

A New Chapter Begins In Karnal's Modern Skylines

PROJECT HIGHLIGHTS

SKY LINES WITH UNMATCHED INFRA



A CONSTRUCTION WITH MIVAN TECHNOLOGY

A GRAND CLUB-HOUSE



A Majestic view creating the Heart

AN AERIAL EVENING VIEW OF LIFESTYLE



**A panoramic view capturing the heart of the community -
green, planned, and vibrant.**



LOUNGE & RECEPTION



**A beautifully lit welcome zone
offering both warmth and elegance.**

RECREATION & COMFORT



**Game areas and reception meet
under one elegant roof.**

STEAM & CAFE LOUNGE



Enjoy rejuvenating spa time and casual cafe moments.

SKYDECK Gym



Sweat it out while soaking in the skyline. A rare rooftop fitness experience.

**3BHK & 4BHK
RESIDENTIAL
PLAN**

4BHK+4T PLAN



MEP CONSULTANT:	STRUCTURAL CONSULTANT:	ARCHITECT: Schinena ARCHITECTS PRIVATE LIMITED <small>327, 1st FLOOR, JAGDHA HALL, OPPOSITE APOLLO HOSPITAL, T.UL, SRIRANGA ROAD, BANG-110074</small> <small>THIS DRAWING IS PROPERTY OF SCHINENA ARCHITECTS (P) LTD. AND MAY NOT BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF ITS PRINCIPALS.</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Sl. No.</th> <th>Description</th> <th>Rev.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Sl. No.	Description	Rev.										Project: ANAND VATIKA HEIGHTS KARNAL Client: ANAND VATIKA GROUP	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: 1:50</td> <td>ORIG. DWG. NO: 43</td> <td rowspan="4" style="text-align: center; vertical-align: middle;"> </td> </tr> <tr> <td>DRAWN: AJ</td> <td>DATE: 07 JUNE 2014</td> </tr> <tr> <td>CHECKED: AJ</td> <td>WORKING DRAWING</td> </tr> <tr> <td>APPROVED: AJ</td> <td>TITLE</td> </tr> <tr> <td>REV:</td> <td colspan="2" style="text-align: center;">4BHK UNIT</td> </tr> <tr> <td colspan="3" style="text-align: center;">DRAWING No. ANAND VATIKA/BPL/4B-</td> </tr> </table>	SCALE: 1:50	ORIG. DWG. NO: 43		DRAWN: AJ	DATE: 07 JUNE 2014	CHECKED: AJ	WORKING DRAWING	APPROVED: AJ	TITLE	REV:	4BHK UNIT		DRAWING No. ANAND VATIKA/BPL/4B-		
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ELEGANT ENTRY CORRIDOR



Master Suite



A Calm Personal retreat with modern interiors

SECOND- AND THIRD- BEDROOMS INTERIOR



A haven for lifestyle

LIVING ROOM



An elegant space to unwind and entertain.

DINING AREA



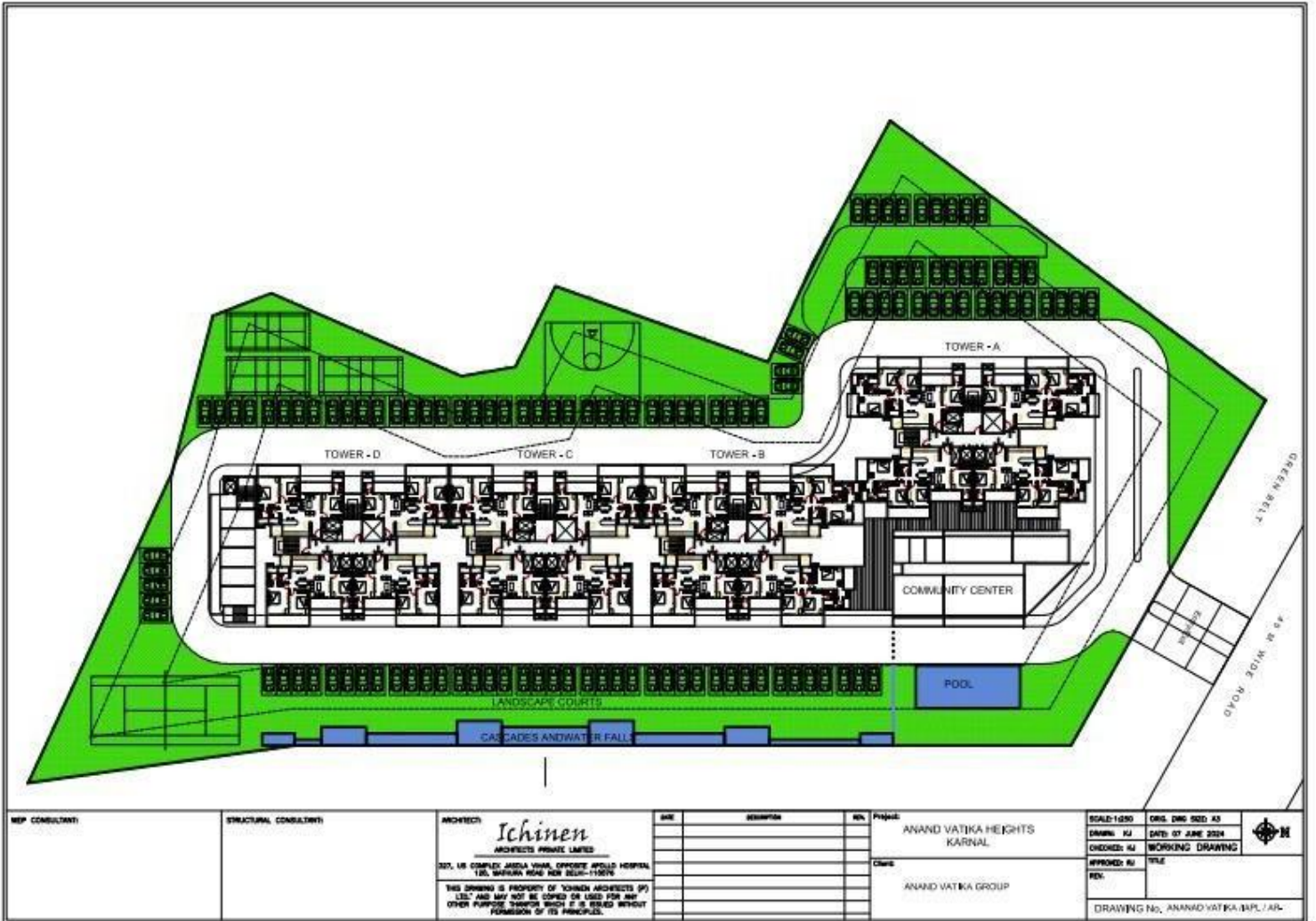
Spacious, stylish, and crafted for memorable meals.

BASKETBALL COURT



Shoot hoops in style - right within your community.

PROJECT MAP



Complete project layout showing towers, greens, roads, and amenities.

AN OUTDOOR BADMINTON COURT



A healthy game, A happy neighborhood

SERENITY CASCADES

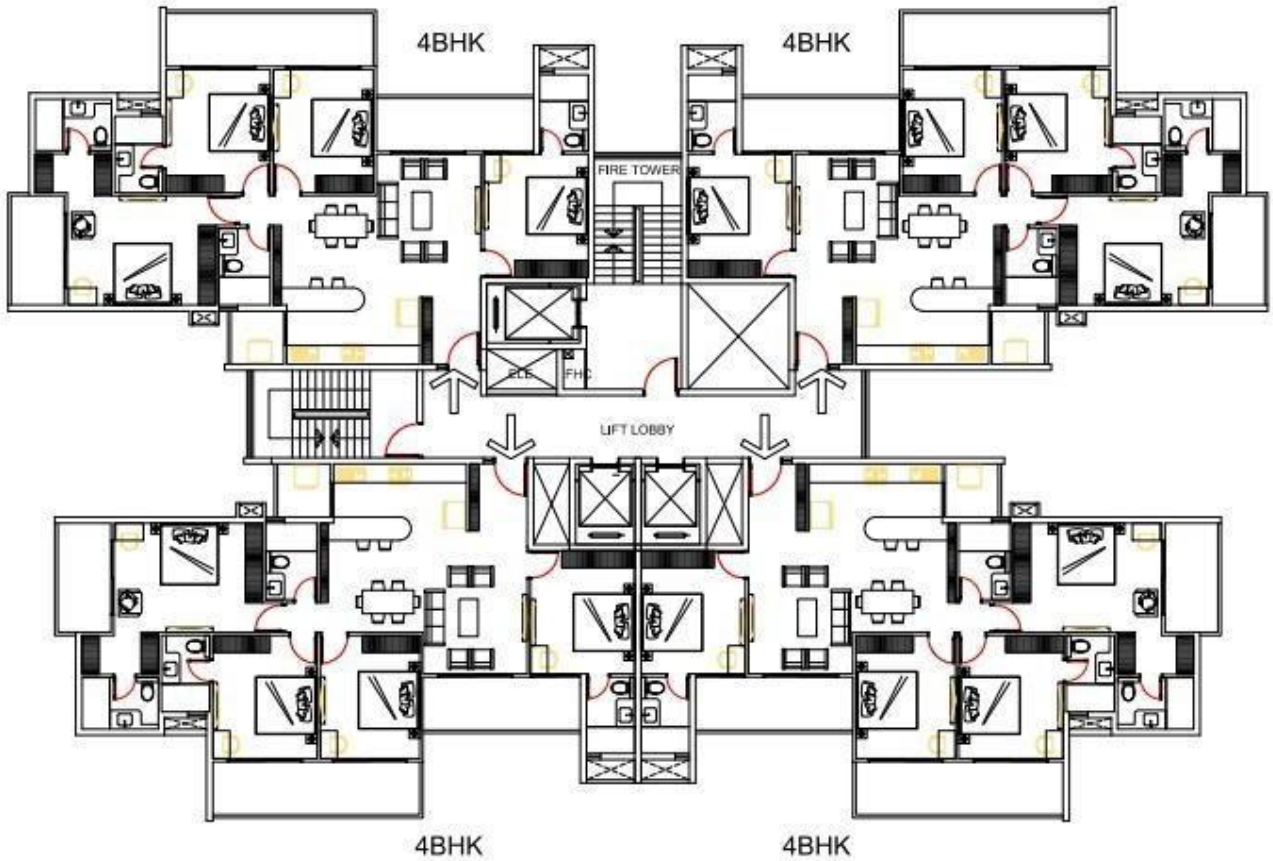


Enjoy the waterfalls view while walking around your surroundings

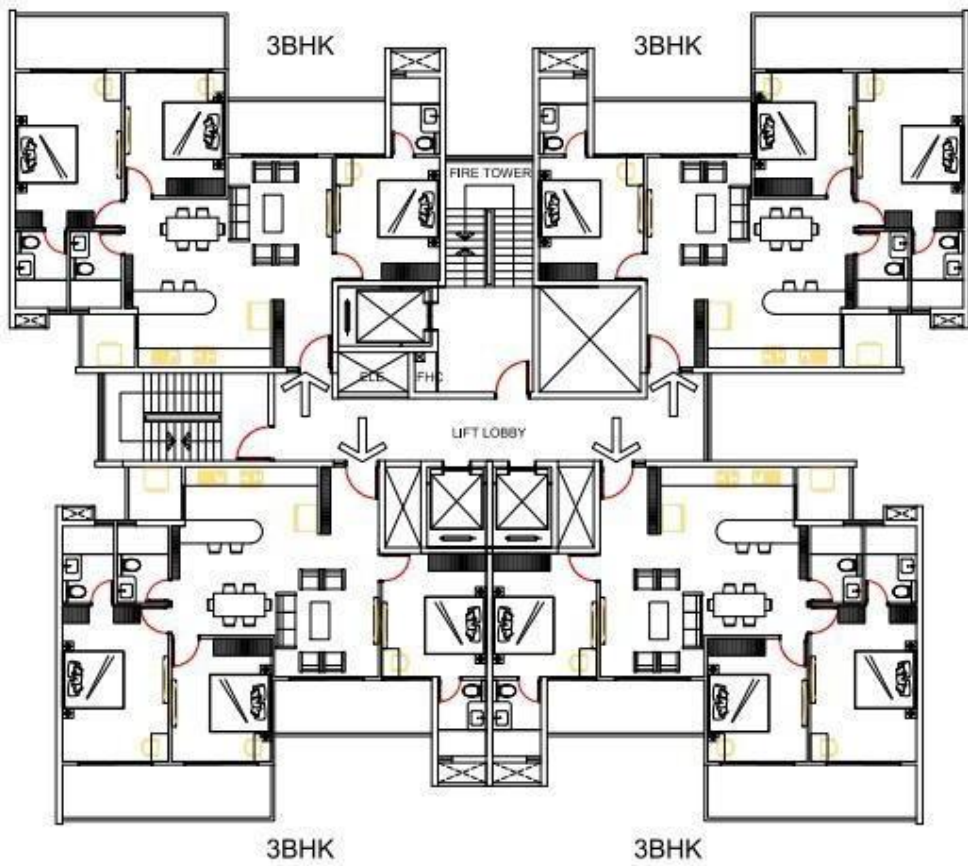
ALTURAA SANDPIT & PLAY ZONE



A delightful play area designed with slides, swings, and a sandpit - where laughter and fun never end for your little ones.



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							ANAND VATIKA HEIGHTS KARNAL	DATE: 07 JUNE 2024	
						Client	CHECKED: AJ	TITLE	
						ANAND VATIKA GROUP	APPROVED: AJ	TOWER A 4 BHK BLOCK PLAN	
							REV.		
								DRAWING No. ANAND VATIKA-BPL-1A1-	



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						Client	CHECKED: AJ	TITLE	
						ANAND VATIKA GROUP	APPROVED: AJ	TOWER C & D 3 BHK BLOCK PLAN	
							REV.		
								DRAWING No. ANAND VATIKA-BPL-1A1-	

Specifications

FLOORING

Marble/ Vitrified Tile/ Wooden flooring in the whole apartment except kitchen and bathroom, where floor tile of 1 x 1 or approximate size to be used. All staircases of common landings to be of Marble.

DADO

Glazed/ Ceramic tiles up to 7.0" height in toilets and 2'-0" height above kitchen slab in appropriate colour and print.

EXTERIOR PAINTING

Textured paint finish.

INTERIOR PAINTING

Oil-bound distemper paint of appropriate colour on interior walls of the flat.

KITCHEN

All kitchen slabs in Udaipur Green stone with Granite Polish, electric points for washing machine and fridge to be provided. Woodwork in kitchen cabinets to be in 12" commercial plywood with appropriate finish.

DOORS & WINDOWS

Flush doors with Spirit Polish/ Enamel Paint, Aluminium powder coated hardware fittings and locks of Golden/ Secure or equivalent make. Door frames and window panels of Champ/ Kail/ Sal/ Assam Teak wood, powder coated Aluminium sections/ UPVC. Windows to have Aluminium powder coated handles and T-bolts. Size and section as per design of the architect.

PLUMBING

As per standard practice, all G.I. pipes to be painted with anti-corrosion paint prior to use. All C.I. joints to have molten lead hammered to give water tight joints.

TOILET

Parryware/ Hindustan/ Cera or equivalent wash basins and W.C.s (of appropriate shades). All taps and fittings to be chrome plated Jaguar/ Parko/ Driplex or equivalent make.

ELECTRICAL

Electrical (copper) wiring to be as per L.S. code. Anchor or equivalent modular switches with switch plates, circuits to have M.C.B. of approved make.

T.V., telephone points will be provided in drawing, dining and all bedrooms.

LIFTS

Lifts to be provided for access to all floors.

GENERATOR

Generators to be provided for back-up of lifts and other common areas.

WATER TANKS

Underground water tanks with pump house and tube wells for uninterrupted supply of water.

CLUBHOUSE

Clubhouse with swimming pool to be provided.

Atluraa

Sector-36. Main 45 MTR Road,
adjoining oxy वन Park, Karnal-132103

