



PROJECT BY
SHYAMRAJ REALTY

SITE ADDRESS

FP - 224, TP-1, SUR-56/2, Nr. Gurudwara Road, Odhav, Ahmedabad - 382415 Gujarat

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GATEWAY
ELITE



2 & 3 BHK
LUXURIOUS LIVING & SHOP









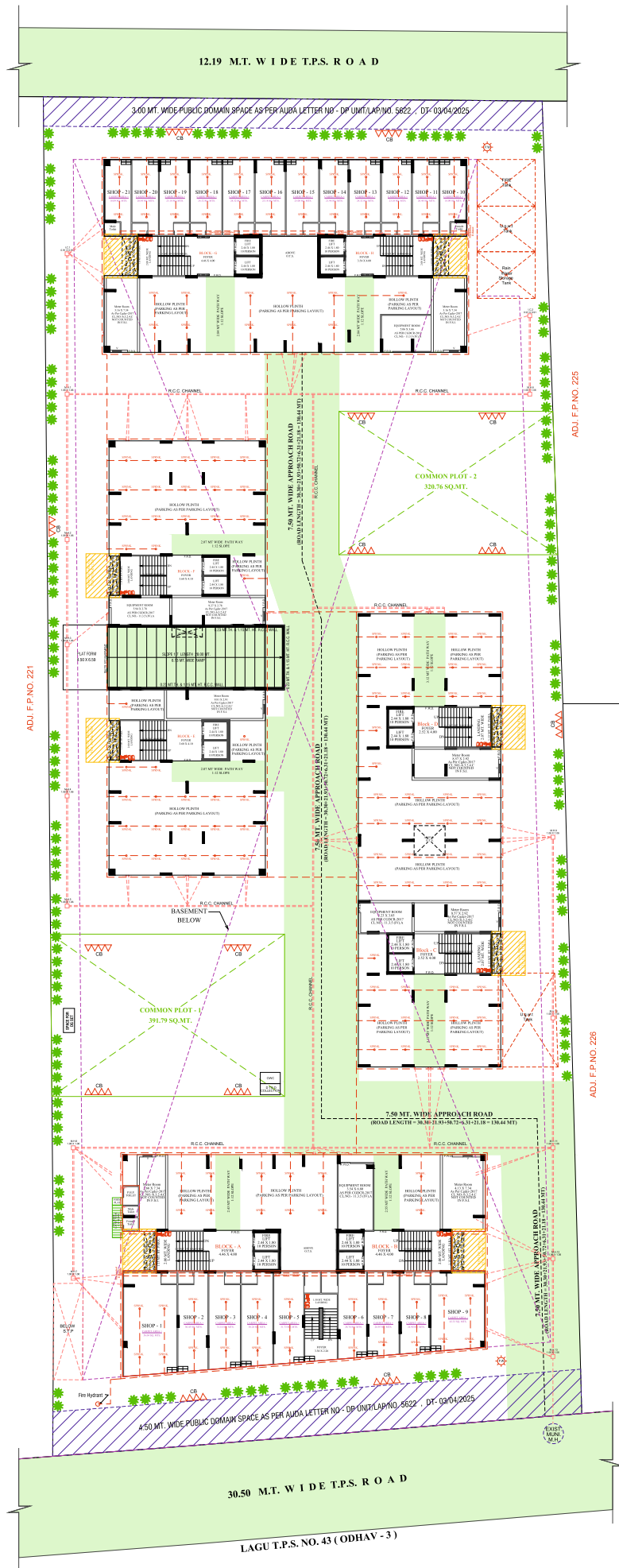
The New
Address Of **ELEGANCE.**



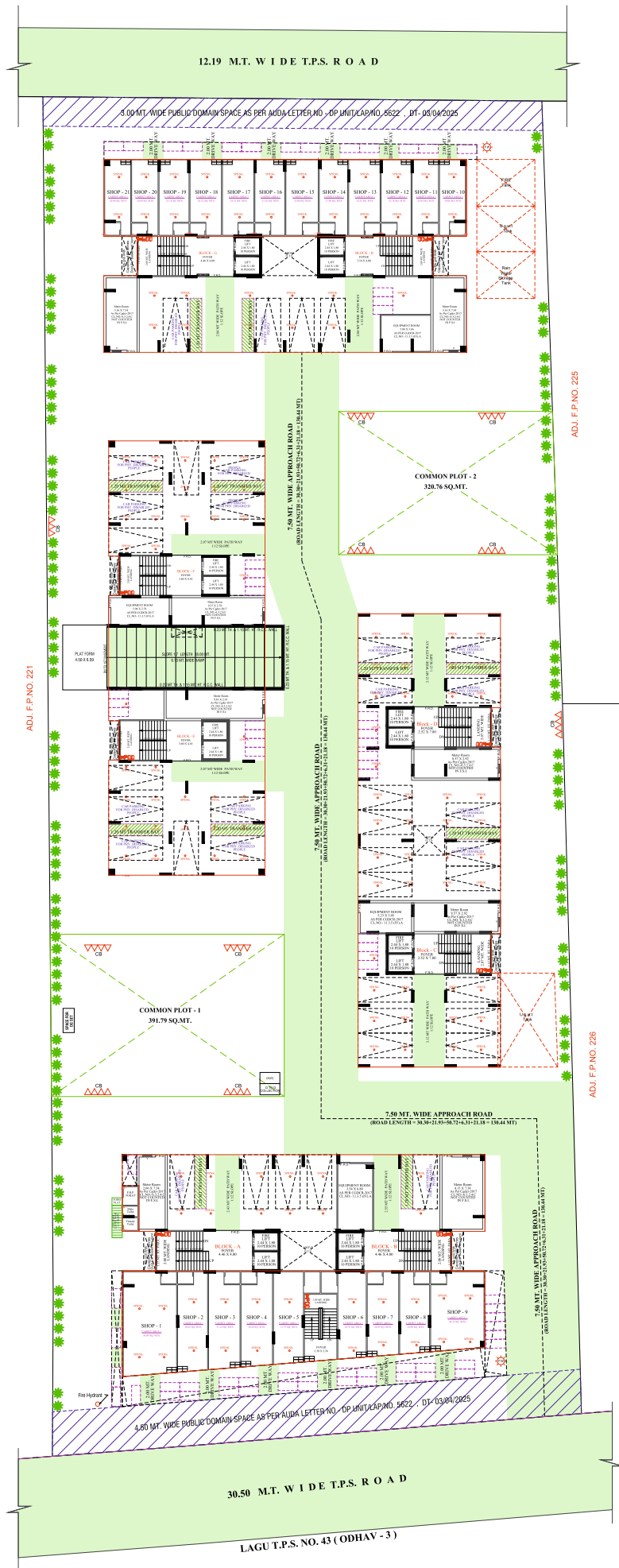
Gateway Elite epitomises refined living with its elegant architecture, spacious interiors, and superior finishes. Each home is thoughtfully designed to maximise natural light and ventilation, while maintaining privacy and architectural harmony.



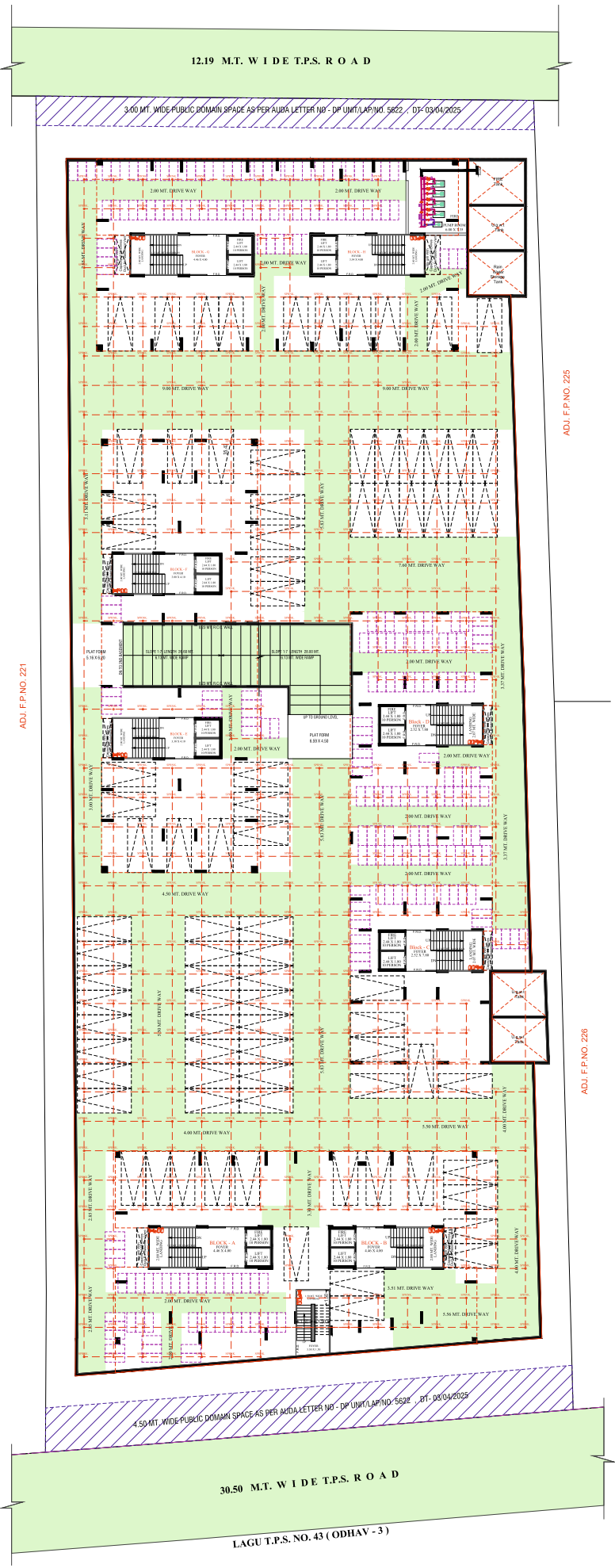
LAYOUT PLAN



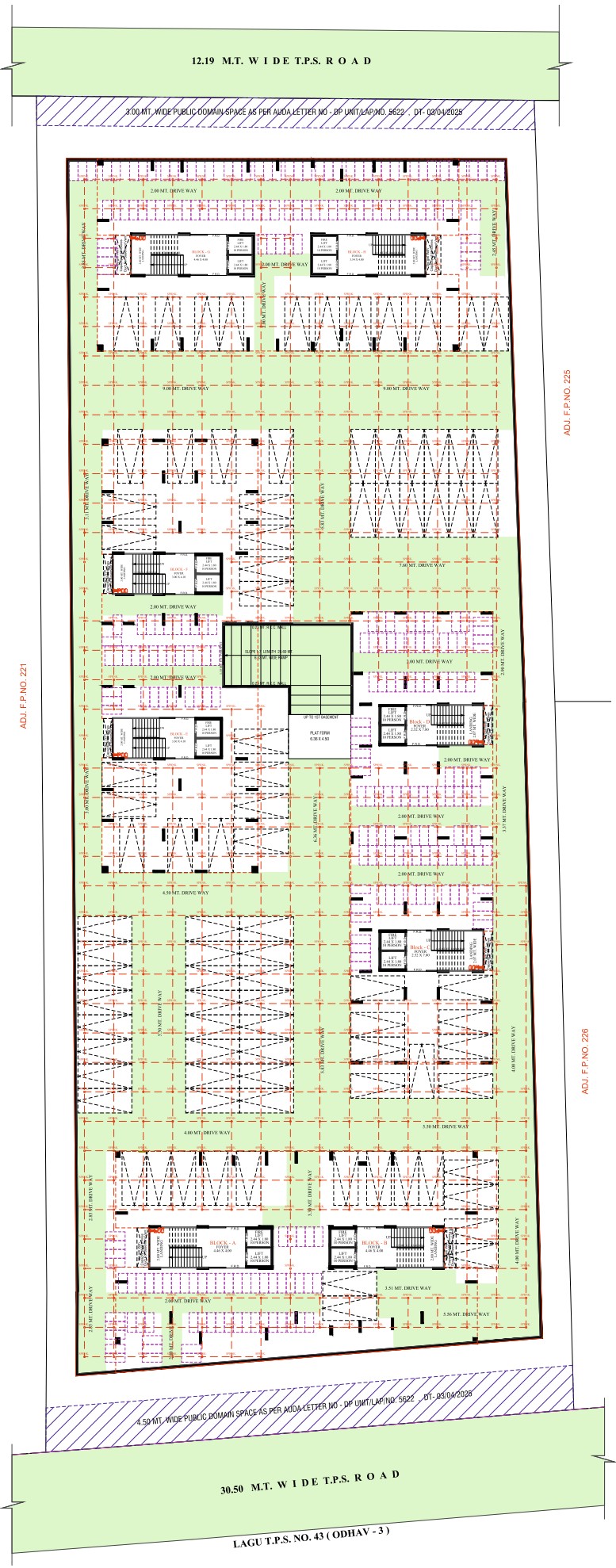
PARKING LAYOUT PLAN



1ST BASEMENT PLAN

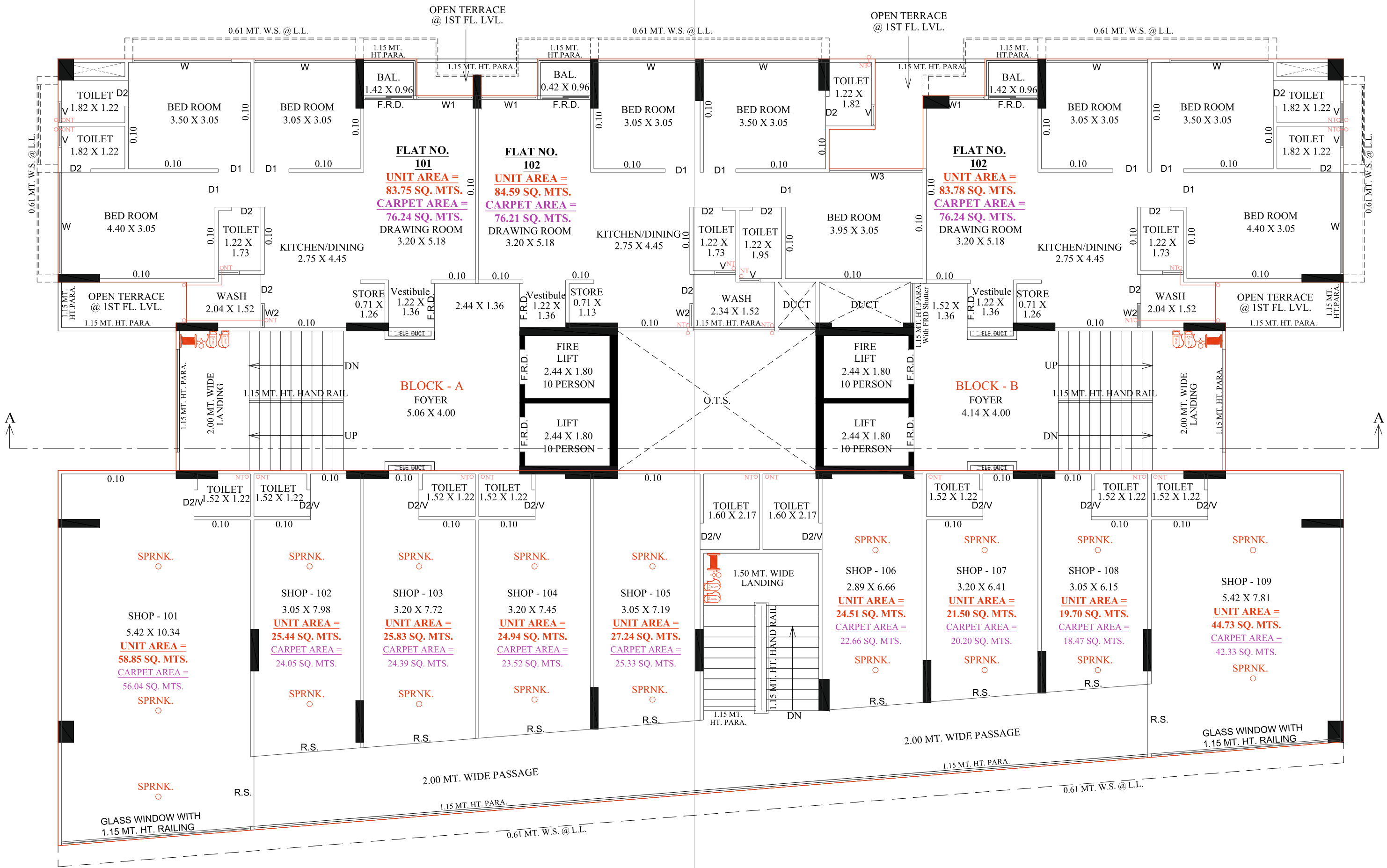


2ND BASEMENT PLAN

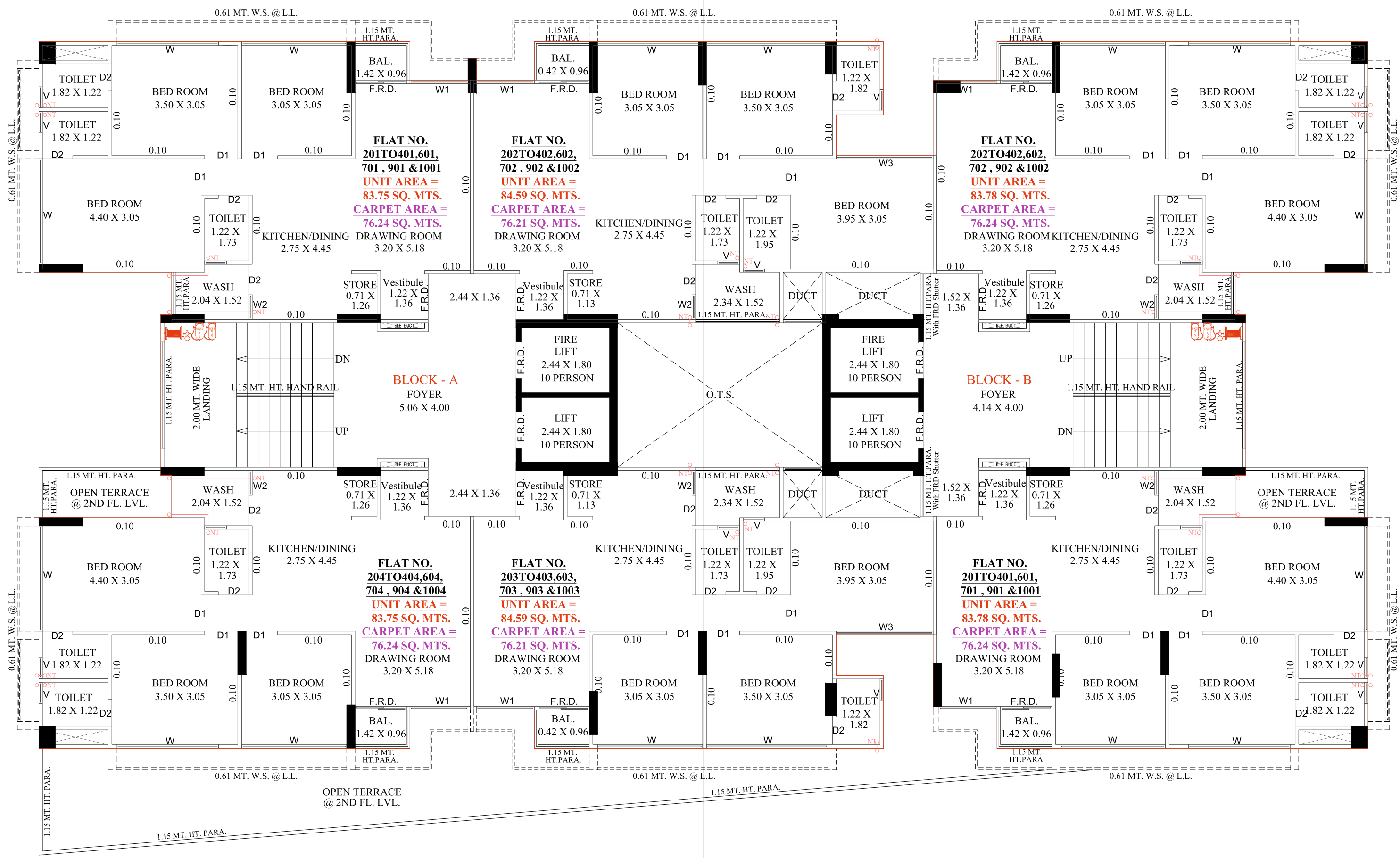


A ^

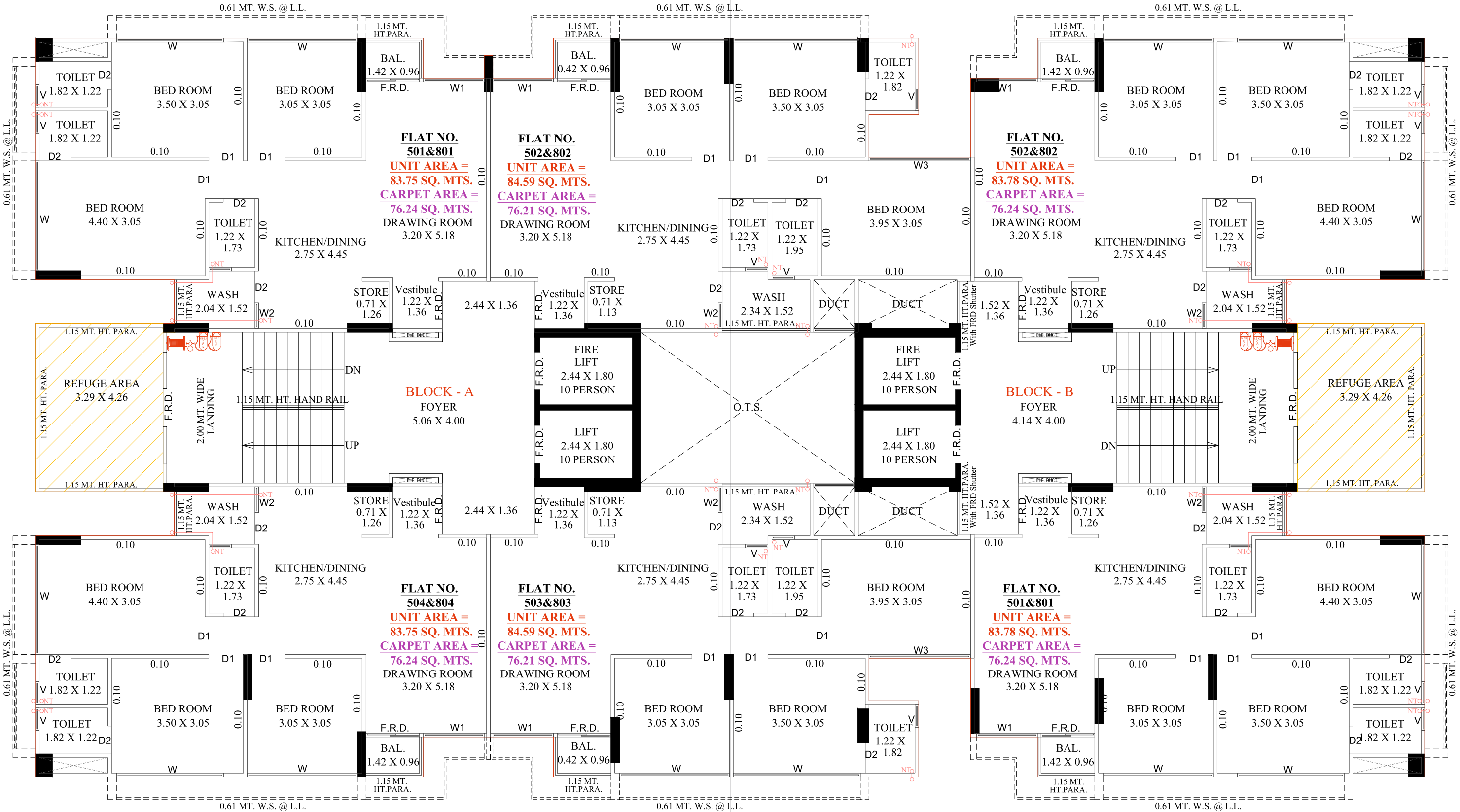
1ST FLOOR PLAN | BLOCK A - BLOCK B



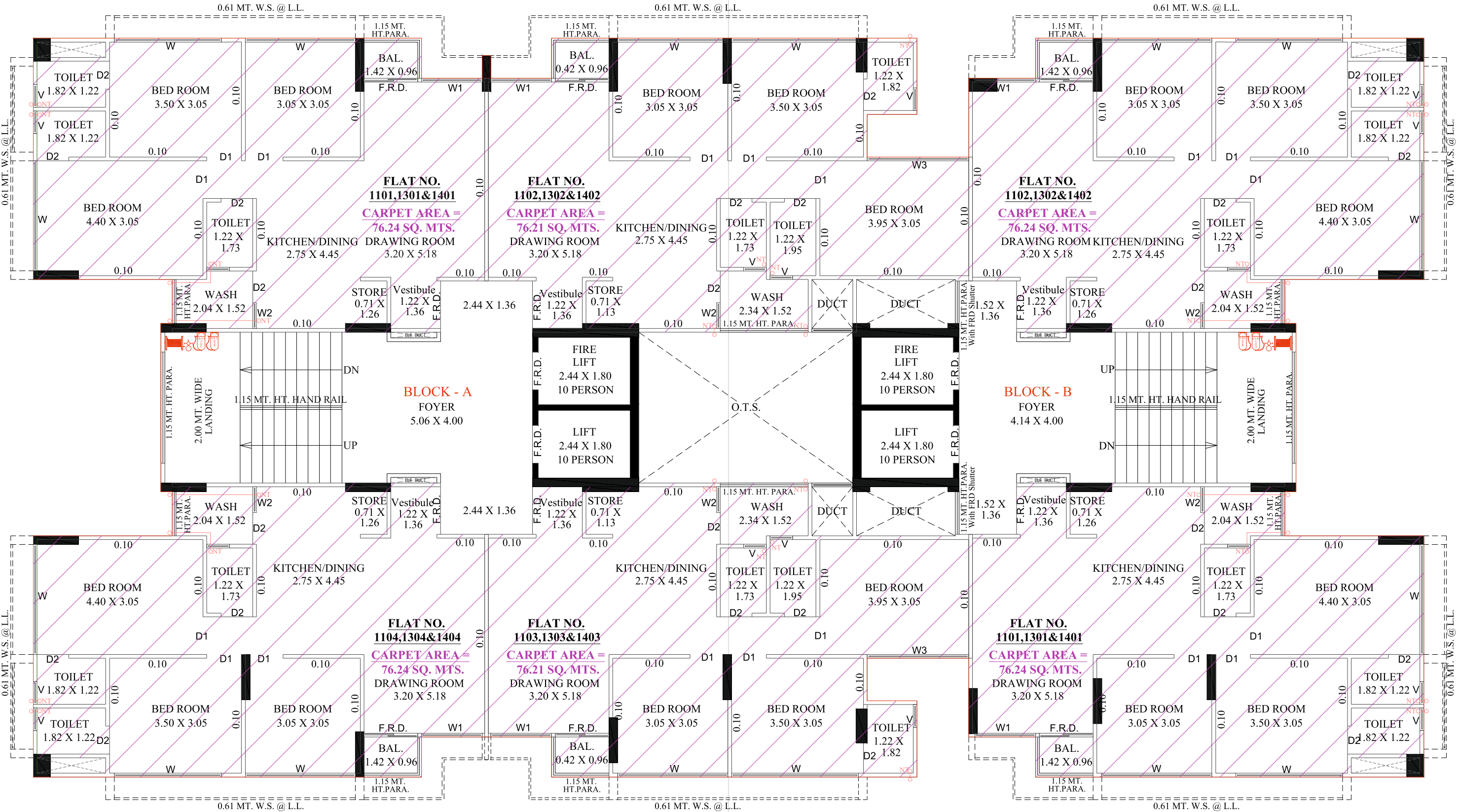
2ND TO 4TH, 6TH, 7TH, 9TH & 10TH FLOOR PLAN | BLOCK A - BLOCK B



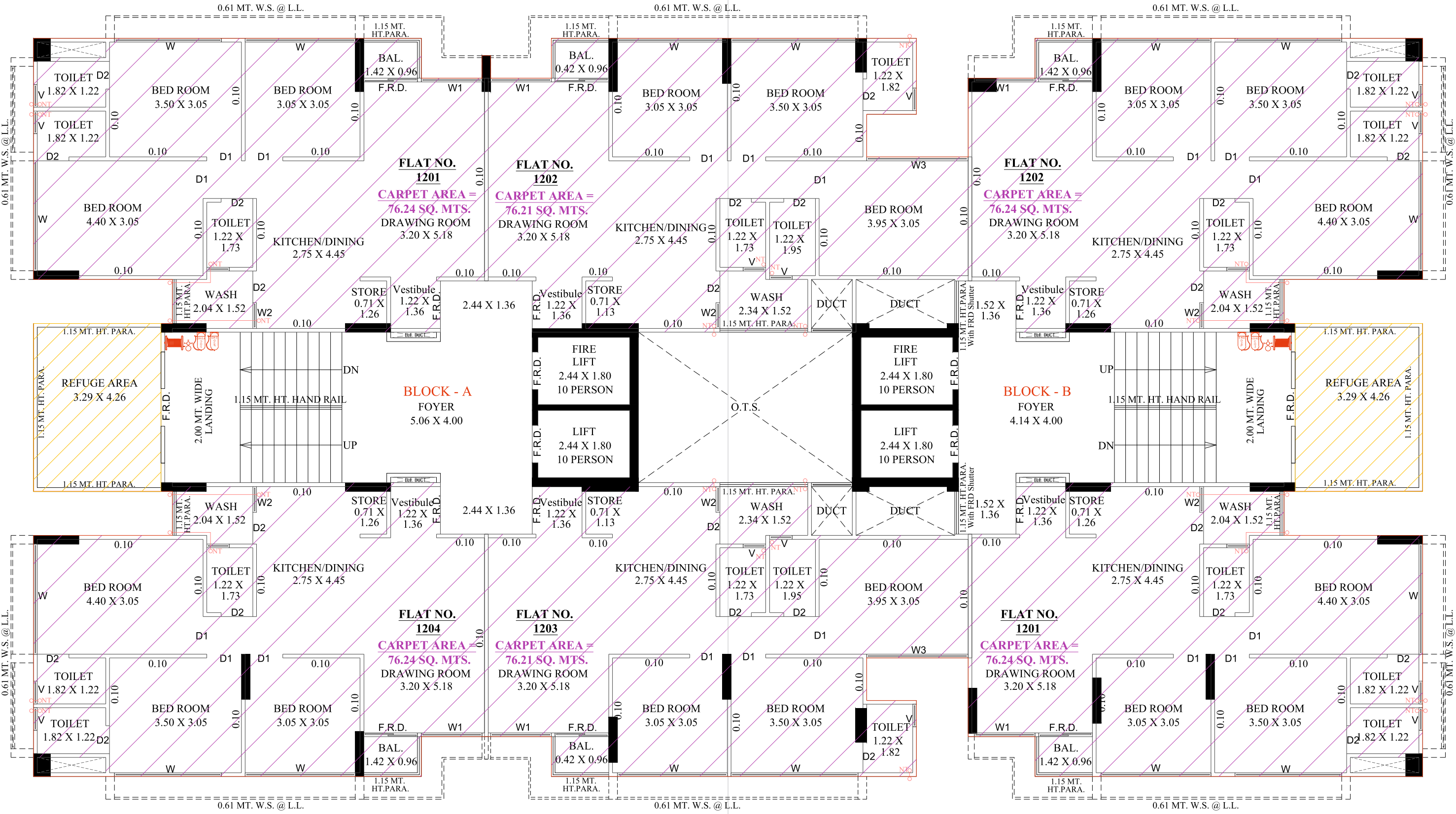
5TH & 8TH FLOOR PLAN | BLOCK A - BLOCK B



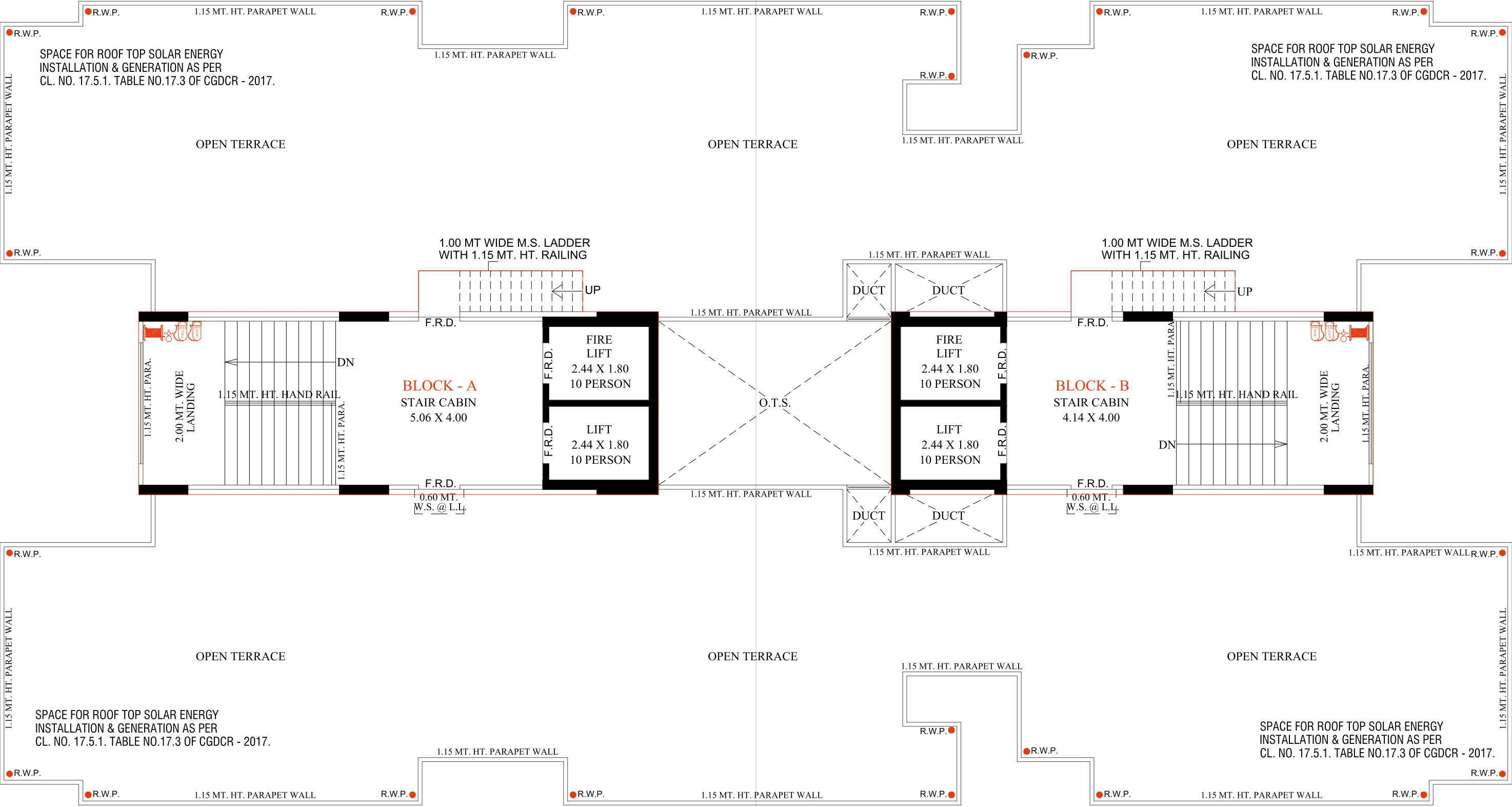
11TH, 13TH & 14TH FLOOR PLAN | BLOCK A - BLOCK B



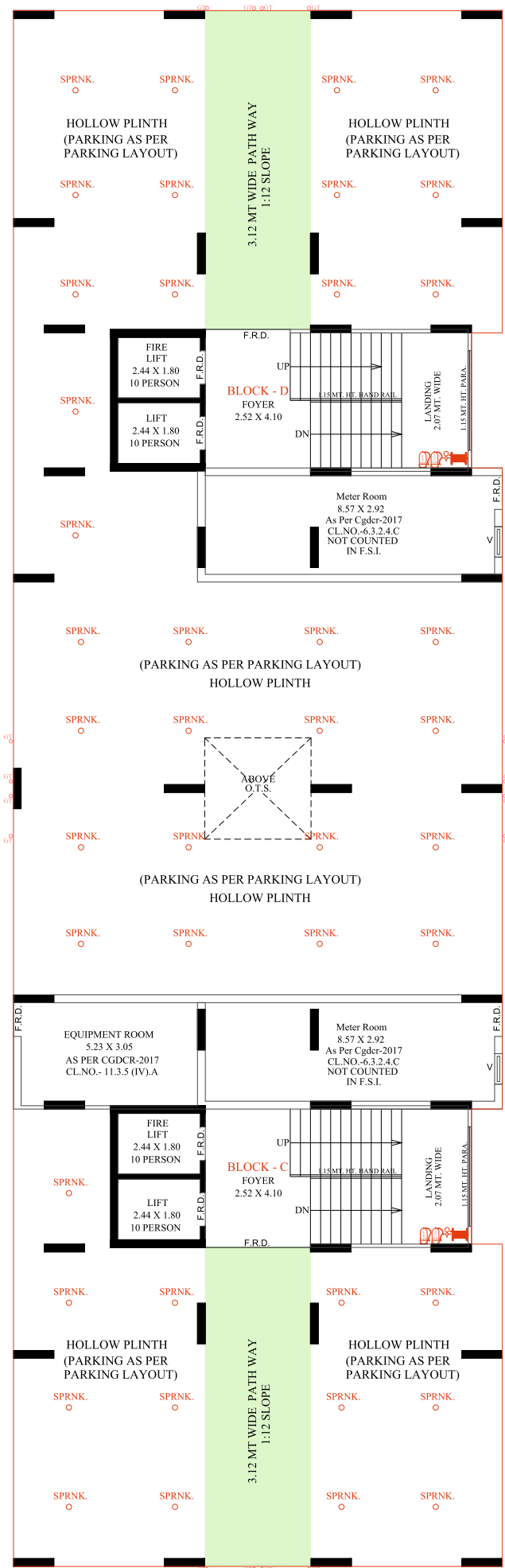
12TH FLOOR PLAN | BLOCK A - BLOCK B



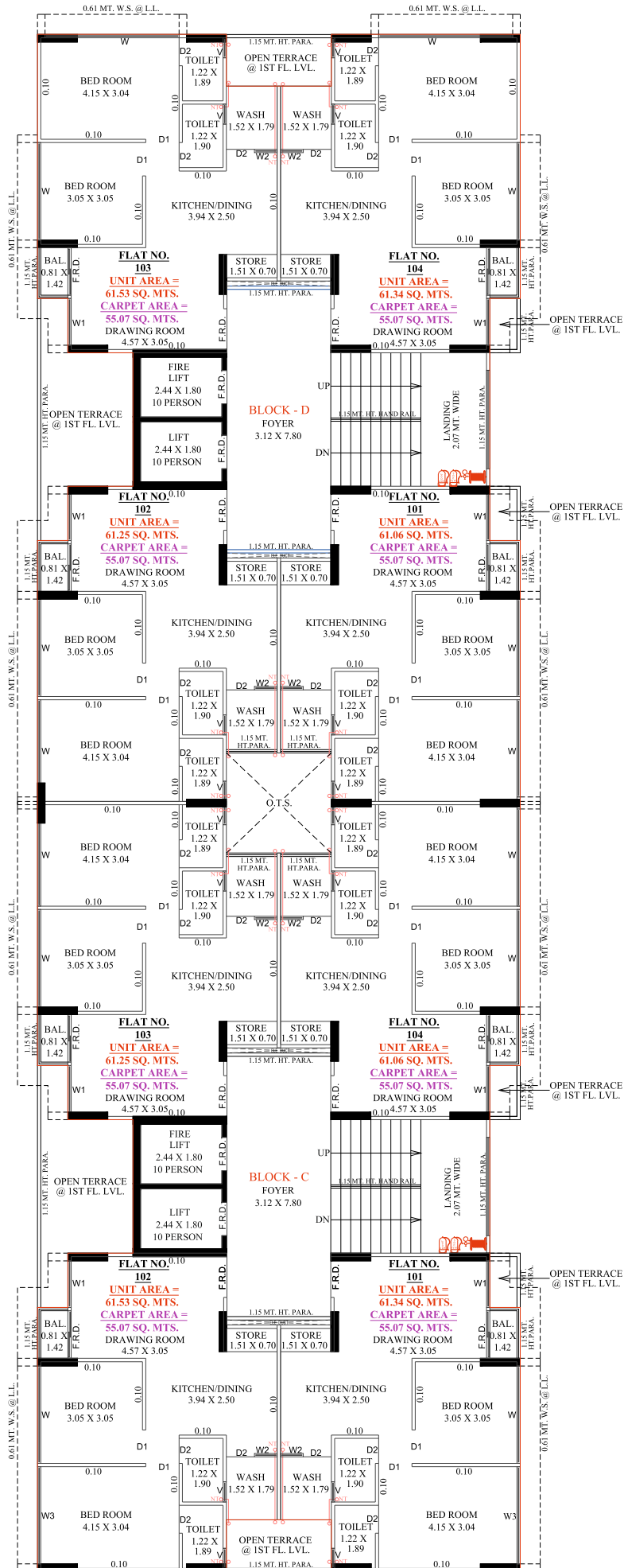
OPEN TERRACE PLAN | BLOCK A - BLOCK B



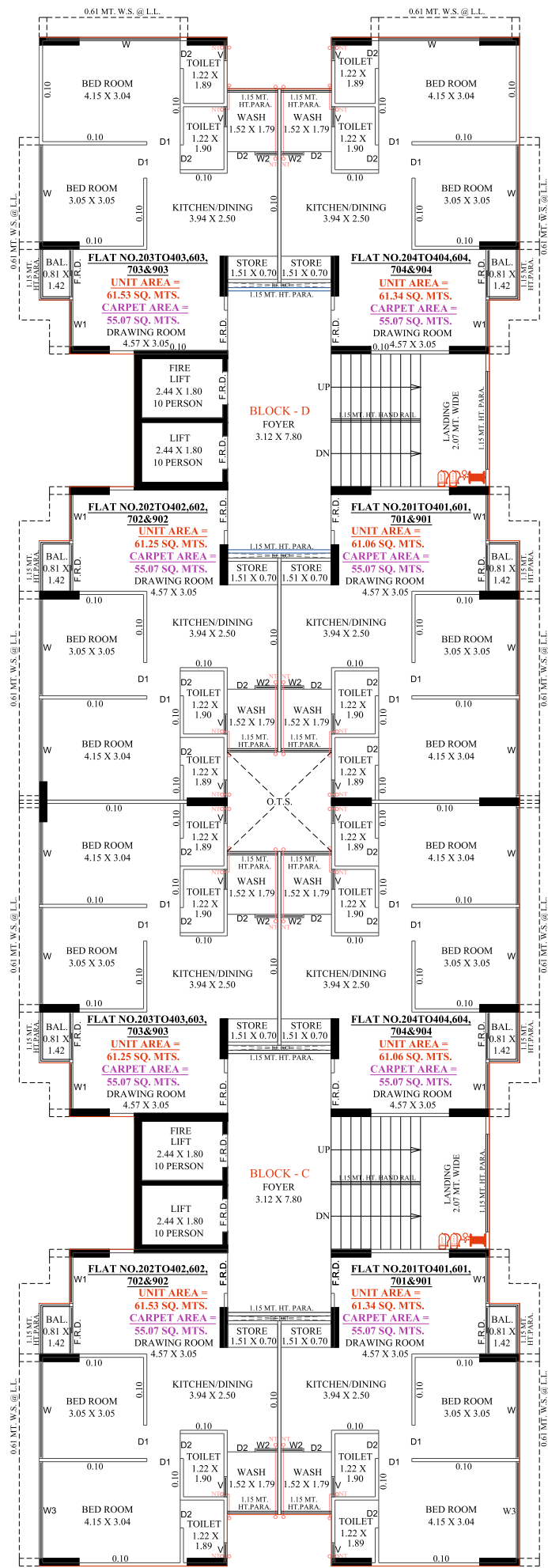
GROUND FLOOR PLAN | BLOCK C - BLOCK D



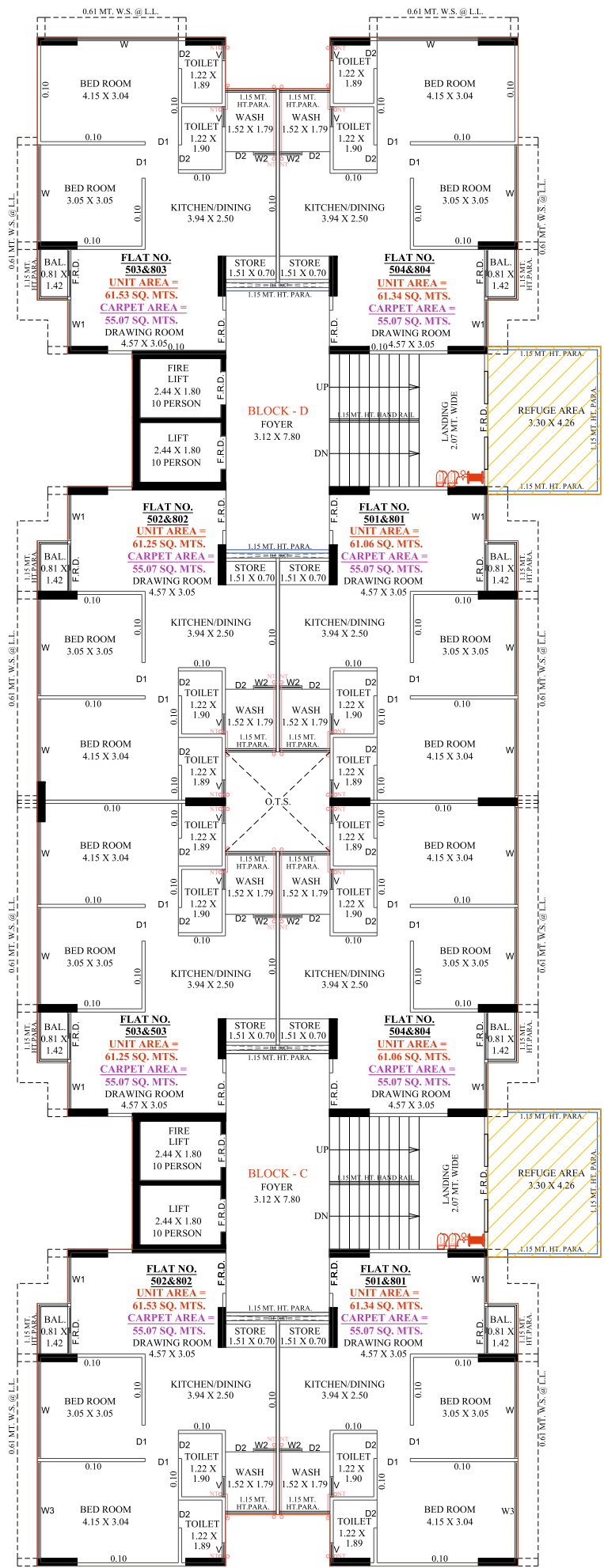
1ST FLOOR PLAN | BLOCK C - BLOCK D



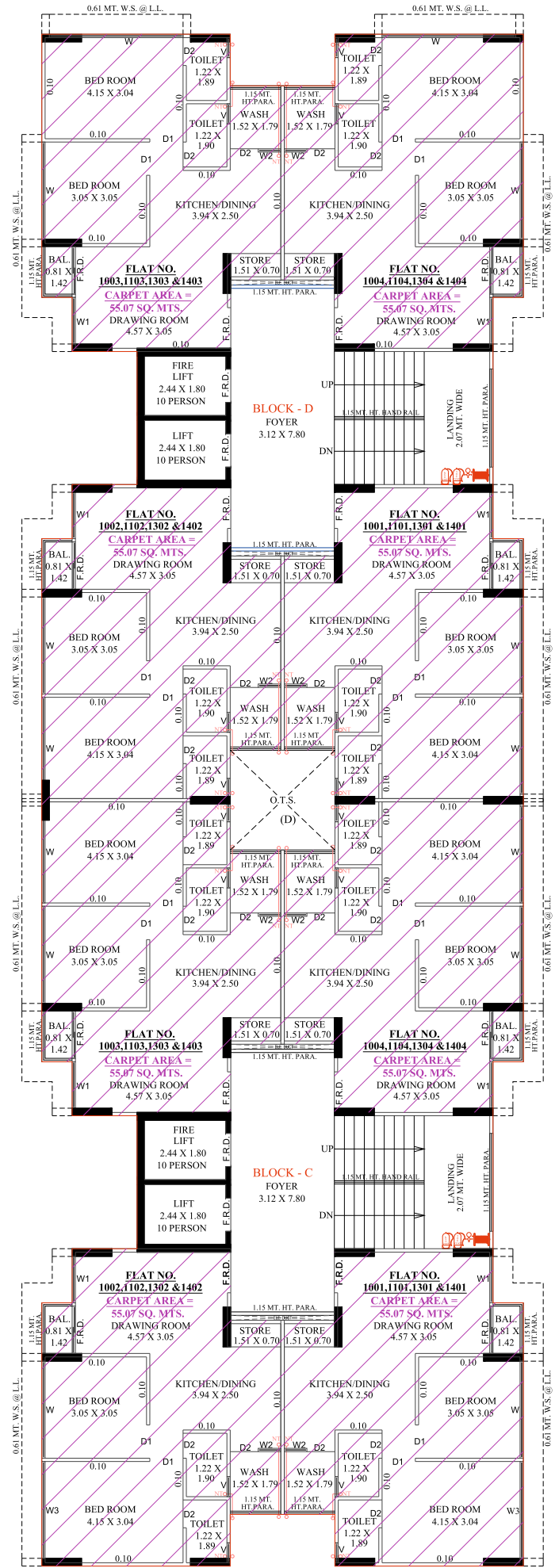
2ND TO 4TH, 6TH, 7TH & 9TH FLOOR PLAN | BLOCK C - BLOCK D



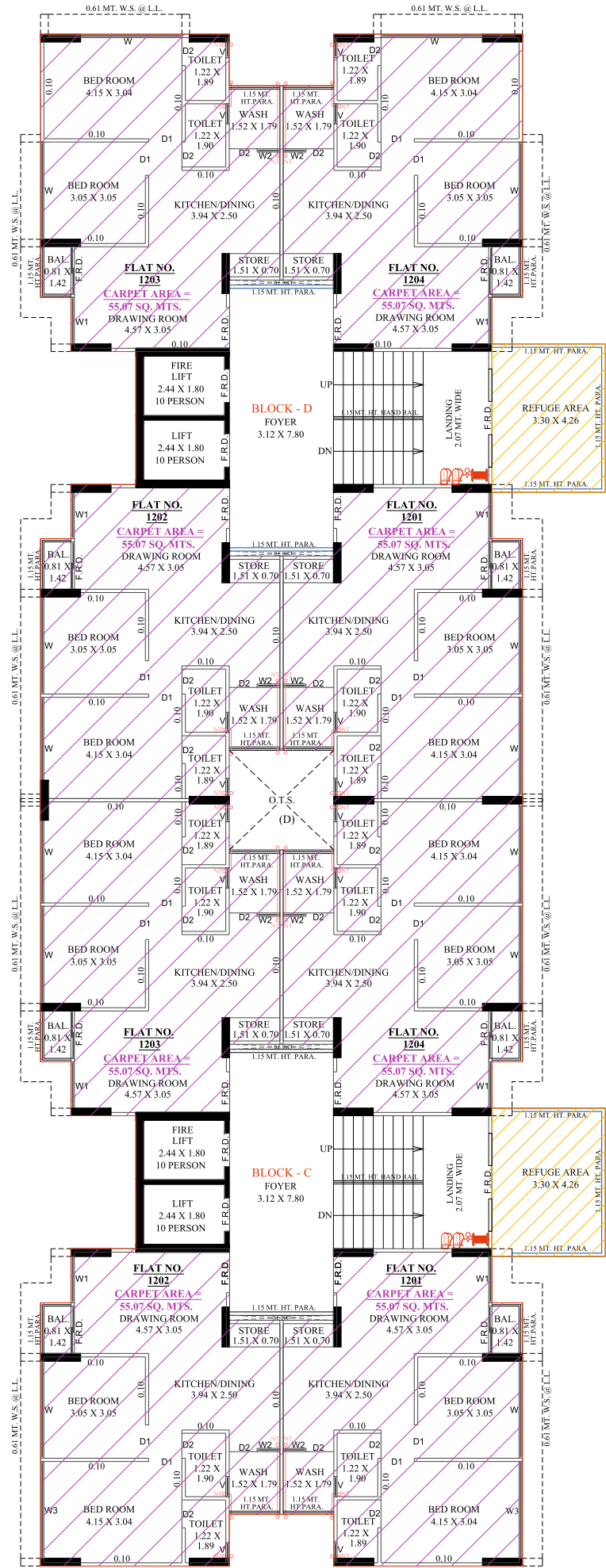
5TH & 8TH FLOOR PLAN | BLOCK C - BLOCK D



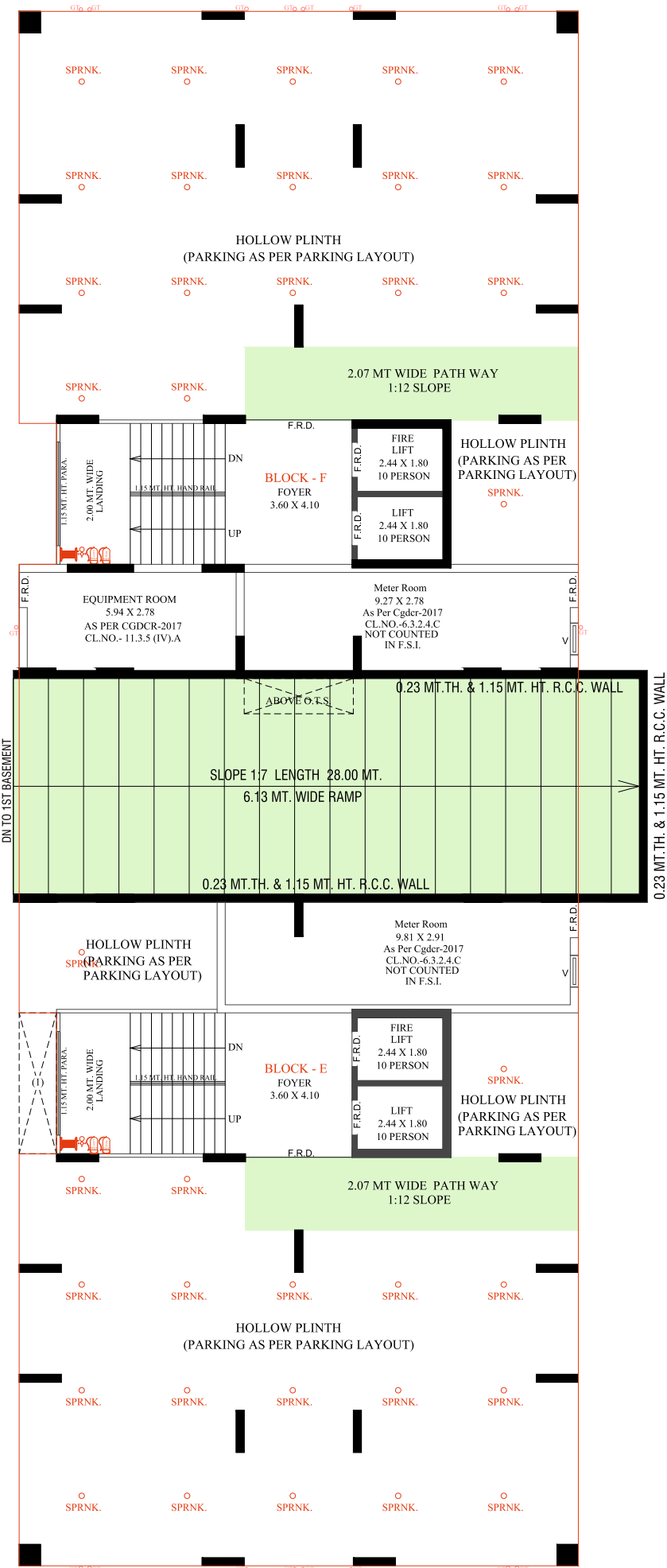
10TH, 11TH, 13TH & 14TH FLOOR PLAN | BLOCK C - BLOCK D



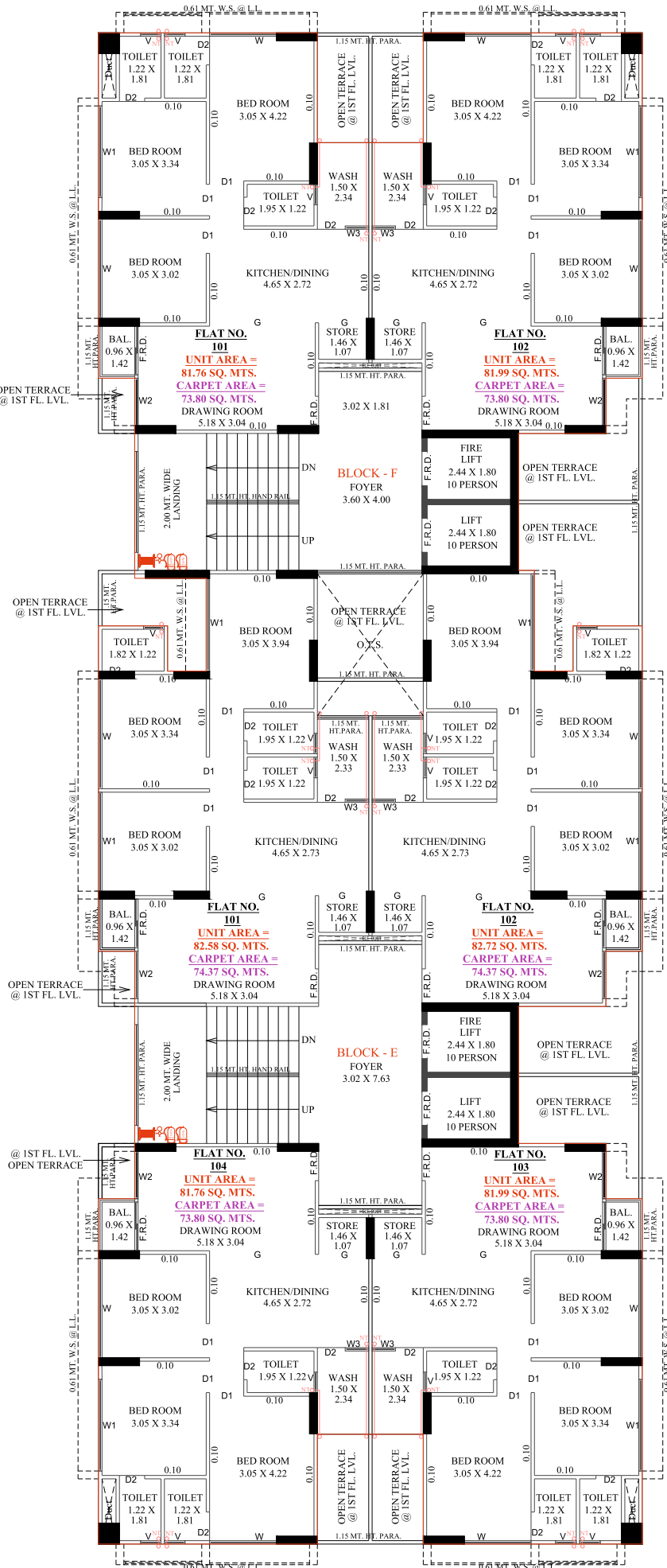
12TH FLOOR PLAN | BLOCK C - BLOCK D



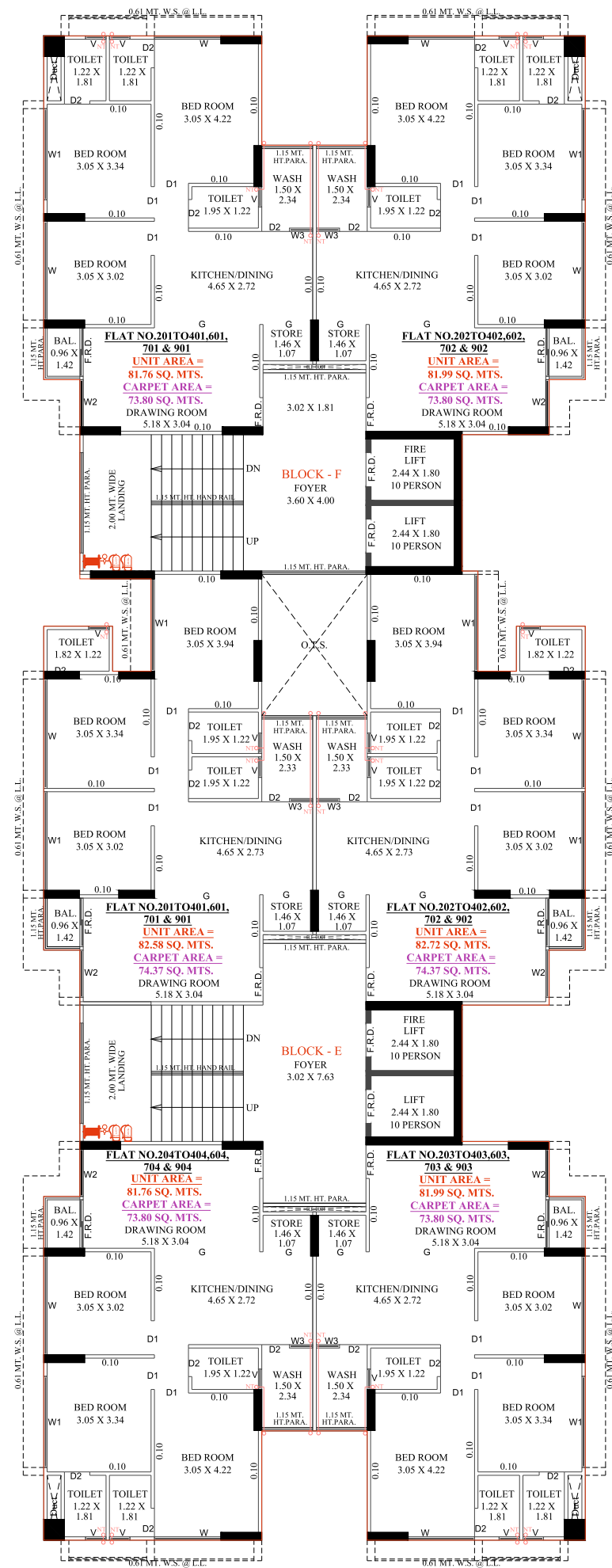
GROUND FLOOR PLAN | BLOCK E - BLOCK F



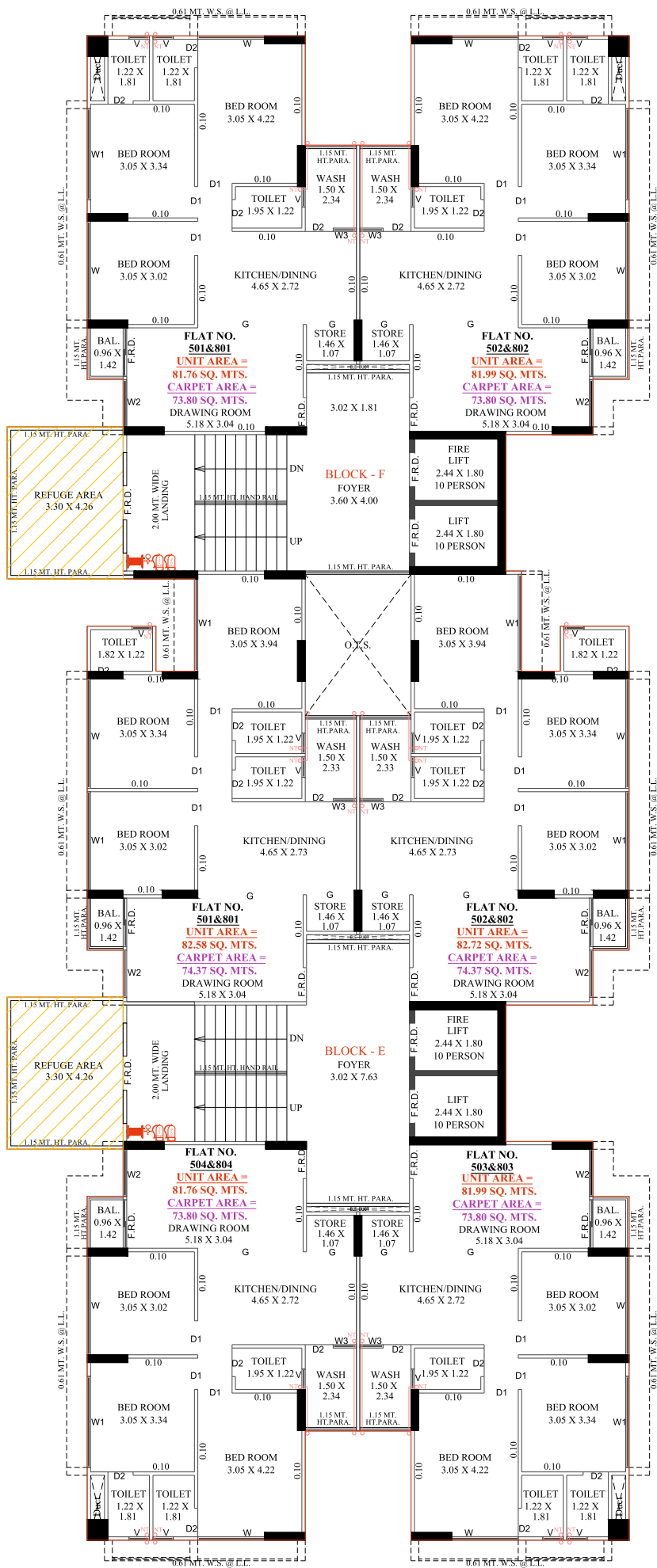
1ST FLOOR PLAN | BLOCK E - BLOCK F



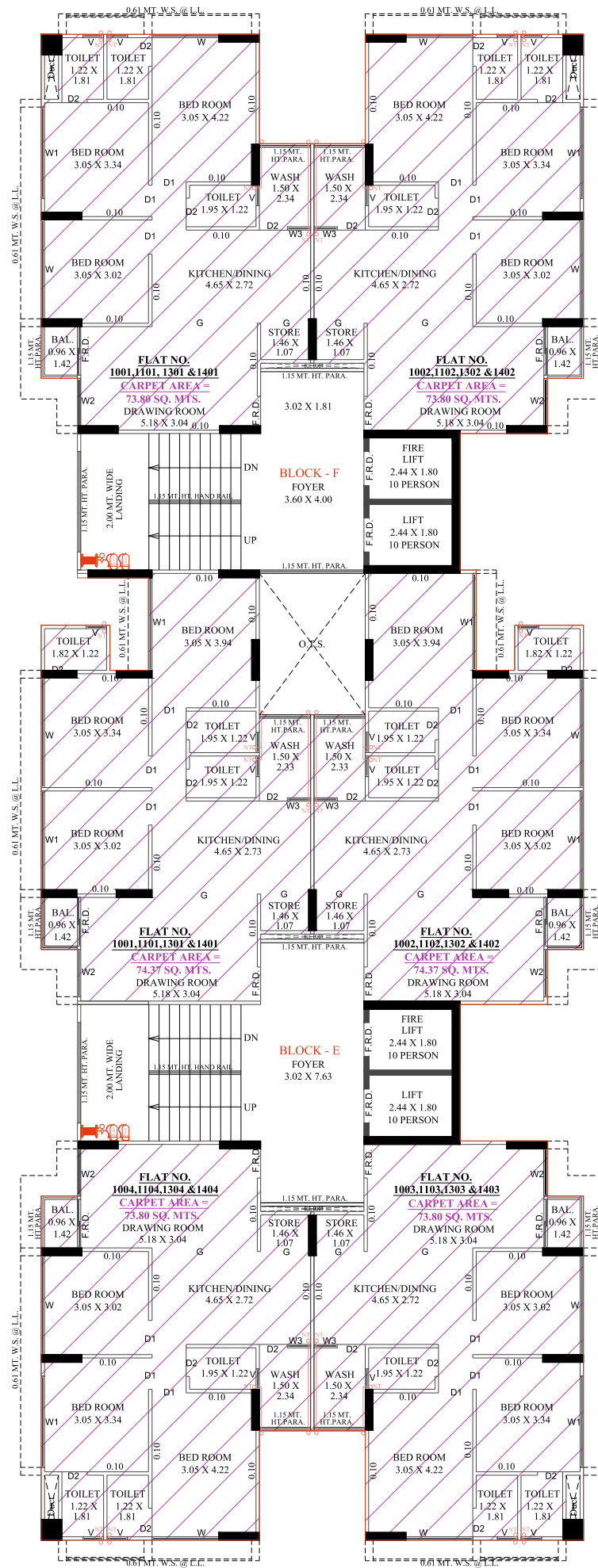
2ND TO 4TH, 6TH, 7TH & 9TH FLOOR PLAN | BLOCK E - BLOCK F



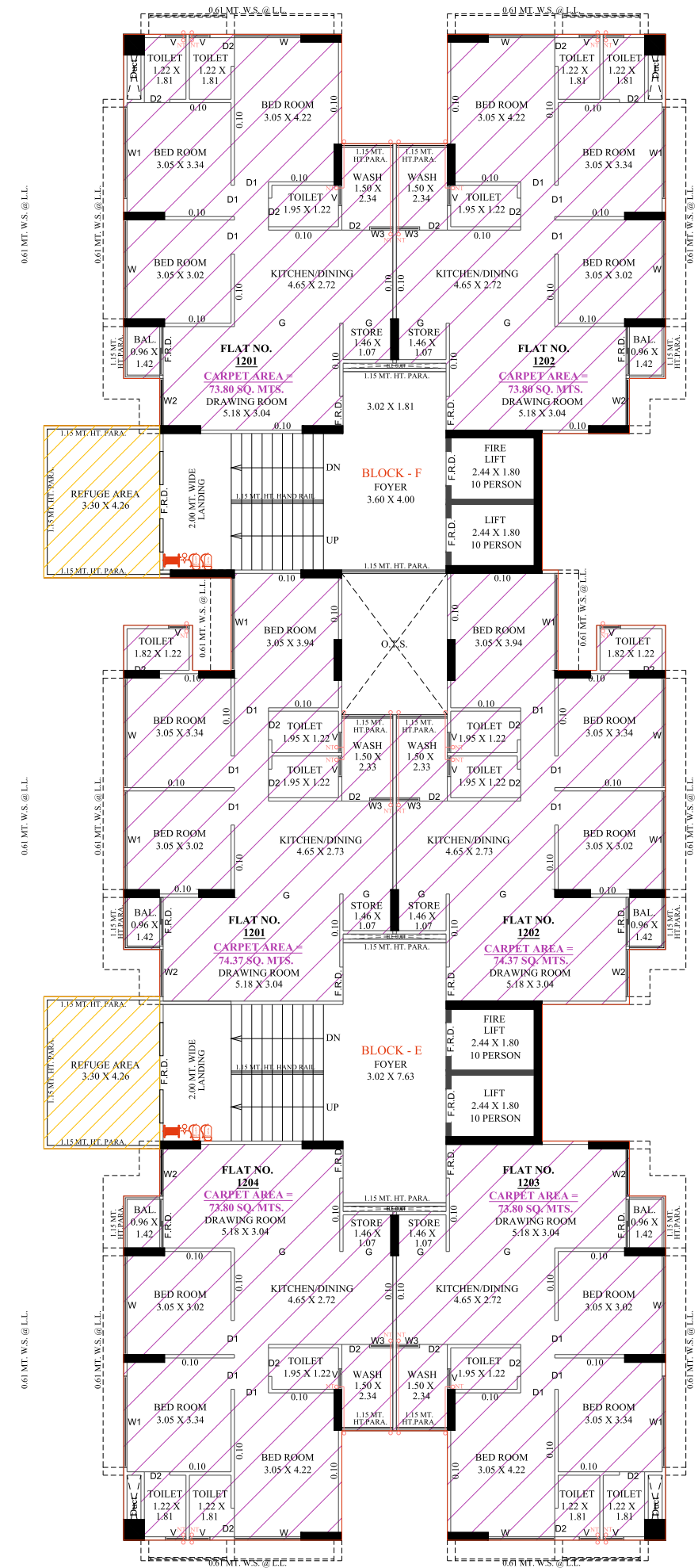
5TH & 8TH FLOOR PLAN | BLOCK E - BLOCK F



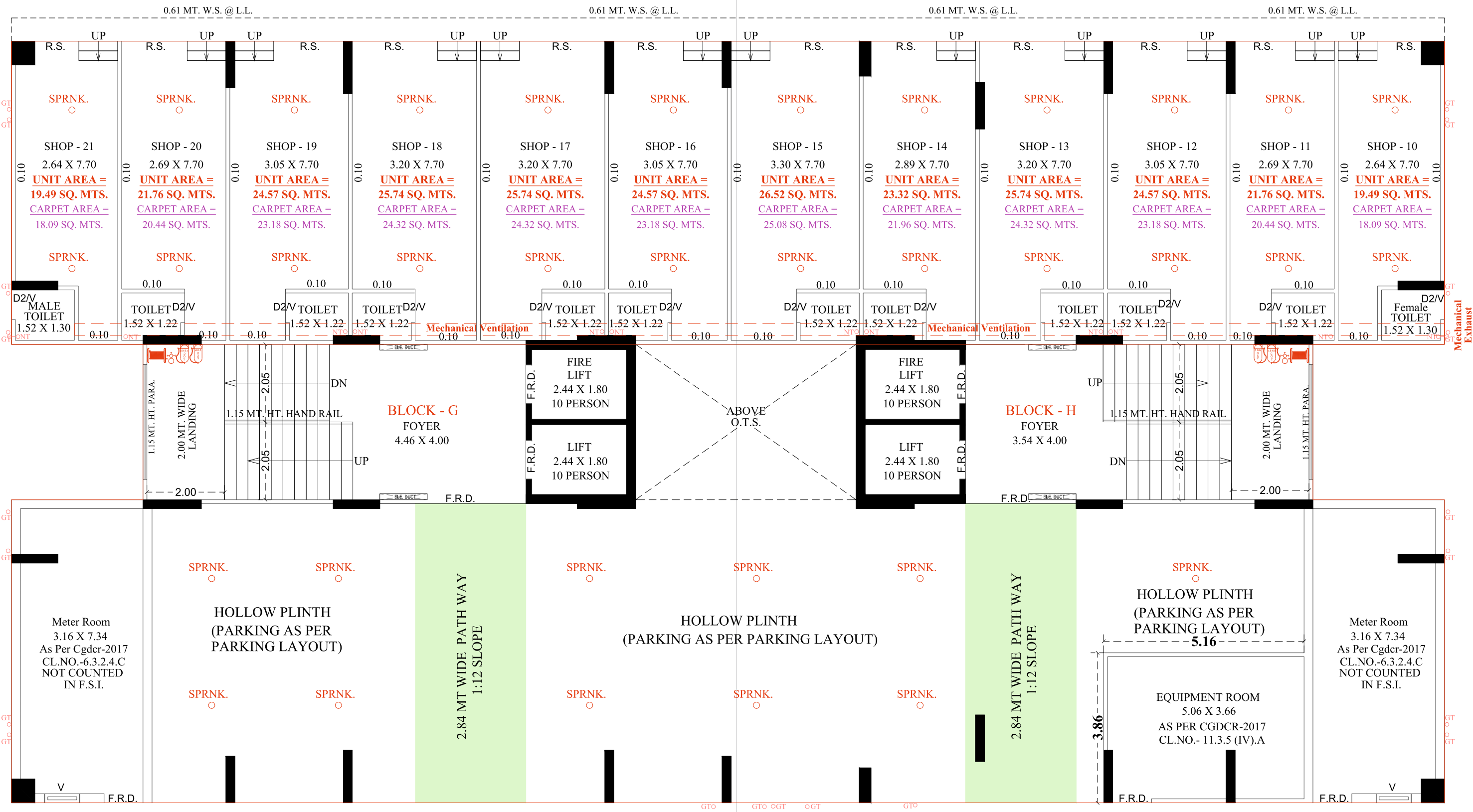
10TH, 11TH, 13TH & 14TH FLOOR PLAN | BLOCK E - BLOCK F



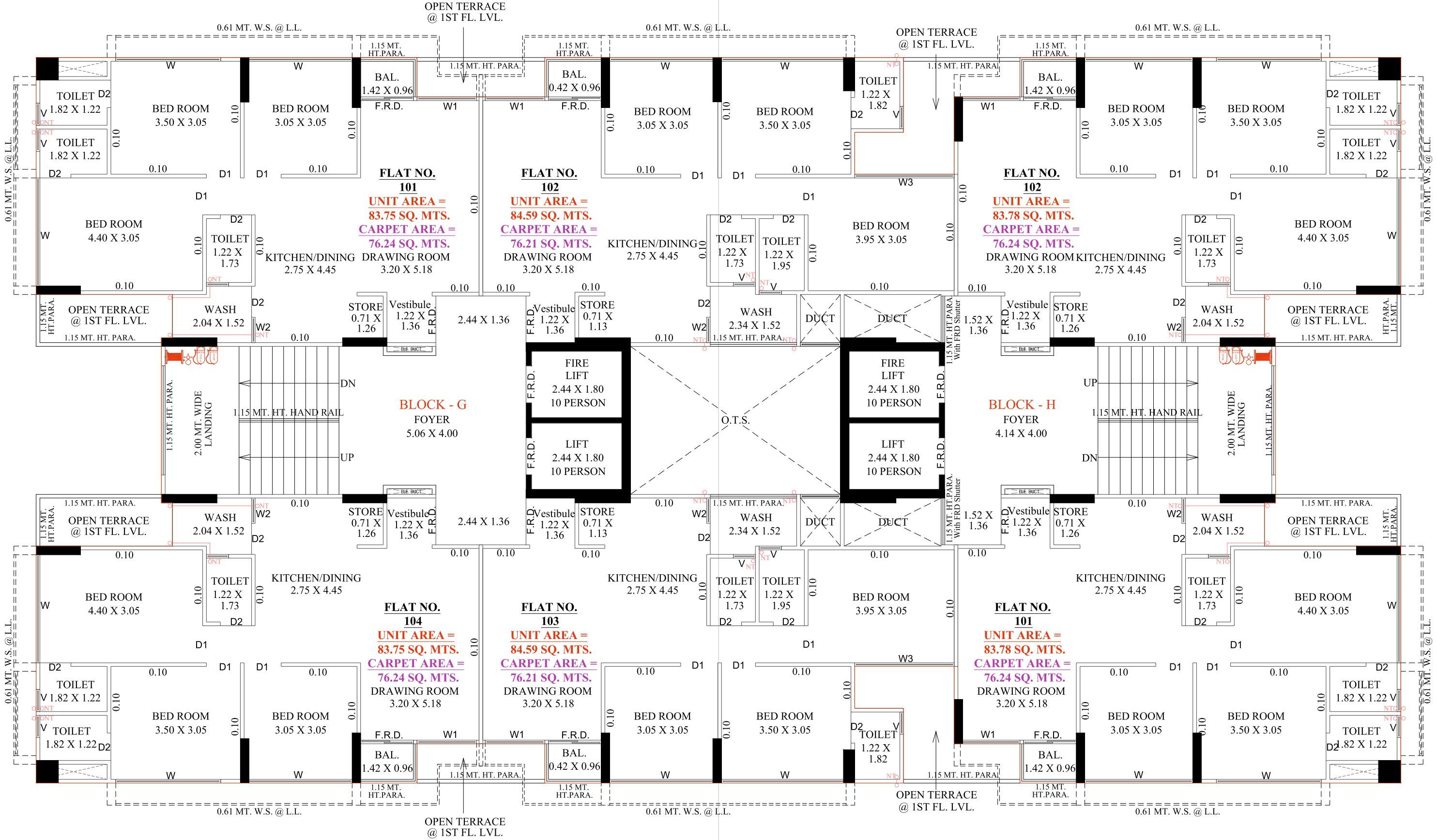
12TH FLOOR PLAN | BLOCK E - BLOCK F



GROUND FLOOR PLAN | BLOCK G - BLOCK H



1ST FLOOR PLAN | BLOCK G - BLOCK H



The image displays a detailed architectural floor plan for two blocks, Block - G and Block - H, each containing four flats. The plan includes room layouts, dimensions, and area calculations for each flat.

Block - G:

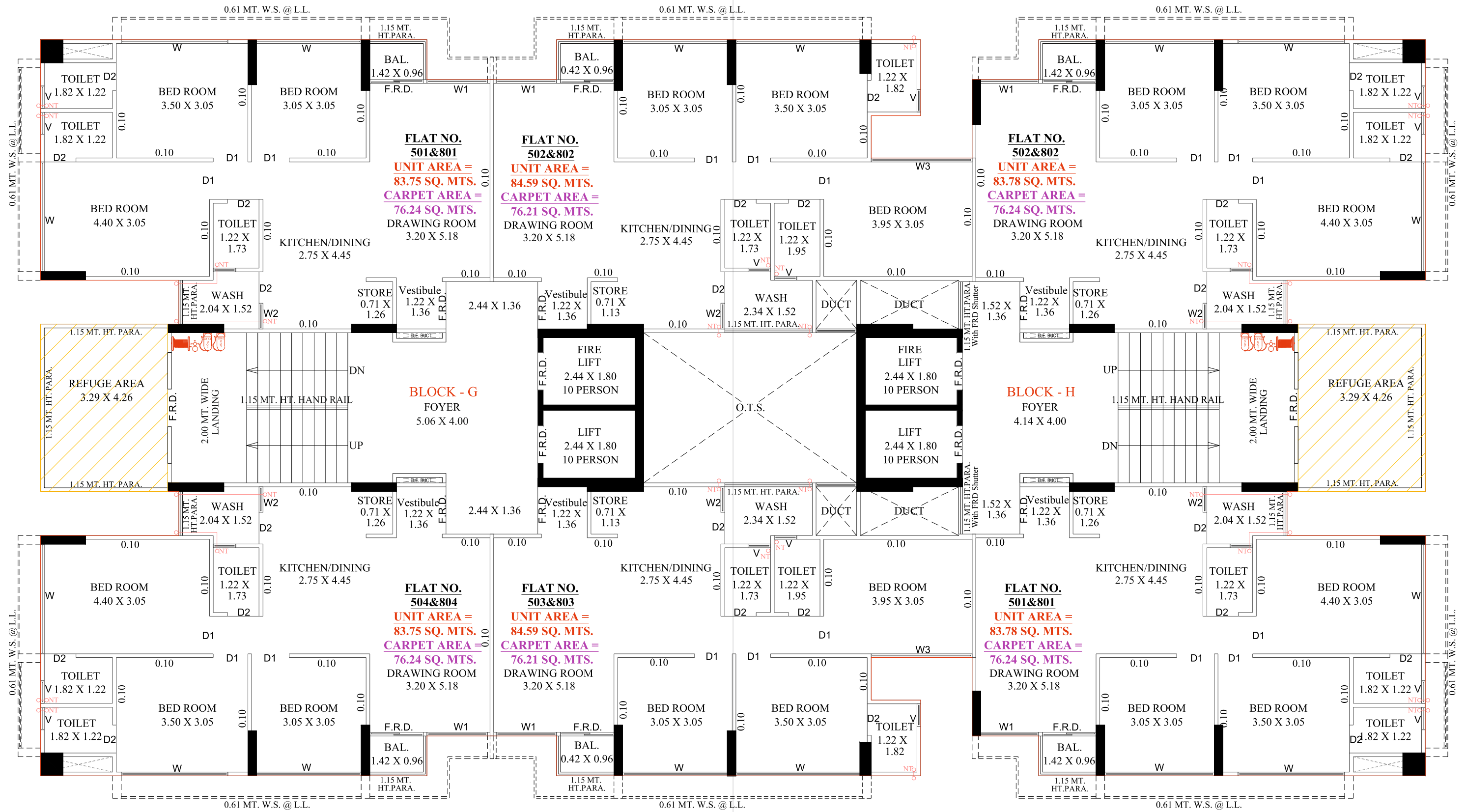
- Flat 701 & 901:** UNIT AREA = 83.75 SQ. MTS., CARPET AREA = 76.24 SQ. MTS. Rooms include: TOILET (1.82 X 1.22), BED ROOM (3.50 X 3.05), BED ROOM (3.05 X 3.05), BAL. (1.42 X 0.96), F.R.D., WASH (2.04 X 1.52), STORE (0.71 X 1.26), Vestibule (1.22 X 1.36), and a 2.00 MT. WIDE LANDING.
- Flat 702 & 902:** UNIT AREA = 84.59 SQ. MTS., CARPET AREA = 76.21 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.05 X 3.05), BED ROOM (3.50 X 3.05), BAL. (0.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.34 X 1.52), STORE (0.71 X 1.13), and Vestibule (1.22 X 1.36).
- Flat 703 & 903:** UNIT AREA = 84.59 SQ. MTS., CARPET AREA = 76.21 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.05 X 3.05), BED ROOM (3.50 X 3.05), BAL. (0.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.34 X 1.52), STORE (0.71 X 1.13), and Vestibule (1.22 X 1.36).
- Flat 704 & 904:** UNIT AREA = 83.75 SQ. MTS., CARPET AREA = 76.24 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.50 X 3.05), BED ROOM (3.05 X 3.05), BAL. (1.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.04 X 1.52), STORE (0.71 X 1.26), and Vestibule (1.22 X 1.36).

Block - H:

- Flat 701 & 901:** UNIT AREA = 83.75 SQ. MTS., CARPET AREA = 76.24 SQ. MTS. Rooms include: TOILET (1.82 X 1.22), BED ROOM (3.50 X 3.05), BED ROOM (3.05 X 3.05), BAL. (1.42 X 0.96), F.R.D., WASH (2.04 X 1.52), STORE (0.71 X 1.26), Vestibule (1.22 X 1.36), and a 2.00 MT. WIDE LANDING.
- Flat 702 & 902:** UNIT AREA = 83.78 SQ. MTS., CARPET AREA = 76.24 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.05 X 3.05), BED ROOM (3.50 X 3.05), BAL. (0.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.34 X 1.52), STORE (0.71 X 1.13), and Vestibule (1.22 X 1.36).
- Flat 703 & 903:** UNIT AREA = 84.59 SQ. MTS., CARPET AREA = 76.21 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.05 X 3.05), BED ROOM (3.50 X 3.05), BAL. (0.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.34 X 1.52), STORE (0.71 X 1.13), and Vestibule (1.22 X 1.36).
- Flat 704 & 904:** UNIT AREA = 83.75 SQ. MTS., CARPET AREA = 76.24 SQ. MTS. Rooms include: TOILET (1.22 X 1.73), BED ROOM (3.50 X 3.05), BED ROOM (3.05 X 3.05), BAL. (1.42 X 0.96), F.R.D., KITCHEN/DINING (2.75 X 4.45), DRAWING ROOM (3.20 X 5.18), WASH (2.04 X 1.52), STORE (0.71 X 1.26), and Vestibule (1.22 X 1.36).

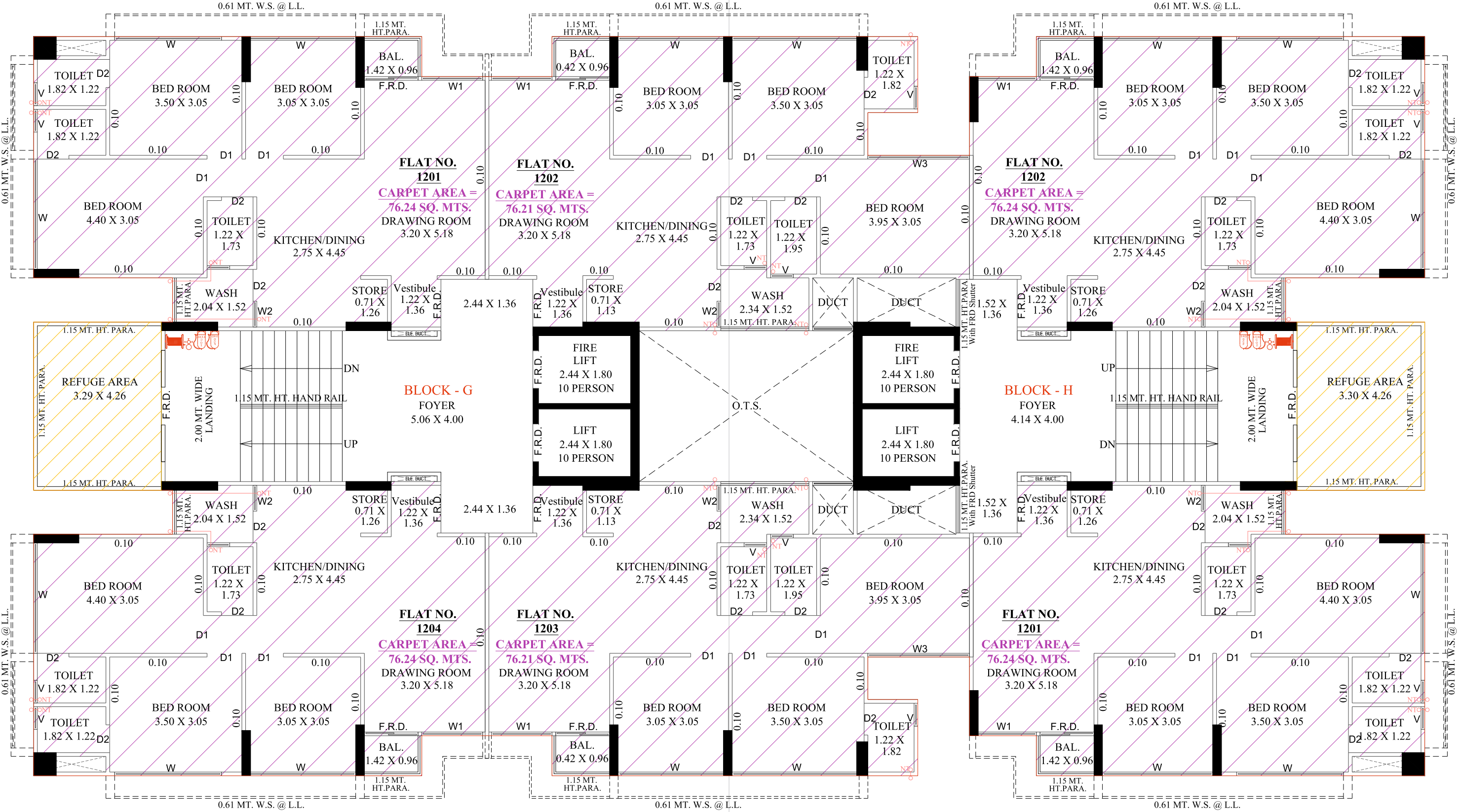
The plan also shows common areas including a central O.T.S. (Open To Sky) area, fire lifts, and stairs with handrails. Dimensions are provided for all rooms and common areas.

5TH & 8TH FLOOR PLAN | BLOCK G - BLOCK H

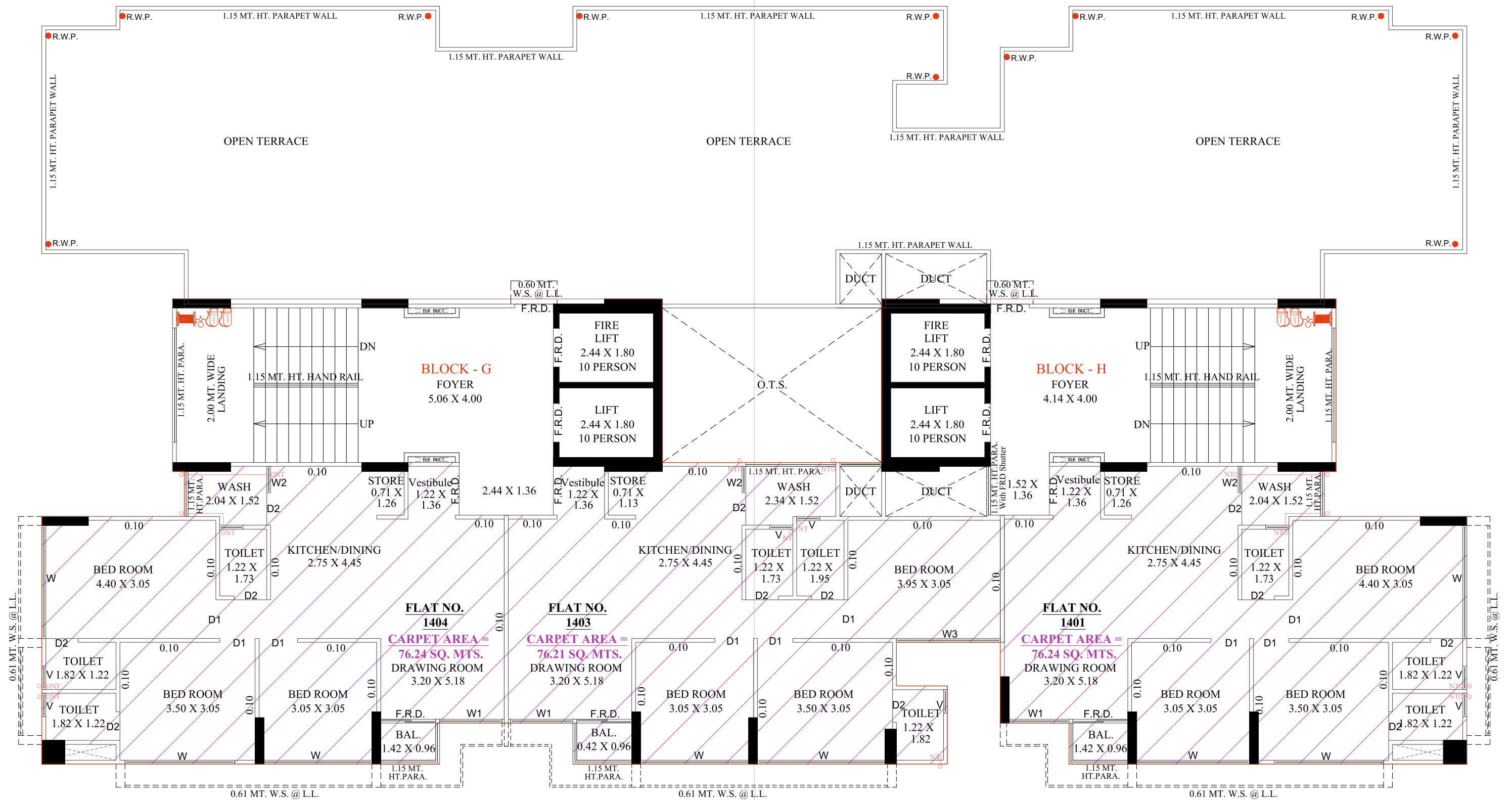


[illegible]

12TH FLOOR PLAN | BLOCK G - BLOCK H



14TH FLOOR PLAN | BLOCK G - BLOCK H



AMENITIES



Huge Entry Gate



Waiting Lounge



Senior Citizen Seating Ares



CCTV



24 Hours Security



Entry To Every Block



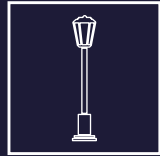
Fire Safety Measures



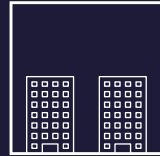
24 Hours Water



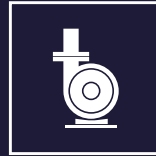
Waste Box



Adequate Street Light



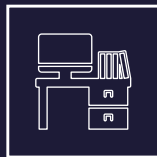
Sufficient Distance Between Building



Pressure Pump System



Solar System For Common Area



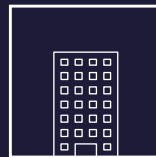
Society Office



Drinking Water



Pleasant Site-out Zone



Attractive Elevation Lighting

Structure By



Architect By

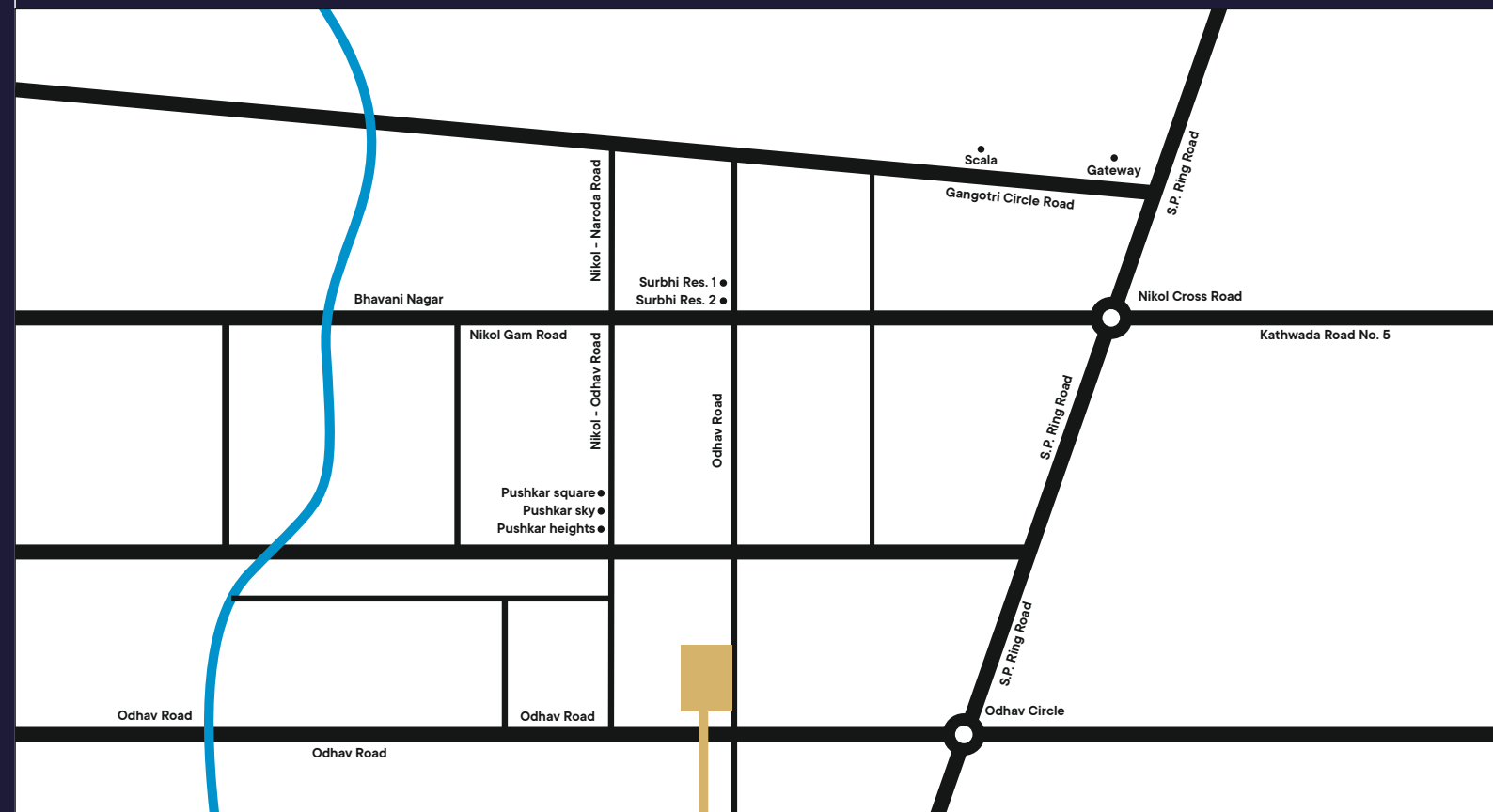


શરતો : (૧) સભાસદે નક્કી થયા મુજબની કિંમતના ૨૫% રકમ એક મહિનામાં ત્યારબાદ નક્કી કરેલ કંડીશન પ્રમાણે ચુકવવાનું રહેશે. (૨) સભાસદે નક્કી કરેલ ટર્મ અને કંડીશન પ્રમાણે રકમ ચુકવવાની રહેશે અને જો તે પ્રમાણે રકમ ચુકવવામાં ન આવે તો સભાસદનું સભ્યપદ આખો આપ રદ થશે અથવા કોઈપણ કારણોસર સભ્યપદ રદ થાય તો કરેલ તમામ કરારો રદ કરવામાં આવશે અને તેનો જે કર્તવ્ય બર્થ થાય તે સભ્યએ ભરેલી રકમ માંથી વહીવટ ખર્ચ કાપી તેની જગ્યાએ નવા સભ્ય થયા પછી રકમ પરત આપવામાં આવશે. (૩) સભ્યનું સભાપદ કેન્સલ થાય અથવા નામ ટ્રાન્સફર કરવાનું થાય તો તે સભ્યનું રજીસ્ટર તે નોટરિયલ બાનાખત થયેલ હશે તો તેનો કેન્સલ કરવાનો તમામ ખર્ચ જે તે સભ્યએ અલગથી આપવાનો રહેશે. (૪) પ્રોજેશન મળ્યા પહેલા જો કોઈ સભ્યને મકાન વહેંચવું હોય તો મકાનની ટ્રાન્સફર ફી ભરવાની રહેશે તથા મકાનની રકમ પુરી ભરપાઈ કરાવીને વેચાણ કરી શકાશે અને બી.યુ. પરમિશન આવ્યા પછી જ મકાનનું પ્રોજેશન મળશે. (૫) મેન્ટેનન્સ ચાર્જની રકમ કબજે મેળવ્યા બાદ વખતો વખતના વહીવટ કર્તાઓ નક્કી કરે તે રકમ દર મહીને અથવા ત્રણ મહીને અલગથી આપવાનો રહેશે. (૬) દસ્તાવેજ ખર્ચ, સ્ટેમ્પ ડ્યુટી, વકીલ ફી, GST, AMC, GEB તથા અન્ય લીગલ ચાર્જ દરેક સભ્યએ અલગથી આપવાનો રહેશે તથા સરકારી નવા વધારાના કોઈપણ ચાર્જ જે તે સમયે આવે તો સભાસદે અલગથી ચુકવવાના રહેશે. (૭) ઔડિ, મ્યુનિસિપલ તથા સરકારશ્રીના ધારાધોરણ મુજબ કરવામાં આવેલ ફેરફાર દરેક સભ્યને બંધનકર્તા રહેશે, બહારના એલીવેશનમાં કોઈપણ જતનો ફેરફાર કરવા દેવામાં આવશે નહિ તેમજ ટેકનીકલ બાબતમાં આર્કિટેક્ટ એન્જીનીયરની નિમણુંક કરવામાં આવેલ છે, જેનો અભિપ્રાય દરેક સભ્યએ માન્ય રાખવાનો રહેશે. (૮) સદર સ્કીમના વહિવટી કામકાજે અલગથી જે સર્વિસ સોસાયટીની રચના કરવામાં આવે ત્યારે તેના નીતિ-નિયમો તેમજ કરાવોનું હરહંમેશ દરેક સભ્યએ પાલન કરવાનું રહેશે. (૯) સ્કીમના બાંધકામ, એલીવેશન, ફીટીંગ્સ, ફીચર્સ અને નિતિ - નિયમોના ફેરફાર અંગેના હક્કો ડેવલોપર્સ બિલ્ડર્સના આગવા અને અબાધીત રહેશે. (૧૦) સ્પેશીફિકેશન સિવાયનું કોઈપણ કામ એકસ્ટ્રા કામ કરવામાં આવશે નહીં. (૧૧) એકસ્ટ્રા કામનો ચાર્જ એન્જીનિયરના એસ્ટીમેટ મુજબ એડવાન્સ અલગથી આપવાનો રહેશે.

નોંધ : આ ઘોષરમાં આપેલી વિગતો સમજુતીની રૂપરેખા આપે છે. જે કોઈ લીગલ ડોક્યુમેન્ટનો હિસ્સો નથી. અમદાવાદ ન્યાયક્ષેત્ર ને આધીન.

RERA: PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/

WEB: www.gujrerar1.gujarat.gov.in



SPECIFICATION

STRUCTURE & WALL CONSTRUCTION

- Earthquake Resistance RCC Framed Structure.
- Internal walls with wall putty & external walls with weather proof paint/ cladding / glass glazing over double coat plaster.

FLOORING & 'WALL CLADDING

- Premium Vitrified Tile Flooring.
- Natural Stone/Vitrified Tile Flooring in Common Area.
- Designer Tiles/Granite Flooring & Wall Cladding in lobby.

ELECTRICAL

- Shock proof protection with latest ELCB /MCB in each unit.
- Optimum Power Load for Computers, Communications Equipment & Air Conditioning.
- Fire Safety Equipments as per norms.

DOORS & WINDOWS

- Decorative Main Door With Standard lock With Synthetical Enamel Paint In Shops.
- Anodized Aluminum Sliding Windows.

WASHROOMS

- Ceramic Tiles & Walls up to lintel level.
- Premium Branded CP fittings.
- Provision for water supply & drainage in Each unit.

ELEVATORS

- High Speed Elevators

WATER SUPPLY

- Tubewell, Underground & Overhead Tank.

SECURITY

- Comprehensive Security infrastructure: 24 hours security CCTV Surveillance in common areas & inte

CAR PARKING

- Ample car parking provided in multiple levels including 2 level basement parking, ground floor instant parking.