# अकार्य luxuria

## 3 & 4 BHK

LAVISH RESIDENCY & COMMERCIAL SPACE



ADJ. F.P. NO. 138/2

ADJ. F.P. NO. 123

ADJ. F.P. NO. 104+105

6.00 MT. WIDE APPROACH ROAD

6.00 MT. WIDE APPROACH ROAD
(TOTAL ROAD LENGTH 74.28 MT)

80.00 M.T. W I D E T.P.S. R O A D

4.50 MT. WIDE PUBLIC DOMAIN

BELLOW FIRE TANK

BELLOW U.G.W.T TANK

BELLOW RAIN WATER STORAGE TANK

BELLOW SPACE FOR S.T.P.

PLAT FORM 6.10 X 4.50

DN TO 1ST BASEMENT

SLOPE 1:8 LENGTH 33.71 MT.

6.00 MT. WIDE RAMP

0.23 MT. R.C.C. WALL

1:15 MT. HT. PARA.

Mechanical Ventilation Coverd with Ms grill capa.of 60 tonnes

2.00 MT. WIDE LANDING

UP

DN

BLOCK - B
FOYER
6.68 X 8.76

BLOCK - A
FOYER
4.38 X 5.00

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

3.15 MT WIDE PATH WAY
1:12 SLOPE

3.00 MT WIDE PATH WAY
1:12 SLOPE

BASEMENT BELOW

COMMON PLOT
361.86 SQ.MT.

DG SET

D TO D COLLECTION

F.R.D.

LIFT
2.00X2.67
8 PERSON

FIRE LIFT
2.00X2.67
8 PERSON

LIFT
1.95X2.67
8 PERSON

FIRE LIFT
1.95X2.67
8 PERSON

METER ROOM
4.61 X 6.49
= 29.92 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

METER ROOM
4.38 X 1.77 = 7.75 SQ.MT.
5.30 X 4.55 = 24.11 SQ.MT.
3.46 X 2.06 = 7.13 SQ.MT.
= 38.99 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

LIFT
2.44 X 1.70
8 Passenger

FOYER
2.41 X 3.60

9.59 X 2.10

2.70 X 1.64

FEMALE TOILET

MALE TOILET

P.H.P. TOILET 1.50 X 1.75

SHOP - 5

SHOP - 4

SHOP - 3

SHOP - 2

SHOP - 1

FLAT PORCH

P.W.

CB

MH.4
1.06 X 1.06

MH.1
1.06 X 1.06

MH.2
1.06 X 1.06

MH.3
1.06 X 1.06

LC.1
0.91 X 0.91

1:12 SLOPE

93.47

87.89

39.85

40.26

29.55

28.12

## LAYOUT PLAN

SCALE :- 1.00 CM. = 1.00 MT.

ADJ. F.P. NO. 138/2

ADJ. F.P. NO. 123

ADJ. F.P. NO. 104+105

93.47

6.00 MT. WIDE APPROACH ROAD

6.00 MT. WIDE APPROACH ROAD
(TOTAL ROAD LENGTH 74.28 MT)

BELLOW FIRE TANK

BELLOW U.G.W.T TANK

BELLOW RAIN WATER STORAGE TANK

BELLOW SPACE FOR S.T.P.

PLAT FORM
6.10 X 4.50

DN TO 1ST BASEMENT

SLOPE 1:7 LENGTH 43.7 MT.
6.40 MT. WIDE RAMP

1.15 MT. HT. PARA.

0.23 MT. R.C.C. WALL

Mechanical Ventilation
Coverd with Ms grill
capa.of 60 tonnes

2.00 MT. WIDE LANDING

UP DN

BLOCK - B
FOYER
6.68 X 8.76

(A2)
(RESI.)
CAR PARKING

1.20 MT TRANSFER BAY

CAR PARKING FOR PHY. DISABLED PEOPLE

(C3)
(RESI.)
VISITOR PARKING

2.00 MT. DRIVE WAY

3.15 MT WIDE PATH WAY
1:12 SLOPE

F.R.D.

LIFT
2.00X2.67
8 PERSON

FIRE LIFT
2.00X2.67
8 PERSON

(C4)
(RESI.)
VISITOR PARKING

METER ROOM
4.61 X 6.49
= 29.92 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

(C5)
(RESI.)
VISITOR PARKING

DG SET

D TO D COLLECTION

10.69

COMMON PLOT
361.86 SQ.MT.

(A1)
(RESI.)
CAR PARKING

3.00 MT WIDE PATH WAY
1:12 SLOPE

11.54

(C2)
(RESI.)
VISITOR PARKING

BLOCK - A
FOYER
4.38 X 5.00

METER ROOM
4.38 X 1.77= 7.75 SQ.MT.
5.30 X 4.55= 24.11 SQ.MT.
3.46 X 2.06= 7.13 SQ.MT.
= 38.99 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

P.H.P. TOILET 1.50 X 1.75

FLAT SLOPE

SHOP - 5

SHOP - 4

SHOP - 3

SHOP - 2

SHOP - 1

FEMALE TOILET

MALE TOILET

FOYER
2.41 X 3.60

LIFT
2.44 X 1.70
8 Passenger

9.59 X 2.10

2.70 X 1.64

4.50 MT. WIDE PUBLIC DOMAIN

2.00 MT. DRIVE WAY

(C1)
(COMM.)
VISITOR PARKING

80.00 M.T. WIDE T.P.S. ROAD

P.W.

87.89

## GROUND LEVEL PARKING LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

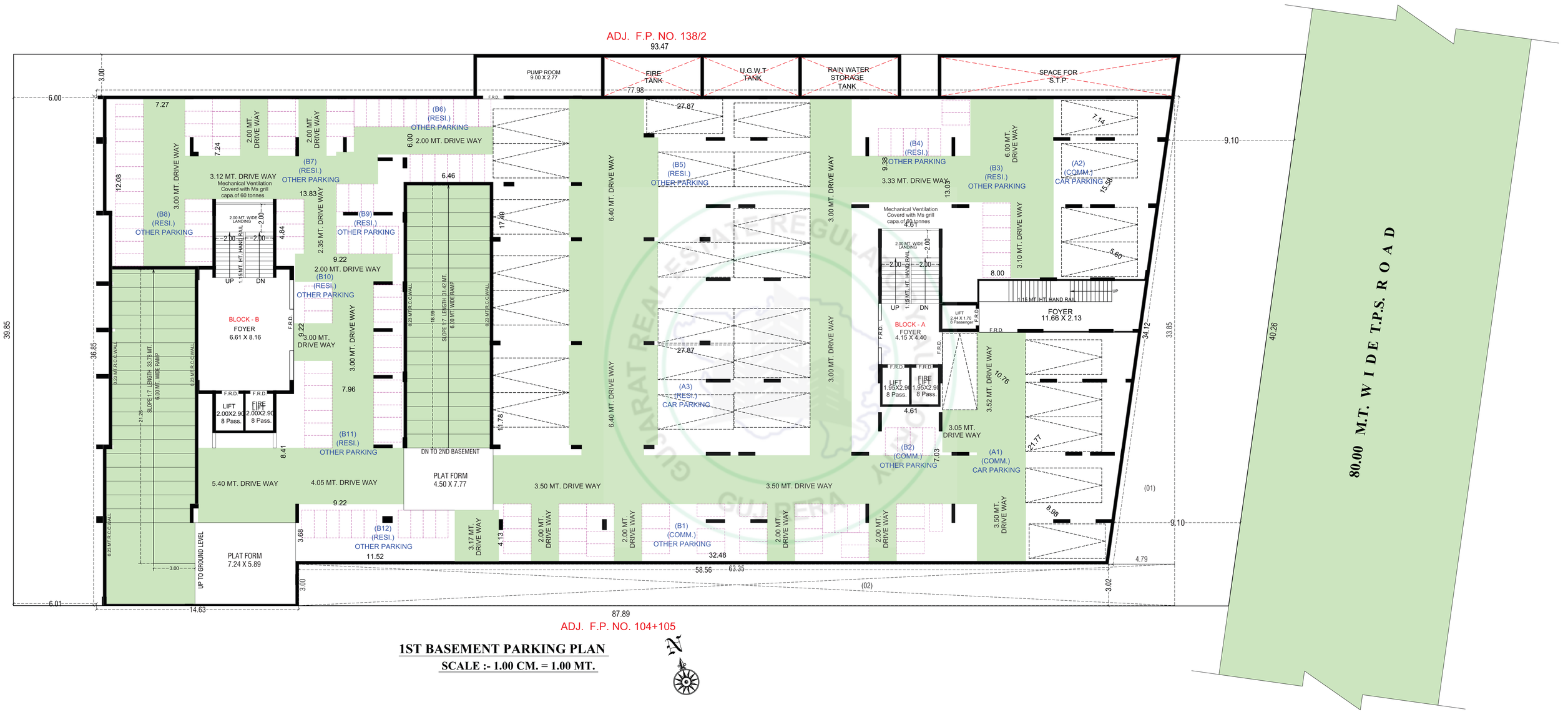
ADJ. F.P. NO. 138/2

ADJ. F.P. NO. 123

ADJ. F.P. NO. 104+105

# 1ST BASEMENT PARKING PLAN

**SCALE :- 1.00 CM. = 1.00 MT.**



ADJ. F.P. NO. 138/2

93.47

ADJ. F.P. NO. 123

39.85

80.98

3.00

9.10

40.26

34.12

33.85

(A11) (RESI.) CAR PARKING

(A10) (RESI.) CAR PARKING

(A9) (RESI.) CAR PARKING

(A8) (RESI.) CAR PARKING

(A12) (RESI.) CAR PARKING

(A13) (RESI.) CAR PARKING

(A14) (RESI.) CAR PARKING

(A7) (RESI.) CAR PARKING

(A6) (RESI.) CAR PARKING

(A5) (RESI.) CAR PARKING

(A4) (RESI.) CAR PARKING

(A3) (RESI.) CAR PARKING

(A2) (RESI.) CAR PARKING

(A1) (RESI.) CAR PARKING

PLAT FORM 4.50 X 6.30

UP TO 1ST. BASEMENT

SLOPE 1:7 LENGTH 31.42 MT. 6.00 MT. WIDE RAMP

0.23 MT.R.C.C.WALL

4.00 MT. DRIVE WAY

5.00 MT. DRIVE WAY

3.67 MT. DRIVE WAY

5.10 MT. DRIVE WAY

4.63 MT. DRIVE WAY

3.70 MT. DRIVE WAY

3.00 MT. DRIVE WAY

4.50 MT. DRIVE WAY

3.50 MT. DRIVE WAY

5.50 MT. DRIVE WAY

4.57 MT. DRIVE WAY

3.75 MT. DRIVE WAY

5.25 MT. DRIVE WAY

4.05 MT. DRIVE WAY

5.60 MT. DRIVE WAY

BLOCK - A
FOYER
4.15 X 4.40

BLOCK - B
FOYER
6.45 X 8.16

2.00 MT. WIDE LANDING

1.15 MT. HT. HAND RAIL

UP

F.R.D.

LIFT 2.00X2.90 8 Pass.

FIRE LIFT 2.00X2.90 8 Pass.

LIFT 1.95X2.90 8 Pass.

FIRE LIFT 1.95X2.90 8 Pass.

80.00 M.T. WIDE T.P.S. ROAD

(01)

3.01

76.19

3.02

87.89

ADJ. F.P. NO. 104+105

## 2ND. BASEMENT PARKING PLAN

SCALE :- 1.00 CM. = 1.00 MT.

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

3.00 MT WIDE PATH WAY
1:12 SLOPE

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

1.15 MT. HT. PARA.

2.00 MT. WIDE
LANDING

2.00 | 2.00

1.15 MT. HT. HAND RAIL

UP DN

0.10

D2 FEMALE TOILET 1.07X1.07

D2 MALE TOILET 1.07X1.07

SHOP - 5
16.15 X 4.89
CARPET AREA =
78.95 Sq. Mts.

0.10

UP

UP

0.60 MT. ARCH. PROJ.

SHOP - 4
15.43 X 5.19
CARPET AREA =
84.40 Sq. Mts.

2.70 X 1.64

4.32

UP

1.15 MT. HT. HAND RAIL

UP

DN

FOYER
2.41 X 3.60

(C)

(B)

9.59 X 2.10

3.60

2.90
LIFT
2.44 X 1.70
8 Passenger

2.16

F.R.D.

(A)

BLOCK - A
FOYER
4.38 X 5.00

0.10

0.10

F.R.D.

F.R.D. F.R.D.

LIFT
1.95 X 2.67
8 PERSON

FIRE
LIFT
1.95 X 2.67
8 PERSON

SHOP - 3
14.29 X 3.40
CARPET AREA =
48.56 Sq. Mts.

D2/V
W.C.
1.07 X
1.07

W.C.
1.07 X
1.07
D2/V

0.10

UP

SHOP - 2
13.68 X 5.19
CARPET AREA =
70.88 Sq. Mts.

METER ROOM
4.38 X 1.77= 7.75 SQ.MT.
5.30 X 4.55= 24.11 SQ.MT.
3.46 X 2.06= 7.13 SQ.MT.

= 38.99 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

W.C.
1.07 X
1.07
D2/V

0.10

UP

UP

0.60 MT. ARCH. PROJ.

SHOP - 1
12.95 X 4.87
CARPET AREA =
63.34 Sq. Mts.

R.S.

0.10

P.H.P.
TOILET
1.50 X 1.75

D1

F.R.D.

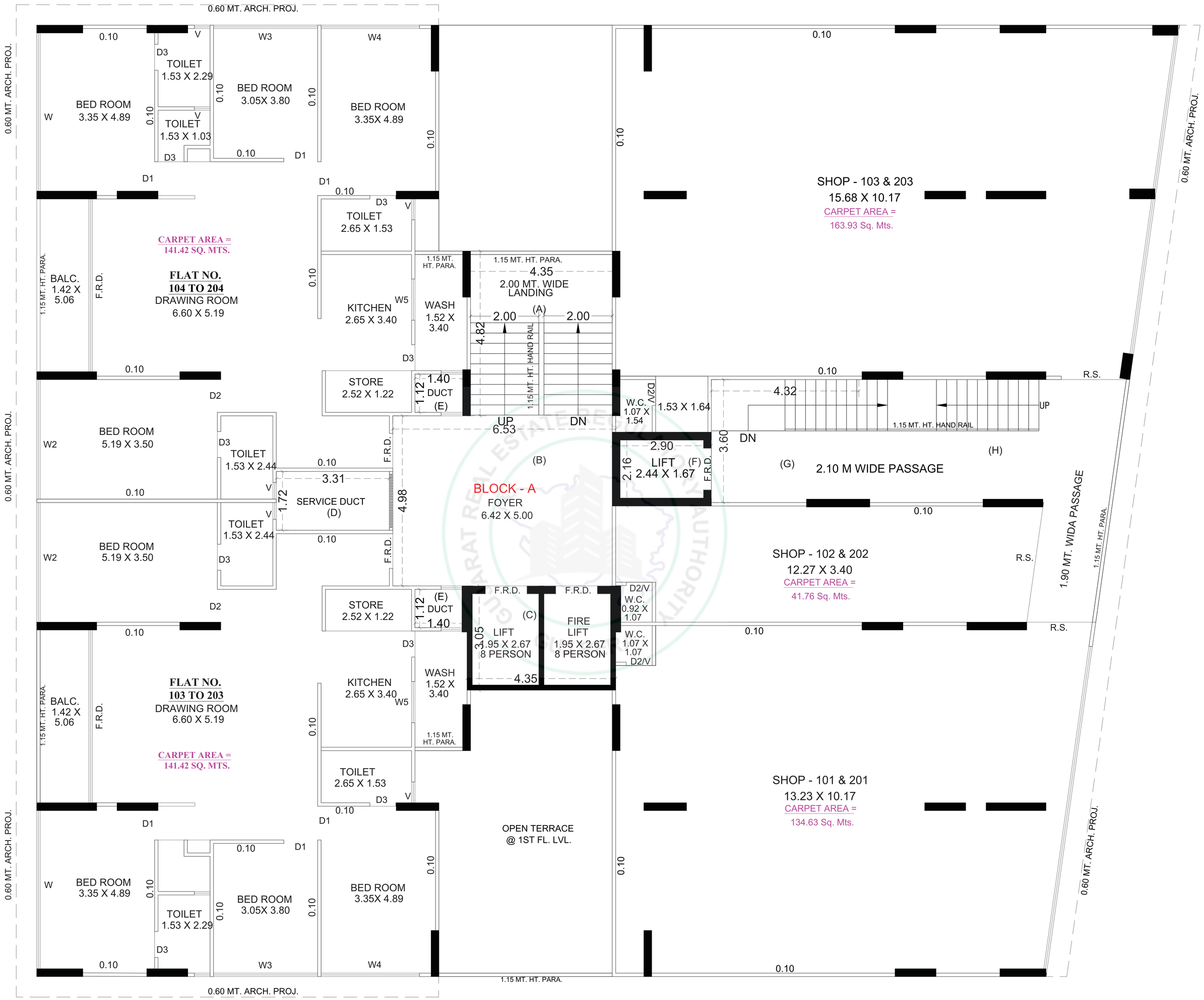
0.10

GT NTO GT

PLAT FORM 1.20 MT. WIDE
1:12 SLOPE

## GROUND FLOOR PLAN (HOLLOW PLINTH+SOLID PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL




## 1ST.&2ND. FLOOR PLAN (COMM.+RESI.)

**NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL**

0.60 MT. ARCH. PROJ.

0.60 MT. ARCH. PROJ.

1.15 MT. HT. PARA.

0.60 MT. ARCH. PROJ.

0.60 MT. ARCH. PROJ.

1.15 MT. HT. PARA.

OPEN TERRACE
@ 1ST FL. LVL.

0.10 V W3 W4

D3 TOILET 1.53 X 2.29

BED ROOM 3.05X 3.80

BED ROOM 3.35X 4.89

W BED ROOM 3.35 X 4.89

TOILET 1.53 X 1.03 V D3

D1 0.10 D1

D1 D1 0.10 D3 V

TOILET 2.65 X 1.53

CARPET AREA = 141.42 SQ. MTS.

FLAT NO. 304 TO 1304

DRAWING ROOM 6.60 X 5.19

BALC. 1.42 X 5.06

F.R.D.

1.15 MT. HT. PARA.

KITCHEN 2.65 X 3.40 W5

WASH 1.52 X 3.40

1.15 MT. HT. PARA. 4.35 1.15 MT. HT. PARA.

2.00 MT. WIDE LANDING

(A)

2.00 2.00

4.82

1.15 MT. HT. HAND RAIL

D3 D3

STORE 2.52 X 1.22

1.12 1.40 DUCT (E)

UP DN

8.70

D2 0.10

BED ROOM 5.19 X 3.50 W2

D3 TOILET 1.53 X 2.44

0.10 3.31 V

SERVICE DUCT (D) 1.72

TOILET 1.53 X 2.44 V

0.10 F.R.D. 4.98

(B)

BLOCK - A

FOYER 8.70 X 5.00

F.R.D. F.R.D.

(C)

LIFT 1.95 X 2.67 8 Passenger

FIRE LIFT 1.95 X 2.67 8 Passenger

3.05

4.35

D2 0.10

BALC. 1.42 X 5.06

F.R.D.

1.15 MT. HT. PARA.

FLAT NO. 303 TO 1303

DRAWING ROOM 6.60 X 5.19

CARPET AREA = 141.42 SQ. MTS.

KITCHEN 2.65 X 3.40 W5

WASH 1.52 X 3.40

1.15 MT. HT. PARA.

TOILET 2.65 X 1.53 V D3

D1 0.10 D1

D3 TOILET 1.53 X 1.03 V

0.10 D1

W BED ROOM 3.35 X 4.89

0.10 TOILET 1.53 X 2.29 D3

0.10 BED ROOM 3.05X 3.80

0.10 BED ROOM 3.35X 4.89

0.10 V W3 W4

0.60 MT. ARCH. PROJ.

0.60 MT. ARCH. PROJ.

1.15 MT. HT. PARA.

OPEN TERRACE @ 3RD FL. LVL.

0.10 W4 W3 V D3

TOILET 1.53 X 2.29

BED ROOM 3.05X 3.80

BED ROOM 3.35X 4.89

0.10 V W

TOILET 1.53 X 1.03 D3

D1 0.10 D1

D1 D1 0.10 D3 V

TOILET 2.65 X 1.53

CARPET AREA = 141.42 SQ. MTS.

FLAT NO. 301 TO 1301

DRAWING ROOM 6.60 X 5.19

F.R.D.

BALC. 1.52 X 5.06

1.15 MT. HT. PARA.

D2 0.10

BED ROOM 5.19 X 3.50 W2

D3 TOILET 1.53 X 2.44

0.10 3.31 V

SERVICE DUCT (D) 1.72

TOILET 1.53 X 2.44 V

0.10 F.R.D.

STORE 2.52 X 1.22

1.12 1.40 DUCT (E)

D2 0.10

BALC. 1.42 X 5.06

F.R.D.

1.15 MT. HT. PARA.

FLAT NO. 302 TO 1302

DRAWING ROOM 6.60 X 5.19

CARPET AREA = 141.42 SQ. MTS.

KITCHEN 2.65 X 3.40 W5

WASH 1.52 X 3.40

1.15 MT. HT. PARA.

TOILET 2.65 X 1.53 V D3

D1 0.10 D1

D3 TOILET 1.53 X 1.03 V

0.10 D1

W BED ROOM 3.35 X 4.89

0.10 TOILET 1.53 X 2.29 D3

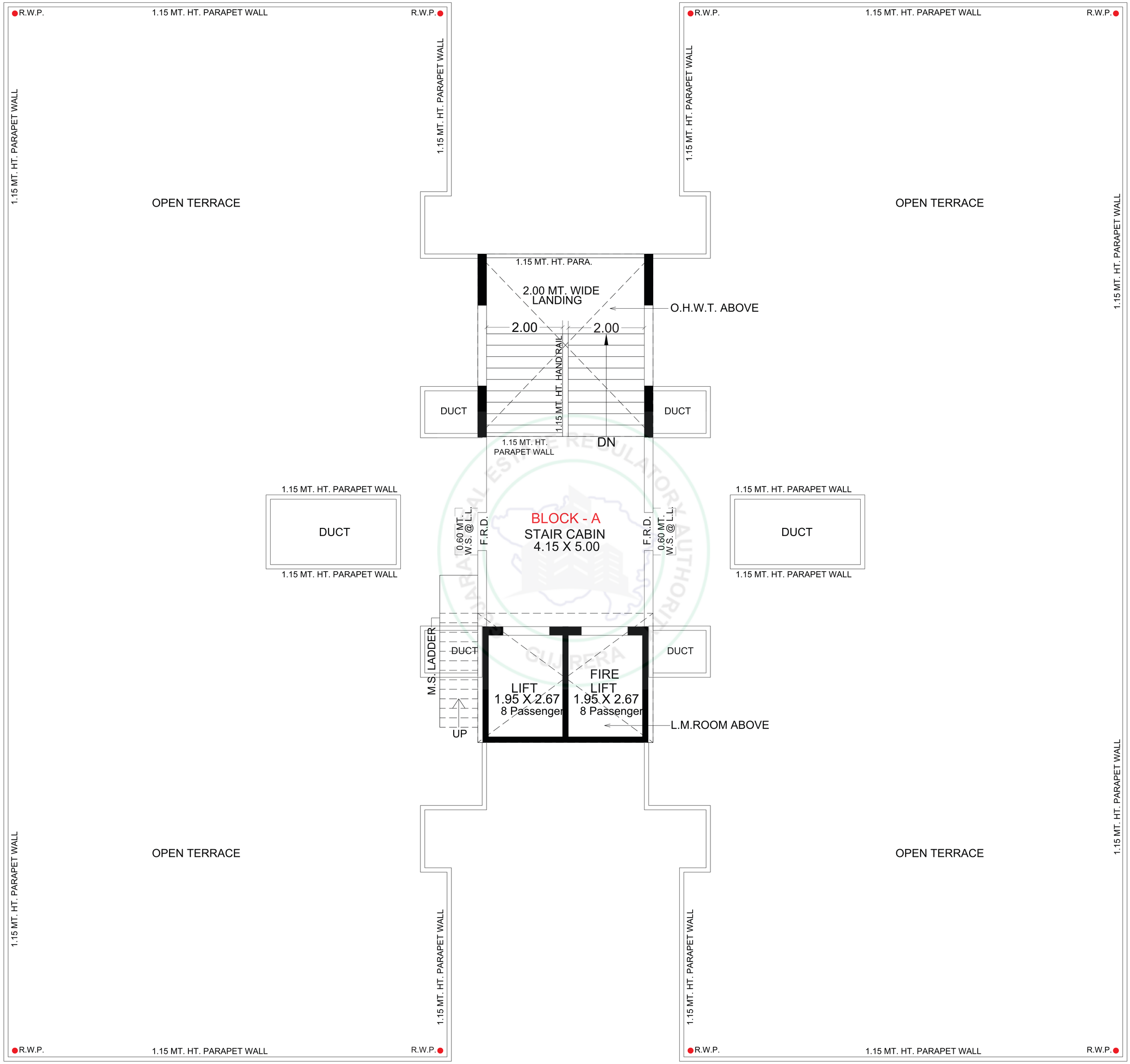
0.10 BED ROOM 3.05X 3.80

0.10 BED ROOM 3.35X 4.89

0.10 V W3 W4

0.60 MT. ARCH. PROJ.

0.60 MT. ARCH. PROJ.




## OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

**NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL**

21.40

DN TO 1ST BASEMENT

1.15 MT. HT. PARA.

SLOPE 1:7 LENGTH 33.78 MT.

6.00 MT. WIDE RAMP

0.23 MT.R.C.C.WALL

0.23 MT.R.C.C.WALL

6.00

1.15 MT. HT. PARA.

1.15 MT. HT. PARA.

2.00 MT. WIDE LANDING

2.00

2.00

1.15 MT. HT. HAND RAIL

UP

DN

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

BLOCK - B
FOYER
6.68 X 8.76

F.R.D.

3.15 MT WIDE PATH WAY
1:12 SLOPE

F.R.D.

F.R.D.

LIFT
2.00 X 2.67
8 Passenger

FIRE
LIFT
2.00 X 2.67
8 Passenger

27.85

4.61

6.49

HOLLOW PLINTH
(PARKING AS PER LAYOUT)

METER ROOM
4.61 X 6.49
= 29.92 SQ.MT.
AS PER CGDCR-2017
CL.NO.-6.3.2.4.C

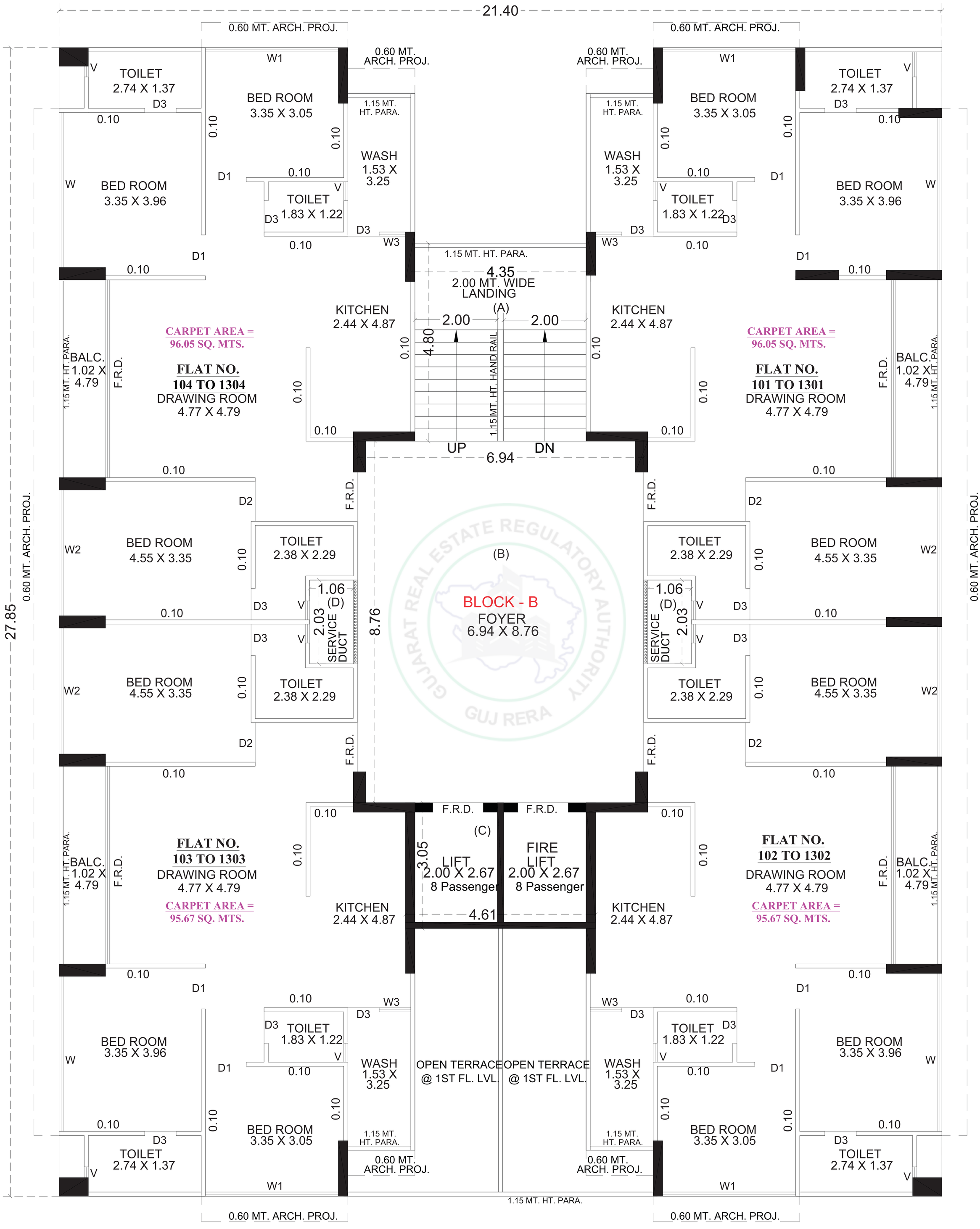
HOLLOW PLINTH
(PARKING AS PER LAYOUT)

F.R.D.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

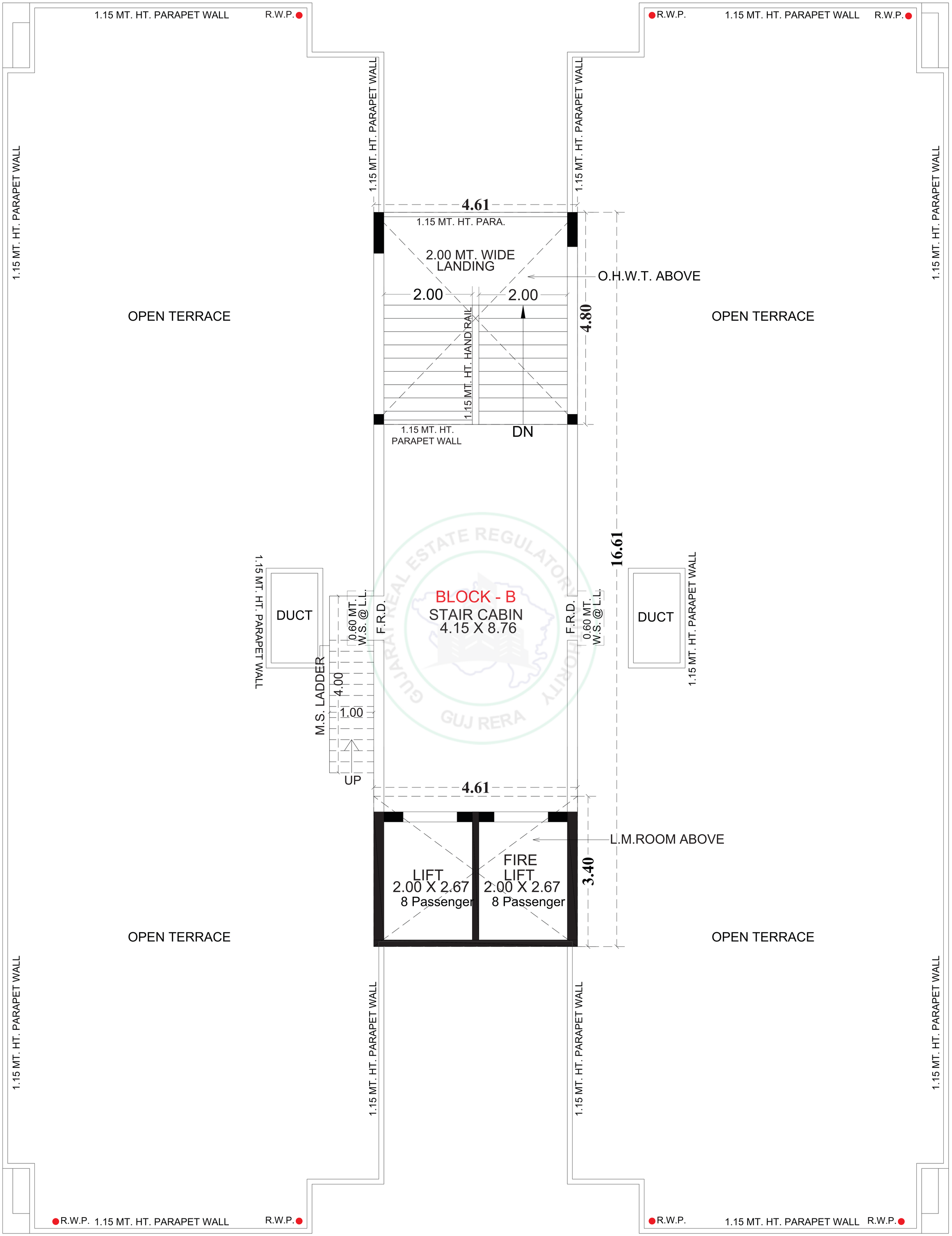
## GROUND FLOOR PLAN (HOLLOW PLINTH)

**NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL**




# 1ST TO 13TH FLOOR PLAN

**NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL**




# OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

**NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL**

# Specifications

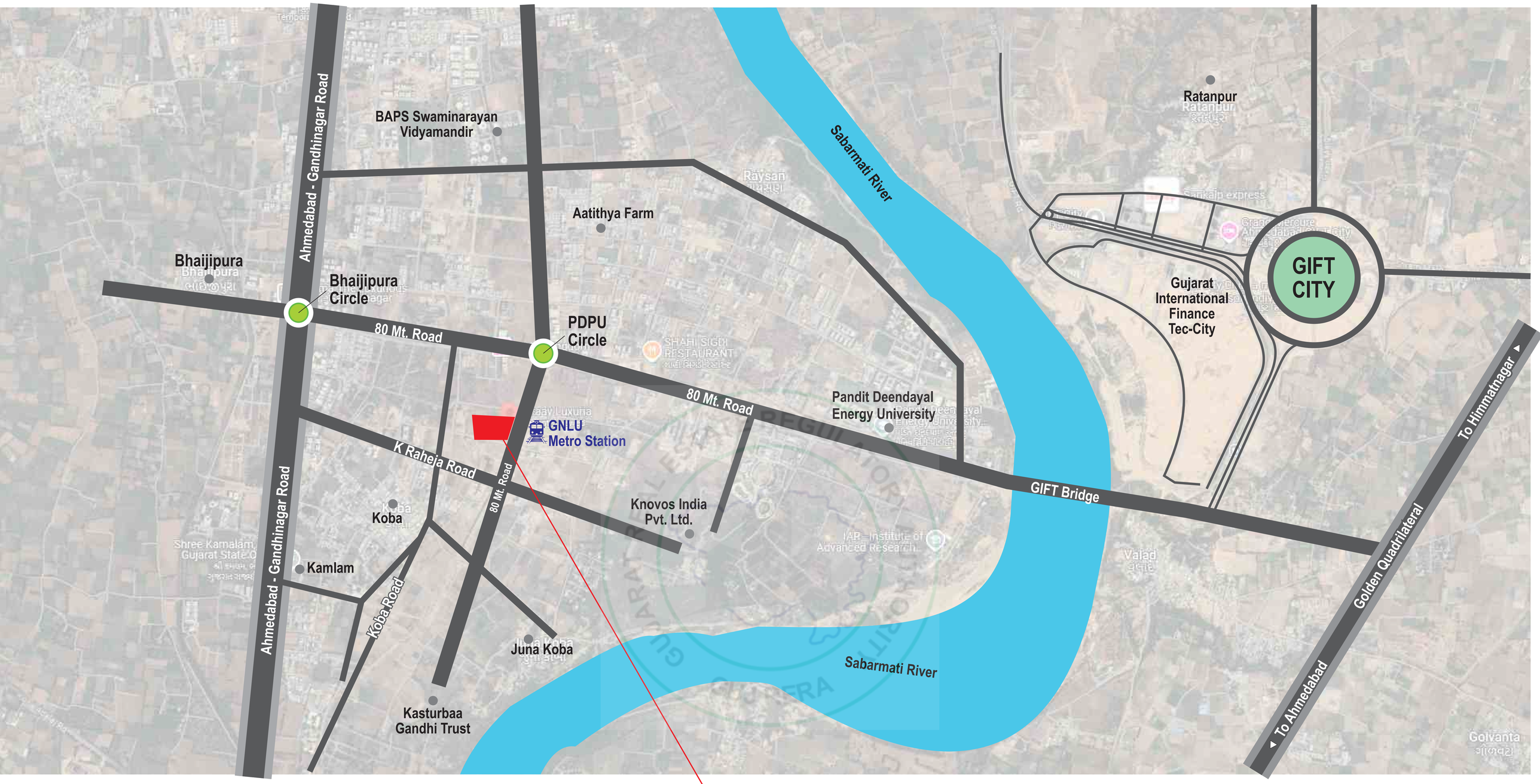
| | |
|---|---|
| **WALL FINISH** | Inside wall plaster with putti finish.<br>Outside wall double coat plaster with texture paint or brick cladding as per architecture. |
| **DOORS & WINDOWS** | Main Door : Designer flush with natural veneer, with wooden frame.<br>Other Doors : Flush door with wooden frame.<br>Windows : Premium quality aluminium section windows. |
| **FLOORING** | Vitrified flooring in living, dining, kitchen & all bedrooms. |
| **KITCHEN** | Mirror polished stone platform With premium quality stain proof SS Sink.<br>Decorative tile dado up to till lintel level. |
| **BATHROOM & PLUMBING** | Vitrified tiles till lintel level.<br>CPVC - UPVC pipes & branded plumbing accessories with company warranty.<br>Branded ceramic fittings.<br>Electric geyser point & exhaust fan provision in all bathrooms. |
| **WASH AREA** | Kota stone floor or full body tiles in wash area.<br>Dado glaze tiles.<br>Electric & plumbing points for washing machine & water purifier. |
| **ELECTRIFICATION** | Three phase concealed copper wiring, ISI wires & branded modular switches.<br>ELCB / MCB with internal distribution board.<br>AC electric point in all rooms. |
| **TERRACE** | Tile / China mosaic in terrace area with water proofing. |

## Notes

- Changes in elevation Shall not be allowed to be done by members Of society. All the government & semi-government Charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.

- All the rights reserved by a developer to make any changes in the layout plan, exterior elevation, dimension and other details there is to comply with Statutory regulation Shall be binding to all the members. Any additional liabilities due changes in the by laws Shall be borne by This brochure is just for an easy presentationofthe project and should not be treated as a legal document. Subject to Ahmeda bad jurisdiction.

- All pictures of amenities are for imagination only.


Ahmedabad - Gandhinagar Road
BAPS Swaminarayan Vidyamandir
Aatithya Farm
Bhaijipura
Bhaijipura Circle
80 Mt. Road
PDPU Circle
Sabarmati River
Ratanpur
GIFT CITY
Gujarat International Finance Tec-City
SHAHI SIDDI RESTAURANT
GNLU Metro Station
K Raheja Road
80 Mt. Road
Pandit Deendayal Energy University
GIFT Bridge
To Himmatnagar
Golden Quadrilateral
Knovos India Pvt. Ltd.
Koba
Kamlam
Koba Road
Juna Koba
Kasturbaa Gandhi Trust
Sabarmati River
To Ahmedabad
Golvanta

अकाय luxuria

DEVELOPERS :

## MAHADEV REALTY

अकाय luxuria

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