



3 & 2 BHK EXCEPTIONAL BUNGLOWS AND COMMERCIAL COMPLEX

VILLA · VATIKA · VEDIKA · VRUNDAVAN · VRAJ · ARCADE



WHERE LIFESTYLE IS A STATEMENT OF YOUR FINE TASTE

Home. The domain of Happiness. One cannot measure It in square feet. Because when happiness ushers into your home, you can hear the ring in your heart. Its warmth spreads beyond four walls inviting everyone to revel in its splendor.

At HERITAGE TOWNSHIP, we understand the pride that one feels in owning a home. This project is a reflection of the most contemporary and comforting lifestyle. Placed on the most up-coming area of Visnagar. This heaven has been equipped with all the desired and deserved amenities. This perfect blend of luxury and peace allows you to add a touch of elegance and style to your lifestyle.



HERITAGE TOWNSHIP OFFERS 4 TYPE OF LIVING STYLE AND SHOPPING ARCADE FOR YOUR DAILY NEEDS...

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WELL ORGANISED AND DEVELOPED LARGE RESIDENTIAL SCHEME WITH UNIQUE CONCEPT, FIRST TIME IN VISNAGAR AS LIKE AS IN METRO CITIES...

IDEAL LOCATION FOR RESIDENTIAL & COMMERCIAL LOCALITY ON KADA CHOKADI - GANDHINAGAR ROAD.

AESTHETICALLY ELEGANT & ATTRACTIVE ELEVATION.

NEARBY REPUTED EDUCATIONAL INSTITUTES.

24 HOURS WATER SUPPLY FROM PRIVATE BOREWELL WITH OVERHEAD WATER TANK (2 LAKH LTRS.) AND UNDER GROUND R.C.C. SUMP (2.5 LAKH LTRS.)

INTERNAL C.C. ROADS JOINING WITH MAIN ROAD AND STREET LIGHT.

ATTRACTIVE MAIN GATE WITH 50 FEET WIDE ENTRY ROAD.

PROJECT BOUNDARY WITH COMPOUND WALL.

VARIOUS DEVELOPED COMMON PLOTS WITH MULTI PURPOSE UTILITY AND LANDSCAPED GARDEN.

VOLLEYBALL COURT, SKATING RINK FOR CHILDREN.

CLUB HOUSE WITH GYMNASIUM, YOGA ROOM AND INDOOR GAMES.

SENIOR CITIZEN SIT OUTS WITH JOGGING TRACK.

CHILDREN PLAY AREAS.

PAVING BLOCKS IN SIDES OF INTERNAL C.C. ROADS.

24 HOURS SECURITY.

C.C. T.V. CAMERA WITH DISPLAY UNIT FOR ENTRANCE GATE AND MAIN CROSS ROADS.

UNDER GROUND ELECTRIFICATION.

TERMITE TREATMENT.





HERITAGE ARCADE

DEFINED SPACES TO ANNOUNCE YOUR BUSINESS.

Architectural statements and breakthrough design, luxury and trendy styling - today's professionals expect much more from their work spaces than four walls, a desk and a chair.

HERITAGE ARCADE stands for uniquely flexible, customized work spaces, which can expand to accommodate the needs of growing businesses.

You need a work space that signals your stature, showcases your business's image and reflects your lifestyle: HERITAGE ARCADE will say it all.





BUNGLOW - TYPE A

THE ART OF GRACIOUS LIVING,
ENVELOPED
IN THE SHADES OF CONVENIENCE

Masterpieces demand to be admired in detail, so that their true value can be understood and appreciated in all their glory. HERITAGE TOWNSHIP is one such masterpiece of art where finesse of lifestyle, minute detailing and strokes of luxury have all come to create a large canvas for living. Add to that a strategic location and immaculate amenities and facilities, HERITAGE TOWNSHIP promises the art of gracious living, enveloped in the shades of convenience.





BUNGLOW - TYPE B

COME HOME TO AN ELEGANT LIFESTYLE

Thoughtful planning ensures ample sunlight, pure air, and serene atmosphere, lush green trees which create a soothing effect on your mind, body and soul. The aesthetic interiors bring tranquility to your life, and the security and exclusivity here make HERITAGE TOWNSHIP a perfect choice for spending a lifetime.





BUNGLOW - TYPE C

BLENDING THE ESSENTIALS
OF PEACE, CALM AND COMFORT

An exclusive gated, secure, impeccably planned development in Visnagar, where all the residents' needs are within easy walking distance. Created from barren land, this luxuriantly green and grand township is a tangible expression of a vision to create better communities. Blending the essentials of peace, calm and comfort with luxury of opulence, space and style, this unique creation is truly in tune with the nature.





BUNGLOW - TYPE D

EACH AND EVERY HOUSE
HAS BEEN DESIGNED FOR
THE PRIVILEGED FEW.

HERITAGE TOWNSHIP proves to be an ideal destination that perfectly defines its name. The house here possesses all the elements and features one would expect in such a unique environment. The furnishings and the interior embellishments are in accordance with the elaborate character of the houses, which is architectural wonders of spaciousness and top of the line specifications.





CLUB HOUSE
WITH GYMNASIUM AND INDOOR GAMES



ATTRACTIVE MAIN GATE





CHILDREN PLAY AREA



SKATING RINK
FIRST TIME IN VISNAGAR





COMMON PLOT WITH STAGE



HUGE COMMON PLOT
FOR FUNCTIONS





SPECIFICATION



STRUCTURE

Load bearing brick wall structure.



PLASTER

Single coat mala plaster with white cement putty & primer coat for inside wall.
Double coat gutka plaster with water proof acrylic exterior colour for outer side wall.



FLOOR FINISH

Standard quality vitrified tiles flooring for ground floor and first floor.
Matt finish vitrified tiles flooring in Parking area & other open space. China mosaic on terrace.



KITCHEN PLATFORM

Granite top with stainless steel sink & decorative standard glazed tiles up to lintel level.



DOORS & WINDOWS : Door and window frames in Imarati wood. Decorative main door.
All flush doors with both side laminated sheet. Window shutters with teak wood, safety bars & fully paneled with glass. Surface area will be covered by oil paints.



BATHROOM & TOILET

Branded glazed tiles up to 7'-0" height in Bath & Toilet.
W.C. : Branded glazed tiles up to 3'-0" height in W.C. with CERA sanitary fittings.



PLUMBING

Standard quality PVC plumbing with S.S. finish brass fittings (open wall mixer in all attached toilet)
Standard quality CPVC plumbing in toilet for hot water.



WATER

A & B Type - Overhead 1000 Ltrs. PVC water tank on terrace & 3000 Ltrs. underground water tank.
C & D Type - Overhead 750 Ltrs. PVC water tank on terrace & 2000 Ltrs. underground water tank.



ELECTRIFICATION

Single phase concealed ISI copper wiring with elleys modular switches.



BUNGALOW - TYPE A

PLOT AREA : 129.00 SQ. YDS.

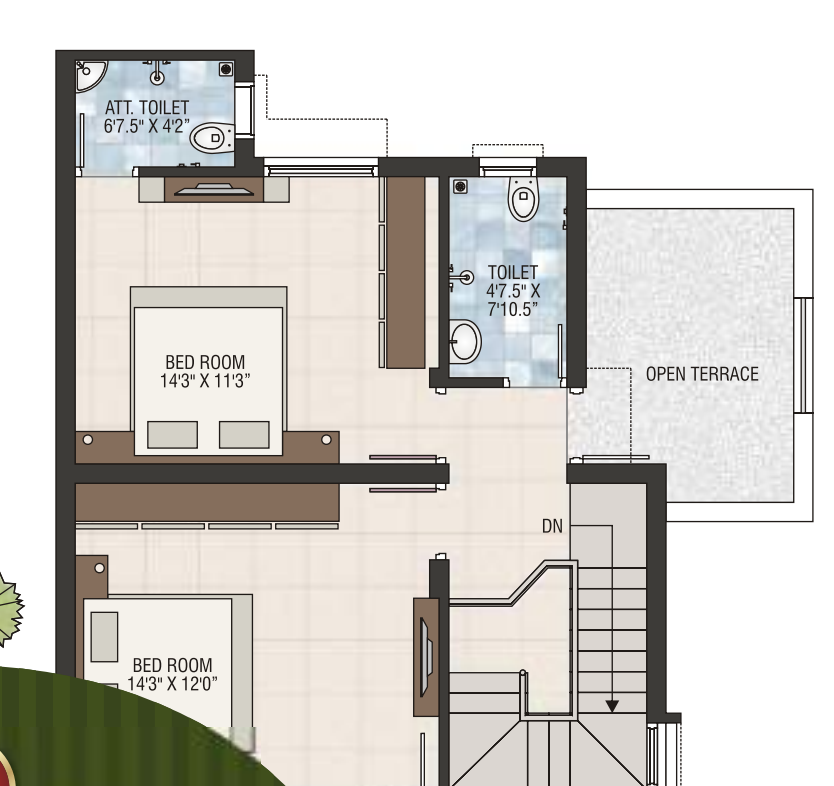
BUILT UP AREA
GROUND FLOOR PLAN - 87.50 SQ. YDS.
FIRST FLOOR PLAN - 76.00 SQ. YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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Site Address : HERITAGE TOWNSHIP, Opp. Uma Petrol Pump, Kada Cross Road, Visnagar - 384 315

Project Advisor



An ISO 9001 : 2008 Company
 web site : www.poojadevelopers.in

Developer
HERITAGE INFRACON
JAY BUILDCON
 202/204, Sona Complex,
 Kansa Cross Road, Visnagar
 Ph. : 02765-224058

Contact
Er. Haresh K. Patel
 098250 52711
Site Contact
 090999 56193

Consulting Engineer
Mukesh P. Patel
 Vandana Associates
 Visnagar
 098796 16811

Promoters : Karshanbhai S. Patel (Gunj Bazar) · Rajubhai K. Patel (R. K. Jewellers)

PLEASE NOTE · 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. · All government legal charges, municipal corporation charges, stamp registration charges, common maintenance charges, service tax, VAT, UGVCL charges and any other legal charges shall be borne extra by the members. · In case of irregular payments, interest / new book value will be charged. · Cancellation charge would be taken 5% of total unit value and amount will be given back after finish the project. · No external changes shall be allowed. Only internal changes will be allowed with 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. · Developer's rights are reserve for future expansion in adjoining survey numbers from "Heritage Township" scheme.





- HERITAGE VILLA
- HERITAGE VATIKA
- HERITAGE VEDIKA
- HERITAGE VRAJ
- HERITAGE VRUNDEVAN

- BUNGLOW TYPE A
- BUNGLOW TYPE B
- BUNGLOW TYPE C
- BUNGLOW TYPE D



← TO VISNAGAR

MAIN ROAD

TO GANDHINAGAR →



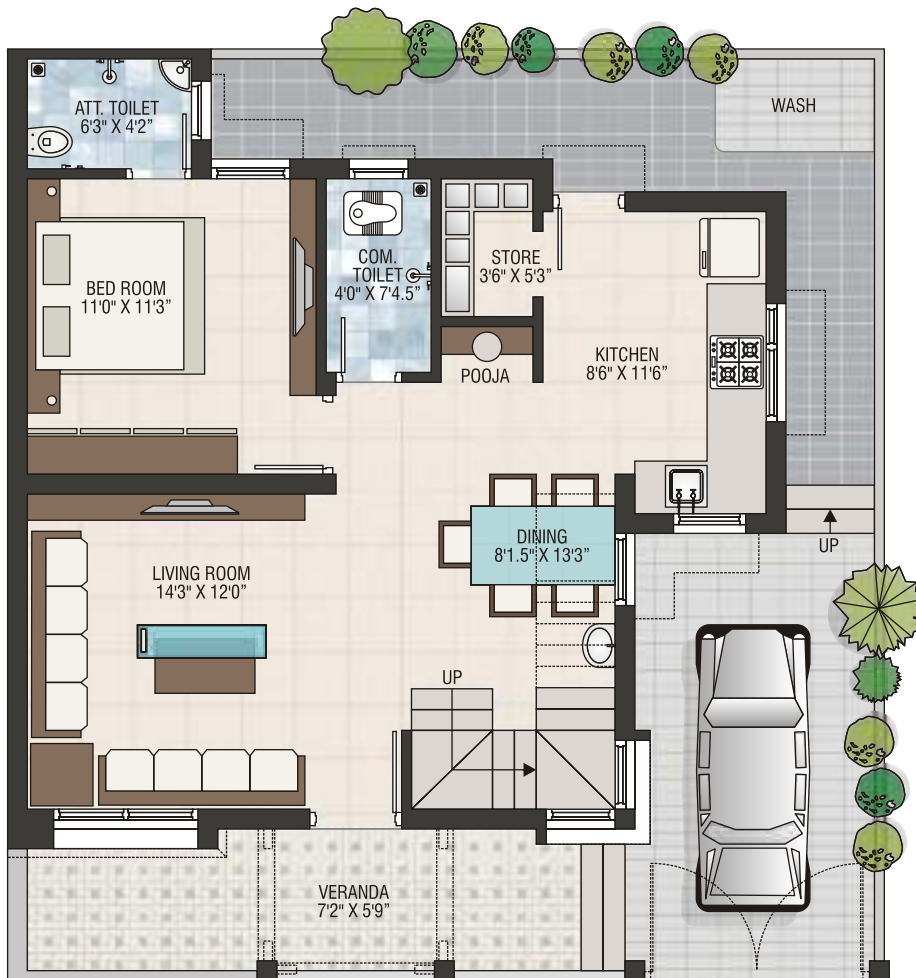
BUNGALOW - TYPE A

PLOT AREA : 129.00 SQ. YDS.

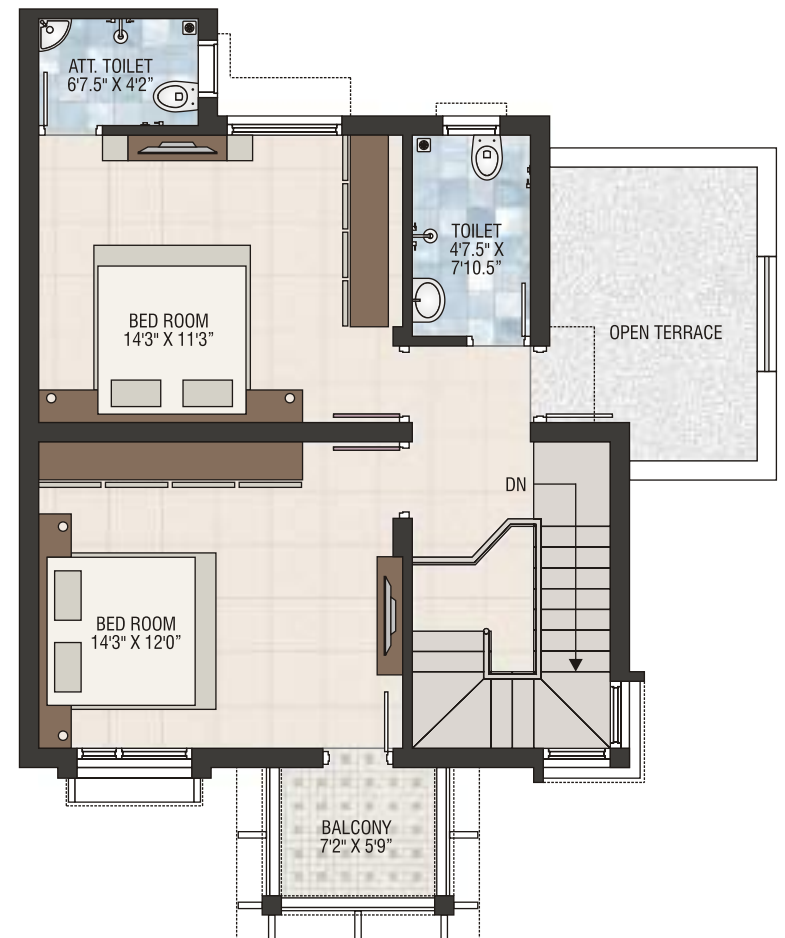
BUILT UP AREA
 GROUND FLOOR PLAN - 87.50 SQ. YDS.
 FIRST FLOOR PLAN - 76.00 SQ. YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





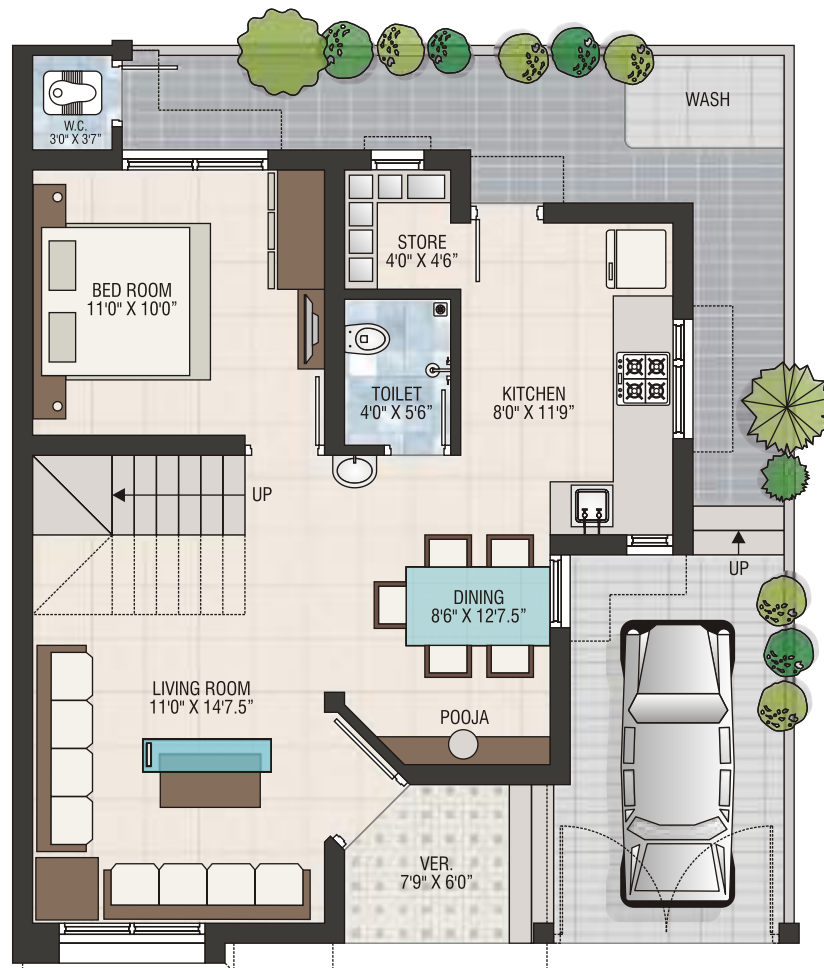
BUNGALOW - TYPE B

PLOT AREA : 108 SQ. YDS.

BUILT UP AREA
 GROUND FLOOR PLAN - 81.00 SQ. YDS.
 FIRST FLOOR PLAN - 58.00 SQ. YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





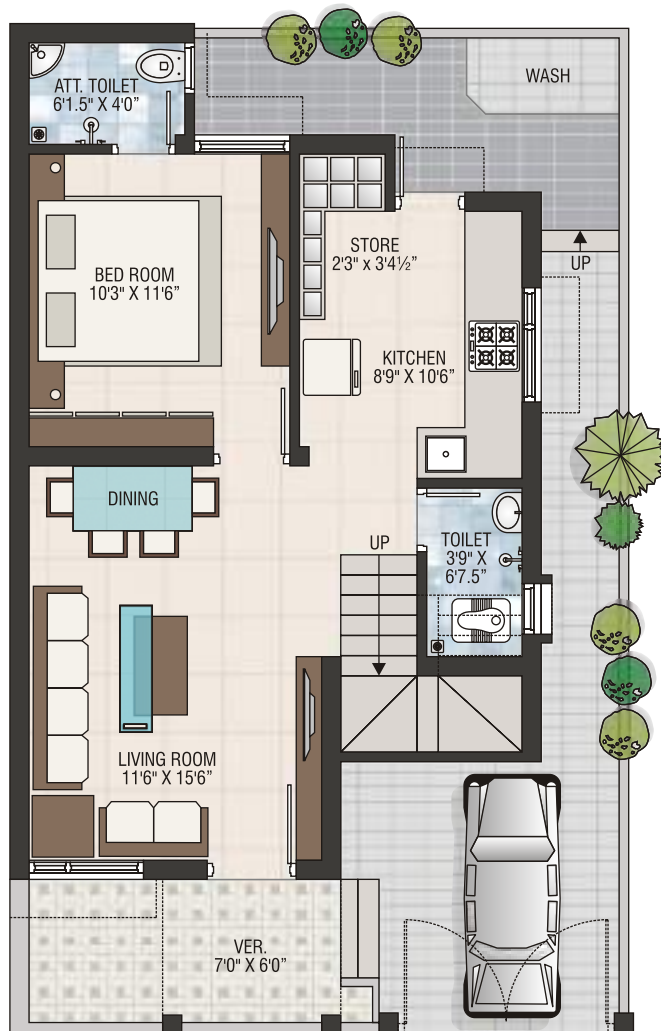
BUNGALOW - TYPE C

PLOT AREA : 103.00 SQ. YDS.

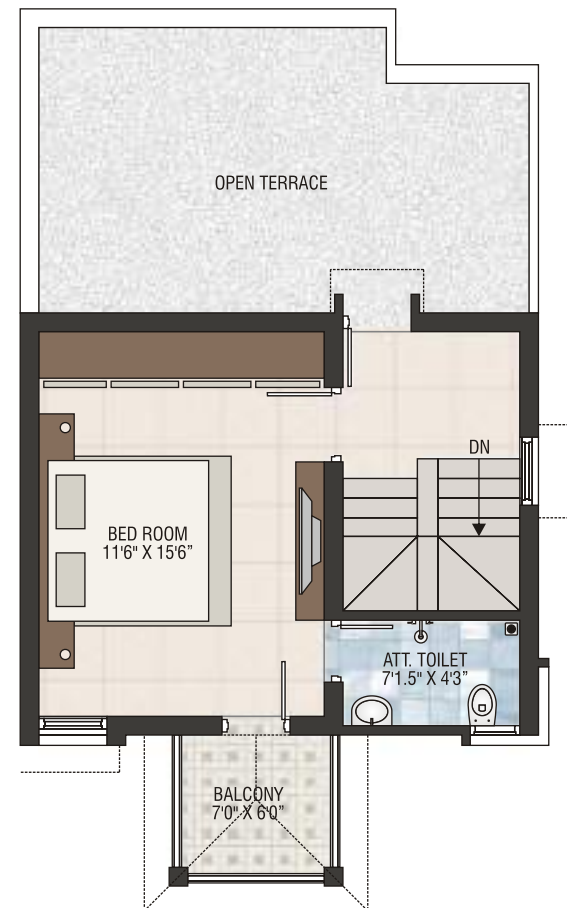
BUILT UP AREA
GROUND FLOOR PLAN - 78.00 SQ. YDS.
FIRST FLOOR PLAN - 50.00 SQ. YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





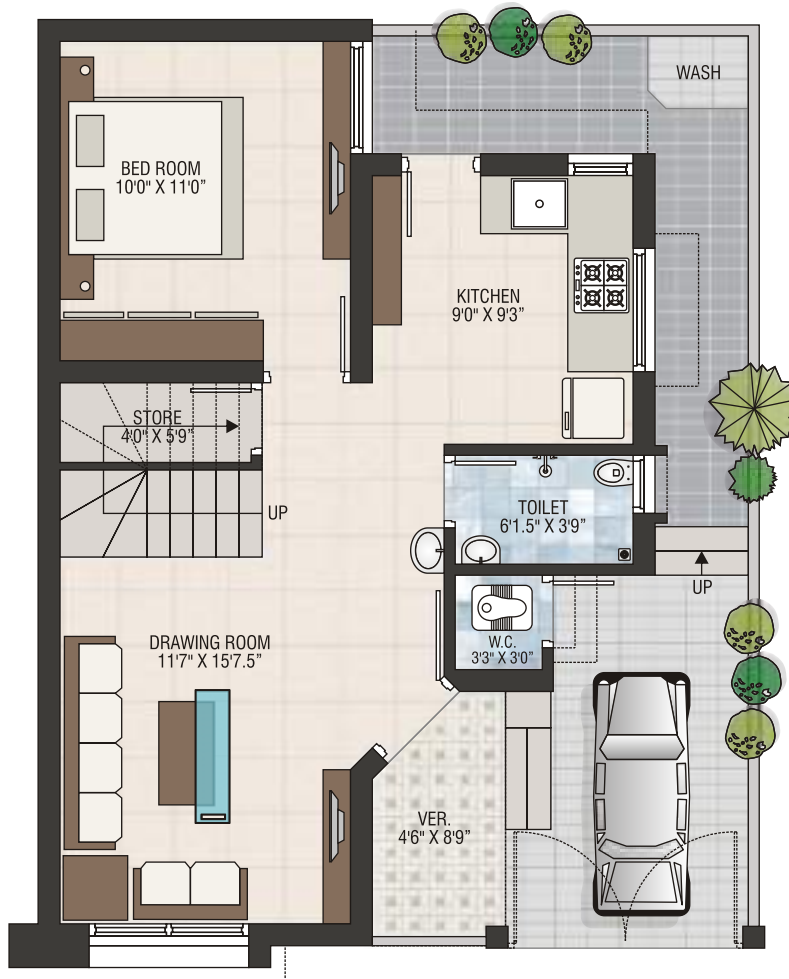
BUNGALOW - TYPE D

PLOT AREA : 86.00 SQ. YDS.

BUILT UP AREA
GROUND FLOOR PLAN - 68.00 SQ. YDS.
FIRST FLOOR PLAN - 37.00 SQ. YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

