

Developers:  
**HIYA DEVELOPERS**

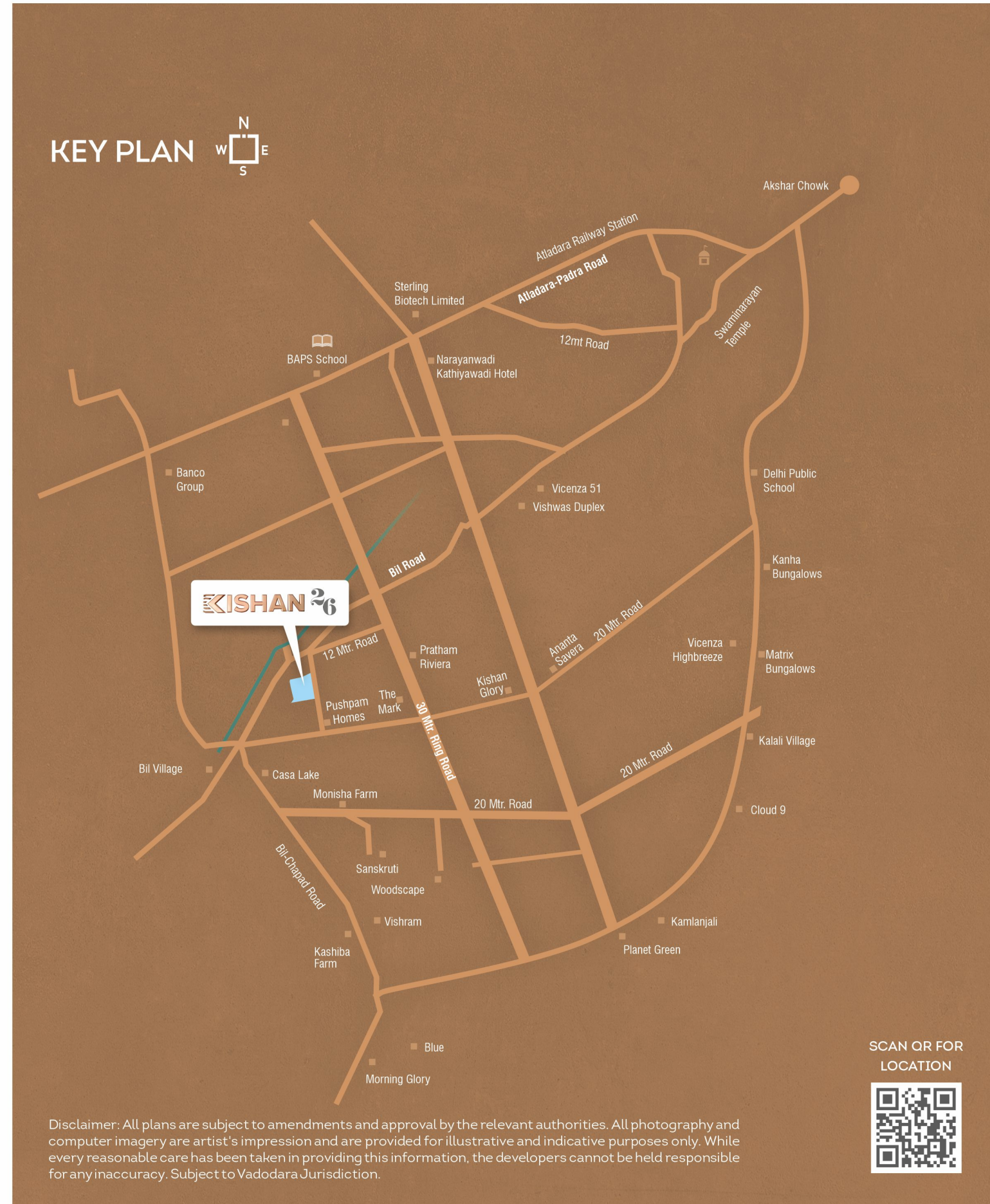
Site: Kishan 26, Behind Pushpam Home,  
Bill-Atladara Road ,Vadodara - 391 410.

Ph.: +91 63549 43598  
Email: infokishan26@gmail.com

Architect: Esquisser Architect  
Structural Consultant: Tarang k Galani

RERA No:

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



# KISHAN 26

2 BHK APARTMENTS





**KISHAN 26**

**WELCOME TO  
THE LIFE OF  
YOUR  
DREAMS!**

Sophisticated and timeless, life at **Kishan26** is characterized by touches of luxury, with rich textures and distinctive architecture reflecting the essence of your dynamic personality. Delightfully set in the highly desirable location of Bill-Atladra Road, it truly is a paradise for exclusivity, connectivity and proximity to nature.

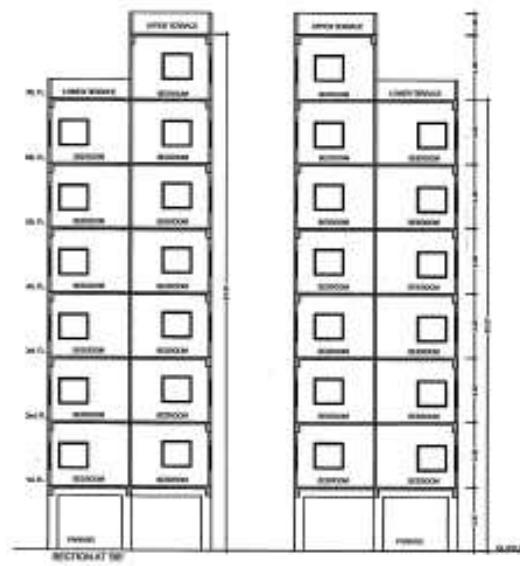
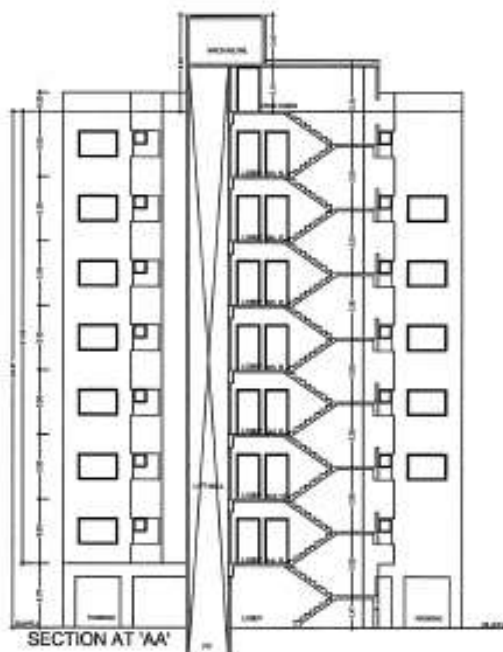
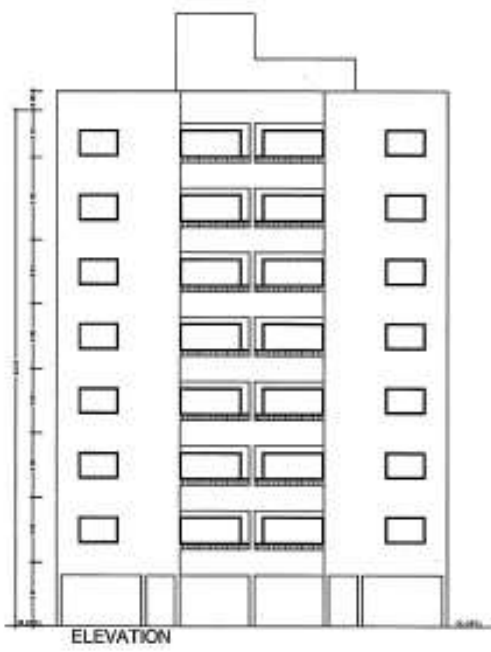
The elegantly designed 2 BHK apartments ensure abundant natural ventilation and enhanced comfort across every corner. The living spaces extend out into balconies that overlook lush green surroundings. The premium fittings, fixtures and finishes further the charm of our homes.

**Kishan26** is built to offer its residents the convenience of all modern lifestyle utilities for hassle-free living.

Brought to you by a team of reputed real estate developers, **Kishan26** is an exquisite project that only promises lifetime bliss but also comes with an assurance of top quality and timely completion.

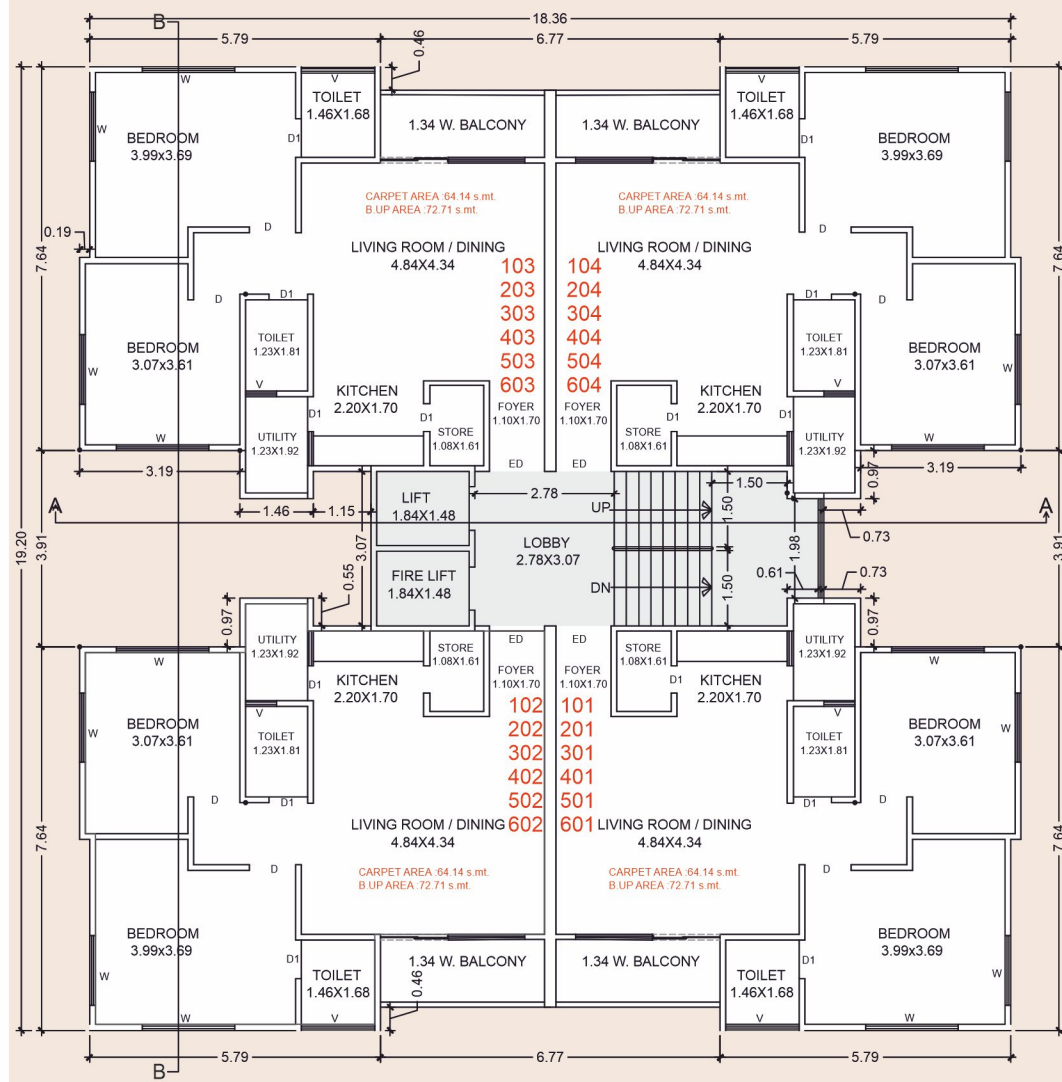






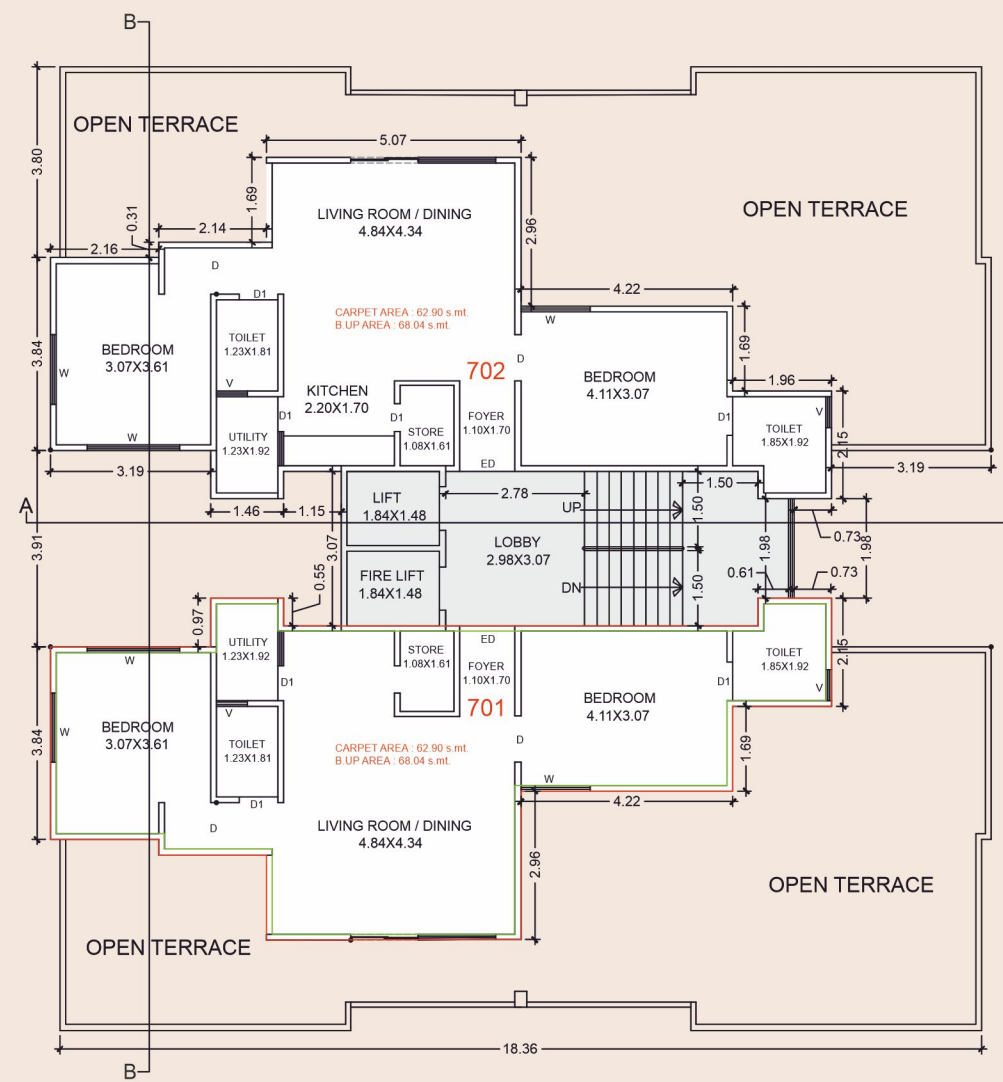
## TYPICAL FLOOR (1<sup>ST</sup> TO 6<sup>TH</sup>)

B.UP AREA : 317.77 s.mt.  
 PROPOSED B.UP AREA : 317.77 s.mt.  
 LESS SERVICE AREA : 26.92 s.mt. (lift Lobby & Stair)  
 PROPOSED F.S.I. AREA : 290.85 s.mt.X 6th. FLOOR  
 PROPOSED F.S.I. AREA : 1745.10 s.mt.



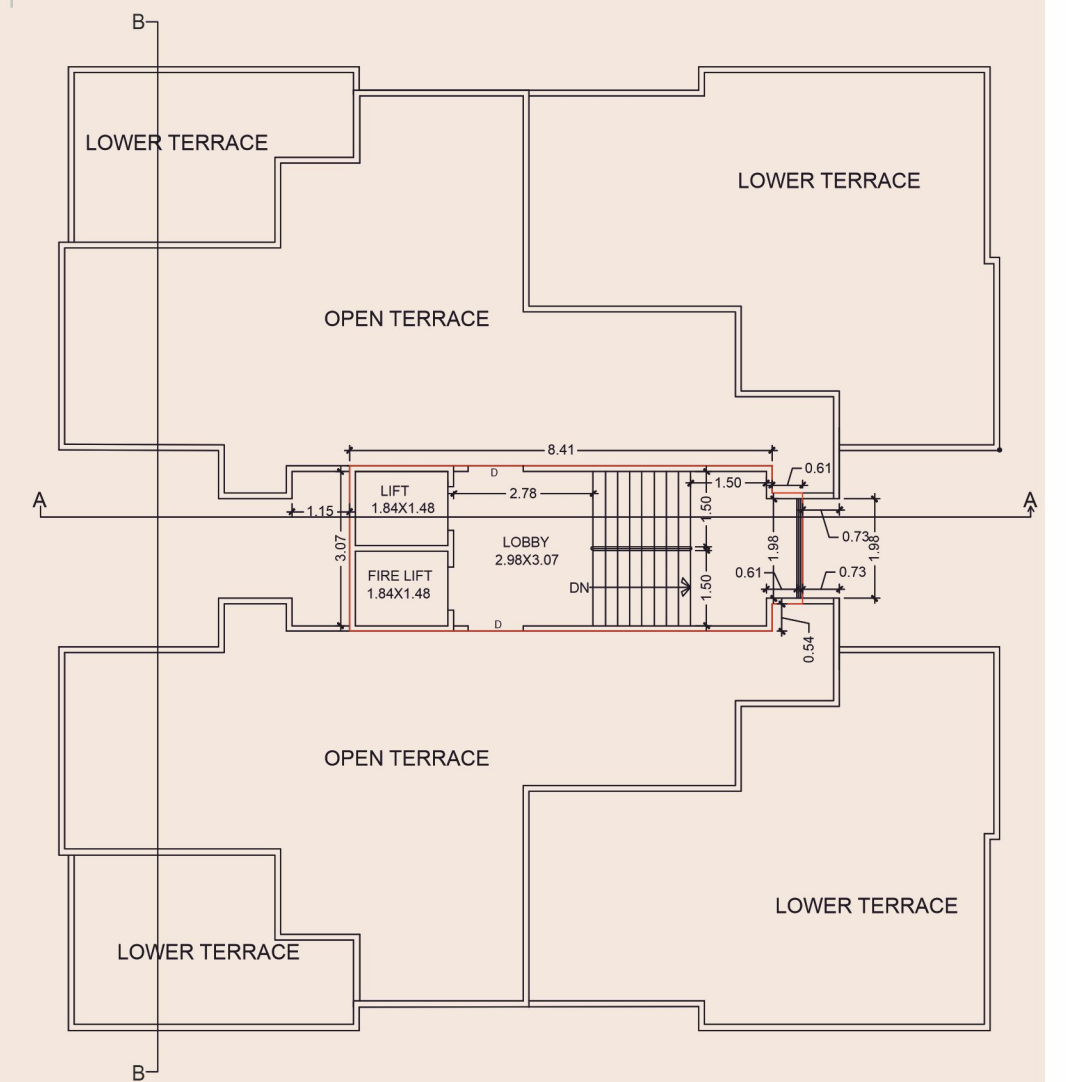
## 7<sup>TH</sup> FLOOR PLAN

B.UP AREA : 163.00 s.mt.  
 PROPOSED B.UP AREA : 163.00 s.mt.  
 LESS SERVICE AREA : 26.92 s.mt. (lift Lobby & stair)  
 PROPOSED F.S.I. AREA : 136.08 s.mt.



## TERRACE FLOOR PLAN

PROPOSED B.UP AREA : 29.06 s.mt.

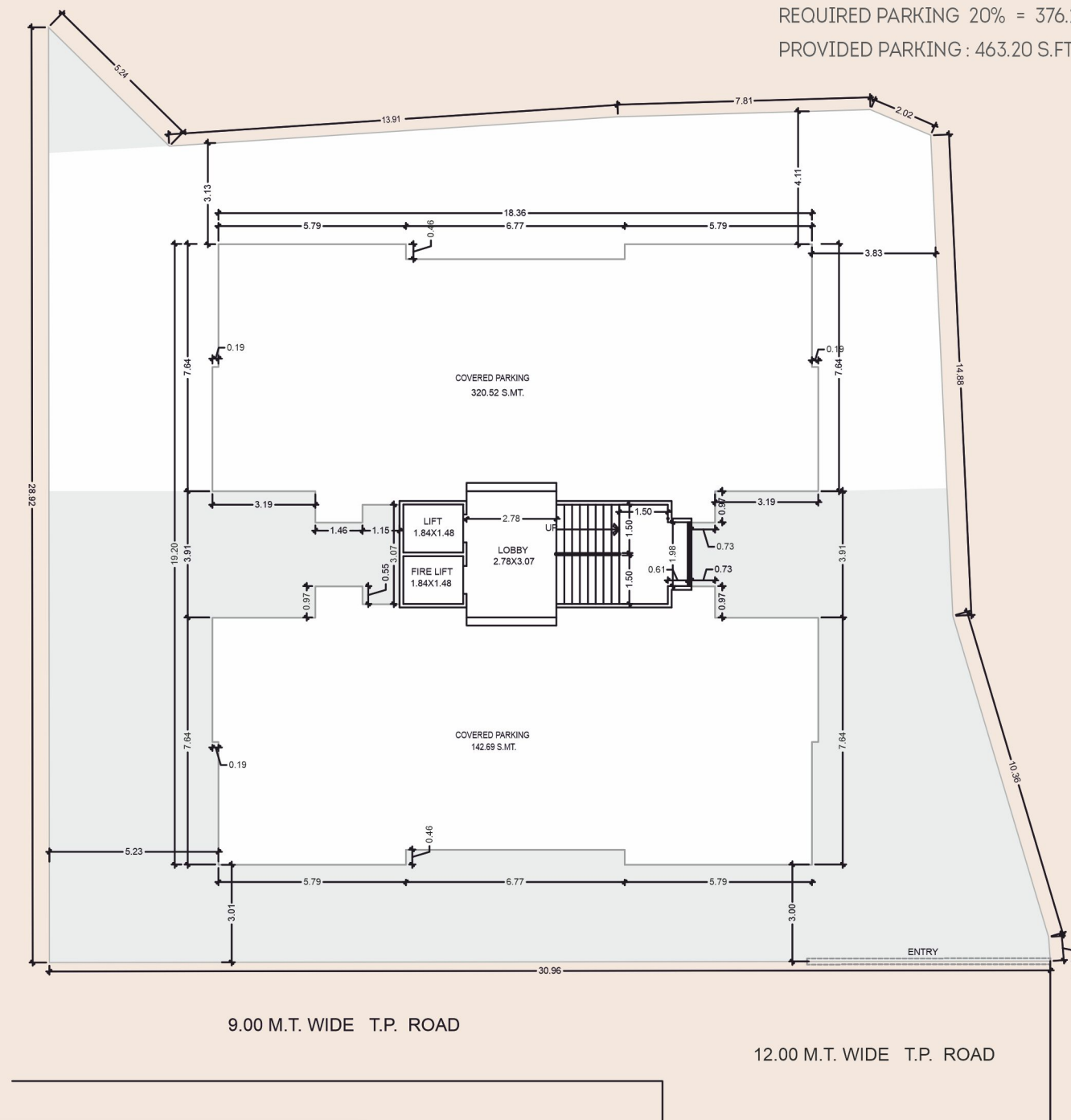




## GROUND FLOOR PLAN



PROPOSED B.U.P AREA : 317.77 s.mt.  
 1310.40 + 570.78 = 1881.18  
 PREMIUM F.S.I = 0.78 < 0.90  
 REQUIRED PARKING 20% = 376.24 S.MT.  
 PROVIDED PARKING : 463.20 S.FT.



## AMENITIES

- 24 X 7 Security with CCTV Camera
- 24 Hours Water Supply
- Attractive Name Plates & Letter Box
- Fire Safety
- Designer Entrance Gate
- 2 Standard Elevators with Power Backup



# KISHAN 26

## SPECIFICATIONS

### STRUCTURE:

- All RCC & brick work as per structural engineer's design

### BATHROOMS :

- Designer bathrooms with premium quality fittings & vessels; glazed tile dado

### KITCHEN:

- Exclusive granite platform with SS sink & designers tiles

### FLOORING:

- Premium vitrified tile flooring; premium design anti-skid tiles in bathrooms

### DOOR & WINDOWS:

- Main Doors: High quality wooden frame
- Interior Doors: Decorative flush doors
- Aluminium section windows with safety grill

### PAINT & FINISH:

- Internal walls finished with smooth finish plaster with putty & primer
- External walls finished with double coat plaster & exterior paint

### ELECTRIFICATION:

- Concealed copper ISI & branded modular switches with sufficient points
- AC point in all bedrooms
- General lighting in common areas