







**A STREET OF  
ELEGANCE,  
FRAMED BY NATURE**

At Palm Exotica Bungalows, every street reflects refined living. Wide, well-planned pathways lined with lush greenery create an atmosphere of serenity. Here, modern architecture blends seamlessly with nature, offering you not just a home but an address of pride and distinction.





**A GRAND  
WELCOME TO YOUR  
EXQUISITE WORLD**

The entry of Palm Exotica Bungalows sets the tone for the lifestyle within. With a beautifully designed gate that symbolizes elegance and exclusivity, every arrival feels special. Step inside and experience a community crafted with care, luxury, and an everlasting touch of nature's charm.







## SPECIFICATION



**STRUCTURE :** All RCC frame structure & Brick Masonry works as per architect and structural engineer's design.



**COMPOUND WALL :** Low Height Compound wall with anti skid flooring, In utility area natural stone flooring with 3ft height glazed tiles fittings



**FLOORING :** Premium Vitrified Flooring in all room. Staircase with granite & premium vitrified tiles fittings



**KITCHEN :** Granite Platform with Sink & Glazed tiles upto Lintel level.



**BATH :** Designer Toilets with goods quality fittings, Sanitary ware and decorative glazed tiles.



**DOORS :** Decorative Main Door With standard safety lock Fittings & all Internal doors will be laminted flush doors with mortize lock



**WINDOWS :** Powder coated aluminium windows with mosquito net & safety grill.



**ELECTRIFICATION :** Concealed copper ISI wiring and modular switches with sufficient point & Ac. point in all bed room & Living room



**PLUMBING :** Internal Plumbing will be concealed with good quality ISI mark fittings.



**WALL FINISH :** Internal smooth plaster with putty and primer External double coat plaster & Roller texture with weather proof paints



**TERRACE :** Open terrace finished with china mosaic tiles



**WATER TANK :** Under ground water tank 1500 ltr. Over head water tank 1000 ltr.

## AMENITIES

- AC Multipurpose Hall
- AC Gym & Indoor Game Zone
- Children Play Area
- Lush Green Garden
- Decorative Main Gate With Security Cabin
- CCTV Cameras for Surrounding Campus
- Box Cricket above Club House Terrace
- Rain Water Harvesting
- Anti Termites Treatment in All Bungalows
- RCC Road with decorative paver blocks
- Inside underground Electric cabling
- Street Light
- Bore Well





# LAYOUT PLAN

AREA TABLE

| PLOT NO. | PLOT AREA |
|----------|-----------|
| 01       | 1191.00   |
| 02 to 15 | 1157.00   |
| 16       | 1875.00   |
| 17       | 1233.00   |
| 18 & 19  | 1156.00   |
| 20       | 1453.00   |
| 21       | 1106.00   |
| 22 & 23  | 901.00    |
| 24       | 1086.00   |
| 25       | 1121.00   |
| 26 & 27  | 901.00    |
| 28       | 1138.00   |
| 29 to 31 | 901.00    |

Area in SQ.FT.

AREA TABLE

| PLOT NO. | PLOT AREA |
|----------|-----------|
| 32       | 1003.00   |
| 33 & 34  | 889.00    |
| 35       | 1065.00   |
| 36       | 1062.00   |
| 37       | 893.00    |
| 38       | 890.00    |
| 39       | 1098.00   |
| 40       | 1158.00   |
| 41 to 55 | 892.00    |
| 56       | 1624.00   |
| 57       | 2005.00   |
| 58 to 72 | 1245.00   |
| 73       | 1250.00   |

Area in SQ.FT.







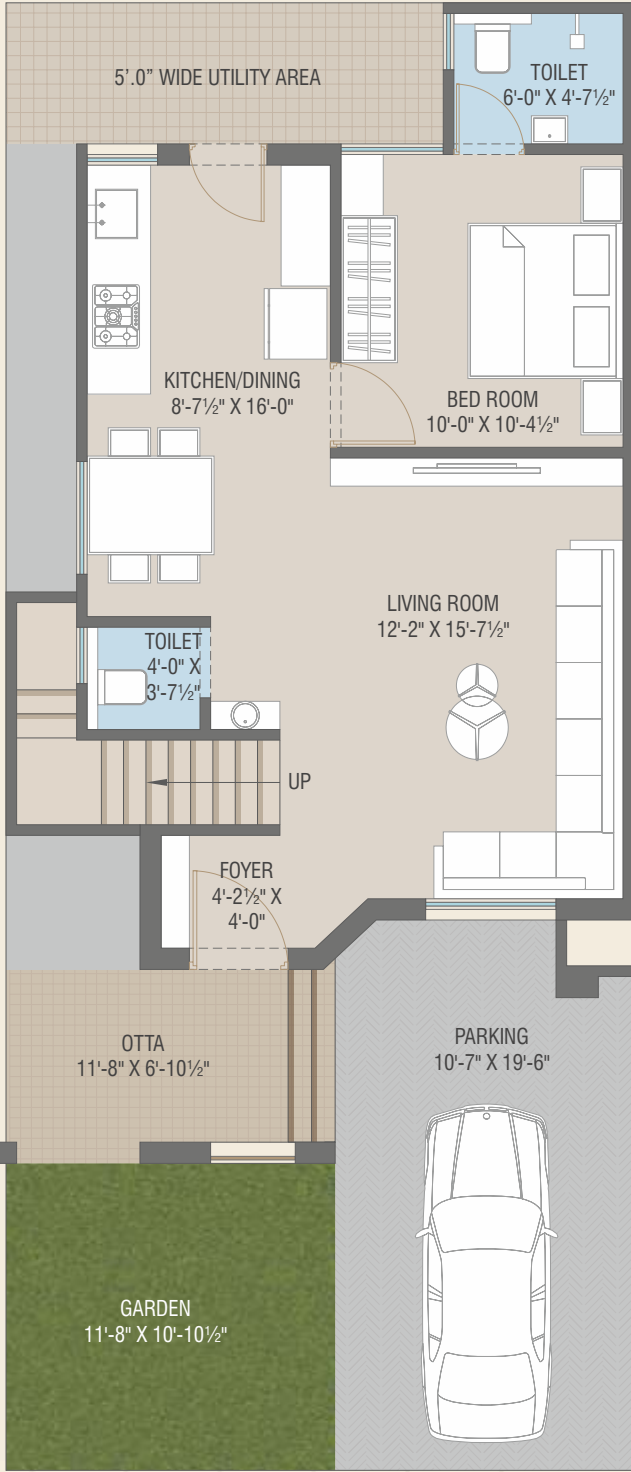
**PLOT NO :  
01 TO 16**

MIN. PLOT AREA:  
1157.00 sq.ft.

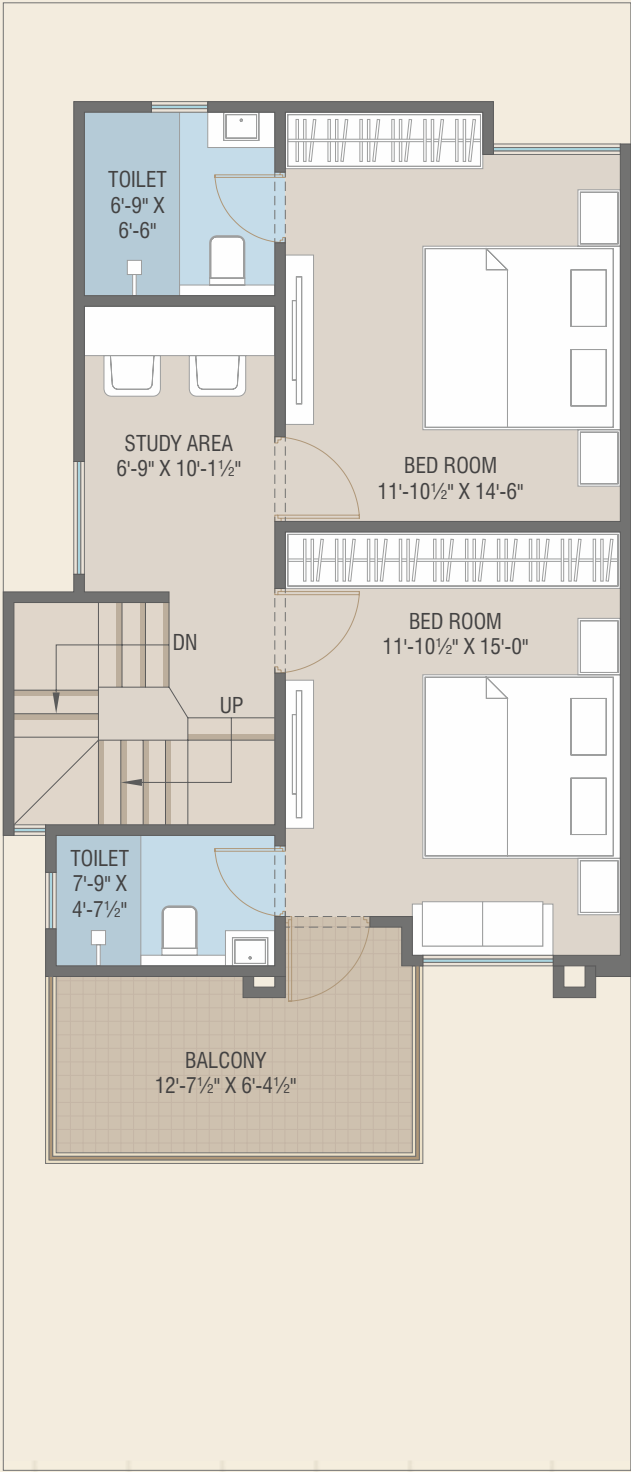
Ground Floor Built up : 761.60 sq.ft.  
First Floor Built up : 646.40 sq.ft.  
Cabin Built up : 110.00 sq.ft.

Total Built up : 1518.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





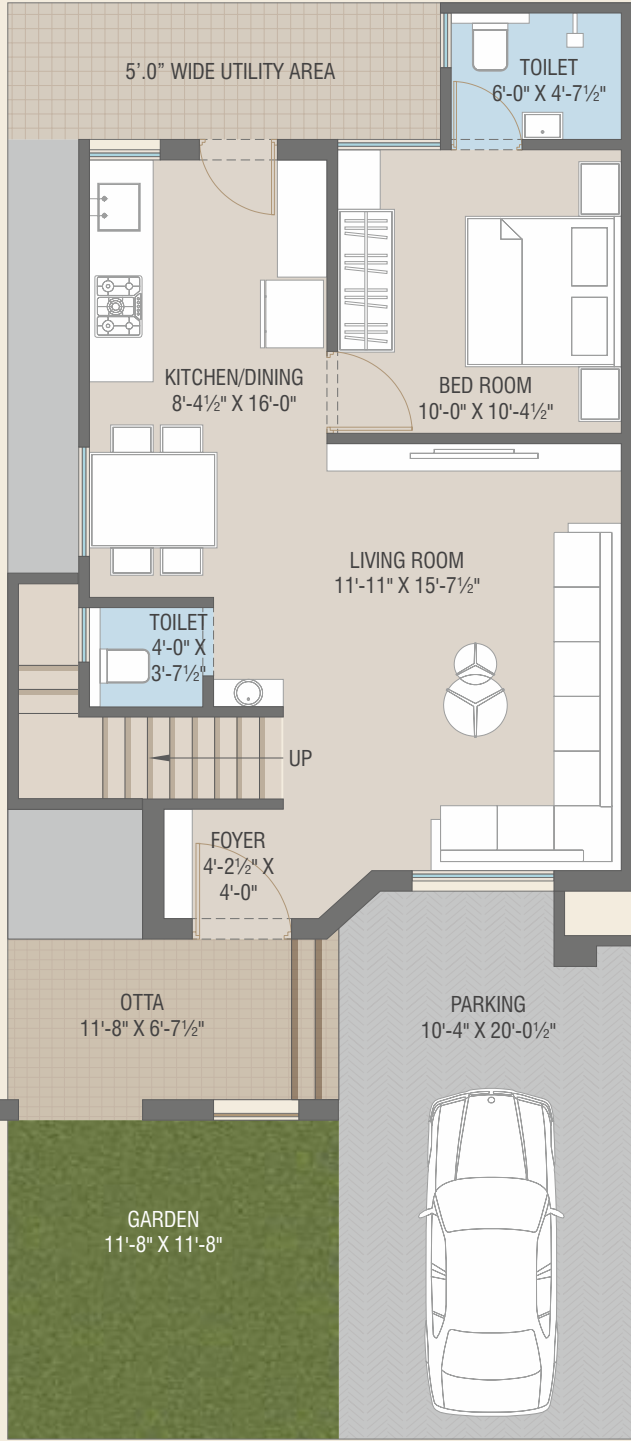


  
**PLOT NO :  
17 TO 20**

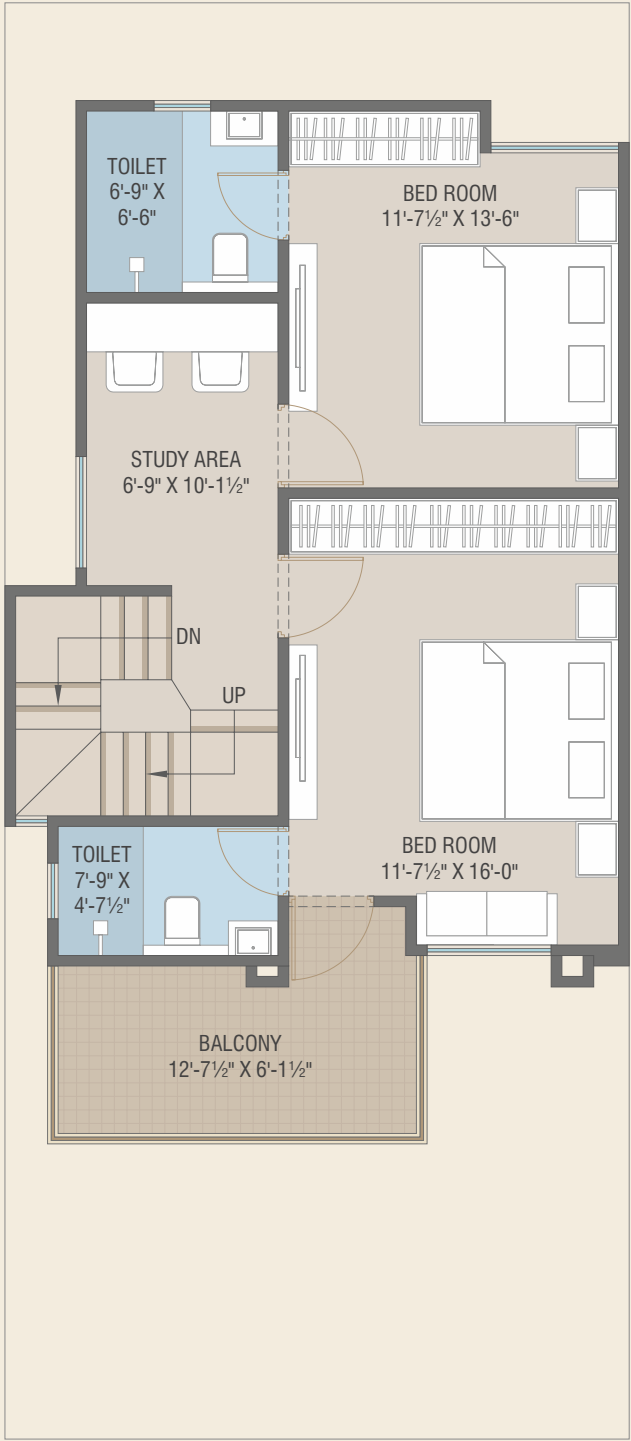
MIN. PLOT AREA:  
1156.00 sq.ft.

Ground Floor Built up : 740.60 sq.ft.  
First Floor Built up : 646.40 sq.ft.  
Cabin Built up : 110.00 sq.ft.  
Total Built up : 1497.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





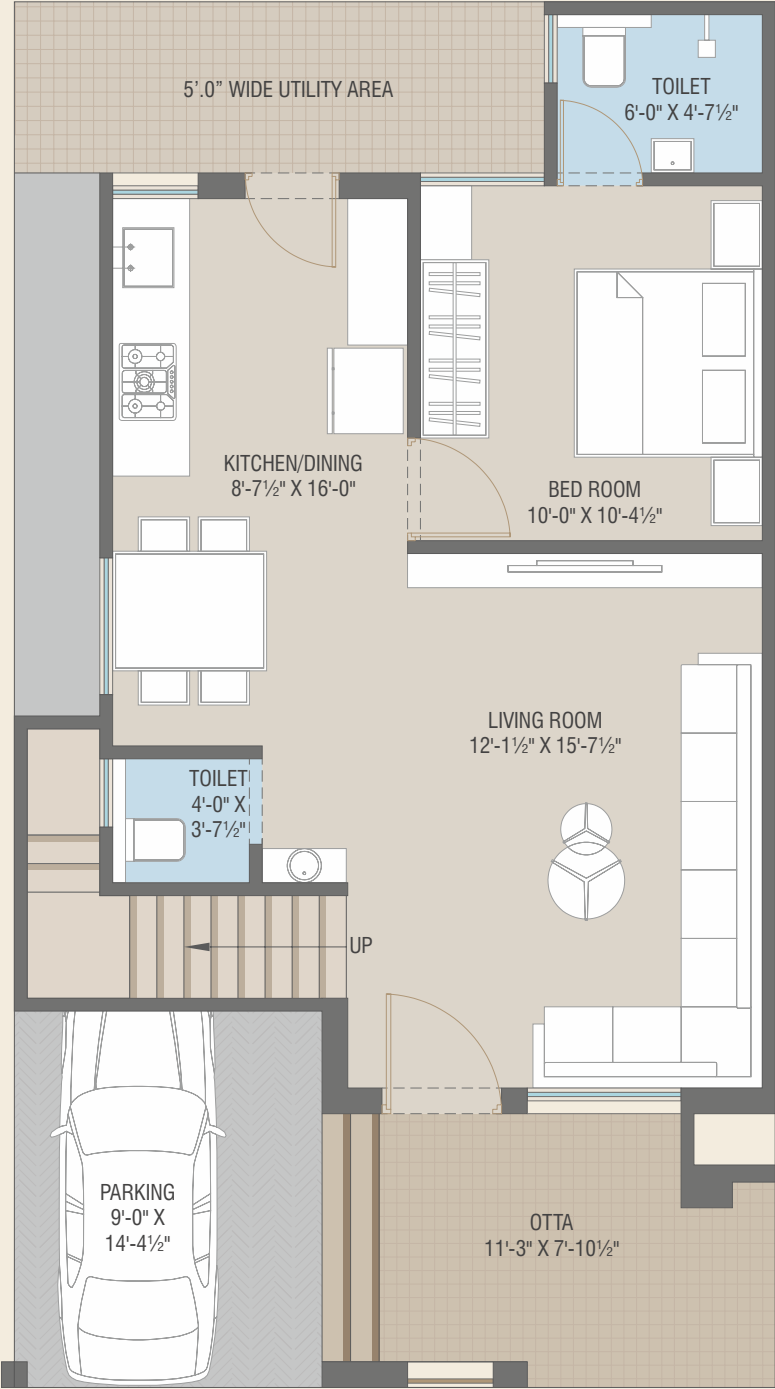


**PLOT NO :  
21 TO 28**

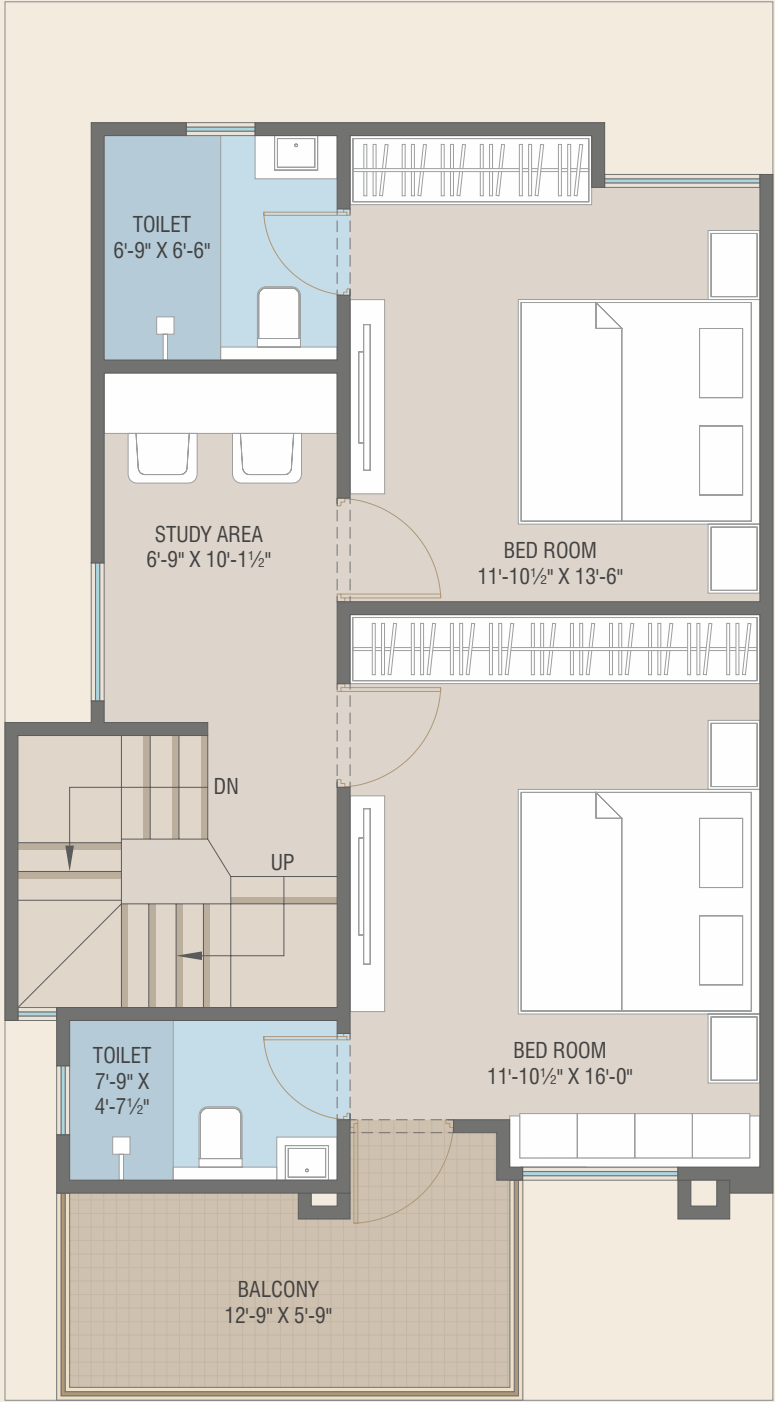
MIN. PLOT AREA:  
901.00 sq.ft.

Ground Floor Built up : 744.60 sq.ft.  
First Floor Built up : 646.40 sq.ft.  
Cabin Built up : 110.00 sq.ft.  
Total Built up : 1501.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





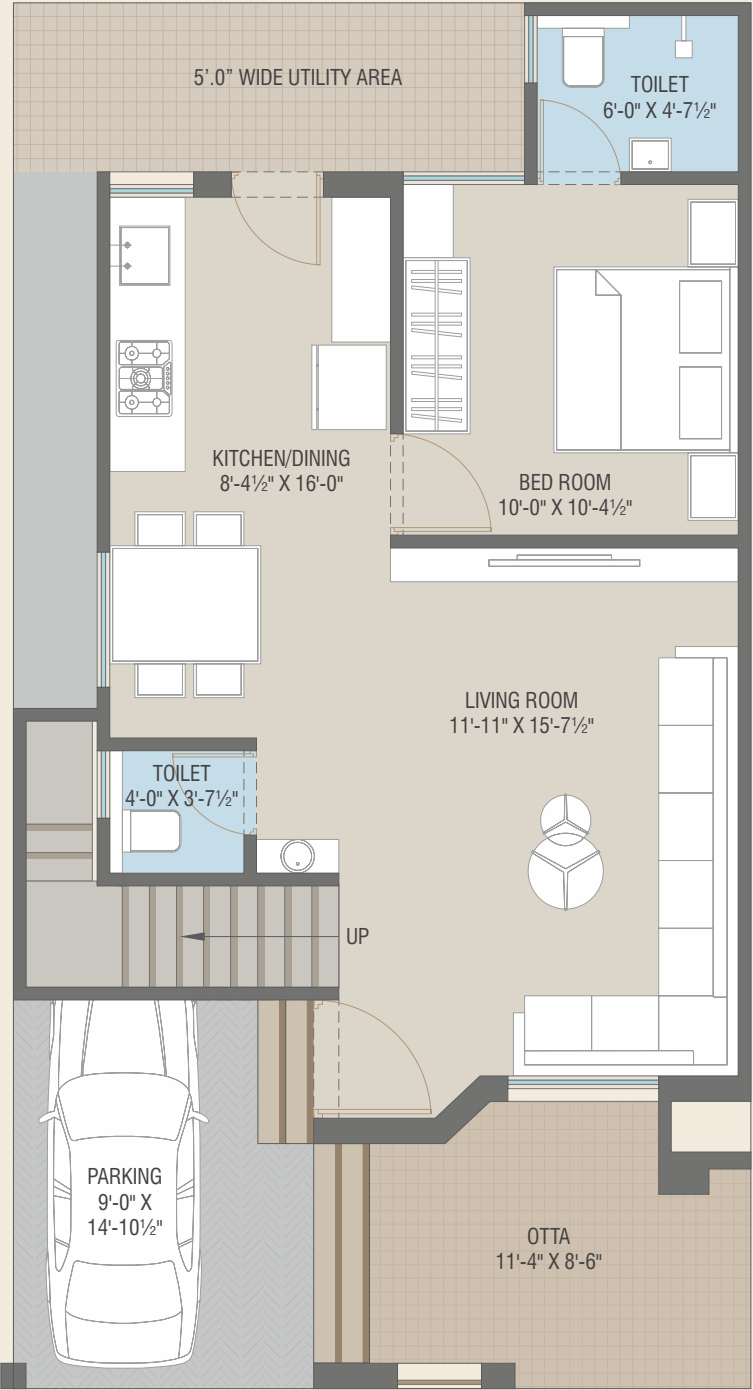


**PLOT NO :  
29 TO 31**

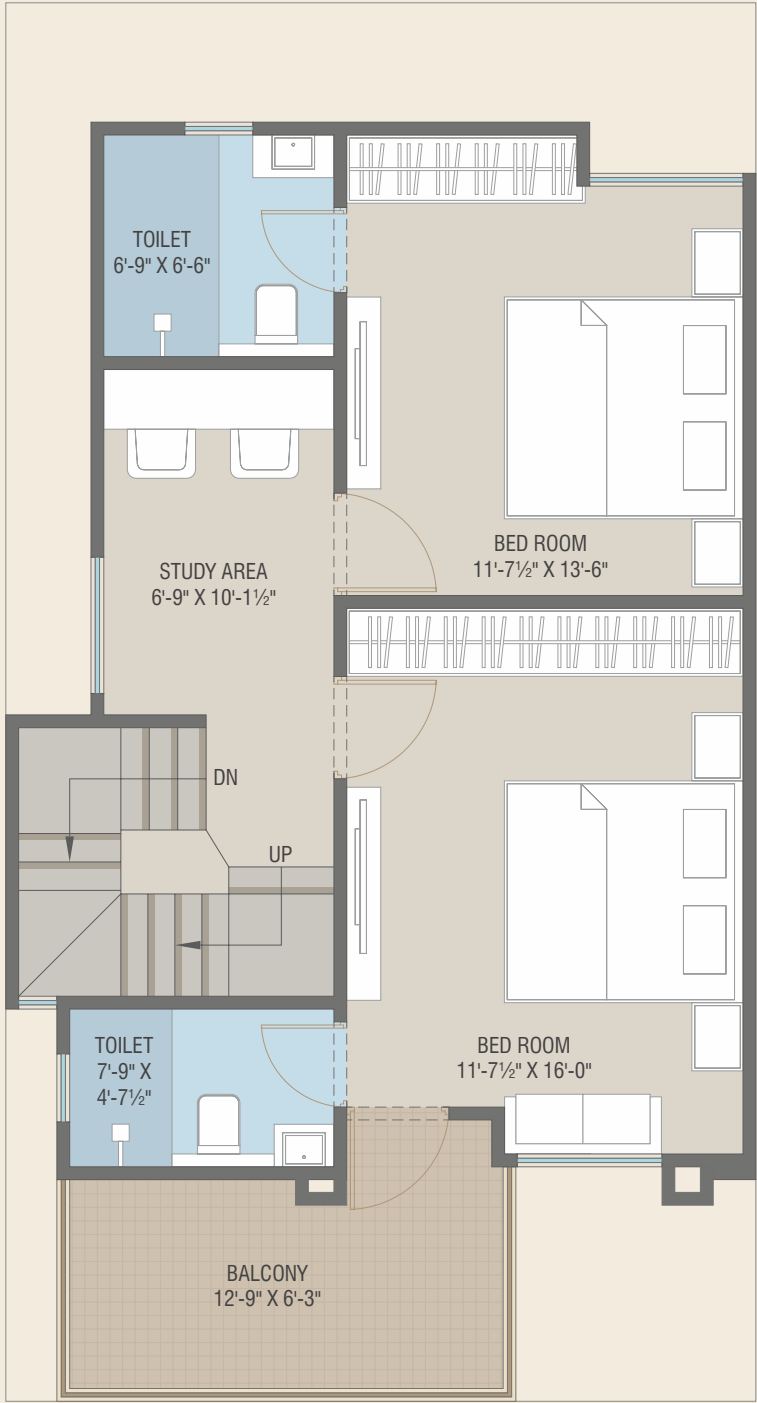
MIN. PLOT AREA:  
901.00 sq.ft.

Ground Floor Built up : 742.80 sq.ft.  
First Floor Built up : 638.40 sq.ft.  
Cabin Built up : 109.80 sq.ft.  
Total Built up : 1491.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

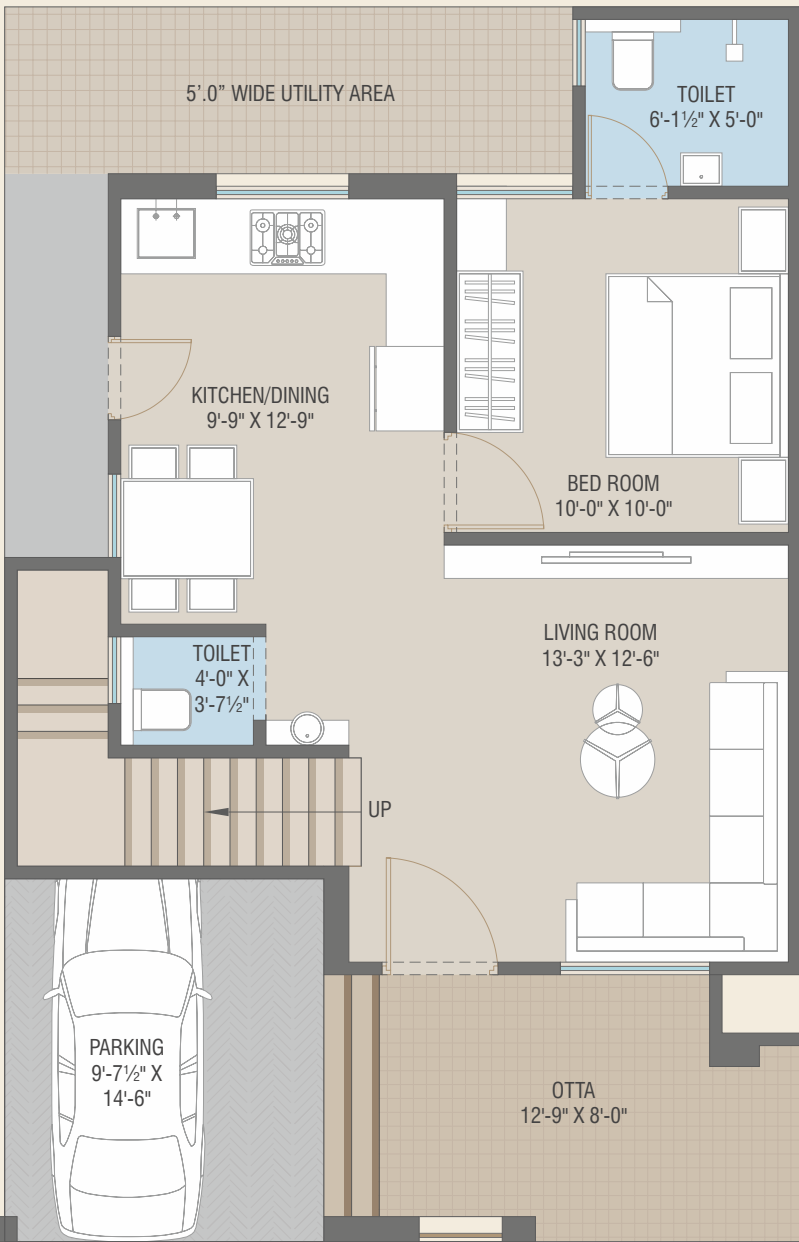


**PLOT NO :  
32 TO 39**

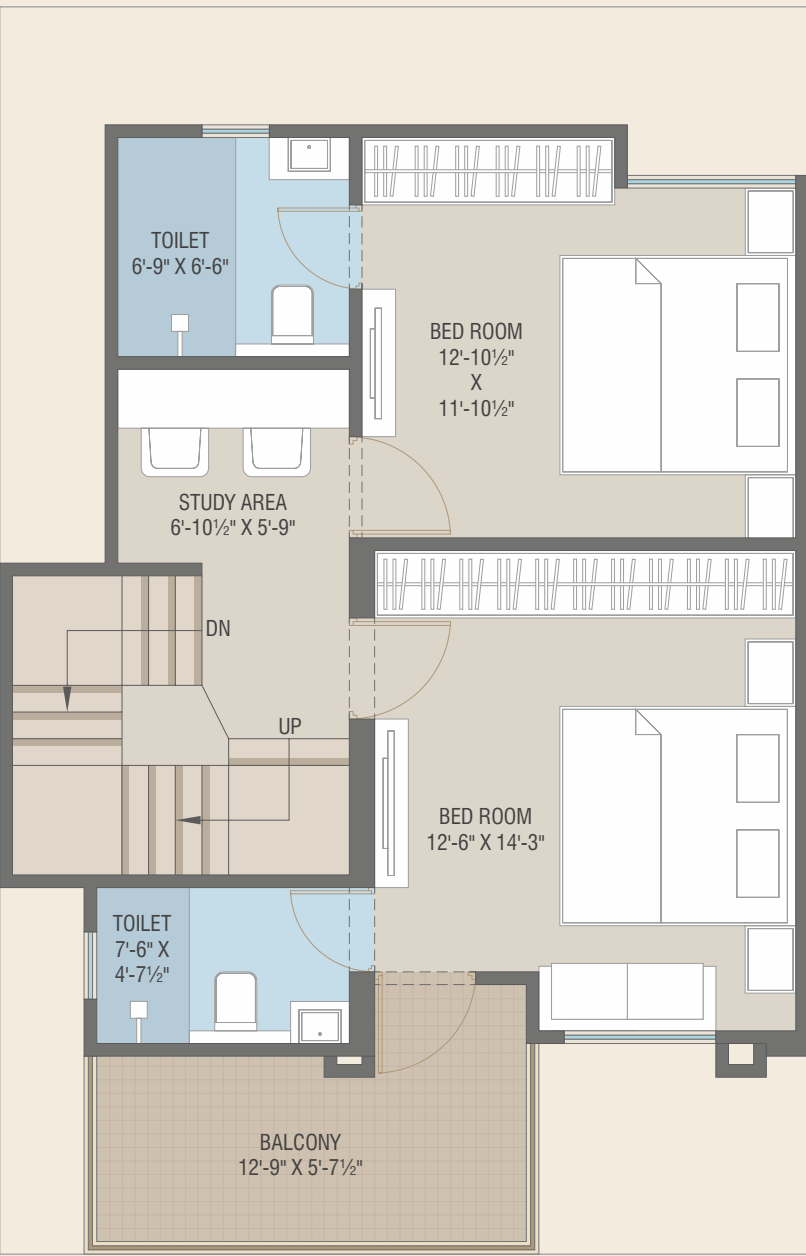
MIN. PLOT AREA:  
889.00 sq.ft.

Ground Floor Built up : 714.30 sq.ft.  
First Floor Built up : 615.70 sq.ft.  
Cabin Built up : 130.00 sq.ft.  
Total Built up : 1460.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





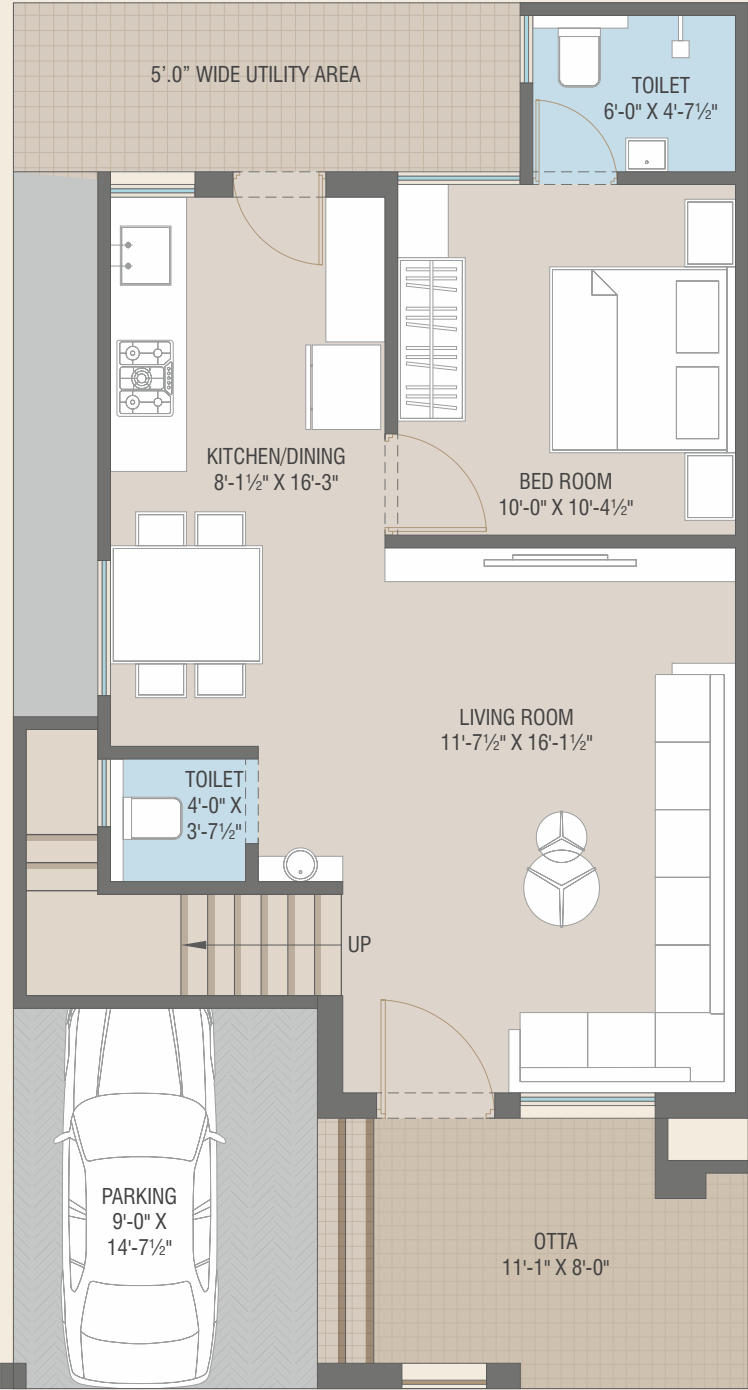


**PLOT NO :  
40 TO 56**

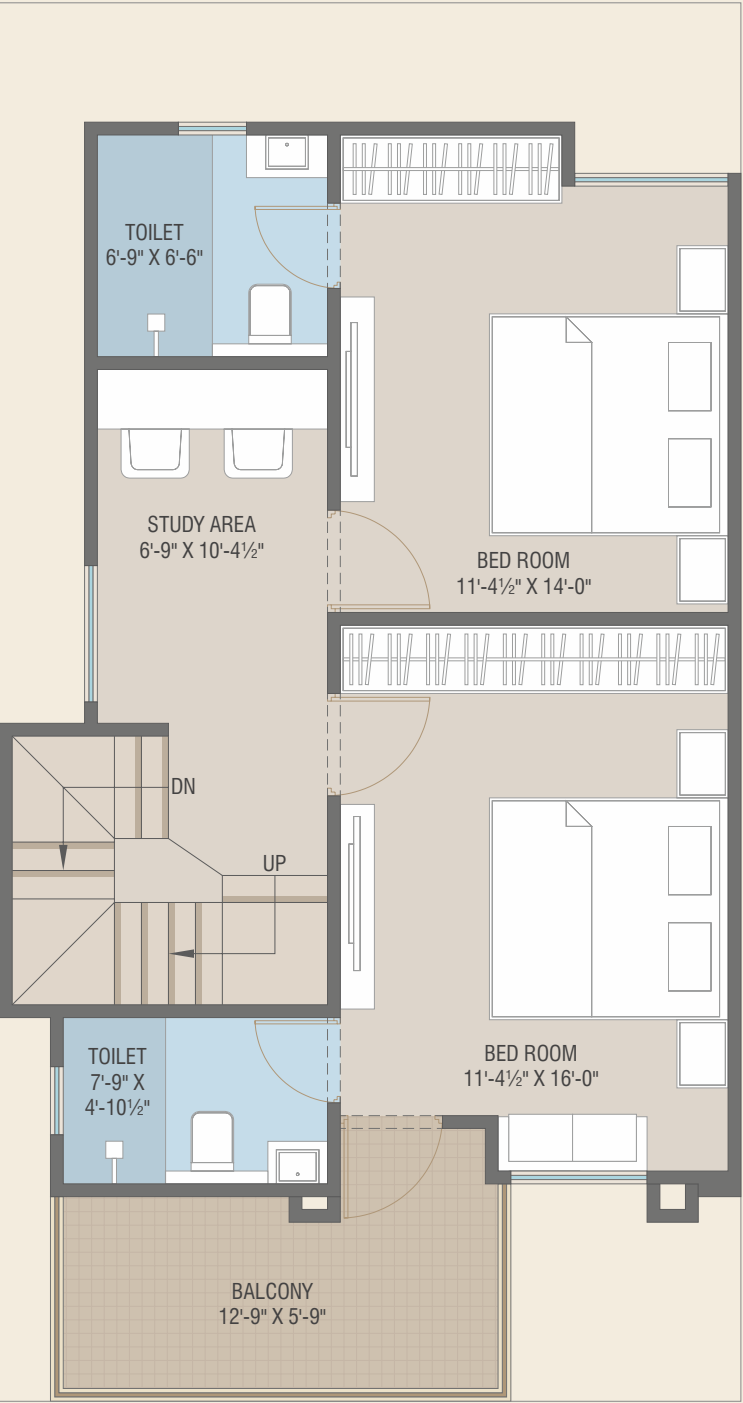
MIN. PLOT AREA:  
892.00 sq.ft.

Ground Floor Built up : 737.60 sq.ft.  
First Floor Built up : 640.40 sq.ft.  
Cabin Built up : 110.00 sq.ft.  
Total Built up : 1488.00 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





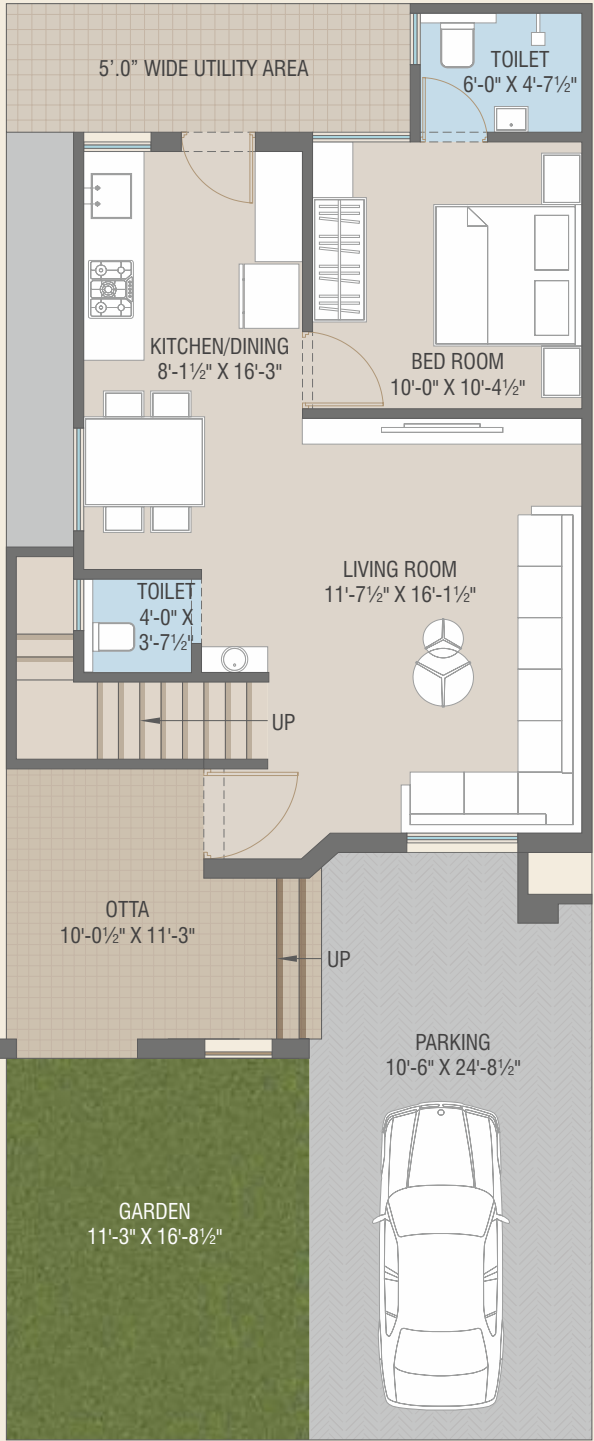


**PLOT NO :  
57 TO 73**

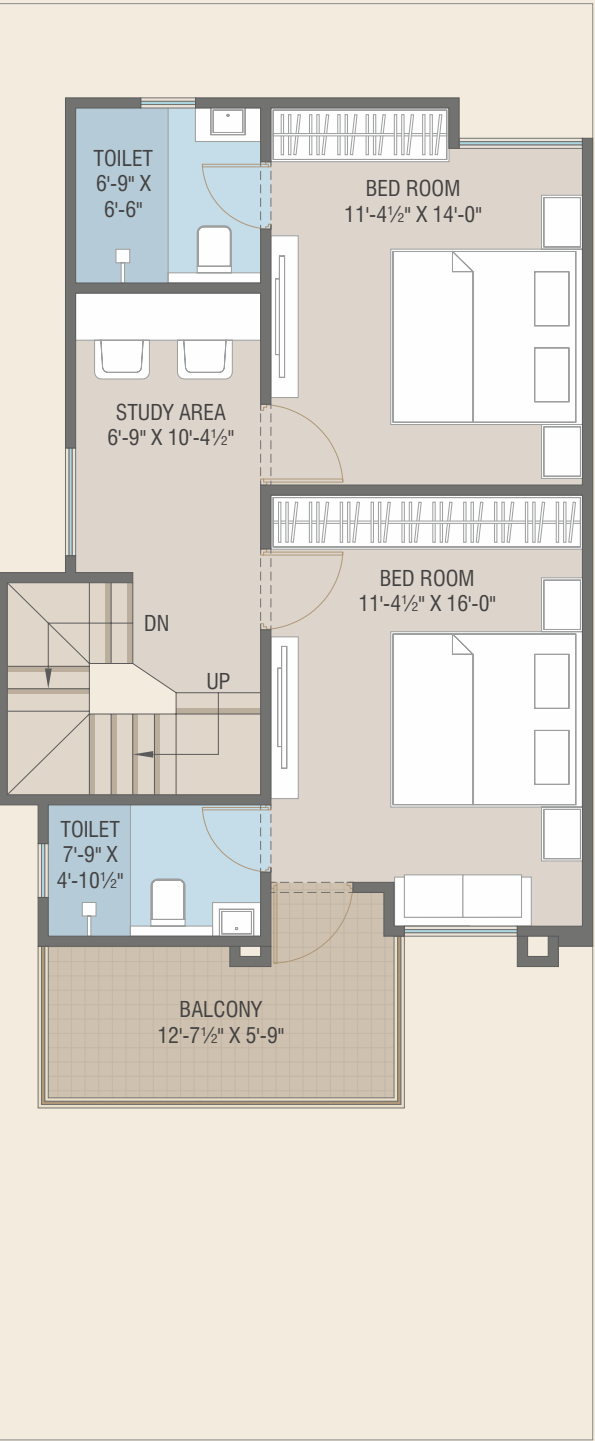
MIN. PLOT AREA:  
1245.00 sq.ft.

Ground Floor Built up : 737.60 sq.ft.  
First Floor Built up : 640.40 sq.ft.  
Cabin Built up : 110.00 sq.ft.  
Total Built up : 1488.00 sq.ft.

**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

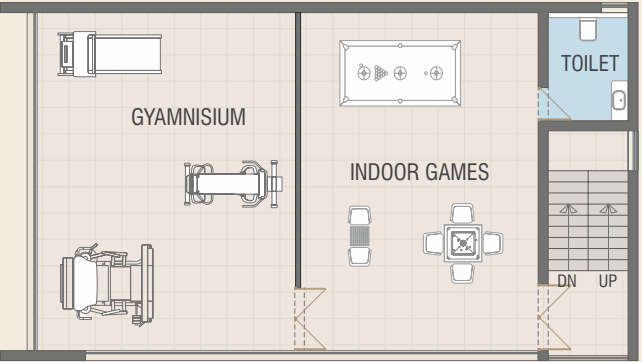




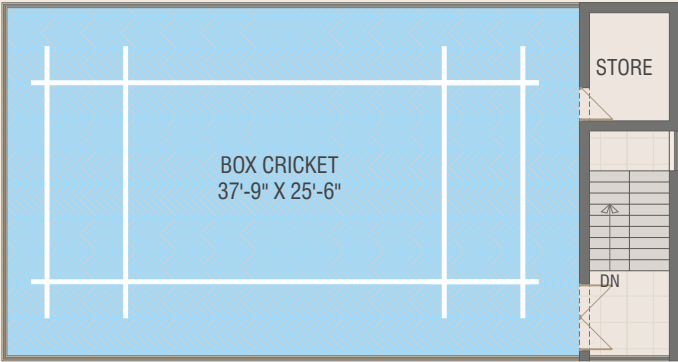


GROUND FLOOR PLAN

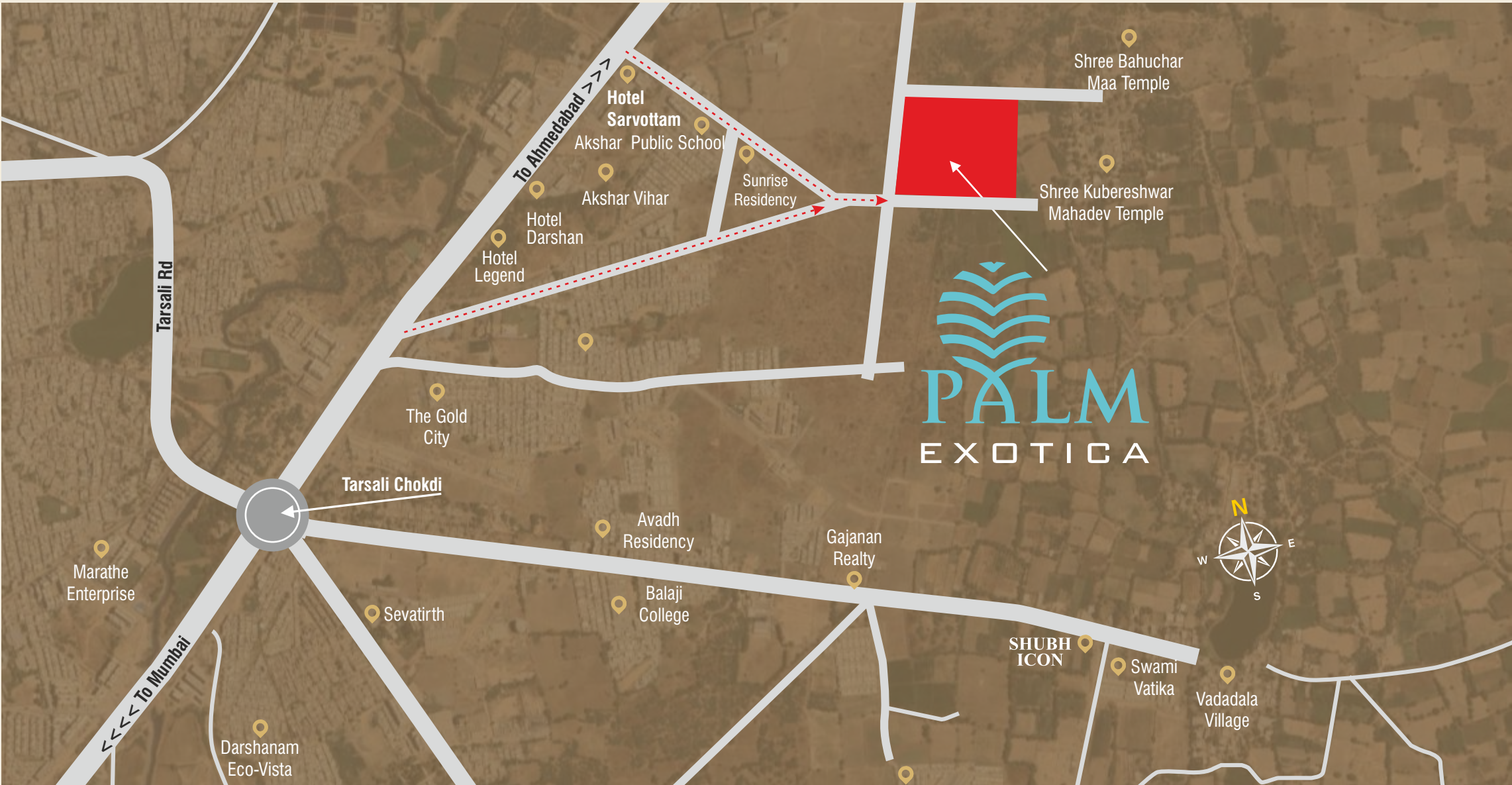
FIRST FLOOR PLAN



SECOND FLOOR PLAN







Payment Mode : • 10% Booking • 10% Within 1 month of booking | 15% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 20% Plaster Level • 10% Flooring Level • 5% Final Finishing

NOTE: • Possession will be given after one month of settlement of all accounts. • Documentation charges, Stamp duty, GST & Common maintenance and Development charges will be extra. • Any new Central or State Government Taxes, If applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment. • Continuous default payments leads to cancellation. • Architect / Developers Shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. • The delivery schedule etc. will be maintained only if the work is to be done as per the sample. • Any plans, Specification or information in this brochure can not form of an offer, contract or agreement.



Developers:

**KRISHNA**  
ASSOCIATES

Site:

**"Palm Exotica",**  
Behind Sarvottam Hotel,  
Near Akshar Public School,  
Beside Sunrise Residency,  
Tarsali by Pass,  
N.H-8, Tarsali, Vadodara.

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Website:

**palmexotica.co.in**

Architect:

**ASQUARE**  
MR. KETAN PATEL  
Anjali Associate

Structural  
Engineers

**Chirag Shah &  
Associates**



E-Broucher



Location



Website