



**LUXURY VILLAS
LUXURIOUS TOWNSHIP**



PRAKASH
Nilayam

Ramnagar Road, Kashipur

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Sprawling across 25 acres, the most spacious, densely green residential society, designed and developed by considering all necessities of a family, a small or a big. With wide roads with green belt both the side, children parks, family parks, centralized overhead water tank, club house, swimming pool etc are the merits of the society.

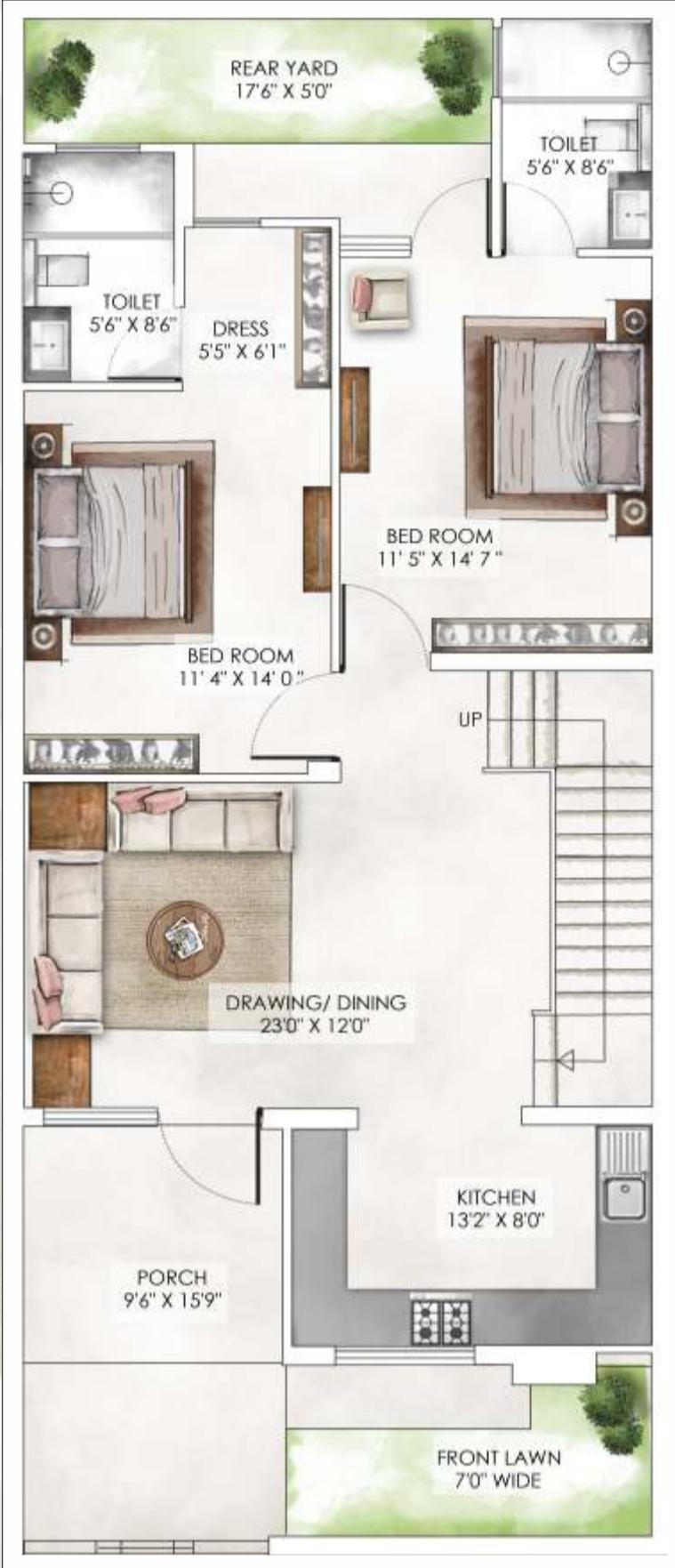
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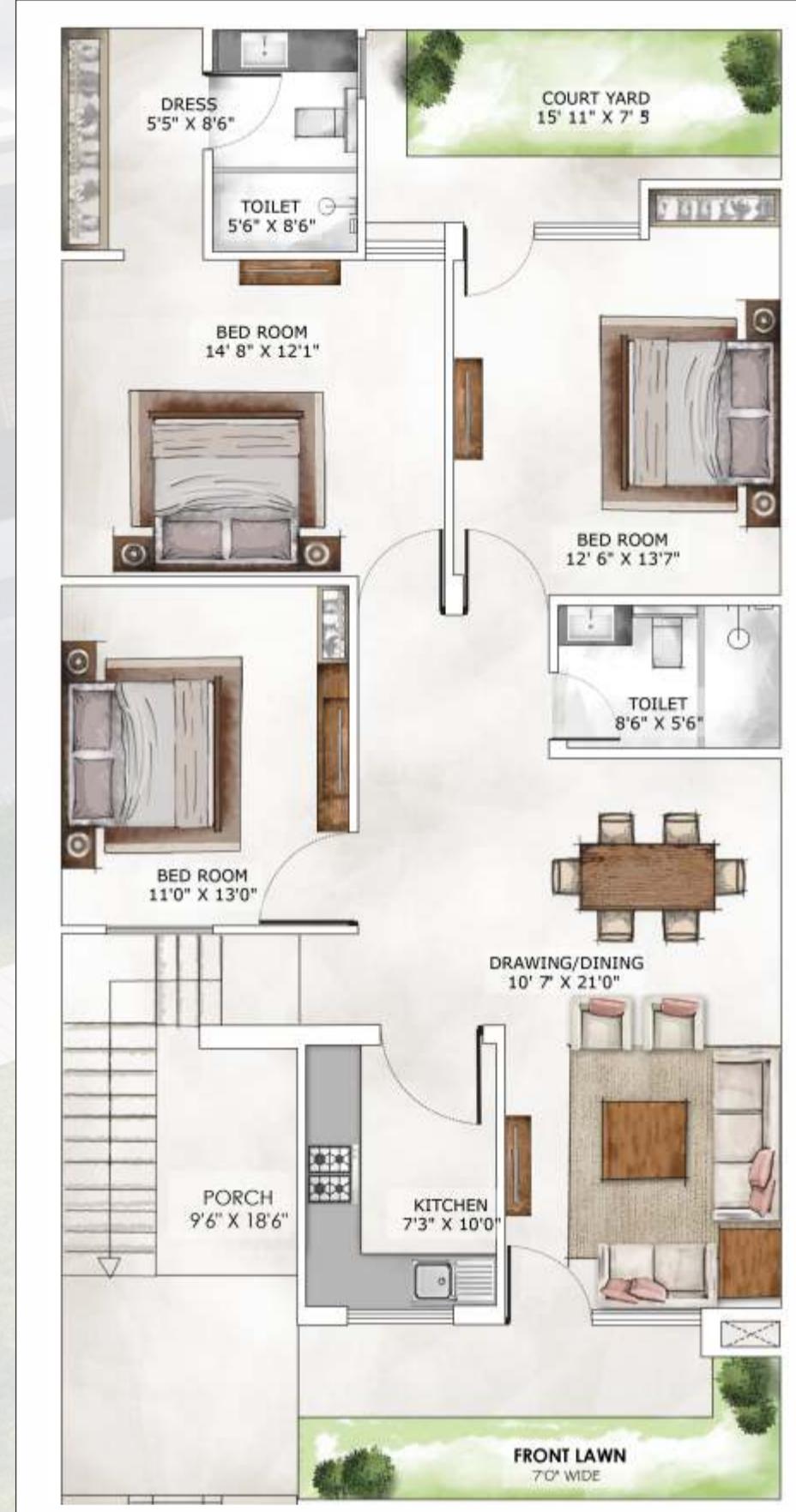
**2/3/4 BHK LUXURY
VILLAS/DUPLEXES**

FLOOR PLANS



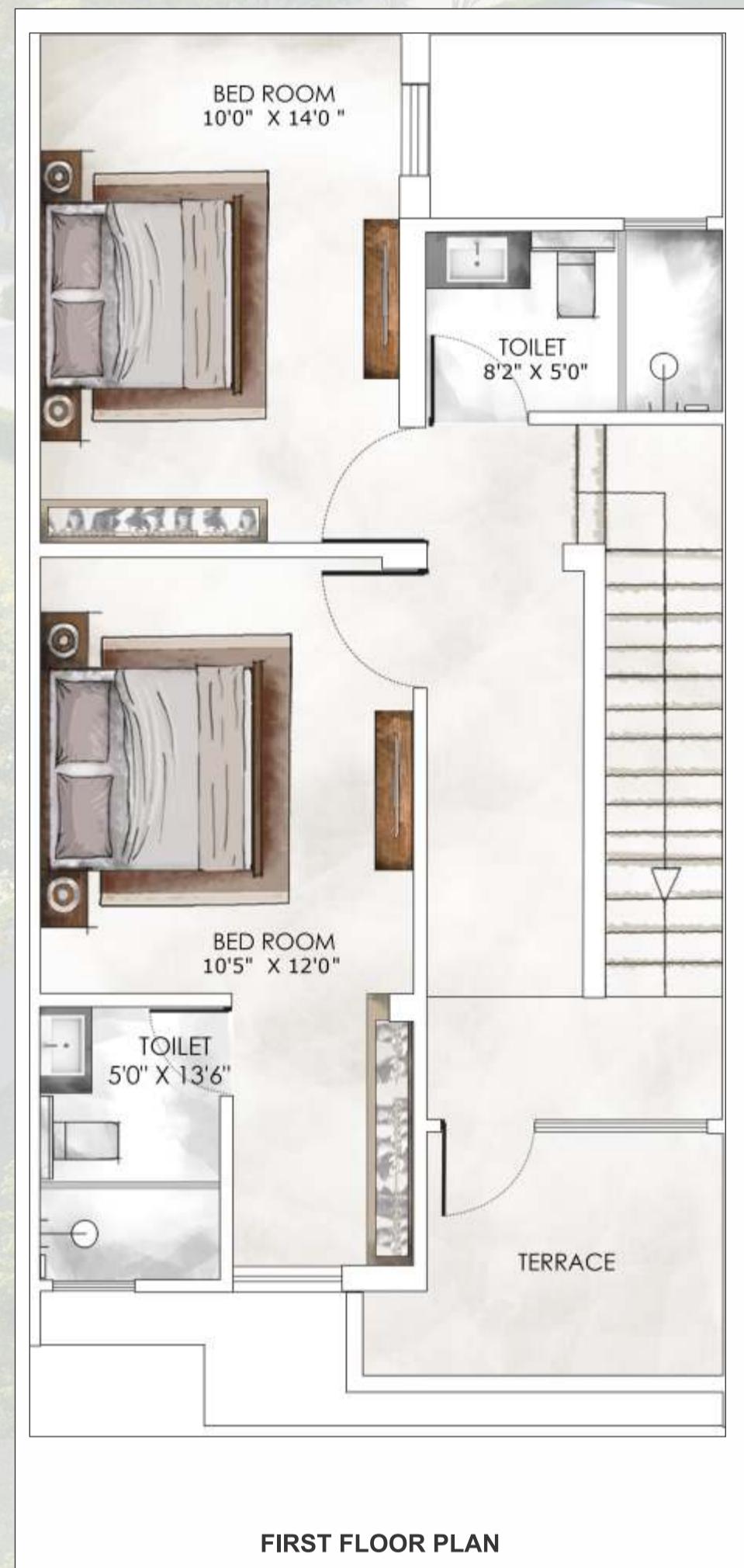
BLOCK I & L
PLOT AREA : 23'-9" X57'1" = 1356 Sq.Ft.
COVERED AREA = 1426 Sq. Ft.

2BR VILLA



BLOCK-D,E,J,K,G,R,P
PLOT AREA : 28'-3" X57'1" = 1613 Sq.Ft.
COVERED AREA = 1705 Sq.Ft.

3BR VILLA

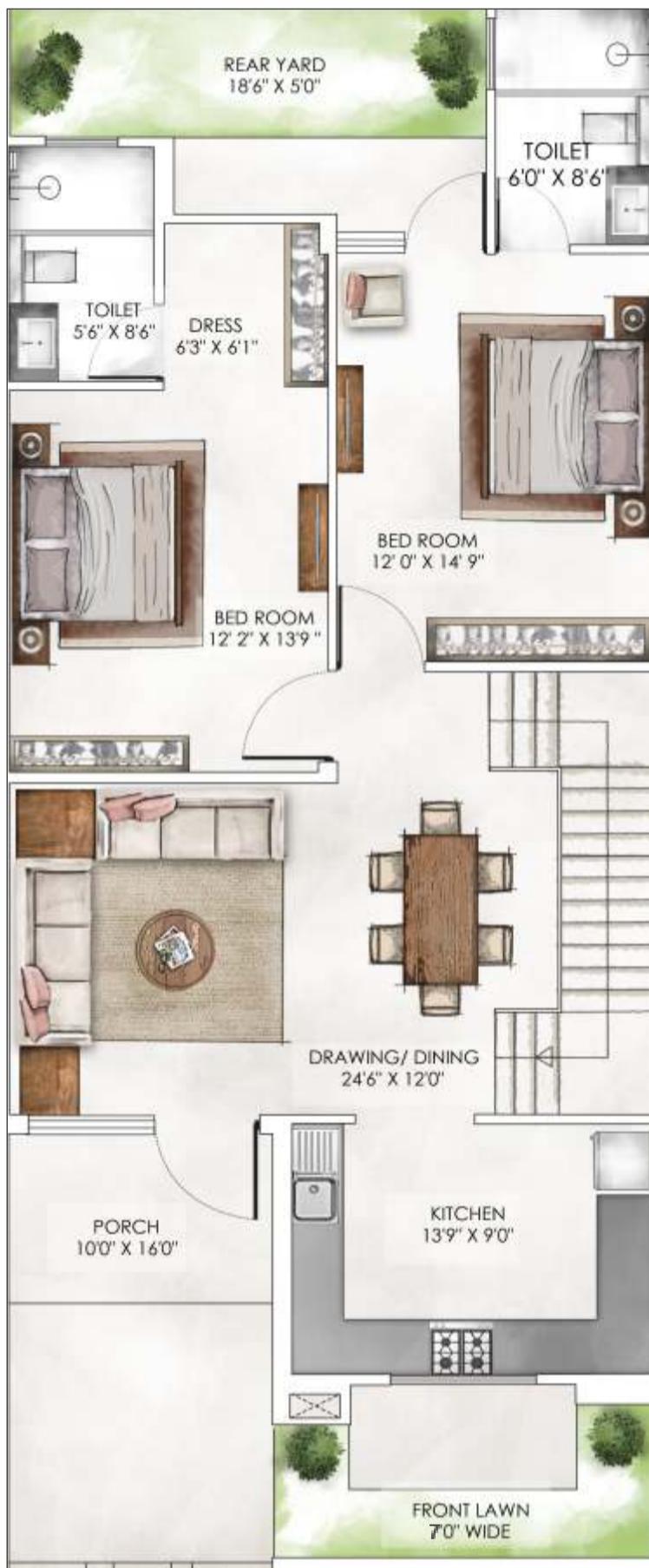


BLOCK - H & M
PLOT AREA : 19'-8" X41'= 807 Sq.Ft.
SUPER BUILT-UP AREA = 1603 Sq. Ft.

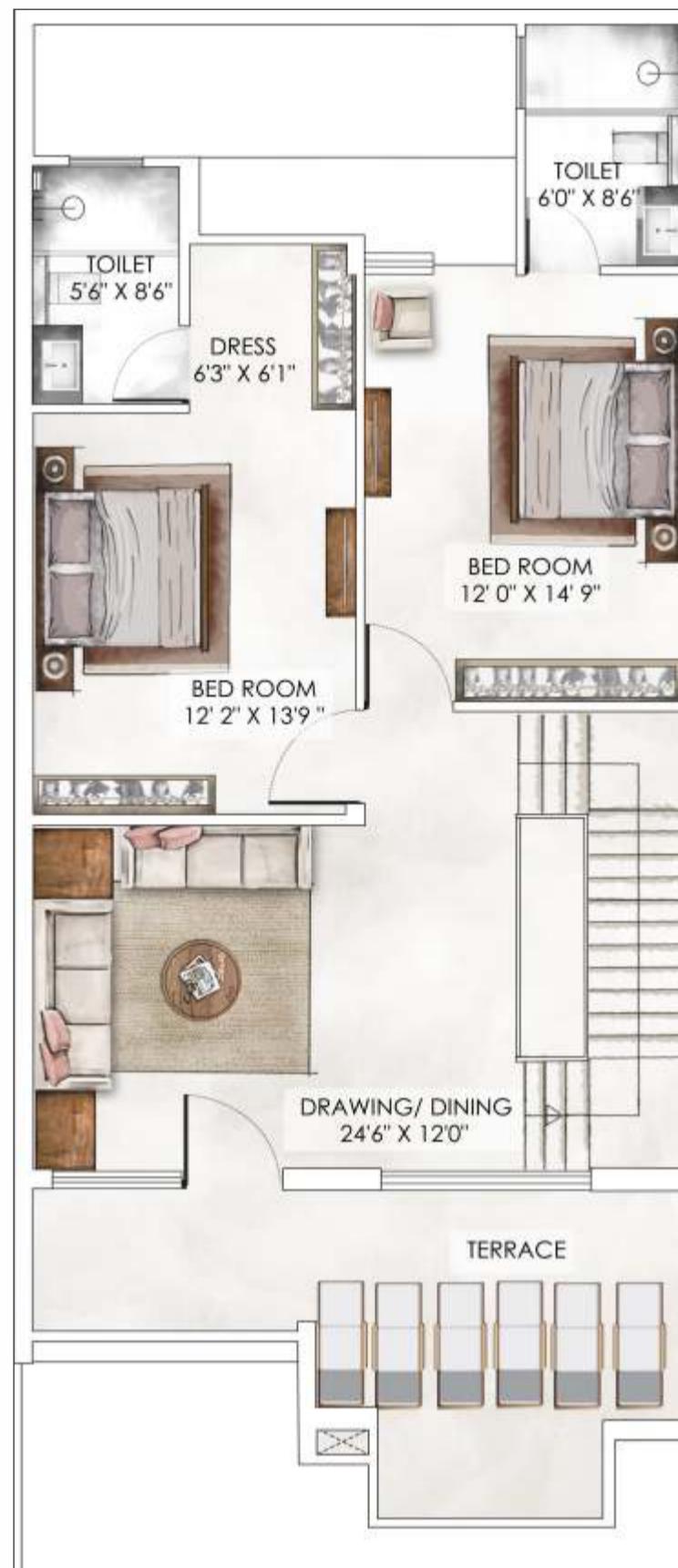
3BR DUPLEX



FLOOR PLANS



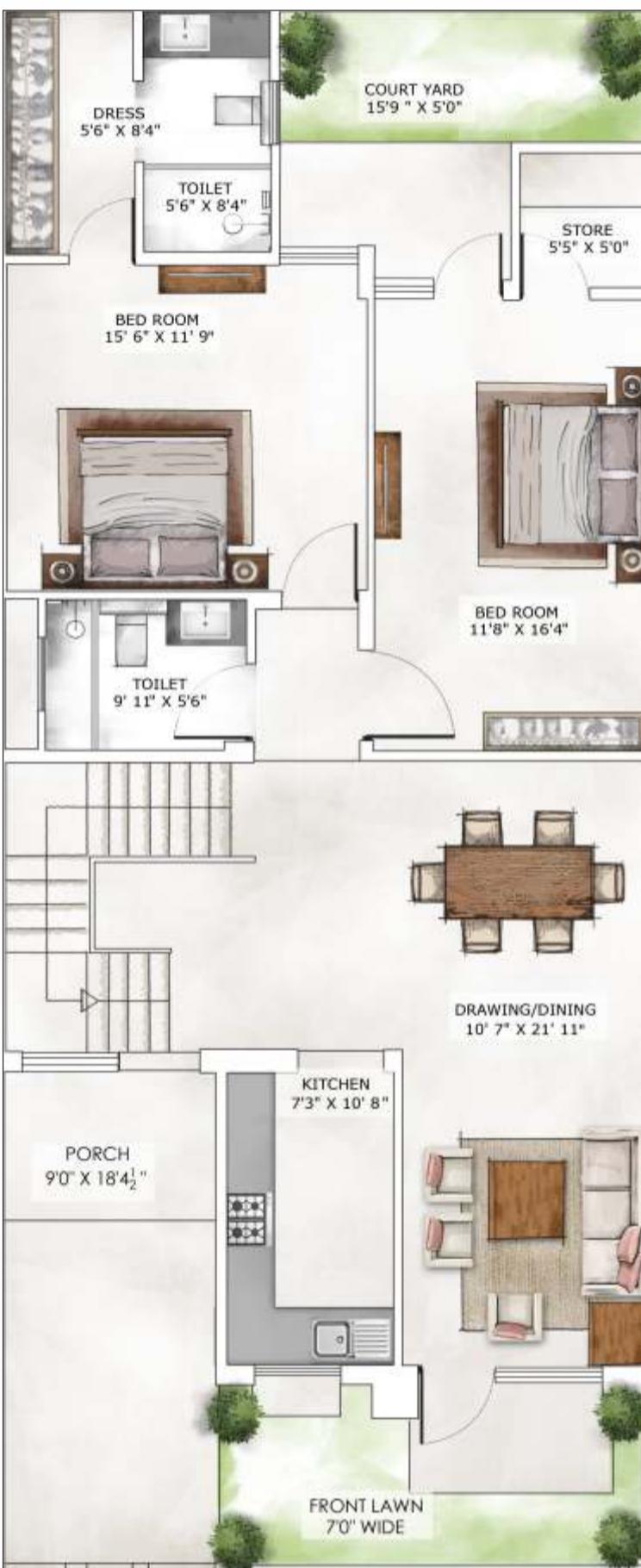
GROUND FLOOR PLAN



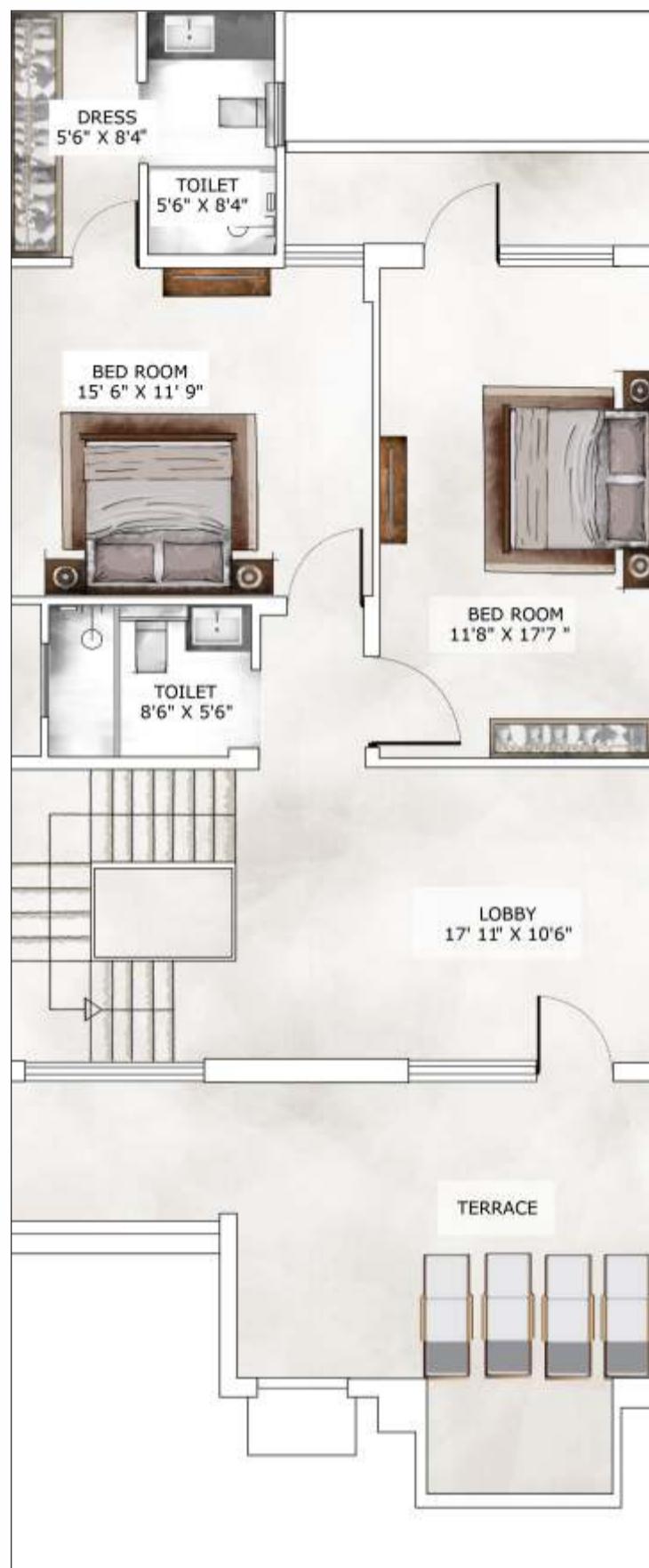
FIRST FLOOR PLAN

BLOCK - B, J, & K
PLOT AREA : 25'-3" X 57'1" = 1442 Sq. Ft.
SUPER BUILT-UP AREA = 2678 Sq. Ft.

4BR DUPLEX



GROUND FLOOR PLAN



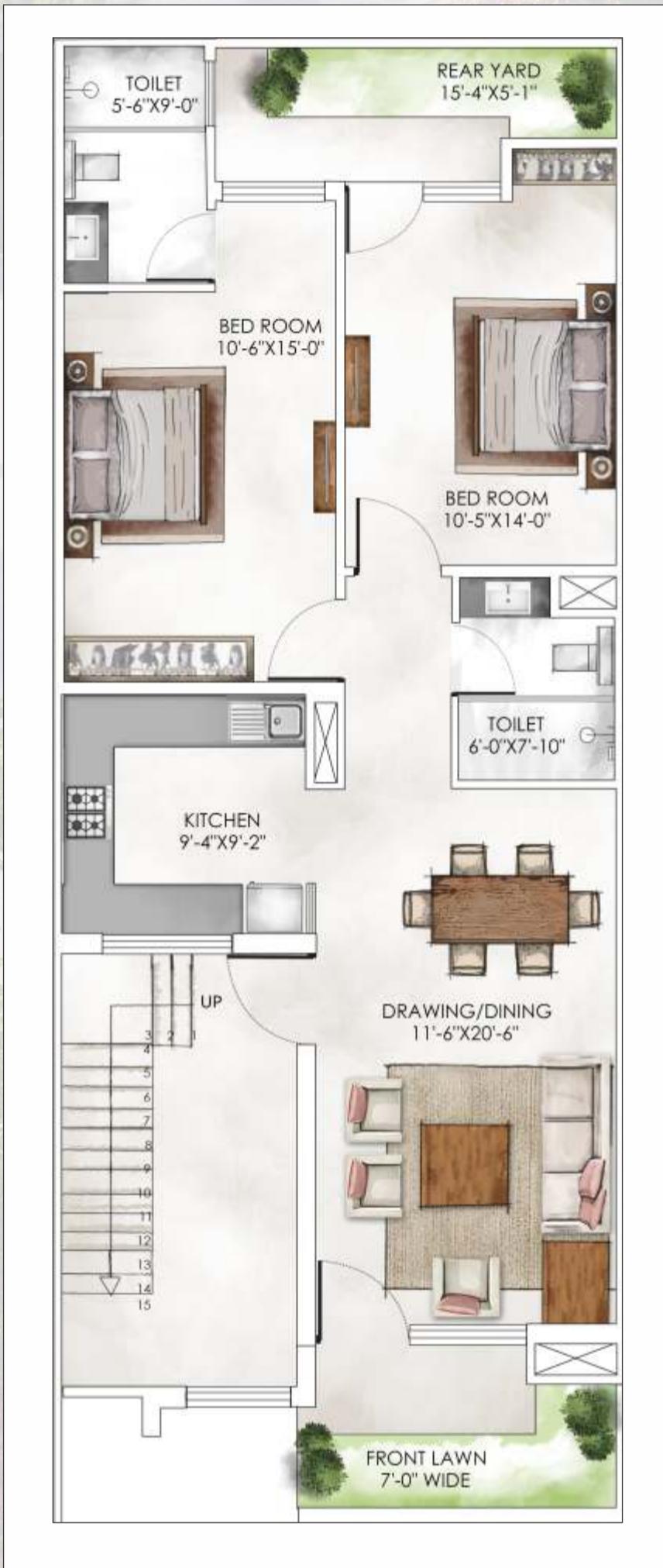
FIRST FLOOR PLAN

BLOCK - B & C
PLOT AREA : 28'3" x 57'1"=1613 Sq. Ft.
SUPER BUILT-UP AREA = 2961 Sq. Ft.

4BR DUPLEX



FLOOR PLANS



BLOCK -T
PLOT AREA : 22'X57'1" = 1255.76 Sq. Ft.
COVERED AREA = 1350 Sq. Ft.

2BR VILLA

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Project Highlights:

- Undeground Drainage & Sewer System
- STP • Underground Electric Lines
- Designer Street LED Lights • Grand Club House with Swimming Pool • Landscaped Parks with Fountains
- Wide Concrete Roads • Piped Water Supply
- Gated Entry with CCTV Camera and 24 Hours Security

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SPECIFICATION



Structure : Earthquake resistant R.C.C. frame structure with brick filler walls.



Flooring : Vitrified flooring with skirting in all rooms.



Doors : Seasoned hardwood frame for all doors. Commercial flush doors. Decorative main entrance door with safety lock.



Windows : Wooden frame windows with grill & glass. Fly mesh door.



Kitchen: Granite kitchen platform with stainless steel sink. Glazed tiles upto 2' in height.



Bathroom : Glazed/Ceremic Tiles upto door level, Hot & cold water supply system, Counter top basin, Standard make white colour EWC.



Electrical : Concealed copper wiring. Quality modular switches. MCB power distribution board. Provision for inverter in each Villa, AC points in all rooms. Provision for TV/Telephone points in drawing/dinning.



External Finish : Weather proof paint with combination of texture paint on exterior walls.

DESIGNED FOR YOUR COMFORT



SITE PLAN



LUXURIOUS TOWNSHIP

प्रकाश निलयम

RERA NO. UKREP08220000439



Committed to Transforming Kashipur

Established in 2004, **Ashish Builders and Developers** stands as Kashipur's most trusted name in real estate development, boasting an impressive portfolio of both commercial and residential projects. Under the visionary leadership of **Ashish Kumar Gupta**, a civil engineer with a master's degree in urban planning, our organization has cultivated a reputation for being a responsible and environmentally conscious entity.

We prioritize quality construction, uphold strong business ethics, and are dedicated to providing our customers with timely possession of their properties. These principles set us apart in a competitive market.

Introducing **Prakash Nilayam**—a remarkable addition that elevates our commitment to excellence in Kashipur. Join us as we continue to shape a better future for our community.



Ashish Builders & Developers

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