

DEVELOPERS:  
**PANCHAM INFRA**

SITE:  
**OPP. PANCHAM HEIGHTS,  
CHHANI-SAMA CANAL ROAD,  
NR. PALM HUB.**

CALL:  
**99136 38382, 90334 37877**

WEB:  
[www.panchamgroup.com](http://www.panchamgroup.com)

EMAIL:  
[panchaminfra6151@gmail.com](mailto:panchaminfra6151@gmail.com)

॥ SHREE GANESHAY NAMAH ॥  
॥ SHREE VIHAR KRUPA ॥




पंचम्  
**PITAMBARA**  
4 BHK INDIVIDUAL VILLA

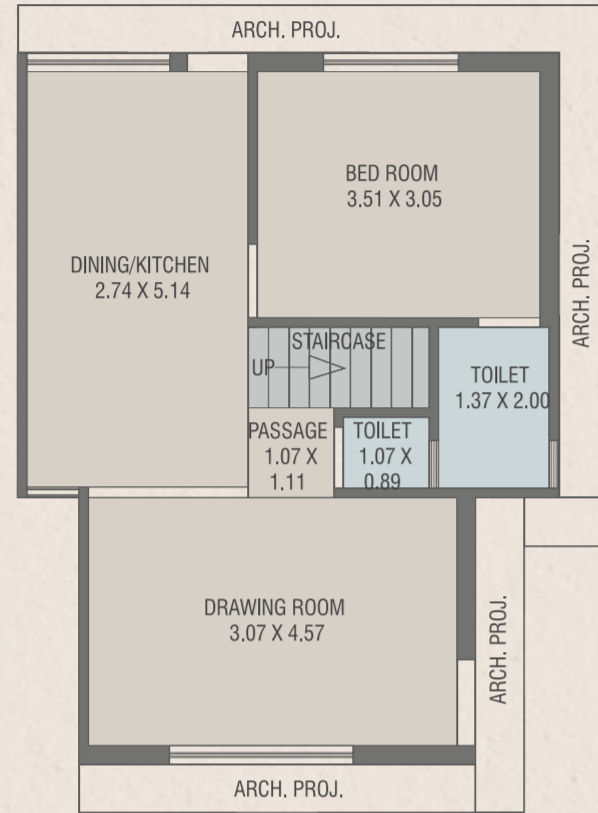




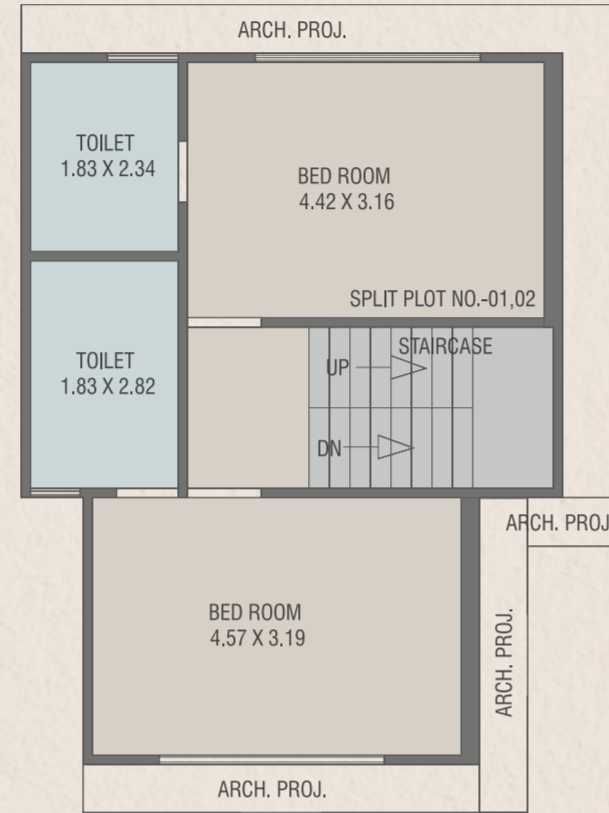
# LAYOUT PLAN



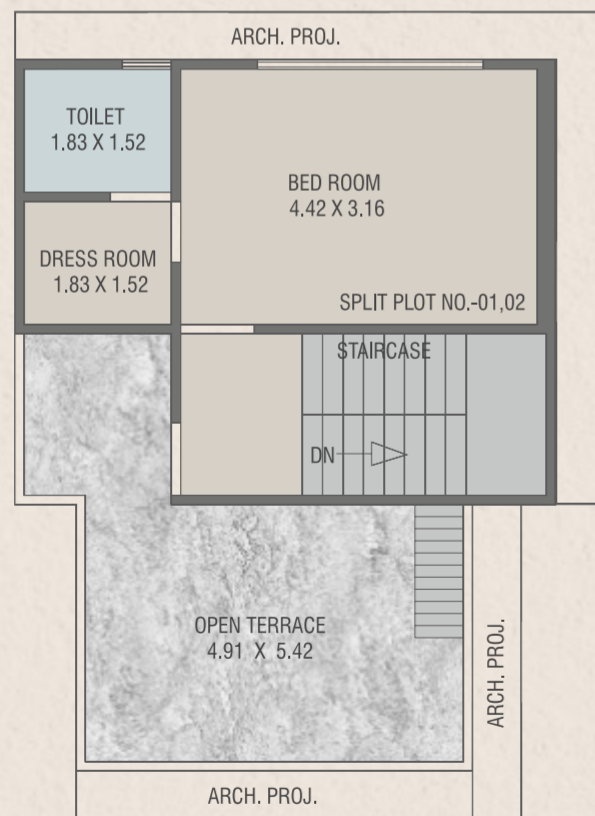
 **PLOT No.: 01 & 02**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.




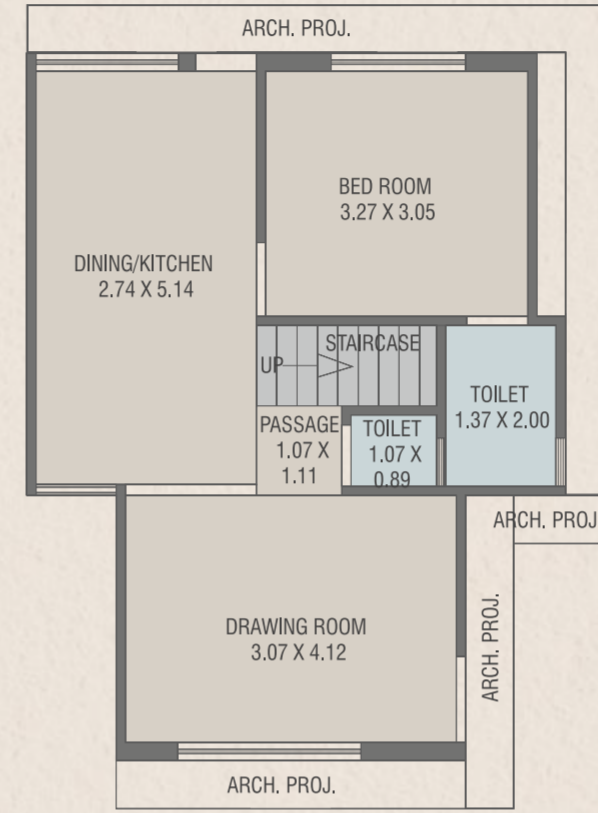
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



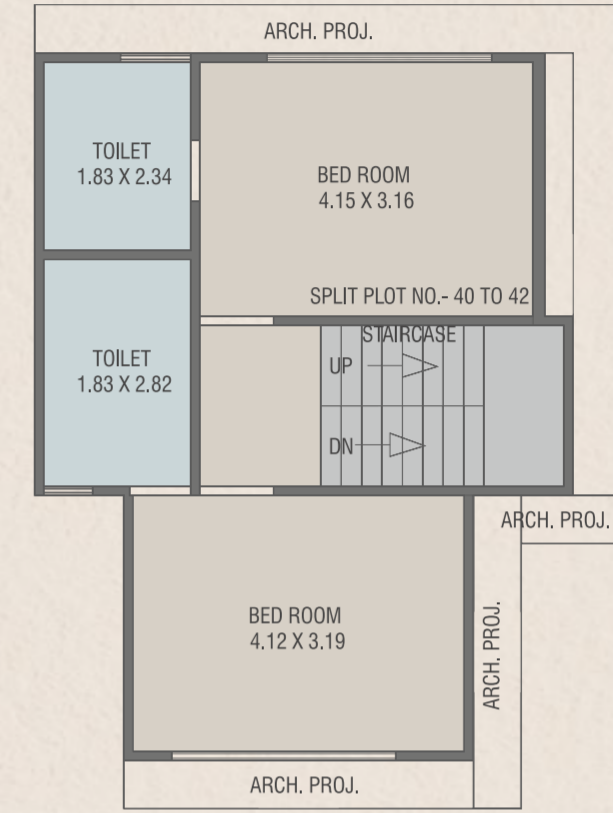
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



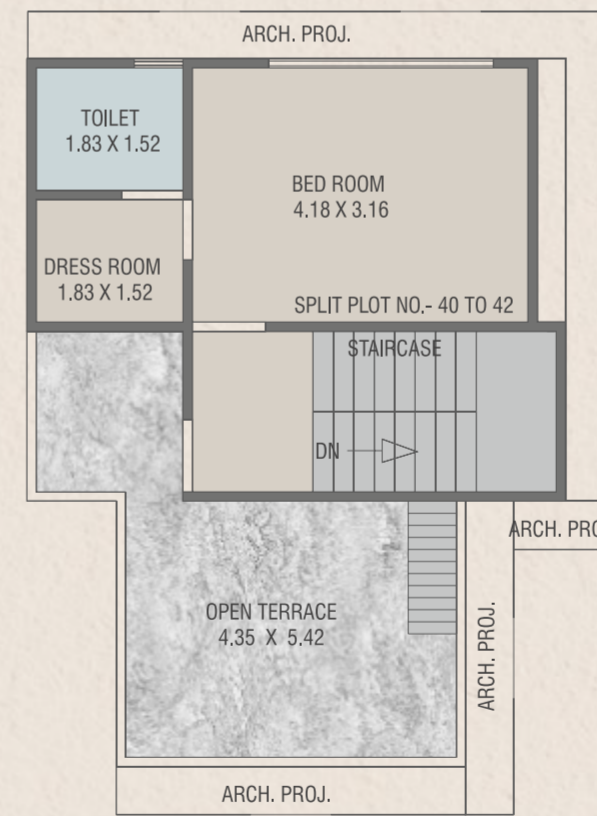
 **PLOT No.: 40 to 42**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



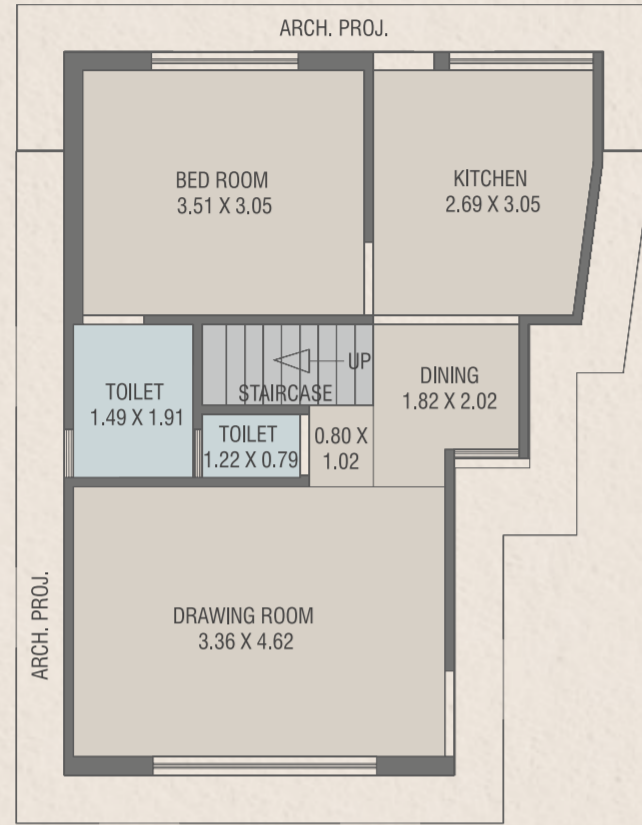
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



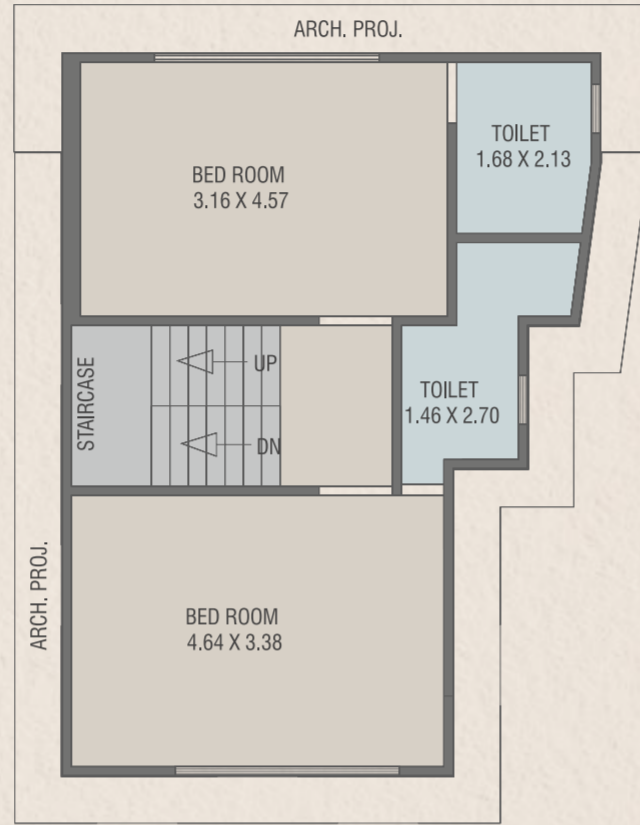
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



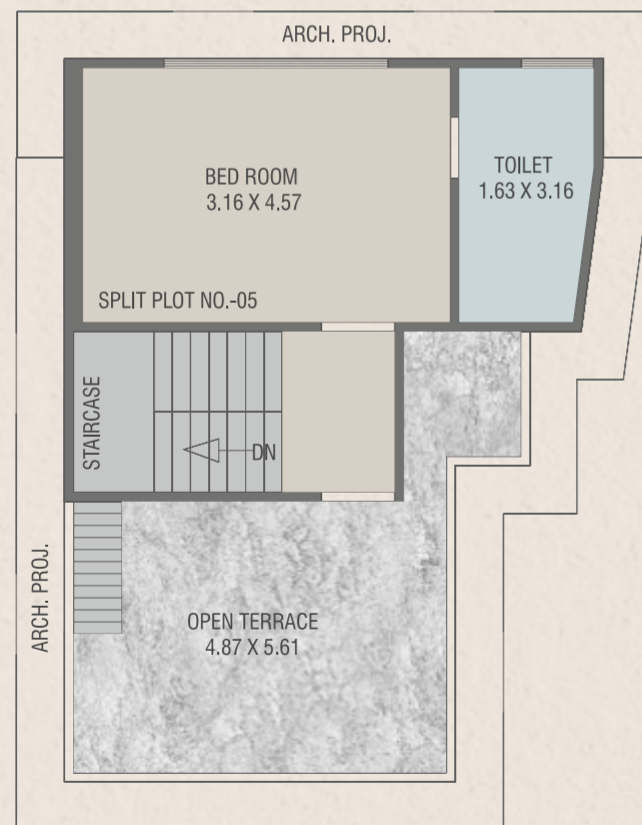
 **PLOT No.: 05**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.




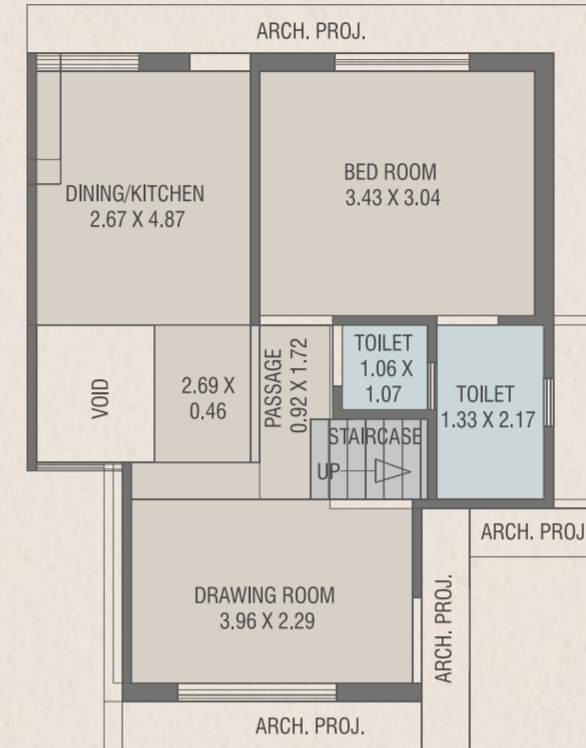
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



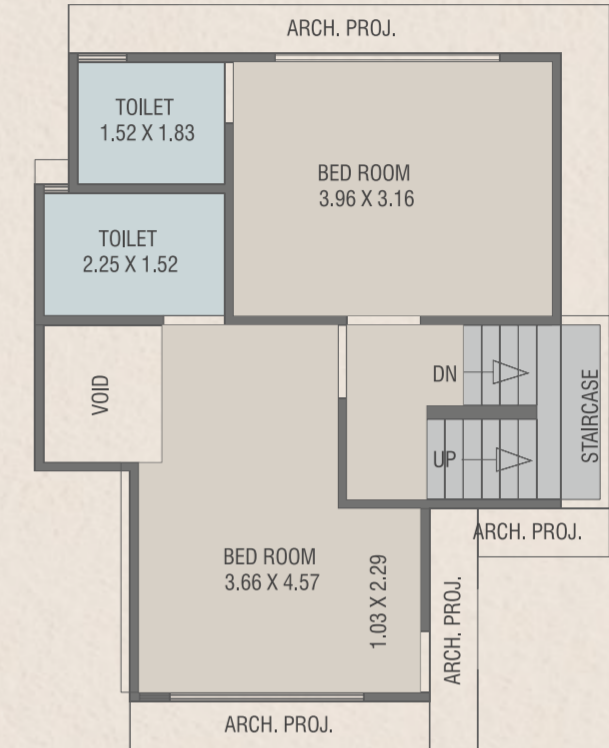
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



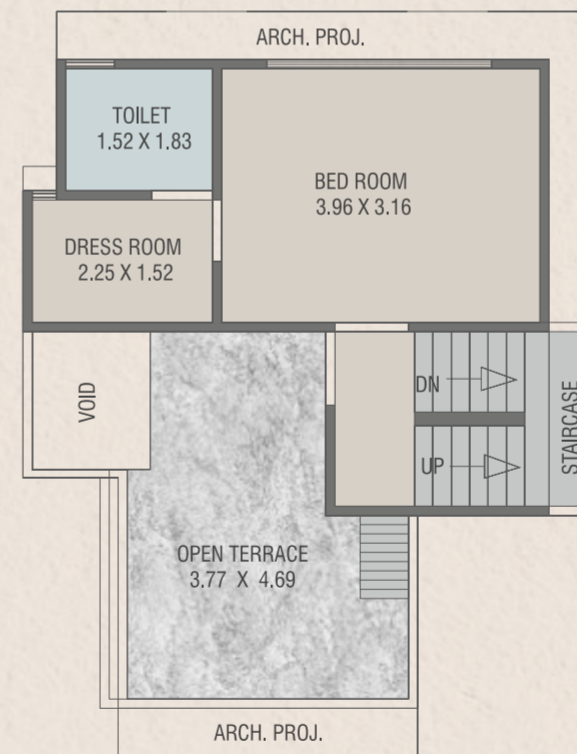
 **PLOT No.: 12 to 14,16, 24 to 31, 33, 34**



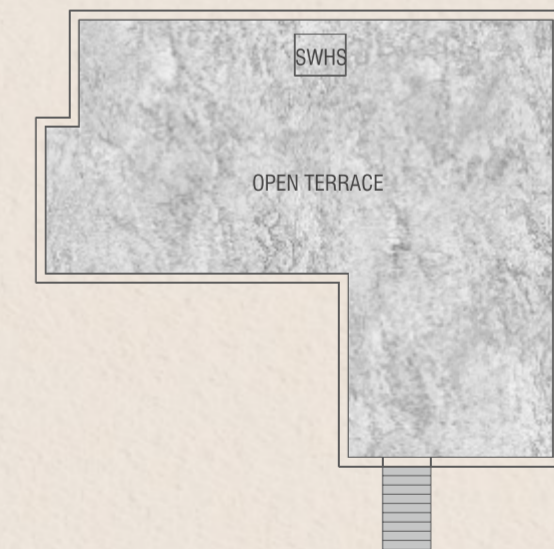
GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.




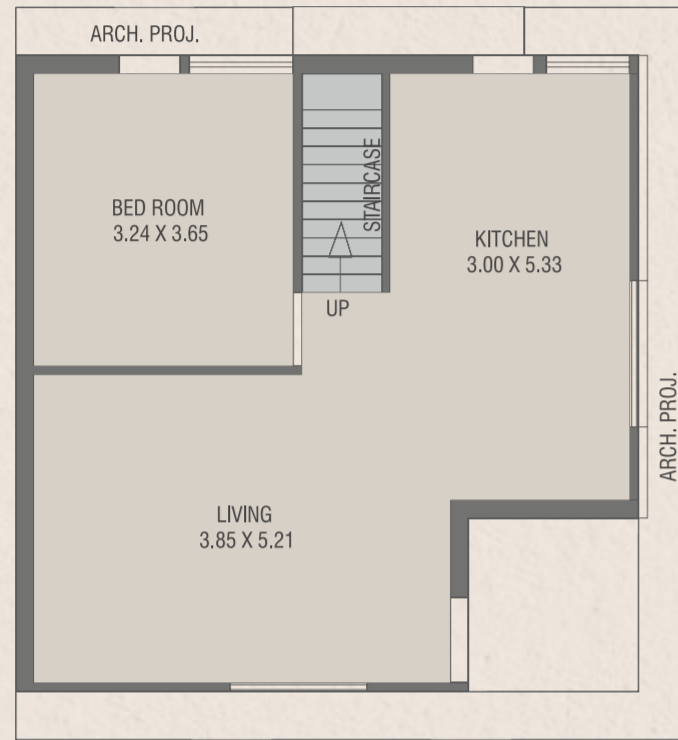
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



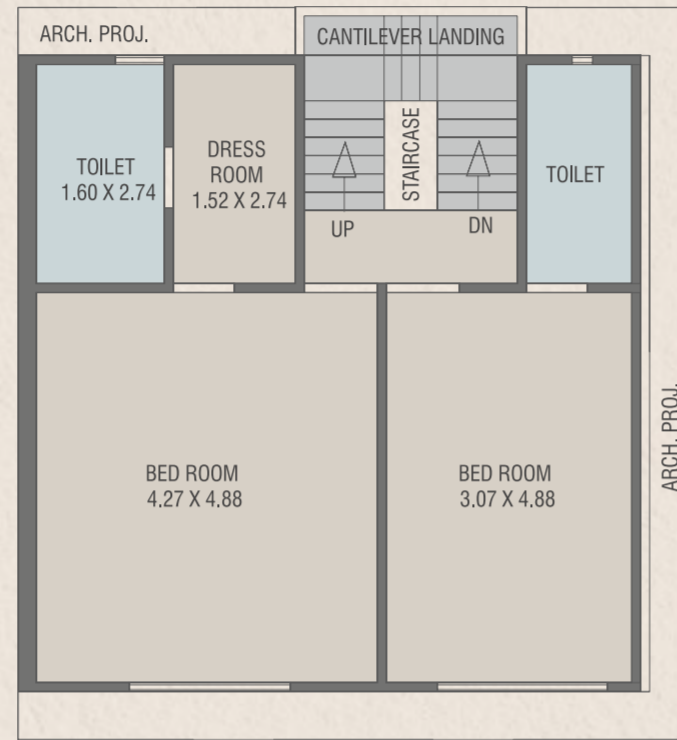
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



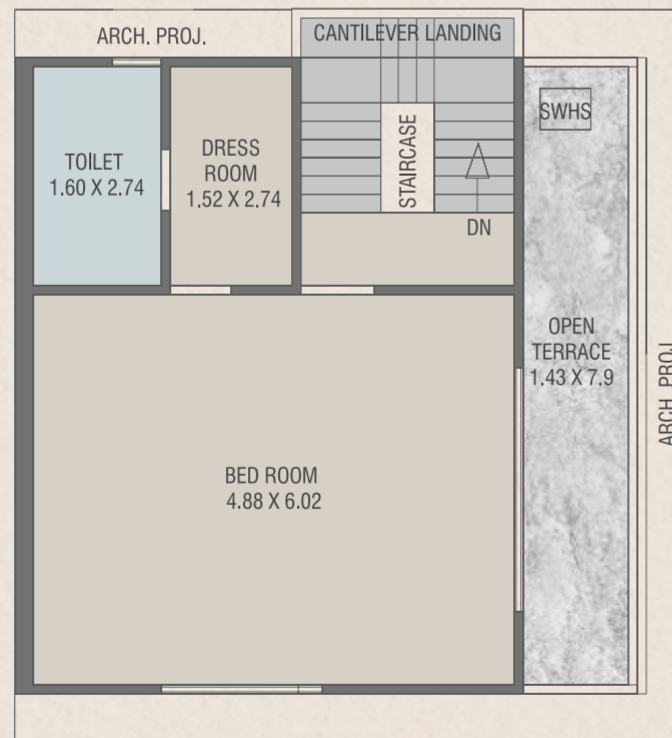
 **PLOT No.: 19 to 22**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

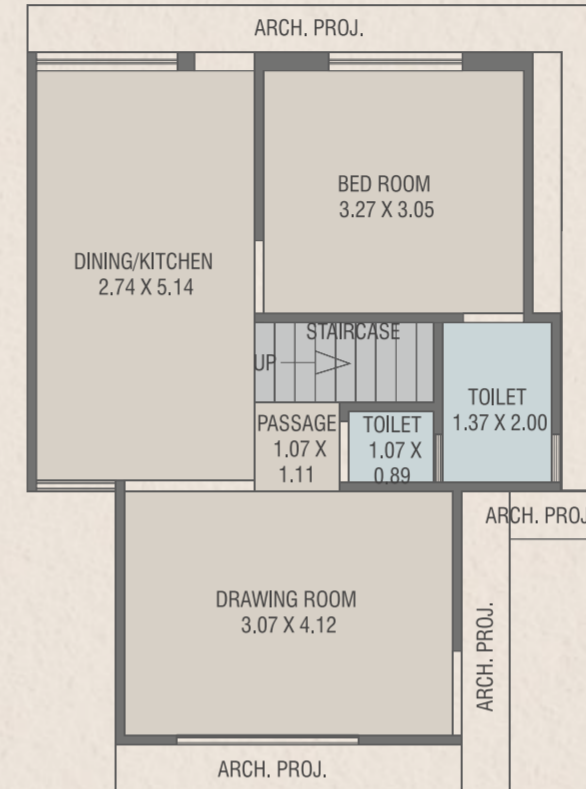


FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

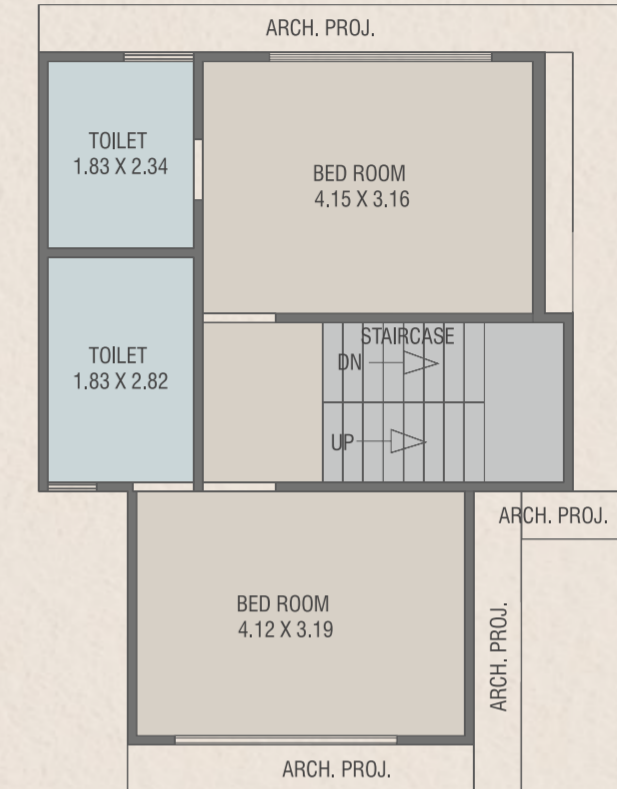


SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.

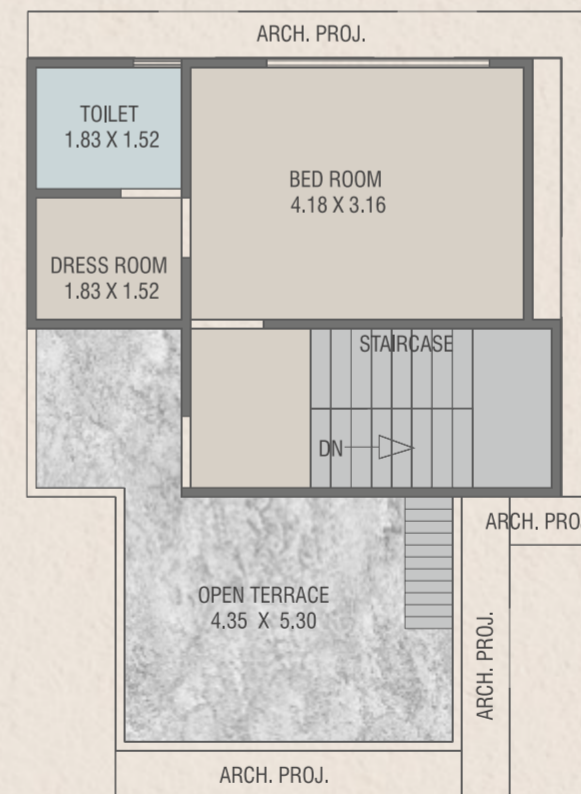
 **PLOT No.: 03**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



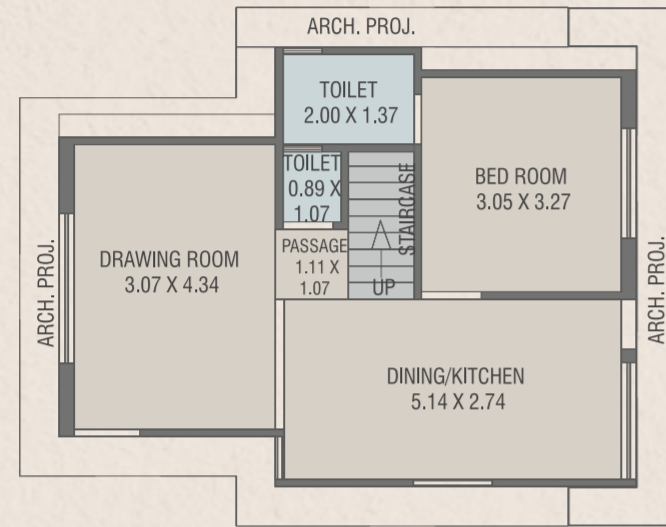
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



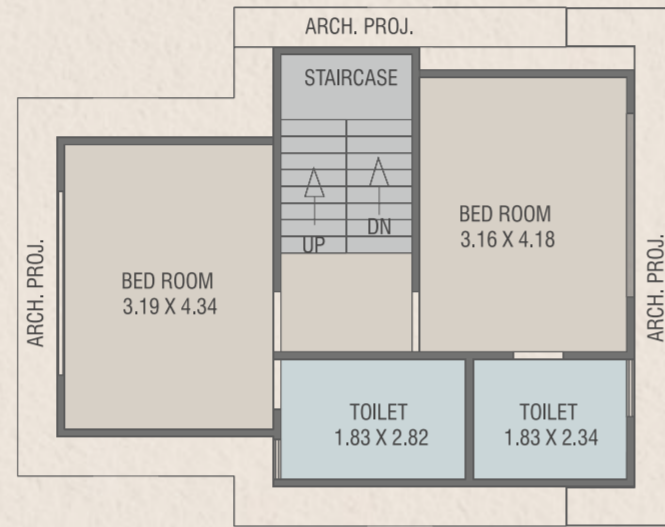
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



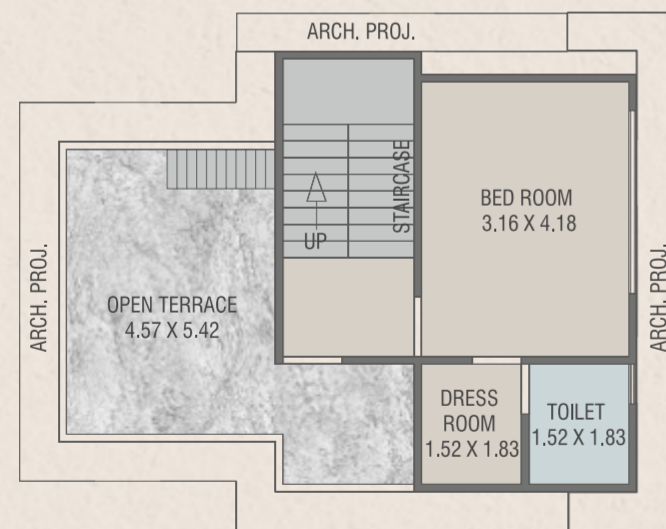
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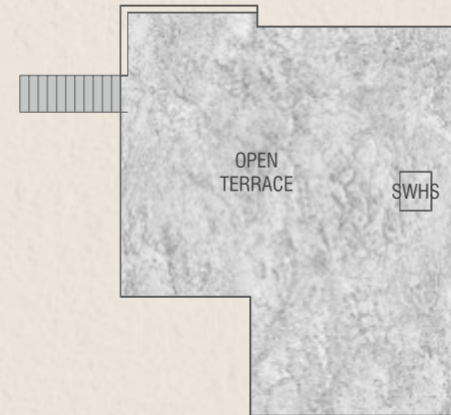
GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



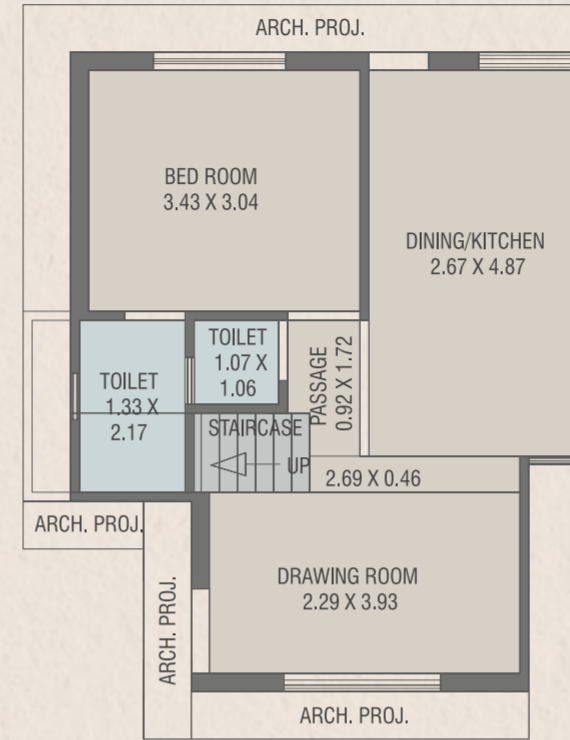
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



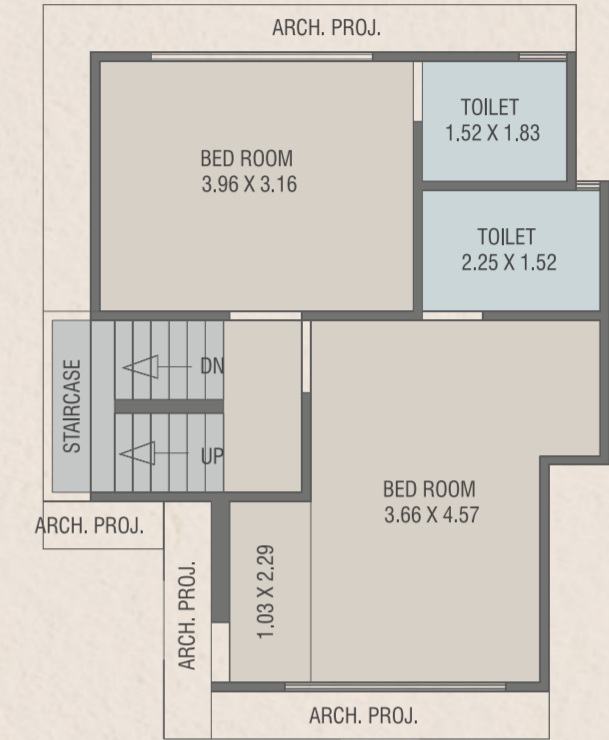
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



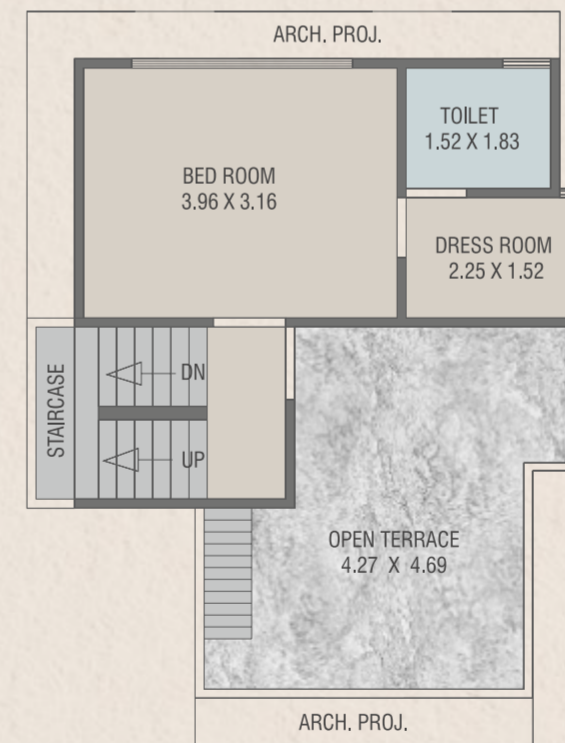
 **PLOT No.: 17**



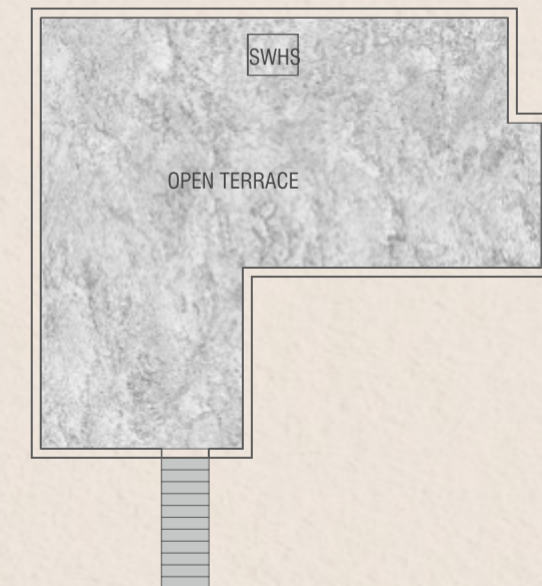
GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.




FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

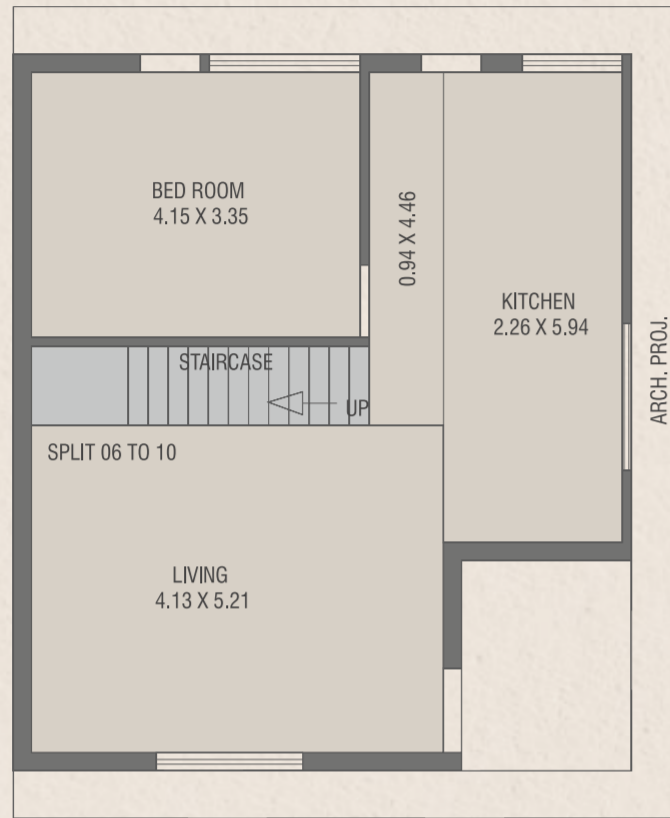


SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.

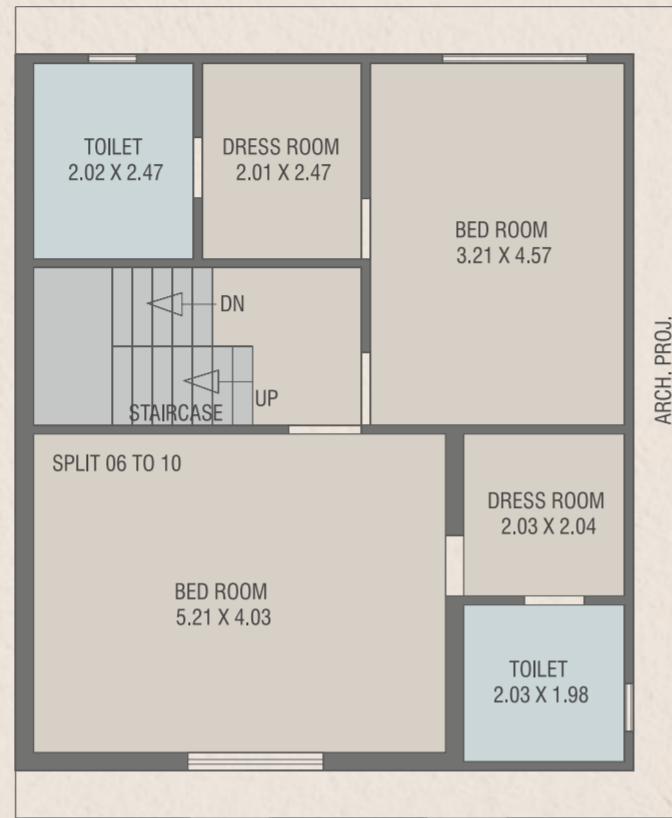




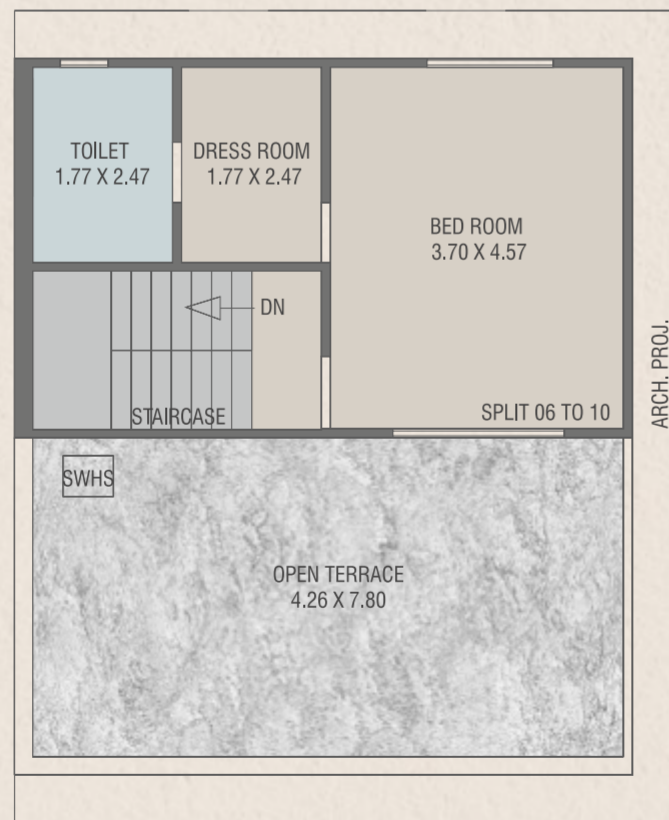
 **PLOT No.: 6 to 10**




GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

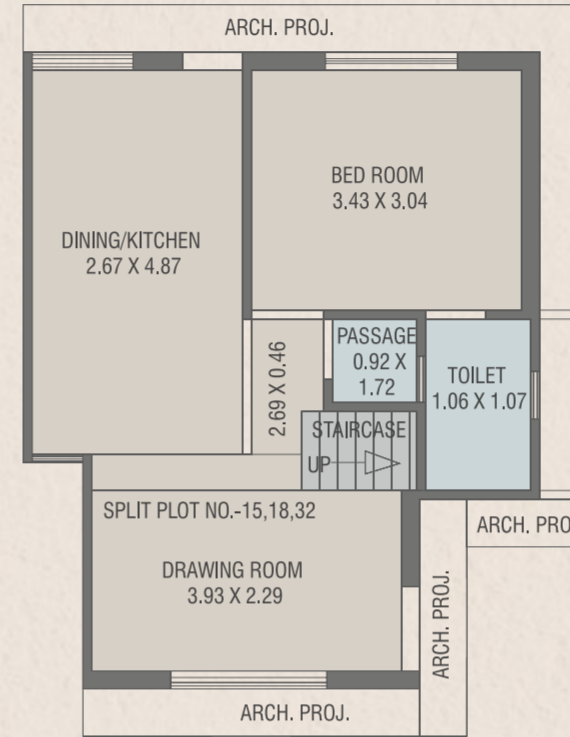


FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

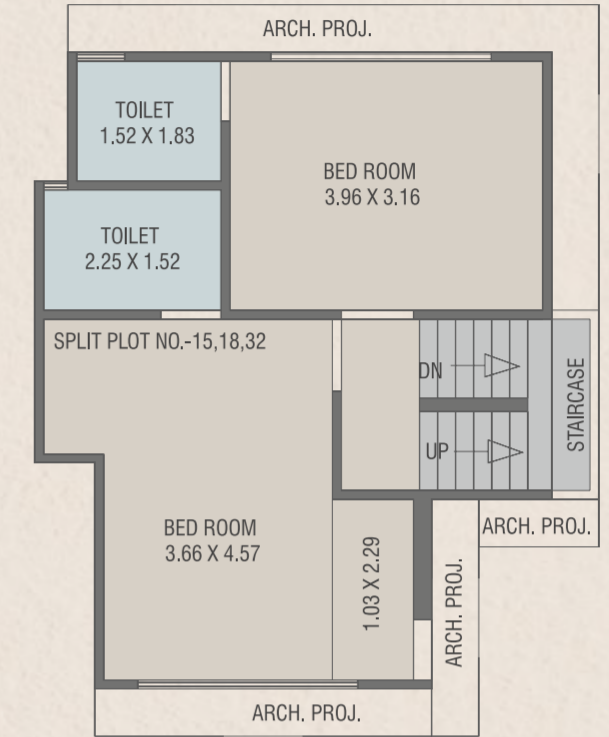


SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.

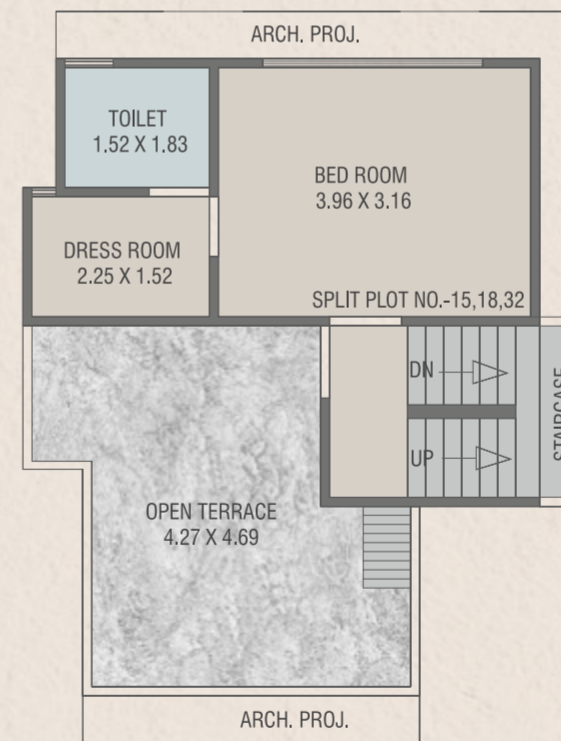
 **PLOT No.: 15, 18, 32**



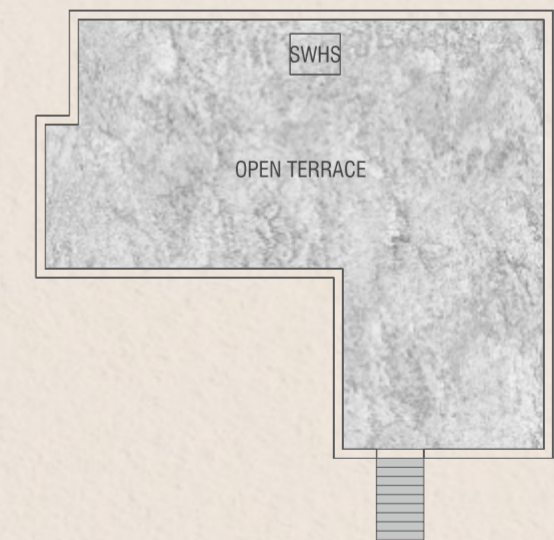
GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



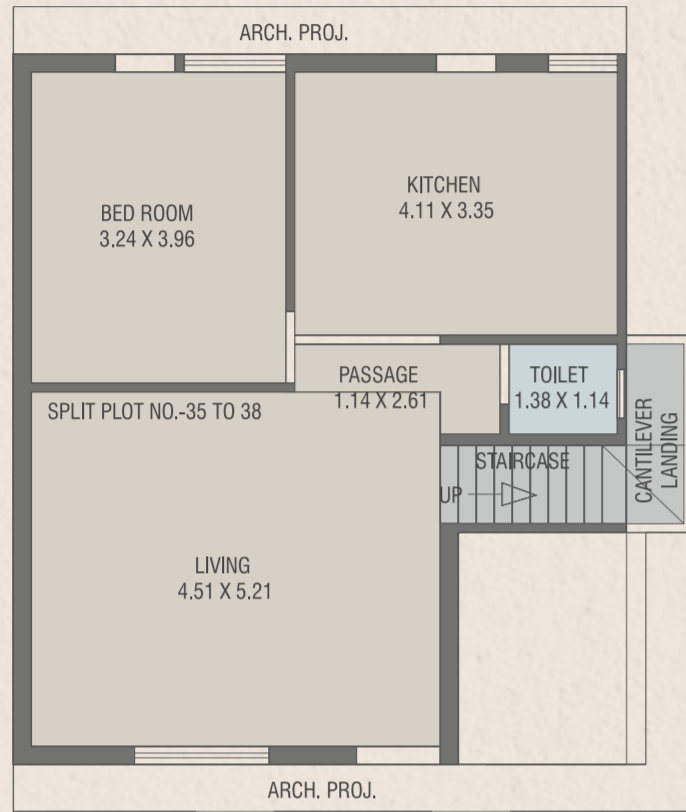
FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



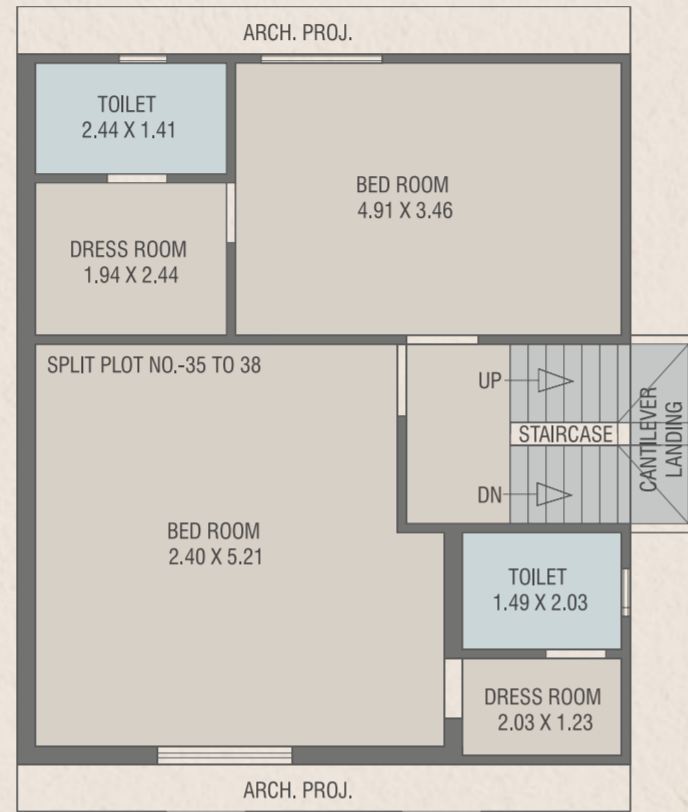
SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.



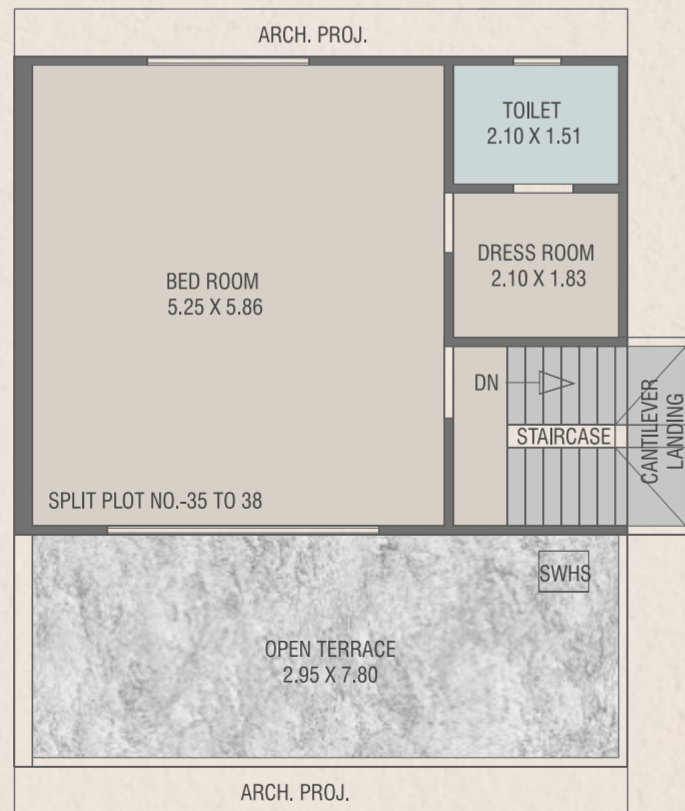
**PLOT No.: 35 to 38**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

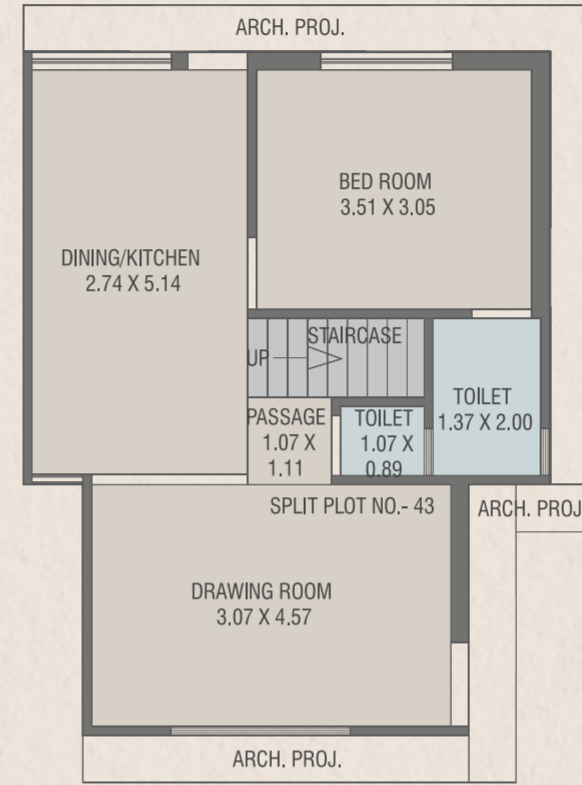


FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.

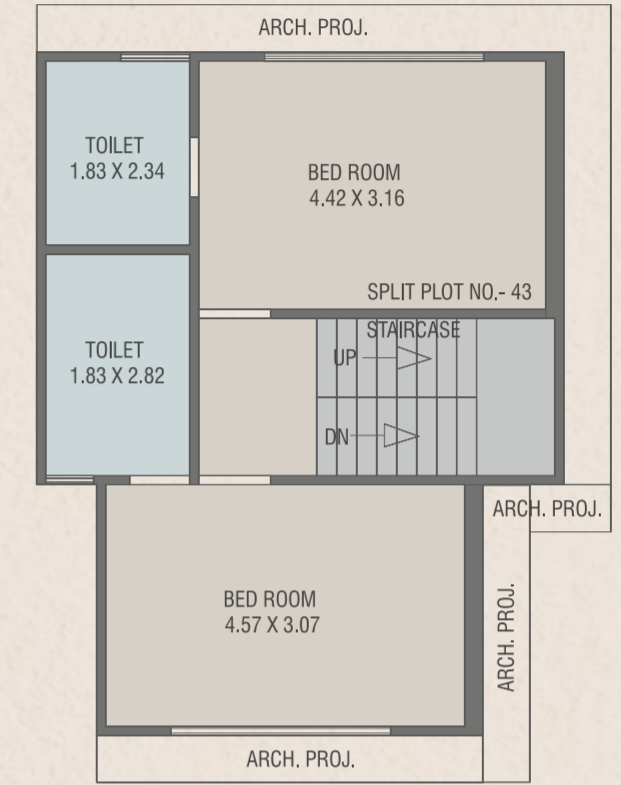


SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.

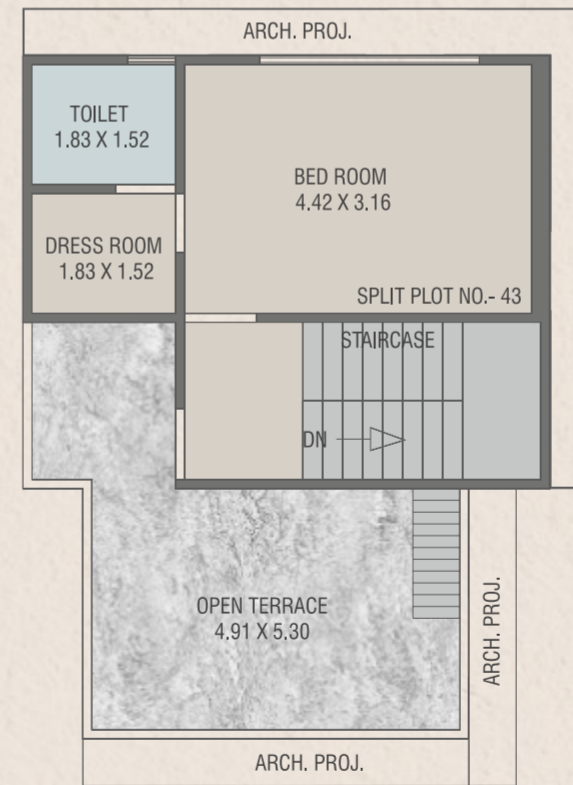
**PLOT No.: 43**



GROUND FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



FIRST FLOOR PLAN  
BUILT-UP AREA: 52.57 SQ.MT.



SECOND FLOOR PLAN  
BUILT-UP AREA: 32.81 SQ.MT.





## COMMON AMENITIES

- ✓ 24 x 7 Security with Security Cabin
- ✓ Grand Entrance Gate
- ✓ Children's Play Area
- ✓ Lush Green Garden
- ✓ Tremix Internal Roads
- ✓ LED Street Lights
- ✓ Decorative Paving.
- ✓ Video door security system in each villa
- ✓ Water Softner Plan with common borewell
- ✓ Number Plates on each unit to maintain uniformity.
- ✓ Underground Cabling of wires.
- ✓ CCTV Camera in common areas.
- ✓ Underground Water Tank.
- ✓ Designer False ceiling with LED light fixtures
- ✓ EV - charging point for vehicles in each villa
- ✓ Glen chimney in kitchen
- ✓ Aquaguard R.O. water purifier water system

## SPECIFICATION

### Flooring

32" X 32" Italian design tiles in All Room

### Kitchen

Granite platform with S.S. sink & glazed tiles dedo

### Doors

Attractive entrance door with safety lock and decorative fittings.  
Internal doors are laminated water proof flush doors.

### Windows

Powder coated aluminum window with reflective glass and stone sill with safety grill.

### Plumbing

Concealed plumbing with high quality

### Bath

Designer bathrooms with premium quality fittings & vessels.

### Paint & Finish:

Interior: Smooth plaster with birla putty  
Exterior: Double coat plaster with acrylic paint for water repellence

### Electrification

Concealed copper ISI wiring & branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety

### Terrace

Open terrace finished with water proofing & china mosaic flooring/tiles.

### ARCHITECT:

 DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

### STRUCTURE:

ASHOK SHAH  
& ASSOCIATES

## PANCHAM INFRA



## LOCATION

**DISCLAIMER :** The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. (c) Development charges & society maintenance will be extra as applicable • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • MGVC meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property.

**MODE OF PAYMENT :** 10% Booking | 20% Within 30 Days | 15% Plinth Level | 10% Ground Floor Slab Level | 10% First Floor Slab Level | 5% Second Floor Slab Level | 10% Masonry Level | 10% Plaster Level | 5% Flooring Level | 5% Registration