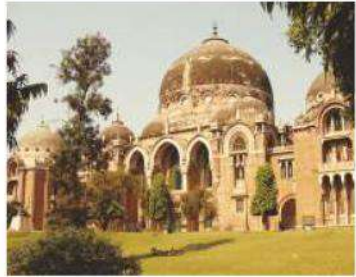




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VILLAS

LET US GUIDE YOU HOME



WELCOME TO TIRTH VILLAS AT BHAYLI



Architect's Note

"AS DESIGNERS, WE STRIVE ON BUILDING HOUSES, WHICH BRING IN THE SENSE OF CULTURAL HERITAGE & TIMELESSNESS. WHILE LIVING IN GUJARAT'S ONE OF THE MOST 'HERITAGE-RICH' CITY, WE ARE FORTUNATE TO BE SURROUNDED BY SOME OF THE MOST INSPIRING ARCHITECTURE. RATHER THAN SEARCHING FOR INSPIRATION ELSEWHERE, OUR OWN SURROUNDINGS INSPIRE US, WHICH HAS BEEN REFLECTED IN EACH OF THE HOUSE THAT WE'VE BUILT AT THIS PROJECT."

Ar. Hitesh Modi

Introduction

"Tirth Villas" offers a vibrant & lush environment with inspiring sensations of flourishing natural life, set within the most green surroundings of Bhayli, Vadodara.

In perfect harmony with architectural heritage of Vadodara, "Tirth Villas" is alive with exquisite green tones across the central garden & open space. Here beautifully finished contemporary homes make impressive use of fine natural bricks, natural stone & other timeless luxurious materials.





Location

NESTLED IN THE CALM AND SERENE NEIGHBOURHOOD OF BHAYLI, YOUR CAMPUS IS SET AMIDST PREMIUM RESIDENTIAL, INSTITUTIONAL AND COMMERCIAL DEVELOPMENTS.

BHAYLI offers a perfect neighbourhood with its strategic location, easy access to most parts of the city, amidst well designed and luxurious projects of Vadodara. Absence of unplanned developments and slums makes it an ideal location to make your luxury abode. All urban conveniences are within easy reach like educational institutions, hospitals, retail destinations, leisure and entertainment facilities, temples and more. A quick drive reaches you to the prime Old Padra Road with fast connectivity to the Airport and the Railway Station.

CLUB HOUSE



LAYOUT PLAN & AREA TABLE



Unit No.	Plot Area	Unit No.	Plot Area	Unit No.	Plot Area
E-01	2138	D-10	2185	C-19	2307
F-02	2675	D-11	2185	C-20	2517
C-03	2558	D-12	2185	A-21	3834
C-04	2559	D-13	2185	B-22	2990
C-05	2526	B-14	2700	C-23	2416
C-06	2783	B-15	3350	C-24	2441
C-07	2706	C-16	2789	C-25	2467
B-08	3238	C-17	2770	C-26	2710
B-09	2847	A-18	4127		

Area in Sq.ft.

CREATING A COHESIVE COMMUNITY

At Tirth Villas the layout ensures a generous view of the green landscaped garden from most villas. A Club in the Landscaped Garden shall attract members of all age groups to spend moments of leisure. The facilities at the club include:

- Swimming Pool
- Wooden deck with Jacuzzi
- Gym / Health Club
- Home Theater
- Amphitheater with Deck @ Lawn Level

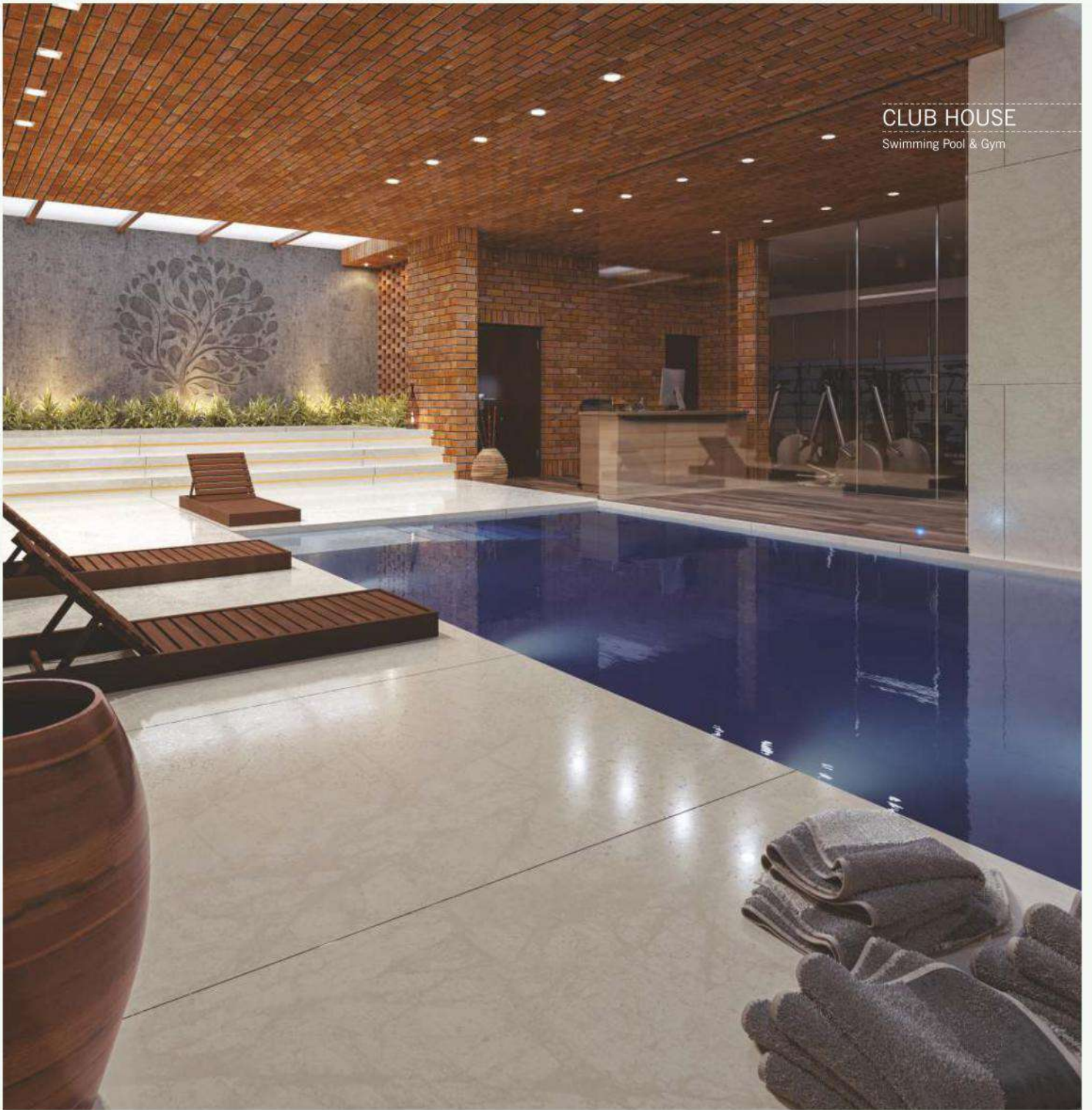


10K^{sq.ft.} / 26 / 2185^{sq.ft.}
 CLUB AREA / LUXE VILLAS / MINIMUM PLOT SIZE



CLUB HOUSE

Swimming Pool & Gym



CLUB HOUSE

Gym Swimming Pool &
Home Theatre





CLUB HOUSE

Jacuzzi & Gym

ENTRANCE GATE

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VILLAS



TYPE A



TYPE A

UNIT NO. 18, 21

GROUND FLOOR *(with otta)*

BUILT UP AREA
1771 SQ.FT.



TYPE A

UNIT NO. 18, 21

FIRST FLOOR (with Terrace)

BUILT UP AREA

1947 SQ.FT.

217 SQ.FT. (Stair Cabin)



TYPE A



TYPE B

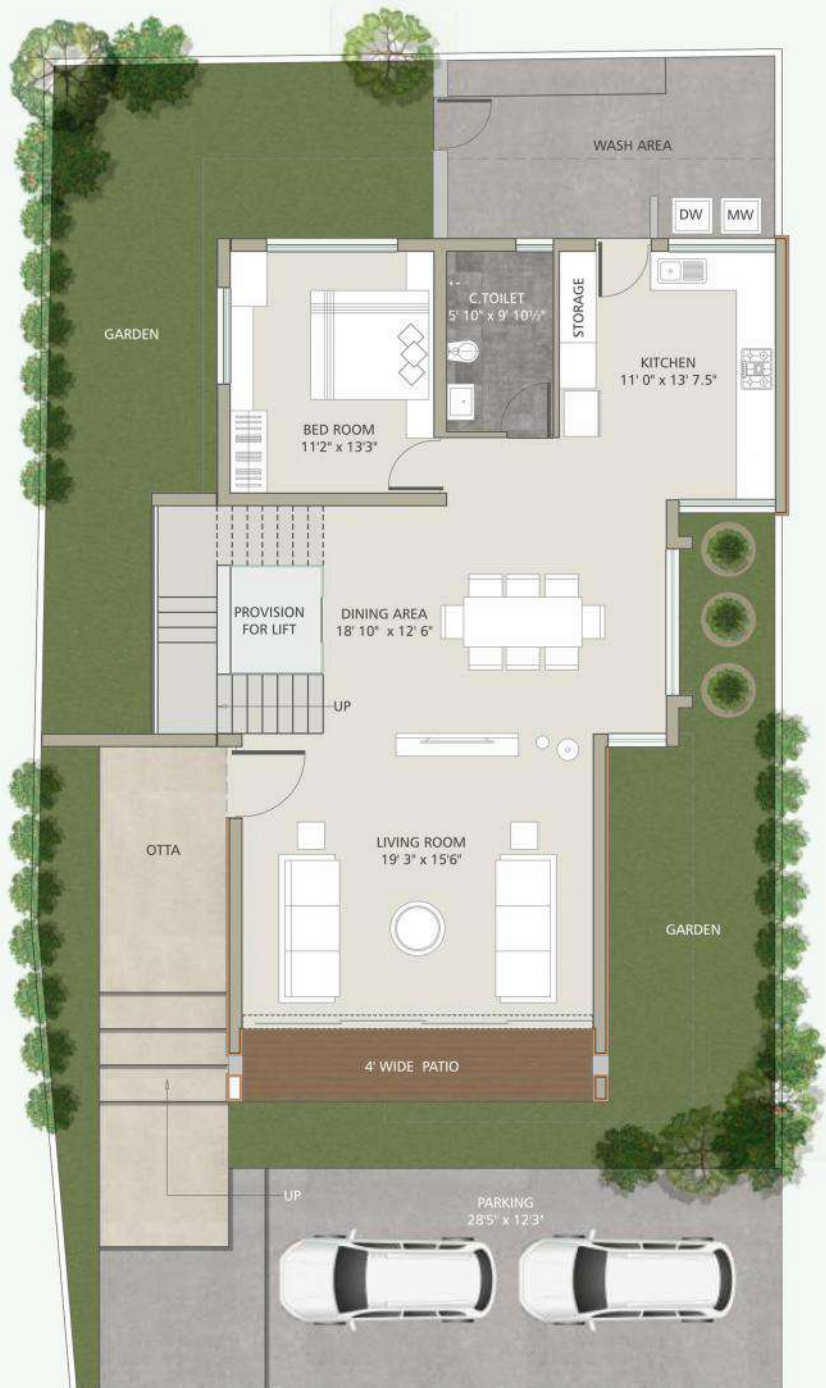


TYPE B

UNIT NO. 08, 09, 14, 15, 22

GROUND FLOOR *(with otta)*

BUILT UP AREA
1400 SQ.FT.



TYPE B

UNIT NO. 08, 09, 14, 15, 22

FIRST FLOOR *(with Terrace)*

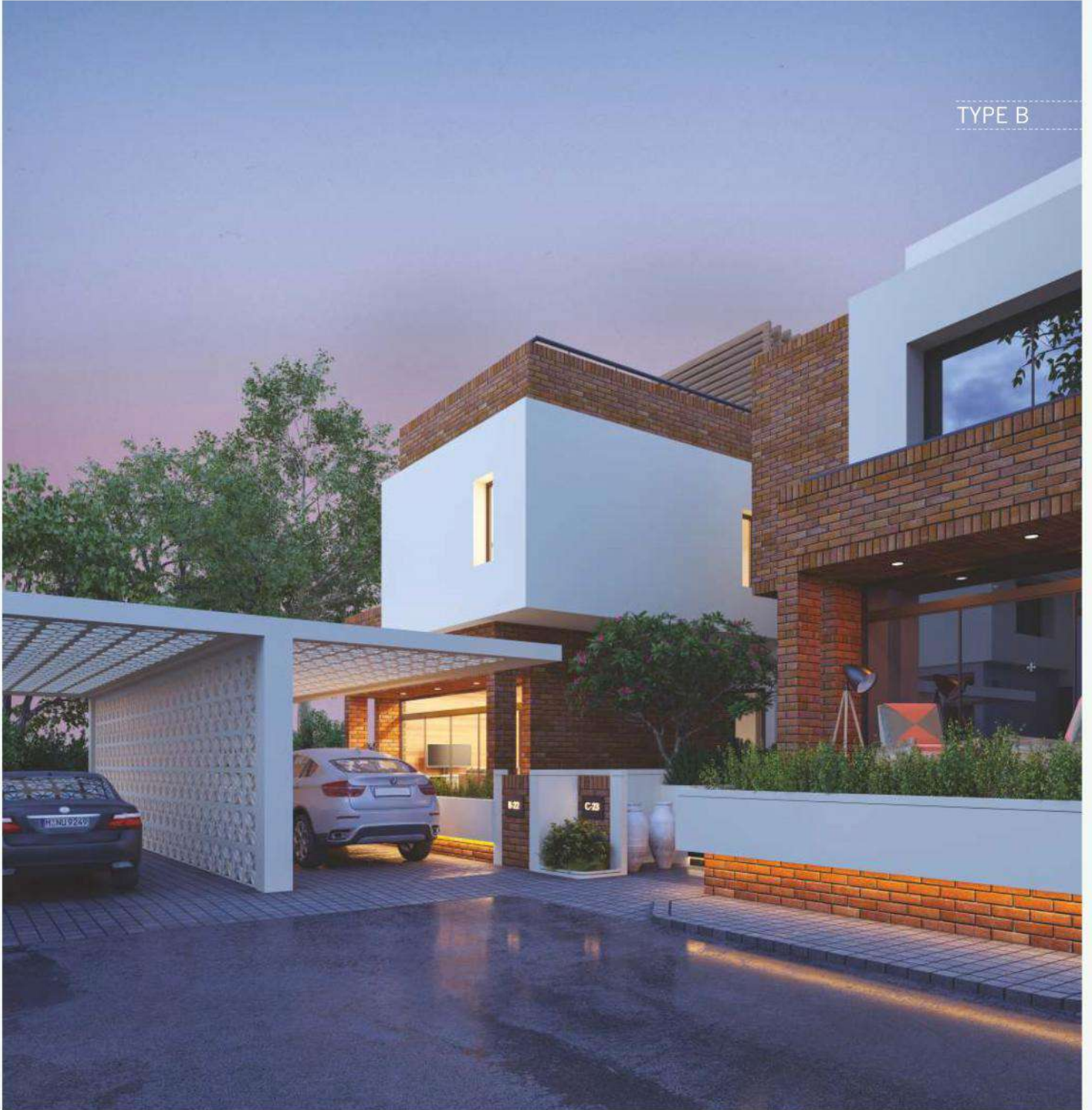
BUILT UP AREA

1519 SQ.FT.

198 SQ.FT. *(Stair Cabin)*



TYPE B



TYPE C



TYPE C

UNIT NO. 03, 04, 05,
06, 07, 16, 17, 19, 20,
23, 24, 25, 26

GROUND FLOOR *(with otta)*

BUILT UP AREA
1344 SQ.FT.



TYPE C

UNIT NO. 03, 04, 05,
06, 07, 16, 17, 19, 20,
23, 24, 25, 26

FIRST FLOOR (with Terrace)

BUILT UP AREA

1481 SQ.FT.

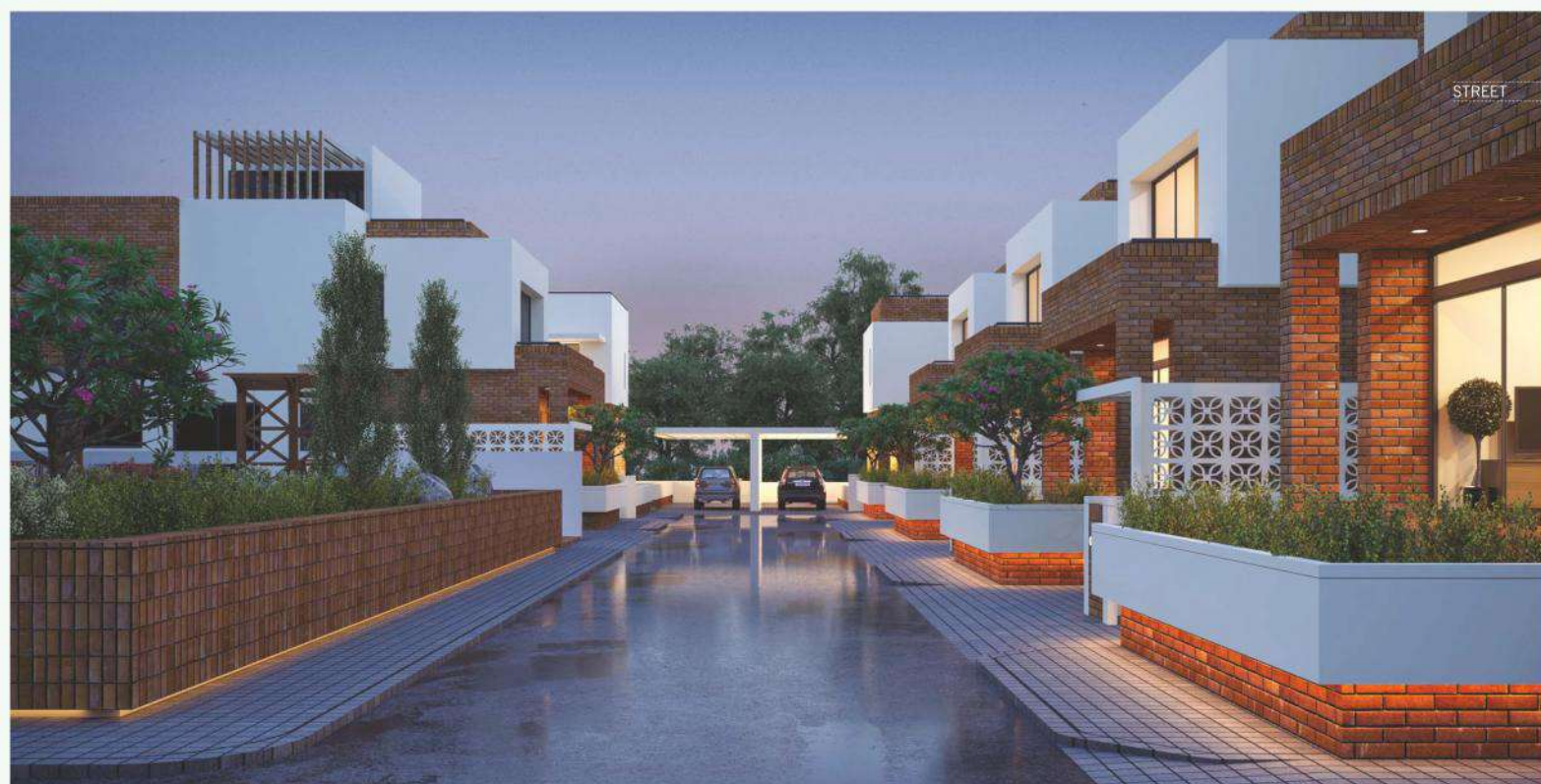
226 SQ.FT. (Stair Cabin)



TYPE C



STREET



TYPE D



TYPE D

UNIT NO. 10, 11, 12, 13

GROUND FLOOR (with otta)

BUILT UP AREA
1276 SQ.FT.



TYPE D

UNIT NO. 10, 11, 12, 13

FIRST FLOOR (with Terrace)

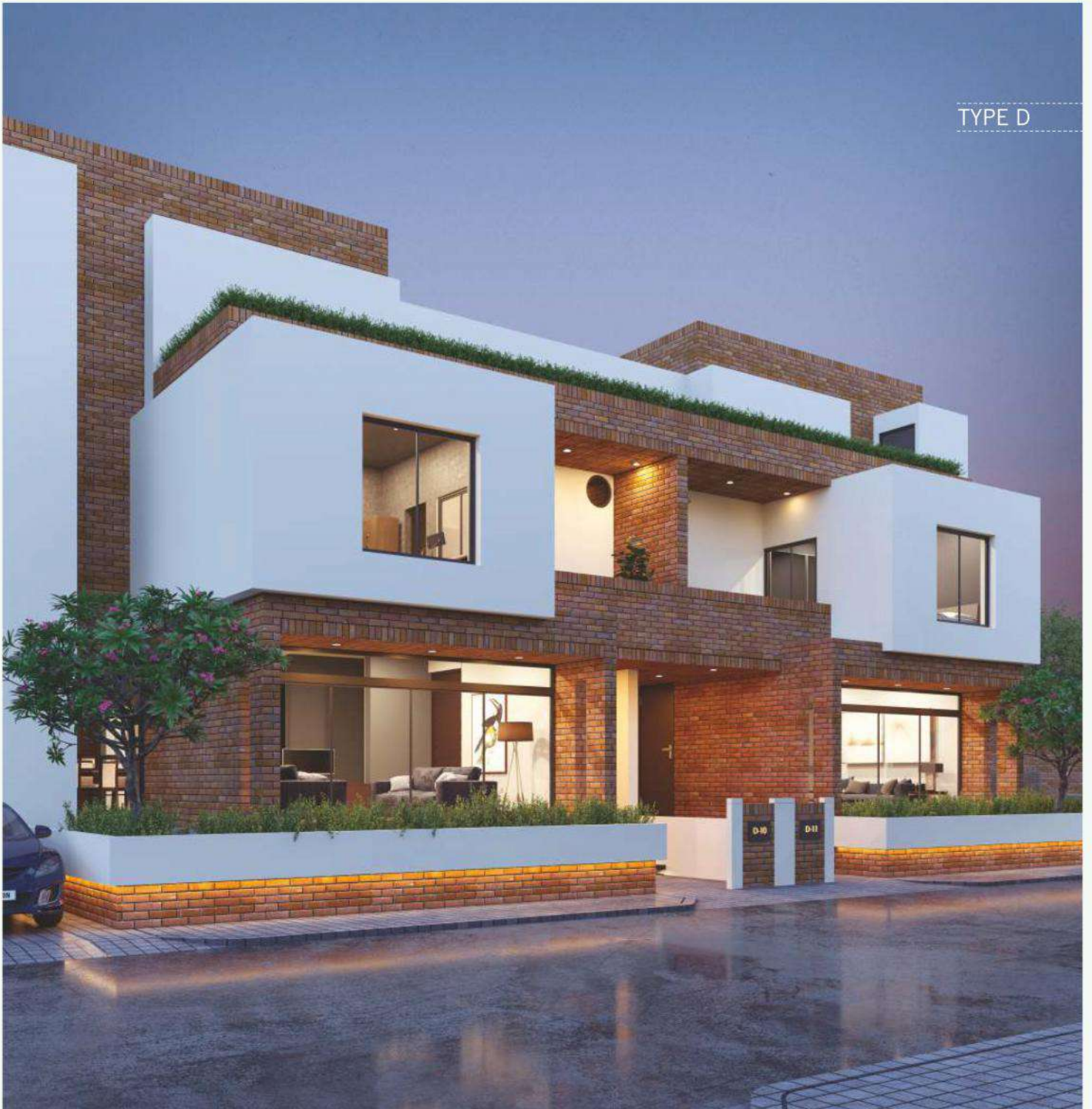
BUILT UP AREA

1465 SQ.FT.

220 SQ.FT. (Stair Cabin)



TYPE D



TYPE E



TYPE E

UNIT NO. 01

GROUND FLOOR (with *otta*)

BUILT UP AREA
983 SQ.FT.



TYPE E

UNIT NO. 01

FIRST FLOOR (with Terrace)

BUILT UP AREA
1333 SQ.FT.



TYPE E

UNIT NO. 01

SECOND FLOOR

BUILT UP AREA
553 SQ.FT.



TYPE F



TYPE F

UNIT NO. 02

GROUND FLOOR (with oita)

BUILT UP AREA
1443 SQ.FT.



TYPE F

UNIT NO. 02

FIRST FLOOR (with Terrace)

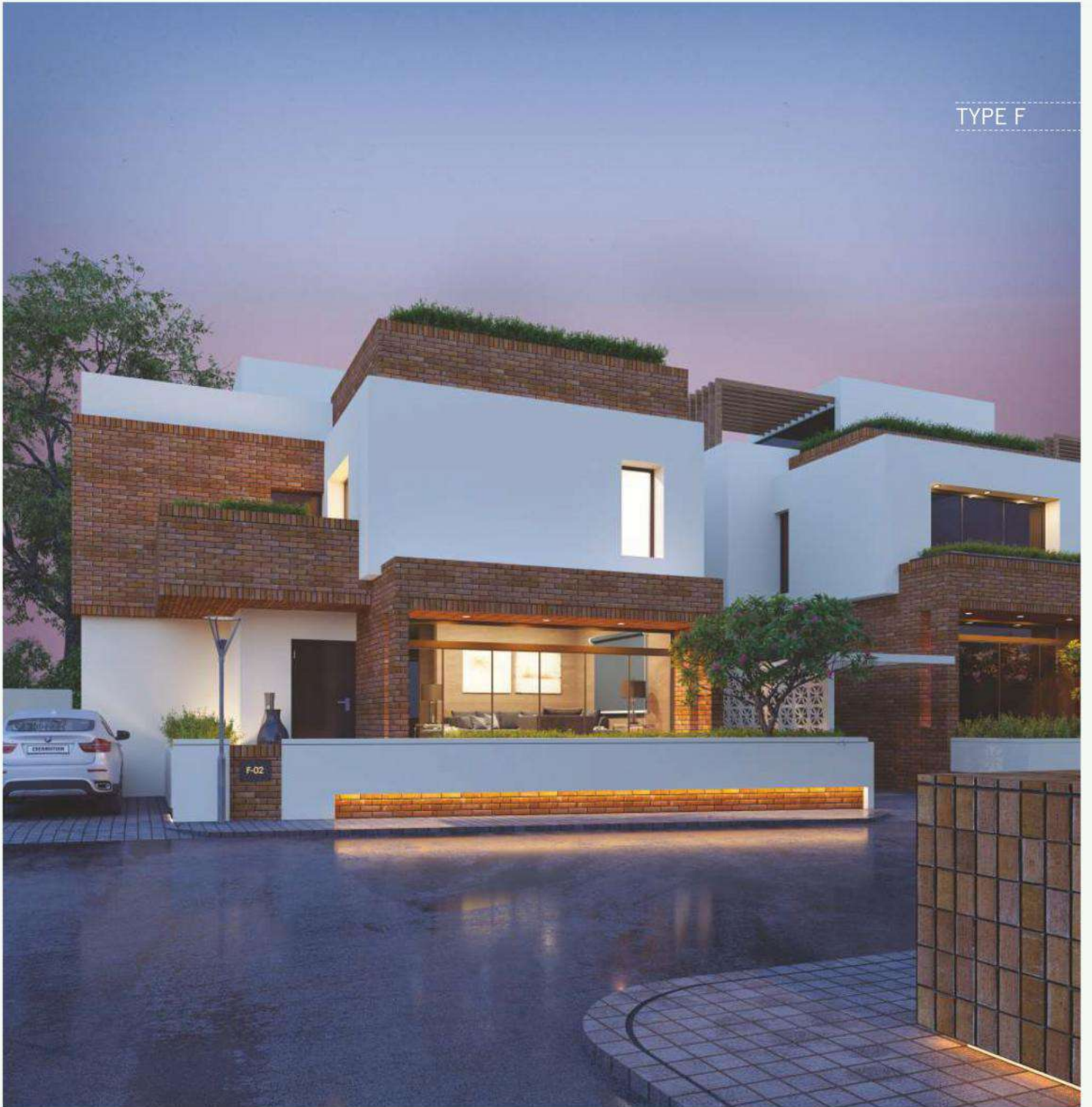
BUILT UP AREA

1462 SQ.FT.

176 SQ.FT. (Stair Cabin)



TYPE F





The background of the entire page is a close-up photograph of various green leaves, some in sharp focus and others blurred, creating a natural and vibrant atmosphere. The leaves are in shades of light green and yellow-green, suggesting sunlight filtering through them.

TOWARDS A GREEN LIFESTYLE

Every aspect of planning and development at Tirth Villas is aimed at creating a sustainable home for its residents. Be it the material palette, energy efficient fixtures and fittings, planning considering the climate of Vadodara...an exhaustive study ensured that you could proudly call your home a 'green abode' in its true sense.

Climatic Consideration

The overall design of layout and units justifies the climatic conditions of Vadodara. The sun movement, the wind direction, rainfall and the other climatic conditions inspired our design.

Material Palette

Inspired by Vadodara's timeless architectural heritage, there is liberal usage of natural exposed bricks, white cement stonecrete plaster, natural stone and wood. The use of these materials ensured a similar timeless legacy to the houses as well as the campus.

Energy Efficiency

Quite a few energy efficiency initiatives have been planned to involve the residents of Tirth Villas, whereby we can help them reduce their carbon footprint. These include: Rainwater Harvesting, LED Street Lights with Solar Power for use of alternative energy source, Grey water re-use for landscaping etc.

Solar Power

Solar energy is envisaged to be used extensively at Tirth Villas. Apart from use of solar powered LED lights for street and common area illumination, all Villas have provisions for setting up solar electrical panels. This would enable the residents to help convert their homes into fully or partially self sufficient in power.

Water

Water becoming a scarce resource in the future, we at Tirth Villas have introduced systems to help create awareness about water conservation as well as re-use. These include Rain Water Harvesting System, Grey Water Re-circulation and Re-use for gardening.

Vaastu Compliant

Living in a home designed with due consideration for Vaastu principles benefits the residents physically, psychologically and spiritually. Keeping this in mind optimum Vaastu compliance has been observed at Tirth Villas.



SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure with brick masonry walls

KITCHEN / UTILITIES

- Premium Quartz Artificial Surface stone / Granite Surface stone (Separate Dry and Wet areas) with branded Stainless Steel sink
- Multiple Spaces for Fridge, Dishwasher and other such equipments
- Premium Digital Wall Tiles
- All faucets from Jaquar or equivalent brands

BATHROOMS

- Ceramic and Sanitary Fixtures from CERA/HINDWARE or equivalent brands
- Faucets from Jaquar or equivalent brands
- Antiskid Ceramic Tiles on floor
- Premium Digital wall tiles on dado
- Toughened Glass shower enclosure in Master bedroom
- Individual Electric Geyser Points in all Bathrooms

DOORS & WINDOWS

- Solid Teakwood Main Door with Veneer finish
- Excellent quality Solid-Core Flush Internal Doors with Veneer / Enamel Paint
- Doorframes made of Solid wood
- Windows in Standard Aluminium PVDF coated Dural Series sections with Single Glazed Glass
- Openable and Sliding windows
- Windows come equipped with Mosquito Net and embedded Safety Grill

FLOORING

- Mirror Polished Italian Marble flooring in Living and Dining spaces
- Digital Glazed Vitrified Tiles by Simpolo or equivalent brands, in all other areas of the unit
- Heat Resistant Mosaic Tile flooring in Upper Terrace

BALCONIES & TERRACES

- Balustrade Posts and Railings of Toughened Glass sections
- Waterproofing in all Balconies and Terraces
- Terraces designed to accommodate Terrace Garden

STAIRCASE & FINISHES

- Single-cast RCC Designer Staircase for an elegant look. Balustrade posts and Railings made of Toughened Glass sections
- Internal Wall Finish: Smooth Plaster with Putty Finish
- External Wall Finish: Combination of Exposed Brickwork and stonecrete plaster / Acrylic Texture Paint as decided by the Architect. (* These architectural features are regulated throughout the project to provide a uniform theme and cannot be changed by the Client / Owner of the property even after transfer of the property.)

WATER SUPPLY

- Water Supply from common underground tank upto individual overhead tank by automated water pumping system.
- Automated Pressure Controlled Water Pumping System till Overhead Tank of individual villa
- Provisional Connectivity for Corporation Water Supply
- Provision for Pressure Pump and Centralised Hot Water Supply for water heating units like Outdoor Geyser, Wood Boiler, Solar Water Heater, etc.
- Hot Water Supply to all basins through Water Mixer Faucets
- Separate Hot and Cold Water Faucets in the Kitchen

ELECTRICAL

- Three Phase Electric Connection with concealed Copper Wiring
- Indoor: Conveniently placed Modular Switch Boards with sufficient 15A and 6A Sockets, Switches and Regulators from Schneider / Norisys or equivalent brands
- Outdoor: Modular Sockets and Switches with Waterproof Casing from Anchor or equivalent brand
- All units will be provided with proper Conventional and Chemical Earthing Systems with MCB Panel
- Individual Electric Meters in a separate Meter box
- HDMI and Television Cabling and Points will be provided in Living area, Entertainment space, and all Bedrooms
- Telephone & Internet/Data Cable points will be provided in Living Room

GENERAL

- Provision of concealed Conduit Copper Piping for Air Conditioning for Individual Split-AC Units compliant with all brands
- Anti-Termite and Pest Treatment from Godrej HiCare or Item Secure or equivalent

CLUB HOUSE





Over the past three decades Silverline Developers has established itself as amongst Vadodara's leading developers of real estate by imprinting its indelible mark across both residential as well as commercial real estate domains.

The group has successfully completed a large number of projects catering to various socio-economic class of customers. With Tirth Villas it aims to leverage its formidable experience, technical expertise and enormous goodwill which it has earned over these years for greater excellence. We are committed to a cleaner and a greener environment and hence all planning & execution of our projects are focused in this direction.

A team of highly experienced and committed realtors, architects, consultants, contractors & craftsmen have collaborated to create a truly distinctive project at Tirth Villas. We thank you for showing an interest in our endeavour.



Tilak



Tapan



Tatva Heights



Tithi



Tirth



Aastha



Toran



Tanay



Corporate Office

Developers

Silverline
DEVELOPERS

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Disclaimer: • All plans are subject to amendments and approval by the relevant authorities. • All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. • The dimensions and areas shown are from block to block, without considering any plaster & finish. • The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. • The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Vadodara Jurisdiction.



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VILLAS

Silverline
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