



PROJECT VILLA

Your Dreams Will Come True

 **Bhowali Shyamkhet (Nainital)**

LAYOUT

APPROVED PROJECT



All Documents Available

Registry + Mutation
Approved Map
Loan Facility

150 SQ YARDS ----- 1350 SQ FEET



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Ready To Move

- Semi Furnished
- 3 Bedrooms
- 3 Attach Washrooms In Rooms
- 1 Balcony Mountain View
- Garden Area
- Car + Bike Parking
- Payment Time (1 Month to 2 Months)

Under-Construction

- Semi Furnished
- 3 Bedrooms
- 3 Attach Washrooms In Rooms
- 1 Balcony Mountain View
- Garden Area
- Car + Bike Parking
- Payment Time (8 Months to 12 Months)

150 SQ YARDS

1350 SQ FEET



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Payment Slab

Payment Mode

- **Booking - 10%**
- **On Start Of Construction - 10%**
- **On Completion Of Foundations till Path - 10%**
- **On Laying of Ground Floor Slab 10%**
- **On Laying Of First Floor Slab 20%**
- **On Completing Of Plaster 20%**
- **On Offer Of Possession 20%**

Payment Accept Method

- **Cash**
- **Online / NEFT/ RTGS/ IMPS/UPI**
- **Cheque**
- **PDC**
- **DD**

**Under-Construction 12 Months Interest Free EMI - No
Terms And Conditions**



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Development & Amenities

Development & Amenities

- Gated Society.
- Fully Development
- Boundry Walls
- Complete Roads
- Water 24/7
- Electricity 24/7
- Outside Lights
- 24/7 Security Guard
- 24/7 CCTV Survilience

Where Dreams Come True



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Distance From Important Landmarks & Cities

- Nainital- 15 KM
- Bhimtal-- 13 KM
- Sattal -- 4 KM
- Tea Garden -- 700 M
- Garur Tal -- 3 KM
- Kaichi Dham – 9 KM
- Mukteshwar -- 34 KM
- Ranikhet -- 48 KM
- Kaladhungi -- 48 KM
- Jim Corbett-- 80 KM
- Ramnagar-- 79 KM
- Haldwani-- 39 KM
- Rudhrapur – 68 KM
- Kichha-- 74 KM
- Kashipur -- 98 KM
- Rampur-- 123 KM
- Bareilly-- 138 KM
- Lucknow-- 403 KM
- Delhi-- 342 KM
- Allahabad-- 597 KM
- Agra--362 KM
- Rajasthan-- 775 KM
- Noida-- 309 KM
- Kanpur-- 412 KM

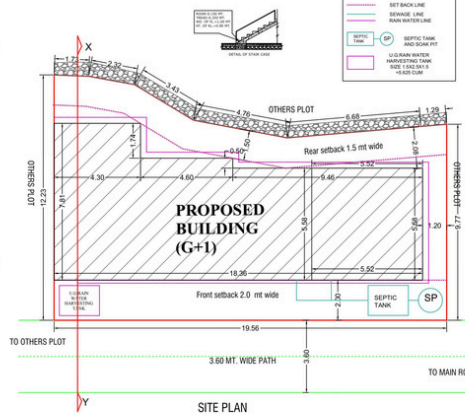
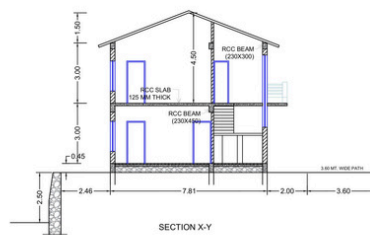
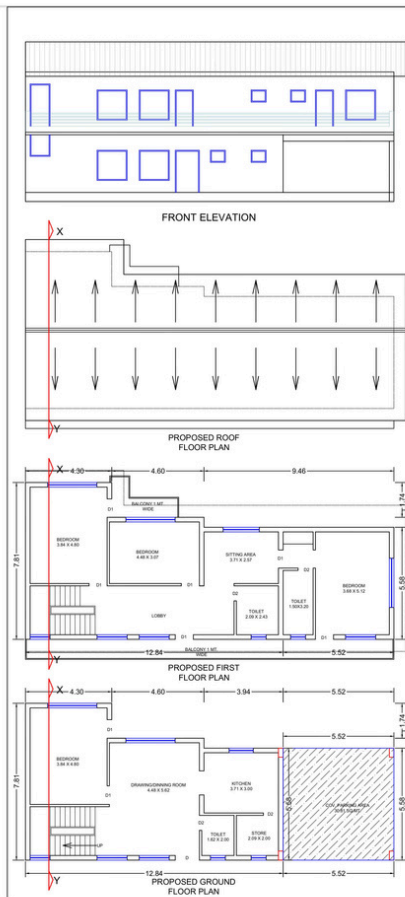


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APPROVED MAP



OFFICE USE ONLY

Digitally signed by Vijay Nath Shukla
Date: 2025.04.30 08:31:54 +05:30
Reason: The Map no NDA/NR/1597/24-25 is recommended for approval by Shivani Pal (Junior Engineer, D.L.D.A), and is approved by Vijay Nath Shukla (Secretary, D.L.D.A).
Date: 06.04.2025 07:50:22 PM
Location: Nainital

PROPOSED RESIDENTIAL BUILDING PLAN (SINGLE UNIT) FOR MR. ADIL MOHAMMAD S/O MR. MOHAMMAD DAUD, VILLAGE- SHYAMKhet PATTI- RAMGARH TEHSIL & DISTT - NAINITAL KHATA NO. - 42 KHET NO.- 264

AREA STATEMENT

- TOTAL PLOT AREA = 212.50 SQ.MT.
PLOT AREA AS PER SITE = 139.59 SQ.MT.
- SET BACK DETAIL:
FRONT-2.0 MT. REAR - 1.50 MT. SIDE 1-0 SIDE 2-0
- COVERED AREA
PROPOSED GROUND FLOOR COV. AREA = 114.30 SQ.MT.
PROPOSED FIRST FLOOR COV. AREA = 114.30 SQ.MT.
TOTAL COV. AREA = 228.60 SQ.MT.
- PERMISSIBLE GROUND COVERAGE AREA = 139.71 SQ.MT (70%)
PROPOSED GROUND COVERAGE AREA = 114.30 SQ.MT (82.27%)
- F.A.R. PERMISSIBLE = 319.34 SQ.MT. (1.60)
F.A.R. REQUIRED = 228.60 SQ.MT. (1.15)
- PARKING REQUIRED = 1 E.C.S.
PARKING PROVIDED = 30.81 SQ.MT./28 + 1.10 + 1 E.C.S
- R.W.H.T. REQUIRED (2.0 CUM FOR 200 SQ.MT. PLOT SIZE)
R.W.H.T. PROVIDED = 5.625 CUM.

ANNEXURE - III (A)

CERTIFIED THAT -
1. THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AND THE INFORMATION GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE & UNDER STANDING
2. PROVISIONS FOR STRUCTURAL SAFETY FROM NATURAL HAZARDS SHALL BE AD HERE & TO DURING THE CONSTRUCTION

GENERAL SPECIFICATION

- FOUNDATION SHALL BE 75 CM. BASE CONCRETE IN 1:4:8 R.C.C. CEMENT CONCRETE SAND AND GRAVEL.
- SUPER STRUCTURE R.C.C. BEAM AND COLUMN STRUCTURE WITH FIRST CLASS BRICK MASONRY 1:4 CEMENT AND SAND.
- DOOR AND WINDOW SHALL BE WOOD FRAMEWORKS AND SHUTTER WOOD SHUTTERS.
- ROOFING SHALL BE ROOFING WITH 12 CM. R.C.C. SLAB WITH 10 CM. R.C.C. ROOFING.
- PLASTER 1:4 CEMENT AND SAND MORTAR 1:3 IN CEILING PLASTER.
- FLOOR 1:4 CEMENT AND SAND MORTAR 1:3 IN CEILING PLASTER.

