



A gateway to a longer, happier life.



ADD YEARS TO YOUR LIFE.
ADD LIFE TO YOUR YEARS.



Imagine a life surrounded by nature, yet close to the city's conveniences.
Vanya offers spacious green living on 60+ acres at Gangeswar,
just 8 kms away from Hanspal bridge. Invest a few extra minutes
in your commute and gain years of happy, healthy living.
Visit www.groupg.in to discover Vanya.

ESCAPE THE CITY. EMBRACE LIFE.





The site plan illustrates the layout of the Vanya Uttama Pur project. Key features include:

- Phase-1:** The main residential block, shown in white with a blue swimming pool and green landscaping.
- Clubhouse & Amenities:** A building complex located to the right of Phase-1.
- Central Forest (Dense Green Landscape Area):** A large green area with winding paths and trees, situated between Phase-1 and the clubhouse.
- Common Amenities Area:** Several smaller green spaces with trees and paths, located around the central forest and clubhouse.
- Future Expansion:** Multiple areas outlined in dashed lines, indicating potential future development.
- Infrastructure:** Roads (9 M Wide Road), a 30' wide road, and a 30' wide road are shown. The project is bounded by the Mouza Boundary and Mouza - Uttama Pur.
- Orientation:** A north arrow points towards the top right of the plan.
- Access:** The project is accessible via a road labeled 348 and 349, with an entry/exit point marked.

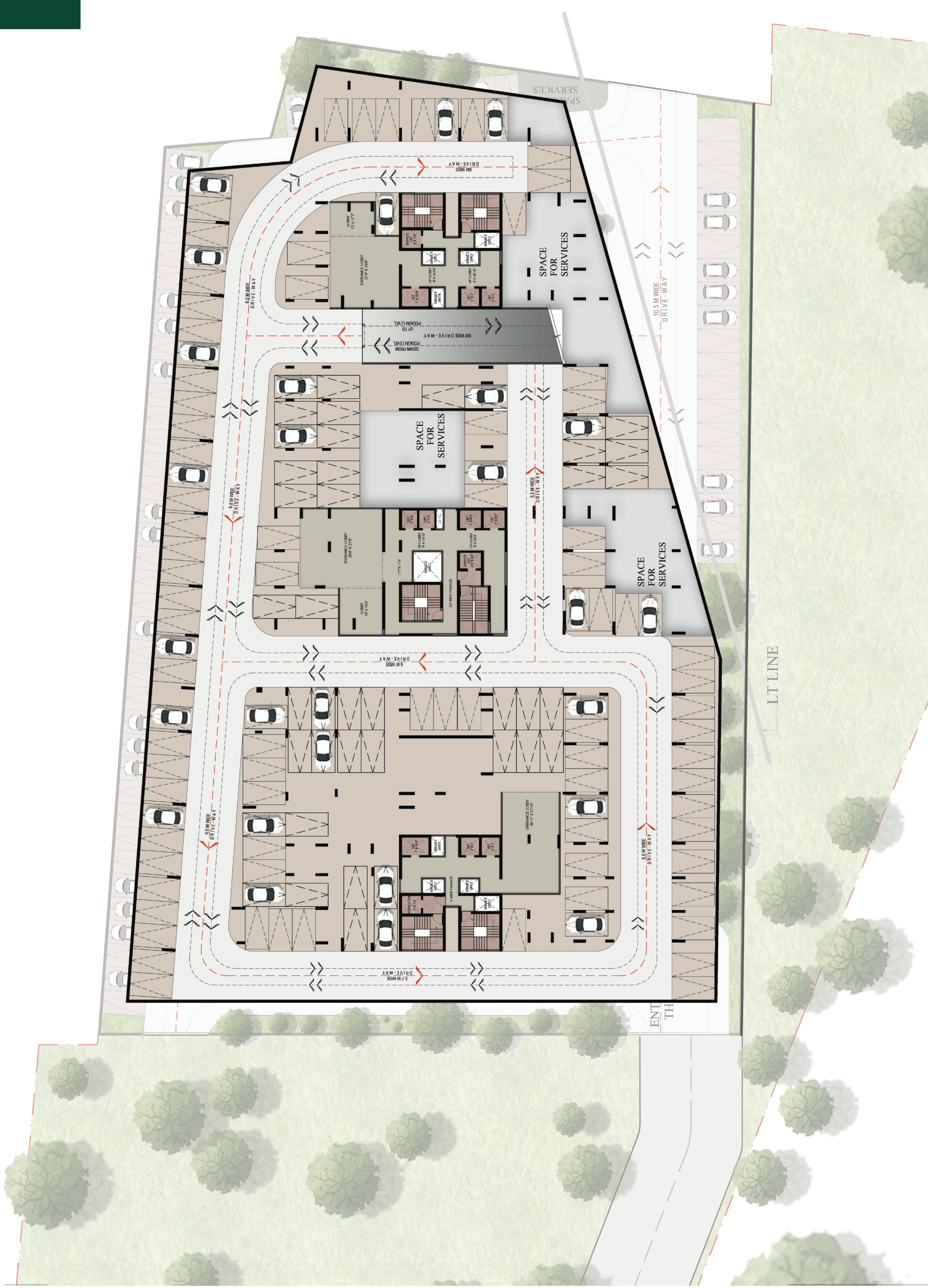
MASTERPLAN: PHASE 1



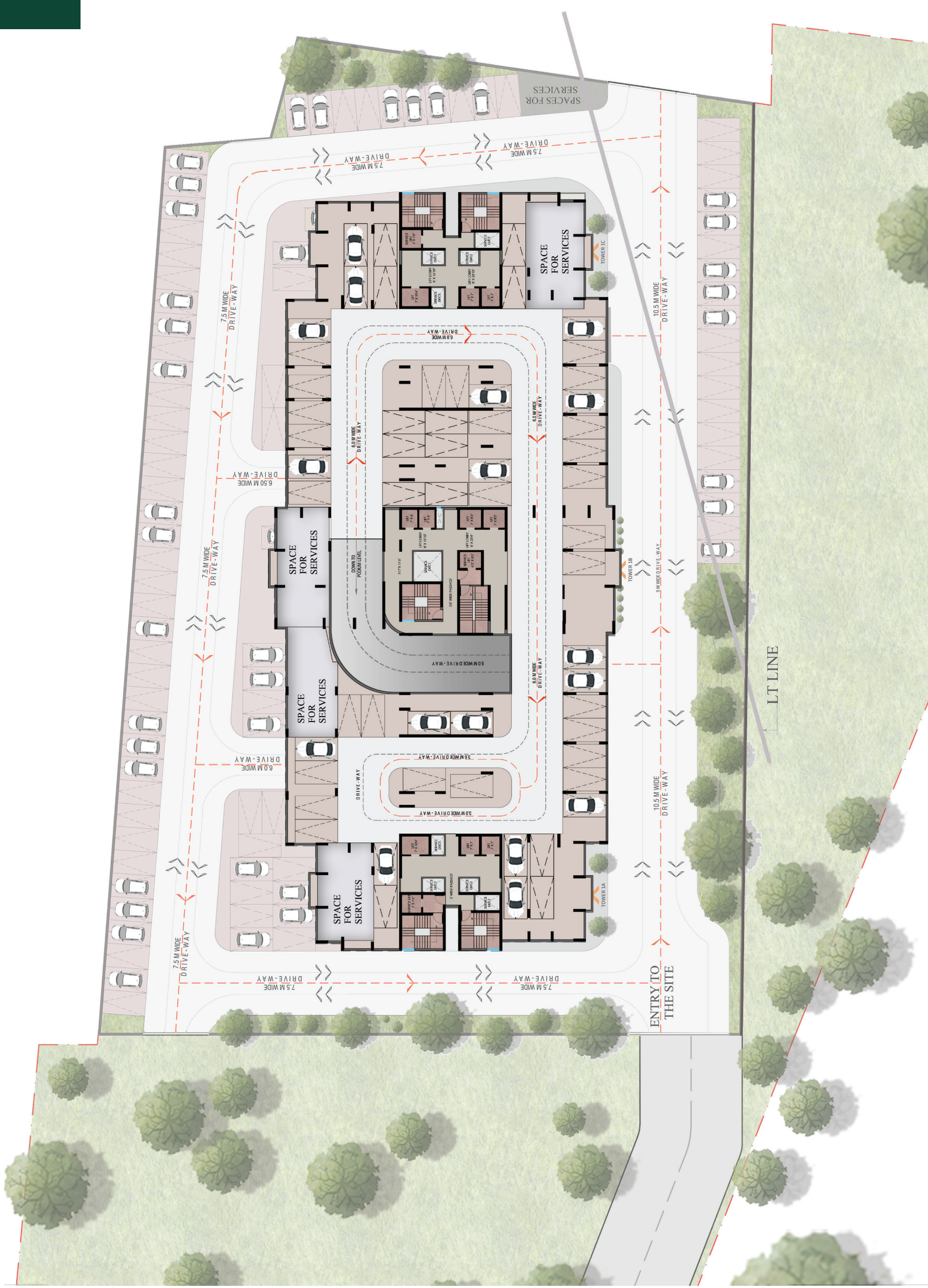
PODIUM FLOOR PLAN



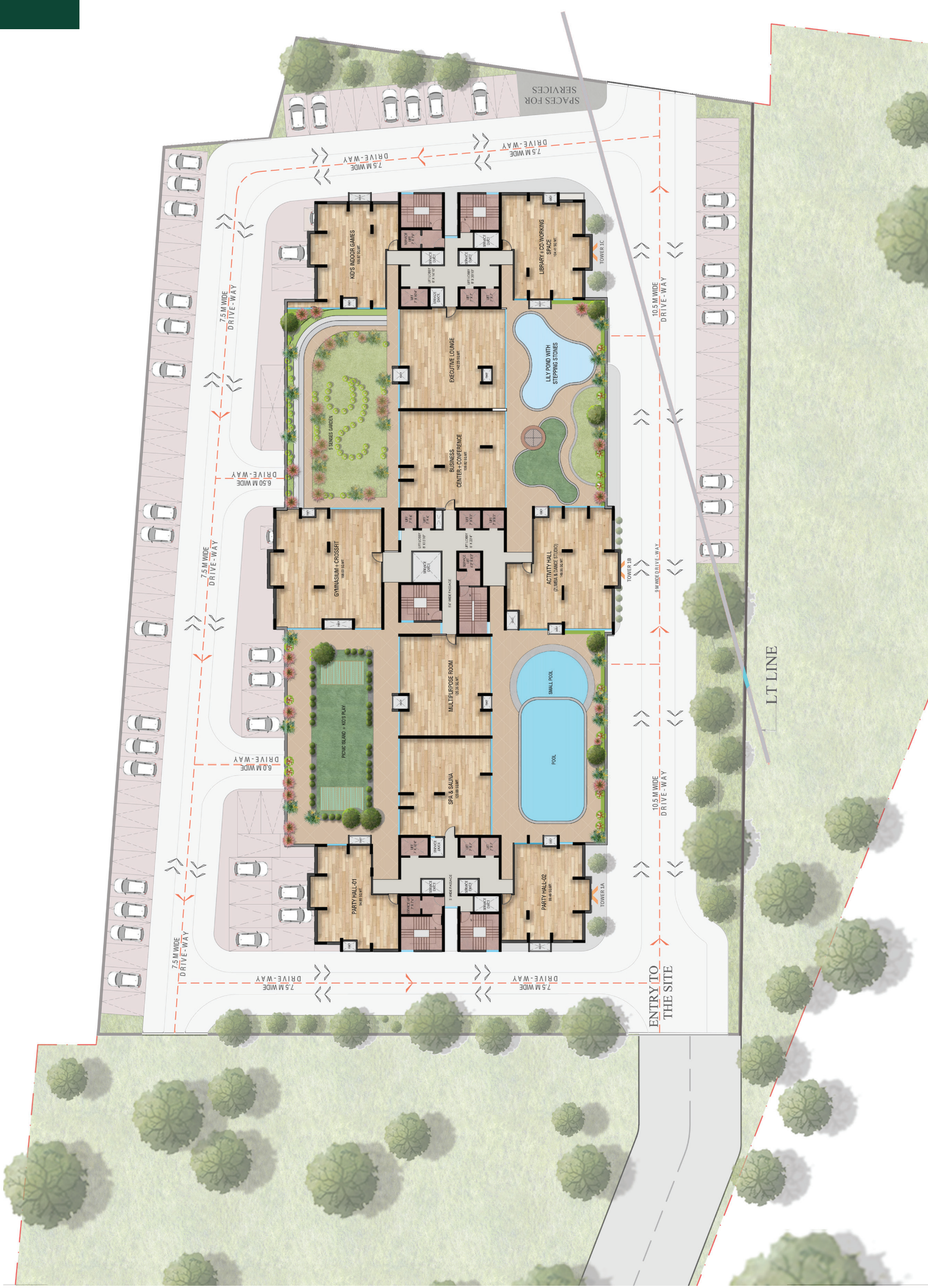
BASEMENT FLOOR PLAN



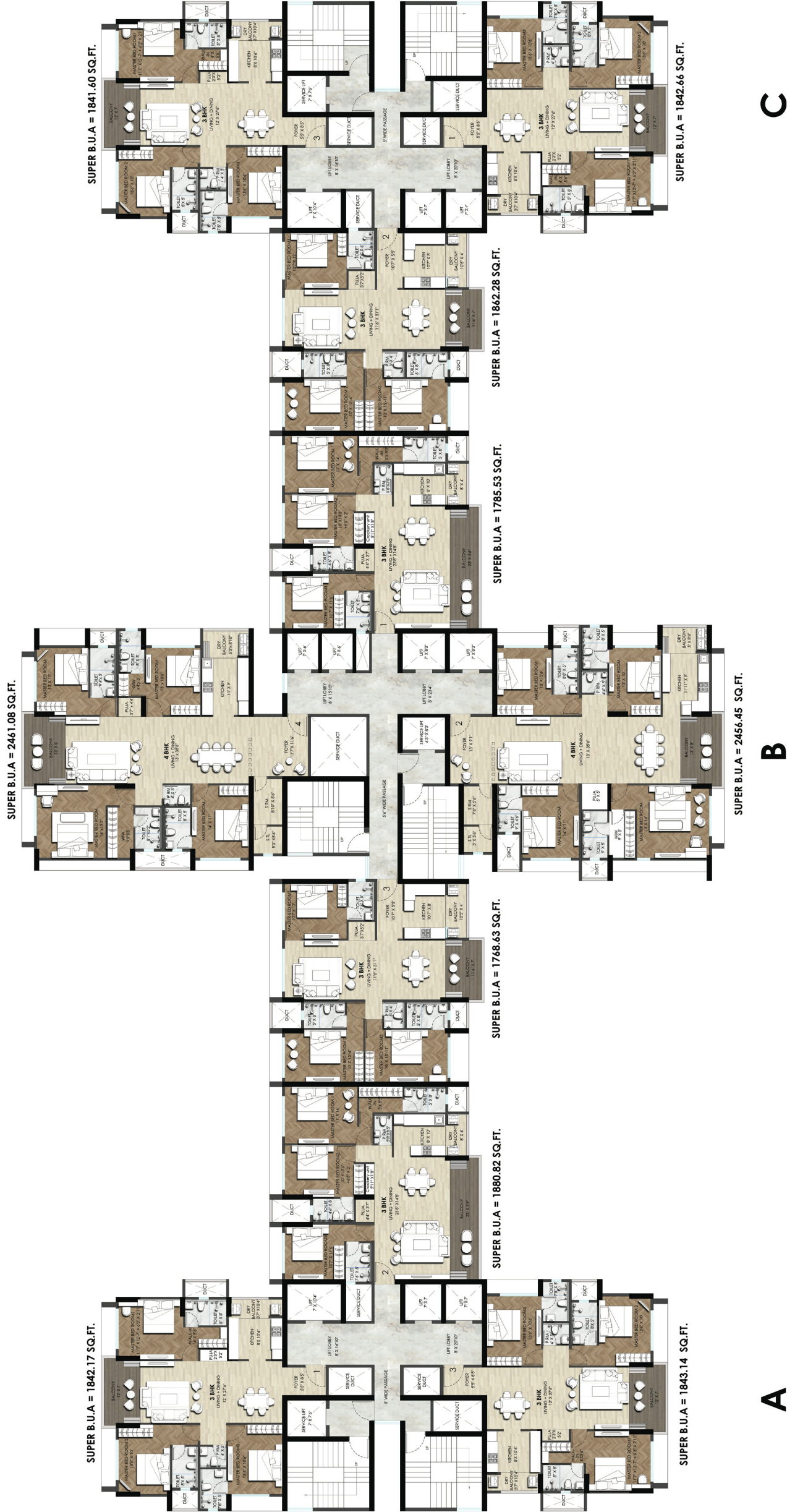
STILT FLOOR PLAN



AMENITIES FLOOR PLAN

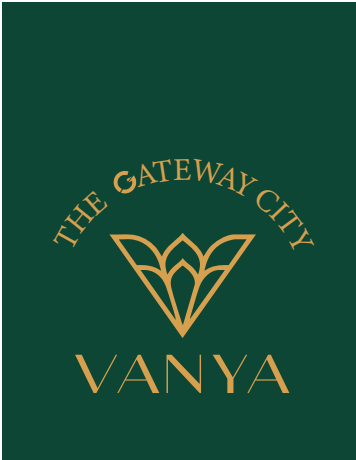


TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

TOWER A



SUPER B.U.A = 1842.17 SQ.FT.



SUPER B.U.A = 1880.82 SQ.FT.

SUPER B.U.A = 1843.14 SQ.FT.

UNIT PLAN

TOWER A / 3BHK / FLAT 1

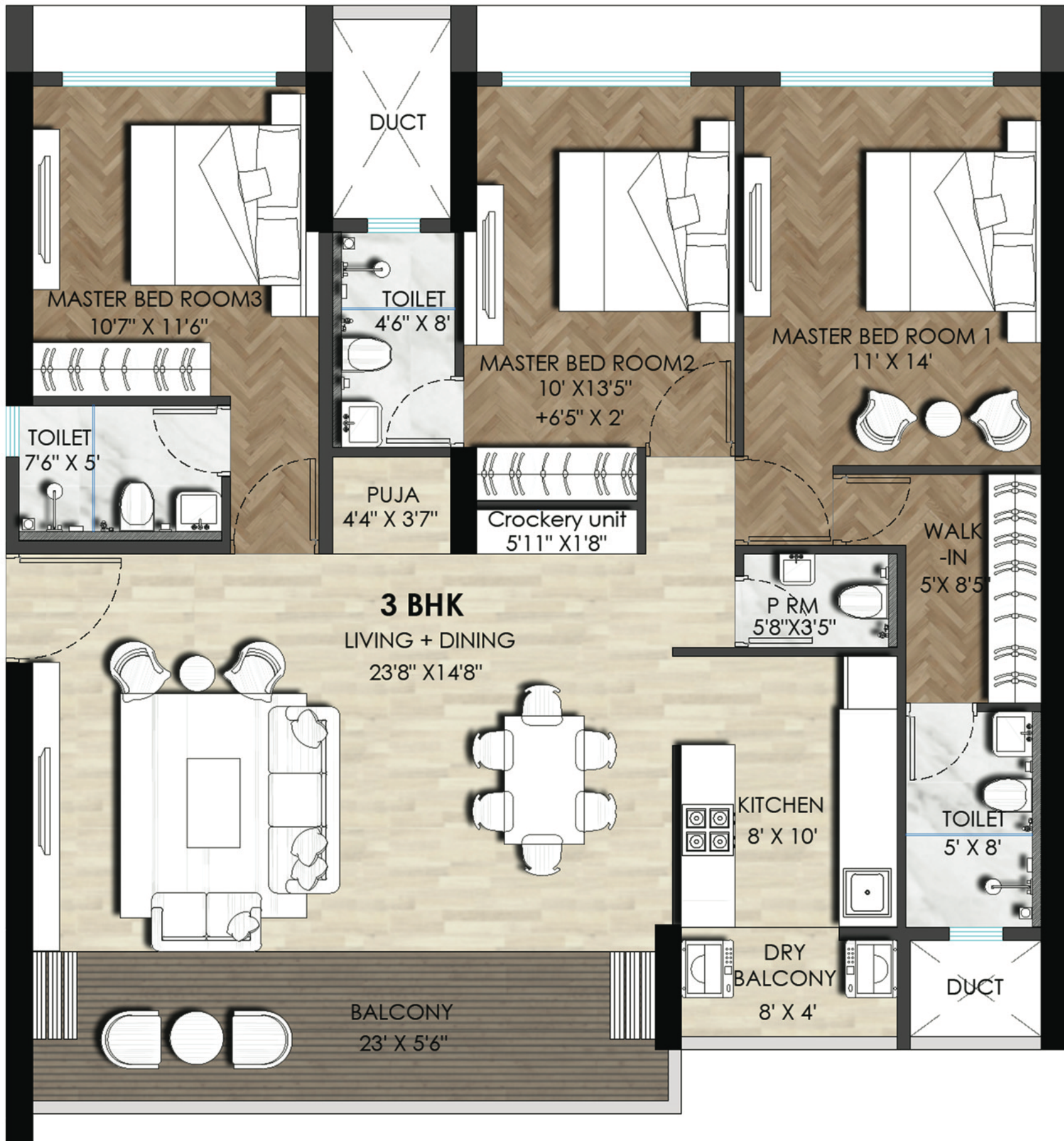
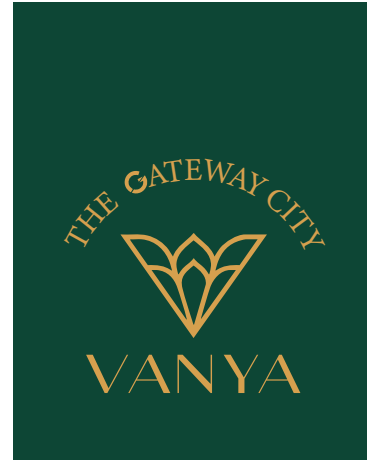


Carpet	Built-up	Super Built-up
1225	1419	1842

(Area in sq.ft)

UNIT PLAN

TOWER A / 3BHK / FLAT 2

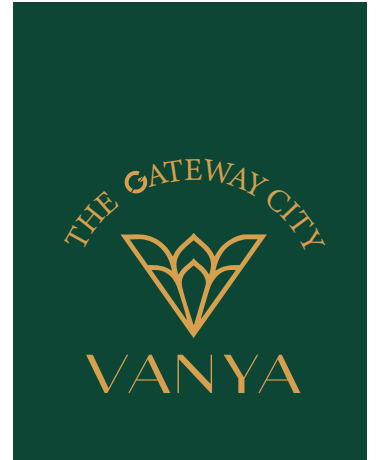


Carpet	Built-up	Super Built-up
1266	1458	1880

(Area in sq.ft)

UNIT PLAN

TOWER A / 3BHK / FLAT 3

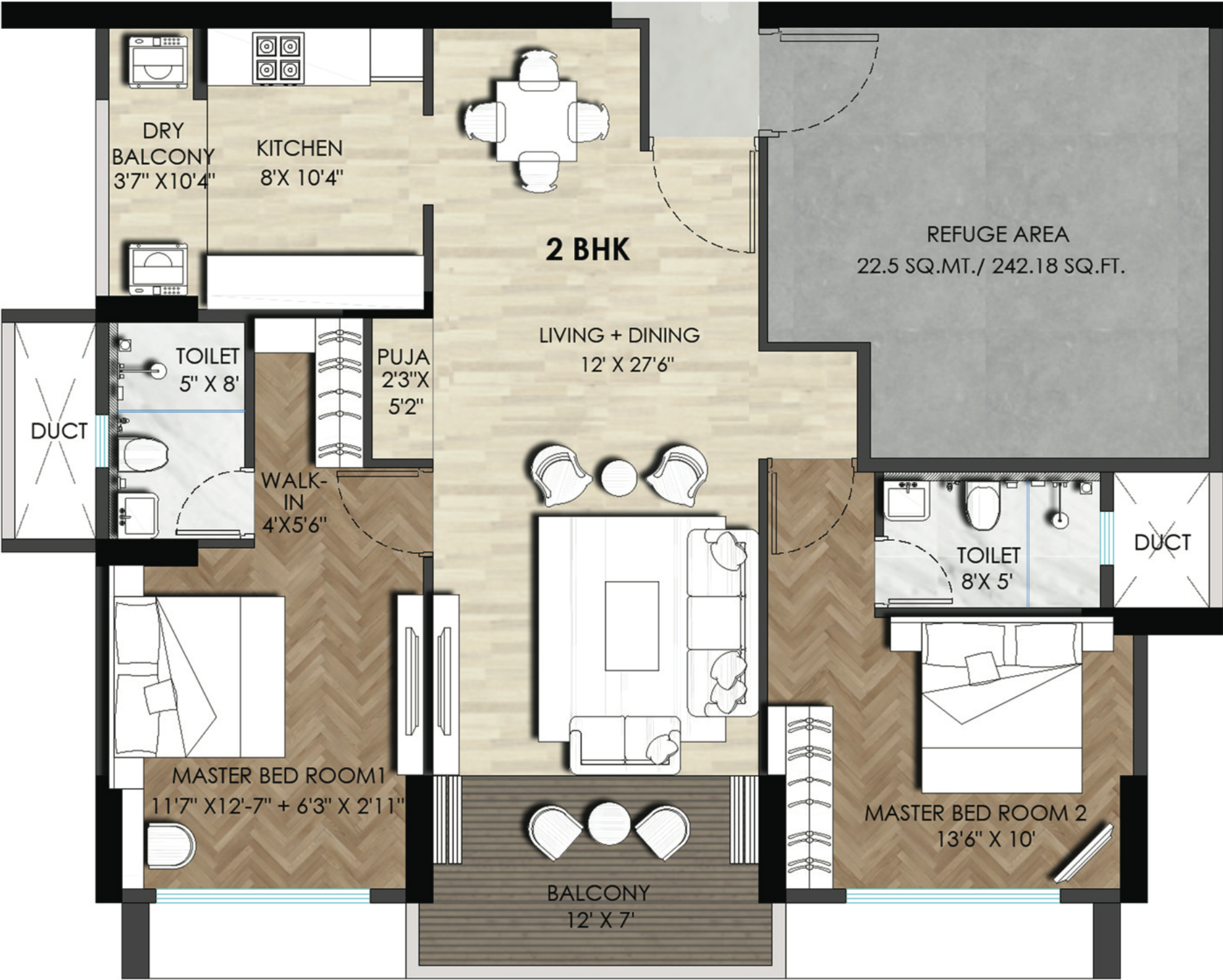


Carpet	Built-up	Super Built-up
1225	1420	1843

(Area in sq.ft)

UNIT PLAN

TOWER A REFUGE / 2BHK / FLAT 3
17 TH FLOOR



Carpet	Built-up	Super Built-up
1068	1115	1538

(Area in sq.ft)

TYPICAL FLOOR PLAN

TOWER B



SUPER B.U.A = 2461.08 SQ.FT.



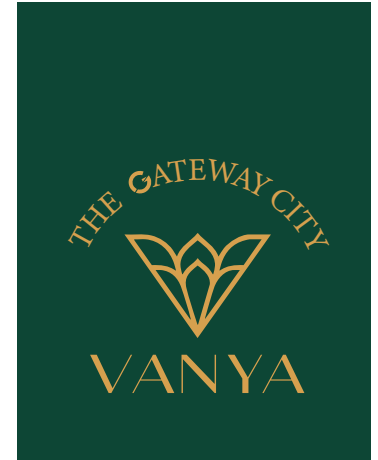
SUPER B.U.A = 1768.63 SQ.FT.

SUPER B.U.A = 1785.53 SQ.FT.

SUPER B.U.A = 2456.45 SQ.FT.

UNIT PLAN

TOWER B / 3BHK / FLAT 1



Carpet	Built-up	Super Built-up
1266	1458	1785

(Area in sq.ft)

TOWER B / 4BHK / FLAT 2

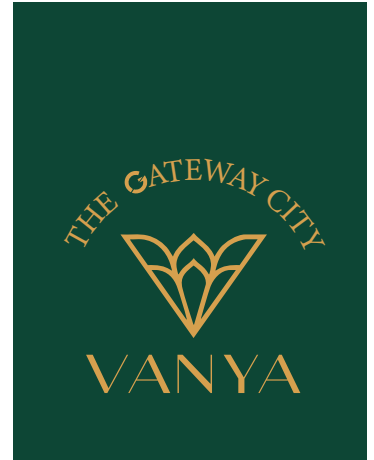


Carpet	Built-up	Super Built-up
1850	2128	2456

GROUP 

UNIT PLAN

TOWER B / 3BHK / FLAT 3



Carpet	Built-up	Super Built-up
1250	1440	1768

(Area in sq.ft)

UNIT PLAN

TOWER B / 4BHK / FLAT 4



Carpet	Built-up	Super Built-up
1865	2132	2461

(Area in sq.ft)

UNIT PLAN

TOWER B REFUGE / 2BHK / FLAT 3
17 TH FLOOR



Carpet	Built-up	Super Built-up
960	1014	1342

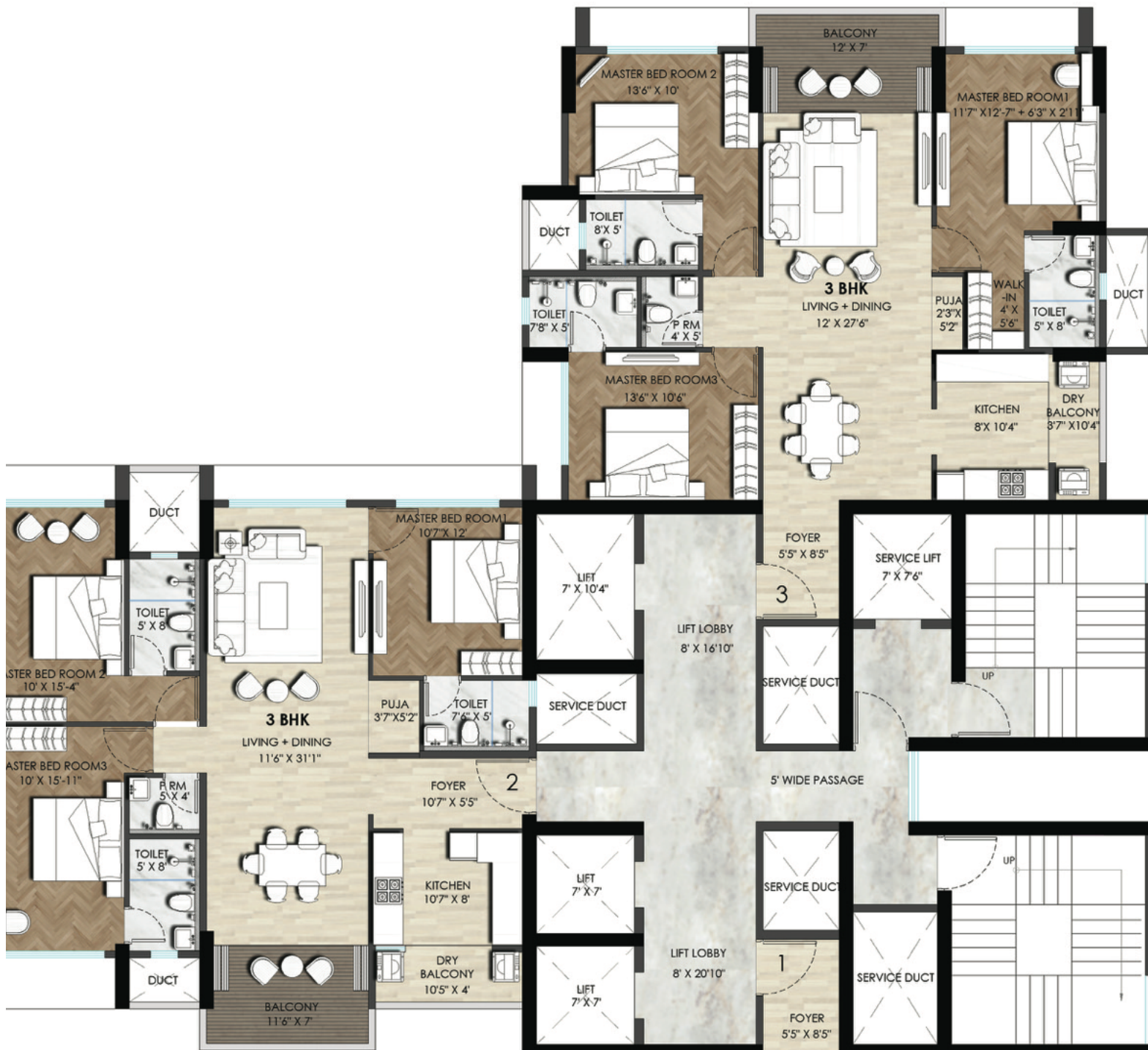
(Area in sq.ft)

TYPICAL FLOOR PLAN

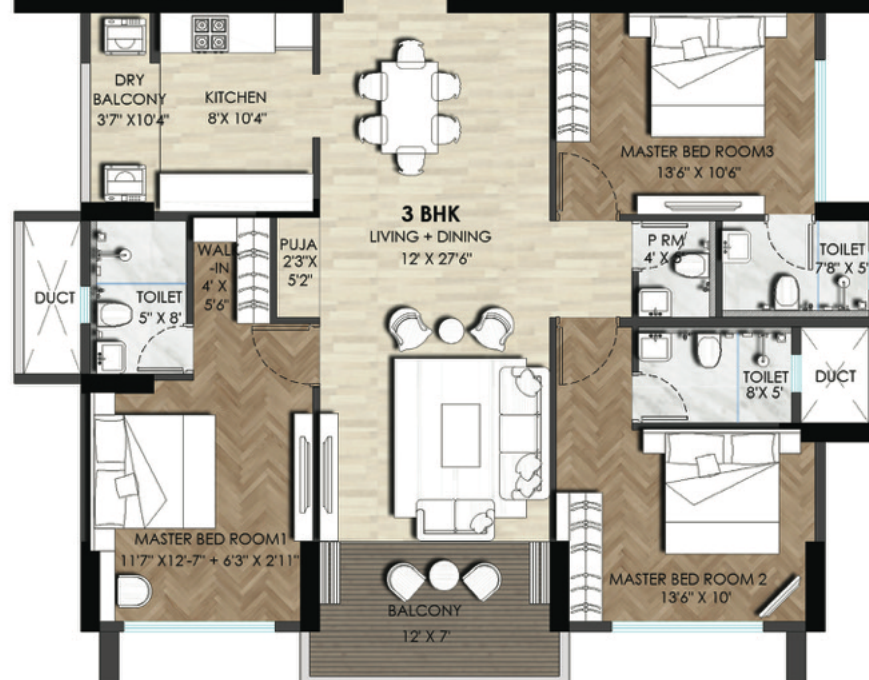
TOWER C



SUPER B.U.A = 1841.60 SQ.FT.



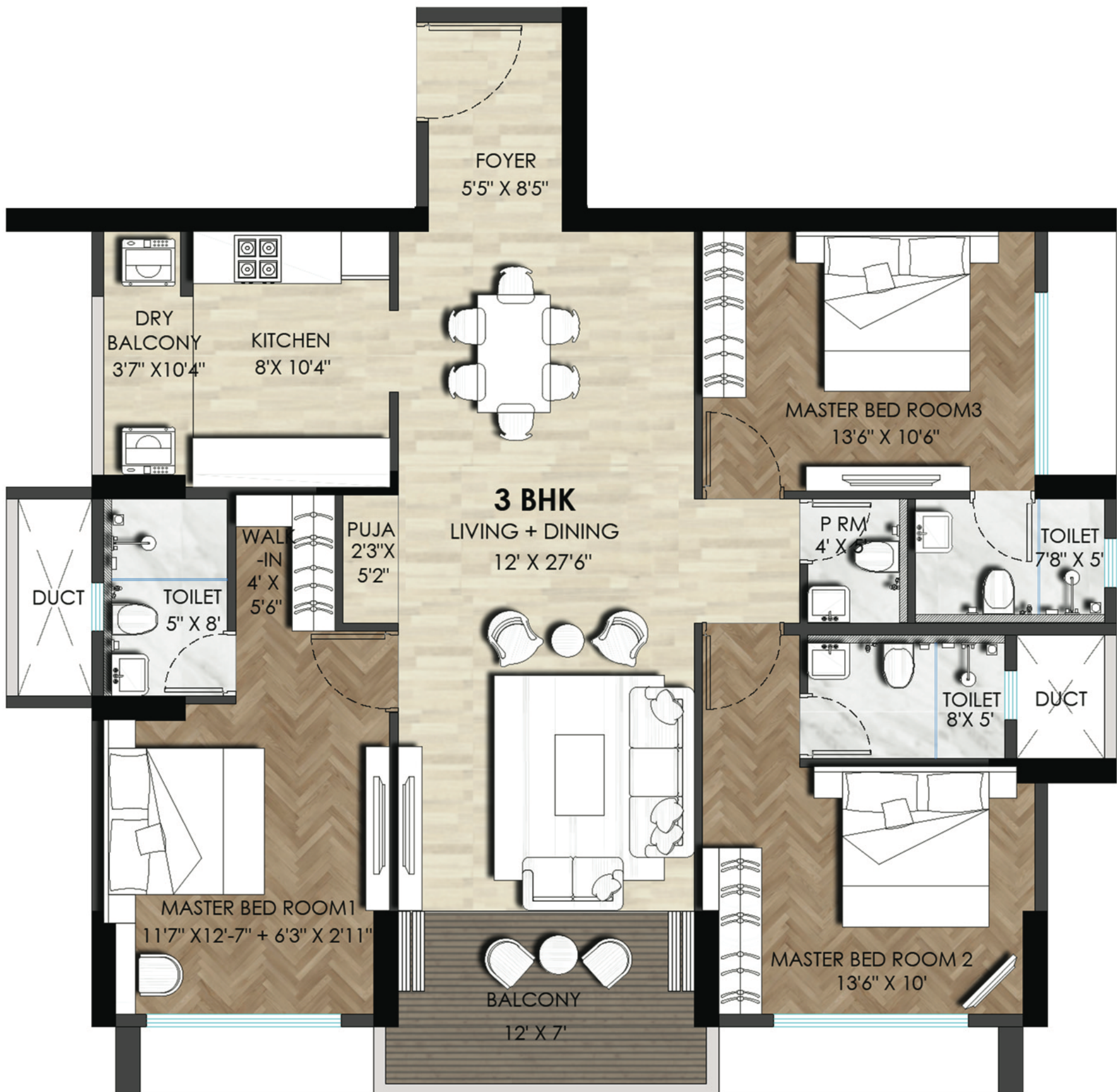
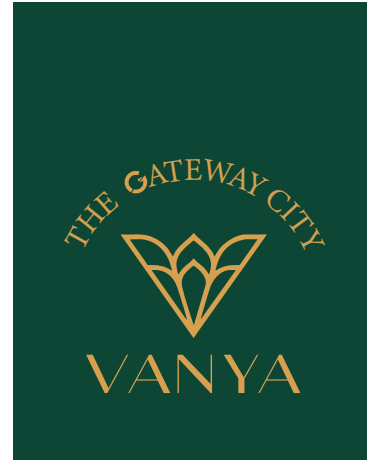
SUPER B.U.A = 1862.28 SQ.FT.



SUPER B.U.A = 1842.66 SQ.FT.

UNIT PLAN

TOWER C / 3BHK / FLAT 1

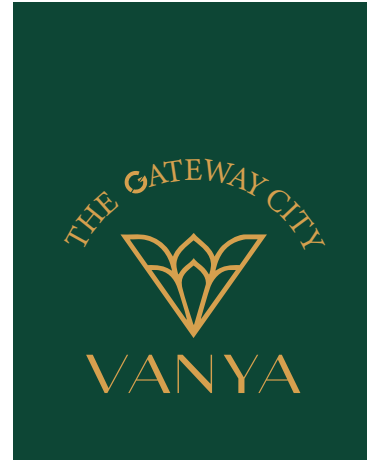


Carpet	Built-up	Super Built-up
1225	1420	1842

(Area in sq.ft)

UNIT PLAN

TOWER C / 3BHK / FLAT 2

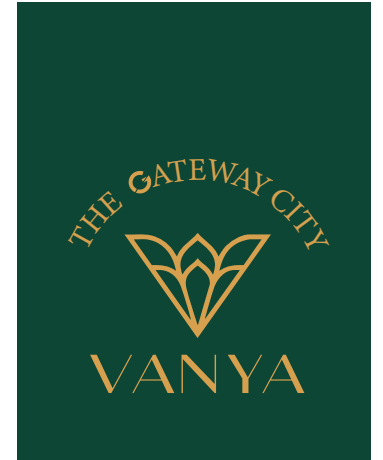


Carpet	Built-up	Super Built-up
1250	1440	1862

(Area in sq.ft)

UNIT PLAN

TOWER C / 3BHK / FLAT 3



Carpet	Built-up	Super Built-up
1225	1419	1841

(Area in sq.ft)

UNIT PLAN

TOWER C REFUGE / 2BHK / FLAT 2
17 TH FLOOR



Carpet	Built-up	Super Built-up
1108	1162	1584

(Area in sq.ft)