# BN ONE 31

HIGH-END
3 BHK & 4 BHK
APARTMENT

LUXURY WITH COMFORT

**A PROJECT BY**

BN GROUP
from bricks to homes

**&**

**N. R. DEVELOPERS**

**Nikol – SP Ring Road**



**G+13 FLOOR**

**130 UNITS**

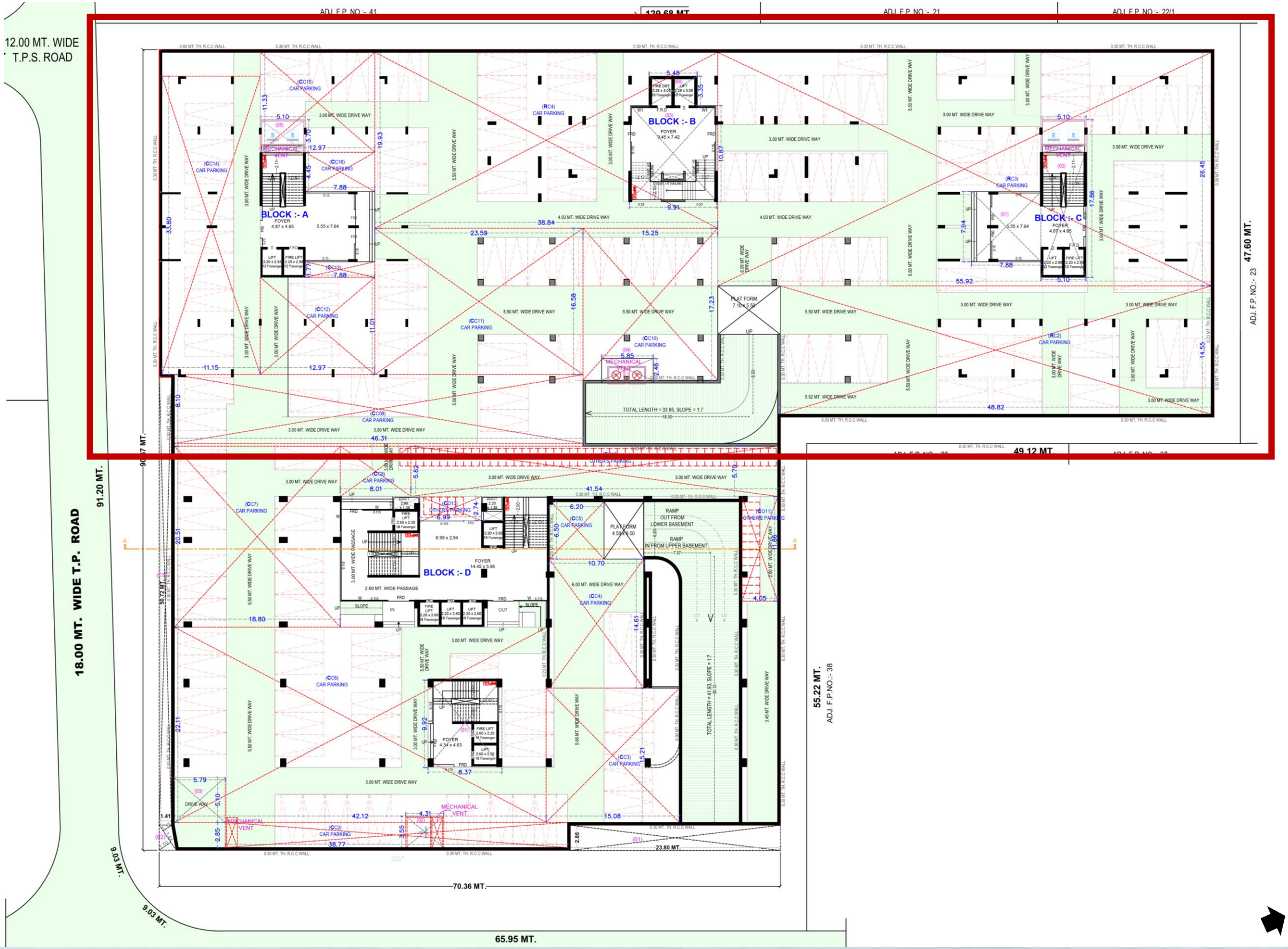
**104 Units ( 2 block ) - 3 BHK**

**26 Units ( 1 block) - 4 BHK**

**PROJECT HIGHLIGHTS:**

- **Exclusivity Redefined**
- **Grand Balconies (21’9” ft & 33’1” ft )**
- **3 BHK has 2 Balconies**
- **Open Planning Concept**
- **Generous Open Spaces**
- **Future-Ready Amenities**
- **Secure & Gated Community**

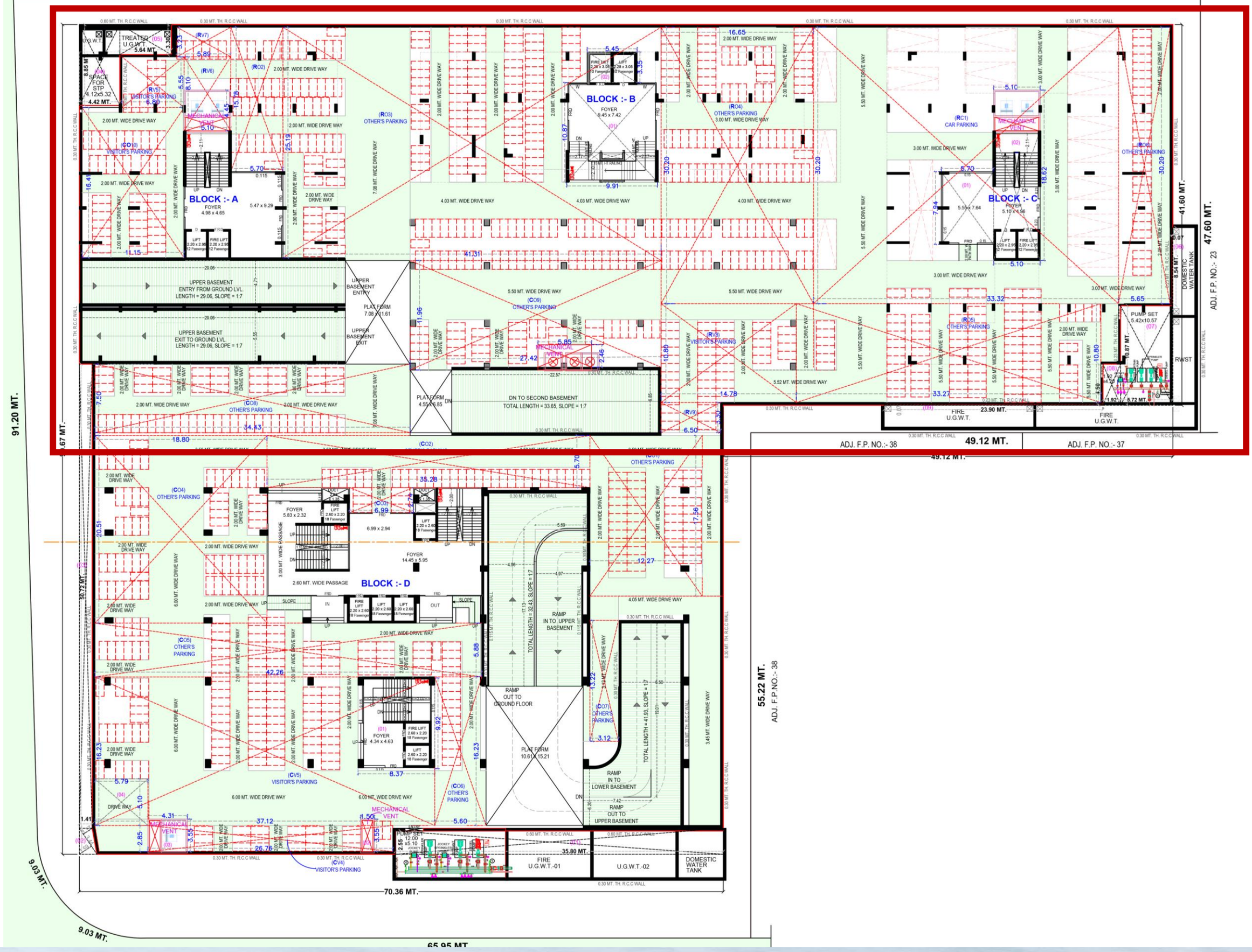




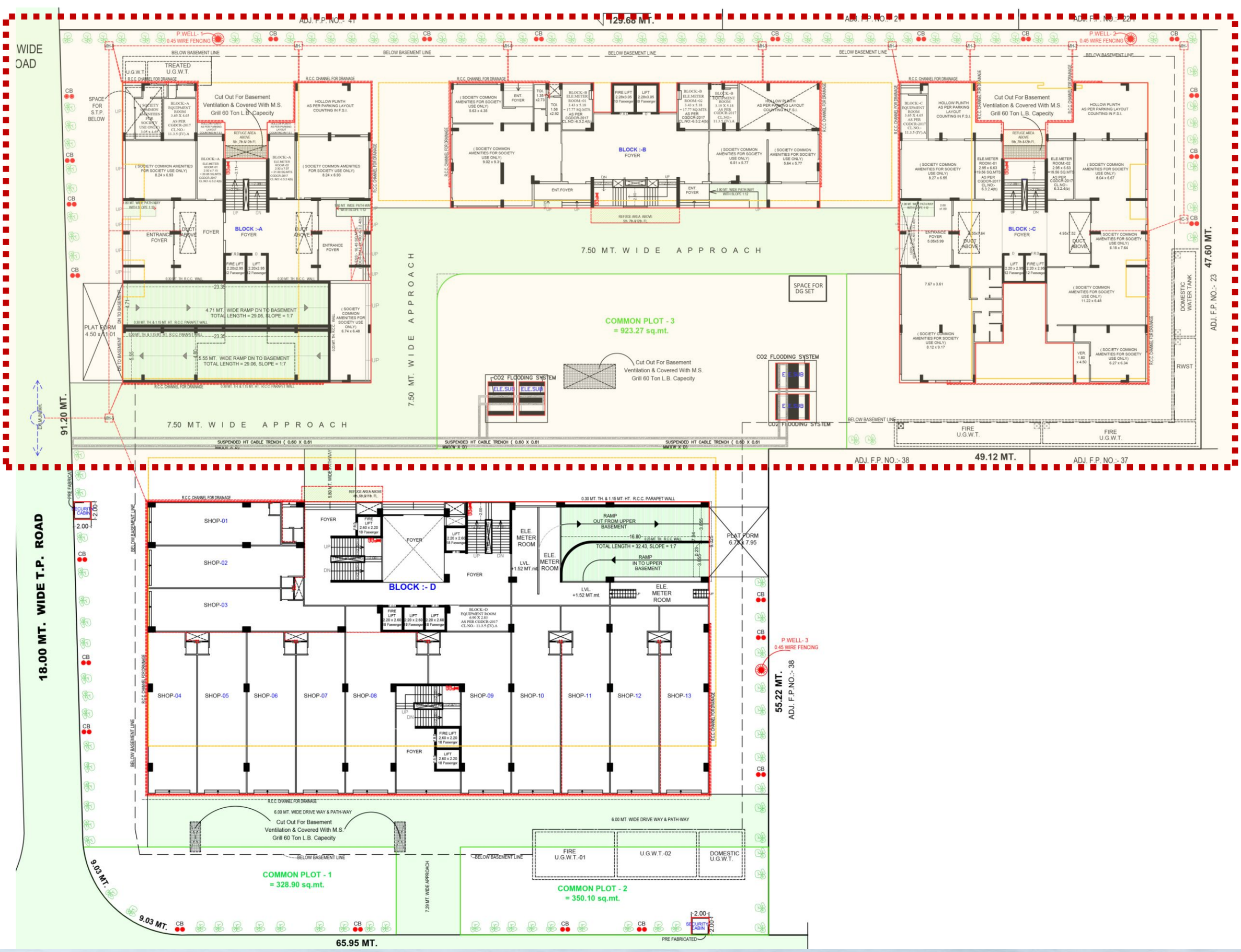

BN ONE 31

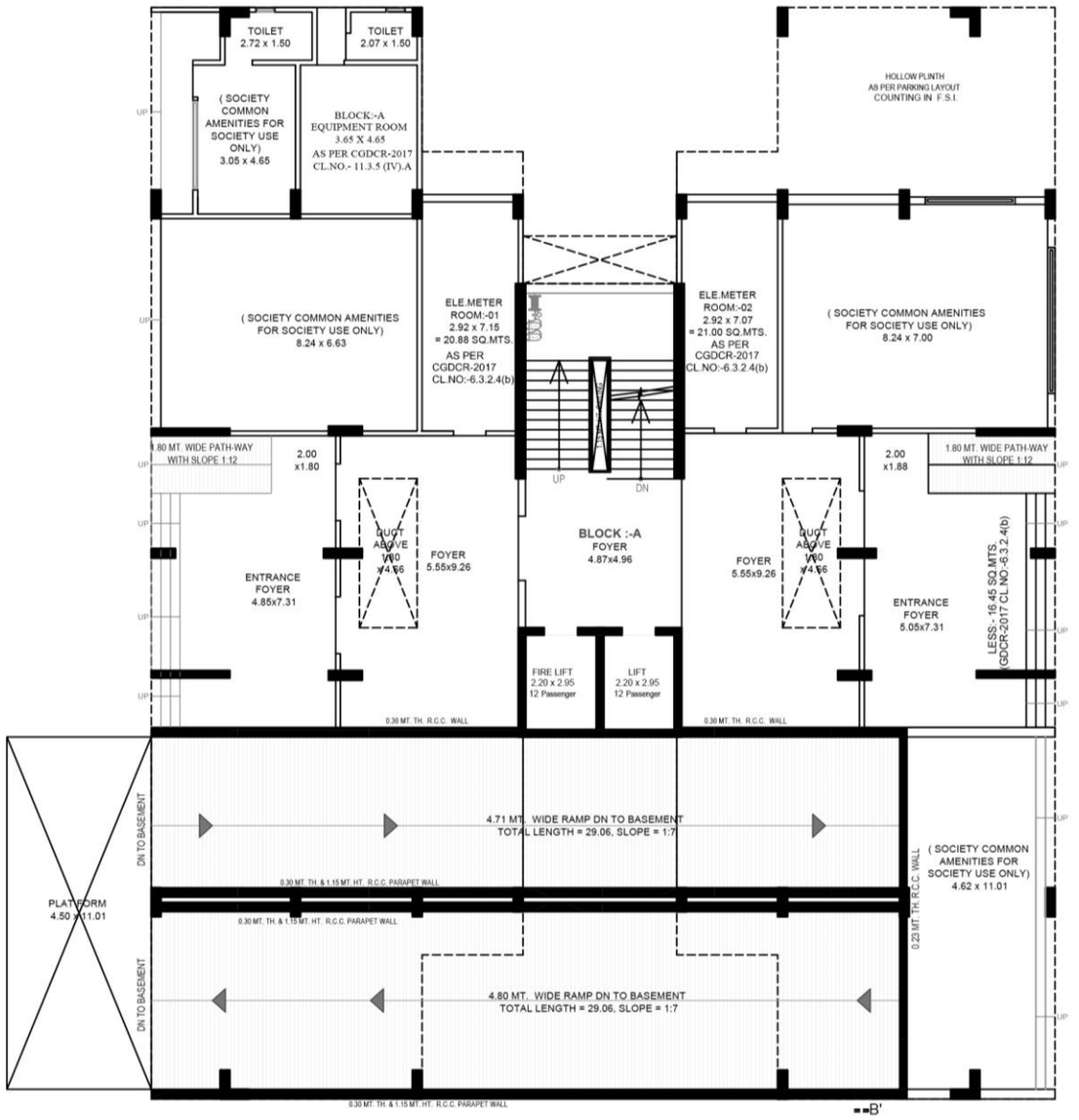
# BASEMENT - 2 PLAN

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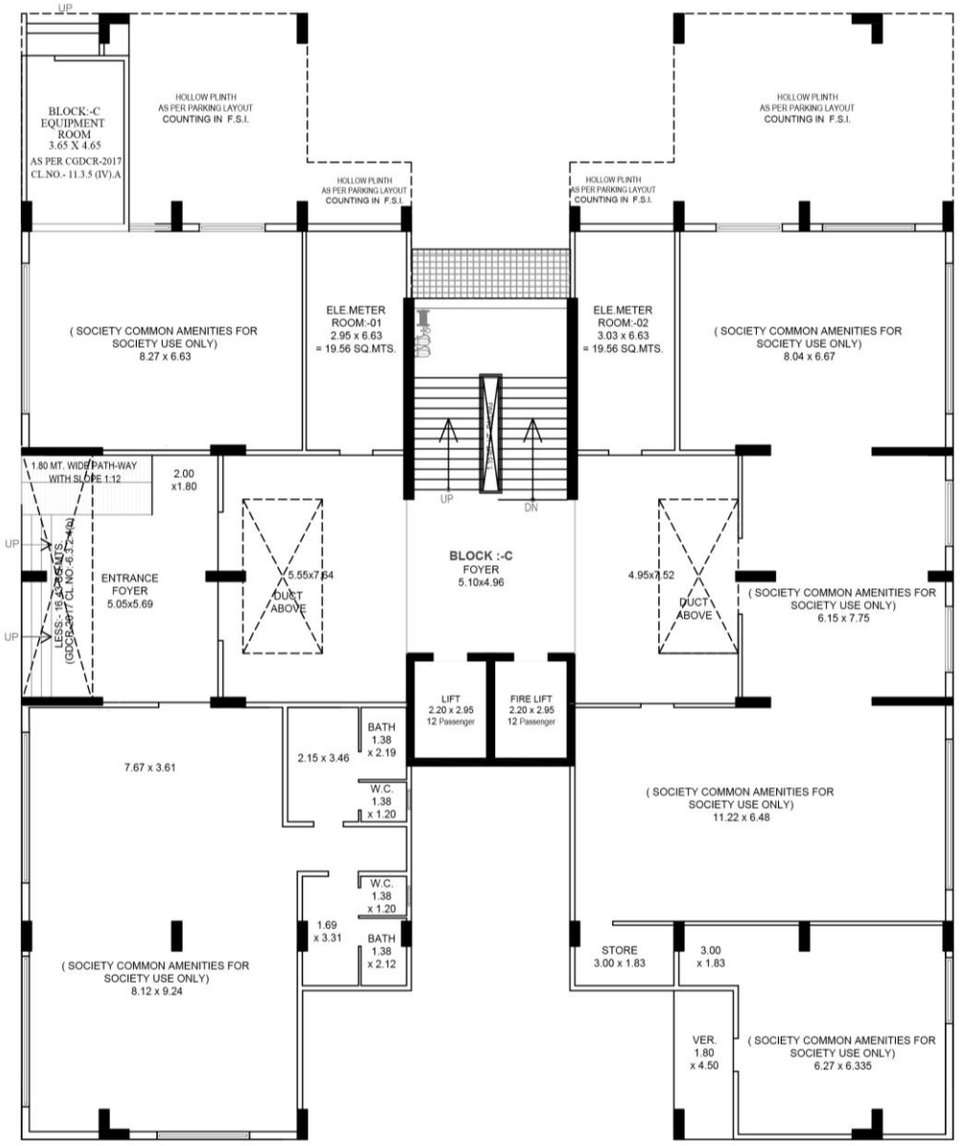

ADJ. F.P. NO.:- 41
129.68 MT.
ADJ. F.P. NO.:- 21
ADJ. F.P. NO.:- 22/1
91.20 MT.
BLOCK :- A
FOYER
4.98 x 4.65
BLOCK :- B
FOYER
9.45 x 7.42
BLOCK :- C
FOYER
5.10 x 4.96
BLOCK :- D
FOYER
5.83 x 2.32
FOYER
14.45 x 5.95
FOYER
4.34 x 4.63
UPPER BASEMENT ENTRY FROM GROUND LVL. LENGTH = 29.06, SLOPE = 1:7
UPPER BASEMENT EXIT TO GROUND LVL. LENGTH = 29.06, SLOPE = 1:7
UPPER BASEMENT ENTRY
UPPER BASEMENT EXIT
PLAT FORM 7.08 x 11.61
PLAT FORM 4.55 x 6.85
DN TO SECOND BASEMENT TOTAL LENGTH = 33.65, SLOPE = 1:7
RAMP IN TO UPPER BASEMENT
TOTAL LENGTH = 30.43, SLOPE = 1:7
RAMP OUT TO GROUND FLOOR
PLAT FORM 10.61 x 15.21
RAMP IN TO LOWER BASEMENT
TOTAL LENGTH = 41.93, SLOPE = 1:7
RAMP OUT TO UPPER BASEMENT
TREATED U.G.W.T. 5.64 MT.
SPACE FOR STP 4.12x5.32 4.42 MT.
PUMP SET 5.42x10.57
PUMP SET 12.00 x5.10
FIRE U.G.W.T.
23.90 MT.
FIRE U.G.W.T.
FIRE U.G.W.T.-01
U.G.W.T.-02
35.80 MT.
DOMESTIC WATER TANK
RWST
MECHANICAL VENT
DRIVE WAY
VISITOR'S PARKING
CAR PARKING
OTHER'S PARKING
2.00 MT. WIDE DRIVE WAY
3.00 MT. WIDE DRIVE WAY
4.03 MT. WIDE DRIVE WAY
5.50 MT. WIDE DRIVE WAY
6.00 MT. WIDE DRIVE WAY
7.08 MT. WIDE DRIVE WAY
2.60 MT. WIDE PASSAGE
3.00 MT. WIDE PASSAGE
4.05 MT. WIDE DRIVE WAY
3.45 MT. WIDE DRIVE WAY
0.30 MT. TH. R.C.C WALL
0.60 MT. TH. R.C.C WALL
ADJ. F.P. NO.:- 38
49.12 MT.
ADJ. F.P. NO.:- 37
ADJ. F.P. NO.:- 23
47.60 MT.
41.60 MT.
55.22 MT.
ADJ. F.P. NO.:- 38
50.72 MT.
9.03 MT.
70.36 MT.
65.95 MT.

# PARKING LAYOUT


ADJ. F.P. NO.:- 41
129.66 MT.
ADJ. F.P. NO.:- 21
ADJ. F.P. NO.:- 22
WIDE OAD
P.WELL- 1
0.45 WIRE FENCING
P.WELL- 2
0.45 WIRE FENCING
BELOW BASEMENT LINE
U.G.W.T.
TREATED U.G.W.T.
R.C.C. CHANNEL FOR DRAINAGE
SPACE FOR S.T.P. BELOW
Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity
HOLLOW PLINTH AS PER PARKING LAYOUT COUNTING IN F.S.I.
REFUGE AREA ABOVE 5th ,7th &12th FL.
( SOCIETY COMMON AMENITIES FOR SOCIETY USE ONLY)
BLOCK :-A FOYER
BLOCK :-B FOYER
BLOCK :-C FOYER
ENTRANCE FOYER
DUCT ABOVE
FIRE LIFT 2.20x2.95 12 Passenger
LIFT 2.20x2.95 12 Passenger
7.50 MT. WIDE APPROACH
4.71 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7
5.55 MT. WIDE RAMP DN TO BASEMENT TOTAL LENGTH = 29.06, SLOPE = 1:7
PLAT FORM 4.50 x 11.01
SPACE FOR DG SET
COMMON PLOT - 3 = 923.27 sq.mt.
CO2 FLOODING SYSTEM
ELE.SUB
Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity
SUSPENDED HT CABLE TRENCH ( 0.60 X 0.61
DOMESTIC WATER TANK
RWST
FIRE U.G.W.T.
91.20 MT.
47.60 MT.
ADJ. F.P. NO.:- 23
ADJ. F.P. NO.:- 38
49.12 MT.
ADJ. F.P. NO.:- 37
18.00 MT. WIDE T.P. ROAD
SECURITY CABIN
PRE FABRICATED
SHOP-01
SHOP-02
SHOP-03
SHOP-04
SHOP-05
SHOP-06
SHOP-07
SHOP-08
SHOP-09
SHOP-10
SHOP-11
SHOP-12
SHOP-13
BLOCK :- D
FOYER
ELE. METER ROOM
LVL. +1.52 MT.mt.
RAMP OUT FROM UPPER BASEMENT
RAMP IN TO UPPER BASEMENT
TOTAL LENGTH = 32.43, SLOPE = 1:7
PLAT FORM 6.75 x 7.95
6.00 MT. WIDE DRIVE WAY & PATH-WAY
Cut Out For Basement Ventilation & Covered With M.S. Grill 60 Ton L.B. Capecity
COMMON PLOT - 1 = 328.90 sq.mt.
COMMON PLOT - 2 = 350.10 sq.mt.
FIRE U.G.W.T.-01
U.G.W.T.-02
DOMESTIC U.G.W.T.
7.29 MT. WIDE APPROACH
P.WELL- 3
0.45 WIRE FENCING
55.22 MT.
ADJ. F.P. NO.:- 38
9.03 MT.
65.95 MT.



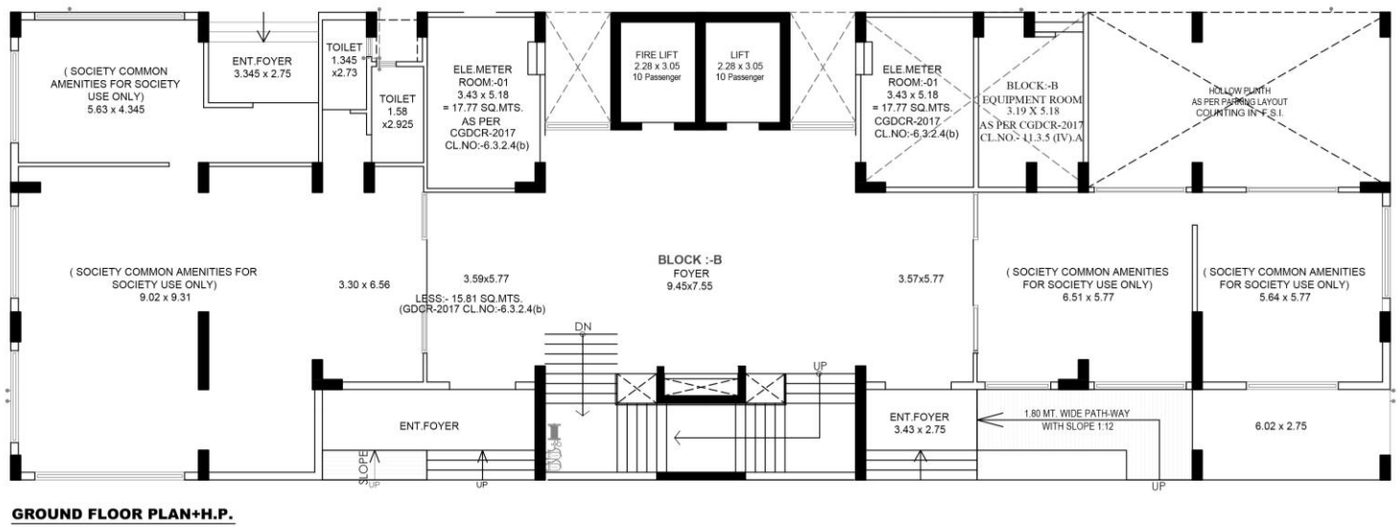

GROUND FLOOR PLAN+H.P.




GROUND FLOOR PLAN+H.P.

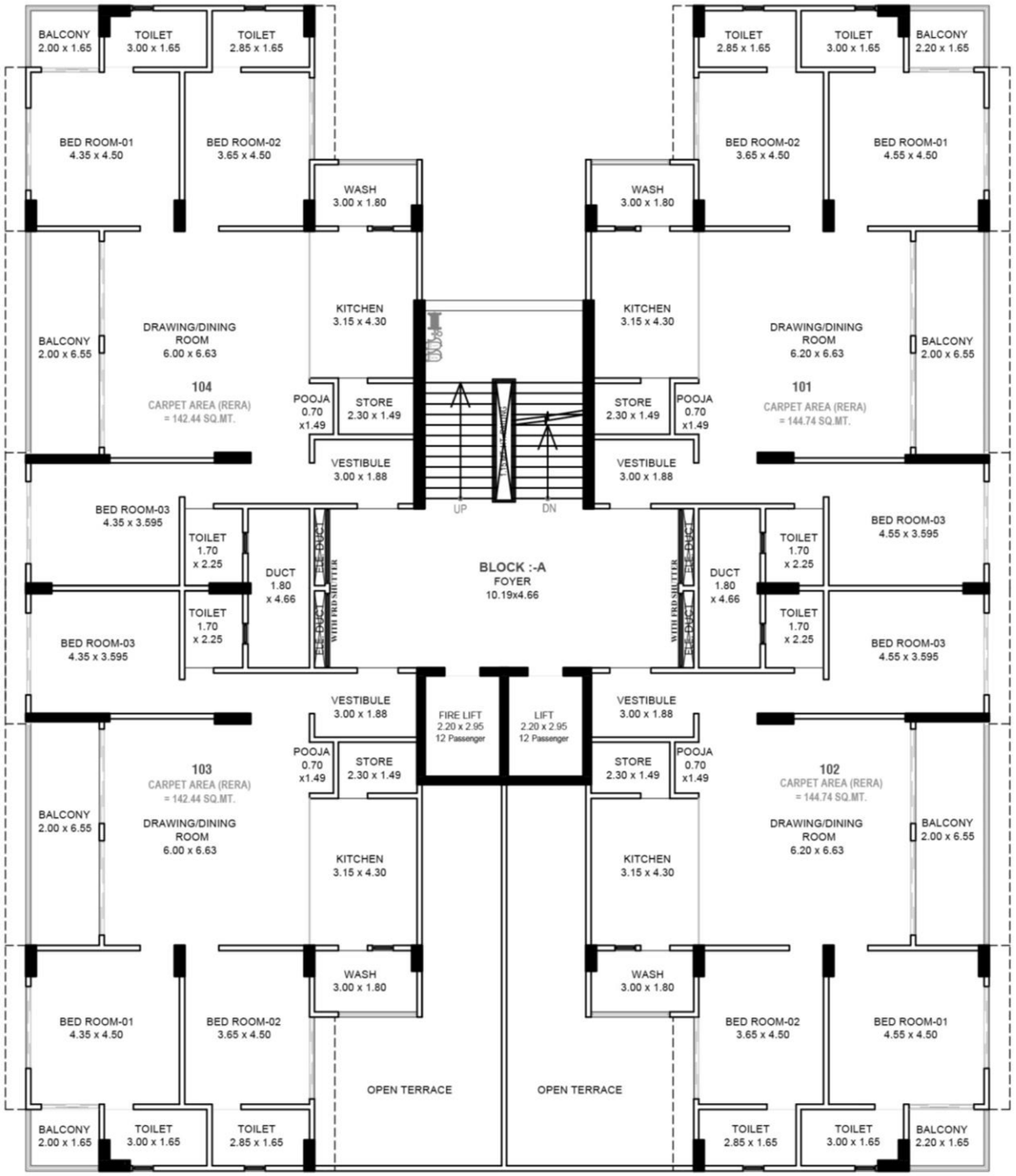
**BLOCK A**

**BLOCK C**

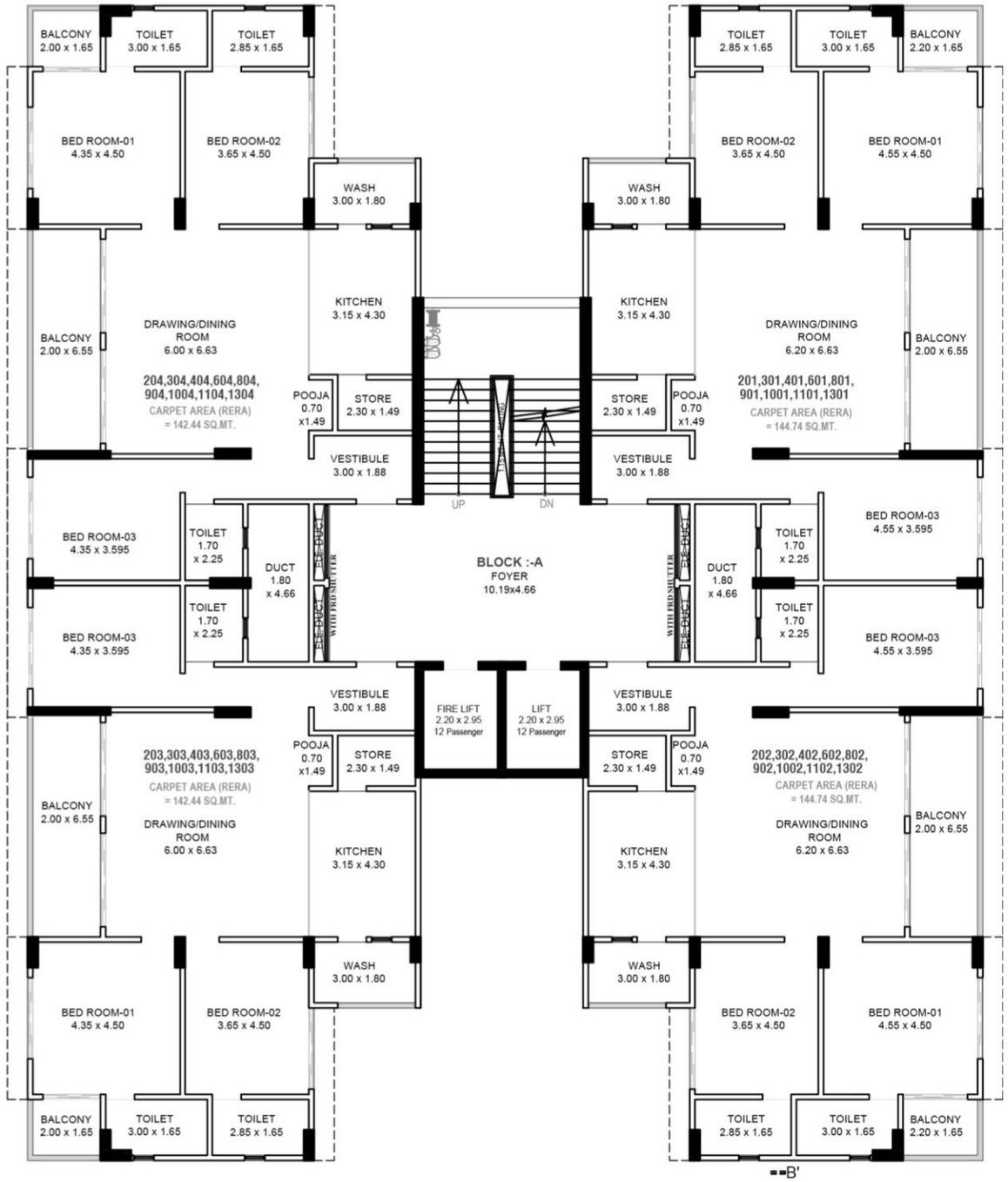



GROUND FLOOR PLAN+H.P.

**BLOCK B**

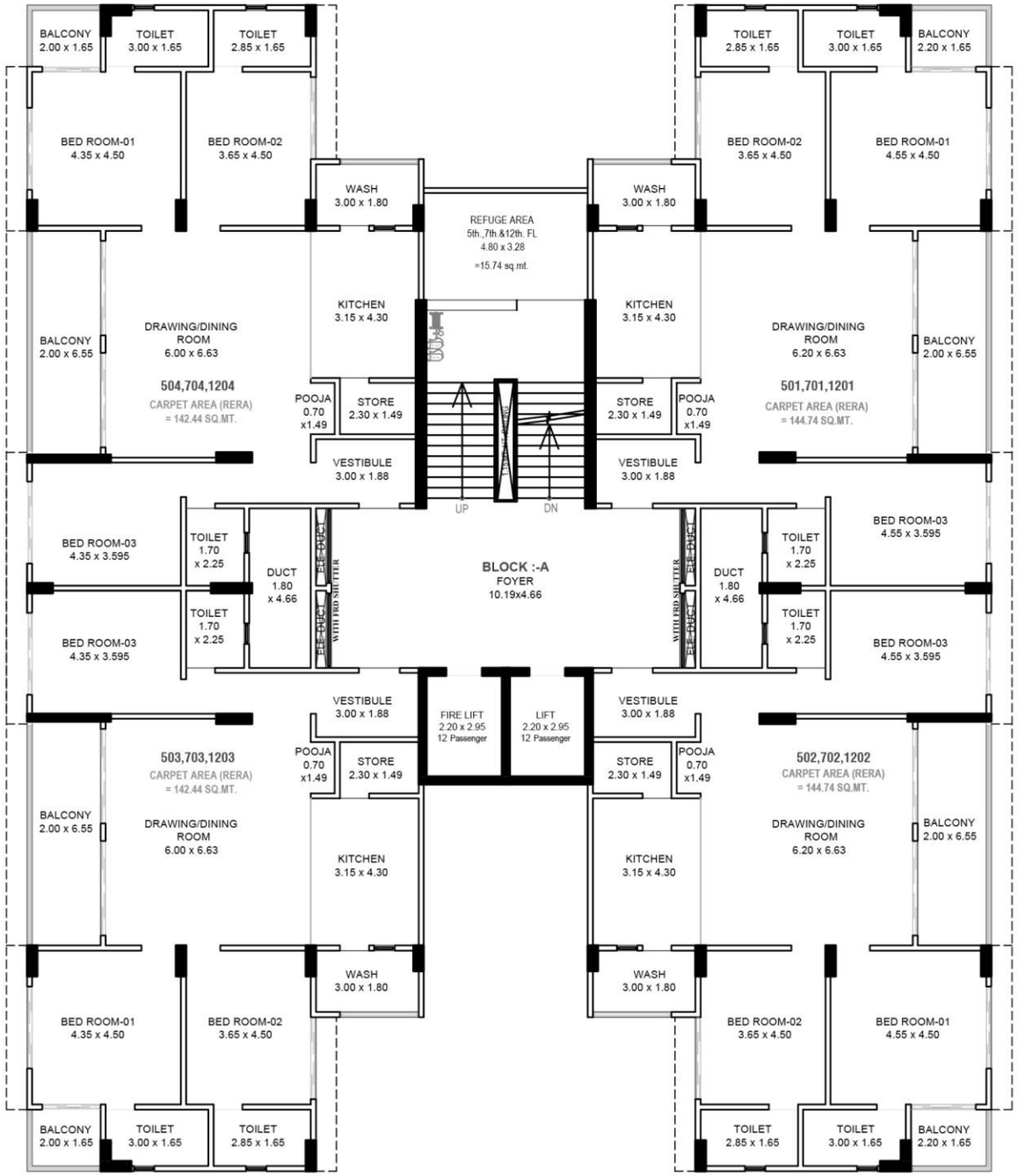



FIRST FLOOR PLAN

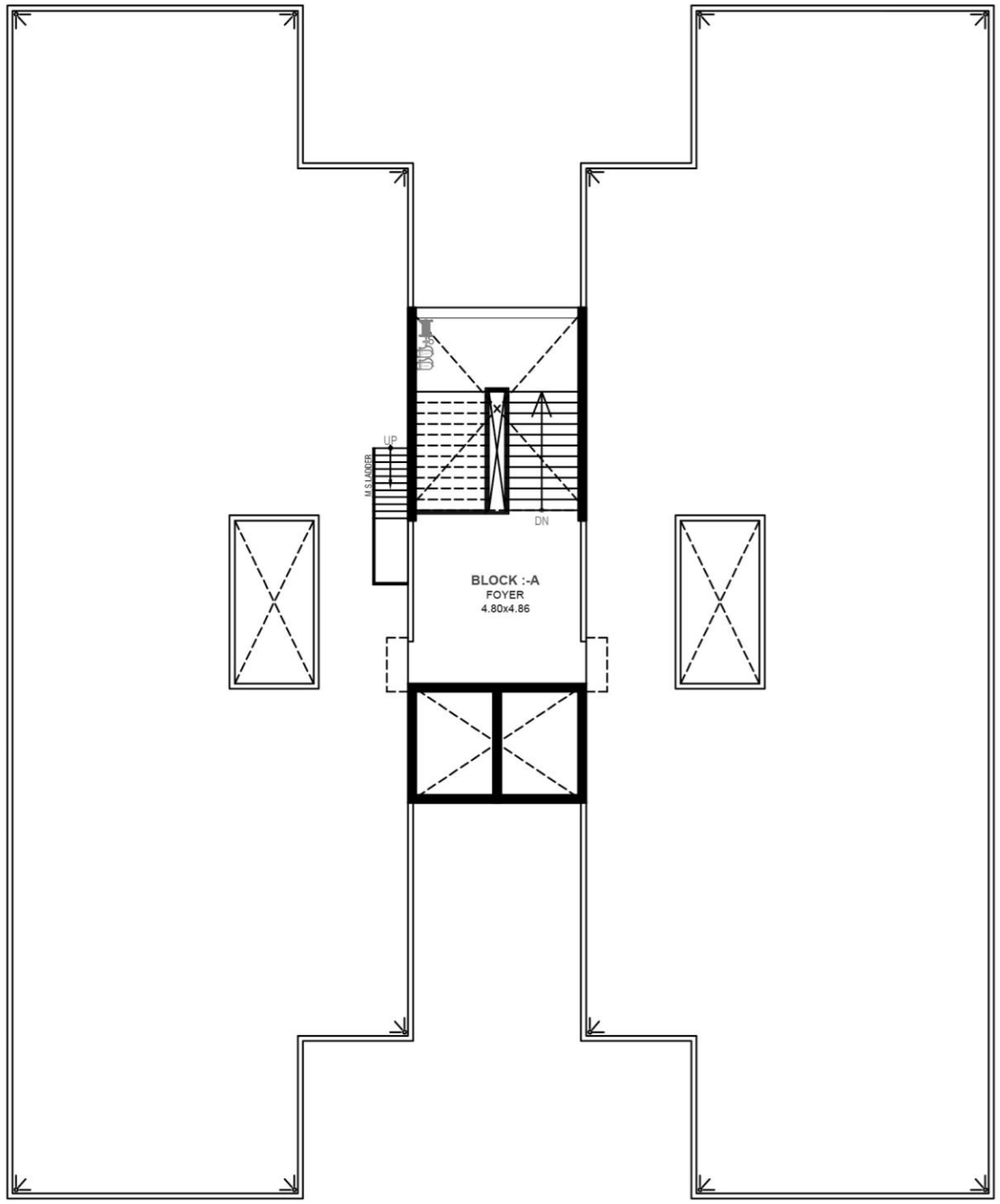



TYPICAL FLOOR PLAN ( 2nd., 3rd., 4th., 6th., 8th., 9th., 10th., 11th. & 13th. FL. )

**BLOCK A**

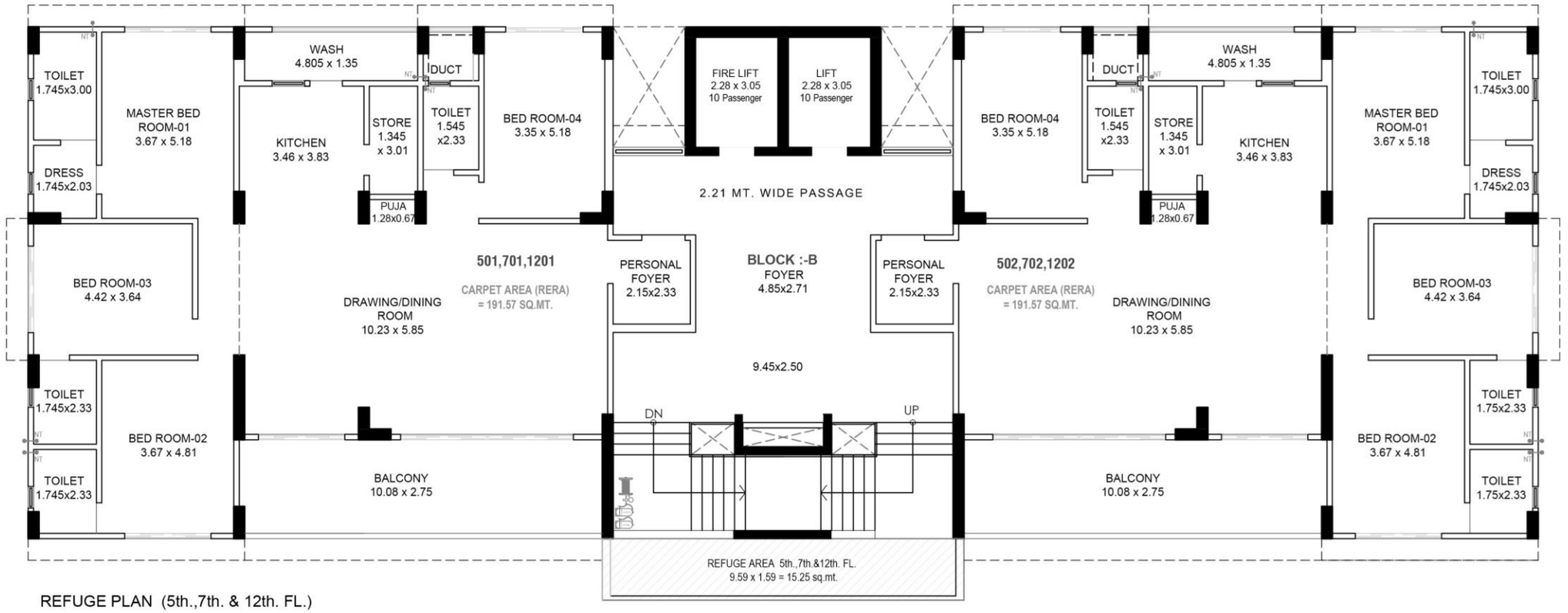



REFUGE PLAN (5th., 7th. & 12th. FL.)

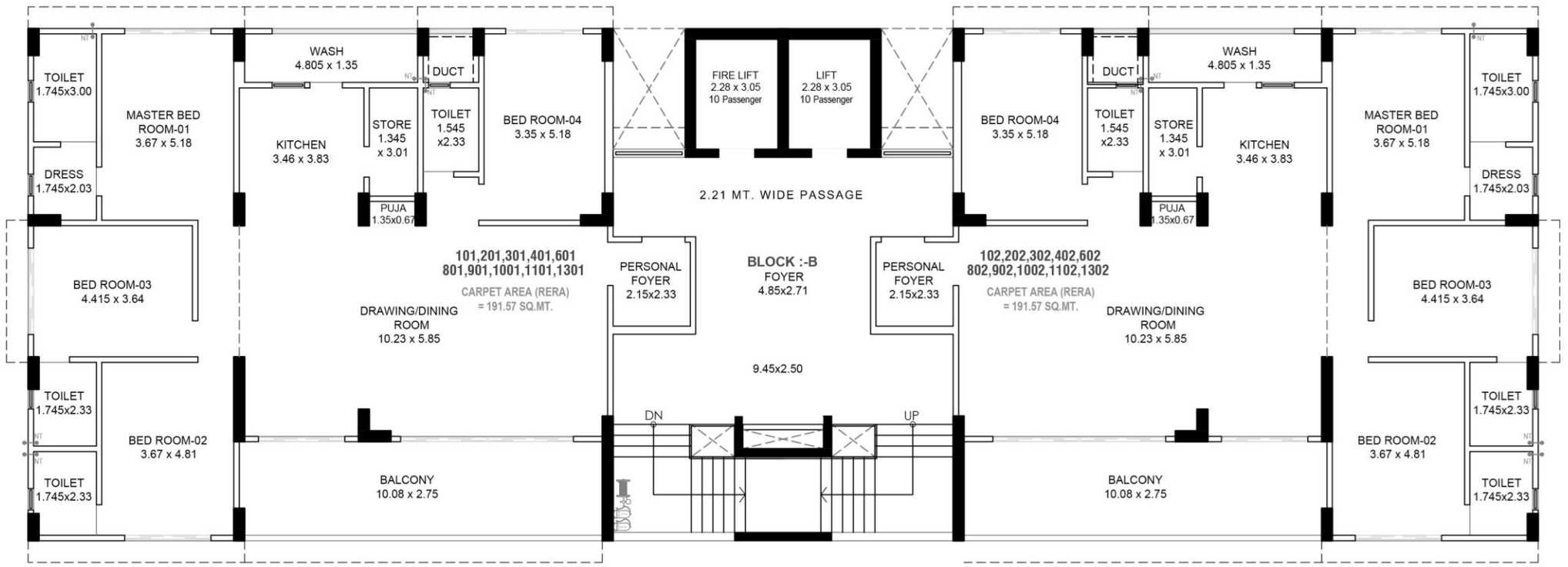



OPEN TERRACE, STAIR CABIN & O.H.W.T. PLAN

**BLOCK A**

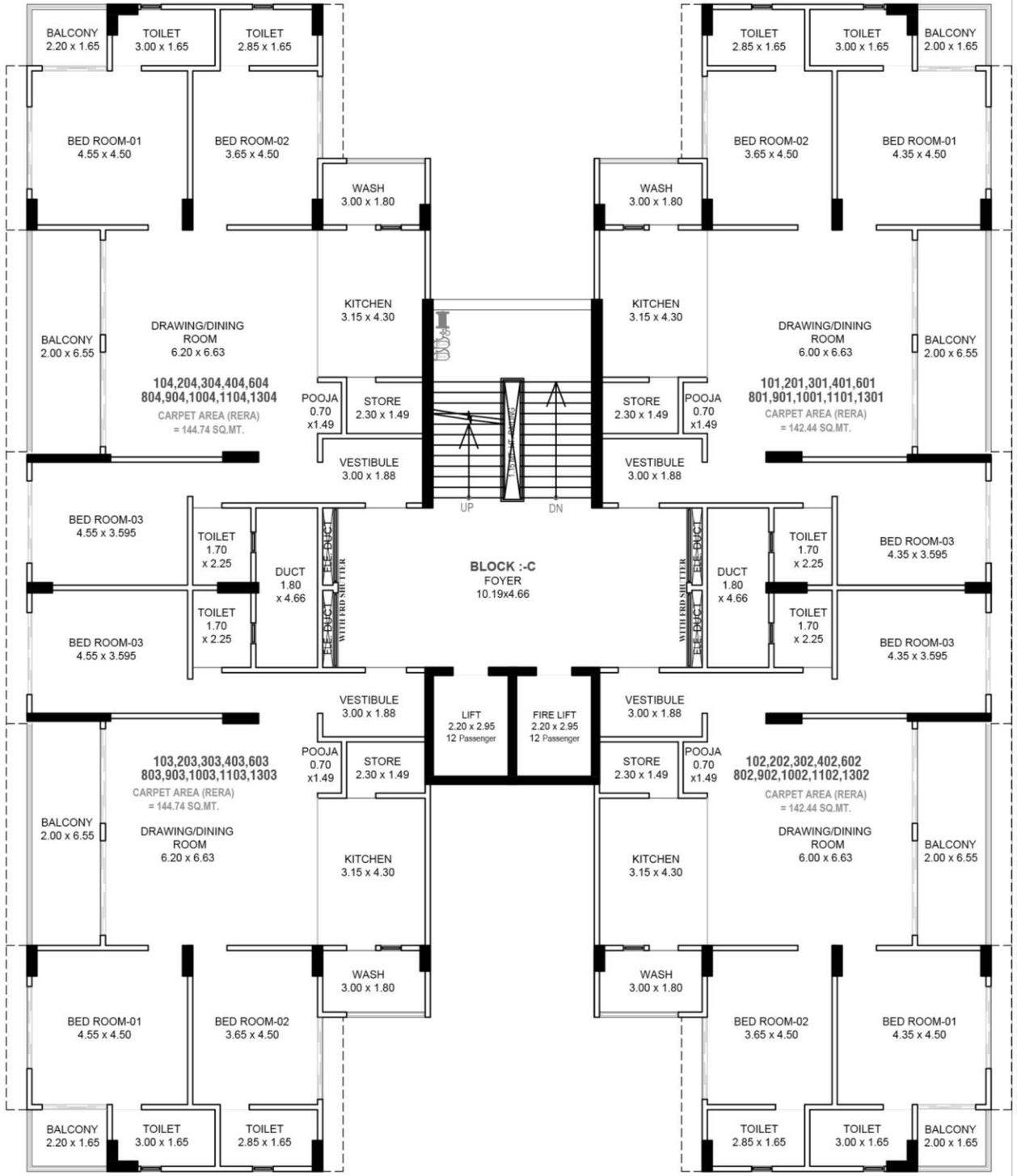



REFUGE PLAN (5th.,7th. & 12th. FL.)

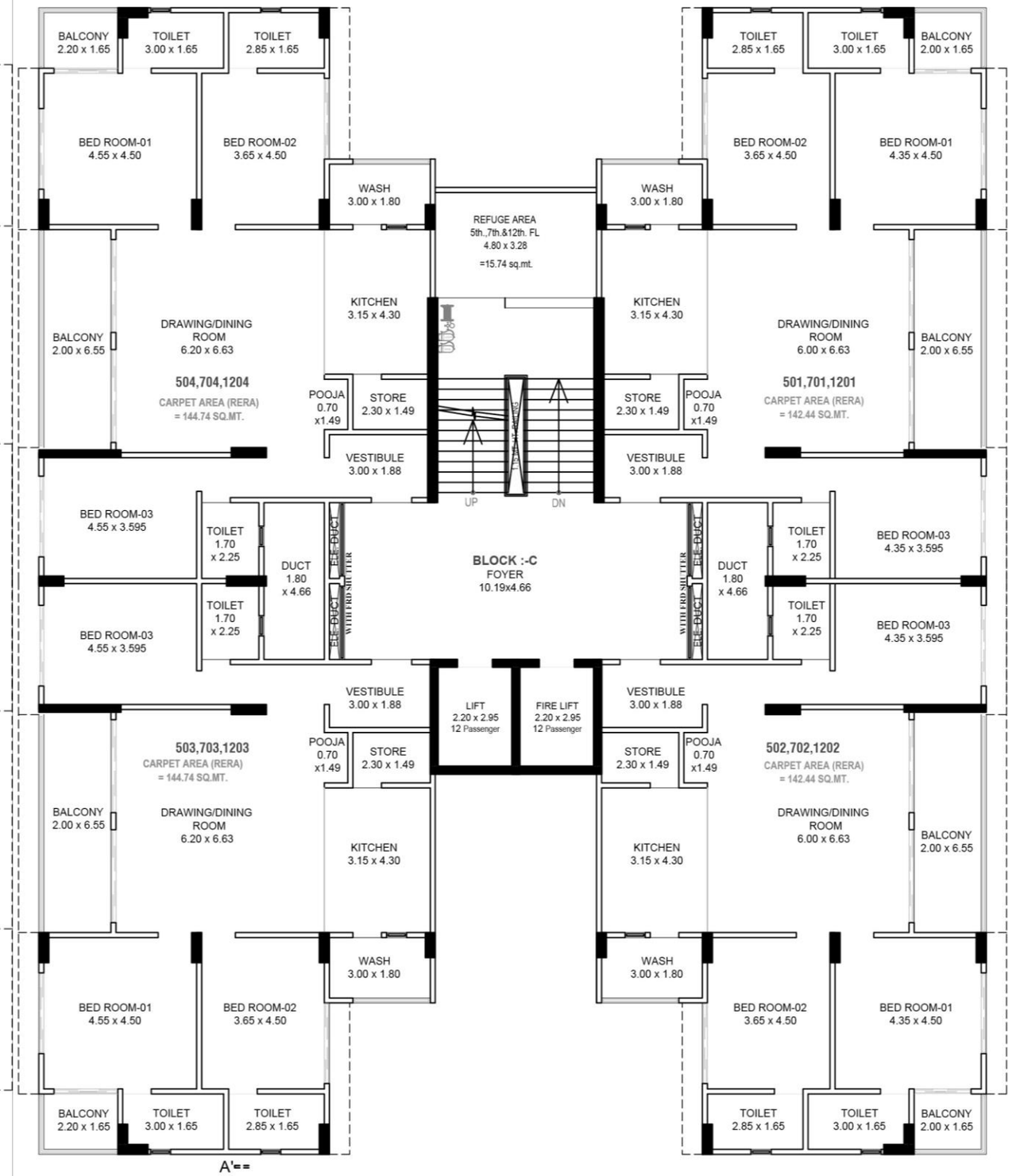



TYPICAL FLOOR PLAN ( 1st., 2nd., 3rd., 4th., 6th., 8th.,9th.,10th.,11th., & 13th. FL.)

**BLOCK B**




TYPICAL FLOOR PLAN (1st., 2nd., 3rd., 4th., 6th., 8th., 9th., 10th., 11th. & 13th. FL. )




A'==

REFUGE PLAN (5th., 7th. & 12th. FL.)

**BLOCK C**






B N ONE 31
PICK-UP ZONE




Scan for location

SITE ADDRESS:
BN GROUPS.
BN GROUPS.No.- 27/B/3,
Kathwada Ring Road, Nikol,
Ahmedabad, Gujarat- 382350

**BN ONE 31**