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VAIBHAV
HERITAGE
HEIGHT
2,3 & 4 BHK APARTMENTS
GREATER NOIDA (WEST)

www.vaibhavheritageheight.in

Info Pack

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INTRODUCTION



TRANSFORMING SPACES INTO MAJESTY

B.S. Buildtech is an ideal blend of professionalism, commitment and a true concern for customers. M/s. Baibhav Construction Private Limited (BCPL). A company incorporated in the year 1987 & Vaibhav Realtors Pvt Ltd formed a partnership firm in the name of M/s. BS Buildtech. The business is driven by our Managing Director and 3 directors; collectively they accumulated more than 31 years of work experience in the Construction industry. They are involved in the business development, procurement, project management and administration of the company. BCPL has undertaken many challenging projects and accumulated skills, knowhow and experiences in design and build solutions, project management services, building trades and related engineering works. Today, BCPL takes on the role of main contractor for small to medium size projects and performs project management services to coordinates specialist trades for industrial/commercial projects. We also provide design inputs and engineering solutions as values add services to our clients. A burning desire to develop affordable real estate projects within the stipulated time, B.S. Buildtech is emerging as a key player in the field of real estate development.

We endeavor to deliver world-class addresses in the midst of green surroundings at a time committed.

B.S. Buildtech goes beyond a developer's role of bridging the gap between builders and end-users. The company is visionary, capable of looking years or even decades, beyond today's world to efficiently fix on what tomorrow's businesses and consumers will demand. Thus, the company searches for an opportunity and drives it to reality. The driving force within the company is not to "Meet" the construction and delivery targets but to "Beat" these targets.



Nirmala Infrastructure Private Limited (NIPL) is a reliable, and rising organization, invested into construction industry 10 years ago, we've been striving hard and focusing only on its key principles-Quality, technology and Methodology to offer many Residential, Commercial & multistoried group housing.

The company has a strong heritage of professionalism and the highest value on merit and integrity. NIPL delivered more than Thousand flats in south Delhi & Hundred flats in Noida.

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OUR SUCCESSFULLY DELIVERED PROJECTS



CHANKYA NATIONAL LAW UNIVERSITY, PATNA



MOON CITY, JAMSHEDPUR



ROYAL RESIDENCIES, NOIDA

VIEWS



VIEWS



ALL FLATS ARE CORNER FLATS NO SHARED WALL



THREE SIDE OPEN PLOT

OTHER
PROJECT PARK
2.5 ACRE



45 MTR WIDE ROAD

34 ACRE
GREEN PARK
DEVELOPING
BY AUTHORITY

60 MTR WIDE ROAD

AUTHORITY
LOW RISES

EVM CHARGING SYSTEM IN EACH TOWER



COMPOSED MECHANISM FOR GARBAGE DISPOSAL





PRODUCT BRIEF

Site Address: Vaibhav Heritage Height, GH-01-E, Sec-16 Greater Noida (West)

LOCATION HIGHLIGHTS

- 2 MINUTE DRIVE FROM EK MURTHI PROPOSED METRO STATION
- 7 MIN DRIVE FROM DADRI CONTAINER DEPO
- 10 MINUTE DRIVE FROM NH-24
- 10 MIN DRIVE FROM NH-91
- 15 MINUTE DRIVE FROM 52 METRO STATION - (NOIDA)
- 20 MINUTE DRIVE FROM CITY CENTRE METRO- (NOIDA)
- 20 MIN DRIVE FROM EASTERN PERIPHERALS EXPRESSWAY
- 20 MIN DRIVE FROM GHAZIABAD RAILWAY STATION
- 50 MINUTE DRIVE FROM JEWAR AIRPORT
- 1 HOUR DRIVE FROM IGI AIRPORT DELHI









HIGHLIGHTS OF THE HERITAGE HEIGHTS

- 3 SIDE OPEN PLOT
- BALCONY WITH EVERY ROOM
- NO SHARING WALL OF ANY FLAT
- ALL FLATS ARE CORNER FLATS
- LOBBY LANDSCAPING
- 34 ACRE GREEN PARK DEVELOPING BY AUTHORITY
ADJACENT TO VAIBHAV HERITAGE HEIGHTS
- EVM CHARGING SYSTEM IN EACH TOWER
- BIGGER ROOM SIZES WITH WOODEN FLOORING IN MASTER BEDROOM
- LEAST LOADING
- 3 TIER SECURITY
- EASY MAINTENANCE AND TIMELY POSSESSION OF SOCIETY
- VENTILATION OF LIGHT AND AIR PROPERLY
- VASTU FRIENDLY LAYOUT
- CLUB AND SWIMMING POOL ON MINUS LEVEL
- EXCELLENT ELEVATIONS AND LANDSCAPING
- EXCELLENT FLOOR LAYOUTS

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SITE LAYOUT



	TYPE-I - 955 sq.ft. 2BHK+2T		TYPE-VI - 2300 sq.ft. 4BHK + 4T + S + T
	TYPE-IIIB - 1175 sq.ft. 2BHK + 2T + S		TYPE-IV - 1530 sq.ft. 3BHK+ 3T
	TYPE-IIIB - 1450 sq.ft. 3BHK+2T		TYPE-V - 1800 sq.ft. 3BHK + 3T + S + T
	TYPE-III A - 1450 sq.ft. 3BHK + 2T		



FEATURES

- CLUB
- SWIMMING POOL WITH DECK
- COMMERCIAL COMPLEX
- CHILDREN PLAY AREA
- JOGGING TRACK
- HALF BASKETBALL COURT
- BADMINTON COURT
- TENNIS COURT
- VOLLEY BALL COURT

KEY SIZES

2BHK + 2TOILET	-	955 Sq.Ft.
2BHK + 2TOILET + STUDY	-	1150 Sq.Ft.
4BHK + 4TOILET + STUDY + TOI	-	2300 Sq.Ft.

FLOORS PLAN

TYPE 1 - 2 BHK + 2 TOILET



Areas	Sq.Ft.	Sq.M.
Carpet Area	556.537	51.704
Balcony Area	137.358	12.761
External Wall	66.843	6.210
Common Area	194.256	18.047
Total	955.00	88.722

FLOORS PLAN

TYPE IIA - 2 BHK+2 TOILET+STUDY



Areas	Sq.Ft.	Sq.M.
Carpet Area	671.452	62.380
Balcony Area	158.433	14.719
External Wall	74.604	6.931
Common Area	245.503	22.808
Total	1150.00	106.838

FLOORS PLAN

TYPE VI- 4 BHK+4 TOILET+STUDY+TOILET



Areas	Sq.Ft.	Sq.M.
Carpet Area	1439.663	133.748
Balcony Area	290.359	26.975
External Wall	110.297	10.247
Common Area	459.672	42.705
Total	2300.000	213.675

LOCATION MAP



SPECIFICATIONS

General	Earthquake Resistant Zone IV Competent Structure Designed by Highly Experienced Engineers.
Superstructure	Sheer Wall Structure with Columns, R.C.C Slabs & Beams with Brick Wall partitions in between.
Flooring	Vitrified Tiles in Drawing/Dining/Bedrooms Laminated Wooden Flooring in Master Bedroom Vitrified Tiles in Kitchen, Anti-skid Ceramic Tiles in Toilet & Balcony.
Door and Windows	External Doors & Windows- UPVC/Powder Coated Aluminum Internal Doors- Hardwood Frames with Laminated Flush Doors. Entrance Door- Teakwood Finish Decorative Door.
Kitchen	Granite Top Working Platform Stainless Steel Sink Ceramic Glazed Tiles 2 feet above Working Platform with Chrome Finish Sanitary Wares
Toilets	Provision for hot and cold water system Glazed Tiles in pleasing colors on wall up to Door Level European WC's Washbasin & Cistern in light shade of Standard Brand Chrome plated fittings of standard make
Inside Wall Finish	Inside Wall with POP Punning and Acrylic Emulsion Paint
Electrical	Modular Switches Sufficient light and Power Points Cable TV and Telephone Points in Drawing room, Bedroom and Master Bedroom Copper Wires in concealed PVC conduits with MCB
External Finish Lift	Modern and Elegant outer finish with quality Paint with plaster in Decorative Designs. Lobby/Entrance Lobby Wood/Stones/Tiles up to 7 feet and Texture Paint Exterior with Superior Paint Finish
Intercom Facility	Provision of Intercom Facility in Each Flat.
Water Supply	Underground and Overhead Water Tanks with Pumps for uninterrupted Water Supply
PNG Gas Pipeline	Provision for Gas Pipeline Infrastructure.