

Discovery Villa

A Premium Deluxe & Duplex Villa

Discovery villa with all The Perfect Mix Of Efficient design an ambience of features for extraordinary living inside a Duplex Home. The home dedicated to offer a a healthy & balanced lifestyle & tranquility of the refreshing nature that surrounds Guwahati.



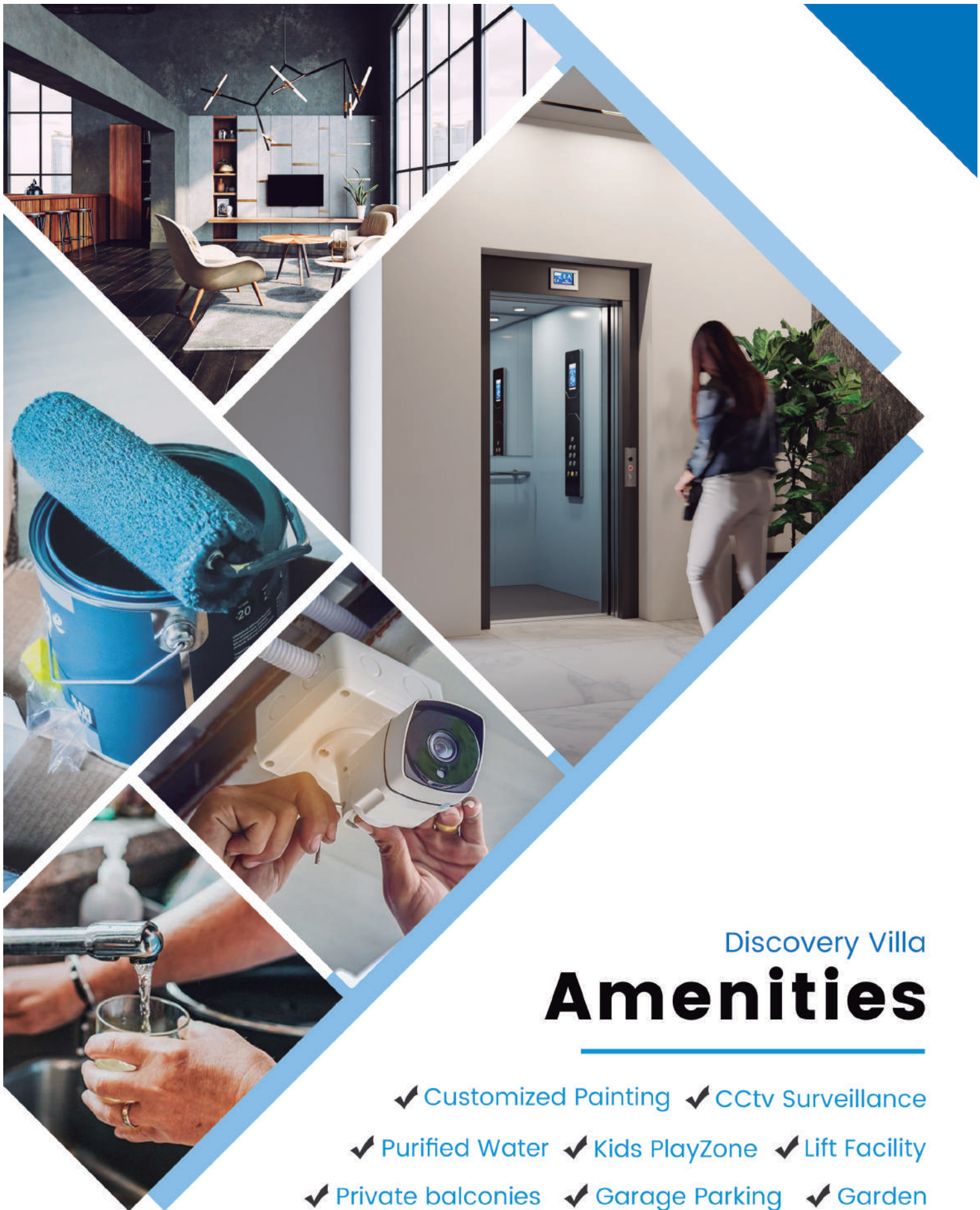
Life is more than the obvious

Beyond the daily routine is the opportunity to turn every moment into a festival.

To smile without a reason. To follow your heart.

To live life your way





Discovery Villa

Amenities

- ✓ Customized Painting
- ✓ CCTV Surveillance
- ✓ Purified Water
- ✓ Kids PlayZone
- ✓ Lift Facility
- ✓ Private balconies
- ✓ Garage Parking
- ✓ Garden

Specifications

STRUCTURE

- RCC frame structure with, brickwork and or concrete block partitions.
- Chicken/Fibre Mesh embedded along wall joints while plastering to reduce cracks.
- Door Frame - Wood Plastic Composite (WPC).

FLOORING, TILING & RAILINGS

- Main entrance lobby, lift lobby & lift fascia (wall & floor) using composite marble/granite/vitrified/digital tiles, as per the architect's design.
- Foyer/living/dining/bedrooms using Premium Vitrified tiles.
- All Bed room toilets: Designer ceramic tile concepts 30 cm X 30 cm for floor and 30cm X 60cm for walls up to ceiling height of 8'0 (or equivalent).

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SANITARY & PLUMBING

- Water Closets: Western Style EWC of Kohler, CERA or equivalent
- Wash Basins: Porcelain wash basins of Kohler/CERA or equivalent make shall be provided in all bathrooms
- All basins shall be provided with waste coupling & bottle trap of standard make. All sanitary wares shall be of white colour only.
- Concealed cisterns (concealed flushing system) will be of GEBERIT from Switzerland or equivalent.
- Actuator plates shall be in CP Finish dual flushing system.

KITCHEN

- Single bowl stainless steel sink with drain board in the kitchen of a major brand.

WATER SUPPLY

- Adequate storage of water in the underground and overhead reservoir.
- Provision for deep tube well for continuous water supply along with water filtration unit.

ELEVATORS

- High Speed Schindler lift shall be provided as per the government norms in each core with automatic doors & SS brush finish.
- ARD (Automatic Rescue Device) shall be installed in the passenger lift as a premium feature.

DOORS AND WINDOWS

- uPVC doors and windows which provides intense thermal and noise insulation.
- Main Door: Pre-hung Designer Veneered Flush Door with PU Coated/Melamine finish and engineered wood jambs.
- Internal Doors: Pre-hung Laminate Doors or Moulded skin Doors with Frame as per the architect's design
- Hardware: DORSET/YALE locks make from USA or equivalent; Magnetic Door Stoppers for Main and Bedroom Doors.

Specifications

ELECTRICALS

- Concealed copper wiring using FINOLEX or equivalent make cables with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, fan, 6 Amps, 16 Amps & AC points in the apartment.
- Switches: All switches shall be LEGRAND, Schneider or equivalent. Light fixtures for the common area, external areas shall be provided.
- Adequate ELCB and MCB shall be provided in each apartment.

PAINT FINISHES

- Premium emulsion paint shall be applied for the ceiling & interior walls of the DISH TV and apartments excluding utility and services.
- Internal walls: Acrylics/ Cement based putty with premium emulsion paint.
- External walls: Weather Shield Exterior Grade emulsion/ texture paint.

SECURITY & AUTOMATION

- Multi-Level security systems for common areas & lobbies
- Access control entry to the common entrance' foyers.
- CCTV entrance lobby at ground floor and Main Gate Boom barriers at entry/exit of the complex.
- Gas leakage detectors.
- Panic Alarm

HIGH TECH FIRE SAFETY SYSTEMS

- Equipped with Alarm/Fighting Devices / Fire Extinguishers and others as per norms.

EXTRA CHARGEABLE

Parking Fee

Rs 2,50,000

(One-time Payment)

DG Set

Rs 1,50,000

(One-time Payment)

Electricity Load Security, Meter Security, etc. Documentation Charges, Registration Charges of Flats, GST @ 5%, GMC Holding Charges, etc. Wherever applicable will be charged extra.



About DISCOVERY VILLA

Discovery Villas have the perfect mix of efficient design and planning with an ambience of features for extraordinary living. This is a home that is nestled in the peace and tranquility of the refreshing nature that surrounds Guwahati. It is a home dedicated to offering a healthy and balanced lifestyle. This residential locality is situated in a posh area which is fully secure. All high-income occupants live in this elite area and the location has very good connectivity to all parts of the city.



Relax

Go slow and lie down, take your time and breathe in the fresh air of nature.



Refresh

Enjoy the lush greenery, scenic blues, hit your inner reset button as you sip on your favorite drink.



Rejuvenate

Approach every day with a renewed energy, charged up by delectable sights, smells and vibes of the nature.

Build with Affection

The word Discovery translates to uncovering or unearthing and in Discovery Villa you discover the best architecture which boasts of quality and reliability. Renown brands have been used for every fixture and fitting in these homes. Additionally, every single Villa comes equipped with modular kitchens, going the extra mile to make sure you have delightful experience in your kitchen.

The Walk at Discovery Villa

A home where everything you need is just a walk away. Be it shopping needs, catching up with friends over coffee, or even a dinner out with your family, In short, you just may never have to leave the gates of Discovery Villa ever again.

The Discover Villa Experience



Banquet, Community Hall



GYM



Mini Garden



Play Zone



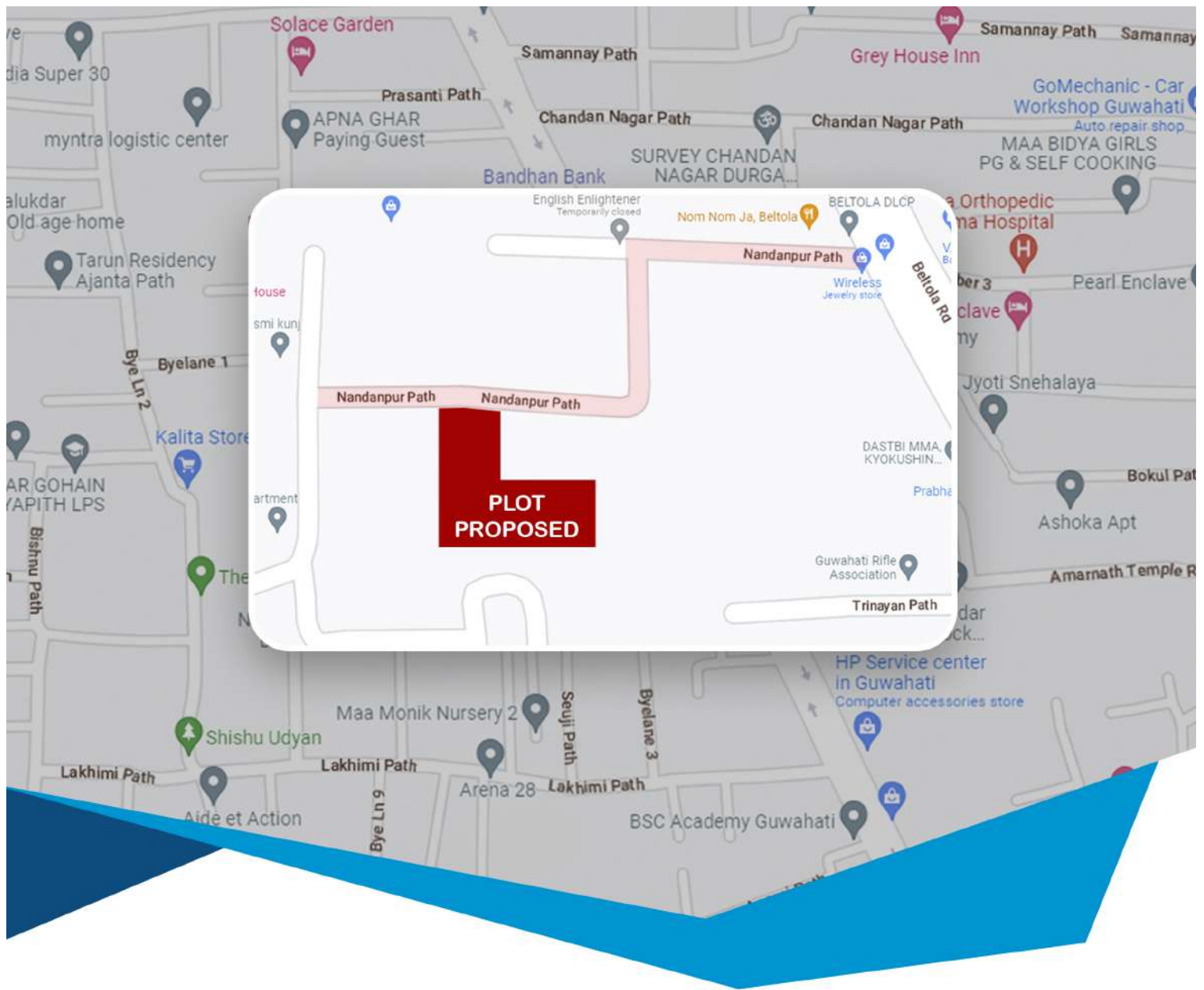
Parking Space



Generator Back-up (24x7)



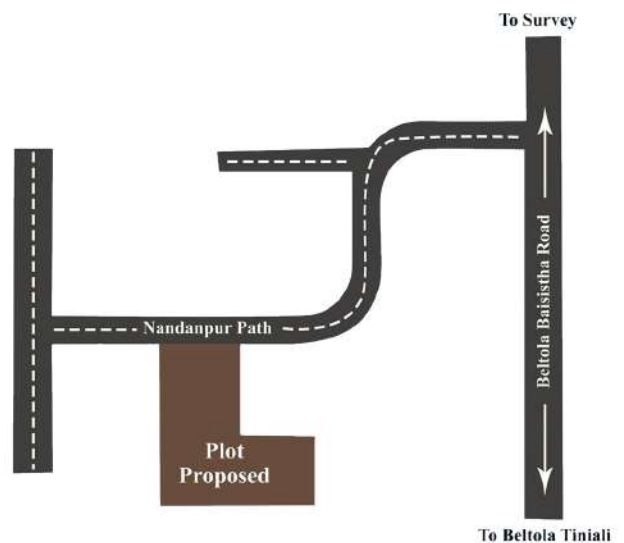
Separate Driver / Servant Room



LOCATION

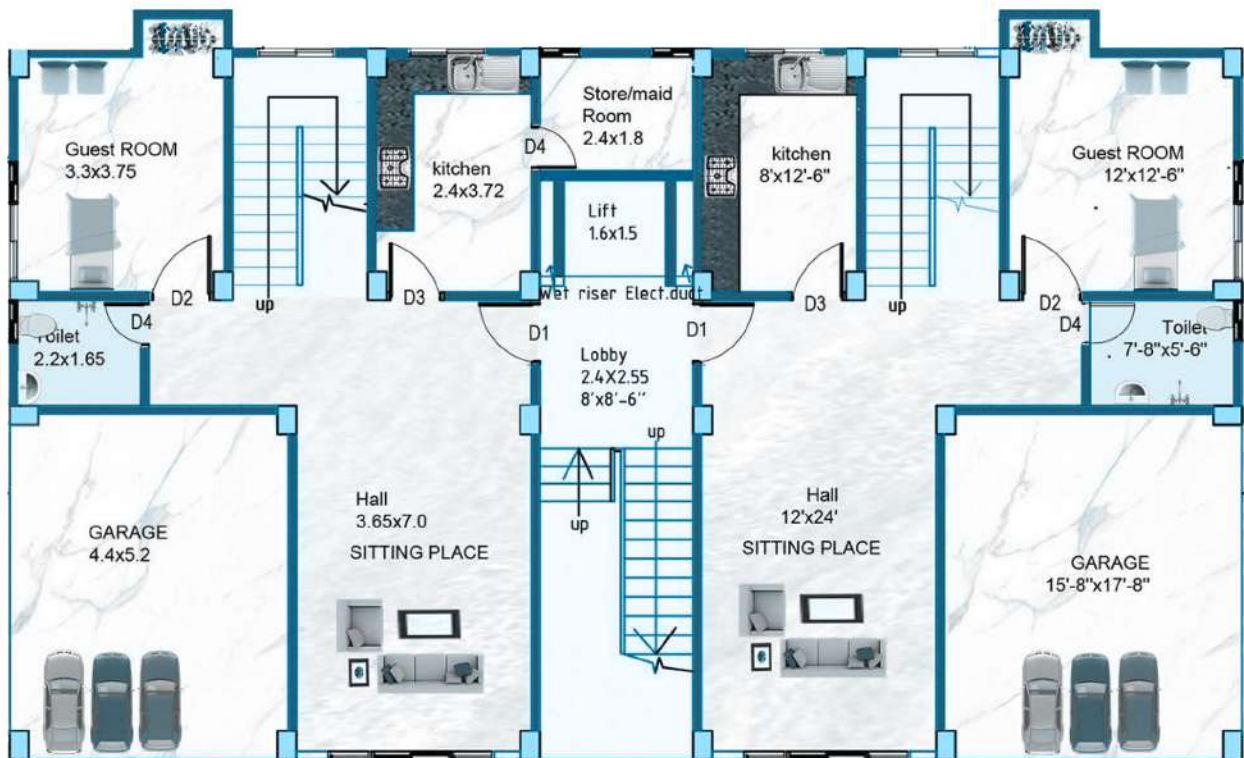
Key Distance

- ✓ 500 meter to Beltola Bazar
- ✓ 1.0 Km to Assam Secretariate
- ✓ 1.5 km to Ganeshguri Chariali
- ✓ 1.0 km to Basistha Chariali
- ✓ 1.0 km to KVK, Khanapara
- ✓ 1.0 km to Downtown Hospital



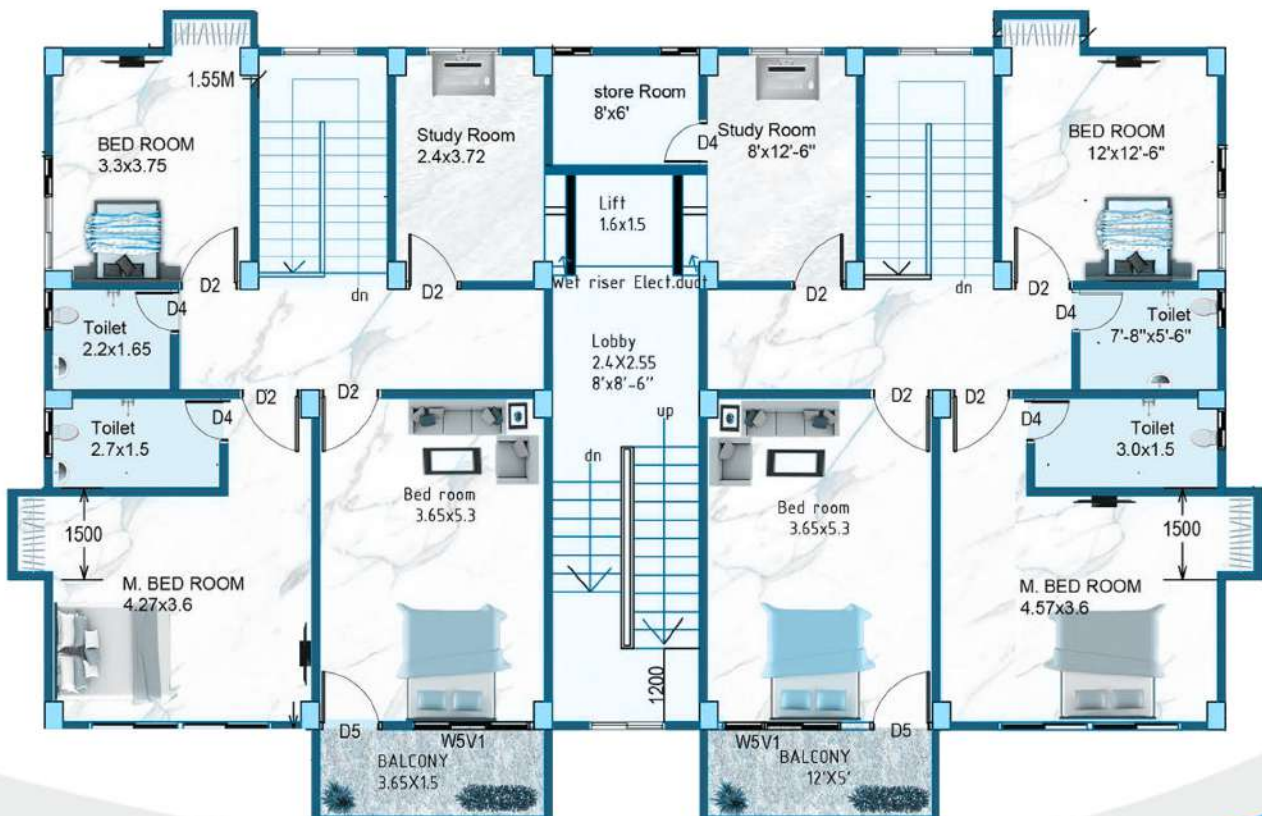
Ground Floor Plan (Block - I & II)

Type	Type A
Carpet Area	95.44
Balcony Area	5.85
Cupboard Area	1.86
External Area	4.45
Built-Up Area	107.60
Total Built-Up	179.36
Salable Area	2412.39SQ.FT
No of covered Parking Area	Shade in Compound



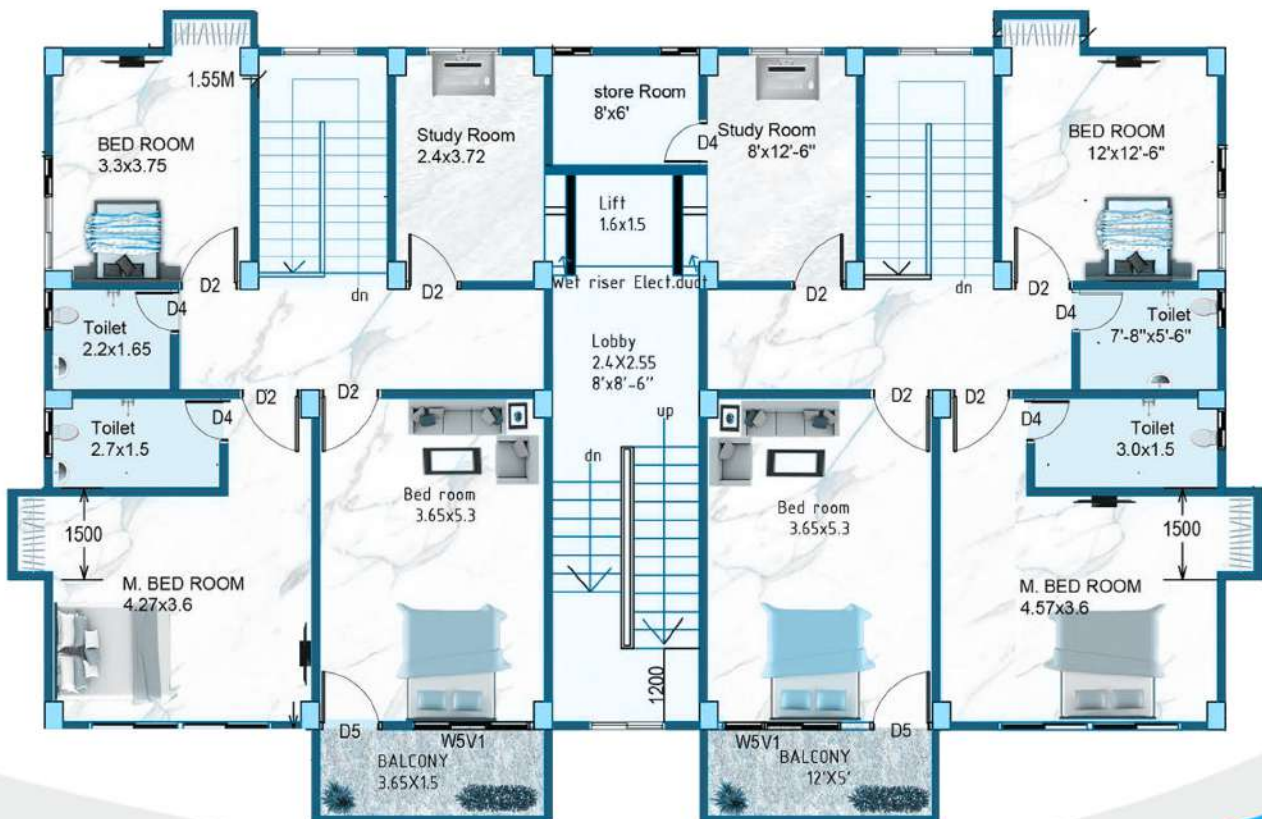
First Floor Plan (Block - I & II)

Type	Type B
Carpet Area	95.47
Balcony Area	5.85
Cupboard Area	1.86
External Area	4.49
Built-Up Area	102.67
Total Built-Up	179.60
Salable Area	2415.39SQ.FT
No of covered Parking Area	Shade in Compound



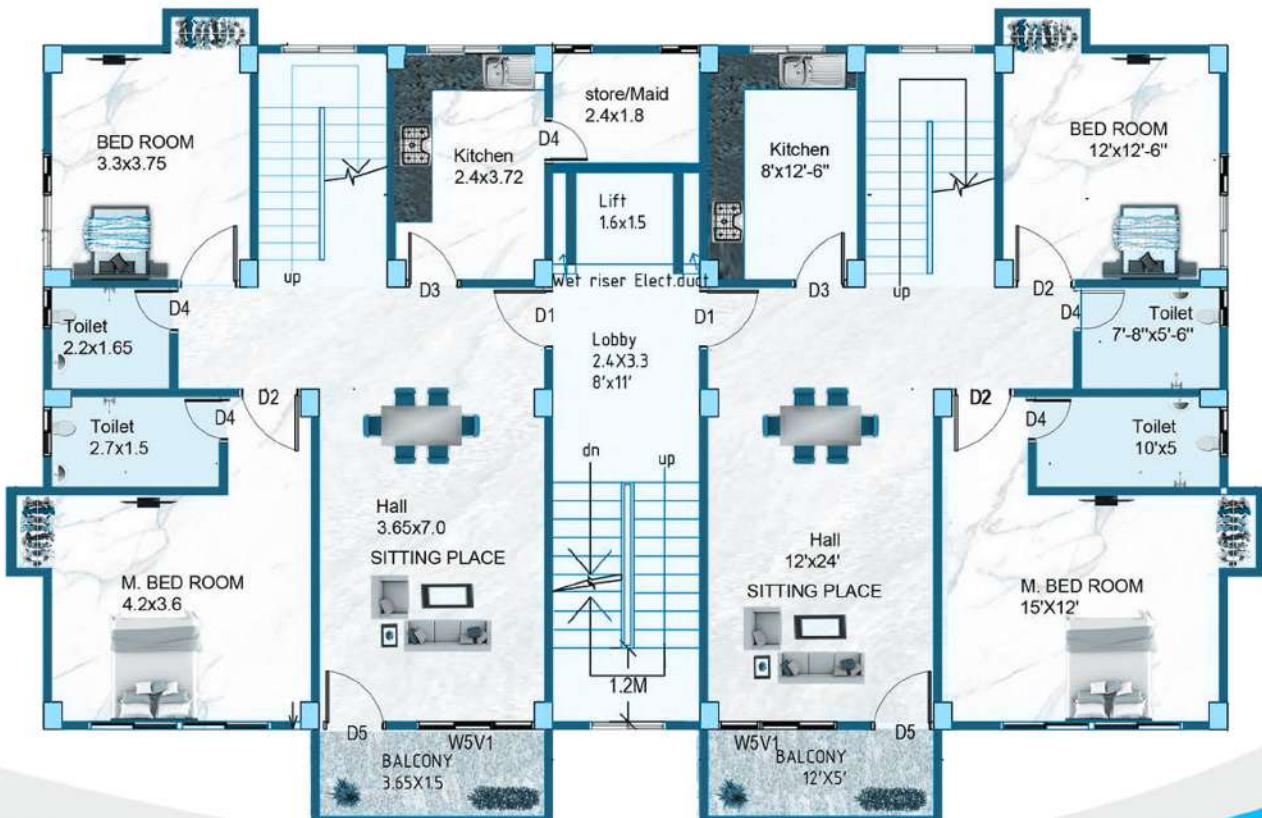
Second Floor Plan (Block - I & II)

Type	Type C
Carpet Area	96.98
Balcony Area	5.85
Cupboard Area	1.86
External Area	5.59
Built-Up Area	110.28
Total Built-Up	137.85
Salable Area	1483.26SQ.FT
No of covered Parking Area	Shade in Compound



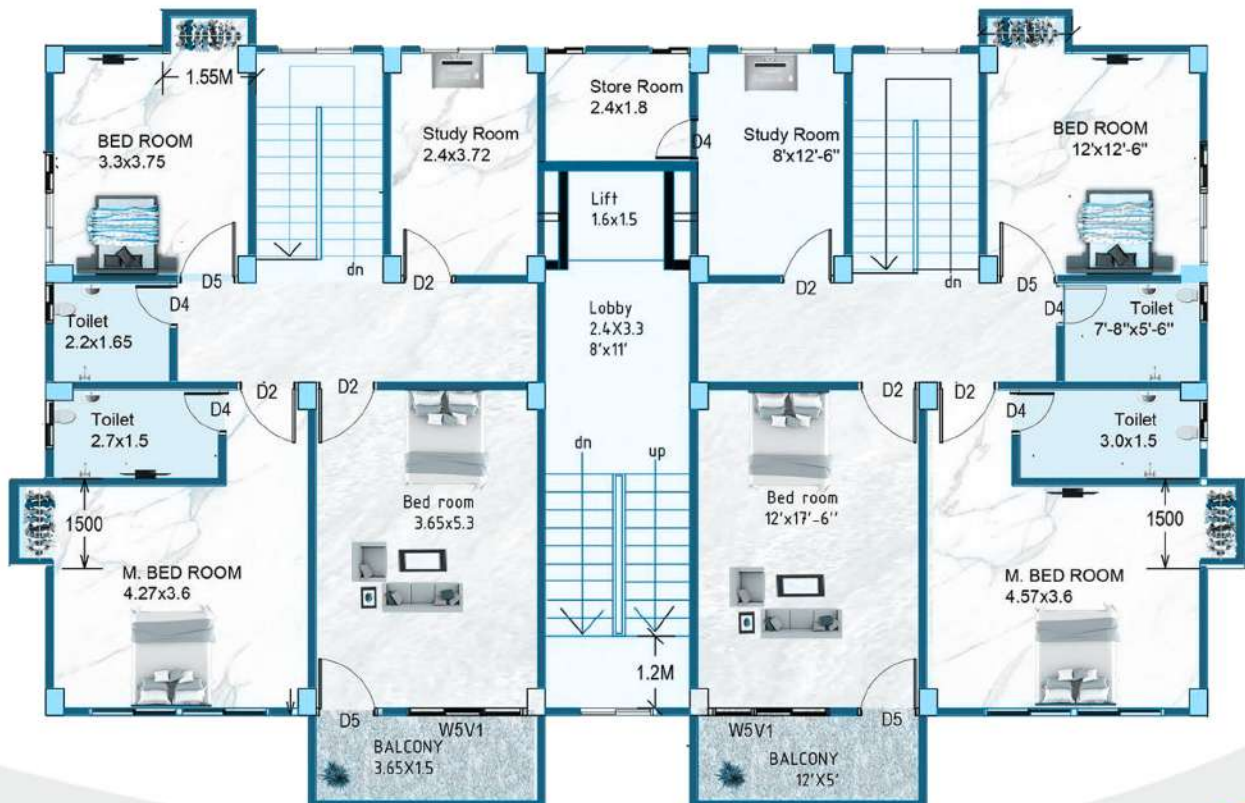
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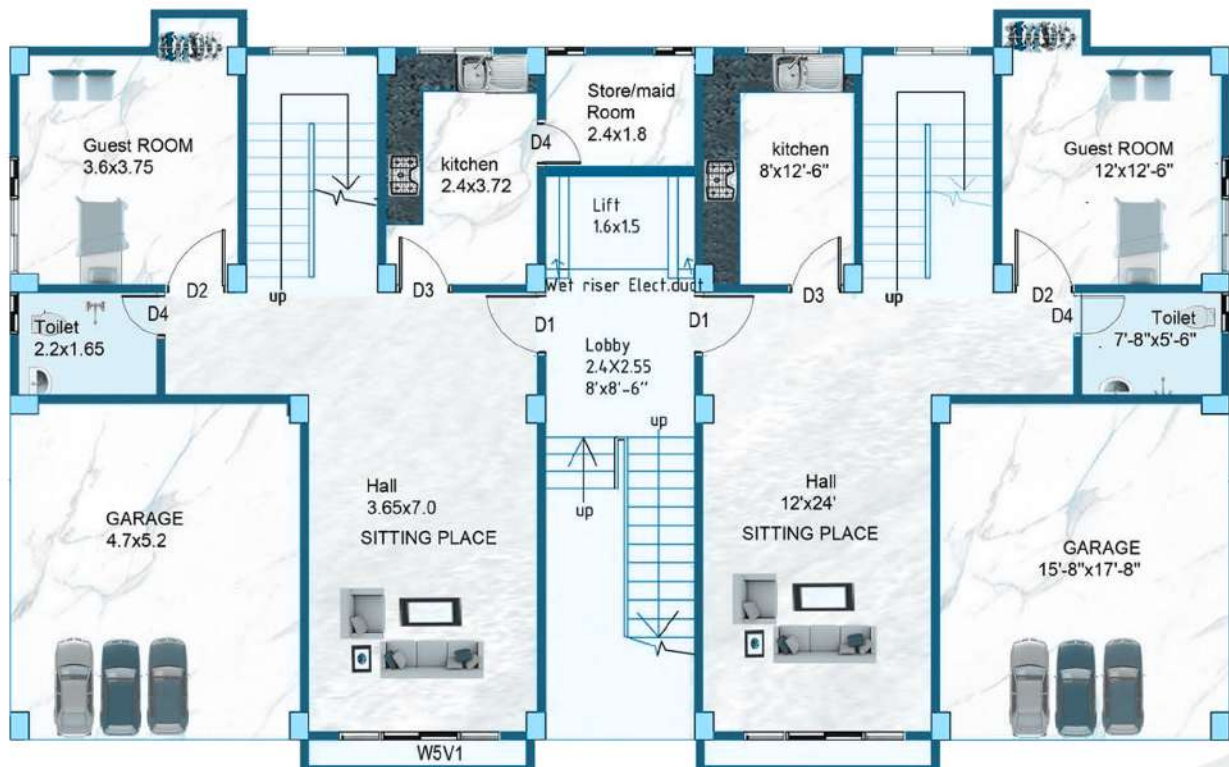
Third Floor Plan (Block - I & II)

Type	Type D
Carpet Area	96.12
Balcony Area	5.85
Cupboard Area	1.8
External Area	4.45
Built-Up Area	103.22
Total Built-Up	206.44
Salable Area	2776.62SQ.FT
No of covered Parking Area	Shade in Compound



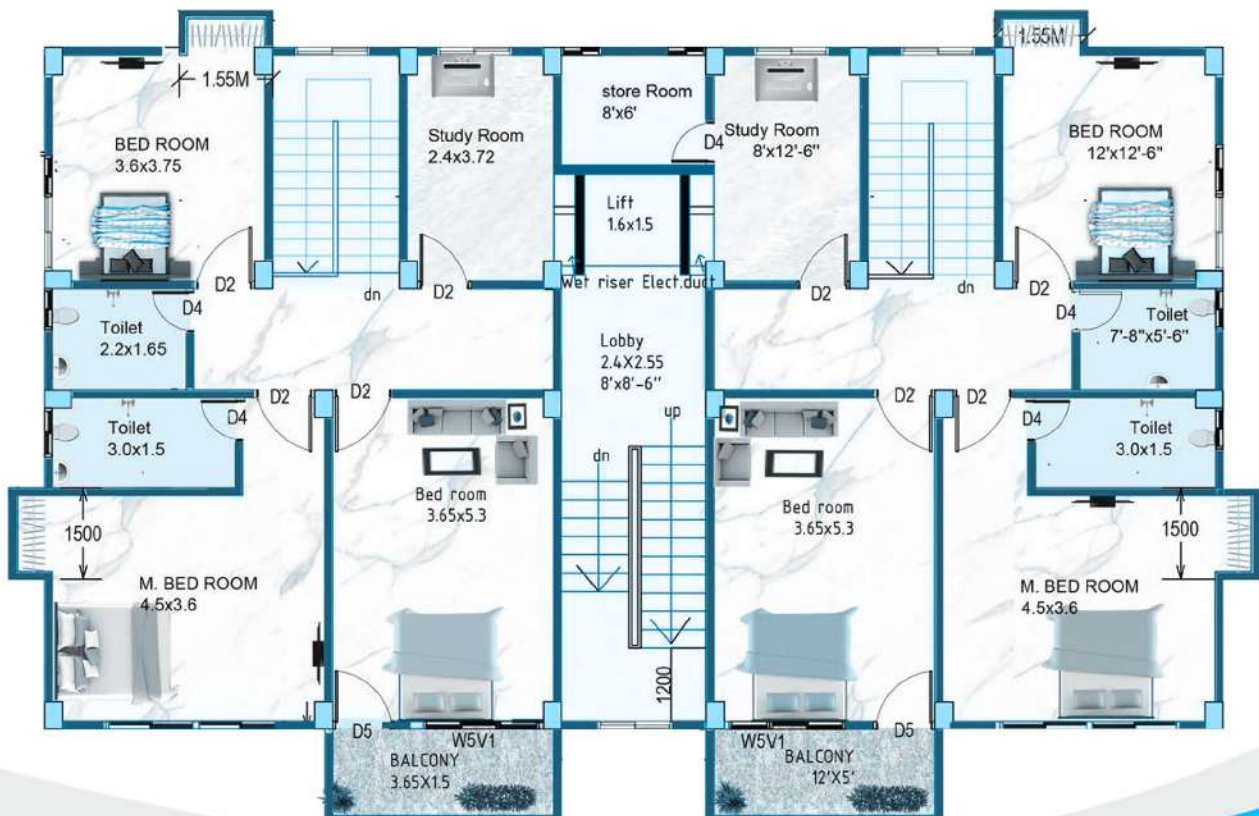
Ground Floor Plan (Block - III & IV)

Type	Type F
Carpet Area	92.44
Balcony Area	5.53
Cupboard Area	1.86
External Area	5.53
Built-Up Area	105.36
Total Built-Up	175.80
Salable Area	2364.51SQ.FT
No of covered Parking Area	In Car Porch



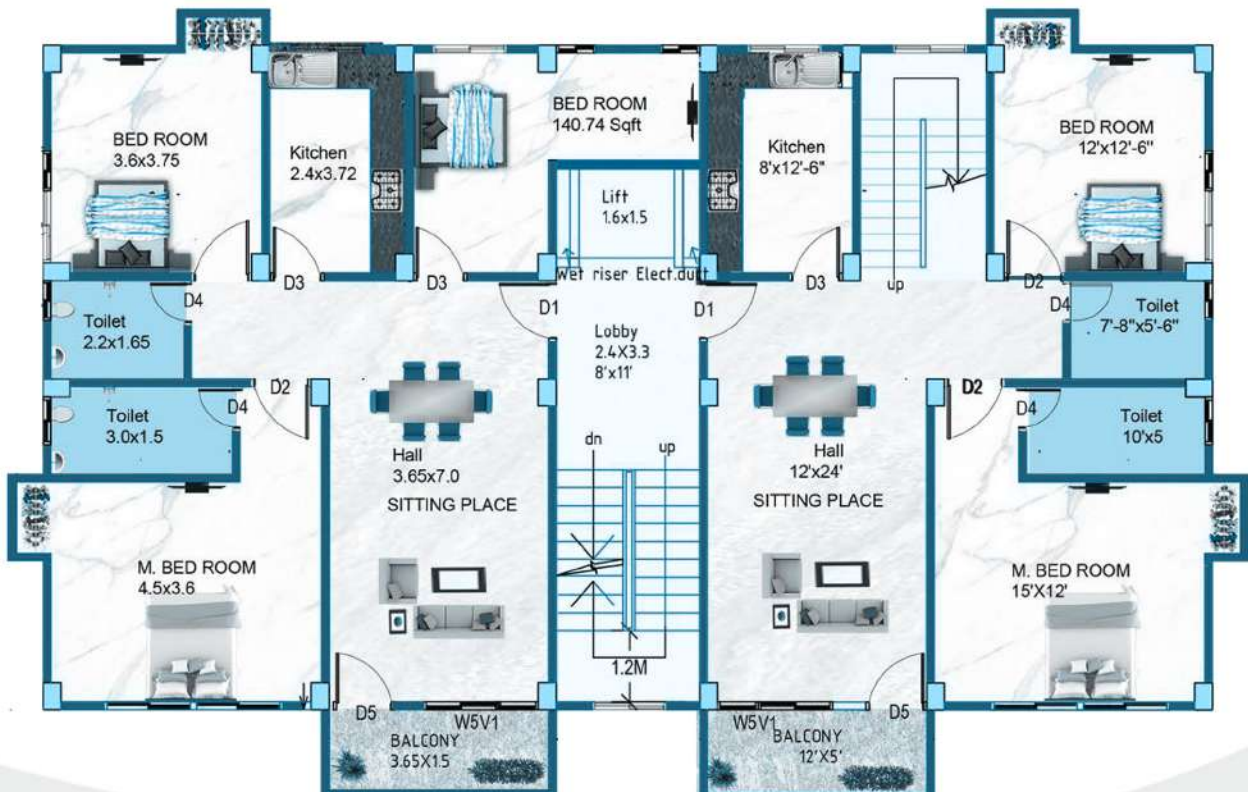
First Floor Plan (Block - III & IV)

Type	Type G
Carpet Area	91.01
Balcony Area	5.52
Cupboard Area	1.86
External Area	4.95
Built-Up Area	103.34
Total Built-Up	180.27
Salable Area	2424.55SQ.FT
No of covered Parking Area	Shade in Compound



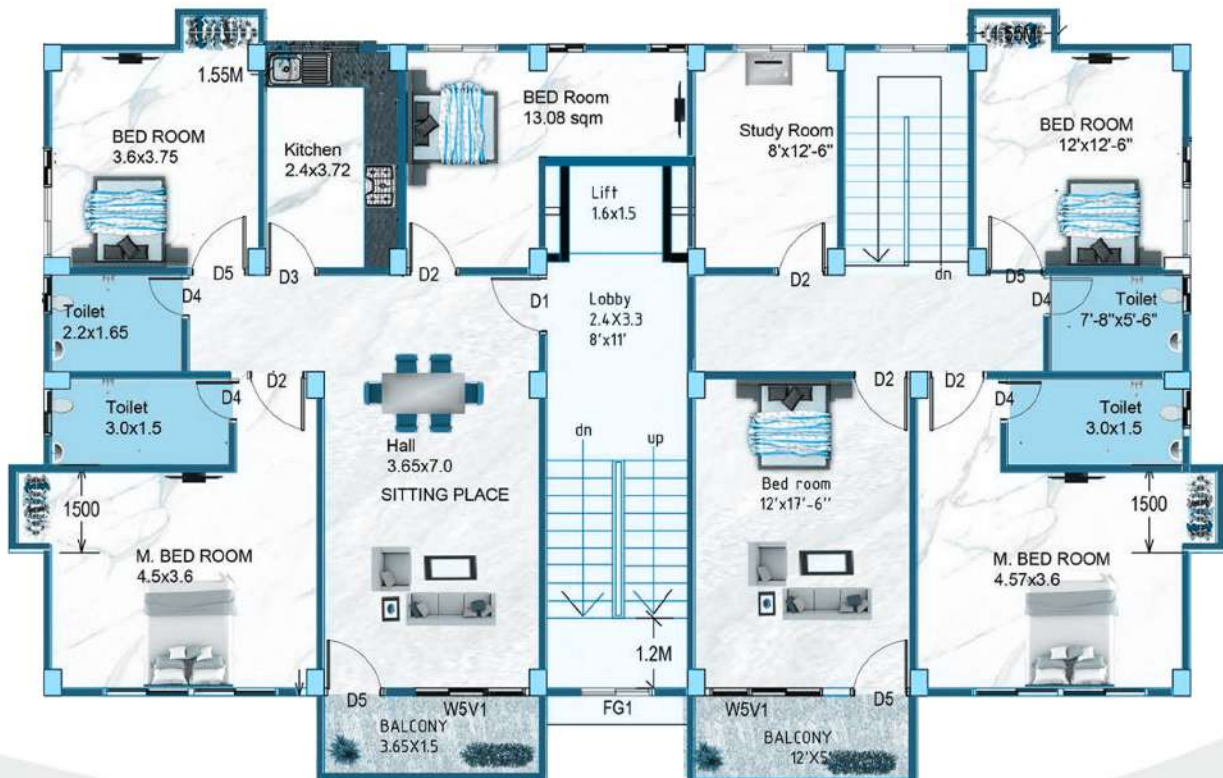
Second Floor Plan (Block - III & IV)

Type	Type K
Carpet Area	92.44
Balcony Area	5.53
Cupboard Area	1.86
External Area	5.51
Built-Up Area	210.68
Total Built-Up	263.35
Salable Area	2833.64SQ.FT
No of covered Parking Area	In Car Porch



Third Floor Plan (Block - III & IV)

Type	Type J
Carpet Area	91.01
Balcony Area	5.85
Cupboard Area	1.86
External Area	4.95
Built-Up Area	103.67
Total Built-Up	207.67
Salable Area	2778.78SQ.FT
No of covered Parking Area	Shade In Compound



 www.discoveryvilla.in



THANK YOU

We Discovery Villas Have the perfect mix of efficient design and planning with an ambience of features for extraordinary living.



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