



PROJECT OVERVIEW

Project: Brilliant Homes

Location: Ghal Kalan, Moga

Segment: Premium Affordable

Modern apartments



Plot Area & Coverage Details

- TOTAL PLOT AREA – 7 ACRE (3,04,920 SQ.FT.)
- PERMISSIBLE GROUND COVERAGE- 35 % (1,06,722 SQ.FT.)
- PERMISSIBLE F.A.R. /F.S.I. – 1:3 OF EFFECTIVE SITE AREA
I.E. 9,14,760 SQ.FT.
- MAXIMUM CARPET AREA OF DWELLING UNIT AREA – 90 SQ.M
- MINIMUM SETBACK – 6 M FROM EACH SIDE
- REQUIRED PARKING – 1 E.C.S PER DWELLING UNIT
- SALEABLE COMMERCIAL AREA – 5 % OF SITE AREA (15246 SQ.FT.)
- MANDATORY AREA FOR EWS – 10 % OF APARTMENTS
- WIDTH OF INTERNAL ROADS – 25'-0"
- TOTAL NO. OF TOWERS – 3 NO.
- TOTAL NO. OF DWELLING UNITS – 600 NO. (200 IN EACH TOWER)



Why choose affordable flats?

- **Growing interest in compact homes:** Smaller units like 1 BHK remain popular among first-time buyers, singles, young couples, and investors because of **lower ticket size and high rental demand**.
- **Real estate developers' outlook:** Many builders expect housing demand to rise in 2026 with moderate price increases.
- Affordable lifestyle without compromising quality.
 - Efficient use of space.
 - Community living experience.
 - Long-term financial security.
- Low maintenance and energy efficient design.



Unit Mix & Area Statement

- 1 BHK: Approx. 55–60 sq.mt.
- 2 BHK: Approx. 85–95 sq.mt.
- High carpet efficiency & functional layouts
- Open layouts and efficient space designing
- Clubhouses and green spaces
- Security systems and backup facilities
- Good connectivity to transit and services

2 BHK PLAN TYPE-A(1072 SQ.FT. AREA)



**2 BEDROOMS WITH
ATTACHED WASHROOM
1 KITCHEN WITH UTILITY
SPACE
LIVING SPACE
BALCONY**

*Balcony sizes vary

2 BHK PLAN TYPE-B (1014 SQ.FT. AREA)



*Balcony sizes vary

**2 BEDROOM WITH
ATTACHED
WASHROOM AND
BALCONY
1 KITCHEN WITH
UTILITY SPACE
LIVING SPACE
BALCONY**

INTERIOR SPACES

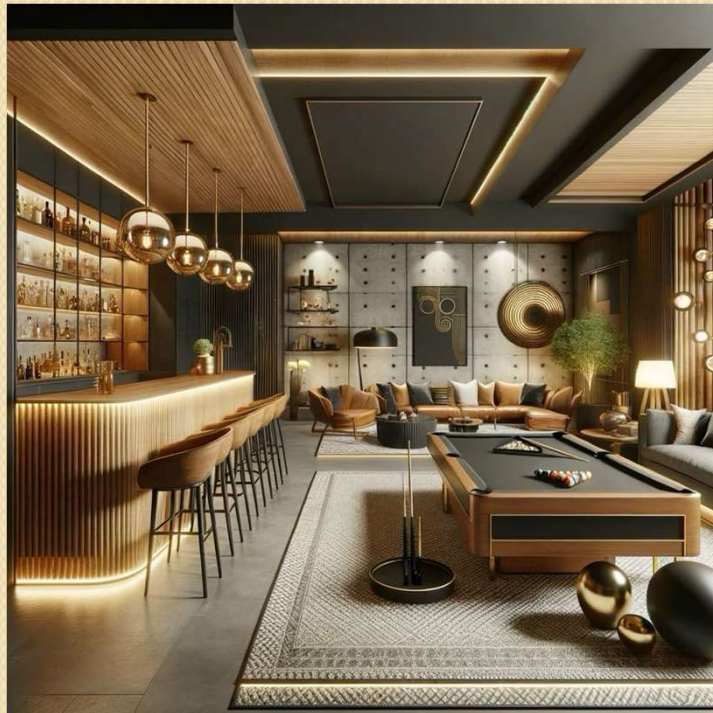


- Serves as a gathering space for family and visitors
- Connects different zones of the flat (bedrooms, dining, balcony).
- Enhances natural light and ventilation.
- Reflects the personality and lifestyle of the occupants.

- Well-defined bedrooms for family members
- Enhanced privacy and flexibility of use.
- Separate zones for cooking, washing and storage for kitchen.
- Task lighting under cabinet for better visibility.



CLUBHOUSE



KEY FEATURES:-

- GROCERY STORES
- PHARMACIES
- SALONS
- CAFÉ
- ATM'S
- ESSENTIAL SERVICES

KEY FEATURES:-

- MULTIPURPOSE HALL
- INDOOR GAMES ROOM
- GYM AND FITNESS CENTER
- SWIMMING POOL
- LOUNGE AND READING AREA
- KIDS PLAY ZONE
- YOGA AND MEDITATION ROOM

COMMERCIAL SPACE



EXTERIOR



- Clean, modern façade with balanced proportions
 - Use of durable, weather-resistant materials
 - Aesthetic color palette that enhances visual appeal
 - Well-defined balconies and window placements
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- Clearly defined entrance and exit points
 - Dedicated parking areas for residents and visitors
 - Well-planned internal driveways and pedestrian paths