

UTSAV AALAYAM

ADDRESS :

UTSAV AALAYAM, NR. BHUYANGDEV CROSS ROAD,
OPP. UTSAV ELEGANCE, SOLA ROAD, NARANPURA, AHMEDABAD.

RERA NO. :

| www.gujrera.gujarat.gov.in

UTSAV AALAYAM



UTSAV AALAYAM

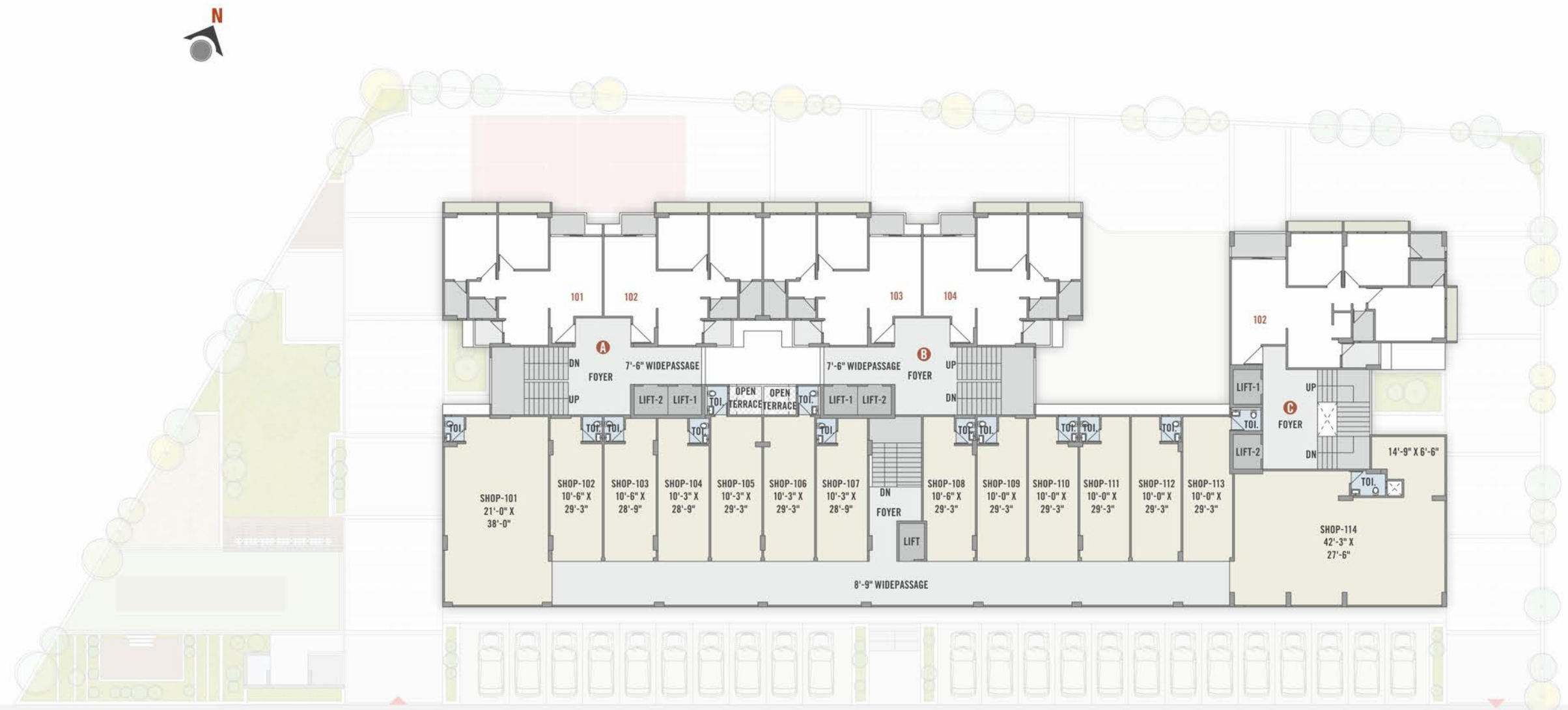
The very centre of your heart is where life begins. The most beautiful place on earth.



LAYOUT PLAN



FIRST FLOOR PLAN



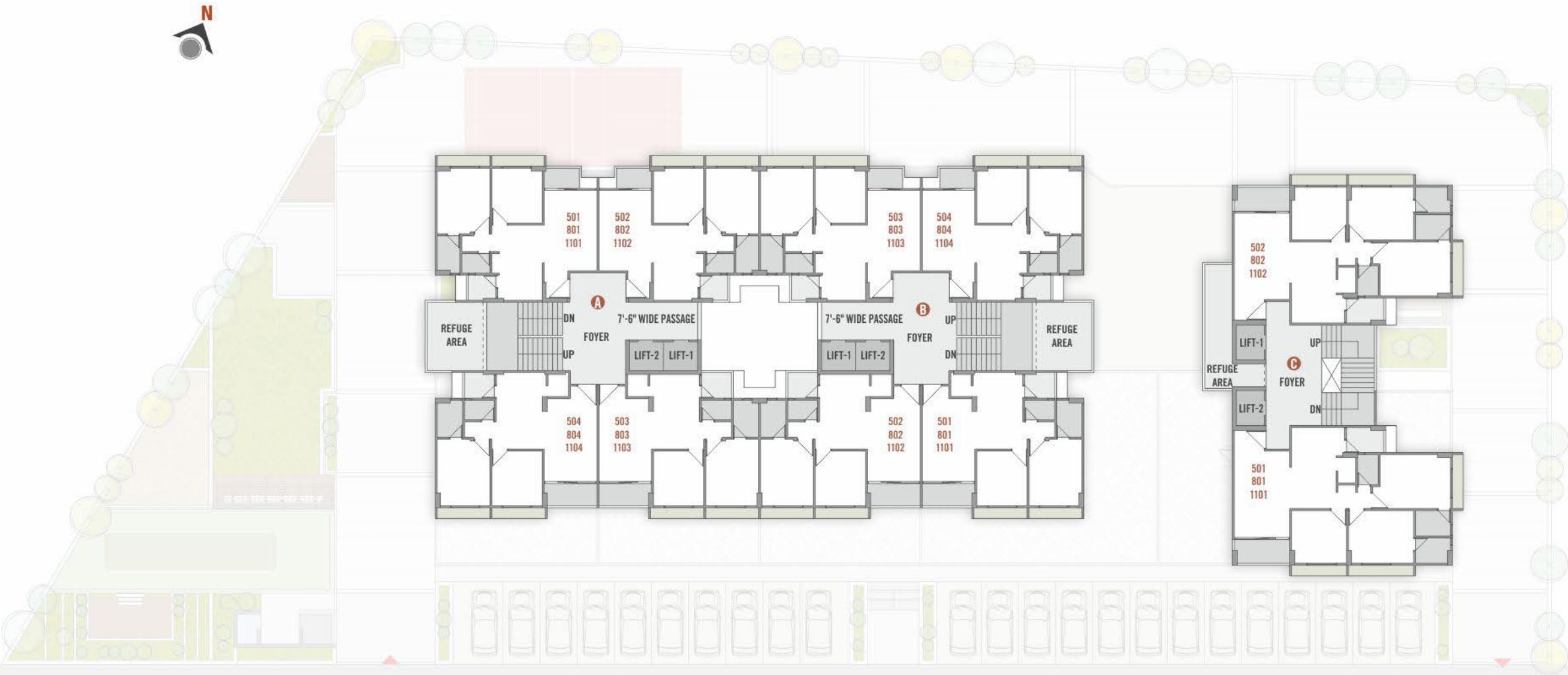
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



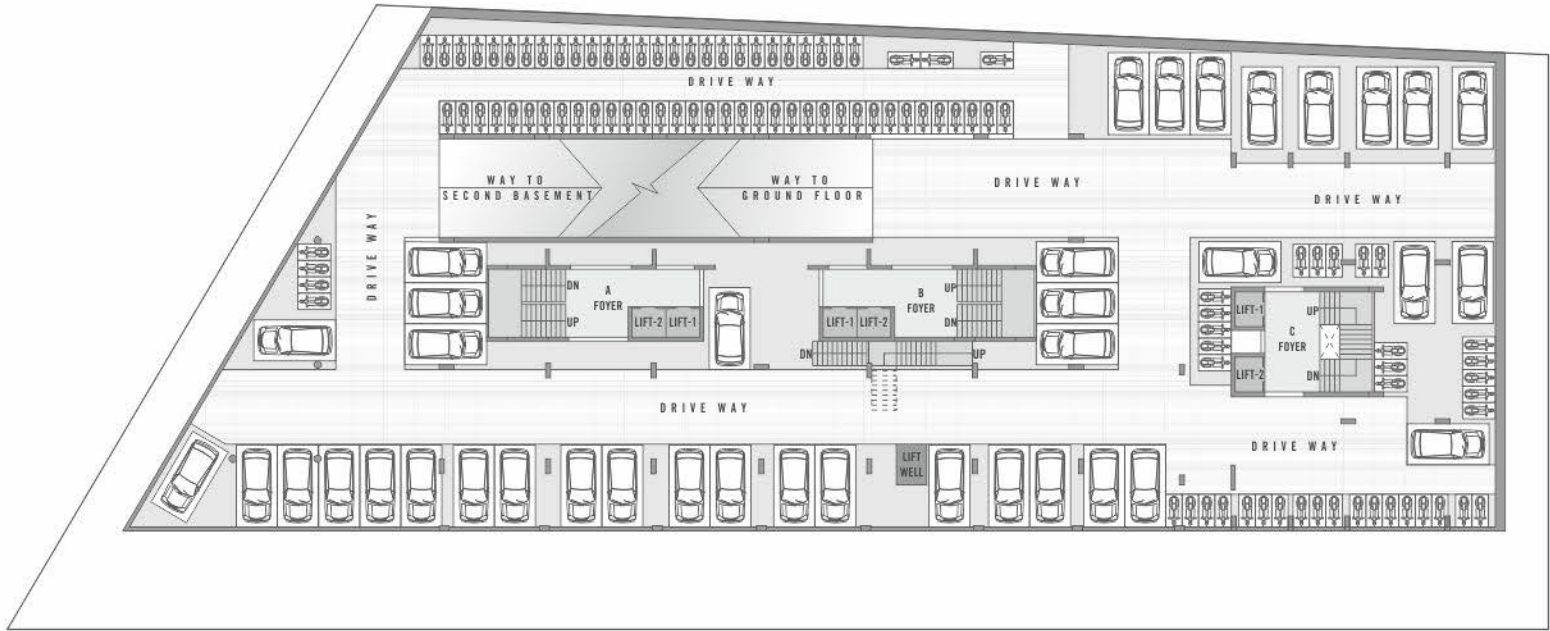
5TH,8TH & 11TH
FLOOR PLAN



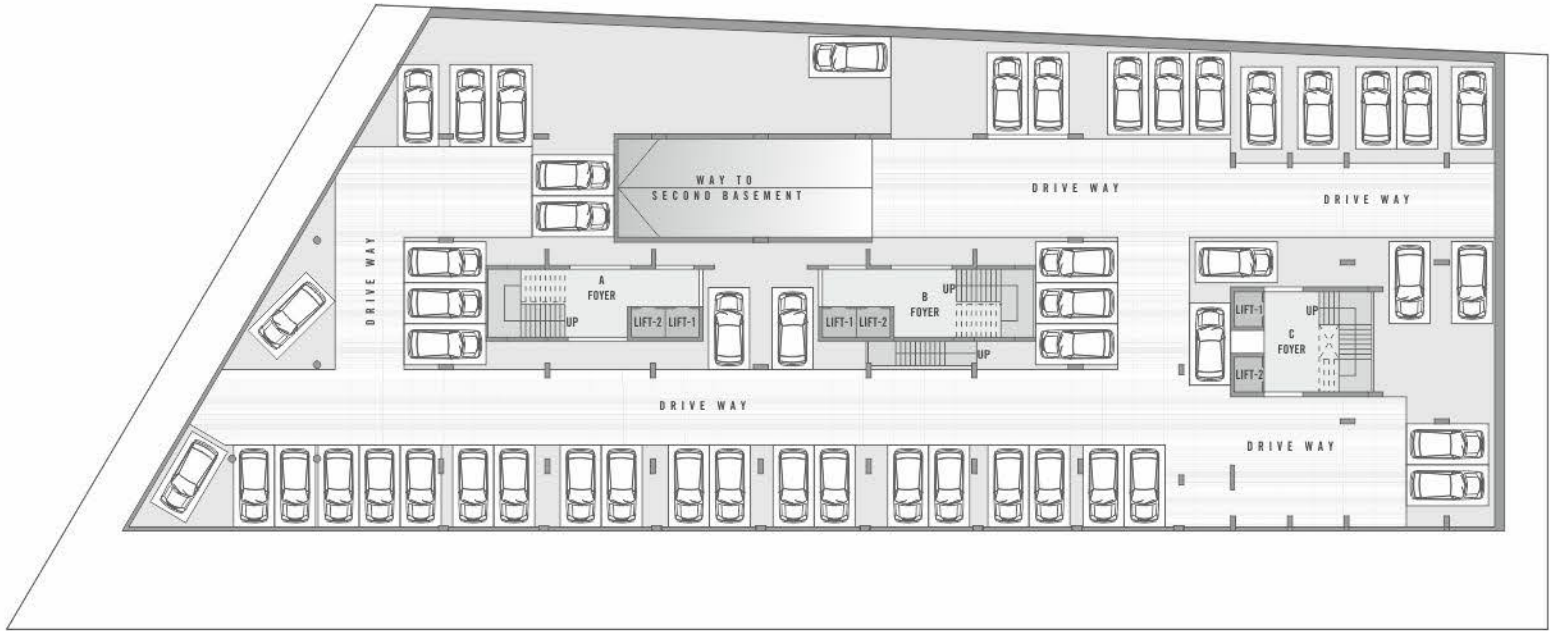
14TH FLOOR PLAN



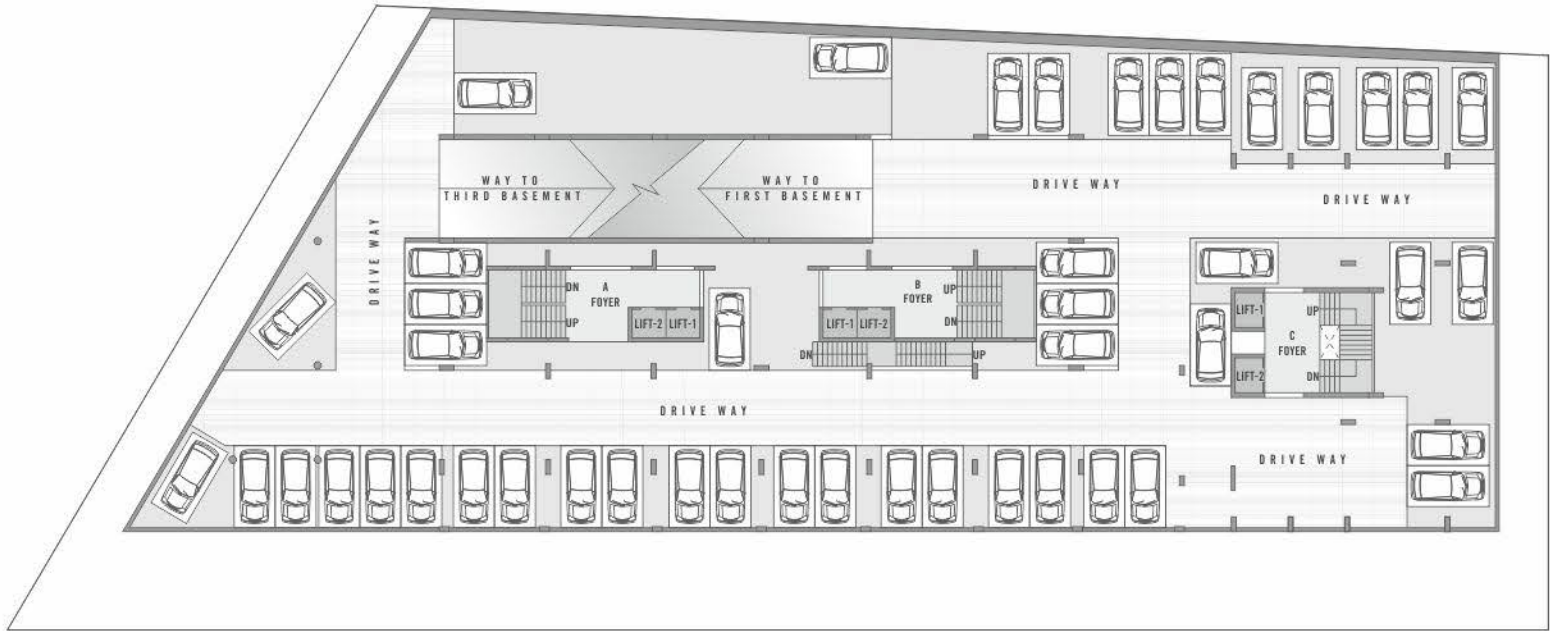
1ST BASEMENT PLAN



3RD BASEMENT PLAN



2ND BASEMENT PLAN



SPECTACULAR VIEWS IN
EVERY DIRECTION

UTSAV AALAYAM





AMENITIES



24 HRS SECURITY



WELL LANDSCAPED
GARDEN



CHILDREN PLAY AREA



SENIOR CITIZEN
SIT-OUT

SALIENT FEATURES



2 ELEVATORS
IN EACH BLOCK



PROJECT ON
BRTS CORRIDOR



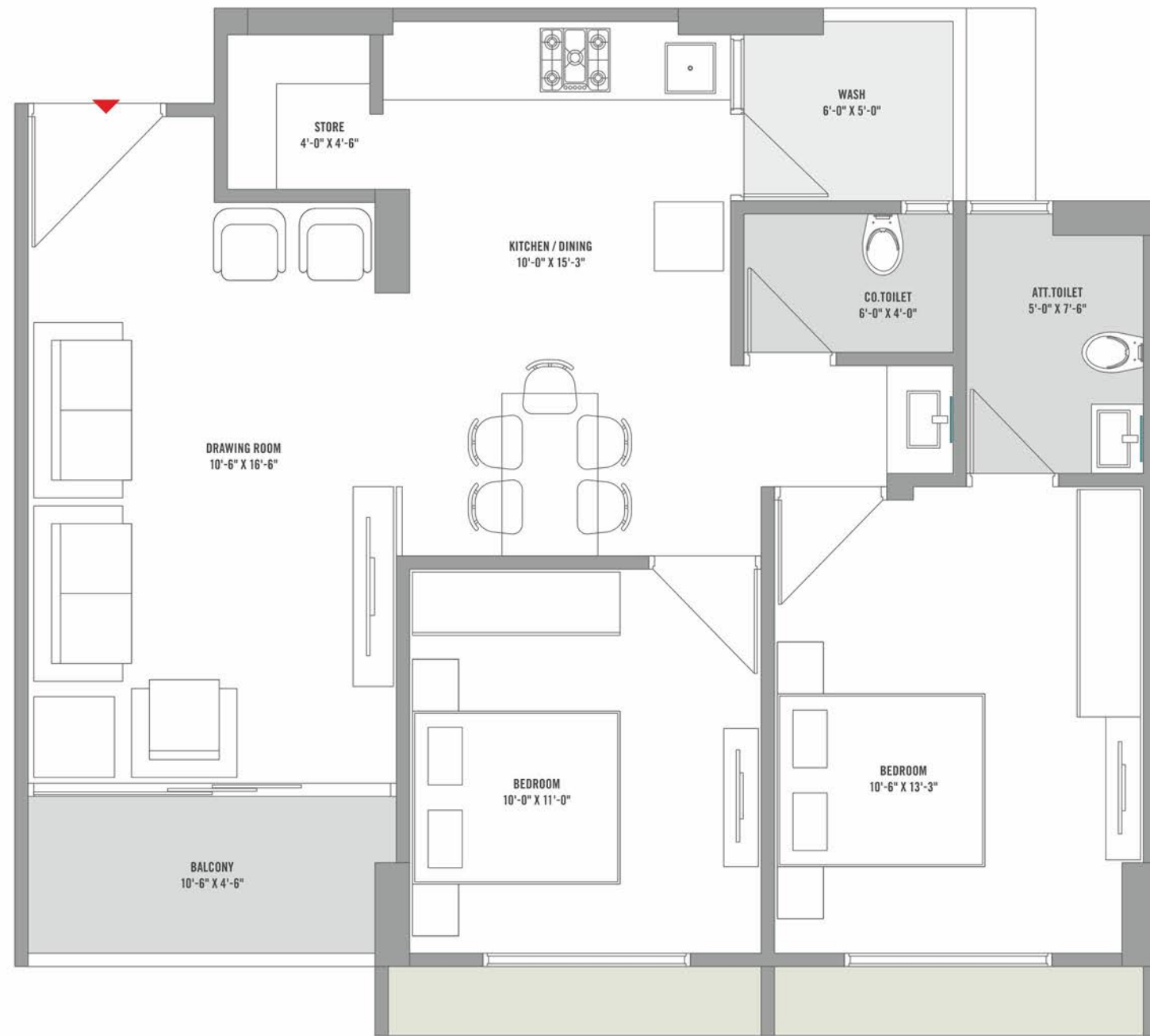
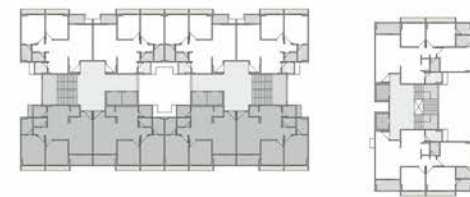
3 BASEMENT
PARKING



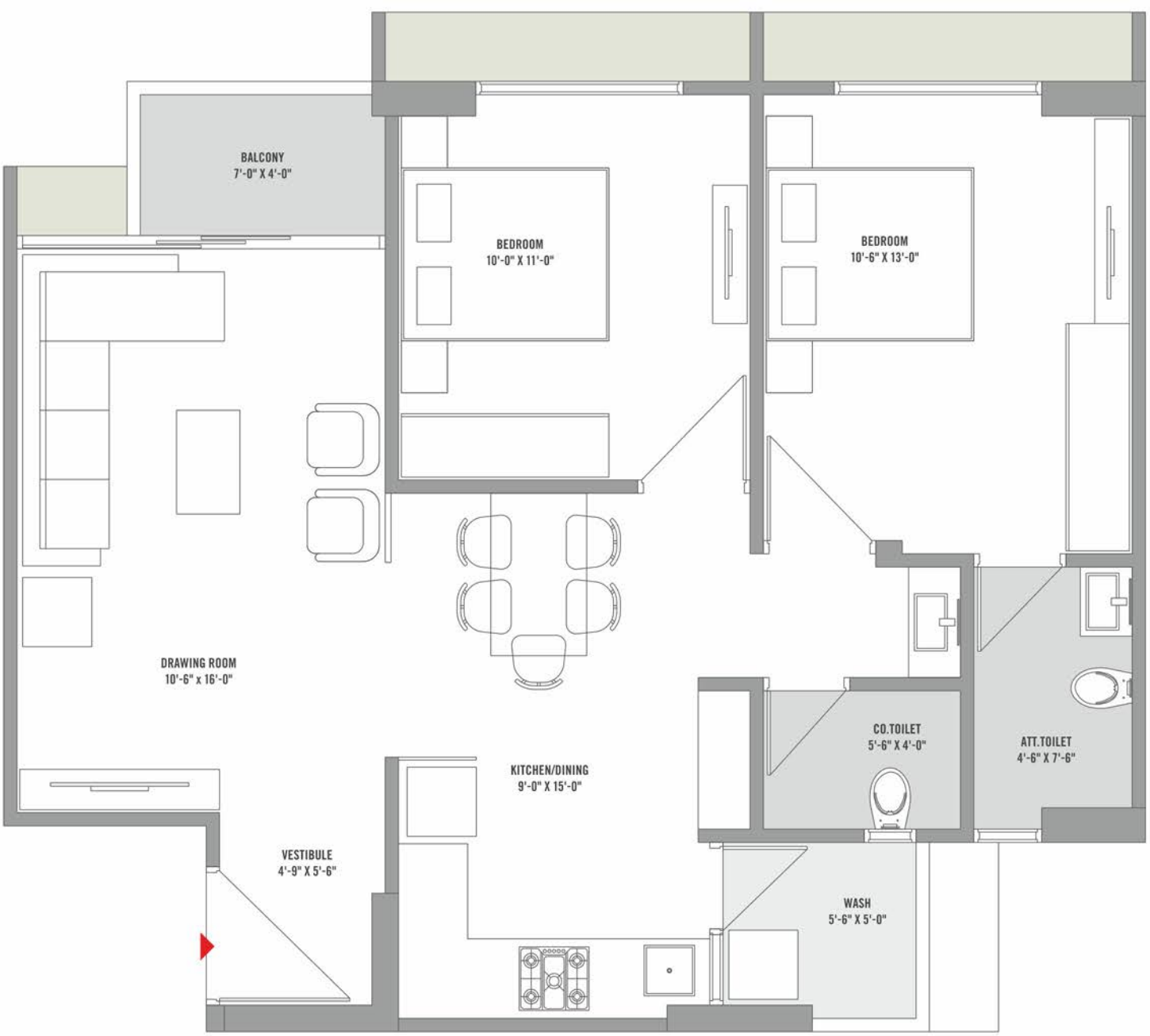
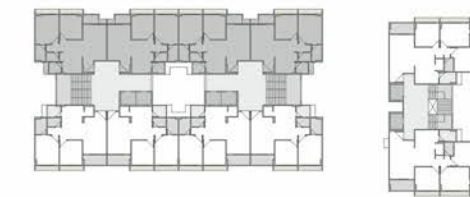
ATTRACTIVE
MAIN GATE



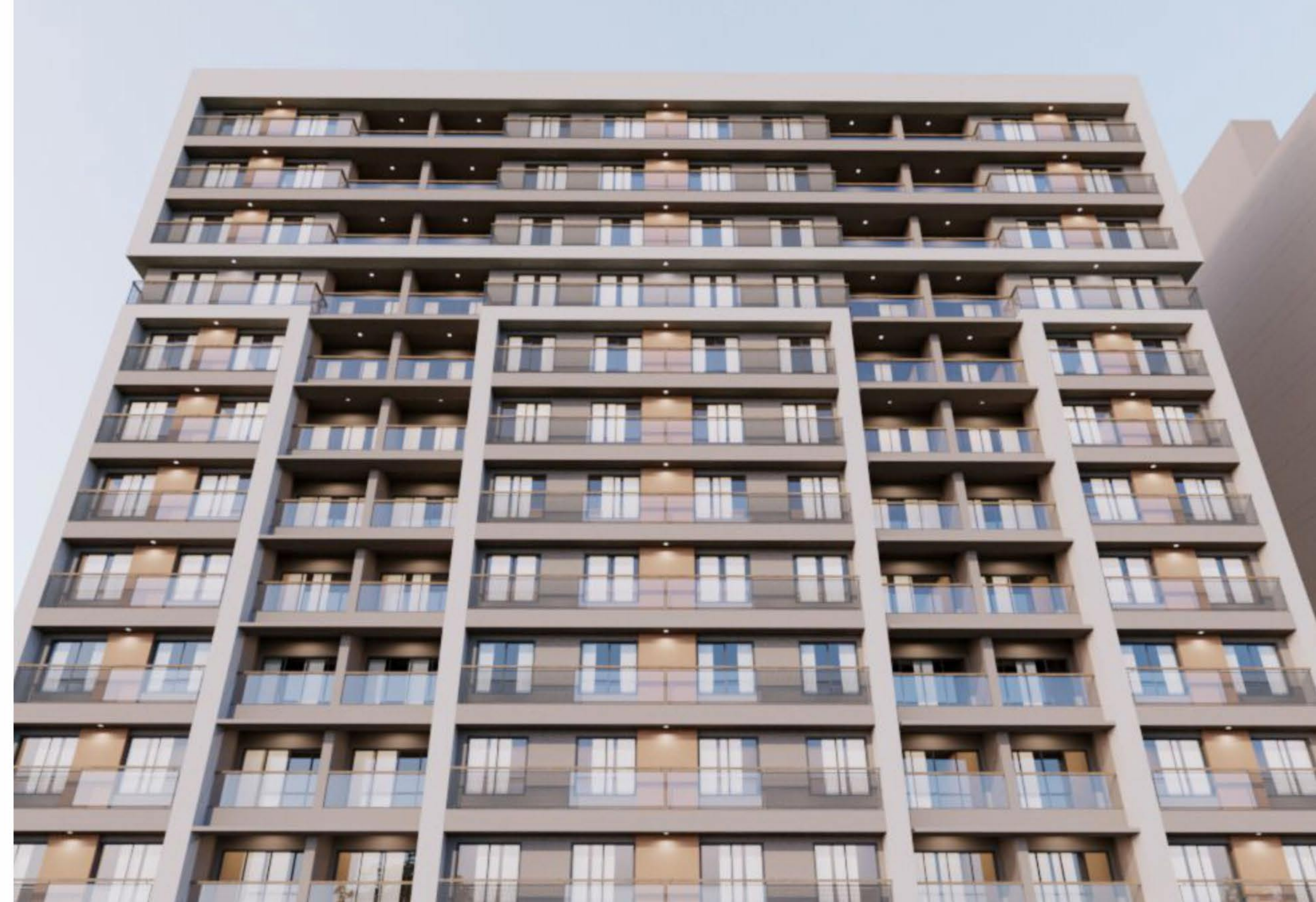
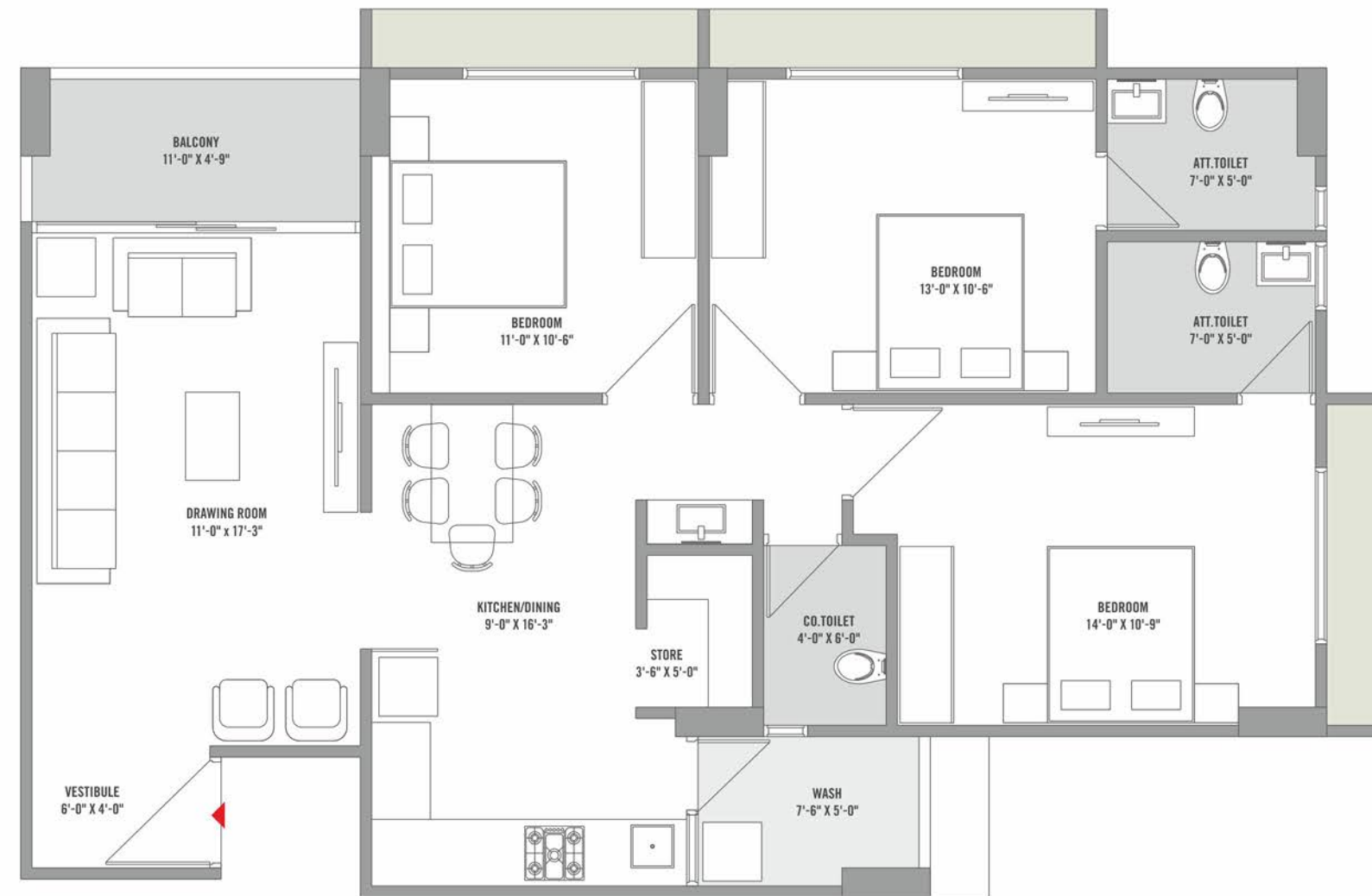
UNIT PLAN
2 BHK TYPE - B



UNIT PLAN
2 BHK TYPE - C



UNIT PLAN
3 BHK TYPE - A



SPECIFICATIONS

FLOORING

- VITRIFIED TILES IN ALL BEDROOMS, KITCHEN, LIVING AND DINING AREA
- CERAMIC TILES IN ALL BATHROOMS
- KOTA STONE OR SIMILAR IN STORE AND WASH AREAS

WALLS

- INTERIOR WALLS ARE PLASTERED AND PUTTY FINISHED
- EXTERIOR WALLS ARE PAINTED WITH A 100% ACRYLIC BASED PAINT

KITCHEN

- POLISHED NATURAL GRANITE PLATFORM
- STAINLESS STEEL KITCHEN SINK
- GLAZED / CERAMIC TILE DADO UP TO LINTEL LEVEL ON WALLS ABOVE THE PLATFORM

DOORS

- DECORATIVE MAIN DOOR WITH WOODEN FRAMING
- FLUSH DOORS WITH WOODEN FRAMING IN ALL BEDROOMS AND BATHROOMS

WINDOWS

- POWDER COATED / ANODIZED ALUMINUM SLIDING WINDOWS WITH STONE JAMBS

BATHROOMS

- GLAZED / CERAMIC TILE DADO ON THE WALLS UP TO THE LINTEL LEVEL
- HIGH QUALITY VITREOUS SANITARY WARE AND PLUMBING FIXTURES

ELECTRIFICATION

- CONCEALED PVC CONDUITS WITH PVC INSULATED ISI GRADE COPPER WIRING
- ADEQUATE POINTS FOR LIGHTING AND POWER
- DECORATIVE MODULAR SWITCHES WITH MCB DISTRIBUTION BOARD

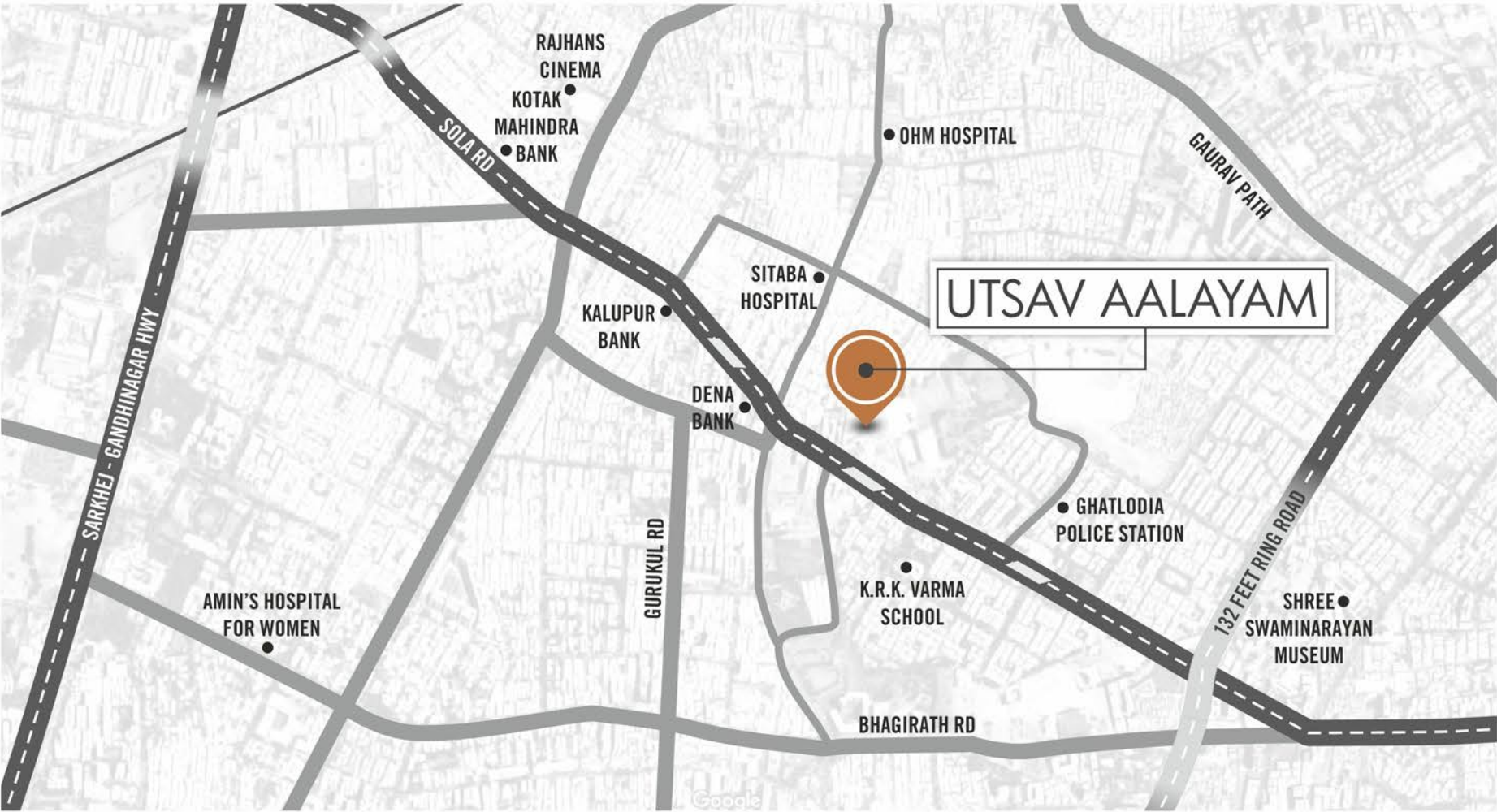
MISCELLANEOUS

- AIR CONDITIONING POINTS IN ALL BEDROOMS
- GEYSER POINTS IN ALL BATHROOMS
- PROVISIONS FOR TELEPHONE, CABLE / DTH AND BROADBAND INTERNET CONNECTIONS

RULES & REGULATIONS

01) TORRENT POWER (A.E.C) CHARGES, LEGAL CHARGES, AMC/AUDA CHARGES, DEPOSIT & OTHER GOVT. CHARGES SHALL BE PAID SEPARATELY. 02) MAINTENANCE ADVANCE SHOULD BE PAID SEPARATELY. 03) ONLY INTERNAL CHARGES SHALL BE ALLOWED WITH PRIOR PERMISSION AND SHALL BE CHARGED EXTRA. 04) RIGHT OF ANY CHARGES IN DIMENSION, DESIGN & SPECIFICATION RESERVED WITH THE DEVELOPER WHICH SHALL BE BINDING FOR PURCHASER. 05) EXTERNAL CHARGES NOT ALLOWED. 06) STAMP DUTY, REGISTRATION FEES AND SERVICE TAX / TAXES ON ALLOTMENT AND POSSESSION OF FLAT SHALL BE BORNE BY PURCHASER APPLICABLE AS PREVAILING LAW. 07) ANY ADDITIONAL LIABILITIES DUE TO CHANGE IN THE LAWS, STAMP DUTY, GOVT LAWS SHALL BE BORNE BY PURCHASER FROM TIME TO TIME. 08) NEW RATE WILL APPLICABLE IN CASE OF DELAY IN PAYMENT TERMS. 09) TERM AND CONDITION AS PER SEPARATE AGREEMENT. 10) EVERY CARE HAS BEEN TAKEN IN PREPARATION OF THE PARTICULARS IN THE BROCHURE WHICH ARE FOR GUIDANCE PURPOSE ONLY, THEY DO NOT FORM ANY BASIS OF CONTRACT. 11) VARIATION MAY OCCUR AS PER LOCAL REGULATION AND OUR POLICY OF IMPROVEMENT.

LOCATION



ADDRESS : UTSAV AALAYAM, NR. BHUYANGDEV CROSS ROAD,
OPP. UTSAV ELEGANCE, SOLA ROAD, NARANPURA, AHMEDABAD.

DEVELOPER
UTSAV DEVELOPERS

ARCHITECT
Spline Design

STR. ENG.
Amee Associates
STRUCTURAL CONSULTANT