



PROMISE OF  
COMFORT  
& QUALITY



You define what luxury means to you and we make sure that our residential spaces define you. Tirupati Shukan Homes are the new dimension of lavish living. 26 units of exclusive 2bhk bungalows conceived at par with your extravagant lifestyle. Strategically located in Kansa Road, Visnagar where you find comfort and convenience all at once. Making your daily experiences worth living for is what drives us to do more.



WALK AMIDST  
THE GREEN & BLUE  
HUES OF LIFE





TIRUPATI SHUKAN  
HOMES

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HOMES

GJ 02 DA 5585



# Floor Plan

EXTERNAL ROAD



25'00" FT. WIDE ROAD

25'00" FT. WIDE ROAD

20'00" FT. WIDE ROAD

COMMON PLOT



AREA TABLE

| NO. | SQ. YARD |
|-----|----------|
| 01  | 257.00   |
| 02  | 210.00   |
| 03  | 212.00   |
| 04  | 214.00   |
| 05  | 214.00   |
| 06  | 105.00   |
| 07  | 102.00   |
| 08  | 102.00   |
| 09  | 102.00   |
| 10  | 102.00   |
| 11  | 102.00   |
| 12  | 108.00   |
| 12A | 184.00   |
| 14  | 101.00   |
| 15  | 103.00   |
| 16  | 102.00   |
| 17  | 101.00   |
| 18  | 101.00   |
| 19  | 101.00   |
| 20  | 100.00   |
| 21  | 100.00   |
| 22  | 101.00   |
| 23  | 101.00   |
| 24  | 101.00   |
| 25  | 102.00   |
| 26  | 128.00   |

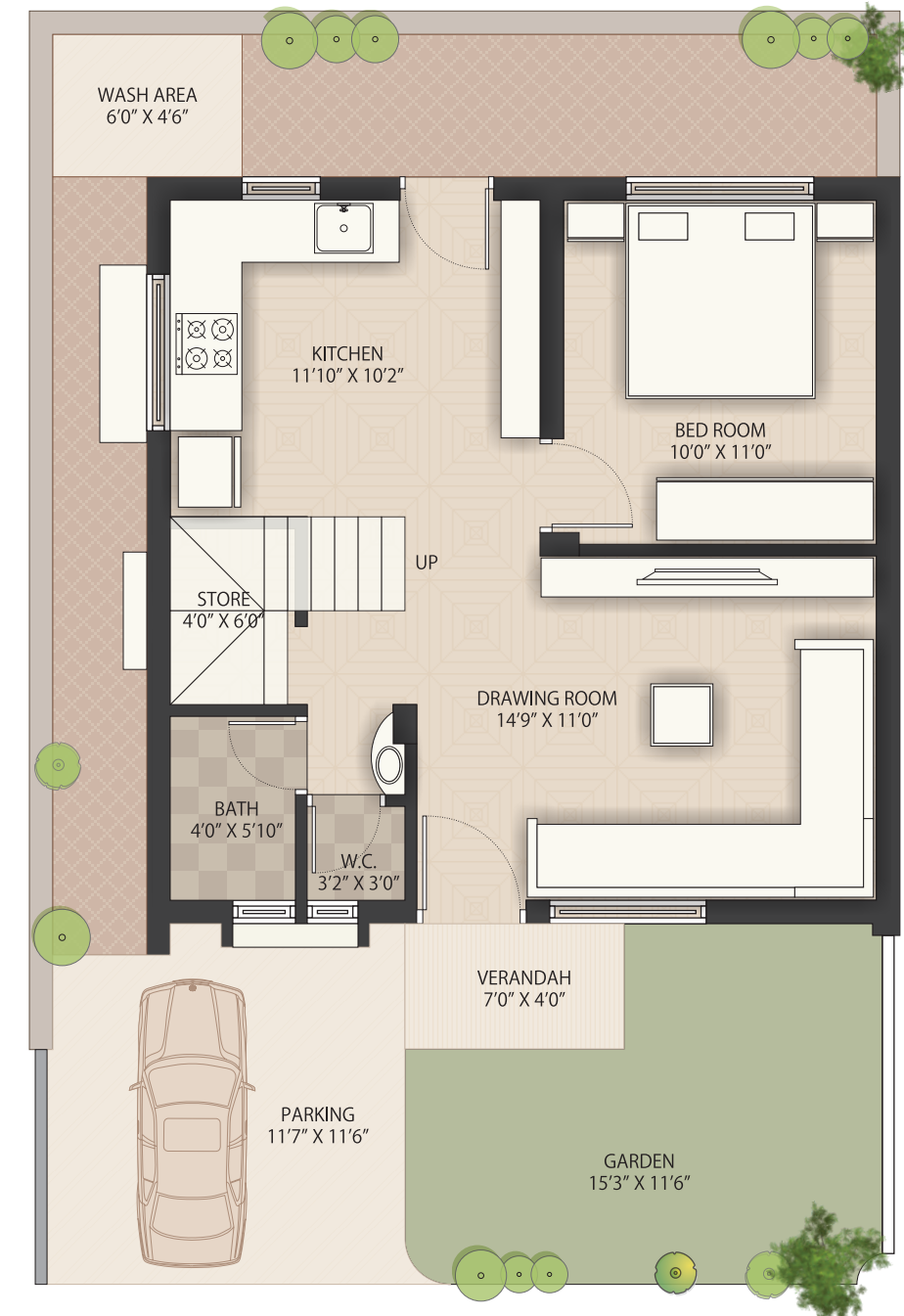
\* approx



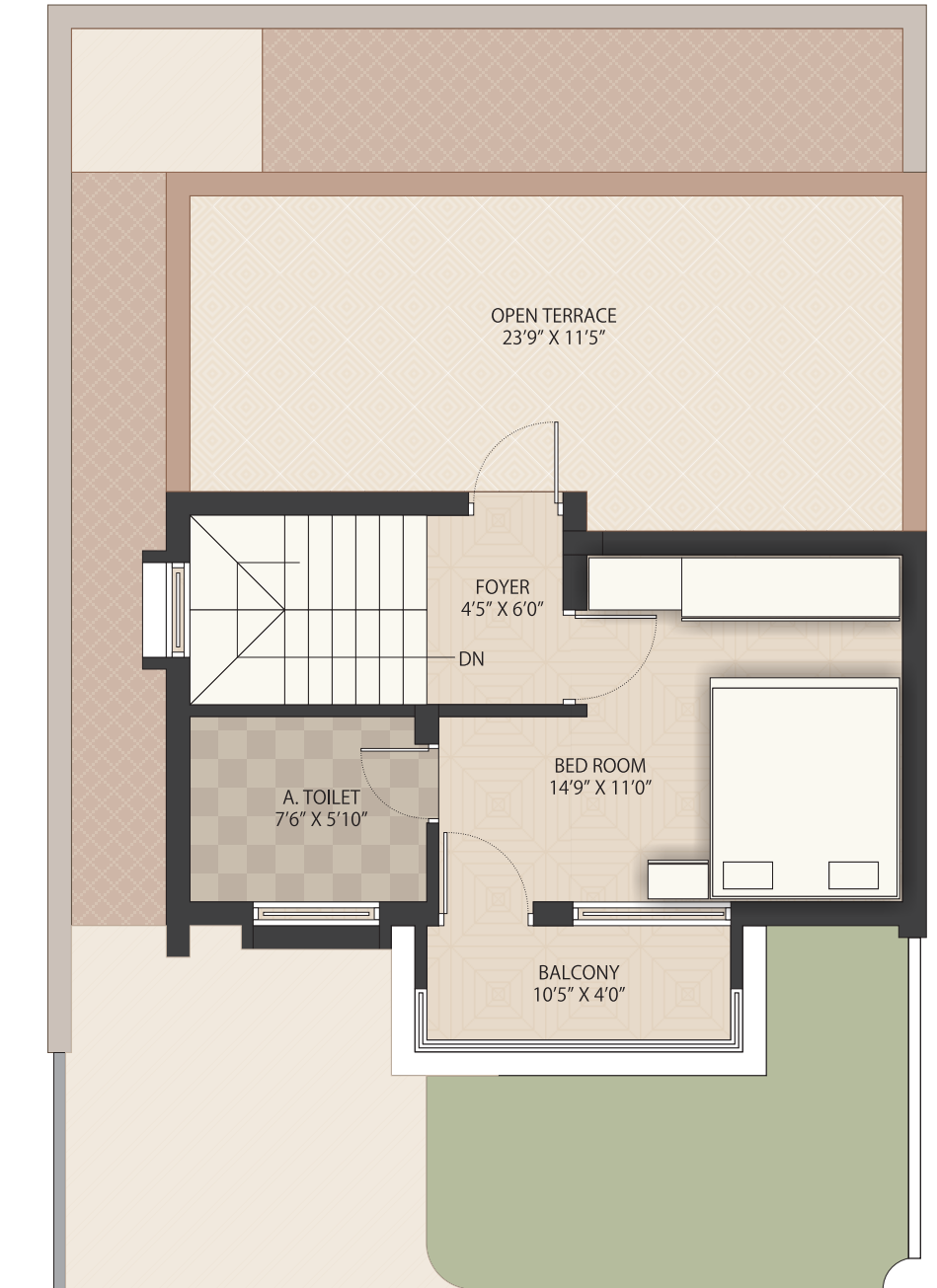
Unit Plan

FIRST FLOOR PLAN

GROUND FLOOR PLAN



Build up 73.00 Sq. Yds



Build up 41.00 Sq. Yds



TIRUPATI  
**SHUKAN**  
HOMES

Experience luxury at a different level. At **"Tirupati Shukan Homes"** feel luxury oozing out the moment you enter the campus, From lavish and extravagant splurge of spaces inside your bungalow to impeccably designed entrance and campus spaces, Tirupati Shukan Homes has everything that surpasses the fragrance of luxury.



Entrance Gate



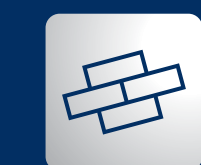
Security Cabin



24 Hrs. CCTV



Lush Green Garden



Internal Paved Block



Underground Electrification



Notes: All Governments legal changes, stamp duty, common maintenance charges and GST shall be borne extra by the members • In case of irregular payment 18% (annual) interest will be charged • In case of cancellation of unit 10% of payment received will deducted as a management service and balance amount will be returned only after the resale of the unit. No external changes shall be allowed. • Only internal changes will prior permission and shall be charged extra in advance. • Dimensions and area mentioned in the brochure are approximate and indicative. • this brochure is not a part of legal documents • It is only for information and Private circulation • All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. • Subject to Visnagar Jurisdiction

### BRAND WE USE

|              |  |  |
|--------------|--|--|
| Flooring     |  |  |
| Cable        |  |  |
| Switches     |  |  |
| Paint        |  |  |
| Bath Fitting |  |  |
| Plumbing     |  |  |
| Glass        |  |  |

### SPECIFICATIONS



**STRUCTURE**

- Earthquakes resistant structure
- Single coat mala plaster inside
- Double coated sand faced plaster outside



**FLOORING**

- Vitrified flooring tiles
- China mosaic in terrace



**KITCHEN**

- Premium quality polished granite on platform
- Branded tiles cladding up to full height
- Quartz kitchen sink of standard quality



**UTILITY AREA**

- Washing area with requisite electrical & plumbing point
- Kota stone flooring in washroom



**TOILET**

- Premium quality tile up to lintel level
- Branded bathware & plumbing fitting



**PLAINS**

- All exterior walls with acrylic paints of standard quality and all interior walls with white putty



**WATER TANK**

- Under ground water tank 1500 Ltr. Capacity.
- Overhead water tank with 1000 Ltr. Capacity.



**ELECTRIFICATION**

- Concealed single phase electrical wiring with ample electrical
- ISI copper wiring of standard quality.
- ISI modular electrical accessories of standardized brand
- Distribution board with miniature circuit breakers to ensure safety
- Air conditioner point in GF bedroom.
- DTH wiring connection



**DOORS & WINDOWS**

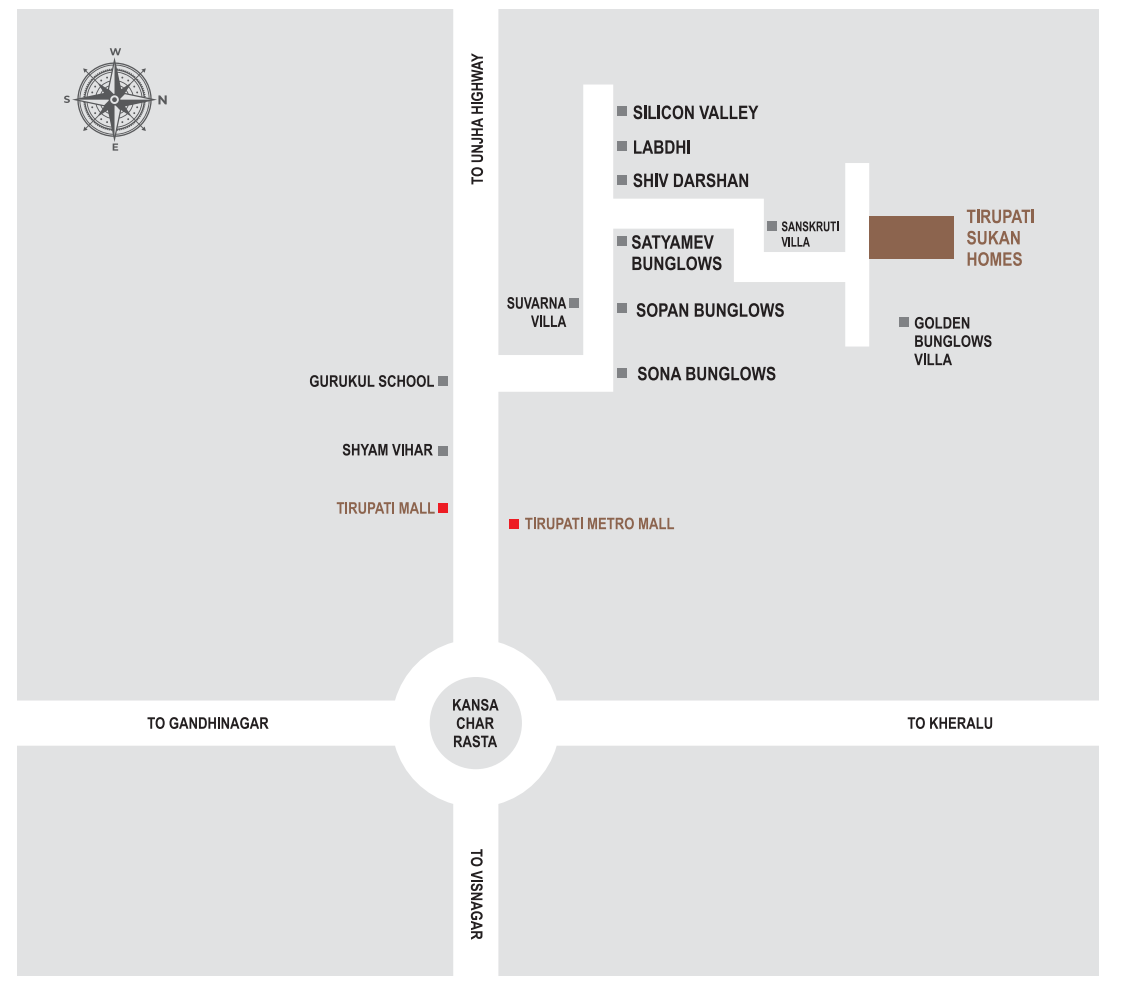
- Decorative doors for main entrance



**ANTI-TERMITE TREATMENT**

- Anti Termite treatments should be applied to complete construction are with 5 year warranty certificated.

### KEY PLAN



Project by



BUILDSPACE PVT. LTD.

153, FF, Sona Complex,  
Kansa Char Rasta, Visnagar.

Site Address



Opp.Gurukul school,  
Near. Sanskruti Villa,  
Kansa Road,Visnagar.

Architect



Yatin Patel  
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