

**GROUND FLOOR
LOW PLINTH LAYOUT P
& SHOPPING PLAN**



1ST FLOOR
FLAT LAYOUT PLAN
& SHOPPING PLAN





Specification

- **Structure**
 - RCC frame structure designed for seismic zone as per IS codes.
- **Wall finish**
 - Internal wall – smooth finish plaster with white cement base putty.
 - External wall - double coat sand face plaster with premium acrylic paint.
- **Flooring**
 - Premium quality digital/Vitrified tile flooring in all rooms.
 - China mosaic for heat reflection with water proofing treatment on terrace.
- **Kitchen**
 - Premium quality granite platform with S.S. sink.
 - Stone shelves in store room.
 - Glazed tiles above platform up to beam bottom level
 - Water purifier point provision.
- **Wash**
 - Matt finish tiles / Heavy duty.
 - Provision for washing machine point.
 - Dado tiles till parapet height.
- **Plumbing & Toilets**
 - Premium quality designer glazed tile dado up to lintel level.
 - Premium quality sanitary ware & bath fittings. (Jaquar, Plumber, Cera or equivalent)
 - Hot water provision in all bathrooms.
 - Concealed plumbing and diverter mixture for shower.
 - Premium quality UPVC pipes for water supply and CPVC pipe for hot & cold water.
 - Counter basins in toilets.
- **Doors**
 - Decorative main door with wooden frame.
 - Flush doors in internal area with wooden framing.
 - Doors with high quality locking arrangements.
- **Windows**
 - Premium quality heavy gauge anodized aluminium windows with granite jamb.
 - Standard quality window glasses.
 - Large windows for better air ventilation.
- **Electrical**
 - 3-Phase concealed ISI copper wiring with modular switches & ELCB for maximum safety.
 - Sufficient electric points in all rooms.
 - AC points in all bedrooms & drawing room.
 - Geyser point in all toilets.

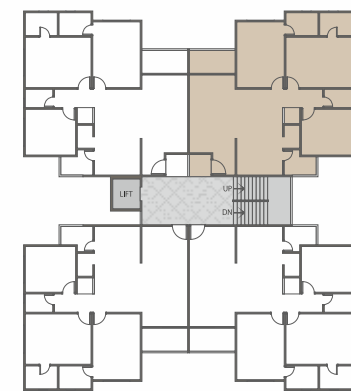
Legal Note:

- Stamp duty, Registration charges, Legal documentation charges, Initial maintenance charges, Maintenance deposit, Narmada water connection, Gas connection, AMC charges, Torrent electrical charges including cable & sub-station cost shall be borne by the purchaser.
- GST and any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- Any other liabilities due to change in the by laws, Stamp duty, Govt. Laws shall be borne by purchaser.
- In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- Changes / alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- All rights reserved with the organizers to make any changes in the scheme & specification and the members shall abide by such changes.
- Internal changes shall be done only with prior permission & shall be charged extra in advance.
- Irregular payment shall cause cancellation of booking.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, material, equipment and colour scheme shown are artist's impression. Actual may be different as per architect's design.
- All dimension shown here are unfinished to unfinished wall and of the longest measure of the area.
- Subject to Ahmedabad Jurisdiction.



Amenities

- Landscaped garden
- Class entrance foyer in each block.
- Club house
- Fully equipped AC gymnasium
- Indoor games
- Children play area
- Allotted car parking
- Auto door elevators
- Senior citizen sitting
- CCTV surveillance
- 24 hrs. security with cabin
- 24 hrs. water supply



A & B
BLOCK
TYPICAL FLOOR
UNIT PLAN-2

C
BLOCK
TYPICAL FLOOR
UNIT PLAN

