



A Project By

VARAD
Developers

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Architect
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Moments !



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Site :
E' Ward,
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Tarabai Park,
Kolhapur.



CENTRE PLACE,
COOL & QUIET,
FEEL THE AMBIENCE...
ENJOY ALL ASPECTS !



HOME SWEET HOME

It gives us great pleasure to present to you, our new project which is not just graceful but also well equipped with modern amenities. 'Varad Developers' has always tried to keep high quality in each of its projects. Client's satisfaction is important for us and even in this project we have taken immense efforts to render our unmatched quality. It is enriched with natural beauty and calm atmosphere. Experience our warmth, comfort & hospitality at Clyde Homes.



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A Wing : 4 BHK Flats



4 BHK Flats..
(As Per VASTU-SHASTRA)
Each Floor One Flat

'A' Wing specification

1. 10.6" height.
2. All Aluminum system window/ U.P.V.C. Window
3. Rs. 100 sq.ft. Vitrified Tiles.
4. Granite of Rs. 250 sq.ft.
5. All bedroom AC and TV point.
6. Solar system for all flats.
7. High quality bath and toilet fitting jaquar/ artiz / kohler / duravit.
8. Two car parking for every flat.
9. Waiting lobby for visitors.
10. Access card entry.



B Wing : 2 BHK, 3 BHK Flats



2 BHK
3 BHK
PENT HOUSE

- All Corner Flats
- No Common Walls





Delightful Children's Play area, cozy landscape and luxurious green lawn provides you a perfect peace of mind. Moreover you don't have to travel miles of traffic ridden streets every time you need something, as the project is placed near Shopping Complexes and Malls. The project bestows you with the environment which is perfect for your child's development. Live life to its fullest at our dream project Clyde Homes.



- A M E N I T I E S**
- Panoramic Landscape
 - Gym
 - CCTV Cameras
 - Delightful Children's Play Area
 - Party Lawn / Basket Ball Ground
 - Table Tennis Table
 - Video Door Phone
 - Rainwater Harvesting
 - Bore water through the overhead tank & municipal water through separate overhead water tank for kitchen
 - 24 hrs. Battery Backup for Lift
 - Security Cabin
 - Attractive Entrance Gate
 - Intercom Service facility from security cabin to each flat
 - Open/ Covered Car Parking to each flat
 - Common Toilets for Servants & Drivers



SPECIFICATION

STRUCTURE :-

1. R.C.C. Frame structure.
2. Earthquake Resistant RCC design as per I.S. norms.

WALLS :-

1. External walls of [6" thick] light weight blocks [check I.S. code]
2. Internal walls of [4" thick] light weight blocks [check I.S. code]

PLASTER :-

1. External walls will be covered by sponge finish plaster & texture.
2. Gypsum finish plaster to inner walls & ceiling for all rooms.

TILES WORK :-

1. Matt or polished verified tiles as selected by Architect with 3"skirting of same for Living Room, Kitchen & Dinning, Bed Rooms, Passages & Balcony.
2. Antiskid ceramic tiles to terraces, toilet floor & dado up to 7"0" height with colored glazed tiles.

KITCHEN PLAT ROOM:-

1. For 2 BHK,2.5 BHK, 3BHK- kitchen platform of 2'3" x 10'00" in granite selected by Architect supported by kadappa with S.S.supported on Kaddappa partition with S.S. sink and with coloured glazed /matt tiles up to 2.6" with connection for Aqua- guard point.

DOORS AND WINDOWS:-

1. ENTRANCE DOOR - T.W. frame with Masonite or equivalent make shutter with premium required hardware.
2. INTERNAL DOORS- Ready made ply frame with flush door covered with 1 mm laminate with S.S. finish Cylindrical/Mortise lock.
3. TOILET - Granite doorframe with flush door covered with 1 mm laminate with S.S. finish Cylindrical/Mortise lock.]
4. WINDOWS - Aluminum sliding/openable/ top hung window in powder coated/ anodized with 4mm clear glass.
5. Toilet- All louvered window with 4m bajari glass .

WATER SUPPLY & SANITATION:-

1. common under ground water tank for Municipal water of sufficient capacity having pumping facility to overhead water tank.
2. All Toilets, kitchen sinks, washbasin have boring water supply from overhead tank. Municipal water supply connection will be given in kitchen sink from overhead water tank.
3. internal plumbing work will be concealed type.
4. Common drainage work of all units will be connected with P.V.C. Pipes & R.C.C. drainage Pipe.

PLUMBING FITTINGS :-

1. All toilet utility washbasins having C.P. fitting of jaquar or equivalent make.
2. In plumbing washing machine connection and water purifier at utility and kitchen platform respectively.

SANITARY WARE :-

1. All sanitary ware in white color of premium make.
2. Common toilet & attach toilet will have wall hung commode and required washbasins.

ELECTRICAL WORK :-

1. Separate Electric Meter for each flat and common meter for lighting in staircase, passages, boring pump, electric motors, watchman cabin, parking space etc.
2. Concealed internal electrification having required gauge copper wire, and modular switches of reputed brand.

ELECTRIC POINT

1. Living Room , Bed Rooms & Kitchen have 2 Light Points, 1 Fan point, 2 Plug Points.
2. Power point in Master bed, Kitchen, Toilet & balcony & for inverter.
3. One light point in toilet, passage, near basin, balcony & terrace. Plug point at passage & balcony.
4. One bell point near entrance door.
5. One antenna point and telephone point in hall & master bed.

COLOUR WORK :-

1. Acrylic Exterior colour for External walls.
2. All rooms have Acrylic emulsion Paint with putty finish.
3. One pastel coloured wall in living hall.
4. One wall of master bed in attractive wallpaper.

