



Corporate Office:

Plot No. 17-R-1, First Floaor, 120 Feet Road, Surveyor Colony to Mattuthavani Mani Road, Near Manish Marbles, Sambakulam, Madurai.

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For more information, please visit the website

www.vijayadhayaa.in



Amenities



DTCP Approved



CCTV Surveillance Camera



Prime Location



24/7 Security Service



Gated Community



Good Investment

OUR PLOT FEATURES

- Our plots are government-approved (DTCP APPROVED) plots at a very low cost so that all parties can buy and benefit from them.
- ✓ The investment in this land is set to grow very quickly.
- ✓ Our plot is located in the middle of residential areas.
- Our plot is located in an area with ample drinking water, fertile soil, and breezv space.
- Encompass schools, colleges, banks, ATM, Supermarket, Temple, EB office, and bus stop within proximity.

DISTANCES FROM SITE

Meenakshi Mission Hospital - 2.6 km

High Court - 3.7 km

Reliance Market - 4.9 km

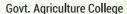
Pandikovil - 4 km

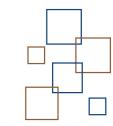
Matuthavani Bus Stand - 3.6 km/





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VIJAYA DHAYA REALTORS are doing the resources and capabilities to plan, design, construct and manage a range of civil engineering projects and their supporting infrastructures.

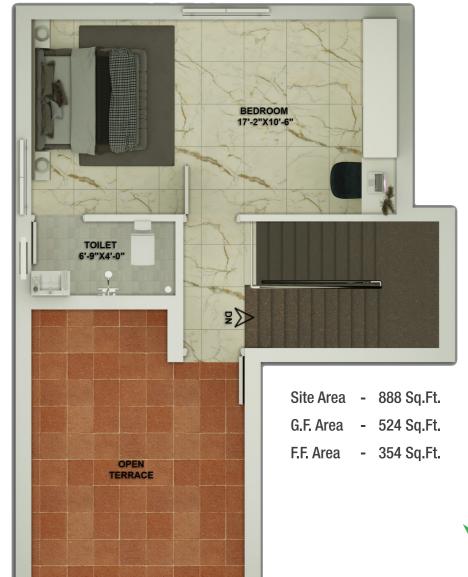
- ✓ Innovation in our concepts, services and delivery system to provide our clients with viable solution.
- ✓ Responsible conduct toward customer, employees, the community and environment in which we operate constant improvement to meet the ever changing needs of our customers.
- \checkmark Taking the long view in our businesses and action to ensure that we have a sustainable future.
- ✓ We at vijaya dhaya realtors strive for excellence in everything we do from delivering ground breaking world class projects through our core business of engineering & construction.
- ✓ While delivering the highest quality which is a key in each and every projects we build, we also develop harmony with nature to provide a better environment that adds value to life and enriches the living experience.



Duwaraga City - Layout ச.எண்: 23 20 ச.எண்: 23 15 ්ෆි 22'-6" 22'-6" 12'-9' © 25 | + 26 | + 2 18 33'0" அகல மனைப்பிரிவு சாலை 234'-2" 9 33 9 34 9 35 7 36 9 ச.எண்: 23 **23'6"** அகல மனைப்பிரிவு சாலை படம்பூர் ஊரணி ச.எண்: 27/2 39 ₺ 38 உபயோகம் – 1 ச.எண்: 27/5ஏ1ஏ ச.எண்: 27/4சி ச.எண்: 27/1எச்1ஏ

ச.எண்: 27/4டி

North Facing - Compact House Plan First Floor







North Facing - Compact House Plan Ground Floor



Site Area - 888 Sq.Ft. G.F. Area - 524 Sq.Ft.

F.F. Area - 354 Sq.Ft.

Total build up - 878 sq.ft

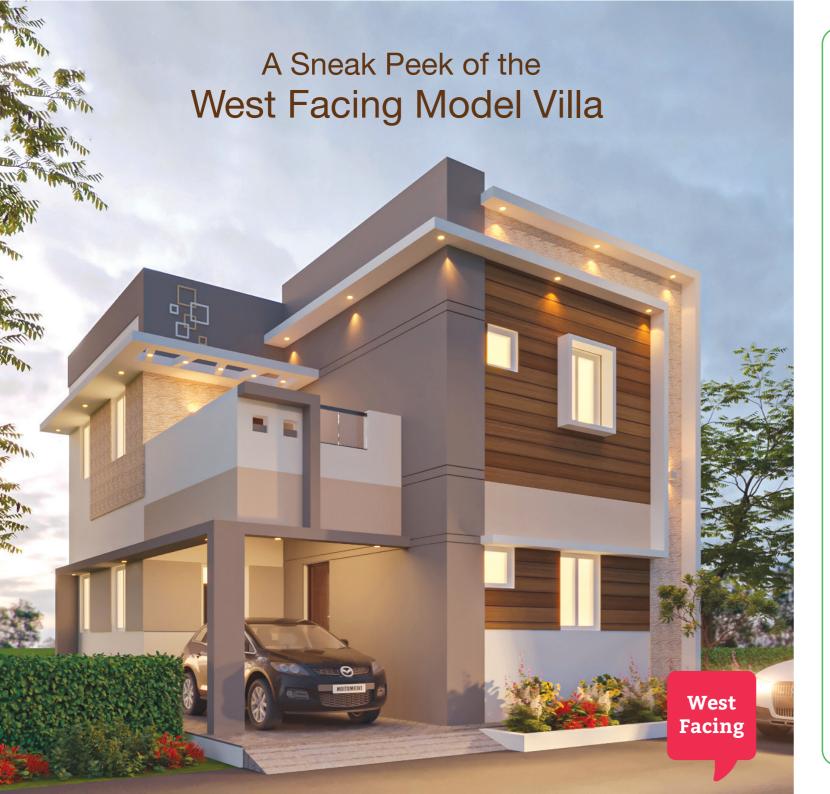


Duwaraga City - Plot Area

PLOT NO (Sq.ft)	PLOT AREA (Sq.ft)	ROAD AREA (Sq.ft)	TOTAL AREA (Sq.ft)	TOTAL AREA (CENT)
1	1,378	1,360	2,738	6.28
2	989	352	1,341	3.08
3	1,376	563	1,939	4.45
4	1,065	282	1,347	3.09
5	1,019	294	1,313	3.01
6	1,223	352	1,575	3.61
7	1,132	1,150	2,282	5.24
8	1,145	449	1,594	3.66
9	1,122	1,146	2,267	5.21
10	1,223	353	1,575	3.62
11	1,019	294	1,313	3.01
12	1,215	379	1,594	3.66
13	1,401	332	1,733	3.98
14	1,350	353	1,703	3.91
15	1,350	353	1,703	3.91
16	1,248	1,195	2,443	5.61
17	1,260	495	1,755	4.03
18	1,248	1,387	2,634	6.05
19	1,350	450	1,800	4.13
20	1,350	450	1,800	4.13
21	1,491	484	1,975	4.53
22	1,545	478	2,023	4.64
23	1,417	390	1,807	4.15
24	1,642	435	2,077	4.77
25	910	1,245	2,155	4.95

PLOT NO (Sq.ft)	PLOT AREA (Sq.ft)	ROAD AREA (Sq.ft)	TOTAL AREA (Sq.ft)	TOTAL AREA (CENT)
26	923	365	1,287	2.95
27	1,017	454	1,471	3.38
28	1,155	495	1,650	3.79
29	1,144	495	1,639	3.76
30	1,140	495	1,635	3.75
31	1,164	1,164	2,327	5.34
32	1,522	1,199	2,721	6.25
33	1,200	353	1,553	3.56
34	1,200	353	1,553	3.56
35	1,200	353	1,553	3.56
36	920	247	1,167	2.68
37	1,078	364	1,442	3.31
38	1,110	352	1,462	3.36
39	1,110	352	1,462	3.36
40	1,110	352	1,462	3.36
41	1,580	1,078	2,657	6.10
42	1,116	1,139	2,255	5.18
43	962	306	1,268	2.91
44	1,110	353	1,463	3.36
45	1,110	353	1,463	3.36
46	1,110	353	1,463	3.36
47	971	285	1,256	2.88
48	2,605	430	3,035	6.97
49	2,383	430	2,813	6.46
TOTAL AREA	61,402	27,134	88,536	203

 $2\dot{2}$



East Facing



East Facing - Plan

Ground Floor



First Floor



Plot Area - 1350 Sq.Ft.

G.F. Area - 1085 Sq.Ft.

F.F. Area

- 880 Sq.Ft.

Total Built up - 1965 Sq.Ft.





DUWARAGA CITY IS AN ON-ROAD LUXURY HOMES

PROJECT FOR VIJAYA DHAYA REALTORS.

Duwaraga City is an on-road luxury homes project for Vijaya Dhaya Realtors. A home with a life of peace, simplicity, and spiritual bliss in everything that you dream about in your own home. It has been designed with just one thought in mind right from the location to the design, the construction to the amenities, and to the overall environment, it spells Exclusivity.

Duwaraga City is in Valarnagar, Madurai, located in front of Uthangudi Reliance & Behind Pandi Kovil, HCL, and Honeywell. Duwaraga City is all that you have been waiting for? Come visit your home!

Professional in Luxury

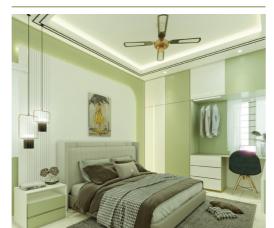
Courtyard



Kitchen



Ground Floor Bed Room



South Facing

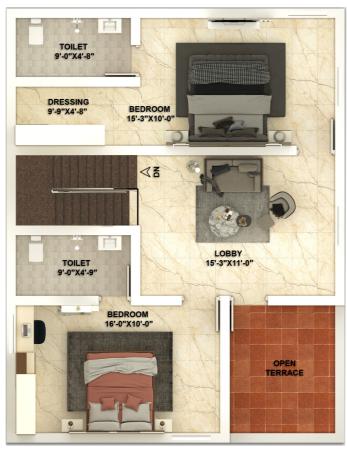


South Facing - Plan

Ground Floor



First Floor



Plot Area - 1110 Sq.Ft.

G.F. Area - 942 Sq.Ft.

F.F. Area - 804 Sq.Ft.

Total Built up - 1746 Sq.Ft.

V

, Experts in Real Estate

Living Room



1st Floor Bed Room



1st Floor Bed Room



Specification

FOUNDATION AND BASEMENT

- Earthwork excavation up to the 6 feet depth from N.G.L. for RCC Foundation work and basement at 3'6" Above from natural ground level.
- 3" sand filling before foundation PCC.
- Plain cement concrete of 1:4:8 mix. Using 40-mm metal (HBM) for a depth of 4" for footings and floorings.
- Brick masonry CM 1:6 mix Basement level fly ash bricks.
- Basement inner plastering CM 1:4 (Outer wall only).
- Basement Filling with available good earth (or) available gravel nearby site (Free from clay).
- Overall steel design will not exceed 3.00 kg / sq.ft.

STRUCTURE

- RCC framed structure with isolated footing foundations.
- All RCC works in M 20 design mix.
- Outer walls -9" thick and internal walls 4.5" thick using wire cut Red bricks / Chamber bricks.
- Ground floor parapet wall 9" thick, 3' height all-round and first floor parapet wall 4.5" thick, 3' height all-round.
- Plastering –Inner and Outer walls will be smooth finish.
- Floor to Floor height will be maintained at 10'
- One loft on any one side in each bed room and kitchen shall be provided.

PAINTING

- Internal walls– 1 Coat primer, 2 coats putty, 2 coat premiem emulsion paint (Asian / Equivalent)
- External walls 1 Coat primer, 2 coat premiem emulsion Paint (Asian / Equivalent)
- Ceiling 1 Coat primer, 2 coat premiem emulsion paint (Asian / Equivalent)
- Main door frames & Shutters Melamine Polish with Matt finish
- All Door frames & Grills Enamel Paint (Asian / Equivalent)

FLOORING

- Living/Dining/Bed rooms/Kitchen 800mm X 800mm - Vitrified tiles
- Car porch Heavy duty anti skid Tiles 300mm
 X 300mm
- External Staircase –Anti skid clay/Ceramic tiles
 300mm X 300mm
- Internal Staircase Granite with Single Nosing
- Main Entrance Steps Granite
- Balcony/Utility/Toilet 300X300 Ceramic tiles.
- Terrace -Clay pressed tiles over surki
- Toilet Anti skid floor tile 300mm x 300mm.

DADOING:

- Kitchen 2 ft height Ceramic tiles above Kitchen platform.
- Toilet Ceramic wall tiles up to 7 ft height in wall.

West Facing



West Facing - Plan

Ground Floor







Plot Area - 1222.5 Sq.Ft.

G.F. Area - 986 Sq.Ft.

F.F. Area - 798 Sq.Ft.

Total Built up - 1784 Sq.Ft.

V

Specification

MAIN DOORS AND OTHER DOORS

- MAIN DOOR- Seasoned Teak wood II grade frame with design molded shutters with Branded locks, tower bolts, safety latch, door stopper etc.(Brass).
- BEDROOM DOORS, TOILET DOORS and all DOORS – Frames - country wood & Readymade Door shutters.

WINDOWS & VENTILATORS

- Windows UPVC windows and sliding shutters with ordinary plain glass (Pinned Glass / One way Mirror) and MS grill on inner side.
- Ventilators UPVC ventilators with MS grill pinned louvered glass and with Exhaust fan provision.

BALCONY AND COMMON STAIRCASE RAILINGS

- SS Hand railing for internal staircase.
- MS Hand railing as per architect design for External Staircase with enamel painting as approved by Architect.
- MS railings will be provided for Balconies and shall be painted with enamel paint of color shade as approved by Architect.

WATER SUPPLY- SANITARY & PLUMBING

- An over head tank of 1000 Its capacity Sintex or equivalent shall be provided.
- Outer & exposed water supply lines are PVC pipes.

- Inner water supply lines are CPVC pipes.
- Drainage and sanitary lines shall be in PVC pipes.
- PVC/CPVC Anil /Astral /Supreme/ Trubore, other Equivalent ISI Brands
- IWC Closet of Parry ware / CERA or equivalent in Common bathrooms.
- EWC Closet- Floor mounted Parry ware / CERA other equivalent in Attached bathrooms.
- Sanitary fittings Parry ware / CERA other Equivalent ISI brands
- CP fittings Ess Ess / other Equivalent ISI Brands
- Geyser provision will be provided in all Toilets.

ELECTRICAL FITTINGS

- Wiring will be concealed and suitable for three phase supply with Manual phase changer.
- Wiring –V-Guard/ KEI / POLY CAB, other Equivalent ISI Brands
- Switches C&S /Luminous, other Equivalent ISI Brands
- MCB's C&S / Havells / Indoasian, other equivalent ISI Brands
- UPS Power back up provision will be provided in each room for – one light, one fan and one socket only.
- Bed rooms provision for split air conditioner points.
- Rainwater filter chamber

Note: The Furniture's shown in the plan are only Indicative and do not form part of the Standard Specification.

North Facing - 3D Model House Plan



North Facing



Total Built up

- 2080 Sq.Ft.

North Facing - Plan

Ground Floor







Plot Area - 1517 Sq.Ft.

G.F. Area - 1234 Sq.Ft.

F.F. Area - 846 Sq.Ft.

Total Built up - 2080 Sq.Ft.





