



WHERE  
DREAMS  
TAKE  
SHAPE

3BHK PREMIUM  
VILLA & ROW HOUSE

Project By



Developer :



Site : VIVANTA THE GRANDEUR

Behind Vivanta The Grandeur Gail Township Road,  
Shravan Chokdi , Nandelav Bharuch.

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Architect



Structure Engineer



Brochure Design



3D Design



QR CODE

Location



Brochure



Website



Instagram



A man and a woman are sitting on a balcony, looking out at a sunset over a city. The man is wearing a light blue shirt and sunglasses, and the woman is wearing an orange sari. They are both smiling and looking towards the right. The background shows a cityscape with buildings and trees, all bathed in the warm light of the setting sun.

## Feel. Flow. Flourish.

PANAROMIC  
BALCONY VIEW

WELL-DESIGNED  
STRUCTURE

GOOD  
VENTILATION

Feel the calm the moment you enter Vivanta – The Grandeur, a thoughtfully planned premium residential enclave nestled near Shraavan Chowkdi, Nandelav, Bharuch. Flow through spacious 3 BHK homes spread across two graceful levels, where open living areas, private parking, balconies, terraces, and garden pockets come together with natural light and fresh air. Flourish in a community created for a fuller life. Inhale the goodness of the landscaped open areas and curated recreational zones to spaces for fitness, leisure, and quiet moments, the project balances privacy at home with warmth outside it. Welcome to a living that makes you feel special, every day!

Life unfolds here in gentle layers rising with purpose, crafted to feel open, balanced, and assured. Every home is shaped by light, air, and thoughtful proportions, where design speaks softly and beauty feels effortless. Below, living opens up welcoming, fluid, alive. Above, quiet takes over: private, composed, deeply personal. Each level carries its own rhythm, yet together they create a home that moves with you.

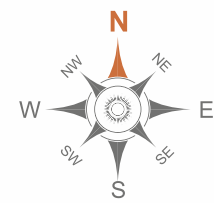


Where  
Living  
Levels Up  
To Dreams



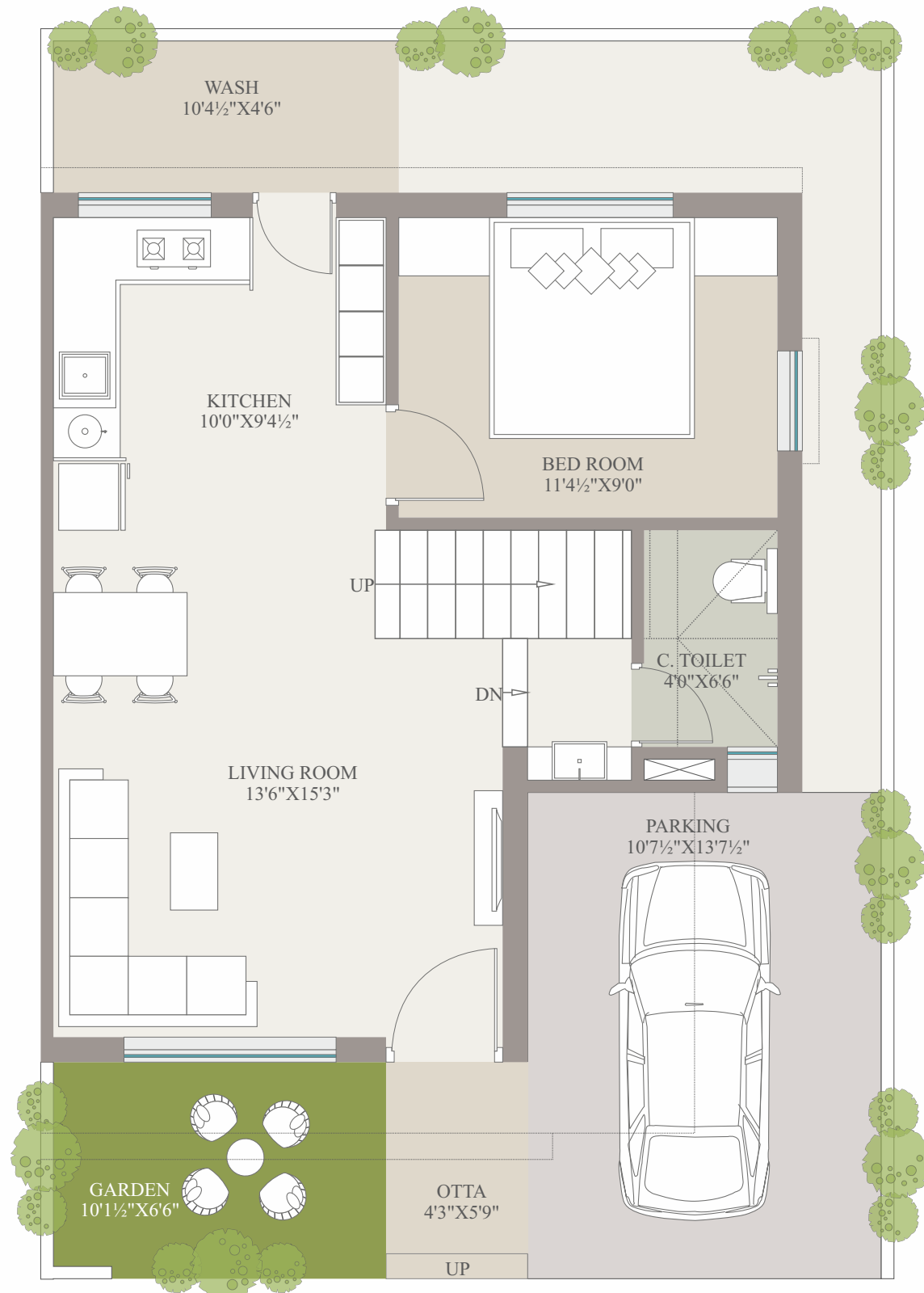
# LAYOUT PLAN

S.n	Size	S.n	Size
01	1664.78	61	1047.05
02	1002.57	62	759.37
03	792.28	63	1004.76
04	792.28	64	1048.66
05	792.28	65	852.94
06	792.28	66	1007.88
07	1048.66	67	1048.66
08	1004.76	68	1181.55
09	759.37	69	1100.64
10	759.37	70	1231.26
11	759.37	71	1181.55
12	759.37	72	1004.76
13	960.93	73	759.37
14	1594.95	74	727.37
15	1594.95	75	833.57
16	960.93	76	758.90
17	759.37	77	1004.76
18	759.37	78	1004.76
19	759.37	79	759.37
20	759.37	80	759.37
21	1004.76	81	759.37
22	1004.76	82	759.37
23	759.37	83	759.37
24	759.37	84	759.37
25	759.37	85	759.37
26	759.37	86	759.37
27	960.93	87	1004.76
28	1594.95	88	1004.76
29	1610.98	89	759.37
30	970.54	90	759.37
31	766.96	91	759.37
32	766.96	92	759.37
33	766.96	93	1594.95
34	766.96	94	960.93
35	1014.88	95	759.37
36	1014.88	96	759.37
37	766.96	97	759.37
38	766.96	98	759.37
39	766.96	99	1004.76
40	766.96	100	1004.76
41	970.54	101	759.37
42	1610.98	102	759.37
43	766.96	103	759.37
44	766.96	104	759.37
45	1014.88	105	960.93
46	1014.88	106	1594.95
47	766.96	107	1594.95
48	766.96	108	960.93
49	835.40	109	759.37
50	759.37	110	759.37
51	759.37	111	759.37
52	759.37	112	759.37
53	1004.76	113	1004.76
54	1004.76	114	1048.67
55	759.37	115	792.28
56	759.37	116	792.28
57	759.37	117	792.28
58	878.98	118	792.28
59	1291.09	119	1002.57
60	980.45	120	1664.78

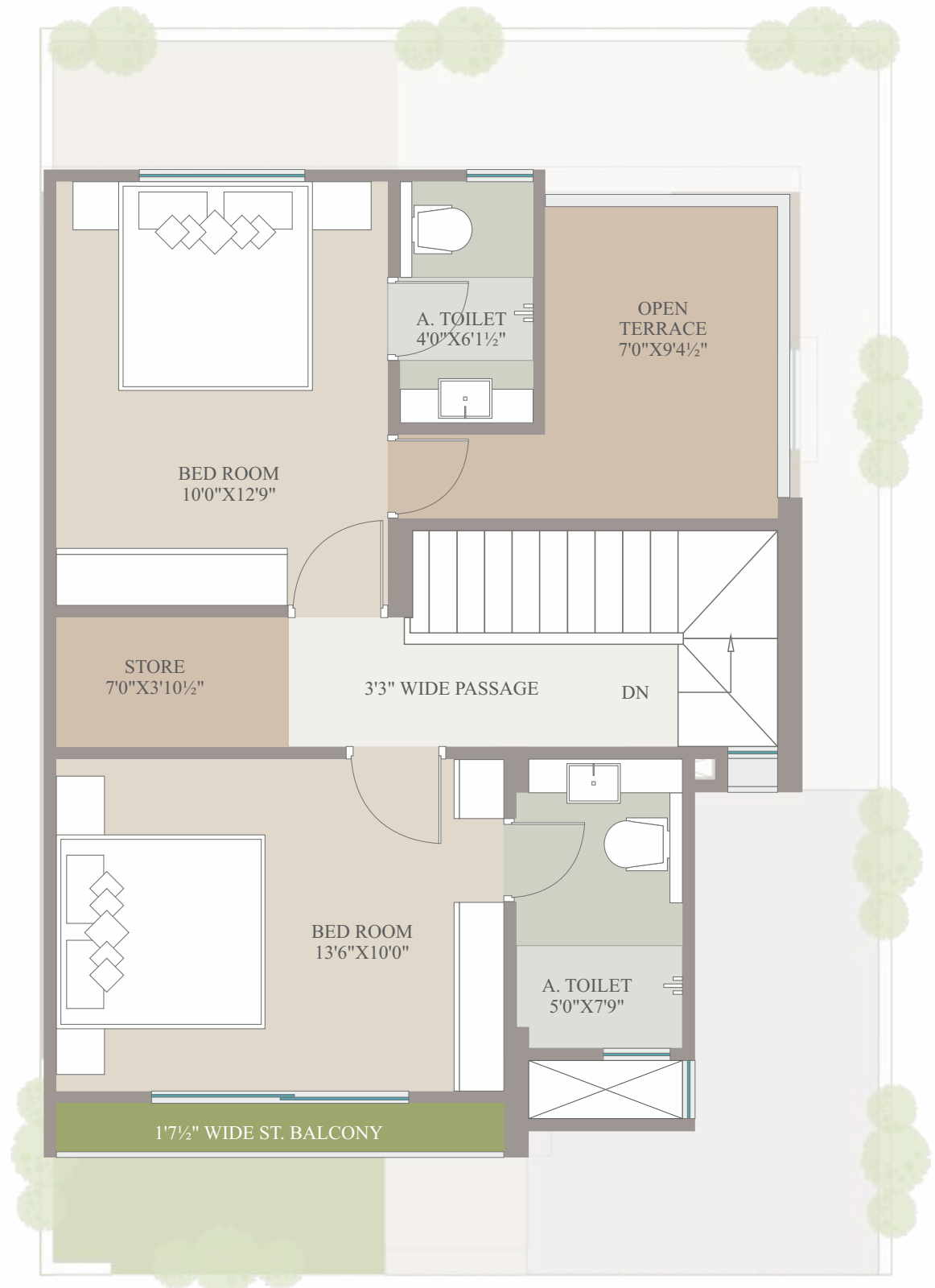


# TYPE A

PLOT AREA 960.93 sq.ft.  
 PLOT SIZE 25'7½"X37'6"  
 SLAB AREA 1218.00 sq.ft.



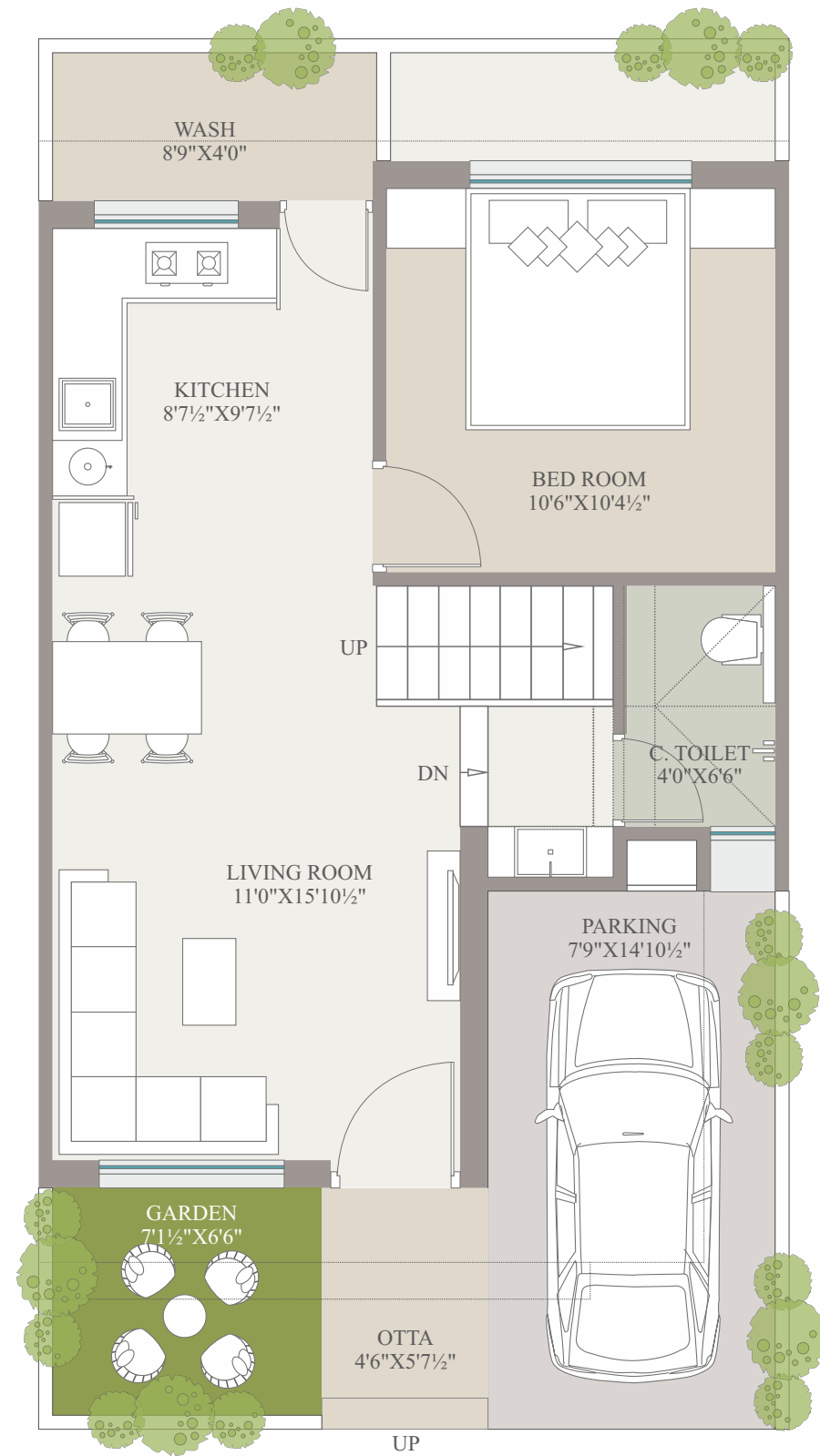
**GROUND FLOOR PLAN**



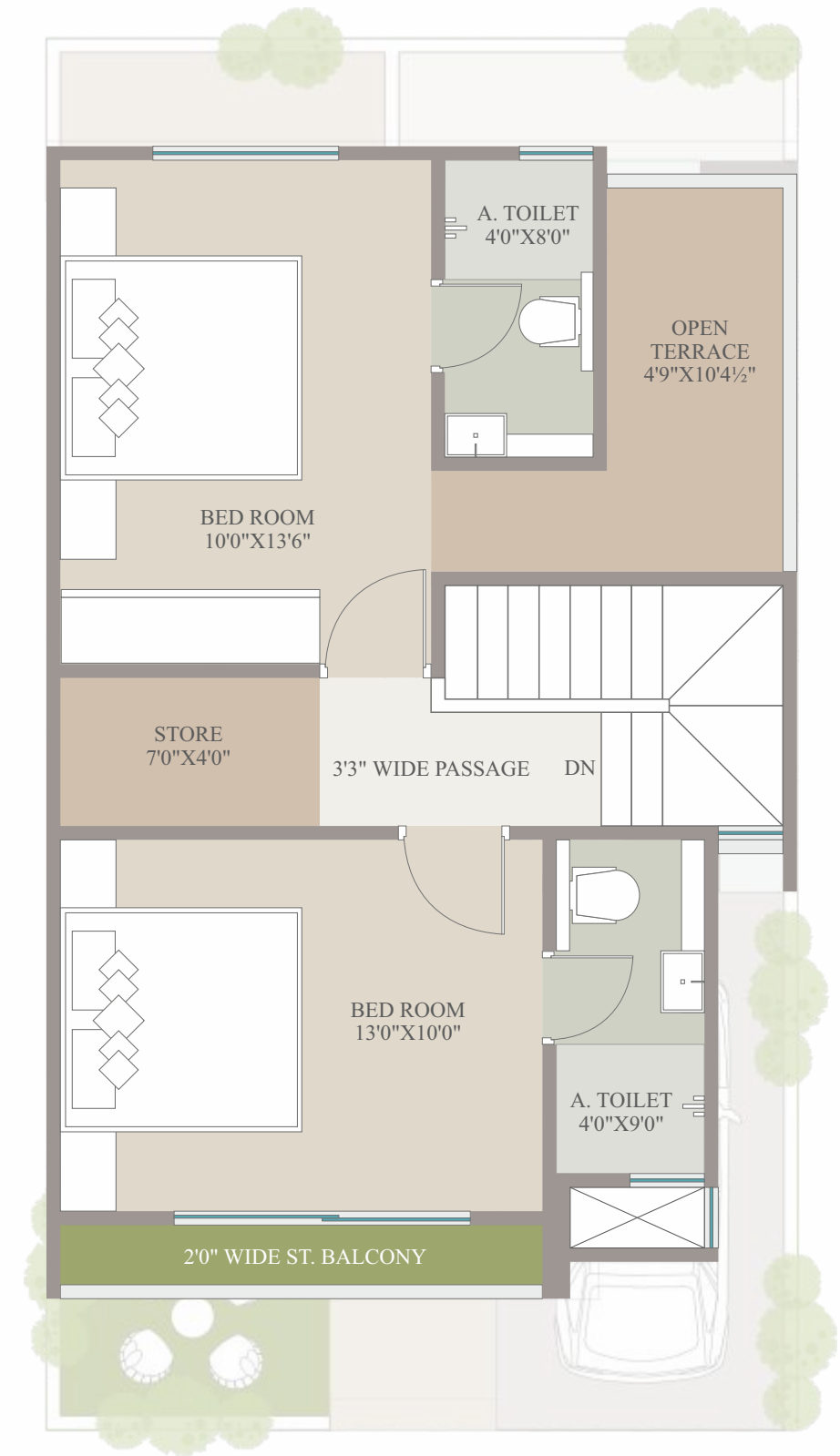
**FIRST FLOOR PLAN**

# TYPE B

PLOT AREA 759.37 sq.ft.  
 PLOT SIZE 20'3"X37'6"  
 SLAB AREA 1157.00 sq.ft.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



A harmonious streetscape, well-planned internal roads, and refined façades come together to create an address that feels orderly, confident, and beautifully lived in. Well-planned internal roads move gently through the community, offering clarity, comfort, and ease of access. Wide and unobtrusive, they allow the neighbourhood to breathe, ensuring smooth movement while maintaining a calm residential character. Landscaped edges soften the pathways, adding to the sense of openness and order.

Where  
Elegance  
Comes  
Home

# SPECIFICATION

The materials, finishes, and systems here are selected to offer lasting performance, everyday comfort, and complete peace of mind. Quality is felt not just in what you see, but in how each element works quietly in the background to support daily living. Every specification is thoughtfully considered to ensure reliability, ease, and durability creating homes that feel secure, well-planned, and effortless to live in. This attention to specification ensures that your home remains dependable and refined over time.



**FLOORING**  
24" x 48" Living Hall and Kitchen & 24' x 48' Bedroom Premium quality Vitrified tile flooring.



**KITCHEN**  
Granite counter top in kitchen with S.S sink premium quality dado tile on wall.



**WATER TANK**  
All bungalows will have individual overhead water tank.



**DOOR**  
Elegant main door & laminated flush door in all rooms.



**WINDOWS**  
Premium quality aluminium windows with colour glass & granite frame with Safety Grill (Only Ground Floor)



**TOILET & PLUMBING**  
Elegantly designed toilet with designed tile up to lintel level. Concealed plumbing with premium quality CPVC fitting and sanitary ware in all toilets.



**FINISHING**  
Premium quality weatherproof exterior paint & Putty finishing on all interior wall.



**PARKING AREA**  
flooring in parking.



**BALCONY**  
toughened glass with S.S. Railing.



**WATER PROOFING**  
Terrace water proofing with chemical treatment & China Mosaic.



**SECURITY**  
Security Cabin with Security Guard at main entry gate. CCTV surveillance of the society.



**Electrification & HVAC**  
Concealed copper wiring with adequate number of points and modular switches in all rooms. Centralized distribution board with MCBS for total safety & provision for inverter also.





Beauty arrives here unannounced in the way light settles into rooms, in the ease with which spaces connect, in the freedom to move without feeling enclosed. Outside, beauty continues its quiet conversation. Balconies become moments. Open spaces turn into pauses. Inside, living unfolds with ease. This is a beauty that stays with you.

Where  
Beauty  
Finds Its  
Place



## AMENITIES



BANQUET HALL



PARTY LAWN



INDOOR GAME



ROOM THEATRE



GYM



LIBRARY



SWIMMING POOL



WALL CLIMBING



NET CRICKET



KIDS PLAY AREA



JOGGING TRACK



PICKLE BALL



YOGA ROOM



CCTV CAMERA



SENIOR CITIZEN SITTING



Conversations unfold naturally in thoughtfully placed common areas, where greenery softens the surroundings and time seems to slow down. It's where evenings are spent unwinding, and mornings begin with a gentle sense of belonging. Open spaces are designed to invite residents to sit, greet, and share quiet moments under open skies.



Where  
Community  
Finds  
Its Calm

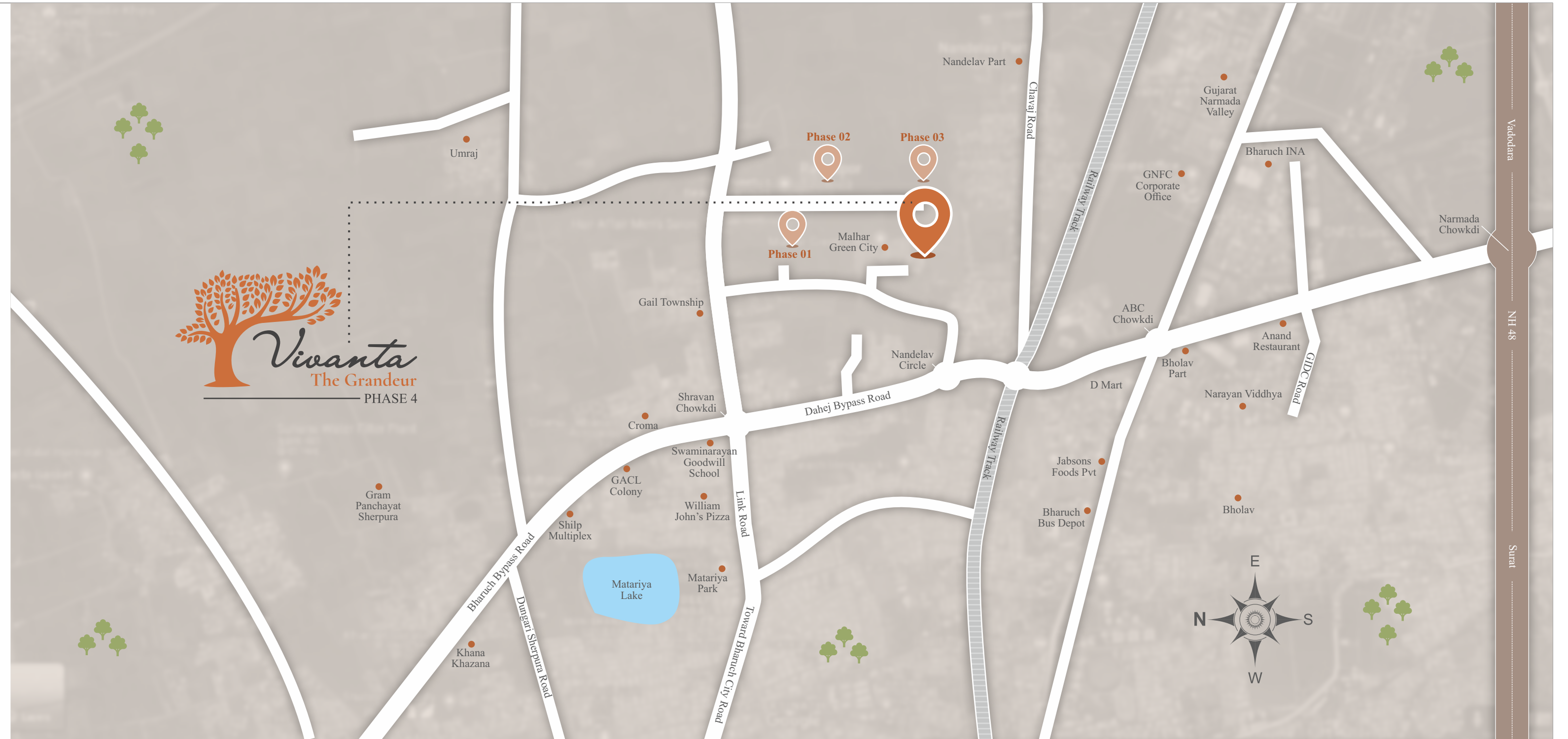
Homes are positioned with care, allowing space to flow naturally between them, creating a neighbourhood that feels open, balanced, and easy to move through. Wide internal roads curve gently through the development, designed for movement, comfort and clarity. It's an external environment that supports a better rhythm of living, where every journey home feels smooth, considered, and reassuring.

Designed  
For  
Living  
Well



LOADED WITH REPUTED BRANDS OR EQUIVALENT

STEEL			
CEMENT			
BATHROOM FIXTURE			
PLUMBING			
ELECTRIC			
DOOR LOCK			
COLOUR			



**Payment Mode**

10%	At the Time of Booking	5%	Flooring Level
20%	Agreement For Sale	5%	Plaster Level
15%	Plinth Level	10%	Electric Fittings Level
30%	Slab Level	5%	At the time of Possession