VRAJ SKY



2 & 3 BHK

LUXURIOUS FLATS & SHOPS

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

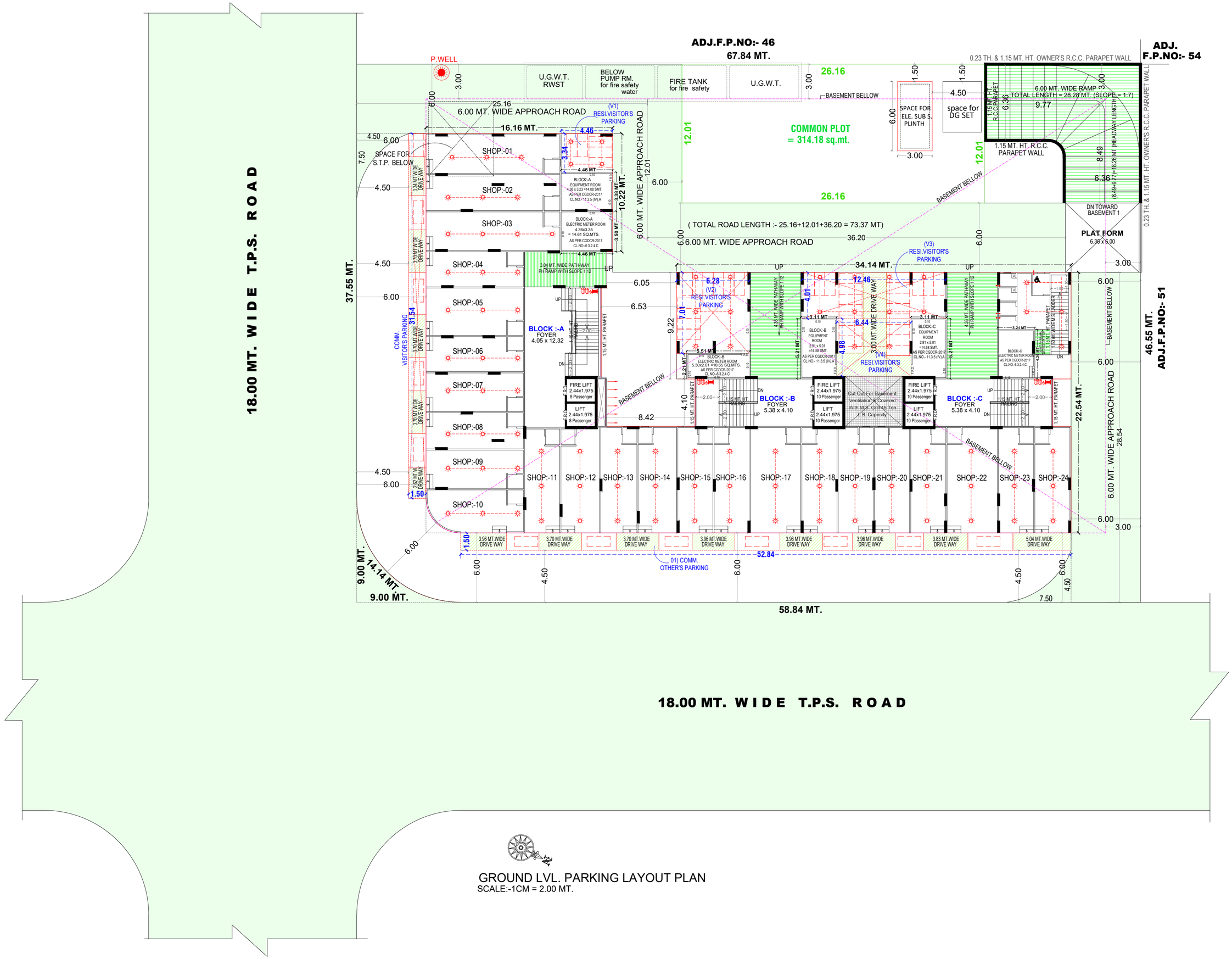


GUJARAT REAL ESTATE REGULATORY AUTHORITY

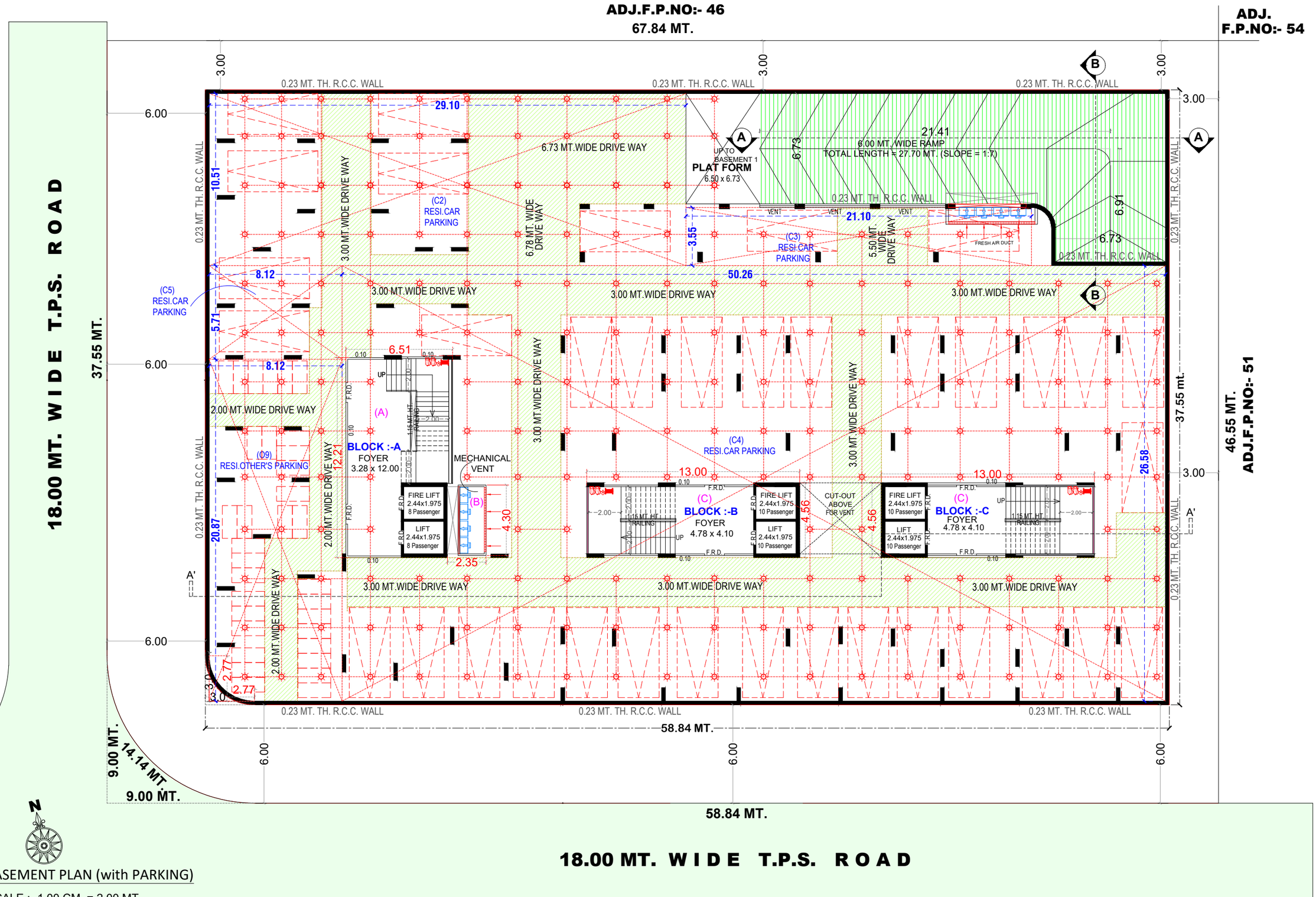

John Lewis
Empire
DebenHams
GAP
Topshop
Topshop
Guess
DKNY
Mango
VRAJ
SKY



LAYOUT PLAN
SCALE:-1CM = 2.00 MT.



GROUND LVL. PARKING LAYOUT PLAN
SCALE:-1CM = 2.00 MT.


ADJ.F.P.NO:- 46
67.84 MT.
ADJ.
F.P.NO:- 54
18.00 MT. WIDE T.P.S. ROAD
37.55 MT.
0.23 MT. TH. R.C.C. WALL
3.00
6.00
29.10
10.51
6.73 MT.WIDE DRIVE WAY
3.00 MT.WIDE DRIVE WAY
(C2) RESI.CAR PARKING
6.78 MT. WIDE DRIVE WAY
UP TO BASEMENT 1
PLAT FORM
6.50 x 6.73
21.41
6.00 MT. WIDE RAMP
TOTAL LENGTH = 27.70 MT. (SLOPE = 1:7)
6.73
6.91
21.10
3.55
(C3) RESI.CAR PARKING
5.50 MT. WIDE DRIVE WAY
FRESH AIR DUCT
8.12
50.26
(C5) RESI.CAR PARKING
5.71
6.51
0.10
UP
F.R.D.
2.00
1.15 MT. HT. RAILING
(A)
BLOCK :-A
FOYER
3.28 x 12.00
2.00 MT.WIDE DRIVE WAY
12.21
(09) RESI.OTHER'S PARKING
MECHANICAL VENT
FIRE LIFT 2.44x1.975 8 Passenger
LIFT 2.44x1.975 8 Passenger
(B)
4.30
2.35
(C4) RESI.CAR PARKING
13.00
(C) BLOCK :-B FOYER 4.78 x 4.10
FIRE LIFT 2.44x1.975 10 Passenger
LIFT 2.44x1.975 10 Passenger
4.56
CUT-OUT ABOVE FOR VENT
(C) BLOCK :-C FOYER 4.78 x 4.10
26.58
20.87
2.77
3.0
58.84 MT.
9.00 MT.
14.14 MT
46.55 MT.
ADJ.F.P.NO:- 51
2nd. BASEMENT PLAN (with PARKING)
SCALE :- 1.00 CM. = 2.00 MT.
PUMP SET 6.00x2.87
U.G.W.T. RWST
FIRE TANK for fire safety
SUCTION U.G.W.T.
3.10 MT
16.05 MT.
0.23 TH. & 1.15 MT. HT. OWNER'S R.C.C. WALL
19.99
6.36
UP TO H.P.
PLAT FORM
6.05 x 6.36
(1) SPACE FOR STP
6.68
6.44
(O1) RESI.OTHER'S PARKING
(O3) RESI.OTHER'S PARKING
3.71
25.83
35.29
10.52
16.46
(2)
(3)
3.48
8.72
5.53
(O2) RESI.OTHER'S PARKING
7.51
14.86
4.50 MT.WIDE DRIVE WAY
(O4) RESI.OTHER'S PARKING
DN TOWARD BASEMENT 2
PLAT FORM
6.90 x 4.50
3.37
1.80 MT. WIDE PATH-WAY PH RAMP WITH SLOPE 1:12
Transfer bay
16.94
7.01
9.12
(V7) RESI.VISITOR'S PARKING
(V6) RESI.VISITOR'S PARKING
5.81
1.92
Cut Out For Basement Ventilation & Covered With M.S. Grill 45 Ton L.B. Capacity
4.98
8.23
4.35
4.43
(01) COMM. OTHER'S PARKING
(01) COMM. VISITOR'S PARKING
8.35
6.15
COMM. CAR PARKING
7.40
8.76
(4)
1.76
8.80
2.69
27.70
22.33
(C1) RESI.CAR PARKING
1st. BASEMENT PLAN (with PARKING)
SCALE :- 1.00 CM. = 2.00 MT.

SCALE : 1.00 CM. = 2.00 MT.

SHOP:-01
10.13 x 3.34
CARPET AREA
(RERA)
= 38.74 SQ.MT.

SHOP:-02
10.13 x 3.13
CARPET AREA
(RERA)
= 36.31 SQ.MT.

SHOP:-03
10.13 x 3.35
CARPET AREA
(RERA)
= 38.86 SQ.MT.

SHOP:-04
6.97 x 3.04
CARPET AREA
(RERA)
= 25.66 SQ.MT.

SHOP:-05
6.97 x 4.10
CARPET AREA
(RERA)
= 34.60 SQ.MT.

SHOP:-06
6.97 x 3.04
CARPET AREA
(RERA)
= 25.66 SQ.MT.

SHOP:-07
6.97 x 3.35
CARPET AREA
(RERA)
= 28.27 SQ.MT.

SHOP:-08
6.97 x 3.13
CARPET AREA
(RERA)
= 26.42 SQ.MT.

SHOP:-09
6.97 x 3.34
CARPET AREA
(RERA)
= 28.19 SQ.MT.

SHOP:-10
6.82 x 3.72
CARPET AREA
(RERA)
= 28.38 SQ.MT.

SHOP:-11
3.04 x 7.52
CARPET AREA
(RERA)
= 27.33 SQ.MT.

SHOP:-12
3.35 x 7.52
CARPET AREA
(RERA)
= 30.12 SQ.MT.

SHOP:-13
3.13 x 7.65
CARPET AREA
(RERA)
= 28.55 SQ.MT.

SHOP:-14
3.34 x 7.65
CARPET AREA
(RERA)
= 30.46 SQ.MT.

SHOP:-15
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-16
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-17
4.36 x 7.65
CARPET AREA
(RERA)
= 39.76 SQ.MT.

SHOP:-18
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-19
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-20
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-21
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-22
4.36 x 7.65
CARPET AREA
(RERA)
= 39.76 SQ.MT.

SHOP:-23
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

SHOP:-24
3.04 x 7.65
CARPET AREA
(RERA)
= 27.72 SQ.MT.

BLOCK :-A
FOYER
4.05 x 12.32

FOYER
3.50 x 4.46

BLOCK :-B
FOYER
5.38 x 4.10

BLOCK :-C
FOYER
5.38 x 4.10

BLOCK:-A
EQUIPMENT ROOM
AS PER CGDCR-2017
CL.NO.- 11.3.5 (IV).A

BLOCK:-A
ELECTRIC METER ROOM
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

BLOCK:-B
EQUIPMENT ROOM
AS PER CGDCR-2017
CL.NO.- 11.3.5 (IV).A

BLOCK:-B
ELECTRIC METER ROOM
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

BLOCK:-C
EQUIPMENT ROOM
AS PER CGDCR-2017
CL.NO.- 11.3.5 (IV).A

BLOCK:-C
ELECTRIC METER ROOM
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

HOLLOW PLINTH
AS PER PARKING LAYOUT

3.04 MT. WIDE PATH-WAY
PH RAMP WITH SLOPE 1:12

4.36 MT. WIDE PATH-WAY
PH RAMP WITH SLOPE 1:12

Cut Out For Basement
Ventilation & Covered With M.S.
Grill 45 Ton L.B. Capecity

FIRE LIFT
2.44x1.975
8 Passenger

LIFT
2.44x1.975
8 Passenger

FIRE LIFT
2.44x1.975
10 Passenger

LIFT
2.44x1.975
10 Passenger

GENTS U TOILET 1.50 x 1.14
LADIES TOILET 1.50 x 1.14
HANDICAP TOILET 1.50 x 1.80

TOILET 1.37x1.22
TOILET 1.22x1.37

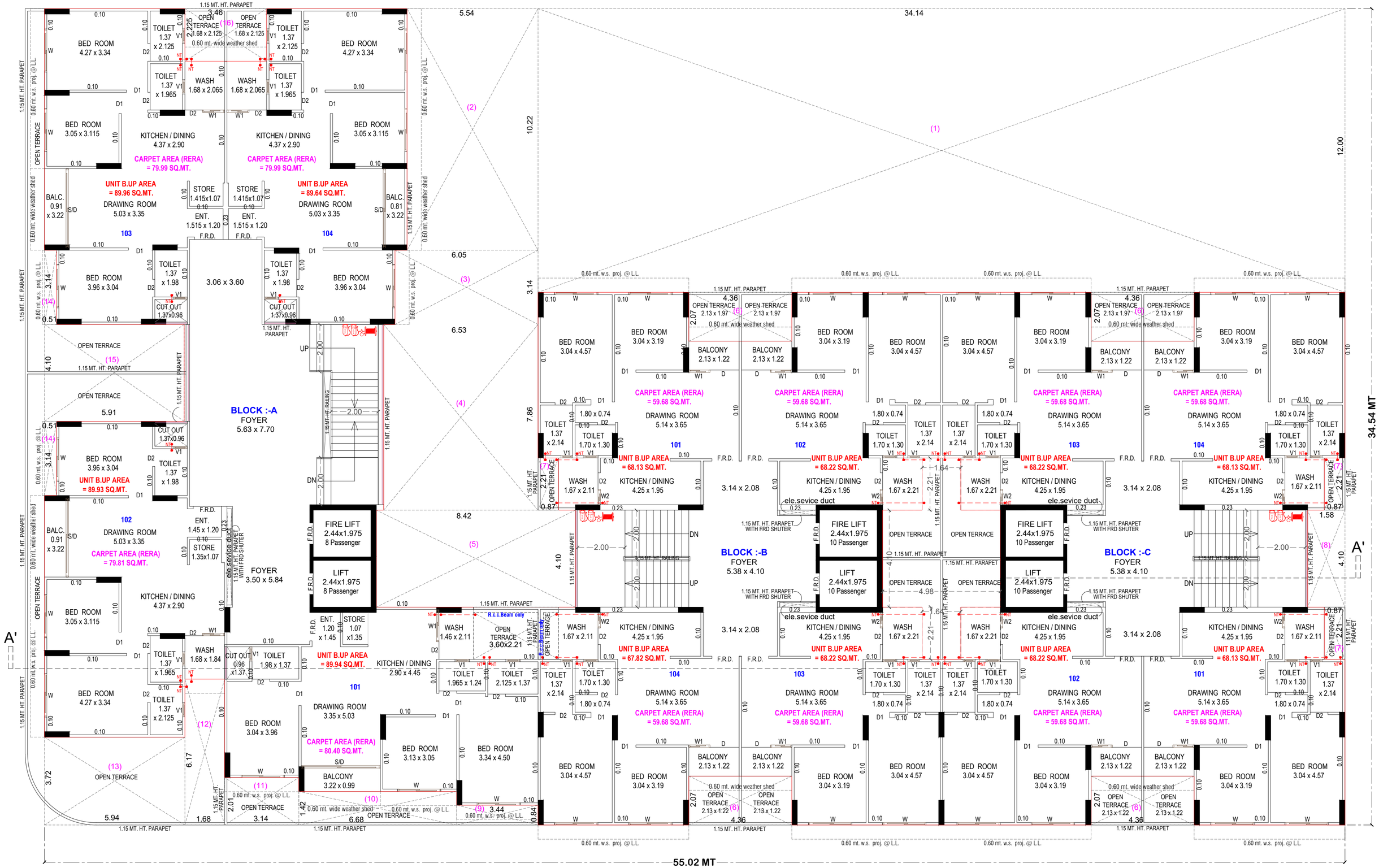
1.15 MT. HT. PARAPET
1.15 MT. HT. RAILING
1.50 mt WIDE M.S. LADDER

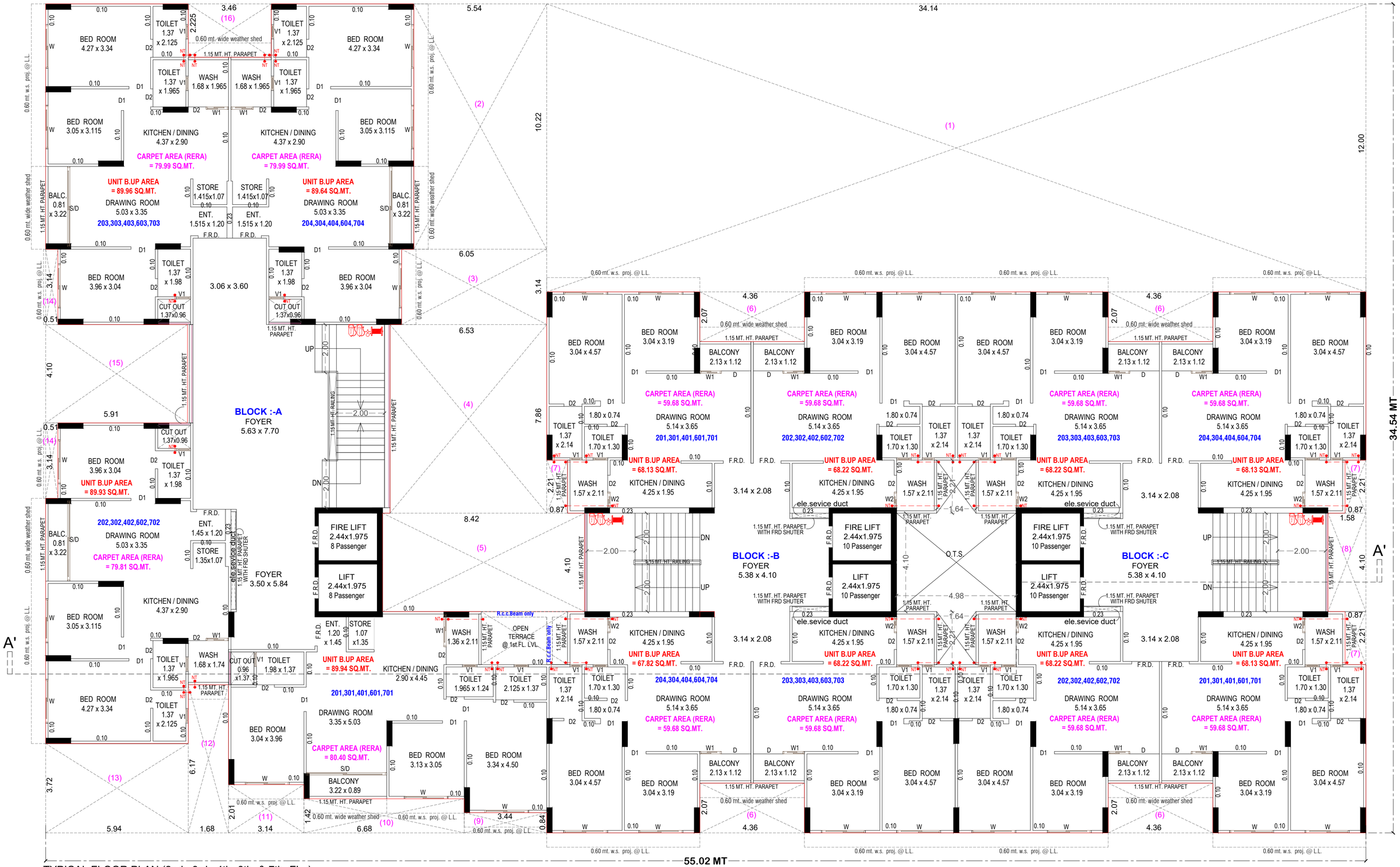
0.60 mt. w.s. proj. @ L.L.

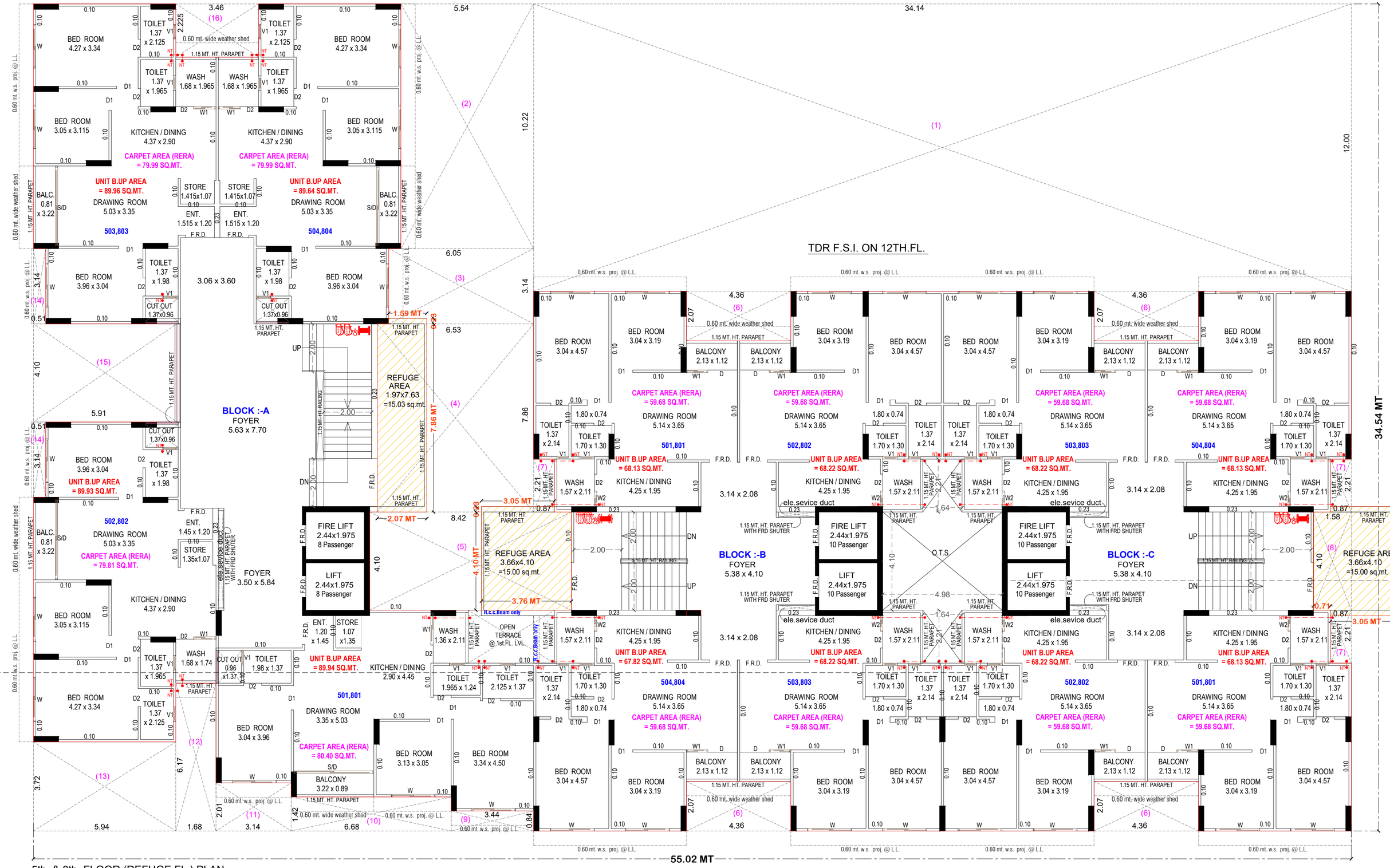
34.54 MT

55.84 MT

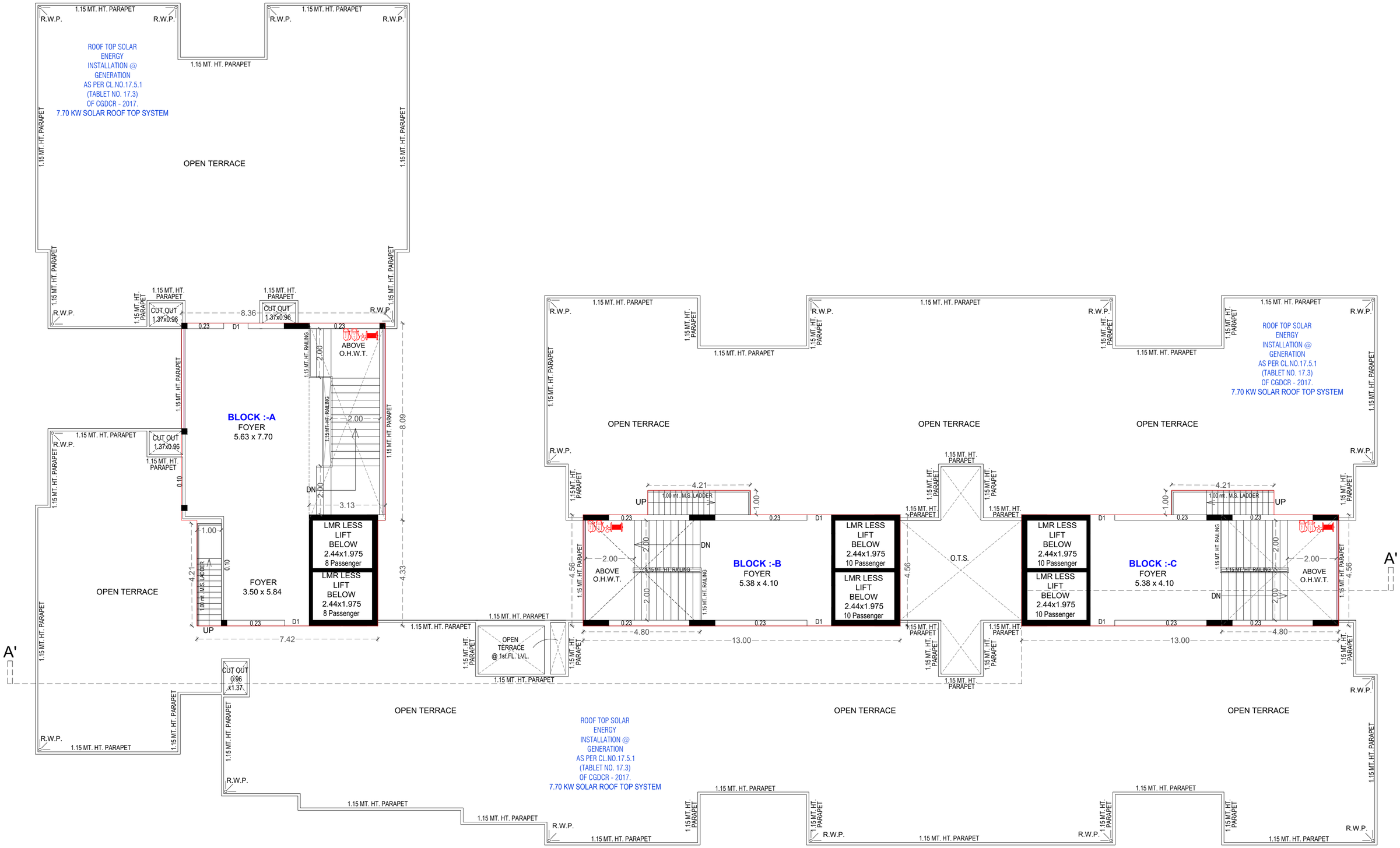
GROUND FLOOR PLAN


BLOCK :-A
FOYER
5.63 x 7.70
BLOCK :-B
FOYER
5.38 x 4.10
BLOCK :-C
FOYER
5.38 x 4.10
FOYER
3.50 x 5.84
UNIT B.UP AREA = 89.96 SQ.MT.
UNIT B.UP AREA = 89.64 SQ.MT.
UNIT B.UP AREA = 89.93 SQ.MT.
UNIT B.UP AREA = 89.94 SQ.MT.
UNIT B.UP AREA = 68.13 SQ.MT.
UNIT B.UP AREA = 67.82 SQ.MT.
UNIT B.UP AREA = 68.22 SQ.MT.
CARPET AREA (RERA) = 79.99 SQ.MT.
CARPET AREA (RERA) = 79.81 SQ.MT.
CARPET AREA (RERA) = 80.40 SQ.MT.
CARPET AREA (RERA) = 59.68 SQ.MT.
1.15 MT. HT. PARAPET
0.60 mt. w.s. proj. @ L.L.
0.60 mt. wide weather shed
OPEN TERRACE
BED ROOM
KITCHEN / DINING
DRAWING ROOM
TOILET
WASH
STORE
ENT.
BALC.
BALCONY
FIRE LIFT 2.44x1.975 8 Passenger
FIRE LIFT 2.44x1.975 10 Passenger
LIFT 2.44x1.975 8 Passenger
LIFT 2.44x1.975 10 Passenger
ele.sevice duct
1.15 MT. HT. PARAPET WITH FRD SHUTER
F.R.D.
R.c.c.Beam only
101
102
103
104
A
A'
55.02 MT
34.54 MT
FIRST FLOOR PLAN


BLOCK :-A
FOYER
5.63 x 7.70
BLOCK :-B
FOYER
5.38 x 4.10
BLOCK :-C
FOYER
5.38 x 4.10
BED ROOM 4.27 x 3.34
BED ROOM 3.05 x 3.115
BED ROOM 3.96 x 3.04
BED ROOM 4.27 x 3.34
BED ROOM 3.05 x 3.115
BED ROOM 3.96 x 3.04
KITCHEN / DINING 4.37 x 2.90
KITCHEN / DINING 4.37 x 2.90
DRAWING ROOM 5.03 x 3.35
DRAWING ROOM 5.03 x 3.35
3.06 x 3.60
TOILET 1.37 x 2.125
TOILET 1.37 x 1.965
TOILET 1.37 x 1.98
WASH 1.68 x 1.965
WASH 1.68 x 1.965
STORE 1.415x1.07
STORE 1.415x1.07
BALC. 0.81 x 3.22
ENT. 1.515 x 1.20
CUT OUT 1.37x0.96
0.60 mt. wide weather shed
1.15 MT. HT. PARAPET
F.R.D.
S/D
UP
DN
FIRE LIFT 2.44x1.975 8 Passenger
LIFT 2.44x1.975 8 Passenger
FIRE LIFT 2.44x1.975 10 Passenger
LIFT 2.44x1.975 10 Passenger
ENT. 1.45 x 1.20
STORE 1.35x1.07
ENT. 1.20 x 1.45
STORE 1.07 x1.35
ele.sevice duct
1.15 MT. HT. PARAPET WITH FRD SHUTER
1.15 MT. HT. RAILING
R.c.c.Beam only
OPEN TERRACE @ 1st.FL. LVL.
O.T.S
UNIT B.UP AREA = 89.96 SQ.MT.
UNIT B.UP AREA = 89.64 SQ.MT.
UNIT B.UP AREA = 89.93 SQ.MT.
UNIT B.UP AREA = 89.94 SQ.MT.
UNIT B.UP AREA = 68.13 SQ.MT.
UNIT B.UP AREA = 68.22 SQ.MT.
UNIT B.UP AREA = 67.82 SQ.MT.
CARPET AREA (RERA) = 79.99 SQ.MT.
CARPET AREA (RERA) = 79.81 SQ.MT.
CARPET AREA (RERA) = 80.40 SQ.MT.
CARPET AREA (RERA) = 59.68 SQ.MT.
203,303,403,603,703
204,304,404,604,704
202,302,402,602,702
201,301,401,601,701
BALCONY 2.13 x 1.12
BALCONY 3.22 x 0.89
0.60 mt. w.s. proj. @ L.L.
A'
A'
34.54 MT
55.02 MT
12.00
10.22
3.14 x 2.08
TYPICAL FLOOR PLAN (2nd., 3rd., 4th.,6th. & 7th. FL.)



5th. & 8th. FLOOR (REFUGE FL.) PLAN



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

THIS DEVELOPMENT PERMISSION WITH TDR FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN AS '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.11/03/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT.)

TDR F.S.I. 10 TH.FL., 11TH.FL.,13TH.FL. & 14TH.FL.

BLOCK :-A
FOYER
5.63 x 7.70

BLOCK :-B
FOYER
5.38 x 4.10

BLOCK :-C
FOYER
5.38 x 4.10

FOYER
3.50 x 5.84

FIRE LIFT
2.44x1.975
8 Passenger

LIFT
2.44x1.975
8 Passenger

FIRE LIFT
2.44x1.975
10 Passenger

LIFT
2.44x1.975
10 Passenger

1003,1103,1303,1403
UNIT B.UP AREA
= 89.96 SQ.MT.
CARPET AREA (RERA)
= 79.99 SQ.MT.

1004,1104,1304,1404
UNIT B.UP AREA
= 89.64 SQ.MT.
CARPET AREA (RERA)
= 79.99 SQ.MT.

1001,1101,1301,1401
UNIT B.UP AREA
= 89.93 SQ.MT.
CARPET AREA (RERA)
= 79.84 SQ.MT.

1002,1102,1302,1402
UNIT B.UP AREA
= 89.94 SQ.MT.
CARPET AREA (RERA)
= 80.40 SQ.MT.

1001,1101,1301,1401
UNIT B.UP AREA
= 68.13 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1002,1102,1302,1402
UNIT B.UP AREA
= 68.22 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1003,1103,1303,1403
UNIT B.UP AREA
= 68.22 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1004,1104,1304,1404
UNIT B.UP AREA
= 68.13 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1001,1101,1301,1401
UNIT B.UP AREA
= 67.82 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1002,1102,1302,1402
UNIT B.UP AREA
= 68.22 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1003,1103,1303,1403
UNIT B.UP AREA
= 68.22 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

1004,1104,1304,1404
UNIT B.UP AREA
= 68.13 SQ.MT.
CARPET AREA (RERA)
= 59.68 SQ.MT.

TYPICAL FLOOR PLAN (10th.,11th.,13th. & 14th. FL.)

55.02 MT

34.54 MT

THIS DEVELOPMENT PERMISSION WITH TDR FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN AS '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.11/03/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT.)

TDR F.S.I. ON 12TH.FL.

BLOCK :-A
FOYER
5.63 x 7.70

BLOCK :-B
FOYER
5.38 x 4.10

BLOCK :-C
FOYER
5.38 x 4.10

1203 CARPET AREA (RERA) = 79.99 SQ.MT. UNIT B.UP AREA = 89.96 SQ.MT.

1204 CARPET AREA (RERA) = 79.99 SQ.MT. UNIT B.UP AREA = 89.64 SQ.MT.

1201 CARPET AREA (RERA) = 59.68 SQ.MT. UNIT B.UP AREA = 68.13 SQ.MT.

1202 CARPET AREA (RERA) = 59.68 SQ.MT. UNIT B.UP AREA = 68.22 SQ.MT.

1203 CARPET AREA (RERA) = 59.68 SQ.MT. UNIT B.UP AREA = 68.22 SQ.MT.

1204 CARPET AREA (RERA) = 59.68 SQ.MT. UNIT B.UP AREA = 68.13 SQ.MT.

1202 CARPET AREA (RERA) = 79.81 SQ.MT. UNIT B.UP AREA = 89.93 SQ.MT.

1201 CARPET AREA (RERA) = 80.40 SQ.MT. UNIT B.UP AREA = 89.94 SQ.MT.

REFUGE AREA 1.97x7.63 =15.03 sq.mt.

REFUGE AREA 3.66x4.10 =15.00 sq.mt.

FIRE LIFT 2.44x1.975 8 Passenger

LIFT 2.44x1.975 8 Passenger

FIRE LIFT 2.44x1.975 10 Passenger

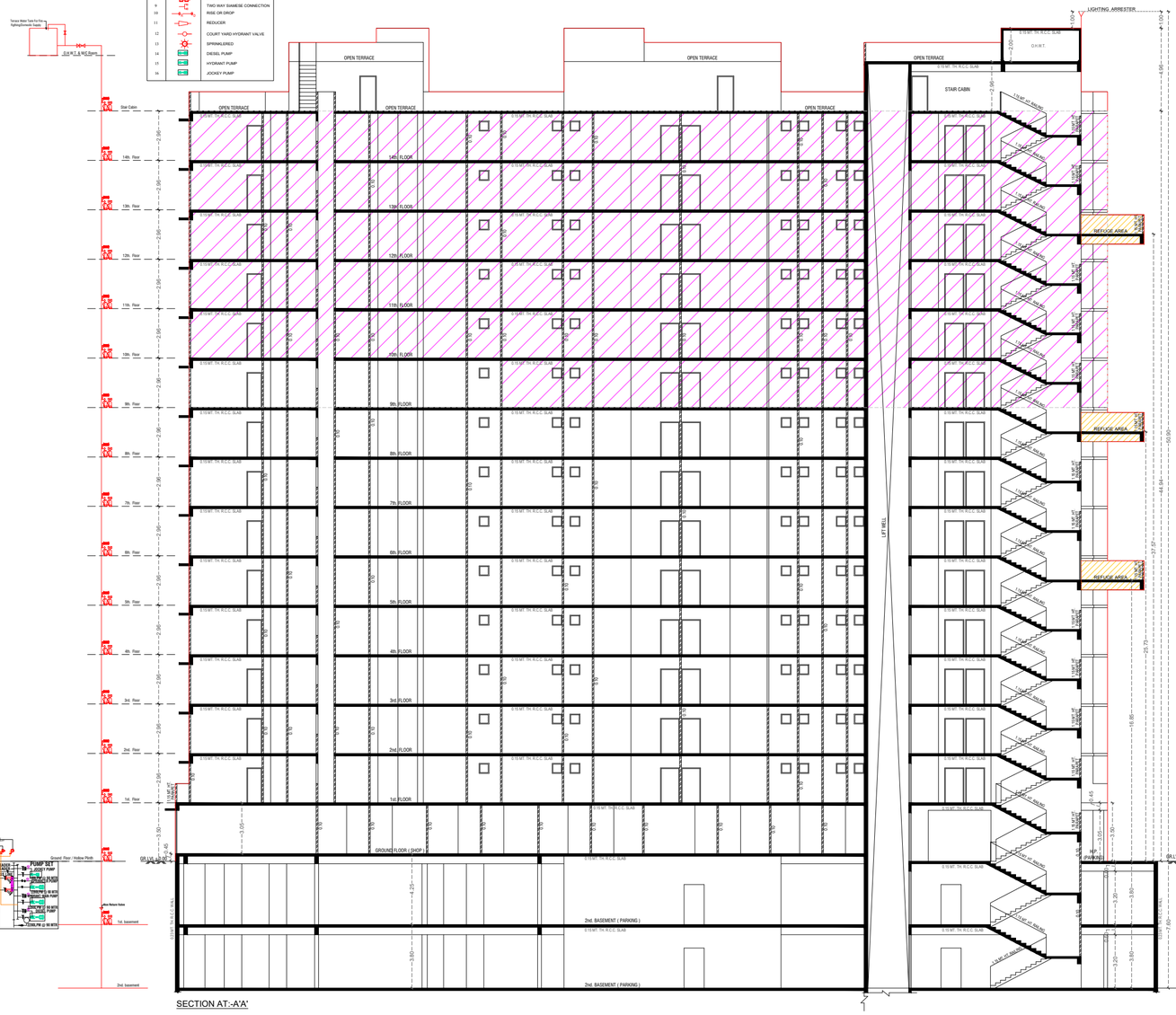
LIFT 2.44x1.975 10 Passenger

34.54 MT

55.02 MT

12th. FLOOR (REFUGE FL.) PLAN

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8	DCP	DCP & CO2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED
14		DIESEL PUMP
15		HYDRANT PUMP
16		JOCKEY PUMP





ELEVATION





Specifications:

Structure	:	RCC frame structure with brick masonry walls
Plaster	:	Exterior double coat plaster with partrition paint and interior mala plaster with putty finish.
Flooring	:	Vitrified tiles in each and every room and kitchen, rustic tiles in veranda and balcony.
Toilets	:	Color glazed tiles dado up to lintel level, standard quality C.P. fittings and sanitary ware with U.P.V.C. plumbing & Geyser point.
Doors&Windows:		Decorative Laminated main door and all other laminated wooden doors with standred quality locks, aluminum section windows with float glass.
Electrification	:	Adequate points for TV, fridge, telephone, Geyser, Water Purifier, Washing Machine etc with modular switches & concealed wiring with MCB and ELCB.
Terrace	:	China mosaic with water proofing treatment or equivalent.

Firm Name : Balaji Infra

Project Name : Vraj Sky

Address : Vrajy Sky, TP No 415, FP No 50, Kathwada, Ahmedabad - 382350

Architect : Nirav Nakrani

Contact No: _____

GUJRERA No:_____

WWW.GUJRERA.GUJARAT.GOV.IN