GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

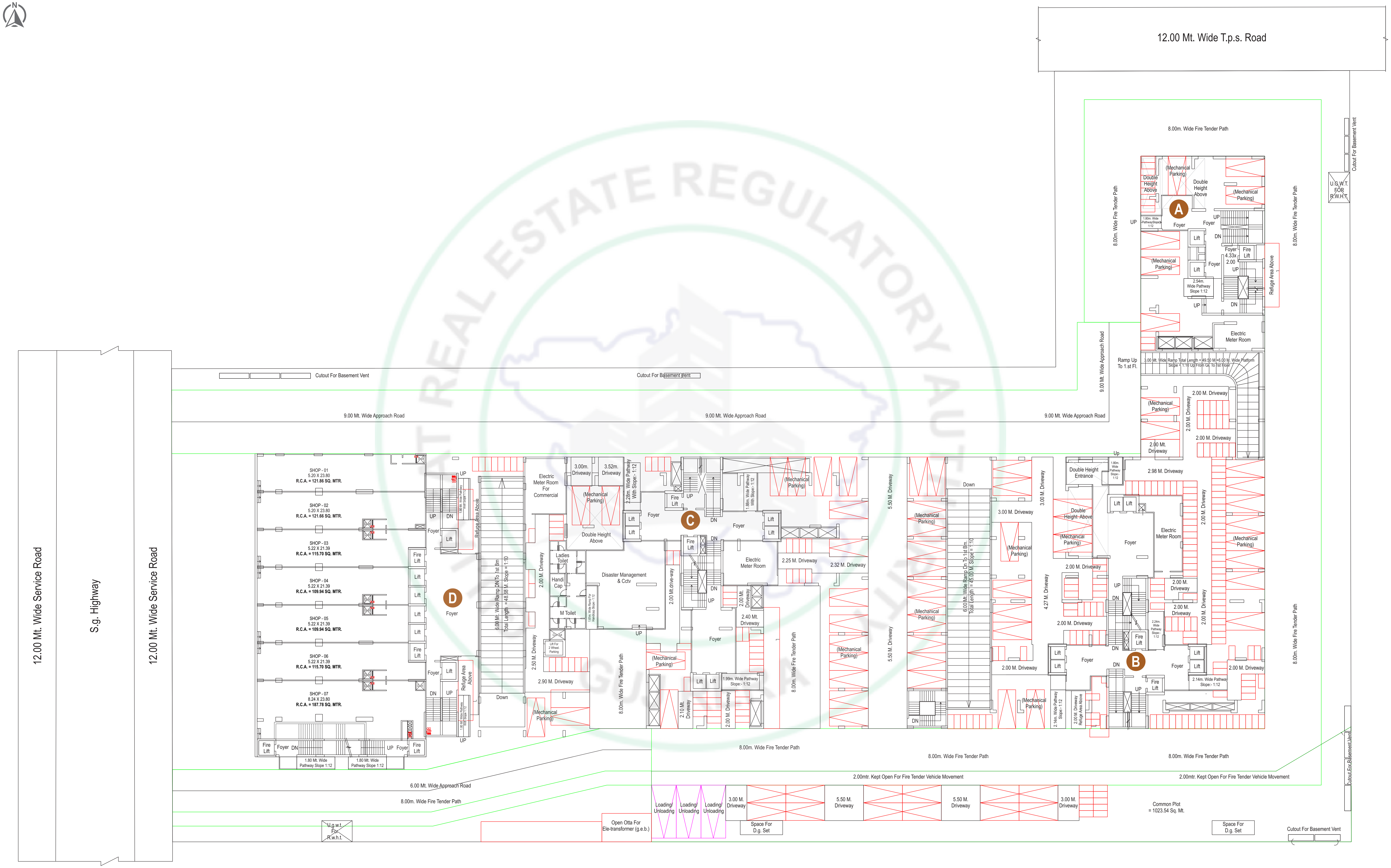
ARISTO

THE OPUS & AATMANTAN

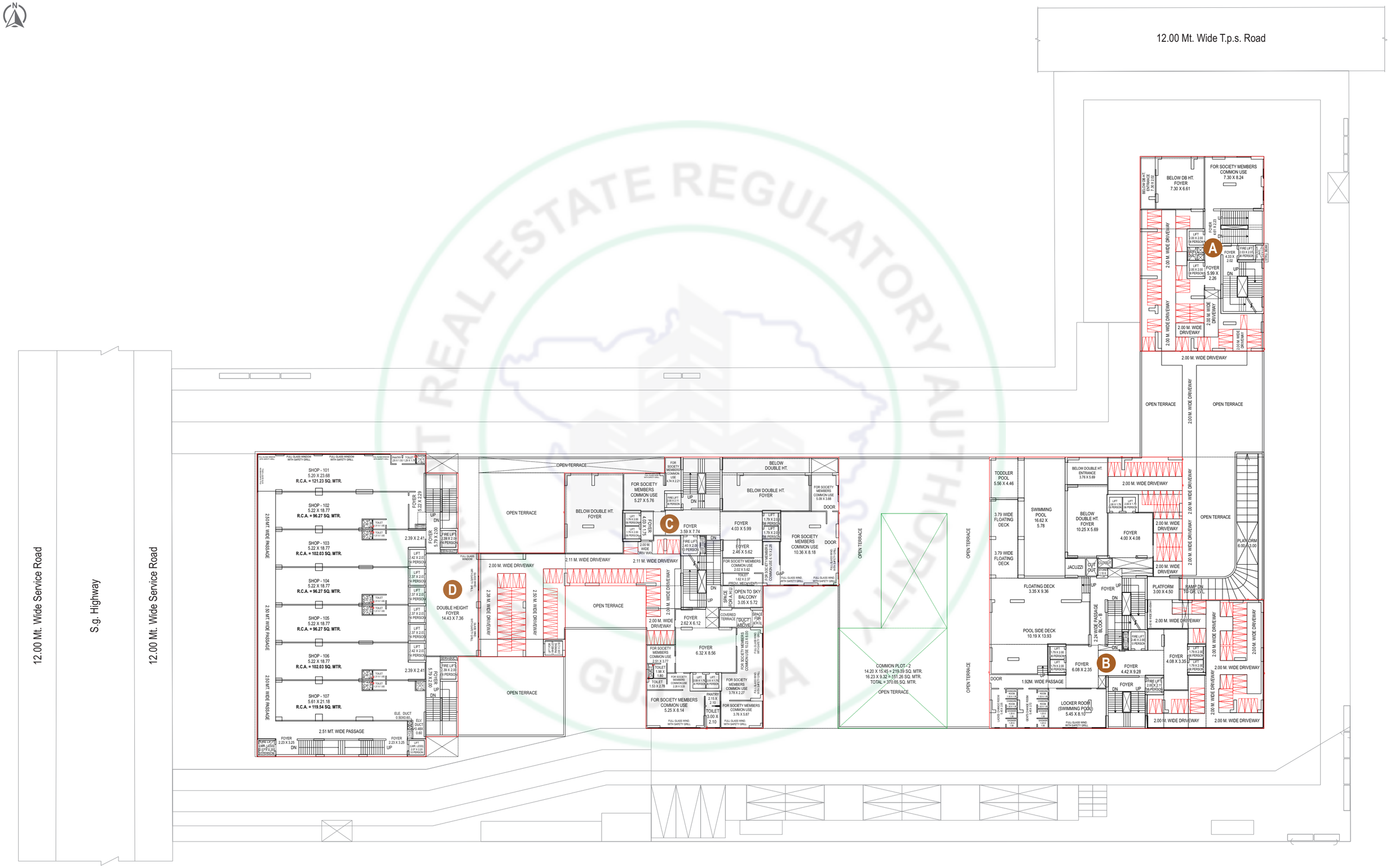
4 BHK FUTURISTIC LIVING &

INFLUENTIAL SHOWROOMS & OFFICES

GROUND
FLOOR PLAN

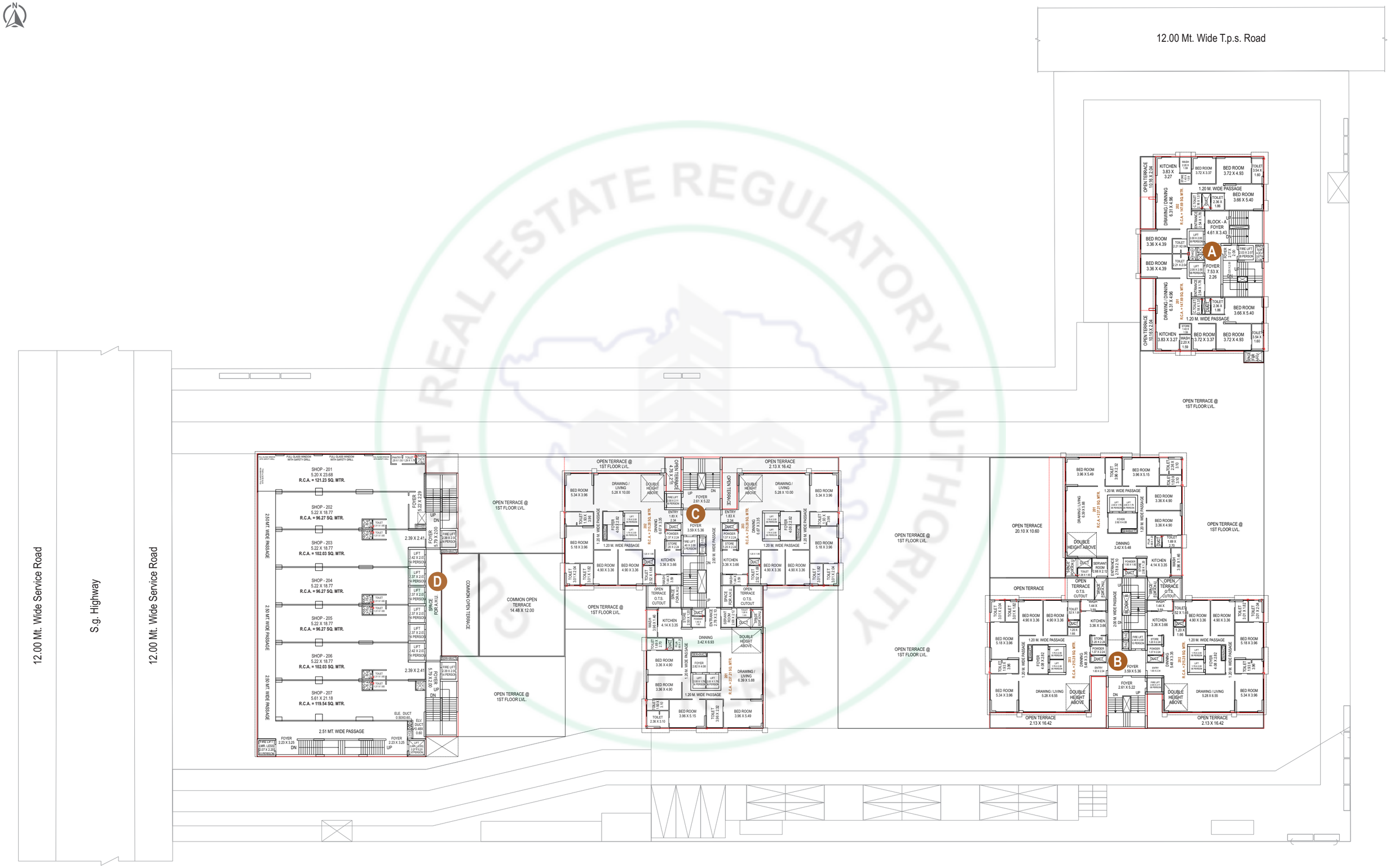


1ST
FLOOR PLAN



2ND

FLOOR PLAN

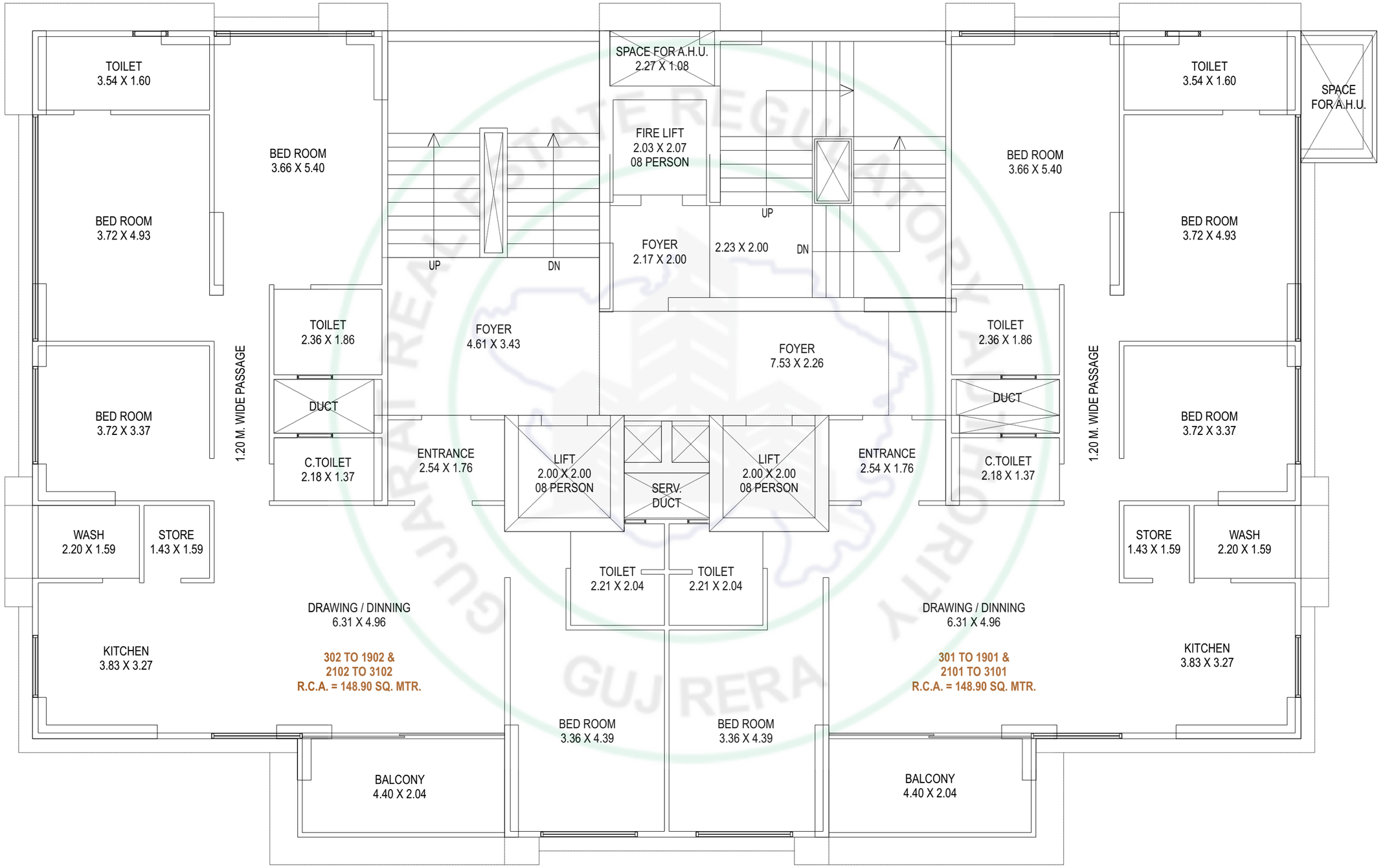


TYPICAL PLAN

BLOCK - A

FLOOR

3RD | 4TH | 5TH | 7TH | 8TH | 9TH | 11TH | 12TH | 13TH | 15TH | 16TH
17TH | 19TH | 21ST | 23RD | 24TH | 25TH | 27TH | 28TH | 29TH



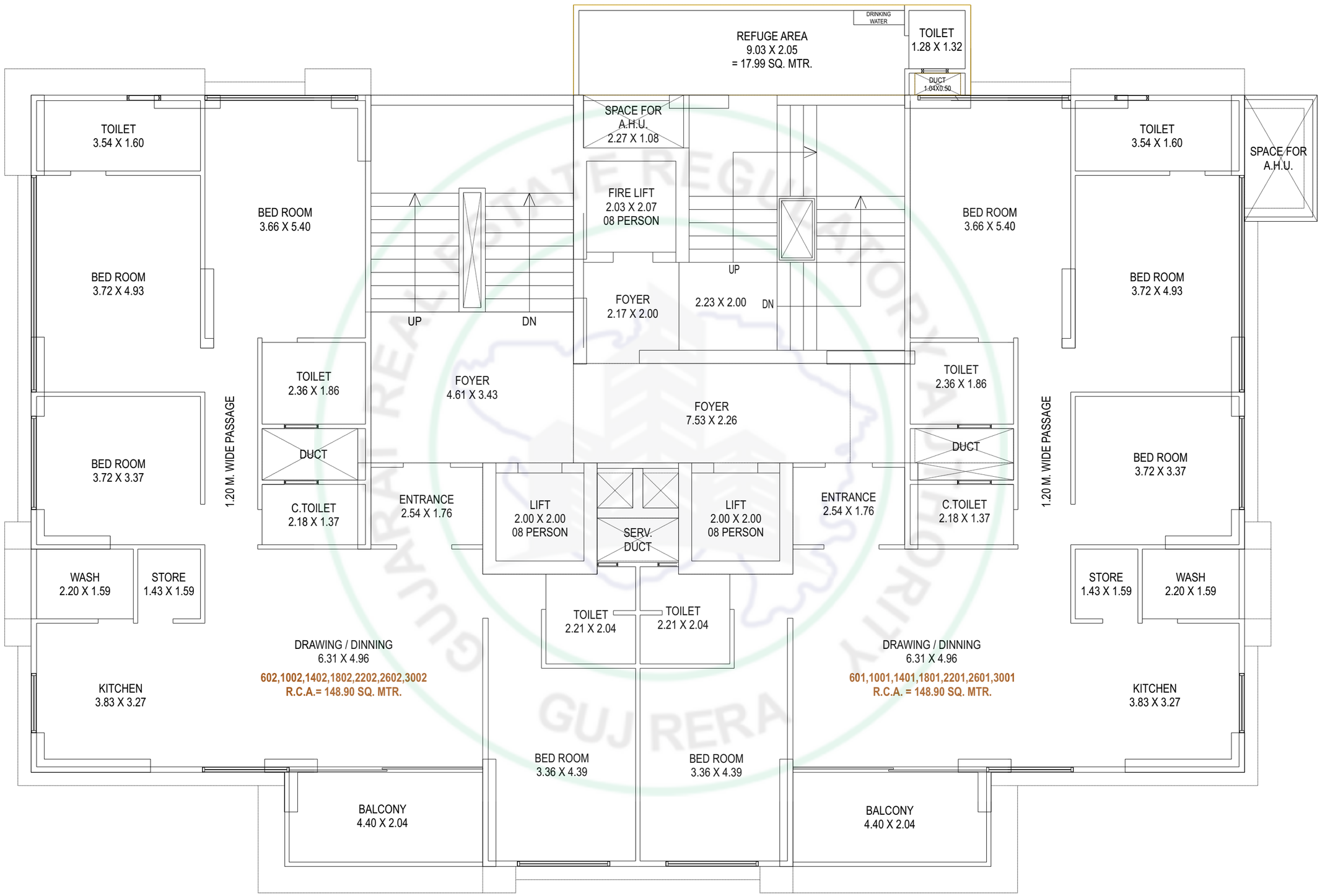
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - A

FLOOR

6TH | 10TH | 14TH | 18TH | 22ND | 26TH | 30TH



GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJRERA

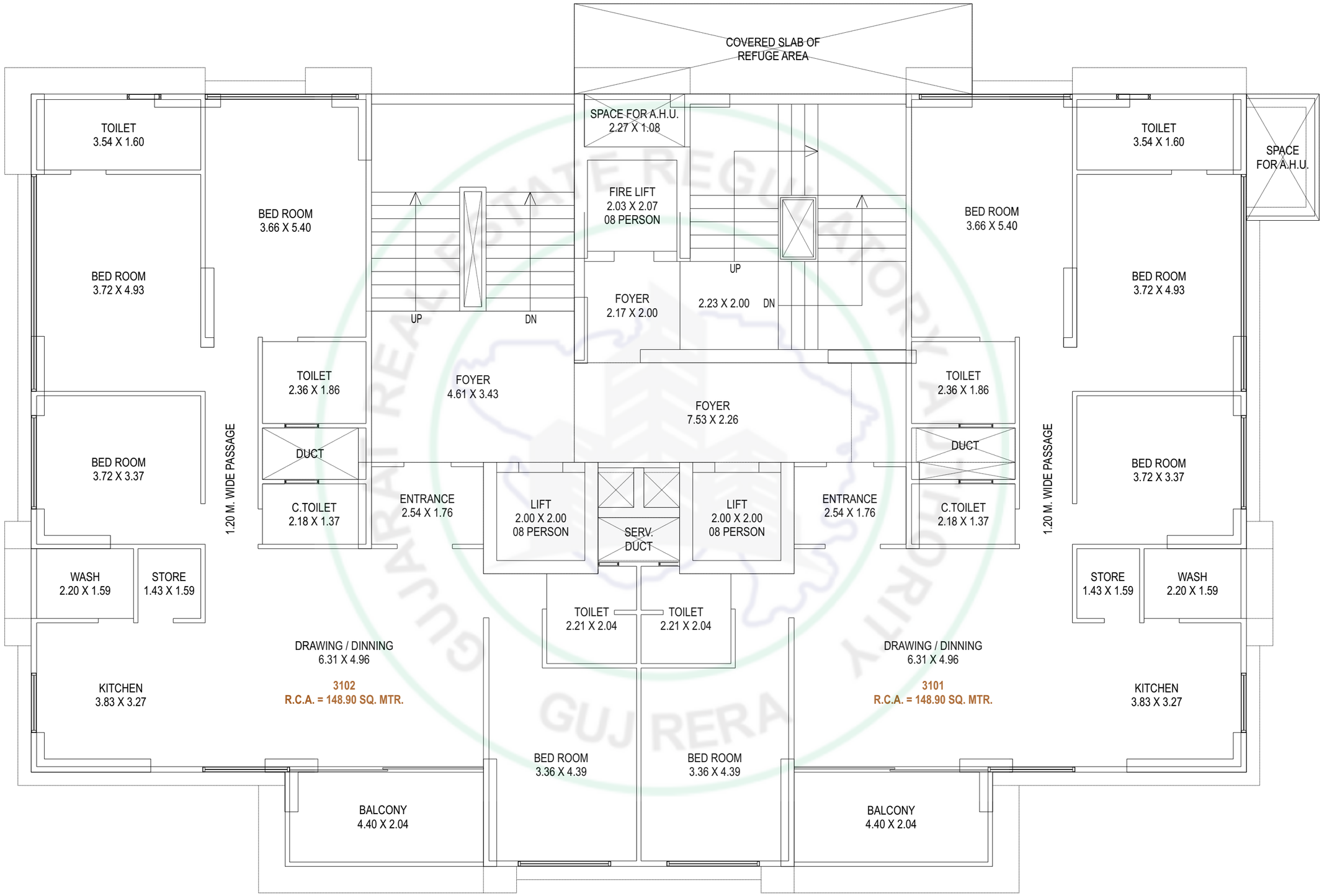
TYPICAL - REFUGE PLAN

(COVERED SLAB)

BLOCK - A

FLOOR

31ST



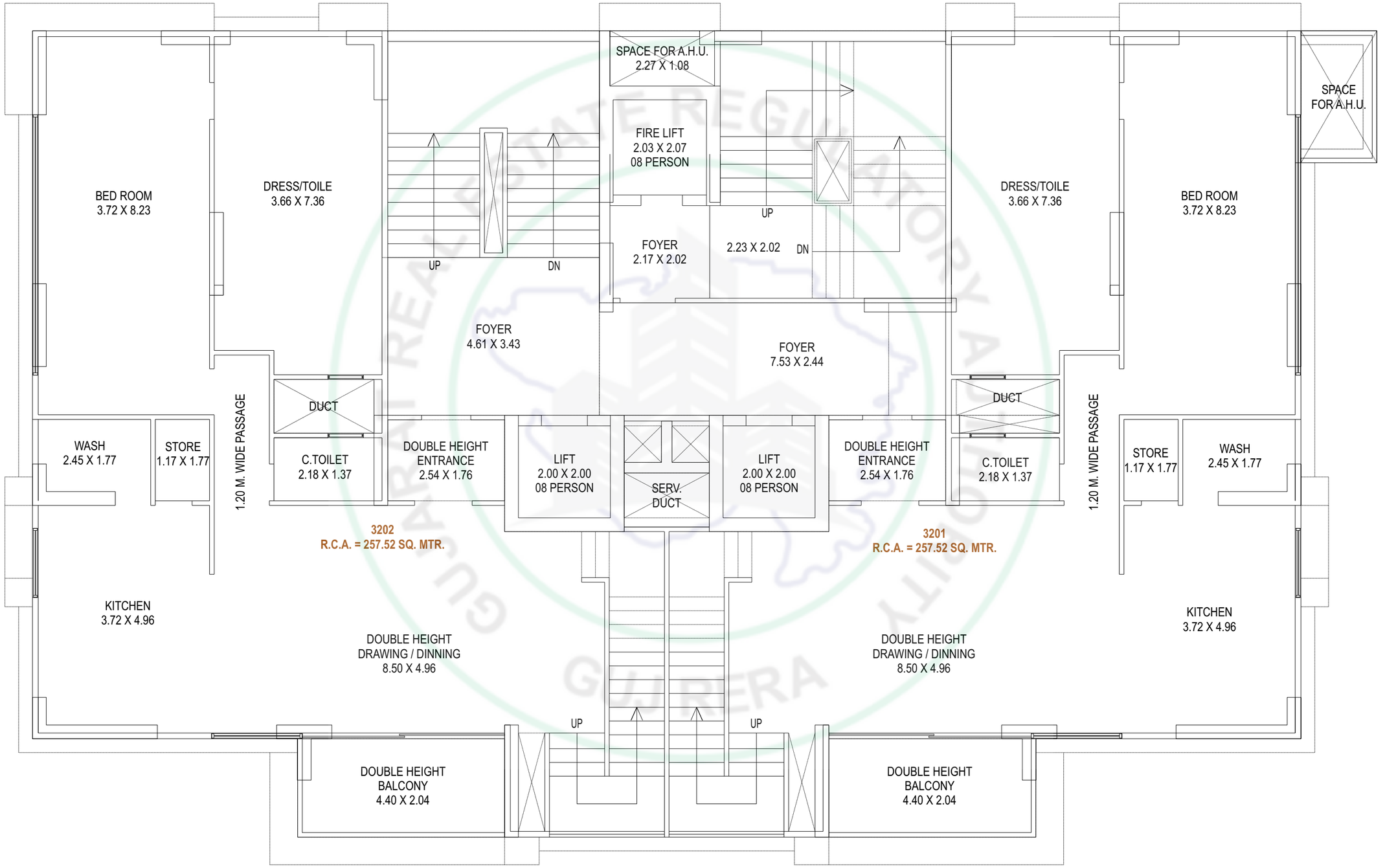
GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL PLAN

BLOCK - A

FLOOR

32ND

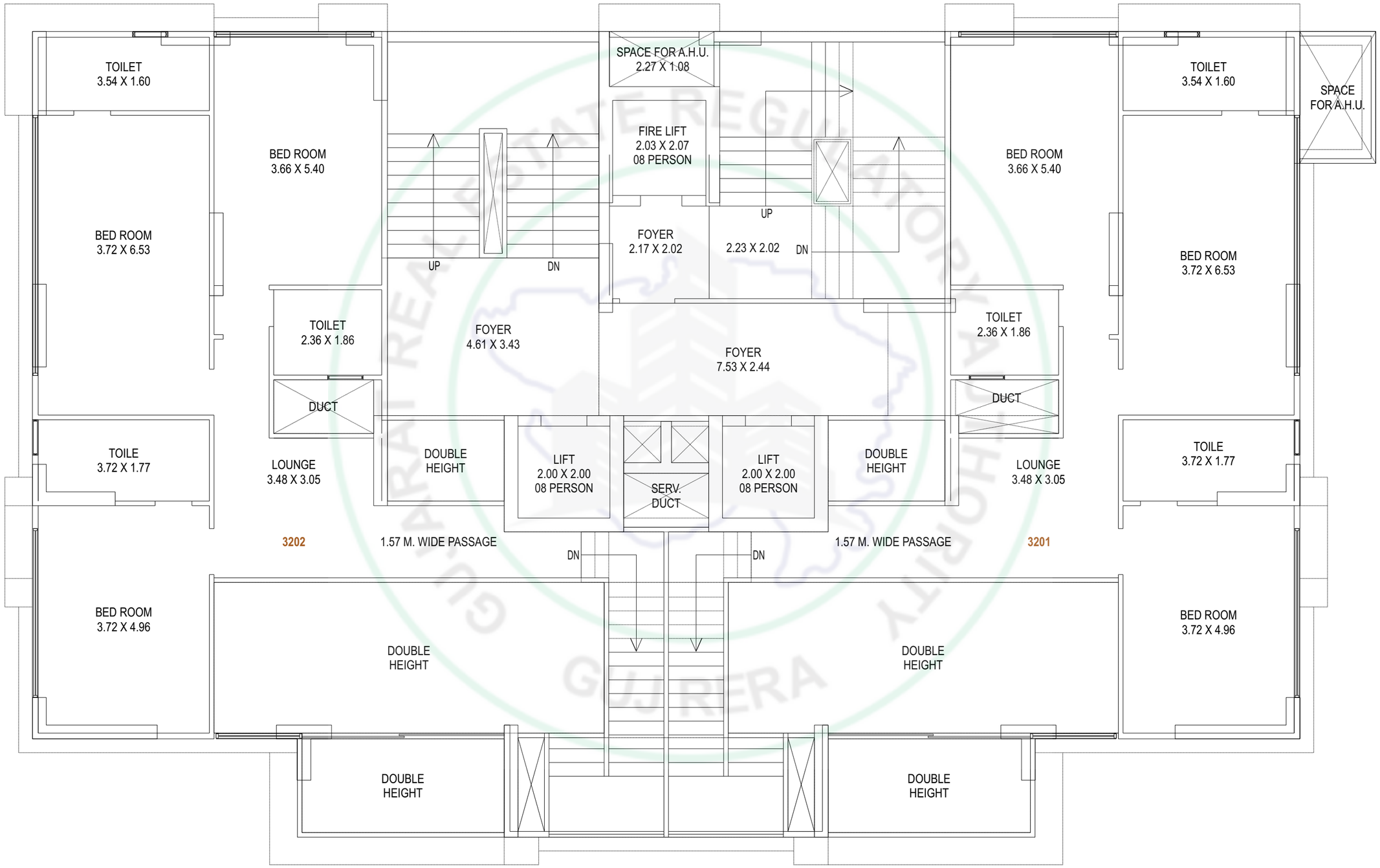


TYPICAL PLAN

BLOCK - A

FLOOR

33RD

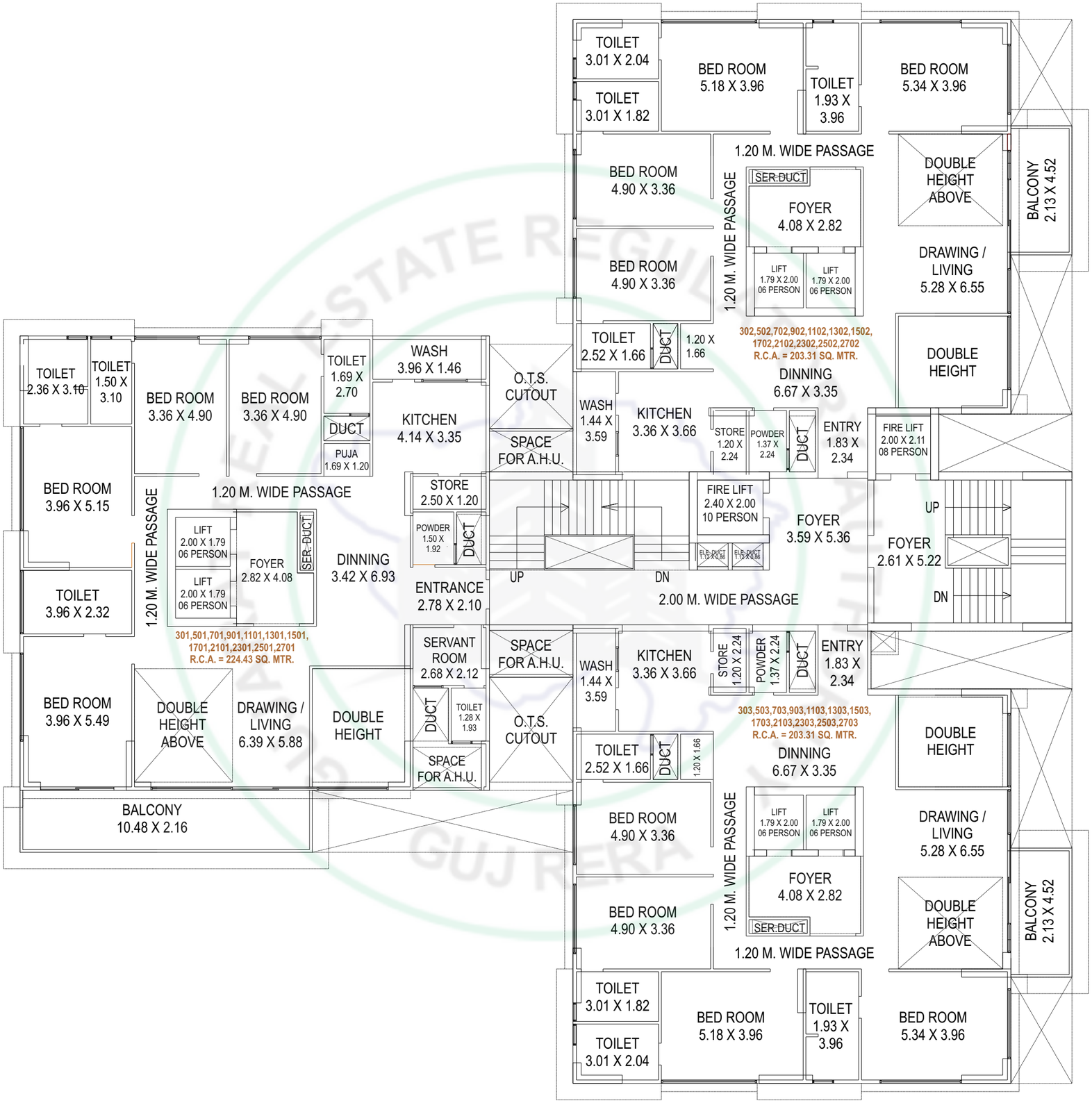


TYPICAL PLAN

BLOCK - B

FLOOR

3RD | 5TH | 7TH
9TH | 11TH | 13TH
15TH | 17TH | 21ST
23RD | 25TH | 27TH

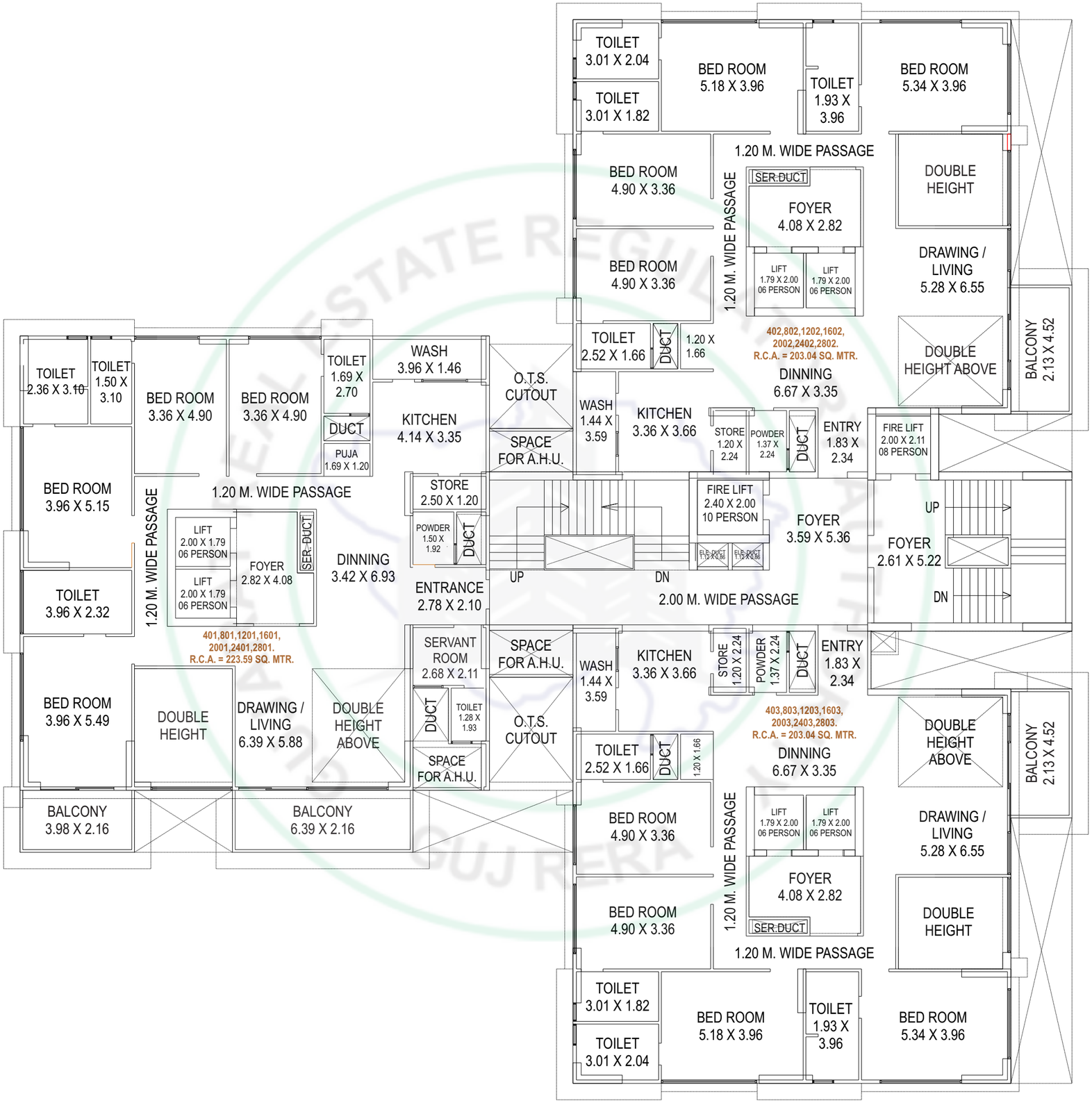


TYPICAL PLAN

BLOCK - B

FLOOR

4TH | 8TH | 12TH
16TH | 20TH | 24TH
28TH

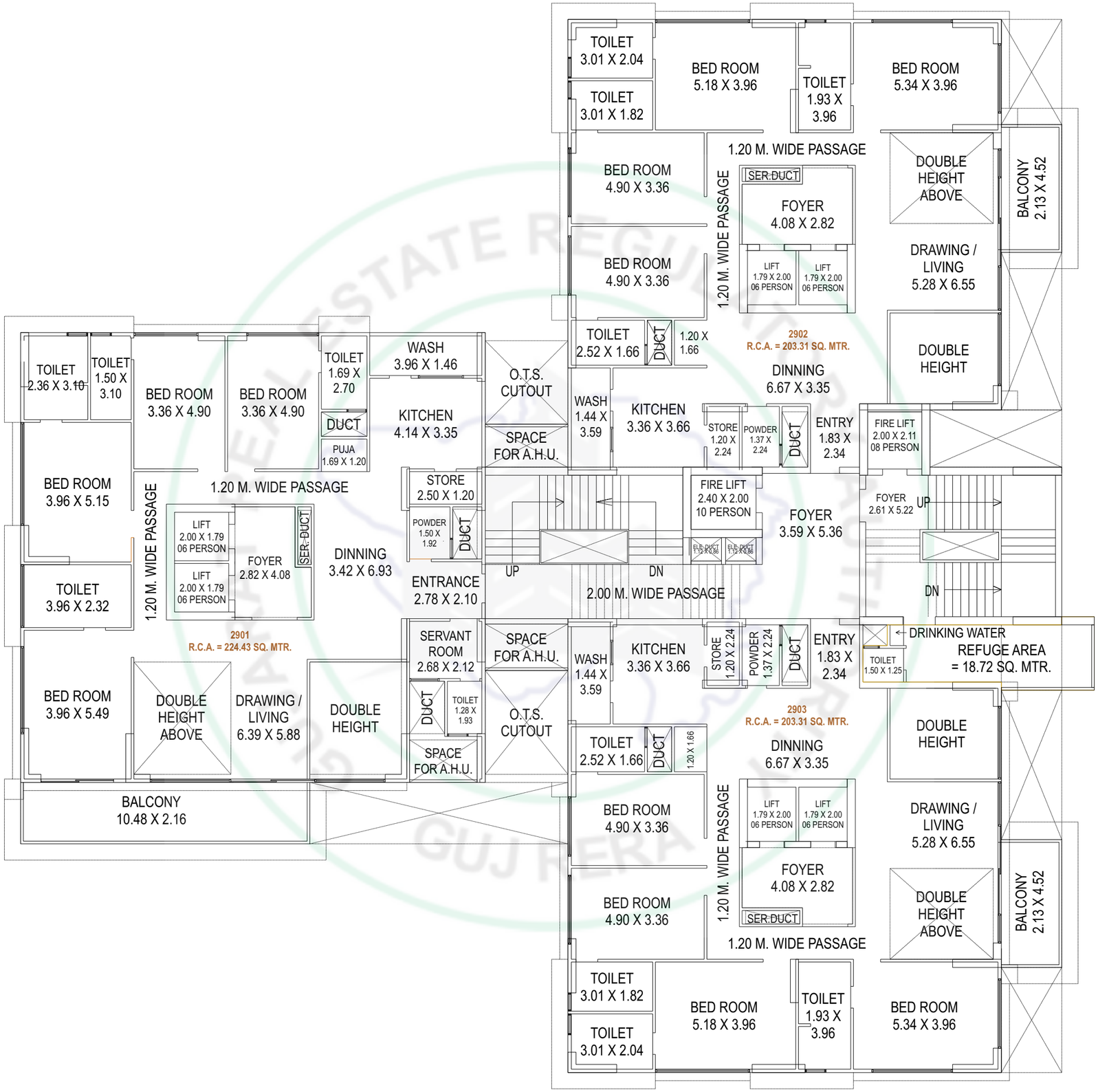


TYPICAL - REFUGE PLAN

BLOCK - B

FLOOR

29TH

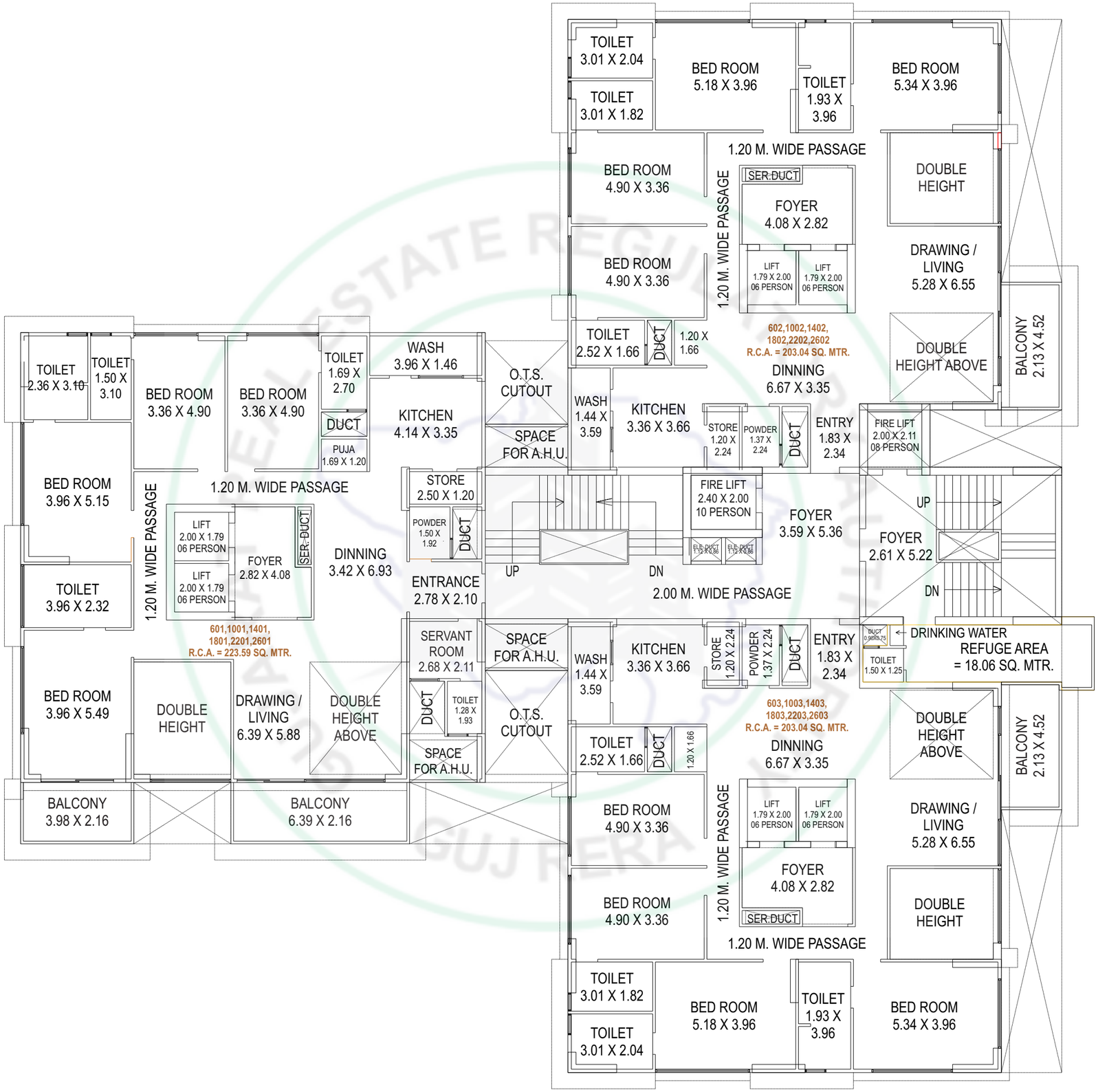


TYPICAL - REFUGE PLAN

BLOCK - B

FLOOR

6TH | 10TH | 14TH
18TH | 22ND | 26TH



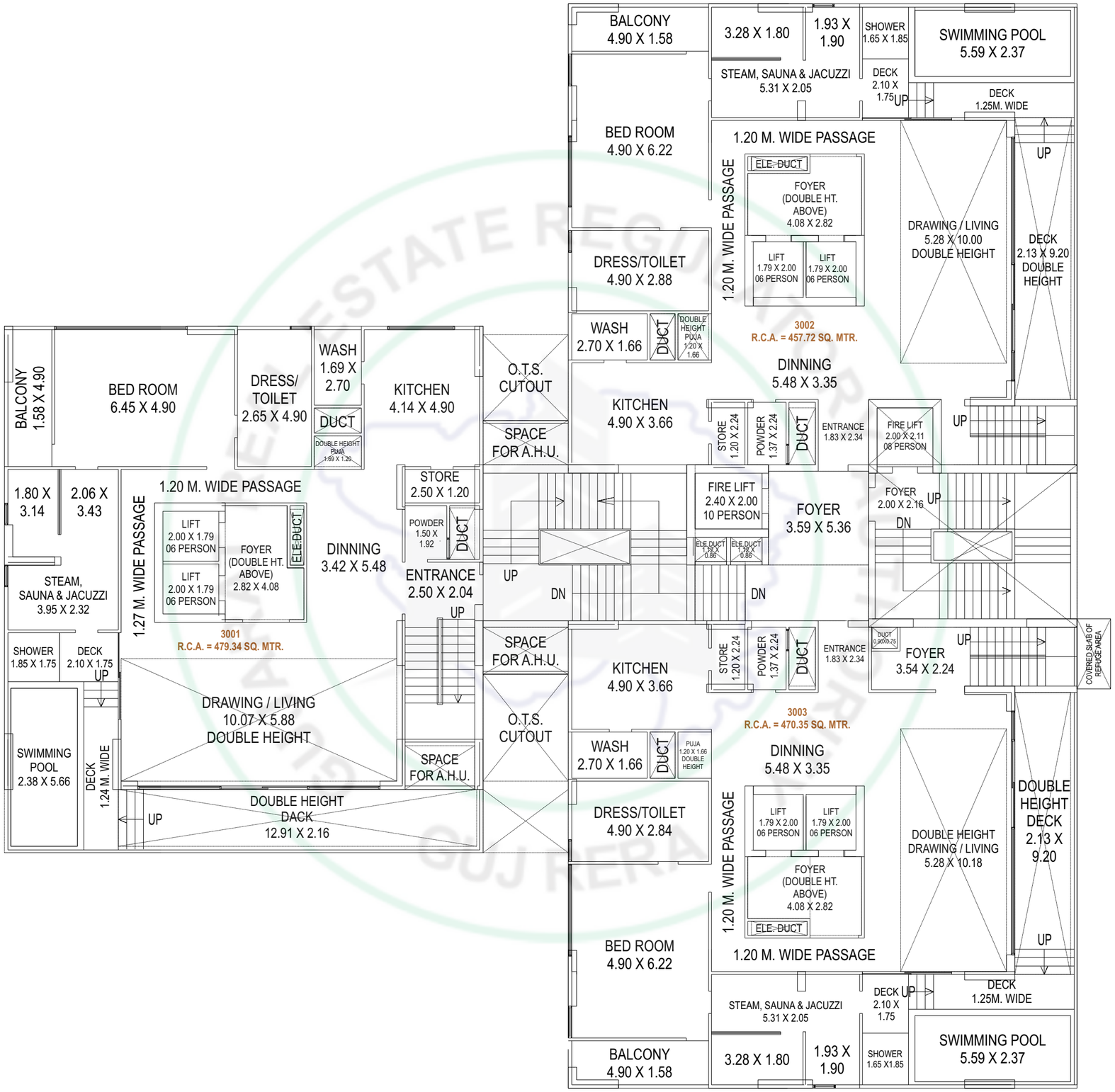
GUJ RERA

TYPICAL PLAN

BLOCK - B

FLOOR

30TH



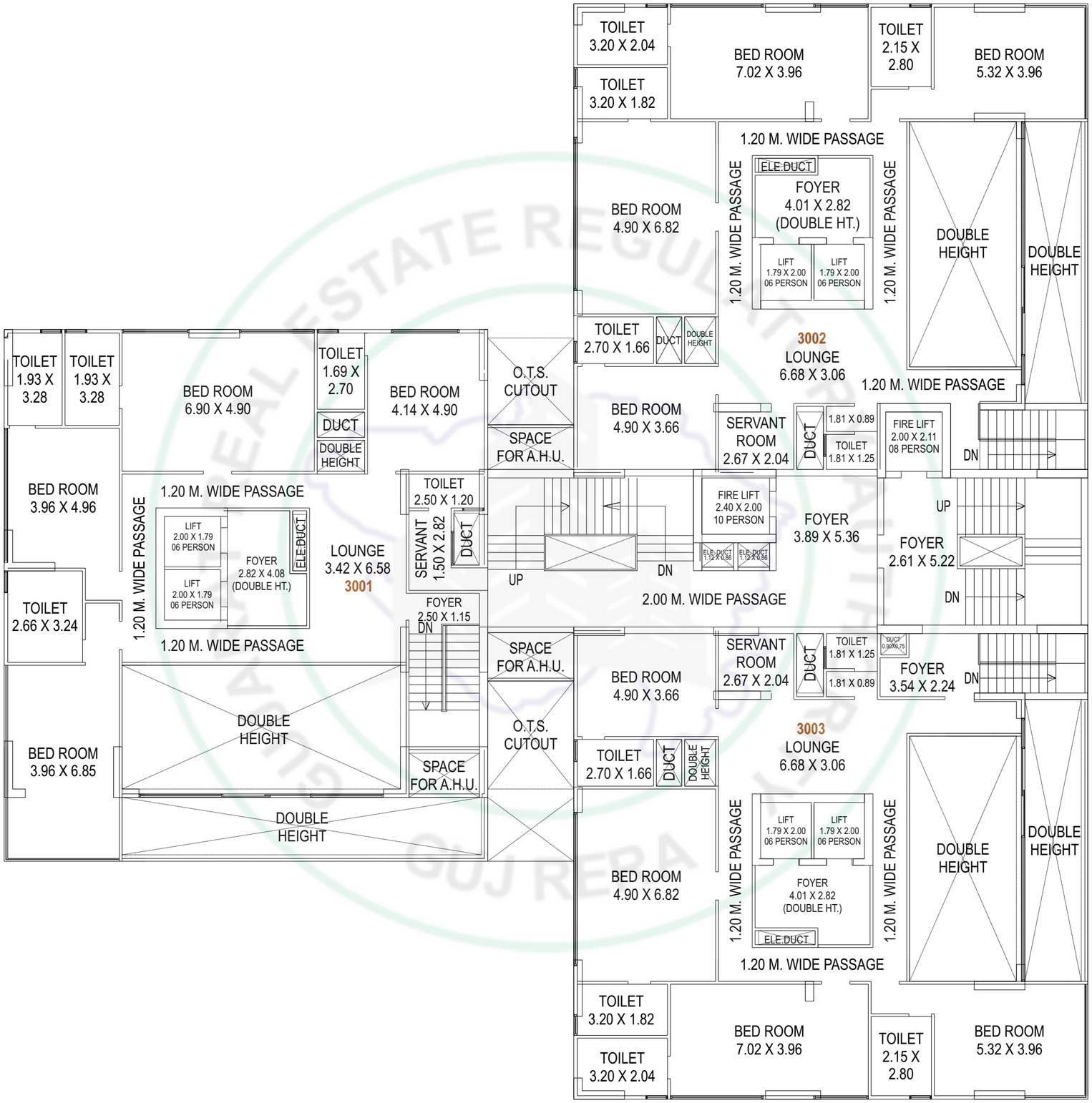
GUJ RERA REAL ESTATE REGULATOR

TYPICAL PLAN

BLOCK - B

FLOOR

31ST



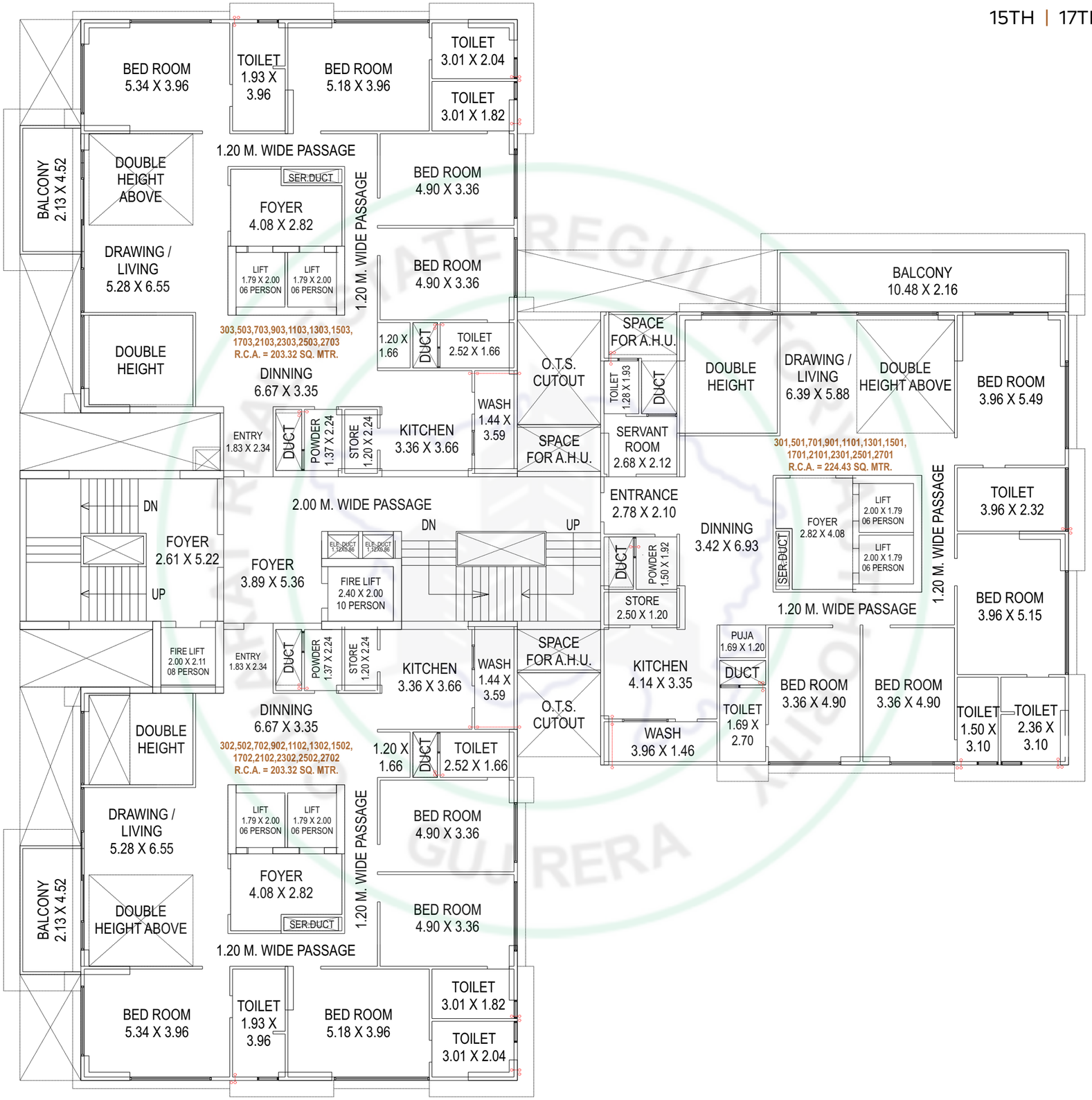
REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL PLAN

BLOCK - C

FLOOR

3RD | 5TH | 7TH | 9TH | 11TH | 13TH
15TH | 17TH | 21ST | 23RD | 25TH | 27TH

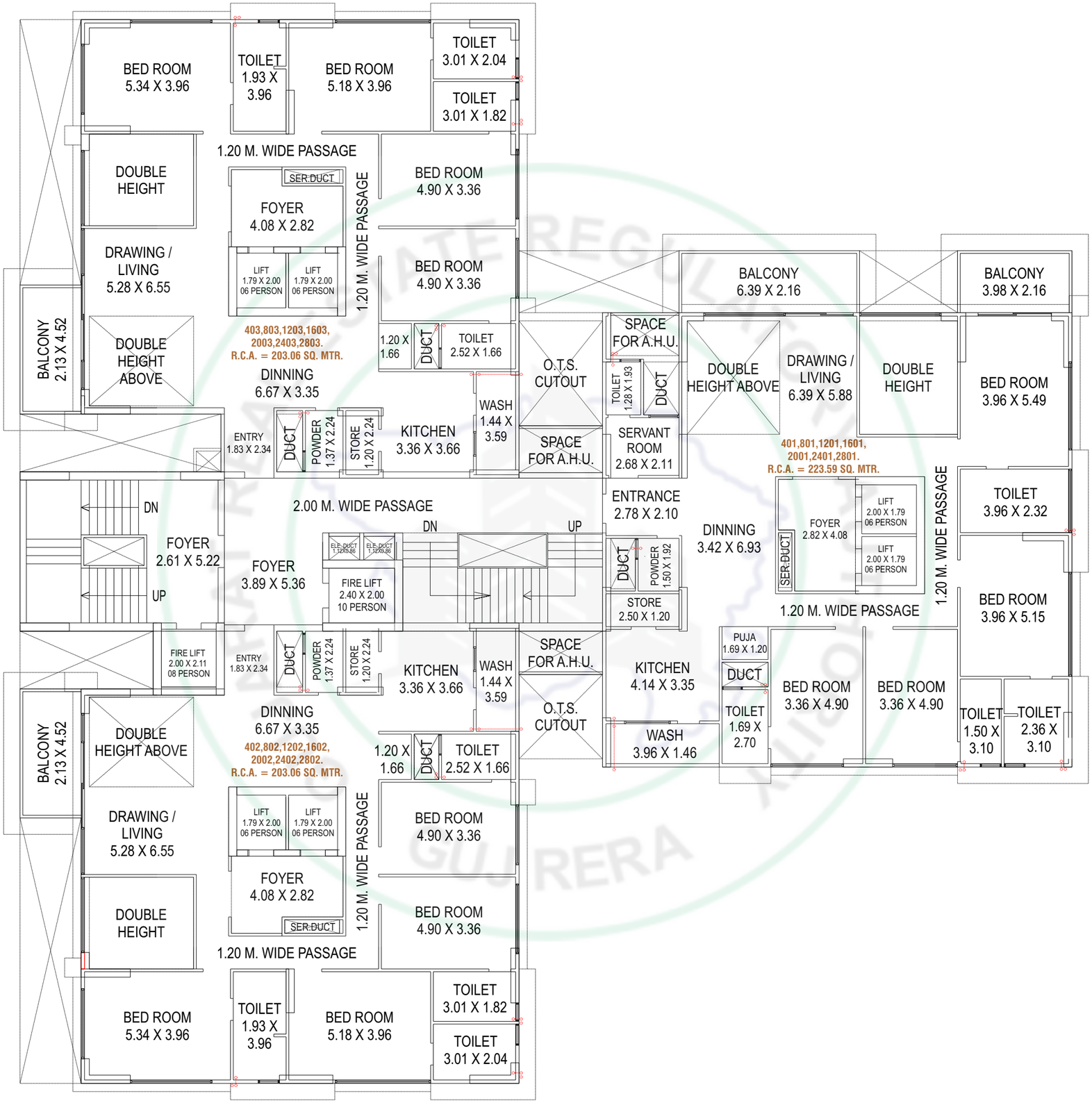


TYPICAL PLAN

BLOCK - C

FLOOR

4TH | 8TH | 12TH | 16TH | 20TH | 24TH | 28TH

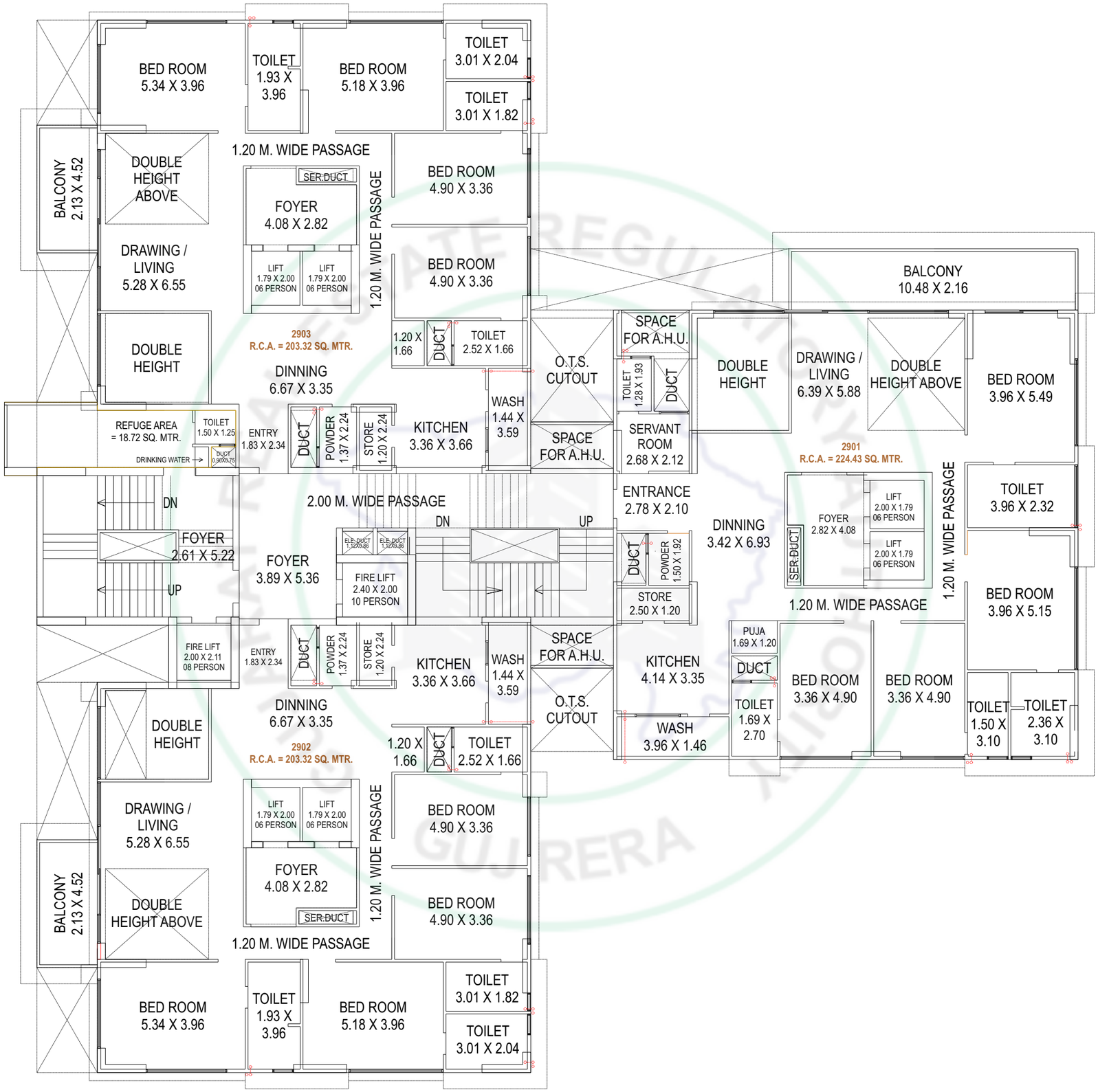


TYPICAL - REFUGE PLAN

BLOCK - C

FLOOR

29TH

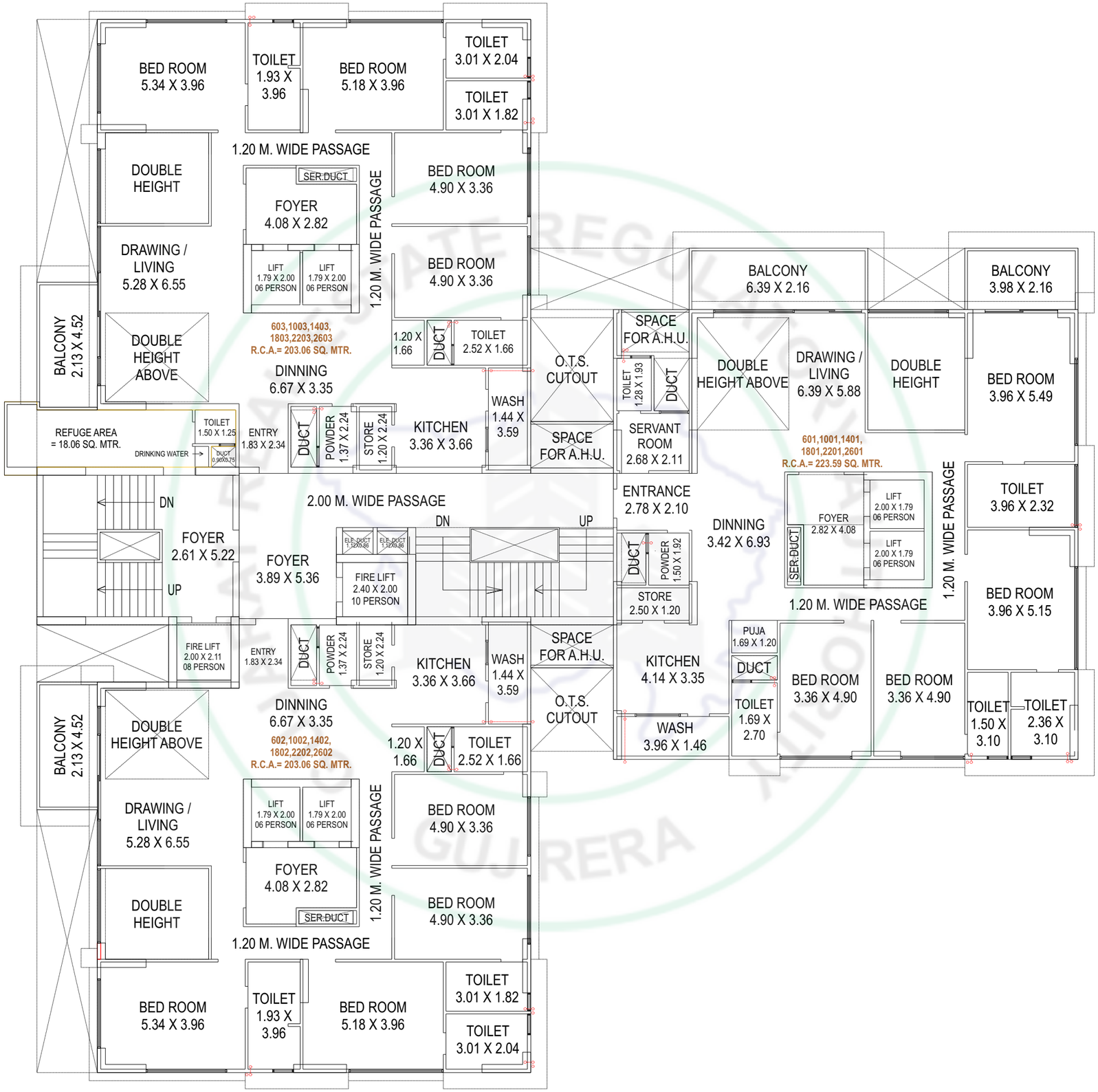


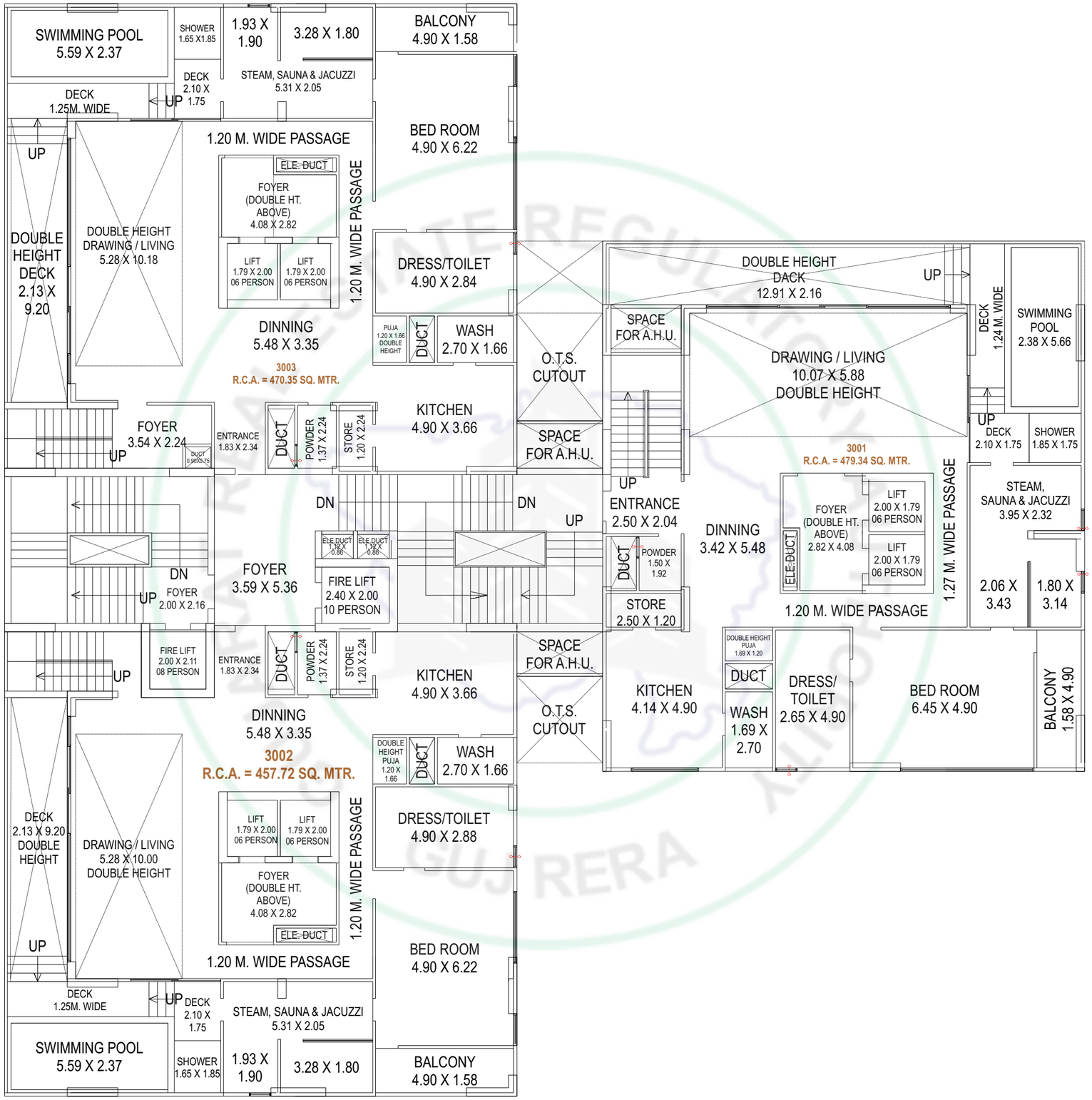
TYPICAL - REFUGE PLAN

BLOCK - C

FLOOR

6TH | 10TH | 14TH | 18TH | 22ND | 26TH



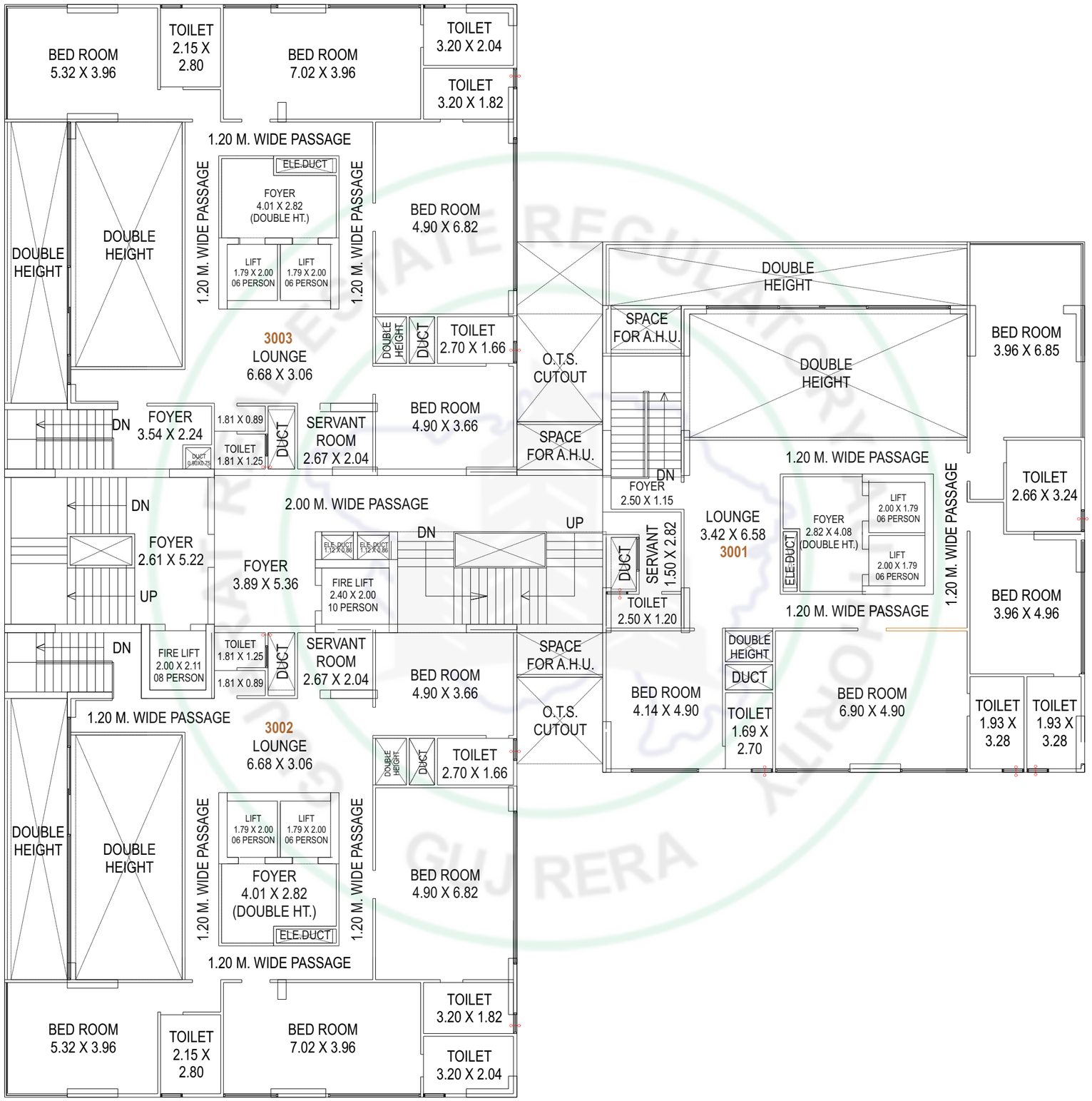

SWIMMING POOL 5.59 X 2.37
SHOWER 1.65 X1.85
1.93 X 1.90
3.28 X 1.80
BALCONY 4.90 X 1.58
DECK 1.25M. WIDE
UP
DECK 2.10 X 1.75
STEAM, SAUNA & JACUZZI 5.31 X 2.05
1.20 M. WIDE PASSAGE
BED ROOM 4.90 X 6.22
ELE. DUCT
FOYER (DOUBLE HT. ABOVE) 4.08 X 2.82
DOUBLE HEIGHT DECK 2.13 X 9.20
DOUBLE HEIGHT DRAWING / LIVING 5.28 X 10.18
LIFT 1.79 X 2.00 06 PERSON
LIFT 1.79 X 2.00 06 PERSON
1.20 M. WIDE PASSAGE
DRESS/TOILET 4.90 X 2.84
DINNING 5.48 X 3.35
PUJA 1.20 X 1.66 DOUBLE HEIGHT
DUCT
WASH 2.70 X 1.66
3003
R.C.A. = 470.35 SQ. MTR.
O.T.S. CUTOUT
SPACE FOR A.H.U.
DOUBLE HEIGHT DACK 12.91 X 2.16
DECK 1.24 M. WIDE
SWIMMING POOL 2.38 X 5.66
DRAWING / LIVING 10.07 X 5.88 DOUBLE HEIGHT
FOYER 3.54 X 2.24
ENTRANCE 1.83 X 2.34
DUCT 0.90X0.75
DUCT
POWDER 1.37 X 2.24
STORE 1.20 X 2.24
KITCHEN 4.90 X 3.66
3001
R.C.A. = 479.34 SQ. MTR.
DECK 2.10 X 1.75
SHOWER 1.85 X 1.75
STEAM, SAUNA & JACUZZI 3.95 X 2.32
DN
UP
ENTRANCE 2.50 X 2.04
DINNING 3.42 X 5.48
FOYER (DOUBLE HT. ABOVE) 2.82 X 4.08
LIFT 2.00 X 1.79 06 PERSON
LIFT 2.00 X 1.79 06 PERSON
ELE.DUCT
1.27 M. WIDE PASSAGE
2.06 X 3.43
1.80 X 3.14
ELE DUCT 1.10X 0.86
ELE DUCT 1.10X 0.86
FOYER 3.59 X 5.36
FIRE LIFT 2.40 X 2.00 10 PERSON
DUCT
POWDER 1.50 X 1.92
STORE 2.50 X 1.20
1.20 M. WIDE PASSAGE
FOYER 2.00 X 2.16
FIRE LIFT 2.00 X 2.11 08 PERSON
ENTRANCE 1.83 X 2.34
DUCT
POWDER 1.37 X 2.24
STORE 1.20 X 2.24
KITCHEN 4.90 X 3.66
SPACE FOR A.H.U.
O.T.S. CUTOUT
KITCHEN 4.14 X 4.90
DOUBLE HEIGHT PUJA 1.69 X 1.20
DUCT
WASH 1.69 X 2.70
DRESS/ TOILET 2.65 X 4.90
BED ROOM 6.45 X 4.90
BALCONY 1.58 X 4.90
DINNING 5.48 X 3.35
3002
R.C.A. = 457.72 SQ. MTR.
DOUBLE HEIGHT PUJA 1.20 X 1.66
DUCT
WASH 2.70 X 1.66
DECK 2.13 X 9.20 DOUBLE HEIGHT
DRAWING / LIVING 5.28 X 10.00 DOUBLE HEIGHT
LIFT 1.79 X 2.00 06 PERSON
LIFT 1.79 X 2.00 06 PERSON
FOYER (DOUBLE HT. ABOVE) 4.08 X 2.82
ELE. DUCT
1.20 M. WIDE PASSAGE
DRESS/TOILET 4.90 X 2.88
BED ROOM 4.90 X 6.22
DECK 1.25M. WIDE
DECK 2.10 X 1.75
STEAM, SAUNA & JACUZZI 5.31 X 2.05
SWIMMING POOL 5.59 X 2.37
SHOWER 1.65 X 1.85
1.93 X 1.90
3.28 X 1.80
BALCONY 4.90 X 1.58

TYPICAL PLAN

BLOCK - C

FLOOR

31ST

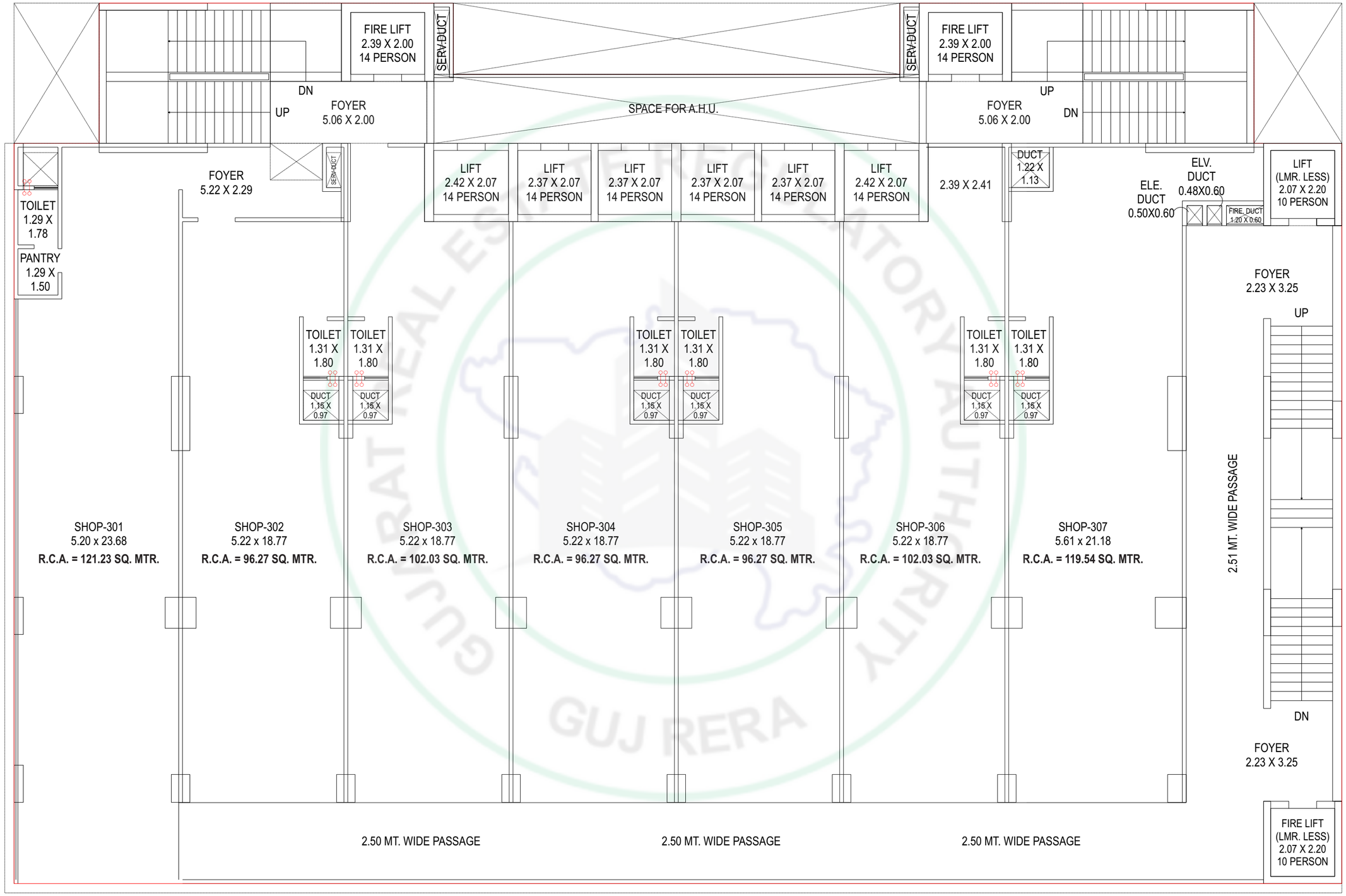


TYPICAL PLAN

BLOCK - D

FLOOR

3RD



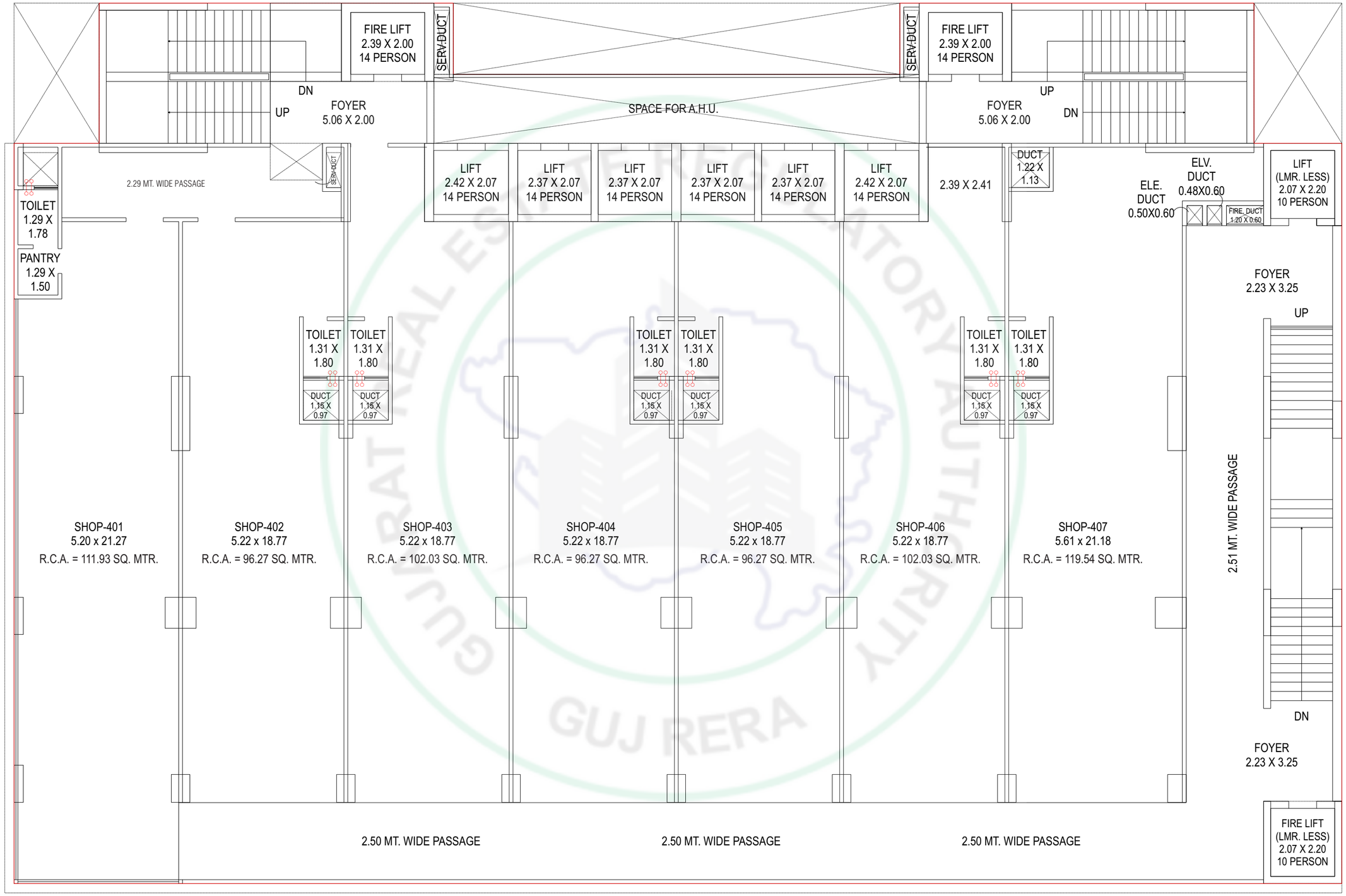
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL PLAN

BLOCK - D

FLOOR

4TH



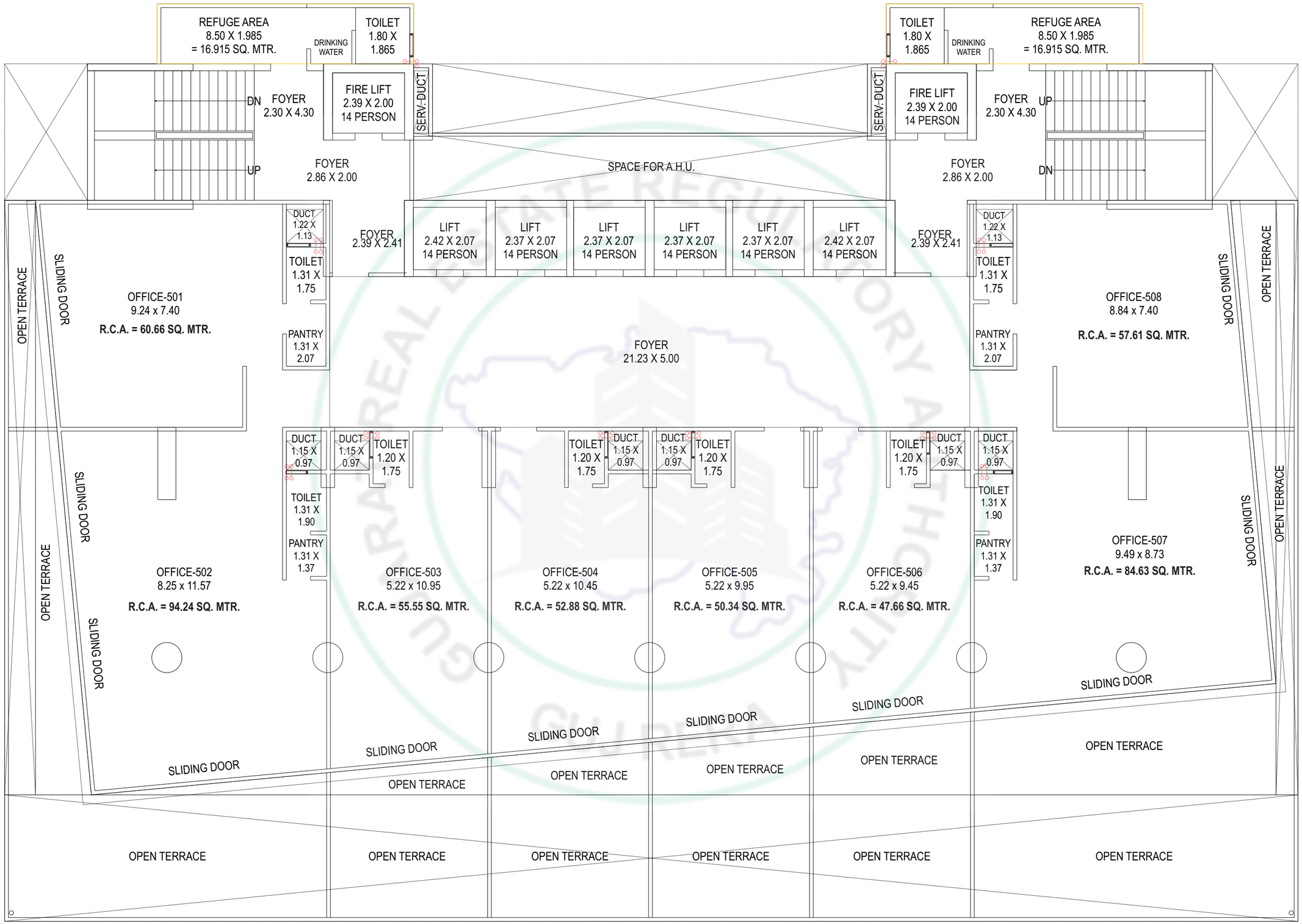
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - D

FLOOR

5TH

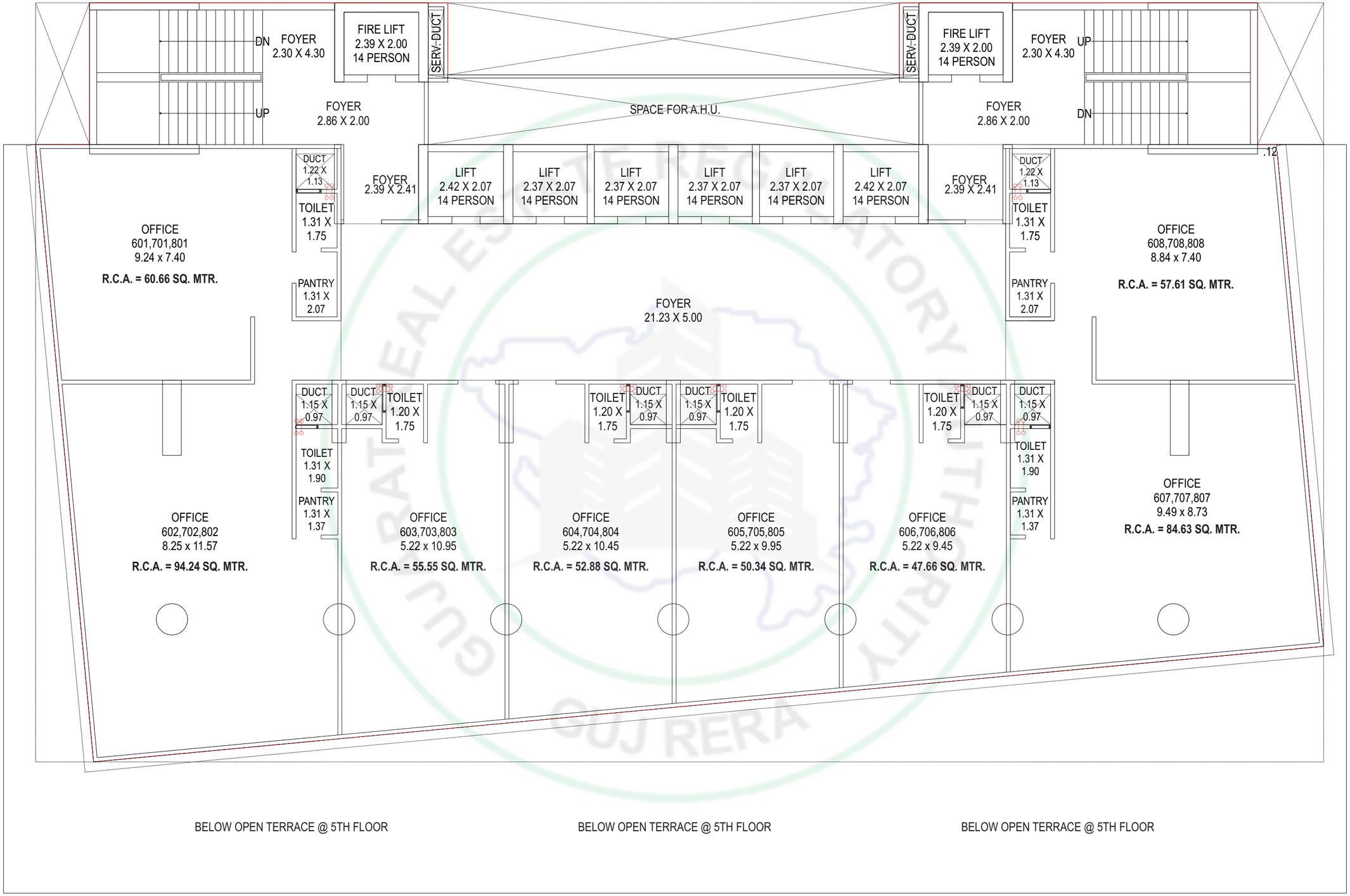


TYPICAL PLAN

BLOCK - D

FLOOR

6TH | 7TH | 8TH



BELOW OPEN TERRACE @ 5TH FLOOR

BELOW OPEN TERRACE @ 5TH FLOOR

BELOW OPEN TERRACE @ 5TH FLOOR

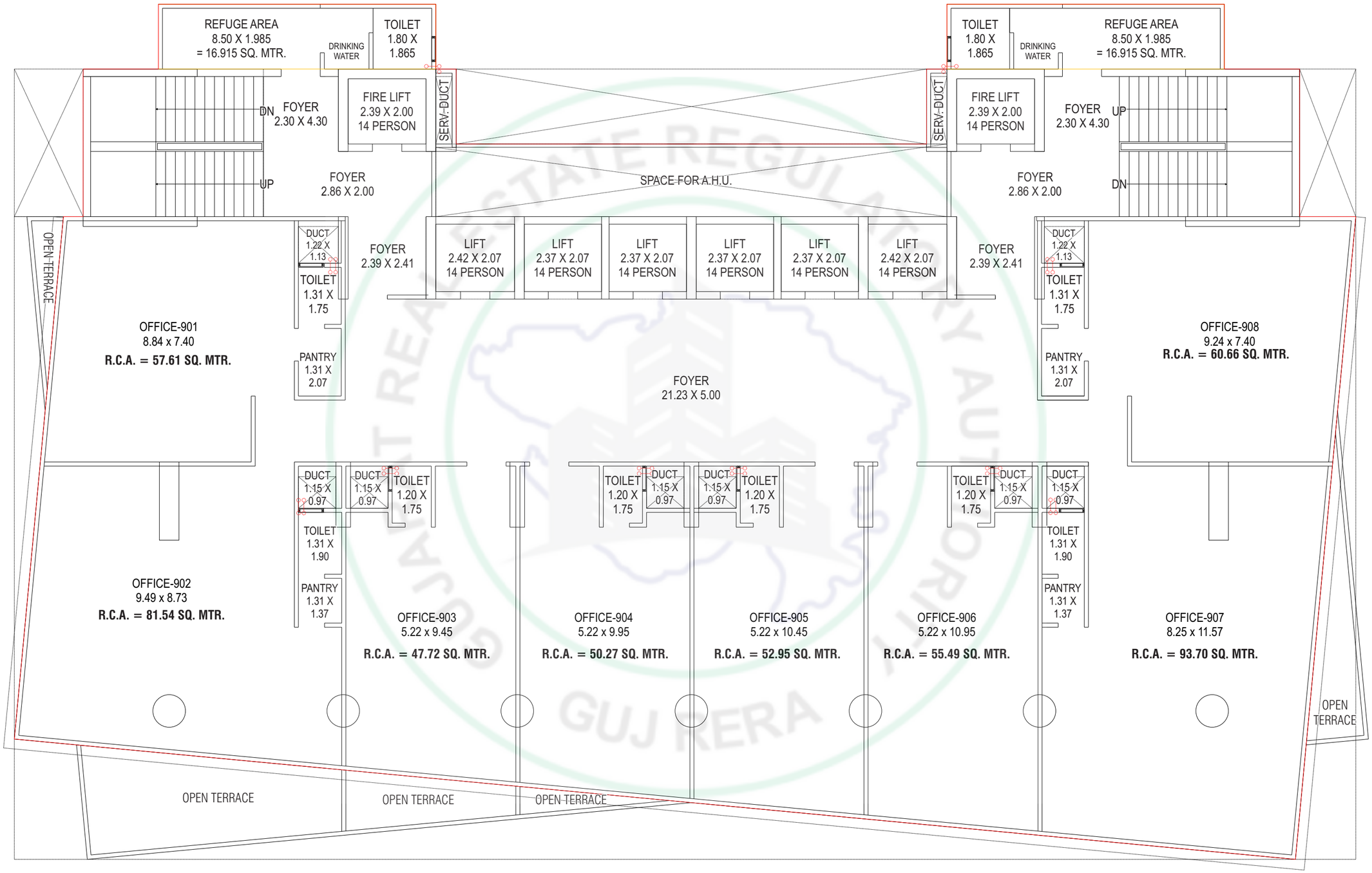
GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - D

FLOOR

9TH

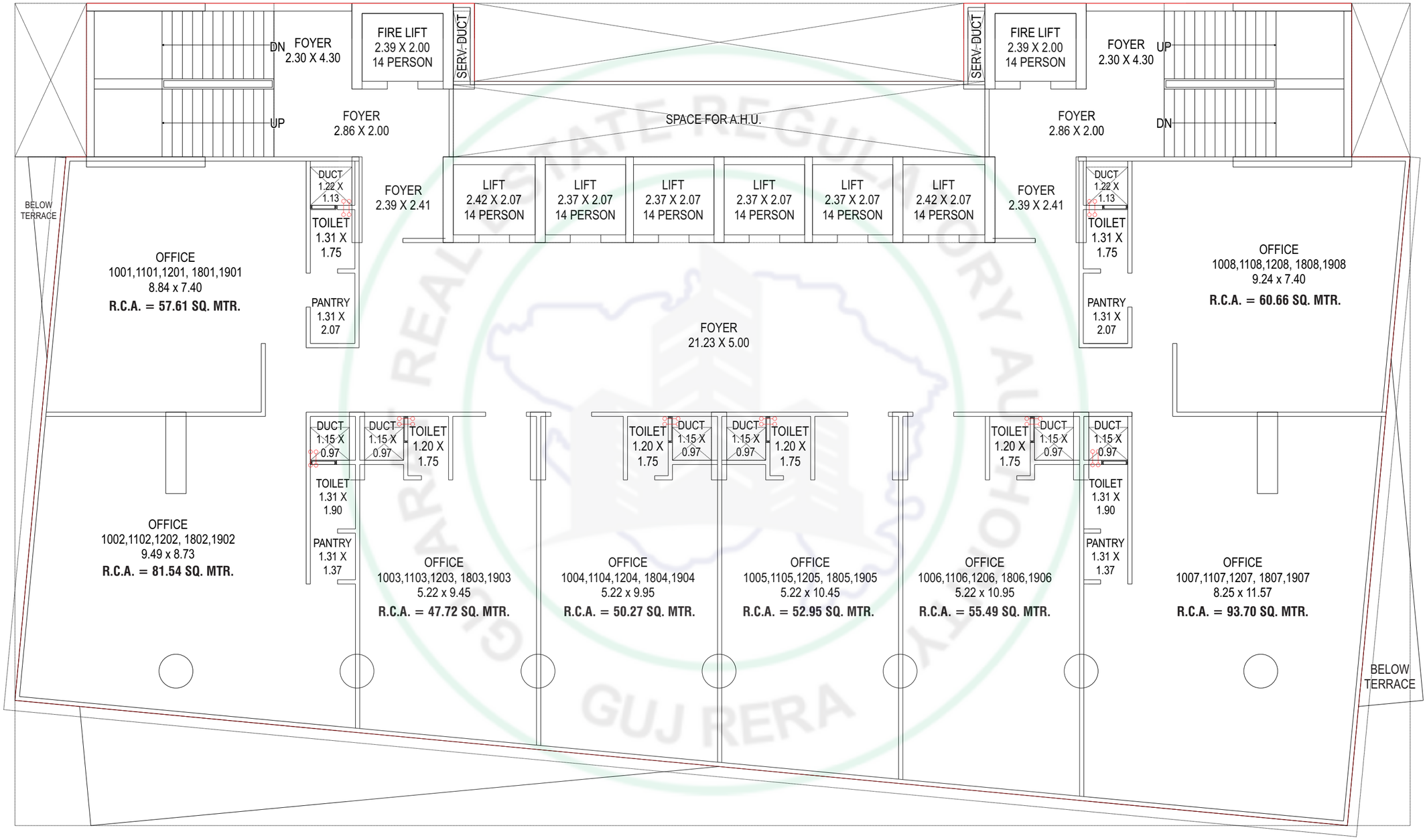


TYPICAL PLAN

BLOCK - D

FLOOR

10TH | 11TH | 12TH | 18TH | 19TH



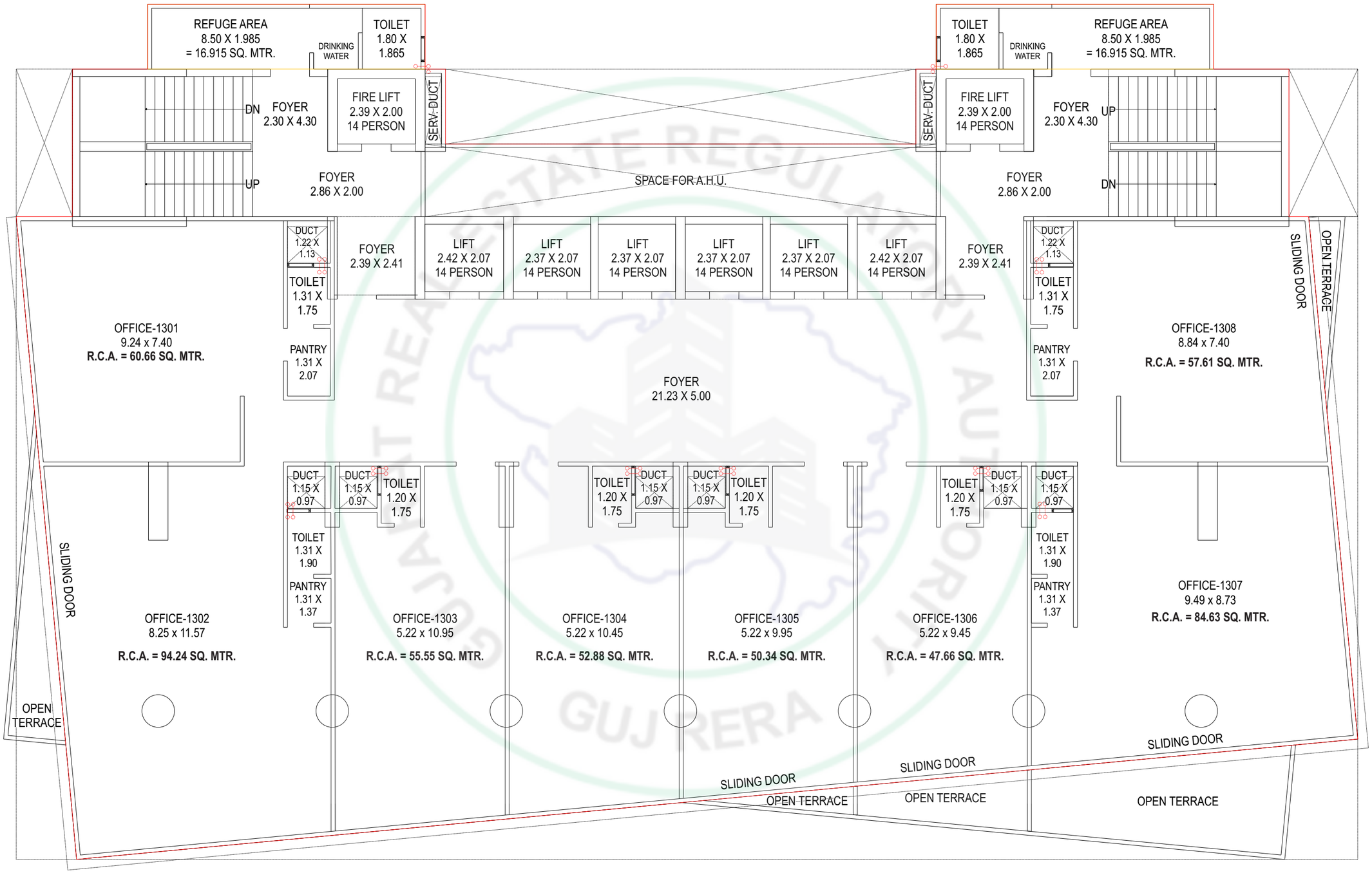
REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - D

FLOOR

13TH

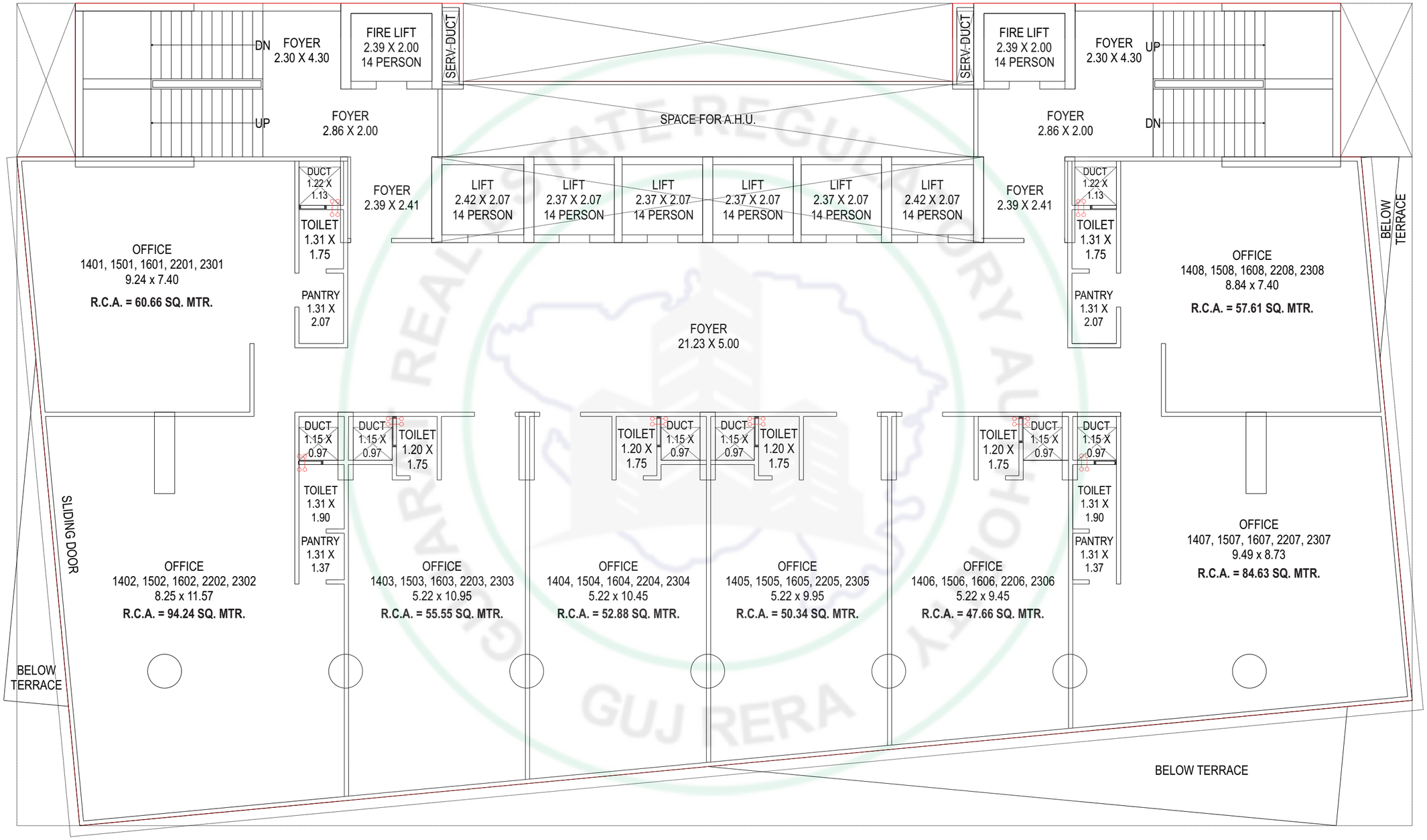


TYPICAL PLAN

BLOCK - D

FLOOR

14TH | 15TH | 16TH | 22ND | 23RD



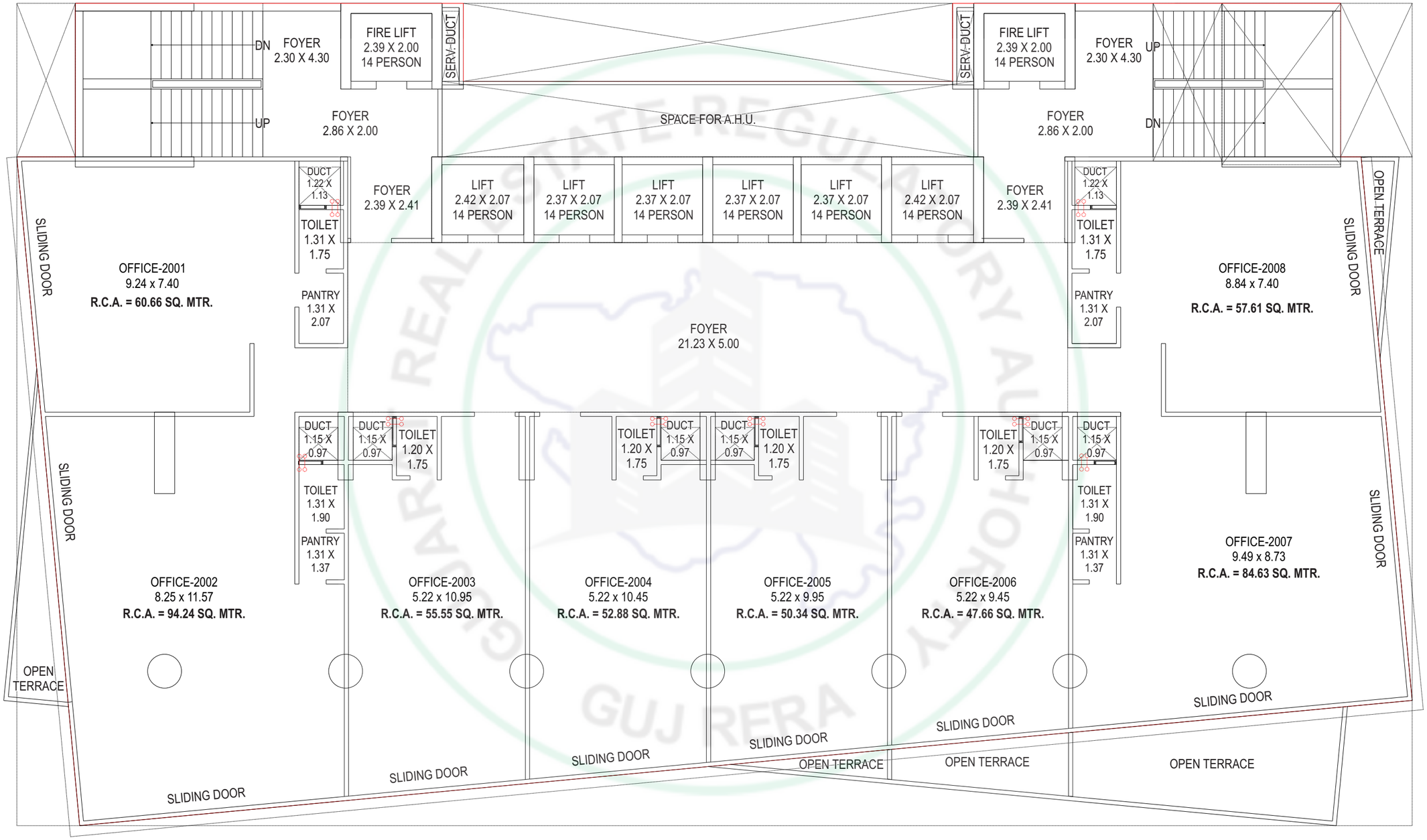
REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL PLAN

BLOCK - D

FLOOR

20TH



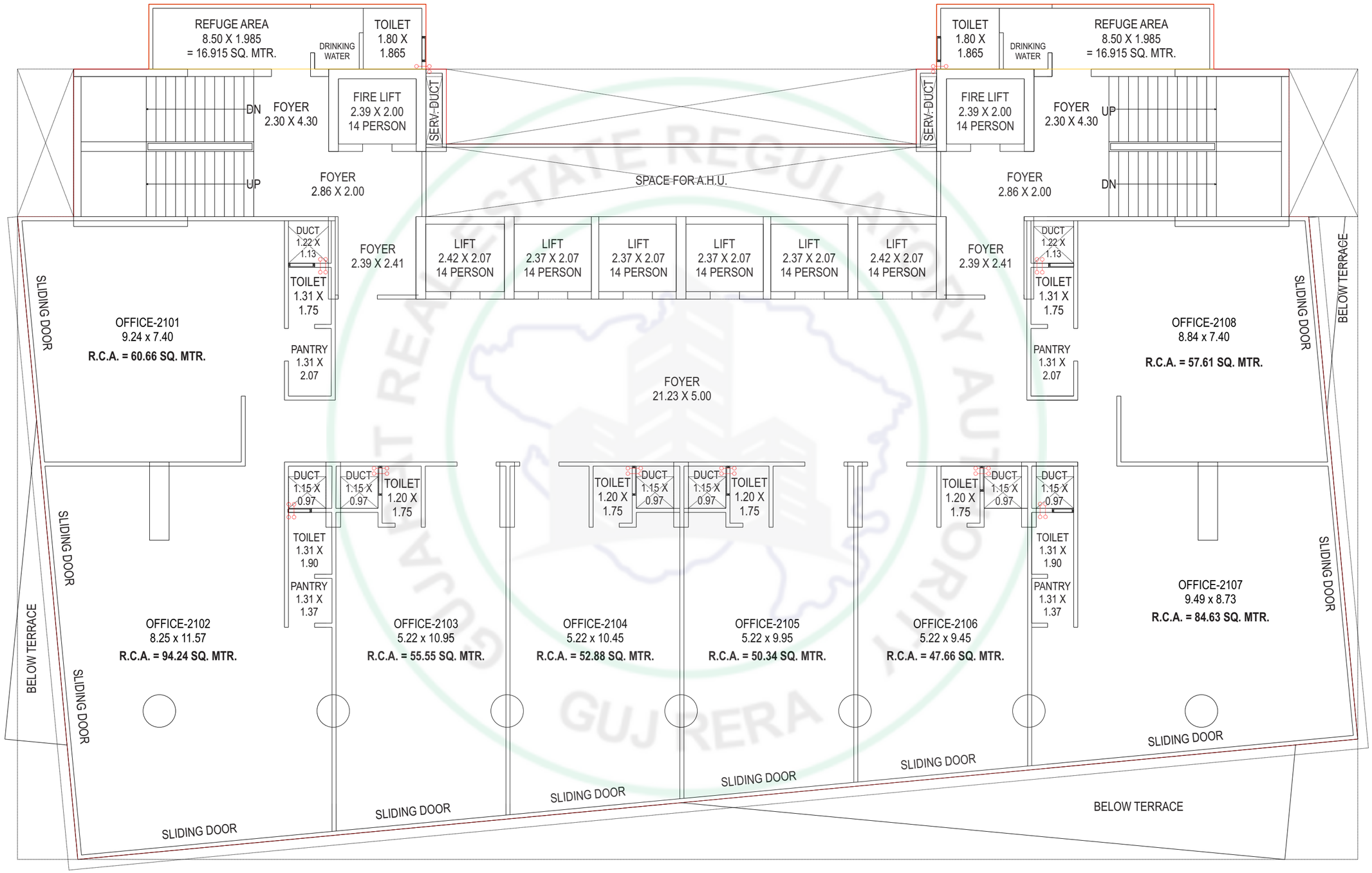
REAL ESTATE REGULATORY AUTHORITY GUJ RERA GOVERNMENT OF GUJARAT

TYPICAL - REFUGE PLAN

BLOCK - D

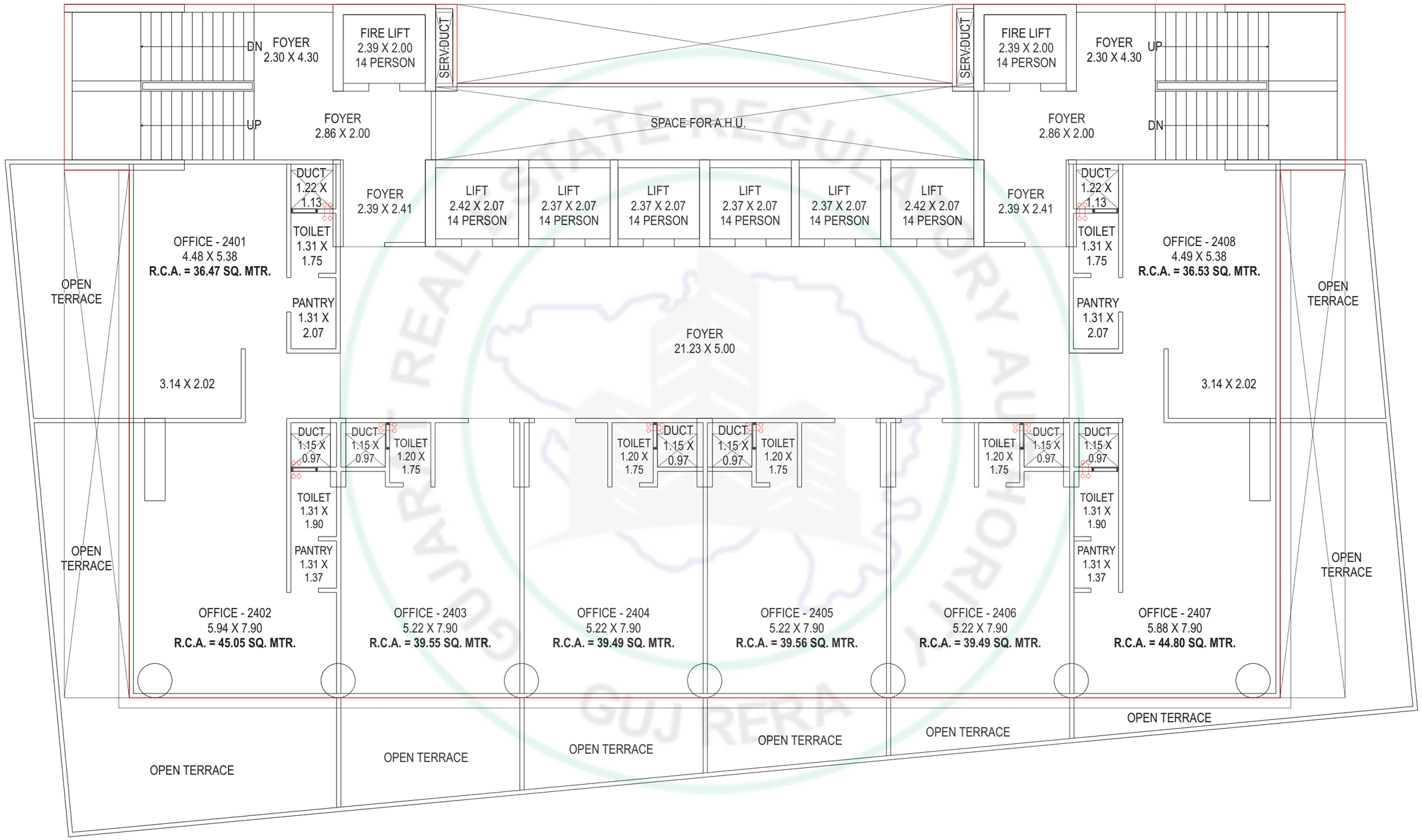
FLOOR

21ST



TYPICAL PLAN
BLOCK - D

FLOOR
24TH



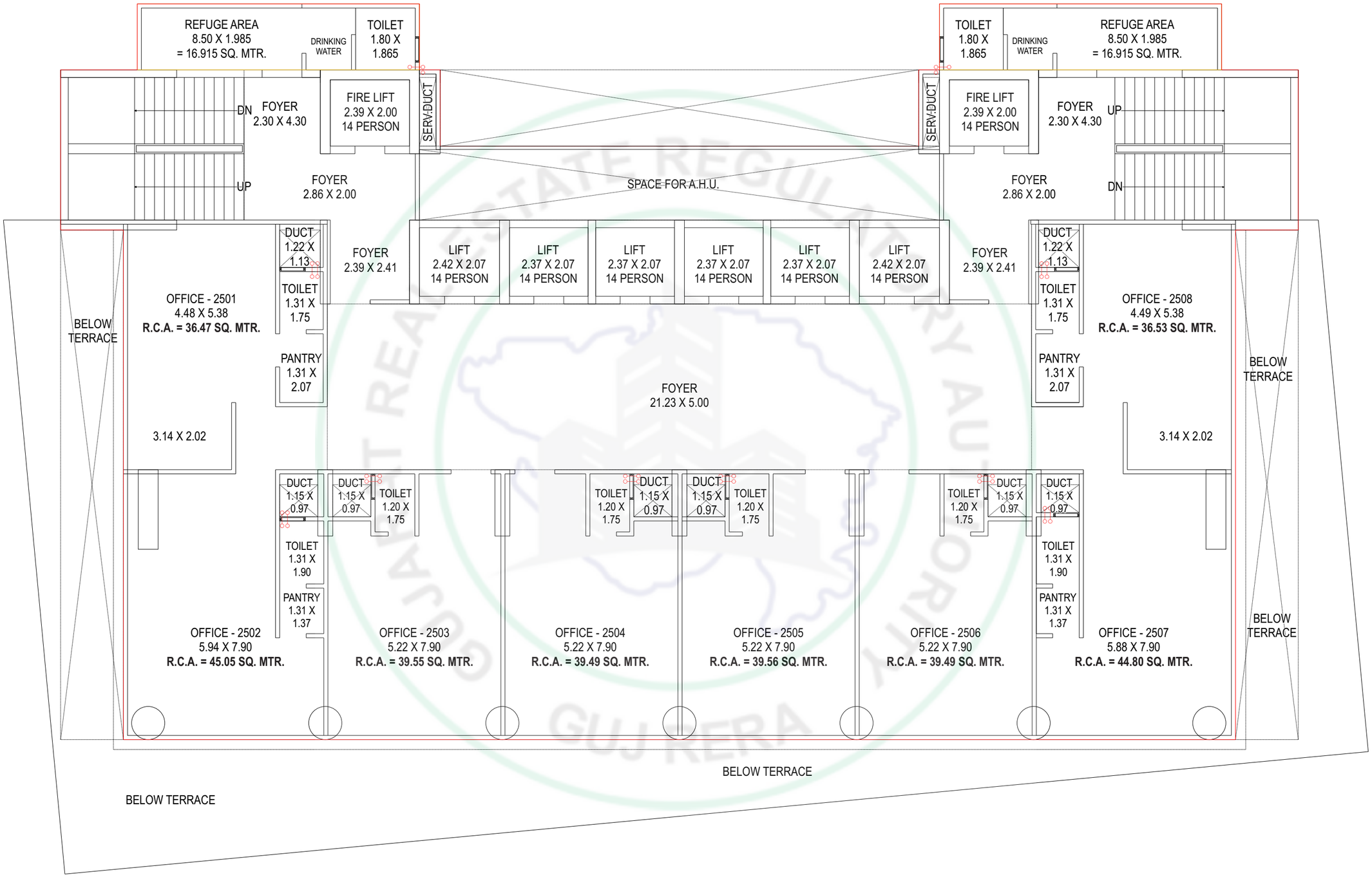
GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - D

FLOOR

25TH

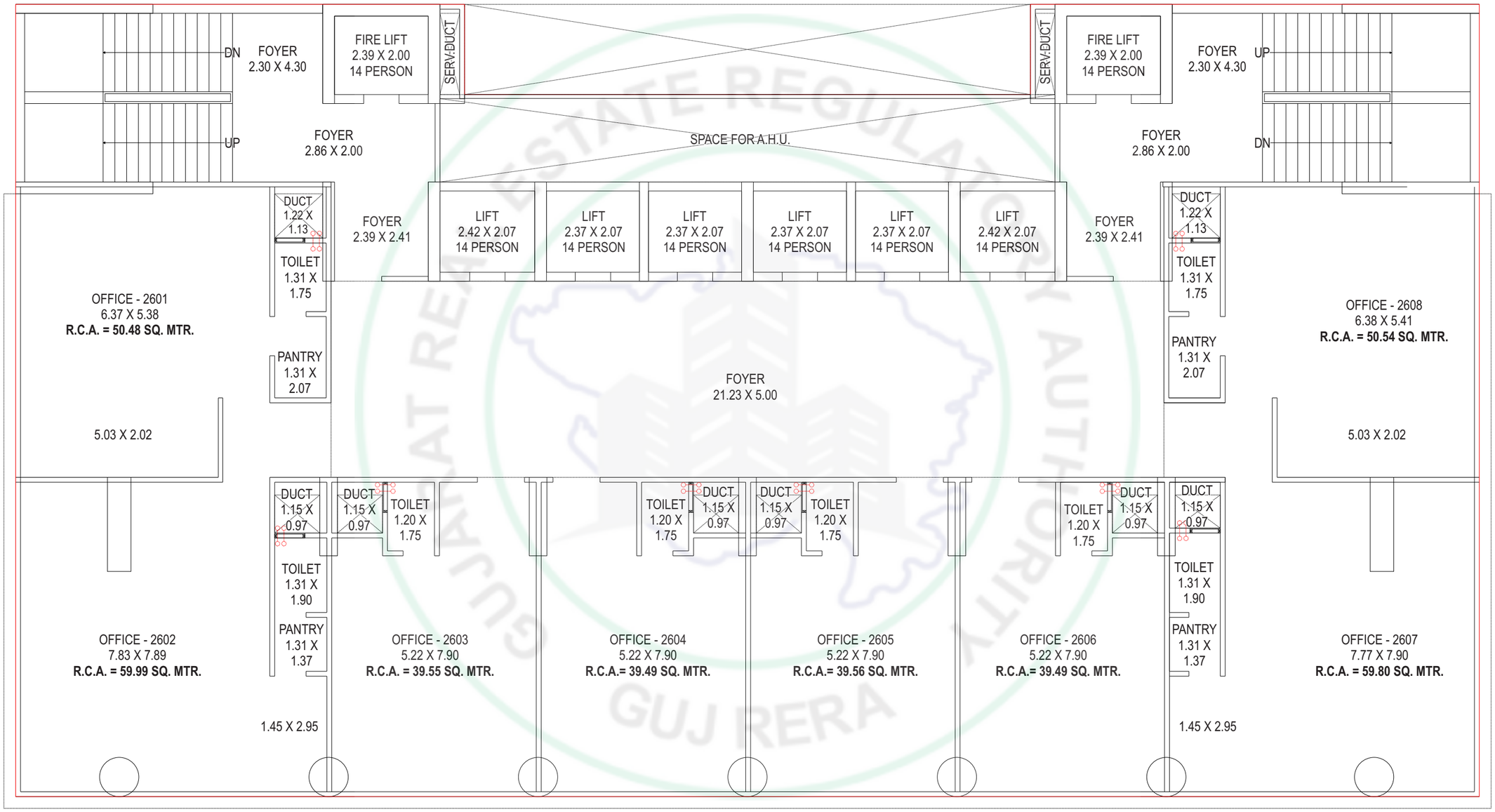


TYPICAL PLAN

BLOCK - D

FLOOR

26TH



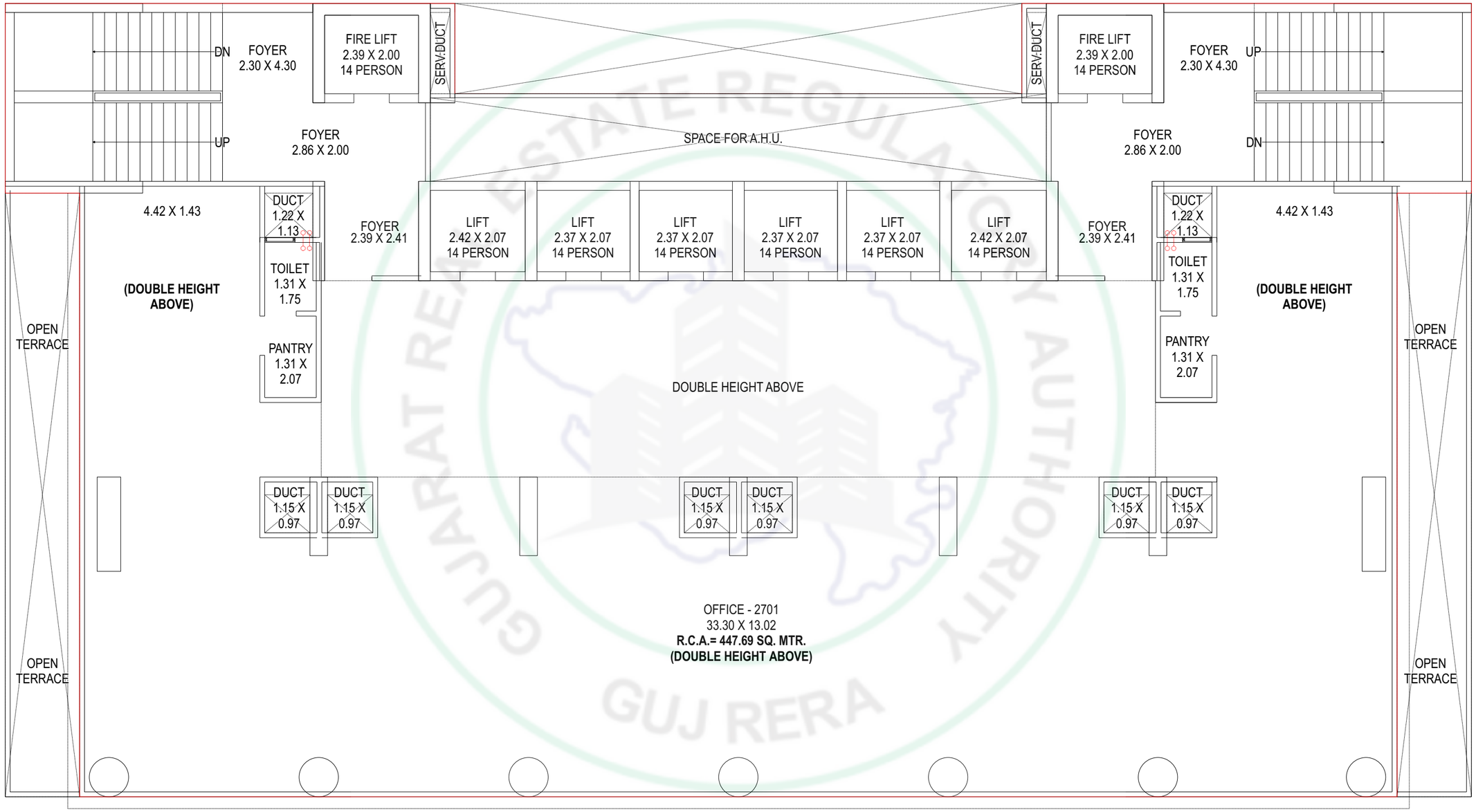
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL PLAN

BLOCK - D

FLOOR

27TH



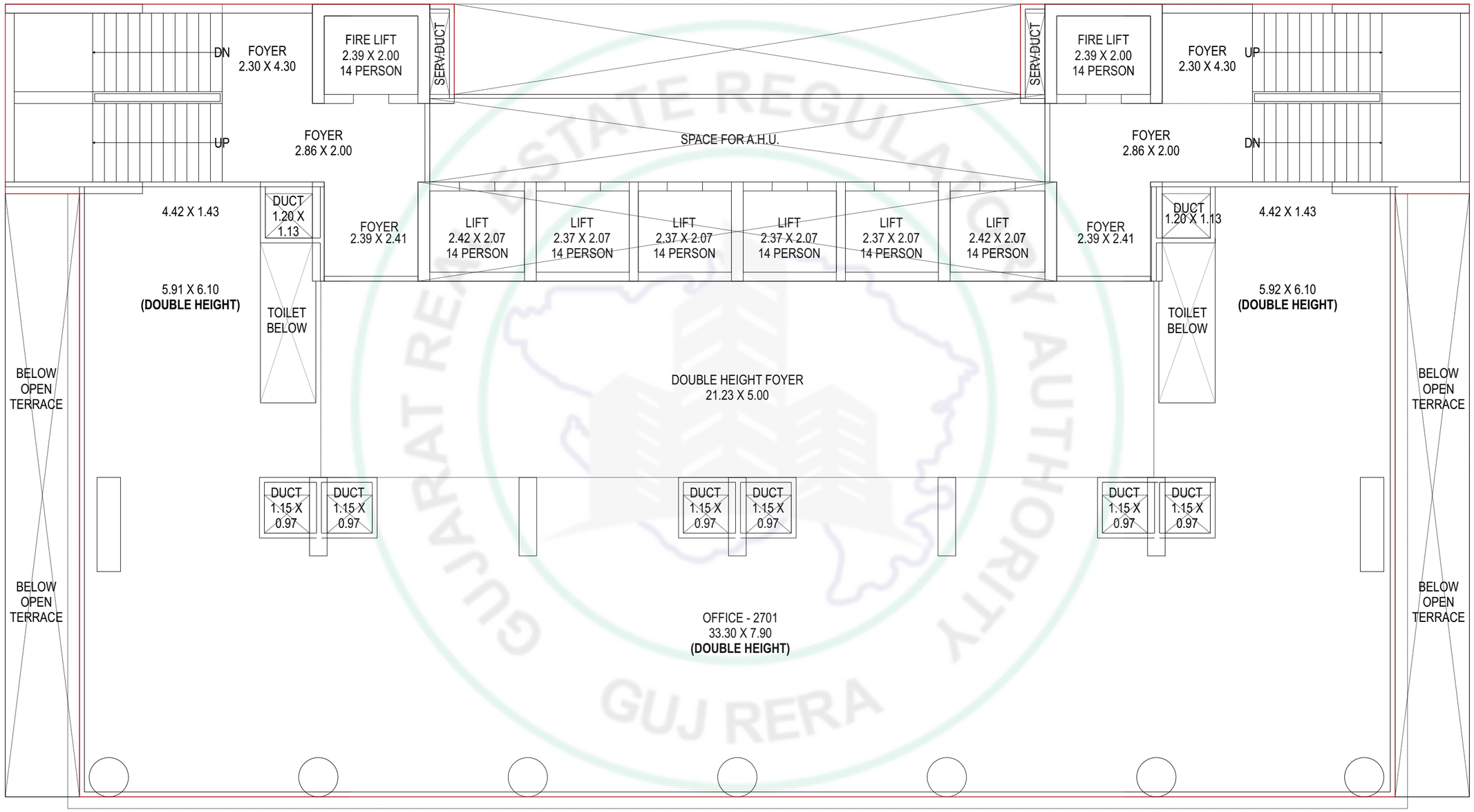
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL PLAN

BLOCK - D

FLOOR

28TH



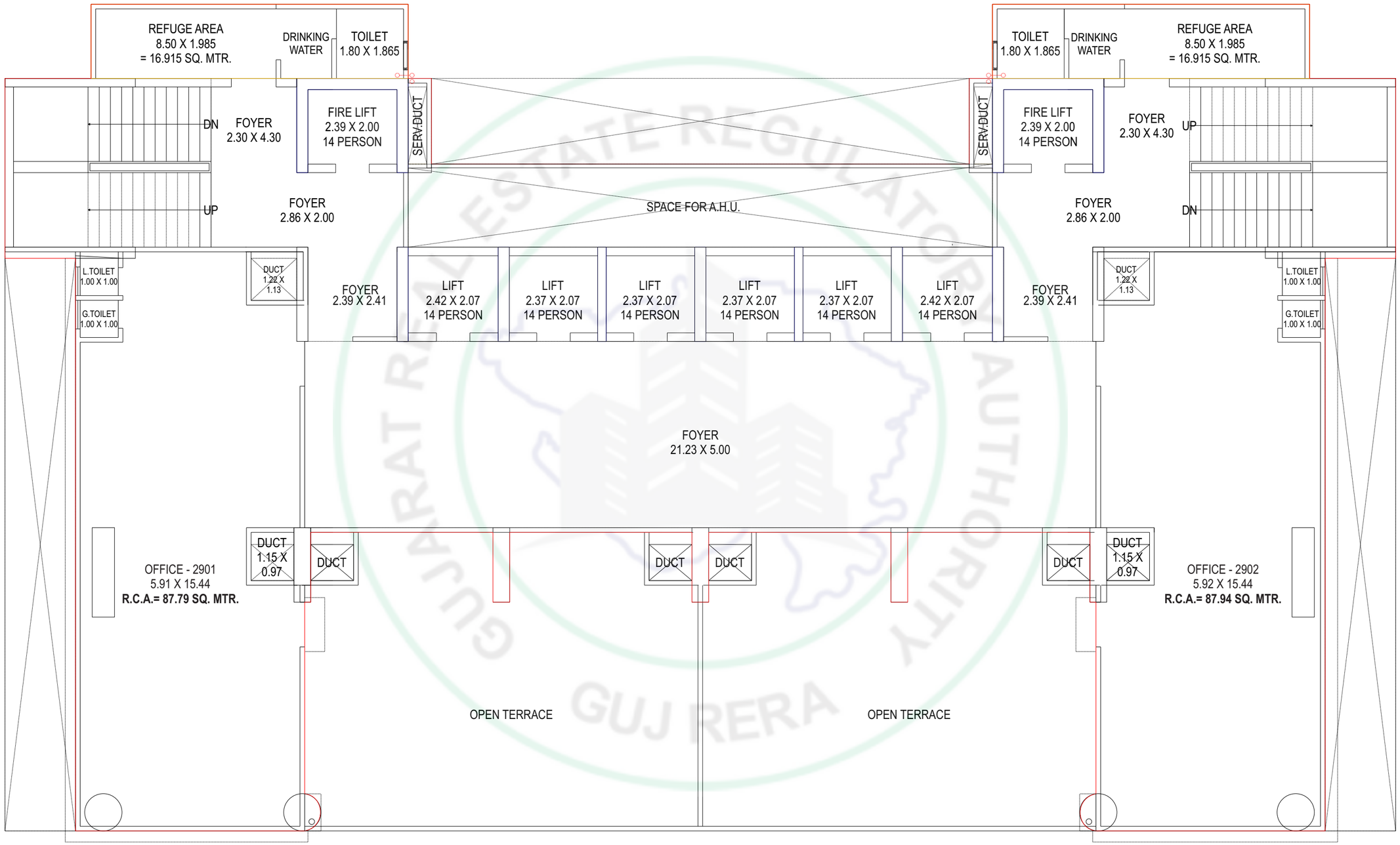
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

TYPICAL - REFUGE PLAN

BLOCK - D

FLOOR

29TH

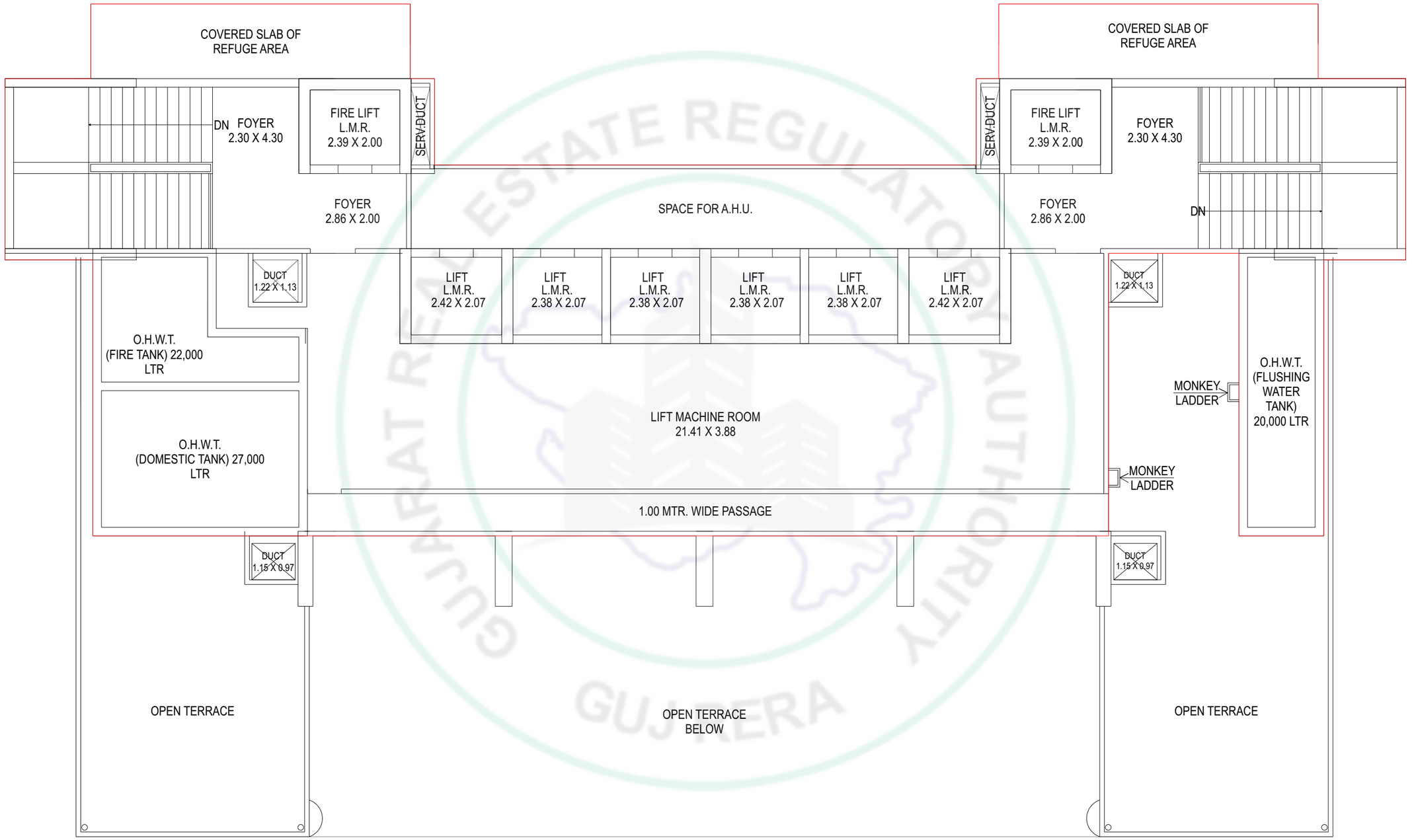


GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

OPEN TERRACE PLAN

BLOCK - D

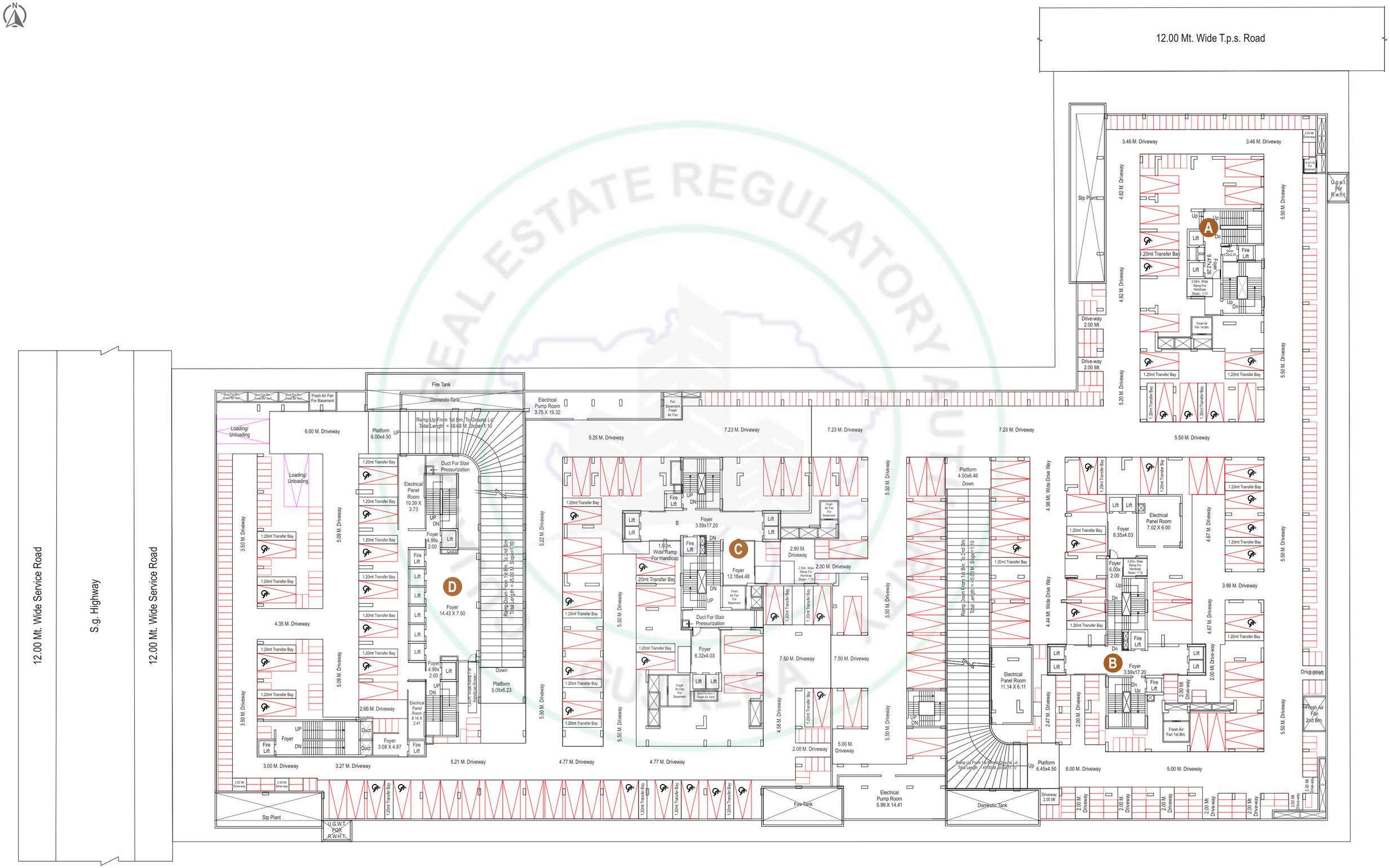
FLOOR
30TH



GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJRERA

1ST BASEMENT

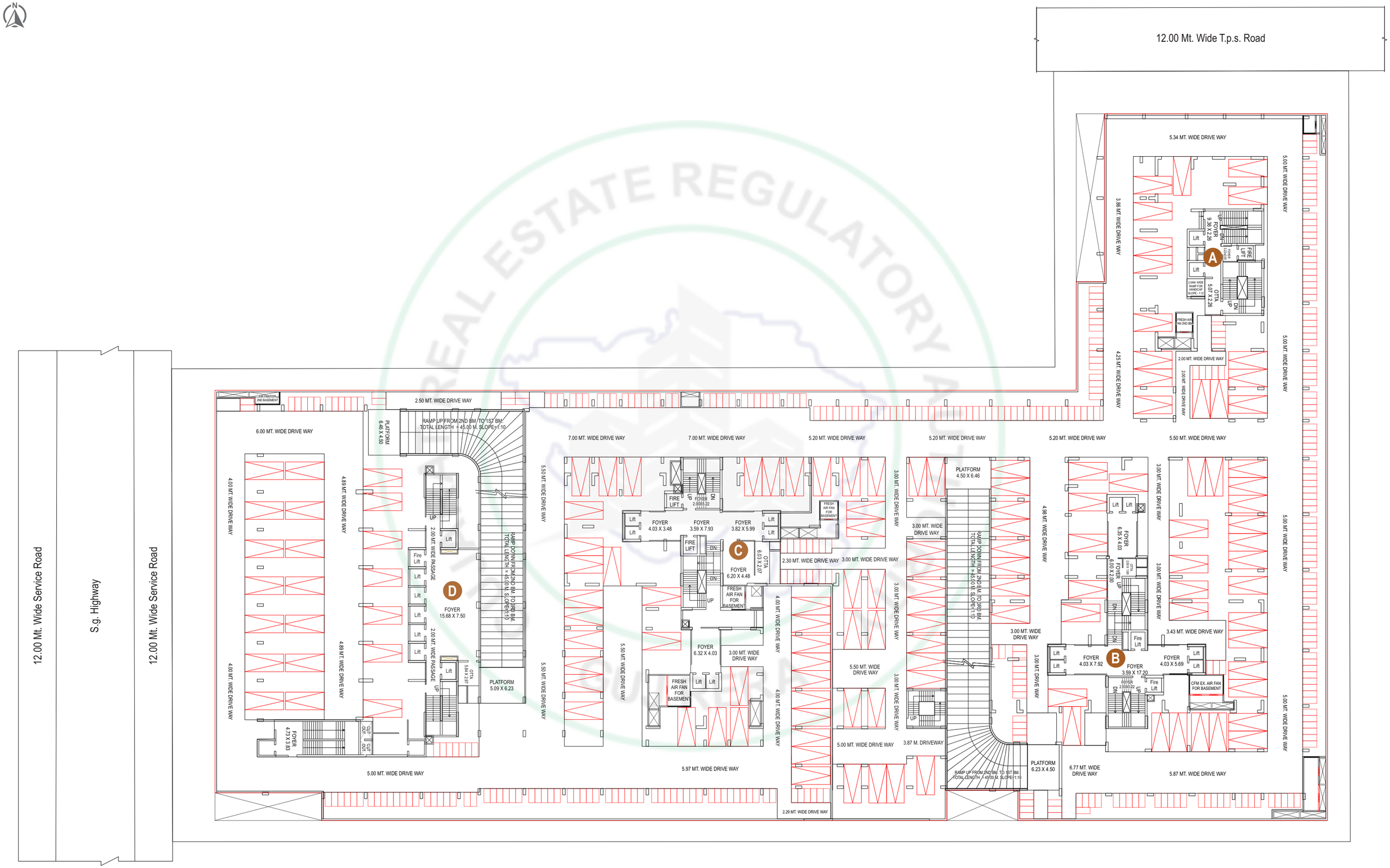
PLAN



REAL ESTATE REGULATORY AUTHORITY

2ND BASEMENT

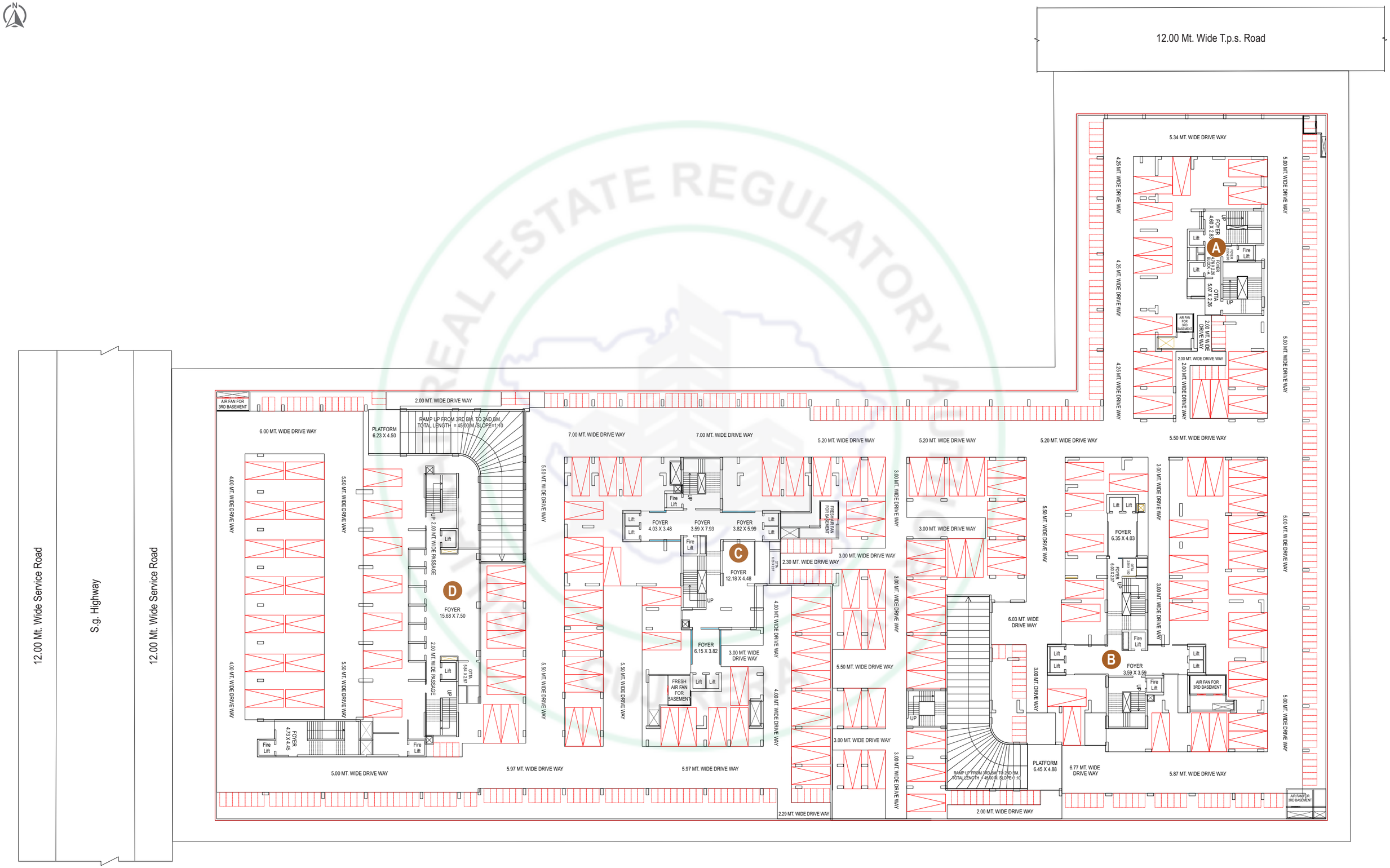
PLAN



REAL ESTATE REGULATORY

3RD BASEMENT

PLAN



REAL ESTATE REGULATORY

SPECIFICATIONS

RESIDENTIAL SPECIFICATIONS

STRUCTURE
- Earthquake resistant R.C.C frame structure design as per I.S Coe

FLOORING
- Vitrified tiles in all Bedrooms, Kitchen & Living Room, Anti-skid flooring in Balcony & Wash Area
- Living/ Dining - 800 X 800 or 800 x 1600 flooring
- Master Bedroom - Wooden tile flooring or equivalent large slabs
- Other Bedrooms with Vitrified Tiles

ELECTRIFICATION
- Fire retardant Copper Wiring With Modular Switches & MCB/ ICB, Distribution Panel and Sufficient Light Points

WALLS
- Interior Walls white Putty Finish & External walls with Sand Faced Plaster With Texture & Acrylic Paint

DOORS
- Decorative Main Door & Other Flush Doors With Lock fitting
- Main Door with Veneer & Natural Polish alongwith Night
- Latch or equivalent material
- Bedroom Door With Laminate Finish
- Balcony with sliding anodized Alumium Section

KITCHEN
- Granite Platform with Stainless Steel Sink of Good quality
- Wall Tiles upto slab level
- Provision for Chimney & Gas Line
- Vitrified Tiles in flooring and full height DEDO Tiles

BATHROOMS
- Good quality Wall Tiles upto Slab Level, Branded Sanitaryware, Branded CP Fittings & Provision for Gas Geyser & Solar Water Supply

COMMERCIAL SPECIFICATIONS

STRUCTURE
- Earthquake resistant R.C.C frame structure

ELECTRIFICATION
- Branded cable wiring & modular switches with I.S.I. standard fitting of good quality

ELEVATORS
- High speed elevators with a capacity of 15 people and separate elevators for directors & Owners
- One Exclusive Service elevator

DOOR
- Attractive main door using laminated sheet with wooden frame

FLOORING
- 600mm X 600mm Vitrified tiles of standard make at all areas of each office and common passage

WINDOW
- Anodized aluminium frames and window with stone revile. M S Grill for windows

TOILET
- Concealed Plumbing fitting with Sanitaryware of Jaquar/ Cera or equivalent
- CP fittings - Jaquar or equivalent
- Dual plumbing system for use of recycled water

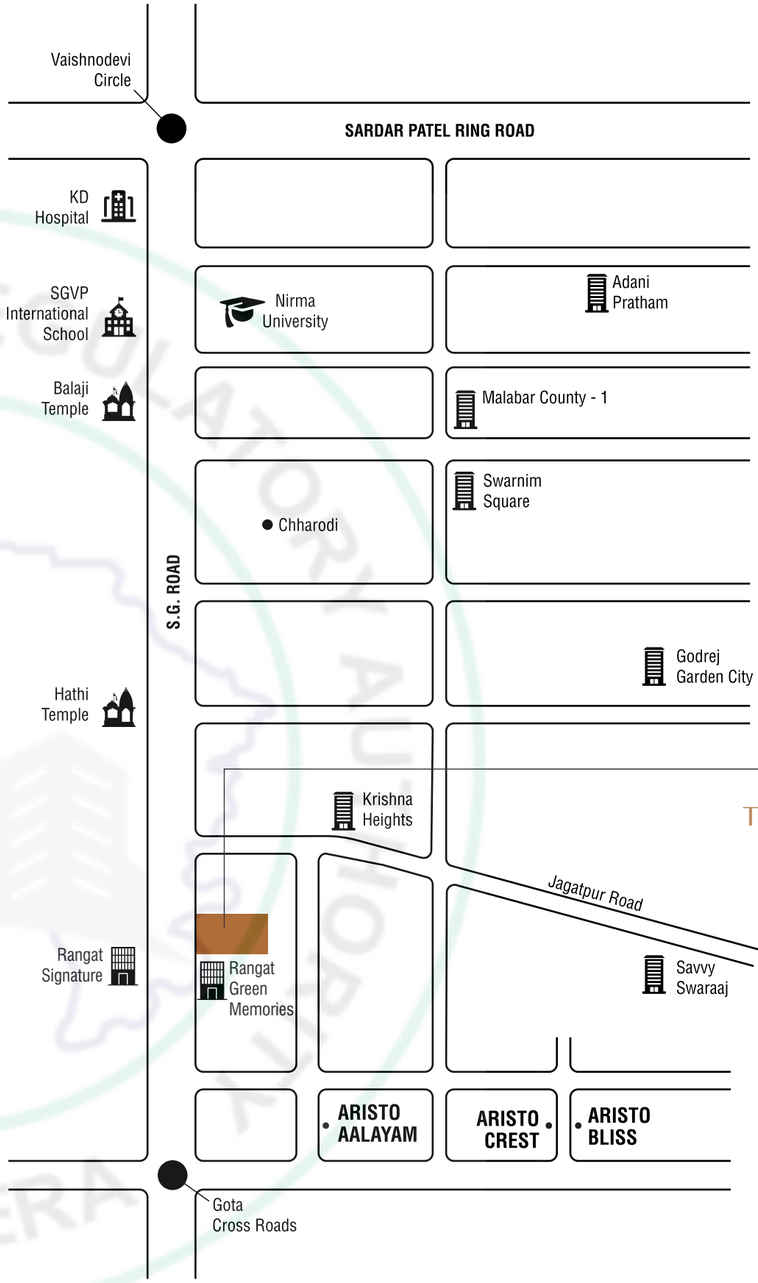
PAINT
- Weather resistant acrylic paint on exterior surface Velvet paint on all common area & interiors surface. Internal walls finished with wall putty

FIRE & SAFETY
- Fire hydrant & fire extinguisher system as per the guidelines of NBC

TERMS & CONDITIONS

All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images. • The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/ or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser. • All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed linen, upholstery etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, TV's, telephones, laptops etc., any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc., apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer. • All dimensions presented herein are approximate and the measurements are made from unfurnished surfaces. • All rights reserved with the developers to make any changes in the project and all the members shall abide by such changes. • GST, AMC/ AUDA charges along-with Torrent electrical charges including cable and Sub-station cost shall be borne by purchaser. • Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder. • GST at applicable rate is payable on the due amount and is non refundable. • This brochure is for restricted private circulation only and is for an easy display of the project. It should not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only. • Subject to Ahmedabad Jurisdiction only.

LOCATION
(NOT TO SCALE)



ARISTO
THE OPUS & AATMANTAN

DEVELOPERS
ARISTO LIFESPACES LUXE HOMES LLP.

SITE ADDRESS
NEXT TO RANGAT GREEN MEMORIES
S.G. HIGHWAY, AHMEDABAD - 382481.

CONTACT: **9638 150 150**

ARCHITECT
99 STUDIO

STRUCTURE CONSULTANT
HNBS ASSOCIATES

MEP CONSULTANT
TRANSENERGY

RERA REGISTRATION NO.:
RERA WEBSITE: www.gujrera.gujarat.gov.in

DEVELOPERS

ARISTO LIFESPACES
LUXE HOMES LLP.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA