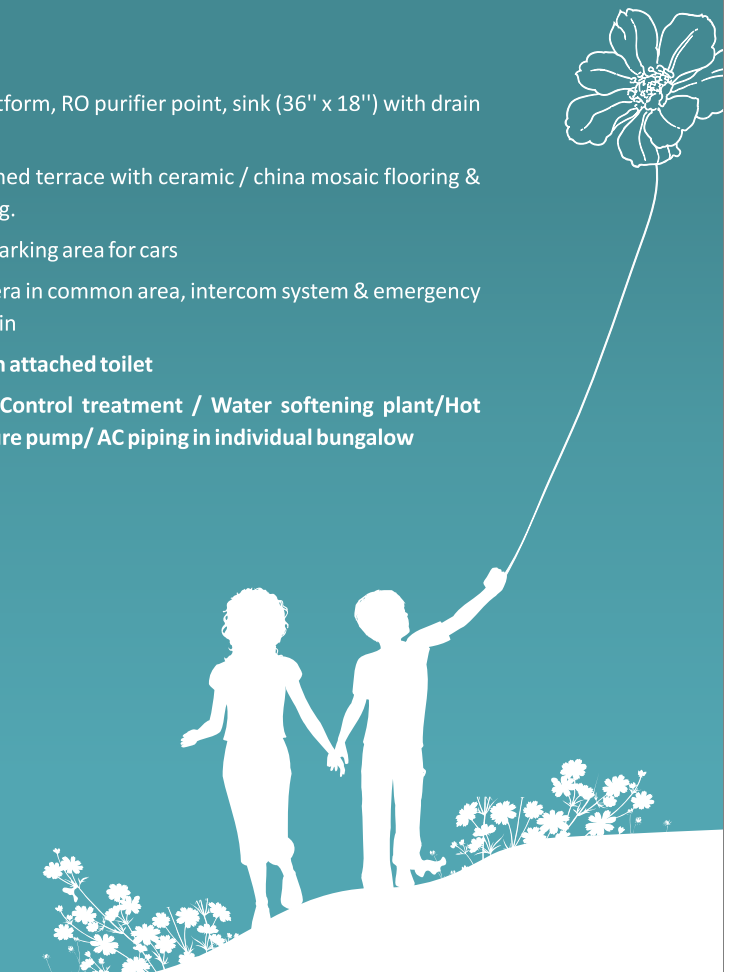
Terrace: Well designed terrace with ceramic / china mosaic flooring & Indian water proofing.

Parking: Adequate parking area for cars

Security: CCTV camera in common area, intercom system & emergency alarm in security cabin

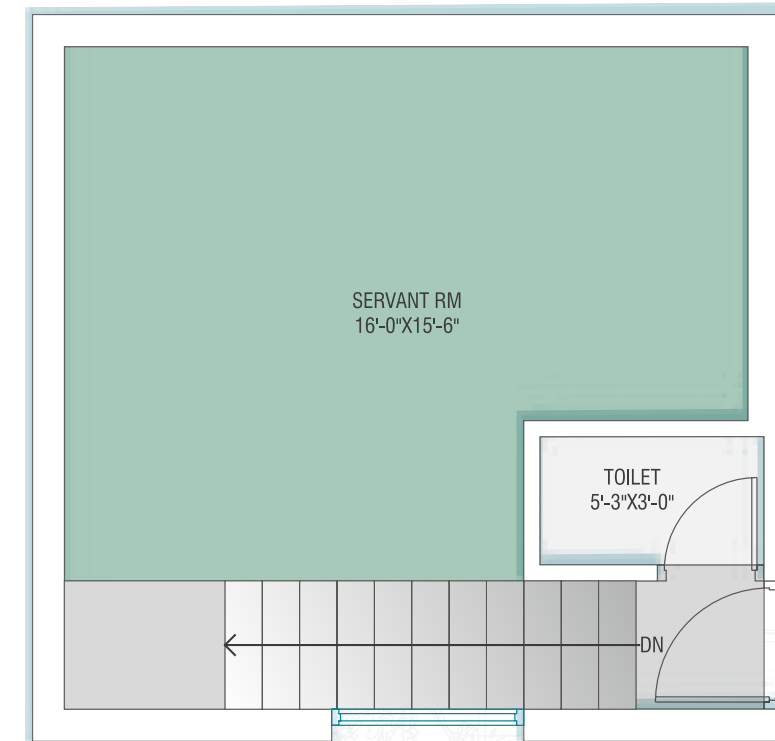
Servant quarter with attached toilet

Provision for: Pest Control treatment / Water softening plant/Hot water boiler/ Pressure pump/ AC piping in individual bungalow

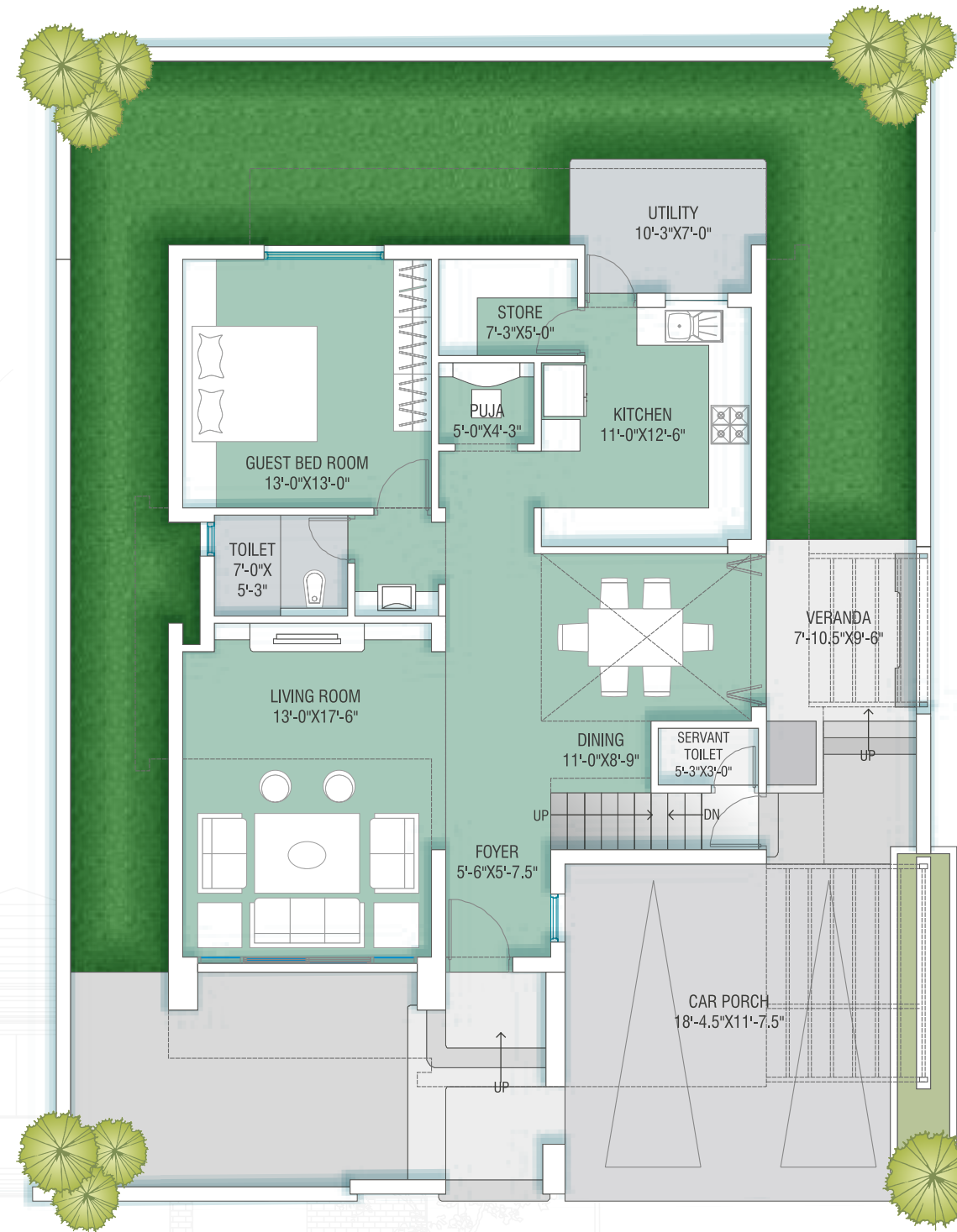


Typical Floor Plan

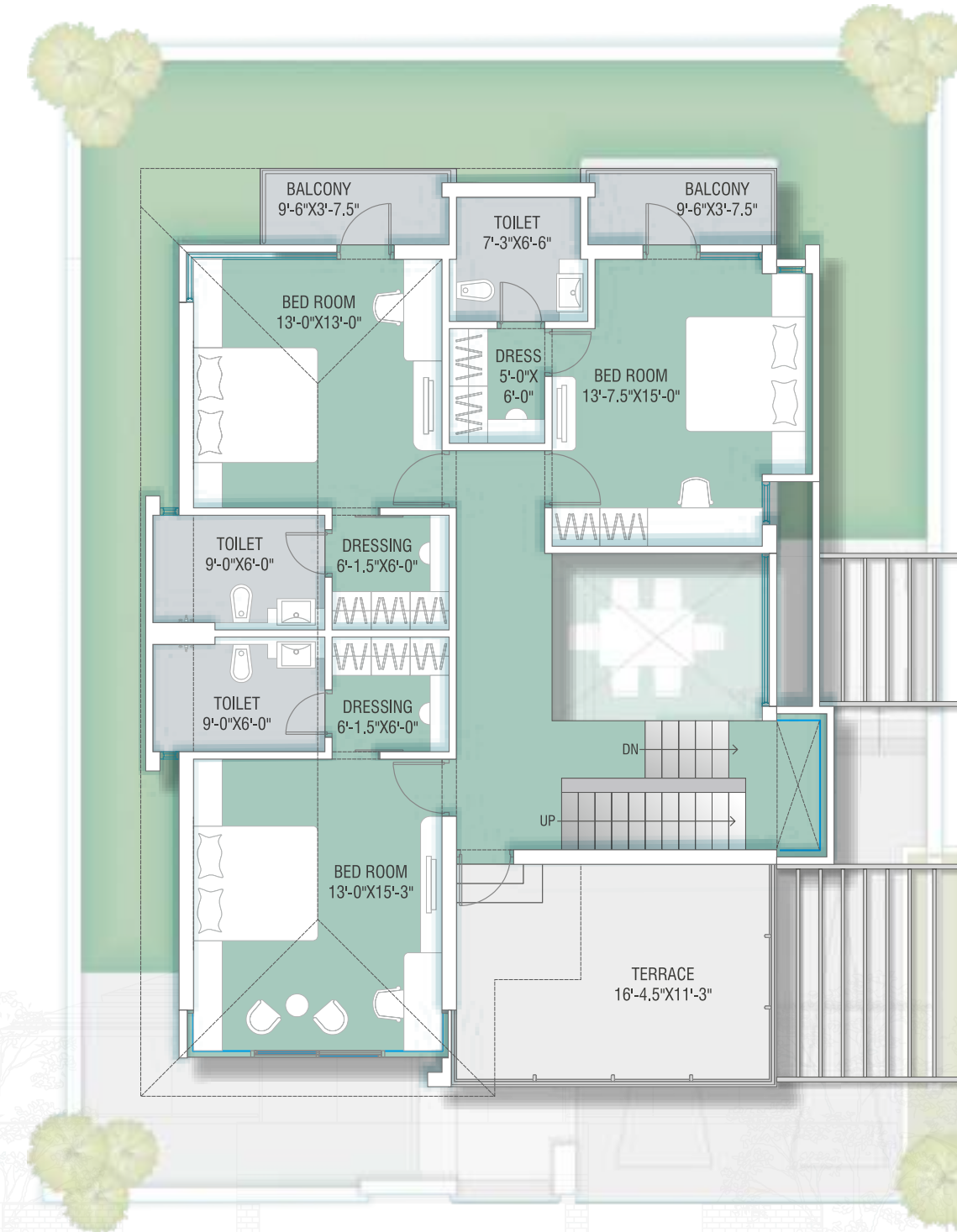
Designed to be eco-conscious in all respects, your home at Zircon offers spacious layouts that make full use of natural lighting and ventilation to enhance the quality of living for your family.



Basement Floor Plan
(Servant Room)



Ground Floor Plan



First Floor Plan



Payment Schedule

Rate: As applicable

Additional Charges:

- Life time maintenance charges :Rs. 120/-sqft on plot area
- Development charges: Rs. 100/- sqft on plot area

- Stamp duty : at present 5.95% as per Govt. rules
- Registration Charges 1%
- Service Tax as applicable
- Garden view premium : Rs. 100/- per Sqft on land area

Payment Schedule (Regular): For Plots

Sr. No.	Schedule	
1	Booking Amount	10%
2	Within One Month (From date of Booking Amount)	20%
3	After 3 Month (From date of Booking Amount)	30%
4	After 6 Month (From date of Booking Amount)	30%
5	After 9 Month (From date of Booking Amount) /Before Possession	10%

Payment Schedule (Regular): For Bungalows

Sr. No.	Schedule	
1	Booking Amount (Within One Month)	10%
2	Up to plinth level	10%
3	1st Slab	10%
4	2nd Slab	10%
5	Stair cabin	10%
6	Brick work	10%
7	Plaster work	15%
8	Finishing work	15%
9	Before Possession	10%

**NOTE: All additional charges are to be paid at the time of / before final installment.

**NOTE: Rate & Payment schedule can be changed & varies from time to time as per company's discretion.