

JAY<sup>®</sup>  
VISAT  
મંગલ્યા-1

3 BHK SPACIOUS LIVING



A PROJECT BY  
**NIRAKAR**  
BUILDCON

SITE ADDRESS :  
**JAY VISAT MANGALYA-1,**  
B/h. Kunj Vihar, Nr. Labh Residency, New Vavol, Gandhinagar-382016.

SCAN FOR LOCATION



M.: 97 37 37 20 34

SCAN FOR BROCHURE



RERA REG. NO. :

Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in),

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આધુનિક રહેણીકેણી વસ્યો છે પરંપરાનો શ્વાસ...  
જે ધબકે છે અહીંની વૈભવી જીવનશૈલીમાં  
અત્યાધુનિક સુખસગવડોથી સજ્જ આ ફ્લેટમાં  
મળશે પ્રાચીન વૈભવનો અનુભવ.



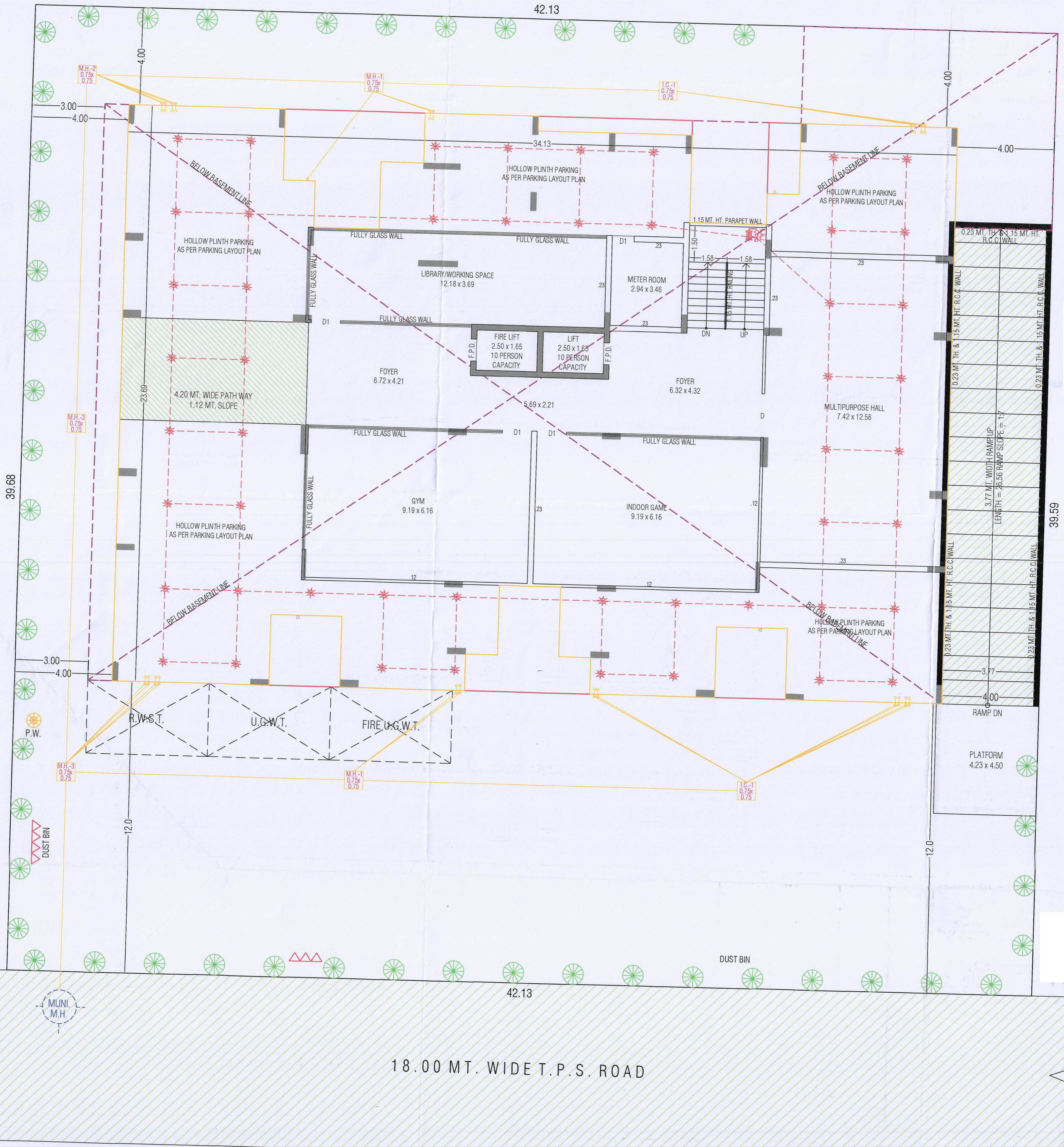
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પોતાની જમીન પર પોતાનું ઘર એક એવું ઘર  
જ્યાં આપનો પરિવાર અનેરી હૂંફ મેળવે  
અને આપ નિશ્ચિત બનીને  
સફળતાનાં નવા શિખરો સર કરો



42.13



39.68

39.59

18.00 MT. WIDE T.P.S. ROAD

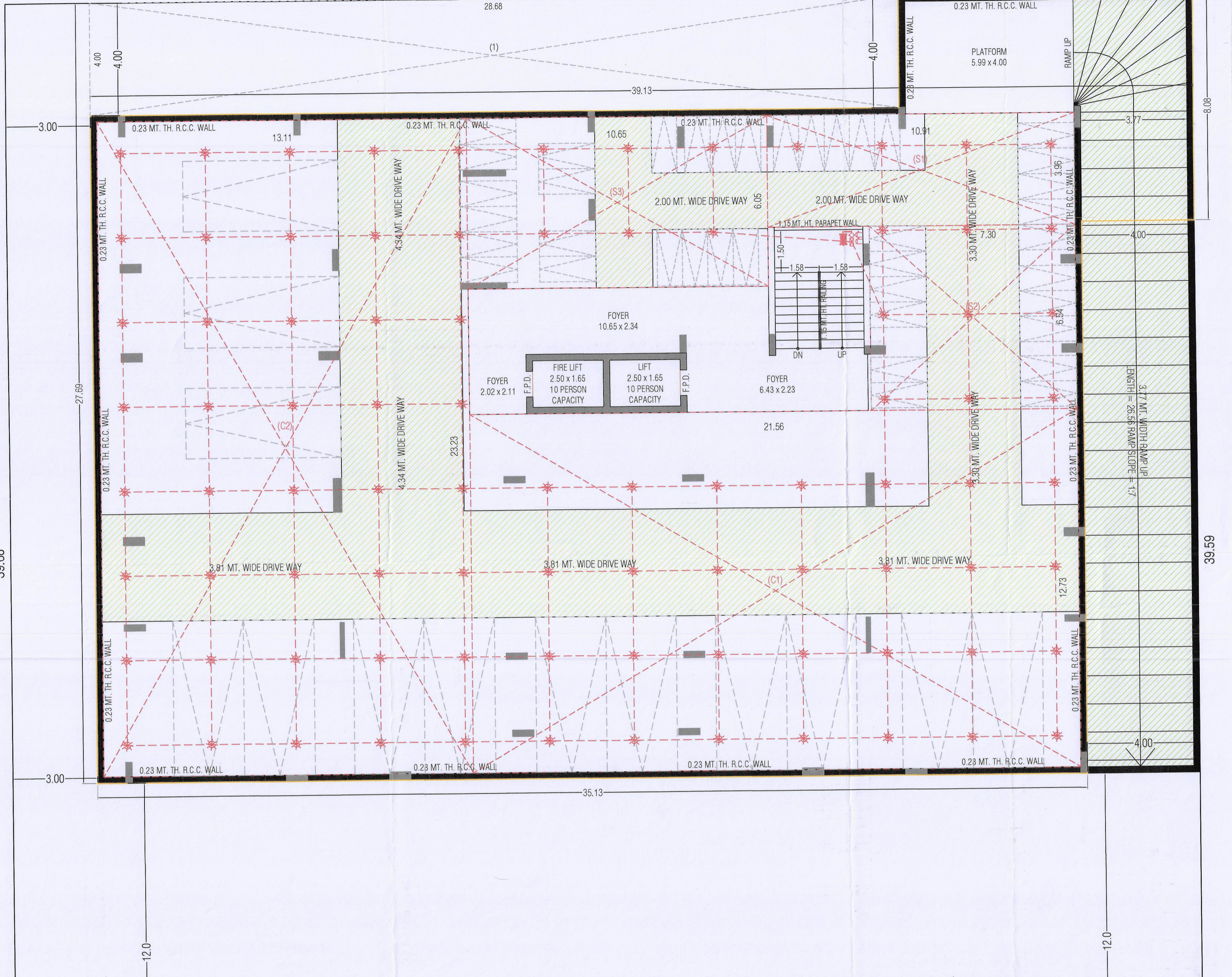


# LAYOUT PLAN

SCALE :- 1CM = 1.00 MTS.



18.00 MT. WIDE T.P.S. ROAD

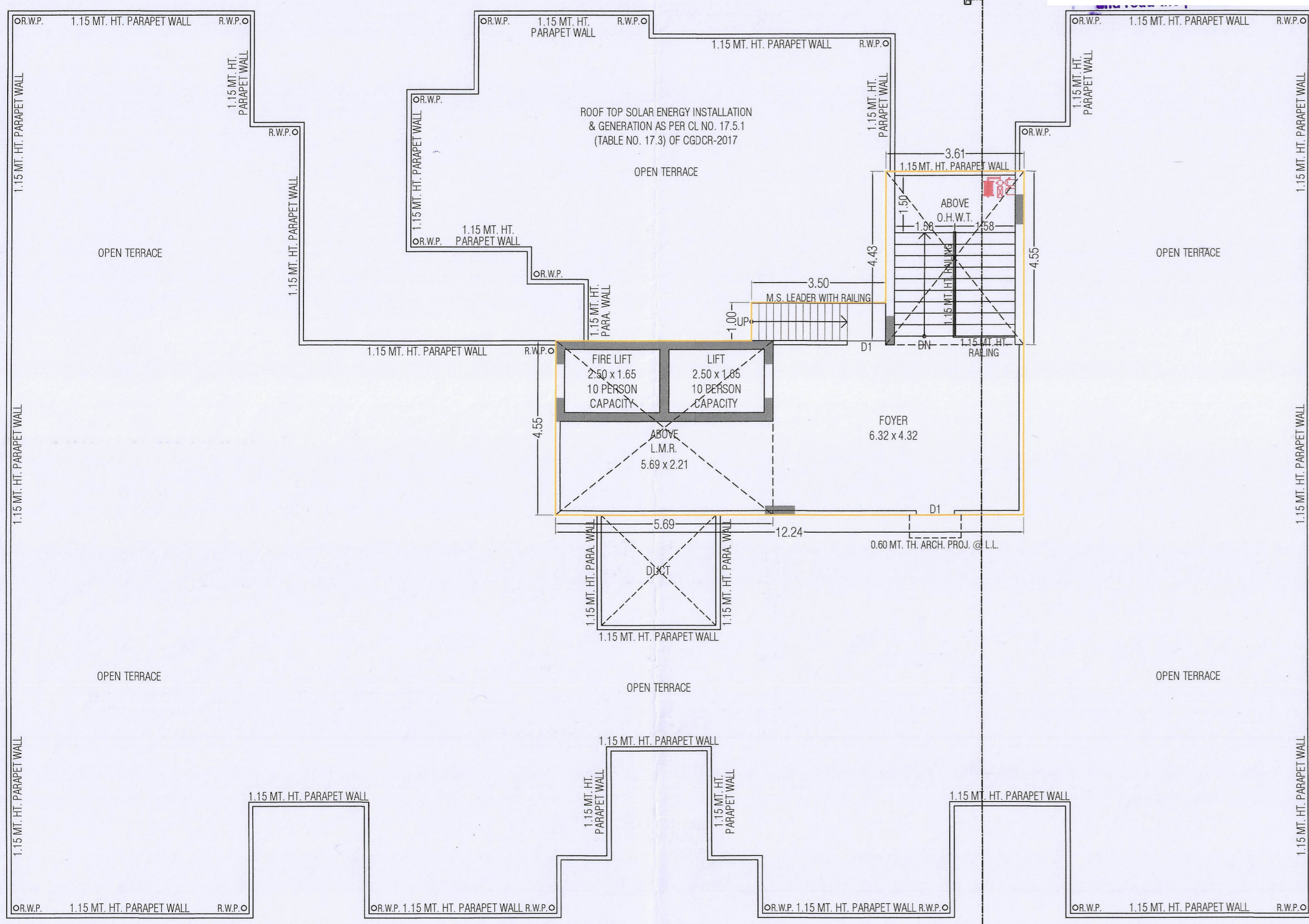


18.00 MT. WIDE T.P.S. ROAD

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

GROUND LEVEL PARKING LAYOUT PLAN  
SCALE :- 1CM = 1.00 MTS.

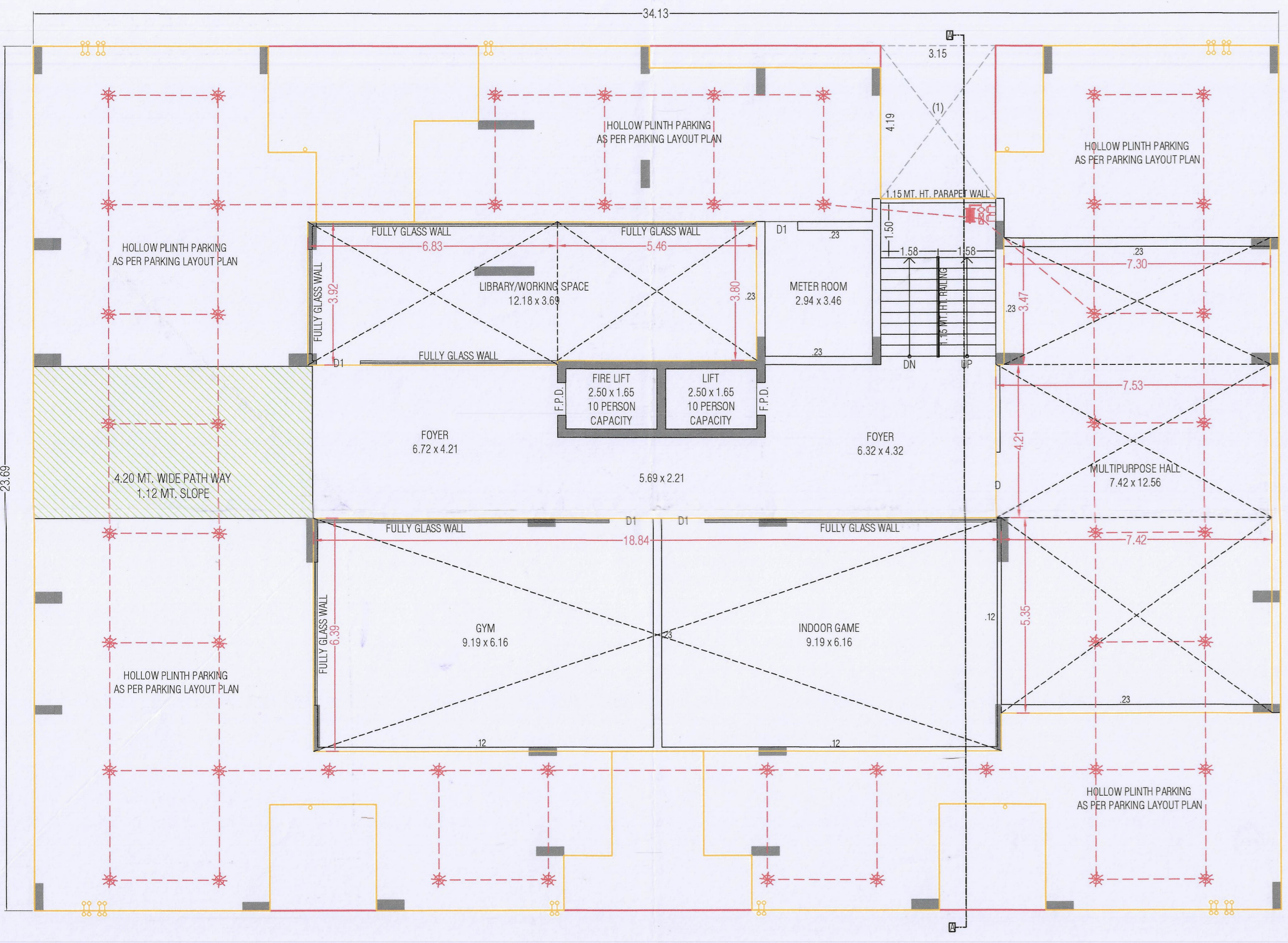
BASEMENT PLAN  
SCALE :- 1CM = 1.00 MTS.



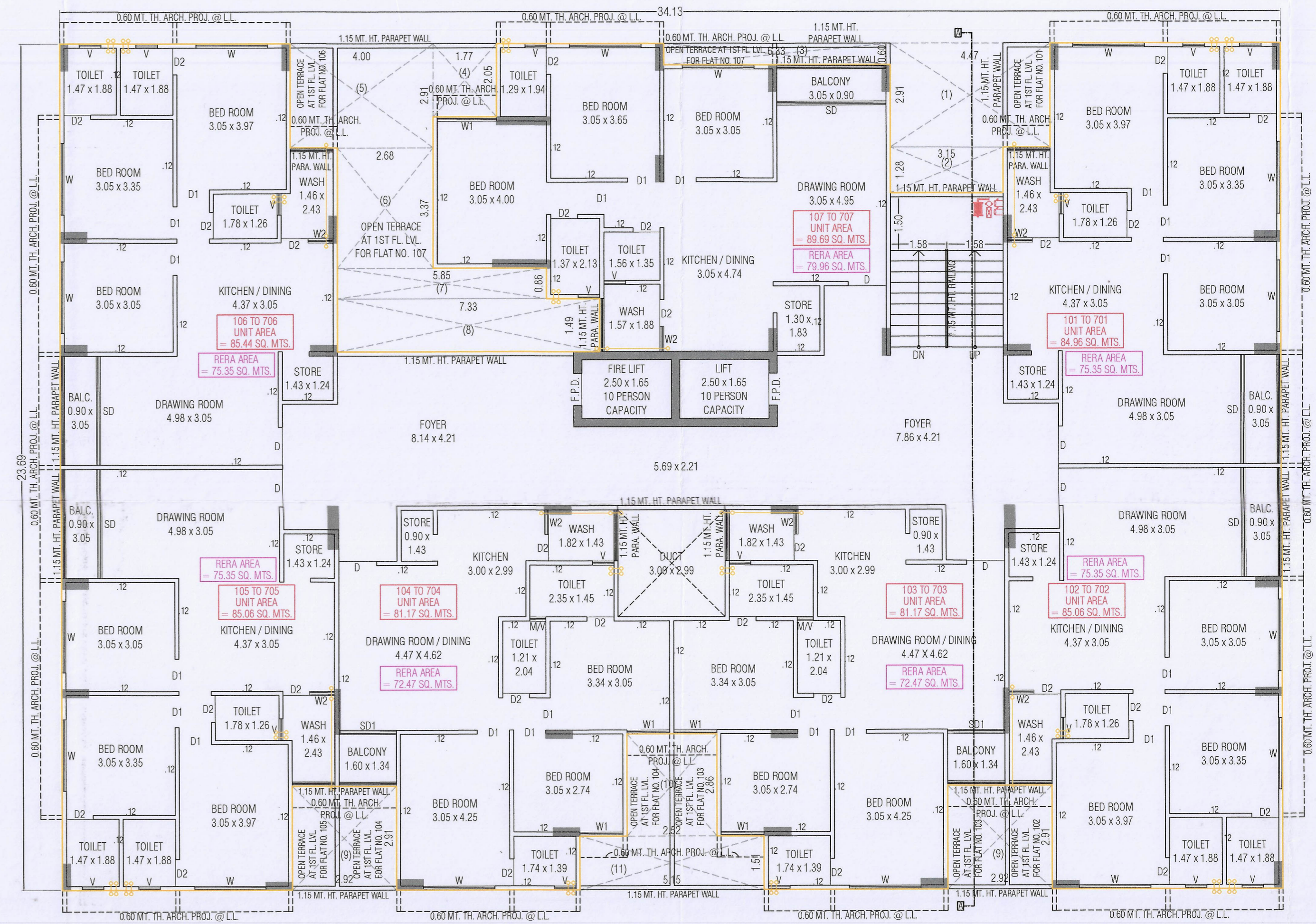
OPEN TERRACE & STAIR CABIN PLAN

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GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR)

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MAIN  
ENTRY GATE



SECURITY  
CABIN



CCTV  
CAMERA



FIRE SAFETY  
SYSTEM



DUAL  
LIFT



24 X 7  
WATER SUPPLY



GARDEN



SITOUT  
AREA



CAR PARKING  
SPACE



CHILDREN  
PLAY AREA



COMMON  
SOLAR SYSTEM



SPECIALIZATION

- 
**STRUCTURE**  
 Earthquake resistance RCC frame structure work.

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- 
**FLOORING**  
 Vitrified tiles in entire area.

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- 
**WALL FINISH / ELEVATION**  
 Internal Mala plaster with white finished putty. Attractive external elevation with texture finished with double coated weather proof Acrylic paints of premium range.

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- 
**DOOR & WINDOWS**  
 Decorative main door with both side lamination. Standard aluminium section sliding window.

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- 
**KITCHEN**  
 Mirror polished granite/tiles platform with S.S. sink & designer tiles upto lintel level.

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- 
**ELECTRIFICATION**  
 Concealed wiring of Standard cable. Modular switches with adequate number of points. MCB distribution panel in each unit.

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**PLUMBING**  
 CPVC and UPVC pipes of standard company. PVC & SWR pipes for solid waste, C.P. fittings & Sanitary fittings of premium range.

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**TOILET**  
 Designer wall and floor tiles upto Lintel level. Gysar point and exhaust point in each bathrooms.

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**TERRACE**  
 China mosaic on terrace for heat reflection.

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**LIFT**  
 Dual automatic lift provided in each block.



**NEARBY LOCATION**

- GUDA GARDEN
- SARGASAN CIRCLE
- MAHATMA MANDIR
- SWARNIM SANKUL
- RELIANCE CIRCLE
- PATHIKA AASHRAM
- SECTOR-7,21 MARKET
- INDRODA NATURE PARK
- RAILWAY STATION
- SECTOR 28 GARDEN
- 700 MTR. GANDHINAGAR KH. ROAD
- MULTIPLEX, CHAUPATI ETC... (SECTOR-16)

**SITE ADDRESS :**

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**CONTACT : 97 37 37 20 34**



Notes : • This brochure is not as legal part of document but only for easy understanding to customer • All rights are reserved by developers to make any changes in plan, scheme elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members • Subject to Gandhinagar Jurisdiction.

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