



SITE:
Trinetra By Courtyard
 Opp Swastika Heights,
 Nr. BAPS Temple,
 OP 24 MTR Bhayli Station Rd T.P 4,
 Bhayli, Vadodara, Gujarat -391410

CONTACT:
 70694 51518

EMAIL:
 trinetrabycourtyard@gmail.com

WEBSITE:
 www.courtyardgroup.in

DESIGN STUDIO
 architects & interiors
 Ar. RUCHIR SHETH Architect

ZARNA ASSOCIATES
 Structure

ARTECH ENGINEERING SOLUTIONS
 MEPF - Engineering Design Consultant
 MEPF Consultant

DISCLAIMER: ♦ 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. ♦ Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. 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 premise after deducting 10% of 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 any legal document, It is easy display of project only.

TRINETRA

by COURTYARD

3 BHK LUXURIOUS FLATS & SHOPS

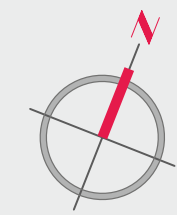
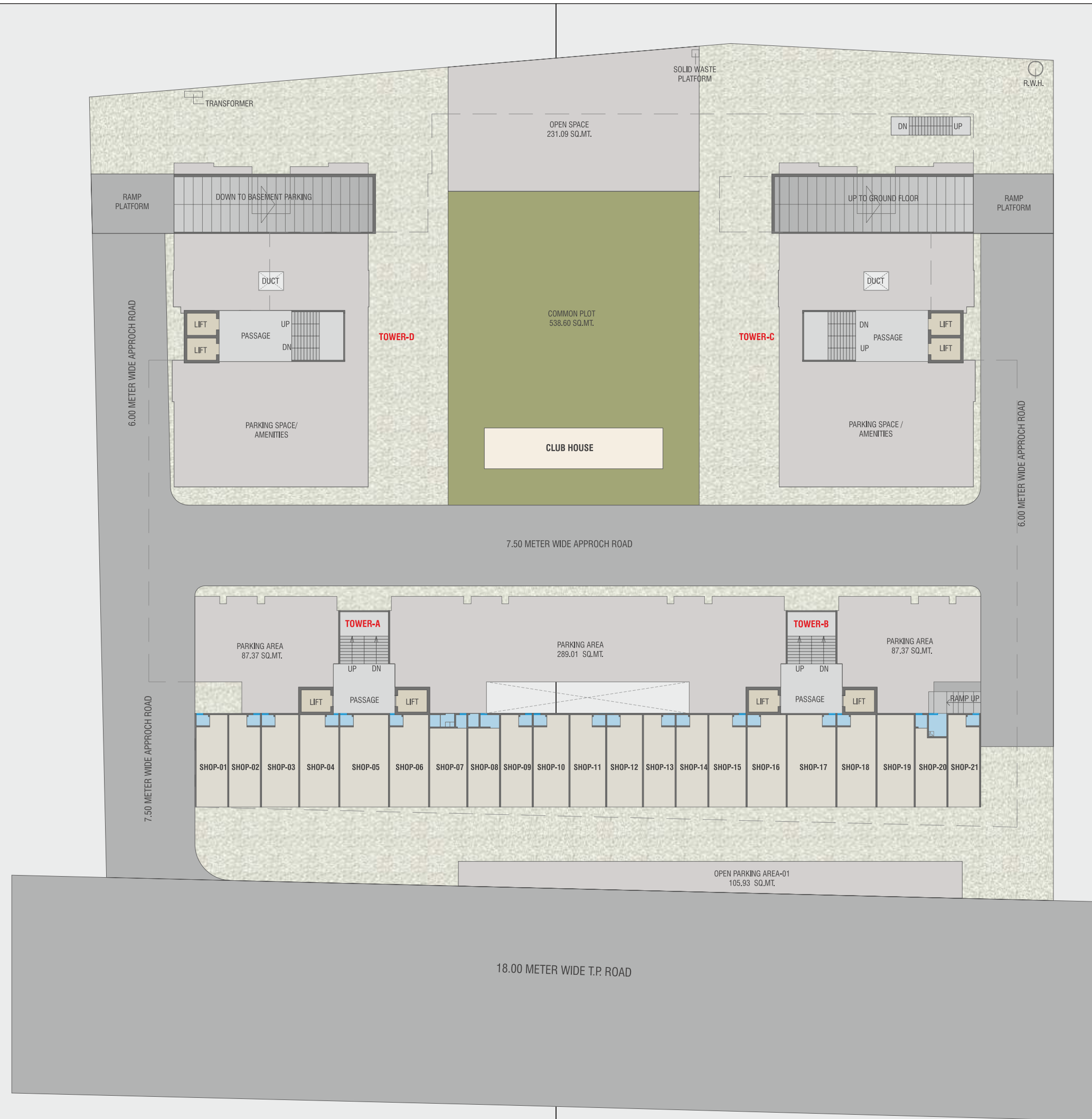


02

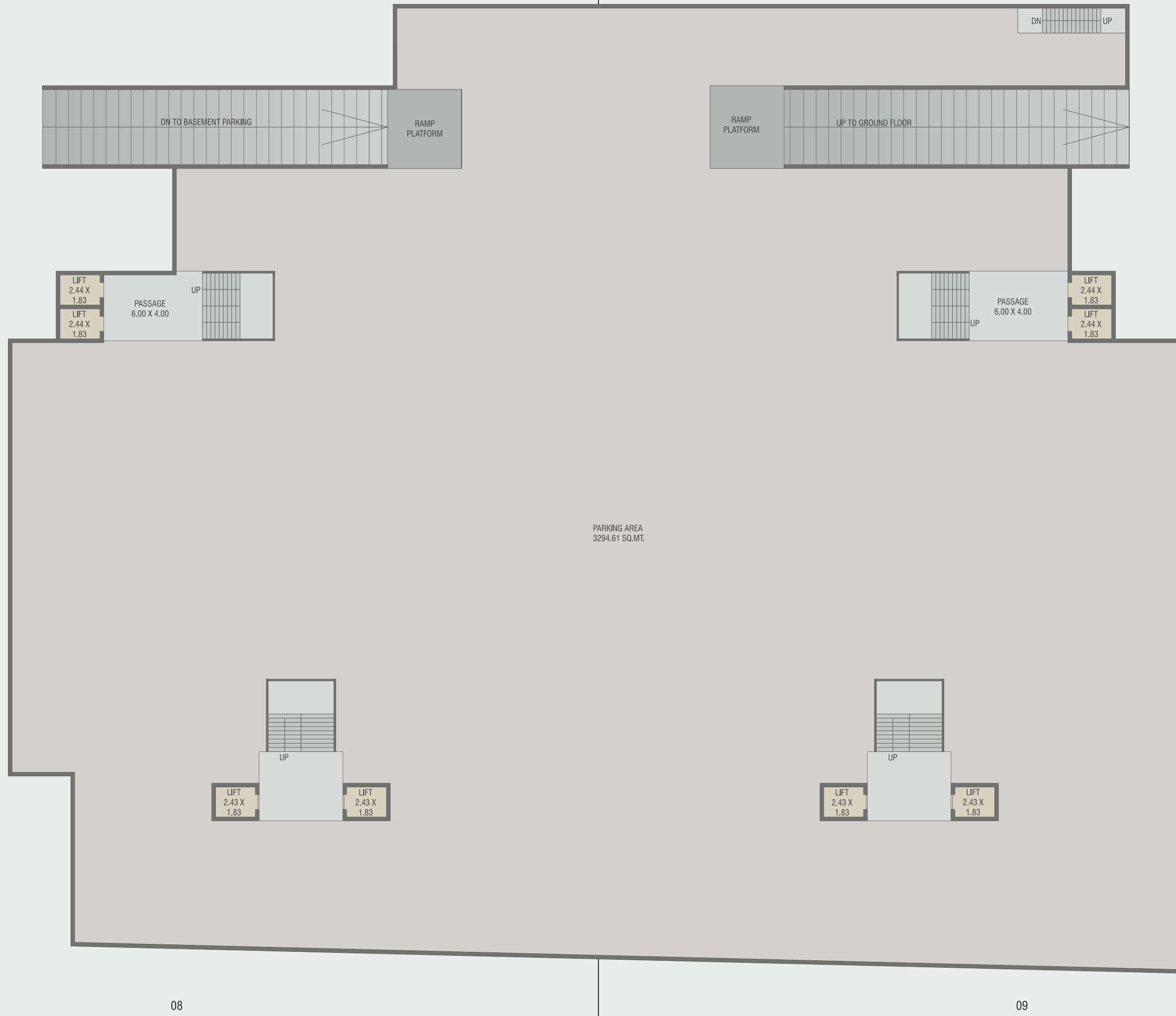
03



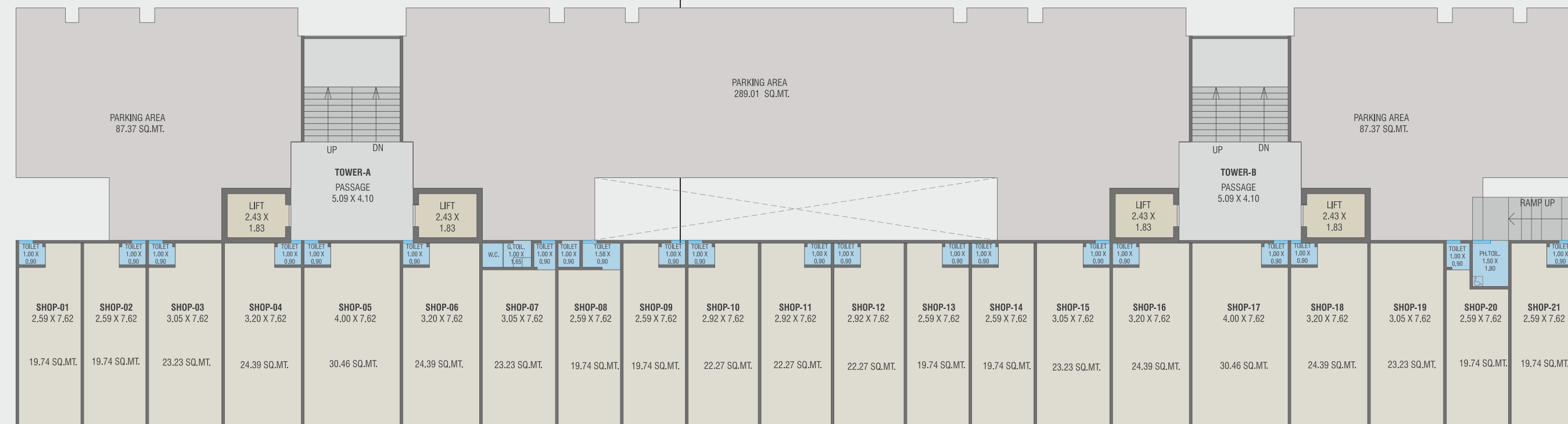
LAYOUT PLAN



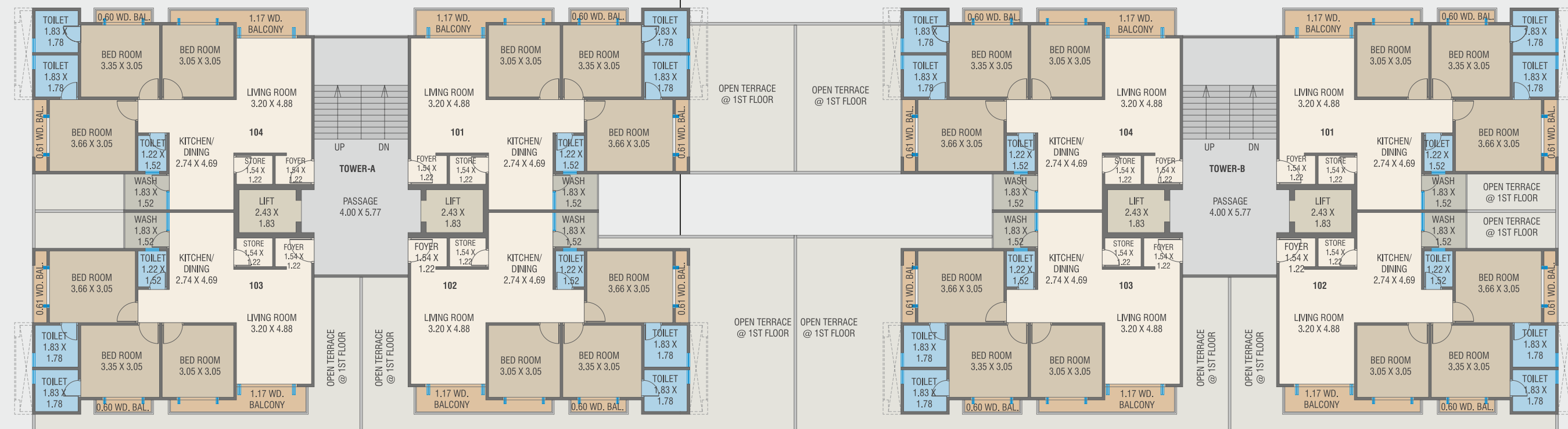
BASEMENT PLAN



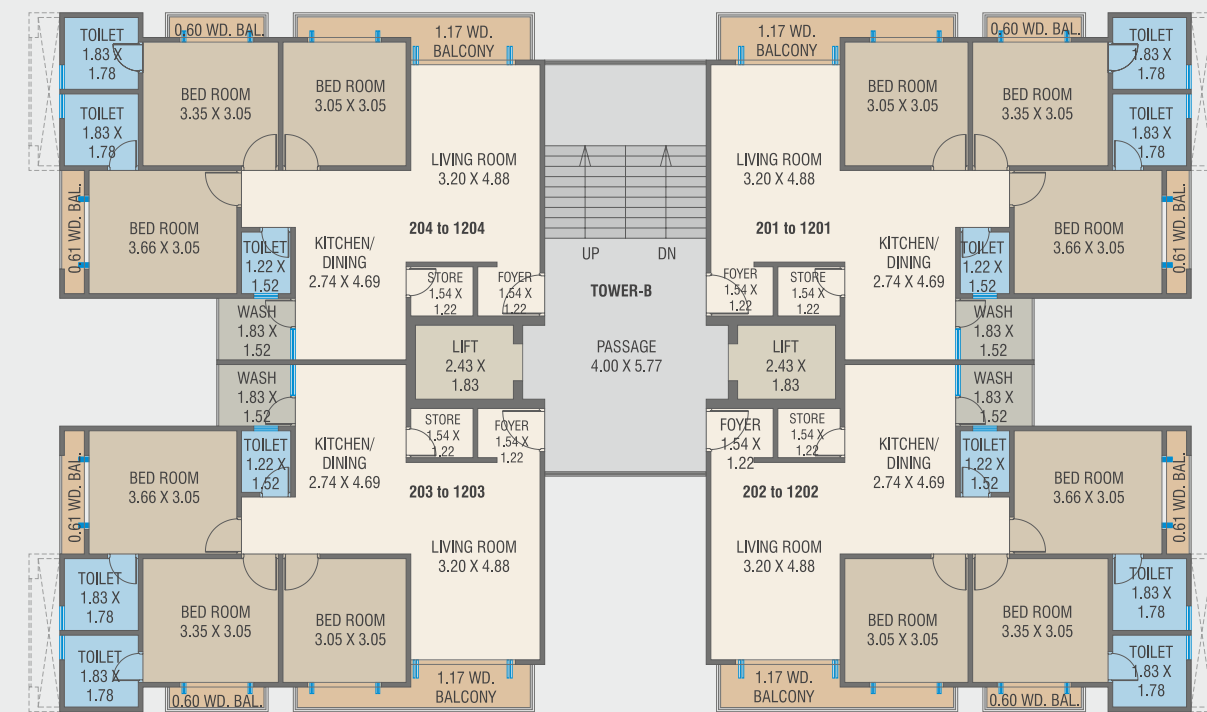
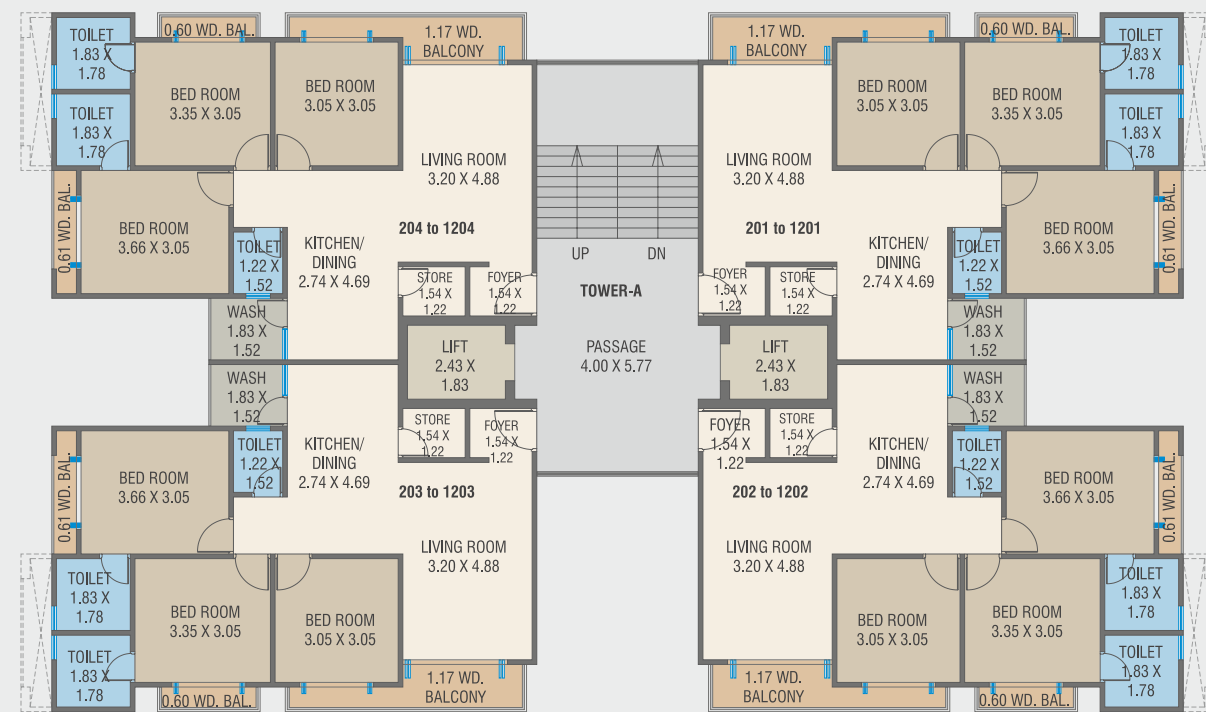
GROUND FLOOR PLAN (TOWER-AB)



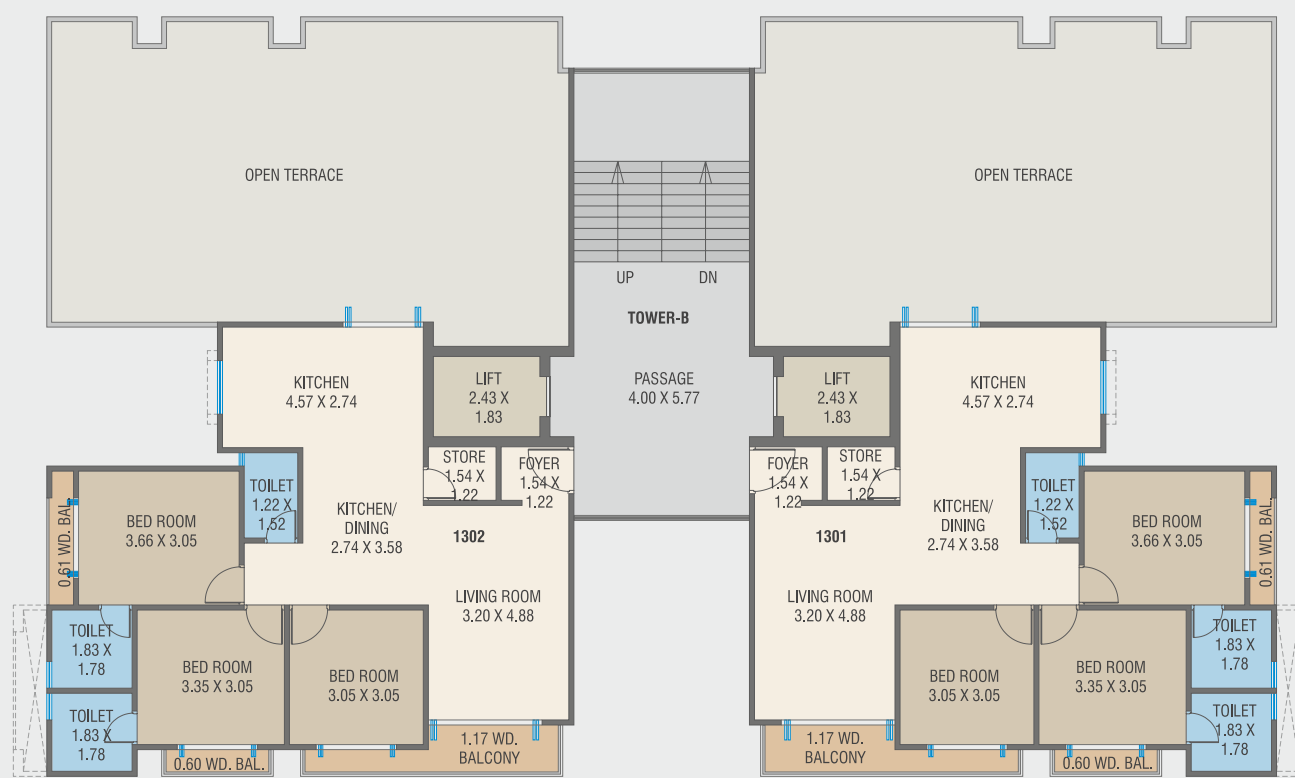
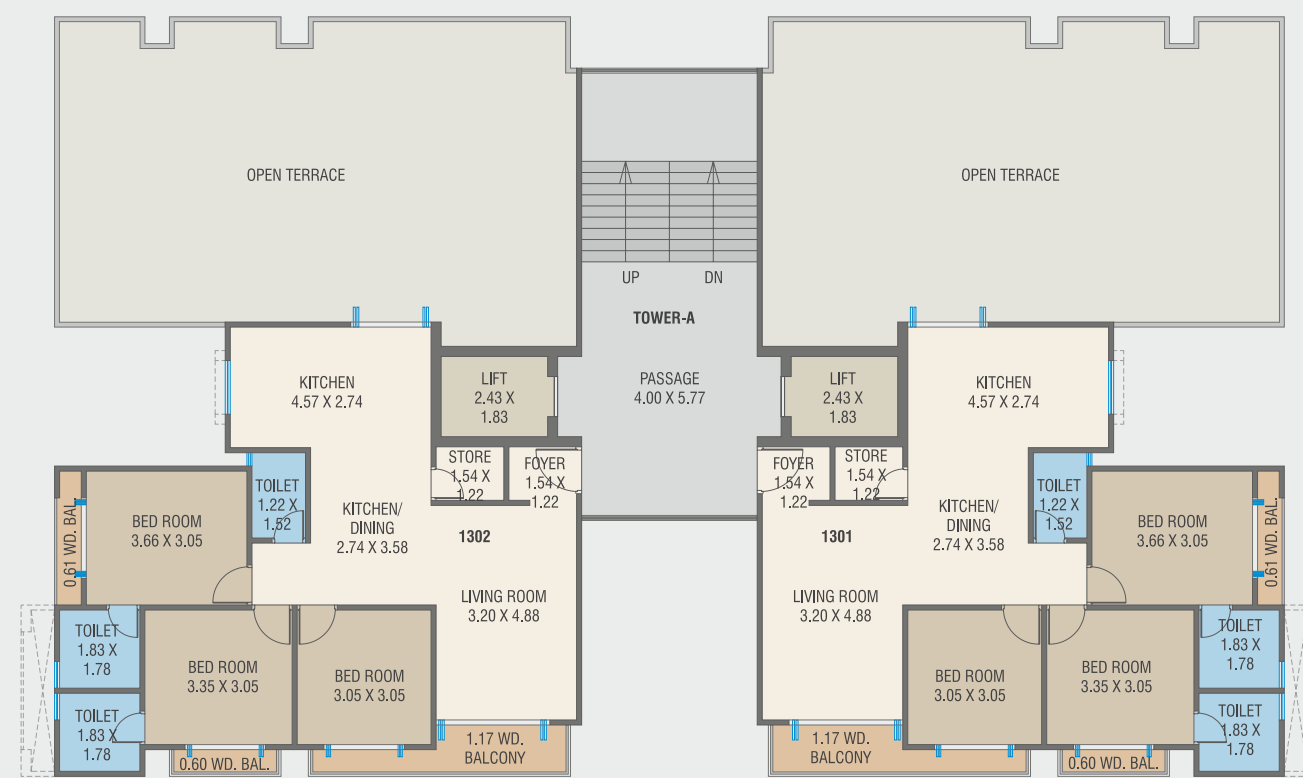
1ST FLOOR PLAN (TOWER - AB)



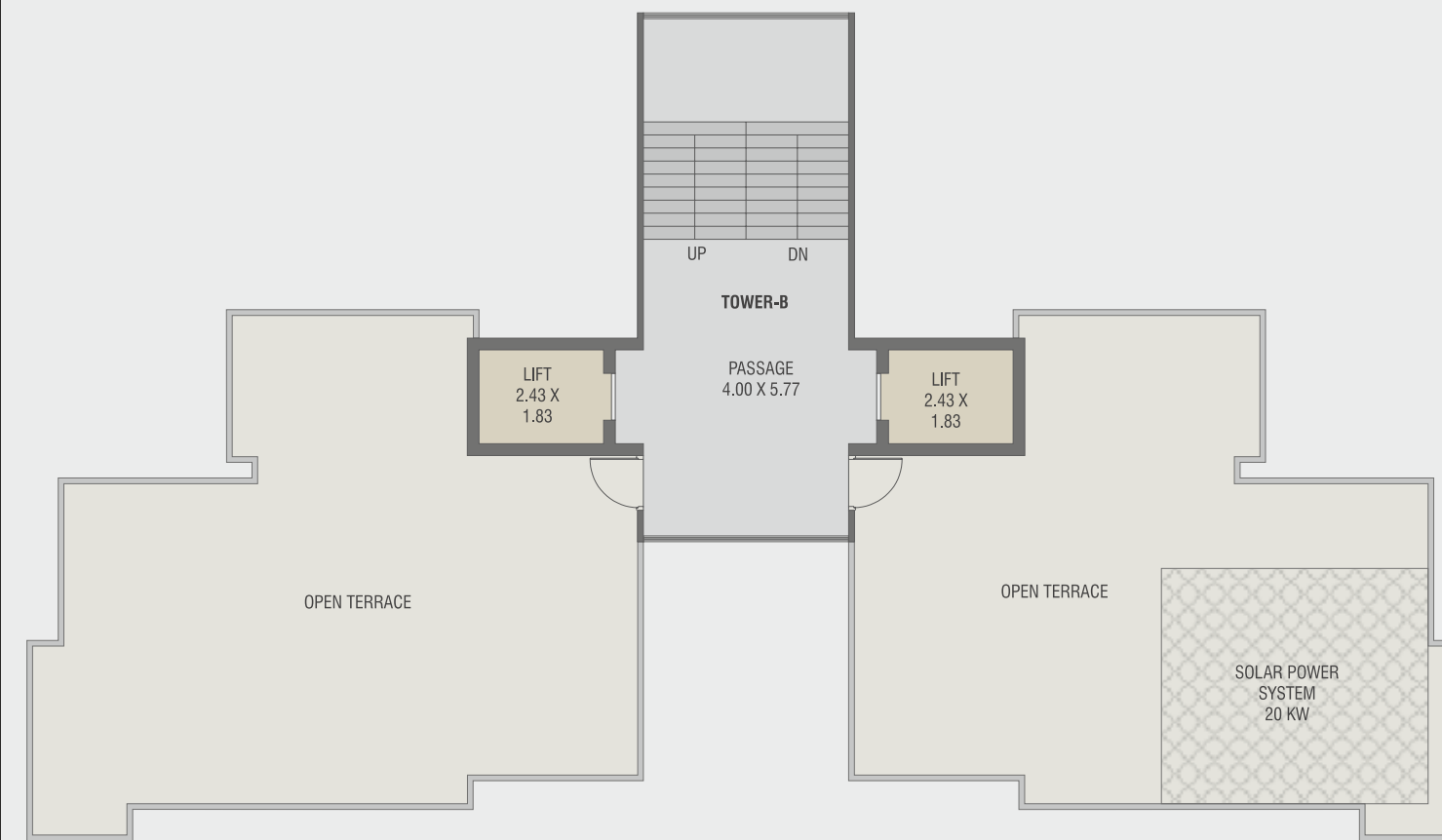
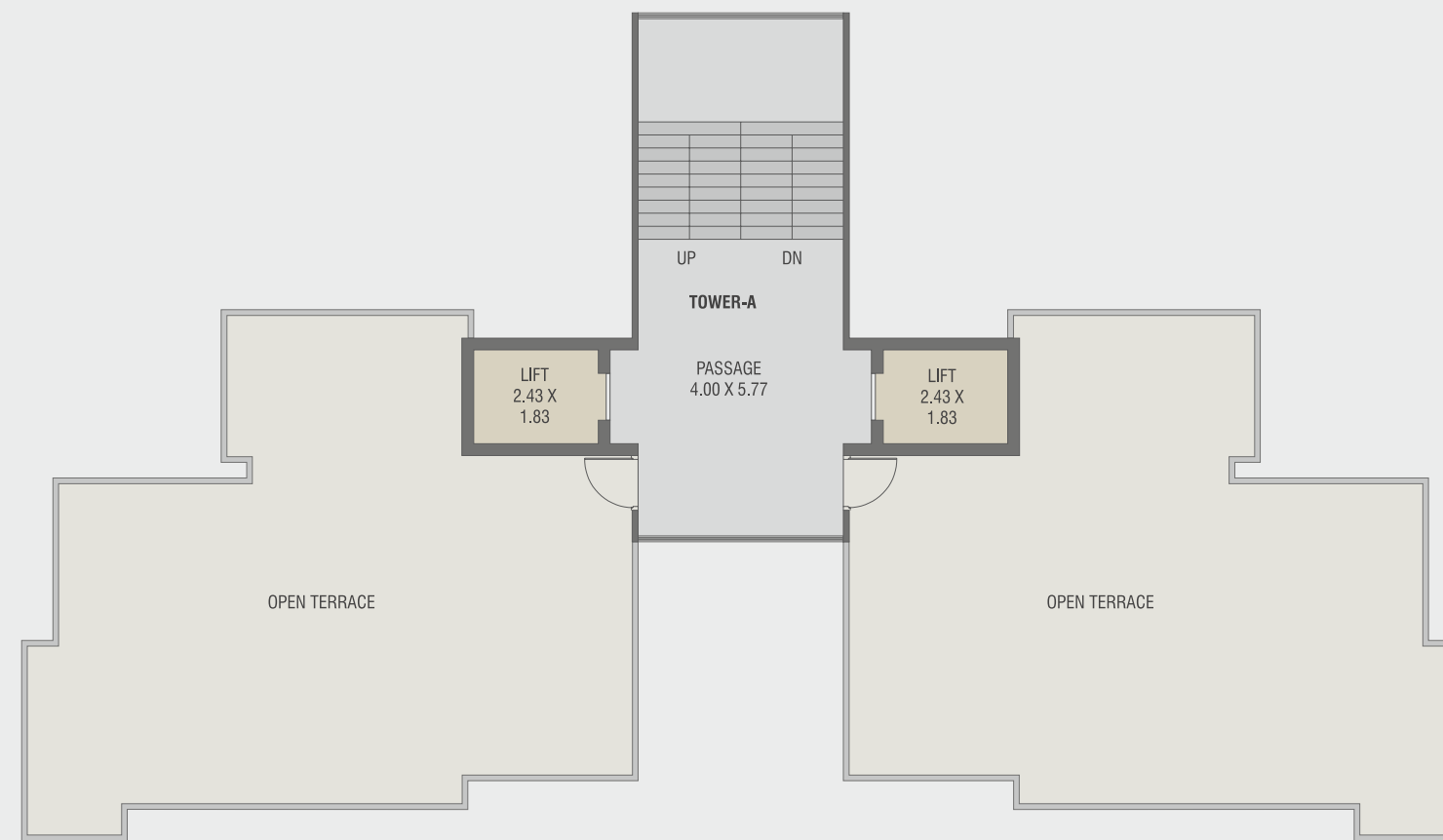
2ND TO 12TH FLOOR PLAN (TOWER - AB)



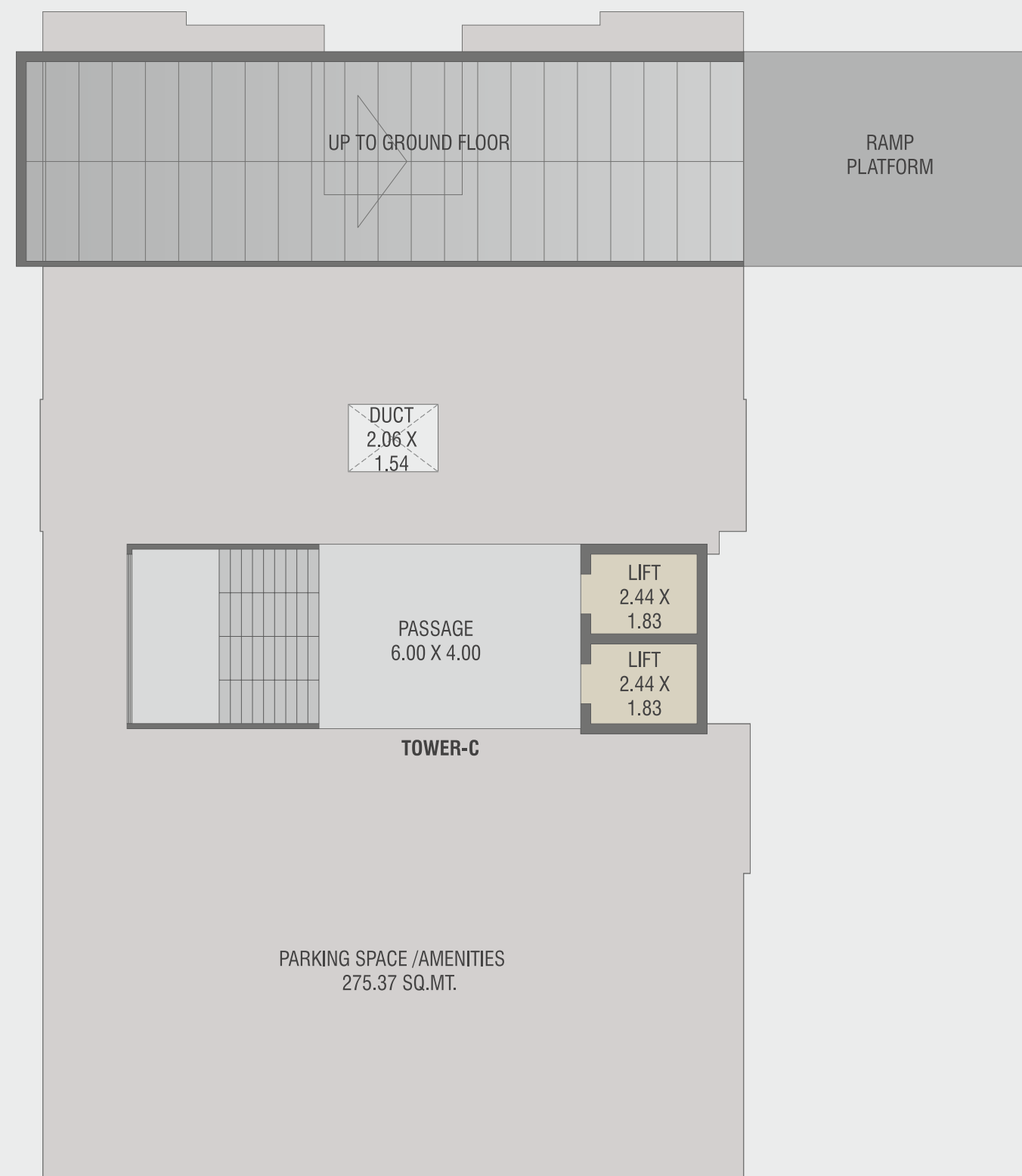
13TH FLOOR PLAN (TOWER - AB)



TERRACE FLOOR PLAN
(TOWER - AB)



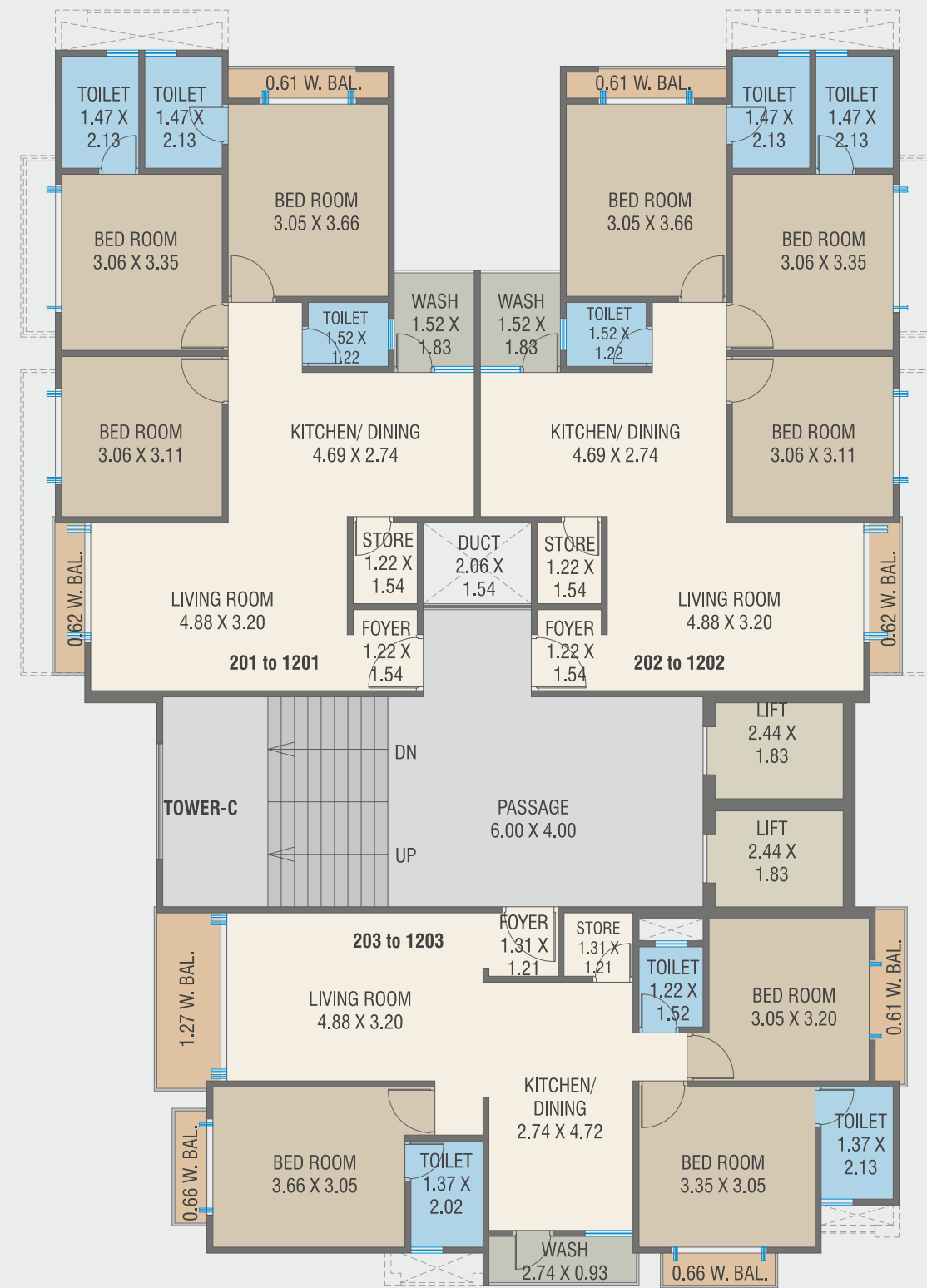
GROUND FLOOR PLAN (TOWER - C)



1ST FLOOR PLAN (TOWER - C)



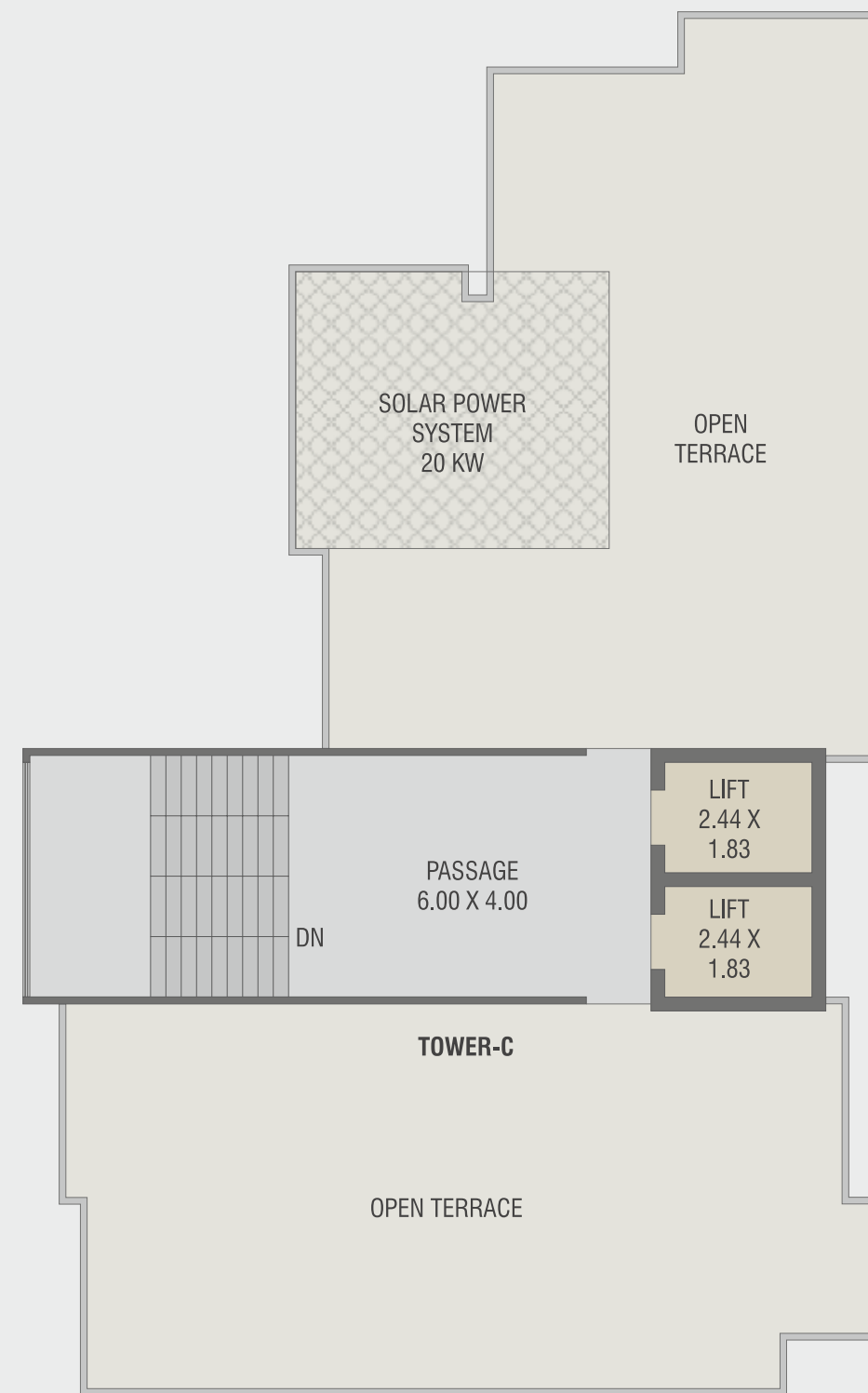
2ND TO 12TH FLOOR PLAN (TOWER - C)



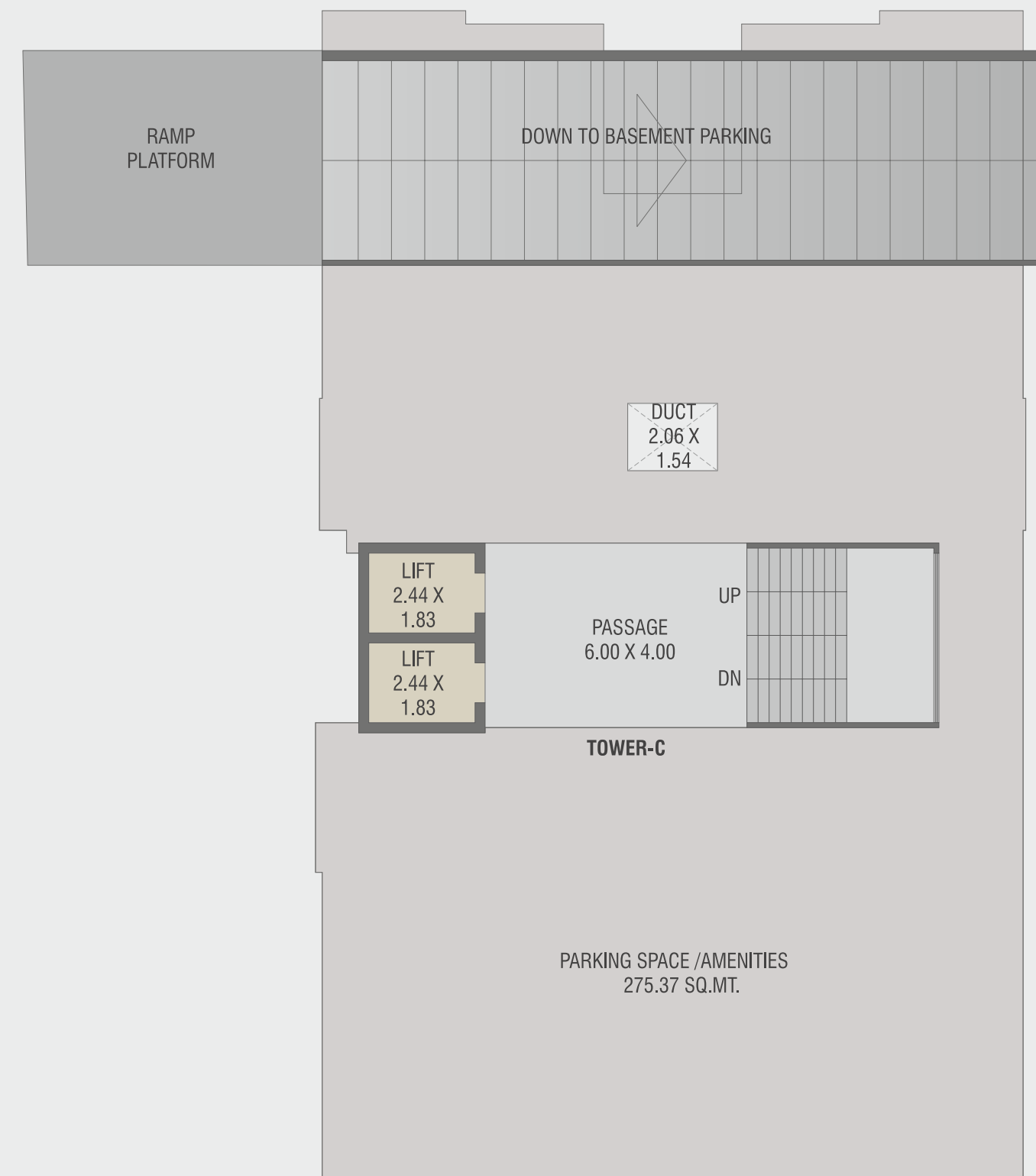
13TH FLOOR PLAN (TOWER - C)



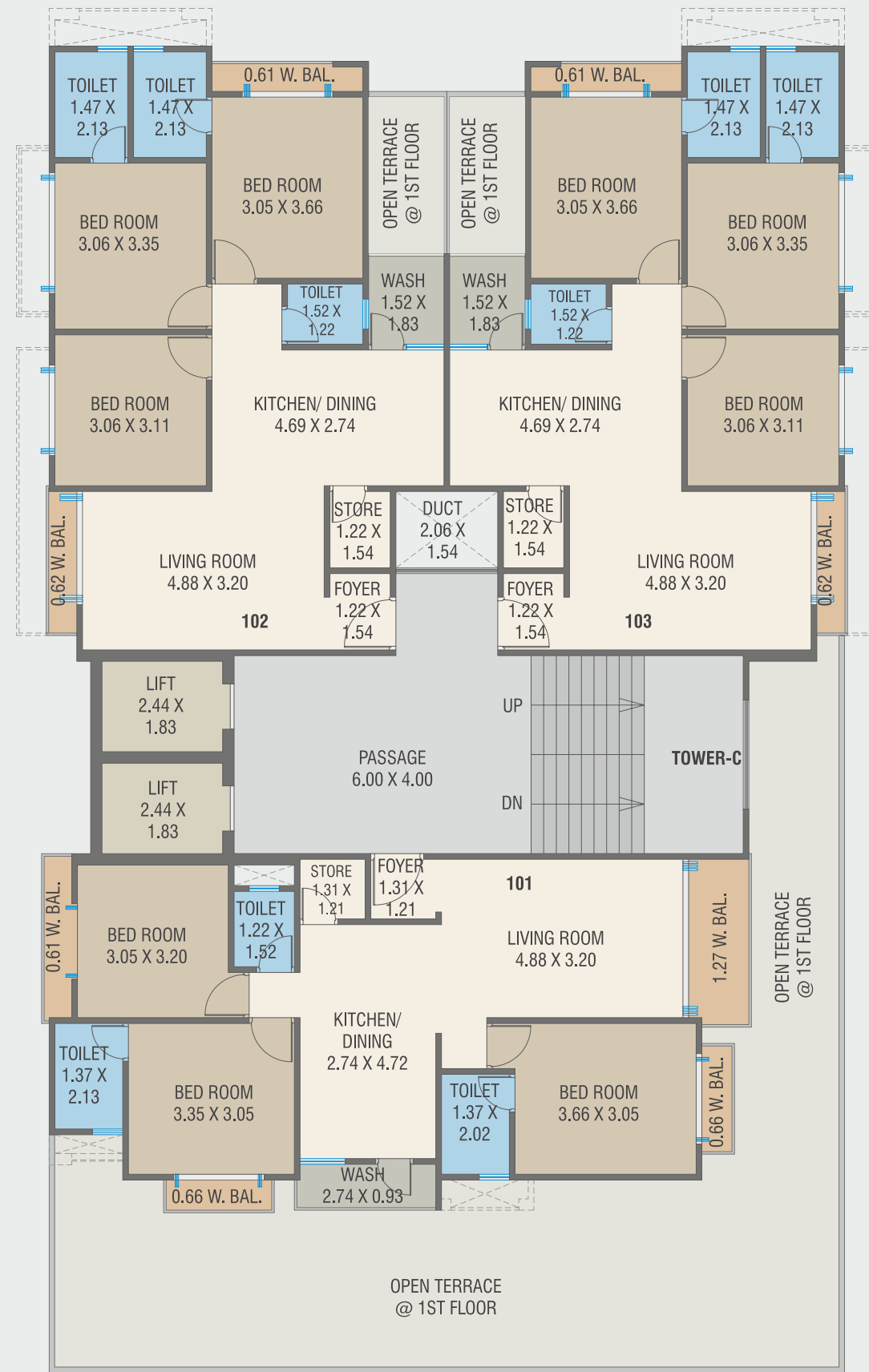
**TERRACE FLOOR PLAN
(TOWER - C)**



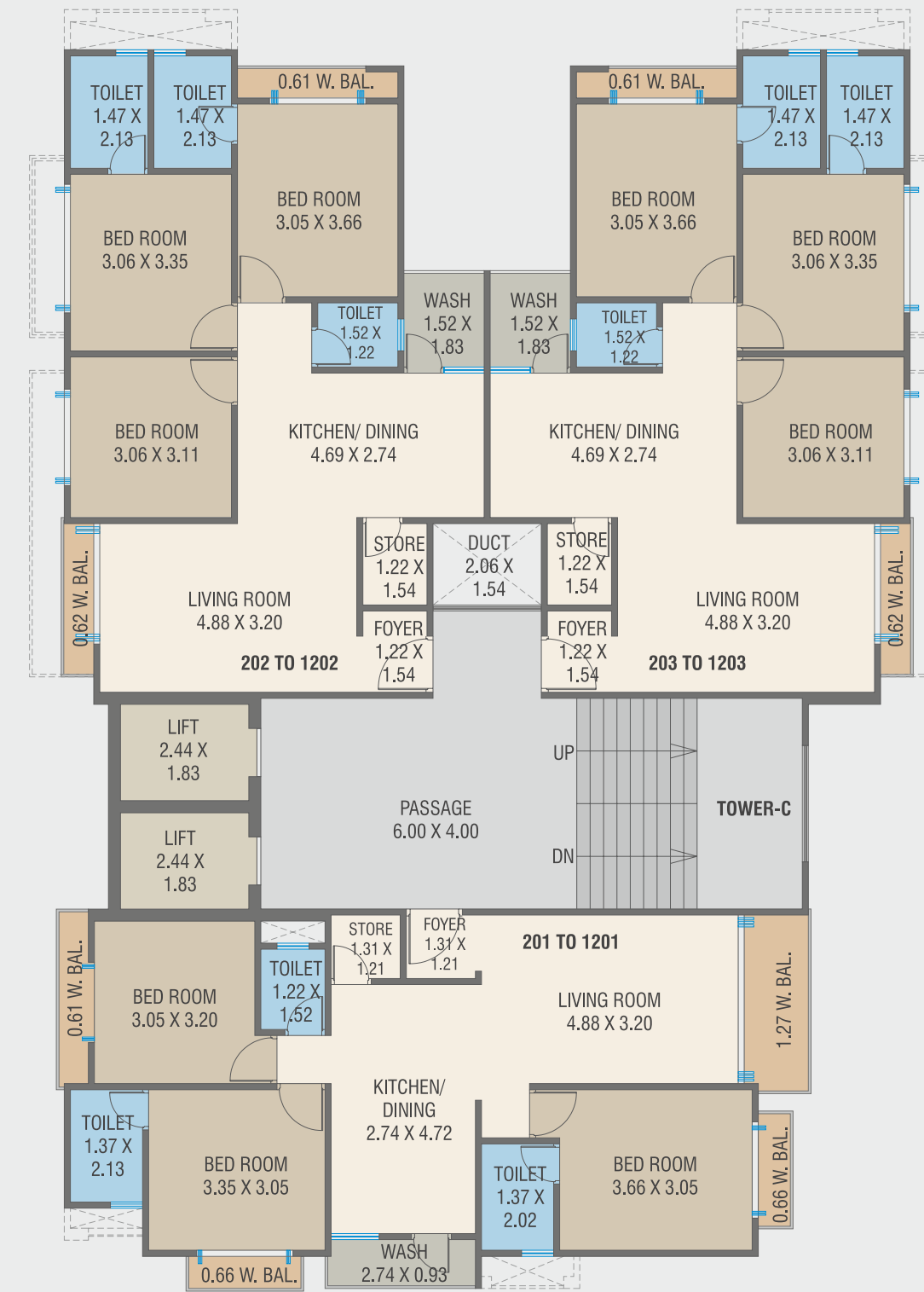
**GROUND FLOOR PLAN
(TOWER - D)**



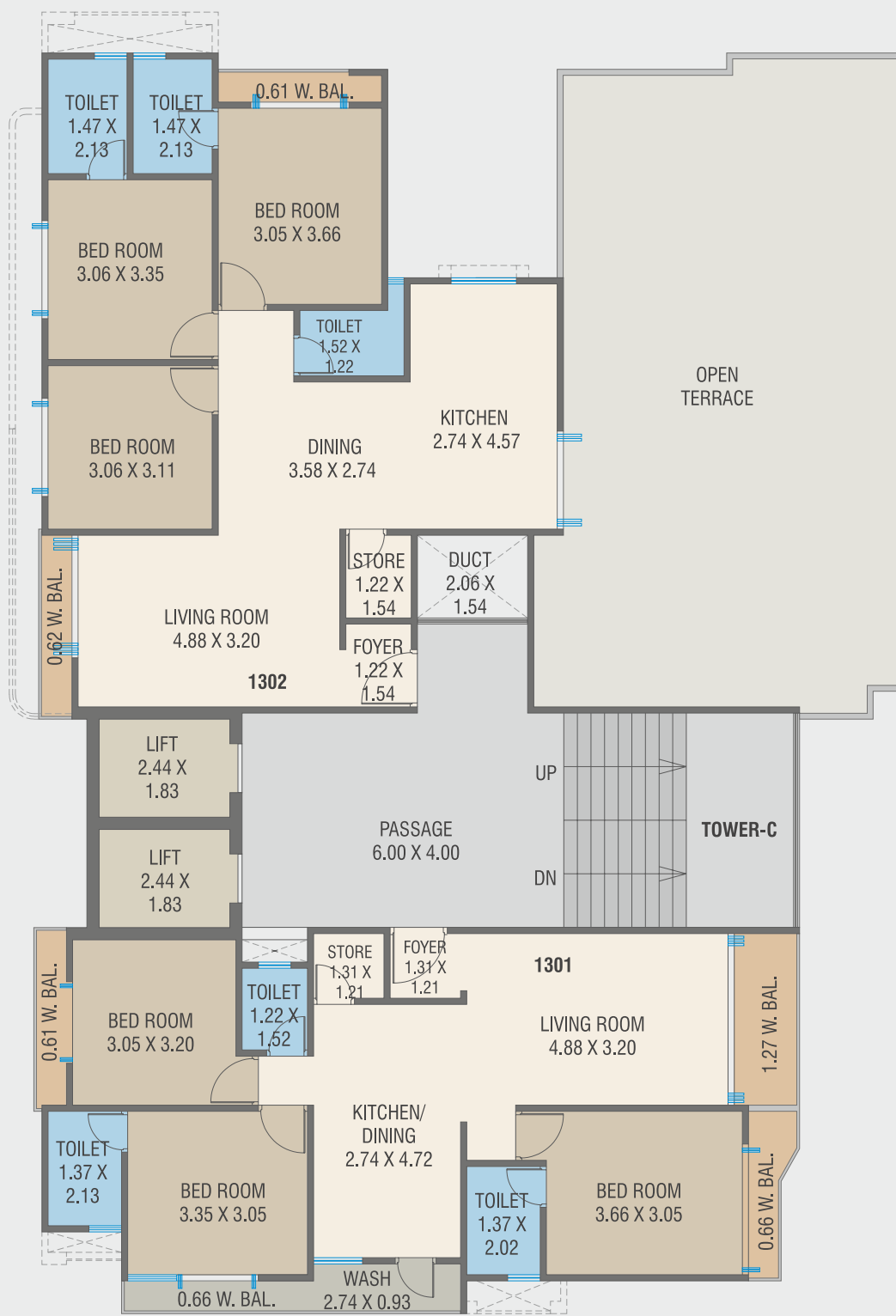
1ST FLOOR PLAN (TOWER - D)



2ND TO 12TH FLOOR PLAN (TOWER - D)



13TH FLOOR PLAN (TOWER - D)



TERRACE FLOOR PLAN (TOWER - D)



AMENITIES

- Swimming Pool
- Gymnasium
- Disco-theque Cum Lounge
- Jogging Track
- Lush Green Garden
- Gazebo
- Multipurpose Hall
- Party Lawn
- Box Cricket
- Game-room & Kid's Zone
- Toddler Room
- Library
- Home theatre
- Chess Garden

ADDITIONAL SPECIFICATION

- Two automatic high-speed elevators in each residential tower. (Ostrich/Schindler/Otis or equivalent).
- Trimix concrete internal road with streetlight.
- Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.
- Single car allotted parking
- Double entry campus with CCTV surveillance in common area.
- Ample visitors parking
- Power backup for common illuminations and elevators.
- 24 Hours water supply
- Elegant Entry Foyer in each residential tower with smart security lock
- Fire-fighting system
- Anti-termite treatment
- R.O. to each unit.

SPECIFICATION



STRUCTURE:

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.



FLOORING

- 600mm X 1200mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.



WALL FINISH

- Interior: Smooth finish plaster with 2 coat Putty and Primer.
- Exterior: Double coat plaster with Weather Resistant Paint.



TERRACE

- Elegant China Mosaic finish with water proofing treatment.



ELECTRIFICATION

- 3 phase concealed copper wiring as per ISI Standard of Anchor/Finolax/RR Kabel/ Apar or equivalent.
- Modular switches (Schneider Electric or equivalent).
- Adequate Electric points in each room.
- Geyser points in each bathroom.
- TV point in Living Room and in one Bedroom.



AIR-CONDITIONING

- Copper and Drain piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room/Dining and in all Bedrooms.



KITCHEN

- Premium quality granite platform with S.S. sink
- Dado up to Lintel Level.



BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar/Kohler/Cera or equivalent).
- Premium quality ceramic tiles dado up to Lintel Level.



DOORS

- Main Door: High quality decorative door with veneer Finish on both sides and Wooden Frame. Equipped with Video Door Phone security system.
- Internal Doors: Laminated flush door with Granite/Wooden frame all other with Godrej or equivalent lock fittings.



WINDOWS

- Premium quality powder coated aluminum windows.
- Granite frame for window.