AURUS

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Sky, Shantipura, Ahmedabad, Gujarat - 383310

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1108, Pinnacle, Opp. Royal Orchid, B/s. AUDA Garden,
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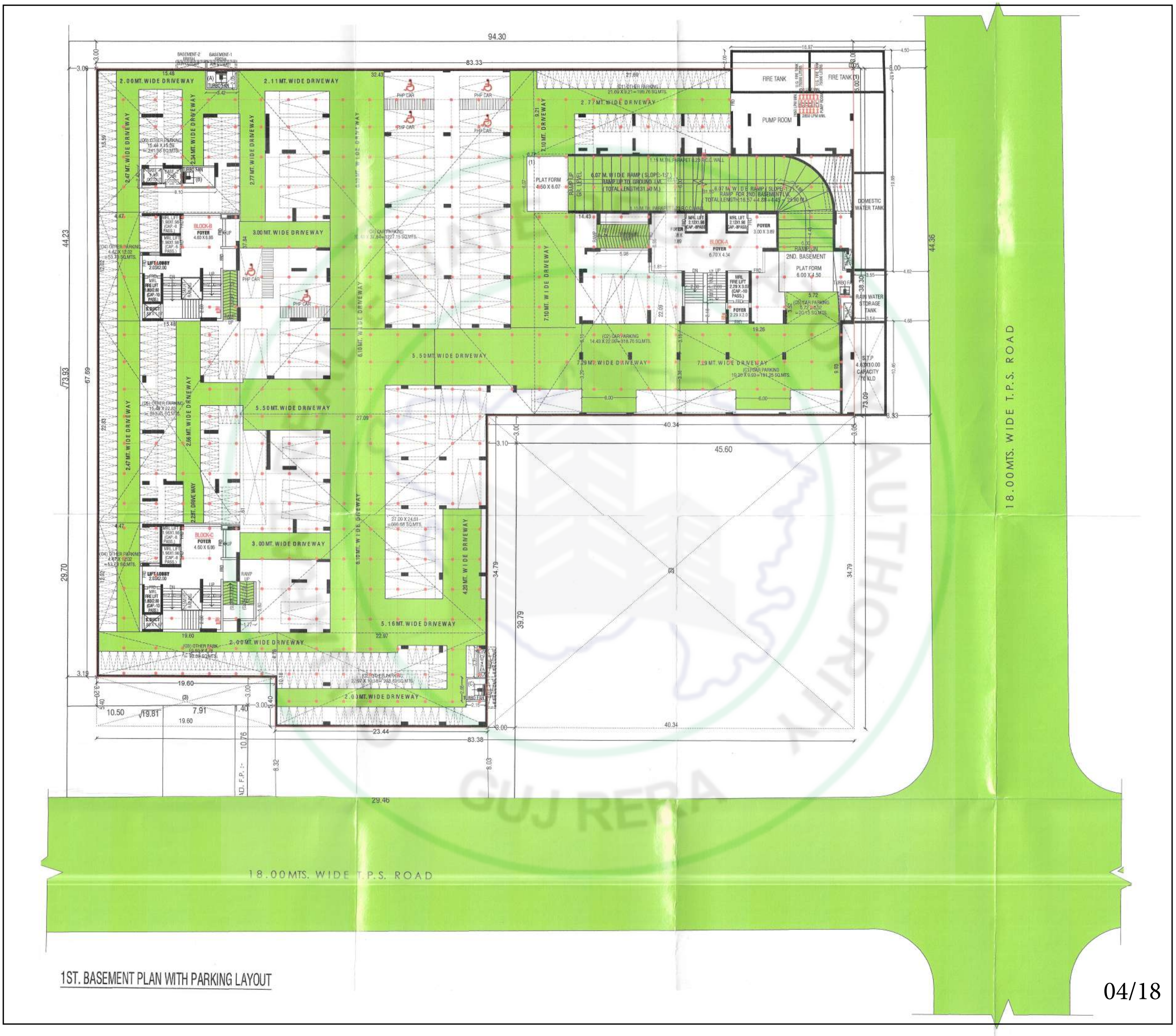
RERA Registration No. _____ **https://gujrera.gujarat.gov.in/**

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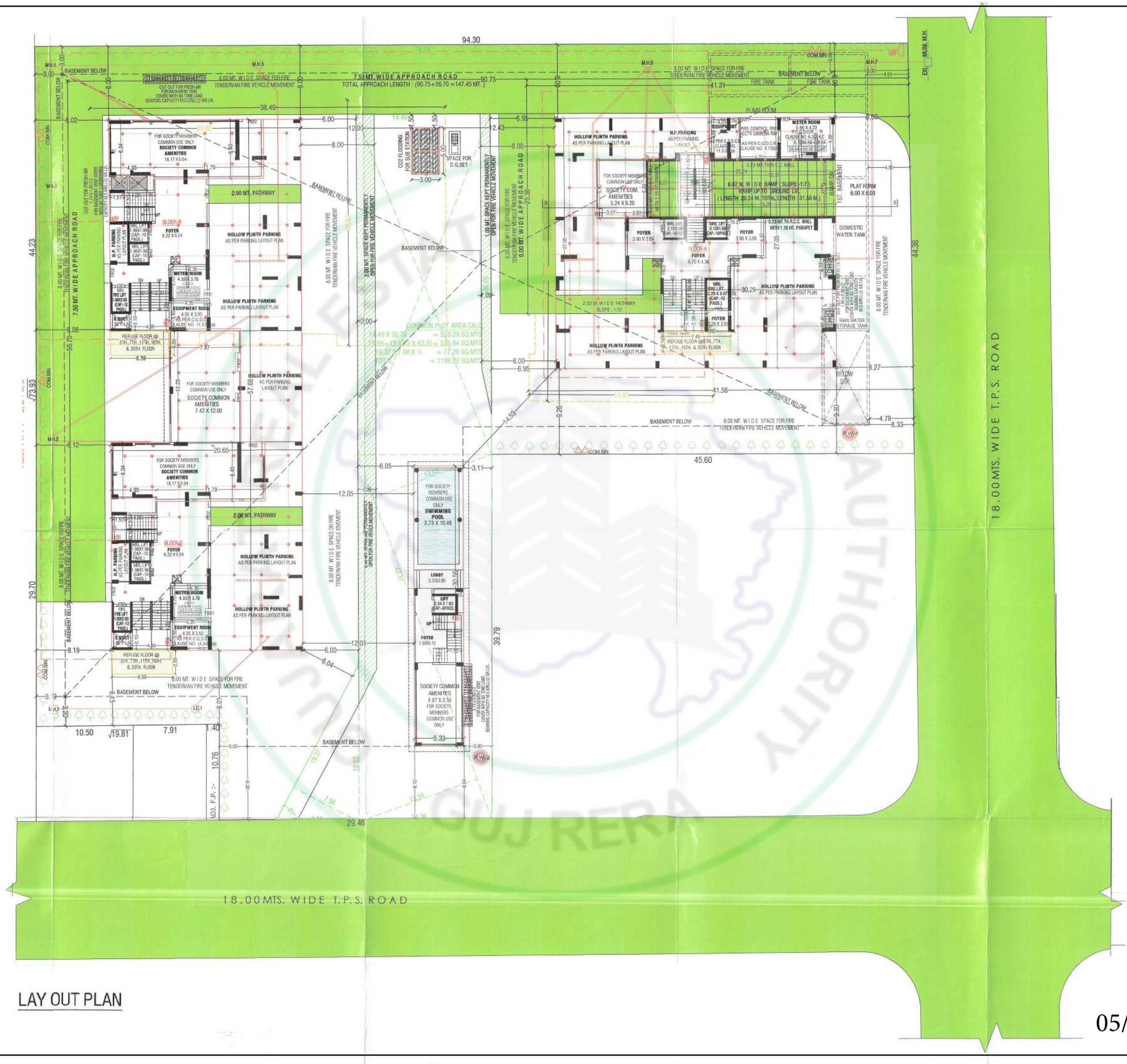




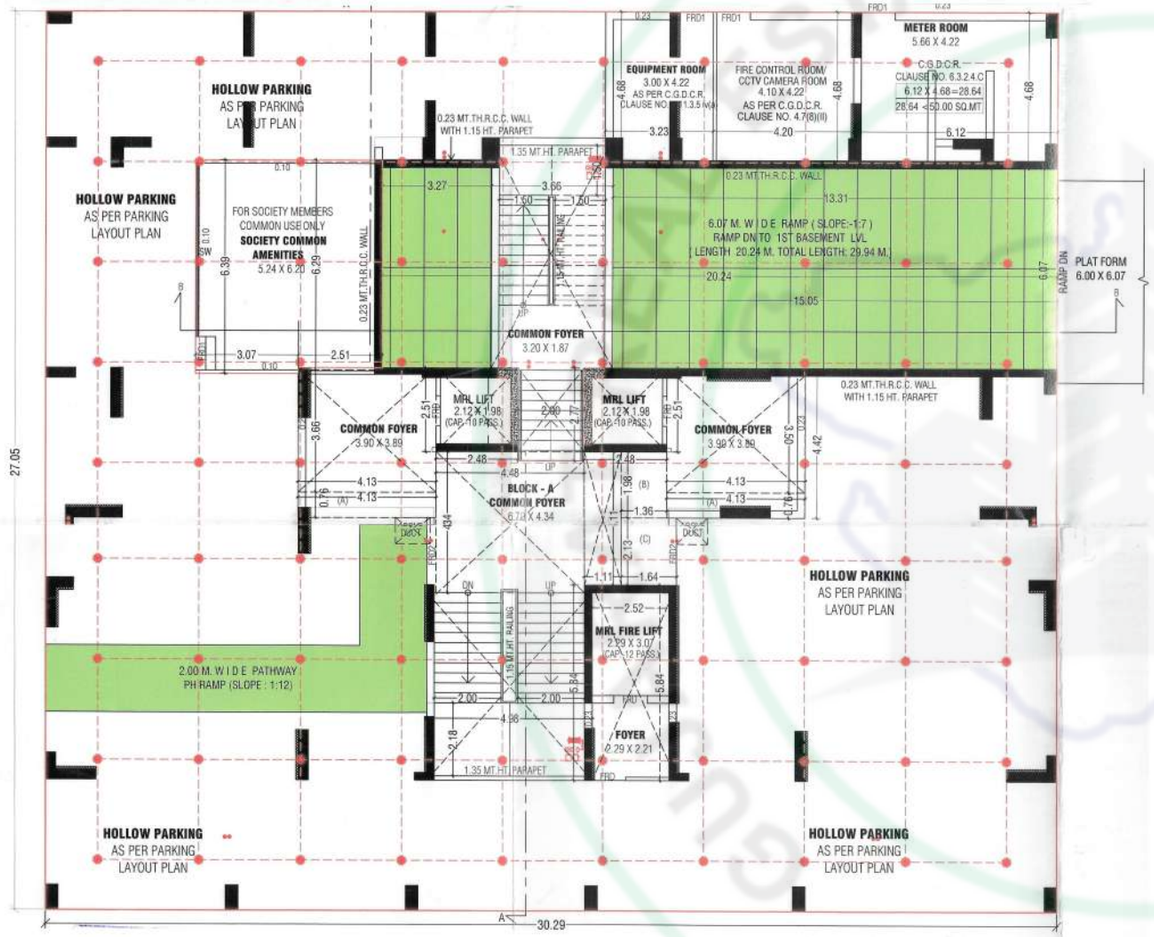
2ND. BASEMENT (PARKING PLAN)



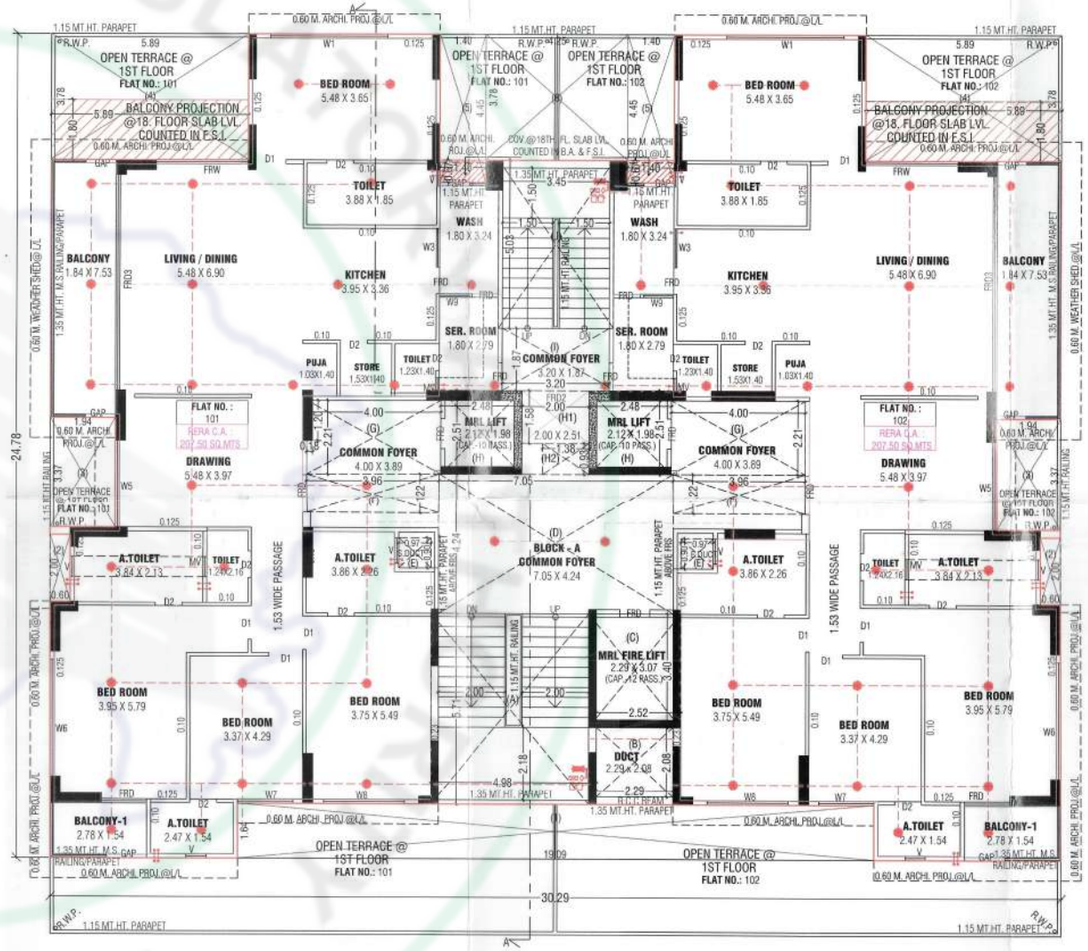
1ST. BASEMENT PLAN WITH PARKING LAYOUT


94.30
7.50 MT. WIDE APPROACH ROAD
TOTAL APPROACH LENGTH : (90.75+56.70 =147.45 MT.)
8.00 MT. WIDE SPACE FOR FIRE TENDERVAN FIRE VEHICLE MOVEMENT
BASEMENT BELOW
2.00 MT. PATHWAY
SOCIETY COMMON AMENITIES 16.17 X 6.04
SOCIETY COMMON AMENITIES 7.42 X 12.00
SOCIETY COMMON AMENITIES 5.24 X 5.20
SOCIETY COMMON AMENITIES 4.87 X 8.56
SWIMMING POOL 3.73 X 10.46
HOLLOW PLINTH PARKING AS PER PARKING LAYOUT PLAN
H.P. PARKING AS PER PARKING LAYOUT PLAN
6.97 M. WIDE RAMP (SLOPE 1:7) RAMP UP TO GROUND LVL. (LENGTH 20.24 M. TOTAL LENGTH : 31.50 M.)
PLAT FORM 6.00 X 6.00
1ST BASEMENT
DOMESTIC WATER TANK
RAIN WATER STORAGE TANK
METER ROOM
EQUIPMENT ROOM
REFUGE FLOOR @ 5TH.,7TH.,11TH.,16TH. & 20TH. FLOOR
2.00 M. WIDE PATHWAY SLOPE : 1:12
8.00 MT. WIDE APPROACH ROAD
1.00 MT. SPACE KEPT PERMANENTLY OPEN FOR FIRE VEHICLE MOVEMENT
2.00 MT. SPACE KEPT PERMANENTLY OPEN FOR FIRE VEHICLE MOVEMENT
SPACE FOR D.G.SET
CO2 FLOODING FOR SUB STATION
FIRE TANK
PUMP ROOM
LOBBY
LIFT
FOYER
MRL FIRE LIFT
S.DUCT
BLOCK-1
BLOCK-2
BLOCK-A
COMMON PLOT AREA CALC.
14.49 X 36.79 = 533.09 SQ.MTS.
13.59+13.62 X 42.31 = 575.84 SQ.MTS.
19.37 X 7.98 X ½ = 77.29 SQ.MTS.
TOTAL = 1186.22 SQ.MTS.
41.31
45.60
44.23
44.36
73.93
56.70
57.68
29.70
39.79
29.46
10.50
19.81
7.91
10.76
18.00MTS. WIDE T.P.S. ROAD

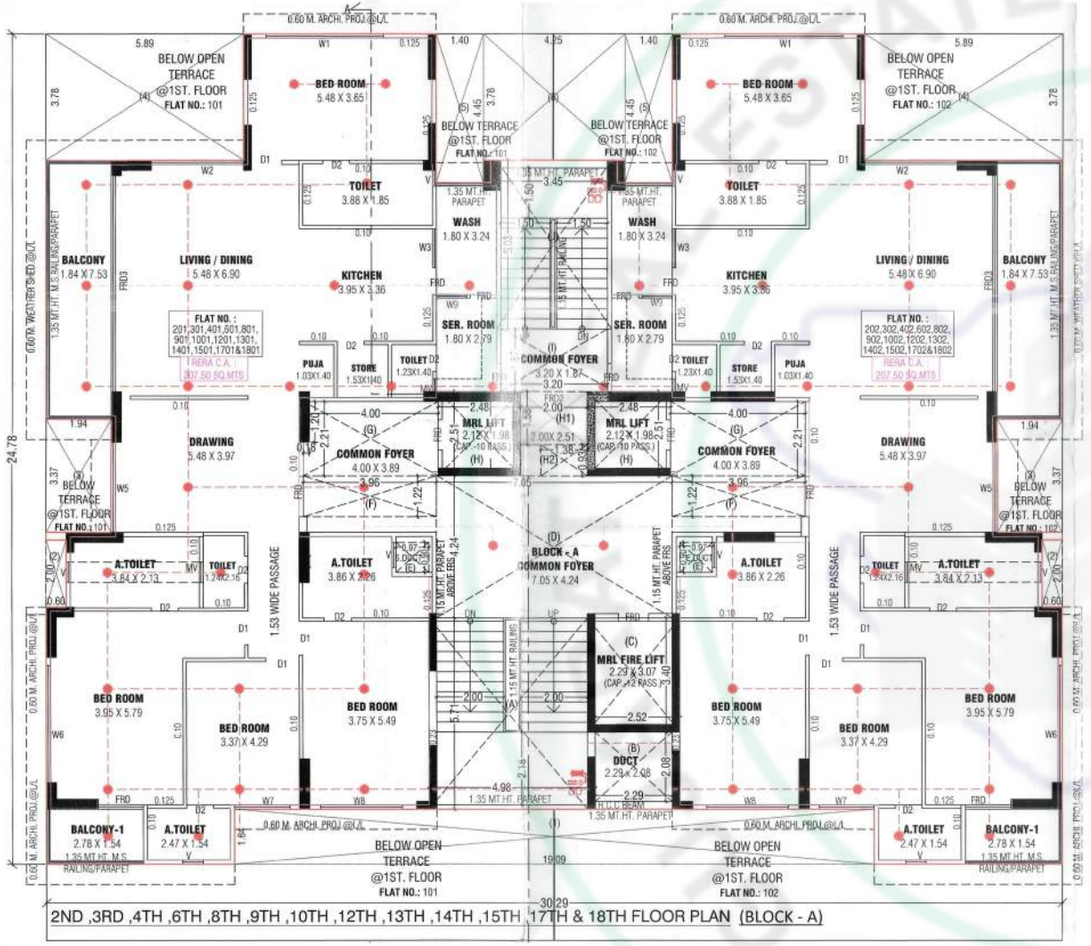
LAY OUT PLAN

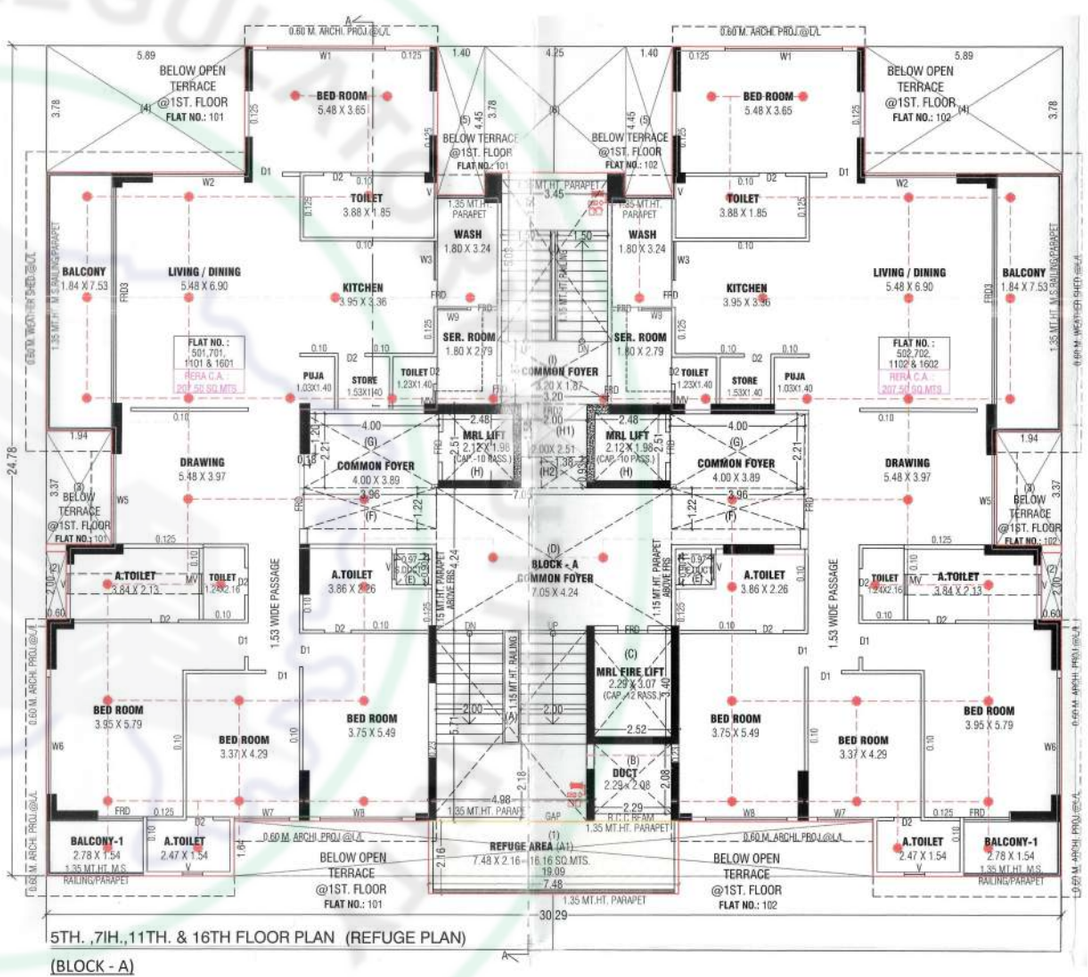


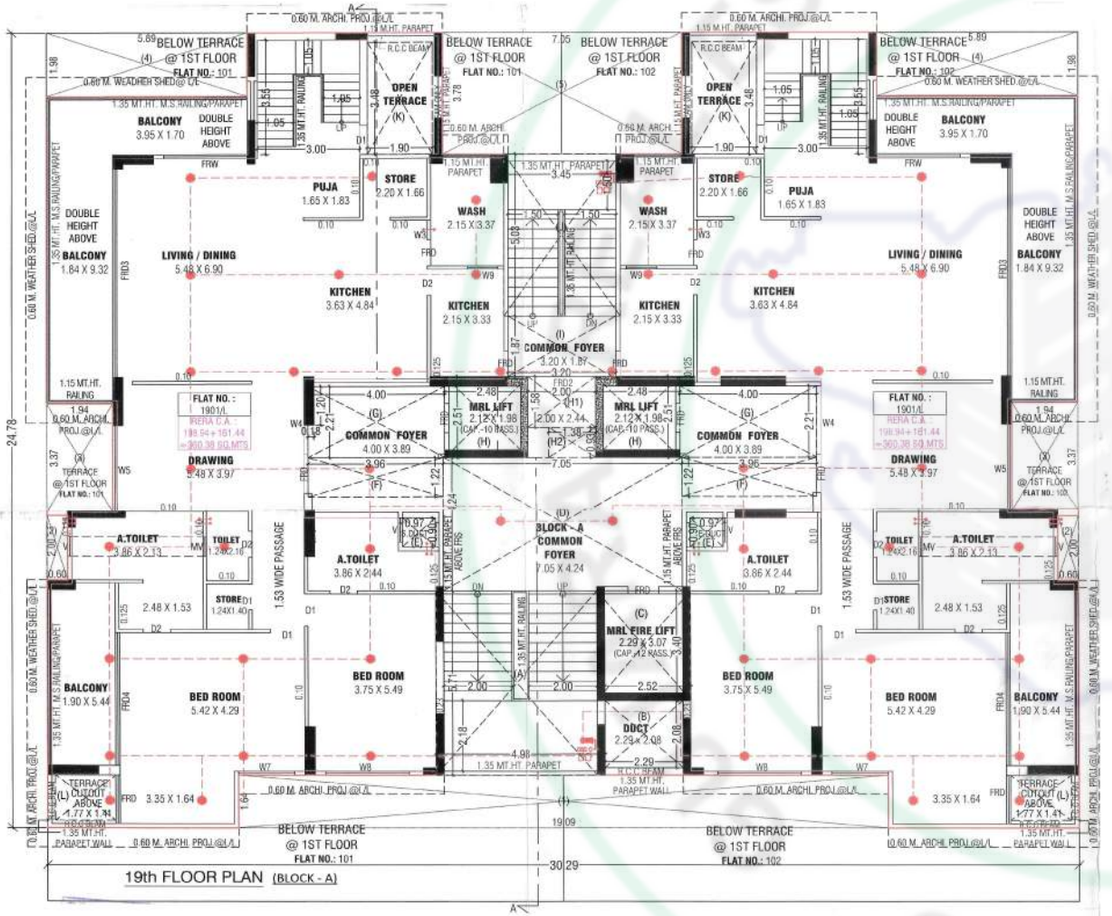
GROUND FLOOR PLAN (PART H.P. + PART S.P.) (BLOCK - A)

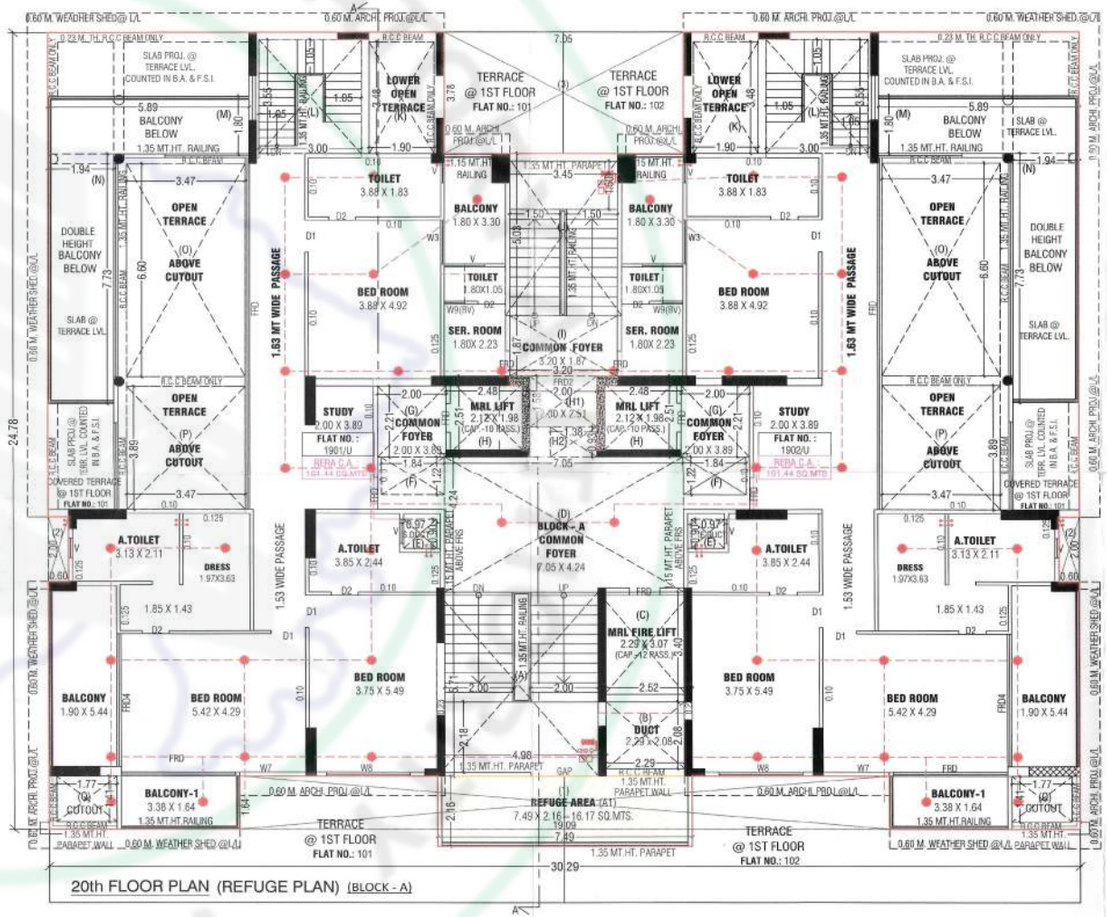


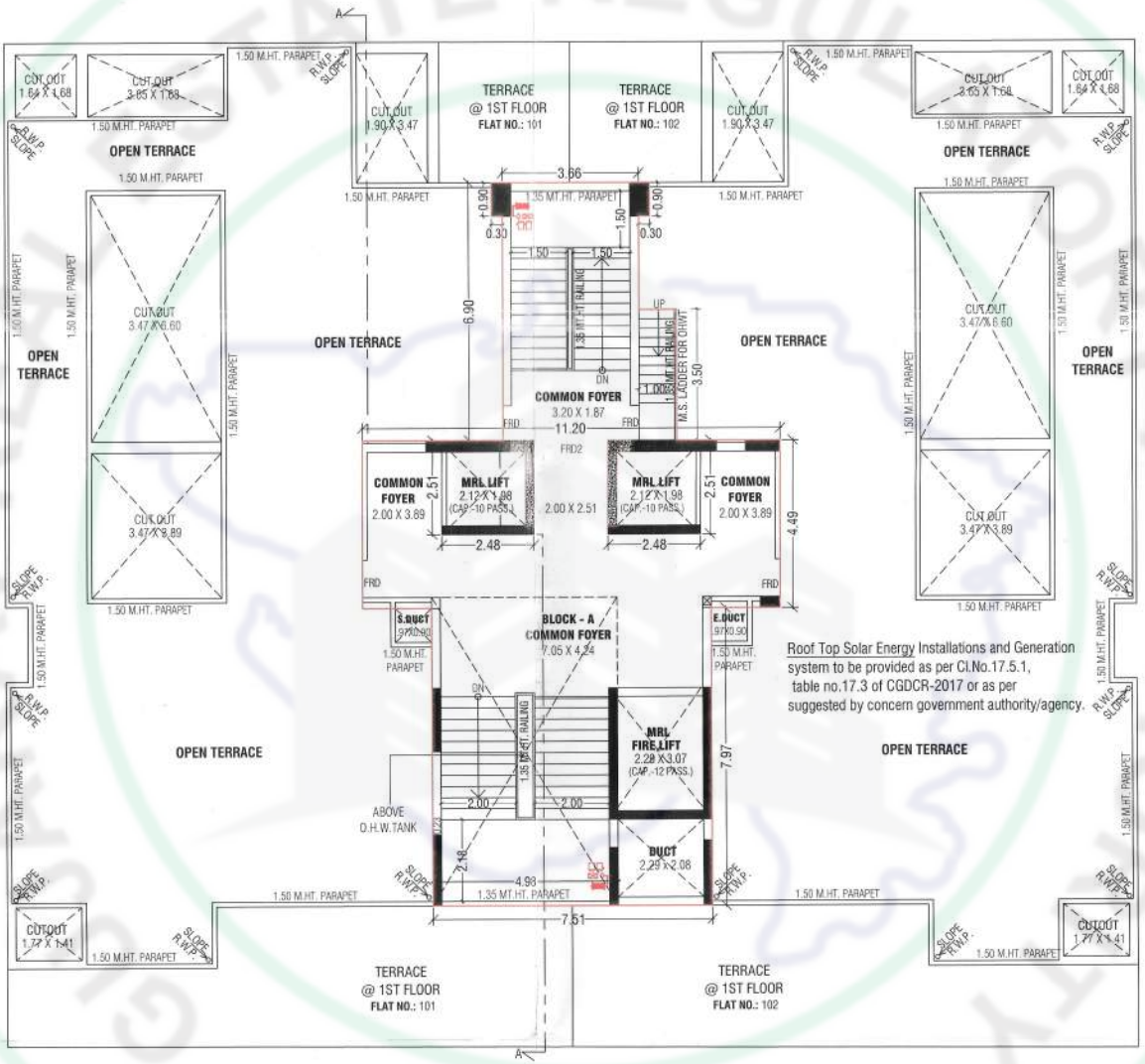
1ST FLOOR PLAN (BLOCK - A)


BELOW OPEN TERRACE @1ST. FLOOR FLAT NO.: 101
BED ROOM 5.48 X 3.65
BELOW TERRACE @1ST. FLOOR FLAT NO.: 101
BELOW TERRACE @1ST. FLOOR FLAT NO.: 102
TOILET 3.88 X 1.85
WASH 1.80 X 3.24
BALCONY 1.84 X 7.53
LIVING / DINING 5.48 X 6.90
KITCHEN 3.95 X 3.36
SER. ROOM 1.80 X 2.79
FLAT NO. : 201,301,401,501,601, 901,1001,1201,1301, 1401,1501,1701&1801
RERA C.A. 207.50 SQ.MTS.
FLAT NO. : 202,302,402,502,602,802, 902,1002,1202,1302, 1402,1502,1702&1802
PUJA 1.03X1.40
STORE 1.53X1.40
TOILET 1.23X1.40
COMMON FOYER 3.20 X 1.87
MRL LIFT 2.12 X 1.96 (CAP.-10 PASS.)
DRAWING 5.48 X 3.97
COMMON FOYER 4.00 X 3.89
BLOCK - A COMMON FOYER 7.05 X 4.24
A.TOILET 1.84 X 2.13
A.TOILET 3.86 X 2.26
TOILET 1.24X2.16
1.53 WIDE PASSAGE
MRL FIRE LIFT 2.29 X 3.07 (CAP.-12 PASS.)
DDCT 2.29 X 2.08
R.C.C. BEAM
BED ROOM 3.95 X 5.79
BED ROOM 3.37 X 4.29
BED ROOM 3.75 X 5.49
BALCONY-1 2.78 X 1.54
A.TOILET 2.47 X 1.54
1.35 MT.HT. M.S. RAILING/PARAPET
0.60 M. ARCHI. PROJ.@U.L
24.78
30.29
2ND ,3RD ,4TH ,6TH ,8TH ,9TH ,10TH ,12TH ,13TH ,14TH ,15TH ,17TH & 18TH FLOOR PLAN (BLOCK - A)


BELOW OPEN TERRACE @1ST. FLOOR FLAT NO.: 101
BED ROOM 5.48 X 3.65
BELOW TERRACE @1ST. FLOOR FLAT NO.: 101
BELOW TERRACE @1ST. FLOOR FLAT NO.: 102
TOILET 3.88 X 1.85
WASH 1.80 X 3.24
BALCONY 1.84 X 7.53
LIVING / DINING 5.48 X 6.90
KITCHEN 3.95 X 3.36
SER. ROOM 1.80 X 2.79
FLAT NO. : 501,701, 1101 & 1601
RERA C.A. 207.50 SQ.MTS.
FLAT NO. : 502,702, 1102 & 1602
PUJA 1.03X1.40
STORE 1.53X1.40
TOILET 1.23X1.40
COMMON FOYER 3.20 X 1.87
MRL LIFT 2.12 X 1.96 (CAP.-10 PASS.)
DRAWING 5.48 X 3.97
COMMON FOYER 4.00 X 3.89
BLOCK - A COMMON FOYER 7.05 X 4.24
A.TOILET 1.84 X 2.13
A.TOILET 3.86 X 2.26
TOILET 1.24X2.16
1.53 WIDE PASSAGE
MRL FIRE LIFT 2.29 X 3.07 (CAP.-12 PASS.)
DDCT 2.29 X 2.08
R.C.C. BEAM
BED ROOM 3.95 X 5.79
BED ROOM 3.37 X 4.29
BED ROOM 3.75 X 5.49
BALCONY-1 2.78 X 1.54
A.TOILET 2.47 X 1.54
1.35 MT.HT. M.S. RAILING/PARAPET
REFUGE AREA (A1) 7.48 X 2.16= 16.16 SQ.MTS.
0.60 M. ARCHI. PROJ.@U.L
24.78
30.29
5TH. ,7IH.,11TH. & 16TH FLOOR PLAN (REFUGE PLAN)
(BLOCK - A)


19th FLOOR PLAN (BLOCK - A)
BELOW TERRACE @ 1ST FLOOR FLAT NO.: 101
BELOW TERRACE @ 1ST FLOOR FLAT NO.: 102
OPEN TERRACE (K)
PUJA 1.65 X 1.83
STORE 2.20 X 1.66
WASH 2.15 X 3.37
KITCHEN 3.63 X 4.84
KITCHEN 2.15 X 3.33
LIVING / DINING 5.48 X 6.90
DOUBLE HEIGHT ABOVE
BALCONY 3.95 X 1.70
BALCONY 1.84 X 9.32
COMMON FOYER 3.20 X 1.87
FLAT NO.: 1901/L
RERA C.A.: 198.94+161.44 =360.38 SQ.MTS.
COMMON FOYER 4.00 X 3.89
MRL LIFT 2.12 X 1.96 (CAP.-10 PASS.)
DRAWING 5.48 X 3.97
TERRACE @ 1ST FLOOR FLAT NO.: 101
TERRACE @ 1ST FLOOR FLAT NO.: 102
A.TOILET 3.86 X 2.44
TOILET 1.24X2.16
STORE 1.24X1.40
1.53 WIDE PASSAGE
BLOCK - A COMMON FOYER 7.05 X 4.24
MRL FIRE LIFT 2.29 X 3.07 (CAP.-12 PASS.)
DUCT 2.29 X 2.08
BED ROOM 3.75 X 5.49
BED ROOM 5.42 X 4.29
BALCONY 1.90 X 5.44
TERRACE CUTOUT (L) ABOVE 1.77 X 1.35
3.35 X 1.64
1.35 MT.HT. PARAPET WALL
0.60 M. ARCHI PROJ.@U/L
0.60 M. WEATHER SHED @U/L
1.15 MT.HT. RAILING
1.35 MT.HT. M.S.RAILING/PARAPET
24.78
30.29
19.09

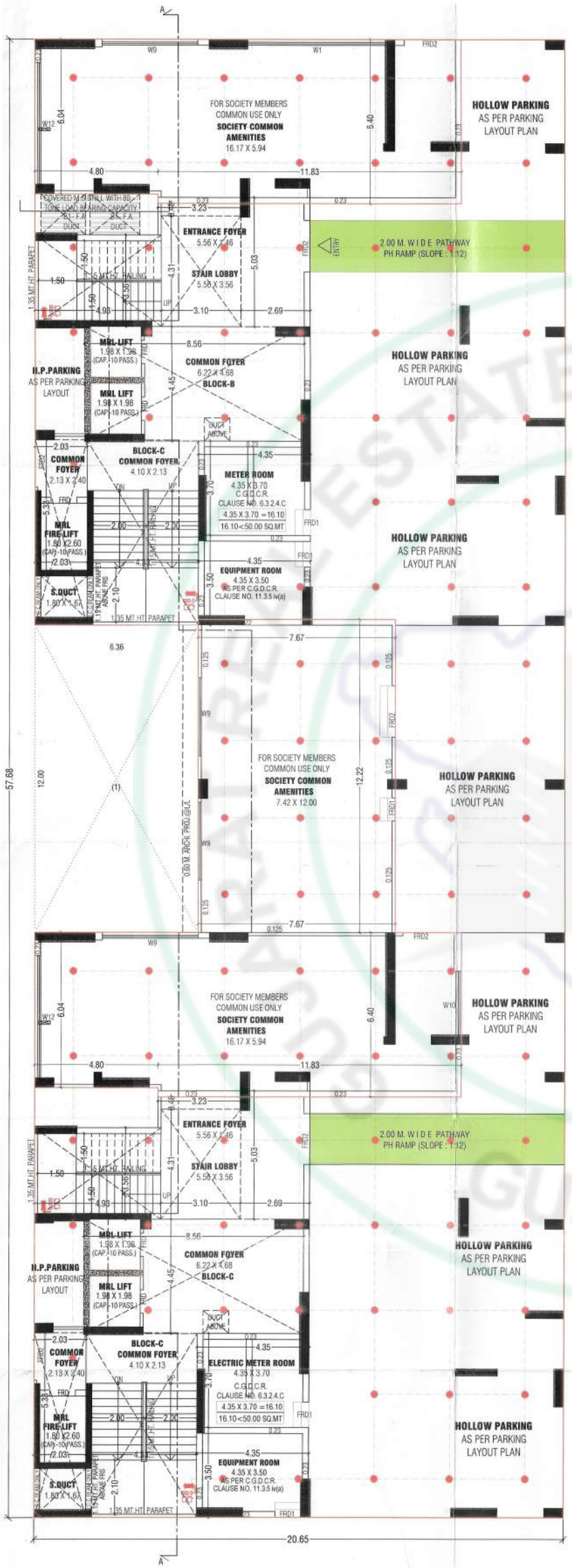

20th FLOOR PLAN (REFUGE PLAN) (BLOCK - A)
TERRACE @ 1ST FLOOR FLAT NO.: 101
TERRACE @ 1ST FLOOR FLAT NO.: 102
LOWER OPEN TERRACE (K)
OPEN TERRACE (O) ABOVE CUTOUT
OPEN TERRACE (P) ABOVE CUTOUT
DOUBLE HEIGHT BALCONY BELOW
BALCONY BELOW 5.89 X 1.35 MT.HT. RAILING
SLAB @ TERRACE LVL.
SLAB PROJ. @ TERRACE LVL. COUNTED IN B.A. & F.S.I.
TOILET 3.88 X 1.83
TOILET 1.80X1.05
BALCONY 1.80 X 3.30
BED ROOM 3.88 X 4.92
SER. ROOM 1.80X 2.23
1.63 MT WIDE PASSAGE
COMMON FOYER 3.20 X 1.87
COMMON FOYER 2.00 X 3.89
MRL LIFT 2.12 X 1.96 (CAP.-10 PASS.)
STUDY 2.00 X 3.89
FLAT NO.: 1901/U
FLAT NO.: 1902/U
RERA C.A.: 161.44 SQ.MTS.
A.TOILET 3.13 X 2.11
DRESS 1.97X3.63
A.TOILET 3.85 X 2.44
BLOCK - A COMMON FOYER 7.05 X 4.24
MRL FIRE LIFT 2.29 X 3.07 (CAP.-12 PASS.)
DUCT 2.29 X 2.08
REFUGE AREA (A1) 7.49 X 2.16 - 16.17 SQ.MTS.
BED ROOM 3.75 X 5.49
BED ROOM 5.42 X 4.29
BALCONY 1.90 X 5.44
BALCONY-1 3.38 X 1.64
1.85 X 1.43
1.53 WIDE PASSAGE
1.35 MT.HT. RAILING
1.35 MT.HT. PARAPET
1.35 MT.HT. PARAPET WALL
0.60 M. ARCHI PROJ.@U/L
0.60 M. WEATHER SHED @U/L
24.78
30.29
19.09



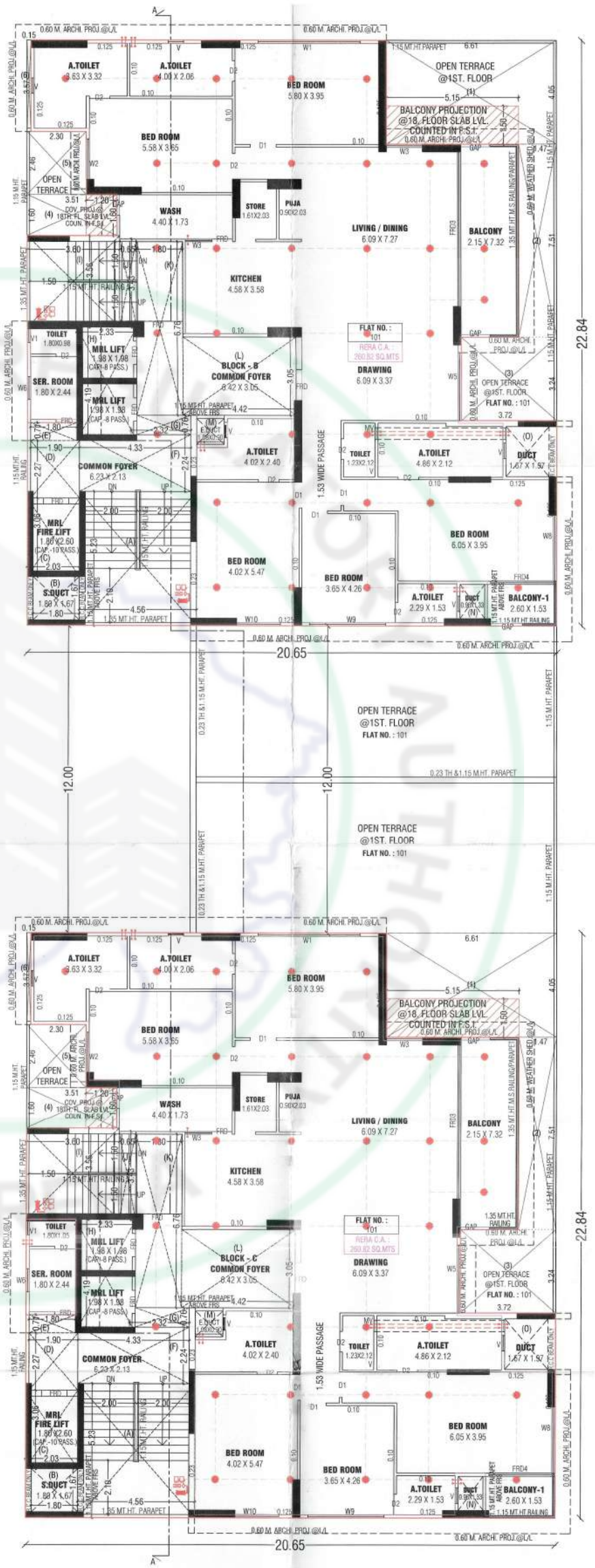
OPEN TERRACE AND STAIR CABIN PLAN (BLOCK - A)



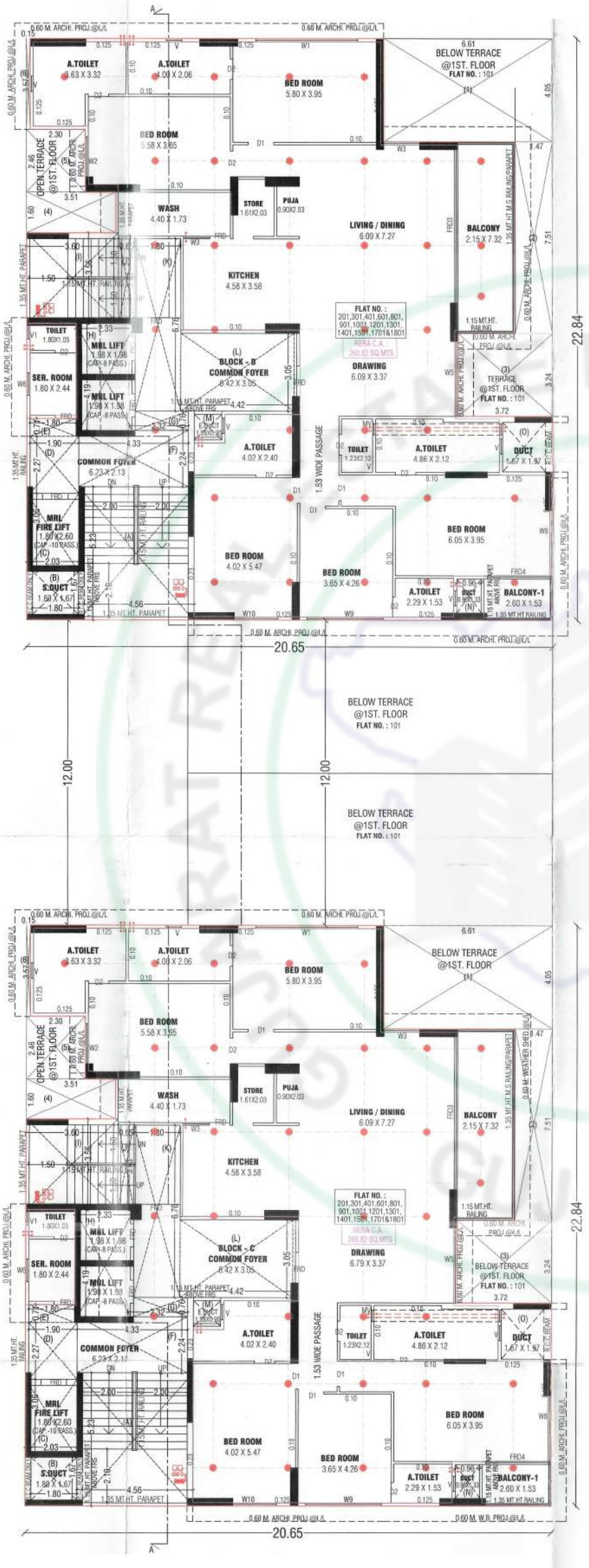
ELEVATION (BLOCK - A)



GROUND FLOOR PLAN (S.P. + H.P.) (BLOCK - B+C)

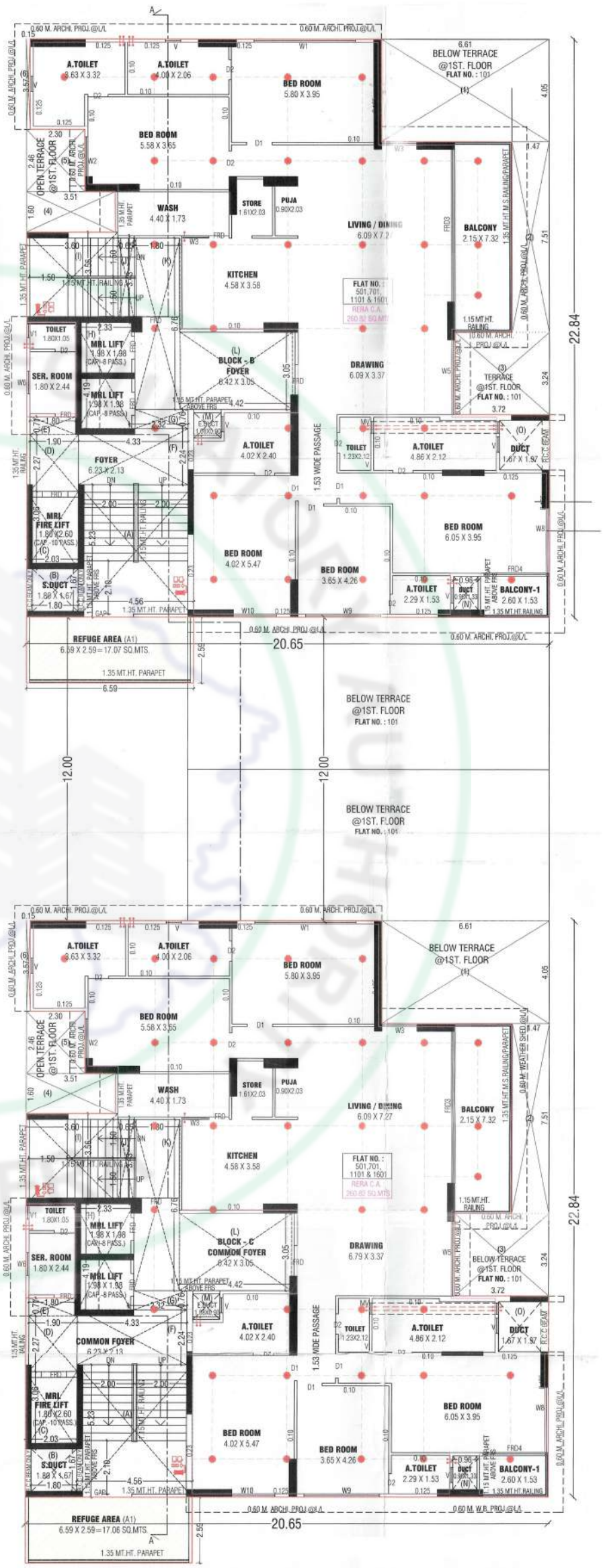


1st FLOOR PLAN (BLOCK - B+C)



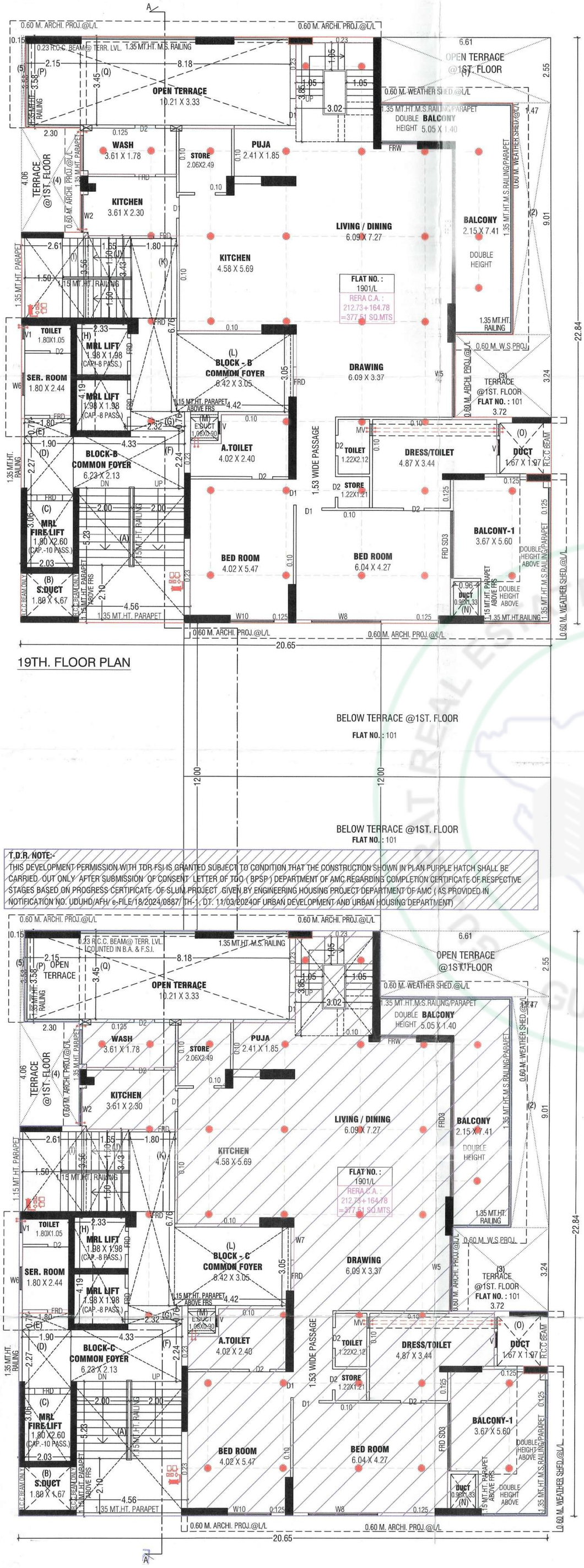
2ND ,3RD ,4TH ,6TH ,8TH ,9TH ,10TH ,12TH ,13TH ,14TH ,15TH ,17TH & 18TH FLOOR PLAN

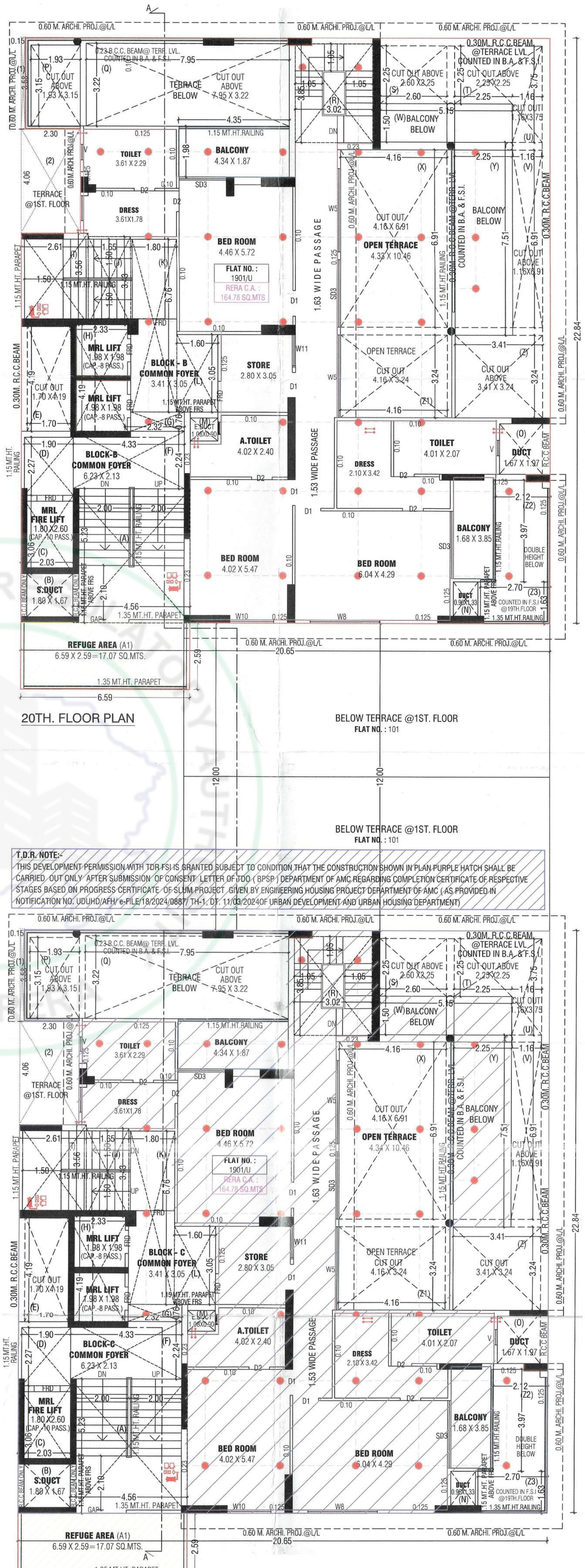
(BLOCK - B+C)



5TH. ,7IH.,11TH. & 16TH FLOOR PLAN (REFUGE PLAN)

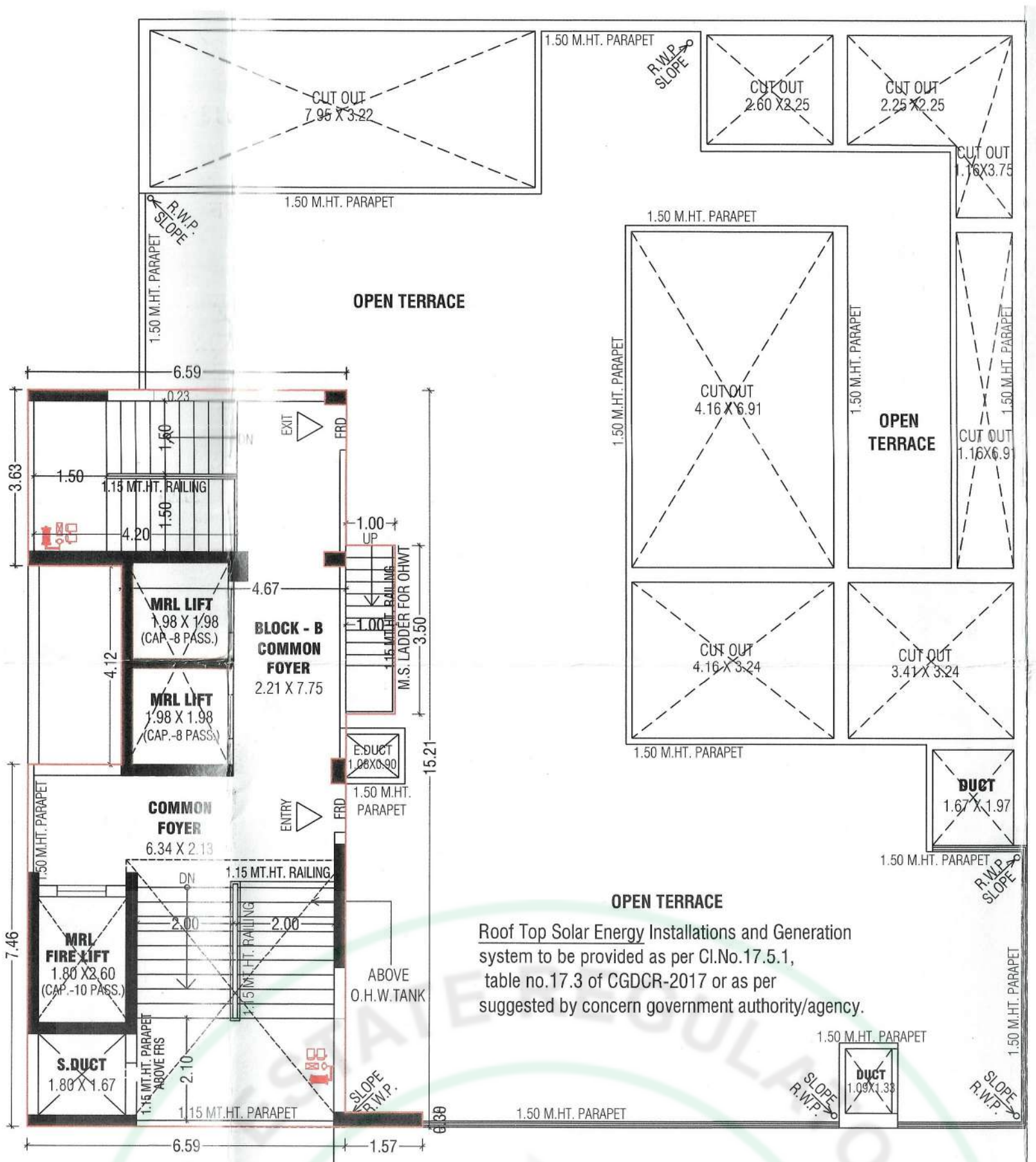
(BLOCK - B+C)





T.D.R. NOTE:-
THIS DEVELOPMENT PERMISSION WITH TDR FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN PURPLE HATCH SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO (BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES BASED ON PROGRESS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARTMENT OF AMC (AS PROVIDED IN NOTIFICATION NO. UDUHD/AFH/ e-FILE/18/2024/0887/ TH-1, DT. 11/03/2024OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT)

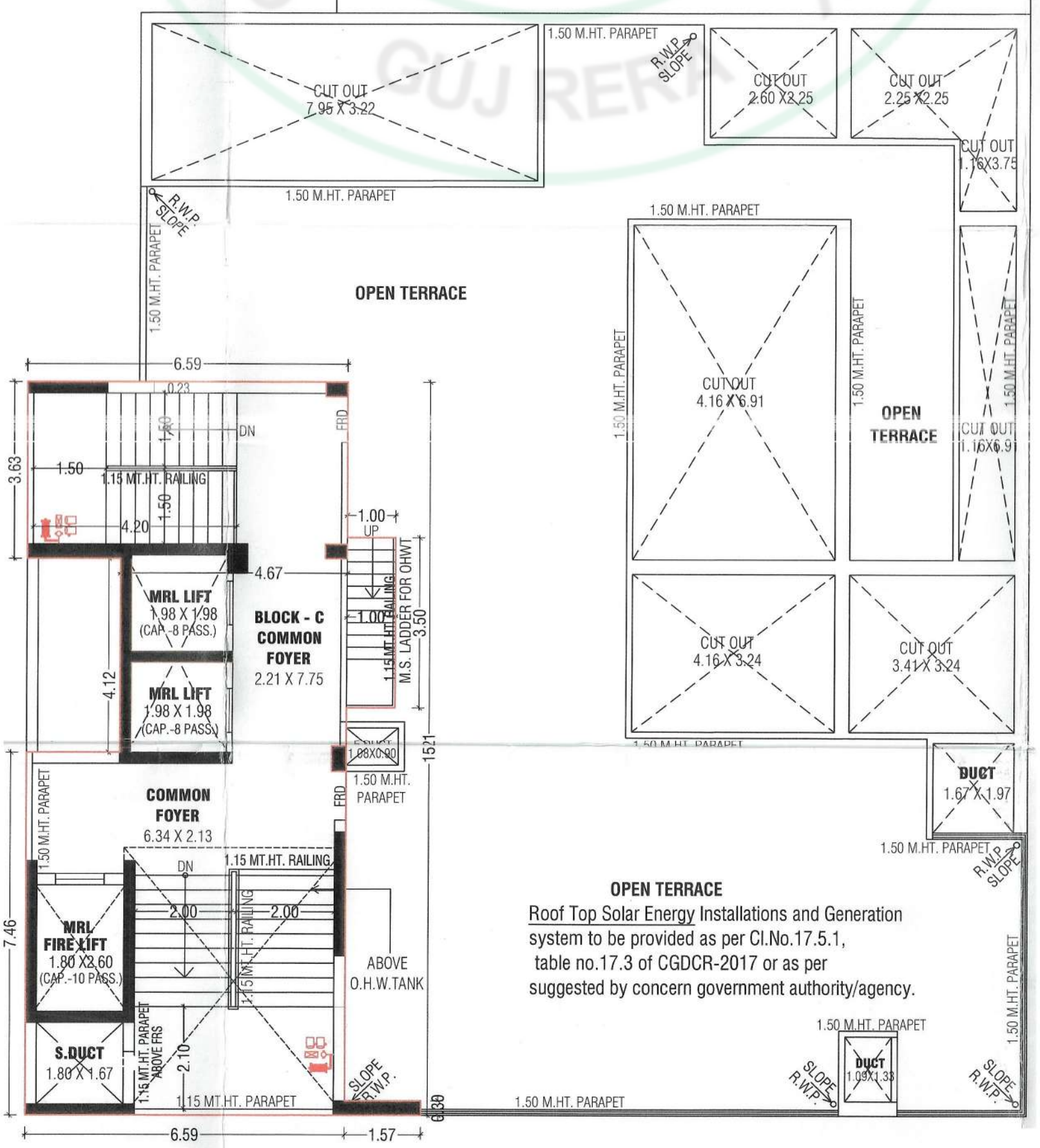
T.D.R. NOTE:-
THIS DEVELOPMENT PERMISSION WITH TDR FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN PURPLE HATCH SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO (BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES BASED ON PROGRESS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARTMENT OF AMC (AS PROVIDED IN NOTIFICATION NO. UDUHD/AFH/ e-FILE/18/2024/0887/ TH-1, DT. 11/03/2024OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT)



OPEN TERRACE + STAIR CABIN PLAN

BELOW TERRACE @1ST. FLOOR
FLAT NO. : 101

BELOW TERRACE @1ST. FLOOR
FLAT NO. : 101



OPEN TERRACE + STAIR CABIN PLAN (BLOCK - B+C)

T.D.R. NOTE:-
THIS DEVELOPMENT PERMISSION WITH TDR-FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN PURPLE HATCH SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO (BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES BASED ON PROGRESS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARTMENT OF AMC (AS PROVIDED IN NOTIFICATION NO. (URHD)/AFH/ e-PLE/19/2024/08/87/ TH-1/ DT: 11/09/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT)

ELEVATION (BLOCK - B+C)

Image is Only for Representative Purpose



SPECIFICATIONS

Structure -

- Earthquake resistant R.C.C. frame structure

Flooring -

- Vitrified tiles for drawing room, kitchen, dinning room or equivalent
- China mosaic on terrace

Wall Finish -

- Internal single coat mala plaster with white putty
- External double coat plaster with paint or equivalent

Kitchen -

- Granite platform with sink
- Tile dado upto lintel level

Plumbing -

- CPVC and UPVC pipes or equivalent
- Sanitary bath fitting & tiles on flooring dado or equivalent

Doors & Windows -

- Main door & other flush door or equivalent
- Powder coated/anodized aluminum sliding window or equivalent

Electrification -

- Modular switches with concealed copper wiring and MCB distribution panel or equivalent

LOCATION



Structure Engineer
Jigarkumar Shah

Architect
Sourabh Verma