A Project By :

A JOINT VENTURE

TAPOMURTI
REAL ESTATE. REAL RETURNS.

HILLTOWN GROUP

Architect:

INNOVATIQ®
ARCHITECTS

Developers:

**AYODHYA DEVELOPERS**

RERA NO. : _____

WEBSITE : www.gujrera.gujarat.gov.in



# THE OVERA

2, 3 & 4-BHK Lavish Flats & Shops

# THE OVERA

2,3 & 4-BHK Lavish Flats & Shops

A REGAL
RESIDENCE FOR

## LAVISH LIFESTYLE

**Welcome to the epitome of luxury living!**

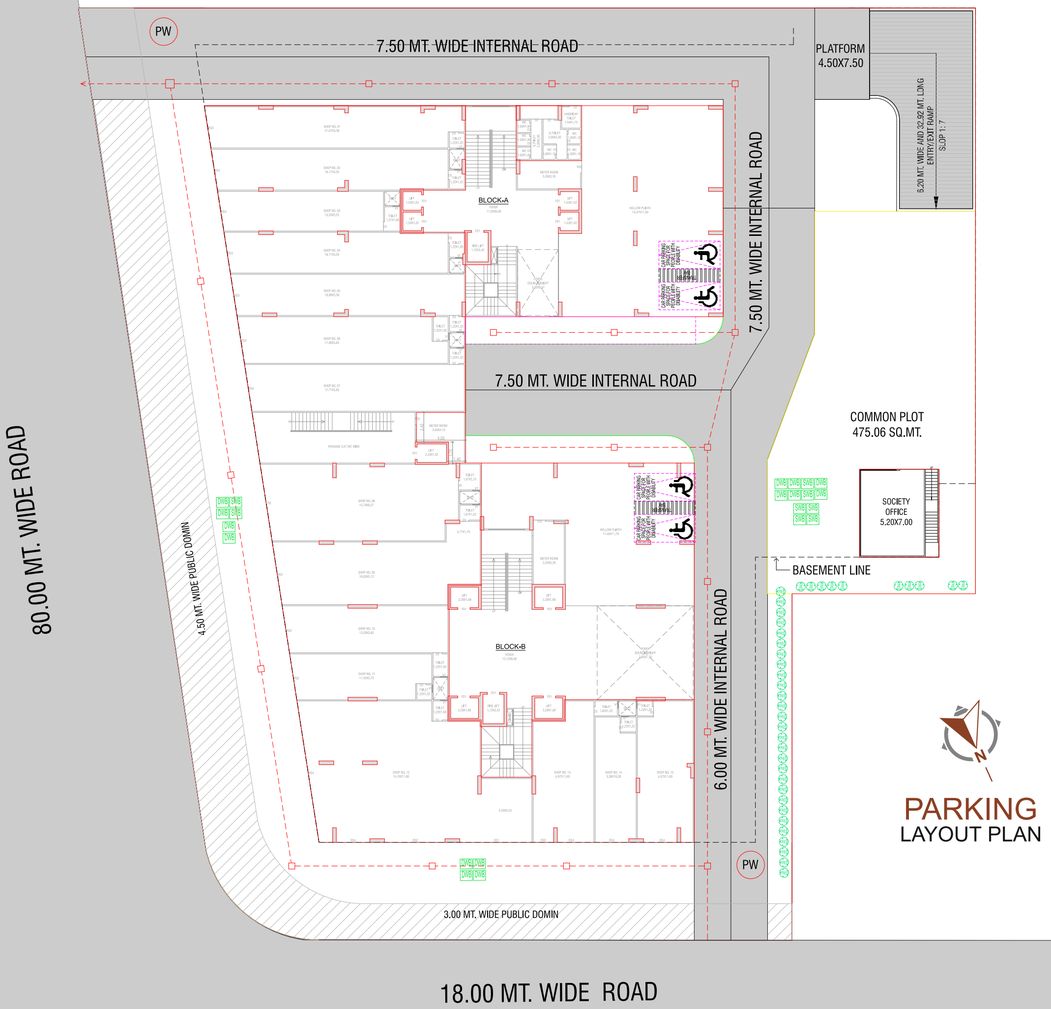
**The Overa** is a true heaven of comfort and elegance, where every detail has been carefully crafted to provide an unparalleled living experience. Immerse yourself in a world of sophistication and enjoy a lavish lifestyle surrounded by breathtaking scenery. top-notch amenities, and top-of-the-line finishes.

SHOPERS STOP
Raid&Tylor
KILLER
Bata
Lacoste
Sankalp
AccTours
indoorlighting
Trends&Style
TANISHQ
ZARA
Lee
GITANJALI
NIKE
FASHION
THE OVERA
SPYKAR
reebok
Pantaloons
KAYAKALP
Jack & Jones
Pioneer
Planet Toys
TOMMY HILFIGER
fastrack
SUBWAY
DIESEL
POLO
CROSSWORD
adidas
croma

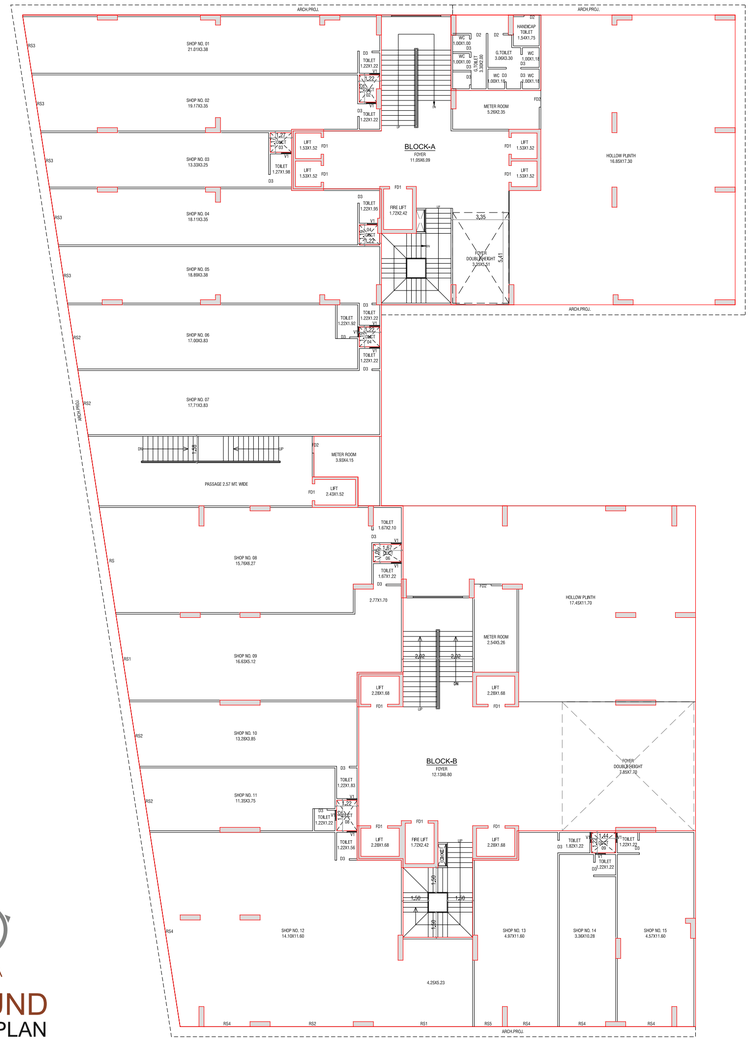
# 1st BASEMENT
FLOOR PLAN

# 2nd BASEMENT
FLOOR PLAN

LAYOUT
FLOOR PLAN



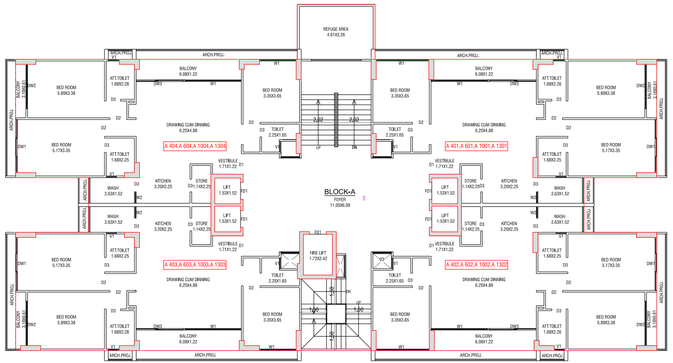

PARKING
LAYOUT PLAN

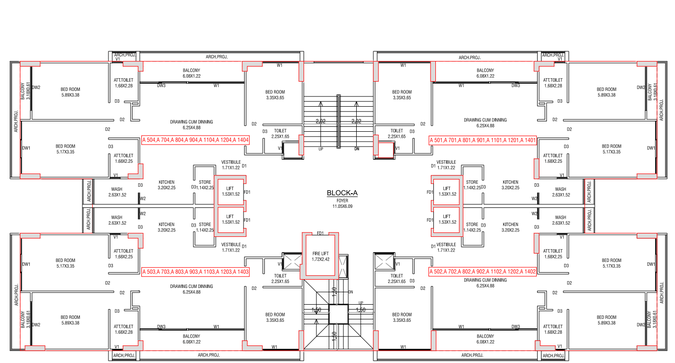


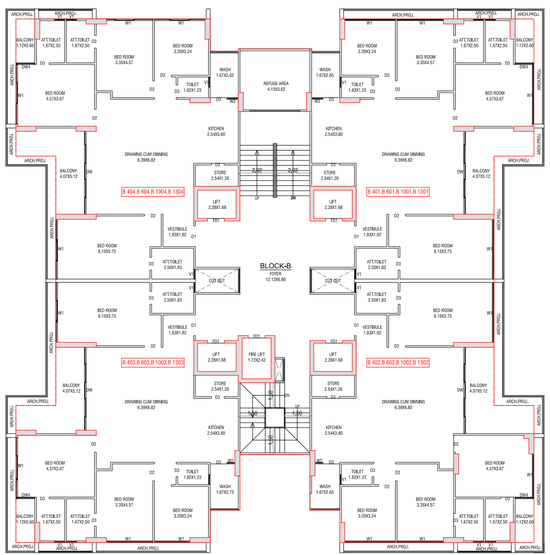

GROUND
FLOOR PLAN

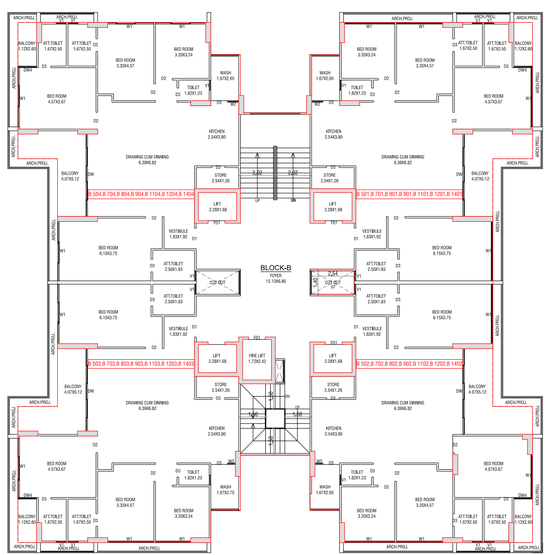
FIRST
FLOOR PLAN

BLOCK-A
FOYER
11.0546.09
BLOCK-B
FOYER
12.1346.80
SHOP NO. 201
20.4909.17
SHOP NO. 202
19.0903.39
SHOP NO. 203
18.8403.38
SHOP NO. 204
14.9403.83
SHOP NO. 205
15.6543.83
SHOP NO. 206
13.1346.27
SHOP NO. 207
14.9095.12
SHOP NO. 208
15.6403.85
SHOP NO. 209
8.7293.75
SHOP NO. 210
14.0197.50
PASSAGE 2.57 MT. WIDE
PASSAGE 3.05 MT. WIDE
DRAWING CUM DINING
6.2594.88
6.3966.82
BED ROOM
3.3505.95
3.3543.65
3.3594.57
3.3563.34
5.8903.38
5.1763.35
6.1563.75
4.5763.67
KITCHEN
3.3992.25
2.5403.80
WASH
2.6301.52
1.6702.65
1.6702.55
TOILET
2.2591.65
1.6301.23
1.6702.10
1.6741.22
STORE
1.1402.25
2.5401.26
BALCONY
6.6891.22
4.0765.12
1.1262.65
ATTTOILET
1.6892.28
1.6892.25
1.6702.50
2.5001.83
VESTIBULE
1.7141.22
1.6301.92
LIFT
1.5301.52
2.2591.68
2.4391.52
1.7292.42
FIRE LIFT
1.7292.42
OPEN TERRACE
@3rd FLOOR LVL
OPEN TERRACE
@2nd FLOOR LVL
ARCH.PROJ.
A 201
A 202
A 301
A 302
A 303
A 304
B 201
B 202
B 301
B 302
B 303
B 304
SECOND
FLOOR PLAN
THIRD
FLOOR PLAN



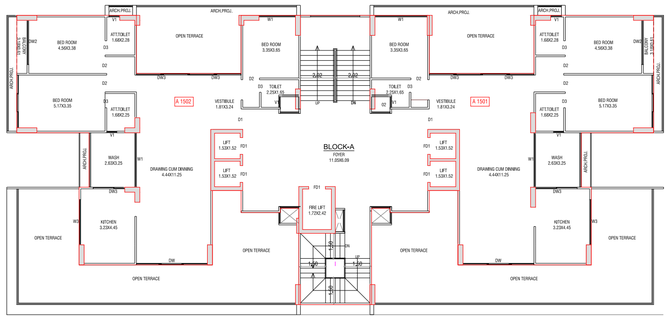



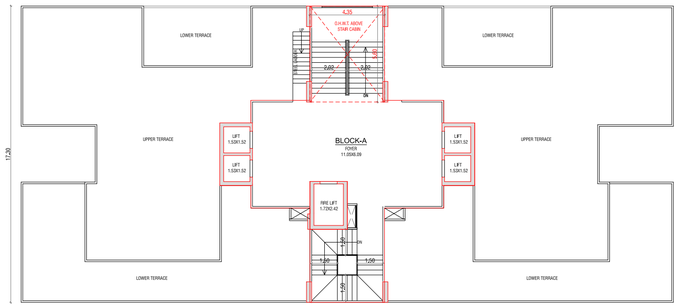

# TYPICAL
## FLOOR PLAN

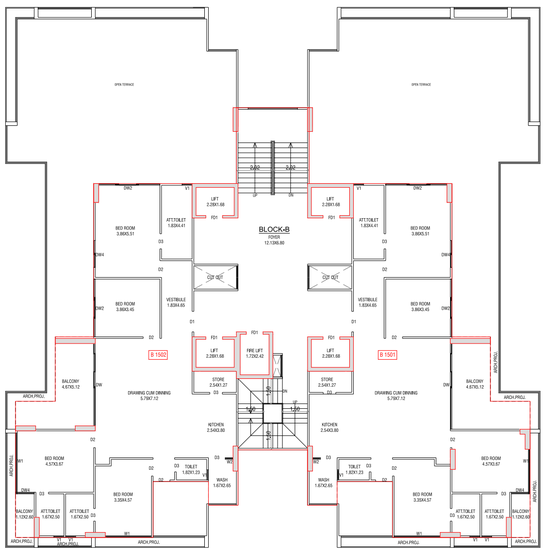
4th, 6th, 10th
& 13th Floor

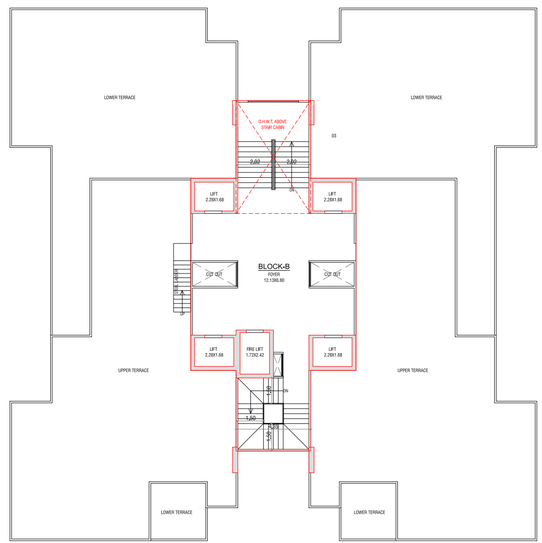
# TYPICAL
## FLOOR PLAN

5th, 7th, 8th, 9th,11th
12th & 14th Floor



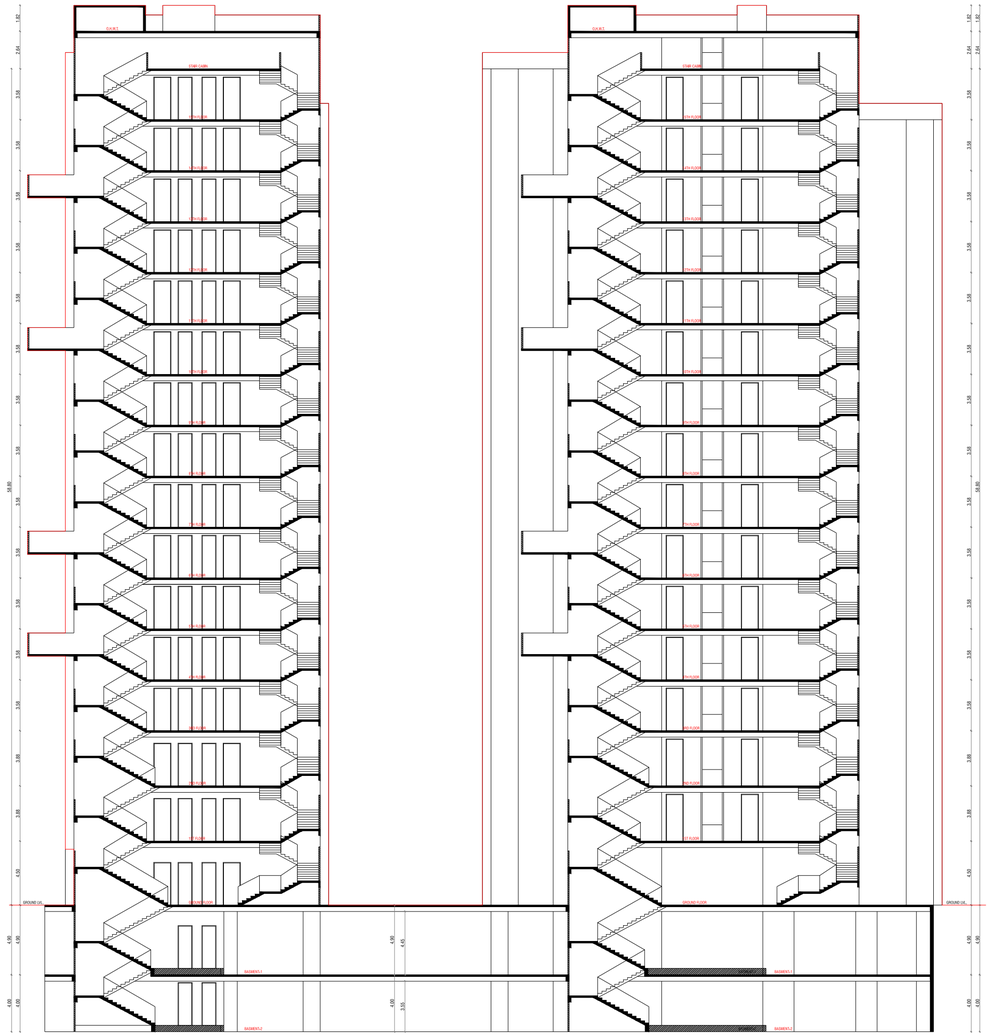




TERRACE FLOOR PLAN

15th
FLOOR PLAN

TERRACE
FLOOR PLAN

FRONT ELEVATION




SECTION - A A

# ELEVATION & SECTION

# External Facilities

**CONSTRUCTION**
Enhanced structured safety against earthquake for relevant zone

**COLOUR**
All building finished with outside standard quality paint

**SECURITY SYSTEM**
Campus will be protected by compound wall from the boundaries Highly secured campus with security cabin at entry-exit & CCTV at main gate, lift & building foyer. 24 hours security in campus.

**LANDSCAPE**
Professionally designed & executed landscaping

**ENTRANCE FOYER**
Fully furnished foyer with reception table & waiting lounge CCTC camera & LCD display & name board

**TERRACE**
Double Coat Water proofing in terrace with decorative flooring.

**ELEVATORS CONFIGURATION**
Premium quality lift with safety devise in case of emergency

**WATER SUPPLY**
Sufficient water tank will be provided with adequate water supply.

**PLASTER**
Good quality plaster finishing as per design

**PARKING**
Ground and 1st level basement car parking

**GENERATOR**
Generator for sufficient power backup for common area of building, basement, lift and flats.



# Internal Facilities

**FLOORING :**
- Living room/dinning, kitchen and all bedrooms vitrified granamite tiles.
- Kota stone flooring in wash and glazed tiles dado up to parapet lvl.
- Toilet tiles upto beam bottom level.

**KITCHEN :**
- Kitchen platform will be made of granite stone with SS sink
- Kitchen dado tiles upto beam bottom lvl

**DOORS :**
- Main door will be decorative and other doors are flush door with wooden frame

**WINDOWS :**
- All windows of anodized aluminium sections and window framing in granite

**ELECTRIFICATION :**
- Concealed circuit wiring of standard (ISI MARK) company with modular switches and MCB
- TV point in all bedrooms and AC point in master bedroom

**PLUMBING :**
Concealed plumbing with standard sanitary ware & C.P. fitting UPVC pipes for water supply, PVC pipes for drainage

**STAIRCASE :**
Staircase finished with granite / vitrified tile

**HEIGHT :** 12'Ft Per floor hight

**DISCLAIMER**

• Purchaser shall bear all charges of stamp duty, registration charges, advocate fees of legal document, society formation, IC of SMC, All DGVCL, Gas Connection charges, legal file charges, AMC Tax, GST and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoardings. • Permission of sign boards as per developer rights & rules. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible. • Irregular payment may lead cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document. • Subject to Surat Jurisdiction.

SITE ADDRESS
THE OREVA, B/h. Shree Kamalam BJP Office,
Koba Road, South Kudasan, Gandhinagar-382421

ગુજરાત રીયલ એસ્ટેટ રેગ્યુલેટરી ઓથોરીટીના હુકમ નં.૧૧૨, તા. ૨૮-૧૧-૨૦૨૫ ને આધિન

| | | |
|---|---|---|
| પ્રોજેક્ટનું નામ | THE OVERA | ગુજરાત રેરાની અધિકૃત વેબ સાઈટ https://gujrera.gujarat.gov.in |
| રેરા રજીસ્ટ્રેશન નંબર | PR/GJ/GANDHINAGAR/GANDHINAGAR /Gandhinagar Municipal Corporation/ MAA14557/211224/300628 | |
| પ્રમોટરનું નામ | AYODHYA DEVELOPERS | |
| પ્રમોટરનો અધિકૃત ઈ-મેઈલ આઈ.ડી. | ayodhya.gnr@gmail.com | વેબ સાઈટ વિગતો જોવા માટેની લીંક/ QR Code |
| પ્રમોટરનો અધિકૃત મોબાઈલ નંબર | 9825024644 | |
| ઓથોરાઈઝ્ડ સીગ્નેટરી વ્યક્તિ નું નામ | AMITBHAI BABUBHAI PATEL | |

| | | | |
|---|---|---|---|
| પ્રોજેક્ટ પૂર્ણ થવાની તારીખ | 30-06-2028 | પ્રોજેક્ટના બાંધકામનો ઉપયોગ | Mixed Development |

| બ્લોક અને ઉપયોગ મુજબ યુનીટની સંખ્યા | બ્લોક નંબર | દુકાનની સંખ્યા | ઓફીસની સંખ્યા | રહેઠાણની સંખ્યા |
|---|---|---|---|---|
| | A + B | 35 | 00 | 108 |

### પ્રોજેક્ટના સ્પેસીફીકેશનની વિગતો

CONSTRUCTION -: Enhanced Structured Safety Against Earthquake for relevant zone
COLOUR -: All building finished with outside standard quality paint
SECURITY SYSTEM -: Campus will be protected by compound wall from the boundaries Highly secured campus with security cabin at entry-exit & CCTV at main gate,lift & building foyer 24 hours security in campus.
LANDSCAPE -: Professionally designed & executed landscaping
ENTRANCE FOYER -: Fully furnished foyer with reception table & waiting lounge CCTV camera & LCD display & name board
TERRACE -: Double coat water proofing in terrace with decorative flooring.
ELEVATORS CONFIGURATION -: Premium quality lift with safety devise in case of emergency.
WATER SUPPLY -: Sufficient water tank will be provided with adequate water supply.
PLASTER -: Good quality plaster finishing as design
PARKING -: Ground & 1st level basement car parking
GENERATOR -: Generator for sufficient power backup for common area of building, basement, lift & flats.
Flooring -: Vitrified granamite tiles, Kota stone flooring in wash & glazed tiles dado up to parapet lvl.
Toilet tiles upto beam bottom level.
KITCHEN -: Kitchen platfrom will be made of granite stone with SS Sink. Kitchen dado tiles upto beam bottom lvl.
DOORS -: Main door will be decorative & other doors are flush door with wooden frame
WINDOWS -: All windows of anodized aluminum sections and window framing in granite
ELECTRIFICATION -: Concealed circuit Wiring of standard (ISI Mark) company with modular switches & M TV point in all bedrooms & AC point in master bedroom
PLUMBING -: Concealed plumbing with standard sanitary ware & C.P. Fitting UPVC pipes for water supply, PVC Pipes for drainage
STAIRCASE -: Staircase finished with granite / vitrified tile
HEIGHT -: 12'ft per floor hight

### પ્રોજેક્ટના એમેનીટીઝની વિગતો

| | |
|---|---|
| Internal Roads & Footpaths | Electrical Meter Room,Sub-station & Receiving Station |
| Water Supply | Water Conservation,Rain Water Harvesting & Percolating Well/Pit |
| Sewerage (chamber, lines, Septic Tank, STP) | Drinking water facilities |
| | Fire Protection and Fire Safety Requirements |
| Storm Water Drains | Security using CCTV surveillance |
| Landscaping & Tree Planting | Fire fighting facilities |
| Street Lighting | Letter Box |
| Solid Waste Management & Disposal | Use of renewable energy |
| Emergency evacuation services | Community Buildings |

| | |
|---|---|
| પ્રોજેક્ટના રેરા કલોઝર બેંક એકાઉન્ટનું નામ | AYODHYA DEVELOPERS PROJECT THE OVERA MASTER COLLECTION ACCOUNT |
| પ્રોજેક્ટના રેરા કલોઝર બેંક એકાઉન્ટનું નંબર | XXXX XXXX XXXX 9961 |

### પ્રોજેક્ટ લોનની વિગતો

| | | | |
|---|---|---|---|
| પ્રોજેક્ટ લોન આપનાર બેંક / નાણા સંસ્થાનું નામ | ADITYA BIRLA HOUSING FINANCE LTD. | | |
| પ્રોજેક્ટ લોનની રકમ | 40,00,00,000/- | પ્રોજેક્ટ લોન લીધા તારીખ | 03/12/2024 |

### એલોટીઓને જાહેર સુચના

૧. આ પ્રોજેક્ટ માં લુકીંગ કરનાર વ્યક્તિ એ લુકીંગ પેટે ચુકવવાના થતા નાણા (AYODHYA DEVELOPERS PROJECT THE OVERA MASTER COLLECTION ACCOUNT) ના નામ એકાઉન્ટ માં ચુકવવાના રહેશે.

૨. આ પ્રોજેક્ટમાં લુકીંગ કરનાર વ્યક્તિએ જો પોતે ખરીદેલી ઈમારતના ૧૦% નાણાથી વધારે નાણાં ચુકવેલ હોય, તો પ્રોમોટરે આવી એલોટીઓને, જેનું નાણાં ચુકવવાની બાકી, રેરાની વેબસાઈટ ઉપર પબ્લિશ કરવામાં આવેલ ક્રિયલ મુલ્યના અનુસાર, રજીસ્ટર્ડ એગ્રીમેન્ટ ટુ સેલ (RFS) અમલ કરવાનો રહેશે.

૩. ઉપર જણાવેલ તમામ વિગતો પ્રમોટર દ્વારા ગુજરાત રેરા સમક્ષ રજૂ કરેલ દસ્તાવેજો મુજબની જ છે. તેમ છતાં કોઈ ગ્રાહક આ વિગતોની બાબતથી ભ્રમમાં હોય તો, ઉપર દર્શાવેલ ક્યુ.આર.કોડ સ્કેન કરવાથી આવતા ગુજરાત રેરાની અધિકૃત વેબસાઈટ ઉપરથી માહિતી મેળવી શકશે.

૪. આ પ્રોજેક્ટ ની પ્રગતિ બાબતે પ્રમોટરે ગુજરાત રેરા ની વેબસાઈટ ઉપર આપવામાં આવેલ વિગતો ઉપર દર્શાવેલ ક્યુ.આર.કોડ સ્કેન કરવાથી, અથવા ગુજરાત રેરાની અધિકૃત વેબસાઈટ ઉપરથી જાણી શકાશે.

૫. આ પ્રોજેક્ટની પ્રગતિ, લુકિંગ કરવેલ ચુકવણી વિગતો, લુકિંગ પેટે આપેલા નાણાં, કે અન્ય કોઈ બાબતે જે તે એલોટીને ફરિયાદ હોય તો, ગુજરાત રેરાની અધિકૃત વેબસાઈટ ઉપર જાણે, ક્રિયલ કી ભરીને, ક્રિયલ મુલ્યના અનુસાર વિગતે / પુરાવા રૂ કરીને ફરિયાદ દાખલ કરી શકાશે.

હુકમથી
ગુજરાત રીયલ એસ્ટેટ રેગ્યુલેટરી ઓથોરીટી

GPS Map Camera
Gandhinagar, Gujarat, India
Koba, Gandhinagar, Gujarat 382426, India
Lat 23.146077, Long 72.642578
Wednesday, 07/01/2026 11:19 AM GMT+05:30
Note : Captured by GPS Map Camera