

A PROJECT BY



# BILVAM REGENCY

3BHK ULTRA LUXURIOUS FLAT







"IT TAKES HAND TO BUILD HOUSE  
BUT  
ONLY HEARTS CAN BUILD A HOME  
THE REAL HOME"

## OUR COMPLETED PROJECTS

**SOLITAIRE**  
RESIDENCY

*Bilveam*   
*Paradise*  
2 & 3 BHK | SHOPS

## OUR ONGOING PROJECTS

 **SOLITAIREQUAYS**  
THE RIGHT CHOICE FOR YOUR BUSINESS

  
**ALPHA  
SEASONS**  
King Size Luxury Living









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## THE BEAUTY OF ENGINEERING

Bilvam Regency is a creation; something that has a personality and an impressive piece of art. Using different shapes, colors and materials we have offered architectural pieces that could also serve as landmark, over and above residences. Comprised of unembellished exteriors and block-like geometric forms each building proudly stands alone in its protected landscape.





# PROJECT HIGHLIGHTS

All the entrance and exit in EAST WEST DIRECTION



Allotted Two Car Park & Two Motor Bike Park per Flat



90 ft. (Approx) Distance between Two building



6500 sq.ft. (Approx) well developed COP



Only Two Tower CAMPUS



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Automated Gate At The Entrance



Centre Of Palanpore



Terrace Garden with YOGA DECK



Future Oriented Modern Glass Elevation



Banquet Hall Along With Facilities Of Kitchen

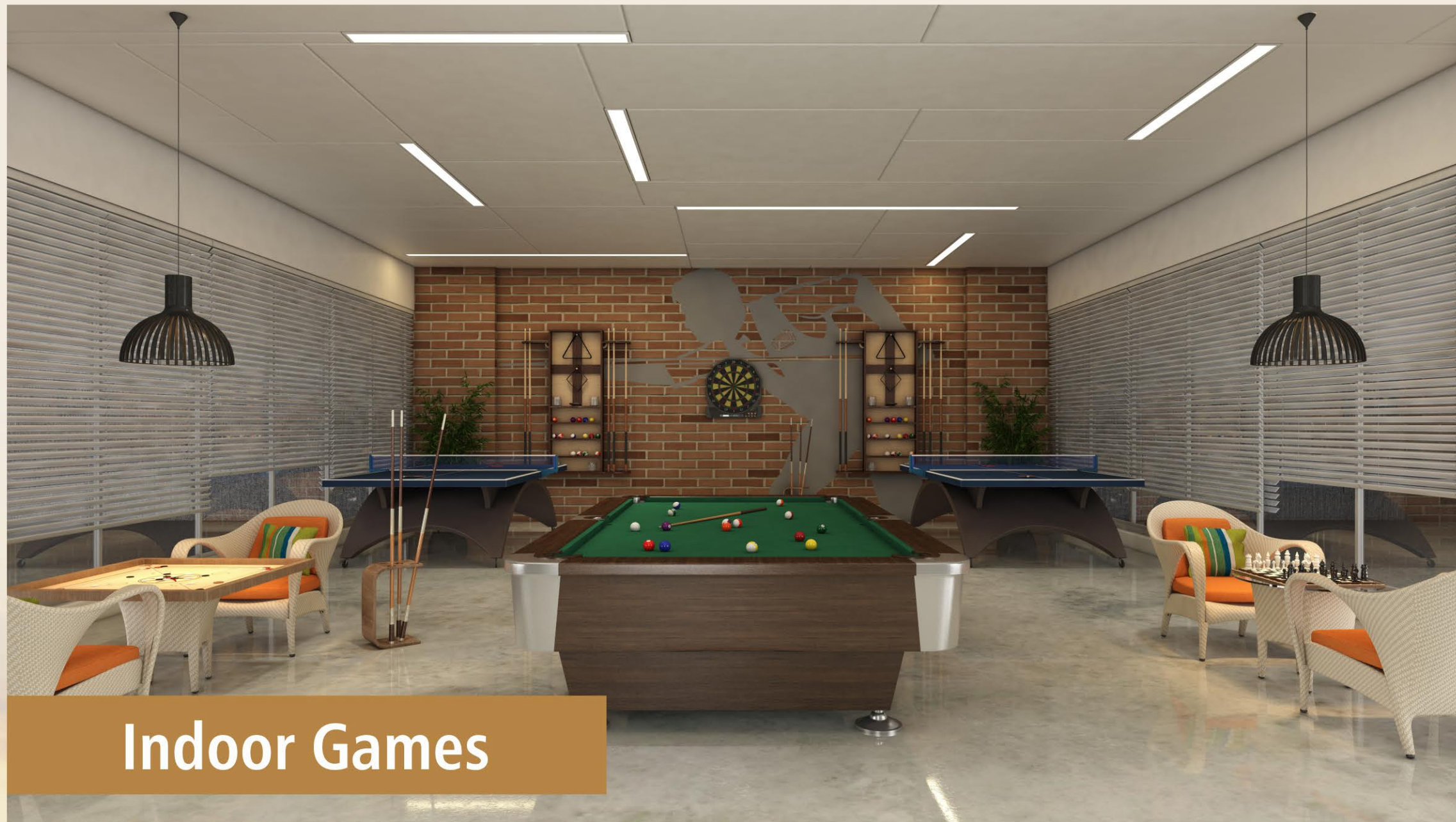




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# A M E N I T I E S



**Indoor Games**



**Yoga Space**





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# A M E N I T I E S



Reception Foyer



Gym Area

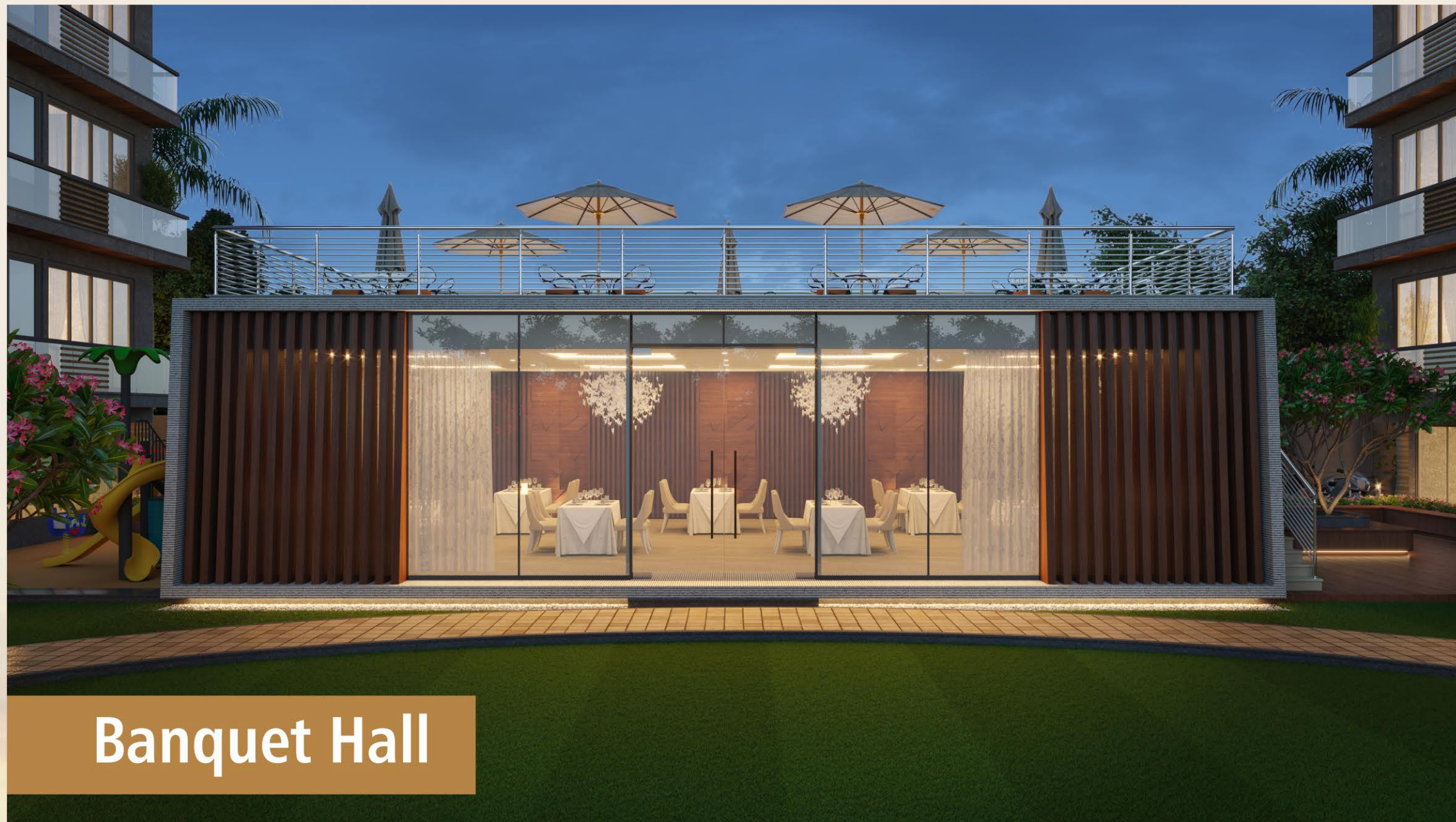




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# A M E N I T I E S





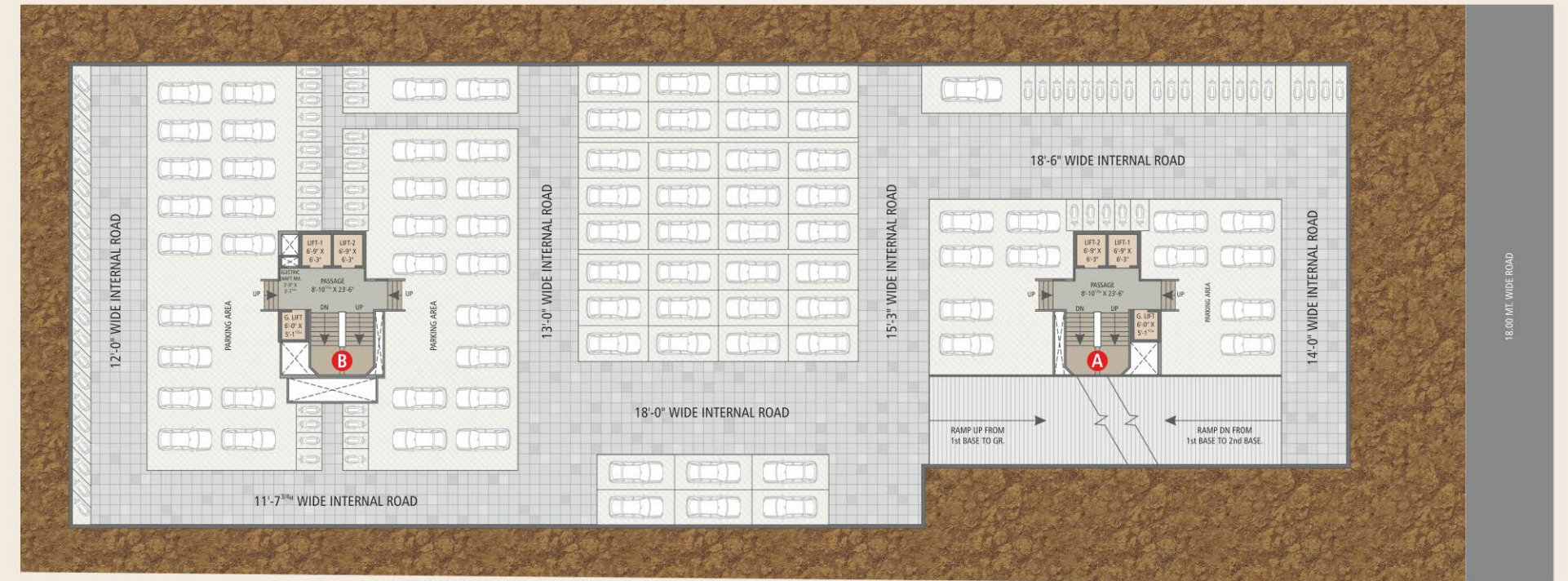


# BILVAM REGENCY

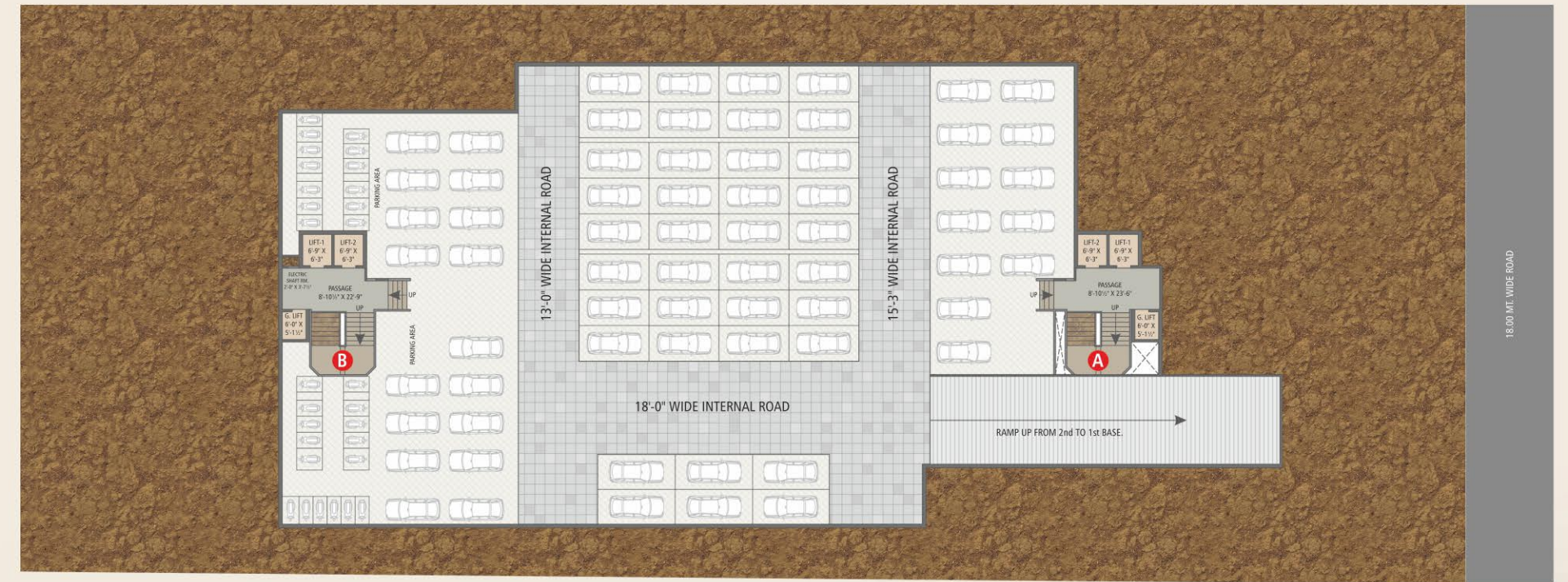
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- Three Level Parking
- 6500 Sq.ft. (Approx) Garden
- 90 Ft. (Approx) Distance Between Two Buildings

BASEMENT-1 PLAN 



BASEMENT-2 PLAN 



GROUND FLOOR PLAN 



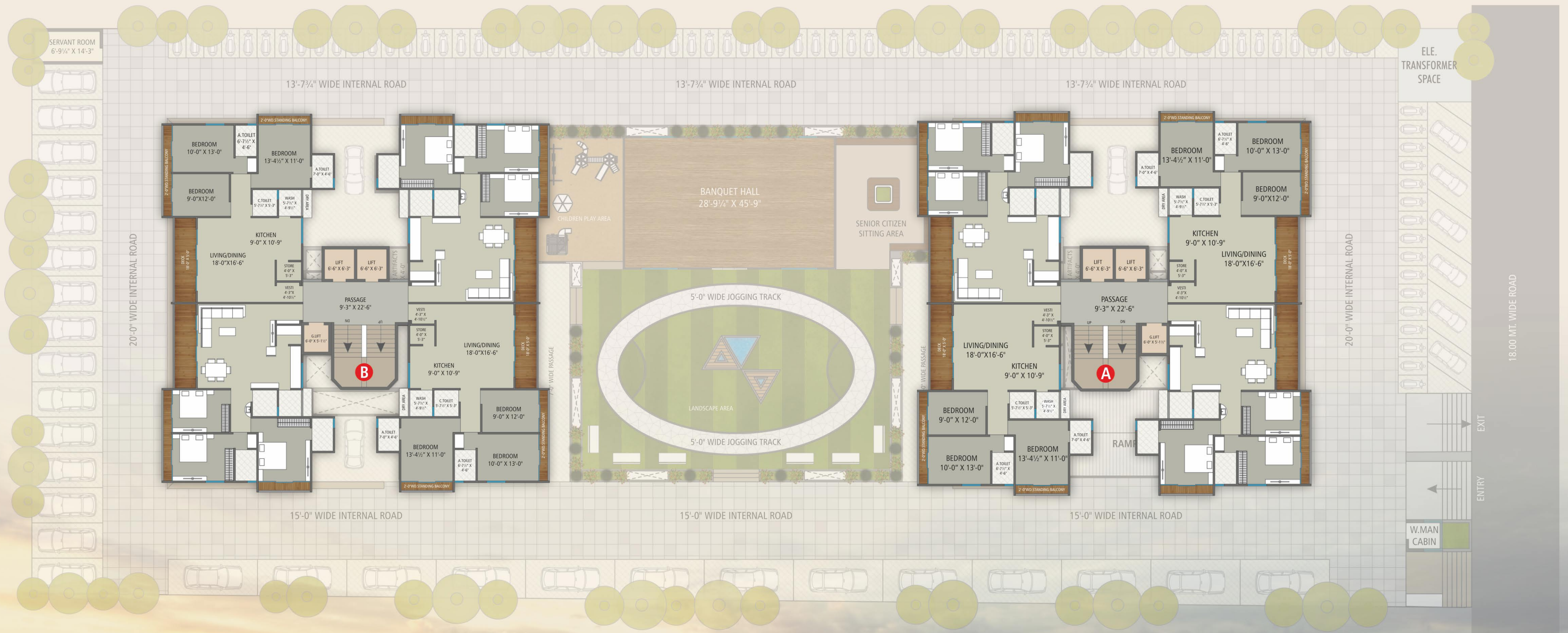




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## TYPICAL FLOOR PLAN







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TYPICAL FLOOR PLAN 





# FLAT HIGHLIGHTS



**TWO AC PER FLAT**



**GAS GYSER**



**GUJARAT GAS CONNECTION IN KITCHEN  
AND WASH AREA**



**RO PLANT**



**GENERATOR BACK UP**





## THE VIEW OF LOVELY LIFE

Welcome to a home which offers comfort, convenience and modern life style. It is eco sustainable and futuristic. Bilvam Regecy exceeds expectations in amenities and services. Just focus on well arranged, sleek, elegant, and masterfully designed buildings with bird's-eye-view. You will vouch for Bilvam Regecy.







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# S P E C I F I C A T I O N

FLOORING	32 x 32 Standard Vitrified Flooring	DOORS & WINDOWS	Designed veneer fitted Main Door with Wooden Frame. Internal Flush Door All toilet door and Window frames of Granite. Stainless Steel Standard Hardware Fittings Anodised Coated Sliding Aluminium Section
KITCHEN & STORE	Granite Cooking Platform Porcelain Tiles Dedo up to Lintel level SS sink Kota shelf in Store Gujarat Gas Connection in Kitchen And Wash RO system for purified Water	WALL FINISH	External Wall: Two coat Plaster Acrylic Texture Finish Standard Exterior Color Internal Wall: Putty finished Walls
TOILET & PLUMBING	Concealed ISI BRANDED C-PVC AND U-PVC for water supply. PVC pipe for drainage Provision for central hot water supply from Gas gyser located in each flat. Anti-Skid Granamite flooring & Full height Porcelain Tiles Dedo Single lever concealed diverter with Shower European water closet in all bathroom	LIFT	2 Auto Door Passenger Lift & 1 Servant Lift
ELECTRIFICATION	Concealed Wiring of ISI branded company with adequate points in all rooms. TV points in all bedrooms. Air Condition points in all bed rooms. Electric point for Washing Machine in wash Area	TERRACE	Double Coat Water Proofing With China-Mosaic Flooring
		BUILDING FOYER	Designed Furnished Building Entry Foyer AC, LCD, Reception Table, Name Plate, Notice Board
		COMMON USAGE FACILITIES	Generator Power Back Up Standard Fire Fighting System Security Room
		PARKING	Ground and Two level Basement Parking For Sufficient Cars & Motor Bikes



# LOCATION MAP



Nearby L.P.Savani School

Nearby Commercials for day to day lifestyle needs

Nearby Canal Road which is proposed BRTS ROUTE

Surrounded by all well known Projects

All Municipality facility available in this Area

Near By Proposed Metro Station

## NOTE

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear titles for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

## WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- Vat, service tax, TDS, GST & other taxes levied in future, will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages / landscaped areas are not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- All GEB expenses (quotation, contractor, internal cables, common accessories, transformers, other changes, etc and advance society maintenance for 5 years should be paid by customers.

## LEGAL DISCLAIMER

\* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable product.





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**SITE ADDRESS:**

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PROJECT BY  
**UNIVERSAL  
BUILDCON**

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