ANUVRAT ABODE,
NEAR ICICI BANK, OPP URJA COMPLEX,
MOTERA, AHMEDABAD.

EMAIL: ZIRCONGROUPKK@GMAIL.COM
PHONE: +91 94908 15555 | +91 98256 05768 | +91 82002 98831
Prakash Baid Mukund Bhansali

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ANUVRAT
ABODE

PROMOTER -HIMALAYA UTSHAV

Unity and divinity at one place

ANUVRAT
ABODE

TERAPANTH BHAVAN:
A SPIRITUAL HAVEN

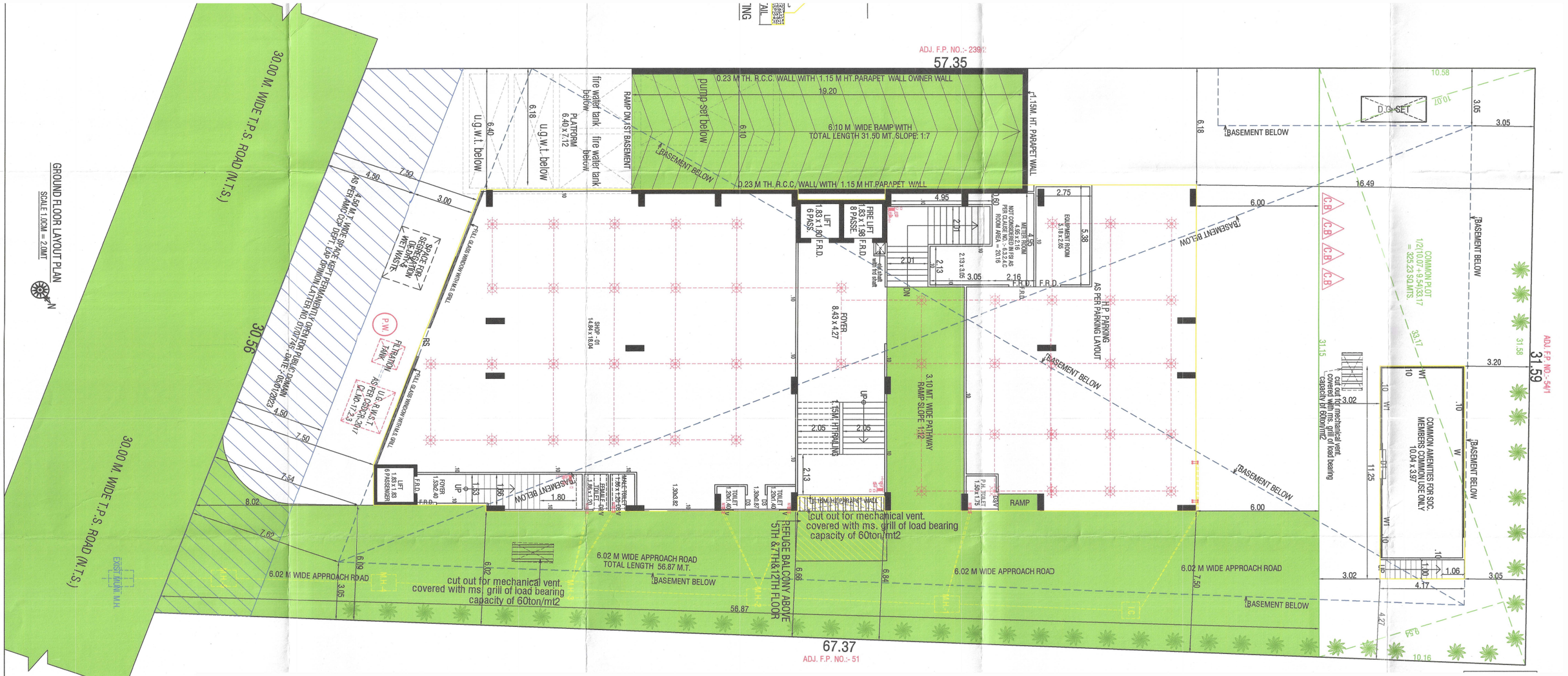
At the heart of Anuvrat Abode the Terapanth Bhavan, is a serene sanctuary for spiritual practices, religious gatherings, and cultural events. Our beautifully designed Bhavan provides a tranquil space for meditation, prayer, and Satsangs, fostering a sense of unity and devotion within the community.

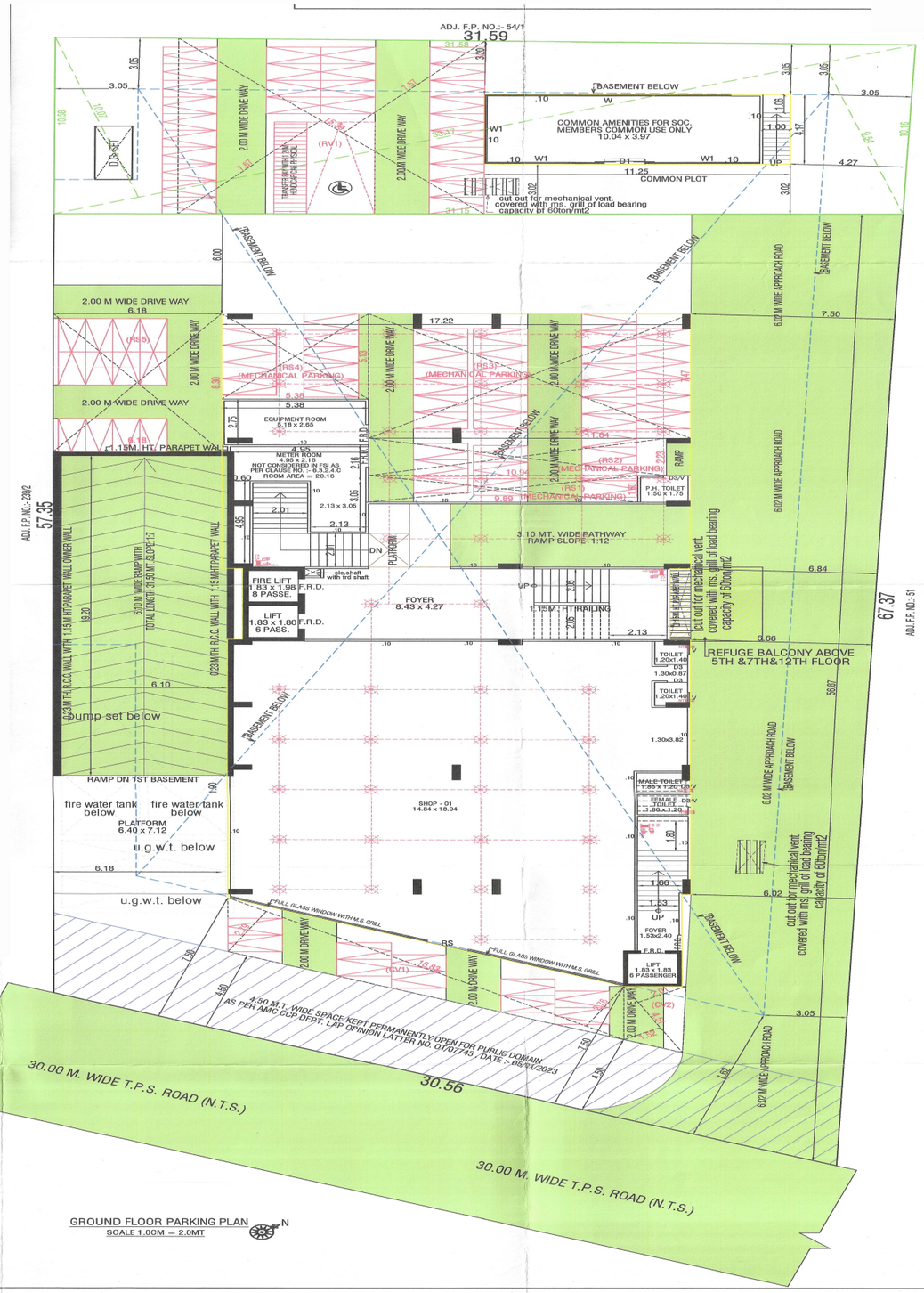
COMMERCIAL SPACES:
CONVENIENCE AT YOUR DOORSTEP

The showroom space isn't just a physical space; it's a vision board for tomorrow. As you explore the showroom space, envision what lies ahead – a space where a bank or a renowned brand might soon find its home, weaving its story into this dynamic tapestry of growth.

LUXURIOUS PENTHOUSES:
MODERN ELEGANCE

Elevate your living experience in our exquisite penthouses, meticulously crafted to embody elegance and comfort. These penthouses offer spacious layouts and contemporary designs, providing you with a space that reflects your refined taste. Enjoy breathtaking views of the surroundings while embracing the luxurious amenities tailored to your lifestyle.


GROUND FLOOR LAYOUT PLAN
SCALE 1.00M = 2.0MT
30.00 M. WIDE T.P.S. ROAD (N.T.S.)
30.56
ADJ. F.P. NO.:- 239/2
57.35
0.23 M TH. R.C.C. WALL WITH 1.15 M HT.PARAPET WALL OWNER WALL
19.20
6.10 M WIDE RAMP WITH TOTAL LENGTH 31.50 MT. SLOPE 1:7
1.15M. HT. PARAPET WALL
0.23 M TH. R.C.C. WALL WITH 1.15 M HT.PARAPET WALL
RAMP DN./1ST BASEMENT
pump set below
fire water tank below
u.g.w.t. below
PLATFORM 6.40 X 7.12
SPACE FOR SEGREGATION OF WET & DRY WASTE
P.W. FILTRATION TANK
U.G. R.W.S.T.
LIFT 1.83 x 1.80 6 PASS.
FIRE LIFT 1.83 x 1.98 8 PASSE
F.R.D.
MEET ROOM 5.18 X 2.65 NOT CONSIDERED IN FSI AS PER CLAUSE NO. - 6.3.2.4.C ROOM AREA = 20.16
EQUIPMENT ROOM 5.18 X 2.65
FOYER 8.43 X 4.27
SHOP - 01 14.84 x 18.04
3.10 MT. WIDE PATHWAY RAMP SLOPE 1:12
1.15M. HT.RAILING
H.P. PARKING AS PER PARKING LAYOUT
BASEMENT BELOW
D.G. SET
COMMON PLOT 1/2(10.07+9.54)33.17 = 325.23 SQ.MTS.
COMMON AMENITIES FOR SOC. MEMBERS COMMON USE ONLY 10.04 X 3.97
cut out for mechanical vent. covered with ms. grill of load bearing capacity of 60ton/mt2
RAMP
P.H. TOILET 1.30x1.75
ADJ. F.P. NO.:- 54/1
31.59
6.02 M WIDE APPROACH ROAD
TOTAL LENGTH 56.87 M.T.
REFUGE BALCONY ABOVE 5TH &7TH&12TH FLOOR
56.87
67.37
ADJ. F.P. NO.:- 51
EXIST MUNI. M.H.


ADJ. F.P. NO.:- 54/1
31.59
ADJ. F.P. NO.:- 2892
57.35
ADJ. F.P. NO.:- 51
67.37
30.56
BASEMENT BELOW
COMMON AMENITIES FOR SOC. MEMBERS COMMON USE ONLY 10.04 x 3.97
COMMON PLOT
11.25
cut out for mechanical vent. covered with ms. grill of load bearing capacity of 60ton/mt2
2.00 M WIDE DRIVE WAY
2.00 M WIDE DRIVE WAY
2.00 M WIDE DRIVE WAY
2.00 M WIDE DRIVE WAY
6.02 M WIDE APPROACH ROAD
6.02 M WIDE APPROACH ROAD
(RV1)
(RS5)
(RS4) (MECHANICAL PARKING)
(RS3) (MECHANICAL PARKING)
(RS2) (MECHANICAL PARKING)
(RS1) (MECHANICAL PARKING)
(CV1)
(CV2)
(CS1)
(CS2)
(RC1)
(RC2)
(RC3)
(CC1)
(CC2)
EQUIPMENT ROOM 5.18 x 2.65
METER ROOM 4.95 x 2.16 NOT CONSIDERED IN FSI AS PER CLAUSE NO. :- 9.3.2.4.C ROOM AREA = 20.16
(1.15M. HT. PARAPET WALL)
3.10 MT. WIDE PATHWAY RAMP SLOPE 1:12
FIRE LIFT 1.83 x 1.98 8 PASSE.
LIFT 1.83 x 1.80 6 PASS.
FOYER 8.43 x 4.27
1.15M. HT.RAILING
REFUGE BALCONY ABOVE 5TH &7TH&12TH FLOOR
TOILET
SHOP - 01 14.84 x 18.04
MALE TOILET
FEMALE TOILET
LIFT 1.83 x 1.83 6 PASSENGER
RAMP DN 1ST BASEMENT
pump set below
fire water tank below
fire water tank below
PLATFORM 6.40 x 7.12
u.g.w.t. below
u.g.w.t. below
FULL GLASS WINDOW WITH M.S. GRILL
4.50 M.T. WIDE SPACE KEPT PERMANENTLY OPEN FOR PUBLIC DOMAIN AS PER AMC CCP DEPT. LAP OPINION LATTER NO. 01/01/745 / DATE. - 05/01/2023
30.00 M. WIDE T.P.S. ROAD (N.T.S.)
30.00 M. WIDE T.P.S. ROAD (N.T.S.)
0.23 M TH. R.C.C. WALL WITH 1.15 M HT.PARAPET WALL OWNER WALL
6.10 M WIDE RAMP WITH TOTAL LENGTH-31.40 MT. SLOPE-1:7
0.23 M TH. R.C.C. WALL WITH 1.15 M HT.PARAPET WALL
PASSAGE BELOW
RAMP
UP
DN
PLATFORM
F.R.D.
GROUND FLOOR PARKING PLAN
SCALE 1.0CM = 2.0MT
N
0.23 M TH. R.C.C. WALL
PLATFORM 6.10 x 7.42
RAMP UP GROUND FLOOR
7.42 M WIDE DRIVE WAY
7.42 M WIDE DRIVE WAY
5.21 M WIDE DRIVE WAY
3.46 M WIDE DRIVE WAY
cut out for mechanical vent. exhaust
FOYER 4.11 x 2.01
1.20 MT. WIDE PATHWAY
TRANSFER BAY WITH 1.20M HENDICAP CAR PHYSICAL
FIRE LIFT 1.83 x 1.98
LIFT 1.83 x 1.80
FOYER 2.21 x 4.37
HYDRANT PUMPS = 2280 LPM.
SPRINKLER PUMPS = 2280 LPM.
JOCKY PUMP = 180 LPM.
DIESEL PUMP = 2280 LPM.
SPRINKLER-JOCKY PUMPS = 180 LPM.
PUMP SET
fire water tank capacity of 50,000 ltr.
fire water tank capacity of 50,000 ltr.
u.g.w.t. capacity of 25000 ltr.
u.g.w.t. capacity of 25000 ltr.
2.00 M WIDE DRIVE WAY
2.00 M WIDE DRIVE WAY
2.00 M WIDE DRIVE WAY
3.00 M WIDE DRIVE WAY
F.R.D. FOYER 1.94x1.50
LIFT 1.83 x 1.89 6 PASSEN.
BASEMENT LAYOUT PLAN
SCALE 1.0CM = 2.0MT
N

ENVIRONMENT MANAGEMENT PLAN
SCALE 1.0CM = 2.0MT

ADJ. F.P. NO.:- 239/2

57.35

30.00 M WIDE T.P.S. ROAD (N.T.S.)

30.00 M WIDE T.P.S. ROAD (N.T.S.)

30.56

0.23 M TH. R.C.C. WALL WITH 1.15 M HT.PARAPET WALL OWNER WALL

19.20

6.10 M WIDE RAMP WITH
TOTAL LENGTH 31.50 MT. SLOPE: 1:7

RAMP DN 1ST BASEMENT

1.15M. HT. PARAPET WALL

PLATFORM
6.40 x 7.12

6.18

7.68

4.50

4.50 M.T. WIDE SPACE KEPT PERMANENTLY OPEN FOR PUBLIC DOMAIN AS PER AMC CCP DEPT. LAP OPINION LATER NO. 0707/AS , DATE:- 05/01/2023

SPACE FOR SEGREGATION OF DRY & WET WASTE

P.W.

FILTRATION PARK

U.G. R.W.S.T. AS PER CGDCR-2017 CL.NO.17.2.3

EXIST. MUNI. M.H.

SLOPE

1.15M. HT. PARAPET

RAIN WATER PIPE

ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION CGDER-2017,CL.NO. 17.5.1. OPEN TERRACE

LIFT
1.83 x 1.80

FIRE LIFT
1.83 x 1.98

F.R.D.

LIFT MACHINE ROOM ABOVE

with 1.15 mt. ht. railing

UP

FOYER
8.43 x 4.27

D1

D

OPEN TERRACE

ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION CGDER-2017,CL.NO. 17.5.1.

3.40

3.40

6.00

BELOW TERRACE

DN

2.05

Q.H.W.T. ABOVE

1.15M. HT.PARAPET/RAILING

REFUGE BALCONY
3.30 x 4.27

REFUGE BALCONY ABOVE 5TH &7TH&12TH FLOOR

6.66

6.84

7.50

9.00

6.00

10.58

10.07

16.49

C.B.

COMMON PLOT
1/2(10.07+9.54)33.17
= 325.23 SQ.MTS.

33.17

cut out for base. natural vent. with ms grill covered of 60 ton lord bearing capacity

3.00

3.20

31.58

31.15

WT

W1

W

.10

11.25

COMMON AMENITIES FOR SOC. MEMBERS COMMON USE ONLY
10.04 x 3.97

1.00

1.06

4.17

6.02 M WIDE APPROACH ROAD

6.02 M WIDE APPROACH ROAD
TOTAL LENGTH 31.02 M.T.

CAUTION WALL

M.H.-1

M.H.-2

M.H.-3

M.H.-4

I.C.

67.37

ADJ. F.P. NO.:- 51

10.16

GROUND FLOOR PLAN

0.23 M TH. R.C.C. WALL WITH 1.15 M HT. PARAPET WALL OWNER WALL

6.10 M WIDE RAMP WITH
TOTAL LENGTH 31.50 MT. SLOPE: 1:7

RAMP DN 1ST BASEMENT

PLATFORM 6.40 X 7.12

1.15M. HT. PARAPET WALL

0.23 M TH. R.C.C. WALL WITH 1.15 M HT. PARAPET WALL

FULL GLASS WINDOW WITH M.S. GRILL

SHOP - 01 14.84 X 18.04

RERA CARPET 280.93 SQ.MTS.

LIFT 1.83 X 1.83 6 PASSENGER

FIRE LIFT 1.83 X 1.98 8 PASSENGER F.R.D.

F.R.D.

lift shaft with m/c room

METER ROOM 4.95 X 2.16 NOT CONSIDERED IN FSI AS PER CLAUSE NO.:- 6.32.4.C ROOM AREA = 20.16

EQUIPMENT ROOM 5.18 X 2.85 NOT CONSIDERED IN FSI AS PER CLAUSE NO.:- 13.33.(We)

FOYER 8.43 X 4.27

3.10 MT. WIDE PATHWAY RAMP SLOPE 1:12

H.P. PARKING AS PER PARKING LAYOUT

1.15M. HT. RAILING

RAMP SLOPE 1:12

LIFT 1.83 X 1.83 6 PASSENGER

FOYER 11.53X2.40

FEMALE TOILET 2.0M X 4.0M

MALE TOILET 2.0M X 4.0M

PH. TOILET 1.75 X 1.50

cut out for mechanical vent. covered with ms. grill of load bearing capacity of 60ton/mt2

1ST FLOOR LAYOUT

0.60 M. WIDE ARCHI.PROJ.@ L.L.

1.15M. HT. PARAPET FULL GLASS WINDOW WITH M.S. GRILL

OFFICE - 101 15.06 X 11.48

RERA CARPET 289.25 SQ.MTS.

15.06 X 5.30

14.84 X 3.76

FOYER 8.43 X 4.27

1.15M. HT. RAILING

OFFICE - 102 13.55 X 10.57

RERA CARPET 356.89 SQ.MTS.

9.80 X 4.82

CABIN 3.61 X 4.39

CABIN 3.30 X 4.87

3.46 X 7.42

MALE TOILET 1.58 X 2.69

FEMALE TOILET 1.83 X 2.69

LIFT 1.83 X 1.83 6 PASSENGER

FOYER 1.53m X 1.84

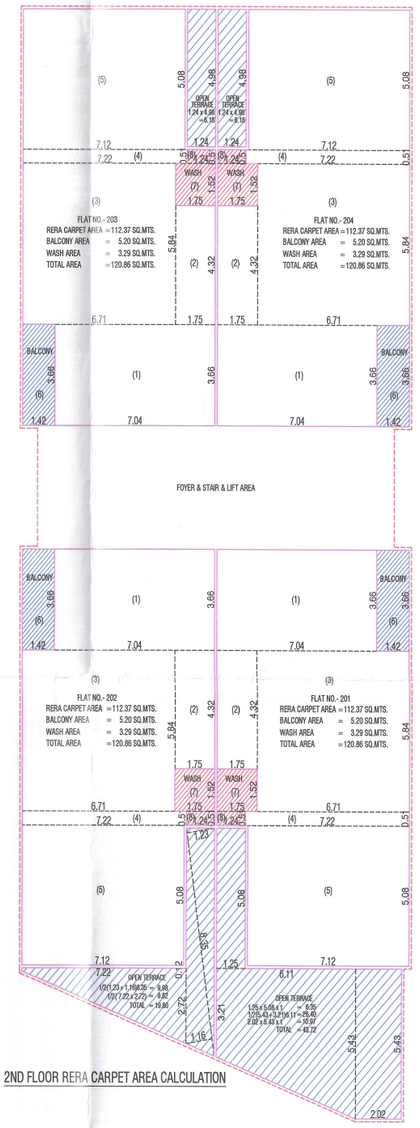
FEMALE TOILET

MALE TOILET

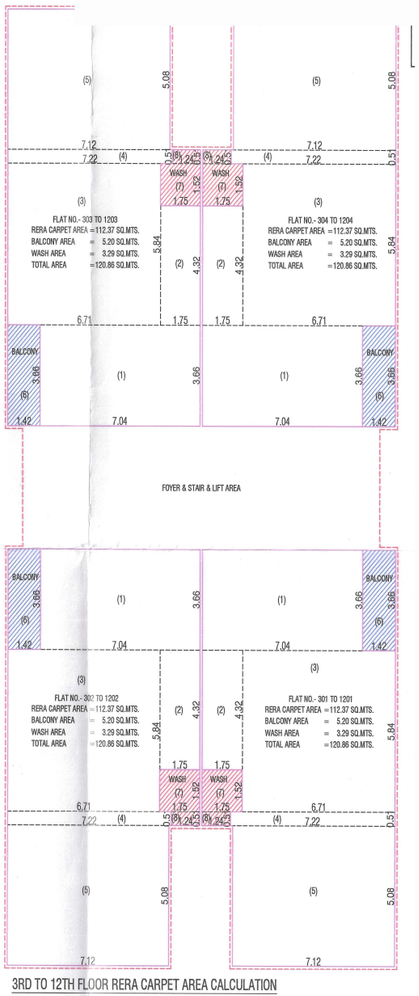
1.15M. HT. PARAPET

1.15M. HT. PARAPET/RAILING

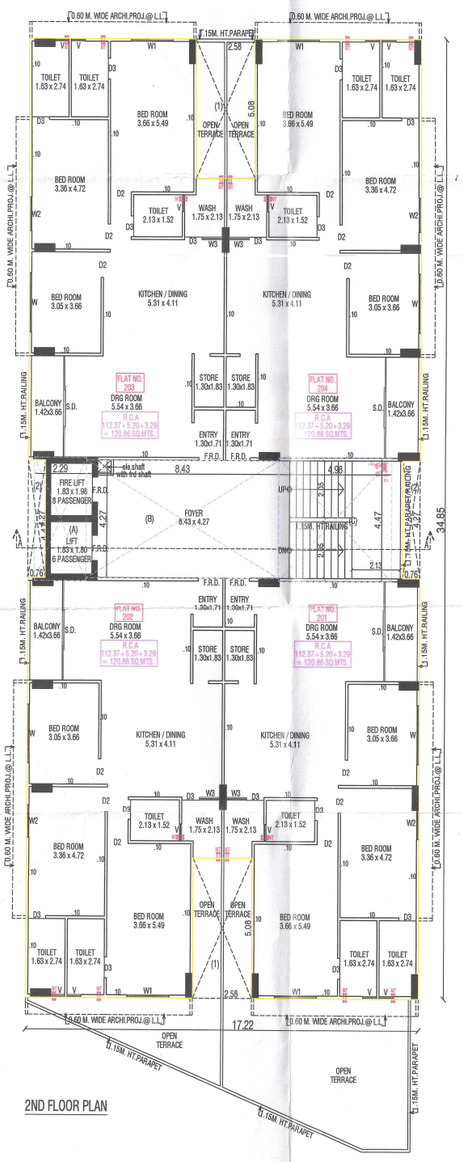
OPY
025
MC



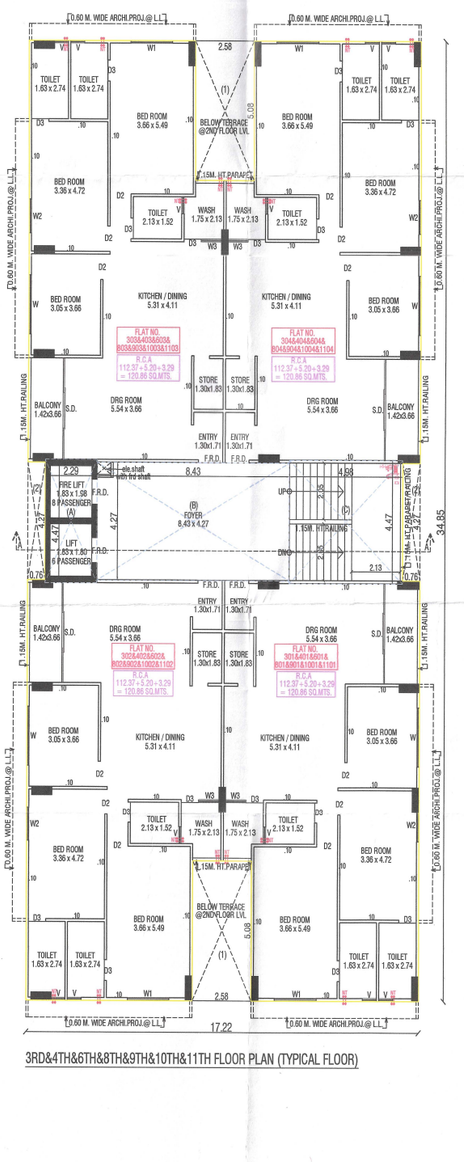
2ND FLOOR RERA CARPET AREA CALCULATION



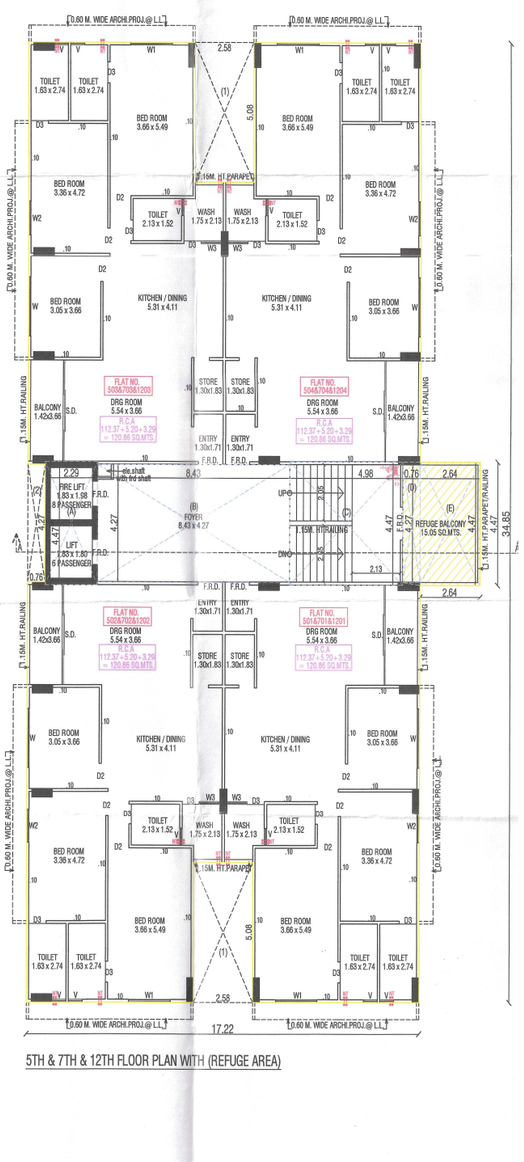
3RD TO 12TH FLOOR RERA CARPET AREA CALCULATION



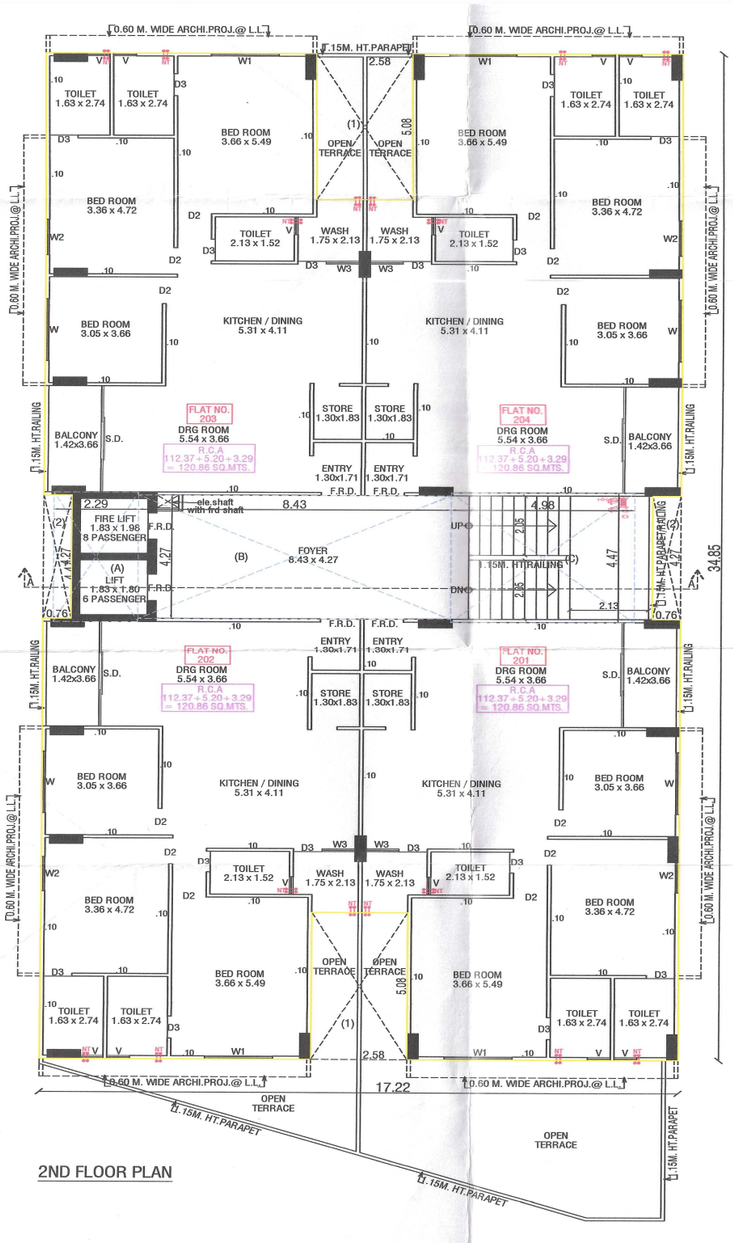
2ND FLOOR PLAN



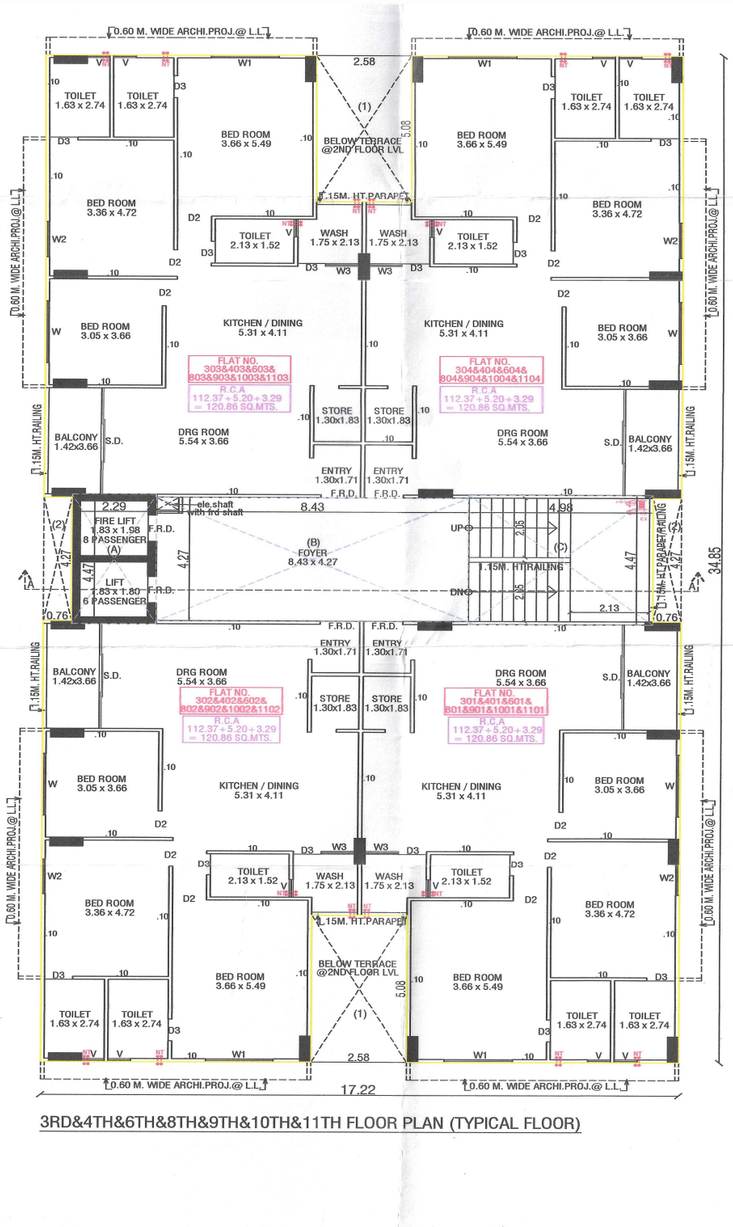
3RD&4TH&6TH&8TH&9TH&10TH&11TH FLOOR PLAN (TYPICAL FLOOR)



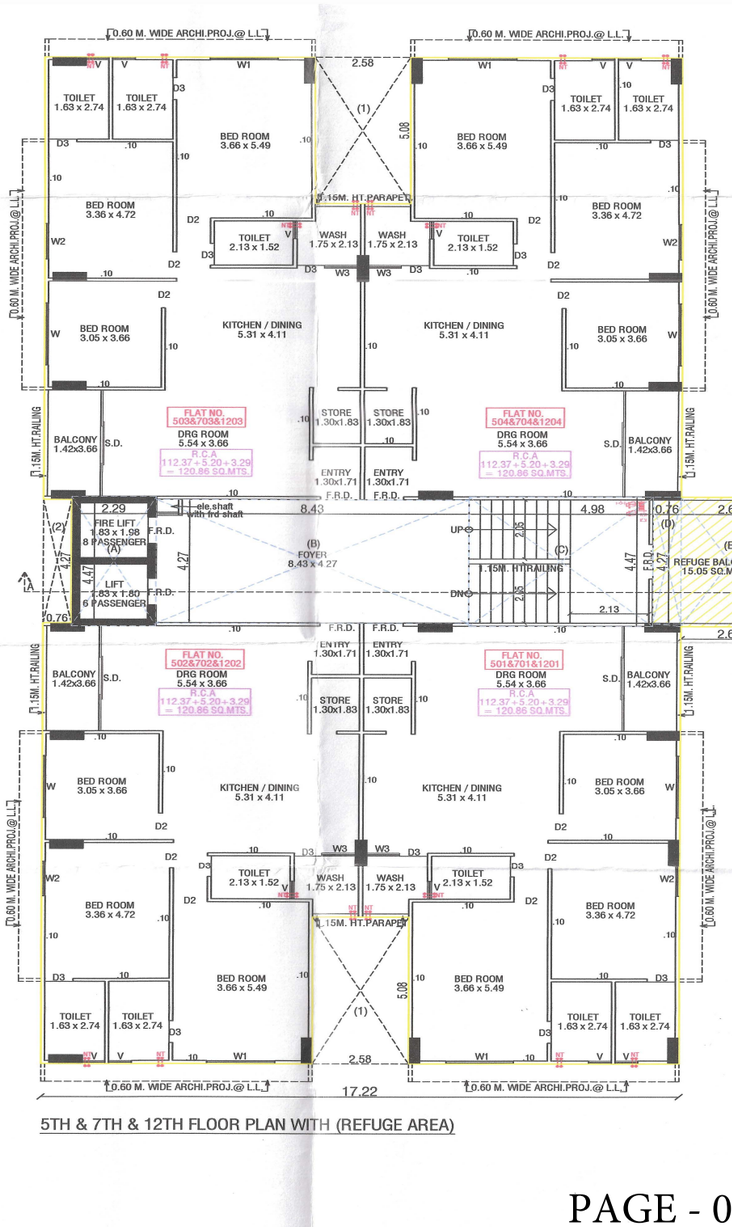
5TH & 7TH & 12TH FLOOR PLAN WITH (REFUGE AREA)



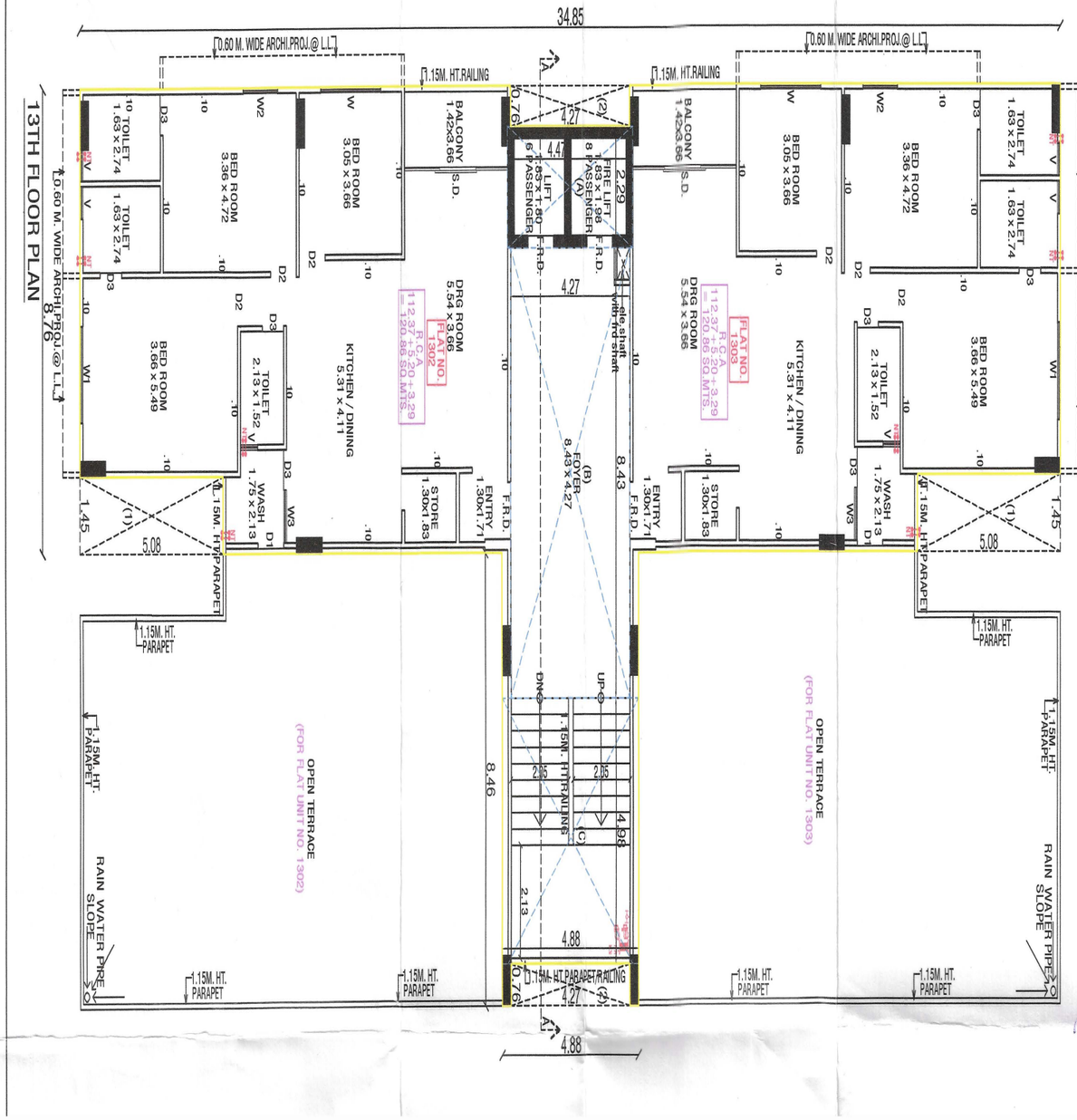
2ND FLOOR PLAN

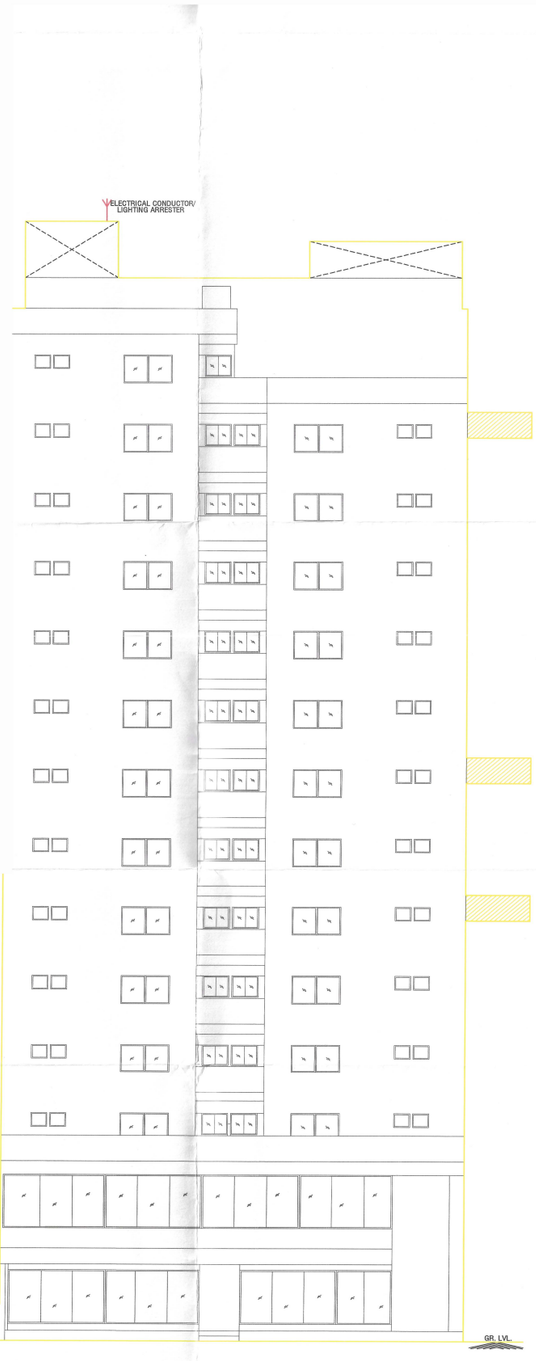


3RD&4TH&6TH&8TH&9TH&10TH&11TH FLOOR PLAN (TYPICAL FLOOR)

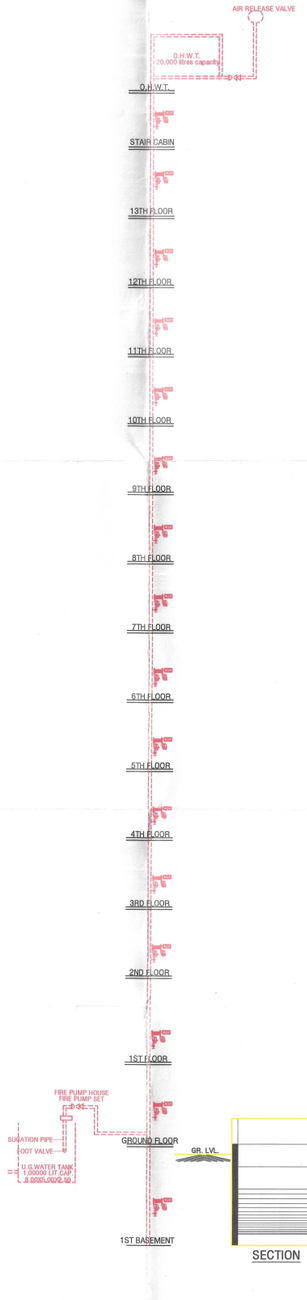


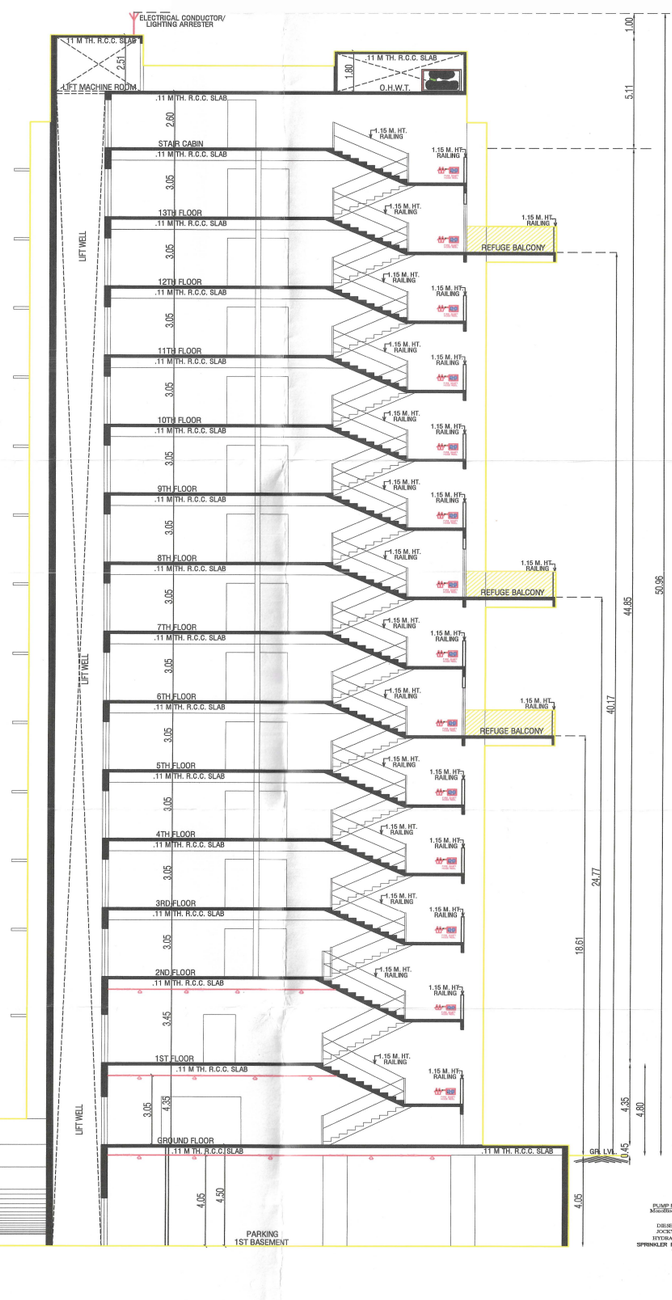
5TH & 7TH & 12TH FLOOR PLAN WITH (REFUGE AREA)


13TH FLOOR PLAN
34.85
0.60 M. WIDE ARCHI.PROJ.@ LL
1.15M. HT.RAILING
BALCONY 1.42x3.66
S.D.
BED ROOM 3.36 x 4.72
BED ROOM 3.05 x 3.66
TOILET 1.63 x 2.74
BED ROOM 3.66 x 5.49
TOILET 2.13 x 1.52
KITCHEN / DINING 5.31 x 4.11
DRG ROOM 5.54 x 3.66
WASH 1.75 x 2.13
ENTRY 1.30x1.71
STORE 1.30x1.83
FIRE LIFT 1.83 x 1.98 8 PASSENGER (A)
LIFT 1.85 x 1.80 6 PASSENGER
F.R.D.
shaft with rcd
FLAT NO. 1302
112.37 - 5.20 - 3.29 = 120.86 SQ.MTS.
FLAT NO. 1303
112.37 - 5.20 - 3.29 = 120.86 SQ.MTS.
FOYER 8.43 x 4.27
OPEN TERRACE (FOR FLAT UNIT NO. 1302)
OPEN TERRACE (FOR FLAT UNIT NO. 1303)
1.15M. HT. PARAPET
1.15M. HT.PARAPET/RAILING
RAIN WATER PIPE SLOPE
UP
DN
8.76
8.46
4.88
OPEN TERRACE PLAN (O.H.W.T. &LIFT MACHINE RM PLAN)
ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION CGDER-2017,CL.NO. 17.5.1.
OPEN TERRACE
LIFT MACHINE ROOM ABOVE
O.H.W.T. ABOVE
3.05 m.s. ladder with 1.15 mt. ht. railing
1.00
6.47
3.50
12.20
BELOW TERRACE

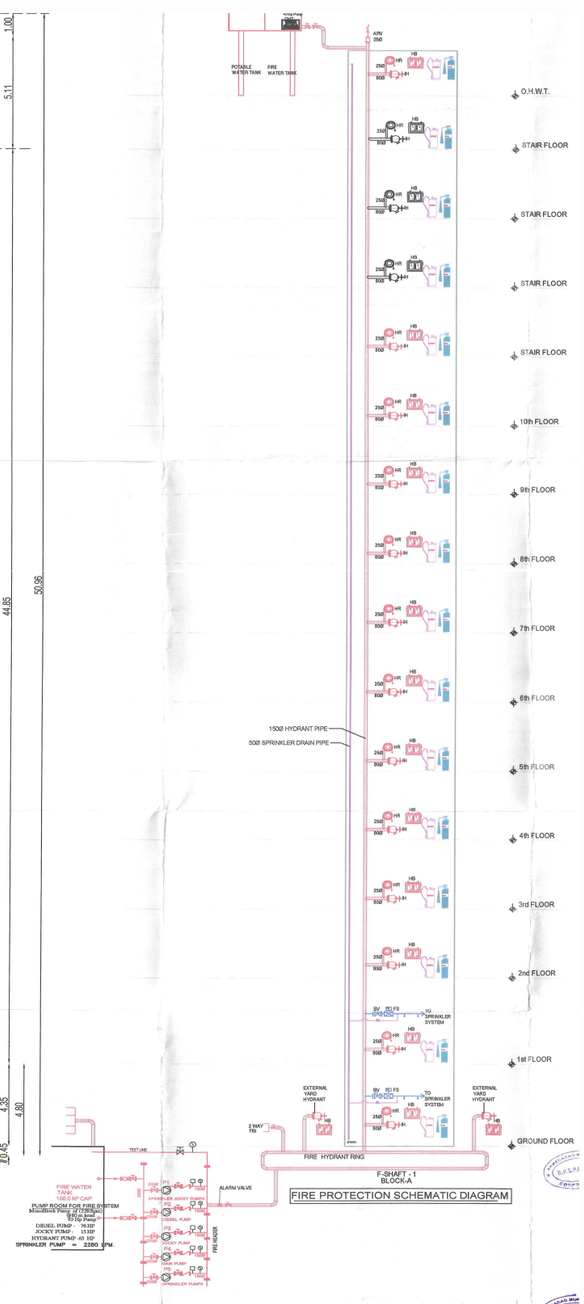


ELEVATION





SECTION



FIRE PROTECTION SCHEMATIC DIAGRAM

SCRUTINIZE COPY
DT. 06/10/2025
BPSP,AMC

ANUVRAT
ABODE

AMENITIES

TERAPANTH BHAVAN

GYMNASIUM

INDOOR GAMES
(POOL TABLE, TODDLER ROOM)

SECURITY

EXTRA TERRACE

SENIOR CITIZEN AREA

ELECTRIC CHARGING POINT WITH EXTRA CHARGE

ELEVATORS

YOGA DECK

GARDEN

ALLOTTED PARKING

SOLAR PANEL

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COMMUNITY & VALUES:

Anuvrat Abode is more than just a residential complex; it's a vibrant community where Jain values are nurtured and celebrated. Experience the warmth of like-minded neighbours who share your beliefs & aspirations. Engage in discussions, cultural programs, & festivities that strengthen the bonds of community

SPECIFICATIONS

STRUCTURE
- Earthquake Resistant RCC frame structure.

MASONRY
- All Exterior & Interior partition Brick or Block Masonry wall

WALL FINISH
- Internal Single Coat Mala Pl aster with Double Coat Birla, JK Putty or equivalent brand.
- External Double Coat Sand Face Plaster or Texture with Acrylic paint.

FLOORING
- Premium quality Vitrified Tile Floorings in Entire Apartment & Foyer.
- Anti-skid in Toilets.
- Natural Rustic Tile floor in Balcony.

DOOR
- Main Door - Heightened Decorative Veneer Finish Main Door with Wooden Frame.
- Internal Door - Flush Door with Double side Oil Paint with Wooden Frame.
- Premium quality Locking Arrangements.

WINDOWS
- Anodized Sliding Aluminium Window Section with plain glass.
- Granite Stone in window sill & jams.

KITCHEN
- Granite Platform with Stainless Steel Sink.
- Designer Glaze Tile Dedo Upto Lintel Level.

TOILET
- Designer Porcelain or Glaze Tile Upto Lintel Level.
- CP Brass Fitting Jaquar or equivalent brand.
- Sanitary Fitting - all Toilets to have Single Lever Diverter, wall Hung European Style commode with Concealed Flush Tank & Health Faucet.

WASH AREA
- Kota Stone/tile flooring with Dado of ceramic tiles.

FOYER
- Decorative Ground Floor Entrance Foyer with Name Plates & Flat Numbering.
- Branded Automatic Lifts

STAIRCASE
- Granite Stone/Vitrified tile flooring in Treads, Risers Landing Area.

PARKING AREA
- Trimix Floor in Basement.
- Kota Stone/Pavers/Tile flooring on Ground Floor area.

RAILING
- SS Railing in Staircase.
- Glass Railing in Balcony
- MS Railing with Oil Paint in Elevation.

PLUMBING
- UPVC/CPVC Water Supply pipes & PVC pipes for soil, waste & drainage systems. Percolation well as per norms.

ELECTRIFICATION
- 3 Phase Concealed Copper Wiring (ISI Wires & Cables).
- ISI Modular Switches & Plates.
- Sufficient light & fan Point to be provided in each room and balcony. [two plug points and one two-way points in drawing room and bedrooms]
- Three 16A points to be provided for Refrige rator, Microwave and RO Machine in kitchen.
- One 16A Point to be provided for washing machine in Wash Area.
- All Toilets with exhaust fan point and Geyser points.
- One TV Point & AC Point in Living room, Kitchen/ diningand Bedrooms.
- Necessary MCBs or ELCB in distribution board of ISI standard for safety & Protection

FIRE FIGHTING SYSTEM
- Installation of all necessary Fire Safety and Protection equipment & Sprinkler system as per norms.

TERRACE
- Brick Bat Concrete with waterproofing and China Mosaic / TileFlooring.

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DISTANCES TO MAJOR LOCATIONS

MOTERA METRO STATION 1 MIN

BRTS STATION 5 MIN

SVP INTERNATIONAL AIRPORT 14 MIN

KALUPUR RAILWAY STATION 25 MIN

AGORA MALL 8 MIN

SCHOOL 6 MIN

APOLLO HOSPITAL 12 MIN

PVR MOTERA 4 MIN

NARENDRA MODI STADIUM 1 MIN

- Upcoming riverfront motera-koteshwar 2.5 kms

NEARBY SCHOOLS:
- Poddar school,
- Divine child school zundal,
- Jamnabai school,
- Riverside school

All distances mentioned are approximations only.

DEVELOPERS
Himalaya Buildcon and Zircon Infrastructure

ARCHITECT
Neha Consultant

STRUCTURAL ENGINEER
VIjaybhai Mehta

MEPF CONSULTANT
D'runs Associates Brand

BRAND AND MARKETING STRATEGIST
Miilan k Bahhl